



City of Port Moody

Report/Recommendation to Council

Date: July 23, 2024
Submitted by: Community Development Department – Development Planning Division
Subject: Rezoning Bylaw Adoption (CD89), Bylaw No. 3407 – Coronation Park (Wesgroup Properties)

Purpose

To provide Council with a bylaw for consideration of adoption to rezone 59 lots in a portion of the Coronation Park Neighbourhood from Single Detached Residential (RS1) to Comprehensive Development Zone 89 (CD89) to allow a high-density mixed-use transit-oriented development.

Recommended Resolution(s)

THAT City of Port Moody Zoning Bylaw, 2018, No. 2937, Amendment Bylaw No. 79, 2023, No. 3407 (Coronation Park) (CD89) be now adopted as recommended in the report dated July 23, 2024, from the Community Development Department – Development Planning Division regarding Rezoning Bylaw Adoption (CD89), Bylaw No. 3407 – Coronation Park (Wesgroup Properties);

AND THAT the Development Agreement, substantially in the form of Attachment 2, with Wesgroup Coronation Park Investments Ltd. be endorsed for execution;

AND THAT the Mayor and Corporate Officer be authorized to execute the necessary legal documents required in support of this application;

AND THAT the document titled “Coronation Park Design Guidelines – June 26, 2024” be endorsed as supplemental guidelines to the Development Permit Area 3 (Inlet Centre) guidelines contained in the Official Community Plan.

Executive Summary

Wesgroup Properties (Wesgroup) submitted a rezoning application in July 2022 for a portion of the Coronation Park neighbourhood to facilitate a high-density transit-oriented development (TOD) with a mix of residential, commercial, office, public park, childcare, and civic uses. The rezoning application conforms with the Official Community Plan (OCP) and would be facilitated through a Comprehensive Development zone. Bylaw No. 3407 (**Attachment 1**) was given third reading by Council on October 3, 2023, following a public hearing. Two documents are presented for Council endorsement as part of bylaw adoption: a development agreement and a detailed set of design guidelines specific to the development.

Background

The OCP was amended by the City in 2017 to designate the Coronation Park Neighbourhood as “Mixed Use – Inlet Centre” to allow high density mixed-use transit-oriented development. Wesgroup applied in July 2020 to further amend the OCP for a portion of the neighbourhood, which includes 59 single detached residential lots. The OCP amendment was approved by Council in April 2022.

Wesgroup applied in July 2022 to rezone all 59 single detached residential lots based on the OCP policies adopted in April 2022.

Council gave first reading to Bylaw No. 3407 on May 23, 2023, second reading on September 12, 2023, and third reading on October 3, 2023, following the conclusion of a public hearing. The bylaw is now being brought forward to Council for adoption.

Discussion

Development Agreement

Council resolved at its September 12, 2023, meeting:

THAT the document titled “Coronation Park Term Sheet Outline (Draft)” be used as the basis for preparation of a development agreement setting out the applicant’s obligations as part of the redevelopment of the subject lands.

The development agreement has now been completed (**Attachment 2**). The amenities (cash and in-kind) being delivered by the development include:

- \$8,058,093 in Community Amenity Contributions (cash), payable in stages at the time of building permit for each of the nine buildings and subject to increase based on the annual Consumer Price Index (CPI) for Vancouver. The CACs can be used by the City to pay the capital costs of providing, constructing, altering, or expanding amenities anywhere within Port Moody.
- A contribution of \$6,000,000 towards to the construction of the pedestrian overpass across loco Road connecting the site to the Inlet Centre SkyTrain Station. The overpass will be constructed as part of the third (Phase C) of the four phases of development and the \$6,000,000 contribution will increase based on a blend of the CPI and Building Construction Price Index (BCPI).
- Construction of a 1.06-hectare (2.63-acre) park, with improvements with a value of \$7,481,900, plus CPI, as part of Phase C of development. When completed, the park will be turned over to the City’s ownership as a fee simple lot. There are no parkades or building structures below the park, which will allow for the planting of trees that are not constrained in size by limited soil depth.
- An additional 0.58 hectares (1.44 acres) of private lands in the form of open spaces and paths throughout the site that will have Statutory Rights of Way (SROWs) to allow public access.

- Public art with a value of \$4,800,000 plus CPI. A significant share of this budget is anticipated to be spent in Phase A of the development, which is the loco Road frontage, since this has the highest visibility. The development agreement leaves open the possibility for some of the public art funding to be applied towards artistic elements on the pedestrian overpass. That will be determined at the detailed design stage of the overpass.
- A 186m² (2,002ft²) civic facility on the ground floor of Building 8 in Phase D (the final phase), adjacent to the park. The facility is intended to provide community use and meeting space, including washrooms and kitchen facilities. Alternatively, at the City's option if it determines at the time that it does not need the facility, a cash contribution will be made to the City of \$1.7 million, plus CPI.
- Improvements to the Guildford Way / Balmoral Drive intersection as part Phase B of development. These improvements, which will be fully undertaken by Wesgroup at its cost, are estimated to be approximately \$1,500,000.
- A \$100,000 contribution plus CPI, towards a study by the City on planning and detailed design at the intersection of loco Road and Murray Street/Guildford Way.
- A \$648,845 contribution plus CPI, towards improvements to the loco Road and Barnet Highway intersection.
- Traffic Demand Management (TDM) measures that will be monitored and adjusted as appropriate over time. The initial measures include:
 - on-site wayfinding;
 - car share parking;
 - preferential locations for bicycle parking (residents and employees);
 - secure bicycle parking for all residents;
 - visitor bicycle parking;
 - enhanced transit shelters; and
 - a comprehensive communications strategy to inform residents on alternative modes of transportation.

