



**pooni**  
**group.**

CORONATION PARK, PORT MOODY

# Open House Engagement Summary Report

Date: April 27, 2023

Created by Pooni Group  
on behalf of Wesgroup Properties

# CORONATION PARK OPEN HOUSE SUMMARY REPORT

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## EXECUTIVE SUMMARY

In July 2022, Wesgroup submitted a Rezoning application for Coronation Park to the City of Port Moody following the approval of the Official Community Plan amendment in April 2022. The proposal will transform the existing 59 single-family homes and facilitate the development of a well-connected, mixed-use, accessible, transit-oriented and “Made-in-Port-Moody” community.

This report provides an overview of open house events for Coronation Park held on April 5, 2023. A total of 105 people attended both open house events (49 individuals attended the online open house and 56 individuals attended the in-person open house). Feedback was received via comments during the open houses, completed comment forms (9 in-person and 8 online), as well as one poll on the Zoom webinar consisting of two survey questions.

A total of 26 questions from the online open house and 17 comment forms were received. In general, 6 indicated support, 32 were neutral, and 5 indicated opposition for the project.

In general, feedback included the following themes:

- **Neighbourhood Additions:** Support for the kids play area, amenity space and general interest in developing the area;
- **Thoughtful Design:** Appreciation for the opportunity to provide feedback through these sessions, the inclusion of family-friendly units, and the respectful design of the proposal overall;
- **A Desire to See More Community Spaces and Open Spaces:** Inquiries about additional park spaces, amenity programming such as a multi-purpose community centre or community art gallery, a dedicated restaurant space, and tree retention;
- **Traffic Congestion, Parking and Noise:** Concerns around the overall traffic congestion, the loss of street parking, and noise generated by the project upon completion;
- **Density:** Concerns around the growing density occurring in the area; and
- **Access During Construction:** Concerns around SkyTrain access during construction.

The report also contains copies of supporting materials for the open house event in the appendices, including the notification flyer, newspaper ad, open house boards and presentation deck, comment forms and transcriptions, and Q&A transcriptions.

# CORONATION PARK OPEN HOUSE SUMMARY REPORT

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# CORONATION PARK OPEN HOUSE SUMMARY REPORT

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## INTRODUCTION & PROJECT OVERVIEW

This report provides an overview of the Coronation Park Open House held on April 5, 2023.

In 2017, Council amended Port Moody's Official Community Plan (OCP) to include the Coronation Park Neighbourhood Plan which envisioned a transit-oriented, pedestrian-scaled, bike-friendly community with a range of housing forms and types close to shops, amenities and public transportation. The Plan also introduced opportunities for a variety of land uses such as high-rise residential, high-rise mixed-use, low-rise residential and green/park space.

In February 2020, Wesgroup submitted an Official Community Plan (OCP) Amendment Pre-Application to the City of Port Moody to redevelop 14.8 acres (6.0 ha) of the Coronation Park Neighbourhood into a mixed-use, complete community. On April 26, 2022, Council approved the OCP Amendment. In July 2022, Wesgroup moved forward with the next step in the development application process by submitting a rezoning application which proposes a new 2.55-acre city park, 1.5 acres of publicly accessible pathways, an loco Pedestrian Overpass, as well as 2,587 homes with a range of housing types, 9,500 square feet of daycare use, 2,000 square feet of civic amenity use, and 107,000 square feet of retail use (including office, grocery and drug store spaces). Bounded by loco Road to the west, Balmoral Drive to the east, Guildford Drive to the north, and Barnet Highway to the south in Port Moody, Coronation Park will be comprised of 9 buildings with 6 towers ranging between 26 and 31 storeys and 3 low-rise buildings, and have a gross floor area of 2,208,511 square feet (205,177 square metres). As part of the proposal, Wesgroup will dedicate 2,000 square feet of amenity space to the City and contribute \$2 million towards on-site public art.

Located in close proximity to shops and services at Suterbrook and Newport Village, the site is currently composed of 59 lots zoned One-Family Residential (RS1) within a 10-minute walk to Inlet Centre SkyTrain Station. The proposal would transform Coronation Park as a Comprehensive Development (CD) zone which typically permits higher-density mixed-use developments.



# CORONATION PARK OPEN HOUSE SUMMARY REPORT

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## EVENT DETAILS

### Open House Details

Date: Wednesday, April 5, 2023

Time: 12:00 - 1:15 PM (online); 6:00 - 8:00 PM (in-person)

Location: Zoom Webinar accessible via [www.CoronationParkPortMoody.com](http://www.CoronationParkPortMoody.com) (online); Galleria at Inlet Theatre (100 Newport Drive, Port Moody) (in-person)

The project website is the central hub providing details about the proposal and the application timeline, important project updates, as well as opportunities in which community members can participate in various engagement initiatives undertaken by the project team and subscribe to email updates.

### Session 1: Online Open House

In keeping with alternative open house formats that were introduced during the pandemic, the project team hosted an online open house to provide the community with updates to the rezoning application process and answer questions. The online open house occurred on Wednesday, April 5, 2023 at 12:00 PM over Zoom. During this session, 49 members of the public tuned in.

#### Meeting Details:

Date: April 5, 2023

Time: 12:00 PM - 1:15 PM

Location: Zoom Webinar via [www.CoronationParkPortMoody.com](http://www.CoronationParkPortMoody.com) (project website)

### Zoom Survey for Online Session

At the beginning of the online session, two (2) poll questions were posed as attendees were joining to serve as an interactive activity while everyone settled in. Of the 49 attendees, 24 individuals participated in the poll.

#### Poll Question #1:

- Did you attend any of our previous open houses?
  - No - 19 (79%)
  - Yes - 3 (13%)
  - I don't recall - 2 (8%)

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## Poll Question #2:

- Where are you tuning in from?
  - Outside of Port Moody - 8 (33%)
  - Newport Village - 7 (29%)
  - Suter Brook- 5 (21%)
  - Inlet Centre - 3 (13%)
  - Moody Centre - 1 (4%)
  - Klahanie - 0
  - Glenayre - 0
  - Seaview - 0

## Session 2: In-Person Open House

The project team hosted an information meeting on Wednesday, April 5, 2023 at 6:00 PM at the Galleria at the Port Moody Civic Centre to provide an update about the application and answer questions. During this session, 56 members of the public were in attendance.

## Meeting Details:

Date: April 5, 2023

Time: 6:00 PM - 8:00 PM

Location: Port Moody Civic Centre (100 Newport Drive)

## Project Team in Attendance (\*indicates attendance at both open house events):

- Louis Landolt, Development Manager, Wesgroup\*
- Alex Schmalting, Development Coordinator, Wesgroup\*
- Kaylen Blomkamp, Director Development, Wesgroup\*
- Dean Johnson, Vice President of Development, Wesgroup (In-Person Event Only)
- Surabhi Shakkarwar, Intern Architect, Boniface Oleksuik Politani Architects\*
- Shane Oleksuik, Principal, Boniface Oleksuik Politani Architects (Online Event Only)
- Adrian Politano, Principal, Boniface Oleksuik Politani Architects (In-Person Event Only)
- Gary Vlieg, Vice President, Creative Transportation Solutions\*
- Eric Lum, Project Manager, Aplin & Martin Consultants\*
- June Shiangchin, Landscape Designer, Perry + Associates Consultants\*
- Charlotte Wayara, Planner, Pooni Group\*
- Katie Pystchula, Marketing Manager, Pooni Group (Online Event Only)
- Anika Bursley, Planning Coordinator, Pooni Group (In-Person Event Only)
- Blaire Chisholm, Chief Operating Officer, Pooni Group\*

A copy of the presentation can be found in **Appendix A**. A copy of the boards can be found in **Appendix B**.

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# CORONATION PARK OPEN HOUSE SUMMARY REPORT

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## **Presentation/Boards Materials:**

- Welcome
- Agenda (Online Event Only)
- Community Guidelines (Online Event Only)
- About Wesgroup
- Project Team
- Project Context: Neighbourhood Context
- Project Context: Site Context
- Project Context: Policy Context
- Timeline
- The Proposal
- Project Statistics
- Project Massing
- Happy Cities Wellbeing Framework
- Community Benefits
- City Owned Park
- Park Programming
- Childcare
- Public Art
- New Amenity Spaces
- Range of Housing Options
- New Employment Space
- Local Serving Retail
- Sustainability & Energy Step Code
- Transportation Analysis
- Transit Oriented Development
- Coronation Park Neighbourhoods
- The Gateway
- Barnet Mews
- Courtyard Commons
- Thank You
- Provide Your Input
- Site Plan
- Sections
- Phasing Plan
- Shadow Studies

# CORONATION PARK OPEN HOUSE SUMMARY REPORT

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## RESIDENT NOTIFICATION

**Flyers** — All residences and businesses within a 140-metre radius of the subject site were informed about the open house event. Notification flyers were sent via letter mail the week of March 20, 2023. In total, 3,325 unaddressed notification flyers were distributed to residents and businesses in the area surrounding the site. In addition, 2,390 addressed notification flyers with labels provided by the City of Port Moody, as well as 16 notification flyers with labels provided by the City of Coquitlam were mailed.

A copy of the notification flyer is included in **Appendix C**, and a screenshot of the notification area provided by the City of Port Moody for unaddressed mailers is included in **Appendix D** (the addresses identified by the City of Coquitlam were accounted for in the City of Port Moody distribution route).

**Newspaper Ad** — Newspaper advertisements ran in the local print newspaper, the Tri-City News, in two (2) consecutive issues on Thursday, March 23, 2023 and Thursday, March 30, 2023.

A copy of the newspaper advertisement is included in **Appendix E**.

Both the flyer and the newspaper ad graphics included key information about the proposal and the open house details. They also noted that an alternative method for individuals without internet access could be provided upon request for those interested in attending the online session. There were no requests made.



# CORONATION PARK OPEN HOUSE SUMMARY REPORT

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## FEEDBACK SUMMARY

The public input period was open from April 5, 2023 until April 10, 2023. The public was encouraged to provide feedback via the following options:

- During the Q&A portion of the online Open House;
- Comment forms during the in-person Open House;
- Online comment forms available on the project website ([www.CoronationParkPortMoody.com](http://www.CoronationParkPortMoody.com)) from April 5, 2023 until April 10, 2023.

The project website was also updated to include a digital copy of the open house boards at the in-person session. Screenshots of the website are included in **Appendix F**.

