



City of Port Moody

Report/Recommendation to Council

Date: April 1, 2022
Submitted by: Community Development Department – Development Planning Division
Subject: Pre-Application – 123-129 Mary Street & 2505-2517 St. George Street (Kyle Park Senior Living)

Purpose

To provide an opportunity for early Council input on the Preliminary Application submitted for 123-129 Mary Street and 2505-2517 St. George Street, for a potential seniors housing project including 188 residential units within a 14-storey building (File No: PA000070).

Recommended Resolution(s)

THAT staff and the applicant consider the comments provided during the Committee of the Whole meeting held on April 19, 2022 regarding the Pre-Application presented in the report dated April 1, 2022 from the Community Development Department – Development Planning Division regarding Early Input (Pre-Application) – 123-129 Mary Street & 2505-2517 St. George Street (Kyle Park Senior Living).

Background

Kyle Park Senior Living GP Inc. have submitted a Preliminary Application for the properties at 123-129 Mary Street and 2505-2517 St. George Street (**Attachment 1**), for a potential seniors housing project including 188 senior focussed residential units within a 14-storey building. The applicant's preliminary architectural plans are included as **Attachment 2** and Letter of Intent as **Attachment 3**.

Such a project would require an OCP amendment to the land use designation from Single Family Low Density to Public and Institutional. A rezoning from Single Detached Residential (RS1) and Medium Density Townhouse Residential (RM4) Zones to the Private Institutional (P2) Zone would also be required.

Discussion

Property Description

The subject site is made up of five separate parcels and is located on the south side of St. George Street, north of Hope Street and west of Moody Street and directly east of a City park which is part of Kyle Street Park (**Attachment 1**). The subject site is 3,850m² (41,441ft²) in size and gently slopes upwards from the middle of the site (St. George Street) to both the east and west and from the north to the south.

Official Community Plan (OCP) and Zoning

The subject properties are designated Single Family Low Density, which would allow for a three-storey built form. The site is also located in Development Permit Area 2 (DPA2) – Moody Centre which regulates the form and character through the DPA 2, and Development Permit Area 5 (DPA5) – Hazardous Lands, due to the potential for soil liquefaction and flood.

The subject site is currently zoned Single Detached Residential (RS1) and Medium Density Townhouse Residential (RM4).

The OCP and Zoning designation maps are included as **Attachment 4** and **5**.

Neighbourhood Context:

Surrounding development consists of:

- North: Medium Density Townhouse Residential (RM4) three-storey multi-family building and Kyle Street Park;
- East: Single Detached Residential (RS1) properties;
- South: Single Detached Residential (RS1) and Single Detached Residential – Small Lot (RS1-S) properties;
- West: Kyle Street Park, Public Institutional (P1);

Development Proposal Description:

The development proposal consists of:

- A 14-storey tower and a four/five-storey podium;
- A seniors housing project including 188 residential units, with the following unit mix:
 - 46 privately owned condominium units on the 10th-14th-storeys of the tower,
 - 100 full-service independent/assisted living units, and
 - 42 memory and complex care units;
- A floor area of approximately 16,397m² (176,495ft²), overall FAR of 4.25 (with a breakdown of 2.63 for residential sale/rental units and 1.62 for community care and amenity space) and lot coverage of 59.3%;
- A total of 128 parking spaces, within an underground parkade accessed from St. George Street;
- A fifth-storey amenity space, including both indoor and outdoor space.
- Estimated employment for approximately 80 full and part time staff;

Preliminary project plans and the applicant's letter of intent are included as **Attachment 2** and **3** respectively.

Staff Review

As this is a Preliminary Application, staff have completed a high-level review of the proposal and have the following comments and items for further consideration:

- Seniors Housing
The Official Community Plan encourages the provision of a range of housing forms and tenures to meet the needs of different segments of the market. These policies include:

- Encourage the provision of housing and services to meet the diverse needs of seniors and allow them to age in place within their community.
- Encourage the location of low income, affordable and seniors' housing units near transit stations and transit corridors to support transit-dependent individuals.
- Through the development process, the City will encourage the development of community care facilities which provide for children and those with special needs as well as seniors' housing and care facilities to meet a range of needs, including independent and assisted living, in a suitable location and with appropriate amenities.
- Meeting City needs through a variety of housing types and forms and tenures, providing residential accommodation ranging from affordable to affluent to serve the needs of a wide range of people, including families, singles, seniors and those with special needs.
- Creating pedestrian oriented neighbourhoods which provide the necessary and appropriate amenities, affordable housing, as well as social and cultural facilities to foster a sense of community cohesion and identity.

Kyle Senior Living Centre would provide housing for seniors, a housing type that is needed and which has been recognized through the Housing Needs Report and the Age-Friendly Plan. However, seniors housing is especially needed at the lower and moderate income levels of the income spectrum, which this proposal as currently presented does not specifically address. With this in mind further consideration will be needed in relation to the affordability and the potential provision of the affordable unit programming.

