

REPORTS OF THE COMMITTEE

2. Planning and Land Use Committee – October 16, 2014

2. Rezoning Application No. 00458 for 149 Montreal Street:

It was moved by Councillor Helps, seconded by Councillor Alto that Council instruct staff to prepare the necessary *Zoning Regulation Bylaw* amendment that would authorize the proposed development outlined in Rezoning Application #00458 for 149 Montreal Street, subject to:

1. The submission of revised plans that demonstrate that the proposed accessory buildings comply with the regulations outlined in Schedule F of the *Zoning Regulation Bylaw*, to the satisfaction of the Director of Sustainable Planning and Community Development.
2. A Section 219 Covenant to secure the proposed building design being registered on title, to the satisfaction of the Director of Sustainable Planning and Community Development and the City Solicitor.

Carried Unanimously

5.2 Rezoning Application No. 00458 for 149 Montreal Street

Committee received a report dated October 2, 2014 which provided information, analysis and recommendations regarding a Rezoning Application for the property located at 149 Montreal Street. The existing property is currently used as a daycare accommodating up to 15 children. The application proposes to replace the existing building with a new two-storey daycare facility that will accommodate up to 32 children.

Action:

It was moved by Councillor Coleman, seconded by Councillor Helps, that Committee recommends that Council instruct staff to prepare the necessary *Zoning Regulation Bylaw* amendment that would authorize the proposed development outlined in Rezoning Application #00458 for 149 Montreal Street, subject to:

1. The submission of revised plans that demonstrate that the proposed accessory buildings comply with the regulations outlined in Schedule F of the *Zoning Regulation Bylaw*, to the satisfaction of the Director of Sustainable Planning and Community Development.
2. A Section 219 Covenant to secure the proposed building design being registered on title, to the satisfaction of the Director of Sustainable Planning and Community Development and the City Solicitor.

Committee discussed:

- Shadowing of neighbouring areas as the building is tall. The steep roof peak was designed to reduce any shadowing.
- Parking requirements need to be clearer to enable public input.
- James Bay is becoming a family neighbourhood and this proposal is responding to the need for childcare.
- The suitability for the site since it is near parks and a school.
- The expanded use is supported in the OCP and local area.
- Proposal requires no variances.

CARRIED UNANIMOUSLY 14/PLUC0259



Planning and Land Use Committee Report

For the meeting of October 16, 2014

To: Planning and Land Use Committee **Date:** October 2, 2014
From: Jim Handy, Senior Planner – Development Agreements
Subject: **Rezoning Application #00458 for 149 Montreal Street**
Proposed daycare accommodating up to 32 children

Executive Summary

The purpose of this report is to present Council with information, analysis and recommendations regarding a Rezoning Application for the property located at 149 Montreal Street. The existing property is currently used as a daycare accommodating up to 15 children. The application proposes to replace the existing building with a new two-storey daycare facility that will accommodate up to 32 children.

The following points were considered while reviewing this proposal:

- The proposal is consistent with the *Official Community Plan (OCP)* and *James Bay Neighbourhood Plan*.
- The proposal is exempt from requiring a Development Permit, however, the applicant has submitted detailed plans demonstrating that the new building design respects the traditional residential context of the neighbourhood. The applicant has also expressed a willingness to register a Section 219 Covenant on title to secure the proposed building design.
- The application does not propose any off-street parking, however, in this instance staff recommend that Council support the proposed parking variance, because of the supporting rationale provided by the applicant and the proposed trip reduction measures.

Staff recommend that Council advance the Rezoning Application to a Public Hearing, subject to the building design being secured by way of a Section 219 Covenant and the submission of revised plans demonstrating that the proposed accessory buildings comply with the regulations outlined in Schedule F of the *Zoning Regulation Bylaw*.

Recommendation

That Council instruct staff to prepare the necessary *Zoning Regulation Bylaw* amendment that would authorize the proposed development outlined in Rezoning Application #00458 for 149 Montreal Street, subject to:

1. The submission of revised plans that demonstrate that the proposed accessory buildings comply with the regulations outlined in Schedule F of the *Zoning Regulation Bylaw*, to the satisfaction of the Director of Sustainable Planning and Community Development.
2. A Section 219 Covenant to secure the proposed building design being registered on title, to the satisfaction of the Director of Sustainable Planning and Community Development and the City Solicitor.

Respectfully submitted,


pp C.L. Wain

Jim Handy
Senior Planner – Development Agreements
Development Services Division

A. Day

Deb Day, Director
Sustainable Planning and Community
Development Department

Report accepted and recommended by the City Manager:



Jason Johnson

Date: October 9, 2014

JH:aw

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1.0 Purpose

The purpose of this report is to present Council with information, analysis and recommendations regarding a Rezoning Application for 149 Montreal Street.

2.0 Background

2.1 Description of Proposal

The application proposes to replace the existing building with a new two-storey daycare facility that will accommodate up to 32 children. The second storey of the building would consist of a pitched roof with shed dormers. Proposed finishing materials include cement board cladding and fibreglass shingles. External areas would be landscaped and primarily used as children's play areas.

2.1.1 Sustainability Features

The applicant has identified a number of green building features in their letter to Mayor and Council (attached) including:

- permeable paving and ground cover
- end-of-trip facilities for staff cycling to work
- low-flow plumbing fixtures and "Power-Smart" appliances specified for water and energy conservation
- windows oriented to optimize natural light.

2.2 Existing Site Development and Development Potential

The subject property is located in the R1-8 Zone, Montreal Day Care District, which allows for a single family dwelling or a daycare facility that accommodates up to 15 children.

2.3 Data Table

The following data table compares the proposal with the existing R1-8 Zone, Montreal Day Care District. An asterisk is used to identify where the proposal is less stringent than the proposed zone.

Zoning Criteria (Main Building)	Proposal	Zone Standard
Site area (m ²) – minimum	503	230
Total floor area (m ²) – maximum	300	300
Lot width (m) – minimum	16.51	7.5
Height (m) – maximum	8*	7.6
Site coverage (%) – maximum	38.2	40
Storeys – maximum	2	2

Setbacks (m) – minimum		
Front (Montreal Street)	6.95*	7.5
Rear (east)	9.41	7.62
Side (south)	1.67	1.65
Side (Dobinson Street)	1.34*	3.5
Parking – minimum	Nil*	2 (8 required for new proposal under Schedule C)
Bicycle storage – minimum	6	6
Bicycle rack – minimum	4	3
Zoning Criteria (Accessory Buildings – Playhouse & Garden Shed)	Proposal	Zone Standard
Location	Rear yard	Rear yard
Total floor area (m ²) – maximum	7.6 (Garden Shed) 3.61 (Playhouse)	37
Setbacks (m) – minimum		
Rear (east)	0.4*	0.6
Side (Dobinson Street)	0.3*	0.6
Separation space between principal building and accessory buildings (m) – minimum	2.7	2.4
Rear yard site coverage (%) – maximum	7.22	25

2.4 Land Use Context

The application site is located on the corner of Montreal Street and Dobinson Street with single-family dwellings situated immediately to the south and west. MacDonald Park is situated to the rear (east) of the property and community gardens are located to the north of the site on the opposite side of Dobinson Street.

2.5 Legal Description

Lot 1, Section 25, Beckley Farm, Victoria City, Plan 5275.

2.6 Consistency with Design Guidelines

The application site is located within Development Permit Area 16: General Form and Character (DPA 16) as defined in the *Official Community Plan* (OCP). As the proposal does not include a commercial, industrial or multi-residential component, it is exempt from Development Permit requirements. However, in this instance the applicant has gone to considerable lengths to design the proposed daycare to respect the traditional residential context and has expressed a

willingness to enter into a Section 219 Covenant to secure the proposed building design.

In light of the above, the *Design Guidelines for Multi-Unit Residential, Commercial and Industrial Development* and the *Advisory Design Guidelines for Buildings, Signs and Awnings*, which are normally considered and applied to Development Permit Applications in DPA 16, are not applicable in this instance. However, as the applicant has confirmed that they are willing to enter into an agreement to secure the proposed design, staff have evaluated the merits of that design and consider that it is consistent with the aforementioned Design Guidelines as follows:

- the proposed building design is considered to represent a sensitive response to the traditional residential context
- a range of architectural materials and features are proposed to articulate the building facades fronting Montreal Street and Dobinson Street
- a prominent entrance feature is proposed in the form of a significant front entrance porch
- permeable paving surfaces are proposed in pedestrian areas
- areas of landscaped open space are proposed for use as outdoor play areas
- bicycle parking is provided in a prominent location adjacent to Dobinson Street.