A total of 26 questions and comments were posed during the Q&A segment of the event, complemented by 9 comment forms submitted in person and another 8 through online channels.

During the online Q&A, the following themes were raised regarding the proposal:

- **Design and Programming** (7)
  - Inquiry about the gas station site
  - Questions regarding access to Skytrain
  - Desire for family-friendly units
  - Details about the daycare
  - Inquiry about whether the pool will be available to the general public or exclusively for the residents of the development
- **Traffic** (4)
  - Concerns about additional traffic generated by the project
- **Parking** (5)
  - Inquiry about charging stations
  - Concerns about losing street parking
  - Inquiry about safe and secure bike storage
- **Density** (1)
  - Inquiry regarding proposed density concerning nearby development projects

# CORONATION PARK OPEN HOUSE SUMMARY REPORT

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- **Timing** (3)
  - Inquiry about the commencement and duration of the project
  - Inquiry about early access to rental units
- **Future Steps** (6)
  - Inquiry about development permits
  - Inquiry about pre-sales
  - Inquiry about the future of single-family housing owned by Wesgroup
  - Inquiry about the potential for changes in the project relative to the OCP update process
  - Inquiry about the potential acquisition of additional properties in the area
  - Concerns regarding noise generated by the project at build out

A transcript of the questions from our Q&A portion can be found in **Appendix G**.

Based on the comment forms received at both the in-person open house and via the website, the following themes emerged:

- **Green/Open Spaces** (2)
  - Concerns regarding lack of adequate green space
  - Desire/request to save as many existing trees as possible
- **Access** (2)
  - Concerns about lack of access in and around the development
- **Parking** (1)
  - Desire for more parking spots
- **Traffic** (3)
  - Concerns about additional traffic generated by the project
- **Density** (1)
  - Concern regarding building density and the population increase caused by the project
- **Design and Programming** (4)
  - Need for additional art spaces in the community
  - Desire for children's playground in public spaces
  - Concern regarding the Civic Amenity Space
  - Desire to see dedicated restaurant space

# CORONATION PARK OPEN HOUSE SUMMARY REPORT

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- **Project Support** (3)
  - Appreciative of the opportunity to provide feedback
  - Pleased and supportive of the project

A screenshot of the online comment form has been provided in **Appendix H**. A transcript of the comment form responses can be found in **Appendix I**. Photos from the in-person open house can be found in **Appendix J**.

## CONCLUSION

Two open houses were held on April 5, 2023 for the Wesgroup Coronation Park rezoning application. The public input period ran from April 5 to April 10. The majority of the sentiment received indicated neutrality or support for the Coronation Park proposal, with 57% of the attendees being neutral and 12% showing support. Several participants expressed appreciation for the increase in rental housing and revitalization of the site. Participants expressed interest in the provision of charging stations and safe and secure bike storage, as well as learning more about the development permit process and opportunities for early access to rental units.

The project team received questions about the project specifics (i.e., design considerations pertaining to family-friendly units and daycare services, access to amenities such as the pool, noise generation, SkyTrain access, density and height, traffic and parking, as well as the permit approval process, completion time, and pre-sales). Community members inquired about the potential acquisition of the remaining property in Coronation Park. Members of the public expressed interest in understanding the relationship and context between Coronation Park and the adjacent proposal in Coquitlam, pertaining to tower heights and sufficient commercial space to be shared between both projects.

Concerns were generally related to the noise generated by the cars once the project is completed, SkyTrain access restrictions during construction, lack of access in and around the development, loss of street parking, inadequate green space, as well as population growth and traffic congestion.

The information and feedback the community provided as part of the engagement efforts will be considered by Wesgroup as they continue to refine their application.



# CORONATION PARK OPEN HOUSE SUMMARY REPORT

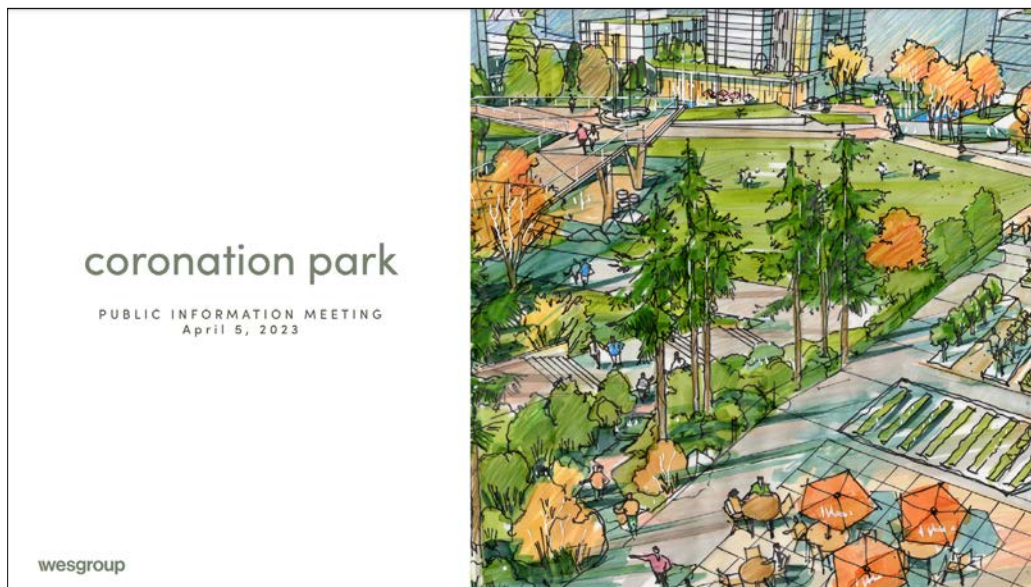
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## appendices.

14	Appendix A - Presentation Slides
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# CORONATION PARK OPEN HOUSE SUMMARY REPORT

## APPENDIX A — PRESENTATION SLIDES



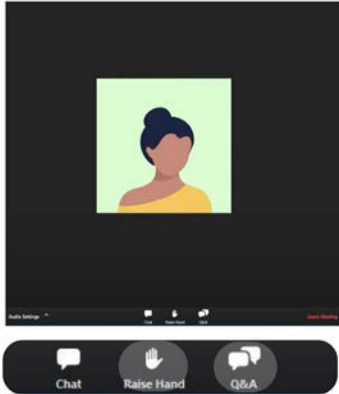
# CORONATION PARK OPEN HOUSE SUMMARY REPORT

## APPENDIX A — PRESENTATION SLIDES (CONTINUED)

### COMMUNITY GUIDELINES FOR PARTICIPATION

- Mics will be muted.
- Please enter your question in the Q&A box at the bottom of your screen. These questions will be anonymous and answered at the end of the presentation.
- If you wish to ask a question verbally, please raise your virtual hand and we will unmute you to ask your question.
- Only respectful comments will be answered — please remember to lead with kindness and curiosity.
- If we do not get to your question during this session, please email us at [info@coronationparkportmoody.com](mailto:info@coronationparkportmoody.com).

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### ABOUT wesgroup

Wesgroup is a family-owned real estate company specializing in the development of sustainable, mixed-use, complete communities.

With over 60 years of experience in end-to-end real estate services overseeing residential, retail, and commercial properties, Wesgroup is proud to have built more than 7,000 homes and over 100 communities.

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# CORONATION PARK OPEN HOUSE SUMMARY REPORT

## APPENDIX A — PRESENTATION SLIDES (CONTINUED)

**PROJECT TEAM**

<b>Developer</b> <b>wesgroup</b> Wesgroup Properties	<b>Architect &amp; Urban Designer</b> <b>bp</b> Boniface Oleksiuk Politano Architects	<b>Landscape Architect</b> <b>P+A</b> Perry + Associates	<b>Planning + Engagement</b> <b>pooni group.</b> Pooni Group
<b>Accessibility Consultant</b> <b>MEANINGFUL</b> ACCESS CONSULTING Meaningful Access Consulting	<b>Civil Engineers</b> <b>Apln and Martin</b> Consultants	<b>Transportation Engineers</b> <b>CTS</b> Creative Transportation Solutions	

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**PROJECT CONTEXT**

**NEIGHBOURHOOD CONTEXT**



Key:  
○ SkyTrain Station  
— SkyTrain Route  
— Westcoast Express  
— Bus Route  
○ Shops and services  
○ Community facility  
— Municipal border

Coronation Park is located within a 5-minute walk from Inlet Centre Skytrain Station in Port Moody, close to shops, services and amenities.

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# CORONATION PARK OPEN HOUSE SUMMARY REPORT

## APPENDIX A — PRESENTATION SLIDES (CONTINUED)

PROJECT CONTEXT

### SITE CONTEXT

The site is 14.8 acres and currently includes 59 single family homes. From Balmoral Drive to Ioco Road, there is a 30-metre drop in grade.




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PROJECT CONTEXT

### POLICY CONTEXT



**Official Community Plan**

In April 2022, Council approved the OCP Amendment for Coronation Park.

In July 2022, Wesgroup submitted a rezoning application which would rezone the site as a Comprehensive Development (CD) Zone.

The rezoning application is 100% compliant with the OCP Amendment approved in 2022.

In 2017, Council amended Port Moody's Official Community Plan (OCP) to include the Coronation Park Neighbourhood Plan.

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## APPENDIX A — PRESENTATION SLIDES (CONTINUED)


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## APPENDIX A — PRESENTATION SLIDES (CONTINUED)

### NEW AMENITY SPACE

- 15,000 square foot central amenity space for residents, including a pool, fitness facility, party rooms, lounges, and kid-friendly spaces
- 2,000 square foot city owned amenity space



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### RANGE OF HOUSING OPTIONS

2,587 new homes	101 market rental homes	Residential low rise buildings (6 storeys)
		
Housing for families, young professionals, downsizers, and singles	Ground Oriented Housing	Residential and mixed use high rise buildings (26-31 storeys)

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## APPENDIX A — PRESENTATION SLIDES (CONTINUED)

### NEW EMPLOYMENT SPACE

- 30,000 square feet of office space
- 579 jobs anticipated through the office, retail and daycare components
- 536 home-based jobs are anticipated




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### LOCAL SERVING RETAIL

- 77,000 square feet of local serving retail
- Grocery store, drug store, and other retail spaces for residents and the surrounding community



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## APPENDIX A — PRESENTATION SLIDES (CONTINUED)

### SUSTAINABILITY & ENERGY STEP CODE

Port Moody Policy requires Step 3 with Low Carbon Energy System or Step 4 of the BC Energy Step Code\*

- Rezoning proposes Step 3


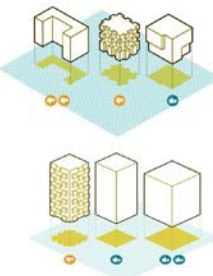
Wesgroup has experience with DES:

- Own and operate River District Energy (fully Regulated by BC Utilities Commission)
- Began 2012 and will be getting heat by 2026 (temp systems currently in place)

\*Note that the City of Port Moody's Sustainability Policy is more ambitious than most in the region and this will have an impact on the architecture of the buildings at Coronation Park

KEY Factors in Step Code Compliance:

- Massing and Orientation – simple form
- Thermal Bridging – continuous insulation
- Shading – WWR 40%
- Heat Recovery – efficient HRVs



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### TRANSPORTATION ANALYSIS


City of Port Moody staff provided input on the initial study.

