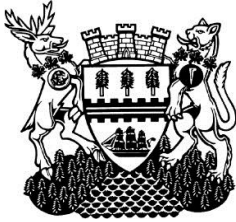


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## City of Port Moody Report/Recommendation to Council

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)

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### 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.

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### 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.**

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### 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

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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 1,599m<sup>2</sup> (17,217ft<sup>2</sup>) 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*.

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## 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

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## 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

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Attachment 1



## City of Port Moody

### Bylaw No. 3455

A Bylaw to close Buckingham Drive, Edinburgh Drive, Edinburgh Place, and a portion of Windsor Drive.

WHEREAS pursuant to s. 40 of the *Community Charter*, Council may adopt a bylaw to close all or a portion of a highway to traffic and remove its dedication as highway;

AND WHEREAS notice of adoption of this Bylaw has been given prior to adoption in accordance with City of Port Moody Public Notice Bylaw, 2023, No. 3430, and Council has provided an opportunity for persons who consider they are affected to make presentations to Council;

NOW THEREFORE the Council of the City of Port Moody enacts as follows:

The Council of the City of Port Moody enacts as follows:

#### 1. Citation

- 1.1 This Bylaw may be cited as "City of Port Moody Road Closure Bylaw – Buckingham Drive, Edinburgh Drive, Edinburgh Place, and a portion of Windsor Drive, 2024, No. 3455."

#### 2. Legal Description

- 2.1 That the 9,237m<sup>2</sup> area shown in heavy black outline and identified as Closed Road on Reference Plan EPP137916 dedicated as road on Plan 13859, District Lot 233, Group 1, New Westminster District, a copy of which is attached hereto as Schedule "A" and forms a part of this Bylaw, is hereby stopped up and closed to traffic of all kinds and the dedication as highway is removed.

#### 3. Authorization

- 3.1 The Mayor and Corporate Officer are hereby authorized to execute all documentation necessary to give effect to the provisions of this Bylaw, including the plan attached hereto.

#### 4. Attachments and Schedules

- 4.1 The following schedule is attached to and forms part of this Bylaw:
  - Schedule A – Reference Plan EPP137916.

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## 5. Severability

5.1 If a portion of this Bylaw is found invalid by a court, it will be severed, and the remainder of the Bylaw will remain in effect.

**Read a first time** this \_\_\_ day of \_\_\_\_\_, 2024.

**Read a second time** this \_\_\_ day of \_\_\_\_\_, 2024.

**Read a third time** this \_\_\_ day of \_\_\_\_\_, 2024.

**Adopted** this \_\_\_ day of \_\_\_\_\_, 2024.

\_\_\_\_\_  
M. Lahti  
Mayor

\_\_\_\_\_  
S. Lam  
City Clerk

I hereby certify that the above is a true copy of Bylaw No. 3455 of the City of Port Moody.

