



# City of Port Moody

## Report/Recommendation to Council

Date: July 23, 2024  
Submitted by: Community Development Department – Development Planning Division  
Subject: OCP Amendment and Rezoning, Bylaw Nos. 3428 and 3429 – 2505-2517 St. George Street and 123-129 Mary Street (Kyle Park Senior Living Centre) – First Reading

---

### Purpose

To present for Council's consideration the revised OCP Amendment Bylaw No. 3428 and Zoning Amendment Bylaw No. 3429 for first reading. The purpose of bylaws is to facilitate a seniors housing and supportive care development at 2505-2517 St. George Street and 123-129 Mary Street, as well to dedicate a 302m<sup>2</sup> (3,250ft<sup>2</sup>) area for park land to expand Kyle Park.

---

### Recommended Resolution(s)

**THAT City of Port Moody Official Community Plan Bylaw, 2014, No. 2955, Amendment Bylaw No. 35, 2024, No. 3428 (2505-2517 St. George Street and 123-129 Mary Street) be read a first time as recommended in the report dated July 23, 2024, from the Community Development Department – Development Planning Division regarding OCP Amendment and Rezoning, Bylaw Nos. 3428 and 3429 – 2505-2517 St. George Street and 123-129 Mary Street (Kyle Park Senior Living Centre) – First Reading;**

**AND THAT City of Port Moody Zoning Bylaw, 2018, No. 2937, Amendment Bylaw No. 86, 2024, No. 3429 (2505-2517 St. George Street and 123-129 Mary Street) (CD91) be read a first time.**

---

### Background

The applicant—Avenir Senior Living—for the “Kyle Senior Living Centre” submitted their pre-application in 2021. Since then, a full detailed application has progressed through stages including ADP, LUC, CIPC, and a Council meeting on October 10, 2023, for first and second reading. Council referred the original proposal back to staff for the high-density development and gave direction to either scale down the project or relocate it to a site that better fits the City's Official Community Plan.

In response to Council concerns and given the new housing legislation under Bill 47, which permits multi-unit apartments of up to eight storeys within 800m of a SkyTrain station, and in accordance with direction from staff, the applicant has revised their initial design for the City's

review. The applicant is committed to providing detailed plans and information compliant with City standards upon receiving first reading.

#### Changes to Provincial Legislation – Bill 47

Bill 47 designates Transit-Oriented Development Areas (TOD Areas) near transit hubs to increase density near rapid transit such as SkyTrain stations. The framework establishes standards based on provincially prescribed distances from the transit centre, and defining criteria such as minimum allowable density and heights. This site falls within the 800m radius of the Moody Centre TOA, permitting up to 8 storeys and a floor area ratio (FAR) of 3.0. The applicant is proposing a four-storey podium and 12-storey tower toward the eastern side of the property. Due to the grading, the basement level is fully exposed along the north elevation, resulting in a five-storey podium and 13-storey tower at the front of the building along St. George Street.

The applicant's four-storey podium with a 12-storey tower proposal results in an average building height of eight storeys, which Bill 47 permits through its entitlements. This approach would achieve the density and height allowances prescribed by the TOA regulations as the majority of the site is lower than eight storeys and a taller structure is proposed towards one side of the site. This allows for interest and variation in the building opposed to one eight-storey building across the entire site.

## Discussion

### Property Description

The subject site is comprised 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**). It covers an area of 3,850m<sup>2</sup> (41,441ft<sup>2</sup>) and slopes upward from north to south with a change in elevation of approximately 4m (13.1ft).

### Land Use Policy

#### *Official Community Plan (OCP) and Zoning*

The subject properties are currently designated as Single-Family Low Density, which allows for a three-storey built form. However, based on new provincial legislation and the recently adopted City of Port Moody Transit-Oriented Areas Designation Bylaw, 2024, No. 3465, the properties now are permitted for up to eight storeys in height and a FAR of 3.0. The site is within Development Permit Area 2 (DPA2) – Moody Centre, regulating form and character, and Development Permit Area 5 (DPA5) – Hazardous Lands, due to potential soil liquefaction and flood risks.

Currently, the subject properties are zoned as Single Detached Residential (RS1) and Medium Density Townhouse Residential (RM4). Maps depicting the OCP and zoning designations are included as **Attachment 1**.

The project necessitates an OCP amendment to allow for the increased height and to re-designate a portion of the site for park uses and the remaining portion for high-density residential uses. A rezoning is also required to rezone the site from RS1 and RM4 to a Comprehensive Development (CD) zone. A section of the site, measuring 302m<sup>2</sup> (3,250ft<sup>2</sup>), will be rezoned as Civic Service (P1) to allow for the expansion of Kyle Park.

