



James Bay Neighbourhood Association

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Victoria, B.C., Canada

www.jbna.org

October 23, 2018

Mayor and Council
City of Victoria

Dear Mr. Mayor and Council:

Re: 205 Simcoe Street zoning amendment for new purpose

On June 13, 2018 the JBNA held a CALUC community meeting to consider the proposal to operate a Montessori pre-school on the second floor of the James Bay Athletic Club building located at 205 Simcoe Street. As the existing zoning does not contemplate pre-school or daycare, a zoning amendment for a new purpose is required. There was considerable support for this proposal. Attached please find questions and comments from residents about the proposal.

COMMUNITY MEETING PRESENTATION:

Marley Cummings and Kayla McBride, co-owners of Blue Heron Montessori Pre-School introduced the proposal noting that there will not be any changes to the building. The plan is to open in September 2018 with 8 children. Once Vancouver Island Health Authority issues a license the pre-school will provide spaces for a maximum of 16 children. The pre-school will have use of 11 parking spaces on site. Pickup and drop off times will be staggered. The proponents showed a brief video that describes the Montessori philosophy of pre-school education. Blue Heron Montessori Pre-school hopes to fill the shortage of daycare and pre-school spaces in the community.

In summary, the pre-school will operate with a 10 month lease with option to renew. There will be a maximum of 16 children from 2 ½ to 5 years and 2 full time staff. The pre-school has exclusive use of 11 on-site parking spaces during the weekdays. Drop off will be from 8:00 to 9:00 a.m. and pick up from 3:00 to 5:00 pm. The pre-school will be an incorporated for-profit, licensed pre-school.

For your consideration,

Sincerely,

Linda Carlson,
Vice-President, JBNA
jbna@vcn.bc.ca

205 Simcoe Street CALUC
Questions & Comments

Q/A first opportunity given to those who live within 100m of 205 Simcoe. Seeing none, open to residents of James Bay.

Q: Fisherman's Wharf resident asked if the pre-school has contacted the Montreal Street Community Garden so that the children can have benefit of the adjacent garden?

A: We have not but we definitely intend to contact them. Garden space is an experience we hope to provide for the children. (*Chair to link proponent and JBNA Garden liaison*).

Q: Do you think the building is suitable for small children?

A: There was pre-school in past and VIHA has approved the environment. The interior is light and bright. There are enough bathrooms for children. The location is excellent.

Q: Do you know how many children will be from James Bay?

A: We have not advertised yet, but we have gone door to door in the vicinity and had real enthusiasm. Also there is an infant daycare next door and we would hope to enhance that so that there is a seamless service for infants to school age children.

C: Resident from Montreal Street. With schools needing more space, many daycare and pre-school spaces have been lost. There is a need. I think this is an excellent service and heartily support it.

Q: Why is lease only 10 months?

A: Because we close for the summer. Our lease goes Sept to June and is renewable.

Q: What is the zoning you are applying for? Will there be changes to property?

A: We are not seeking rezoning, but only change of use as the current zoning does not identify pre-school as an approved use. We are not changing any zoning, simply adding "childcare for 16 children" to the current zoning text.

Questions from resident who is not able to attend (read by Chair):

Q: If the pre-school is allowed, will there also be all of the other events taking place on the weekend and evening in the same space?

A: Once Blue Heron Montessori pre-school takes the lease, we will have use 24hours a day from Monday to Friday. There will not be weekday events at the building. James Bay Athletic Association will still use facility on weekends.

Q: Will the pre-school be limited to 16 children or will they eventually want to exceed that number?

A: We are applying for a license for up to 16 children. We do not have plans to exceed that.