



Dec 13, 2021

Kyle Park Senior Living LP
Jason Craik
Principal
Avenir Senior Living
7105-D W. Saanich Road
Brentwood Bay, B.C. V8M 1P7

Dear Council and Planning Members,

I would like to introduce you to our company Avenir Senior Living. Avenir has been developing and operating retirement residences in British Columbia for the past 25 years. You may be familiar with names like the Astoria (Port Coquitlam) or the Pacifica (White Rock) to name a few. Current developments on Vancouver Island include the Nanaimo Memory Care which opened in 2017 and The Vista in Esquimalt, opening in Spring 2022. We are a family owned and operated business that gives back to the communities where we operate. Creating many jobs, we strive to attract the best talent to join our company as we expand and continue to grow.

Avenir Senior Living prides itself on developing properties that allow for a continuum of care or campus of care environment. This philosophy allows for our residents to transition from their current residence to a retirement community that can provide for all their needs now and into the future, without the prospect of an additional move. Prospective residents have the option to either purchase a suite with a la carte services, rent within the independent living units and or advance to the Memory and Complex Care floor when needed.

Avenir is vertically integrated which results in Avenir's ability to provide a building and amenities of extremely high quality and at a better price point for our residents. Being vertically integrated, enables Avenir to control costs by utilizing our own development, design, and construction team to ensure the finished product exceeds standards in the industry. Kyle Park will be a premiere Seniors Housing Development that's quality will be at or exceed many 5-star hotels.



Partnership:

We are excited to be a partner and working together with the local Dulex Laidler Group to bring this much needed senior housing community to the City of Port Moody. Together, with our collective talents we are excited and confident this community will be a tremendous success and something the City of Port Moody will be very proud to have in their city serving seniors from their community for many years to come.

Demand:

Senior Housing will be under significant demand for years to come. With the age of the first baby boomers set to turn 80 years old, housing with support services will be next to impossible to meet. This is especially true in Westcoast communities where the land is locked by sea and mountains. Seniors Housing operations requires a niche skill set that is developed over time. Therefore, the market will be looking at increased demand with a limited number of high-quality experienced providers to grow supply. Avenir is excited to be able to provide the first Seniors Housing Continuum of care in Port Moody.

A Continuum of Care 2500 Block St. George:

Our proposed community offers 4 distinct housing types catering to a variety of seniors needs. These housing types will include 46 privately owned condominiums, 100 full-service independent/assisted living rental suites and 42 suites for memory and complex care residents. This design features our spectacular 5th floor amenity area with rooftop patio. Residents will enjoy the view of the inlet and prepared meals while they dine in our atrium dining room or outdoor on the patio. Red seal chefs will prepare healthy balanced meals with the ability to showcase their culinary talents for special events and themed dinners. The 5th floor will also include our piano lounge, sports lounge, library, and much more.

Parking:

Senior housing has a much lower impact on parking requirements per unit built than other market related housing types. With the following parking ratios proposed; 1 per condo suite, .5 per independent living suite and .33 per care suite, we have followed the bylaws from our experience working with other local municipalities. With 2 levels of underground parking, this will remove concerns from neighboring properties should they have issues around increased congestion on the streets that regular market housing might bring.



Operations:

Avenir's operation management team prides itself on providing a vibrant home like atmosphere that puts the quality of life, health, and safety of our residents first.

Our Life Enrichment staff arrange a comprehensive calendar of activities that will keep our residents' minds and bodies actively engaged within our community and the community at large. If the past 2 years have shown us anything it is the importance of maintaining active social connections to improve our quality of life. Sitting at home alone is not an option if you wish to enjoy a fulfilling, active and joyful retirement. You want to surround yourself with like minded individuals that share your zest for life and embrace everything that a community designed with seniors needs in mind has to offer.

It's all in the details:

Simple things, like wider doorways, cushioned flooring, senior friendly fitness equipment and 24-hour emergency response service are just a few thoughtful items that set an Avenir Community apart from other developments. Our environmental cleaning and infection control standards have served us well as the world has battled the Covid Pandemic. We have been blessed to date to not have experienced a Covid outbreak in our buildings. This has been accomplished in no small part by the incredible efforts and dedication of our frontline staff. Many have made significant sacrifices to ensure our residents have received the highest quality of care and service in some of the most difficult conditions our industry has ever faced.

Neighborhood and Building:

We are excited to see our building help shape the community skyline and landscape of Port Moody. We are proposing a 14-storey tower with a 4-storey podium. The massing of the building has been well thought out considering potential view impediments and shadowing. Locating the tower portion to the east alongside Kyle Park and backing on to the green space behind, allows for minimal shadowing and view impediments to the building behind. We also believe that the massing proposed will tie in nicely with the buildings proposed in the Kyle Park Centre. This housing type will also bring approximately 175 new residents next door that will be excited and happy to use and support the new proposed community centre.



Senior Housing Types:

Memory Care:

This is one of the housing types that Avenir specializes in that many don't. The program we use is called the Avenir Approach. The Avenir approach specializes in designing and operating multiple neighborhoods in the building that care for residents based on their cognitive abilities. This allows each resident to be placed in a neighborhood with their peer group and have all the activities and care designed for that group. Over time as the resident's condition progresses, they will be reassessed and moved to the next neighborhood with the next peer group they are compatible with. This is a program that families welcome with open arms so their loved one is not mixed in with all levels of memory impairment. Level 1 will have 18 memory care suites and level 2 will have 24 memory care suites.

Condominium Ownership:

This concept is quite new and Avenir is one of the few companies in senior housing offering this option as an alternative to renting. We are finding that seniors are healthier and living longer resulting in the purchase option being very attractive to them and their families. With rising labor and supply costs pushing rental options up, the purchase option gives the resident and family confidence in mitigating annual increases that rental would entail along with capital preservation in the real estate that doesn't go along with renting. There are 46-, 1- and 2-bedroom condominium options for purchase on floor 10-14.

Independent Living and Assisted Living:

This is a full-service rental option that will allow the resident a cruise ship lifestyle with daily meals prepared by red seal chefs and coordinated activities in all the amenity areas. There are 100-, 1- and 2-bedroom rental suite options on floors 2 through 9 specifically designed for independent living with the ability to add assisted living support services in suite to allow for aging in place.



Economic Development

As a full-service continuum care facility Kyle Park will be an economic generator for the city of Port Moody. The 187-room development will expect to have approximately 210 residents. To service the residents the development will employ approximately 80 full and part time staff for an estimated 38% staff to resident ratio. Further, we expect the majority of residents will be existing Port Moody residents and therefore the jobs to new resident ratio will be significantly higher.

We look forward to presenting our proposed community to Council, Planning, and the community of Port Moody.

Yours Sincerely,

A handwritten signature in blue ink, appearing to read "Jason Craik", is written over a diagonal line that extends from the bottom left towards the center.

Jason Craik
Principal
Avenir Senior Living