

PUBLIC AND STATUTORY HEARINGS

3. Rezoning Application No. 00458 for 149 Montreal Street

1. Public Hearing

Rezoning Application No. 00458

To amend the Zoning Regulation Bylaw for the R1-8 Zone, Montreal Day Care District, relating to the lands known as 149 Montreal Street to add as a permitted use a day care that accommodates not more than 32 children and adding regulations relating to floor area, building height, setbacks and parking.

Existing Zone: R1-8 Zone, Montreal Day Care District

Legal Description: Lot 1, Section 25, Beckley Farm, Victoria City, Plan 5275

Leanne Taylor (Senior Planner): *Advised that the application is to allow for the proposal of a daycare building.*

Mayor Helps opened the public hearing at 7:13 p.m.

Rosalie Chartrand-Rodrigue (James Bay Child Care Society Expansion Chair): Provided information regarding the application by outlining the purpose of their non-profit group, the building design, and parking concern mitigation that has been undertaken.

Council discussed the following:

- *The possibility of having a covenant placed on the property, limiting the hours of operation.*
- *The limited level of consultation that has occurred between the applicant and neighbours.*

Nicholas Read (Montreal Street): Expressed concerns relating to the application, as the number of children allowed in a residential neighbourhood should be limited to mitigate neighbourhood impacts.

Councillor Coleman joined the meeting at 7:42 p.m.

Enid Elliot (Menzie's Street): Expressed support for the application, as there is a need for daycares in the James Bay neighbourhood.

Tim Thielmann (Berwick Street): Expressed support for the application, as there is a need for daycares in the James Bay neighbourhood.

Nicole Little (Niagara Street): Expressed concerns relating to the application, due to issues with increased traffic and increased density in the James Bay neighbourhood.

Caren Zilber-Shlensky (Wildwood Avenue): Expressed support for the application, as there is a need for daycares in the James Bay Neighbourhood.

Caitlyn Lemiski (Balmoral Road): Expressed support for the application, and advised that as the new president of the James Bay Child Care Society, further consultation with neighbours will be undertaken.

Deanne Loubardeas (Niagara Street): Expressed concerns relating to the application, due to issues with increased density in the James Bay neighbourhood and the negative impact on neighbours.

Chante Davis (Lewis Street): Expressed support for the application, as there is a need for daycares in the James Bay neighbourhood.

Peter Brown (Montreal Street): Expressed concerns relating to the application, as it will negatively impact the neighbours.

Sandy Bannikoff (St. Lawrence Street): Expressed concerns relating to the application, as it will create traffic congestion.

Alanna Dixon (Dallas Road): Expressed support for the application, as there is a need for daycares in the James Bay neighbourhood.

Lindsay Surly (Michigan Street): Expressed support for the application, as there is a need for daycares in the James Bay neighbourhood.

Councillor Lucas withdrew from the meeting at 8:20 p.m. and returned at 8:23 p.m.

Lincoln Shlensky (Wildwood Avenue): Expressed support for the application, as there is a need for daycares in the James Bay neighbourhood.

Thomas Maler (Ladysmith Street): Expressed concerns relating to the application, due to parking concerns and as it will negatively impact the neighbours.

Roberta Turton (Simcoe Street): Expressed support for the application, as there is a need for daycares in the James Bay neighbourhood.

Danielle Davis (Davie Street): Expressed support for the application, as there is a need for daycares in the City of Victoria.

Melissa Dubois (Inverness Road): Expressed support for the application, as there is a need for daycares in the City of Victoria.

Kelsey O'Romey (Bay Street): Expressed support for the application, as there is a need for daycares in the City of Victoria.

Beth Collins (Berwick Street): Expressed support for the application, as there is a need for daycares in the James Bay neighbourhood.

Richard Martin (Simcoe Street): Expressed concerns relating to the application, as it will negatively impact the neighbours.

Lindsay Robertson (Niagara Street): Expressed support for the application, as there is a need for densification and daycares in the James Bay neighbourhood.

Jamal Hammoud (North Park Street): Expressed support for the application, as there is a need for daycares in the City of Victoria.

Council discussed the following:

- *Whether a covenant to restrict hours of the daycare operation would be viable.*

Councillor Loveday withdrew from the meeting at 8:53 p.m. and returned at 8:54 p.m.

- *Whether reducing the number of children would make the application more supportable and would be feasible for the applicant.*

Councillor Isitt withdrew from the meeting at 9:01 p.m. and returned at 9:03 p.m.

Mayor Helps closed the public hearing at 9:03 p.m.

Council recessed from 9:03 p.m. to 9:11 p.m.

2. **Bylaw Approval**

Motion:

It was moved by Mayor Helps, seconded by Councillor Isitt, that the following bylaw **be given third reading:**

1. *Zoning Regulation Bylaw, Amendment Bylaw (No. 1071) No. 17-015*

Amendment:

It was moved by Councillor Isitt, seconded by Mayor Helps, that the motion be amended by adding the following:

Subject to registration of a covenant on title restricting child-care operations to 7:00 am - 6:00 pm from Mondays to Fridays, while permitting Board Meetings and janitorial work outside these hours, and permitting no more than two special events per month outside these hours.

On the amendment:
Carried Unanimously

Council discussed the following:

- *Whether restricting the hours of child-care operations mitigates the impact on neighbours, while allowing for an increase in daycare facilities in the James Bay neighbourhood.*
- *The impact that 32 children may have on the residential neighbourhood.*
- *How parking and traffic concerns could be mitigated.*

Main motion as amended:

That the following bylaw be given third reading:

1. *Zoning Regulation Bylaw, Amendment Bylaw (No. 1071) No. 17-015*

Subject to registration of a covenant on title restricting child-care operations to 7:00 am - 6:00 pm from Mondays to Fridays, while permitting Board Meetings and janitorial work outside these hours, and permitting no more than two special events per month outside these hours.

On the main motion as amended:
Carried Unanimously

Final adoption of Zoning Regulation Bylaw, Amendment Bylaw (No. 1071) No. 17-015, pending execution of legal document.