

January 27, 2023

City of Port Moody Land Use Committee  
100 Newport Drive  
Port Moody, BC  
V3H 5C3

**RE: Coronation Park – Land Use Committee**

**1. OCP**

*Does the proposal bring desired change consistent with the OCP's long term vision?*

Yes. The Application complies with the OCP Amendment approved in April 2022, and its goals to achieve a range of housing types, density, public amenities for all ages and abilities, employment generating uses, improved transportation network, and childcare facilities.

- 2.55 acre city owned park – barrier free and fully accessible
- Towers 26-31 stories (2,091,223 sf of residential GFA)
- Market Housing, Rental Housing (10% dedicated for Senior's Housing)
- 2 childcare facilities (~194 kids)
- Increased and improved pedestrian and cycling connections
- Ioco overpass
- City owned amenity space (~2,000sf)

**2. Land Use / Density**

*Is the proposed land use and density compatible with community needs or expectations; are there important pros or cons related to the land use or density requested in the proposal?*

Yes. The proposed land use and density is 100% compliant with the land use designation. The application proposes to add a variety of housing types, along with new commercial and office density increasing job opportunities within the local community, while also improving the connectivity of Coronation Park to surrounding neighbourhoods. The proposal also aims to be barrier free and fully accessible for all ages and abilities.

**3. Neighbourhood Context**

*How does the proposal relate to the existing and/or future neighbourhood context? Is the proposal bringing new desired amenities?*

The proposal is a 5 minute walk from Inlet Centre Station and therefore creates a great opportunity for a transit-oriented development. The application was guided by the Happy Cities Wellbeing Framework that looks specifically at creating a Sense of Community, Social Wellbeing, Ease and Inclusiveness, Resilient Development, Active Living, and Environmental impact. The proposal fits within the existing surrounding context to the west, and the future surrounding context to the North, East, and South.

The proposal also will bring new amenities including:

- Ioco Overpass
- City Park (2.55 acres)

- 2,000 sf civic amenity
- Childcare for approx. 194 children
- Improved bike, pedestrian, and mobility infrastructure
- Civil and other infrastructure improvements
- Activation and Vibrancy of Ioco Street frontage
- Provides a link for residents of Coronation Park, as well as neighbouring residents of Coronation Heights, to local Port Moody businesses
- On-site Public Art

#### **4. Affordable Housing**

*Does the project include a range of housing options that respond to housing needs in the community and related policies of Council (ownership, rental housing)?*

Yes. Based on explicit direction from Council during the OCP Amendment, the project includes a range of housing types varying from ground-oriented townhouses to multi-family residential. This direction also included reducing density (in tower heights) and affordable housing in favour of more public amenities. Rental housing is proposed, as well as dedicated seniors housing. Wesgroup will also be offering a rent-to-own program for all renters. In order to meet the requirements of the OCP for density, and public benefits, a total of 101 rental units are proposed.

#### **5. Economic Impact**

*Does the project contribute to the local economy in terms of: allocated space, for both purchase and/or rental units, dedicated space for private business operations, identifying target business sector (industrial, light industrial, office/professional, retail/commercial, non-profit service, other), and contributes to the City's achieving the City's population to job targets especially in priority sectors.*

Yes. The application proposes to contributing to the local economy by providing approximately 114,000 sf of commercial space (retail and office), which equates to:

- 24,000 short term jobs
- 1,075 long term jobs
- \$6.5 million in property taxes (commercial and residential)
- Activation and Vibrancy of Ioco Street frontage
- Direct access for residents of Coronation Heights to local Port Moody businesses

#### **6. Mobility**

*Does the proposal adequately plan for new and existing community needs in relation to walking, cycling, transit, traffic, and parking?*

Yes. The application aims to be a barrier-free fully accessible site. Wesgroup has engaged and is working with an Accessibility Consultant to ensure that permeability through the site is achieved for all ages and abilities. The application also proposes to improve the pedestrian network, bicycle facilities, and permeability of the site.