



Feb 1, 2023

**Rezoning Application  
Letter of Intent**

Kyle Park Senior Living  
2500 Block St. George Street  
Port Moody BC

Dear Council and Planning Members,

Avenir Senior Living, in partnership with local Dulex Laidler Group, are excited to set the stage for a much needed senior housing community to the City of Port Moody. Together, with our collective talents, we are 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. The narrative below supports our request for the OCP and rezoning amendment.

**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. The OCP recognizes this need, specifically encouraging the provision of housing and services to meet the diverse needs of seniors and allow them to age in place within their community. Looking at demographics of Port Moody, this housing type is underrepresented in the area and will contribute to the growing diversity of the community. Avenir is excited to be able to provide the first Seniors Housing Continuum of care in Port Moody.

**Neighborhood and Building:**

We are excited to see our building help shape the community skyline and landscape of Port Moody. We are proposing a 15-storey tower with a 5-storey podium. The massing of the building has been well thought out considering potential view impediments and shadowing. The view impact study revealed that locating the tower portion to the East alongside Kyle Park, allows for minimal view impediments to the building behind. The



shadow study revealed minimal shadowing to Kyle Park and neighboring properties. We also believe that the proposed massing and materiality breaks down the scale and will tie in nicely with the neighboring residences stepping down to 4 stories at Mary Street and the potential redevelopment at Kyle Centre. As outlined in the OCP, we recognize the importance of pedestrian-orientated neighborhoods and will provide a necessary social facility, including amenities and streetscape upgrades, to foster a sense of community cohesion and identity.

## Site

The proposed development is located in proximity to natural public amenities (Kyle Park), civic facilities (Kyle Centre and Arts Centre), and a short walking distance to the commercial services and amenities located on St. Johns Street. There are bicycle and pedestrian connections to the nearby transit systems such as the bus service on St. Johns Street. In collaboration with the City, the team commits to upgrades to Kyle Park to expand and improve. The East interface of the park is addressed through transitional landscaping and green screens to soften the elevation. The lobby and amenity areas will be constructed to a high-level of finish, providing views and improved safety to the park.

## Program

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 48 suites for memory and complex care residents. This design features our spectacular 6th 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 6th floor will also include our piano lounge, sports lounge, and much more.

## Parking and Traffic:

Senior housing has a much lower impact on parking requirements per unit than other market 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 parking demand and other approvals from our experience working with other local municipalities. In Addition, this proposal has additional visitor and staff parking therefore exceeding the overall parking ratios we have developed and seen demand for in other communities. This will minimize the impacts on neighboring properties should they have concern.

## Senior Housing Types:



## Memory Care

This is one of the housing types that Avenir specializes in that many do not because of the cost and complexity in delivering this service. The program we use is called the Avenir Approach. The Avenir approach specializes in designing and operating multiple neighborhoods in a building that cares 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 2 will have 24 memory care suites and level 3 will have 24 memory care suites.

## Condominium Ownership:

Avenir is one of the few companies in Senior Housing offering ownership as an alternative to leasing. We are finding that seniors are healthier and living longer resulting in the purchase option providing financial stability 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. The Seniors in the condo units will also have the option to select a la carte services as their support needs increase over time. There are 46, 1- and 2-bedroom condominium options for purchase on floors 11-15.

## 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 social connection through 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.

## Affordable/Community Care Housing

Understanding that affordable housing is a critical housing type, we must also recognize that Senior Housing and especially community care beds whether private pay or government funded are also critical housing types serving the most vulnerable population. In Lieu of affordable housing we are providing 48 beds of community care homes serving residents of Port Moody that have memory care or physical care needs. The project does not work economically with below market housing as the rents include meals,



housekeeping and activities of daily living in all amenity areas. More barriers to offering below market rent are the cost of land, construction and most importantly the cost of all the amenities needed to provide care and the social connection for the seniors of Port Moody. Other important barriers include the cost of labour in paying the wages of the 88 jobs this community will provide to the City of Port Moody. Once again, recognizing there is a need for both private pay and government funded care, Kyle Park Senior living will take the pressure off of the government system and allow more beds to be available for those that need subsidized government housing.

### Economic Development

As a full-service continuum care facility Kyle Park will be an economic generator for the city of Port Moody. The 194-room development will expect to have approximately 233 residents. To service the residents the development will employ approximately 88 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.

### Land Use

After an intensive examination for the most appropriate OCP re-designation, we are requesting a change from the current Single Family Low Density to Public and Institutional. To accommodate the proposed building, a request is also made for rezoning from Single Detached Residential (RS1) and Medium Density Townhouse Residential (RM4) Zones to the Private Institutional (P2) Zone.



Project Summary:

Official Community Plan (OCP)

**Current Designation:** Single Family Low Density & Development Permit Area 2 (DPA2)  
Moody Centre and Development Permit Area 5 (DPA5) – Hazardous Lands

**Proposed Designation:** Private Institutional (P2)

Rezoning Application

**Current Zoning:** RS-1 & RM-4

**Proposed Zoning:** CD based CRM-2 & P-2

The requested amendments are requested.

- An OCP amendment to change the land 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. It is noted that variances to the Comprehensive Development (CD) may be required.
- Development Permits for form and character Development Permit Area 2 (DPA2) – Moody Centre, and Development Permit Area 5 (DPA5) – Hazardous Lands, due to the potential for soil liquefaction and flood.

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

Yours Sincerely,

A handwritten signature in black ink, appearing to read 'Jason Craik', is written over the typed name and title.

Jason Craik  
Principal  
Avenir Senior Living

APPENDIX



## PROJECT DATA SUMMARY

<b>CIVIC ADDRESS</b>	123-129 MARY STREET & 2505, 2509, 2513, 2517 ST. GEORGE STREET PORT MOODY V3H 2G6
<b>LEGAL DESCRIPTION</b>	LT 7,8,9,10, BLK 22, PL NWP72, DL 201, NWD LT 64, BLK 22, PL 58631, DL 201, NWD
<b>ZONING</b>	
CURRENT ZONING	RS-1 & RM-4
PROPOSED ZONING	COMPREHENSIVE DEVELOPMENT (CD)
CURRENT OCP DP AREA	DPA-2 & DPA-5
PROPOSED OCP DP AREA	PRIVATE INSTITUTIONAL (P2)
<b>HEIGHT</b>	
MAXIMUM STOREYS PROPOSED	15
MAXIMUM HEIGHT PROPOSED	48.1 M (157.8 FT)
<b>SETBACKS</b>	
NORTH	4.0 M (13.1 FT)
EAST	7.0 M (23.0 FT)
SOUTH	4.0 M (13.1 FT)
WEST	4.0 M (13.1 FT)
<b>SITE</b>	
SITE DIMENSIONS	95.7 M (314.0 FT) x 40.2 M (131.9 FT)
SITE AREA (GROSS)	3850 SM (41441 SF)
FLOOR SPACE RATIO (FSR)	
GFA (ABOVE GRADE)	17,179 SM (184917 SF)
FSR	4.46
STRATA / LEASE DENSITY	2.65
FSR EXCLUDING SERVICES	3.39
SITE COVERAGE	77%
<b>AMENITY SPACE</b>	
OUTDOOR	1,040 SM (11,199 SF)
INDOOR	2,375 SM (25,560 SF)