2.7 Consistency with other City Policy

2.7.1 Official Community Plan

The *Official Community Plan* (OCP) includes policies that encourage the development of quality, accessible, affordable daycare options, including preschools. New childcare facilities are promoted throughout the City to support families and employers.

2.7.2 James Bay Neighbourhood Plan

The *James Bay Neighbourhood Plan* states that amenities provided in the neighbourhood should include childcare for employees which would be accessible for residents of the community. The Plan also states that new development should respect streetscape character. The proposal directly responds to these policies by providing a daycare facility in a form that is sensitive to the traditional residential context.

2.8 Community Consultation

In accordance with the *Community Association Land Use Committee's (CALUC) Procedures for Processing Rezoning Applications*, the applicant consulted with the James Bay CALUC on August 13, 2014. A letter from the CALUC is attached.

3.0 Issues

The key issues related to this application are:

- building design
- parking
- accessory buildings.

4.0 Analysis

4.1 Building Design

As outlined in Section 2.6 of this report, the proposal is exempt from Development Permit Area requirements, however, in this instance the applicant has designed the proposed daycare to respect the traditional residential context and has submitted detailed plans as part of the Rezoning Application. The applicant has also expressed a willingness to enter into a Section 219 Covenant to secure the proposed building design.

Notwithstanding the fact that the proposal is exempt from Development Permit requirements, staff have evaluated the merits of the design and consider that it is consistent with the City's Design Guidelines normally applicable in Development Area 16.

Staff recommend that Council consider approving the application, subject to the building design being secured by a Section 219 Covenant.

4.2 Parking

The existing R1-8 Zone, Montreal Day Care District, allows for a daycare facility accommodating up to 15 children and requires that at least two parking stalls be provided on the lot. This is less stringent than Schedule C of the *Zoning Regulation Bylaw* which requires that one parking stall be provided for each full-time employee plus an additional two stalls. Based on the Schedule C calculation, the proposal should provide for eight parking stalls, however, the application does not propose any off-street parking.

The applicant has provided a detailed rationale for providing no parking which is included in their letter to Mayor and Council (attached) and can be summarized as follows:

- 63% of the daycare staff walk, bike or use the bus to get to the premises
- 48% of families walk, bike or use the bus to get to the premises
- drop-off and pick-up times are gradual and staggered between 8:00 am to 10:30 am in the morning and 3:00 pm to 5:00 pm in the afternoon
- extended daycare hours will facilitate gradual drop-off/pick-up times
- there are many locations for families to park for drop-off/pick-up, including Montreal Street, Dobinson Street, Simcoe Street and the rear lane adjacent to MacDonald Park; these parking areas are not full at pick-up/drop-off times.
- secure on-site bike and stroller parking will be provided
- end-of-trip facilities (shower and lockers) will be provided for staff
- the possibility of a 10-minute drop-off zone in front of the application site on Montreal Street will be discussed with the City's Engineering and Public Works Department at the Building Permit stage
- a parent handbook will remind families of parking options.

Given the transportation data provided by the applicant along with the suggested transportation demand management measures, staff recommend that Council support parking variance.

4.3 Accessory Buildings

The application indicates that a playhouse and garden shed will be constructed within the rear yard of the property, however, the proposed location of these accessory buildings is not compliant with the setback requirements outlined in Schedule F (Accessory Building Regulations) of the *Zoning Regulation Bylaw*. The applicant has been informed by staff that, as currently proposed, the accessory buildings would require a Development Variance Permit. In response, the applicant has indicated that they would prefer to submit revised plans demonstrating that the accessory buildings meet all the regulations of the *Zoning Regulation Bylaw* rather than submitting a Development Variance Permit Application to seek variances for very minor setbacks.

5.0 Resource Impacts

There are no resource impacts associated with this application.

6.0 Conclusions

The proposed daycare use is consistent with City policy and the proposed design represents an appropriate response to the traditional residential context. Staff recommend that Council consider approving the application, subject to the design being secured by way of a Section 219 Covenant registered on the property title and revised plans demonstrating that the proposed accessory buildings comply with the regulations outlined in Schedule F of the *Zoning Regulation Bylaw*.

7.0 Recommendations

7.1 Staff Recommendation

That Council instruct staff to prepare the necessary *Zoning Regulation Bylaw* amendment that would authorize the proposed development outlined in Rezoning Application #00458 for 149 Montreal Street, subject to:

3. The submission of revised plans that demonstrate that the proposed accessory buildings comply with the regulations outlined in Schedule F of the *Zoning Regulation Bylaw*, to the satisfaction of the Director of Sustainable Planning and Community Development.
4. A Section 219 Covenant to secure the proposed building design being registered on title, to the satisfaction of the Director of Sustainable Planning and Community Development and the City Solicitor.

7.2 Alternate Recommendation (Decline)

That Council decline Rezoning Application #00458 for 149 Montreal Street.

8.0 List of Attachments

- Zoning Map
- Aerial Photo
- Letter from applicant dated August 5, 2014
- Plans dated August 5, 2014
- Letter from James Bay Neighbourhood Association dated August 19, 2014.



149 Montreal Street
Rezoning #00458
Bylaw #





149 Montreal Street
Rezoning #00458
Bylaw #



Letter to Mayor and Council (Rezoning application)

CONTENT

1.	Society & Project Overview	2
2.	Operational Requirements & Limitations	2
	Licensing & Regulations	2
	Building & Yard Licensing Requirements	2
	Affordability	3
	Timelines	3
	Business Continuity	3
3.	Description of Proposal.....	3
4.	Government Policies.....	5
5.	Project Benefits & Amenities	5
6.	Need & Demand	5
	Community Need	5
	Rationale For Rezoning & For A Purpose-Built Building	5
	Neighborhood Support.....	6
7.	Neighbourhood	6
8.	Impacts	6
9.	Design & Development Permit Guidelines	7
10.	Safety & Security	7
11.	Transportation.....	7
	Historical & Current Transportation Data.....	7
	Parking Mitigation Proposal	9
	Frontage Upgrade Request from Transportation Planner - Engineering and Public Works	9
	Frontage Upgrade Mitigation Proposal	9
12.	Heritage	9
13.	Green Building Features.....	10
14.	Infrastructure.....	10
	Appendix A: Neighbours Signed Letter Of Support	11
	Appendix B: Example of Sign-In / Sign-Out Sheets.....	14
	Appendix C: Shadow Study	20

Letter to Mayor and Council (Rezoning application)

1. SOCIETY & PROJECT OVERVIEW

The James Bay Child Care Society (JBCCS) is a non-profit organization in existence for about 40 years, and has operated the fully licensed Infant Plus Child Care Centre (jbccs.org) at its current location of 149 Montreal Street in James Bay, Victoria for more than 15 years. Currently, the JBCCS's Infant Plus toddler program supports the needs of parents for children between the ages of 18 months and three years. We have an excellent community reputation for offering a high-quality child care program in a safe and nurturing home-like facility, aligned with the social realities of our families and local community.

Our current project is to expand our program to serve older and younger children by adding a 16-child program for 3 to 5 years old and an 8-child infant program (0 to 18 months). This will result in 3 programs which each offer full-time, affordable, high-quality child care, and provide continuum of care, from birth to school age.

Approximately 75% of the costs to demolish our current space-limited house and to construct a new purpose-built building at our current location is intended to be covered by the **BC Child Care Capital Grant**, which, after more than 10 years of inactivity, has been funded, for 2014, with \$14.8 million for the creation of 1000 new licensed childcare spaces in BC. This explains the strict timelines requirements described below.

2. OPERATIONAL REQUIREMENTS & LIMITATIONS

Licensing & Regulations

As a non-profit organization, the JBCCS is bound by the Society Act of BC.

As a fully licensed childcare provider, we operate in compliance with the Ministry of Health's Child Care Licensing Regulations (Community Care and Assisted Living Act) and are subject to monitoring by our assigned licensing officer.

These regulations not only dictate operational management but also mandate building and yard design elements.