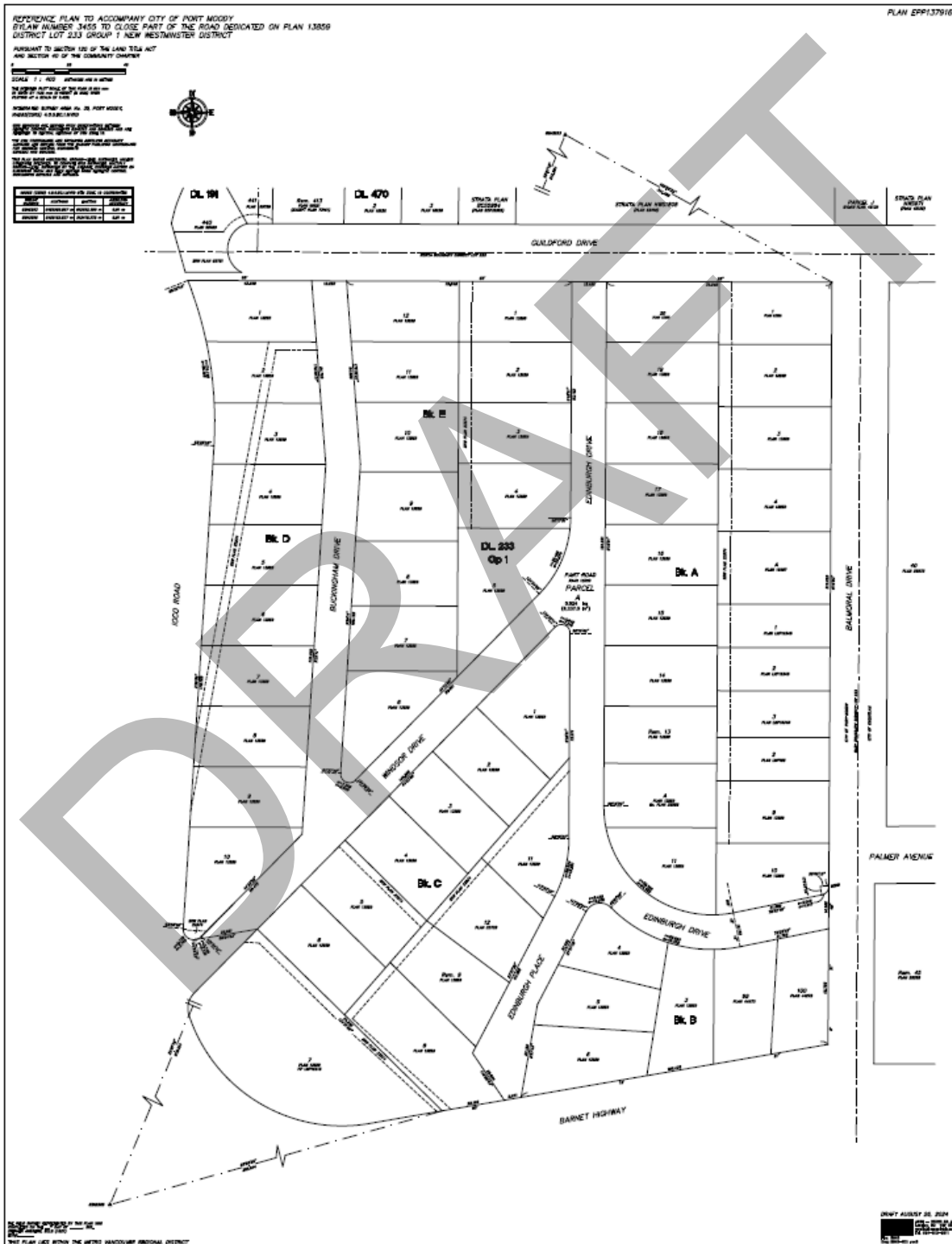
\_\_\_\_\_  
S. Lam  
City Clerk

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## Schedule A to Bylaw No. 3455 – Reference Plan EPP137916

This is a certified true copy of the map referred to in section 2 of City of Port Moody Road Closure Bylaw – Buckingham Drive, Edinburgh Drive, Edinburgh Place, and a portion of Windsor Drive, 2024, No. 3455.

Corporate Officer



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Attachment 2

DEVELOPMENT PERMIT NO. DP000073

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## CITY OF PORT MOODY

DEVELOPMENT PERMIT NO. DP000073

Issued pursuant to Section 490 of the *Local Government Act*, RSBC 2015, c. 1, as amended.

1. This Permit is issued to:

INLET DISTRICT INVESTMENTS LTD.  
2000 – 595 Burrard Street,  
Vancouver, British Columbia, V7X 1L3

(hereinafter called the "Permittee") as the owner of, and shall apply only to ALL AND SINGULAR those certain parcels of land situate in the Municipality of Port Moody, in the Province of British Columbia, listed on Schedule "A".

