

**Coronation  
Park**

6.3 Report: Mayor Rob Vagramov, dated December 3, 2021

RC21/506

Moved, seconded, and CARRIED

**THAT Council go into Committee of the Whole.**

The Wesgroup representatives entered the meeting at this point and answered questions from Council.

RC21/507

Moved, seconded, and CARRIED

**THAT Council rise and report.**

Staff answered questions from Council about the following topics:

- timeline for finalizing the drive time impact data;
- Sutter Brook Village vehicle ownership statistics; and
- traffic improvements and studies.

RC21/508

Moved and seconded

**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;**
- **report to Council with a cumulative traffic impact assessment that shows the projected drive-time impacts of Wesgroup's and Coquitlam's Coronation projects at full build-out;**
- **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.**

Separation was requested.

The question on the first bullet of the main motion (RC21/508a) was put to a vote; the following motion was CARRIED:

**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.**

Excerpt from the Minutes of the December 7, 2021 Special Council (COTW) Meeting

The question on the second bullet of the main motion (RC21/508b) was put to a vote; the following motion was DEFEATED:

**THAT prior to Public Hearing, staff and the applicant be directed to report to Council with a cumulative traffic impact assessment that shows the projected drive-time impacts of Wesgroup's and Coquitlam's Coronation projects at full build-out.**

(Voting against: Councillors Dilworth, Lahti, Lubik, and Royer)

The question on the third bullet of the main motion (RC21/508c) was put to a vote; the following motion was CARRIED:

**THAT prior to Public Hearing, staff and the applicant be directed to explore affordable housing options with the Province of BC and the Government of Canada within the level of density currently requested by the applicant.**

The question on the fourth bullet of the main motion (RC21/508d) was put to a vote; the following motion was CARRIED:

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

Moved and seconded

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

RC21/510

Moved, seconded, and CARRIED

**THAT the foregoing motion be amended by replacing "directed" with "encouraged".**

(Voting against: Councillors Madsen and Milani, and Mayor Vagramov)

The question on the main motion (RC21/509) as amended (by RC21/510) was put to a vote; the following motion was CARRIED:

**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.**

RC21/511

Moved, seconded, and CARRIED

**THAT the following resolution be rescinded:**

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.

(Voting against: Councillor Madsen)

RC21/512

Moved, seconded, and CARRIED

**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.**

(Voting against: Councillors Madsen and Milani)

RC21/513

Moved, seconded, and CARRIED

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

(Voting against: Councillors Madsen and Milani)