



City of Port Moody

Report to Land Use Committee

Date: June 5, 2023
Submitted by: Community Development Department – Development Planning Division
Subject: LUC – OCP Amendment and Rezoning – 2505-2517 St. George Street & 123-129 Mary Street (Zeidler Architecture)

Purpose:

To present to the Land Use Committee (LUC) an OCP amendment and rezoning application to facilitate a seniors housing project at 2505-2517 St. George Street & 123-129 Mary Street.

Resolution Options

The following resolutions are available for Land Use Committee consideration:

THAT the Land Use Committee recommends that the proposed land use for application LUC – OCP amendment and rezoning – 2505-2517 St. George Street & 123-129 Mary Street (Zeidler Architecture) is appropriate for the following reasons: <>

THAT the Land Use Committee recommends that the proposed land use for application LUC – OCP amendment and rezoning – 2505-2517 St. George Street & 123-129 Mary Street (Zeidler Architecture) is not appropriate for the following reasons: <>

Applicant:

Zeidler Architecture.

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, west of Mary Street and directly east of Kyle Park (**Attachment 1**). The subject site is 3,850m² (41,441ft²) in size and gently slopes upwards from the middle of the site to both the east and west on St. George Street and from the north to the south.

Land Use Policy:

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 form and character and Development Permit Area 5 (DPA5) – Hazardous Lands, due to the potential for soil liquefaction and flood.

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

The OCP and Zoning designation maps are included as **Attachment 2** and **3**.

Neighbourhood Context:

Surrounding development consists of:

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

Proposal:

The development proposal, referred to as the “Kyle Senior Living Centre” consists of:

- A maximum height of 15-storeys, including a five/six-storey podium with a 15-storey tower proposed on the western portion of the site;
- A seniors housing project including 194 residential units, with the following unit mix:
 - 46 privately owned condominium units on the 11th-15th-storeys of the tower,
 - 100 full-service independent/assisted living rental units, and
 - 48 community care/memory care units;
- A total floor area of approximately 17,180m² (184,917ft²), equating to an overall Floor Area Ratio (FAR) of 4.46 and lot coverage of 77%;
- A total of 127 parking spaces, within an underground parkade accessed from St. George Street;
- An amenity space located on the fifth-storey, including both indoor 2,375m² (25,560ft²) and outdoor space; and
- Estimated employment for approximately 88 full and part time staff.

Preliminary architectural plans, landscape plans and the applicant’s letter of intent are included as **Attachment 4, 5** and **6** respectively.

The applicant is proposing to amend the OCP Land Use Designation for the site to Public and Institutional and rezone it to Private Institutional (P2). Given the mix of strata condominiums, rental units and community care units, staff are presently evaluating the appropriate OCP designation and zoning for such a project.

Items for Further Review:

With this application proposing a significant OCP amendment and rezoning, as well as being a somewhat unique project typology, there are a range of factors being considered through the review of this application. The items briefly discussed below are some of the key aspects initially identified by staff following the submission of the application.

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:

- Encouraging the provision of housing and services to meet the diverse needs of seniors and allow them to age in place within their community.
- Encouraging 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.

The proposed 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. This proposal appears to be focussed on building housing for moderate- to higher-income levels. The applicant has indicated that the 48 community care units are a housing amenity, given the costs associated with these units, and their provision should not require the inclusion of an additional affordable component which would not be possible from a financial perspective.

Land Use

As is shown on **Attachment 2**, 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 designated for mixed-use up to four-storeys.

The proposed 15-storey tower, with a five/six-storey podium is a significant departure from a height and density perspective. The FAR of 4.46 is significantly in excess of FARs for any existing or proposed development in Port Moody, with the exception of the proposal for the Andre's Wines/Westport site.

Such an OCP amendment needs to be considered in the context of the City's Corporate Policy: Prioritizing High Density Development (**Attachment 7**), which evaluates proposals to amend the OCP, based on: whether the site is in a priority area; whether a significant deviation from a density and height perspective 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 these 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 City does have plans to redevelop the nearby Kyle Centre in the medium term, which could

involve a wider look at the surrounding area and the potential for a change in desired land uses for these subject properties.

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 the existing RS1 zoned properties to the north and east. In addition to the consideration of changes to the proposed building heights and massing, further view impact and shadow studies will be required.

