



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.R. Wain

Jim Handy
Senior Planner – Development Agreements
Development Services Division

A. Day

Deb Day, Director
Sustainable Planning and Community
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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 #



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)
Castlevew 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

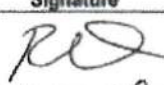

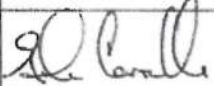





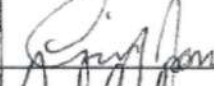

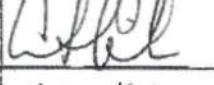

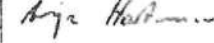

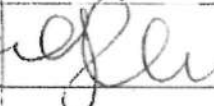

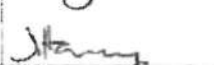

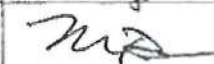

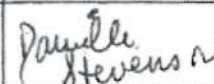

Sewer and water infrastructure would need to be upgraded to meet our new building. We are aware of this need and have budgeted accordingly.

Letter to Mayor and Council (Rezoning application)

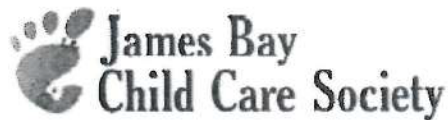
APPENDIX A: NEIGHBOURS SIGNED LETTER OF SUPPORT

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 Chartand-Rodrigue		327 Simcoe St	
Graham Carrothers		327 Simcoe St.	
Alanna Dixon		21-130 Dallas Rd.	
HOLLY ARDEN		216 Simcoe St	
CYNOL SONES		214 Simcoe St	
ANDREW WHIDDEN		201 MONTREAL ST	
Arya Hoffmann		203 B Montreal St.	
Gina Chunick		201B Montreal St	
Sarah Houry		162 Montreal	
MATT BURCH		150 MONTREAL ST	
Danielle Stevenson		128 Montreal	



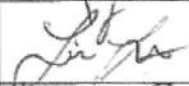

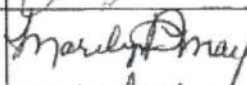

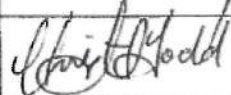



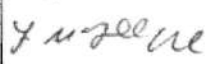

Letter to Mayor and Council (Rezoning application)



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
STACY Jensen		152 Ladysmith St	
LISA Smith		140 Ladysmith St	
Marilyn May		126 Ladysmith St	
Chrised Todd		131 Ladysmith St.	
Keith Turpin		3-147 Niagara	
MATTHIAS HERBORG		5-444 MICHIGAN ST	



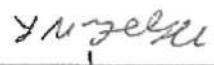

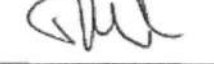



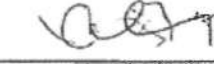


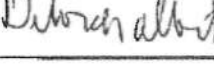

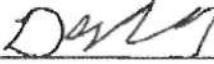


Letter to Mayor and Council (Rezoning application)



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Name	Signature	Address	Phone
LUCIE Flannah		5-444 Michigan St. Victoria, V8V1R5	
MATTHIAS HERBOLD		5-444 MICHIGAN VICTORIA, V8V1R5	
JAMES MORTIMER		135 B KIDDER ST. VICTORIA	
Sarah Duckes		135B Kingston St Victoria	
James Mortimer		135B Kingston St	
Clare Mortimer		135B Kingston St	
Doreen Albert		4-444 Michigan St Victoria, BC V8V1R5	250 
DYLAN HERBOLD		5-444 MICHIGAN VICTORIA	
MAYA HERBOLD		5-444 MICHIGAN VICTORIA	

Letter to Mayor and Council (Rezoning application)

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 Change	Comments	Time In	Time Out	Initials	
DEC 19 2013	Q-CAR	5:30	6:45	5:30		8:10			drive
	Galantele	7:00	7:50	7:00		8:15	5:15		walk
	Morgan	7:00	7:15	7:30	sleepy	8:15	4:30		drive
	ALIA	5:50	7:30	7:00	distressed, sensitive	8:30	10:30		drive
	Tulio	7:15	8:00	7:00		9:30	4:00		bike
	Sara	6:30	8:00	7:00		9:15	4:00		walk
	June	6:30	8:00	7:00	long night	9:40	4:55		walk
DEC 19 2013	Galantele	7:10	7:45	7:15		8:15	16:30		walk
	Morgan	6:35	7:00	6:45		8:20	4:50		drive
	OSCAR	6:40	6:45	6:40	2 CRANKS O'PAST	8:23	4:15		drive
	ALIA	5:20	7:15	6:30	bike, distressed	8:25	4:45		drive
	SARA	6:00	7:00	6:00	good night!	4:00	4:20		walk
	ALIA	7:40	8:30	8:40		9:05	4:20		walk
	Tulio	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
	ALIA	5:50	7:00	6:30		8:20	4:20		drive
	OSCAR	6:40	6:45	6:00		8:43	4:34		drive
	SARA	6:30	7:00	6:00		9:40	16:30		walk
	ALIA	6:30	7:00	6:00		9:40	4:50		walk
DEC 23 2013	June	7:00	9:00	7:50	cough	11:30	4:27		drive
	Morgan	6:50	7:10	7:50	Runs nose	8:47	3:15		walk
	Sara	6:50	7:10	7:50		9:15	4:15		walk
	ALIA	6:10	8:30	9:10		9:40	16:10		walk
	Tulio	6:30	8:30	9:50		11:30	4:00		walk
	Morgan	6:00	8:45	9:50		9:03	4:00		drive
	ALIA	6:30	8:15	8:10	runny nose	9:10	4:20		drive
	SARA	6:30	7:30	7:15		9:15	4:50		walk
	ALIA	6:30	7:00	7:30		9:25	3:30		drive
	OSCAR	6:30	6:45	7:30		8:07	4:07		walk
	ALIA	7:45	8:00	8:30		8:47	4:35		drive
	SARA	6:30	8:00	8:30		9:30	4:00		walk
	Morgan	6:30	7:40	8:30		9:37	4:00		walk
	ALIA	6:45	8:00	8:45		9:55	4:20		drive
	Tulio	6:30	9:00	8:45		11:00	4:45		walk



