

2505–2517 St. George St. & 123–129 Mary St. Development Application

UPDATE 2: Public input received on Engage Port Moody from May 1 to July 4, 2024

This encompasses the period from the day the project launched on engage.portmoody.ca to the day the report was pulled for Council input. Comments are presented verbatim, including typos and grammatical errors. Profane or abusive language, or personally identifying information has been removed where indicated by “[omitted]”.

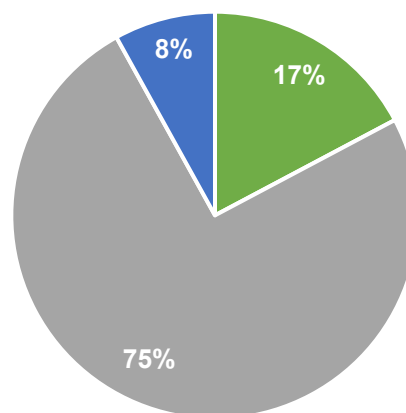
Engagement highlights

Highlights of project engagement to date:

- **83 engaged participants** contributed to one or more feedback tools
- **258 informed participants** visited multiple project pages, contributed to a tool, or downloaded documents
- **1060 aware visitors** viewed this project page

What is your overall feedback on this development application?

	Support	Oppose	Mixed
Prior to first reading: May 1, 2023 to July 4, 2024	15	65	7



■ Support ■ Oppose ■ Mixed

Comments

Comments 1 through 65 were included in the first public engagement summary shared with Council at early input

1. Bad idea for this cozy beautiful area, cause being crowded and change the nature of the area, for the villa marquis building 195 Mary St put it in bad condition, we love our building spent money on it to enjoy our beautiful area and view, how possible to make high rise between the area that previously only let to have single house or townhome .
2. This does not fit the OCP or is even in the spirit of the OCP. While we desperately need housing for seniors in our community, we certainly do not need a 15 floor tower of luxury, high end senior “cruise living” built and operated by an American company. I can say with absolute certainty there is little to no support from the community for this development.

Density is far too high for the neighbourhood. There is no proposed infrastructure changes to support the numbers of staff residents or visitors to this centre. There is no proposed upgrades to the surrounding areas to support the residents that will flood the neighbourhood amenities and green space (ie park, old Town Hall, trails).

Lastly, how is it safe to have seniors with mobility issues evacuate a 15 floor building in the case of an emergency or fire? Poor planning that seems only motivated by profit.

3. Does not meet P2 zoning requirements of max 3 storey and 50% lot coverage.

This is a 24/7 commercial operation in a residential neighborhood. Think about daily operations of shift changes, residence coming and going, food delivery, laundry services, ambulances etc.

Increase demand on ambulance and fire services where Port Moody already under resourced.

There will be a number of daily food service trucks and laundry service and location of bay in back while not be used as have to back in.

Need on-site loading of bus and drop off pick up of residence. Not on street.

Does not meet OCP policy of affordable. Demolishing 4 affordable family friendly townhomes.

Why so many balconies? Never seen a senior home with balconies. People in graphics look pretty young.

Does not meet current OCP vision.

Where is back up that staff will be local? Staff likely coming from elsewhere as low paying jobs and they can't afford to live in Port Moody.

The 2 other Avenir developments in B.C. are on main roads in denser neighborhoods.

Lots to the north will be impacted by shading, traffic and noise of this development.

I like nothing about this proposal. Would support a 3 storey affordable senior home. Tower is totally out of place.

4. Densification in Port Moody is very much needed. If this build is with seniors in mind it's still a bit far from transit. Many seniors don't drive or at some point won't be able to drive. With the closest grocery

store being thrifty foods at Suterbrook a senior that doesn't drive must carry their groceries from closest skytrain to home. Overall I'm still in favour. Affordable housing is very much needed and preferably close to enough to transit. An able body person can easily access the skytrain at moody centre. Being able to access transit services provides many with more disposable income not requiring a second vehicle in a family or a vehicle at all. This improves density without adding many more drivers adding to the congestion that's already a problem for Port Moody.

5. A project like this that falls so far out of line with the current official community plan should be put on hold completely until the current OCP has been reviewed and updated.
6. The proposed development does not fit the neighbourhood area at all. It is the wrong location. Affordable senior living is needed but not a 15 story tower that does not fit in with the residential infrastructure and roads. I believe if this development is approved it will not act as a solution to the affordability of housing for seniors and will cause young adults/families to leave the area. Possible more affordable rentals or townhomes/condos in a low rise building with more parking is more suitable for the location. I oppose this development.
7. Dear Council,

As a resident within the surrounding area of the re-zoning application for the OCP amendment (Application# ORD0005) I feel it is my responsibility and right to voice my thoughts and concerns as to how this re-zoning will affect both myself and my surrounding neighbors if this amendment is passed.

I am a first-time homeowner and purchased my property at a higher rate due to its ocean and mountain views, upwards to \$100,00.00 more than other surrounding properties. This was done over two years ago, prior to this OCP amendment and re-zoning application becoming known. If this amendment is passed and the Kyle senior center is built, I would now be losing a significant amount of my total paid investment for this property. The property value would drop significantly as our original mountain and ocean views would now be replaced with views of the 15-storey apartment tower that is proposed. This would be the case for all my surrounding neighbors as we share the same southward view of the Port Moody Inlet and moody center heritage area adjacent to our homes. I understand the need for developing Port Moody to support our aging population, however I do not think it should come at the expense and livelihoods of its current working-age residents (15-64 years) who are struggling to make ends meet in this current economy and housing market.

