

Fact Sheet:

OCP Amendment and Rezoning - Kyle Park Senior Living Centre

Project Overview

- **Project Name:** Kyle Park Senior Living Centre
- **Location:** 2505-2517 St. George Street and 123-129 Mary Street, Port Moody
- **Applicant:** Avenir Senior Living
- **Purpose:** Develop a senior housing and supportive care facility, and expand Kyle Park

Site Description

- **Area:** 3,850 m² (41,441 ft²)
- **Topography:** Slopes upward from north to south with a 4-meter (13.1 ft) elevation change
- **Neighbourhood Context:**
 - North: Single Detached Residential (RS1 and RS1-S)
 - East: Single Detached Residential (RS1)
 - South: Medium Density Townhouse Residential (RM4) and Kyle Park
 - West: Kyle Park (Civic Service P1)

Proposed Development

- **Building Structure:** Four-storey podium with a 12-storey tower on the eastern portion
- **Housing Units:**
 - Memory care: 48 units (24 on Level 2 and 24 on Level 3);
 - Independent and assisted living: 133 full-service market rental units; and
 - Community care housing: 48 beds
- **Floor Area:** Approximately 17,180 m² (184,917 ft²)
- **Floor Area Ratio (FAR):** 3.33 (2.65 for rental units)
- **Lot Coverage:** 77%
- **Parking:**
 - Minimum Off-Street Parking: 115 spaces
 - 24 visitor spaces
 - 17 staff spaces
 - Bicycle Parking:
 - 15 long-term spaces
 - 12 short-term spaces
 - Mobility Scooter Parking: 20 stalls
- **Employment:** Estimated 88 full and part-time staff

Project History and Revisions

- **Initial Proposal:** Pre-application submitted in 2021
- **Council Review:** Original proposal reviewed on October 10, 2023, and referred back for revisions
- **Revisions:**
 - Lowered tower height from 14 to 12 storeys

- Replaced senior condominium units with market rental units
- Reoriented building to address environmental and shadow concerns
- Dedication of 302 m² (3,250 ft²) to expand Kyle Park

Legislation and Zoning

- **Bill 47:** Allows up to eight storeys within 800 meters of a SkyTrain station (Moody Centre TOA)
- **OCP and Zoning Changes:**
 - Current Designation: Single-Family Low Density (three storeys)
 - Proposed Designation: Up to eight storeys (FAR of 3.0)
 - Rezoning: From RS1 and RM4 to Comprehensive Development (CD) zone; part of the site rezoned as Civic Service (P1) for park expansion

Community Engagement

- **Feedback:** 87 comments on Engage Port Moody website (May 2023 to July 4th, based on previous design)

Financial Implications

- **Community Amenity Contribution (CAC):** Estimated at \$786,000
- **Density Bonus:** Applicable for FAR above 2.5 (excluding community amenities); only market rental units considered

Next Steps: After first reading is approved, detailed technical items will be addressed for second reading and public hearing