

Lucas De Amaral

From: Bridey Morrison Morgan [REDACTED]
Sent: June 26, 2019 8:00 PM
To: Victoria Mayor and Council
Subject: RE: Mayor and Council email RE: re-zoning application - 1661 Burton Avenue

Greetings all:

In speaking with neighbours not notified about the public meeting held by OCA, 29 April 2019 (because they live more than 100 metres from the property) and did not receive written notification), they would like the opportunity to express their concerns about the re-zoning application.

If the Mayor and Council approve the re-zoning at the meeting tomorrow, 27 June 2019, then there will be no opportunity for them to give their input.

Also, it has come to my attention that there may be a conflict of interest of one of the counsellors, Ben Isitt. I have been told he knows the property owners. If this is the case, hopefully he will exclude himself from voting.

bridey morrison morgan

Sent from [Mail](#) for Windows 10

From: Victoria Mayor and Council <mayorandcouncil@victoria.ca>
Sent: Tuesday, June 25, 2019 3:24:28 PM
To: 'Bridey Morrison Morgan'
Subject: RE: Mayor and Council email RE: re-zoning application - 1661 Burton Avenue

Thank you for your follow up email Bridey. I have shared it with Mayor and Council, and filed it with the correspondence to be included on the public agenda as well.

Sincerely,
Monica

From: Bridey Morrison Morgan [REDACTED]
Sent: Tuesday, June 25, 2019 10:32 AM
To: Victoria Mayor and Council <mayorandcouncil@victoria.ca>
Subject: RE: Mayor and Council email RE: re-zoning application - 1661 Burton Avenue

Good morning Monica, Mayor and Council:

Thank you for another reply.

Re: your response to my points about traffic and the park. I find it totally amazing that city staff sitting in their downtown offices would be able to comment on what is good for our street and playground.

For example, since when is having 2 swings for possibly 24 children (from the daycare) plus other neighbourhood children playing in the park a suitable ratio of equipment and users of the equipment ?

I find it interesting that on the public board posted on the property would advertise “giving input to the re-zoning” and in all likelihood the city is going to rubber stamp the application for re-zoning.

It is my understanding from the information that you sent to me about licensing, the City is saying that IH and the Province are the decision makers about when and where daycare operations are set up in residential communities. Their rules override the City and also, feedback in the community.

To me it appears that the City, IH and the Province all want to appear as being supportive of day care – making themselves look good to the public. However, I as a resident of the street feel that there is potential for disruption to my life and my neighbourhood.

bridey morrison morgan

Sent from [Mail](#) for Windows 10

From: Victoria Mayor and Council <mayorandcouncil@victoria.ca>
Sent: Friday, June 21, 2019 12:35:04 PM
To: 'Bridey Morrison Morgan'
Subject: RE: Mayor and Council email RE: re-zoning application - 1661 Burton Avenue

Thank you for your follow up email, Bridey. I should have clarified on point #3 that I was referring to City staff based on site visits to the park.

I will share your email with Mayor and Council and with the Planner for their information. I will also file this latest email as well, to ensure it is on the public agenda when the application comes before Council for their consideration.

Sincerely,
Monica

From: Bridey Morrison Morgan [REDACTED]
Sent: Thursday, June 20, 2019 6:38 PM
To: Victoria Mayor and Council <mayorandcouncil@victoria.ca>
Subject: RE: Mayor and Council email RE: re-zoning application - 1661 Burton Avenue

Dear Mayor, Council and Monica:

Thank you for your personal reply to my 2nd letter.

My reply to the following points –

Point # 1) I find it interesting the Transportation staff reviewed the file and have no concerns. **The people in that department do not live on my street** and I, as a resident of the street, do have a high degree of concern about 24 vehicles driving down my street possibly twice a day, five days a week. My grandchildren and other street on the street will no longer be able to play freely and safely with the increased traffic flow department. I am not sure the people in the Traffic Department would want increased traffic on their street.

Point # 3) I am aware that the daycare has its own playground area and I can appreciate that the “staff do not have concerns about overcrowding in the playground”. I assume you mean the daycare staff. If so, I appreciate that they have no concerns, but again as a resident of the neighbourhood, I do have a concern. Why would the staff’s opinion over rule or have more weight than residents of the community?

