

# WELCOME TO THE CORONATION PARK

## PUBLIC INFORMATION MEETING

The purpose of today's session is to:

- Provide an overview of the vision for Coronation Park, as well as the project's progression, including information on the rezoning process, and what you can expect as next steps.
- Answer your questions and listen to your feedback.

After you have had a chance to explore today's material, please fill out a comment form either in-person or by visiting [www.CoronationParkPortMoody.com](http://www.CoronationParkPortMoody.com).



# ABOUT WESGROUP

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## wesgroup

Wesgroup is a family-owned real estate company specializing in the development of sustainable, mixed-use, complete communities.

With over 60 years of experience in end-to-end real estate services overseeing residential, retail, and commercial properties, Wesgroup is proud to have built more than 7,000 homes and over 100 communities.

# PROJECT TEAM

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Wesgroup has assembled a highly qualified team of industry experts to support in the development process.

Developer:

**wesgroup**

Architect + Urban  
Designer:



Landscape Architect:

**P+A**

Planning + Engagement:



Accessibility:



Civil Engineers:



Transportation Engineers:



# PROJECT CONTEXT

## Neighbourhood Context

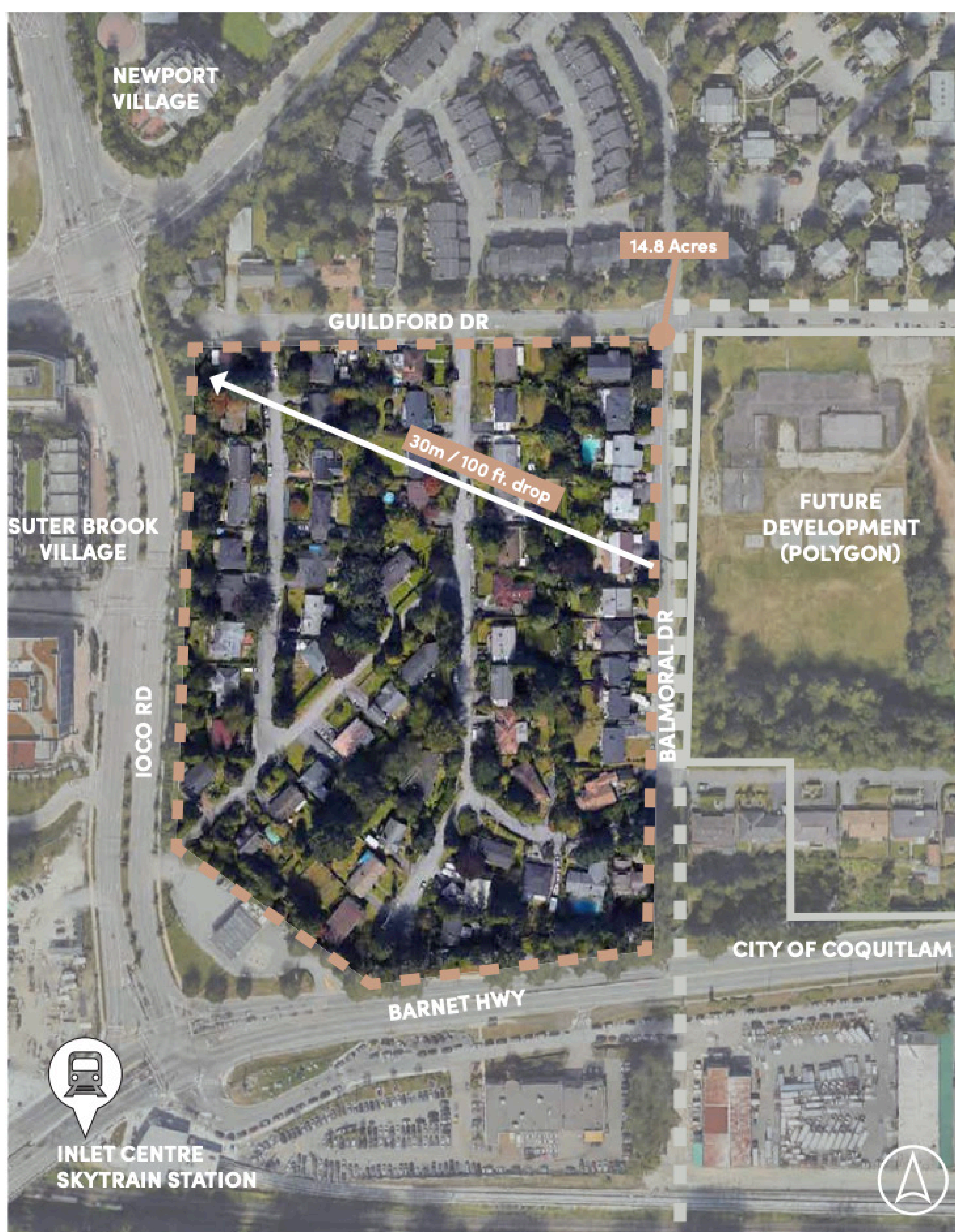
Coronation Park is located within a 5-minute walk from Inlet Centre Skytrain Station in Port Moody, close to shops, services and amenities.



# PROJECT CONTEXT

## Site Context

The site is 14.8 acres and currently includes 59 single family homes. From Balmoral Drive to loco Road, there is a 30 meter drop in grade.



# PROJECT CONTEXT

## Policy Context

### Official Community Plan

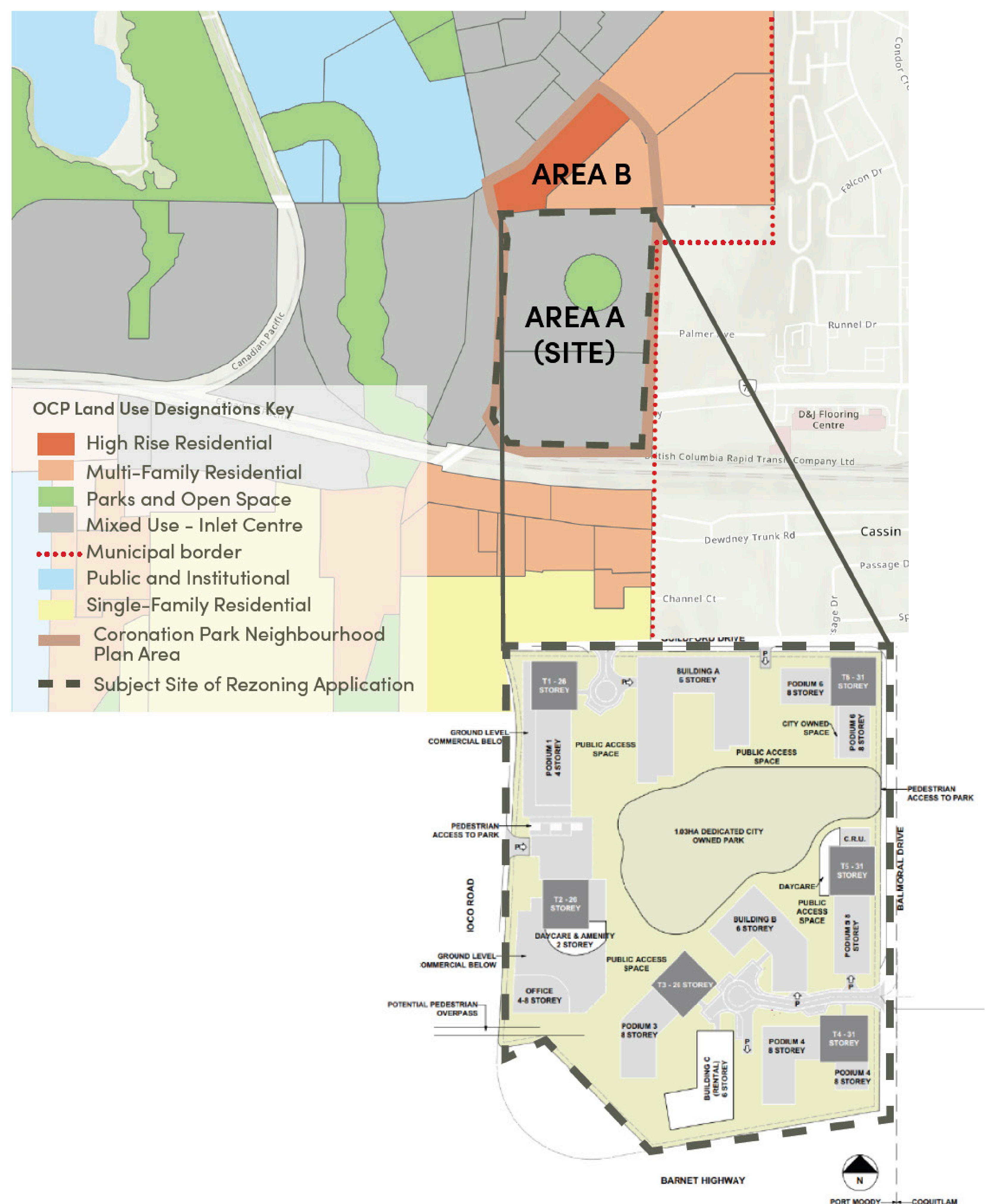
In 2017, Council amended Port Moody's Official Community Plan (OCP) to include the Coronation Park Neighbourhood Plan.

In April 2022, Council approved the OCP Amendment for Coronation Park.

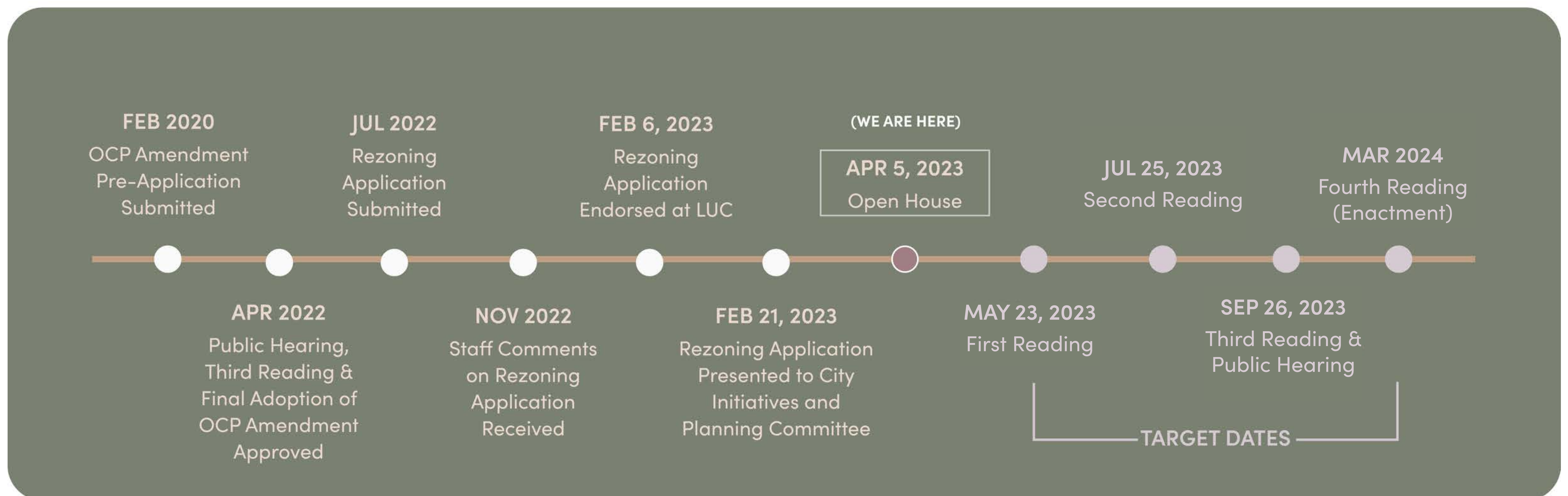
The site currently includes 59 single family homes.

In July 2022, Wesgroup submitted a rezoning application which would rezone the site as a Comprehensive Development Zone.

The rezoning application is 100% compliant with the OCP Amendment approved in 2022.



# TIMELINE



# THE PROPOSAL

Well connected.

Mixed Use.

Accessible.

Transit-Oriented.

- 3.42 FSR
- 2,486 Market Condo Units
- 101 Market Rental Units (Rent-to-Own; 10% Seniors)
- 64,000 sf of Amenity, Including 15,000 sf of Common Amenity Space for all residents (delivered in Phase 1)
- ~107,000 sf of Commercial Space (incl. 30,000 sf office)
  - Grocery and Drug Store
- 9,500 sf of childcare space (~194 spaces, over two locations)
- 2,000 sf of Civic Amenity
- 2.55 Acre City Park + 1.5 Acres of Publicly Accessible Pathways
- loco Overpass





# PROJECT STATISTICS

KEY PROJECT STATISTICS		
	Sqm.	Sf.
Gross Site Area	60,000	645,834
Area of existing roads	9,541	102,695
Net Site Area	50,459	543,139
Total GFA	205,177	2,208,511
FSR		3.42
Public Park	10,300	110,868
Privately owned, publicly Accessible Open Space	6,070	65,340

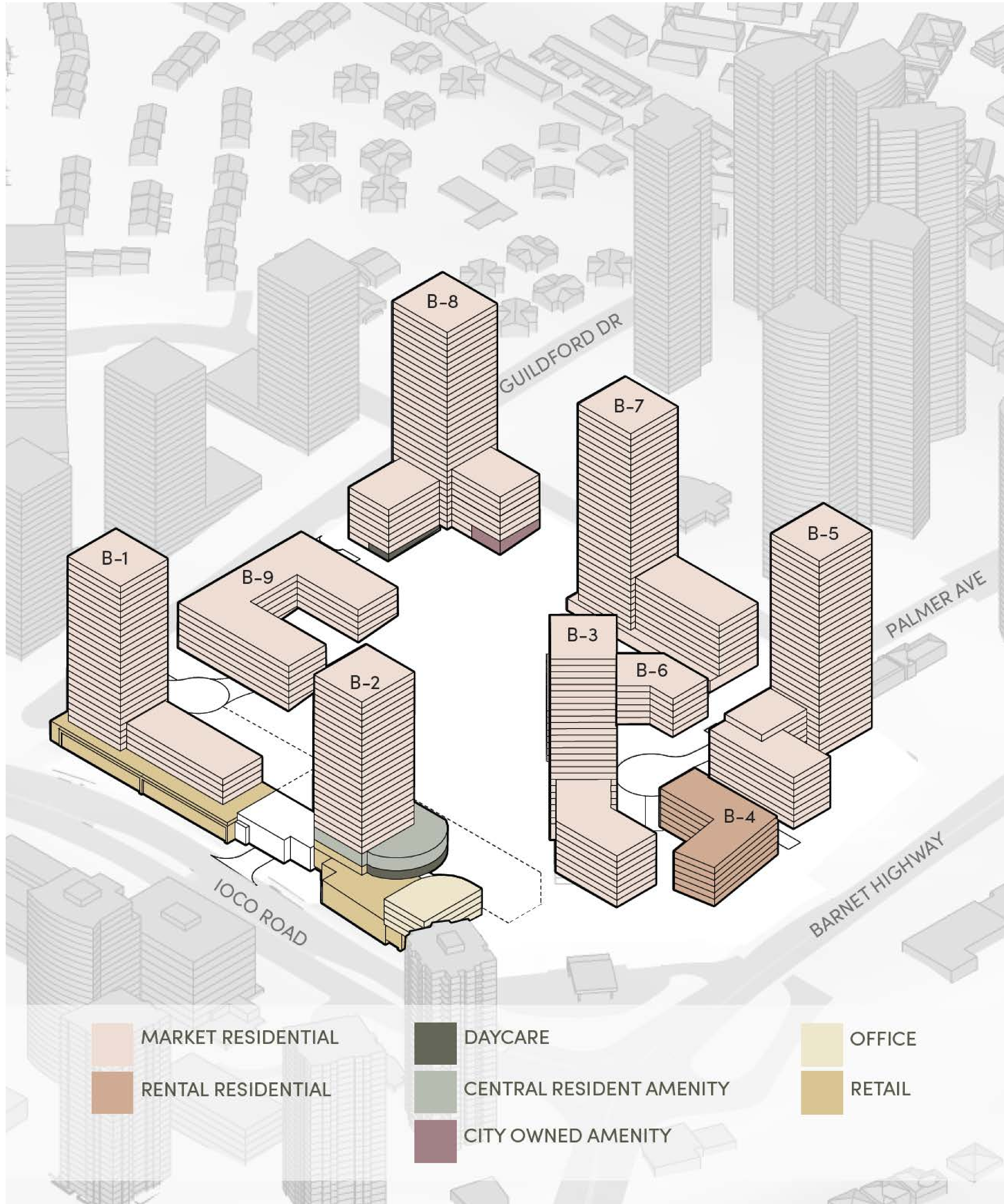
  

AREA TOTALS FOR EACH USE		
	Sqm.	Sf.
Total Residential	200,184	2,154,762
Total Amenity Exclusion (Pvt)	5,903	63,539
Residential GFA (excluding Amenity)	194,281	2,091,223
Residential (rental)	7,781	83,750
Residential (strata)	186,500	2,007,473
Total Commercial	10,896	117,287
Total Office	2,764	29,752
Total Retail	7,244	77,974
Total Daycare	888	9,562
Total GFA	205,177	2,208,511
Amenity		
City Owned Amenity	186	2,002