James Bay Child Care Society

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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	Drop
Nov 20 2015	OSCAR	6:45	7:30	7:00	7:08	4:45	HA	walk
	Ayla	6:30	7:30	7:45	8:10	9:45	CA	walk
	Gabrielle	7:05	7:40	7:10	8:18	4:50	AR	walk
	Morgan	6:45	7:15	7:00	8:25			walk
	SARA	6:30	7:00		9:00			walk
	Tulip	7:00	8:00	8:45	9:00	4:15	AR	walk
	ARJA				9:30	3:30	AR	walk
Nov 21 2015	OSCAR	6:45	6:45	6:45	8:30	11:00	HA	walk
	Gabrielle	7:05	7:50	7:15	8:18	4:45	CA	walk
	ARIA	5:50	7:30	7:00	8:17	10:50	AR	walk
	Morgan	6:40	7:20	7:30	8:15	4:45		walk
	Ayla	6:45	7:15	7:30	8:45	4:35		walk
	Tulip	7:30	8:00	9:00	8:45	4:40	AD	walk
	SARA	6:30	8:30	9:00	9:30	4:00	AR	walk
	OSCAR	6:30	6:45	7:15	9:30	4:30		walk
	Morgan	6:45	7:00	7:30	8:35	4:50	AR	walk
	Ayla	7:00	7:20	8:00	8:45	4:47		walk
	ARIA	5:50	7:30	7:00	8:30	16:10	CA	walk
	SARA	6:30	7:30	7:00	9:00	4:50	AD	walk
	Tulip	7:00	8:00	9:00	9:15	4:50		walk
	Gabrielle	7:00	7:45	7:20	9:28	4:45	AR	walk
Nov 25 2015	Gabrielle	7:05	7:40	7:15	8:20	9:45	AR	walk
	OSCAR	6:20	6:45	6:30	8:22	4:45	AR	walk
	Ayla	7:00	7:50	7:30	8:35	16:05	CA	walk
	ARIA	6:30	8:00	7:30	8:30	5:00	AR	walk
	Morgan	6:45	7:10	7:30	8:40	3:25	AR	walk
	Tulip	7:00	8:30	8:15	9:00	4:15	AR	walk
	SARA	6:15	7:30	7:00	8:10	4:45	AR	walk
	OSCAR	6:00	6:45	6:00	8:10	4:45	AR	walk
	Ayla	6:50	6:50	7:30	8:22	4:05	CA	walk
	Gabrielle	7:05	7:40	7:15	8:45	4:45	AR	walk
	Morgan	6:45	7:10	7:30	9:05	4:18	AR	walk