As I stated before, it is my opinion that the private-for-profit owner / operator, Ms. Fehr, from the start **has not been transparent and honest about her intentions in acquiring the property**. It may be a great business opportunity for Ms. Fehr but in my opinion it is not an improvement to our community / neighbourhood. Again, I will remind all of you that at the OCA meeting, 29 April 2019, **Ms. Fehr told those in attendance that she wanted support for 4 more spaces not 16 more spaces**. She advised us that she was already licensed for 8 children and wanted to increase the number of children from 8 to 12.

In my opinion, having a commercial business at the end of our residential street in our neighbourhood is not desirable. This is not a case of "not in my backyard" but rather a case of the process moving forward without a lot of dialogue with the residents.

For your information, I will be contacting Island Health and the Provincial Government about my concerns about permitting re-zoning for private-for-profit day care operations in long established neighbourhoods without an open and transparent public consultation process with residents. I support publicly funded day care.

Yours truly,

bridey morrison morgan
[REDACTED]

Thank you for you

Sent from [Mail](#) for Windows 10

From: Victoria Mayor and Council <mayorandcouncil@victoria.ca>
Sent: Thursday, June 20, 2019 2:28:50 PM
To: 'Bridey Morrison Morgan'
Subject: Mayor and Council email RE: re-zoning application - 1661 Burton Avenue

Dear Bridey,

Thank you for your email regarding a rezoning application for 1661 Burton Avenue, it has been shared with Mayor and Council.

This application is scheduled to come before Council at the Committee of the Whole meeting on June 27. At that time, Council will consider whether the application will proceed to a Public Hearing (or to decline, defer decision, etc.) Should it proceed to a Public Hearing, the public is then notified of the Hearing through various means, including an update to the signage, a mail-out, and an ad in the newspaper.

The City's [Development Tracker](#) has the most up-to-date information regarding this proposal, including the most recent plans. The staff report for the Committee of the Whole meeting will be published the Friday before the meeting on our [Council webcasting portal](#).

To respond to some of your questions, the Planning department has provided the following information:

1. Transportation staff have reviewed the file and did not raise concerns regarding traffic. However, a Statutory Right-of-Way is being requested along Shakespeare Street which would be used for future road improvements.
2. The R1-B Zone permits for house conversions which permit daycares. In this instance, this requires a rezoning only because the house was constructed in 1945 (house conversions for daycares must be built prior to 1931 according to the zoning).
3. The daycare has its own play area and Clawthorpe Park would be used as an outing – not its primary location. Staff do not have concerns about overcrowding.

Island Health would place the limit on the number of children allowed, and not the City.

I have filed your email with this address, to be shared with Mayor and Council again once this application comes before them at the Committee of the Whole meeting.

Sincerely,

Monica Dhawan
Correspondence Coordinator
Mayor / City Manager's Office
City of Victoria
1 Centennial Square, Victoria BC V8W 1P6



From: Bridey Morrison Morgan [REDACTED]
Sent: Wednesday, June 12, 2019 3:15 PM
To: Victoria Mayor and Council <mayorandcouncil@victoria.ca>; Ben Isitt (Councillor) <BIsitt@victoria.ca>
Subject: re-zoning application - 1661 Burton Avenue

Attached please find a second letter regarding – 1661 Burton Ave, Victoria, BC

I look forward to your reply and information about the upcoming public meeting with council to discuss the impact in our community / neighbourhood.

Thank you.

bridey morrison morgan
[REDACTED]

Sent from [Mail](#) for Windows 10

Heather McIntyre

From: Rob Sherman [REDACTED]
Sent: Wednesday, July 03, 2019 5:28 AM
To: Victoria Mayor and Council; Michael Angrove
Subject: 1661 Burton Ave

To Mayor and Council,

To Mayor and Council,

I am currently on vacation, but wanted to write to you to address the application by Gillian Fehr to setup a kindergarten at [1661 Burton Ave.](#) in case I am not in town to speak at any hearings or meetings about the proposal on the property.

I had previously written to you about the community meeting that was held on April 29th, 2019 facilitated by the Oaklands Community Association in regards to the application.

I have reviewed the Revised Letter to Mayor and Council letter that has been submitted by Ms. Fehr and felt that I needed to respond to its content.