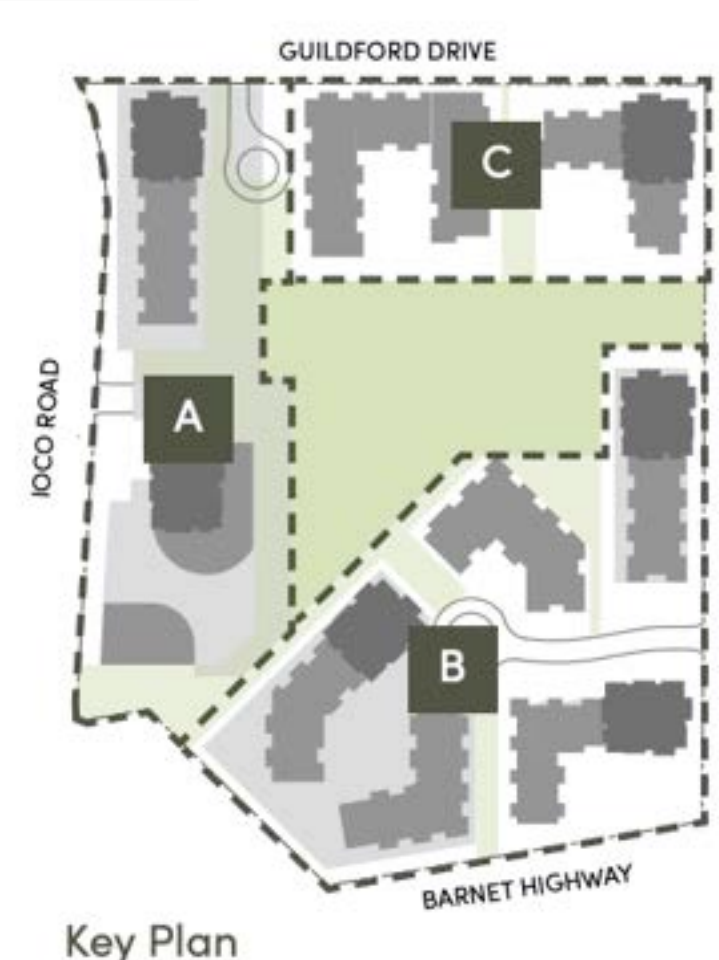
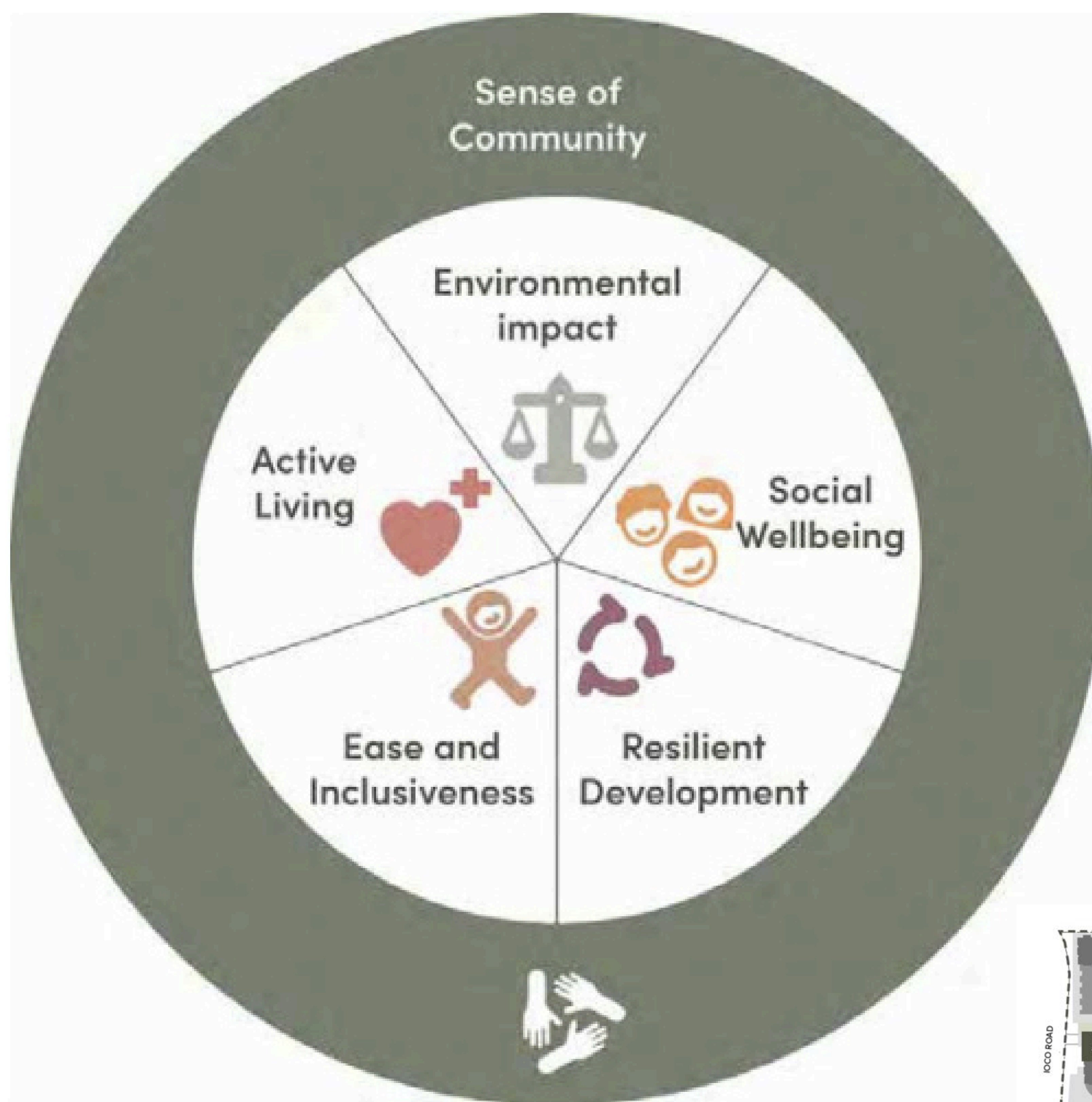
  

PROPOSED UNIT MIX					
	Studio	1 Bed	2 Bed	3 Bed	Total
Unit Mix	8%	45%	35%	12%	100%
Strata Units	199	1,118	870	299	2,486
Rental Units	8	46	35	12	101
Total Units	207	1,164	905	311	2,587

# PROJECT MASSING



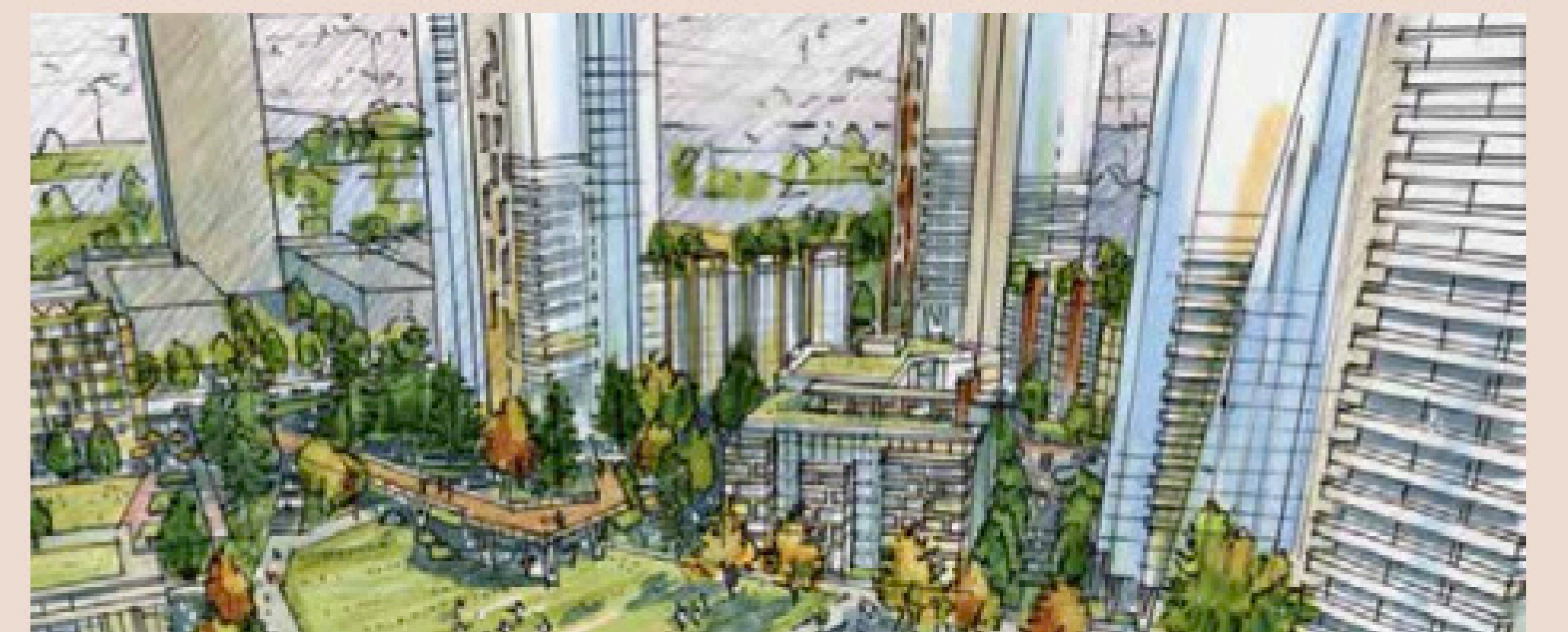
# HAPPY CITIES WELLBEING FRAMEWORK



A THE GATEWAY



B BARNET MEWS



C COURTYARD COMMONS



- People-centered design focused on wellbeing and social connection
- Framework tailored specifically to Coronation Park ('Made in Port Moody') **for each individual Neighbourhood**
- Application ranking Good to Excellent on the four measures of project's wellbeing impact
- Wesgroup is committed to ranking Very Good/Excellent in all categories

# COMMUNITY BENEFITS

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✓ 2.55 Acre City Park + 1.5 Acres of Publicly Accessible Pathways

✓ Childcare for up to 194 kids

✓ \$2M Public Art Contribution

✓ 2,000 sf of City Owned Amenity Space

✓ Range of Housing Options

✓ New Employment Space

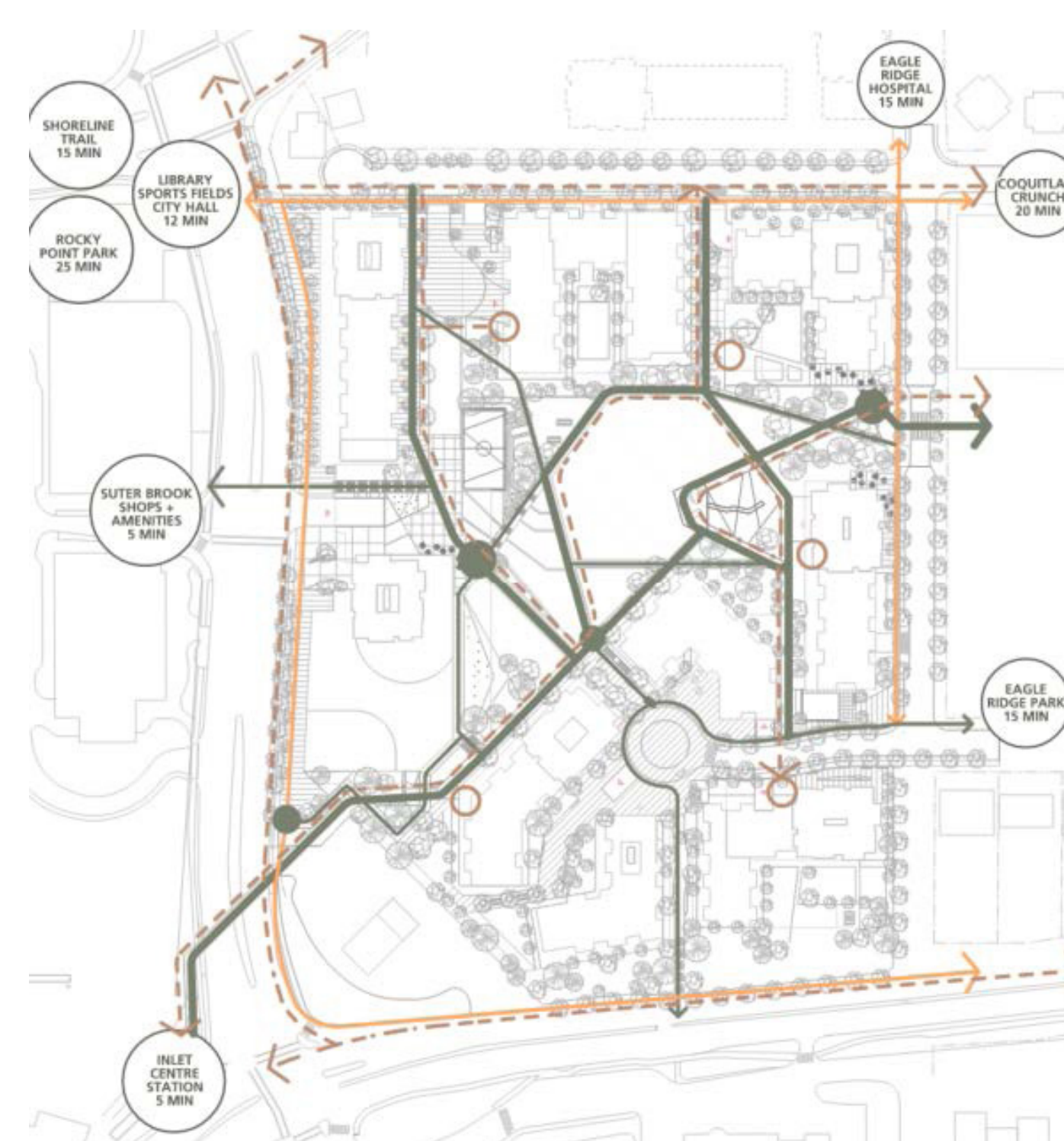
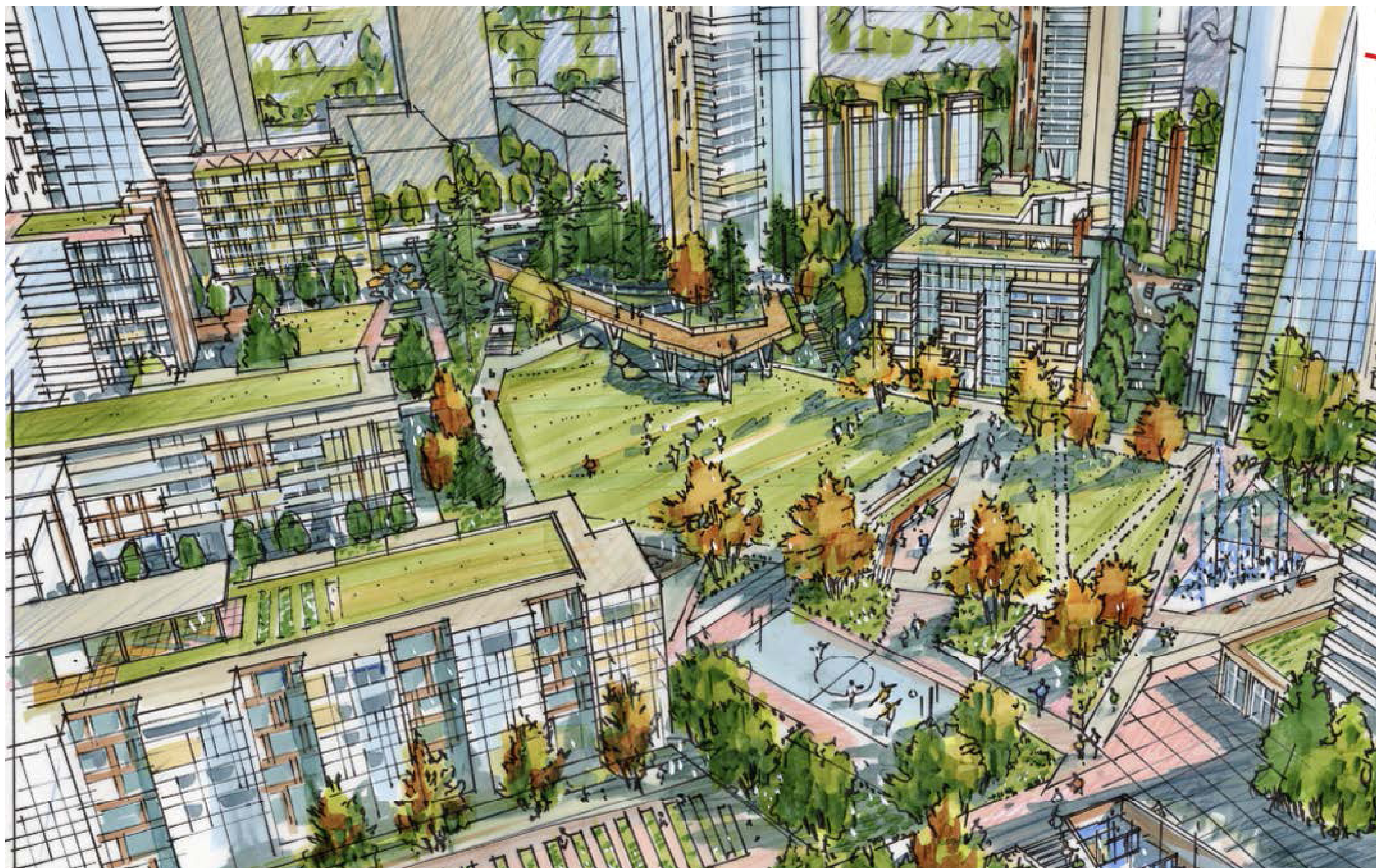
✓ Local Serving Retail