Proposal is aligned with the City of Port Moody's Master Transportation Plan, *Transport Port Moody*.

Project Team and City of Port Moody staff are coordinating with other development applications in the area, including Coquitlam.

Without Coronation Park development, due to other area development, several key intersection will require changes.

Access opposite Suter Brook Way will help to distribute access on the network.



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## APPENDIX A — PRESENTATION SLIDES (CONTINUED)


### TRANSIT-ORIENTED DEVELOPMENT

Site within 5-10 minute walk to Inlet Centre SkyTrain Station.

Site Planning focused on permeability and accessibility to promote walking and cycling for local trips and buses/SkyTrain for medium to longer trips.

Improvements include:

- Separated bike lane along loco Road
- Separated bike lane along Barnet Highway
- Upgrades to bus stop locations
- Network upgrades
- New loco Overpass



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### CORONATION PARK NEIGHBOURHOODS

**A THE GATEWAY** **B BARNET MEWS** **C COURTYARD COMMONS**



Key Plan

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# CORONATION PARK OPEN HOUSE SUMMARY REPORT

## APPENDIX A — PRESENTATION SLIDES (CONTINUED)

THE CORONATION PARK NEIGHBOURHOOD

### THE GATEWAY



- Lively retail environment for pedestrians and cyclists
- Commercial, office and local amenities
  - 77,000 sf of Retail (including Drug store and Grocery Store)
  - ~131 childcare spaces
- Anticipated construction start December 2025

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THE CORONATION PARK NEIGHBOURHOOD

### BARNET MEWS



- Residential focused neighbourhood for community interaction
- Variety of unit types and housing tenures
- 101 rental units (including Seniors' housing)
- ~1,338 market condo units
- Direct pathway and stair connections to park and transit
- Ground-oriented units facing the park
- Active outdoor roof space

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# CORONATION PARK OPEN HOUSE SUMMARY REPORT

## APPENDIX A — PRESENTATION SLIDES (CONTINUED)

THE CORONATION PARK NEIGHBOURHOOD

COURTYARD COMMONS



- Residential focus with essential amenities and permeable design
- Gateway to the Park
- Includes 3,062 sf of Daycare and 2,000 sf of Civic Amenity overlooking Park
- Internal Courtyard to promote organic social interactions
- At-Grade Bike Connections to the Park
- Accessible Pathways connecting to adjoining streets
- Active outdoor roof space

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THANK YOU

Thank you for attending our open house.

If you have any remaining questions, please enter them into the Q&A box now.

To learn more information, visit the project website at:  
[www.coronationparkportmoody.com](http://www.coronationparkportmoody.com)

A reminder that our consultant, Pooni Group has been engaged to help with the public consultation process. If you have any questions about the proposal or process, please contact:

Charlotte Wayara  
[charlotte@poonigroup.com](mailto:charlotte@poonigroup.com)

You may also wish to contact the City at:  
Wesley Woo  
[wwoo@portmoody.ca](mailto:wwoo@portmoody.ca)

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## APPENDIX A — PRESENTATION SLIDES (CONTINUED)

### PROVIDE YOUR INPUT

We'd love to hear your feedback. Visit our website to learn more about the project or ask any additional questions at [www.coronationparkportmoody.com](http://www.coronationparkportmoody.com). Please submit comment forms by April 10, 2023 at 11:59 pm via our project website.

You can also submit comment cards about the proposal to the City of Port Moody via the Engage Port Moody website.

We anticipate the following dates for Council consideration and progress towards approvals for the rezoning application that was submitted in July 2022:



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### SITE PLAN



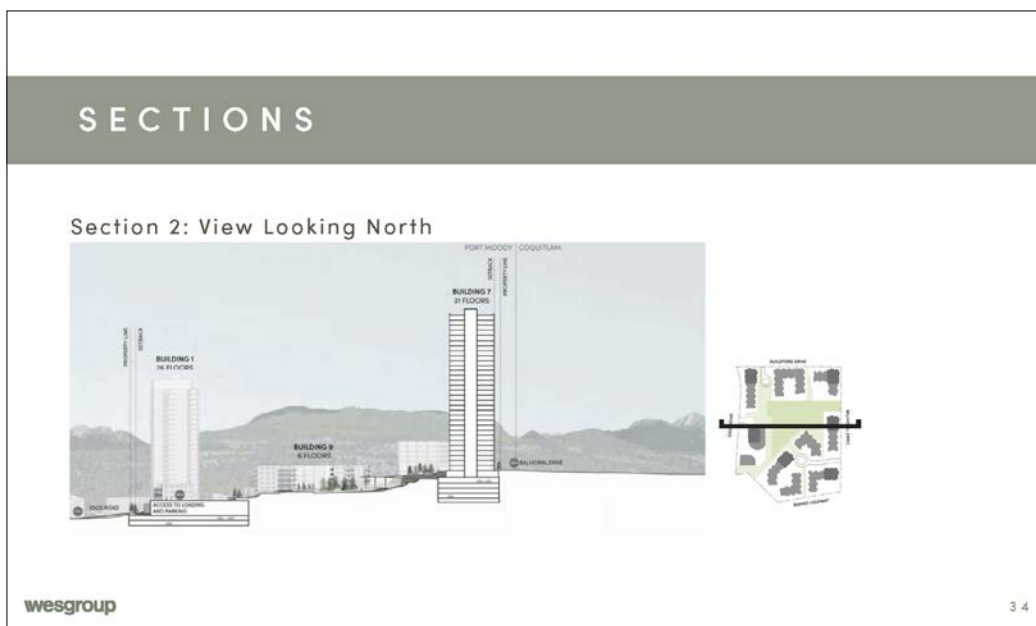
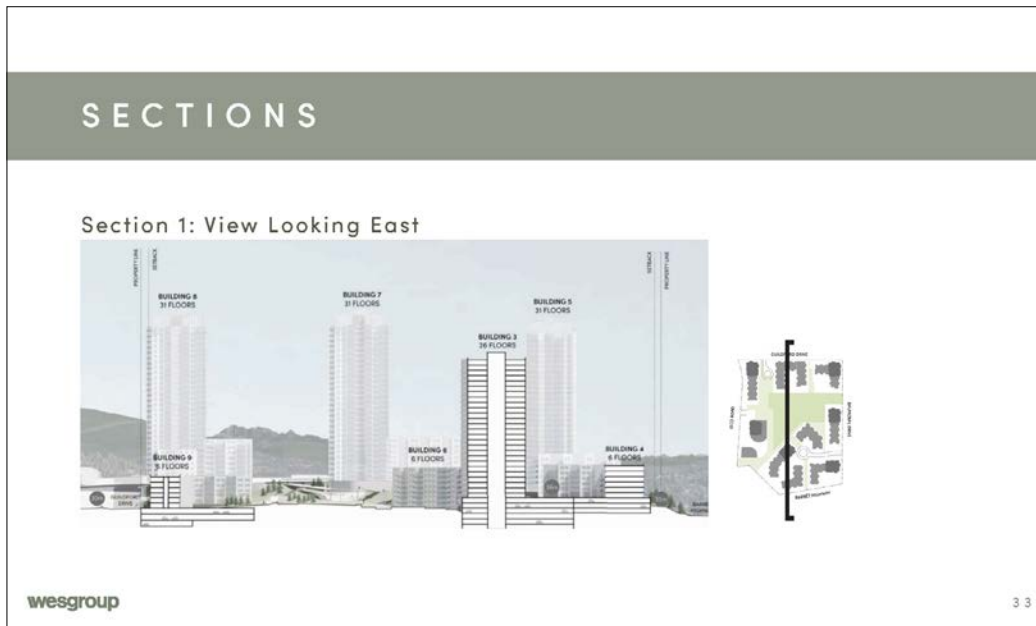
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Site Plan

