



# City of Port Moody

## Report/Recommendation to Council

Date: July 23, 2024

Submitted by: Community Development Department – Development Planning Division

Subject: Temporary Use Permit – 2901 St. Johns Street (Aultrust Financial)

---

### Purpose

To present for consideration of a Temporary Use Permit to facilitate a commercial daycare centre for up to 36 children at 2901 St. Johns Street for a period of three years with the option to renew for an additional three years at the discretion of Council.

---

### Recommended Resolutions

**THAT Temporary Use Permit TUP00024 be authorized for three-year period as recommended in the report dated July 23, 2024, from the Community Development Department – Development Planning Division regarding Temporary Use Permit – 2901 St. Johns Street (Aultrust Financial);**

**AND THAT the Mayor and Corporate Officer be authorized to execute the necessary legal documents required in support of this application.**

---

### Background

The applicant is proposing to erect a modular, prefabricated childcare building for group daycare uses of up to 36 children. The site is currently vacant and zoned as RS1.

### Discussion

#### Temporary Use Permit (TUP)

A TUP may allow for temporary commercial and industrial uses on a property that would not be currently permitted by the Zoning Bylaw. A TUP does not permanently amend the land use of a property but allows for a specified activity to be conducted on a property for a limited time. A permit may be issued for a period of up to three years and may be renewed once, at the discretion of Council, for an additional three-year period.

#### Site and Conditions

The development site consists of a lot located at the southeast corner of St. Johns Street and Hugh Street, and it is within 190m from Moody Centre SkyTrain Station. It is approximately 810m<sup>2</sup> (8,713ft<sup>2</sup>) in size and currently vacant. The location map is included as **Attachment 1**.

### Official Community Plan (OCP)

The OCP states that a TUP will be considered by Council on a case-by-case basis within areas designated as Multi-family Residential, Mixed Use, Mixed Employment, General Industrial, Parks and Open Space, and Public and Institutional.

The OCP designates the subject property as Mixed Use – Moody Centre. The property also falls within Development Permit Area 2: Moody Centre for form and character of development, and Development Permit Area 5: Hazardous Lands due to potential soil liquefaction.

### Zoning

The current zone of the property is Single Detached Residential (RS1) Zone, which solely permits a residential development. The proposed temporary use is classified as commercial, which is not permitted within the RS1 Zone. Therefore, a TUP is required as the site will likely be consolidated in the future with adjacent lands for a more comprehensive development.

### Project Description

The applicant proposes to build a modular prefabricated building for Acorn Early Childhood Education to provide a range of daycare services such as Infant and Toddlers Program (1-3 years old), Group Daycare, Pre-School Program (3-5 years old), Pre-kindergarten, Out of School-Care, and Summer Camps. The gross floor area of the building is 268m<sup>2</sup> (2,809ft<sup>2</sup>) with a FAR of 0.33 and site coverage of 33%. The architectural and landscape plans are included as **Attachments 2 and 3**.

### Parking

The Zoning Bylaw requires three parking spaces per 93m<sup>2</sup> of floor area. Therefore, the required parking is nine spaces. The site plan shows four parking spaces on the south side. The applicant provided rationale for parking reduction. The lot is located within 190m from Moody Centre Skytrain Station which provides an access to public transport. Off street parking spaces in the nearby area can be used by parents for drop off. Staff do not have major concerns with the proposed parking plan.

The Zoning Bylaw requires providing an energized outlet for charging electric vehicles. The applicant requests exemption from this requirement to reduce the cost. Staff do not have major concerns accepting this request as it can be provided if there will be a need in the future.

### Variances to Zoning Bylaw

The following variances are included as part of the Temporary Use Permit to facilitate the proposal:

- Reduce parking from nine to four spaces;
- Exempt the requirement for an energized outlet that charges electric vehicles; and
- Reduce the front lot line setbacks from 6m to 3.45m.

### Concluding Comments

With the current population and expected growth in Port Moody, there is a need for more daycare services in the neighbourhood. As the project will serve the community with the needed daycare service and offer work opportunities, staff do not have major concerns about the TUP

application. A draft Temporary Use Permit TUP00024 – 2901 St. Johns Street is attached as **Attachment 4**.

## Other Options

THAT the application to issue Temporary Use Permit TUP00024 be denied.

## Financial Implications

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

## Communications and Public Engagement Initiatives

Public notification has been conducted per the requirements in the City's Development Approval Procedures Bylaw and the *Local Government Act*. A development notification sign was posted at the site, and notices for the proposed Temporary Use Permit for this application were mailed to owners/occupants within 140 m of the subject site two weeks in advance of the Council meeting date. Public notice was also provided electronically by distributing the notice through the City's email subscription service, and by posting the notice on the City's official website and social media sites. The notice was also posted in the breezeway and on dedicated, forward facing notice boards at City Hall.

## Council Strategic Plan Goals

The recommendations in this report align with the following Council Strategic Plan Goal:

- Strategic Goal 3.1 – Create complete and connected communities through balanced growth.

## Attachments

1. Location Map – 2901 St. Johns Street.
2. Architectural Plans – 2901 St. Johns Street.
3. Landscape Plan – 2901 St. Johns Street.
4. Draft Temporary Use Permit TUP00024 – 2901 St. Johns Street.

## Report Author

Salwa Albayaty  
Development Planner

## Report Approval Details

|                      |   |
|----------------------|---|
| Document Title:      | Temporary Use Permit – 2901 St. Johns Street (Aultrust Financial).docx  |
| Attachments:         | <ul style="list-style-type: none"><li>- Attachment 1 - Location Map - 2901 St. Johns Street.pdf</li><li>- Attachment 2 - Architectural Plans - 2901 St. Johns Street.pdf</li><li>- Attachment 3 - Landscape Plan - 2901 St. Johns Street.pdf</li><li>- Attachment 4 - Draft Temporary Use Permit No. TUP00024 - 2901 St. Johns Street.pdf</li></ul> |
| Final Approval Date: | Jul 15, 2024  |

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

Tracey Takahashi, Deputy Corporate Officer - Jul 10, 2024

Michael Olubiyi, Manager of Development Planning - Jul 10, 2024

Kate Zanon, General Manager of Community Development - Jul 10, 2024

Stephanie Lam, City Clerk and Manager of Legislative Services - Jul 11, 2024

Lindsay Todd, Manager of Communications and Engagement - Jul 12, 2024

Paul Rockwood, General Manager of Finance and Technology - Jul 12, 2024

Anna Mathewson, City Manager - Jul 15, 2024