Building & Yard Licensing Requirements

- Each program must be separated (i.e. no sharing of floor or yard space between programs)
- Access to one program must not be through another program (i.e. separate entry into each program area)
- 39.8 sq. ft. (3.7 m²) per child of interior play/sleep area
NOTE: This excludes bathrooms, hallways, kitchens, cubbies/storage, stationary furniture, etc.
- 75.3 sq. ft. (7 m²) per child of fenced exterior play area
NOTE: Each program outdoor space must be separated from each other when in use and fenced

Program MINIMUM Requirements	Infant (0 to 18 mths)	Toddler (18 mths to 3 yrs)	3-5 (3 to 5 yrs)
Number of children	8	8	16
Interior play area (sq. ft.)	319	319	637
Outdoor (sq. ft.)	603	603	1205
Number of toilets	1	1	2
Change tables	Yes	Yes	Yes
Staff	2	2	2

Letter to Mayor and Council (Rezoning application)

Affordability

With the cost of living continuously increasing and parents needing to turn more and more towards supplemental or two-family incomes models, we insist that maintaining the lowest possible parent fees is critical. We have reviewed the current statistics for group childcare facility fees in the region and strive to either maintain or lower our current parent fees.

In addition, our centre is open to all children (including those on subsidy, children requiring extra support, etc.) and, with this expansion, we will be in a position to offer reduced fees to either all families and/or reduced fees/free spaces to families in need.

Timelines

We appreciate the City of Victoria and the JBNA willingness to expedite our rezoning application since, to meet the BC ChildCare Capital Grant, we are bound to very aggressive timelines.

We have a very dedicated group of volunteer community members working hard to realize our expansion project while taking advantage of this unique Provincial support opportunity; working with architects, potential builders and contractors, licensing officers, neighbours, etc., so we are ready to move ahead on this project within the timeline set forth by the Capital grant which are to start the project within 4 months of grant receipt (expected end August 2014).

Business Continuity

In order not only to offer new much needed childcare spaces in the city but also to simply maintain our current offering, we financially need to expand our programs to ensure the survival of our centre. This is the reality of all centres offering spaces for children 0 to 3 years old with the exception of one, Victoria Children's Centre (0 to 20 months only), which has no overhead / rent costs, being located in a government building.

3. DESCRIPTION OF PROPOSAL

Our property currently has R1-8 zoning (Montreal Day Care District), a bylaw specific to our parcel, which is a simple residential R1-B zone with the additional permitted use of "a day care that accommodates not more than 15 children."

PART 1.61 - R1-8 ZONE, MONTREAL DAY CARE DISTRICT

Uses	1	The only uses permitted in this Zone are
	(a)	all of the uses permitted in the R1-B Zone, Single Family Dwelling District;
	(b)	a day care that accommodates not more than 15 children.
Parking	2	There must be at least 2 parking spaces on each lot.
General	3	Except as provided in this Part, the regulations applicable in the R1-B Zone, Single Family Dwelling District apply in this Zone.

We are not requesting any changes to the land use, type of tenure or number of dwelling units.

Letter to Mayor and Council (Rezoning application)

The only 2 changes we are requesting, in addition to any points the City may need to modify, are:

- The removal of "...that accommodates not more than 15 children."
- The removal of the parking requirement so we can meet licensing yard size requirements (see transportation, section 11 below)

Based on:

- our needs
- the fact that VIHA licensing regulates the number of children allowed in a daycare facility
- a review of other similar daycares zoning

Group Childcare	Address	# Parking Spaces	Comment	Zoning (VicMap)
Castlevue Child Care Centre	1075 Joan Crs	0	3 minutes drop-off zone	R-1A
Christ Church Cathedral Childcare	520 Niagara	≈ 5	Old church building	R-2
Little Hands Child Care	1303 Fairfield Rd	0		R-1B
Springridge	1222 Gladstone Ave	0		R-2
Rainbow Express	433 Kingston	0		R-2
ABC Infant & Toddler	2700 Scott St	0	(zero required by zoning)	R1-SDC
Fernwood NRG	1240 Gladstone Ave	0		R-2
Carousel Child Care Centre	301 Richmond Ave	0	(zero required by zoning)	R1-DC

We would prefer if the wording of our new zoning did not contain any number of children, like, for example, the R1-DC zoning bylaw:

PART 1.8 – R1-DC ZONE SINGLE FAMILY DWELLING (DAY CARE)/PARKING BONUS) DISTRICT

Permitted Uses

1. The following uses are permitted
 - (a) all uses permitted in the R1-B Zone, Single Family Dwelling District, subject to all the regulations applicable to that zone;
 - (b) day care facilities in any building.

Special Parking Exemption

2. No off-street parking facilities are required in this zone for a day care use.

We understand that the City can perform the three mandatory readings as well as the adoption of a zoning bylaw change in one single meeting (as it has done in the past), and we would greatly appreciate your support in facilitating this for our application.

Letter to Mayor and Council (Rezoning application)

4. GOVERNMENT POLICIES

Our project conforms to the current City of Victoria OCP (page 109):

- Section 15.8 Encourage the development of quality, accessible, affordable daycare, including preschool, out-of-school care and elder daycare spaces, to support families and employers by:
 - o 15.8.1 Considering the provision of non-profit daycare space as an amenity in new residential, mixed-use and commercial developments to be secured through agreement; and,
 - o 15.8.2 Encouraging new childcare and elder daycare spaces throughout the city.

No change to the Official Community Plan is requested.

5. PROJECT BENEFITS & AMENITIES

Please refer to need and demand, section 6 below.

6. NEED & DEMAND

Community Need

Victoria has a tremendous need for new childcare spaces. The most recent data from the CRD indicates the enormous gap between available childcare and parental demand for it. We see this as not merely an abstract public policy issue but as a stressful reality for families, including those whose children graduate from our existing toddler program without a clear path onward to other 3-5 programs. The continual long waitlists at our program and other local group daycares, as demonstrated in the table below, clearly reflect an unmet need in our community.

Child Care Centre	# spaces for 0-3 years old	# unique family on waitlist
VCC	12	45
Springridge	8	54
Cridge	24	65
Infant Plus	8	48
ABC Infant	8	50
ABC Toddler	12	40
Freedom	12	200

Our rationale for seeking to offer childcare for children in these expanded age ranges is well founded in terms of our social values and the community's practical needs. The best recent research into out-of-home child care indicates the importance of providing continuity of care - that is, creating a consistent developmental environment and progressive program for children from birth to school age.

Rationale For Rezoning & For A Purpose-Built Building

We have looked at many different options: "Selling and Buying a new house", "Selling and Renting a house", "Rebuilding on current owned land", etc., and have come to the conclusion that, with the support from the provincial Capital Grant funds, the best option is to demolish our current building and to construct a purpose-built new house.

Letter to Mayor and Council (Rezoning application)

The main points leading to this conclusion are:

- Square footage required by licensing has increased over the years and the need to have each program separated makes finding a suitable space very difficult. For example a single floor of 1200 sq. ft. may result, once the kitchen, bathrooms, storage, hallways and entrance areas are excluded, in less than the 637 sq. ft. required for our planned 3-5 program.
- Yard footage required by licensing has increased over the years and the need to have each program's yard separated makes finding a house with a suitable yard with 3 fence-able areas very difficult.
- Relatively few houses are for sale or rent in our community, and even fewer are suitable in size/yard.
- High sale / rental prices of houses in the target neighborhoods of James Bay or South Fairfield.
- Financing our expansion as a non-profit organization with the current limited program.
- Landlords' reluctance to rent for childcare purposes.
- Zoning requirements for more than 8 children would mean a rezoning application wherever we rent, buy or rebuilt.

Thus, in order to continue serving our local community, this option of rebuilding / rezoning our current site appeared to be the only one, rather than having to move our daycare outside of the City of Victoria boundaries.

Neighborhood Support

In preparation for the JBNA meeting, we have individually approached our neighbours and explained our expansion plans. The vast majority of our neighbours have confirmed their support to our expansion plans as demonstrated in the letter of support found in Appendix A: Neighbours Signed Letter Of Support.

7. NEIGHBOURHOOD

The daycare site is located in a stable neighbourhood mainly comprised of residential properties mixed with public and commercial amenities (MacDonald Park, Todd Park, the James Bay Allotment Garden and the James Bay Athletic Association). Most of the surrounding buildings are one and two storey houses. Accordingly, the proposal has been designed to the same scale and will have a domestic rather than institutional or commercial appearance. The proposed form is a single storey ground level with the second level as a floor contained within a hipped roof with shed dormers. The two entrances to the building are via a main front porch (Montreal Street) and a side porch (Dobinson). These architectural elements, in addition to the scale and materiality, strengthen the new building's relationship to traditional houses in this James Bay neighbourhood.

