

# CORONATION PARK

OCP Amendment Application  
Oct 31, 2020



# PROJECT TEAM

## WESGROUP

### WESGROUP PROPERTIES | OWNER

- . Family-owned real estate company specializing in the development of sustainable, mixed-use spaces
- . One of Western Canada's largest private real estate organizations
- . Over 50 years of experience providing complete, end-to-end real estate services, acquiring, developing and managing residential, retail, commercial and industrial properties for the long-term
- . Own and manage over 3.4 million square feet of commercial property
- . Built more than 7,000 homes in many communities



### CICCOZZI ARCHITECTURE | ARCHITECT

Located in Vancouver, Ciccozzi Architecture is an award-winning full-service architecture firm specializing in residential and commercial design. Ciccozzi Architecture works throughout the Lower Mainland, the Sunshine Coast, and the Okanagan as well as internationally in the United States and Mexico. Ciccozzi focuses on a cooperative and interactive design process and highly personalized service. The firm strongly believes that the best design comes not from a predetermined aesthetic but rather reveals itself through a process of discovery.



### PERRY & ASSOCIATES | LANDSCAPE ARCHITECT

Based in Vancouver, British Columbia, P+A is a versatile landscape architecture and site-planning firm offering a wide variety of design services. Collaboration is at the core of our practice. The range of our experience gained over 35 years of consulting includes the full spectrum of landscape architecture from site design to urban design and the planning of new communities.



### CTS | TRAFFIC CONSULTANT

Creative Transportation Solutions Ltd. (CTS), with offices in both Metro Vancouver (Port Moody) and the Okanagan (Summerland), is one of the most respected traffic engineering firms in operation in Western Canada. The firm was established in March 1993 to provide traffic engineering, transportation planning and data collection consulting services to the public and private sector. The main goal of CTS is to develop transportation solutions for its clients that are consistently comprehensive, effective and forward-looking.



### POONI GROUP | PLANNING

Pooni Group has planning and communication expertise for all aspects of the development process. Established in 1988, the firm has over three decades of experience implementing residential, commercial, industrial, and public projects in over 30 municipalities across North America in both the public and private sectors. We take a holistic approach to both development and communications that fuses our technical expertise with our commitment to maintaining exceptional community and government relationships, and our dedication to achieving client goals.

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# EXECUTIVE SUMMARY





# EXECUTIVE SUMMARY

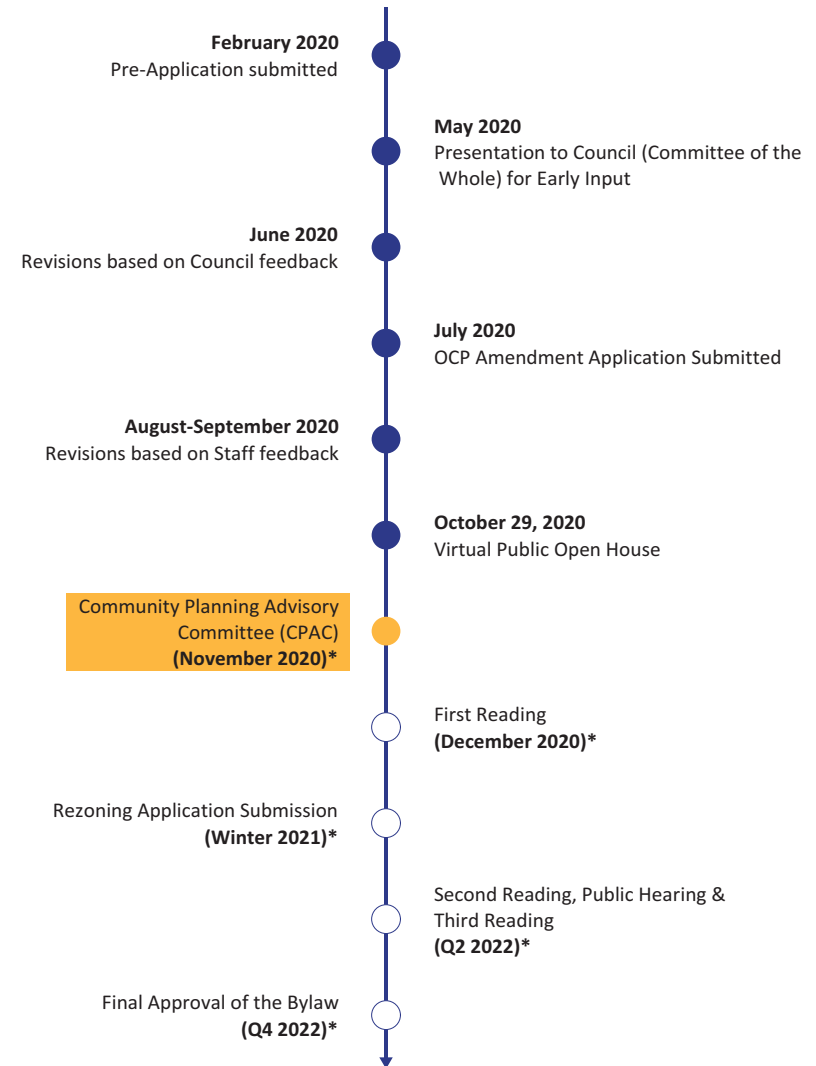
## Coronation Park

On behalf of Wesgroup Properties Ltd (“Wesgroup”), we would like to submit an updated Official Community Plan Amendment for an assembly of properties located in the Coronation Park neighbourhood of the City of Port Moody. These properties are single-family homes the majority of which have been placed under contract by Wesgroup with the intention of rezoning and improving the sites with a masterplan community generally in-line with the vision set out by the Official Community Plan (the “OCP”). Coronation Park (“CP”) is a noted sub-area of the OCP, and it is Wesgroup's intent to assemble all properties south of Guildford Drive (with the exception of two properties on Buckingham Drive) . Properties north of Guildford Drive are not included in this application. The purpose of this application is to receive formal feedback from Council on this proposal at First Reading of the Official Community Plan Amendment and should that feedback be supportive, Wesgroup intends to submit a Rezoning Application to be processed concurrently with the Official Community Plan Amendment.

Following the May 19, 2020 Committee of the Whole Meeting, we have reviewed the feedback from Council and have conferred with Staff in an effort to bring forward a proposal that we believe meets the broad goals of the City for the redevelopment of Coronation Park. Hearing support for the proposed modified road network and grading plan, along with the linear park concept, we focused on the areas of the proposal where Council provided more specific direction - the provision of commercial space and affordable housing. Based on the varying goals for the community expressed by Staff and Council, it is not financially feasible to redevelop strictly within the existing OCP. Since the OCP was adopted, Staff and Council have developed new Affordable Housing Guidelines, sustainability goals, and have desires for additional park space and additional commercial space not previously contemplated. As a result, our proposal has been updated to reflect the comments and concerns of staff while still delivering a financially viable project. We have heard the feedback and believe that we understand the City's goals and have made the adjustments to our proposal.

