



City of Port Moody

Report/Recommendation to Council

Date: February 10, 2026
Submitted by: Community Development Department – Development Planning Division
Subject: Development Permit Amendment for Coronation Park (Inlet District) – Phase A
(Wesgroup Properties)

Purpose

To present to Council a Development Permit amendment for Phase A of Coronation Park (Inlet District) to amend DP000062. This Development Permit, DP000086, is to facilitate the conversion of the office building design in Phase A to residential.

Recommended Resolution(s)

THAT Development Permit No. DP000086 be approved for issuance as recommended in the report dated February 10, 2026, from the Community Development Department – Development Planning Division regarding Development Permit Amendment for Coronation Park (Inlet District) – Phase A (Wesgroup Properties);

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

Background

At the Regular Council meeting on July 23, 2024, Council adopted Zoning Amendment Bylaw No. 3407 (CD89) to facilitate the development of a high-density master planned community in the Coronation Park neighbourhood. Subsequently, on July 22, 2025, Council authorized the issuance of a Development Permit (DP000062) for Phase A of Coronation Park. The approved DP for Phase A included two-mixed use residential towers atop a commercial podium, as well as a six-storey office building at the southwest corner of the site near Barnet Highway and Ioco Road.

In November of 2025, Council adopted Zoning Amendment Bylaw No. 3515, which allowed for the conversion of the office building into an eight-storey rental residential building, with relocation of the office use to Phase C. This amendment also converted one of the residential towers from market strata to market rental, including below-market rental units.

Since Phase A has an approved Development Permit for Form and Character which includes an office building, a Development Permit amendment is required to convert the building to a residential form. Draft Development Permit No. DP000086 (**Attachment 1**) proposes to amend

the existing DP and is now being considered for approval. Associated architectural and landscape drawings are included as **Attachment 2** and **Attachment 3**.

Discussion

The intent of this amendment is to allow the conversion of the office building to a residential building and permit minor changes to the foundation, parkade plans, and rooftop mechanical areas. All other matters related to form and character such as building massing of the podium and towers, landscaping, amenities, and public art remain unchanged from the previously approved DP.

A copy of the previously approved Development Permit from July 22, 2025, for Phase A is included as (**Attachment 4**).

Residential Unit Mix

The converted building (Building 2A) consists of 54 units with the following unit mix:

Unit Type	Number of Units	Percent of Units
Studio	0	0
1-Bedroom	30	56%
2-Bedroom	18	33%
3-Bedroom	6	11%
TOTAL	54	100%

The updated unit count and unit mix for all of Phase A is now:

Unit Type	Number of Units	Percent of Units
Studio	61	10%
1-Bedroom	304	47%
2-Bedroom	195	30%
3-Bedroom	81	13%
TOTAL	641	100%

Overall, the unit mix for Phase A is consistent with the CD 89 zone for Coronation Park, which requires a minimum of 30% two-bedroom and 12% three-bedroom units to be provided. This unit-mix exceeds the minimum in the City's Family Friendly Units policy.

Parking

The revised Development Permit has four less parking spaces than the approved plans for the entirety of Phase A with the following counts:

Building	DP000062	DP000086	Difference
A1	375	376	+1
A2	338	407	-2
Office / Rental	71		
Commercial	264	261	-3
TOTAL	1,048	1,044	-4

Based on the parking requirements of the CD 89 zone (outlined below), the revised draft Development Permit is still in compliance with the minimum parking requirements required under the Zoning Bylaw.

CD89 Parking Regulations	
Residential	Commercial
0.5 spaces / studio unit	1 space / 44m ²
0.85 spaces / 1-bedroom unit	
1.25 spaces / 2-bedroom unit	
2 spaces / 3-bedroom unit	
Visitor	
0.2 spaces / first 100 units 0.1 spaces / each additional unit	

Form and Character

Phase A is identified as the ‘Gateway Precinct’ in the Coronation Park Design Guidelines. This is a high exposure location which provides the pedestrian gateway to Coronation Park. A key goal of this precinct is to enhance the pedestrian realm along loco Road. This has been achieved through the design of the ground level commercial uses and adjacent pedestrian-oriented plaza.

A second design goal in the original Development Permit, for this portion of the site, is to utilize the eight-storey building in the southwest corner to ‘anchor’ and create a plaza that welcomes pedestrians into the development. The applicant has retained the design elements of this building to provide the desired anchor effect for Phase A. The use of vertical concrete beams, window bands and balcony treatments have been well utilized to create a sleek building which compliments the adjacent podium and tower form.

Overall, the conversion of the building from office to residential has incorporated the appropriate aspects of the Coronation Park Design Guidelines to activate this corner and invite pedestrians into the Coronation Park neighbourhood.

Other Option(s)

That Development Permit No. DP000062 be revised to address the following:

- *List items*

Financial Implications

There are no financial implications associated with the recommendations in this report. The change in use will result in a minor increase to the previously reported Development Cost Charges. These fees will be calculated at the time of Building Permit submission once the updated drawings have been submitted.

Communications and Public Engagement Initiatives

There are no communications or public engagement initiatives associated with the recommendations in this report.

Council Strategic Plan Goals

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

- Strategic Goal 3.1 – Create complete and connected communities through balanced growth;
- Strategic Goal 3.3 – Enhance community wellbeing; and
- Strategic Goal 4.1 – Improve the local business climate.

Attachment(s)

1. Draft Development Permit No. DP000086.
2. Schedule A – Architectural Drawings – Coronation Park (Inlet District) Phase A.
3. Schedule B – Landscape Drawings – Coronation Park (Inlet District) Phase A.
4. Previously Approved Development Permit No. DP000062.

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Report Approval Details

Document Title:	Development Permit Amendment for Coronation Park (Inlet District) – Phase A (Wesgroup Properties).docx
Attachments:	- Attachment 1 - Draft Development Permit No. DP000086.pdf - Attachment 2 - Schedule A - Architectural Drawings - Coronation Park (Inlet District) Phase A.pdf - Attachment 3 - Schedule B - Landscape Drawings - Coronation Park (Inlet District) Phase A.pdf - Attachment 4 - Previously Approved Development Permit No. DP000062.pdf
Final Approval Date:	Feb 3, 2026

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

Suzanne Smith, General Manager of Community Development - Jan 30, 2026

Paul Rockwood, General Manager of Finance and Technology - Feb 3, 2026

Anna Mathewson, City Manager - Feb 3, 2026