



City of Port Moody

Report/Recommendation to Council

Date: April 8, 2021

Submitted by: Community Development Department – Development Planning Division

Subject: Early Input – Pre-Application – 2617 St. George Street (SK Architect)

Purpose

To provide an opportunity for early Council input on the preliminary application submitted at 2617 St. George Street to convert a single family dwelling into a licensed group childcare facility.

Recommended Resolution(s)

THAT staff and the applicant consider the comments provided during the Committee of the Whole meeting held on May 4, 2021 as recommended in the report dated April 8, 2021 from the Community Development Department – Development Planning Division regarding Early Input – Pre-Application – 2617 St. George Street (SK Architect).

Background

The City has received a preliminary application for a possible OCP land use designation change and possible rezoning of the property at 2617 St. George Street to facilitate a licensed commercial daycare. A home daycare is currently operating out of the existing residential use. The proposal would see the house converted into a group childcare facility with 20 to 32 childcare spaces. An Application Fact Sheet with details of the proposal is included as **Attachment 1**, and the applicant's preliminary project plans are included as **Attachment 2**.

Discussion

Property Description

The subject site consists of one single family lot located mid-block on St. George Street, just west of Moody Elementary School (**Attachment 3**). The site is located in a single-family area and is 809m² (8,709ft²) in size. The lot is currently developed with a single family home with 191m² (2,053ft²) in floor space, which is proposed to be converted to a commercial daycare facility. The property gently slopes upwards from north to south.

Land Use Policy

Official Community Plan (OCP)

The OCP designates the subject lands as Single Family Low Density. While a licensed home daycare up to a maximum of seven or eight spaces is permitted (depending on the type of licence), a commercial daycare for group childcare would require an OCP amendment. The OCP also emphasizes new childcare spaces throughout the document and specifically, section 8.8 discusses how infill development can lead to the creation of new community assets such as childcare spaces.

The site is located within Development Permit Area 2 (DPA 2): Moody Centre, which regulates the form and character of multi-family residential developments. The site is also located within Development Permit Area 5: Hazardous Conditions due to the potential of earthquake soil liquefaction. Through this hazardous lands Development Permit process, staff would ensure that the lands are safe for the intended use.

Zoning

The subject properties are presently zoned RS1.

The OCP and Zoning designation maps are included as **Attachments 4 and 5**.

Neighbourhood Context

The property is surrounded by single family homes in all directions with two duplexes in close proximity. The property is also located less than one block from Moody Elementary School.

Proposal

The pre-application proposes to amend the OCP and rezone the lands to facilitate the conversion of the existing residential use to a commercial use. The applicant is proposing childcare for ages 0 to 3 years old and would allow for at least 20 daycare spaces, but depending on design, could be modified to fit up to 32 spaces. The existing rear yard would be re-designed to allow for six parking spaces, including one accessible parking space, meeting the Zoning Bylaw requirement for a commercial childcare facility.

An existing outdoor play area approximately 50m² (538ft²) in size is located in the front yard. A second outdoor play area 48m² (517ft²) in size is proposed to be located in the rear yard.

Planning Analysis

On one hand, the City of Port Moody currently has a shortage of childcare spaces as indicated in the City's Childcare Action Plan Report. With population increases to the Moody Centre neighbourhood expected to happen over the next decade, there will be a greater need for daycare space at this location. The relative proximity of the site to the Moody Centre SkyTrain station and Moody Elementary School also supports this as an attractive location for a childcare centre.

On the other hand, the surrounding uses would remain residential and there may be noise and traffic impacts related to the commercial use and operation of a larger day care on this site. A home daycare is currently already operating from the site that allows for a maximum of eight childcare spaces. While a commercial daycare would require an OCP amendment to allow for general commercial uses, a Comprehensive Development (CD) Zone could be utilized to restrict the site from other retail commercial uses that may cause concerns to the surrounding residents.

An alternative option may be to suggest a Temporary Use Permit allowing a temporary change of use rather than a permanent one. However, the investments needed to accommodate a larger daycare may not be justified if the term of the use is limited through a Temporary Use Permit (up to three years, with the option of a three-year extension).

The applicant has indicated that form and character of the existing house would remain intact, and that only interior modifications are being proposed to meet Fraser Health requirements and the BC Building Code. In the event that modifications to the exterior home are required, a development permit for form and character would be required as the site is located in DPA 2.

Other Option(s)

At this time, the applicant and staff are seeking preliminary input from the Committee of the Whole. While the proposed recommendation provides for general input through the Council discussion, the Committee could choose to provide more specific direction to the applicant and staff through an alternative resolution. One alternative resolution is as follows:

THAT the applicant be advised to utilize a site that already considers commercial uses for a future development application.

Financial Implications

There are no financial implications associated with the recommendations in this report.

Communications and Civic Engagement Initiatives

As this is a Pre-Application, there is no requirement for public input at this point. Should a full application be submitted in the future, it would be subject to the City's Public and Stakeholder Consultation for Major Development Projects or Area Plans policy, which would provide opportunity for input from the general public and specific stakeholder groups.

Council Strategic Plan Objectives

Providing this early opportunity for Council input on a preliminary development proposal supports the strategic priority of Community Evolution in the 2019-2022 Council Strategic Plan as it relates to the objective of ensuring that future community growth is carefully considered and strategically managed, consistent with the targets approved in the City's Official Community Plan.

Attachment(s)

1. Application Fact Sheet.
2. Preliminary Project Plans.
3. Location Map.
4. Land Use Designation Map.
5. Zoning Map.

Report Author

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Report Approval Details

Document Title:	Early Input - Rezoning (Daycare) - 2617 St. George Street (SK Architect).docx
Attachments:	<ul style="list-style-type: none">- Attachment 1 - Application Fact Sheet.pdf- Attachment 2 - Proposed Project Plans.pdf- Attachment 3 - Location Map.pdf- Attachment 4 - OCP Land Use Designation Map.pdf- Attachment 5 - Zoning Map.pdf
Final Approval Date:	Apr 26, 2021

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

André Boel, City Planner - Apr 20, 2021 - 8:14 PM

Kate Zanon, General Manager of Community Development - Apr 20, 2021 - 8:29 PM

Dorothy Shermer, Corporate Officer - Apr 21, 2021 - 12:12 PM

Rosemary Lodge, Manager of Communications and Engagement - Apr 22, 2021 - 2:26 PM

Paul Rockwood, General Manager of Finance and Technology - Apr 22, 2021 - 2:33 PM

Tim Savoie, City Manager - Apr 26, 2021 - 7:25 AM