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	
May 30 2014	Maria	6:15	6:45	5:15		8:09	4:16	5:40	Bike
2014	Ayla	6:00	7:00	7:30		8:06	4:08	20	walk
	Gabrielle	7:10	7:40	7:15		8:18	4:35	9:50	walk
	Oran	7:00	7:40	7:15		8:20	4:30	9:50	walk
	Morgan	6:40	7:00	7:20		8:47	4:42	9:50	one
	Sarah	6:30	7:00	7:20		8:48	4:45	9:50	one
	Tyler	7:15	8:30	9:00		9:20	4:15	9:50	walk
May 31 2014	Gabrielle	7:00	7:45	7:15		8:45	4:58	9:50	walk
2014	Ayla	6:15	7:00	7:15		8:20	4:08	9:50	walk
	Morgan	6:30	7:45	8:10		8:30	4:46	9:50	one
	Tyler	6:30	7:00	7:30		8:36	4:58	9:50	one
	Sarah	7:00	8:00	7:20		8:39	4:30	9:50	one
	Tyler	7:00	8:10	7:20		9:25	4:30	9:50	walk
	Sarah	7:00	8:10	7:20		9:30	4:40	9:50	one
May 31 2014	Kiana	7:30	8:00	7:35		10:05	11:30	9:50	one
2014	Maria	5:15	7:00	7:30		8:11	5:07	9:50	walk
	Gabrielle	7:15	7:35	8:10		8:15	4:30	9:50	walk
	Ayla	7:20	7:45	8:10		8:24	4:45	9:50	walk
	Kieran	6:20	7:00	8:00		8:25	4:30	9:50	one
	Morgan	6:30	7:00	7:30		8:34	4:57	9:50	one
	Tyler	6:00	7:20	7:10		9:10	3:45	9:50	one
	Sarah	7:00	7:20	7:10		9:19	4:15	9:50	walk
June 4 2014	Tyler	7:30	8:00	7:30		9:30	4:15	9:50	one
2014	Maria	6:00	7:15	7:30		8:00	4:45	9:50	walk
	Gabrielle	7:00	7:45	7:15		8:15	4:53	9:50	walk
	Ayla	7:00	7:30	7:50		8:19	4:19	9:50	walk
	Kieran	7:20	7:45	7:30		8:30	5:35	9:50	one
	Sarah	6:20	7:45	7:20		8:38	5:15	9:50	one
	Morgan	6:30	7:00	7:30		9:30	4:30	9:50	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	
23/04/2014	Neva	6:45	7:15	7:30		8:10	4:50	227	Bike
	OSCAR	6:30	6:45	6:00		8:10	4:20	AD	One
	Aylin	6:45	7:20	7:45		8:14	4:45	AD	Walc
	Gabrielle	7:10	7:45	7:40		8:16	5:00	Mom	Walc
	Morgan	7:30	7:00	7:00		8:26	5:30	Mom	One
	SONIA	5:45	7:20	6:45		8:40	4:50	AD	Walc
	SONIA	6:00	7:00	6:45		9	4:50	AD	Walc
26-04-2014	MATIA	6:04	7:00	6:45		8:45	4:50	AD	Bike
	OSCAR	6:00	6:45	6:00		8:06	4:52	AD	One
	Gabrielle	7:00	7:45	7:45		8:17	5:00	Mom	Walc
	SONIA	6:20	7:45	7:15		8:20	4:55	Mom	One
	Morgan	6:30	7:00	7:30		8:42	4:40	AD	One
	SONIA	6:00	7:00	7:30		9	4:3	AD	Bike
	Tulip	7:15	8:00	7:30		9:25	4:20	AD	Bike
	MATIA	5:15	7:15	7:30		8:08	4:50	AD	Walc
20/4	Aylin	6:30	8:00	7:30		8:10	4:41	AD	Walc
	Gabrielle	6:55	7:30	7:30		8:21	4:50	AD	One
	Morgan	6:30	7:00	7:30		8:36	4:54	AD	One
	SONIA	6:00	7:00	7:30		9	4:30	AD	One
	Tulip	6:15	8:30	7:30		9:25	4:40	AD	Walc
20/4	Aylin	6:45	7:30	7:30		8:00	4:40	AD	One
	OSCAR	6:15	6:45	7:00		8:11	4:35	AD	Bike
	MATIA	7:00	7:30	4:02		8:28	4:52	AD	One
	SONIA	5:40	7:20	6:30		8:27	4:50	AD	One
	Morgan	6:30	7:00	7:30		8:53	4:53	AD	Walc
	SONIA	6:00	7:00	7:30		9	4:3	AD	Bike
	Tulip	7:30	8:30	7:30		9	3:15	AD	Walc
20/4	Gabrielle	7:00	8:00	7:30		8:45	4:53	AD	One
	OSCAR	6:00	6:45	6:00		8:10	4:34	AD	Bike
20/4	MATIA	6:00	7:15	6:00		8:10	4:52	AD	Walc
	Gabrielle	7:15	7:30	7:30		8:16	4:45	AD	Walc
	Aylin	6:45	7:30	7:30		8:43	4:45	AD	One
	Morgan	6:30	7:00	7:30		8:39	4:54	AD	One
	SONIA	6:00	7:30	7:30		8:45	4:40	AD	One
	SONIA	6:00	7:30	7:30		9	4:45	AD	Walc

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	
Mar 24 2014	USCAR	6:10	6:45	6:10		8:08	4:52	BT	ONE
	Gabriel	7:00	7:40	7:40		8:19	4:40	RK	WALK
	Maha	6:30	7:15	7:30		8:30	4:46	BT	WALK
	Morgan	6:30	7:00	7:30		8:34	4:44	BT	WALK
	Ayla	7:30	8:00	8:30		8:45	4:40	BT	WALK
	SARA	6	7	—		9	4:47	BT	WALK
	Julia	6:15	8:00	7:30		9:10	4:30	BT	WALK
	Julia	7:30	8:00	8:15		9:10	4:45	BT	WALK
Mar 25 2014	Gabriel	7:05	7:30	—		8:02	4:47	BT	WALK
	Maha	8:10	7:15	6:30		8:10	4:45	BT	WALK
	USCAR	6:00	6:45	6:45		8:17	4:35	BT	WALK
	Ayla	7:00	7:30	7:50		8:18	4:35	BT	WALK
	Morgan	6:30	7:00	7:30		8:40	4:23	BT	WALK
	SARA	5:30	7	—		9:10	4:30	BT	WALK
	Julia	7:30	8:30	9:00		4:04	4:48	BT	WALK
Mar 26 2014	Gabriel	6:10	7:40	7:30		8:11	4:55	BT	WALK
	Maha	6:30	7:40	7:15		8:16	4:50	BT	WALK
	Morgan	7:00	8:00	8:15		8:30	4:45	BT	WALK
	SARA	6:30	7:00	7:30		8:37	4:30	BT	WALK
	Julia	5:30	7	—		9	4:47	BT	WALK
	USCAR	7:30	8:30	9:00		9:30	4:15	BT	WALK
Mar 27 2014	Gabriel	6:00	7:45	7:10		8:08	4:41	BT	WALK
	Maha	6:00	7:30	7:43		8:19	4:47	BT	WALK
	Morgan	7:00	7:30	8:00		8:20	4:47	BT	WALK
	SARA	6:30	7:00	7:30		8:40	4:40	BT	WALK
	Julia	5:30	7	—		9	4:30	BT	WALK
	USCAR	6:30	8:00	7:45	a little cuddly this week	9:00	4:30	BT	WALK