The development agreement also includes an approximately 100-unit market rental building that will be constructed in Phase B. A minimum of 10% of the units will be for seniors (age 55+). This commitment will be secured through a Housing Agreement Bylaw that will be a condition of issuance of a development permit for the building.

In addition to the obligations set out in the development agreement, Wesgroup will also be required to pay City DCCs, per the City's Development Cost Charges Bylaw. Based on the current bylaw, these DCCs are estimated at about \$25.6 million, of which \$22.8 million (89%) is parkland acquisition DCCs that can be used by the City to acquire parkland elsewhere in the community.

Detailed Design Guidelines

Per OCP policy for Development Permit Area 3 (Inlet Centre), site specific design guidelines are to be established by developers at the time of rezoning. In response, Wesgroup has prepared a comprehensive set of design guidelines (**Attachment 4**).

The guidelines have been extensively reviewed by City staff and design consultants and set a solid foundation for ensuring that the development permit applications submitted for each

building and phase meet a high design standard. The design guidelines include both building and landscape architecture. Wesgroup has submitted its development permit application for Phase A (its entire loco Road frontage) and these guidelines will be used by City staff and consultants in reviewing the application, as well as all subsequent applications.

Other Option(s)

Staff are satisfied that all of Council's resolutions as conditions of adoption of Bylaw No. 3407 have been addressed and recommend adoption of the bylaw (**Attachment 1**). The alternative resolution would be:

THAT Council receive the report dated July 23, 2024, from the Community Development Department – Development Planning Division regarding Bylaw Adoption – Rezoning (CD89), Bylaw No. 3407 – Coronation Park (Wesgroup Properties) for information and not adopt Bylaw No. 3407.

Financial Implications

The amenity package that includes substantial financial and in-kind contributions to the City is as summarized in this report and expanded upon in the development agreement.

Communications and Public Engagement Initiatives

With the conclusion of the public hearing on September 12, 2023, there has been no further civic engagement on the application by either the City (via Engage Port Moody) or by the applicant.

Council Strategic Plan Goals

The recommendations in this report and the proposed rezoning align with the following Council Strategic Plan Goal(s) and objectives:

- Strategic Goal 2.2 – Enhance and expand parkland and open space:
 - Increase, expand and enhance urban parks; and
 - Optimize park-user experiences;
- Strategic Goal 3.1 – Create complete and connected communities through balanced growth:
 - Prioritize transit-oriented development and diverse and equitable housing options;
 - Improve neighbourhood connections and identify unique neighbourhood needs, including commercial/retail services; and
 - Implement best practices that result in growth that is consistent with community needs;
- Strategic Goal 3.2 – Provide safe, efficient, and accessible transportation options:
 - Embrace a multi-modal approach for mobility;
 - Provide safe and comfortable transportation options for all ages and abilities; and
 - Strategically plan for the City's transportation networks;
- Strategic Goal 3.3 – Enhance community wellbeing:
 - Provide recreation services and access to indoor and outdoor amenities for all ages and abilities; and
- Strategic Goal 4.1 – Improve the local business climate:

- Focus on growth of priority business areas by prioritizing implementation of the Economic Development Master Plan.

Attachment(s)

1. Rezoning Bylaw No. 3407 (Coronation Park) (CD89).
2. Coronation Park Development Agreement.
3. Coronation Park Design Guidelines – June 26, 2024.

Report Author

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Report Approval Details

Document Title:	Rezoning Bylaw Adoption (CD89), Bylaw No. 3407 – Coronation Park (Wesgroup Properties).docx
Attachments:	<ul style="list-style-type: none">- Attachment 1 - Rezoning Bylaw No. 3407 (Coronation Park) (CD89).pdf- Attachment 2 - Coronation Park Development Agreement.pdf- Attachment 3 - Coronation Park Design Guidelines - June 26, 2024.pdf
Final Approval Date:	Jul 15, 2024

This report and all of its attachments were approved and signed as outlined below:

Tracey Takahashi, Deputy Corporate Officer - Jul 10, 2024

Michael Olubiyi, Manager of Development Planning - Jul 10, 2024

Kate Zanon, General Manager of Community Development - Jul 11, 2024

Stephanie Lam, City Clerk and Manager of Legislative Services - Jul 12, 2024

Lindsay Todd, Manager of Communications and Engagement - Jul 12, 2024

Paul Rockwood, General Manager of Finance and Technology - Jul 12, 2024

Anna Mathewson, City Manager - Jul 15, 2024