



James Bay Neighbourhood Association

jbna@vcn.bc.ca
Victoria, B.C., Canada

www.jbna.org

June 27th, 2017

Mayor and Council,
City of Victoria

Re: 350 Sylvia – Toilet Facility in Garage to Support Child Care Program

Dear Mayor and Councilors,

The proposal for a toilet/sink installation at the garage for 350 Sylvia was heard at the June 14th, 2017 JBNA Community Meeting. There were 53 people in attendance.

Those present were supportive of the proposal with one proviso from a near by resident:

- Since the house is a tri-plex, **wishes to see a covenant (guarantee)** that there would NOT be an application for a conversion of the garage for residential use in the future.

Two residents who could not attend the meeting submitted statements (attached). One is support, one opposed: both raised concern of traffic issues since Sylvia is not a thru street.

For your consideration,

Marg Gardiner
President, JBNA

Cc: JBNA Board, Miko Betanzo, Planning
Sarah Hilliard & Jim Rawlings, owners

Attach: Excerpt from April 12th, 2017, JBNA General Meeting

ATTACHMENT: Excerpt: June 14th, 2017, JBNA General Meeting Minutes

6. CALUC: 350 Sylvia Street

Development Review Committee (DRC) Meeting: presented by Marg Gardiner

On May 11, 2017, JBNA DRC Committee members Marg Gardiner, Janice Mayfield Trevor Moat, and Linda Carlson (Tim VanAlstine did not attend due to his concern it may be perceived as a conflict) met with owners Sarah Hillard and Jim Rawlings to discuss the proposal to add toilet facilities to the garage structure. The owners plan to operate a licensed daycare 3 days a week from 9:00 am to 3:00 pm. License is permitted with current zoning (R2). To accommodate children, plan to construct ½ bath (sink and toilet) in existing garage which is being modified for children's use. Without toilet in garage, all children must go inside to be supervised when one needs to use toilet.

- Addition of a half bathroom in garage requires zoning adjustment.
- Requires new water service, new sewer service

Current zoning: R2 – grandfathered conversion tri-plex non-conforming

Community Meeting presentation: Sarah Hilliard, owner

The proposal was described with emphasis on outdoor activity. Owner explained that currently if a child needs to use the bathroom, she has to take all of the children into the house so that she can supervise as appropriate. The garage bathroom will allow her to maintain supervision of the children as she can stand in the doorway of the garage if the children are outside, and easily supervise if the children are in the garage space which will be used for the children's indoor activities.

Q/A with near-by residents who are within the 100 meter notification area:

Q: Neighbour behind applicants' house, speaking in favour of the application. One concern in moving forward in future is that house is already a tri-plex and so it is possible that the garage, which is large enough, would be converted for residential use in the future.

C: Resident – sounds like a reasonable proposal.

C: Resident who lives a block away says very much in favour of proposal.

2 residents within the 100 meter notification area submitted letters one supportive and one opposed; both concerned because the house is on a no-thru street.

Subject: **Development Proposal 350 Sylvia Street**

Date: June 14, 2017 1:00:42 PM PDT

To: <marj.jbna@shaw.ca>

Hello

Because we are unable to attend tonight's meeting, we are writing to voice our opinion on the proposed Home Occupation Childcare at 350 Sylvia Street.

We are long-time neighbours of Jim and Sarah and have no issue with a childcare in our neighbourhood. Childcare spaces are, sadly, scarce. We do, however, have one concern. Sylvia Street is a dead-end street with little to no available parking and no turnaround area. Our driveway is situated at the end of Sylvia.

Drop-offs and pick-ups will likely be at staggered times, so we hope this will not be an issue. However, we felt it should be considered.

Thank you.

Christine + Robert Smith
33 San Jose Avenue

June 13/17

JBNA CALUC
re 350 Sylvia St.

To Whom It May Concern

My name is Ulrich Gerger. I am a long time James Bay resident living in the home I own at 54 Boyd St. I'm not able to attend the community meeting on June 14. Please ensure this letter is put on the record of the meeting.

I'm writing to express my opposition to the requested change in zoning to add a washroom to the garage at 350 Sylvia St. This residence on a quiet dead end street is not suitable for this purpose.

Sincerely, *U Gerger*

Ulrich Gerger