

February 22, 2024

Port Moody City Council  
100 Newport Dr  
Port Moody, BC V3H 5C3

RE: - Phase A – Coronation Park

Dear Mr. Woo,

We are writing to request that the Coronation Park Phase A Development Permit Application bypass the Advisory Design Panel. Since the start of work on Coronation Park, Wesgroup has consistently communicated to Council and Staff the urgency of this project due to extraordinary land, construction, and interest costs. The ADP meeting on January 25<sup>th</sup> had 2 agenda items, including ours, and without any conversation or understanding of the impacts of a delay, the ADP panel chose to spend 2.5 hours on item 1 and defer this application by one month. There was no effort made to schedule a special meeting or any other mitigating measure. As a result, we have been delayed one month and believe by attending ADP we will be delayed further.

We commend and thank Staff for the extensive work done with our consultant team during the Rezoning process, drafting of the design guidelines, and preparation of this first Development Permit, and want to continue to rely on the informed comments from staff and the City's in-house architect who understand the history and context of this project. The approved rezoning follows the OCP policy, exceeds the family Housing Policy, and delivers 3.5x more amenities than required by City policy. This application for Phase A is an extension of that commitment and is a testament to the collaboration to date, delivering on all requirements.

As we did with the rezoning process, we have engaged Meaningful Access, an accessibility consultant, and Happy Cities, who alongside our consultant team and the City during the rezoning process developed a framework tailored specifically to Coronation Park ('Made in Port Moody') to deliver communities focused on people-centered design. These design principles have been incorporated into the design guidelines and as a result are embedded into the development permit application.

Every month delay costs upwards of \$1,000,000 and significantly impairs our ability to deliver the robust amenity package the project currently has. We cannot afford another month's delay without revisiting what amenities are currently being proposed.

We recognize this project's significance in the community and understand this is out of process and hope you can appreciate our urgency to keep this project moving forward given the history and amount of collaborative work done to date.

Sincerely,



Louis Landolt  
Development Manager  
Wesgroup Properties

cc:

Brad Jones, Senior Vice President of Development, Wesgroup Properties  
Dean Johnson, Vice President of Development, Wesgroup Properties