



## **Committee of the Whole Report For the Meeting of November 22, 2018**

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**To:** Committee of the Whole **Date:** November 21, 2018  
**From:** Alison Myer, Acting Director, Sustainable Planning and Community Development  
**Subject:** Rezoning Application No. 00653 for 205 Simcoe Street

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### **RECOMMENDATION**

That Council instruct staff to prepare the necessary Zoning Regulation Bylaw Amendment that would authorize the proposed development outlined in Rezoning Application No. 00653 for 205 Simcoe Street, that first and second reading of the Zoning Regulation Bylaw Amendment be considered by Council, and a Public Hearing date be set subject to an amendment of the existing restrictive covenant to add daycare as one of the permitted uses on the property, executed by the applicant to the satisfaction of City staff.

### **EXECUTIVE SUMMARY**

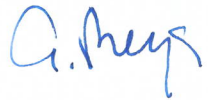
The purpose of this report is to present Council with new information and recommendations regarding the Rezoning Application for 205 Simcoe Street. The proposal is to rezone the property from the current C1-C Zone, Club District, to a new, site-specific zone to allow for a preschool daycare. At the November 15, 2018 Committee of the Whole meeting, Council approved a motion directing staff to explore options for greater affordability of the proposed child-care in return for the City relaxing the covenant currently registered on title. Staff have since met with the daycare operator and the property owner to explore this possibility. Specifically, staff explored the feasibility of subsidizing the daycare spaces by reducing the lease rate and passing on these savings as a means to reduce the fees for the child-care spaces. Both the applicant and the owner have stated that this is not financially feasible. Both parties have provided letters of response, which are attached to this report.

The property owner the James Bay Athletic Association, which is a non-profit society, has indicated that a reduction in the lease revenues would affect funding for their other programming. As the daycare operator, the applicant has also indicated that the daycare business could not afford to provide this subsidy directly. Further, the option of requiring that the daycare business directly subsidize the daycare by reducing their fees could have negative impacts on the stability of the daycare and the employees. Both the applicant and the property owner have stated that if any such condition were to be a requirement of the Rezoning approval, they will not proceed with the application.

Respectfully submitted,



Chloe Tunis  
Planning Analyst  
Development Services Division



Alison Myer, Acting Director  
Sustainable Planning and Community  
Development Department

Report accepted and recommended by the City Manager:



Date:

Nov 21, 2018

**List of Attachments:**

- Attachment A: Letter from property owner
- Attachment B: Letter from applicant