

Polygon Rezoning Application – Coquitlam

Source: Excerpts from Staff Report to City of Coquitlam Council - Development Application at 135 Balmoral Drive and 2506 to 2548 Palmer Avenue - Polygon Coronation Heights (PROJ 21-038) – January 10, 2023

Proposed Development

The applicant has submitted rezoning, subdivision, phase 1 development permit (to be considered separately), watercourse development permit, and development agreement applications to facilitate a nine tower mixed-use development in six phases that includes:

- Three purpose-built rental towers with approximately 785 units, providing homes for an estimated 1,500 residents, and includes approximately 210 units of below-market rental housing;
- Six market condo towers with approximately 2,050 units, providing homes for an estimated 4,000 residents;
- A stand-alone amenity building of 2,500 m² (26,900 sq. ft.), plus 335 m² (3,600 sq. ft.) of local serving commercial;
- Two child care facilities that will accommodate a minimum of 79 children;
- A new public park, a new linear greenway and a series of privately owned publicly accessible spaces;
- A new collector road connection to Barnet Highway plus new or reconstructed local roads; and
- On-site public art.

Table 1 – Project Summary*

	Residential Units	Other uses
Phase 1	332 unit condo tower, 298 unit rental tower	child care centre (30 spaces), public park, public art
Phase 2	334 unit condo tower	amenity clubhouse, commercial units
Phase 3	351 unit condo tower	
Phase 4	355 unit condo tower, 264 unit rental tower	child care centre (49 Spaces), greenway from Palmer Avenue to Road A
Phase 5	348 unit condo tower	
Phase 6	331 unit condo tower, 222 unit rental tower	

* Subject to future development permits

Table 3: Potential Residential Unit Mix*

Unit type	Total	Percent
Studio	142	5%
1 Bedroom	284	10%
1 bedroom and den	284	10%
2 bedroom	1,843	65%
3 bedroom+	284	10%
Total	2,835	100%

* Subject to future development permits

Immediate Context Plan



Concept Plan



Aerial View SOUTHEAST PERSPECTIVE



Aerial View SOUTHWEST PERSPECTIVE



ADDITIONAL UPDATES BASED ON COMMENTS BY CITY OF COQUITAMA - 10/15/2024

Aerial View NORTHWEST PERSPECTIVE

