

Coronation Park OCP Policies (pages 84 – 86)

15.3.1 CORONATION PARK

Coronation Park is envisioned as a transit-oriented mixed-use neighbourhood. It is made up of a variety of multi-family housing forms and includes a significant commercial component to serve residents and create employment. Strong emphasis is placed on pedestrian circulation within the neighbourhood as well as connections to surrounding areas, including Inlet Centre Station. A large centrally-located public park will help meet the recreational needs of

residents and create opportunities for social interaction.

The neighbourhood is divided into two areas:

- Area A will be assembled and redeveloped for medium- to high-density mixed use. The only exception to the land assembly in Area A is the lot at 103 Inlet Road, which is currently zoned Service Station Commercial (C4). This lot is designated in the OCP as Mixed Use - Inlet Centre but is anticipated to remain in service station use for the foreseeable future.
- Area B will be assembled and redeveloped for medium- to high-density residential use.



Building locations in this section refer to the areas outlined in the map above.

POLICIES

1. The following policies apply to both Area A and Area B:

- i. Residential uses shall include a range of forms (e.g., ground-oriented and stacked townhomes and low-rise and high-rise apartments), tenures (e.g., strata, market rental and affordable below-market rental), and unit sizes (e.g., studio to 3+ bedrooms and family-friendly units). Residential buildings shall include ground-oriented accessible units at grade.
- ii. Redevelopment is encouraged to provide space for child, family, and senior-friendly amenities, such as childcare, community care, and seniors care, with outdoor amenity and play space. Rezoning applications within the neighbourhood shall provide a demographic analysis identifying the estimated childcare demand produced by the proposed development, how this demand can be accommodated, and if necessary, how the development will contribute towards the provision of childcare spaces.
- iii. The City will continue to work with School District No. 43 and Fraser Health on servicing the expected population growth in the neighbourhood.
- iv. The redevelopment of the neighbourhood is encouraged to support alternative transportation modes, such as:
 - a. pedestrian and cycling infrastructure both within the neighbourhood and connecting to other areas; and
 - b. an express between the neighbourhood and Inlet Centre Station.

- v. At least one additional road connection shall be required to serve the neighbourhood and the location must be resolved prior to the City approving any rezoning applications within the neighbourhood.
- vi. Given the proximity to Inlet Centre Station, TOD parking standards are encouraged, subject to the implementation of transportation demand management strategies to reduce personal car ownership and use.
- vii. All long-term off-street parking shall be underground.
- viii. Use of building rooftops for uses such as outdoor amenity space, community gardens, and green roofs is encouraged.
- ix. All rezoning applications shall include a phasing plan and may be required to support up-fronting / oversizing of infrastructure.
- x. A public art plan shall be required as part of all rezoning applications within the neighbourhood.

2. The following additional policies apply to Area A, with the exception of 103 Inlet Road:

- i. All the properties in Area A shall form part of a comprehensive development.
- ii. Building placements and heights, land uses, pedestrian and vehicle circulation, and public park space shall generally be as shown on the Area A Land Use Concept Plan.
- iii. The maximum permitted residential gross floor area is 191,276m², excluding private indoor amenity space.
- iv. A minimum of 7,780m² of the residential gross floor area shall be purpose-built rental housing.
- v. Six high-rise buildings shall be permitted, ranging in height from 26 to 31 storeys.
- vi. Low-rise buildings, including tower podiums, shall range in height up to a maximum of eight storeys.
- vii. A minimum of 1,483m² of gross floor area shall be provided for private indoor amenity use.
- viii. The minimum required commercial gross floor area is 9,780m².
- ix. A minimum of 2,717m² of the commercial gross floor area shall be for purpose-built office use.
- x. A minimum of 883m² of gross floor area shall be provided for childcare use.
- xi. A public park a minimum of 1,031m² in size shall be provided, generally as configured on the Area A Land Use Concept Plan.
- xii. The public park shall be designed and programmed to accommodate all age groups, from children to seniors, and will include both passive and active space, as well as barrier-free fully accessible circulation.
- xiii. A civic facility with a minimum gross floor area of 186m² shall be provided in close proximity to the public park and will be programmed by the City to meet future needs in the neighbourhood.



L. High-rise residential buildings shall be a maximum of 26 storeys on three-storey podium with ground-oriented housing.

- i. High-rise residential buildings shall be a maximum of 26 storeys on three-storey podium with ground-oriented housing.
- ii. Low-rise residential buildings shall be a maximum of four storeys and a mix of apartments and townhomes.
- iii. For high-rise residential buildings, a minimum distance separation of 60m above the podium is encouraged.
- iv. For high-rise residential buildings, floorplates in the range of 700m² above the podium are encouraged.