2. This Permit is issued subject to compliance with all of the bylaws of the City of Port Moody (hereinafter referred to as the "City"), except as specifically varied or supplemented by this Permit.
3. The Lands are located in the Development Permit Area 3 - Inlet Centre, established pursuant to City of Port Moody Official Community Plan Bylaw No. 2955, as amended.
4. The Permittee intends to subdivide the Lands, generally as shown on Schedule "B".
5. Section 489 of the *Local Government Act* prohibits subdivision, construction or alteration of land within a development permit area unless the owner of the land obtains a development permit.
6. It is premature to issue a development permit covering all policies, objectives and guidelines applicable to the Lands.
7. The following terms and conditions shall apply to the Lands:
  - (a) Subdivision Plan  
The Lands shall be subdivided generally as shown on Schedule "B".
  - (b) Future Development  
Following subdivision of the Lands generally as shown on Schedule "B", the resulting lots shall not be subdivided or altered and no building or structure shall be constructed thereon unless the Permittee obtains a development permit for such subdivision, alteration or construction in accordance with all policies, objectives and guidelines applicable to the Lands or that portion thereof being subdivided or developed.
8. This Permit is issued solely for the purpose of authorizing approval of the subdivision plan shown in Schedule "B" pursuant to section 489 of the *Local Government Act*.
9. Nothing in this Permit:
  - (a) authorizes any subdivision of the Lands other than that shown on Schedule "B";



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DEVELOPMENT PERMIT NO. DP000073

- (b) authorizes any alteration of or construction on the Lands; or
- (c) fetters the authority of the City to require a development permit for any future subdivision of the Lands or any portion thereof or any alteration of or construction on the Lands or any portion thereof.

- 10. The terms of this Permit are binding on all persons who acquire an interest in the Lands or any portion thereof.
- 11. This Permit shall lapse if the plan of such subdivision has not been registered in the appropriate Land Title Office within a period of six (6) months after the date of this Permit.
- 12. This Permit does not constitute approval of the subdivision plan shown on Schedule "B" for the purposes of the Land Title Act.
- 13. This Permit does not constitute a sign permit, demolition permit or building permit.

AUTHORIZING RESOLUTION PASSED by the City Council on the \_\_\_\_ day of \_\_\_\_\_, 20\_\_.

IN WITNESS WHEREOF this Permit has been executed by the Permittee and is hereby issued by the City of Port Moody effective the \_\_\_\_ day of \_\_\_\_\_, 2024.

CITY OF PORT MOODY )  
 by its authorized signatories: )  
 )  
 )  
 )  
 )  
 \_\_\_\_\_ )  
 Mayor )  
 )  
 )  
 )  
 \_\_\_\_\_ )  
 Corporate Officer )

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Attachment 2

DEVELOPMENT PERMIT NO. DP000073

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## SCHEDULE "A"