This neighborhood has limited street parking with the current set-up of homes and buildings. The proposed apartment building will have 194 privately owned condo units, however, only plans to create 127 parking spaces. Those 127 parking spaces will not be able to accommodate both the vehicles of all the residents, their visitors, and the staff that will be working there. This new apartment building will put immense pressure on the already limited public parking available to its current residents and increase the amount of traffic in this relatively quiet area.

Our home is located within the Moody Centre Heritage Character Area (City of Port Moody Official Community Plan Bylaw No.2955, pg.105 – Map:3 Heritage Conservation and Character Areas) on the south end of Mary Street where it converges with Hope Street. In addition to being located within a Heritage Character Area, our home is located just outside the boundary of the Moody Centre Heritage Conservation Area (City of Port Moody Official Community Plan Bylaw No.2955; Appendix 4 – Moody Centre Heritage Conservation Area Guidelines, pg. 262 - Schedule E: Heritage Conservation Area for Moody Centre). Because of the location and proximity of this proposed re-zoning near the Heritage Character Area and Conservation Area, I feel the guidelines should be applied to this re-zoning application as well. The design of the proposed apartment complex would not fit into the current complement of homes and buildings in the surrounding area, and I don't feel it would be harmonious with the historic homes and buildings nearby. A 16-storey apartment complex would be a

disappointing addition to this streetscape where the majority of all the homes are two and one-half stores tall.

As a new resident of Port Moody, I understand that the OCP will need amendments to create a plan that will be beneficial to all that call this city home, however I need to strongly oppose this application for re-zoning from Single-Family Low Density to Public and Institutional and a re-zoning from Single Detached Residential (RM4) to Private Institutional (P2).

Sincerely,

[omitted]

Resident of 195 Mary St., Port Moody, BC

8. 15 stories on top of a 5 to 6 story podium does not fit with the area. What you are proposing is in actuality a 20 story building.

Townhouses yes, 4 to 6 stories yes

9. Love the idea. This will help our aging population continue to remain in the area, close to family and get the care they need through their aging stages.
10. This proposal is entirely out of touch. If you can't see that Port Moody is bursting at the seams with young families, you shouldn't be on city council. Port Moody is full of young families threatened with home insecurity virtually every day, and you want to do this? You want senior living, while families with little kids get pushed out of the city entirely? This is abhorrent. As an example, my wife and I and our 2 year old daughter are currently being pushed out of the city because our landlord is selling our apartment out from under us, and we have nowhere to go but OUT of Port Moody, because there is nowhere to live. There are no options here for rentals or otherwise. Nothing. We are contributing members of the community with a household income over 100k, and now we have to uproot. I've spoken with several other families that are in the EXACT same situation. We have virtually zero options here, yet you want to dedicate 194 units exclusively to seniors?! You think these seniors are going to support local business? You think they're going to wander down to Brewers Row? This is nuts. I fundamentally oppose this. If you want to focus on the future, you focus on the children. Young families need homes!
11. I am a Moody Centre resident for the last 27 years and I strongly opposed this project.

The OCP calls for 3 stories only. This project is exceeding the OCP by 18 stories! It is far too big of a project for this residential neighbourhood. This will also set a precedent for future development in this area. I hope that the city will respect the OCP.

This will bring extra traffic in a residential area with an already increasing traffic and parking problem from St-Johns street.

Plus, there are no services in this neighborhood for seniors other than a few coffee shops. There is already a plan for seniors living on the Andrés site. It would be best for this project to be in a neighborhood offering all needed services that are easily accessible, such as the loco area. This simply is the wrong location for this project.

Tucking seniors in a neighborhood without any services, such as shopping, medicals, library, and a variety of activities, etc., is further isolating a group of people that are often struggling with isolation. Having all the necessary services at proximity (ease of access) of senior living is a must.

I also have concerns with the height of the building which would be housing a majority of people with mobility issues. What happens in a case of emergency and there is a need for evacuation when most cannot use the stairs? Let's remember that we live in an earthquake area and we are talking 20 or 21 floors here!

The building will also block the apartment building, The Marquis to the south and block the light of the houses on the west side of Kyle and the North side St-George. Areas where there is already limited light, especially during the winter month. Blocking the light from those homes will have a negative effect on their health.

12. Why does it need to be 15 stories

I do not agree with this proposal. This block is made up of small families and retirees. To build this ridiculous sized center will change the dynamics of this area. This is a residential street and should be kept a residential street. So many other developments have been built on St.george. I am not opposed to a seniors center but not on this block. 15 stories and just crazy. This will be taking the views away from the residents up gates bury. This will be changing this area of port moody. This will keep pushing small families out further and further as rent will continue to go up. The traffic and congestion will just continue. What plans are there to fix the traffic flow on the already congested st Johns? There is already an issue with cars going thru the one way on St.george/kyle during rush hour. It's going to make it worse. It will attract more and more foot traffic and crime.

Police rarely do anything about the cars that go thru the one way

I've almost gotten into several accidents trying to leave my home with cars coming thru the one way honking at me or even driving on the cones. Families with kids can't even safely cross the street because cars are speeding by. Why don't you fix that first before building this proposal?

Money hungry and greedy developers will just continue to buy up and take all the residential land in this city and push small families like us out.

Instead, there should be a proposal for affordable housing for small families.

13. I don't believe this is not a suitable location for this building. Also, that is way too many floors which will stand out in the whole area and block apartment buildings behind, casting shadows on other properties.

14. I support this project. Seniors are at an increasing risk of homelessness, so more senior-focused housing is welcomed. Moreover, it will allow more community members who are aging to stay in their community instead of making the decision to move to another location that they can afford.