James Bay Child Care Society

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

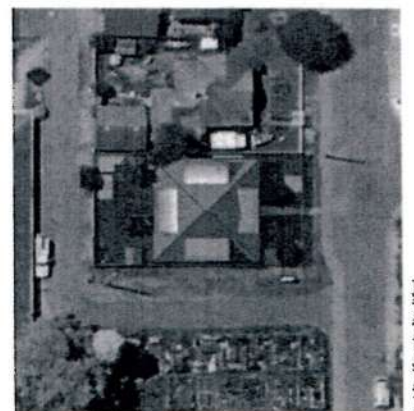
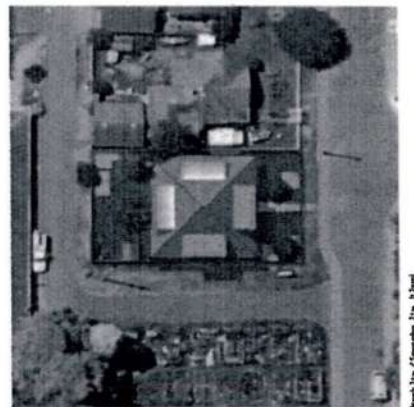
Letter to Mayor and Council (Rezoning application)

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	7:30	7:05		9:07	4:52	BT	one
2014	Gabrielle	7:10	7:30			8:18	5:00		walc
	Aylin	7:00	7:30	8:00		8:19	4:37	CD	walc
	Morgan	6:30	7:00	7:30		8:25	4:40	MM	one
	Wendy	6:30	7:30	7:45		8:38	4:30	MM	one
	SARA	6	7			9	4:10	Dad	one
	Tulip	7:00	8:00	8:30		9	4	Dad	one
Apr 23 2014	MA-TA	5:45	7:00	7:15		8:09	4:34	MM	one
2014	Gabrielle	7:05	7:45	7:10		8:15	10:58	MM	walc
	OSCAR	6:20	6:00	7:20		8:16	4:16	MM	one
	Aylin	7:45	8:25	8:15		8:48	4:58	AD	walc
	SARA	6	7			9	4:20	Dad	walc
	Tulip	7:00	8:00	8:45		9:30	4:10	MM	one
	Morgan	6:30	7:00	7:30		10:17	4:54	MM	one
Apr 24 2014	MA-TA	6:00	7:00	7:30		8:12	4:53	MM	one
2014	Gabrielle	7:00	7:40	7:05		8:17	16:50	MM	walc
	OSCAR	6:20	7:20	7:00		8:20	4:20	AD	one
	Morgan	6:30	7:00	7:30		8:32	3:48	MM	one
	Aylin	7:20	8:10	8:25		8:39	4:57	MM	one
	SARA	6	7			8:43	4:20	AD	walc
	Asterid	6:07	7:30	7:00		9:30	14:30	MM	one
Apr 25 2014	MA-TA	6:00	7:00	6:45		8:10	5:55	MM	walc
2014	Gabrielle	7:40	7:45	7:15		8:16	16:27	MM	walc
	Morgan	6:45	7:10	7:10		8:31	4:54	MM	one
	OSCAR	6	7			9	4	MM	one
	Tulip	7:15	8:20	9:00	Ruany nose !!	9:05	4:00	MM	walc
	Aylin	7:40	8:15	8:50		9:07	4:12	CD	one
Apr 28 2014	OSCAR	6:15	6:00	6:15		8:05	4:52	AD	one
2014	Morgan	5:45	7:00	7:30		8:20	4:45	CD	walc
	Aylin	6:00	8:00	7:40		8:15	4:50	AD	walc
	Gabrielle	6:50	7:40	7:10		8:19	16:33	MM	one
	OSCAR	6:30	7:45	7:20		8:30	4:20	MM	one
	Tulip	6:15	8:00	7:30		9:05	4:10	MM	one