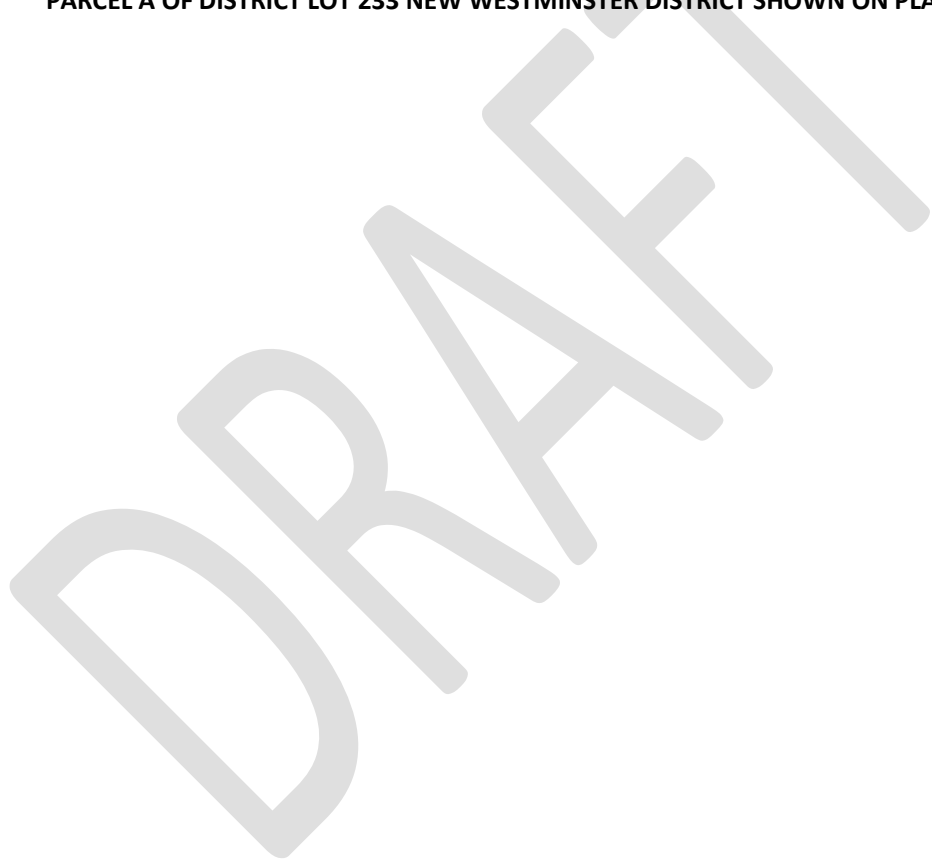
List of Lands

009-893-351 LOT 1 BLOCK "D" DISTRICT LOT 233 GROUP 1 NEW WESTMINSTER DISTRICT PLAN 13859  
 009-893-377 LOT 2 BLOCK "D" DISTRICT LOT 233 GROUP 1 NEW WESTMINSTER DISTRICT PLAN 13859  
 009-893-385 LOT 3 BLOCK "D" DISTRICT LOT 233 GROUP 1 NEW WESTMINSTER DISTRICT PLAN 13859  
 009-893-415 LOT 4 BLOCK "D" DISTRICT LOT 233 GROUP 1 NEW WESTMINSTER DISTRICT PLAN 13859  
 009-893-423 LOT 5 BLOCK "D" DISTRICT LOT 233 GROUP 1 NEW WESTMINSTER DISTRICT PLAN 13859  
 002-135-299 LOT 6 BLOCK "D" DISTRICT LOT 233 GROUP 1 NEW WESTMINSTER DISTRICT PLAN 13859  
 009-864-296 LOT 9 BLOCK "D" DISTRICT LOT 233 GROUP 1 NEW WESTMINSTER DISTRICT PLAN 13859  
 009-864-253 LOT 8 BLOCK "D" DISTRICT LOT 233 GROUP 1 NEW WESTMINSTER DISTRICT PLAN 13859  
 001-754-904 LOT 7 BLOCK "D" DISTRICT LOT 233 GROUP 1 NEW WESTMINSTER DISTRICT PLAN 13859  
 007-327-846 LOT 10 BLOCK "D" DISTRICT LOT 233 GROUP 1 NEW WESTMINSTER DISTRICT PLAN 13859  
 001-528-718 LOT 5 BLOCK "C" DISTRICT LOT 233 GROUP 1 NEW WESTMINSTER DISTRICT PLAN 13859  
 009-893-253 LOT 6 BLOCK "C" DISTRICT LOT 233 GROUP 1 NEW WESTMINSTER DISTRICT PLAN 13859  
 009-263-217 LOT 12 DISTRICT LOT 233 GROUP 1 NEW WESTMINSTER DISTRICT PLAN 23726  
 003-986-080 LOT 8 BLOCK "C" DISTRICT LOT 233 GROUP 1 NEW WESTMINSTER DISTRICT PLAN 13859  
 009-893-300 LOT 9 EXCEPT: PART SUBDIVIDED BY PLAN 23726; BLOCK "C" DISTRICT LOT 233 GROUP 1 NEW  
 WESTMINSTER DISTRICT PLAN 13859  
 007-794-622 LOT 10 BLOCK "E" DISTRICT LOT 233 GROUP 1 NEW WESTMINSTER DISTRICT PLAN 13859  
 001-437-054 LOT 9 BLOCK "E" DISTRICT LOT 233 GROUP 1 NEW WESTMINSTER DISTRICT PLAN 13859  
 009-864-385 LOT 12 BLOCK "E" DISTRICT LOT 233 GROUP 1 NEW WESTMINSTER DISTRICT PLAN 13859  
 000-557-129 LOT 8 BLOCK "E" DISTRICT LOT 233 GROUP 1 NEW WESTMINSTER DISTRICT PLAN 13859  
 009-864-351 LOT 6 BLOCK "E" DISTRICT LOT 233 GROUP 1 NEW WESTMINSTER DISTRICT PLAN 13859  
 003-785-831 LOT 7 BLOCK "E" DISTRICT LOT 233 GROUP 1 NEW WESTMINSTER DISTRICT PLAN 13859  
 009-864-377 LOT 11 BLOCK "E" DISTRICT LOT 233 GROUP 1 NEW WESTMINSTER DISTRICT PLAN 13859  
 009-864-300 LOT 2 BLOCK "E" DISTRICT LOT 233 GROUP 1 NEW WESTMINSTER DISTRICT PLAN 13859  