15. We prefer present condition to new environment.

16. I am writing to express my strong opposition to the proposed development at 2505-2417 St. George Street.

Along with my partner, we have recently purchased a home in Port Moody. Our property overlooks the proposed development site. We plan to raise our family in this beautiful community, and while we support appropriate development and understand the need for increased housing density, we believe this proposal is flawed.

One of the deciding factors in this home purchase was a review of the Official Community Plan. We reviewed where the property we were going to purchase fell, but also the zoning and planning of the surrounding area. We were relieved to note the limits in place in the surrounding area. We also

looked at a home on Edward Cr. and noted that a high rise was being built right behind it on St. John's (now beside Shoppers Drug Mart). This immediately removed all desire to purchase this home. What is being planned would, in effect, do the same thing to any potential buyers of our home and those of our neighbours.

The area in question is predominantly residential and naturally attracts young families due to its proximity to schools and daycares. Many children walk these streets, which are already ill-equipped to handle the additional traffic and parking demands that would arise from the senior development. The notion that "Seniors don't drive" is absurd and can't be used for justification. There's no way to substantiate that.

While I recognize the importance of providing living spaces for seniors, it would be more suitable to choose a location with adequate amenities and accessible transportation options. Areas like Newport Village, Suterbrook, or those with high-rise buildings, amenities, and healthcare facilities would be more appropriate for senior living.

This development is completely out of character with the neighbourhood and does not align with the OCP. Making significant changes to the OCP to accommodate a 20-story building would set a concerning precedent for residential areas. Such a change would significantly reduce the value of our property, as it would obstruct our view, present privacy issues (that are non-existent) and alter the overall quality and character of the residential community. Considering that we, along with other young families, will be paying property taxes for years to come, it would be more beneficial for the area to attract other young families who can contribute to the community, rather than approving a senior living center that lacks the necessary amenities.

The recent developments along St. George Street, such as low-rise, medium-density apartments, and townhomes, are more in line with the neighborhood's infrastructure, including roads, parking, and traffic considerations. However, high-rise complexes, especially one specifically for seniors, do not fit into this context.

As a pro-development individual who wishes to see our community thrive, I share the frustration with those who oppose development. Nevertheless, we must approach development thoughtfully, taking into account the needs of current and future residents. Our focus should be on attracting revenue to Port Moody and preserving the unique character that will continue to foster further growth. Unfortunately, the proposed development fails to address these aspects and should not be approved by the City Council.

Thank you for considering this important matter on behalf of the neighbourhood residents.

17. I think this is too large scale for the area. Without the 15 stories it could work. We do not have groceries in the area for those that need to stay close. The sidewalks and accessibility need to be looked at. Will Kyle Park and the Rec Centre be improved?
18. We hope to keep present environment.
19. We have always valued the quiet, esthetic, natural environment that this area is and has been. A large 15-storey building in this area would remove that value.
20. Hi There! We are potentially looking to purchase a property across the street from this proposed location and we are aligned with this project going through, except for the 15-story tower portion.

We reviewed the architectural plans and have concerns about the impact to the property's sun exposure, especially in the Spring/Fall renderings. Additionally a 15 story tower in that area would look completely out of place and alter the appearance as a majority of the development in the

surround areas has been townhomes or low-rise condos. In our opinion, an 8-story tower should be the highest approved for building.

21. This proposed change directly impacts my residence. I strongly object to allowing a tower in this location.

22. In regards to: 2505-2517 St. George Street & 123-129 Mary Street

I am in strong opposition to the proposed 15 storey development. Currently Mary street and the surrounding area consist of single family homes, low rise apartments and townhouses. A 15 storey development is completely out of place in this location. I fully support providing affordable housing for seniors, but the developer should build in-line with the current neighbourhood. From the building amenities, I suspect this senior facility will not be for low income seniors. Also, I do not see the current City infrastructure supporting a building of this magnitude. At present, there is already often no street parking available, it is difficult to even turn left on/off of Mary, and people use the back streets to try to avoid the traffic on Saint John's.

As an owner in the 195 Mary street building this proposed development will completely eclipse my building, provide access more difficult and negatively impact the surrounding area. This proposed development would require tearing down the four small townhouse units which are rentals. As a mother who recently tried to locate a reasonably priced three bedroom rental for myself and my two sons in Port Moody, I am well aware that these are few and far between. I implore Council to oppose this proposed development and work instead at ways to provide more affordable housing options for seniors and families in Port Moody.

23. How exactly is a 15 story senior home going to be evacuated in an emergency? This is a terrible idea. How many 15 storey senior homes are there? Could this be because they are unsafe for seniors?

The water mains in this area have just been done and are not equip for such a huge building. There will be many families on this street displaced. I am for a senior home on this street- it is much needed but this plan needs revision. There are no 15 storey buildings in this area of Port Moody - why here? The apartment block on the street behind st George will loose all light and their views, as will the buildings on gatensbury. It will damage the Kyle Park - are they planning to upgrade this in the name of community or just pocket the change? This is not a community project for our "moms and dads" as advertised but a money grab for an America company.

Also the traffic on this street is horrific during rush hour and puts a lot of pressure on side streets especially St. Andrews which has a day care on it. How exactly will such a big complex help this situation.

I believe the idea is good but the proposed plan is hazardous not just to the community but for the very people it is supposed to house.

24. Wow!!! 15 Stories in a neighborhood that is predominantly composed of single family homes? This seems entirely inappropriate. New developments should be in line with other recent developments along St George st. ... townhomes or apartments that are 4-6 stories max. Those developments have allowed for more density without being disruptive to the existing neighborhood.

I also have concerns about traffic and parking with a development of this size.