As we outlined at the May 19, 2020 Committee of the Whole meeting, we have approached the redevelopment of Coronation Park with key principles in mind to ensure what is delivered is a viable, complete community.

## Timeline



# 1.0 CONTEXT

1.1 Neighbourhood Context

1.2 Site Context

1.3 Policy Context





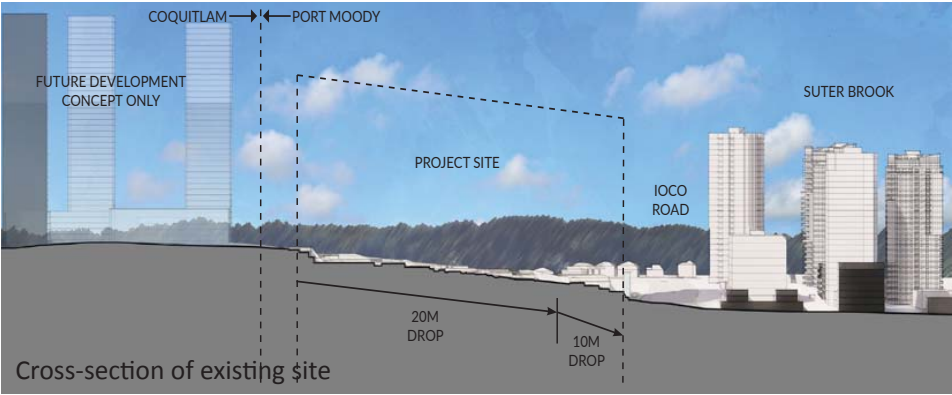
# CONTEXT

## 1.1 Neighbourhood Context



## 1.2 Site Context

The site is 14.8 acres, and currently includes 57 single family homes. From Balmoral Drive to Ioco Road, there is a 30 meter drop in grade.

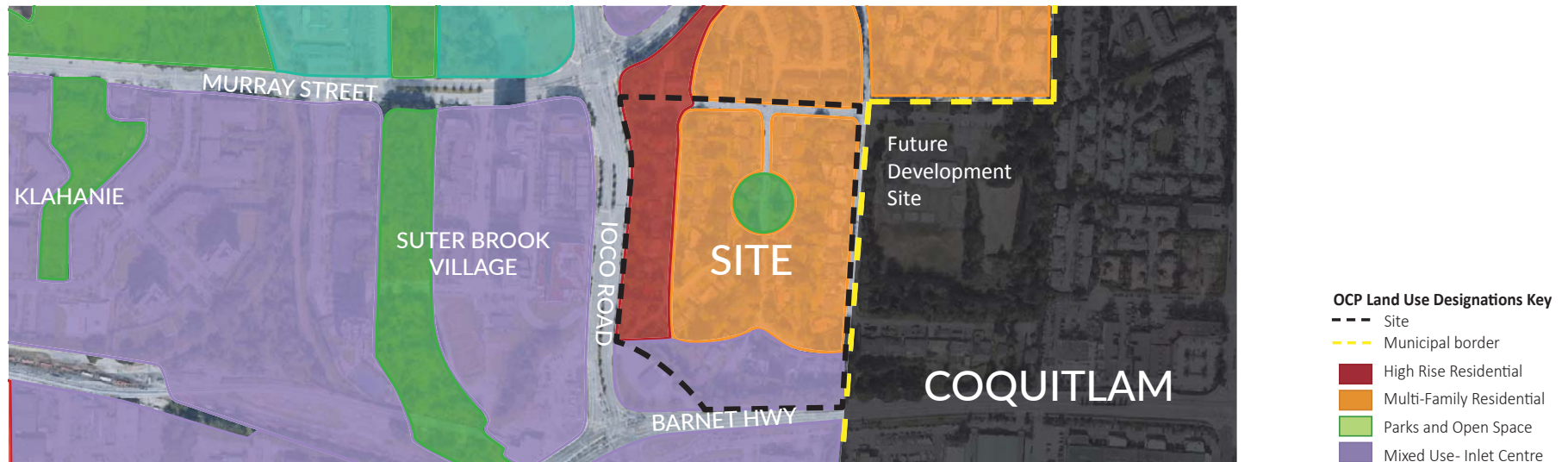


# CONTEXT

## 1.3 Policy Context

As per City of Port Moody Official Community Plan (revised in 2017) The site is designated multi-family residential (allowing up to 4-storeys), parks and open space, high-rise residential (allowing up to 26-storeys), and mixed-use-Inlet Centre in the OCP.

An OCP amendment is being sought to allow for additional height at Coronation Park.





## 2.0 THE VISION

20 minute Community  
loco Gateway  
Efficient Master Plan





## 2.1 THE VISION

### 1. Coronation Park shall be a 20 minute community

Achieve a high level of permeability on and through the site  
Enhance pedestrian connections to the existing adjacent neighbourhood residential and commercial areas, in addition to rapid transit  
Use a linear park that connects and organizes the entire master plan  
Provide a mix of housing types to meet a variety of needs

### 2. Coronation Park should establish an loco Gateway

Coronation Park should treat the loco Road frontage as an important, gateway element to Port Moody “City of the Arts”  
Create a pedestrian friendly environment along loco Road through site planning, landscape design, architecture and Public Art

### 3. Coronation Park should be an efficient Master Plan

Site planning should optimize parcels, servicing and building sizes allowing for phased development  
Road network and grading should be enabled to phase servicing and development delivery  
Use existing grades as an opportunity to create unique spaces  
Establish a phase plan to build-out in accordance with optimized servicing and construction schedules

**The proposed built form creates two distinct components to the master plan.**

#### a. High Rise Ring

Massing creates a strong streetwall along loco Road to frame the street  
Tower locations act as markers for neighbourhood pedestrian connections

#### b. Central Core

Organized around the City Park  
Buildings define and interact with the public park edge  
Site planning and park location creates opportunities for neighborliness and social interaction

