

Coronation Park Development Application

UPDATE 2: Public input received on Engage Port Moody from Sept. 24, 2021 to Jan. 30, 2022

This updated public engagement summary includes additional feedback received after the on table report was provided on Nov. 23, 2021. This version includes feedback from the day the project launched on engage.portmoody.ca to Jan. 30, 2022. Comments are presented verbatim, including typos and grammatical errors.

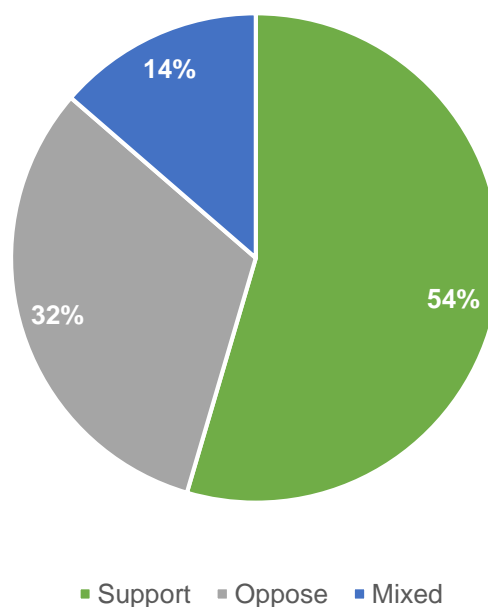
Engagement highlights

Highlights of project engagement to date:

- **22 engaged participants** contributed to one or more feedback tools
(online feedback closed Dec. 14, 2021)
- **113 informed participants** visited multiple project pages, contributed to a tool, or downloaded documents
- **247 aware visitors** viewed this project page

What is your overall feedback on this development application?

	Support	Oppose	Mixed
From launch until the online comment period concluded: Sept. 24 to Dec. 14, 2021	12	7	3



Comments

1. I think the developer has done a wonderful job. This will be a great addition to Port Moody.
2. As a resident of the Inlet Centre area, this proposal really is important to me and the area. It is very encouraging to see the latest changes and updates the developer has made, and I'm happy to see the inclusion of more commercial space, and walkability (overpass to the skytrain station is excellent inclusion). The park space is a great addition, I like the range of housing as well. This development proposal fits well into the area of Inlet Centre.
3. The latest iteration of this development is great. They listen to public and council comments. This is where density should be as was the designated town centre area for Port Moody. My only comment is there should be no market rental as investors will buy 25%+ of the condo units and rent them at market rents. The focus should be on below market rentals and family size units.
4. I'd like to see this area built out as a Transit-oriented Development as soon as possible. This is a no-brainer. The residents of the neighborhood are aware of the pending changes, are supportive of them, and want to get on with their lives. I wish Council would stop interfering with a development that is understood to be going ahead.
5. I oppose this project, because 1) This proposal is very far away from transit (skytrain). It doesn't make sense to be building high rises in this location. It will create lots of congestion from people driving from here to other locations in the Tri-Cities. 2) 37-40 stories for a building is much too tall. I believe that a mix of 4-6 story buildings as well as townhomes would be more adequate, such as what is seen in the Klahanie area. 3) 175 affordable units vs 2900 luxury apartments is not a good ratio.
6. It looks awesome. Exactly what this neighborhood and Port Moody needs. Quit stalling and get this thru already.
7. The development looks fantastic! I really like the affordable housing aspect, the public park space and the retail opportunities.
8. I think it's a great development if improvements are made to the hospital and schools. I believe the developers should help fund more beds at Eagle Ridge and further expansion of the hospital. We can't keep building without thought for these two major parts of our community.
9. Proper location for increased density close to Transit. Leverage funds for land park amenities and replacement of bridges over CP and add proper dual left turn lanes for St. John's Street.
10. Too much growth too soon, why is Port Moody in favour of high density growth instead of green space???? Have you seen Rocky Point, residents can't even enjoy the park anymore because it's so packed with out of town visitors. Port Moody is becoming the city to move away from and not the place to be.
11. The height of the towers is significantly above what is designated by OCP. It angers me that developers are even allowed to try for this, particularly given that Port Moody voters have overwhelmingly indicated on multiple occasions, that they are concerned about the proliferation of high rises in Port Moody in general, and specifically against building beyond OCP limit. I/we/ the majority favour low rise buildings. High rises rob us of sunshine, rainy skies, and greenery. They are not in keeping with the smaller town feeling that Port Moody citizens want, and look to City Council to protect. Large developers are falling all over themselves to wring every cent of profit that they, for as little money as possible. And they do not live here and don't care. I encourage City Council not to give in to these developers. Manage density rigorously. Ensure they can't do business here unless they

present reasonable development plans that do not press beyond the edge of the envelope and are within our OCP guidelines, and ensure these developers are contributing significantly to developing and maintaining our natural environment and developing and maintaining recreational areas and services in the community. And they all should contribute a piece of public art. Gone are the days of developers coming in and ruining communities with their greed and thoughtlessness and leaving little good behind. Again, I encourage City Council to turn the tables on that. I also feel there is a too much high density residential development going on right now. I would like to see the City take a breather on this for a couple of years, and let our little town adjust to what will be a significant increase in population here, and all that brings. I can assure you that I watch City Council very closely on the development side, and it is a significant factor on who I vote for in local elections.

Thank you for inviting this feedback.