APPENDIX C: SHADOW STUDY





Contacts

Registered Owner

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

Sherry Limer
Tel: 250.588.8144

Architect

D'Ambrosio Architecture + Urbanism
2880 Jutland Road
Victoria, BC
V8T 1A2

Paige D'Ambrosio
Tel: 250.394.2420

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 Elevations + Section

James Bay Child Care Society
149 Montreal Street
Victoria, BC

Rezoning Application

D'AMBROSIO 1414
ARCHITECTURE + URBANISM

2960 Jutland Road
Victoria BC Canada V8T5K2

tel 250 384 2400
fax 250 384 7893
email mail@fdarc.ca
web www.fdarc.ca

5 August 2014

PROJECT DATA

Level 1 Gross Floor Area: 1800m² (18,000 sq ft)
Level 2 Gross Floor Area: 1500m² (15,000 sq ft)
Total: 3300m² (35,250 sq ft)
Average Grade: 0.00m (0.00')

PLEASE NOTE:

General information, dimensions and specifications of the building are subject to modification and are not to be used as part of construction or legal documentation.

CODE SUMMARY:

Compliance: The 2010 NBC & 2010 NBC A, 2010 NBC S, 2010 NBC B, 2010 NBC C, 2010 NBC D, 2010 NBC E, 2010 NBC F, 2010 NBC G, 2010 NBC H, 2010 NBC I, 2010 NBC J, 2010 NBC K, 2010 NBC L, 2010 NBC M, 2010 NBC N, 2010 NBC O, 2010 NBC P, 2010 NBC Q, 2010 NBC R, 2010 NBC S, 2010 NBC T, 2010 NBC U, 2010 NBC V, 2010 NBC W, 2010 NBC X, 2010 NBC Y, 2010 NBC Z, 2010 NBC AA, 2010 NBC AB, 2010 NBC AC, 2010 NBC AD, 2010 NBC AE, 2010 NBC AF, 2010 NBC AG, 2010 NBC AH, 2010 NBC AI, 2010 NBC AJ, 2010 NBC AK, 2010 NBC AL, 2010 NBC AM, 2010 NBC AN, 2010 NBC AO, 2010 NBC AP, 2010 NBC AQ, 2010 NBC AR, 2010 NBC AS, 2010 NBC AT, 2010 NBC AU, 2010 NBC AV, 2010 NBC AW, 2010 NBC AX, 2010 NBC AY, 2010 NBC AZ, 2010 NBC BA, 2010 NBC BB, 2010 NBC BC, 2010 NBC BD, 2010 NBC BE, 2010 NBC BF, 2010 NBC BG, 2010 NBC BH, 2010 NBC BI, 2010 NBC BJ, 2010 NBC BK, 2010 NBC BL, 2010 NBC BM, 2010 NBC BN, 2010 NBC BO, 2010 NBC BP, 2010 NBC BQ, 2010 NBC BR, 2010 NBC BS, 2010 NBC BT, 2010 NBC BU, 2010 NBC BV, 2010 NBC BW, 2010 NBC BX, 2010 NBC BY, 2010 NBC BZ, 2010 NBC CA, 2010 NBC CB, 2010 NBC CC, 2010 NBC CD, 2010 NBC CE, 2010 NBC CF, 2010 NBC CG, 2010 NBC CH, 2010 NBC CI, 2010 NBC CJ, 2010 NBC CK, 2010 NBC CL, 2010 NBC CM, 2010 NBC CN, 2010 NBC CO, 2010 NBC CP, 2010 NBC CQ, 2010 NBC CR, 2010 NBC CS, 2010 NBC CT, 2010 NBC CU, 2010 NBC CV, 2010 NBC CW, 2010 NBC CX, 2010 NBC CY, 2010 NBC CZ, 2010 NBC DA, 2010 NBC DB, 2010 NBC DC, 2010 NBC DD, 2010 NBC DE, 2010 NBC DF, 2010 NBC DG, 2010 NBC DH, 2010 NBC DI, 2010 NBC DJ, 2010 NBC DK, 2010 NBC DL, 2010 NBC DM, 2010 NBC DN, 2010 NBC DO, 2010 NBC DP, 2010 NBC DQ, 2010 NBC DR, 2010 NBC DS, 2010 NBC DT, 2010 NBC DU, 2010 NBC DV, 2010 NBC DW, 2010 NBC DX, 2010 NBC DY, 2010 NBC DZ, 2010 NBC EA, 2010 NBC EB, 2010 NBC EC, 2010 NBC ED, 2010 NBC EE, 2010 NBC EF, 2010 NBC EG, 2010 NBC EH, 2010 NBC EI, 2010 NBC EJ, 2010 NBC EK, 2010 NBC EL, 2010 NBC EM, 2010 NBC EN, 2010 NBC EO, 2010 NBC EP, 2010 NBC EQ, 2010 NBC ER, 2010 NBC ES, 2010 NBC ET, 2010 NBC EU, 2010 NBC EV, 2010 NBC EW, 2010 NBC EX, 2010 NBC EY, 2010 NBC EZ, 2010 NBC FA, 2010 NBC FB, 2010 NBC FC, 2010 NBC FD, 2010 NBC FE, 2010 NBC FF, 2010 NBC FG, 2010 NBC FH, 2010 NBC FI, 2010 NBC FJ, 2010 NBC FK, 2010 NBC FL, 2010 NBC FM, 2010 NBC FN, 2010 NBC FO, 2010 NBC FP, 2010 NBC FQ, 2010 NBC FR, 2010 NBC FS, 2010 NBC FT, 2010 NBC FU, 2010 NBC FV, 2010 NBC FW, 2010 NBC FX, 2010 NBC FY, 2010 NBC FZ, 2010 NBC GA, 2010 NBC GB, 2010 NBC GC, 2010 NBC GD, 2010 NBC GE, 2010 NBC GF, 2010 NBC GG, 2010 NBC GH, 2010 NBC GI, 2010 NBC GJ, 2010 NBC GK, 2010 NBC GL, 2010 NBC GM, 2010 NBC GN, 2010 NBC GO, 2010 NBC GP, 2010 NBC GQ, 2010 NBC GR, 