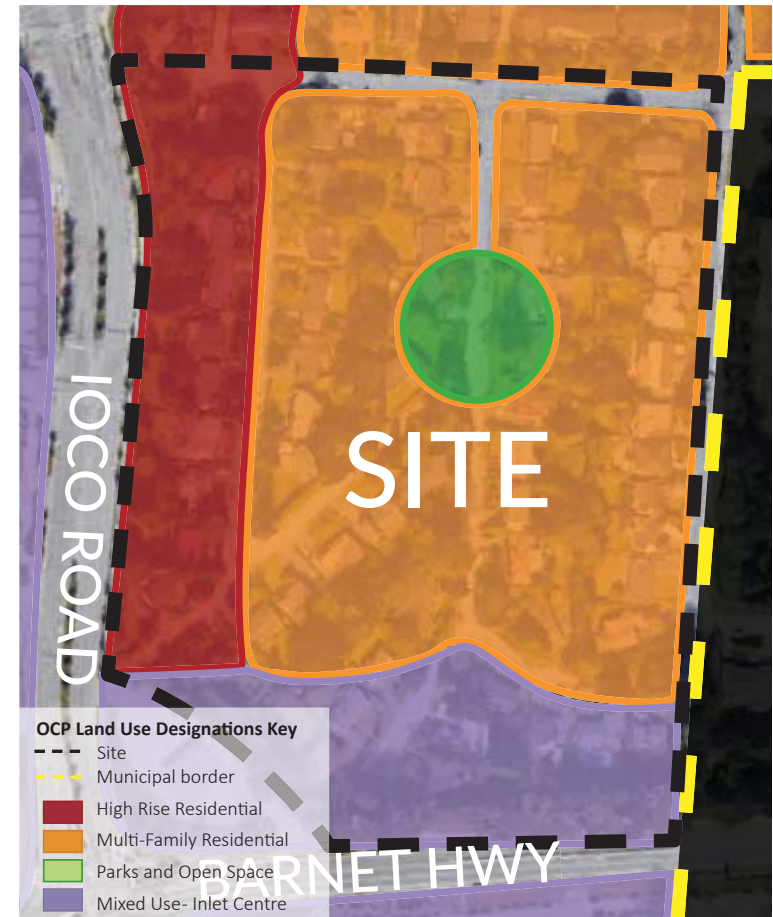
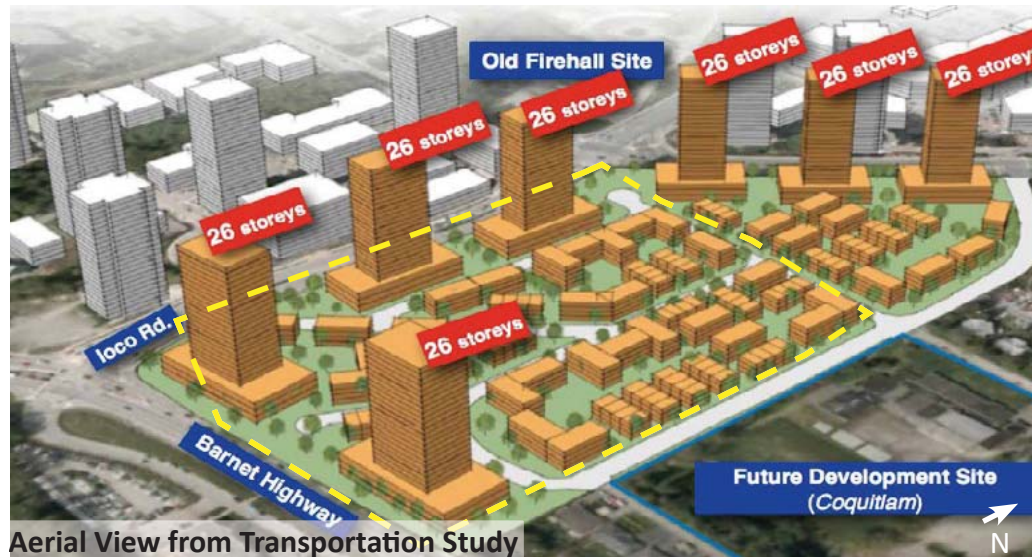




## 2.2 OFFICIAL COMMUNITY PLAN

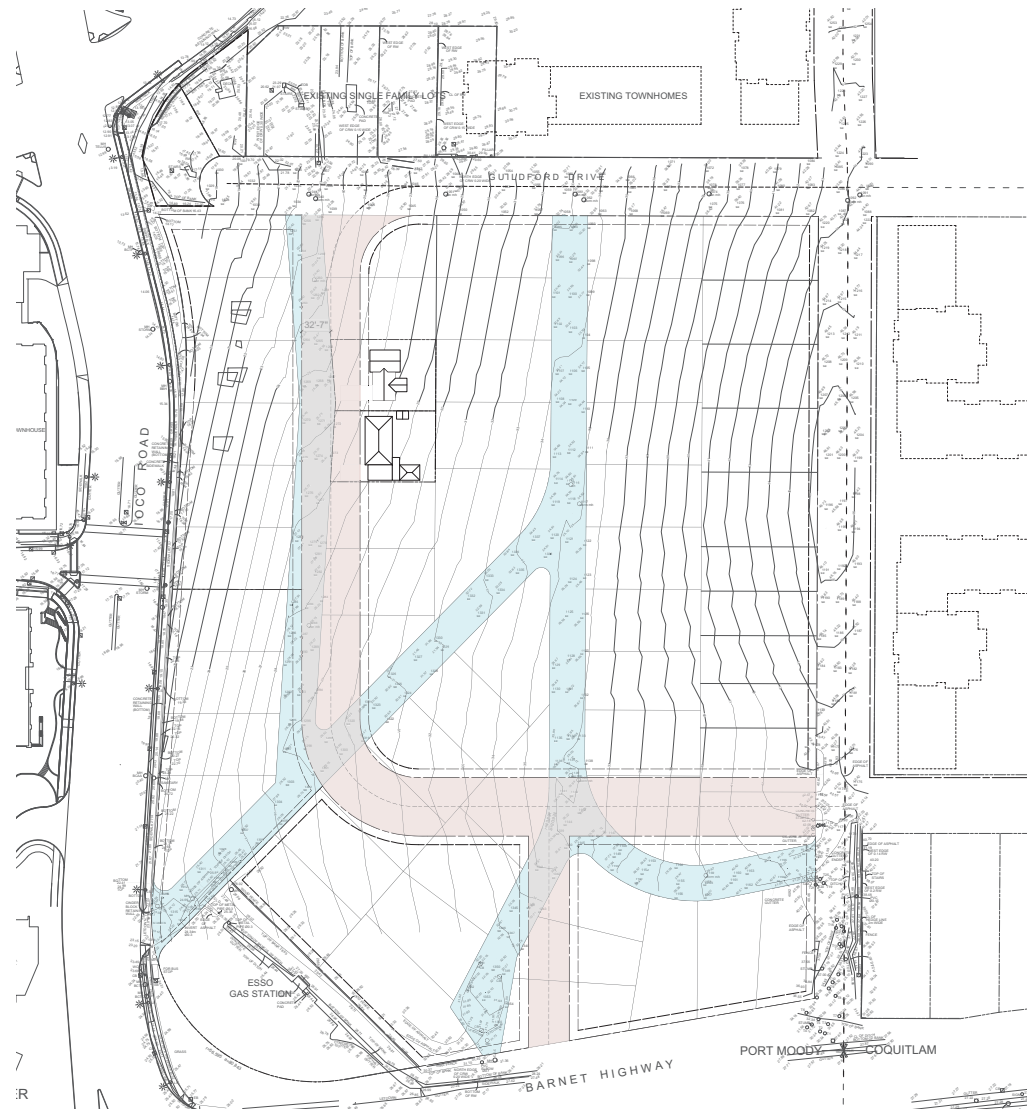
### Coronation Park OCP (Updated 2017)