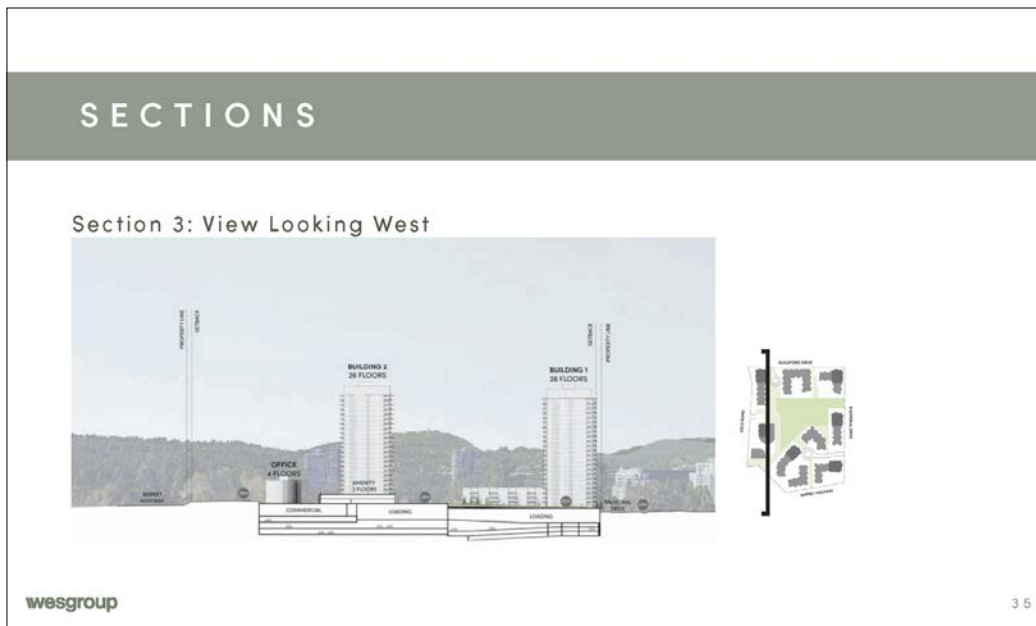
LEGEND  
● NUMBER OF FLOORS

32

## APPENDIX A — PRESENTATION SLIDES (CONTINUED)



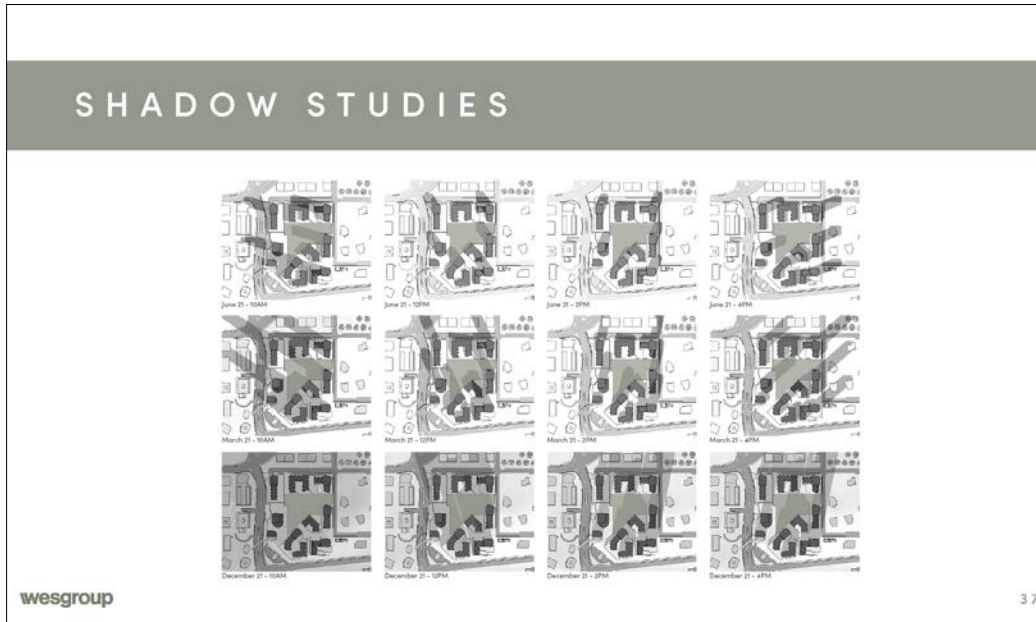
## APPENDIX A — PRESENTATION SLIDES (CONTINUED)





# CORONATION PARK OPEN HOUSE SUMMARY REPORT

## APPENDIX A — PRESENTATION SLIDES (CONTINUED)



# CORONATION PARK OPEN HOUSE SUMMARY REPORT

## APPENDIX B — BOARD GRAPHICS

### WELCOME TO THE CORONATION PARK PUBLIC INFORMATION MEETING

The purpose of today's session is to:

- Provide an overview of the vision for Coronation Park, as well as the project's progression, including information on the rezoning process, and what you can expect as next steps.
- Answer your questions and listen to your feedback.

After you have had a chance to explore today's material, please fill out a comment form either in-person or by visiting [www.CoronationParkPortMoody.com](http://www.CoronationParkPortMoody.com).




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APRIL 5, 2023

APPENDIX B — BOARD GRAPHICS (CONTINUED)

# ABOUT WESGROUP



## wesgroup

Wesgroup is a family-owned real estate company specializing in the development of sustainable, mixed-use, complete communities.

With over 60 years of experience in end-to-end real estate services overseeing residential, retail, and commercial properties, Wesgroup is proud to have built more than 7,000 homes and over 100 communities.

coronation park | Public Information Meeting

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APPENDIX B — BOARD GRAPHICS (CONTINUED)

# PROJECT TEAM

Wesgroup has assembled a highly qualified team of industry experts to support in the development process.

Developer:

wesgroup

Architect + Urban Designer:



Landscape Architect:

P+A

Planning + Engagement:



Accessibility:



Civil Engineers:



Transportation Engineers:



coronation park | Public Information Meeting

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## APPENDIX B — BOARD GRAPHICS (CONTINUED)

### PROJECT CONTEXT Neighbourhood Context

Coronation Park is located within a 5-minute walk from Inlet Centre Skytrain Station in Port Moody, close to shops, services and amenities.

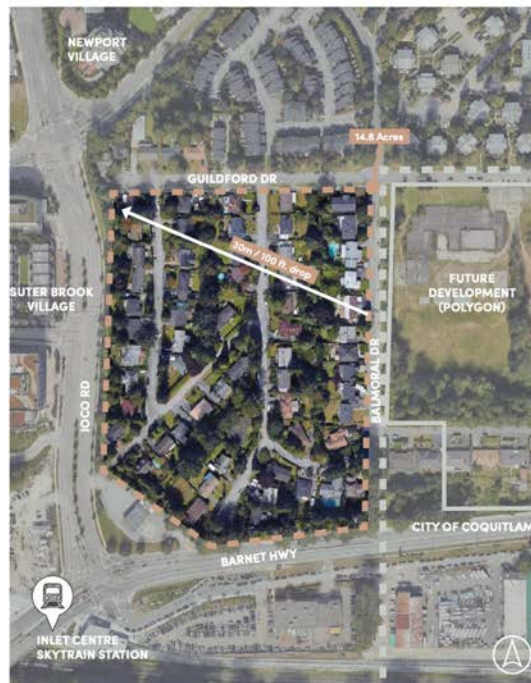




## APPENDIX B — BOARD GRAPHICS (CONTINUED)

### PROJECT CONTEXT Site Context

The site is 14.8 acres and currently includes 59 single family homes. From Balmoral Drive to Ioco Road, there is a 30 meter drop in grade.



## APPENDIX B — BOARD GRAPHICS (CONTINUED)

### PROJECT CONTEXT

#### Policy Context

#### Official Community Plan

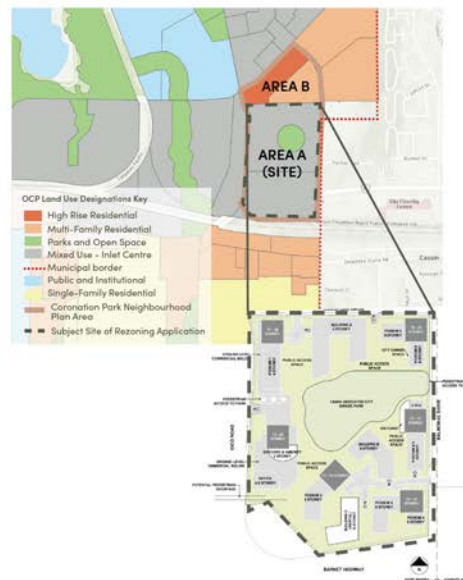
In 2017, Council amended Port Moody's Official Community Plan (OCP) to include the Coronation Park Neighbourhood Plan.

In April 2022, Council approved the OCP Amendment for Coronation Park.

The site currently includes 59 single family homes.

In July 2022, Wesgroup submitted a rezoning application which would rezone the site as a Comprehensive Development Zone.

The rezoning application is 100% compliant with the OCP Amendment approved in 2022.





APPENDIX B — BOARD GRAPHICS (CONTINUED)




## APPENDIX B — BOARD GRAPHICS (CONTINUED)

### THE PROPOSAL

Well connected.      Mixed Use.      Accessible.      Transit-Oriented.

- 3.42 FSR
- 2,486 Market Condo Units
- 101 Market Rental Units (Rent-to-Own; 10% Seniors)
- 64,000 sf of Amenity, Including 15,000 sf of Common Amenity Space for all residents (delivered in Phase 1)
- ~107,000 sf of Commercial Space (incl. 30,000 sf office)
  - Grocery and Drug Store
- 9,500 sf of childcare space (~194 spaces, over two locations)
- 2,000 sf of Civic Amenity
- 2.55 Acre City Park + 1.5 Acres of Publicly Accessible Pathways
- loco Overpass