2010 NBC GS, 2010 NBC GT, 2010 NBC GU, 2010 NBC GV, 2010 NBC GW, 2010 NBC GX, 2010 NBC GY, 2010 NBC GZ, 2010 NBC HA, 2010 NBC HB, 2010 NBC HC, 2010 NBC HD, 2010 NBC HE, 2010 NBC HF, 2010 NBC HG, 2010 NBC HH, 2010 NBC HI, 2010 NBC HJ, 2010 NBC HK, 2010 NBC HL, 2010 NBC HM, 2010 NBC HN, 2010 NBC HO, 2010 NBC HP, 2010 NBC HQ, 2010 NBC HR, 2010 NBC HS, 2010 NBC HT, 2010 NBC HU, 2010 NBC HV, 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2010 NBC KV, 2010 NBC KW, 2010 NBC KX, 2010 NBC KY, 2010 NBC KZ, 2010 NBC LA, 2010 NBC LB, 2010 NBC LC, 2010 NBC LD, 2010 NBC LE, 2010 NBC LF, 2010 NBC LG, 2010 NBC LH, 2010 NBC LI, 2010 NBC LJ, 2010 NBC LK, 2010 NBC LL, 2010 NBC LM, 2010 NBC LN, 2010 NBC LO, 2010 NBC LP, 2010 NBC LQ, 2010 NBC LR, 2010 NBC LS, 2010 NBC LT, 2010 NBC LU, 2010 NBC LV, 2010 NBC LW, 2010 NBC LX, 2010 NBC LY, 2010 NBC LZ, 2010 NBC MA, 2010 NBC MB, 2010 NBC MC, 2010 NBC MD, 2010 NBC ME, 2010 NBC MF, 2010 NBC MG, 2010 NBC MH, 2010 NBC MI, 2010 NBC MJ, 2010 NBC MK, 2010 NBC ML, 2010 NBC MM, 2010 NBC MN, 2010 NBC MO, 2010 NBC MP, 2010 NBC MQ, 2010 NBC MR, 2010 NBC MS, 2010 NBC MT, 2010 NBC MU, 2010 NBC MV, 2010 NBC MW, 2010 NBC MX, 2010 NBC MY, 2010 NBC MZ, 2010 NBC NA, 2010 NBC NB, 2010 NBC NC, 2010 NBC ND, 2010 NBC NE, 2010 NBC NF, 2010 NBC NG, 2010 NBC NH, 2010 NBC NI, 2010 NBC NJ, 2010 NBC NK, 2010 NBC NL, 2010 NBC NM, 2010 NBC NN, 2010 NBC NO, 2010 NBC NP, 2010 NBC NQ, 2010 NBC NR, 2010 NBC NS, 2010 NBC NT, 2010 NBC NU, 2010 NBC NV, 2010 NBC NW, 2010 NBC NX, 2010 NBC NY, 2010 NBC NZ, 2010 NBC OA, 2010 NBC OB, 2010 NBC OC, 2010 NBC OD, 2010 NBC OE, 2010 NBC OF, 2010 NBC OG, 2010 NBC OH, 2010 NBC OI, 2010 NBC OJ, 2010 NBC OK, 2010 NBC OL, 2010 NBC OM, 2010 NBC ON, 2010 NBC OO, 2010 NBC OP, 2010 NBC OQ, 2010 NBC OR, 2010 NBC OS, 2010 NBC OT, 2010 NBC OU, 2010 NBC OV, 2010 NBC OW, 2010 NBC OX, 2010 NBC OY, 2010 NBC OZ, 2010 NBC PA, 2010 NBC PB, 2010 NBC PC, 2010 NBC PD, 2010 NBC PE, 2010 NBC PF, 2010 NBC PG, 2010 NBC PH, 2010 NBC PI, 2010 NBC PJ, 2010 NBC PK, 2010 NBC PL, 2010 NBC PM, 2010 NBC PN, 2010 NBC PO, 2010 NBC PP, 2010 NBC PQ, 2010 NBC PR, 2010 NBC PS, 2010 NBC PT, 2010 NBC PU, 2010 NBC PV, 2010 NBC PW, 2010 NBC PX, 2010 NBC PY, 2010 NBC PZ, 2010 NBC QA, 2010 NBC QB, 2010 NBC QC, 2010 NBC QD, 2010 NBC QE, 2010 NBC QF, 2010 NBC QG, 2010 NBC QH, 2010 NBC QI, 2010 NBC QJ, 2010 NBC QK, 2010 NBC QL, 2010 NBC QM, 2010 NBC QN, 2010 NBC QO, 2010 NBC QP, 2010 NBC QQ, 2010 NBC QR, 2010 NBC QS, 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2010 NBC WV, 2010 NBC WW, 2010 NBC WX, 2010 NBC WY, 2010 NBC WZ, 2010 NBC XA, 2010 NBC XB, 2010 NBC XC, 2010 NBC XD, 2010 NBC XE, 2010 NBC XF, 2010 NBC XG, 2010 NBC XH, 2010 NBC XI, 2010 NBC XJ, 2010 NBC XK, 2010 NBC XL, 2010 NBC XM, 2010 NBC XN, 2010 NBC XO, 2010 NBC XP, 2010 NBC XQ, 2010 NBC XR, 2010 NBC XS, 2010 NBC XT, 2010 NBC XU, 2010 NBC XV, 2010 NBC XW, 2010 NBC XX, 2010 NBC XY, 2010 NBC XZ, 2010 NBC YA, 2010 NBC YB, 2010 NBC YC, 2010 NBC YD, 2010 NBC YE, 2010 NBC YF, 2010 NBC YG, 2010 NBC YH, 2010 NBC YI, 2010 NBC YJ, 2010 NBC YK, 2010 NBC YL, 2010 NBC YM, 2010 NBC YN, 2010 NBC YO, 2010 NBC YP, 2010 NBC YQ, 2010 NBC YR, 2010 NBC YS, 2010 NBC YT, 2010 NBC YU, 2010 NBC YV, 2010 NBC YW, 2010 NBC YX, 2010 NBC YY, 2010 NBC YZ, 2010 NBC ZA, 2010 NBC ZB, 2010 NBC ZC, 2010 NBC ZD, 2010 NBC ZE, 2010 NBC ZF, 2010 NBC ZG, 2010 NBC ZH, 2010 NBC ZI, 2010 NBC ZJ, 2010 NBC ZK, 2010 NBC ZL, 2010 NBC ZM, 2010 NBC ZN, 2010 NBC ZO, 2010 NBC ZP, 2010 NBC ZQ, 2010 NBC ZR, 2010 NBC ZS, 2010 NBC ZT, 2010 NBC ZU, 2010 NBC ZV, 2010 NBC ZW, 2010 NBC ZX, 2010 NBC ZY, 2010 NBC ZZ