- 1 acre park
- Residential and mixed-use towers up to 26 storeys
- Low-rise residential buildings up to 4 storeys
- Retail space
- Dedicated space for children, families and seniors (e.g. daycare)
- No specific affordable housing requirement
- No FSR requirement



## 2.3 REIMAGINED ROAD NETWORK

- Existing Road Network (9540.7 SM)
- Proposed Road Network (8215.7 SM)
- Net Reduction of Road Network - 1,325 SM





## 3.0 CORONATION PARK - OUR PROPOSAL

Overview  
Gateway  
The Green  
Hillside



# OUR PROPOSAL

## Overview

In total, the OCP Amendment proposal anticipates 2,900 units all located within a 10-minute walk of rapid transit at Inlet Centre Skytrain Station. The built form includes five towers proposed at a height of 37 to 40 storeys, with 4 to 10 storey podiums connecting the towers to grade and making up the central core of the neighbourhood. Of the 2,900 units proposed, 175 will meet the City's definition of Below-Market Rental under the Interim Affordable Housing Guidelines. We also acknowledge the goal established in the OCP of ground-oriented housing and we commit to working with Staff to ensure this vision is carried through, in a higher-density form of single level units with grade access and patios, or two-level townhouse style units at the base of buildings. The development will be constructed in a series of phases of which are yet to be determined. Infrastructure and amenities will be provided in an incremental nature along with these phases to be determined at a later date.

## OCP Policy and Amendment

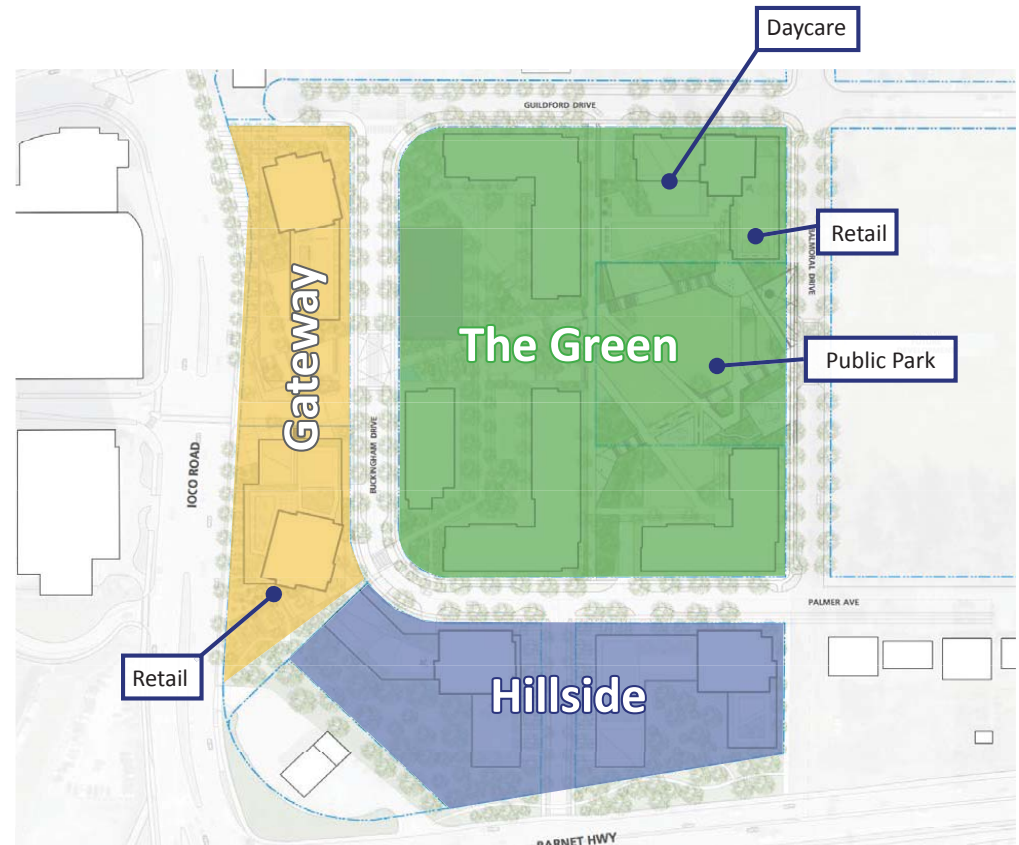
The requested amendment to the OCP is specific to height as there is no density or unit limits in the current OCP for Coronation Park. Heights are requested to be increased to 40 storeys on towers (from 26 storeys) and up to 10 storeys in podiums and 6 storeys in low-rise buildings (from 3 and 4 storeys respectively). These requests are made to support the benefits provided by the development as outlined in the application.





## OUR PROPOSAL - NEIGHBOURHOOD PLAN

- **Gateway**  
Creating a strong gateway identity for Coronation Park & Port Moody.
- **The Green**  
Creating a series of places to pause, play, socialize, and engage.
- **Hillside**  
Creating stronger connections and an improved pedestrian experience to Barnet Highway.