12. This area should maximize walkability and transit. Options such as density bonuses for increased affordable housing components should be explored. A cap on building height in that area is not important if additional low income and affordable housing options can be provided.
13. 1) Proposed high-rise towers are too many and too high in this space. If granted, these tall buildings would prevent much of the sunlight to pass through to the street level. City should work towards preserving sunlight to ensure comfort. 2) What are the plans to support parking spaces for trucks delivering goods to the retailers? I don't want to see a repeat of Suter Brook where delivery trucks are doubleparked and blocking the road when delivering
14. With the significant loss of employment space and suitable places to replace what has been lost to multi family residential this is one of the last viable locations for employment space. This location is excellent for commercial, institutional and medical related employment space due to its proximity to Skytrain, major highway and the North Coquitlam residence and eagle ridge Hospital. This site should have at least as much employment space as Sutterbrooke and Newport as a minimum. Westport was a huge blow to our light industrial inventory, council continues to entertain mixed use in light industrial with residential despite those uses being incompatible, mixed employment should mean industrial with office not multi family in my opinion. Due to previous decisions by council the need for to maximise employment space on this site is even more critical even if that means more white color employment space, better than nothing and the site is viable for commercial uses of all types.
15. 1) Grocery Store: Glad to see inclusion of large grocery store in new submission. The grocery store should be placed (and have access points) to allow easy access for all Port Moody residents even those outside of the Coronation Park neighbourhood. The areas including on south/west side of the loco/Barnet intersection which is increasing in residents (along Dewdney Trunk Rd) and currently underserved by retail. Grocery store should consider urban formats from elsewhere including Tesco Metro, or Amazon Go Grocery, or Loblaws City Market geared towards young professionals and young families.

2) Mixed use retail: Ground floor retail spaces should be reserved for businesses which have a constant high volume/turnover of customers. Businesses like quick serve restaurants, specialty grocers, bakeries often derive lots of clientele from street level traffic. Businesses seeing lower volumes such as dental clinics, lawyer or real estate offices, chiropractors should be encouraged to set up on upper upper floors so that the street level access is given to high traffic retail. This would also encourage more walking and biking in the area as families love walking around to see the latest restaurants or what is being sold at the specialty grocer. Not as much walking would be encouraged by having a dental office or real estate office at ground level.

3) Wide sidewalks please. Even if it requires reducing lanes of traffic, the sidewalks should be wide enough to allow for families to walk side by side without impeding other pedestrians. This encourages walking in the neighbourhood.

- 4) Parking: Parking should be underground. Street level parking should be extremely limited.
16. Against more high rise buildings in this neighbourhood. There are already insufficient amenities. If go ahead, need new schools, grocery stores, more than stated childcare space. In addition guaranteed Doctors and Dental facilities.
17. This development proposal is a perfect mix of residential, commercial and park space. The density makes sense for the area, given the proximity to transit and fits with the development that is planned for the adjacent area in Coquitlam. The City has been delaying progress on this neighbourhood for long enough. Many of the current Council, including the Mayor, ran on the promise to progress the redevelopment of this area, and the Neighbourhood Plan for the area was widely favoured by the citizens of Port Moody. This type of development is needed here, and will help open up opportunities for other parts of the Coronation Park area so allow for a consistent feel throughout the neighbourhood.
18. This seems like an excellent proposal that will create a large amount of housing silly close to transit, benefiting the city's goals of affordability (by increasing supply) and climate action (by reducing car dependency). I'm unclear on what the "semi-public open space" would look like, and would be happier if it became fully public.

Comments below were received after the November 23, 2021 on table update

19. I like that there is a substantial new park being developed. This would be a great location for kids to play and people to congregate. The mix of unit types is great too. More 3 bedroom homes are needed in the community. I also like the amenities such as commercial space for more shopping or restaurants. It will really round out the community of Newport, Suterbrook and Coronation Park.

20. No, I do not support this development proposal.

First of all, the climate impacts would be irreversible. Adding thousands of additional vehicles to the area would significantly increase Port Moody's carbon footprint. These vehicles would also add intense pressure to already over-stretched infrastructure, and the clogged intersections and streets of Guilford, loco, Barnet, and Dewdney would not be able to handle the increased volume. Yes, the proximity to transit would entire non-driving families, but the average BC family still owns at least one vehicle, meaning there would be a significant vehicle increase.

The developer's promise of a paltry 175 affordable rental units would do absolutely nothing to solve the affordability crisis in rentals.

As for the height, the current OCP only allows for high-density multi-family high rises up to 38 stories, and if this passes this development would likely exceed even that.

This development would greatly impact me, as I live in a neighbouring complex where we enjoy the views, quiet, and open space - all things that Port Moody is known for. This development would bring noise, chaos, and density beyond what would be tolerable.

If this development is to proceed, I would highly encourage council to make it proceed under the current OCP. I would limit the height of the buildings to Medium Density Multi-Family Form (up to 6 stories in height). That would still increase the number of residences in the area but would not do so to such an extent as to severely impact current infrastructure.

21. That is a lot more people in an already congested area. I propose restricting development significantly so we don't become like so many of our neighboring cities, overcrowded.

22. This proposal make Port Moody less affordable and encourages more unaffordable luxury condos. The last thing Port Moody needs is more condo construction and people. Currently Port Moody is missing almost a billion dollars in amenities to serve current residents. This development and its rush to public hearing is just another example of Port Moody major doing favors for his developer friends. The only “legacy” of this counsel if they approve this will be of traffic congestion, empty investor condos and environmental ruin.