 004-886-721 LOT 1 BLOCK "E" DISTRICT LOT 233 GROUP 1 NEW WESTMINSTER DISTRICT PLAN 13859  
 009-864-326 LOT 3 BLOCK "E" DISTRICT LOT 233 GROUP 1 NEW WESTMINSTER DISTRICT PLAN 13859  
 003-707-415 LOT 4 BLOCK "E" DISTRICT LOT 233 GROUP 1 NEW WESTMINSTER DISTRICT PLAN 13859  
 004-966-775 LOT 5 BLOCK "E" DISTRICT LOT 233 GROUP 1 NEW WESTMINSTER DISTRICT PLAN 13859  
 000-702-480 LOT 1 BLOCK "C" DISTRICT LOT 233 GROUP 1 NEW WESTMINSTER DISTRICT PLAN 13859  
 009-893-181 LOT 2 BLOCK "C" DISTRICT LOT 233 GROUP 1 NEW WESTMINSTER DISTRICT PLAN 13859  
 009-893-211 LOT 3 BLOCK "C" DISTRICT LOT 233 GROUP 1 NEW WESTMINSTER DISTRICT PLAN 13859  
 002-259-869 LOT 11 BLOCK "C" DISTRICT LOT 233 GROUP 1 NEW WESTMINSTER DISTRICT PLAN 13859  
 009-893-229 LOT 4 BLOCK "C" DISTRICT LOT 233 GROUP 1 NEW WESTMINSTER DISTRICT PLAN 13859  
 007-442-254 LOT 17 BLOCK "A" DISTRICT LOT 233 GROUP 1 NEW WESTMINSTER DISTRICT PLAN 13859  
 009-892-885 LOT 4 BLOCK "A" DISTRICT LOT 233 GROUP 1 NEW WESTMINSTER DISTRICT PLAN 13859  
 009-893-113 LOT 20 BLOCK "A" DISTRICT LOT 233 GROUP 1 NEW WESTMINSTER DISTRICT PLAN 13859  
 009-893-105 LOT 19 BLOCK "A" DISTRICT LOT 233 GROUP 1 NEW WESTMINSTER DISTRICT PLAN 13859  
 009-892-818 LOT 1 BLOCK "A" DISTRICT LOT 233 GROUP 1 NEW WESTMINSTER DISTRICT PLAN 13859  
 002-360-896 LOT 3 BLOCK "A" DISTRICT LOT 233 GROUP 1 NEW WESTMINSTER DISTRICT PLAN 13859  
 005-549-213 LOT 18 BLOCK "A" DISTRICT LOT 233 GROUP 1 NEW WESTMINSTER DISTRICT PLAN 13859  
 009-892-842 LOT 2 BLOCK "A" DISTRICT LOT 233 GROUP 1 NEW WESTMINSTER DISTRICT PLAN 13859  
 009-893-059 LOT 15 BLOCK "A" DISTRICT LOT 233 GROUP 1 NEW WESTMINSTER DISTRICT PLAN 13859  
 009-893-075 LOT 16 BLOCK "A" DISTRICT LOT 233 GROUP 1 NEW WESTMINSTER DISTRICT PLAN 13859  
 010-273-603 LOT "A" DISTRICT LOT 233 GROUP 1 NEW WESTMINSTER DISTRICT PLAN 16957  
 018-719-708 LOT 1 DISTRICT LOT 233 GROUP 1 NEW WESTMINSTER DISTRICT PLAN LMP16345  
 018-719-716 LOT 2 DISTRICT LOT 233 GROUP 1 NEW WESTMINSTER DISTRICT PLAN LMP16345  
 018-719-724 LOT 3 DISTRICT LOT 233 GROUP 1 NEW WESTMINSTER DISTRICT PLAN LMP16345  
 009-892-907 LOT 9 BLOCK "A" DISTRICT LOT 233 GROUP 1 NEW WESTMINSTER DISTRICT PLAN 13859