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# CORONATION PARK OPEN HOUSE SUMMARY REPORT

## APPENDIX B — BOARD GRAPHICS (CONTINUED)

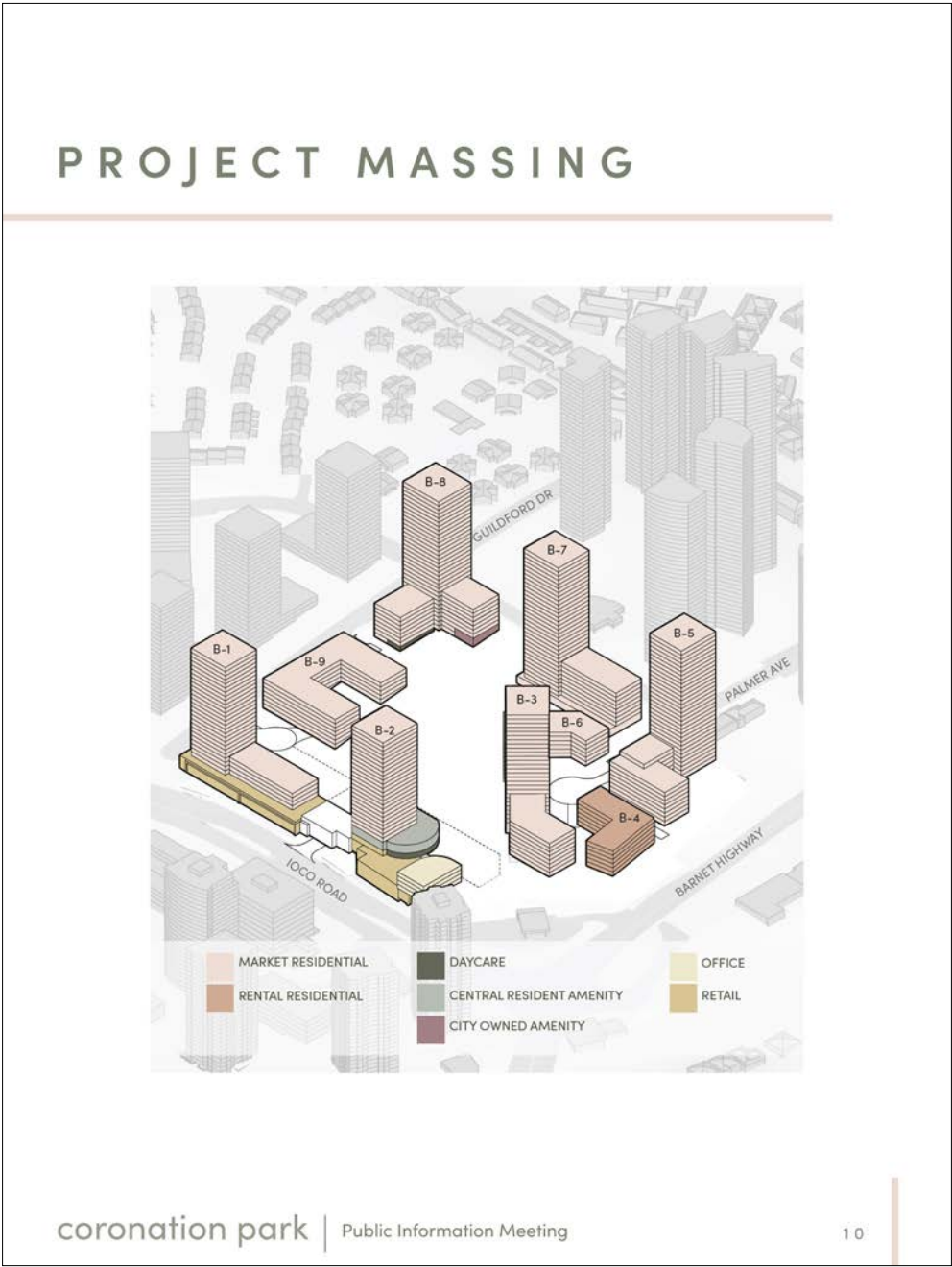
### PROJECT STATISTICS

KEY PROJECT STATISTICS		
	Sqm.	Sf.
Gross Site Area	60,000	645,834
Area of existing roads	9,541	102,695
Net Site Area	50,459	543,139
Total GFA	205,177	2,208,511
FSR		3.42
Public Park	10,300	110,868
Privately owned, publicly Accessible Open Space	6,070	65,340

AREA TOTALS FOR EACH USE		
	Sqm.	Sf.
Total Residential	200,184	2,154,762
Total Amenity Exclusion (Pvt)	5,903	63,539
Residential GFA (excluding Amenity)	194,281	2,091,223
Residential (rental)	7,781	83,750
Residential (strata)	186,500	2,007,473
Total Commercial	10,896	117,287
Total Office	2,764	29,752
Total Retail	7,244	77,974
Total Daycare	888	9,562
Total GFA	205,177	2,208,511
Amenity		
City Owned Amenity	186	2,002


PROPOSED UNIT MIX					
	Studio	1 Bed	2 Bed	3 Bed	Total
Unit Mix	8%	45%	35%	12%	100%
Strata Units	199	1,118	870	299	2,486
Rental Units	8	46	35	12	101
Total Units	207	1,164	905	311	2,587

APPENDIX B — BOARD GRAPHICS (CONTINUED)



## APPENDIX B — BOARD GRAPHICS (CONTINUED)

### HAPPY CITIES WELLBEING FRAMEWORK



- People-centered design focused on wellbeing and social connection
- Framework tailored specifically to Coronation Park ('Made in Port Moody') **for each individual Neighbourhood**
- Application ranking Good to Excellent on the four measures of project's wellbeing impact
- Wesgroup is committed to ranking Very Good/Excellent in all categories


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APPENDIX B — BOARD GRAPHICS (CONTINUED)

### COMMUNITY BENEFITS

- ✓ 2.55 Acre City Park + 1.5 Acres of Publicly Accessible Pathways
- ✓ Childcare for up to 194 kids
- ✓ \$2M Public Art Contribution
- ✓ 2,000 sf of City Owned Amenity Space
- ✓ Range of Housing Options
- ✓ New Employment Space
- ✓ Local Serving Retail
- ✓ Infrastructure Upgrades and Improvements



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## APPENDIX B — BOARD GRAPHICS (CONTINUED)

### CITY OWNED PARK

2.5 Acres with 1.5 Acres of Accessible Pathways programmed with active and passive uses accessible to everyone



## APPENDIX B — BOARD GRAPHICS (CONTINUED)

### PARK PROGRAMMING

The park will be programmed with a series of active and passive recreation opportunities.

2.55-acres of city owned park space:

- A. The Great Lawn
- B. Terraced Seat Lawn
- C. Kids Play Area
- D. Sports Court
- E. Family/Group Seating
- F. Elevated Walkway
- G. Seat Deck + Stage
- H. Urban Forest Node
- I. Pollinator Meadow

1.6 acres of accessible greenway spaces



#### Park Precedents

Active Recreation



Passive Recreation



Sustainability



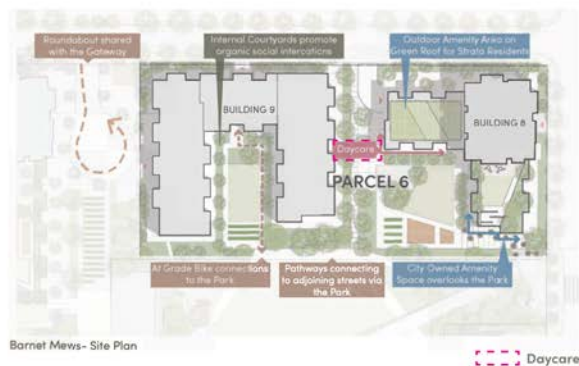
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## APPENDIX B — BOARD GRAPHICS (CONTINUED)

### CHILDCARE

- 9,500 square feet of daycare (2 locations)
- Will accommodate approximately 194 kids



## APPENDIX B — BOARD GRAPHICS (CONTINUED)

### PUBLIC ART

- \$2 million in public art\*
  - Public art opportunities located throughout the project
- \*number is approximate



Public art location opportunity



The River Giver of Life by Susan Point (located at Klahanie)



Public Art Precedents



## APPENDIX B — BOARD GRAPHICS (CONTINUED)

### NEW AMENITY SPACES

- 15,000 square foot central amenity space for residents, including a pool, fitness facility, party rooms, lounges, and kid-friendly spaces
- 2,000 square foot city owned amenity space



APPENDIX B — BOARD GRAPHICS (CONTINUED)

RANGE OF HOUSING  
OPTIONS

2,587 new homes



Housing for families, young professionals, downsizers, and singles

101 market rental homes



Ground Oriented Housing

Residential low rise buildings (6 storeys)



Residential and mixed use high rise buildings (26-31 storeys)

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## APPENDIX B — BOARD GRAPHICS (CONTINUED)

### NEW EMPLOYMENT SPACE

- 30,000 square feet of office space
- 579 jobs anticipated through the office, retail, and daycare components
- 536 home-based jobs are anticipated



## APPENDIX B — BOARD GRAPHICS (CONTINUED)

### LOCAL SERVING RETAIL

- 77,000 square feet of local serving retail
- Grocery store, drug store, and other retail spaces for residents and the surrounding community



## APPENDIX B — BOARD GRAPHICS (CONTINUED)

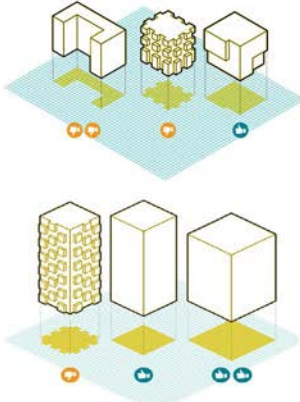

### SUSTAINABILITY & ENERGY STEP CODE

Port Moody Policy requires Step 3 with Low Carbon Energy System or Step 4 of the BC Energy Step Code\*

- Rezoning proposes Step 3

Wesgroup has experience with DES:

- Own and operate River District Energy (fully Regulated by BC Utilities Commission)
- Began 2012 and will be getting heat by 2026 (temp systems currently in place)



**KEY Factors in Step Code Compliance:**

- Massing and Orientation – simple form
- Thermal Bridging – continuous insulation
- Shading – WWR 40%
- Heat Recovery – efficient HRVs

\*Note that the City of Port Moody's Sustainability Policy is more ambitious than most in the region and this will have an impact on the architecture of the buildings at Coronation Park.

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## APPENDIX B — BOARD GRAPHICS (CONTINUED)

### TRANSPORTATION ANALYSIS

City of Port Moody staff provided input on the initial study.

Proposal is aligned with the City of Port Moody's Master Transportation Plan, *Transport Port Moody*.

Project Team and City of Port Moody staff are coordinating with other development applications in the area, including Coquitlam.

Without Coronation Park development, due to other area development, several key intersection will require changes.

Access opposite Suter Brook will help to distribute access on the network.