25. This project is completely out of context and I am hoping that council does not support it. I believe that the area around Kyle Centre should remain an cultural precinct and that it is an ideal place for the City to include a significant amount of AFFORDABLE seniors and family housing but NOT in a tower as it doesn't suit the area at all.

26. This is ridiculous. How does it make sense to build a 15 story building in a RESIDENTIAL neighbourhood? You are starting a dangerous trend that will ruin everything Port Moody has to offer. There will be a mad exodus of people who you want to stay in Port Moody who love the city. Don't let your greed get the best of you, and keep Port Moody residential.
27. 15 storey at a low density community makes no sense! 15 storey next to the train station / st johns makes more sense. Area at st George is better suited for townhouses. Generalllt speaking the city should push the province to build much higher density in East Van and Renfrew - sort train rides going to work downtown, pointless to insist that demolition ready detached stays protected by resistance to rezoning there. - and no point in having everyone commute 2 hours a day to live in an apartment this far out, it is stupid, there is no workplaces out here.
28. it can potentially change the character of the community and affect the quality of life for the residents. It can also cause traffic congestion and put a strain on the existing infrastructure. Therefore, it is important to carefully consider the potential impacts and involve the community in the decision-making process. Construction of a high rise condo can cause noise pollution, traffic congestion, and put a strain on the existing infrastructure. This can lead to a decrease in property values and a decline in the overall livability of the community.
- A high rise apartment can potentially bring in a large number of new residents, which can put a strain on the existing resources and services in the community. This can lead to overcrowding in schools, hospitals, and other public facilities, which can negatively impact the quality of life for the existing residents.
29. I love the application, Port Moody needs to develop but only at the speed in which it can provide better traffic infrastructure. This project itself is beneficial, but only if the city can make significant improvements to its roadway system. It is currently the most undrivable city in the lower mainland.
30. It is a significant departure from the neighborhood characters. It is way over the height and density limit of what current OCP allows. It is not really the best location for seniors anyways. This type of project and the ask of zoning change should be in somewhere close to all amenities and hospitals. I.e: near the city hall. Also, I am afraid that if this project passes, it would set a precedent for any new projects coming forward further away from the transit all ask for 12-15+ storeys. In that case, wouldn't it be better to allow more density near the TOD instead of a wall of towers on St. John's?
31. This is a great location for this project - very close to the shops and services on St John, but not directly on such a major route, which would discourage residents from venturing out... Overall proximity to Kyle Park & the Kyle Center is great and the skytrain is near enough to be very convenient for guests and the more mobile residents, and while also a short hop away via transit/taxi.

As a current resident of Port Moody in a neighbourhood with many homes occupied by older empty nesters, some of whom are vocally ready to downsize into the right opportunity that lets them stay in the community, I've lived by large retirement homes in the past and visited relatives in a handful of others, and all those experiences clearly indicate that in the decades that come after the disruption of the initial construction, this is a project that won't be a burden on the immediately surrounding neighbourhood whatsoever as it provides badly needed senior housing in the city, a small increase in nearby pedestrian traffic (which will likely help slow through-traffic in the area - something neighbours will mostly appreciate) as well as some population to support the improvement of nearby retail.

The parking seems overboard for residents alone, but since guests and staff will need parking too, it's likely in-line with needs overall.

Regarding the building size, it's reasonable. With the terrain to the south of the site being what it is, there's no reason not to add moderate height like this when determining what the site will look like for the next fifty years.

Yes to this, and more like it too!

32. Doesn't fit at all, horrible idea

33. This area is supposed be for single family homes. It was designed and surveyed in the 1800s. It is part of the original heritage of this city. It is not designed for a 15 story tower. What a shame for the neighborhood and the heritage of the city. Currently, this is a quiet street with lots of foot and bike traffic. There are many kids who frequent this area on foot to go to the playground and walk to school or their friends houses. It is a safe and quiet street for parents to walk with strollers. Clarke, Spring, and St Andrews streets are not quiet streets for families to walk and enjoy. Take away this street and people living in this neighborhood will have to leave their own neighborhood to walk safely. This therefore makes the area unwalkable. Arn't we trying to make out city more walkable for both the health of citizens and the environment. All the traffic this development will cause will make this neighborhood no longer safe or walkable for families. What a shame. This neighborhood is currently useable and walkable by children and teenagers walking to school. It is no longer going to be safe with the rezoning.

Environmental concerns besides all the traffic include removal of the huge old growth trees currently on the properties. There is also a creek on that block used by bears.

This area is not currently zoned for towers and commercial space for a reason. Residents who live in Moody Centre did not invest their own money to live next to towers. This development would be better on St.John's or Clarke which are already busy streets.

The city will be letting residents who currently reside in Moody Centre down with this development as is.

Improvements to the development would be no tower. 4 stories max. No removal of trees.

34. My primary concern with this proposed development is the height of the tower in this area. It goes against the OCP for this area in a very significant way and would alter the feel of the neighbourhood. It also would set a precedent of allowing towers in this area and of not following the OCP.

Secondly, a tower concept for a seniors facility seems questionable especially if the building needed to be evacuated. Dangerous?

Further, there are very few walkable amenities in this area for seniors to get to. While I agree that Port Moody needs to work hard to accommodate seniors in multiple ways by providing the means to age in place and by providing both public and private accommodations - the location of this proposal is not ideal. This type of facility should be closer to amenities and ideally transit also.

The OCP was designed for a reason - why is such a significant breach of it being considered?