The project site is at the end of a block that has no similar buildings behind it and only one side neighbour. The other three sides of the lot are bounded by two local roads and a rear service lane.

8. IMPACTS

The two sites most impacted by the new daycare house are the Allotment Gardens and the neighbouring house at 145 Montreal Street. Shadow studies have been done to ensure that the building will not shadow either of these properties (See Appendix C: Shadow Study). It is our opinion that the addition of a building entrance on Dobinson will improve overlook of the Allotment Gardens and thereby have a positive result on both the animation of the area and security.

Letter to Mayor and Council (Rezoning application)

For the neighbouring house, the project has been designed to mitigate negative impacts as much as possible. Careful attention has been paid to maintaining privacy between the properties: the proposed side yard setback complies with the existing zone, a new six foot tall fence will be built along the property line, existing trees to the south edge of the site will be retained, and windows on the south facade have been placed and sized so that the daycare will not overlook the neighbouring outdoor spaces nor align directly with the neighbour's windows. The potentially louder groups of children have been allocated play areas as far away from the neighbouring house as the site permits; the toddler play area is at the north side of the front yard, while the 3-5 year olds play area is in the rear yard, adjacent to the neighbour's back yard garage.

It is our opinion that the proposal will be a charming and welcome addition and will enhance the neighbourhood through its architecture and site treatments.

9. DESIGN & DEVELOPMENT PERMIT GUIDELINES

In keeping with the James Bay Neighbourhood Plan, the proposed building is compatible in form and scale with the surrounding residential properties.

10. SAFETY & SECURITY

The outdoor areas surrounding the building will be well defined by fencing and paving, and will be animated by and have positive overlook from the daycare. Lighting, entrances and windows will work together to provide natural surveillance of these areas, without disturbing the residents at 145 Montreal Street. Site lines through the yards will not be obscured by plantings or fences; the taller fences at the side and rear yards will be secure yet detailed to allow views through this boundary. The building, fences, lighting and landscaping will be maintained to a high standard to preserve the dignity of the facility and ensure continued adherence to CPTED principles.

11. TRANSPORTATION

Our project does not meet the vehicle parking standards of Schedule C which, with 6 FTE, would require us to have 8 off-street parking spaces, which is physically impossible and would not allow us to continue with our project. In order to better understand our situation and to mitigate the lack of off-street parking on the property, you will find below our historical data and mitigation commitments. We have also met with Steve Hutchison (AScT, Transportation Planner, Engineering and Public Works Department, City of Victoria), and the information below includes the content of this meeting.

Historical & Current Transportation Data

Last 5 Years

- Families - use vehicles to drop off / pick up ≈ 52% (20.5 families out of 39)
- Families - walk or bike to drop off / pick up ≈ 48% (18.5 families out of 39)
- Staff - use vehicles < 37% (1 out of 2.7 FTE)
- Staff - walk or bike or bus > 63% (1.7 out of 2.7 FTE)

Drop Off Times

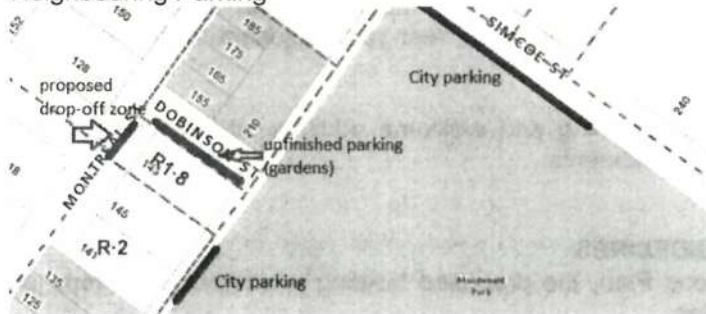
- Gradual, on average no more than 2 people drop off at the exact same time
- Staggered between 08:00 to 10:30
- Example sign-in/sign-out sheets are attached in Appendix B as supporting documentation

Letter to Mayor and Council (Rezoning application)

Pick-Up Times

- Gradual, on average less than half pick-up at closing time
(with extended hours to 17:30 in our new programs, this, according to experience, will be even less)
- Staggered between 15:00 to 17:00
- Example sign-in/sign-out sheets are attached in Appendix B as supporting documentation

Neighbouring Parking



City parking on Simcoe (corner of our rear lane):

- 46 spaces
- Never full during our drop-off and pick-up times
- Busiest time of this parking is during sporting events in Macdonald park, which is not effecting our drop-off and pick-up times

City parking in rear lane:

- 4 spaces
- Never full during our drop-off and pick-up times
- Busiest time of this parking is during sporting events in Macdonald park, which is not effecting our drop-off and pick-up times

In addition, we would like to point out that no other similar daycare in the City of Victoria has off-street parking, as shown in the table below.

Parking Requirements For Other Group Childcare Centres In Victoria

Group Childcare	Address	# Children	# Parking Spaces	Comment	Zoning (VicMap)
Castlevue Child Care Centre	1075 Joan Crs	40	0	3 minutes drop-off zone	R-1A
Christ Church Cathedral Childcare	520 Niagara	32	≈ 5	Old church building	R-2
Little Hands Child Care	1303 Fairfield Rd	22	0		R-1B
Springridge	1222 Gladstone Ave		0		R-2
Rainbow Express	433 Kingston	32	0		R-2
Victoria Children's Centre	1515 Blanshard St	12	0	(in government building)	CA-4
Freedom ChildCare Centre	749 View St	42	0	(in commercial building)	CA-4
Cridge Child Care Services	1307 Hillside Ave	189	yes	Part of "Cridge Centre for the Family" Complex	R1-26 : Cridge Centre District
ABC Infant & Toddler	2700 Scott St	unk	0	(zero required by zoning)	R1-SDC
Fernwood NRG	1240 Gladstone Ave	unk	0		R-2
Carousel Child Care Centre	301 Richmond Ave	25	0	(zero required by zoning)	R1-DC

Letter to Mayor and Council (Rezoning application)

Parking Mitigation Proposal

For Families

- secure onsite bike parking
- secure onsite stroller parking
- 10 minutes Drop Off Zone
(to be discussed with the Transportation Department at the Building Permit stage)
- extended hours will facilitate gradual pick-up time
- parent handbook can promote / remind families of these options

For Staff

- end of trip facilities: shower and lockers
- secure onsite designated bike parking
- possibility to contribute some assistance towards a bus pass if staff requires it

Frontage Upgrade Request from Transportation Planner - Engineering and Public Works

- Curb and gutter on the Dobinson Street frontage.
- Curb and gutter on the rear lane.
- A sidewalk on the Dobinson Street frontage.

Frontage Upgrade Mitigation Proposal

As we are a non-profit organization, the potential costs associated with these requests are prohibitive from creating new childcare spaces. Our project is highly funded by the Provincial Child Care Capital Grant and the amount that we may be allocated would not allow us to have these additional expenses.

We proposed the following as mitigation actions:

- Parents and staff handbook policy (which is signed by each family and staff) to:
 - Stipulate that no daycare parking is allowed on the Dobinson St. grass boulevard
 - Direct parents to use designated drop off zone or surrounding public parking if using a vehicle
 - Remind parents to use actual sidewalks along Simcoe and Montreal Street to ensure the safety of their children
- It is our observation that during our business hours, Dobinson street is barely used. In fact, we have noted that it is hardly used at all during winter months and less than 2 to 5 cars per day during the gardening seasons.

Thus, under our circumstances, we are unable to meet these requests to build curbs, gutters and a sidewalk on a barely used street lane and the rear lane and hope that the rationale given above is sufficient for the Council to continue supporting our application.

12. HERITAGE

N/A: Our property has no heritage status and no heritage buildings are impacted by our development.

Letter to Mayor and Council (Rezoning application)

13. GREEN BUILDING FEATURES

The Infant and Toddler Daycare's mission is 'to seek to cultivate positive human values of compassion, reverence for life, respect, cooperation, love of nature and social conscience', and their new facility will embody this philosophy.

In addition to being efficiently tailored to the functional space program, the new daycare house has been kept to a compact form with the smallest practical footprint, in order to economize the structure, minimize resources required for construction, and preserve as much open site space as possible. Site permeability has been maximized through the disposition of permeable paving and ground cover over the majority of the open site space.

The proposed daycare house is located in a neighbourhood with a demonstrated need for daycare services, and it is anticipated that many of the children will live in or near the neighbourhood and continue to arrive by stroller and bicycle. Alternative transportation will be encouraged by ample allocation of space for bicycles and strollers on site, as well as staff end-of-trip facilities.