Both Levels 1 & 2 will be fully sprinklered and equipped with fire alarm.

Site 1: Infant & Toddler Program (Level 1)

Floor Area: 1800m²
Compliance: 10 Children
20 Children
Please note: drop-off / pick-up times are to be staggered on first weekday after program for maximum load will be less than 30 at all times.
Maximum time distance: 15m

Site 2: 3-5 Program (Level 2)

Floor Area: 1500m²
Compliance: 10 Children
20 Children
Please note: drop-off / pick-up times are to be staggered on first weekday after program for maximum load will be less than 30 at all times.
Maximum time distance: 15m

The 2010 NBC 1 & 2 program number of 100. Suite 2 is permitted to have a single unit and 1 full complement from a single entrance that does not exceed a floor area less than 100m².

Maximum time distance: 15m

Maximum time distance: 15m

Maximum time distance: 15m

Maximum time distance: 15m

Maximum time distance: 15m

Maximum time distance: 15m

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Maximum time distance: 15m

Maximum time distance: 15m

PROJECT INFORMATION TABLE	
Zone (contingency)	30.4 Montreal Downtown
Proposed zone or site specific zone	New Zone
Site area (m ²)	3300.00
Total floor area (m ²)	3300.00
Commercial floor area (m ²)	3300.00
Floor space ratio	0.80
Site coverage %	47%
Open site space %	53%
Height of building (m)	8.0
Number of stories	2
Parking ratio (maximum in zone)	0.1
Proposed parking number	3 (Class I) + 4 (Class II)
Building footprint (m)	3.00
Front (Montreal Street)	1.24
Side (Dorchester Street)	3.41
Rear	3.41
Site	1.47