35. I'm very against this amendment and rezoning application. This proposal is not a good fit for our community. There is no need for a 15-21 story building in Port Moody Centre. We need more green spaces and not public and private institutions in this area. My kids and I enjoy Kyle park and we don't want to lose the charm of this family/heritage neighbourhood especially since Rocky Point Park is already at max capacity. Traffic is already a nightmare in this area. The developers are saying that this construction would not at all impact traffic as most elderly residents don't drive yet they are requesting 127 parking spaces for staff and visitors. I'm a resident of Noble Court and our street will

lose our entire view which would be replaced by a large concrete tower. This type of construction is not at all appropriate in our small community.

36. Re: Kyle Park Senior Living

Hello

I attended the Public information meeting May 6, 2023 with regard to the Avenir project. The Developer was very helpful in explaining that this project was a private for profit venture and was open to all citizens of Metro Vancouver and BC. There is nothing here specifically for residents of Port Moody.

All of the development in this area of Port Moody in the past 10 years has been low or medium density in conformance with the OCP. This project is high density and not suitable to this area because there are no services here to accommodate high density development. There are no shopping centers, grocery stores or other services within walking distance. A car is required for anyone living in this area. The skytrain station is a 15 minute walk for most people, perhaps a 20 or 30 minute walk for seniors. This project is completely unsuitable for this neighborhood and is more appropriate to Suter Brook or Newport Village, where there are plenty of services within walking distance. I can't believe this proposal actually made it out of your planning department. It's ridiculous to place this project in this neighborhood. It will stick out like a sore thumb and all other developers will want to do the same because it will set a precedent.

I'm also opposed to this project because it does not conform to the current OCP. I am honestly offended that the developer is pitching the project as seniors living for citizens of Port Moody, when in fact it is just a low density assembly of lots with a high density rezoning hope and huge profit potential for the developer.

Best regards

[omitted]

Port Moody resident since 2002.

37. I do not care for the fact that a 15 story tower will be directly next to Kyle Park. It will loom over it, making the park feel dark and uninviting to children. I also didn't care for the design - to me, it seems unimaginative and a bit bunker-like. Very boxy. I also feel that other than the Kyle centre, the area lacks other amenities for seniors: no grocery stores, no library, and the senior centre is way over by Newport. This could actually be a very isolating area for seniors.

38. I believe this is not a good fit for this area. This is a highly used child pedestrian road, and is right next to the only park for the surrounding houses. The traffic of the road will increase greatly. This will also put the park in the shadow of the gigantic building proposed. The total height of the building should not be more than 3 levels to avoid the ruin of the park. I also think this will set a precedent for these types of extra large building going up in the area. And my problem with this is that the services for the area are not progressing at the same speed of development. There is already a traffic problem on St George Street, and this will, I believe, only make it worse. An old age facility needs road space for emergency vehicles to come and go, as they do frequently. A 15 story tower! I really think that this is excessive.

These larger constructions should be kept to the outskirts of the suburbs, not right in the middle.

39. Port Moody needs affordable seniors housing across the continuum, fully subsidised, market rental and graduated care. Memory care is becoming a category of care that is increasing in need.

Proponent's website is devoid of sufficient details. I did go to the open house on May 6th so was able to find a few more details including alignment on the lot, built form details and unit mix. That being said, it is still not very clear. I took a picture of one of the panels which detailed where the unit mix would be and have many questions: 15 floors which includes a 5 storey podium with another 10 storeys on top on the West end of the lot, overshadowing Kyle Park.

Floor 1 – nothing listed

Floor 2 – 24 memory care, nothing else

Floor 3 – 24 memory care, 8 rentals

Floor 4-5 – 24 rental units on each floor

Floor 6 – nothing listed

Floor 7-10 – 11 rental units on each floor

Floor 11 – 11 Ownership

Floor 12-13 – 10 Ownership

Floor 14 – 9 Ownership

Floor 15 – 6 Ownership

It's clear the planned open space is on top of the podium, I can only assume amenities etc are centered on Floor 6

At some point in time, in Port Moody, this style of Senior's Living will have it's place. If we had strong affordable seniors housing now, then perhaps now would be the time but we don't. That doesn't actually preclude a developer proposing any development, just an observation of mine.

I do not support this proposal for the following reasons:

- 15 storeys on the South side of St. Johns in this area is completely out of context to the neighbourhood
- 15 storeys on the west side of the development will cause significant shadowing of the only park in close proximity (Kyle Park)
- It's not clear if the Ownership units are also age restricted or can anyone purchase. If not age restricted then in truth only 148 units are seniors and in truth only 148 are part of continuum of care (whatever that really looks like) unless there is a clear path from ownership to rental and/or if ownership also provides full access to the independent/assisted living component including meals, amenities etc.
- No grocery store, or corner store, within walking distance for a senior
- No easy access to skytrain
- No easy access to a library
- No restaurants very close (walking distance for a senior)

- Fair or not, there has been much discussion around the redevelopment of the area directly North/West of this site, identified in the current OCP as:

15.4.1 CULTURAL PLAZA It is envisioned that a cultural plaza will be developed on city-owned land around the existing Arts Centre as part of the redevelopment of Kyle Recreation Centre. The Cultural Plaza is intended to be a heritage and arts focused development area, and potentially a performance and cultural centre and a library. This area would also be considered a suitable location for the preservation of heritage buildings that may be donated to the City. The Cultural Plaza could include a range of components such as public art, flexible performance, exhibit and gathering spaces, unique landscaping and street furniture elements

I would suggest that the city expedite talks and decisions around the Cultural Plaza prior to making development decisions such as this. Recognize this isn't the best decision for a developer, it just might be the best decision for the City and residents.

