

## 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 <sup>2</sup> 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: Mostly townhouses

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

South: Service station

West: High-density TOD (Suter Brook Village)

**Development Statistics:**

	<b>Proposed Development</b>
Number of Residential Units	Approximately 2,587 units, including 101 market rental units
Density	Gross FAR of 3.40 (minimum); Net FAR (minimum) of 4.11 after park dedication.
Height:	Maximum 31 storeys
Coverage:	N/A
Minimum Setbacks	N/A
Parking	Multi-Residential:  0.5 spaces per studio  0.85 spaces per one-bedroom unit  1.25 spaces per two-bedroom unit  2.0 spaces per three-bedroom or more unit

	<p>0.2 visitor spaces per Dwelling Unit for the first 100 units and 0.1 visitor spaces for each additional unit</p> <p>All Other Uses:</p> <p>1 space per 44m<sup>2</sup> of floor area</p>
Bicycle Parking:	In accordance with section 6.10.3 of the Zoning Bylaw.

### Development Application Summary – Coronation Park

Development Component	Metric				Comments/Assessment
<b>Housing</b>	Unit Type	Ownership	Market Rental	Below & Non-Market	<p>2,587 total units.  Ownership – 2,486 (96%)  Market Rental – 101 (4%)  Below Market Rental – 0 (0%)</p> <p>Applicant runs its own rent-to-own program.</p>
	Studio	199	8	0	
	1-BR	1,243	51	0	
	2-BR	746	30	0	
	3-BR	298	12	0	
	4-BR	0	0	0	
<b>Estimated Population</b>	Studio – 207 units (1.4 persons/unit) 1-BR – 1,294 units (1.4 persons/unit) 2-BR – 776 units (2.0 persons/unit) 3-BR – 310 units (2.7 persons/unit)				<p>207 units x 1.4 = 290 persons  1,294 units x 1.4 = 1,812 persons  776 units 2.0 = 1,552 persons  310 units x 2.7 = 837 persons</p> <p>Total estimated population: 4,491</p>
<b>Estimated Jobs</b>  <b>Overall Jobs to Population Ratio Goal: 0.42</b>	Number of jobs by type <ul style="list-style-type: none"> <li>9,562 sqft institutional (350sqft/job)</li> <li>77,974 sqft commercial (300 sqft/job)</li> <li>29,752 sqft office (175 sqft/job)</li> <li>Home based jobs – 0.069 jobs per person (4,491 persons)</li> </ul>				<ul style="list-style-type: none"> <li>27 jobs for institutional (daycare) space</li> <li>260 jobs for commercial space</li> <li>170 jobs for office space</li> <li>310 home based jobs</li> </ul> <p>Total Jobs: 767</p> <p>Jobs to population ratio: 0.17</p>
<b>Transportation</b>	Within 800m of rapid transit				Yes

<b>Estimated CAC Contributions</b>	\$6.00/sqft up to maximum \$6,000 per unit	In-kind amenity contribution valued at \$14,000,000 plus an additional \$8,100,000 cash contribution – subject to further analysis
<b>Estimated Density Bonus</b>	75% of the value above 2.5 FAR.	TBD by financial analysis