

July 2022 - updated April 2023

Coronation Park master plan wellbeing assessment report

Design recommendations for
wellbeing and social
connectedness
Part 1

With April 2023 Update to Places for
People Design Realm.

Wesgroup Properties

Introduction

Happy Cities master plan wellbeing assessment tool

Building on the Wellbeing Framework, prepared in June 2021, Happy Cities was hired by Wesgroup Properties to conduct a wellbeing assessment of the master plan for Coronation Park, a proposed mixed-use development within walking distance of Inlet Centre SkyTrain Station in Port Moody.

The following report identifies strengths and challenges to the master plan, with a focus on how the design and location of the project will support wellbeing for future Coronation Park residents and the broader Port Moody community. The report additionally outlines recommendations that Wesgroup and the City of Port Moody can take to further boost wellbeing and social connection within and around the site. This report will serve as a baseline for wellbeing at Coronation Park. Prior to public hearing, the project will be re-evaluated to measure the gains achieved during the rezoning process.

The primary intention of Happy Cities' proprietary master plan wellbeing assessment tool is to understand how the proposed design will impact future residents of the site, followed by the surrounding community. In this assessment, we measure four overarching design realms and track over 80 evidence-based design criteria to identify the project's wellbeing impact. The **four design realms** are:



Prime Location: Does the location offer access to existing urban infrastructure essential to wellbeing?



Right Ingredients: Does the site plan offer the appropriate mix of land-uses, services and opportunities that future residents need?



Connected Communities: Does the site plan offer mobility options that encourage happier, healthier ways to get around?



Places for People: Does the site plan offer places and programming that make people feel comfortable, joyful and welcome?

Wellbeing principles

The Coronation Park Wellbeing Framework established a series of wellbeing principles to guide project development. These principles informed the recommendations included in this report to enhance wellbeing at the community level. They are as follows:



Sense of community

Create a community that celebrates Port Moody's strengths and reinforces the emerging "Made in Port Moody" design style to foster a sense of pride and community ownership.



Social wellbeing

Provide a spectrum of vibrant and lively places that bring the community together and promote social encounters that foster meaningful relationships.



Ease and inclusiveness

Design accessible places where people of all ages and abilities have convenient options to fulfill their daily needs.



Resilient development

Create a mixed-use community that evolves with the changing needs of residents through flexible housing tenure options and an array of commercial space offerings.



Active living

Create a development where healthy, active living choices are easy and appealing to everyone who lives and works at Coronation Park.

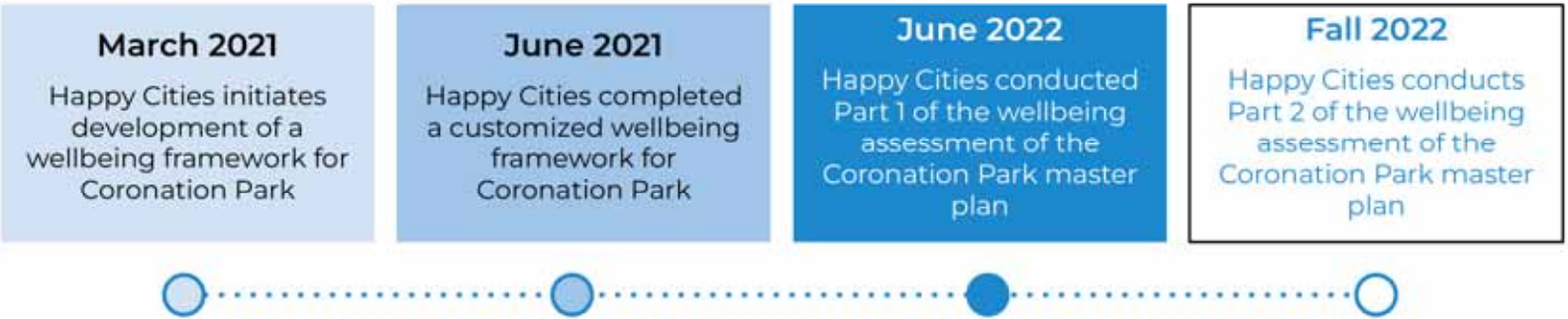


Environmental impact

Incorporate and celebrate natural systems that support wellbeing and environmental resilience, while addressing the direct impacts that climate change can have on people.

