

Coronation Park (Rezoning) Development Application

Public input received on Engage Port Moody from Nov. 9, 2022 to Feb. 8, 2023

This encompasses the period from the day the project launched on engage.portmoody.ca to the date the report was prepared for early Council input. Comments are presented verbatim, including typos and grammatical errors.

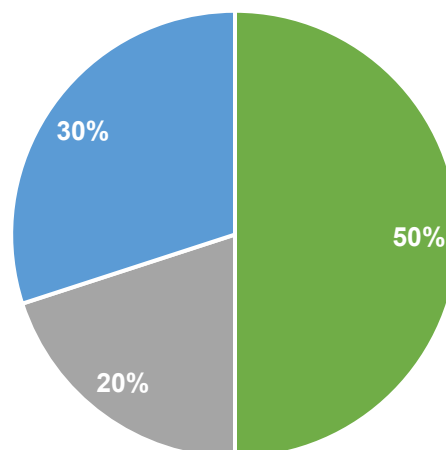
Engagement highlights

Highlights of project engagement to date:

- **10 engaged participants** contributed to one or more feedback tools
- **79 informed participants** visited multiple project pages, contributed to a tool, or downloaded documents
- **185 aware visitors** viewed this project page

What is your overall feedback on this development application?

	Support	Oppose	Mixed
Prior to early Council input: Nov. 9, 2022 to Feb. 8, 2023	5	2	3



■ Support ■ Oppose ■ Mixed

Comments

1. Needs much more rental housing, both at market and non-market values. The rental portion is extremely low, and we have a very low rental vacancy and there needs to be more affordable units rather than 90% condos, which only the wealthy can afford.
2. This development does meet the OCP vision and loco area was always meant to be a town centre. I think it is a good mix of towers, low rise and park space. However there needs to be an below market component and decrease the # of one bedrooms. The 101 market rentals should be convert to equivalent dollar value to below market. 25% of condos at least will be bought by investors for market rentals. That could mean over 600 market rental condos. Rew just released a stat the 75% of recent sales in Port Moody are to investors compare to 25% in Coquitlam. I do not support increase tower height to get below market rentals.
3. This is an ideal location for transit oriented development to encourage transit use and active transportation.
4. My only suggestions would be to make sure we keep some of those huge stately mature trees in the area. Especially in the park area. It'll help provide some natural cover in rain and sun and helps a place look more established, linked to its history etc.

Our view is directly out to coronation park and it would be a real shame if all those amazing trees get toppled over and replaced with trees that will never reach more than 5 meters tall like so many urban developments do.

The other concern I have is while the park is amazing for size, as mentioned it looks very exposed. In Canada it's either raining or super hot, with not a lot of inbetweens. It would be nice to make sure (again, large trees help) to make sure the park isn't just a huge open field to sludge through in winter or avoid direct sun in summer.

LOVE that it's a car free neighbourhood. Amazing. And the commercial space allocation. We need more restaurant space

I endorse the notion of keeping the taller buildings to the east next to Coquitlam's gross OTT "heights" development (can't believe they are adding as much as they are and as tall as they are and only adding about 3000sqft commercial.. Crazy.)

Please never adopt Coquitlam's aesthetic.

5. Any development in Coronation Park must include Highland Park
6. This has been debated enough, it is time to move forward and create more housing in and around the Skytrain stations. It may not be perfect (I'm not convinced there is enough attention to the frontage on loco, for example), but let's not let perfect be the enemy of the good, and there's no doubt this project will be good for Port Moody
7. I somewhat support this project, but want the density/FAR decreased, such that it is consistent with Port Moody developments such as Newport Village and Klahanie, and with the general look and feel of Port Moody.
8. NEEDS MORE RENTALS! Too many luxury condos here, MORE RENTALS.

9. Ok as long as similar "village" completeness as Newport and Suterbrook. Prefer tallest buildings under 30 stories. Still concerned about traffic - transit does not get you to swimming lessons or soccer practice for busy families.
10. I am a longtime resident of Port Moody (1969) and current property owner. I feel Wesgroup has done all that was asked of them by council during the application process. Even though some of it doesn't make sense (commercial space), considering the commercial enterprises in the area. With the cost of construction skyrocketing, and not going to go down, and the need for any and all housing, we need Wesgroup to move forward with this development as soon as possible. This is one of the best locations for the increased density considering the housing and growth needs in the area, the transit amenities, and the development being proposed in Coquitlam next door to this site.

Move forward please!