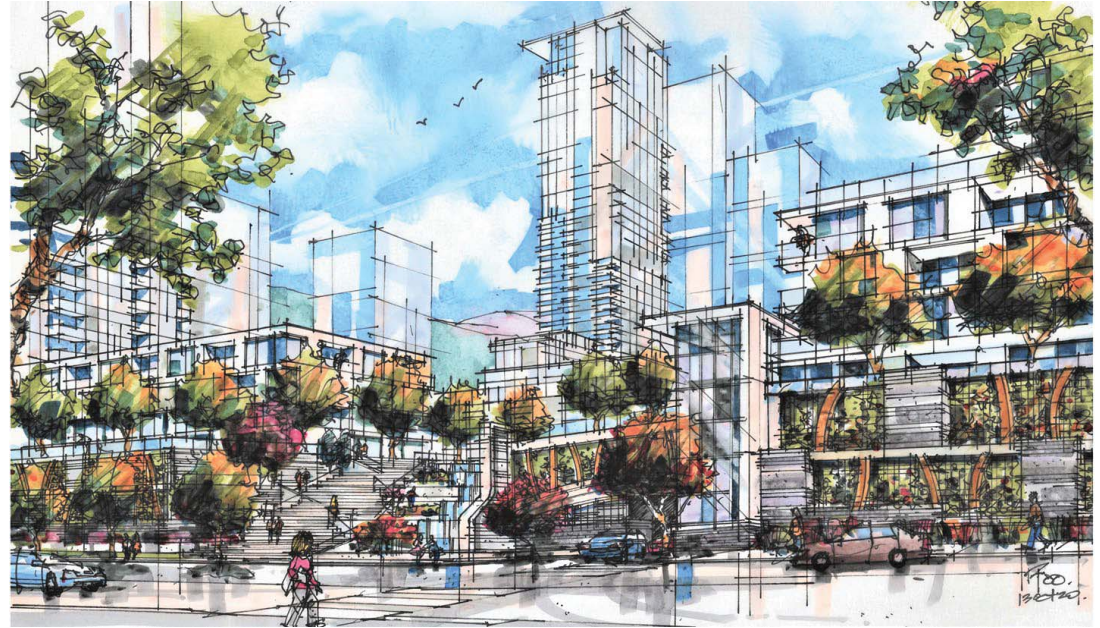
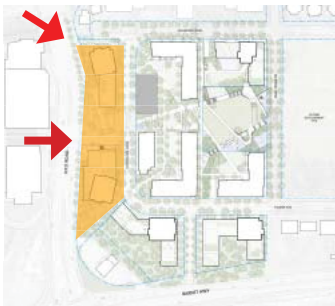
# GATEWAY

- 900 Market strata homes \*
- 20,900 SF community amenity building Over two levels\*
- Cafe at ground floor on loco Road

\* All numbers are approximate.

View 1 is from loco Road looking toward the Gateway, which is one of the key elements to activate loco Road, and provides the connection up to - and down from - The Green. The pedestrian connection is enhanced with landscape features such as a waterfall element. Accessibility to and from the site is provided with an elevator that connects to the street and contributes to the urban experience as a focal point along loco Road. A strong connection to adjacent commercial and residential uses is also provided.

View 2 is from the intersection of loco Road and Guildford Way looking to the southeast. This shows the enhanced connectivity to and from the site at the northwest corner. The north tower is pushed back to open up the pedestrian connection and allow the base to engage with the corner plaza and become part of the pedestrian experience.



View 1 - from loco Road looking east



View 2 - from loco Road looking southeast from Guildford Way



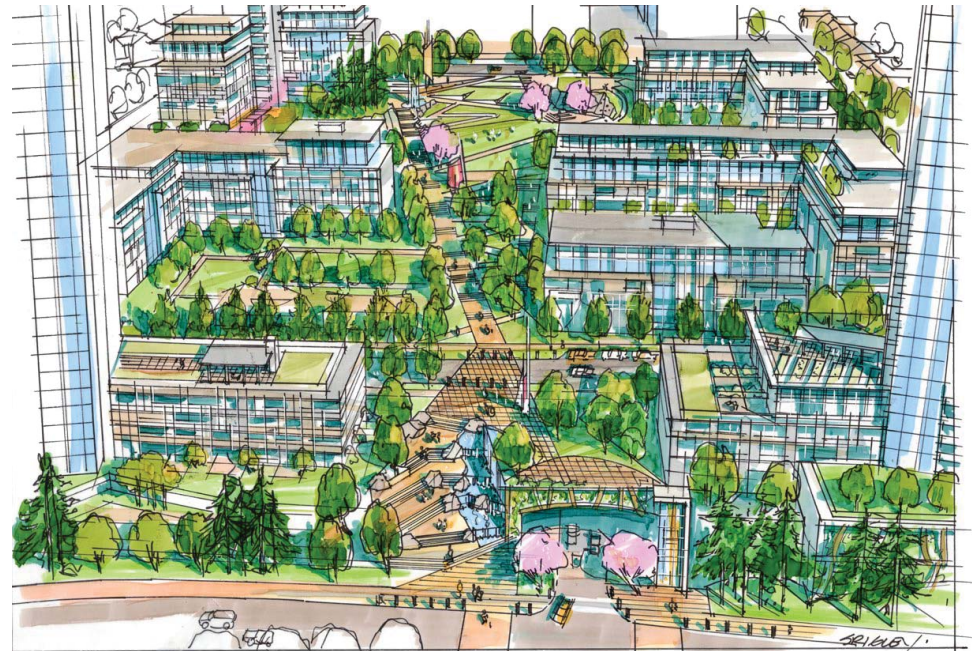
# THE GREEN

- 775 Market strata homes \*
- 175 below market rental homes \*
- 1.5 acre City-owned park \*
- 8,000 SF of daycare (providing approximately 75-100 spaces) \*
- 10,000 SF Ground floor commercial on Balmoral Drive\*

\* All numbers are approximate.

View 1 is a bird's eye view from loco Road looking east through the site. This shows how the extension of the park provides visual access to and through the site, bringing vitality to the neighbourhood and inviting non-resident participation.

View 2 is from within the Green looking eastward towards Balmoral Drive, and showing the connection to and from the loco frontage. The landscape design breaks down the grades by creating a series of places to pause, play, socialize, and engage.