Master plan wellbeing assessment: Coronation Park

Timeline & process overview



Summary of wellbeing performance

Overall performance: The Coronation Park plan surpasses the minimum score required to create a community that supports wellbeing under each design realm, and exceeds par on all but one design realm. The plan scores the highest under Prime Location criteria, and has the most room for improvement under Places for People:

1. Prime Location: Excellent	2. Right Ingredients: Strong
3. Connected Communities: Very good	4. Places for People *Strong

* Places for People was originally scored as 'Good' but has been updated to 'Strong' after a Places for People design update review occurred in Spring 2023. The results in the Places for People section reflect the updated assessment.

1. Prime Location

Excellent



Does the location offer access to existing urban infrastructure essential to wellbeing?

Prime Location performance overview: The site is well-situated in relation to the existing urban form and transportation infrastructure in the area. From a locational perspective, the development supports community wellbeing.

Strengths:

Location within the existing urban fabric: The site is well integrated with existing Port Moody neighbourhoods and commercial areas, including Suter Brook Village on the western edge. To the east, the site will connect to the future Coronation Heights development planned on Coquitlam's side of the border.

Location along high-frequency transit: The site is located within walking distance of Inlet Centre Skytrain Station and along several well-serviced bus routes.

Challenges:

Gas station at southwest edge of site: Currently, there is a gas station at the northeast corner of the Ioco Road and Barnet Highway intersection. Broadly, this gas station is a barrier to fulfilling Transit-Oriented Development at Inlet Centre SkyTrain station. Specific to Coronation Park, this will be the nearest point visible when looking in the direction of the development after emerging from the SkyTrain. This poses a challenge to visually connecting the site's public spaces and primary commercial area with major transit stations, and detracts from the pedestrian-oriented nature of the site. We understand that Wesgroup attempted to purchase this station, without success, and that the City cannot realistically demand a land use change at the site; however, this is a challenge worth noting.

1. Prime Location

Excellent



Does the location offer access to existing urban infrastructure essential to wellbeing?

Recommendations:

Plan for future integration of gas station

site: It is likely that the Coronation Park development will outlast the existing gas station, and opportunities may arise to develop the lot. As the gas station occupies a prominent, high-traffic location and is directly visible from the SkyTrain, we recommend that the development team consider opportunities for creating a great public space or mixed-use building in this location, should the opportunity for redevelopment arise.

Wellbeing principles: Social wellbeing, resilient development, environmental impact, sense of community

Examples:



An old gas station converted into a cafe in Portland, ME. Photo: Fresh Cup Magazine

2. Right Ingredients

Strong



Does the site plan offer an appropriate mix of land-uses, services and opportunities that future residents need?

Right Ingredients performance overview: The site offers a good mix of commercial units, amenities, and public spaces within walking distance of all the residential units planned for Coronation Park. These amenities are well-integrated in the new neighbourhood, allowing most residents to meet their daily needs without having to drive. Challenges to include the distribution of density relative to the station location, and the lack of an elementary school within walking distance.

Strengths:

Colocation of housing density with primary commercial areas: Given the relatively small size of the site, all units will be located within a short walk of the primary commercial area. The café planned for the eastern side of the site is an additional strength.

Primary commercial area location: The primary commercial area along loco Road (Parcels 1 & 2) is in the best possible location given site constraints, including the gas station, slope, and Barnet Highway. This area is ideal given its close proximity to the SkyTrain and connection with the existing commercial area in Suter Brook Village.

Mix of large- and small-scale public spaces: Smaller public spaces are integrated between buildings throughout the site. The Central Green is easily accessible from and integrated with many residential and commercial buildings.

Daycare access: There are two planned daycare spaces within Coronation Park, which will be crucial in offering future residents childcare options within walking distance and integrated in a safe, car-free community.