I would welcome this type of development proposal and Continuum of Care proposal in other areas of Port Moody more suited. I believe TOD proposals have a component in them and I know the OceanFront proposal does contain a Continuum of Care proposal. Both of these sites are well suited for this for all the reasons Kyle Park Senior is not.

40. this project is a terrible fit for the area. The Kyle Centre area is ideal for culture and arts facilities, affordable senior housing, and 6 story buildings. Luxury senior living is fine, and as someone in my 60s it looks like something I'd want in a decade or two but NOT here, and not like this.
41. There is no responsible plan for appropriate transportation around the city. The city can't expect that everyone has the ability to take public transit. This will also greatly contribute to the decrease in the beautiful nature we have in this area. As much as developers state it, there has yet to be carbon neutral projects that contribute reforestation back to it's original version. Goals for the city seem misaligned with what the city actually needs and what the people of Port Moody actually live here for - peacefulness, community, nature.
42. This development is completely out of place in the proposed location. I am not opposed to development, but nothing exceeding 4 stories should be considered for the area. There are some great townhouse projects nearby, and a design consistent with those would make sense
43. Building of this height contrary to all TOD plans. 15 stories is not part of the proposed senior housing and is not part of any affordable housing initiative.
44. Form of development is fine, but poor choice for a seniors' living complex due to the geography - few places to walk due to the hills and even the short but steep hike from St. Johns St would be difficult for anyone with mobility issues. Kyle Centre and Park both need a major upgrade before overloading it with 200-300 more people needing services/activities. Should also include a small retail outlet (pharmacy/grocery) to serve locals - again this neighbourhood has no day-to-day services for seniors or anyone else with mobility problems. Creating a car-dependent residential project also goes counter to the City's traffic calming efforts here, so would expect the applicant to present a credible transportation program.
45. Not towers south of st johns please. This application came outa nowhere. this is a massive upzone to accommodate very very high end housing.
46. This is a great addition to Port Moody and will provide homes for many.
47. My family and I reside in one of the residences that is directly affected by this application.

I understand that there is a need for a senior living building such as the one outlined. However I question the location of where this will be.

The traffic during rush hour traffic spills onto St. George Street on a regular basis, sometimes creating a steady stream of cars driving much faster than the posted limit of 30 km/h down the street. A large building such as the one proposed will increase traffic and make the street even more dangerous. The safety of the seniors and residents will be affected a lot.

I question whether it is necessary to have such a tall building in the area. Once again, this will affect traffic and pedestrian safety due to the large number of people that a building this size will bring to the area. Also the aesthetics of the neighbourhood will be affected.

As for seniors who will be living independently, this area is not convenient at all to get your day to day things such as groceries. Seniors will need to take some form of transportation to get their fresh produce and groceries to Safeway up Clark or to Suter Brook. A location that is closer to such major grocery stores may be a better option.

There is a lack of green space for this location. Kyle Park and Kyle Center are extremely small. With more families moving in the area from recent developments these areas can get crowded quickly. There is also a lack of walking routes/trails that does not involve high elevation gain. Again, a different location may be more suitable for this.

48. I'd like this proposal to be denied. Our schools and hospitals and road cannot handle this influx. We need to upgrade those first
49. I have no problem with the OCP. The City needs to evolve to keep up with other cities" development. Considering prices from newly built housing, it is not affordable. Please make the housing REALLY affordable. How can we be assured of the reduction of carbon footprint if a 16-storey building is going to be built? Besides, why build a 16-story building in the middle of single detached homes? This has great impact on climate change, the neighborhood, people density and traffic density. Please reduce to 5 or 6 storeys only.
50. Not a good plan it will promote congestion and obstruct the view of inlet
51. For our house and put villa marquis 195 mary st building in blind area, decently not suitable for this area, of only they develop it as 1 to 2 story's townhomes make sense for this area not a high rise 15 story's,
52. It is unethical for realtors to solicit housing sales only to be assembling land to up zone and make a tidy profit. This kind of wheeling and dealing is tearing neighbours apart.

To make it worse this is so wrong being done under the guise of a Seniors home.

Well, I'm not guilty enough to say I am opposed to this development.

I'm disgusted with high rises planned everywhere I look in the current OCP. Now people want to add more density and change it again?

Why bother with an OCP if you constantly "up size it? "

Does the city really care about population growth or global warming? This is right near green space and a creek allowing for cooling and fresh habitat to flourish.

Please, I'm asking you, say NO and make these developers buy land at proper density zoned areas.

It's over the top for this area and not zoned for a massive development this size. If this gets approved I guess anything goes and the city really doesn't believe in man made global warming or overpopulation. Anything for a buck.

53. The rezoning of the proposed area would be a miscalculation by the municipality of Port Moody. Such a development would fail to understand the appeal of the city to its new and existing residents in addition fail to preserve the charm that this historic neighborhood and surrounding areas currently hold. Port Moody is the last of its kind, as a city that offers a place of respite amongst the high-density and lackluster communities of surrounding coastal cities. PortMoody's appeal is its strong community values, its relaxed urban pace, historic preservation, and its laid-back coast-town charm, particularly to families and individuals looking for a safe, community-rich home to grow roots in.
54. Currently, the streets and public realm that surround the proposed lot have a wonderful abundance of families, children, and fantastic individuals who enjoy the charm and peace offered in the area. A high-density development aesthetically would not only kill the current charm of the neighborhood but would bring on a substantial increase in traffic.

As it stands we see a rush in the morning and afternoon between Moody Elementary and Port Moody Secondary School. Any additional traffic will further damage one of the key aspects of this area of the city- the incredible walkability. Along St George, there are already yielding issues at the roundabouts, especially during rush hours, it's a growing source of pedestrian unrest. The number of times cars have sped by with ZERO regard for myself and those with little children walking home is a major concern. A concern felt by the neighborhood is the new development would make St.George as busy as St.Johns.

