

Corporate Policy

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Section:	Planning and Development	13
Sub-Section:	Planning and Development – General	6410
Title:	Coronation Park Development Application Requirements	2019-01

Related Policies

Number	Title
13-6410-2017-02	Prioritizing Higher Density Development

Approvals

Approval Date: May 28, 2019	Resolution #: <u>CC19/128</u>
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Coronation Park Development Application Requirements

Policy

This Policy outlines pre-requisites, conditions, and requirements for the acceptance of Development Applications in the Coronation Park Neighbourhood Plan Area that require a rezoning and/or development permit.

The goal of the Policy is to ensure orderly neighbourhood re-development with the following goals:

- Re-development is in accordance with the attached Future Road Network Plan, including pedestrian and bicycle connectivity;
- Re-development realises the identified grades needed for the future road network;
- during the transformation, continued access for existing homes is provided;
- New development does not create or leave individual orphaned parcels;
- New development does not preclude or sterilize Re-development of other sites;
- construction traffic impacts on existing neighbourhoods and homes is managed; and
- Costs for roads, storm water management, servicing, and amenities, including parks are distributed among individual developments throughout the Coronation Park Neighbourhood Plan Area.

In response to the goals, the City will only accept Development Applications for Redevelopment that address all of the following pre-requisites:

1. The lands proposed for Redevelopment include sufficient area to accommodate all Future Road Network sections adjacent to the Assembly Area as well as pedestrian corridors identified through the assembly areas;
2. The proposed site plan follows the Grading Plan;
3. The proposed site plan maintains current access or provides alternative access to the properties surrounding the Redevelopment;
4. The lands proposed for Redevelopment encompass all parcels within an Assembly Area;
5. A road connection to allow construction access, and other access as required, to the Coronation Park neighbourhood from Barnet Highway must be constructed prior to the Re-Development of any Assembly Areas south of Guildford Drive. This road connection may include the Interim or Permanent Barnet Highway Access;
6. Cumulative traffic impacts of each of the development parcels will be demonstrated by each applicant and considered by the City as Development Applications are made. If only the Interim Barnet Highway Access is available, the City may postpone acceptance of further Development Applications until the Permanent Barnet Highway Access is completed;
7. Each Re-development will be required to relocate, construct, provide, allow provisions for, or complete other work or study as required to provide excess capacity or additional services as required to allow Servicing of the entire neighbourhood and adjacent neighbourhoods for both conditions during development and based on the full future Coronation Park Neighbourhood Plan Area; and

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8. Each Re-development includes a commitment for the contribution of funds to share the cost of future off-site servicing, storm water management and amenities, including parks that are not being delivered by the proposed Re-development. The extent of such contributions will be determined on a development by development basis or may be based on an overall financial strategy for the neighbourhood.

Definitions

Assembly Area: collections of parcels outlined on the Port Moody Minimum Land Assemblies sheet of the Coronation Park Transportation Planning Study map set.

Coronation Park Neighbourhood Plan Area: that part of the Coronation Park neighbourhood designated in the Official Community Plan for re-development

Development Applications: any development applications that include change of use (re-zoning) or other development approval (development permits)

Future Road Network: the road network as outlined on the attached map Coronation Park Transportation Planning Study: Internal Network Configuration

Grading Plan: the grades as identified on the Coronation Park Transportation Planning Study: Internal Network Configuration: L100, L200, L300, L400, L500, L600, L700, L800 Profiles.

Permanent Barnet Highway Access: a new road connection to Barnett Highway located within the City of Coquitlam as outlined in the Future Road Network

Re-development: development that includes a change of land use

Interim Barnet Highway Access: a new road connection to Barnet Highway located within the City of Port Moody as outlined in the Future Road Network

Servicing: all roads, pathways, corridors, utilities, and other off-site works and services required to service a development. Generally, such services are as outlined in the City's *Subdivision and Development Servicing Bylaw, 2010, No. 2831*.

Procedures

This Policy is implemented through communication by staff with prospective applicants in the Coronation Park Neighbourhood Plan Area.

Monitoring/Authority

The General Manager of Planning and Development is authorized to accept or reject Development Applications based on this Policy. Exceptions to this Policy require Council approval.