

Memorandum

Date: April 11, 2022
Submitted by: Community Development Department – Development Planning Division
Subject: Official Community Plan Amendment – Coronation Park (Wesgroup Properties) –
Third Reading and Adoption – April 26, 2022

At the November 23, 2021 Regular Council meeting, Council considered a report dated October 29, 2021 from the Community Development Department – Development Planning Division regarding Official Community Plan Amendment – Coronation Park (Wesgroup Properties) (**Attachment 1**) and passed the following resolution:

RC21/492a, b, e, g, and 494b

THAT second reading of the Coronation Park application be postponed until:

- staff has reported back with a cumulative traffic impact assessment for Port Moody's major crosstown roadways that takes account of Wesgroup's latest proposed density, along with envisioned Coquitlam's Coronation Heights, other significant local developments in pipeline, and regional baselines; and
- City staff conducts and reports back on a meeting with BC Housing and the applicant, to explore potential provincial/federal assistance that could enable more affordable housing within currently proposed or lower overall project density;

AND THAT the applicant be directed to:

- achieve the City's baseline 0.42 jobs-to-population ratio for the proposed density; and
- hire as many local professionals, contractors, and workers in all stages (conceptualization, design, construction, sales) of the project as possible.

At the Special Council (Committee of the Whole) meeting held on December 7, 2021, Council considered an on-table report dated December 3, 2021 from Mayor Vagramov regarding Coronation Park (**Attachment 2**). Council rescinded RC21/492a, b, e, g, and 494b and passed the following resolutions. An excerpt of the minutes is included for reference as **Attachment 3**.

RC21/508a, c, d

THAT prior to Public Hearing, staff and the applicant be directed to:

- provide Council with an option for alternate massing that concentrates density along Balmoral;
- explore affordable housing options with the Province of BC and the Government of Canada within the level of density currently requested by the applicant; and
- achieve a higher jobs-to-population ratio than currently proposed, targeting the city's current Metro Vancouver Regional Context Statement jobs-to-population ratio target.

RC21/509-510

THAT prior to Public Hearing, staff and the applicant be encouraged to achieve a jobs-to-population ratio in the range of 0.23 to 0.42.

RC21/512

THAT City of Port Moody Official Community Plan Bylaw, 2014, No. 2955, Amendment Bylaw No. 27, 2021, No. 3285 (Coronation Park) be read a second time.

RC21/513

THAT Bylaw No. 3285 be referred to a Public Hearing.

At the Special Council (Committee of the Whole) meeting held on March 1, 2022, Council considered a report dated February 23, 2022 from the Community Development Department – Development Planning Division regarding Official Community Plan Amendment – Coronation Park (Wesgroup Properties) (**Attachment 4**) and passed the following resolution. An excerpt of the minutes is included for reference as **Attachment 5**.

CW22/027

THAT the report dated February 3, 2022 from the Community Development Department – Development Planning Division regarding Official Community Plan Amendment – Coronation Park (Wesgroup Properties) be received for information;

AND THAT discussion on the previous iteration of the proposed Official Community Plan Amendment for Coronation Park from Wesgroup Properties continue.

City of Port Moody Official Community Plan Bylaw, 2014, No. 2955, Amendment Bylaw No. 27, 2021, No. 3285 (Coronation Park)—a Bylaw to amend City of Port Moody Official Community Plan Bylaw, 2014, No. 2955 to implement the Coronation Park Neighbourhood Plan—(**Attachment 6**) is the subject of a Public Hearing to be held on April 26, 2022. If referred from the Public Hearing, Bylaw No. 3285 would be before Council for consideration of third reading and adoption.

The recommended resolutions are:

THAT City of Port Moody Official Community Plan Bylaw, 2014, No. 2955, Amendment Bylaw No. 27, 2021, No. 3285 (Coronation Park) be now read a third time as recommended in the memo dated April 11, 2022 from the Community Development Department – Development Planning Division regarding Official Community Plan Amendment – Coronation Park (Wesgroup Properties) – Third Reading and Adoption – April 26, 2022;

AND THAT Bylaw No. 3285 be now adopted.

Attachments:

1. Report considered at the November 23, 2021 Council meeting – Official Community Plan Amendment – Coronation Park (Wesgroup Properties).

2. On-Table Report considered at the December 7, 2021 Council meeting – Coronation Park.
3. Excerpt from the Minutes of the December 7, 2021 Special Council (COTW) Meeting.
4. Report considered at the March 1, 2022 Council meeting – Official Community Plan Amendment – Coronation Park (Wesgroup Properties).
5. Excerpt from the Minutes of the March 1, 2022 Special Council (COTW) Meeting.
6. City of Port Moody Official Community Plan Bylaw, 2014, No. 2955, Amendment Bylaw No. 27, 2021, No. 3285 (Coronation Park).

Report Approval Details

Document Title:	Official Community Plan Amendment - Coronation Park (Wesgroup Properties) - Third Reading and Adoption - April 26, 2022.docx
Attachments:	<ul style="list-style-type: none">- Attachment 1 - Report considered at the Nov 23, 2021 Council meeting - OCP Amendment - Coronation Park (Wesgroup Properties).pdf- Attachment 2 - On-Table Report considered at the December 7, 2021 Council meeting - Coronation Park.pdf- Attachment 3 - Excerpt from the Minutes of the December 7, 2021 Special Council (COTW) Meeting.pdf- Attachment 4 - Report considered at the Mar 1, 2022 Council meeting - OCP Amendment - Coronation Park (Wesgroup Properties).pdf- Attachment 5 - Excerpt from the Minutes of the March 1, 2022 Special Council (COTW) Meeting.pdf- Attachment 6 - Official Community Plan Bylaw, 2014, No. 2955, Amendment Bylaw No. 27, 2021, No. 3285 (Coronation Park).pdf
Final Approval Date:	Apr 12, 2022

This report and all of its attachments were approved and signed as outlined below:

Kate Zanon, General Manager of Community Development - Apr 12, 2022 - 3:20 PM

Tim Savoie, City Manager - Apr 12, 2022 - 4:06 PM