Finally, In addition to these concerns, there is the matter of the resale of existing properties in the area- how will this affect the homeowners and people who have spent their life savings on buying into what was already loved about this neighborhood?

To start the apartment building at 195 Mary St, Villa Marquise is an aging apartment building that holds a seller's appeal largely in part to the view the North facing units offer. What will happen to the views once the new development goes up? And how about the surrounding homes will their investment be protected once the quiet calm of the neighborhood and the abundance of families in our area diminish due to high density and raising safety concerns- will families want to buy single-family homes then?

I understand my concerns may sound laughable now but what about in the long run? How will these changes change PortMoody in ways that cannot be undone? How will this development affect those who bought for a reason that may not exist should this development and others like it move forward? Will families choose to move here or will our town become an extension of surrounding cities where family, safety, and community seem to be lost values?

All that being said I understand those who work to make PortMoody all it can be are doing what is thought to be best for the community. And I understand that change is inevitable so I would purpose instead that Medium-density single-family (townhouses) zoning be the solution. Or if it MUST be apartments then lower density and open to families to buy into- so that the concern for safety and the family and community values may be upheld by the residents who buy into our beloved neighborhood.

I thank you for your time, empathy, and consideration of the concerns brought forward in this letter. I urge the participating staff of PortMoody to consider their contribution to setting our town apart by upholding what made this town so great in the first place. I thank each staff member of the municipal for all you do, your hard work, and your contributions especially when things get hard. Our loved town would not be here without your efforts.

55. I doubt any thought has been given to everything that this would affect in the vicinity.

This goes totally against the long term vision of OCP.

56. Fully support assisted living in this area. Much needed.

57. This project does not fit this location. The TOD area is designated for hi rise developments in Moody Centre. It has been said many times we do not want a Burquitlam/Brentwood scenario repeated in Port Moody. These properties should remain zoned single family/townhouses.

58. Strongly object to this project as it is presented.

59. I like this project overall, but am opposed to the project on basis of the impact to the surrounding neighbourhood, specifically regarding Parking. The proposal goes to great lengths to convince that the parking spaces in the plan are more than sufficient. I don't buy this. The plan anticipates a number of visitors using transit, some using street parking. This project should not assume either of these and should include "ample" parking on-site. The nature of the project will draw many visitors, professionals and additional health care persons to this site. The surrounding area should not be burdened with loss of current parking spaces for the benefit of this development. The surrounding neighbourhood should not be burdened with extra traffic from vehicles driving through the streets, searching for parking spaces. In addition... the parking on-site should always remain, free parking, to avoid burdening the neighbourhood with the previous scenarios. I will oppose the project on this basis. The parking allotment should be at least 2X the proposed spaces overall. This is not in the best interest of the residents in this area and their interests need to be protected and put ahead of any future development. If the developer were to double their parking allotment, I would support this project.

60. We need seniors housing, but this is not an appropriate location for a 15 story tower.

61. Building shouldn't be any taller than 6 floors. That many units will impact traffic, and if seniors aren't expected to be driving then why is there that many parking stalls being proposed.

62. I am writing regarding the proposed senior development at 2505-2417 St. George Street to express my strong opposition to the proposal. I am a 36 year old who saved my entire life to finally purchase a home in Port Moody in 2021. I own just up the hill from the proposed development looking right down to where it would be. I recently had a baby and my husband and I plan to raise our family in this beautiful community. We are pro-development, support this Mayor and Council and understand and support the need for increased density for housing where it makes sense.

This proposal, however, does not make sense. This area is a residential area that does, and should, cater to young families, given the proximities to the elementary, middle and high schools and day cares. Many kids walk these streets, which are not sufficient to handle the increased traffic and parking constraints this would cause by the senior development. While I understand the need for seniors living spaces in the city, these should be located where there are sufficient amenities to support those seniors, particularly where this developer has inadequate parking to meet the needs of the development. There are no grocery stores in walking distance and all key needs would require a vehicle or transit which is not easily accessible for the residents. Seniors living would be far more appropriate near Newport Village, Suterbrook, near Eagle Ridge or in other areas with high rise buildings, amenities and health care.

Further, this development is completely out of character of the neighbourhood and does not fit within the OCP. Obtaining a significant amendment to the OCP would set a concerning precedent in areas that are intended to be residential, particularly for such a departure to have a 20 story building. This will decrease my property value significantly as it will remove my ocean view and change the quality

and character of the residential neighbourhood where I bought my home. I, like the many other young families in this area, will be paying property taxes for many years here and believe this area, given the location, should be seeking to attract other young families who similarly will be paying taxes and contributing to this wonderful community rather than a seniors living centre in a location with no amenities to support them. The recent developments along St. George Street make sense. Low rise, medium density apartments and townhomes make sense. Developments that fit within the road, parking, traffic and other constraints of the area make sense. High rise complexes do not, and a senior's high rise complex most certainly does not.

I, like many other pro-development individuals in this city, are frustrated by all the nay-sayers to development and want to see this community thrive. However, we need to consider development thoughtfully, in a manner that takes into account the needs of the residents, both current and future, and focus on what will drive revenue for Port Moody and add to the character to continue to attract further development. Unfortunately, this proposal does none of these things and should not be approved by City Council.

I appreciate your consideration of this important issue for the residents of the neighbourhood.

- 63. There needs to be streetfront retail/commercial space added to this proposal. Especially since it sits on a major arterial, this would be a benefit to the residents of the building and the wider community.
- 64. We do not hope to change the present environment.
- 65. It's too high. They should build it at six stories and respect the heritage feel of Port Moody. There is also no plan for less well off seniors in their tower.