Proximity to a grocery store: The primary commercial area is anchored around a large grocery store, ensuring that residents do not have to drive to meet daily needs. Notably, the majority of the grocery store frontage on loco Road is wrapped with smaller CRUs, which provide a more interesting and inviting pedestrian experience.

Ground-level residential units & townhomes: All ground-level units will include street-level entrances and create an intentional transition between private, semi-private, and public space in order to encourage social connection, while maintaining privacy for residents.

Accessible units: As mandated by the City of Port Moody bylaw, 50% of Coronation Park units will be adaptable units.

Access to civic facilities: The site is located within a short walk or bike ride from several community facilities, including the Port Moody Public Library and Port Moody Recreation Complex. Coronation Park will also build a new amenity space, which will be handed over to the City upon completion.

2. Right Ingredients

Strong



Does the site plan offer an appropriate mix of land-uses, services and opportunities that future residents need?

Challenges:

Limited missing middle housing: The development includes three 6-storey buildings, a number of 8-storey podiums, and plans for townhomes at ground level throughout the site. However, the majority of homes created through this development will be in towers. This creates challenges regarding social connection—challenges that can be addressed in the detailed design phase of the project, largely based on design and programming recommendations provided by Happy Cities in the Wellbeing Framework report.

Distribution of density on site: Although Coronation Park does a strong job of ensuring that towers are adequately spaced out to allow sunlight and views of the sky, the plan concentrates the greatest density on the eastern edge of the site along Balmoral Drive—farthest from the primary commercial area and transit routes. The podium heights also follow the same pattern, meaning that more homes will be located farther away from transit, which limits the incentive to use it.

Colocation of primary commercial area with central public space: The planned office space, restaurant, daycares, and café will integrate well with the Central Green. However, due to the slope, the primary commercial area and storefronts along loco Road will be one floor lower than the Central Green, and so cannot face directly onto this public park. Rather, people will have to take an elevator or staircase from the loco Road retail area to access the central green. This is a trade-off that results from focusing retail along loco Road, which enlivens this street in the process.

Elementary schools within walking distance: There are currently no elementary schools within walking distance (450 metres) of the site. The closest school, Eagle Ridge Elementary, is over 900 metres away, reducing the likelihood that kids and parents will walk to school. This school is also located within Coquitlam, rather than Port Moody.

2. Right Ingredients

Strong



Does the site plan offer an appropriate mix of land-uses, services and opportunities that future residents need?

Recommendations:

Additional affordable housing: We understand that plans for affordable housing at Coronation Park are still to be determined. To promote diversity and social inclusion, and to help tackle the housing affordability crisis, we strongly recommend the inclusion of affordable housing on site, including exploring a non-profit housing provider to partner with to operate the housing.

Wellbeing principles: Resilient development, sense of community, ease and inclusiveness

Elementary school within walking distance:

Given the number of new residents Coronation Park plans to accommodate, School District 43 and the City should assess the need for an elementary school within walking distance, in order to support active travel and health among children in Port Moody. For the wellbeing of the community, this school's catchment area should include both Coronation Park and Coronation Heights.

The development team may also want to consider one or more locations for a school bus stop within or along the perimeter of Coronation Park, in order to reduce private vehicle use.

Wellbeing principles: Active living, sense of community, social wellbeing, resilient development, environmental impact

Examples:



Co:Here in Vancouver offers a mix of shelter-rate and below-market rental housing, creating a diverse mix of residents in the building. Photo: Co:Here



Walking to school boosts health and happiness, while fostering independence for kids. Photo: NYC DOT

3. Connected Communities *Strong*



Does the site plan offer mobility options that encourage happier, healthier ways to get around?

Connected Communities performance overview: The site performs strongly in offering future residents a connected community that integrates with surrounding amenities via biking, walking, rolling, and transit. While further detail is needed in some areas—particularly on the types and design of bicycle connections and wayfinding throughout the site—the plan overall provides mobility options that encourage happier, healthier ways to get around.

Strengths:

A pedestrian-first community: The Coronation Park plan puts pedestrians first by creating accessible paths for walking, biking, and rolling across the site. Numerous studies demonstrate the physical and mental health benefits of walking and biking, while driving is often associated with lower overall health and a greater cost to society in terms of public health spending.