✓ Infrastructure Upgrades and Improvements



# CITY OWNED PARK

2.5 Acres with 1.5 Acres of Accessible Pathways programmed with active and passive uses accessible to everyone



# PARK PROGRAMMING

The park will be programmed with a series of active and passive recreation opportunities.

2.55-acres of city owned park space:

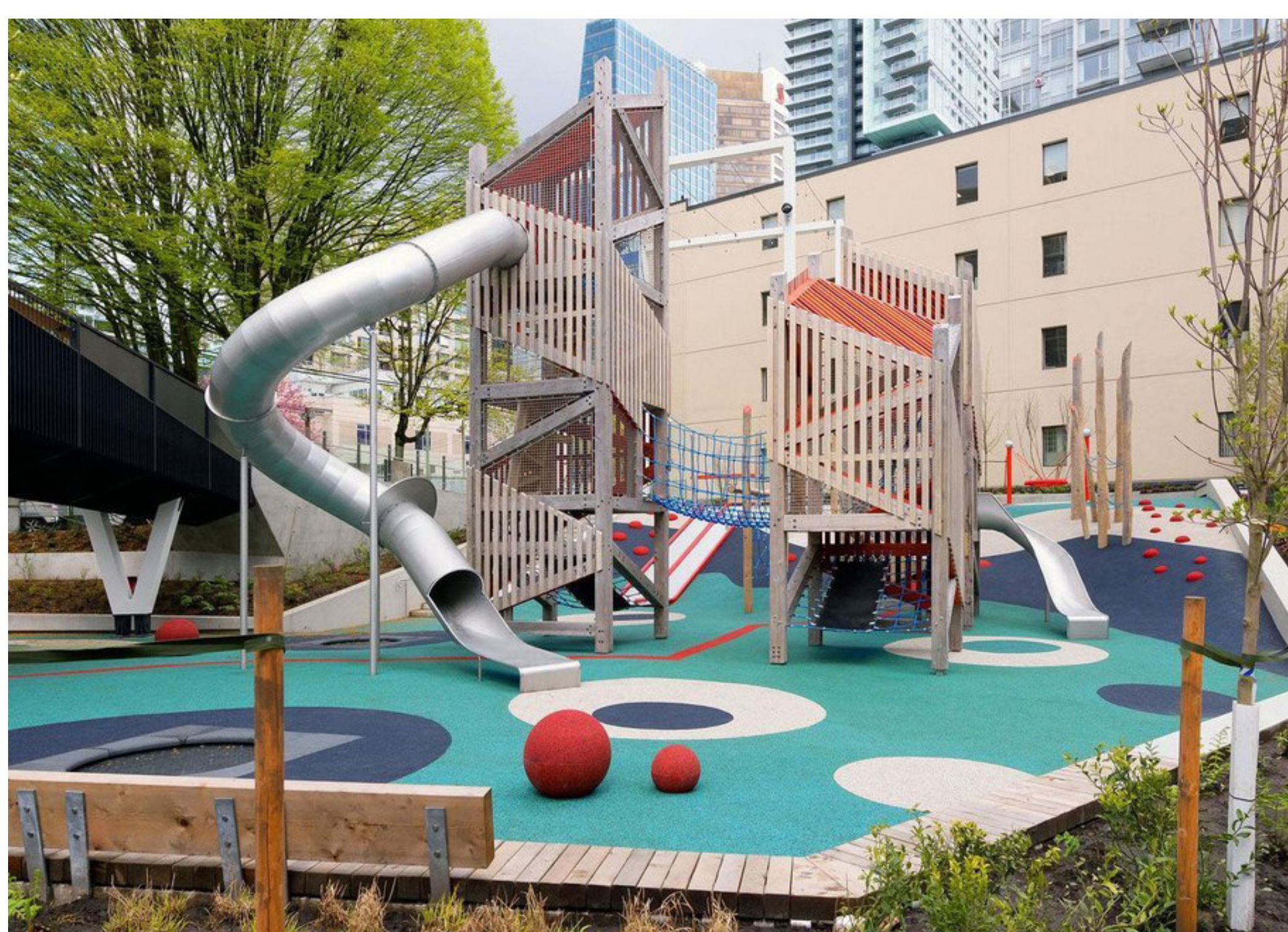
- A. The Great Lawn
- B. Terraced Seat Lawn
- C. Kids Play Area
- D. Sports Court
- E. Family/Group Seating
- F. Elevated Walkway
- G. Seat Deck + Stage
- H. Urban Forest Node
- I. Pollinator Meadow