Parks

The subject properties are 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 this in mind, additional park dedication to increase the size of Kyle Park is being considered in the context of this application. As part of any dedication and the form and massing of the proposal, the interface of the park will need to be carefully assessed and addressed.

Parkade Access

The current proposal identifies vehicular access to the building adjacent to Kyle Park on St. George Street, which is designated as a neighborhood bikeway. This location creates potential conflicts between park users and cyclists with vehicles entering and exiting the building. City bylaws require that vehicular access be from the lowest classified road, which in this case would be Hope Street, though consideration may be given to access from Mary Street, if this were to be more feasible from a grading perspective.

Hope Street

It is noted in relation to concerns with the proposal in relation to height and massing, the potential impact on Kyle Park and the requested density, that there may be options to close a portion of Hope Street in order that it may be incorporated into the development site. This alternate site footprint may allow for changes to the project massing that would allow for reduction of the proposed tower height so that it steps down the slope towards St. George Street. Expanding the development site south into the Hope Street right-of-way, would also provide the opportunity for additional park dedication in order to expand the size of Kyle Park.

Financial Considerations

The City has a Corporate Policy for Community Amenity Contributions for residential density up to 2.5 and Density Bonus clause in the Zoning Bylaw for FAR in excess of 2.5. Given the proposed FAR of 4.46 and the nature of this project, with a mix of strata condos, rental units, and community care units, the extent to which the project will be subject to either of these aspects is also being evaluated at this time.

Sustainability Report Card

A completed Sustainability Report Card is included as **Attachment 8**. The report card will be updated as the application moves forward through consideration of Readings. A preliminary marking of the report card has been undertaken.

Concluding Comments:

The application is currently under review by staff, as part of which there will be more detailed review of those items discussed in the above report. Staff acknowledge there is a need for new seniors housing projects and recognize the unique financial model the development of this form of housing operates within. However, the proposal does represent a significant departure from what is currently envisaged for this neighbourhood. As noted, there are plans for the redevelopment of Kyle Centre in the medium term, as part of which additional neighbourhood planning may be undertaken which would include the consideration of land-use changes within and around the Kyle Centre precinct, the review of this application is also being considered in this context.

Attachments

1. Location Map – 2505-2517 St. George Street & 123-129 Mary Street.
2. OCP Land Use Designations Map – 2505-2517 St. George Street & 123-129 Mary Street.
3. Zoning Map – 2505-2517 St. George Street & 123-129 Mary Street.
4. Architectural Plans – 2505-2517 St. George Street & 123-129 Mary Street.
5. Landscape Plans – 2505-2517 St. George Street & 123-129 Mary Street.
6. Letter of Intent – 2505-2517 St. George Street & 123-129 Mary Street.
7. Corporate Policy: Prioritizing High Density Development.
8. Sustainability Report Card – 2505-2517 St. George Street & 123-129 Mary Street.

Report Author

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Report Approval Details

Document Title:	LUC - OCP Amendment and Rezoning – 2505-2517 St. George Street and 123-129 Mary Street (Zeidler Architecture).docx
Attachments:	<ul style="list-style-type: none">- Attachment 1 - Location Map – 2505-2517 St. George Street and 123-129 Mary Street.pdf- Attachment 2 - OCP Land Use Designations Map – 2505-2517 St. George Street and 123-129 Mary Street.pdf- Attachment 3 - Zoning Map – 2505-2517 St. George Street and 123-129 Mary Street.pdf- Attachment 4 - Architectural Plans - 2505-2517 St. George Street and 123-129 Mary Street.pdf- Attachment 5 Landscape Plans - 2505-2517 St. George Street and 123-129 Mary Street.pdf- Attachment 6 - Letter of Intent - 2505-2517 St. George Street and 123-129 Mary Street.pdf- Attachment 7 - Corporate Policy - Prioritizing Higher Density Development.pdf- Attachment 8 - Sustainability Report Card - 2505-2517 St. George Street and 123-129 Mary Street.pdf
Final Approval Date:	May 29, 2023

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

Jennifer Mills for Adam Shroff, Legislative Services Coordinator - May 29, 2023 - 3:26 PM

Wesley Woo, Senior Planner - May 29, 2023 - 3:40 PM

Kate Zanon, General Manager of Community Development - May 29, 2023 - 3:42 PM