A car-free neighbourhood: Coronation Park is unique for Metro Vancouver in offering a car-free environment, placing pathways and public spaces above ground and locating the majority of car circulation and all parking below ground. By encouraging active transportation modes within the site, Coronation Park will increase social encounters among residents and support their overall wellbeing.

Connections to high-frequency transit: In addition to being located within walking distance of Inlet Centre Station, Coronation Park will improve the experience of people traveling to and from the station—whether by bike, on foot, or using a mobility aid—through the construction of a pedestrian and bike overpass. By building this overpass at a five percent grade, the project team is further enhancing site accessibility.

Secure bicycle parking: The proposed design makes the most of the site's natural slope to offer at-grade access to secure, covered bicycle parking below (downslope from) each building's main entrance level.

Accessible pathways: The Coronation Park plan integrates Universal Design principles as a foundational framework for the site. Accessibility considerations include ensuring that the majority of pathways throughout the site—including the pedestrian overpass—do not exceed a slope of five percent.

3. Connected Communities *Strong*



Does the site plan offer mobility options that encourage happier, healthier ways to get around?

Challenges:

Slope: The steep slope of the site presents a significant challenge to offering accessible multi-use pathways across the site. The Coronation Park plan rightfully seeks to offer paths at an accessible (5%) slope throughout the site; however, this results in a tradeoff, as some of these routes may be less direct, thereby increasing the distance and time it will take to travel across the site. In doing so, this can make it more difficult for the elderly and people with mobility challenges to walk places.

Minimizing pedestrian-cyclist conflict: The current Coronation Park plan proposes mainly multi-use paths. More clarity is required regarding the design and routes of these paths. Design considerations and challenges will include managing bicycle speed on pedestrian paths—particularly given the slope grade—and minimizing potential pedestrian-bicycle conflict.

Car-dominated perimeter: Coronation Park is bordered on two sides by major vehicle arteries—loco Road to the west, and Barnet Highway to the south. While not entirely within Wesgroup's control, these roads pose challenges to the wellbeing of future residents, as they do not currently offer a pleasant and comfortable walking, rolling, or biking experience. In their current form, these roads may discourage people from taking sustainable modes of active travel to and from the site. High quality pedestrian crossings and protected cycling routes along these traffic arteries will be important to ensuring that the connected nature of Coronation Park extends beyond the development's boundaries.

3. Connected Communities *Strong*



Does the site plan offer mobility options that encourage happier, healthier ways to get around?

Recommendations:

Accessible wayfinding: Many paths connect throughout the site with a range of slopes and distances. To help people understand which path is most suitable for their ability, age, and desires, Wesgroup should implement an accessible wayfinding strategy to inform people which routes offer the easiest grade versus the most direct path to their destination.

The development team should also provide public seating along uphill pathways, offering resting places for people who may not be able to walk across the site all in one go.

Wellbeing principles: Active living, ease and inclusiveness, social wellbeing, environmental impact

Bicycle infrastructure: It will be important to create a path strategy that minimizes conflict between pedestrians and bicycles, and that meets the needs of a diverse range of bike and other wheeled users. For multi-use paths, Wesgroup should ensure adequate width for people and bikes to pass by one another safely, and signage or other design features to separate path uses.

There are also opportunities to integrate bicycle amenities beyond parking and paths, such as hand and foot rests at path intersections, and fix-it or water stations.

Wellbeing principles: Active living, environmental impact, ease and inclusiveness

Examples:



Accessible wayfinding Photo: Hannah Wright



Playful elements to enhance safety and slow cyclists down.



Foot and hand rests encourage cyclists to stop at intersections, while improving the cycling experience.

3. Connected Communities *Strong*



Does the site plan offer mobility options that encourage happier, healthier ways to get around?

Recommendations (contd.):

Car-dominated perimeter: To take full advantage of the site's location next to Suter Brook Village, Wesgroup and the City of Port Moody should work together to ensure safe and comfortable bicycle and pedestrian connections along loco Road, particularly at the intersection of loco Road and Suter Brook Way.