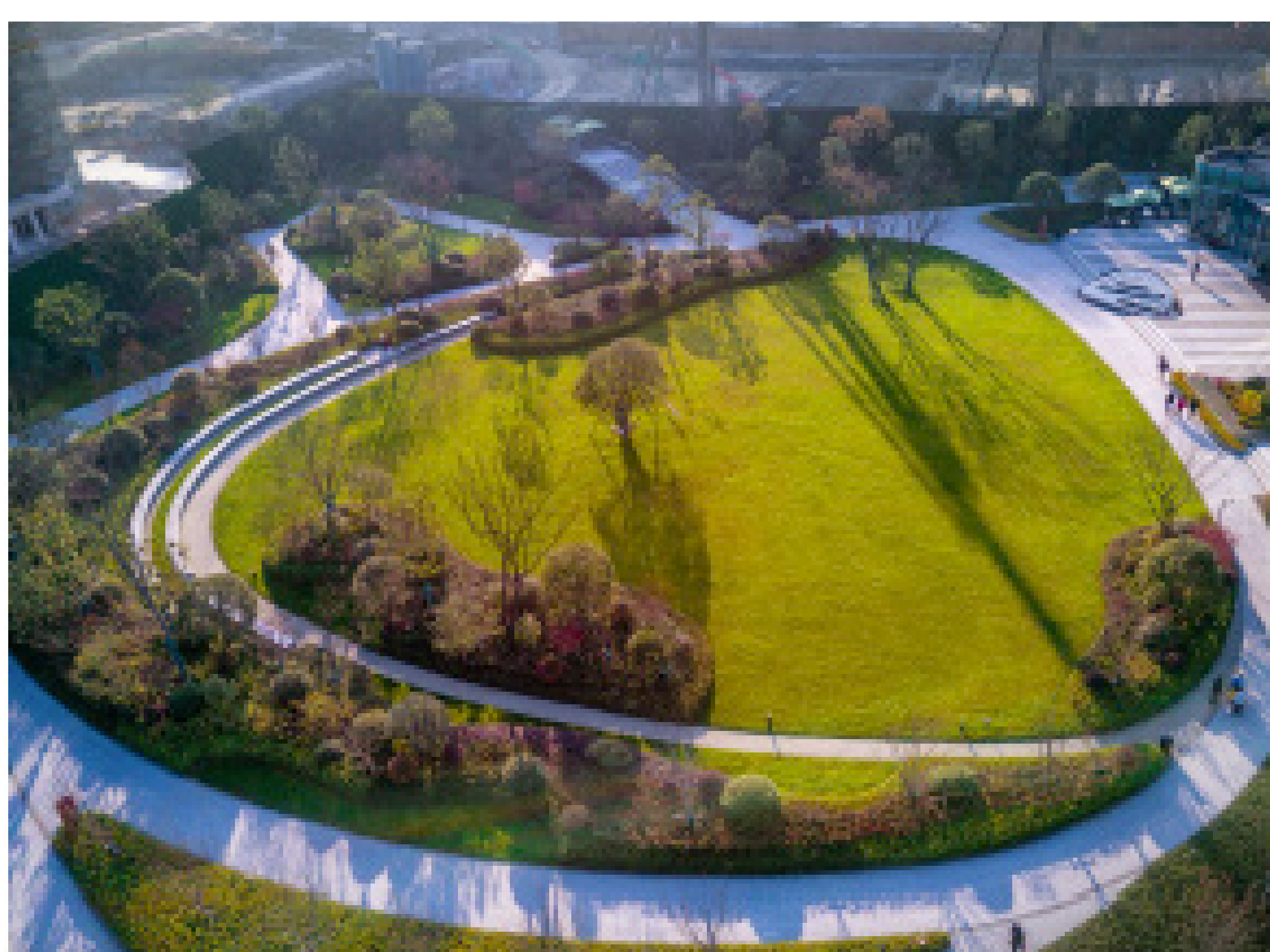
1.6 acres of accessible greenway spaces

## Park Precedents

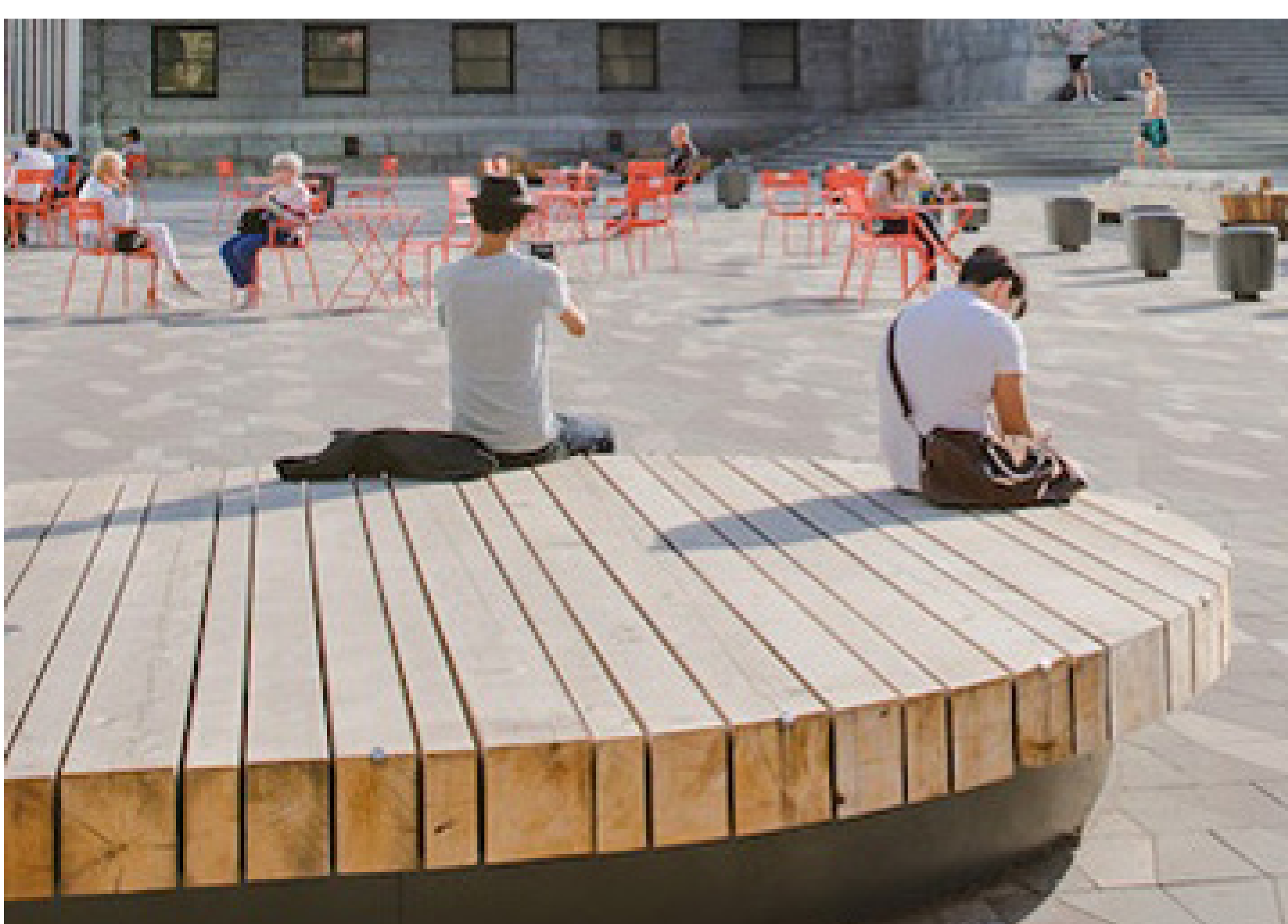
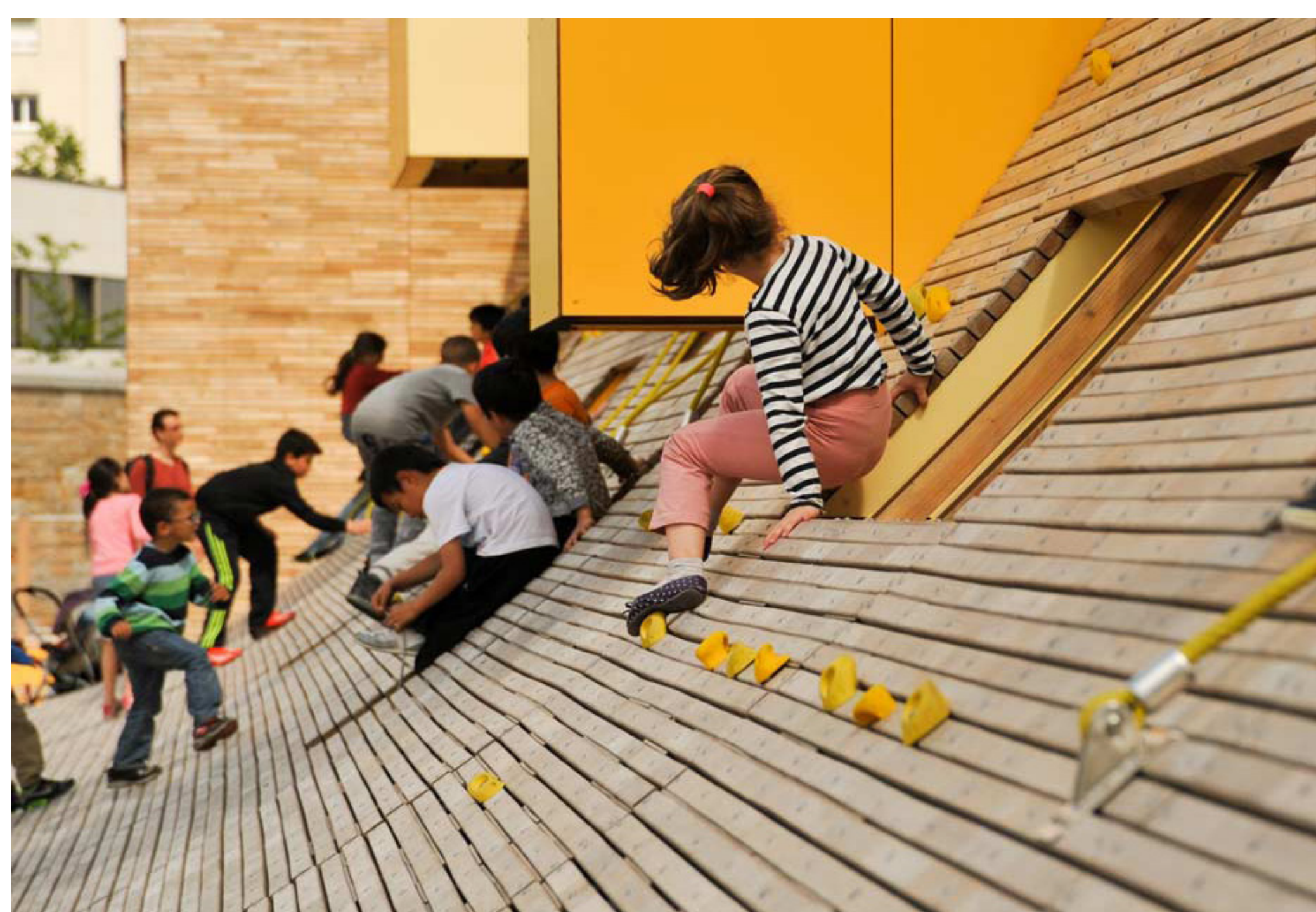
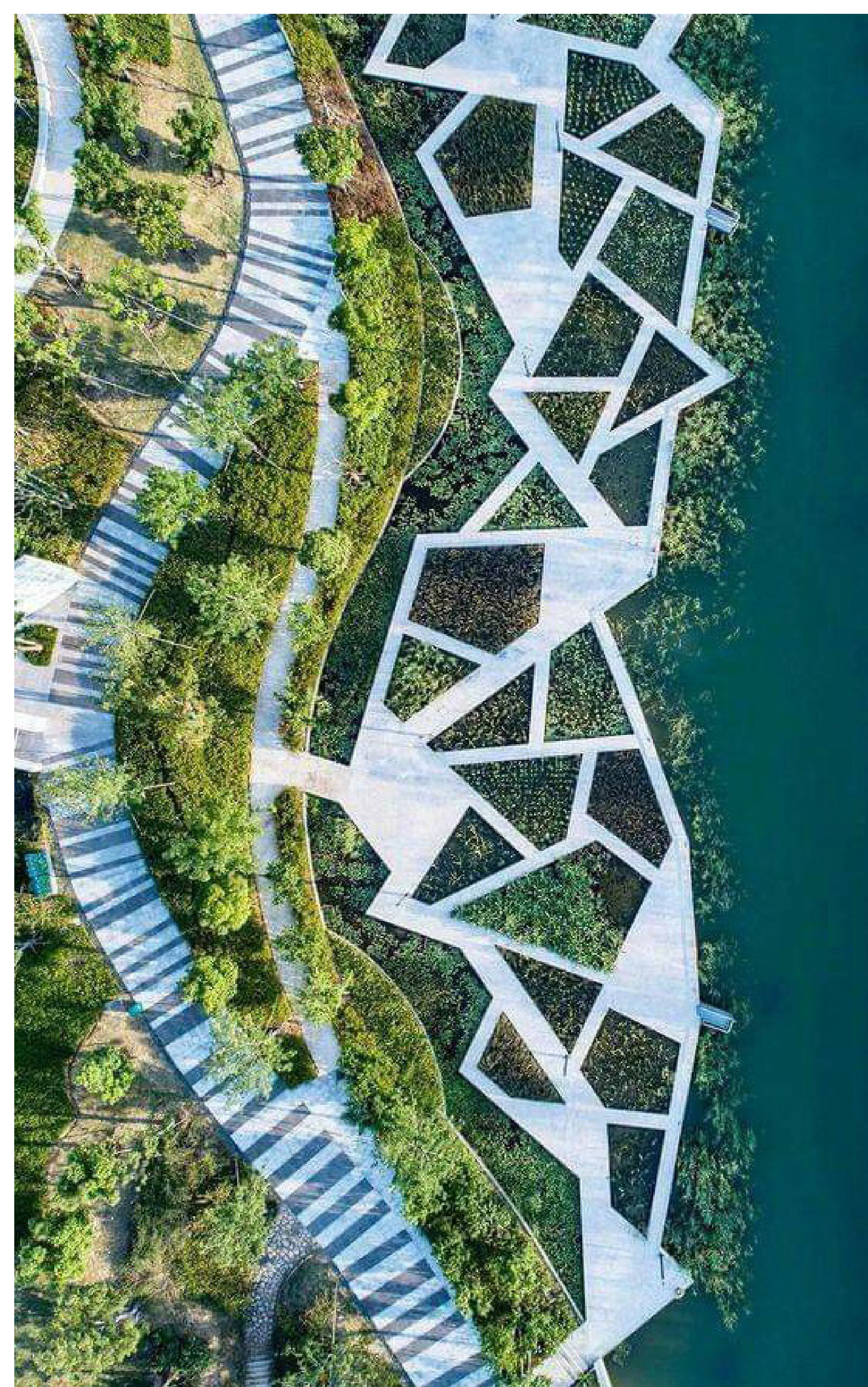
Active Recreation



Passive Recreation

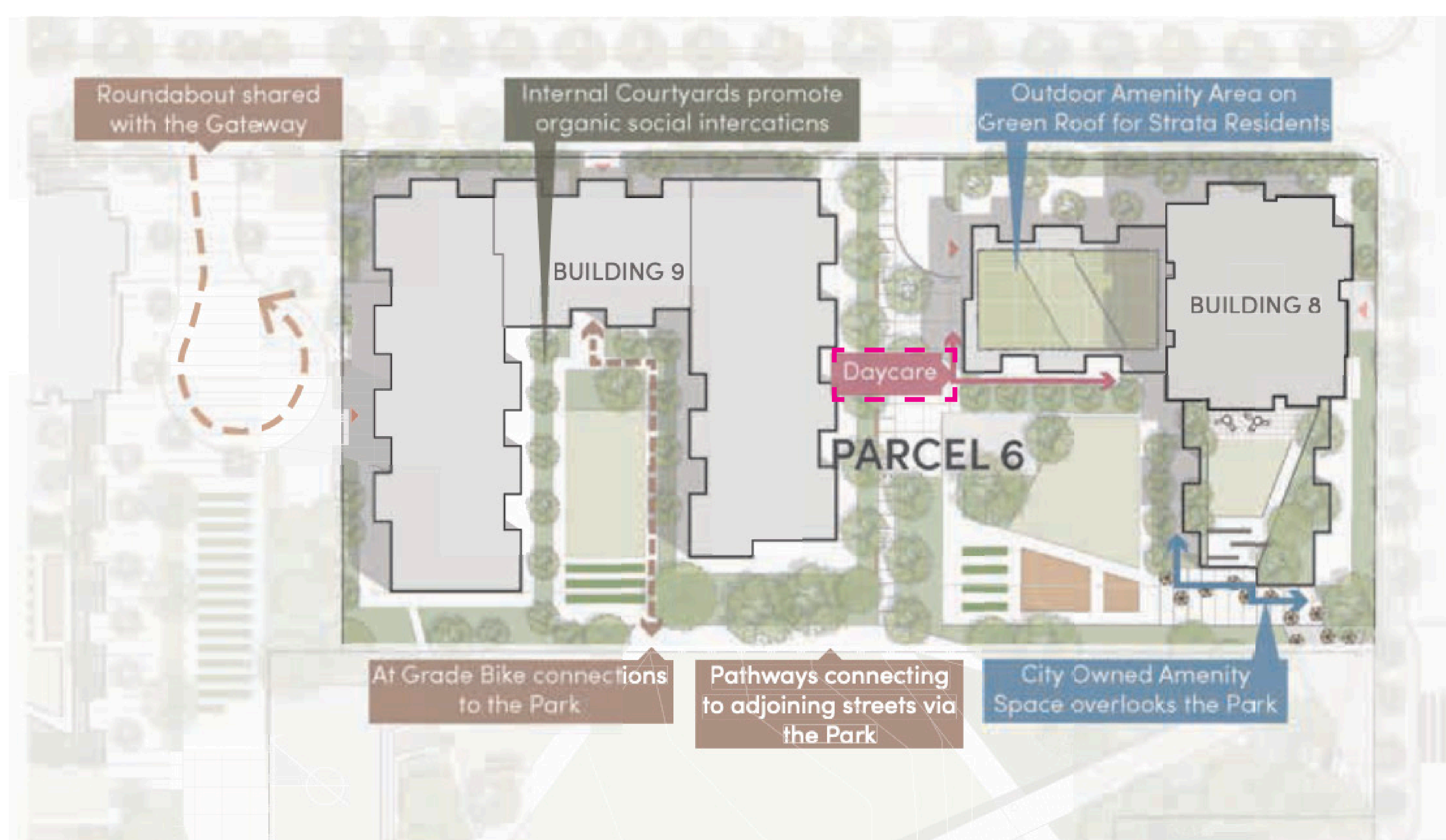


Sustainability



# CHILDCARE

- 9,500 square feet of daycare (2 locations)
- Will accommodate approximately 194 kids



