



City of Port Moody

Report/Recommendation to Council

Date: November 26, 2024
Submitted by: Community Development Department – Development Planning Division
Subject: Road Closure Bylaw No. 3455 and Overarching Development Permit
No. DP000073 – Coronation Park (Wesgroup)

Purpose

This report presents a road closure bylaw for Coronation Park along with an overarching development permit for the entire site that will allow initial subdivision to occur.

Recommended Resolution(s)

THAT City of Port Moody Road Closure Bylaw – Buckingham Drive, Edinburgh Drive, Edinburgh Place, and a portion of Windsor Drive, 2024, No. 3455 be read a first, second, and third time as recommended in the report dated November 26, 2024, from the Community Development Department – Development Planning Division regarding Road Closure Bylaw No. 3455 and Overarching Development Permit No. DP000073 – Coronation Park (Wesgroup);

AND THAT Development Permit No. DP000073 be authorized for issuance;

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

Background

The bylaw to rezone 6.0ha (14.8ac) of the Coronation Park neighbourhood to allow a high density mixed-use transit-oriented development was adopted by Council on July 23, 2024.

Wesgroup Properties (Wesgroup) has submitted a development permit for Phase A of the development, which is the entire loco Road frontage, including two 26-storey residential towers, an office building, commercial space, dedicated childcare space, and a large private indoor amenity facility. It is anticipated that the Phase A development permit will be brought forward to Council for consideration in early 2025.

However, before the Phase A development permit can be finalized and brought forward to Council, the City roads in the subject portion of the Coronation Park neighbourhood need to be closed and the initial subdivision of the site approved. This initial subdivision requires an

overarching development permit, which will be followed over time by detailed development permits for each phase, beginning with Phase A.

Discussion

Road Closure Bylaw

The City roads to be closed total 0.93ha (2.28ac) in area and include Buckingham Drive, Edinburgh Drive, Edinburgh Place, and a portion of Windsor Drive. The majority of this road area is being merged into the future 1.1ha (2.63ac) public park in the neighbourhood. Wesgroup is contributing 0.3ha (0.74ac) to the park, per the 5% dedication required as part of subdivision.

This leaves a residual amount of road area totalling 1,599m² (17,217ft²) that is being merged into Wesgroup's development. Based on the approved uses of the development, the market value of this residual road closure area is \$2,181,910, as assessed by an independent appraisal report. Wesgroup will pay this amount to the City after the road closure bylaw is adopted, title raised on the roads and other conditions met.

A draft road closure bylaw, Bylaw No. 3455, is included as **Attachment 1**.

Overarching Development Permit

The Wesgroup development will be subdivided into five initial parcels (A to D, which are development parcels, plus the park area). This subdivision has a number of conditions attached to it, one of which is that there must be an initial development permit (also referred to as an "overarching" development permit) that applies to the entire 6.0ha (14.8ac) area. This overarching development permit (**Attachment 2**) needs Council approval prior to subdivision approval by the Approving Officer.

The overarching development permit does not allow any development to actually occur on the site. Rather, it is part of setting the stage of moving toward development. Each phase (or sub-phase) of development on the site will require a detailed development permit and each of those permits must be approved by Council.

Other Option(s)

THAT Council not give three readings to City of Port Moody Road Closure Bylaw – Buckingham Drive, Edinburgh Drive, Edinburgh Place, and a portion of Windsor Drive, 2024, No. 3455 and/or not approve Development Permit No. DP000073, with staff directed to work with the applicant on the following topics and report back to Council:

<insert list of topics>

Financial Implications

As discussed above, the City will receive \$2,181,910 from the sale of a residual portion of the road area to Wesgroup.

Communications and Public Engagement Initiatives

If the Road Closure Bylaw No. 3455 is given three readings, prior to adoption, notice of the proposed road closure and disposition of land will be given pursuant to sections 26, 40, and 94 of the *Community Charter*.

Council Strategic Plan Goals

The proposed road closure and reallocation of the area is consistent with the goals of Council's 2023-2026 Strategic Plan as it meets the following goals:

- Strategic Goal 2.3 – Enhance and expand parkland and open spaces; and
- Strategic Goal 3.1 – Create complete and connected communities through balanced growth.

Attachment(s)

1. Draft Road Closure Bylaw – Buckingham Drive, Edinburgh Drive, Edinburgh Place, and a portion of Windsor Drive, 2024, No. 3455.
2. Draft Development Permit No. DP000073.

Report Author

Wesley Woo, MCIP, RPP

Manager of Development Planning

Report Approval Details

Document Title:	Road Closure Bylaw No. 3455 and Overarching Development Permit No. DP000073 – Coronation Park (Wesgroup).docx
Attachments:	- Attachment 1 - Draft Road Closure Bylaw - Buckingham Drive, Edinburgh Drive, Edinburgh Place, and a portion of Windsor Drive, 2024, No. 3455.pdf - Attachment 2 - Draft Development Permit No. DP000073.pdf
Final Approval Date:	Nov 17, 2024

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

Kate Zanon, General Manager of Community Development - Nov 14, 2024

Stephanie Lam, City Clerk and Manager of Legislative Services - Nov 15, 2024

Natasha Vander Wal, Communications Specialist, for Lindsay Todd, Manager of Communications and Engagement - Nov 15, 2024

Paul Rockwood, General Manager of Finance and Technology - Nov 17, 2024

Anna Mathewson, City Manager - Nov 17, 2024