View 1 - from loco Road looking east



View 2 - of park looking North East



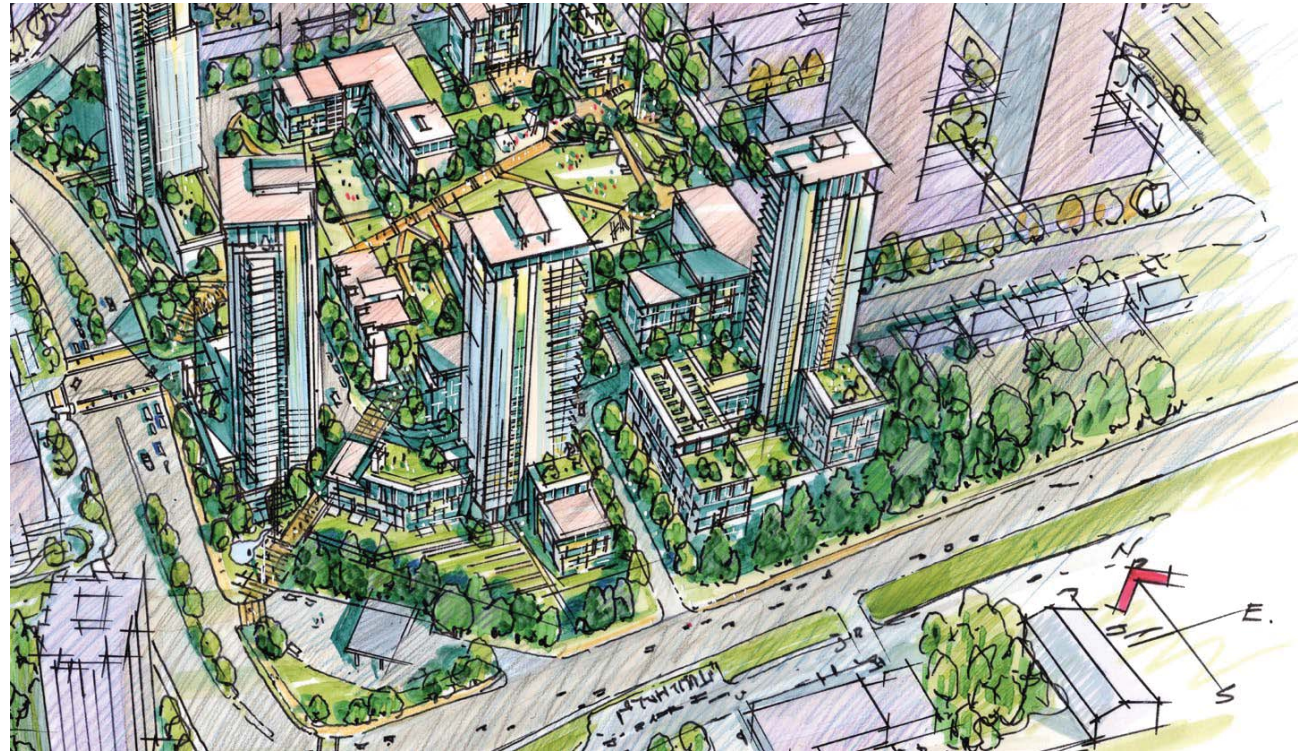
# HILLSIDE

- 1,095 Market strata homes \*
- Landscaped Green areas on Podiums
- Temporary access road to Barnet Highway

\* All numbers are approximate.

The Hillside provides a pedestrian and vehicular connection, transitioning to and from the Green.

A series of stepped, landscaped terraces have been created in the architecture to provide a transition down from the Green to Barnet.



Aerial View looking North East

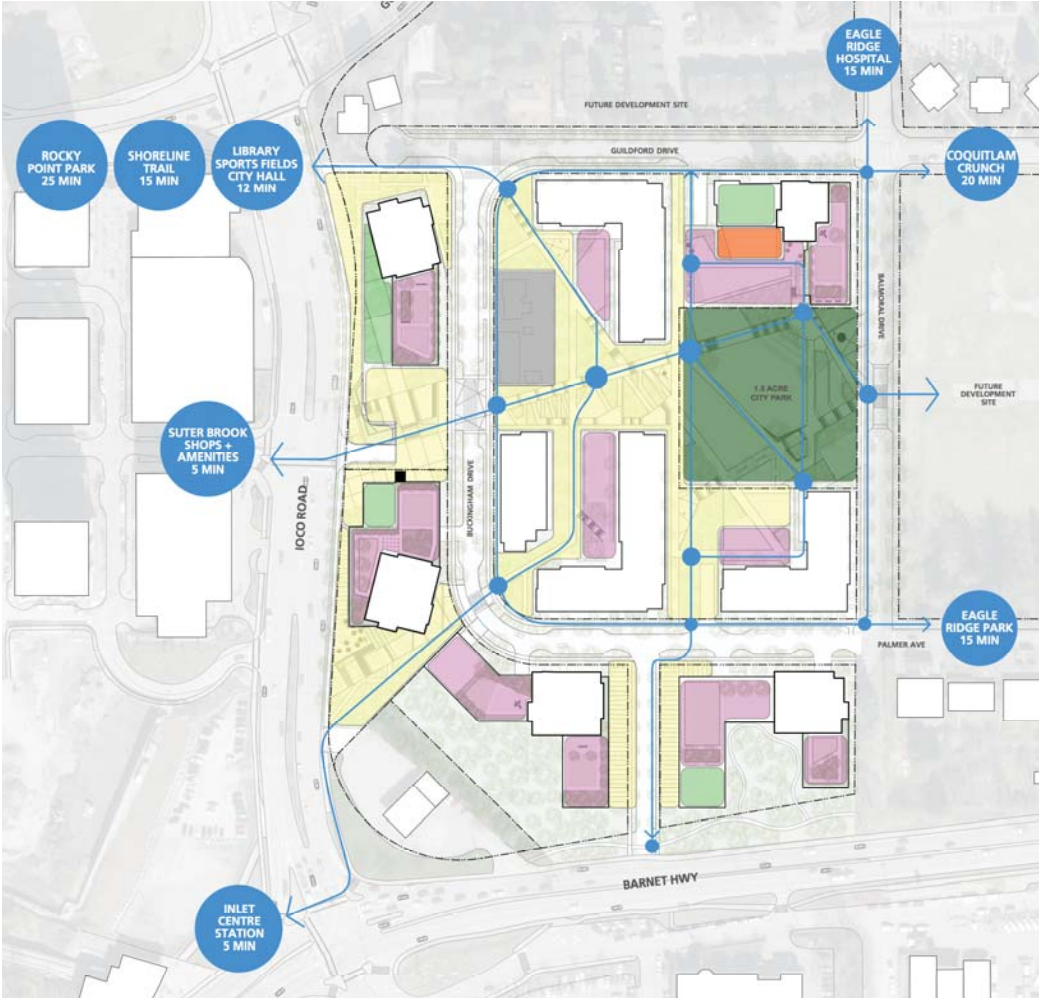




# 3.1 PARKS & OPEN SPACES

The proposed redevelopment of Coronation Park will deliver a 1.5-acre\* public park, in addition to 1.9 acres\* of publicly accessible, privately owned open space to extend the available amount of green-space in the plan. In addition to the space at grade, each of the podiums in the high-rise ring will have activated rooftops, delivering significant outdoor space for residents of those buildings, with programming ranging from urban gardens, children's play equipment, outdoor dining and the like. These outdoor private amenities combined with a significant central amenity for residents of Coronation Park provide needed spaces for the residents without burdening public infrastructure.

\* All numbers are approximate.