Low-flow plumbing fixtures and 'Power-Smart' appliances will be specified for water and energy conservation. The building structure and envelope will meet all current energy and building codes and will be well detailed and insulated to reduce energy demands. Windows have been designed to optimize natural light to the interiors, frame views of the trees and surrounding streets and provide ventilation.

14. INFRASTRUCTURE

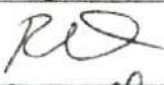
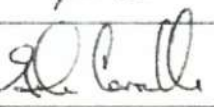
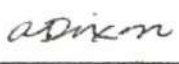
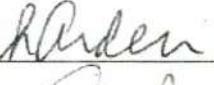
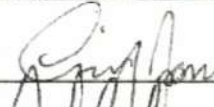
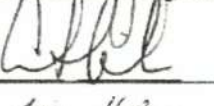
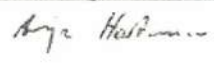
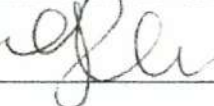

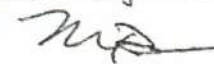
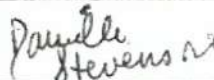
Sewer and water infrastructure would need to be upgraded to meet our new building. We are aware of this need and have budgeted accordingly.

Letter to Mayor and Council (Rezoning application)

APPENDIX A: NEIGHBOURS SIGNED LETTER OF SUPPORT

Support from Neighbors of 149 Montreal Street, James Bay


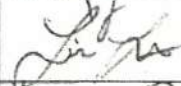
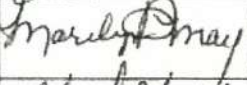
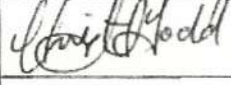
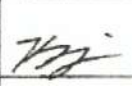
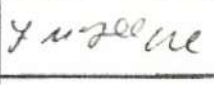
My signature below affirms that I am a resident of the James Bay neighborhood and that I have been advised of the expansion plans of the James Bay Child Care Society's Infant Plus Child Care Centre. I understand the urgent need for additional childcare spaces in Victoria and support the JBCCS expansion plan to open up such spaces by replacing their existing, insufficient building with a new house for this purpose.

Name	Signature	Address	Phone
Rosalie Chartrand-Rodrigue		327 Simcoe St	250.383.8501
Graham Carrothers		327 Simcoe St.	250 383.8501
Alanna Dixon		21-130 Dallas Rd.	778 440 0084
HOLLY ARDEN		216 Simcoe St	250-361-9351
CYNTHIA JONES		214 Simcoe St	250-389-0355
ANDREW WHIDDEN		201 MONTREAL ST	250-818-5755
Anja Hartmann		203 B Montreal St.	250-360-2652
Gina Chumick		201B Montreal St	778-878-6690
Sarah Houry		162 Montreal	250-383-5352
MATT BRUECK		150 MONTREAL ST	778-679-8536
Danielle Stevenson		128 Montreal St.	250-891-4927

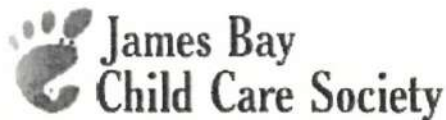
Letter to Mayor and Council (Rezoning application)

Support from Neighbors of 149 Montreal Street, James Bay

My signature below affirms that I am a resident of the James Bay neighborhood and that I have been advised of the expansion plans of the James Bay Child Care Society's Infant Plus Child Care Centre. I understand the urgent need for additional childcare spaces in Victoria and support the JBCCS expansion plan to open up such spaces by replacing their existing, insufficient building with a new house for this purpose.

Name	Signature	Address	Phone
STACY Jensen		152 Ladysmith St	250 721-4413
LISA Smith		140 Ladysmith St	778-679-1625
Marilyn May		126 Ladysmith St	250-388-5734
Chrissel Todd		131 Ladysmith St	250-995-2449
Keith Turpin		3-147 Niagara	250-5070406
MATTHIAS HERBORG		5-444 MICHIGAN ST	250-3860083


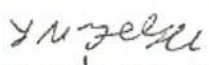



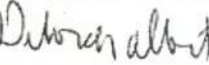

Letter to Mayor and Council (Rezoning application)



Infant Plus Daycare Centre
149 Montreal Street
Victoria, BC, V8V 1Y8
Phone: (250) 388-9144
infantplus@shaw.ca

Support from Neighbors of 149 Montreal Street, James Bay

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Name	Signature	Address	Phone
LUCIE Hannah		5-444 Michigan St. Victoria, V8V1R5	250 386 0083
MATTHIAS HERBOLD		5-444 MICHIGAN VICTORIA, V8V1R5	250 386 0083
JAMES MORTIMER		135 B KINGTON ST. VICTORIA	250 382 3501
Sarah Duckes		135B Kington St Victoria	250 382 3501
James Mortimer		135B Kington St	250 382 3501
Alene Mortimer		135B Kington St	250 382 3501
Doreen Albert		4-444 Michigan Victoria, BC V8V1R5	250-384- 3517
DYLAN HERBOLD		5-444 MICHIGAN VICTORIA	250 386 0083
MYA HERBOLD		5-444 MICHIGAN VICTORIA	250 386 0083



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APPENDIX B: EXAMPLE OF SIGN-IN / SIGN-OUT SHEETS

Infant Plus Daycare Centre
Sign-in Sheet

Date	Child's Name	Time Awake	Last Fed	Last Changed	Comments	Time In	Time Out	Initials	
Dec 19 2013	Gemma	5:30	6AM	5:30		8:10			drive
	Gemma	7:00	7:50	7:00		8:15	5:15		walk
	Morgan	7:00	7:15	7:30	sleep	8:15	7:30		drive
	ADLA	5:50	7:30	7:00	overstressed, sensitive	8:30	10:30		drive
	Tulip	7:15	8:00	7:00		9:30	4:00		bike
	Sara	6:30	8:00		large night	9:15	2:55		walk
Dec 19 2013	Gemma	7:10	7:45	7:15		8:15	16:30		walk
	Morgan	6:35	7:00	6:45		8:20	4:50		drive
	OSCAR	6:20	6:45	6:10	2 changed 0:45	8:23	4:15		drive
	Sara	5:20	7:15	6:30	bike exercise	8:25	4:45		drive
	Sara	6:05	7:00	6:00	good night!	4:00			walk
	ADLA	7:40	8:30	8:40		9:05	4:20		drive
	Tulip	7:30	8:30	8:00		10:00	4:00		drive
Dec 20 2013	Morgan	6:30	6:45	7:00		8:07	4:25		drive
	Sara	5:50	7:00	6:30		8:20	4:20		drive
	OSCAR	6:15	6:45	6:00		8:43	4:34		drive
	Sara	6:30	7:00	6:30		9:40	16:30		walk
	Sara	6:00	7:00	6:00			4:50		walk
Dec 23 2013	Gemma	7:00	9:00	7:50	cough	11:30			drive
	Morgan	6:50	7:10	7:10	Runs nose crust	8:47	4:27		walk
	Sara	6:50	7:10	7:10		9:15	3:15		walk
	ADLA	6:10	8:30	9:10		9:40	16:10		walk
	Tulip	6:30	8:30	8:50		11:30	4:30		walk
Jan 2 2014	Morgan	6:00	8:15	8:10		9:03	4:00		drive
	Sara	6:30	7:30	7:15	runny nose	9:10	4:20		drive
	ADLA	6:30	7:30	7:15		9:15	4:50		drive
Jan 3 2014	Sara	6:30	7:30	7:15		9:25	3:30		walk
	ADLA	6:30	7:30	7:15		9:07	4:17		drive
Jan 4 2014	Morgan	7:45	9:00	8:30		8:47	4:35		walk
	Sara	6:30	7:40	8:30		9:37	4:50		walk
	ADLA	6:45	8:00	8:45		9:55	4:20		drive
	Tulip	6:30	7:00	7:00		11:00	4:45		walk



James Bay Child Care Society

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Letter to Mayor and Council (Rezoning application)