This 15 story tower in no way fits into the rest of Neighbourhood. This will cast huge shadows over park areas and surrounding housing. Yet another densification project in area that doesn't have the facilities to handle more people. Where are the new roads, hospitals etc... that are needed way more than a 15 story tower.

Comments 66 through 75 were received after the first public engagement summary was shared with Council at early input on July 18, 2023

- 66. It's going to ruin the community. Way too dense and way too crowded at the bottom of the hill. It's not a good place for a building like that.
 - 67. The tower block will be a blight on the city centre. As a senior myself it's asinine to cluster seniors with varying degrees of mental and physical acuity in a 15 storey tower. Emergencies will occur, and far too easily, they will become situations where evacuations are necessary, which may result in injuries and possible fatalities.
- I believe this is so stupid an idea it can only be classified as a ploy of the developers to tug at the heartstrings of council and the citizens of Port Moody to get approval for a tower in that location which will sell at market price or above regardless of whether it is populated by seniors or not.
- 68. Developer shouldn't be mandated to include any Visitor spaces unless the city directly contracts the developer to include the visitor spaces as according to city's metrics and the city owns the spaces or developer voluntarily added the spaces at their own discretion and retains ownership.
 - 69. This development will completely change the neighborhood and the city. It is far too ambitious having regard for the history and infrastructure of Moody Centre.
 - 70. looks very nice

71. This does not belong in a family neighbourhood like this. Would materially and negatively change the fabric of the neighbourhood.
72. I think this is coming at a time when it is needed in our community.
73. ABSOLUTELY NO WAY SHOULD THIS GO FORWARD, WE ARE EXPLODING AT THE SEAMS AS IT IS. FIX THE INFRASTRUCTURE FIRST!
74. I am disappointed at the complete lack of transparency and notification from the city for this proposed development. I live less than 300 ft away and I have received one flyer in total, and nothing from the city. The impact to my family would be immense. So much for consultative input.

This project is too large for the isolated location. 4 stories is ok but not 15 stories. The nearest intersection to the west has a traffic calming device at Kyle & St. George that will limit access as well. The nearest transit on St. Johns would leave a 2 block walk up a decent grade for seniors. How is that not being considered?

This is a poorly thought out application that should be shelved. There are better places in the city for this kind of development and better ideas for this location.

75. This proposal is exactly the kind of development needed in downtown Port Moody. It addresses the housing shortage in the region by building far more homes than could be built if the area stayed at the density of single family homes. Moreover, it is walking distance from Moody Centre Station, allowing people to live car-free or car-light, which is an essential response to the current climate emergency.

Comments 76 through 88 have been received since the second public engagement summary was shared with Council on October 10, 2023

76. great
77. generally support - however St Johns street traffic is getting close to being a major problem that Skytrain does not address.
78. Tower doesn't fit with the neighbourhood. Luxury senior housing is what we don't need.
79. Port Moody is in need to seniors' housing. This project ticks all the boxes. Having lived in Port Moody for more that 20 years, my husband and I would like to continue to live here as we move into the next fazes of our lives. For seniors wanting to downsize in Port Moody the options have always been limited. Regardless if the need for subsidised senior living we also need this type of development. The 15 stories proposed will not be an issue as other parts of the centre of Port Moody will have high rise buildings. This will not be out of place.
80. This area is not well suited for such a large development. It will make the area darker and more shaded than it already is, especially in the winter. The 5 storey apartment seems suitable, but not the 15 storey tower. I also don't agree that this building will include units that are unaffordable for most seniors of the region. Kyle Park, which is a small but quaint neighbourhood park, will not feel as relaxing with a large tower right beside it.
81. I am very much in support of seniors living but I remain concerned about affordability. I do not think their write-up on the "48 beds of community care homes" is clear enough and would like further information and detailing how this meets their responsibility to provide affordable housing for seniors.
82. BUILD IT!

83. It is good that there is new housing for seniors, but is it the good place for it? There are big hills in the area, this will be the area that seniors can walk to. I would be in favour of an apartment building of 6 storeys maximum in this area, and not the 15 storey building. The buildings in the area are single family homes, townhomes and an apartment building, it would be good if this one is in line with what is already in the area.

84. This development is a NIGHTMARE for Port Moody residents.

This development is being fostered upon us by council members who are working for the developers. This development will not provide low cost housing, will not provide anything creditable back to the community like a new ice rink or indoor swimming pool. This will jack our taxes up exponentially bringing city services to the site. This site will make Port Moody look like Metrotown, a sea of ""ice cube tray"" condo towers. It will increase traffic to GRID LOCK EVERY DAY. AND HOW IDLING CARS HELPS THE ENVIRONMENT YOU ARE NUTS. And thinking people will ride the drug addicted and criminal mess of public transportation instead of using cars, you are [omitted]. It pours rain 3/4 of the year in Port Moody, and seniors do not like it. This development will push our population to breaking point in terms of hospitals, doctors, nurses, medical clinics, schools and teachers and the list goes on and on. We cannot provide for the existing residents!!!! Are you PEOPLE AWAKE DOWN THERE OR WHAT?

85. I am supportive of this direction for Moody Centre.

86. We need senior housing!!!

87. I have issue with the midrise aspect of this application, it looks to me like these are market units ? This does not fit with the current residential layout and would pressure on an already congested area. As a 25 year resident directly impacted by this proposal, my family is not in support with this rendition.

88. It would be nice to have a senior living facility in Port Moody so people can age in place or bring parents and grandparents to live closer.