Clear, high-quality connections will encourage foot and bicycle traffic from each site to visit the other, benefitting local business and supporting street life at the main entrance to Coronation Park. As recommended in the traffic impact study, Wesgroup and the City should also consider working together to install a protected, separated bike lane for people travelling in each direction along loco Road.

Wellbeing principles: *Active living, environmental impact, ease and inclusiveness, sense of community*

Examples:



Bike lanes, when protected and placed adjacent to the sidewalk, can act as a buffer between busy car traffic and retail corridors, creating a more vibrant and inviting commercial area.

4. Places for People

Strong



Does the site plan offer places and programming that make people feel comfortable, joyful and welcome?

Places for People performance overview: The site plan includes essential ingredients for creating people-centred places, such as activating building edges and integrating buildings with public spaces. However, the high building heights require thoughtful consideration as to how to ensure that streets and public spaces feel human-scale, social, and comfortable. Further detail is needed on building facades and community placemaking initiatives.

Chapter Update:

The first version of this chapter was submitted in the Fall of 2022, and the project received the grade of “Good.” The project team subsequently made improvements in response to our recommendations and resubmitted it for an updated assessment, completed in April 2023. (The original assessment can be found in Appendix A). Notes from the second review are highlighted below.

Strengths:

Use of podiums to break up towers: The site plan appropriately sets most tower walls back from podium edges to create more human-scaled street walls and public spaces.

Active building edges: The plan prioritizes creating active building edges throughout the site to foster social connection and a more enjoyable public realm experience. Particular strengths include the small-scale commercial units facing onto loco Road; ground-level townhomes throughout the site; balconies, terraces, and patios overlooking the park; and the provision of a spectrum of spaces from private, to semi-private, to public throughout the development. The April update offers greater clarity on the location of townhouse entrances along buildings, especially along important pedestrian pathways, which is especially encouraging.

Community gardens: Coronation Park currently plans to include at least two community gardens, which will encourage social interaction and a sense of community while providing space for residents to grow their own healthy food.

Public art: Wesgroup has set aside a \$2 million public art budget. The current Public Art Plan identifies six prominent public spaces where art can be effectively incorporated.

4. Places for People

Strong



Does the site plan offer places and programming that make people feel comfortable, joyful and welcome?

Improvements in the updated design.

We note the following improvements made in the April 2023 update to the plan.

Enclosure: The buildings in the South-East section of the site (Phases B1, B2, and C) offer substantially better enclosure in this iteration of the project. They now define a strong sense of place for the area around the roundabout. Buildings 3 and 4 have been reconfigured to remove a pinch point and to create a clear public space and through-path between them. Elsewhere, the project provides strong, or relatively strong, enclosure for streets, paths, and public spaces.

Pedestrian Realm for loco Road. The project's second iteration has improved the pedestrian realm along loco Road. This is a challenge, because loco is wide, fast, and highly-trafficked. On the northern half of loco, the updated streetscape adds sections of greenery and benches to create a stronger psychological barrier between pedestrian plazas and the road. The added greenery may also help absorb noise. In the southern half of the streetscape, a new stairway allows plazas to remain more flat, and creates a better-defined sense of place for these plazas, while still remaining accessible.

Suter Brook Way Entrance. The intersection of Suter Brook Way and loco represents an important gateway to the site. The new design improves the original design by widening the main staircase and by increasing the size of its landings, making it a more inviting staircase to climb. The design also adds new sections of greenery and a second elevator at the stairway's base, creating a prominent location for the elevators. The restaurant/cafe seating area at the top is now located somewhat closer to the stairs, helping to create a vibrant, welcoming entrance to the site.

4. Places for People

Strong



Does the site plan offer places and programming that make people feel comfortable, joyful and welcome?

Challenges:

Suter Brook Way Entrance: Challenges remain for this important entrance. The four lanes for the parking garage dominate the intersection with transportation infrastructure. The stairway is long and it may not be clear to passersby that there is public space available at the top of the stairs. More can be done to create an inviting, pedestrian-friendly gateway, and to invite people up into the site.