Infant Plus Daycare Centre
Sign-in Sheet

Date	Child's Name	Time Awake	Last Fed	Last Changed Comments	Time In	Time Out	Initials	Drop
Nov 2015	UCLA	6:45	7:30	7:00	8:08	4:45	HA	Drop
2015	Ayla	6:30	7:30	7:45	8:10	9:45	CA	walk
	Gabrielle	7:05	7:40	7:10	8:18	4:50	HA	walk
	Morgan	6:45	7:15	7:00	8:25			Drop
	Sara	6:30	7:00		9:00			walk
	Tulip	7:00	8:00	8:45	9:00	4:15	HA	Drop
	Ayla	6:45	7:30		9:30	3:30	HA	Drop
Nov 21	Gabrielle	7:05	7:50	7:15	8:30	4:45	HA	walk
2015	Ayla	6:40	7:30	7:30	8:45	4:45	HA	Drop
	Morgan	6:45	7:15	7:30	8:45	4:45	AD	Drop
	Tulip	7:30	8:00	9:00	9:30	4:00	HA	walk
	Sara	6:30	8:30	9:00	9:30	4:30	HA	Drop
	Ayla	6:45	7:00	7:30	8:45	4:45	HA	Drop
	Gabrielle	7:00	7:30	7:00	8:45	4:45	HA	walk
	Ayla	6:45	7:15	7:30	8:45	4:45	HA	Drop
	Morgan	6:45	7:15	7:30	8:45	4:45	HA	Drop
	Tulip	7:30	8:00	9:00	9:30	4:30	HA	walk
	Sara	6:30	8:30	9:00	9:30	4:30	HA	Drop
	Ayla	6:45	7:00	7:30	8:45	4:45	HA	Drop
	Gabrielle	7:00	7:30	7:00	8:45	4:45	HA	walk
Nov 25	Gabrielle	7:05	7:30	7:15	8:00	4:45	HA	walk
2015	Ayla	6:30	7:30	7:30	8:22	4:45	HA	Drop
	Morgan	6:45	7:10	7:30	8:30	4:50	HA	walk
	Tulip	7:00	8:00	8:45	9:00	4:15	HA	Drop
	Sara	6:30	8:30	9:00	9:30	4:30	HA	walk
	Ayla	6:45	7:00	7:30	8:45	4:45	HA	Drop
	Gabrielle	7:00	7:30	7:00	8:45	4:45	HA	walk
Nov 26	Gabrielle	7:05	7:30	7:15	8:00	4:45	HA	walk
2015	Ayla	6:30	7:30	7:30	8:22	4:45	HA	Drop
	Morgan	6:45	7:10	7:30	8:30	4:50	HA	walk
	Tulip	7:00	8:00	8:45	9:00	4:15	HA	Drop
	Sara	6:30	8:30	9:00	9:30	4:30	HA	walk
	Ayla	6:45	7:00	7:30	8:45	4:45	HA	Drop
	Gabrielle	7:00	7:30	7:00	8:45	4:45	HA	walk
	Ayla	6:45	7:15	7:30	8:45	4:45	HA	Drop
	Morgan	6:45	7:15	7:30	8:45	4:45	HA	Drop
	Tulip	7:30	8:00	9:00	9:30	4:30	HA	walk
	Sara	6:30	8:30	9:00	9:30	4:30	HA	Drop
	Ayla	6:45	7:00	7:30	8:45	4:45	HA	Drop
	Gabrielle	7:00	7:30	7:00	8:45	4:45	HA	walk

Letter to Mayor and Council (Rezoning application)

Infant Plus Daycare Centre

Sign-in Sheet

Date	Child's Name	Time Awake	Last Fed	Last Change	Comments	Time In	Time Out	Initials
June 3 2014	Maya	5:15	6:45	7:15		8:09	4:48	SAD
2014	Ayla	6:00	7:00	7:30		8:06	4:48	AD
	Gabriella	7:10	7:40	7:15		8:18	4:35	AD
	OCARL	7:00	7:40	7:15		8:20	4:30	AD
	Morgan	6:40	7:00	7:20		8:47	4:42	AD
	Morgan	6:30	7:00	7:30		8:48	4:45	AD
	Tulip	7:15	8:30	7:00		9:20	4:15	AD
June 2 2014	Gabriella	7:00	7:40	7:20		8:45	4:50	AD
2014	Ayla	6:15	7:00	7:15		8:20	4:50	AD
	Morgan	6:30	7:45	8:10		8:30	4:40	AD
	Morgan	6:30	7:00	7:30		8:36	4:48	AD
	Tulip	7:00	8:00	7:20		8:37	4:30	AD
	Tulip	7:00	8:10	7:20		9:25	4:30	AD
	Tulip	7:00	8:10	7:20		9:30	4:40	AD
June 3 2014	MAYA	7:30	8:00	7:35		10:05	1:30	AD
2014	Gabriella	5:15	7:00	5:30		8:11	5:03	AD
	Ayla	7:15	7:35	8:10		8:15	4:30	AD
	Morgan	7:20	7:45	8:00		8:25	4:30	AD
	Morgan	6:30	7:00	7:30		8:34	4:57	AD
	Morgan	6:00	7:20	7:00		9:00	3:45	AD
	SARAH	7:00	7:30	7:00		9:10	4:40	AD
June 4 2014	Tulip	7:30	8:00	7:30		9:30	4:15	AD
2014	Gabriella	6:30	7:15	7:30		8:00	4:45	AD
	Ayla	7:00	7:45	7:15		8:15	4:53	AD
	Morgan	7:20	7:45	7:30		8:19	4:19	AD
	Morgan	6:20	7:45	7:20		8:30	3:35	AD
	Morgan	6:30	7:45	7:20		8:38	5:00	AD
	Morgan	6:30	7:45	7:20		8:55	4:30	AD



Letter to Mayor and Council (Rezoning application)

Infant Plus Daycare Centre
Sign-in Sheet

Date	Child's Name	Time Awake	Last Fed	Last Change	Comments	Time In	Time Out	Initials	
21 May	Morgan	6:45	7:15	7:30		8:10	4:50	227	Bike
	OSCAR	6:30	6:45	6:00		8:10	4:30	24	one
	Ayla	6:45	7:00	7:45		8:14	4:45	AD	walk
	Gabrielle	7:10	7:45	7:00		8:16	5:00	mom	walk
	Morgan	7:00	7:00	7:30		8:16	4:30	mom	one
	SONIA	5:45	7:30	6:45		8:16	4:50	mom	one
	Sara	6:00	7:00	8		8:16	4:50	mom	walk
26 May	MATIA	6:04	7:00	6:45		8:45	4:50	245	Bike
	OSCAR	6:00	6:45	6:00		8:06	4:52	24	one
	Gabrielle	7:00	7:45	N/A		8:17	5:00	mom	walk
	SONIA	6:20	7:45	7:15		8:30	4:55	mom	one
	Morgan	6:30	7:00	7:30		8:32	4:40	mom	one
	SONIA	6:00	7:00	8		8:32	4:40	mom	Bike
	Tulip	7:15	8:00	-		9:25	4:30	24	Bike
21 May	MATIA	5:15	7:15	7:30		8:08	4:50	245	walk
2014	Ayla	6:30	8:00	7:30		8:10	4:41	24	walk
	Gabrielle	6:55	7:30	-		8:21	4:50	24	one
	Morgan	6:30	7:00	7:30		8:36	4:54	24	one
	SONIA	6:00	7:00	8		8:36	4:54	24	one
	Tulip	6:15	8:30	-		9:25	4:40	24	walk
21 May	Ayla	6:45	7:30	7:50		8:00	4:40	24	one
2014	OSCAR	6:15	6:45	7:00		8:00	4:40	24	Bike
	MATIA	7:00	7:30	4:00		8:28	4:52	245	one
	SONIA	5:40	7:20	6:30		8:27	4:50	24	one
	Morgan	6:30	7:00	7:30		8:53	4:53	24	walk
	SONIA	6:00	7:00	8		8:53	4:53	24	Bike
	Tulip	7:30	8:30	-		9	4	24	walk
21 May	Gabrielle	7:30	8:30	-		9	4	24	one
2014	OSCAR	6:00	6:45	6:00		8:45	4:53	24	Bike
21 May	MATIA	6:00	7:15	6:00		8:45	4:53	24	walk
	Gabrielle	7:15	7:50	7:30		8:45	4:53	24	one
	Morgan	6:30	7:00	7:30		8:45	4:53	24	one
	SONIA	6:00	7:00	7:30		8:45	4:53	24	walk
	Tulip	6:00	7:00	7:30		8:45	4:53	24	one
	SONIA	6:00	7:00	7:30		8:45	4:53	24	walk



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Letter to Mayor and Council (Rezoning application)

