

**PUBLIC AND STATUTORY HEARINGS**

**3. Rezoning Application No. 00458 for 149 Montreal Street**

**1. Public Hearing**

**Rezoning Application No. 00458**

To amend the Zoning Regulation Bylaw for the R1-8 Zone, Montreal Day Care District, relating to the lands known as 149 Montreal Street to add as a permitted use a day care that accommodates not more than 32 children and adding regulations relating to floor area, building height, setbacks and parking.

Existing Zone: R1-8 Zone, Montreal Day Care District

Legal Description: Lot 1, Section 25, Beckley Farm, Victoria City, Plan 5275

Leanne Taylor (Senior Planner): *Advised that the application is to allow for the proposal of a daycare building.*

*Mayor Helps opened the public hearing at 7:13 p.m.*

Rosalie Chartrand-Rodrigue (James Bay Child Care Society Expansion Chair): Provided information regarding the application by outlining the purpose of their non-profit group, the building design, and parking concern mitigation that has been undertaken.

*Council discussed the following:*

- *The possibility of having a covenant placed on the property, limiting the hours of operation.*
- *The limited level of consultation that has occurred between the applicant and neighbours.*

Nicholas Read (Montreal Street): Expressed concerns relating to the application, as the number of children allowed in a residential neighbourhood should be limited to mitigate neighbourhood impacts.

*Councillor Coleman joined the meeting at 7:42 p.m.*

Enid Elliot (Menzies Street): Expressed support for the application, as there is a need for daycares in the James Bay neighbourhood.

Tim Thielmann (Berwick Street): Expressed support for the application, as there is a need for daycares in the James Bay neighbourhood.

Nicole Little (Niagara Street): Expressed concerns relating to the application, due to issues with increased traffic and increased density in the James Bay neighbourhood.

Caren Zilber-Shlensky (Wildwood Avenue): Expressed support for the application, as there is a need for daycares in the James Bay Neighbourhood.

Caitlyn Lemiski (Balmoral Road): Expressed support for the application, and advised that as the new president of the James Bay Child Care Society, further consultation with neighbours will be undertaken.

Deanne Loubardeas (Niagara Street): Expressed concerns relating to the application, due to issues with increased density in the James Bay neighbourhood and the negative impact on neighbours.

Chante Davis (Lewis Street): Expressed support for the application, as there is a need for daycares in the James Bay neighbourhood.

Peter Brown (Montreal Street): Expressed concerns relating to the application, as it will negatively impact the neighbours.

Sandy Bannikoff (St. Lawrence Street): Expressed concerns relating to the application, as it will create traffic congestion.

Alanna Dixon (Dallas Road): Expressed support for the application, as there is a need for daycares in the James Bay neighbourhood.

Lindsay Surly (Michigan Street): Expressed support for the application, as there is a need for daycares in the James Bay neighbourhood.

*Councillor Lucas withdrew from the meeting at 8:20 p.m. and returned at 8:23 p.m.*

Lincoln Shlensky (Wildwood Avenue): Expressed support for the application, as there is a need for daycares in the James Bay neighbourhood.

Thomas Maler (Ladysmith Street): Expressed concerns relating to the application, due to parking concerns and as it will negatively impact the neighbours.

Roberta Turton (Simcoe Street): Expressed support for the application, as there is a need for daycares in the James Bay neighbourhood.

Danielle Davis (Davie Street): Expressed support for the application, as there is a need for daycares in the City of Victoria.

Melissa Dubois (Inverness Road): Expressed support for the application, as there is a need for daycares in the City of Victoria.

Kelsey O'Romey (Bay Street): Expressed support for the application, as there is a need for daycares in the City of Victoria.

Beth Collins (Berwick Street): Expressed support for the application, as there is a need for daycares in the James Bay neighbourhood.

Richard Martin (Simcoe Street): Expressed concerns relating to the application, as it will negatively impact the neighbours.

Lindsay Robertson (Niagara Street): Expressed support for the application, as there is a need for densification and daycares in the James Bay neighbourhood.

Jamal Hammoud (North Park Street): Expressed support for the application, as there is a need for daycares in the City of Victoria.

*Council discussed the following:*

- *Whether a covenant to restrict hours of the daycare operation would be viable.*

*Councillor Loveday withdrew from the meeting at 8:53 p.m. and returned at 8:54 p.m.*

- *Whether reducing the number of children would make the application more supportable and would be feasible for the applicant.*

*Councillor Isitt withdrew from the meeting at 9:01 p.m. and returned at 9:03 p.m.*

*Mayor Helps closed the public hearing at 9:03 p.m.*

*Council recessed from 9:03 p.m. to 9:11 p.m.*

## 2. **Bylaw Approval**

### **Motion:**

It was moved by Mayor Helps, seconded by Councillor Isitt, that the following bylaw **be given third reading:**

1. *Zoning Regulation Bylaw, Amendment Bylaw (No. 1071) No. 17-015*

### **Amendment:**

It was moved by Councillor Isitt, seconded by Mayor Helps, that the motion be amended by adding the following:

**Subject to registration of a covenant on title restricting child-care operations to 7:00 am - 6:00 pm from Mondays to Fridays, while permitting Board Meetings and janitorial work outside these hours, and permitting no more than two special events per month outside these hours.**

**On the amendment:  
Carried Unanimously**

*Council discussed the following:*

- *Whether restricting the hours of child-care operations mitigates the impact on neighbours, while allowing for an increase in daycare facilities in the James Bay neighbourhood.*
- *The impact that 32 children may have on the residential neighbourhood.*
- *How parking and traffic concerns could be mitigated.*

### **Main motion as amended:**

That the following bylaw be given third reading:

1. *Zoning Regulation Bylaw, Amendment Bylaw (No. 1071) No. 17-015*

Subject to registration of a covenant on title restricting child-care operations to 7:00 am - 6:00 pm from Mondays to Fridays, while permitting Board Meetings and janitorial work outside these hours, and permitting no more than two special events per month outside these hours.

**On the main motion as amended:  
Carried Unanimously**

*Final adoption of Zoning Regulation Bylaw, Amendment Bylaw (No. 1071) No. 17-015, pending execution of legal document.*