Street walls: The height of street walls along certain parcels of Coronation Park pose challenges to creating places for people, as four of the podiums are taller than six stories, and there are a number of tower edges lining the eastern perimeter of the site and the northeast corner that are not set back from podium edges. This issue remains unchanged in the second iteration of the site.

Public art & placemaking: The current plan does not address opportunities for people to shape their surroundings through small-scale, community-led placemaking initiatives. However we recognize that this is an issue that can be brought further in detailed design stages.

4. Places for People

Strong



Does the site plan offer places and programming that make people feel comfortable, joyful and welcome?

Recommendations (updated):

Suter Brook Way Entrance: A raised crosswalk would help mitigate the impact of the four lanes to the parking garage. Cars entering a parking garage should, in any case, travel slowly, and so it is logical to make them slow down as they pass through the pedestrian realm, rather than making pedestrians pass through traffic lanes. A raised crosswalk would also mitigate the impact of the intersection's wide turning radii.

Suter Brook Way Stairway. We recommend adding tiered seating at the top of the stairway, and/or a tall piece of art, to invite people upwards, and to advertise the existence of a public space above. We encourage place making interventions on the stairway itself, such as art along the wall, garden planters on its landings, and double-wide stairs in places (for people to sit), so long as these changes are consistent with accessibility. Consider splaying the stairway at the bottom to help invite people upwards. Also consider making the stairway even wider if possible.

Wellbeing principles: Sense of community, social wellbeing, active living, resilient development



Example: Painted stairways to the Hong Kong Museum of History invite people upwards to see what there is above. Photo by Ron Reiring.

4. Places for People

Strong



Does the site plan offer places and programming that make people feel comfortable, joyful and welcome?

Recommendations (contd.):

Enclose the South-West Entrance: We encourage the developer to design the amenity spaces along the south western entrance to create a well-defined sense of place. Buildings 2 and 3 do not line up to enclose the path on both sides. This may not be a problem, however, if the amenity spaces for Building 2 are carefully designed. The feeling to avoid is that the path is surrounded by empty, under-used, ill-defined space. If the amenity space has a visible edge — demarcated with trees, benches, and/or changes in surface material — and practical uses — such as social areas, games, eating tables, and so on — it can create a strong sense of space to complement the path.

Cover Building 8's Loading area: Building 8 has a loading area that is visible from the site's primary public spaces. Consider extending the daycare's amenity space over this loading area, both to increase the value of that amenity space, and to help hide the loading zone.

Wellbeing principles: *Sense of community, social wellbeing, ease and inclusiveness, active living*



Example: Traditional Spanish public squares — such as Plaza Bolívar de Tovar, in Merida, Venezuela, pictured — create a strong sense of space by demarcating edges with planters, stairways, and low-rock walls, which all also double as seating.

4. Places for People

Strong



Does the site plan offer places and programming that make people feel comfortable, joyful and welcome?

Recommendations (contd.):

Articulated street walls: Given that many street walls are six stories or higher, it will be especially important in later design stages to ensure that building facades have excellent vertical articulation. Items to consider include colour, feature lines, window sills, balconies, ornamentation, and more. These features should create substantial changes in depth along the wall, so the building edge is more inviting and offers a high level of visual detail.

Wellbeing principles: Social wellbeing, active living, sense of community

Public art & placemaking: Public art on the site should consider the potential for interactive or co-created art that community members of all ages and abilities can participate in. There is an opportunity to combine public art with community-led placemaking and co-creation initiatives, where community members are invited to shape and participate in the installation of art and placemaking initiatives that instill a sense of meaning, pride, and belonging among residents and the wider neighbourhood.

To foster social connection and a sense of meaning and belonging among residents, encourage and create a budget for regular community-led placemaking interventions within both public spaces and commercial areas.

Wellbeing principles: Sense of community, social wellbeing, ease and inclusiveness

Examples:



The redevelopment of the Canada Post building in Vancouver offer a notable example of building articulation. Image: Quadreal



Students paint street murals as curb extensions at the intersection in front of their school. Photo: Jared Korb



Programming and pop-up events can contribute to community placemaking.