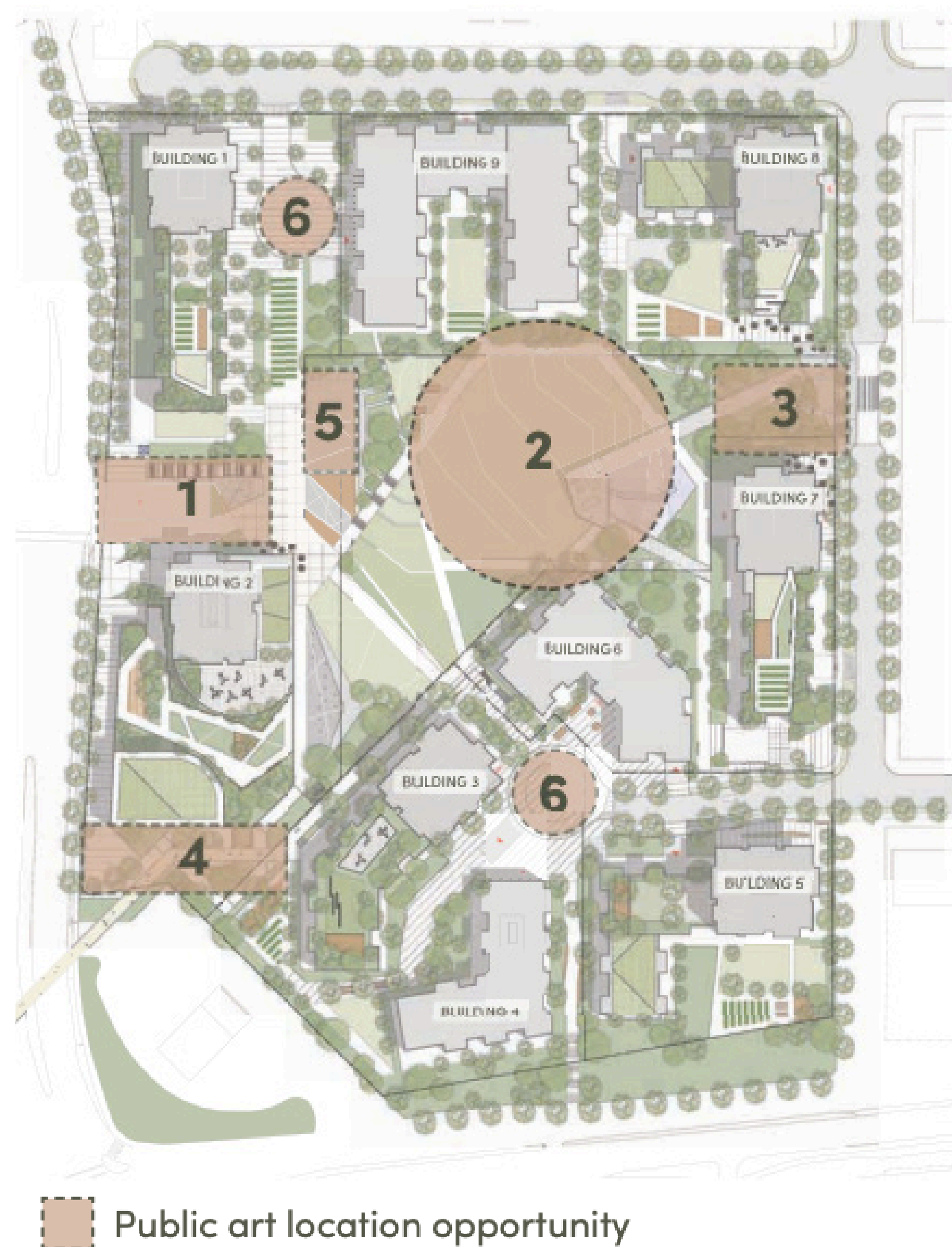
Barnet Mews- Site Plan

 Daycare

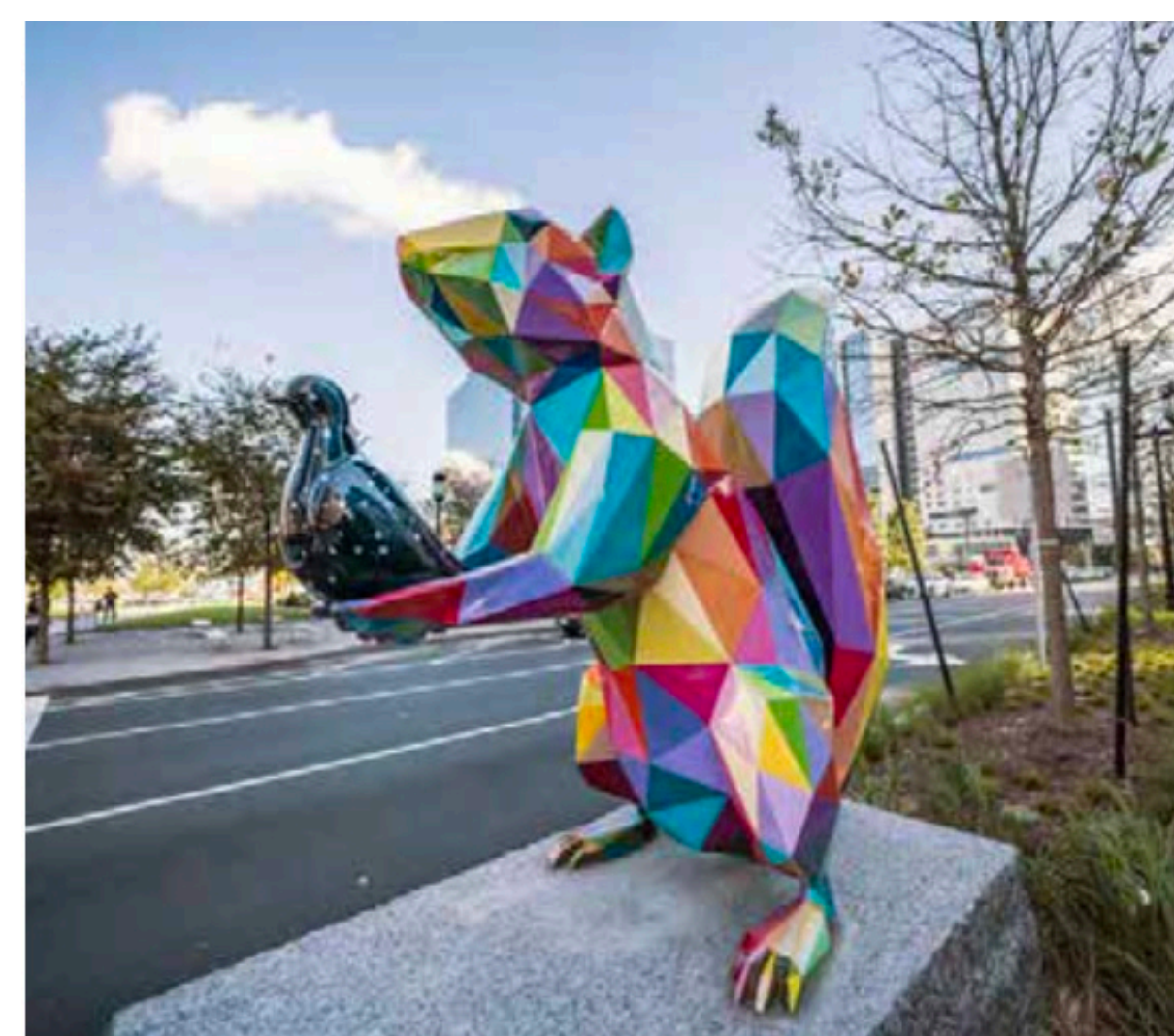
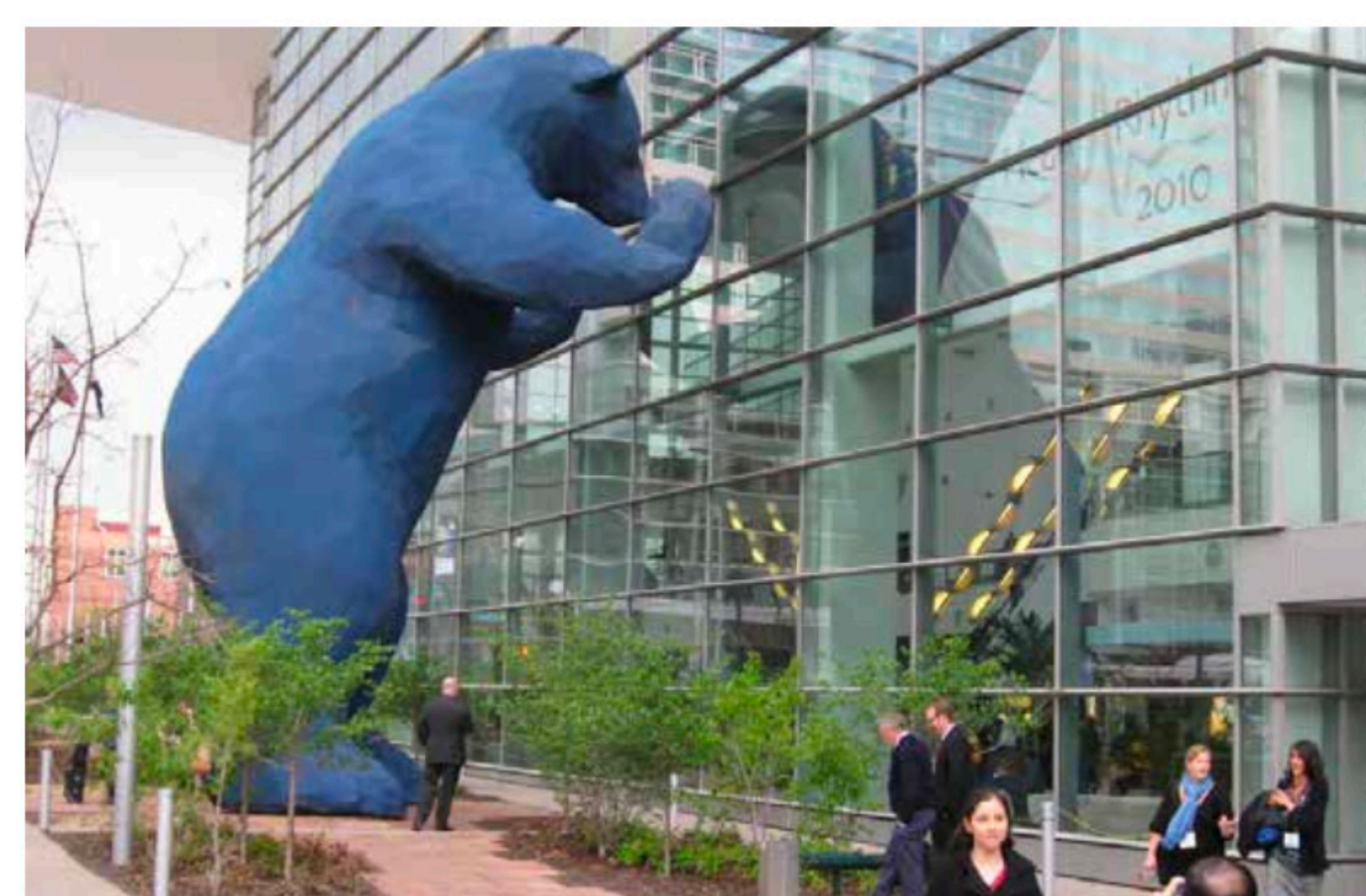
# PUBLIC ART

- \$2 million in public art\*
- Public art opportunities located throughout the project

\*number is approximate



The River Giver of Life by Susan Point (located at Klahanie)

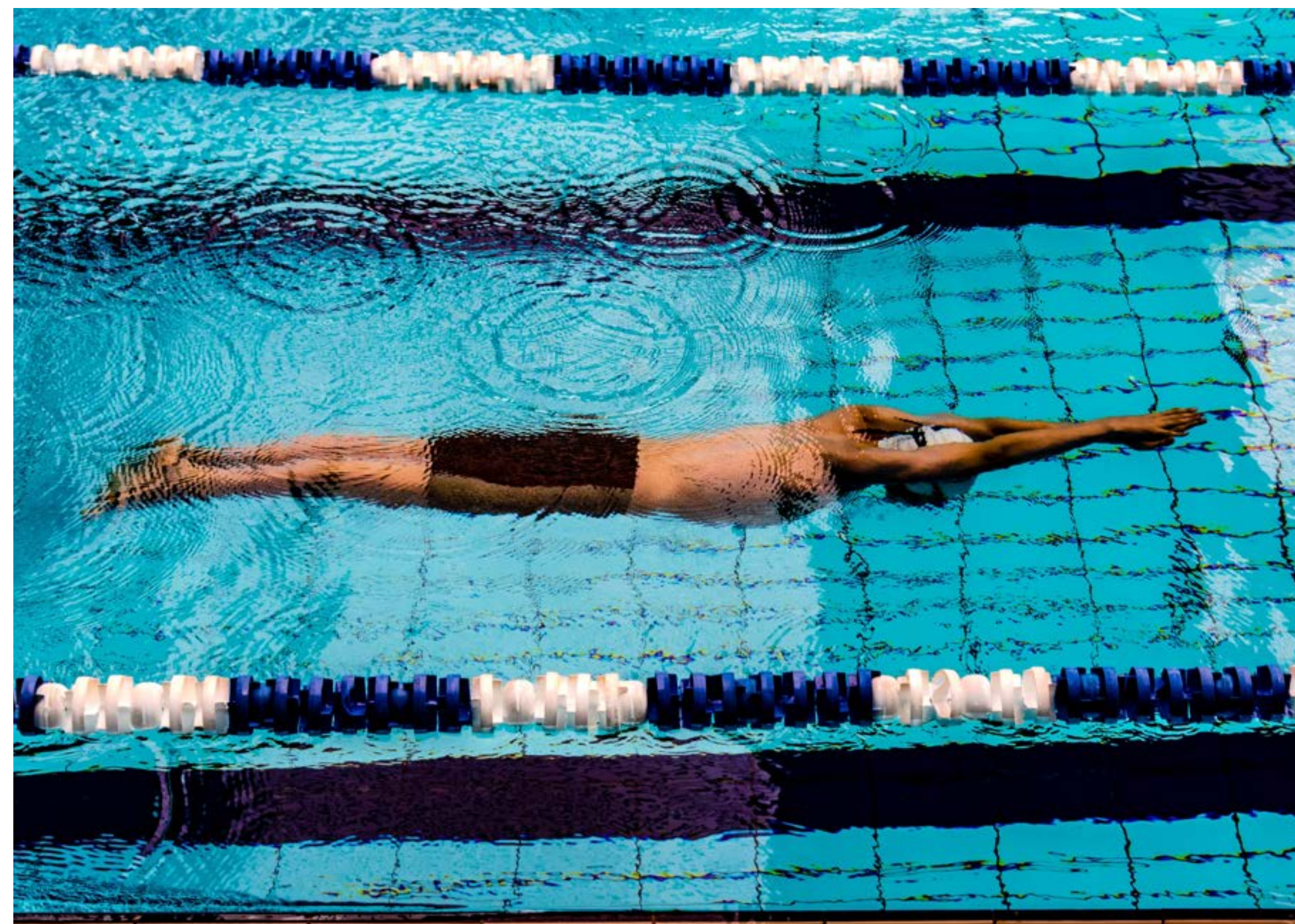


Public Art Precedents



# NEW AMENITY SPACES

- 15,000 square foot central amenity space for residents, including a pool, fitness facility, party rooms, lounges, and kid-friendly spaces
- 2,000 square foot city owned amenity space



# RANGE OF HOUSING OPTIONS

2,587 new  
homes



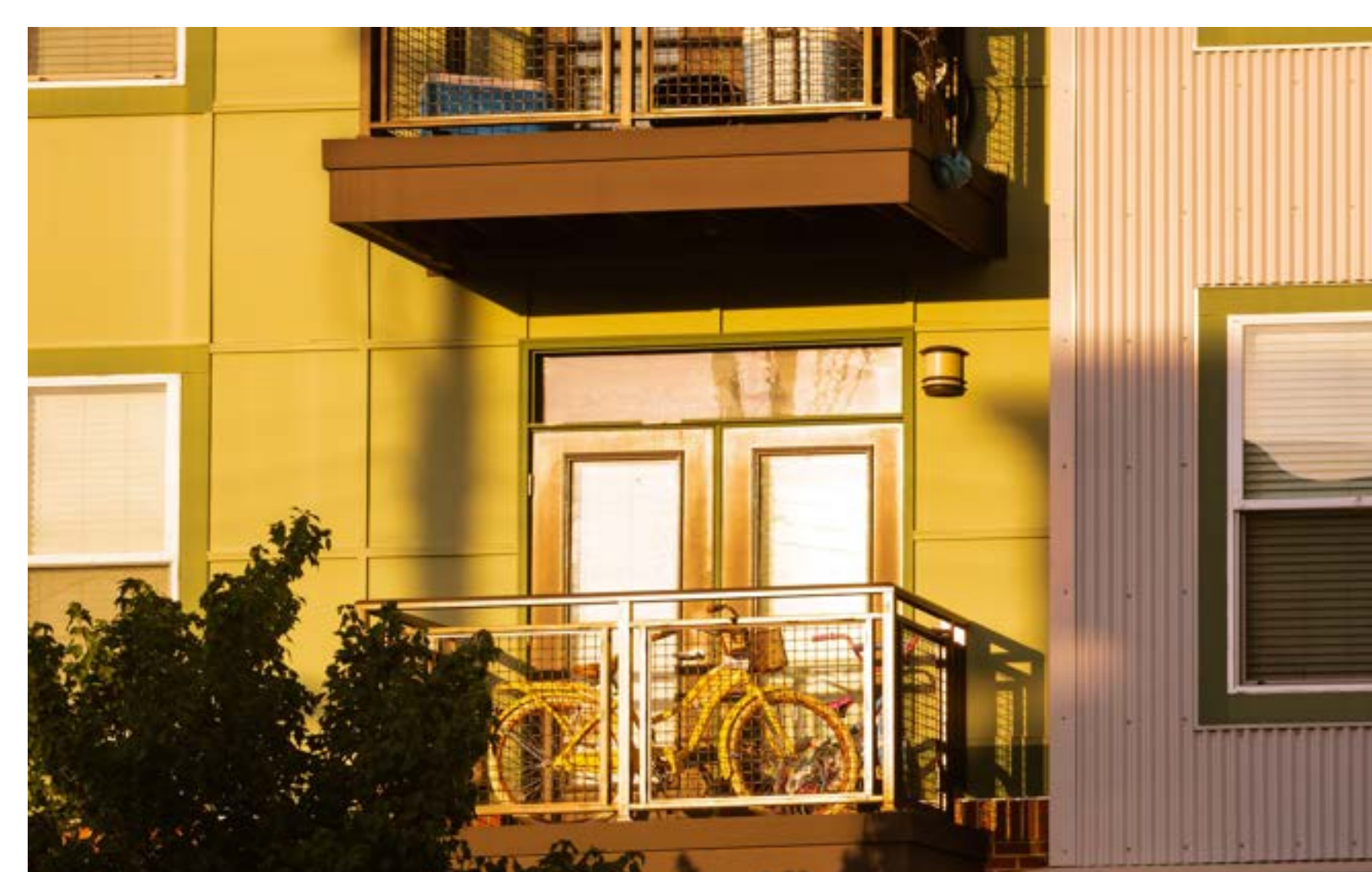
Housing for  
families, young  
professionals,  
downsizers, and  
singles