### 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 Park; and
- West: Kyle Park, Civic Service (P1).

### Proposal – OCP Amendment and Rezoning

The development proposal includes:

- a maximum height of 12-storeys, including a four-storey podium with a 12-storey tower proposed on the eastern portion of the site;
- a seniors housing project including:
  - memory care: 48 units;
  - independent living and assisted living: 133 full-service market rental units; and
  - community care housing: 48 beds;
- a total floor area of approximately 17,180m<sup>2</sup> (184,917ft<sup>2</sup>), equating to an overall FAR of 3.33 with 2.65 FAR for the rental units;
- a lot coverage of 77%;
- a total of 115 parking spaces, within an underground parkade accessed from St. George Street; and
- estimated employment for approximately 88 full and part-time staff.

See **Attachment 2** for more project specific information and **Attachment 3** for the Application Fact Sheet.

### Addressing Council and Staff concerns

In addressing Council's and staff's concerns from the initial first and second reading consideration, the applicant has undertaken the following actions:

- lowered tower height from 14 to 12 storeys;
- replaced privately owned senior condominium units with market rental options;
- collaborated with staff to address environmental impacts: reoriented the building to face east and relocated it eastward to address shadow concerns over Kyle Park; and
- proposed dedication of a 7.5m wide strip of land on the west side of the site to expand Kyle Park, amounting to an area of about 302m<sup>2</sup> (3,250ft<sup>2</sup>).

Specific project details are as follows:

Subject	Proposed	Required / Permitted	Previous application
Storeys proposed	Podium: 4	8	Podium: 4
	Tower: 12		Tower: 14
Maximum height*	42m (137.8ft.)		45.7
Setbacks	North: 4.0m (13.1ft)		North: 4.0m (13.1ft)
	East: 2.0m (6.5ft)		East: 7.0m (23.0ft)
	South: 4.0m (13.1ft)		South: 4.0m (13.1ft)
	West: 1.5m (29.5ft)		West: 4.0m (13.1ft)
Site gross area	3,850m <sup>2</sup> (41,441ft <sup>2</sup> )		3,850m <sup>2</sup> (41,441ft <sup>2</sup> )
FAR	3.33	3.0	3.8
Site Coverage	77%		77%
Parking (Residents, Staff, Visitors)	115	115	127

\* Due to the sloping nature of the site, the lowest level facing St. George Street is a “basement” by Zoning Bylaw definition. Hope Street is a full level above St. George. Height is measured from the average grade around the building.

#### Staff Analysis – Items for Staff Consideration/Review

Staff are supportive of the application for first reading based on the following items:

- **Density:** The proposed density of 3.3 exceeds the provincial Floor Area Ratio (FAR) by 0.33. This overall FAR, includes Independent/Assisted Living suites, care suites, circulation areas, corridors, stairwells, and elevators (excluding amenity spaces). The FAR of 2.65 for Independent/Assisted Living rental units remains below the threshold of 3.0, with the remaining floor area allocated to community amenities such as memory care units and assisted living.
- **Heights:** The application features a four-storey podium and a 12-storey tower, aligning with provincial guidelines for an overall building height of eight storeys. This revision from a previously proposed 14-storey tower demonstrates flexibility to address preferences from Council and committees. Building heights vary across the site, with heights below 8 storeys in some areas and exceeding 8 storeys in the tower section.
- **Park Dedication:** The revised proposal includes dedication of a 302m<sup>2</sup> (3,250ft<sup>2</sup>) area to the City for the expansion of Kyle Park. As park space is limited in the Moody Centre neighbourhood, the dedication of land to the City is supported by staff.
- **Market Rental Housing:** This revision no longer proposes strata/condominium housing tenures. Instead, the applicant is proposing all 133 of its independent and assisted living units as market rental allowing for various rental options. 48 beds of community care home services are also proposed.

The applicant has provided a letter of commitment to implement the changes after first reading is given (**Attachment 4**).

#### Outstandings items:

Sufficient progress has been made on refining the application based on initial concerns raised by staff and council. Therefore, staff are bringing forward a revised OCP amendment bylaw (**Attachment 5**) and a revised rezoning bylaw (**Attachment 6**) for first reading consideration. If Council gives first reading to the bylaws, they will be brought back for second reading and referral to public hearing once the detailed technical items requested by staff have been

addressed by the applicant. This also includes the Sustainability Report Card, which was submitted as part of the original application but has not yet been updated with the revised proposal.