Conclusion

The Coronation Park plan surpasses the minimum criteria for supporting wellbeing on all four design realms, and performs strongly under many of the most important criteria. This report has identified key strengths to the plan, while highlighting potential challenges and areas for attention as more detailed design work takes place. The project team has substantially improved the design based on the recommendations from the first iteration of this report, which will make an important contribution to supporting quality of life in the development (see Places for People and appendix A).

In many cases, supporting wellbeing will require close collaboration between the City and the development team. One of the greatest challenges on the site remains the size, scale, and speed of loco Street. The change that would make the single biggest contribution to supporting placemaking on this site is if the the City undergoes a complete street transformation of loco to stitch together coronation park and Suter Brook village. The City and the Coronation Park Developer have a shared responsibility for creating a vibrant, sustainable community here.

In many ways, Coronation Park will be a groundbreaking community for supporting wellbeing in Port Moody and Metro Vancouver more broadly, setting an exciting new precedent for pedestrian-oriented communities with vibrant public and commercial realms. We applaud these efforts to create a new, vibrant community in Port Moody that goes above and beyond the minimum criteria for happy, healthy communities.



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Appendix A

Fall 2022 Original Places for People
Assessment

4. Places for People

Good



Does the site plan offer places and programming that make people feel comfortable, joyful and welcome?

Places for People performance overview: The site plan includes essential ingredients for creating people-centred places, such as activating building edges and integrating buildings with public spaces. However; the high building heights require thoughtful consideration as to how to ensure that streets and public spaces feel human-scale, social, and comfortable. Further detail is needed on elements such as the design of building facades, enclosure of public spaces and pathways, and community placemaking initiatives.

Strengths:

Use of podiums to break up towers: The site plan appropriately sets most tower walls back from podium edges to create more human-scaled street walls and public spaces.

Active building edges: The plan prioritizes creating active building edges throughout the site to foster social connection and a more enjoyable public realm experience. Particular strengths include the small-scale commercial units facing onto loco Road; ground-level townhomes throughout the site; balconies, terraces, and patios overlooking the park; and the provision of a spectrum of spaces from private, to semi-private, to public throughout the development.

Community gardens: Coronation Park currently plans to include at least two community gardens, which will encourage social interaction and a sense of community while providing space for residents to grow their own healthy food.

Public art: Wesgroup has set aside a \$2 million public art budget. The current Public Art Plan identifies six prominent public spaces where art can be effectively incorporated.

4. Places for People

Good



Does the site plan offer places and programming that make people feel comfortable, joyful and welcome?

Challenges:

Enclosure: Within the development, there are several areas where it will be challenging to provide an adequate sense of enclosure. This sense of enclosure is important to ensuring that pathways and public spaces are well-used and enjoyable to spend time in—and offer places where people want to socialize and meet neighbours.

- Roundabouts can make it difficult to create a clearly defined street edge.
- A handful of buildings—particularly on the southwest corner of the site—are angled diagonally away from path edges or leave gaps between them that are not clearly defined or centrally located, which may lead to public space being under-used due to a lack of enclosure.

Welcoming and inviting pedestrian realm along loco Road: The intersection at loco Road and Suter Brook Way will be one of the main entrances to Coronation Park; however, it is located along a busy car street and one of the busiest parking entrances to the development. This intersection will also be the primary point of entry for trucks accessing the loading docks and office parking. To ensure a safe and comfortable pedestrian realm and a vibrant retail area, design features are needed to make this prominent public space appealing and inviting—despite the heavy car traffic—and to inform the wider public that they are welcome to enter into the site.

Street walls: The height of street walls along certain parcels of Coronation Park pose challenges to creating places for people, as four of the podiums are taller than six stories, and there are a number of tower edges lining the eastern perimeter of the site and the northeast corner that are not set back from podium edges.

Public art & placemaking: The current plan does not include address opportunities for people to shape their surroundings through small-scale, community-led placemaking initiatives.

4. Places for People

Good



Does the site plan offer places and programming that make people feel comfortable, joyful and welcome?