## APPENDIX B — BOARD GRAPHICS (CONTINUED)


### TRANSIT ORIENTED DEVELOPMENT





- Site within 5-10 minute walk to Inlet Centre SkyTrain Station
- Site Planning focused on permeability and accessibility to promote walking and cycling for local trips and buses/SkyTrain for medium to longer trips
- Improvements include:
  - Separated bike lane along loco Road
  - Separated bike lane along Barnet Highway
  - Upgrades to bus stop locations
  - Network upgrades
  - New loco Overpass

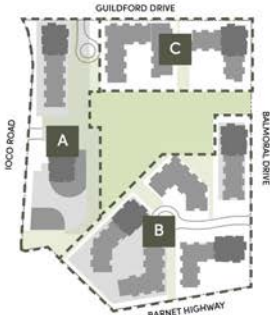
## APPENDIX B — BOARD GRAPHICS (CONTINUED)

### CORONATION PARK NEIGHBOURHOODS

**A THE GATEWAY**  


**B BARNET MEWS**  


**C COURTYARD COMMONS**  




Key Plan

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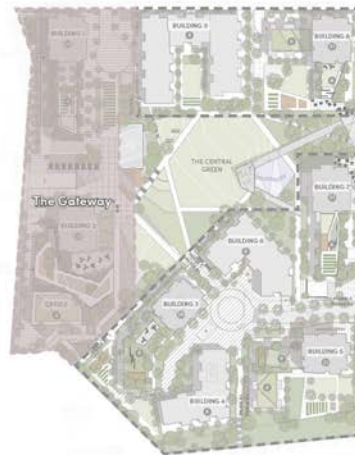
## APPENDIX B — BOARD GRAPHICS (CONTINUED)

### CORONATION PARK NEIGHBOURHOOD

#### The Gateway



- Lively retail environment for pedestrians and cyclists
- Commercial, office and local amenities
  - 77,000 sf of Retail (including Drug store and Grocery Store)
  - ~131 childcare spaces
- Anticipated construction start December 2025



## APPENDIX B — BOARD GRAPHICS (CONTINUED)

### CORONATION PARK NEIGHBOURHOOD

#### Barnet Mews



- Residential focused neighbourhood for community interaction
- Variety of unit types and housing tenures
  - 101 rental units (including Senior's housing)
  - ~1338 market condo units
- Direct pathway and stair connections to park and transit
- Ground-oriented units facing the park
- Active outdoor roof space



## APPENDIX B — BOARD GRAPHICS (CONTINUED)

### CORONATION PARK NEIGHBOURHOOD

#### Courtyard Commons



- Residential focus with essential amenities and permeable design
- Gateway to the Park
- Include 3,062 sf of Daycare and 2,000 sf of Civic Amenity overlooking Park
- Internal Courtyard to promote organic social interactions
- At-Grade Bike Connections to the Park
- Accessible Pathways connecting to adjoining streets
- Active outdoor roof space





## APPENDIX B — BOARD GRAPHICS (CONTINUED)

### THANK YOU

Thank you for attending our open house.

After you have had a chance to explore today's material, please fill out a comment form either in-person or by visiting [www.CoronationParkPortMoody.com](http://www.CoronationParkPortMoody.com) by April 10, 2023 at 11:59 pm.

A reminder that our consultant, Pooni Group, has been engaged to help with the public consultation process. If you have any questions about the proposal or process, please contact:

Charlotte Wayara  
[charlotte@poonigroup.com](mailto:charlotte@poonigroup.com)

You may also wish to contact the City at:

Wesley Woo  
[wwoo@portmoody.ca](mailto:wwoo@portmoody.ca)



wesgroup

APRIL 5, 2023

APPENDIX B — BOARD GRAPHICS (CONTINUED)

# PROVIDE YOUR INPUT

We'd love to hear your feedback. Visit our website to learn more about the project or ask any additional questions.

You can also submit comment cards about the proposal to the City of Port Moody via the Engage Port Moody website.

We anticipate the following dates for Council consideration and progress towards approvals for the rezoning application that was submitted in July 2022:

MAY 23, 2023  
First Reading

JUL 25, 2023  
Second Reading

SEP 26, 2023  
Third Reading &  
Public Hearing

MAR 2024  
Fourth Reading  
(Enactment)

wesgroup

APRIL 5, 2023

# CORONATION PARK OPEN HOUSE SUMMARY REPORT

## APPENDIX B — BOARD GRAPHICS (CONTINUED)

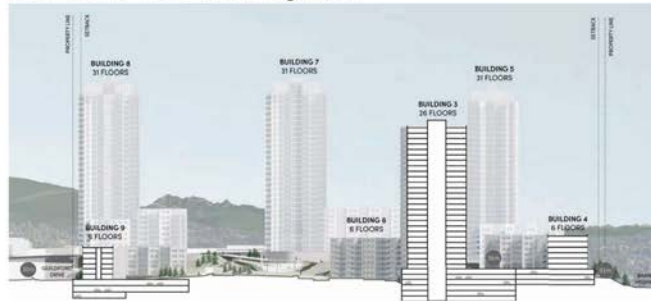




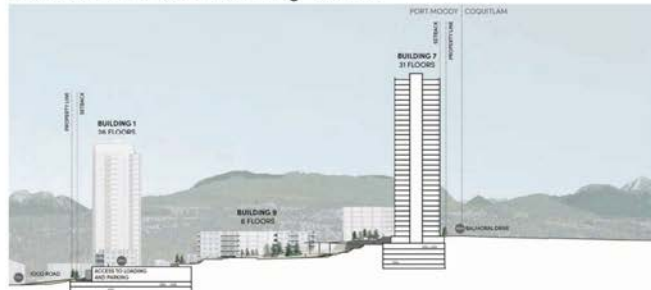
## APPENDIX B — BOARD GRAPHICS (CONTINUED)

### SECTIONS

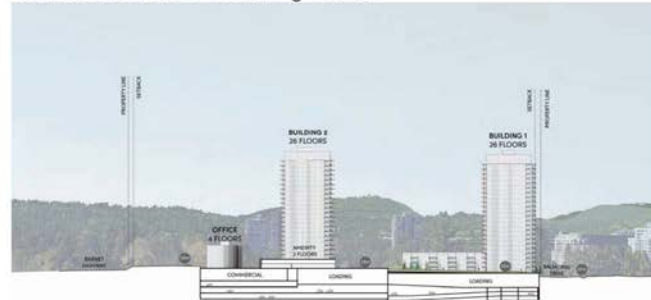
Section 1: View Looking East



Section 2: View Looking North



Section 3: View Looking West



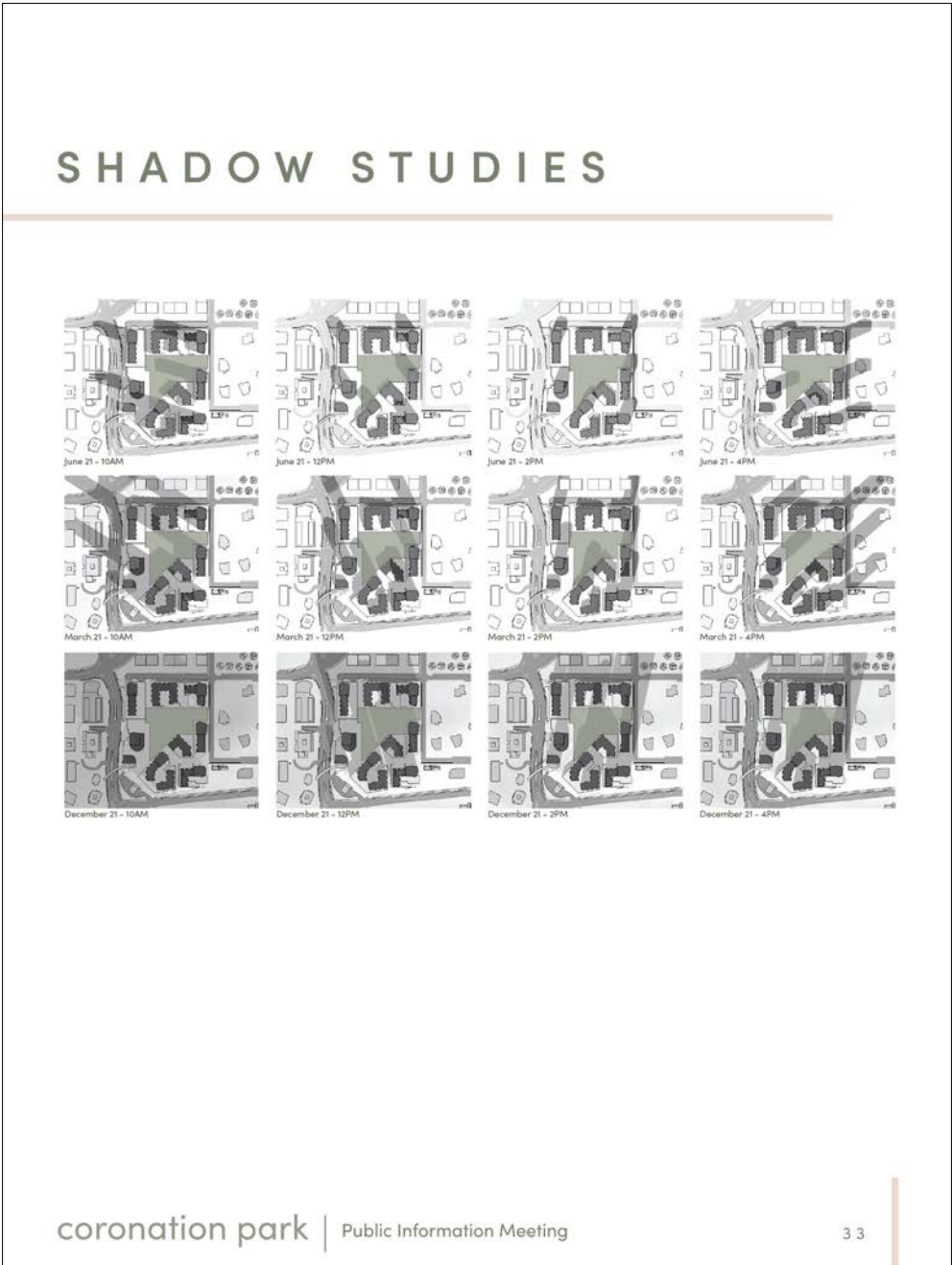
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## APPENDIX B — BOARD GRAPHICS (CONTINUED)




APPENDIX B — BOARD GRAPHICS (CONTINUED)



# CORONATION PARK OPEN HOUSE SUMMARY REPORT

## APPENDIX C — NOTIFICATION FLYER

**YOU'RE INVITED**



# Coronation Park Open House

Wesgroup has submitted a rezoning application following the approval of the Official Community Plan amendment in April 2022. The proposal is for a well-connected, mixed-use, accessible, transit-oriented and “Made-in-Port-Moody” master-planned community including a new 2.55-acre city park, 1.5 acres of publicly accessible pathways, an loco Pedestrian Overpass, and 2,587 homes with a range of housing types. Coronation Park proposes to include 9,500 square feet of daycare space, 2,000 square feet of civic amenity use, and 107,000 square feet of retail use, including 30,000 square feet of office space, and a grocery and drug store. The project team is hosting an information meeting on **Wednesday, April 5, 2023** to provide an update about the application and answer questions. Details are on the reverse.

wesgroup



**Please Join Us for an Open House**

**Date:** Wednesday, April 5, 2023  
**Time:** 12-1:15 pm (online) or 6-8 pm (in-person)  
**Where:** [www.coronationparkportmoody.com](http://www.coronationparkportmoody.com)



**How To Participate:**

- 1. Visit the project website**  
Register for the meeting by visiting [www.coronationparkportmoody.com](http://www.coronationparkportmoody.com) (or scan the QR code above with your smartphone camera).
- 2. Join the information meeting**  
On April 5, 2023, visit the project website to attend the meeting virtually at 12 PM or come join us in person at Inlet Theatre (100 Newport Drive) for 6 PM. At the virtual session, a short presentation will be provided by the project team followed by a Q&A.
- 3. Provide your feedback through the website**  
Submit a comment form by visiting the project website between April 5 - 10, 2023 or by emailing [info@coronationparkportmoody.com](mailto:info@coronationparkportmoody.com).