PROJECT NAME

JAMES BAY CHILD CARE SOCIETY

149 Montreal Street

Floor Level 1 / Site + Landscape Plan

project no. 1499

drawing no. Schematic Plans

date 30 July 2014

scale 1:50

drawn by EHS

checked by FDA

PROJECT NO. 1499

DRAWING NO. Schematic Plans

DATE 30 July 2014

SCALE 1:50

DRAWN BY EHS

CHECKED BY FDA

PROJECT NO. 1499

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SCALE 1:50

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CHECKED BY FDA

PROJECT NO. 1499

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DATE 30 July 2014

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PROJECT NO. 1499

DRAWING NO. Schematic Plans



1	Notifying Appropriate	5 Aug 20
any no	copyright	date

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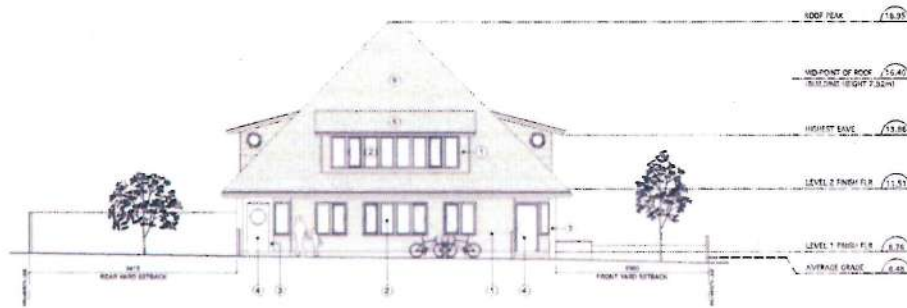
JAMES BAY CHILD CARE SOCIETY

149 Montreal Street

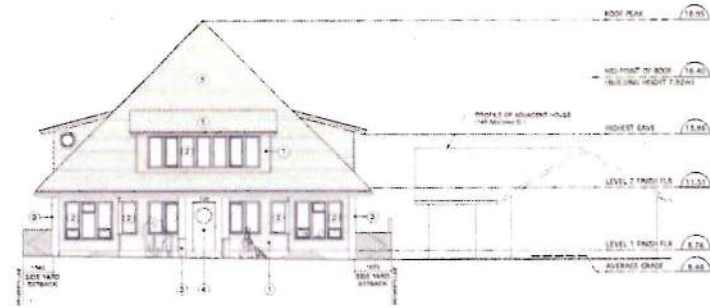
Floor Level 2 Plan

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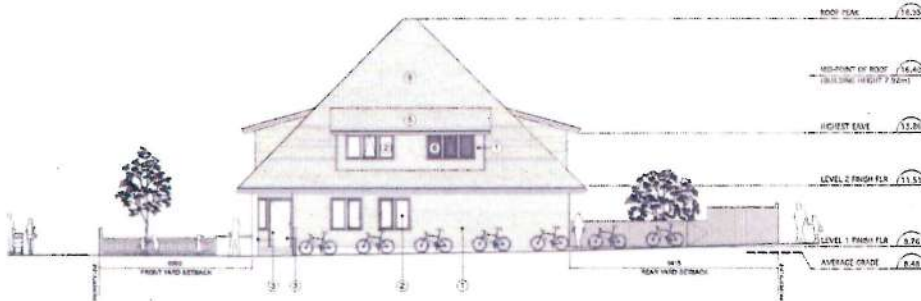
project no.	141
majoring in	Strategic Planning
date	30 July 2011
scale	1.5
drawn by	ED
checked by	FO



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



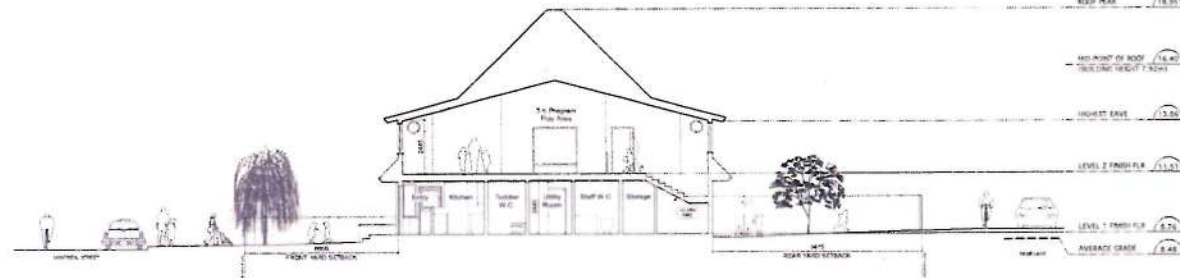
2 Front Elevation (West - Montreal)
Scale: 1/100



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: HAUTE PAINTE CEMENT
BLOCKS (Benson Mason 12" x 7" white
lime)
 - 2. WHITE FRAMED WINDOWS (see plan)
 - 3. PAINTED TRIM (Benson Mason 7042
wood)
 - 4. ENTRY DOORS: ACCENT PAINT
(Benson Mason 2007-10 trim wall)
 - 5. ROOF: BLACK FIBREGLASS SHINGLES
 - 6. WHITE FRAMED HANDRAIL WITH
TEXTURED (Benson 10-10)

PLEASE NOTE:
General information, dimensions and
coordinates, on this drawing are subject to
confirmation and are not to be used as part of
construction control documentation.

1	Reviewing Application	15 Aug 2014
2	Site Visit	15 Aug 2014
3	Site Visit	15 Aug 2014
4	Site Visit	15 Aug 2014
5	Site Visit	15 Aug 2014
6	Site Visit	15 Aug 2014
7	Site Visit	15 Aug 2014
8	Site Visit	15 Aug 2014
9	Site Visit	15 Aug 2014
10	Site Visit	15 Aug 2014

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

sheet title:
Building Elevations + Section

project no.	1434
drawing for	Schematic Plans
date	30 July 2014
scale	1/100
drawn by	ENG
checked by	FGA
revision no.	



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 19 th, 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