Recommendations:

Enclosure — Southwest Corner:

The southwest corner of the site, adjacent to buildings 3 and 4, offers limited value as a public space, while the space between buildings 3 and 4 lacks enclosure. With the current design, neither space is clearly defined as public or private, which may discourage use. To address this ambiguity, we recommend reconfiguring buildings 3 and 4 into a semi-enclosed courtyard, with openings on each side. This will create opportunities to increase the number of homes without increasing building height, while also creating a courtyard that residents can feel a sense of ownership over.

Wellbeing principles: *Sense of community, social wellbeing, active living, resilient development*

Enclosure — Central Green

The new green space at the heart of Coronation Park offers a significant opportunity for Port Moody residents—new and old—to play, observe other activities, and connect. We understand that the landscape design of the area will undergo more detailed iterations, and encourage the development of both large open green spaces and more enclosed areas, defined through design and programming, within the Central Green.

Wellbeing principles: *Sense of community, social wellbeing, active living, resilient development*

Examples:



Athlete's Village Housing Co-op in Vancouver is designed as a U-shaped building with a courtyard in the middle, which connects to pedestrian paths for travelling between buildings and neighbouring streets.



Ensuring the Central Green includes a variety of spaces, for both defined programming and open activities, will support an active environment that appeals to an array of people.

4. Places for People

Good



Does the site plan offer places and programming that make people feel comfortable, joyful and welcome?

Recommendations (contd.):

Welcoming and inviting pedestrian realm

along loco Road: One of the remaining critical challenges of Coronation Park is to improve the pedestrian experience along loco Road. An inviting public realm is essential to the success of retail on this road, and to knit the urban fabric between Suter Brook Village and Coronation Park together.

The Coronation Park plan identifies public art and a water feature as key to making the commercial area and entrance to the site along loco Road an appealing and eye-catching destination. There is further opportunity for Coronation Park to be a leader in innovative and functional public art, by creatively incorporating art as a traffic impact mitigation tool at the intersection connecting Coronation Park and Suter Brook Village. This could not only improve traffic safety, but could become a marquee point in the development.

Together with a water feature that runs from the Central Green, the functional public art can serve as a compelling attraction to the development's edge. To draw people up to the park itself, we recommend tiered seating near the top of the staircase (and ideally over the running water feature) that is highly visible from the street. The 'sidewalk ballet', functional art piece, and water feature will create a lively public space that attracts people from street level up to the Central Green.

Wellbeing principles: *Sense of community, social wellbeing, ease and inclusiveness, active living*

Examples:



In Jerusalem, large flowers bloom when people and trains arrive. At Coronation Park, they could bloom when traffic is entering the parking garage. Photo: [Dor Kedmi/HQ Architects](#)



The High Line in New York includes tiered seating over a busy arterial, separated by a glass wall. Photo: [The Secret Garden Atlas](#)

4. Places for People

Good



Does the site plan offer places and programming that make people feel comfortable, joyful and welcome?

Recommendations (contd.):

Articulated street walls: Given that many street walls are six stories or higher, it will be especially important in later design stages to ensure that building facades have excellent vertical articulation. Items to consider include colour, feature lines, window sills, balconies, ornamentation, and more. These features should create substantial changes in depth along the wall, so the building edge is more inviting and offers a high level of visual detail.

Wellbeing principles: *Social wellbeing, active living, sense of community*

Public art & placemaking: Public art on the site should consider the potential for interactive or co-created art that community members of all ages and abilities can participate in. There is an opportunity to combine public art with community-led placemaking and co-creation initiatives, where community members are invited to shape and participate in the installation of art and placemaking initiatives that instill a sense of meaning, pride, and belonging among residents and the wider neighbourhood.

To foster social connection and a sense of meaning and belonging among residents, encourage and create a budget for regular community-led placemaking interventions within both public spaces and commercial areas.

Wellbeing principles: *Sense of community, social wellbeing, ease and inclusiveness*

Examples:



The redevelopment of the Canada Post building in Vancouver offer a notable example of building articulation. Image: Quadreal



Students paint street murals as curb extensions at the intersection in front of their school. Photo: Jared Korb



Programming and pop-up events can contribute to community placemaking.