Infant Plus Daycare Centre Sign-in Sheet

Date	Child's Name	Time Awake	Last Fed	Last Change	Comments	Time In	Time Out	Initials	
Mar 24 2014	Isabel	6:10	6:45	6:10		8:08	4:52	BT	one
	Gabriella	7:00	7:40	7:10		8:11	4:40	RK	one
	Morgan	6:30	7:15	7:30		8:30	4:46	BT	one
	Aylin	6:30	7:00	7:30		8:31	4:44	BT	one
	Sara	7:30	8:00	8:30		8:45	4:40	BT	one
	Sara	6	7	—		9	4:42	BT	one
	Tulip	6:15	8:00	7:30		9:10	3:30	Dad	one
	Tulip	7:30	8:00	8:15		9:10	3:45	BT	one
Mar 25 2014	Gabriella	7:05	7:30	—		8:03	4:42	BT	one
	Morgan	8:10	7:15	6:30		8:10	4:45	Dad	one
	Aylin	6:00	6:45	6:45		8:17	4:35	BT	one
	Aylin	7:00	7:30	7:50		8:18	4:35	BT	one
	Morgan	6:30	7:00	7:30		8:40	4:23	BT	one
	Sara	5:30	7	—		9:10	3:30	BT	one
Mar 26 2014	Tulip	7:30	8:30	9:00		9:10	3:40	BT	one
	Morgan	6:10	7:45	7:30		9:04	4:48	BT	one
	Gabriella	6:00	6:45	6:30		8:11	4:55	Dad	one
	Aylin	7:10	7:40	7:15		8:16	4:50	BT	one
	Morgan	7:00	8:00	8:15		8:30	4:45	BT	one
	Sara	6:30	7:00	7:30		8:37	4:30	BT	one
	Tulip	5:30	7	—		9	4:42	BT	one
Mar 27 2014	Isabel	7:30	8:30	9:00		9:30	4:15	BT	one
	Gabriella	6:00	6:45	6:30		8:08	4:41	Dad	one
	Aylin	7:00	7:45	7:10		8:19	4:42	BT	one
	Morgan	6:00	7:30	7:45		8:20	4:10	BT	one
	Sara	7:00	7:30	8:00		8:25	4:47	BT	one
	Morgan	6:30	7:00	7:30		8:46	4:40	BT	one
	Aylin	5:30	7	—		9	4:30	Dad	one
	Attid	6:30	8:00	7:45	a little cuddly this week	9:00	4:30	BT	one



James Bay Child Care Society

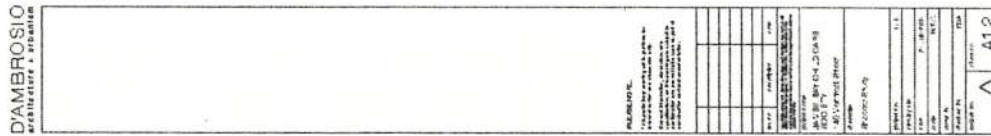
Infant Plus Daycare Centre
149 Montreal Street
Victoria, BC, V8V 1Y8
Phone: (250) 388-9144
infantplus@shaw.ca

Letter to Mayor and Council (Rezoning application)

Infant Plus Daycare Centre Sign-in Sheet

Date	Child's Name	Time Awake	Last Fed	Last Change	Comments	Time In	Time Out	Initials	
Apr 22 2014	OSCAR	7:00	6:00	7:00		8:07	4:52	BT	one
2014	Gabrielle	7:10	7:30			8:18	5:00		walk
	Ayla	7:00	7:30	8:00		8:19	4:77	CB	walk
	Morgan	6:30	7:00	7:30		8:25	4:00	me	one
	Wendy	6:30	7:30	7:45		8:28	4:30	mom	one
	SARA	6:30	7:00			8:28	4:10	Dad	one
	Tulip	7:00	8:00	8:30		9	4:10	Dad	one
Apr 23 2014	MAIA	5:45	7:00	7:15		8:09	4:34	mom	one
2014	Gabrielle	7:05	7:45	7:10		8:15	4:58	mom	one
	OSCAR	6:20	6:00	7:20		8:16	4:16	mom	one
	Ayla	7:45	8:25	8:15		8:48	4:56	AD	walk
	SARA	6	7			9	4:20	Dad	walk
	Tulip	7:00	8:00	8:45		9:30	4:10	me	one
	Morgan	6:30	7:00	7:30		10:17	4:54	me	one
Apr 24 2014	MAIA	6:00	7:00	7:30		8:12	4:53	me	one
2014	Gabrielle	7:00	7:40	7:05		8:17	4:50	me	one
	OSCAR	6:20	7:20	7:00		8:20	4:20	me	one
	Morgan	6:30	7:00	7:30		8:32	4:18	me	one
	Ayla	7:20	8:10	8:25		8:39	4:57	me	one
	SARA	6	7			8:43	4:20	me	one
	Astrid	6:07	7:20	7:00		9:30	4:30	mom	walk
Apr 25 2014	MAIA	6:00	7:00	6:45		8:10	4:55	me	one
2014	Gabrielle	7:00	7:45	7:15		8:15	4:55	me	walk
	Morgan	6:45	7:10	7:10		8:16	4:27	me	walk
	SARA	6	7			8:21	4:54	me	walk
	Tulip	7:15	8:30	9:00	Ruany nose !!	9:05	4:00	me	one
Apr 26 2014	MAIA	7:40	8:15	8:50		9:07	4:12	me	walk
2014	Gabrielle	6:15	6:00	6:15		8:05	4:52	me	one
	Morgan	5:45	7:00	7:30		8:20	4:50	me	walk
	Ayla	6:00	7:40	7:10		8:19	4:33	me	walk
	Gabrielle	6:50	7:40	7:10		8:30	4:20	me	one
	Tulip	6:15	8:00	7:30		9:05	4:10	me	one

APPENDIX C: SHADOW STUDY





Contacts

Registered Owner

James Bay Child Care Society
149 Montreal Street
Victoria BC
V8V 1T8

Wendy I Reed
Tel: 250.588.9744

Architect

D'Ambrosio Architecture + Interiors
2960 Jutland Road
Victoria, BC
V8T 5K2

Erin D'Ambrosio
Tel: 250.384.2400

List of Drawings

Architectural

A0.1 Cover Sheet
A1.1 Site Information + Roof Plan
A2.1 Floor Level 1 / Site + Landscape Plan
A2.2 Floor Level 2 Plan
A3.1 Building Elevation + Section

James Bay Child Care Society
149 Montreal Street
Victoria, BC

Rezoning Application

D'AMBROSIO
ARCHITECTURE + INTERIORS

1414

2960 Jutland Road
Victoria BC Canada V8T5K2

tel 250.384.2400
fax 250.384.7893
email mail@daarc.ca
web www.daarc.ca

5 August 2014



1. Existing Front Yard View



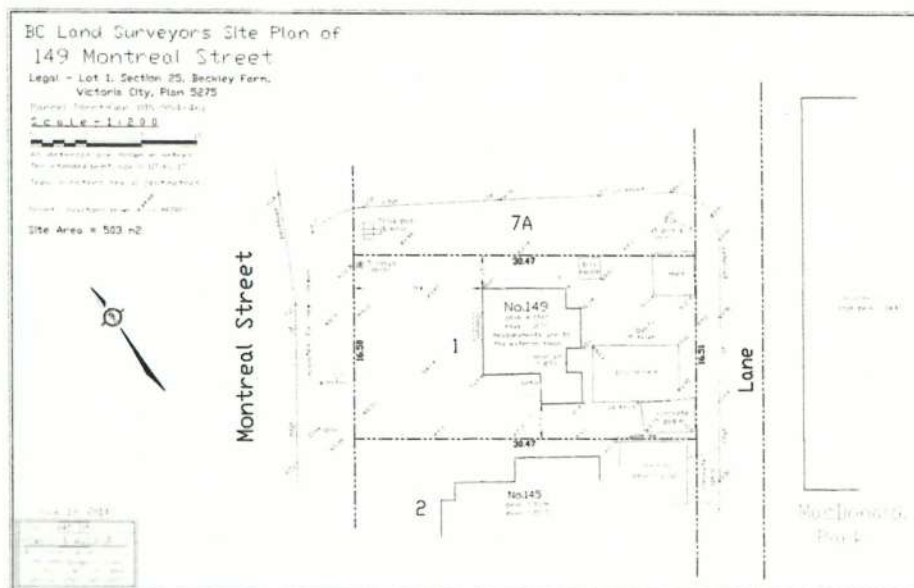
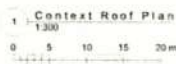
2. Existing South Side Yard View