**Questions? Contact Us:**

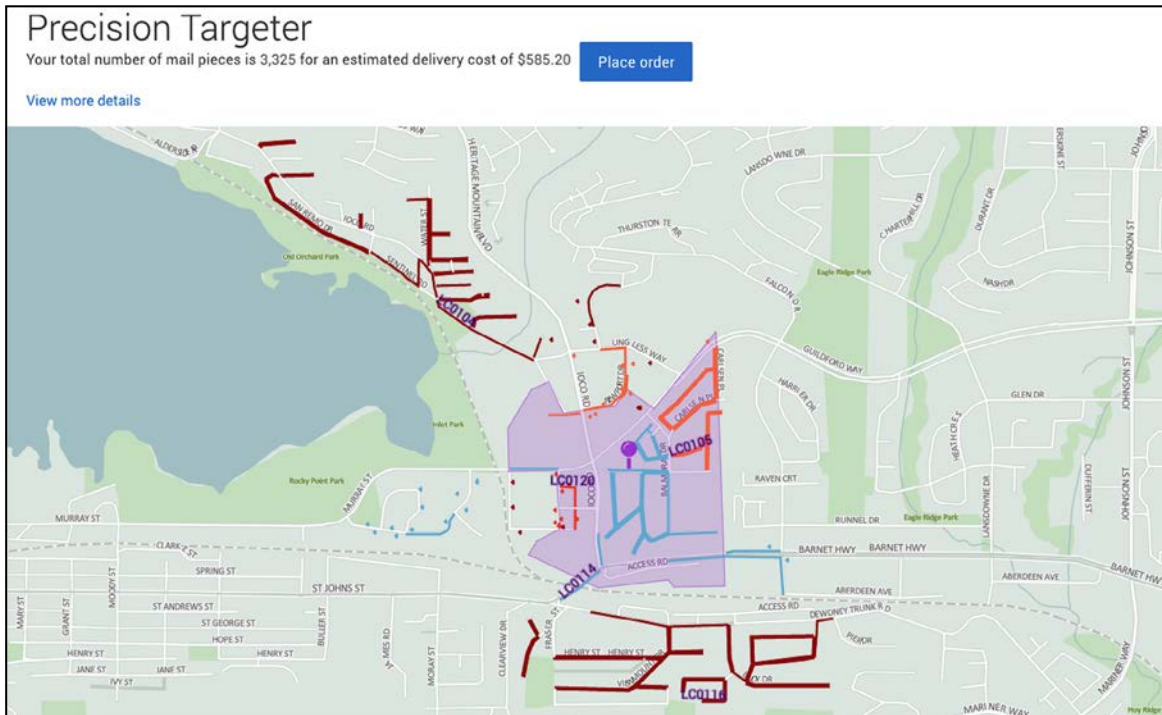
Charlotte Wayara, Planner at Pooni Group	City of Port Moody
E: <a href="mailto:info@coronationparkportmoody.com">info@coronationparkportmoody.com</a>	E: <a href="mailto:planning@portmoody.ca">planning@portmoody.ca</a>
P: 604.731.9053 ext 116	P: 604.469.4540

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# CORONATION PARK OPEN HOUSE SUMMARY REPORT

## APPENDIX D — NOTIFICATION AREA



# CORONATION PARK OPEN HOUSE SUMMARY REPORT

## APPENDIX E — NEWSPAPER AD



### Join us for an Open House

[www.coronationparkportmoody.com](http://www.coronationparkportmoody.com)

Wesgroup has submitted a Zoning By-law Amendment for Coronation Park within the City of Port Moody to permit a mixed-use development with a new 2.55-acre city park, 1.5 acres of public accessible pathways, an loco Pedestrian Overpass, 9,500 square feet of daycare space, and 2,000 square feet of civic amenity. The proposal includes 2,587 homes, including 101 market rental homes with a range of housing options and tower heights between 6 and 31-stories; 107,000 square feet of retail use, including 30,000 square feet of office space, and a grocery and drug store. Figures are approximate at this time.



### How to Participate

**Step 1:**  
Visit the project website at [www.coronationparkportmoody.com](http://www.coronationparkportmoody.com) for more information and to stay up to date.

**Step 2:**  
Please join us online or in-person at one of the following times:

- April 5, 2023 12:00 – 1:15 pm (online with a presentation to start)
- April 5, 2023 6:00 – 8:00 pm (in-person open house) at Inlet Theatre's Galleria (100 Newport Drive, Port Moody).

**Step 3:**  
Provide your feedback through the website or email comments to [info@coronationparkportmoody.com](mailto:info@coronationparkportmoody.com).

Members of the public are welcome to listen to the project team present virtually at the 12:00 pm meeting session or attend in-person at the 6:00 pm meeting session. At each session, there will be an opportunity to ask questions to the project team. City of Port Moody staff will be in attendance.

If you have any questions or are unable to participate either in-person or virtually, please contact:

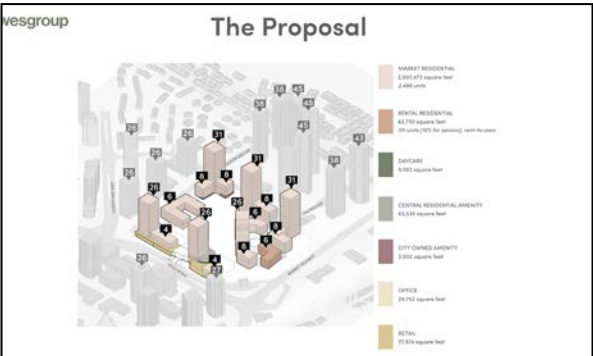
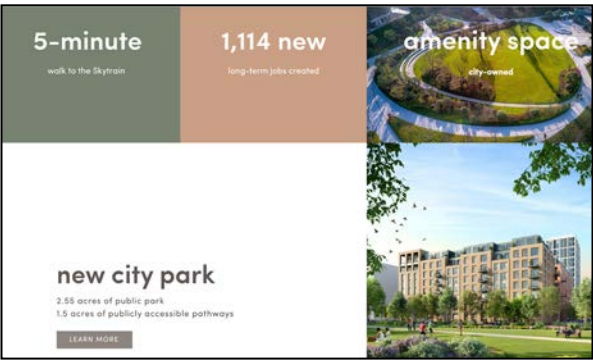
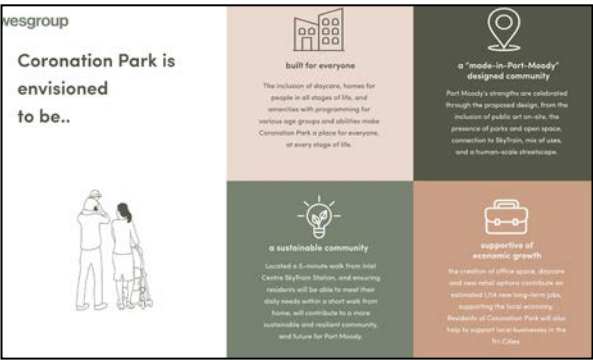
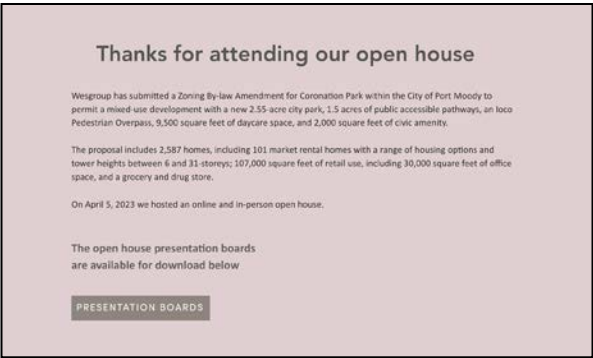
Charlotte Wayara, Pooni Group  
e: [info@coronationparkportmoody.com](mailto:info@coronationparkportmoody.com)  
t: 604-731-9053 ext. 116