It appears in her letter that she is requesting to be able to offer twelve 30 month to school age spots AND twelve infant toddler spots. This is not what she presented at the association meeting. She stated that she had eight spots and was wanting to increase that number by 4 to a total of 12. If she is truly asking for a total of 24 as it appears she is doing in her written request to the Mayor and Council, then I feel that she has altered her version when addressing the community to get their buy in. If she is trying for more spaces but underselling to the community what she is asking the Mayor and Council to approve, then this needs to be addressed for clarity and transparency of her intentions for her business.

This may be a simple mistake in her written request to the Mayor and Council, but it needs to be corrected so that everyone that is in the neighbourhood is well aware of what Ms. Fehr is asking from the Mayor and Council to approve.

Ms. Fehr writes about public infrastructure not being impacted, but she only addresses water and garbage, she does not address parking (she did address in in her original letter to Mayor and Council, but removed it from the revised letter for some reason). In the original letter Ms. Fehr states that property allows for "quite a bit of street parking", as you can see from the plans she has submitted, the property is less than 19 meters wide on Burton Ave and while cars can park anywhere they like on Burton Ave while visiting any property, there is not a lot of free spots on the street to accommodate the potential number of cars that her business will bring into the neighbourhood at peak times of the day to drop off and pick up children before and after work when the established residents of the area are trying to get out of and into their homes at those times as well.

Ms. Fehr has stated that she will ask her clients to park in the Sears (Hillside Mall) parking lot, but realistically she has no control over that and the mall could very well shut it down if it becomes a problem for them. And while she can ask, she cannot make her clients do anything in this regards despite what she said at the community meeting.

There is no parking allowed on the adjacent street of Shakespeare, so I am not sure what she means by "quite a bit of street parking". And if, by her own account, there is "quite a bit of street parking", why do Ms. Fehr and her husband frequently park in the no parking zone on Shakespeare while working on the property? Should they

not be parking on Burton Ave where it is not in violation of the parking bylaws? Why would they not be good neighbours and park in designated parking areas like everyone else?

Also, the re-zoning signs that are posted on their property are done so incorrectly as they are at ground level and not at the required height of 1-1.5 meters to the bottom of the sign from the ground. This will need to be corrected so that they are in compliance with the bylaws and regulations, which I would assume they are well aware having opened several other similar businesses.

I am hopeful that the Mayor and Council will straighten out what it is Ms. Fehr is asking for – a total of 12 spots as she presented at the community meeting or a total of 24 spots as it appears her letter to the Mayor and Council appears to suggest.

I would also ask that I can get clarification on what rezoning is being asked for. As I understand it (and as Ms. Fehr has indicated), this former dwelling is no longer being used as a residence, it is being used as a commercial building to run a commercial business in a residential neighbourhood. Regardless of the business/service type, this is exactly what is happening to the property. Should there not be a proper rezoning application as using a residential building in a residential neighbourhood for commercial use drastically changes the neighbourhood. What is to stop another business from purchasing a house to their business out of? Would this not be setting a precedent to allow commercial use of residential property as is in this case?

Thank you for your time and I look forward to your responses to my questions.

Rob Sherman

Sent from my iPhone

Pamela Martin

From: Noah Treacher <[REDACTED]>
Sent: September 10, 2019 2:13 PM
To: Public Hearings
Subject: Letter of support for 1661 Burton Ave

To Whom It May Concern,

NDP leader John Horgan identified childcare as a major concern during the elections. His government has pledged to find a place for every child and family at an affordable cost. But this vision requires the involvement of all levels of government.

Too many families with young kids are struggling to make ends meet because of the low availability of childcare. This is a concern for every community in BC, and Victoria's Oaklands' neighborhood is no exception.

We need more childcare facilities as soon as possible. Too many families in my area have been waiting too long and this has been detrimental to family incomes, work options, and the development of our children.

I live at 2749 Gosworth road, only a few blocks from 1661 Burton Ave. I am submitting this letter in support for the childcare development proposed for that site.

Regards,

Noah Treacher

[REDACTED]
[REDACTED]
[REDACTED]

Pamela Martin

From: Serena <[REDACTED]>
Sent: September 10, 2019 11:37 AM
To: Public Hearings
Subject: Letter of support for childcare development at 1661 Burton Ave.

To Whom It May Concern,

I am writing in support of Gillian Fehr's efforts to create an infant toddler centre at the above noted address. My daughter has attended one of her other facilities for the past year. It is very well managed, both from an operational/facilities perspective and more importantly, child development. Given the lack of IT spaces available in the area and my direct experience with her operations, I would welcome the opportunity for my infant son to attend this proposed centre.