101 market  
rental homes



Ground Oriented  
Housing

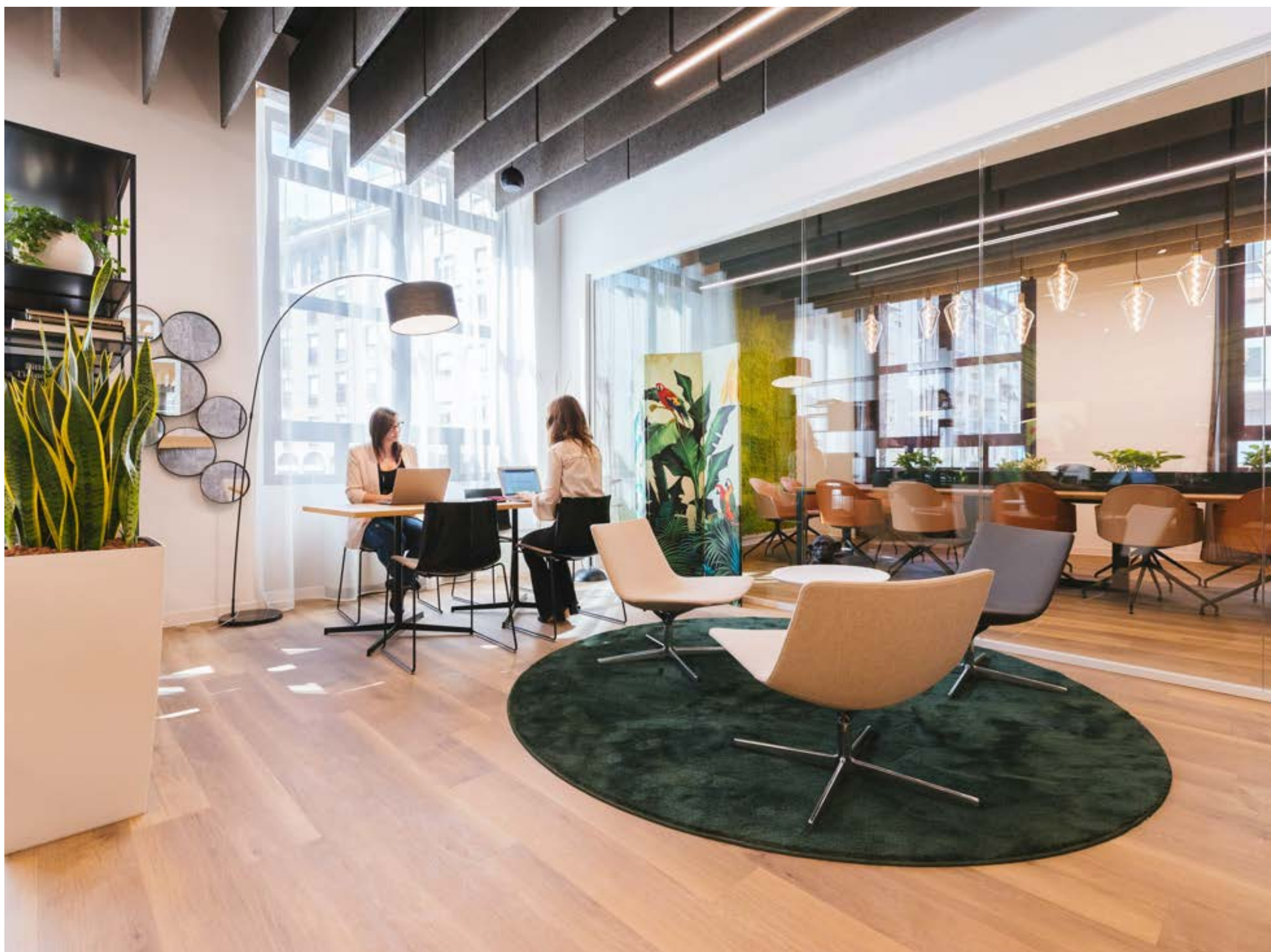
Residential  
low rise  
buildings  
(6 storeys)



Residential  
and mixed  
use high rise  
buildings  
(26-31  
storeys)

# NEW EMPLOYMENT SPACE

- 30,000 square feet of office space
- 579 jobs anticipated through the office, retail, and daycare components
- 536 home-based jobs are anticipated



# LOCAL SERVING RETAIL

- 77,000 square feet of local serving retail
- Grocery store, drug store, and other retail spaces for residents and the surrounding community



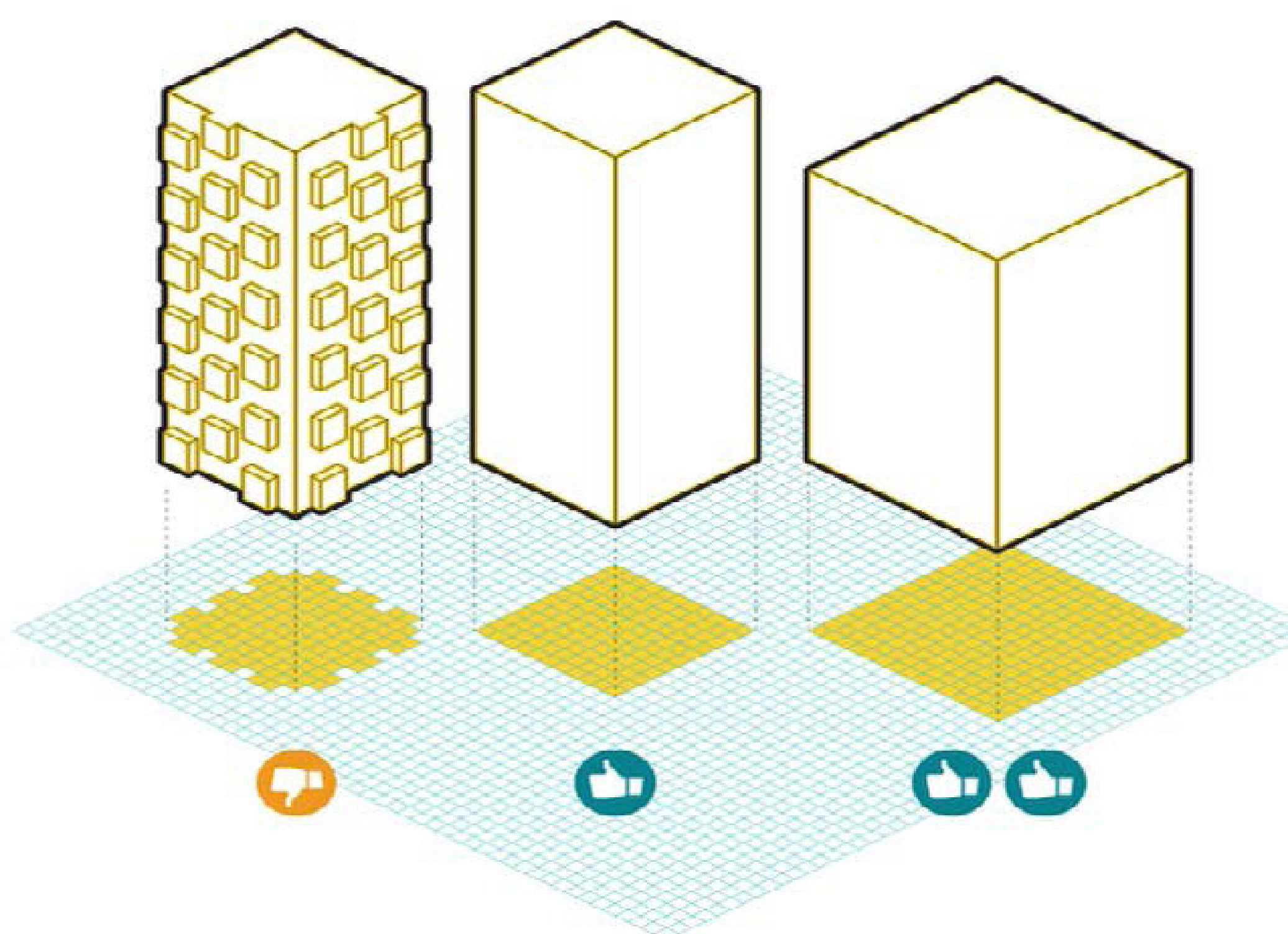
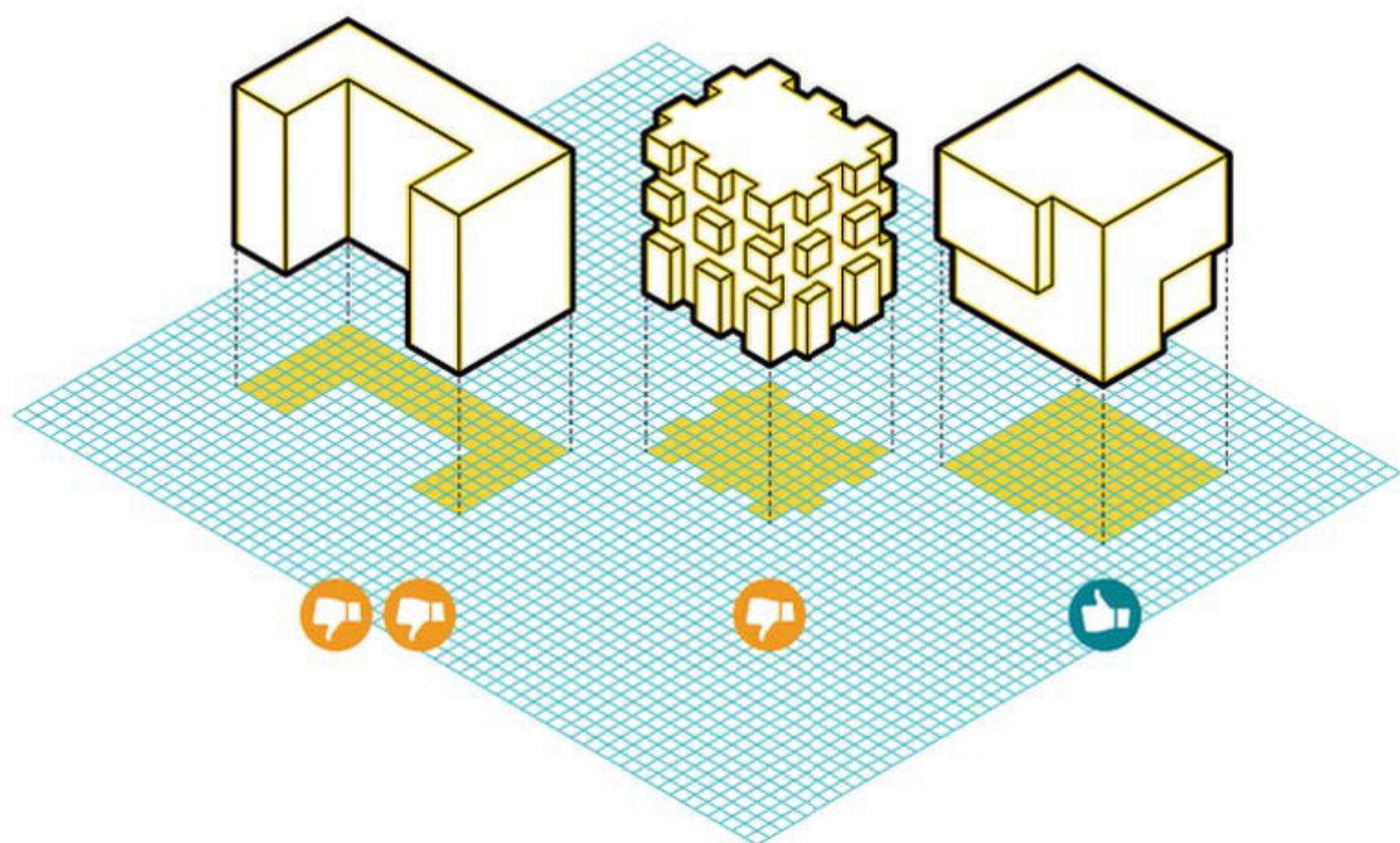
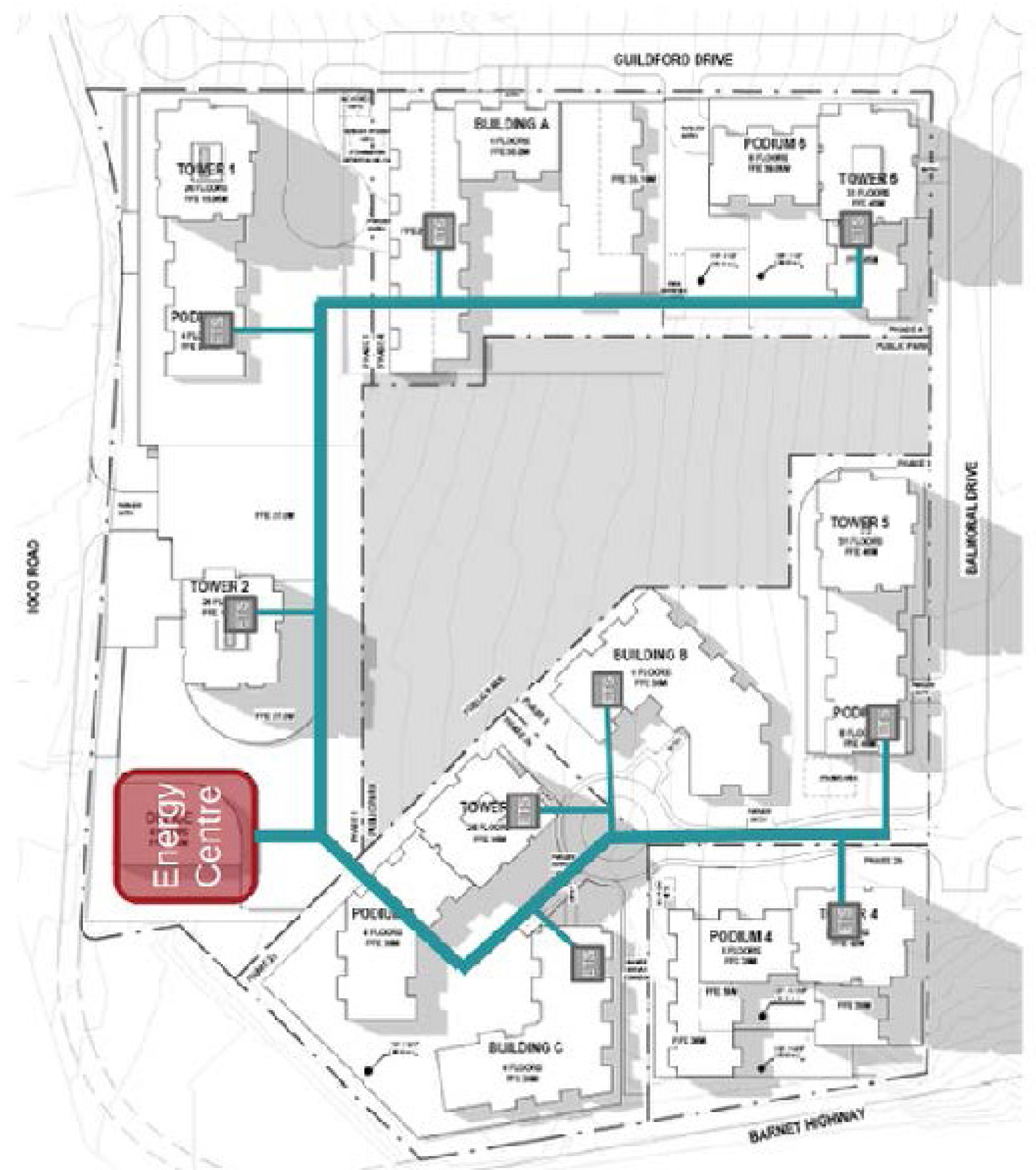
# SUSTAINABILITY & ENERGY STEP CODE

Port Moody Policy requires Step 3 with Low Carbon Energy System or Step 4 of the BC Energy Step Code\*

- Rezoning proposes Step 3

Wesgroup has experience with DES:

- Own and operate River District Energy (fully Regulated by BC Utilities Commission)
- Began 2012 and will be getting heat by 2026 (temp systems currently in place)



## KEY Factors in Step Code Compliance:

- **Massing and Orientation** – simple form
- **Thermal Bridging** – continuous insulation
- **Shading** – WWR 40%
- **Heat Recovery** – efficient HRVs

\*Note that the City of Port Moody's Sustainability Policy is more ambitious than most in the region and this will have an impact on the architecture of the buildings at Coronation Park.

# TRANSPORTATION ANALYSIS

City of Port Moody staff provided input on the initial study.

Proposal is aligned with the City of Port Moody's Master Transportation Plan, ***Transport Port Moody***.

Project Team and City of Port Moody staff are coordinating with other development applications in the area, including Coquitlam.

Without Coronation Park development, due to other area development, several key intersection will require changes.

Access opposite Suter Brook will help to distribute access on the network.