3. Existing Rear Lane View



4. Existing Lane / Debris Street View



March 21st / September 21st (10am)



March 21st / September 21st (12pm)



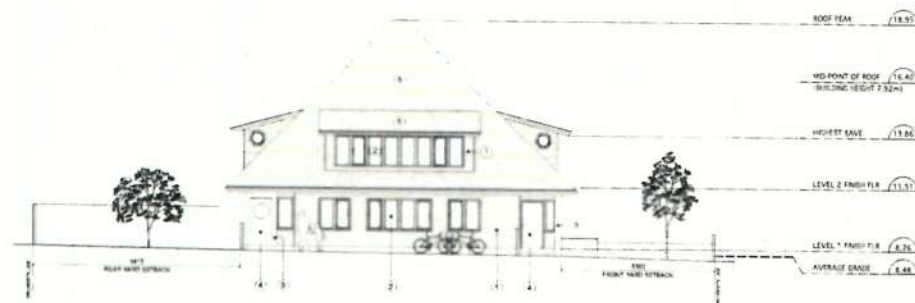
March 21st / September 21st (3pm)

2 Shadow Studies
NTS

1	Receiving Application	14 Aug 2014
REV NO	Reception	date
1	Reception	14 Aug 2014
2	Reception	14 Aug 2014
3	Reception	14 Aug 2014
4	Reception	14 Aug 2014
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99	Reception	14 Aug 2014
100	Reception	14 Aug 2014

PROJECT INFORMATION TABLE	
Zone (containing)	2014 Montreal Diagram Context
Proposed zone or site specific zone	New Zone
Site area (m ²)	5,616 m ²
Total floor area (m ²)	900 m ²
Commercial floor area (m ²)	900 m ²
Floor space ratio	0.60
Site coverage %	47%
Open site space %	24%
Height of building (m)	2.6
Number of stories	2
Parking table treatment on site	2
Residential parking number	2 (Class 1) + 4 (Class 2)
Building Software Use	
Food (Restaurant/Deli)	0.95
Gift (Fashion/Street)	1.34
Retail	2.43
	1.62

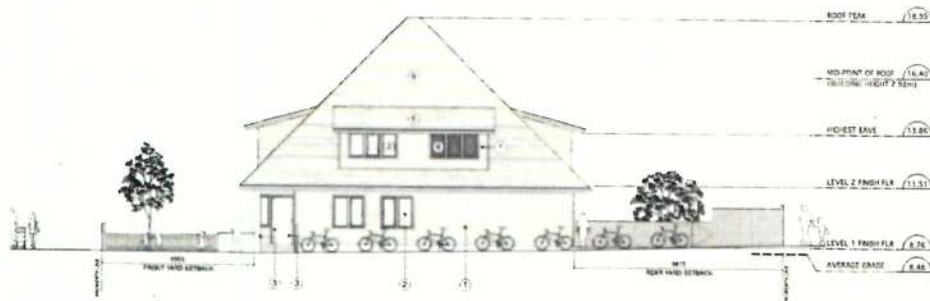




1 Side Elevation (North-Dobinson)
Scale: 1/100



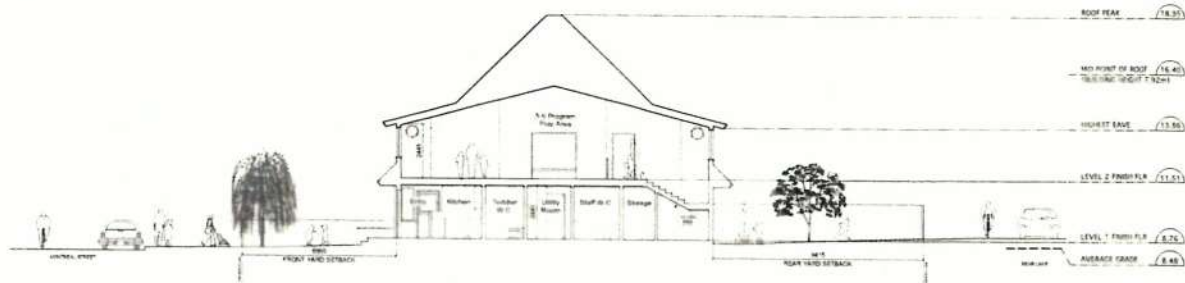
2 Front Elevation (West - Montreal)
Scale: 1/100



3 Side Elevation (South)
Scale: 1/100



4 Rear Elevation (East - Lane)
Scale: 1/100



5 Building Section
Scale: 1/100

MATERIALS KEY

- 1 CLADDING: WHITE PAINTED CEMENT
BLOCKS (Barnwood House 10' x 10' units
down)
- 2 WHITE FRAMED SHUTTERS (lower gable)
- 3 PAINTED TRIM (Barnwood House 10' x 10' units
down)
- 4 ENTRY DOORS: ACCENT: WHITE
Barnwood House 20' x 10' units down
- 5 ROOF: BLACK PERGOLAS SHINGLES
- 6 WHITE FRAMED SHUTTERS (upper gable)
TEXTURED: BARNWOOD 10' x 10'

PLEASE NOTE:

General information, dimensions and
specifications on this drawing are subject to
confirmation and are not to be used as part of
construction without documentation.

1	Rebuilding Application	15 Aug. 2014
2	Rebuilding Application	15 Aug. 2014
3	Rebuilding Application	15 Aug. 2014
4	Rebuilding Application	15 Aug. 2014
5	Rebuilding Application	15 Aug. 2014

project name
**JAMES BAY CHILD CARE
SOCIETY**
149 Montreal Street

sheet title
Building Elevations + Section

project no.	1414
drawing for	Schematic Plans
date	30 July 2014
scale	1/100
drawn by	DHS
checked by	FDA

revision no.	sheet no.
1	A3.1



JBNA

James Bay Neighbourhood Assoc.

234 Menzies St
Victoria, B.C.
V8V 2G7

www.jbna.org

Received
City of Victoria

AUG 19 2014

Planning & Development Department
Development Services Division

Mayor and Council
#1 Centennial Sq.
Victoria BC

August 19th, 2014

Re: Day Care at 149 Montreal St – Rezoning proposal R1T8 to R1TB

At JBNA General Meeting on August 13, plans for the above Montreal Day Care were presented by Matthias Herborg, Director James Bay Childcare Society and Wendy Lowe, President James Bay Childcare Society. Plans were presented for review and proposal was generally well accepted. The following is from minutes of this meeting.

JB Childcare Society has been a day care site for 15 years and is a not for profit organization established by neighbourhood families.

Current facility provides day care for children 0 to 18 mos. and 18 mos. to 3 yrs. of age. Expansion is needed to accommodate children from ages 3 yrs. to 5yrs.

Current facility is governed by licensing with restrictions for expansion. VIHA licensing currently is for maximum capacity of 15 children and day care wants to expand to 32.

Pick-up/drop-off over 2 hr. period in am and pm: 8am to 10:30am and 3:30pm to 5:30.
No noise at night or weekends. Bike lock-up and staff are encouraged to use bus.

Questions (Q) and Comments (C)

C – valuable service for community – strongly supports

Q – strong need for space not only in JB but in Victoria as a whole

Q – where will locate during construction? – will rent in alternate location

Q – is there a waitlist in JB? – Can only speak to their waitlist 48 families

C – signage at MacDonald Park should be clear that parking is permitted – City should relax

Q – is the rezoning site specific – yes to allow for the number of children

In addition to the above presentation and comments from those in attendance, we did receive attached email from a resident on Montreal Street. I have removed name and address for privacy concerns.

Tom Coyle, Vice Chair JBNA

ATTACHMENT

Hi

I can not attend the meeting re-day care expansion on Montreal Street but I did want to let you know that I am not in favour of it.

We have enough noise in this neighbourhood. We have the German and Polish clubs on Niagara Street and right across the street from me I have the James Bay Athletic Club. The JBAA are a huge thorn in my side with their noise of dropping barbells and weights all hours of the day and night. They wouldn't want to be woken up at 6am to a boot camp across the street from them. Not to mention they have zumba exercises with loud music, and they rent out their hall for parties as well.

The parking on Montreal Street is very limited since the put sidewalks in. Before the sidewalks went in the day care had cars parked all over the front area and people and kids running all over the street making it hard to pass with oncoming traffic.

Bottom line we do not need MORE noise in this neighbourhood we need less. It's still classed as a neighbourhood isn't it ?, or has it gone commercial.

Resident on Montreal Street