

D Letter of Intent, outlining the current use, proposed use and justification for the proposal.

Proposal summary: Proposing to convert 1,600 sqft (~6 parking spaces) at the 2610 st. Johns parking lot to a playground for Childcare/Daycare use. This will support addition of 24 new childcare spaces on the same block, at a different address (2624A st Johns st. Port Moody)

Current use: The space is currently used as parking dedicated to the staff working at The Kids Academy (2610 st. John St.). There are currently 18 parking spaces at this location.

Proposed use: 12 Parking spaces to remain. 6 parking spaces to be converted to a 1,600 sqft playground

Justification of the proposal:

- 1. Intent:** Zoning bylaw under 6.3.1 requires 3 parking spaces for every 93 m² (1,000 ft²) of childcare use. This aligns with Fraser Health Agency (FHA) definition of a the maximum size of a program, where each program with 3 teachers requires ~ 1,000 ft² of space. The bylaw intends provide enough parking spaces to employees of the business.
- 2. 12 employees vs. 18 Parking spaces:** Our current facility at 2610 st. Johns st, Port Moody has 12 employees, however our classrooms are larger than the FHA requirements which provides an amazing space for children, but results in an inflated number of parkings required (18 parking spaces, instead of 12)
- 3. Proximity to public transit:** Our facility is located within walking distance to Skytrain and Bus stops and ~10 out of 12 of our current employees use public transit.
- 4. Drop off and pick up:** Pick up and drop off does not add to our parking requirement for the following reasons:

Two doors: Our Childcare facility has doors on both sides of the building (one door facing parking lot on Spring st. and the main front door facing St. Johns st.).

Parents walking to daycare: Majority of the parents enrolled in our Childcare live within walking distance of the facility and do not drive or need parking. These parents normally walk to our front door on st. Johns st.

Drop off / Pickup takes <5min: For parents who drive, drop off and pickup is quick and takes less than 5 minutes, because children are received at the door.

Parents tend to use street parking: During the drop off and pick up times, there is street parking available on st. Johns st. and Mary st. and most of the parents who drive tend to park on the street for a quicker pickup / drop off.

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We have been in discussions with Fraser Health about adding a classroom to our program in a neighbouring building (2624A St. Johns St.). The FHA licensing has completed their inspection and is open and receptive to the proposal, contingent on the city approving the conversion of the parking spaces to a playground. We have placed an offer to lease on the 2624A st. Johns st., subject to approval from the city. We have to remove this subject within 2 weeks, otherwise the space will be rented to a barbershop.

There are over 100 parents on The Kids Academy's waiting list, desperately looking for Childcare in Port Moody. We see this as a great opportunity to serve the community by adding up to 25 new childcare spaces, and helping parents find high quality care for their children.

City of Port Moody has been an amazing partner for Kids Academy in starting our first location at 2610 st. Johns st. We appreciate the support and direction the staff has provided, and look forward to a timely response from the council to secure this space for a Childcare use.

Regards,
The Kids Academy