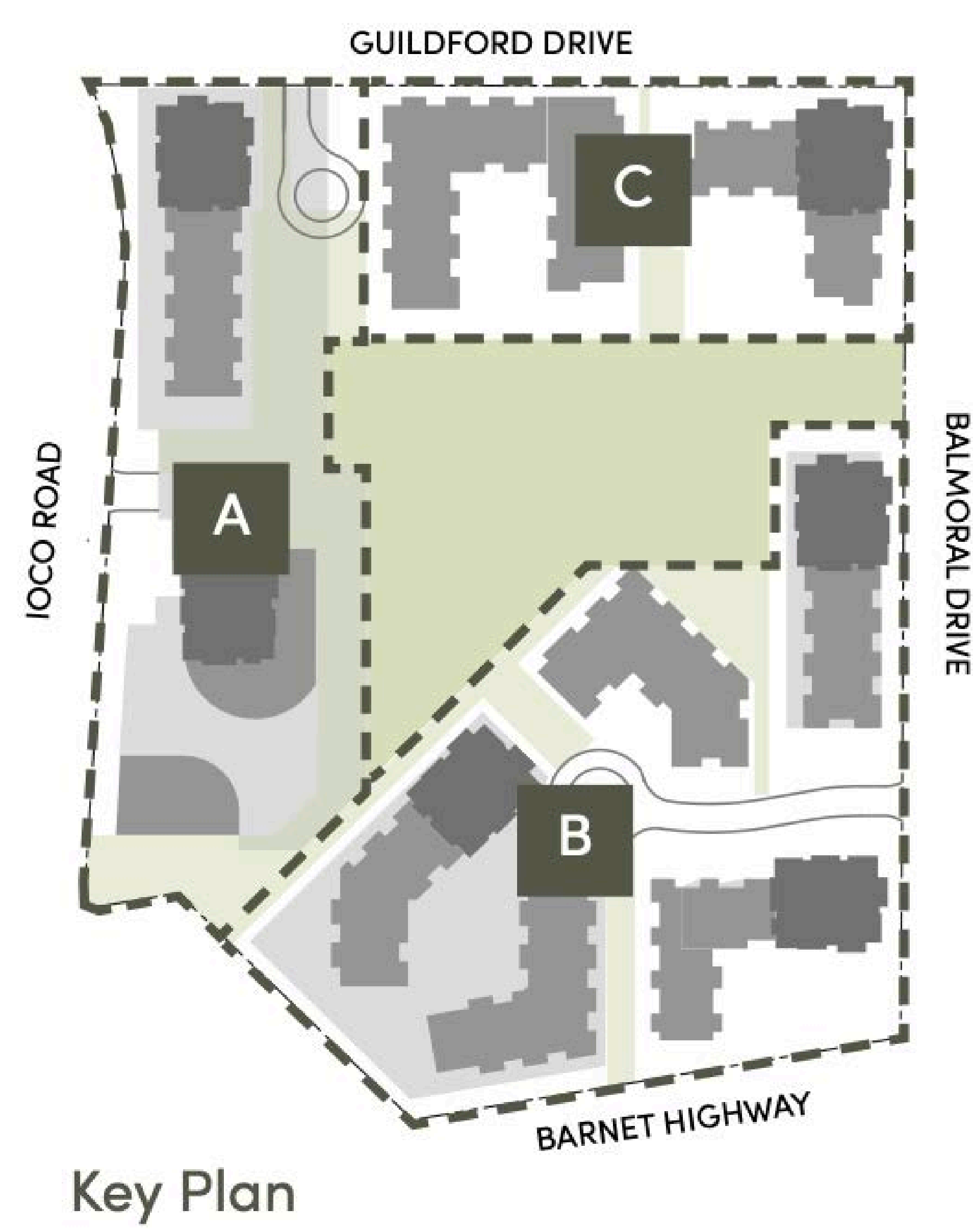


# TRANSIT ORIENTED DEVELOPMENT



- Site within 5-10 minute walk to Inlet Centre SkyTrain Station
- Site Planning focused on permeability and accessibility to promote walking and cycling for local trips and buses/SkyTrain for medium to longer trips
- Improvements include:
  - Separated bike lane along Ioco Road
  - Separated bike lane along Barnet Highway
  - Upgrades to bus stop locations
  - Network upgrades
  - New Ioco Overpass

# CORONATION PARK NEIGHBOURHOODS



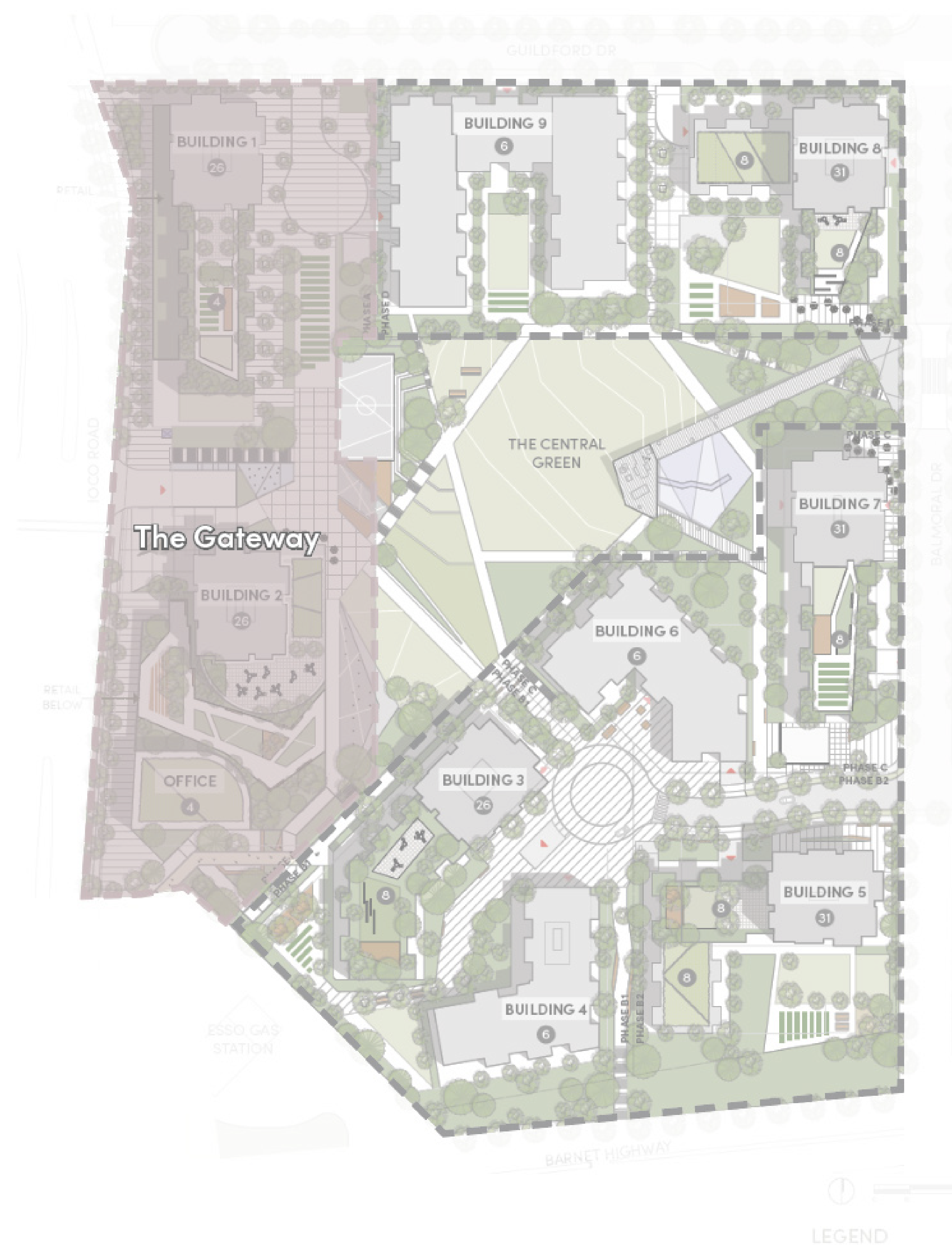


# CORONATION PARK NEIGHBOURHOOD

## The Gateway



- Lively retail environment for pedestrians and cyclists
- Commercial, office and local amenities
  - 77,000 sf of Retail (including Drug store and Grocery Store)
  - ~131 childcare spaces
- Anticipated construction start December 2025

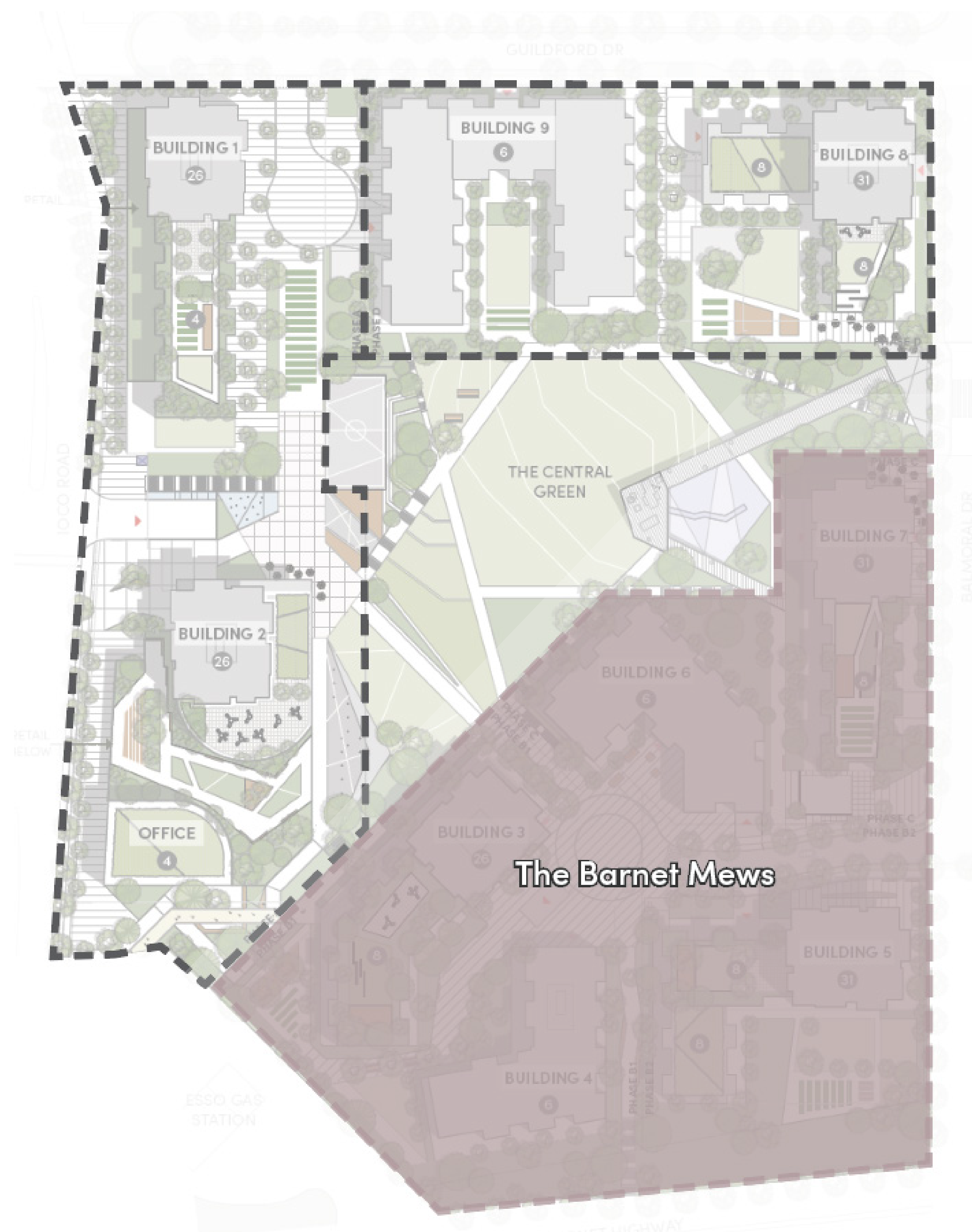


# CORONATION PARK NEIGHBOURHOOD

## Barnet Mews



- Residential focused neighbourhood for community interaction
- Variety of unit types and housing tenures
  - 101 rental units (including Senior's housing)
  - ~1338 market condo units
- Direct pathway and stair connections to park and transit
- Ground-oriented units facing the park
- Active outdoor roof space

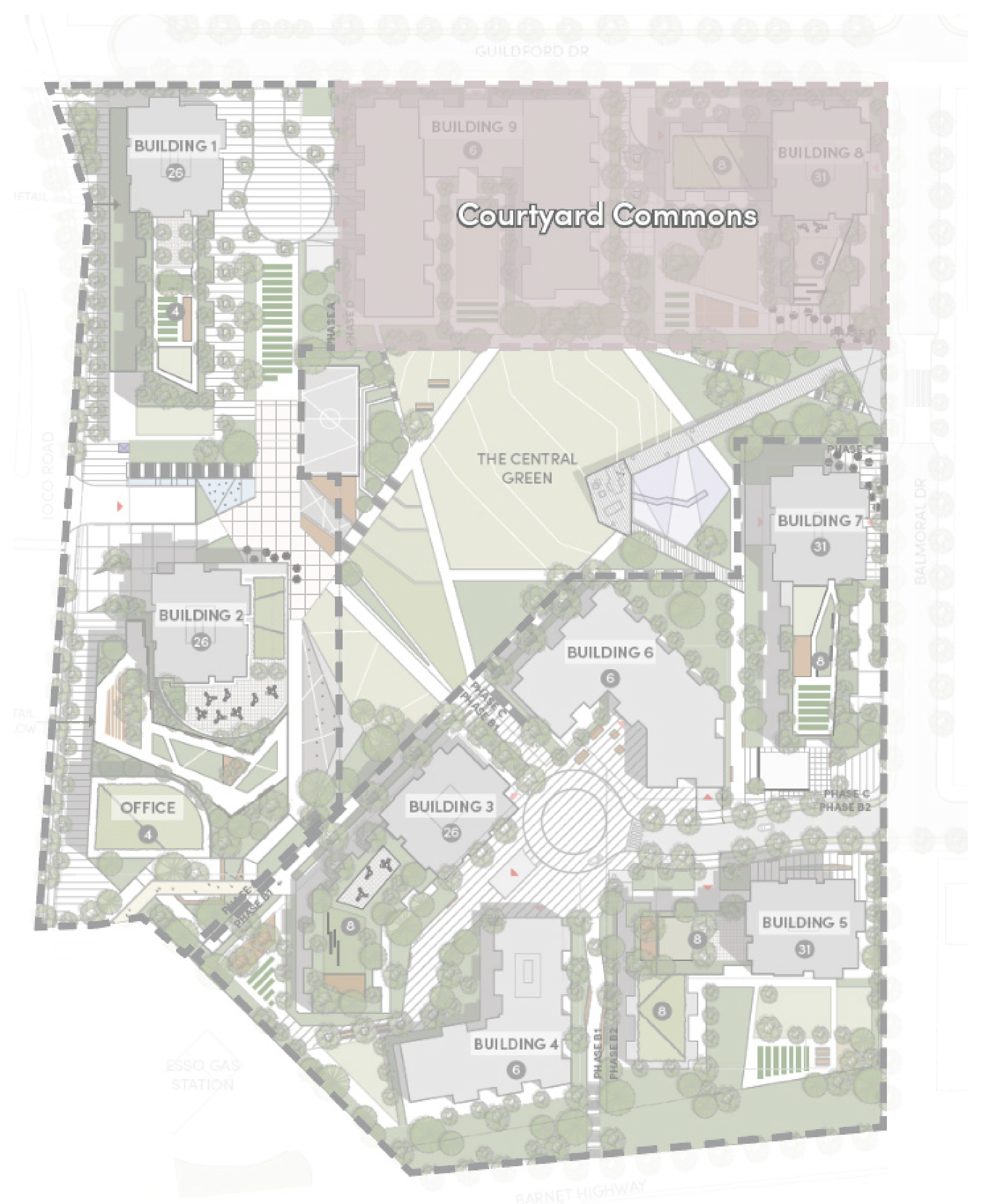


# CORONATION PARK NEIGHBOURHOOD

## Courtyard Commons



- Residential focus with essential amenities and permeable design
- Gateway to the Park
- Include 3,062 sf of Daycare and 2,000 sf of Civic Amenity overlooking Park
- Internal Courtyard to promote organic social interactions
- At-Grade Bike Connections to the Park
- Accessible Pathways connecting to adjoining streets
- Active outdoor roof space



# THANK YOU

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Thank you for attending our open house.

