



City of Port Moody

Report/Recommendation to Council

Date: May 4, 2023
Submitted by: Community Development Department – Development Planning Division
Subject: Development Variance Permit – 2610 St. Johns Street (The Kids Academy).

Purpose

To present for Council consideration a Development Variance Permit (DVP) application to vary Zoning Bylaw, 2018, No. 2937, to facilitate the conversion of six existing off-street parking spaces (approximately 144 m², in area) at 2610 St. Johns Street to a play area to support an additional 25 new childcare spaces being proposed at 2624A St. Johns Street.

Recommended Resolution(s)

THAT Development Variance Permit DVP00016 be approved as recommended in the report dated May 4, 2023, from the Community Development Department – Development Planning Division regarding Development Variance Permit –2610 St. Johns Street (The Kids Academy).

AND THAT the Mayor and Corporate Officer be authorized to execute the necessary legal documents required to issue the Development Variance Permit (DVP00016).

Background

The Kids Academy located at 2610 St. Johns Street (**Attachment 1**) has 18 off-street parking spaces and is proposing to convert six of these parking spaces into a play area for a childcare use. The proposed expanded play area will support the addition of 25 new childcare spaces on the same block, however at a different building address, 2624A St. Johns Street, which will also be operated by the Kids Academy. A site plan is included as **Attachment 2**.

Discussion

Subject Site

The subject property is in the Moody Centre area on the north side of St. Johns Street and east of Mary Street and is approximately 1201.7 m² (12,936 ft²) in area. There is an existing childcare facility (The Kids Academy) located on the property.

Official Community Plan (OCP) and Zoning

The OCP designates the subject property as Mixed Use – Moody Centre and is presently zoned General Commercial (C3) in the Zoning Bylaw. The OCP and Zoning designation maps are included as **Attachments 3 and 4**.

The City of Port Moody's Official Community Plan's, chapter 12, and section 12.4 Childcare Facilities, encourages the creation of new childcare spaces within existing developed areas. The City of Port Moody's Child Care Action Plan Report, endorsed in 2022, also provides a framework and recommendations aimed at, achieving more childcare spaces in the community.

Neighbourhood Context

The subject property is located in the Mixed Use - Moody Centre Area. Specific surrounding development consists of:

- North: Spring Street and beyond are one to two storey buildings zoned C3 and Comprehensive Development Zone 27 (CD27).
- East: an institutional building, zoned Private Institutional (P2).
- West: three storey mixed use building zoned C3. There is a bus stop on the northwest corner of St. Johns Street and Mary Street intersection.
- South: St. Johns Street and beyond is three storey mixed use building zoned C3.

Proposed Development Variance Permit (DVP)

The applicant is seeking a parking variance to reduce the 18 off-street parking spaces required for the daycare facility under the Zoning Bylaw to a total of 12 off-street parking spaces including one accessible parking space. As noted, the proposed parking space reduction is intended to free up a portion of the subject site for a play area for 25 new childcare spaces being proposed at 2624A St. Johns Street, which has its own shared parking lot that meets the minimum parking requirements.

The parking variance is summarized in the table below:

Zoning Bylaw Provision	Zoning Bylaw Parking Requirement	Existing Parking	Requested Parking Variance
Section 6.3 Required Off-Street Parking for Commercial Childcare	3 spaces per 93m ² of floor space (18 spaces – including 1 accessible parking space).	18 spaces - including 1 accessible parking space.	2 spaces per 93m ² (12 spaces – including 1 accessible parking space).

A draft Development Variance Permit (DVP) to allow for the parking relaxations has been prepared for Council's consideration and is included as **Attachment 5**. A site layout plan is attached as Schedule "A" to the draft DVP illustrating the requested variance.

The applicant has provided a letter of intent that rationalizes the need for additional childcare spaces within the community. The letter of intent is included as **Attachment 6**.

As per the applicant's letter, there are currently 12 employees working at The Kids Academy and most of the staff members use public transit, which is in convenient proximity. There will be three additional staff members employed for the new classroom being proposed at 2624A St. Johns Street. The applicant also notes in their letter that most of the families utilizing their facility live within a walking distance of the childcare and do not drive or need parking to drop off and pick up their children. The City's Engineering staff have noted, on the occasions where additional parking is needed, there is public parking in close proximity to the facility.

Fraser Health

Fraser Health is supportive of the proposal and has no further comments. However, the applicant has indicated that Fraser Health is waiting for confirmation from the City regarding the proposed play area before completing their review process.

Conclusion

By way of this DVP application, The Kids Academy is proposing to create 25 additional childcare spaces within Port Moody, which aligns with the City's Official Community Plan and Child Care Action Plan.

Staff are supportive of the requested parking reduction variance.

Other Option(s)

THAT Council deny issuance of Development Variance Permit DVP00016.

Financial Implications

There are no financial implications associated with this report.

Communications and Civic Engagement Initiatives

In accordance with the notification requirements in the City's Development Approval Procedures Bylaw and in the *Local Government Act*, notices for the proposed Development Variance Permit application were mailed to property owners and tenants within 140 m of the subject site two weeks in advance of the Council meeting date.

Council Strategic Plan Objectives

This proposal is consistent with the goals of Council's 2023-2026 Strategic Plan related to a Healthy Community Development, in creating complete and connected communities through balanced growth to meet community needs.

Attachment(s)

1. Location Map - 2610 St. Johns Street
2. Site Plan - Parking and Play Area Layout
3. OCP Land Use Designations Map - 2610 St. Johns Street
4. Zoning Map - 2610 St. Johns Street
5. Draft DVP - 2610 St. Johns Street
6. Applicant's Letter of Intent

Report Author

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Report Approval Details

Document Title:	Development Variance Permit – 2610 St. Johns Street (The Kids Academy).docx
Attachments:	<ul style="list-style-type: none">- Attachment 1 - Location Map - 2610 St. Johns Street.pdf- Attachment 2 - Site Plan - Parking and Play Area Layout.pdf- Attachment 3 - OCP Land Use Designations Map - 2610 St. Johns Street.pdf- Attachment 4 - Zoning Map - 2610 St. Johns Street.pdf- Attachment 5 - Draft DVP - 2610 St. Johns Street.pdf- Attachment 6 - Applicant's Letter of Intent.pdf
Final Approval Date:	May 15, 2023

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

Kate Zanon, General Manager of Community Development - May 9, 2023 - 9:26 AM

Stephanie Lam, City Clerk and Manager of Legislative Services - May 9, 2023 - 9:40 AM

Lindsay Todd, Manager of Communications and Engagement - May 10, 2023 - 9:39 AM

Paul Rockwood, General Manager of Finance and Technology - May 10, 2023 - 1:25 PM

Tim Savoie, City Manager - May 15, 2023 - 11:19 AM