# LANDSCAPE PLAN



Flexible Use Lawn + Open Space



Adventure Play



Integrated Pathways | Planting + Art



## LANDSCAPE PLAN LEGEND

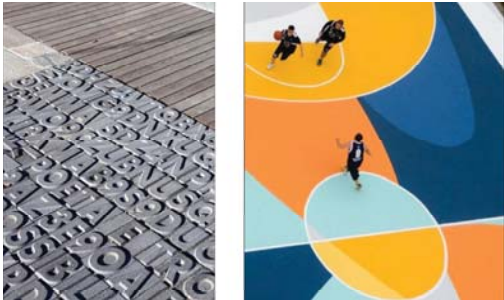
- |                                      |                             |                               |
|--------------------------------------|-----------------------------|-------------------------------|
| 1 PRIMARY ACCESSIBLE PEDESTRIAN PATH | 6 ADVENTURE PLAY IN SLOPE   | 11 STRATA AMENITY             |
| 2 SECONDARY ACCESSIBLE PATH          | 7 SPORTS COURT              | 12 GREENROOF                  |
| 3 STORM WATER FEATURE                | 8 CAFE / SPRAY PLAZA        | 13 PUBLIC PLAZA               |
| 4 FLEX USE LAWN                      | 9 POTENTIAL PUBLIC WASHROOM | 14 RAISED PEDESTRIAN CROSSING |
| 5 TERRACED SEAT LAWN                 | 10 PUBLIC AMENITY / ROW     | 15 DAYCARE AMENITY            |



# NEW PUBLIC ART



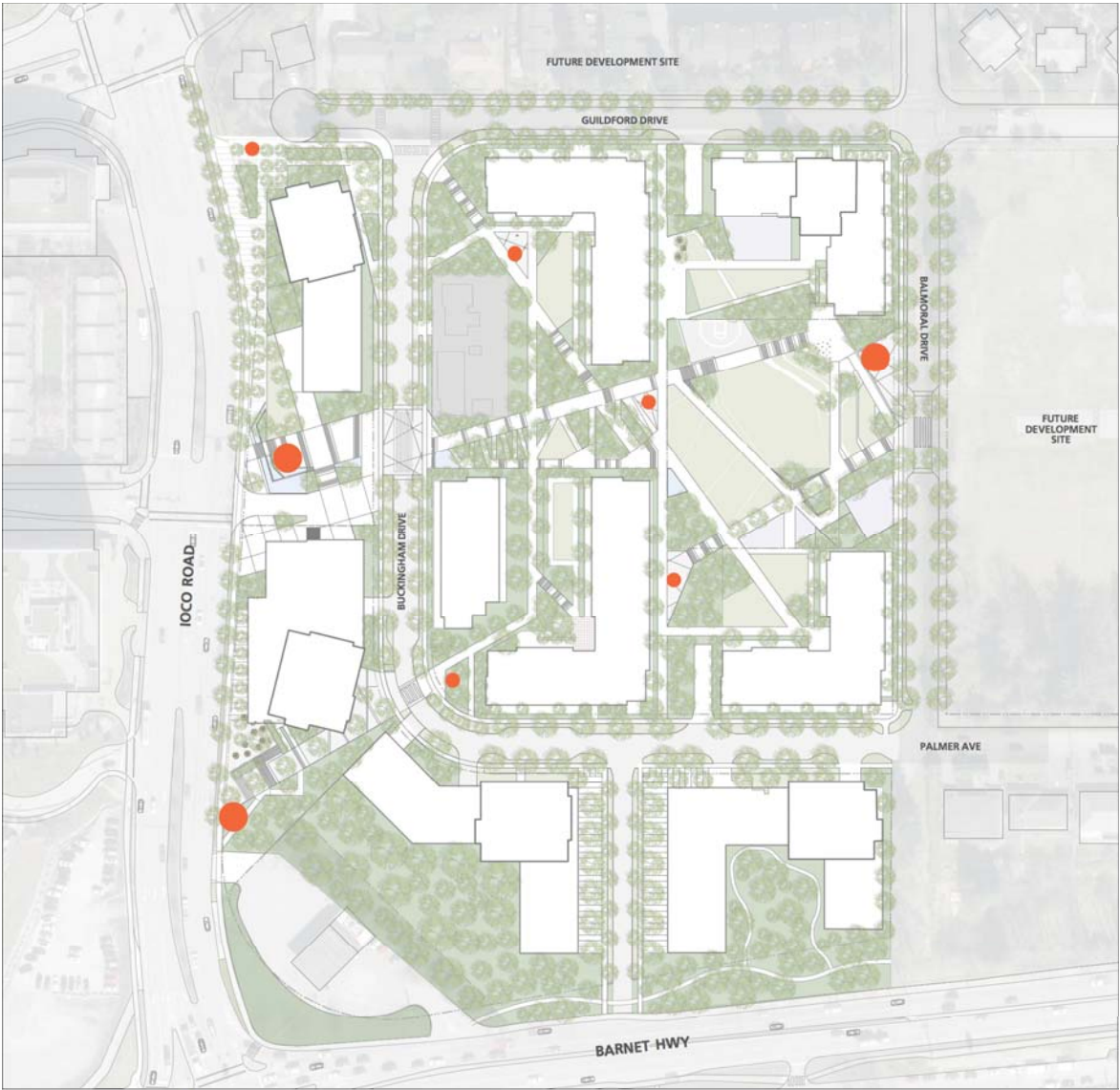
Locally Inspired Elements



Integrated Art



Aspirational + Gateway Elements



## ART LOCATION PLAN LEGEND

- POTENTIAL FEATURE ART LOCATION
- SECONDARY PUBLIC ART LOCATION

## 3.2 RANGE OF HOUSING OPTIONS



### Below-Market Rental Housing

To more closely align this proposal to the Interim Affordable Housing Guideline adopted in March of this year, we have revised our proposal to provide 175\* Below-Market Rental Units, which represents 6.25% of the total proposed units.

- To achieve this, the 450\* Market Rental Units that were included in our previous proposal have been removed.
- As we have noted in previous correspondence to Council, it is not financially feasible to build out Coronation Park within the strict limits of the OCP, while meeting new policy requiring 15% of housing being below market. The impact of this policy on the base OCP has a significant financial impact on the land value of Coronation Park and would undermine any assembly as the properties would be more valuable as single-family homes and would halt any redevelopment of the neighbourhood, not achieving the goals of the OCP. Wesgroup and the City of Port Moody are currently using a third party to determine Financial Feasibility Analysis to support the above statement.
- The Below-Market Rental Units will be rented at Housing Income Limits (HILs) as published by BC Housing. The rental rates published by BC Housing for Port Moody, which falls into the Vancouver HILs Planning Area. The proposed unit mix for these Below-Market Rental units is consistent with the Interim Affordable Housing Guidelines, with 70% of the units being Studio or One Bedroom, 20% Two Bedroom and 10% Three Bedroom.

\* All numbers are approximate.

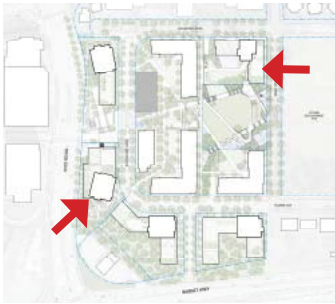


# 3.3 COMMERCIAL & RETAIL

## Local Serving Retail

To serve the needs of the local community, 10,000\* square feet of commercial/retail space has been proposed. This commercial space is proposed to be adjacent to park space and will provide for local, community-based demand for commercial space.

\* All numbers are approximate.