After you have had a chance to explore today's material, please fill out a comment form either in-person or by visiting [www.CoronationParkPortMoody.com](http://www.CoronationParkPortMoody.com) by **April 10, 2023 at 11:59 pm**.

A reminder that our consultant, Pooni Group, has been engaged to help with the public consultation process. If you have any questions about the proposal or process, please contact:

Charlotte Wayara  
[charlotte@poonigroup.com](mailto:charlotte@poonigroup.com)

You may also wish to contact the City at:

Wesley Woo  
[wwoo@portmoody.ca](mailto:wwoo@portmoody.ca)



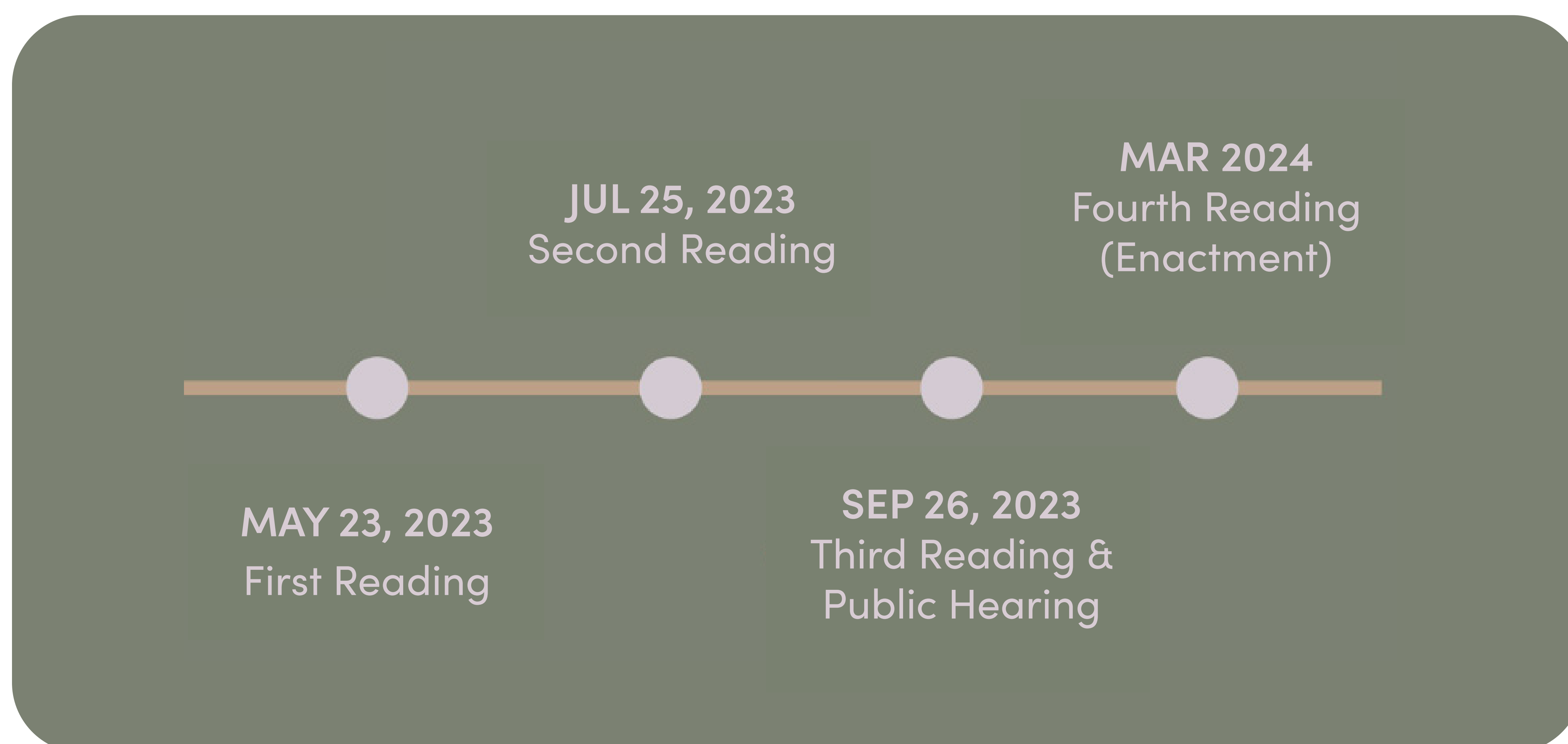
# PROVIDE YOUR INPUT

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We'd love to hear your feedback. Visit our website to learn more about the project or ask any additional questions.

You can also submit comment cards about the proposal to the City of Port Moody via the Engage Port Moody website.

We anticipate the following dates for Council consideration and progress towards approvals for the rezoning application that was submitted in July 2022:



# SITE PLAN

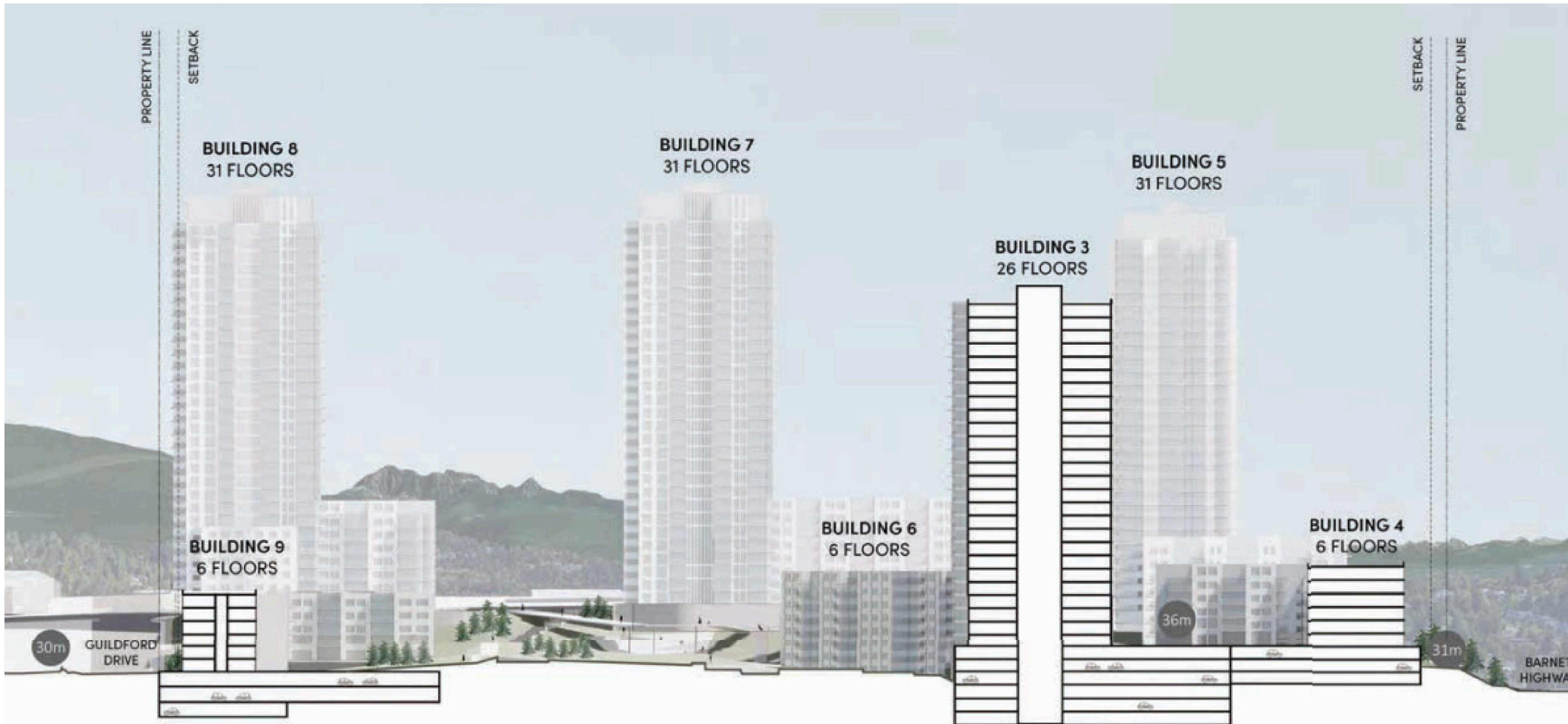


Site Plan

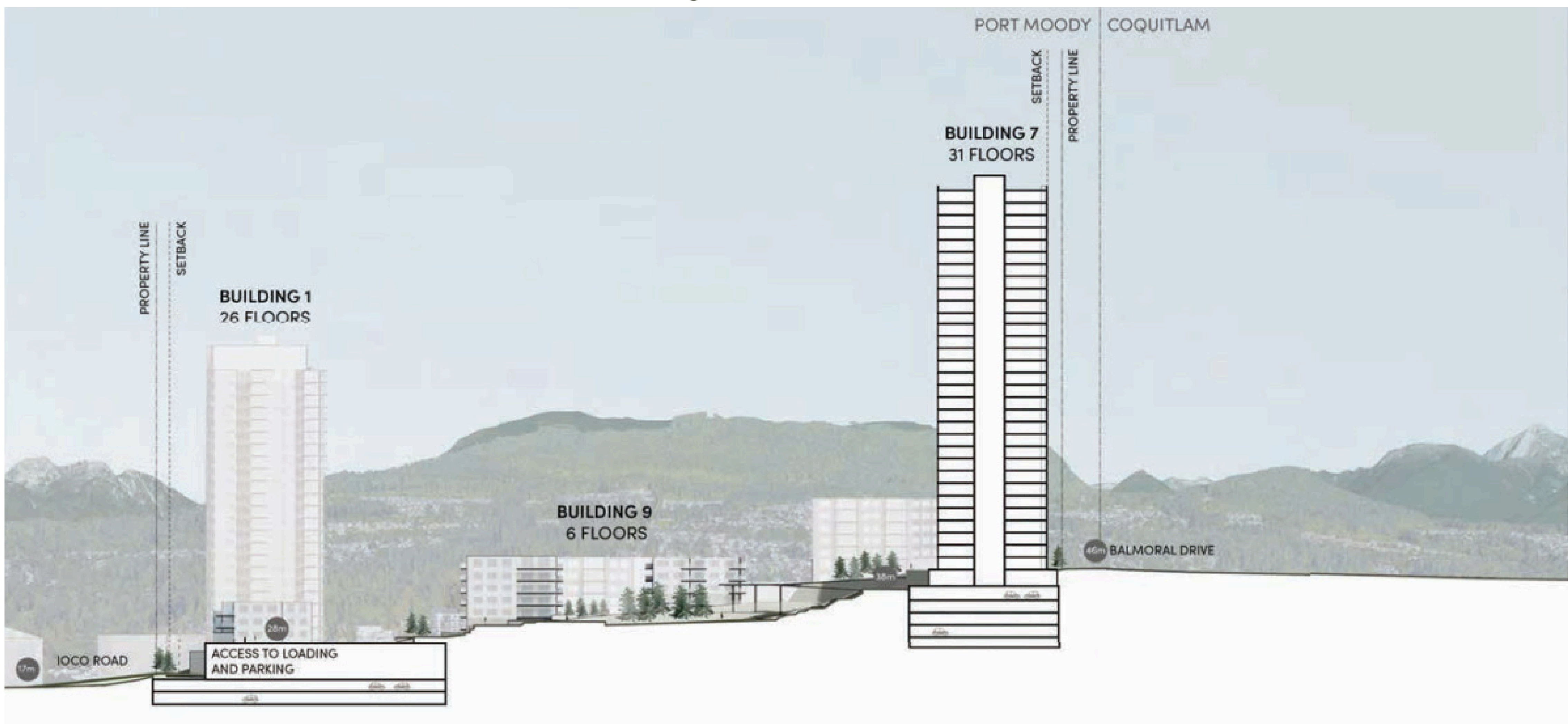
LEGEND  
 # NUMBER OF FLOORS

# SECTIONS

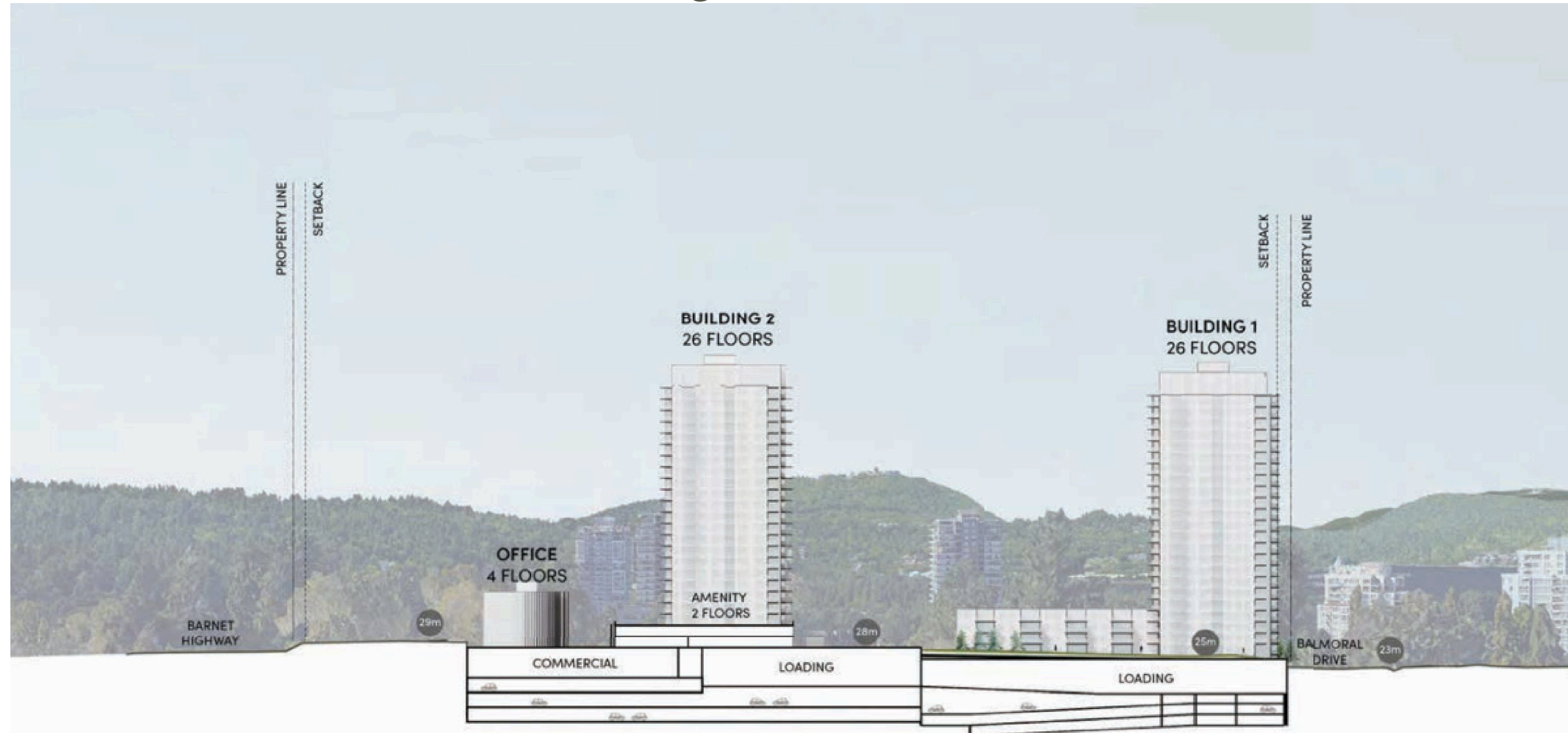
## Section 1: View Looking East



## Section 2: View Looking North



## Section 3: View Looking West



# PHASING PLAN





# SHADOW STUDIES