- Land Use

As is shown on **Attachment 4**, the land use designation for the subject property, is Single Family Low Density which allows for building heights up to three-storeys. Properties immediately to the east and north are similarly designated with properties on St. Johns Street further to the north and St. George Street to the north-west, designated for mixed-use up to up to four-storeys.

The proposed 14-storey tower, with a four/five-storey podium is a significant departure from a height and density perspective. Such an OCP amendment will need to be considered in the context of the City's Corporate Policy: Prioritizing High Density Development (**Attachment 6**), which evaluates proposals to amend the OCP, based on: whether the site is in a priority area; whether a significant deviation from density and heights is proposed; and whether a site is in proximity to usable park space, civic facilities, commercial services and amenities and public transit.

It is noted that this project does meet some of this criteria, in terms of its proximity to park space (Kyle Park), civic facilities (Kyle Centre and Arts Centre), commercial services and amenities (St. Johns Street) and relatively close proximity to bus service on St Johns Street.

It is also noted that the FAR of 4.25 while unique in its composition is in excess of FARs

for existing or proposed development in Port Moody, with the exception of the proposal for the Andre's Wines site.

- Height and Massing

Given that the heights and massing proposed also differ significantly from the heights envisaged for this block of Moody Centre, impacts on the existing neighbourhood would have to be carefully considered. The existing development most impacted would be the three-storey apartment building immediately to the south and existing RS1 zoned properties to the north and east. As part of any future application view impact and shadow studies would be required.

- Parks

The project is immediately adjacent to the Kyle Park, which is identified in the OCP and Parks and Recreation Master Plan as a park to be expanded and improved in the future, with future uses to potentially include active sports. With this in mind, the interface with any development to the east will need to be carefully considered, including the potential for park dedication and addressing the building massing and impact of shading of the park.

- Low Carbon Performance

The applicant is strongly encouraged to comply with the Energy Step Code Corporate Policy for Rezoning and design the project to comply with Step 4 of the Energy Step Code with installation of a low carbon energy system.

Other Option(s)

At this time, the applicant and staff are seeking preliminary input from the Committee of the Whole. While the proposed recommendation provides for general input through the Council discussion, the Committee could choose to provide more specific direction to the applicant and staff through an alternative resolution. One alternative resolution is as follows:

THAT the applicant be advised to consider the following for a future development application:

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Financial Implications

There are no financial implications associated with this report.

Communications and Civic Engagement Initiatives

As this is a Preliminary Application, there is no requirement for public input at this point. Should a full application be submitted in the future, it would be subject to the City's Public and Stakeholder Consultation for Major Development Projects or Area Plans policy, which would provide opportunity for input from the general public and specific stakeholder groups.

Council Strategic Plan Objectives

Providing this early opportunity for Council input on a preliminary development proposal supports the strategic priority of Community Evolution in the 2019-2022 Council Strategic Plan as it relates to the objective of ensuring that future community growth is carefully considered

and strategically managed, consistent with the targets approved in the City's Official Community Plan.

Attachment(s)

1. Location Map – 123-129 Mary Street and 2505-2517 St. George Street.
2. Preliminary Project Plans – 123-129 Mary Street and 2505-2517 St. George Street.
3. Applicant Letter of Intent.
4. OCP Map – 123-129 Mary Street and 2505-2517 St. George Street.
5. Zoning Map – 123-129 Mary Street and 2505-2517 St. George Street.
6. Corporate Policy – Prioritizing High Density Development.

Report Author

Kevin Jones, MCIP, RPP
Senior Planner

Report Approval Details

Document Title:	Early Input (Pre-Application) – 123-129 Mary Street and 2505-2517 St. George Street (Kyle Park Senior Living).docx
Attachments:	<ul style="list-style-type: none">- Attachment 1 - Location Map – 123-129 Mary Street and 2505-2517 St. George Street.pdf- Attachment 2 - Preliminary Project Plans – 123-129 Mary Street and 2505-2517 St. George Street.pdf- Attachment 3 - Applicant Letter of Intent.pdf- Attachment 4 - OCP Map – 123-129 Mary Street and 2505-2517 St. George Street.pdf- Attachment 5 - Zoning Map – 123-129 Mary Street and 2505-2517 St. George Street.pdf- Attachment 6 - Corporate Policy - Prioritizing Higher Density Development.pdf
Final Approval Date:	Apr 8, 2022

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

André Boel, City Planner - Apr 6, 2022 - 10:50 AM

Kate Zanon, General Manager of Community Development - Apr 6, 2022 - 12:35 PM

Rosemary Lodge, Manager of Communications and Engagement - Apr 6, 2022 - 2:51 PM

Paul Rockwood, General Manager of Finance and Technology - Apr 6, 2022 - 3:15 PM

Tim Savoie, City Manager - Apr 8, 2022 - 2:19 PM