Kind regards,
Serena DeCiantis

Pamela Martin

From: Laura Liira <[REDACTED]>
Sent: September 11, 2019 8:47 PM
To: Public Hearings
Subject: Re: Development 1661 Burton Ave

Hello!

I am a local working mother of 2 (with another baby on the way). I live at 3122 Doncaster Drive and my 3 year old son is at the current daycare at 1661 Burton Ave. He absolutely loves it and it has been so incredible to have him in a daycare two blocks from our house. I'm hoping to get my daughter into it as well but Gillybird Daycare is waiting for approval from the city.

I know so many parents who are looking for quality daycare for their children, so I don't understand why they wouldn't be getting approval.

I urge you as a Victoria resident to give the permission to rezone 1661 Burton Ave so more children in the city can find quality care.

Thanks for you time.

Laura Liira of S.S. Heart
ssheart.com

Instagram: [@lauraliira](https://www.instagram.com/lauraliira) | **Pinterest:** [pinterest.com/ssheart](https://www.pinterest.com/ssheart) | **Twitter:** [@laura_liira](https://twitter.com/laura_liira) | **Facebook:** [facebook.com/ssheartblog](https://www.facebook.com/ssheartblog)

Pamela Martin

From: johnathan vand <[REDACTED]>
Sent: September 9, 2019 3:53 PM
To: Public Hearings
Subject: Re: rezoning for 1661 Burton Avenue Victoria

To whom it may concern,

I live at 3192 Shakespeare Street, 2 houses away from PID 005-484-707 Lot 3 Sections 29 & 30 who is applying for rezoning from a single family dwelling a large daycare facility.

I can tolerate a small family run daycare, however, anything larger than 8-12 children is going to be a huge burden to our neighbourhood. The influx of extra traffic on our skinny streets is already too much in my opinion. We have lots of kids in the neighbourhood who play and ride their bikes and I want to keep them safe.

Parking is also a huge issue. There isn't any extra spots for patrons of a large daycare to drop off/pick up their kids safely. They have been parking illegally on Shakespeare Street since they moved in a few months ago.

Please limit the use of this space for the sake of safety of our current residents.

Thank you,

Jessica Van Dieten
3192 Shakespeare Street
Victoria B.C.
V8T 3A9

Sent from my iPhone

Pamela Martin

From: Heather Angrignon <[REDACTED]>
Sent: September 9, 2019 10:17 PM
To: Public Hearings
Subject: Regarding zoning application for 1661 Burton Ave

Hello,

I am a mother to a 13 month old son and I am also an Early Childhood Educator. I am scheduled to secure a childcare space and have employment once approval for zoning goes through for 1661 Burton Ave, owned by Gillian Fehr. The lack of childcare spaces for infant and toddler aged children has made a huge impact on myself and many families that I personally know in the community. A lot of Educators with young children have been unable to return to the workforce because of the lack of childcare spaces, and I am scared that I will face the same fate. Gillian graciously offered me a space for my son and full time employment at her new centre pending approval, which has not been the case with other centres I have looked into. I am hopeful that you will consider her application and how many families, including mine, that it would really help while we are in the midst of a childcare crisis.

Thank you for your time,

Heather Angrignon
[REDACTED]

Sent from my iPhone

Pamela Martin

From: Kathryn Bissett <[REDACTED]>
Sent: September 9, 2019 9:22 PM
To: Public Hearings
Subject: Support 1661 Burton Ave for more childcare spaces

I am writing in support of the development of childcare spaces at 1661 Burton Ave
As a resident of the Fernwood/Oaklands area and parent to a two year old, I know that more childcare spaces are desperately needed. All places I have inquired with are waitlisted. There is a huge need for care in our community.

Thanks for your time,
Kathryn Bissett

Pamela Martin

From: Sasha <[REDACTED]>
Sent: September 9, 2019 8:47 PM
To: Public Hearings
Subject: Support for Gillybird development

I'm a local resident and mom to a little girl turning one on Saturday. I fully support the Gillybird development at 1661 Burton Ave.

I am on 10+ waitlists for daycare and I'm not sure what I'm going to do once I have to go back to work. Victoria needs more daycares!

Sincerely,
Sasha Séguin