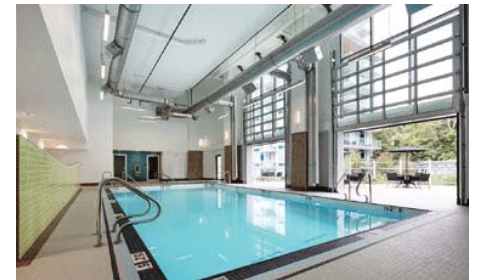
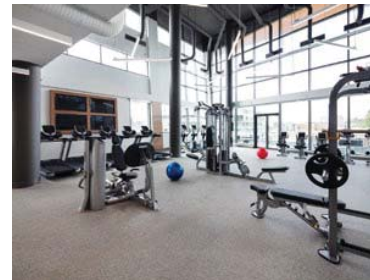


## 3.4 NEW AMENITY SPACES

We envision the creation of a 20,900\* square foot central amenity to serve the residents of this proposal, which will include a pool, fitness facilities, a sports court, party rooms, lounges, and other amenity spaces. This will serve as a significant hub for the Coronation Park community and having a centralized, shared space that all buildings can access creates a community wide social space.

As an additional amenity, we anticipate the proposal creating a public art fund that will contribute \$2m in public art to be located throughout the site, with a priority being placed on gateway locations, including along loco Road and at the entrance to the community in addition to the city park.

\* All numbers are approximate.





## 3.5 NEW PRIVATE DAYCARE

- Provision for 8,000\* square foot of private daycare operation to serve the local community
- Will accommodate approximately 75-100 children

\* All numbers are approximate.



## 3.6 SUSTAINABILITY

- Vision is for a sustainably designed master planned community
- Potential to utilize rainwater management on-site
- Potential for buildings to meet high energy performance standards
- Opportunity to utilize local products, building systems, and manufacturing where possible



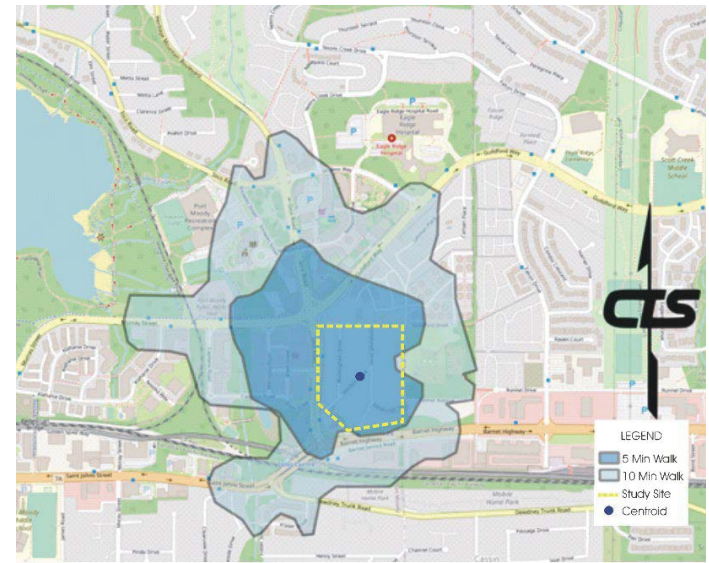
We have been discussing the sustainability targets for this proposal and will continue to do so with Staff as we progress into further detail. We acknowledge the City of Port Moody early adoption of the Energy Step Code which carries requirements, which are set at the time of the rezoning. The City has acknowledged it's policy was not developed with long-term multi-phase developments and we are committed to working with Staff on this and including it in the financial analysis as a variable for further study, as growing Step Code goals and Low Carbon Energy Systems do impact the financial viability of the proposal.



## 3.7 MOBILITY

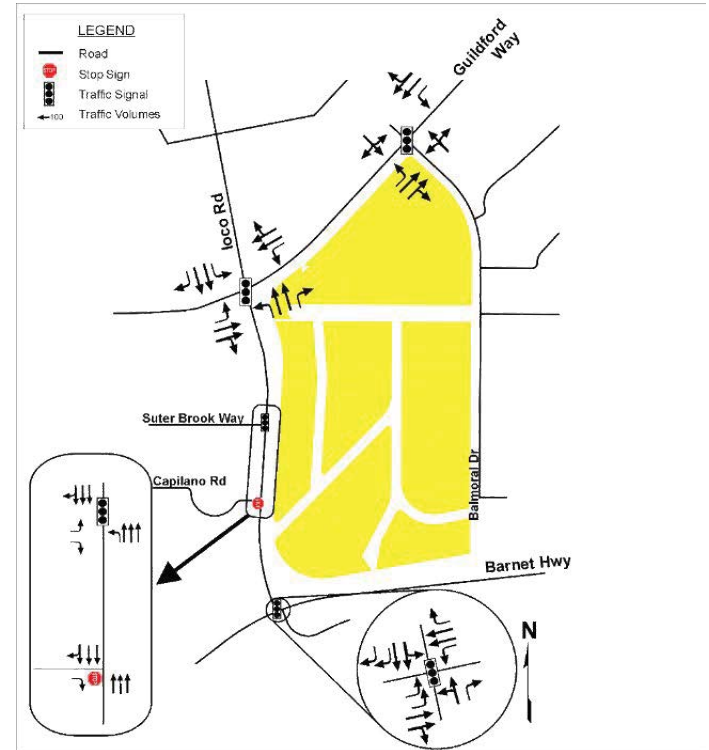
### Transit, Cycling, and Walking

- Within a 5 — 10 minute walk to Inlet Centre Skytrain Station
- Improved pedestrian and cycling connections
- Transportation Demand Management Measures
- Proposed parking variance will contribute to increased transit use, walking, and cycling
- Vehicle trips per home to and from the site will be less than typical for Port Moody



### Vehicle Trips

- City of Port Moody staff provided input on study
- Future conditions with and without Wesgroup Coronation Park Development were valuated
- Without Coronation Park development, due to other area development, several key intersections will require improvements
- With Coronation Park development, in addition to area development, access opposite Suter Brook Way will spread out impact, and no additional improvements will be required
- An interim, phased development of Coronation Park was also considered and found that some development can proceed in advance of future new road connection to Barnet Highway in the City of Coquitlam



## 3.8 OTHER BENEFITS

- In addition to the amenities, below-market housing, public park and other benefits noted above, Wesgroup believes the development proposal enables the City to meet its goal of maximizing the investment in public infrastructure by creating a transit-oriented development of an aging neighbourhood which is in need of revitalization as noted in the OCP.
- The project will also provide new roads, on and off-site infrastructure upgrades. Development Cost Levies of approximately \$30m will be created for the City of Port Moody with the redevelopment of this site.
- \$8m in Community amenity Contributions
- Density Bonus - subject to Financial Analysis
- Wesgroup is excited about the opportunity this proposal presents to for the City of Port Moody and the Community and we are willing to work with the City to work towards the realization of a collectively beneficial vision.