**wesgroup**  
[www.coronationparkportmoody.com](http://www.coronationparkportmoody.com)



# CORONATION PARK OPEN HOUSE SUMMARY REPORT

## APPENDIX F — WEBSITE SCREENSHOTS



# CORONATION PARK OPEN HOUSE SUMMARY REPORT

## APPENDIX G — QUESTION TRANSCRIPTIONS

Question Report	
	Question
1	What is the proposed density compared to Newport and Sutterbrook?
2	How development design being considered with the Coquitlam development across the street? Are there any design considerations for how they will work together on the street they share.
3	The area surrounding sutterbrook and newport village is currently a wonderful sleepy area, where things quiet down around 11. This makes it a relaxing area, great for sleep, raising a family, etc. Despite this, we already have an issue with traffic, both people disregarding speed, and the noise being generated. With the addition of 6 more high rises these problems can only be expected to increase. I was wondering what your plan is to address the traffic, from both a noise perspective and from the perspective of pedestrian safety and comfort?
4	When the rental units will be completed?
5	Will the pool be a public amenity, or private for the owners of the development?
6	When is construction expected to begin in the Courtyard Commons?
7	How long is the project going to take to compete?
8	Will the office building have a component for bikes at the building for employees who want to cycle to work
9	Is there no chagne at all on the Gas station site?
10	How is Wesgroup going to manage its relationship with its nearest neighbourhood Strata Balmoral Place? Is the street parking going to disappear? When? How will we handle impacts to our buildings if that occurs?
11	What are you going to do about the properties in the Coronation Park area that are not involved in the projet? There are 5 single family dwellings and 1 triplex. I believe that one of the single family homes has already been purchased by Wesgroup.
12	Would there be consideration to modify this plan if the new OCP comes out later this year with higher density for this plot? Undestand there has been a lot of work to get to this point but it just seems like a missed opportunity to not match Coquitlam.
13	Specific information about how transportation issues will be addressed. Currently, transportation in and out of Port Moody is a 'nightmare'. Cars are here to stay for a long time. Skytrain is not an answer. People need and will use cars.
14	The Wesgroup site is a major pedestrian pathway to the Skytrain. Is Wesgroup going to have to shut down access through the site? When?
15	Bike storage? Since you mentioned that you want to keep the amount of cars to a minimum, and people are using bikes more than ever now...will there be plenty and dedicated and ultra save storage for bikes? And where? In individual storage units or one big large room?
16	Will the park also be only for residents? Will people be able to pass thru the park on the way to the station from neighboring complexes, or will they need to go around?
17	Re noise and traffic, right now every day sometimes 2 or 3 times a day there is traffic backup caused by backing up trailer trucks serving Thrifty's in addition it has the backup alarms going whenever that happens. Do I assume we will now have the same thing happening for the food and retail stores on the east side of loco? Not sure how much narrower you can make the lanes as you still have heavy turning traffic heading up Guilford east from loco and come east on Murray to the turn in lane to Thrifty's. Bill
18	As this project will be completed over many years, will the single family homes in the neighnourhood owned by Wesgroup be somehow maintained and used in the meantime? Or will they all be boarded up and torn down sooner rather than later?
19	In response to my question.That is not specific. It worries me that this issue is so important to those who live in Port Moody but we are requested to 'trust us'. 'leave it with us' etc.. It tells me traffic will continue to be awful.
20	I missed the start of this so pardon me if it's been covered. What is parking going to look like? Underground parking? Any visitor parking? How many spots per home?
21	Assuming all approvals are in place as planned, how soon might pre-sales be available for this development?
22	I wish you would read my question/comments instead of summarizing. I will not submit any more. Your summary is not reflective of my intent.
23	There's a need for more family-friendly housing in Port Moody. How many of the new residential units in this development will be 3 or 4 bedrooms, vs smaller studio or 1-2 bedroom units?
24	what is the plan re charging stations for cars
25	Is the daycare operating entity already designated? Or will it go through further procedure to decide it? Is it 100% privately owned, or can any public entity run it?
26	are you running any of the development permits concurrently? or just rezoning at this stage

# CORONATION PARK OPEN HOUSE SUMMARY REPORT

## APPENDIX H — ONLINE COMMENT FORM

WIX

You're now in Preview mode

Back to Editor

Publish

wesgroup

Comment Form

On April 5, we hosted our online open house.  
We'd love to hear your thoughts on the proposal.

The Coronation Park proposal includes a range of housing options in varying building heights suitable for all ages and abilities, a new 2.55-acre city park, 1.5 acres of publicly accessible pathways, an loop Pedestrian Overpass, 2,000 square feet of city owned amenity space, childcare accommodating up to 194 kids at two locations on the site, a \$2 million contribution to public art, as well as daycare and local serving retail.

First Name

Last Name

Email \*

Please take a moment to leave a comment below: \*

Please submit your comments before Sunday, April 10, 2023.

Submit

# CORONATION PARK OPEN HOUSE SUMMARY REPORT

## APPENDIX I — COMMENT FORM TRANSCRIPTION

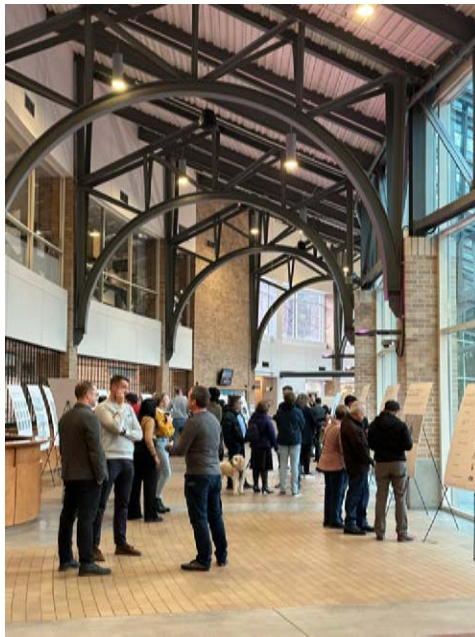
Coronation Park Online Comment Form	
Online Comment Form Responses	
	Please take a moment to leave a comment below:
1	There will be too many people in too small of space and not enough green space, let alone services for all these people, Port Moody will never be the same once this area is built up.:(
2	First off, I am in favour of developing the area. What I really don't get, is the lack of access into the development. There should be an additional road access on the Port Moody side, with the most obvious one being at the intersection of loco and Suter Brook, which has the added bonus of already being a controlled intersection. To think that all of the traffic that will be coming from this new developed area will be handled by Balmoral is nuts. People will still have cars, regardless of what the politicians think and however many pedestrian overpasses you put in. Interesting that the initial development into Coronation Park some 50 years ago at one time had an added road access (since blocked) from loco onto Windsor, and that was for how many residents?. Considering what Coquitlam is doing (yes, am aware they are at least adding an extension onto Palmer onto I assume Runnel Drive), its still inadequate. Factor in that we still don't know what will happen from a development standpoint at the two town house complexes fronting Guildford, the proposed 29K Office, 80K sq. ft. Retail, trucks to service the 2400 + residents, office, commercial etc. etc. Just wow!
3	(Note: This comment facility is greatly obstructive to receive commentary to the Coronation Park development project/plans ) City Hall/library/sport and recreation area, loco road/Pleasant side residents. The developments on Murray Street have made Murray street no longer a viable thorough fare to connect to Clark road and Barnett Highway. Construction on St.Johns street and the increase in residential accommodations and commercial establishments will render St Johns Street an impaired thoroughfare for traffic to Lougheed mall, Barnett Highway westwards and for traffic to Barnett to Coquitlam Centre and Westwood Plateau and further East on Lougheed highway to Pitt Meadows, Maple Ridge, Mission and onwards.
4	The development proposal looks good, I support it.
5	Pleas add me to updates-was unable to attend April 5 zoom session, but want to be kept informed for clients. Thank you so much.
6	I wish to express my concerns about the 1) the density of buildings, population and vegetation, 2) the limited open space available to sun and air, 3) the lack or absence of protection against weather elements in the open air public spaces, 4) the congestion in vehicular and pedestrian traffic in, to and for the occupants in the project and the surrounding communities, e.g. Heritage Mountain, Suterbrook, Newport Village,
7	I realize that plans are fluid for the overall Coronation Park project. The residential / residential amenity space, commercial / light industrial space and open park and trail systems will no doubt undergo changes in final design and configuration as the project evolves through its multiple year develop period. What seems to be an unnecessary element of the project is the planned 'City Owned Amenity'. An isolated 'City' space - not designed or planned as a Multi-Purpose Community Centre – that will be hard to access for most residents of Port Moody seems like an inappropriate ask by the City for this investment by the developer. The residential amenity space for the Coronation Park project will provide all the required 'local' amenity and community space that this neighbourhood will be able to enjoy. A small 'room' isolated from the City's primary amenity locations will create added cost and maintenance to program/manage that will inefficient and likely under-utilized. Port Moody has many pressing 'City Owned Community Amenity' requirements – Expanded / Revitalized Recreation Centre Facilities; Replacement /Expansion of Kyle Centre Community Centre Complex; Expanded Library; possible rebuild of Rocky Point Pool; Maintenance / Enhancement of Park Trail Networks; etc. - that would be more appropriate for a developer's investment in our community as a 'City Owned Amenity'. I hope that Wesgroup Properties is able to engage with the City to find a more appropriate – and visible - arrangement for the investment to - enhance / expand / or provide new - a 'City Owned Amenity' that can be enjoyed and used by all residents of Port Moody. Thanks
8	Hoping that you keep a many large trees as possible when designing the landscape.
9	I welcome the opportunity to present my comments on the development (plans) of Coronation Park in Port Moody at the corner of loco Road and Barnett highway.
In-person Comment Form Responses	
	Please take a moment to leave a comment below:
1	We all new people expected to move to the area. How is this project going to make sure the city can provide recreation facility up keep indoro and outdoor. Currently the city is gettign away with doing minimum for current residences in term of u keep of existing facilities.
2	Keep paths wide enough for walks in both directions; Hopefully enough retail and restaurant space once sqft is removed for large grocery/drug stors; Larfer civic building would be good. Not sure qhat 2000 sqft council space would be useful for? Dedicated food/restaurant space; Any natural water fountatin possibly? A mini pond etc?
3	Overall the project looks really good. My main comment is that if the public graanspace is in the centre of the buildings, you'll have to make sure that its open and welcoming to the public (not blocked up by the building). Also did like to request a good children's playground because there are very few playgrounds in this area (none in the other developments, only 2 small ones).
4	I am happy to see this project move forward. The evolution of this project with council and community intent has created a better project. I think this is the wrong place for affordable housing due to the per unit cost of delivering it. Thank you.
5	This development looks fine. The traffic patterns have not been thought out enough. Please consider loco rd + Guildford Way intersection - a quieting pattern of traffic flow of residence only would help greatly. Please cnsider 10k of people in the area is huge. There needs to be more entrances to the area or they will all be heading up Guildford way which is unrealistic for the existing street. through traffic needs to be funnelled from (maple ridgee traffic) Murray st to Lougheed Hwy. Residence of the very long road- Guildford could be guided this way.
6	One of the items that caught my eye is the 2000 sqft amenity space to be owned by the city. Excellent idea and good location. It is important in the development of new communities to have such space within the new neighbourhood. And as city of the arts I think the need is there in port moody for a gallery space, whitewalls open space gallery where we can host gatherings and community based performances. It is important to not give up this idea since it's so close to the transit where others from the communities can easy come and connect, it'll be nice opportunity to connect with other communities at the grassroot level.
7	Your plan looks wonderfully thoughtout. However, it seems as if it may be done in a bit of a disconnect. How do you even plan to manage the traffic that will be created given the existing conundrum faced by already existing drivers?? A major challenge given the planned Coquitlam development too!!
8	Really hoping for multiple restaurants, café and potentially a number of tap café!



# CORONATION PARK OPEN HOUSE SUMMARY REPORT

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## APPENDIX J — OPEN HOUSE PHOTOS



# CORONATION PARK OPEN HOUSE SUMMARY REPORT

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## APPENDIX J — OPEN HOUSE PHOTOS (CONTINUED)





# CORONATION PARK OPEN HOUSE SUMMARY REPORT

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## APPENDIX J — OPEN HOUSE PHOTOS (CONTINUED)

