

Application Fact Sheet

Applicant:	Wesgroup Properties
Application Type:	Rezoning
Project Description:	A high density transit-oriented development (TOD) low-rise and six high-rise buildings up to 31 storeys in height. The development is proposed to contain: 2,587 residential units, 10,007m ² of commercial/office space, 1.03 ha (2.54 acres) of public park space, 194 childcare spaces, and a civic facility.
Development Permit Area:	Development Permit Area 3: Inlet Centre – Form & Character
Application Number:	REZ00030
Address:	102, 104, 108, 112, 114, 116, 120, 124, 128, 132 Balmoral Drive; 106, 110, 113, 114, 116, 117, 121, 122, 125, 126, 129, 130, 133, 134, 137, 138 Buckingham Drive; 103, 104, 105, 106, 108, 109, 110, 111, 113, 117, 121, 124, 125, 128, 129, 132, 133, 136, 137 Edinburgh Drive; 101, 102, 104, 105, 106 Edinburgh Place; 260 Guilford Drive; and 102, 105, 109, 113, 117, 120, 121, 125 Windsor Drive.
Existing Zoning:	Single Detached Residential (RS1)
Proposed Zoning:	Comprehensive Development
Existing OCP Designation:	Mixed-Use – Inlet Centre

Proposed OCP Designation:

No change

Surrounding Development:

North: Townhouses

East: City of Coquitlam – Proposed development site for Polygon consisting of approximately 2,800 residential units and a 0.4 ha (1 acre) public park.

South: Service station

West: High-density TOD (Suterbrook Village)

Development Statistics:

	Proposed Development
Number of Residential Units	2,587 units, including 101 market rental units
Density	Gross FAR of 3.14; Net FAR of 4.13 after park dedication.
Height:	Maximum 31 storeys
Coverage:	TBD
Minimum Setbacks	TBD
Parking Resident (including visitor) Commercial Loading:	2,845 251 TBD
Bicycle Parking: Long term: Short term:	TBD TBD