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- 018-566-588 LOT 2 DISTRICT LOT 233 GROUP 1 NEW WESTMINSTER DISTRICT PLAN LMP13602
- 009-893-032 LOT 14 BLOCK "A" DISTRICT LOT 233 GROUP 1 NEW WESTMINSTER DISTRICT PLAN 13859
- 009-893-008 LOT 13 EXCEPT: PARCEL "A" (EXPLANATORY PLAN 28892); BLOCK "A" DISTRICT LOT 233 GROUP 1 NEW WESTMINSTER DISTRICT PLAN 13859
- 007-614-888 PARCEL "A" (EXPLANATORY PLAN 28892) LOTS 12 AND 13 BLOCK "A" DISTRICT LOT 233 GROUP 1 NEW WESTMINSTER DISTRICT PLAN 13859
- 009-826-271 LOT 10 BLOCK "A" DISTRICT LOT 233 GROUP 1 NEW WESTMINSTER DISTRICT PLAN 13859
- 009-892-931 LOT 11 BLOCK "A" DISTRICT LOT 233 GROUP 1 NEW WESTMINSTER DISTRICT PLAN 13859
- 001-808-044 LOT 4 BLOCK "B" DISTRICT LOT 233 GROUP 1 NEW WESTMINSTER DISTRICT PLAN 13859
- 009-893-148 LOT 5 BLOCK "B" DISTRICT LOT 233 GROUP 1 NEW WESTMINSTER DISTRICT PLAN 13859
- 002-181-614 LOT 6 BLOCK "B" DISTRICT LOT 233 GROUP 1 NEW WESTMINSTER DISTRICT PLAN 13859
- 001-984-250 LOT 3 BLOCK "B" DISTRICT LOT 233 GROUP 1 NEW WESTMINSTER DISTRICT PLAN 13859
- 007-581-785 LOT 99 DISTRICT LOT 233 GROUP 1 NEW WESTMINSTER DISTRICT PLAN 44673
- 000-525-537 LOT 100 DISTRICT LOT 233 GROUP 1 NEW WESTMINSTER DISTRICT PLAN 44673
- N/A PARCEL A OF DISTRICT LOT 233 NEW WESTMINSTER DISTRICT SHOWN ON PLAN EPP137916



DEVELOPMENT PERMIT NO. DP000073

SCHEDULE "B"

Subdivision Plan