## Conclusion

Throughout the evaluation and refinement process of the “Kyle Senior Living Centre” proposal by Avenir Senior Living, significant strides have been made to align the project with both community expectations and the City’s plans and policies. Initially met with concerns regarding scale, density, affordability and environmental impact, the project has evolved through extensive collaboration and adjustment.

Following Council’s directive from October 10, 2023, the project underwent revisions to better integrate with the City’s OCP and zoning regulations, spurred in part by the enactment of new housing legislation under Bill 47. This legislation, facilitating Transit-Oriented Development near SkyTrain stations, has reshaped the development landscape, allowing for higher density and greater height allowances within proximity to transit hubs like Moody Centre.

Key modifications to the proposal include offering full-service rental and community care options, reducing the tower height from 14 to 12 storeys, replacing privately owned senior condominiums with rental units, and enhancing measures to mitigate environmental impacts, such as reorienting the building’s position and providing land dedication to the City to expand Kyle Park.

The applicant is committed to delivering a comprehensive package that meets City standards and resolves outstanding concerns raised by various departments. This includes addressing issues related to stormwater management, park agreements, and engineering specifications, prior to consideration of second reading. As mentioned, the applicant has provided a letter of commitment to implement the changes requested (**Attachment 4**).

## Financial Implications

A voluntary Community Amenity Contribution (CAC), calculated at \$6.00 per 0.09m<sup>2</sup> (1.0ft<sup>2</sup>) of new residential floor area developed, with a maximum of \$6,000 per unit, is estimated to be approximately \$786,000.

A density bonus is applicable for a FAR above 2.5. Non-Residential floor area is not included in the density bonus calculation. As such, only the market rental units would be considered under the density bonus program, which has a FAR of 2.65.

At this time, the applicant has requested CAC and density bonus relaxations. There will be a financial summary prepared prior to consideration of second reading.

## Communications and Public Engagement Initiatives

Based on the feedback on the Engage Port Moody website, there are 87 comments associated with this application from May 2023 to July 4th. No new feedback has been received since the new proposal was introduced. These comments were provided based on the previous design and before the new legislation was enacted. Please refer to **Attachment 7**.

## Council Strategic Plan Goals

The recommendation in this report aligns with the following Council Strategic Plan Goal:

- Strategic Goal 3.3 – Enhance community wellbeing.

## Attachment(s)

1. Context Maps (Location Map, OCP Land Use Designations Map, Zoning Map).
2. Architectural Design Booklet.
3. Application Fact Sheet.
4. Commitment letter.
5. Draft OCP Amendment Bylaw No. 3428.
6. Draft Zoning Amendment Bylaw No. 3429.
7. Engage Port Moody Report.

## Report Author

Bitra Jamalpour, MSc, PhD  
Senior Development Planner

## Report Approval Details

Document Title:	OCP Amendment and Rezoning – 2505-2517 St. George Street and 123-129 Mary Street (Kyle Park Senior Living Centre).docx
Attachments:	<ul style="list-style-type: none"><li>- Attachment 1 - Context Maps (Location Map, OCP Land Use Designations Map, Zoning Map).pdf</li><li>- Attachment 2 - Architectural Design Booklet - 2505-2517 St. George Street and 123-129 Mary Street.pdf</li><li>- Attachment 3 - Application Fact Sheet - 2505-2517 St. George Street and 123-129 Mary Street.pdf</li><li>- Attachment 4 - Commitment Letter - 2505-2517 St. George Street and 123-129 Mary Street.pdf</li><li>- Attachment 5 - Draft OCP Amendment Bylaw No. 3428.pdf</li><li>- Attachment 6 - Draft Zoning Amendment Bylaw No. 3429.pdf</li><li>- Attachment 7 - Engage Port Moody Report - 2505-2517 St. George Street and 123-129 Mary Street.pdf</li></ul>
Final Approval Date:	Jul 16, 2024

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

Tracey Takahashi, Deputy Corporate Officer - Jul 12, 2024

Wesley Woo, Assistant Manager of Planning, for Michael Olubiyi, Manager of Development Planning - Jul 14, 2024

Kate Zanon, General Manager of Community Development - Jul 15, 2024

Stephanie Lam, City Clerk and Manager of Legislative Services - Jul 15, 2024

Lindsay Todd, Manager of Communications and Engagement - Jul 15, 2024

Paul Rockwood, General Manager of Finance and Technology - Jul 16, 2024

Anna Mathewson, City Manager - Jul 16, 2024