

January 27th 2017

To Mayor Helps and Council

I am a resident at 106 Simcoe st and I am writing with regards to the rezoning application made at 149 Montreal st. I am concerned about the increase in traffic along Montreal if there were to be 32 daycare spaces opened at this location. I have school age kids who ride their bikes along Simcoe and into the lane by the community garden/daycare area and I believe an increase in spots will make this area very congested during pickup/dropoff times. I am also concerned that this space may be used beyond working hours for other events. We already have many venues in James Bay, (the polish club, the austrian club, the james bay rugby club and the james bay community school) who host after hours events. This is a residential neighbourhood and I feel another venue for after hours events is not needed.

Sincerely,

Dr. Jennifer Serink
106 Simcoe st
Victoria BC
V8V 1K4

Kim Hardy
1127 Chapman St.
Victoria, BC V8V 2T5

February 1, 2017

Dear Mayor and Council,

Re: Public Hearing for 149 Montreal St. Development Application

I am writing in support of expansion plans for Infant Plus Child Care at 149 Montreal St. run by the James Bay Child Care Society. I am the mother of a 10 month old and have been searching for infant care for my son when I return to work in March for over half a year. The lack of available licenced childcare in Victoria, particularly in James Bay and Fairfield, is serious - I have yet to find a childcare organization with a waitlist less than 1 year long. There is a void of care available for children ages of 6 months to 3 years old across the city. This creates stressful situations for families with parents who need/wish to return to work after parental leave has come to an end.

In addition to contributing to the child care need in Victoria, the application of Infant Plus Child Care expansion is completely reasonable and complimentary to its location in James Bay. It's proximity to the James Bay Community School, playground and community garden make this area a vibrant, safe and welcoming neighbourhood. By providing more local infant care within biking and walking distance to those who need it will not increase vehicle traffic in the neighbourhood.

I would suggest that the City of Victoria do all that it can to support efforts to increase available infant care in the city. Approving the expansion request of Infant Plus Child Care would certainly be a step in this direction.

Sincerely,

Kim Hardy
Mother and Victoria Resident

cc. Wendy Lowe, Director, Infant Plus Child Care Centre

Pamela Martin

From: webforms@victoria.ca
Sent: Thursday, February 02, 2017 1:08 PM
To: Victoria Mayor and Council
Subject: Mayor and Council email

From: Marie Specht

Email : [REDACTED]

Reference :

Daytime Phone : [REDACTED]

Dear Mayor Helps and City council,

I'm writing in support of the proposed expansion of Infant Plus Day Care of the James Bay Childcare Society. I live in James Bay and think this non-profit really adds to our community. The expansion would allow them to care for older children, which is important to creating continuity of care and allows families to keep siblings in care together longer. Their child-centred, inclusive, and family-centred philosophy aims to develop confidence and self-esteem. They cultivate positive human values of compassion, reverence for life, respect, cooperation, love of nature and social conscience. They are helping to raise ethical and engaged stewards of our future here in Victoria and this expansion would allow more children into their circle of care.

Thank-you,
Marie Specht
145-B Government street
Victoria BC

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Subject: FW: 149 Montreal Street Daycare Rezoning - REZ00458

-----Original Message-----

From: Nicholas Read [REDACTED]
Sent: Tuesday, January 24, 2017 3:25 PM
To: Lisa Helps (Mayor) <mayor@victoria.ca>
Cc: Margaret Lucas (Councillor) <mlucas@victoria.ca>; Ben Isitt (Councillor) <BIsitt@victoria.ca>
Subject: RE: 149 Montreal Street Daycare Rezoning - REZ00458

Hello again. I realize you are likely juggling many issues so I will keep my thoughts brief and fully articulate myself if this matter should come to a public hearing. I am also copying Councillors Lucas and Isitt as they were also kind enough to reply to my initial correspondence. Thank you all for your time.

How many children is a good number? In some ways that is a difficult question to answer. As a homeowner, if I am being perfectly honest, I suppose the way it is now (7 or 8) is a good answer - but I recognize it is not a reasonable one.

While direct communication with the daycare society has been hard to come by, I understand that they are making the request for 32 as this is the maximum that can be squeezed on the site and still meet the minimum space/child standards as prescribed by VIHA. My understanding is that minimum VIHA licencing standards are in place to protect the children, but with a rezoning we are looking at something different - whether or not the concept fits with the neighbourhood, infrastructure and the existing land use nearby. There are many things happening in James Bay, but it is clearly a residential neighbourhood, with single family homes all around the daycare.

I can see that daycares pose an interesting challenge. For good reason, they are needed and widely supported in society. But as an immediate neighbour, to be blunt, I fear there are very few things that could be more challenging to live beside. Difficulties will be exacerbated by tight proximity of the structures and limited outdoor space... I genuinely fear there will be no refuge on our lot from the activity of the proposed daycare. Looking around the City, there are several examples of daycares in residential settings - most are on lots considerably larger than the one in question here. The best comparison I could find is ABC Infant Care on Scott Street - this has a lot that is similar in size and shape to 149 Montreal Street, and has a bylaw-prescribed limit of 20 children.

The number 20 also coincides with an early childcare study I found on the Saanich website (a different municipality I know, but they actually commissioned a study to help guide an early childhood strategy). Imbedded in a discussion of the various partners involved with childcare, the study lists 'family child care centers - providing in-home care to a small number of children' or 'group child care centers - larger centers with multiple staff and up to 20 children'. The study continues to discuss the need to create neighbourhoods that are friendly to preschoolers and their families. To me, that underscores the need to get this right. Creating a daycare that is too big to fit into its surroundings - resulting in animosity with neighbours - does little to help the cause.

In earlier correspondence, based on conversations with other homeowners nearby, we more-or-less agreed on 24 as the right number. In many ways this still seems large to me. When staff and parents are added, the tiny 500m2 lot will be overrun. The suggestion of 24 children has caused some tension on the street - as there are those who feel a much smaller number is appropriate.

Parking and traffic is also a critical concern. I realize that the daycare is suggesting many will use bicycles, but I have to counter this claim. By my observation, there have been a few over the years that pedal their kids around, but it is unrealistic to think this will be a common practice. Parents are dropping their young children off on their way to work. They will drive. For exactly the same reasons, I think it is also unrealistic to think that parents will use the parking lot at the North end of MacDonald Park - they will park as close as they can.

Finally, I think it is appropriate to limit the hours of operation for this daycare - and clearly define the uses that are permitted. Since the assets of a non-profit society really have no tangible ownership, decisions are made by a rotating board of directors (which seems to be composed of parents who use the facilities). Unlike other daycares in residential settings, which are all existing house conversions, the society plans to build a structure that is a daycare by design. It will not easily revert to residential use, nor will the ownership structure likely allow this to happen. It has been my experience that commercial properties, sooner or later, start looking for ways to take advantage of underutilized space. While it does not seem to be the daycare's current intention to operate on evenings or weekends, for the sanity of the neighbourhood

there must be restrictions that prevent leasing of the space to other groups, or providing additional services beyond Monday to Friday, reasonable working hours.

Thanks for your consideration of my perspective. It remains my intent to support the daycare in spirit, but it must be limited to 24 children (or less), and the open-ended use as suggested in the rezoning application needs to be restricted.

Sincerely,

Nicholas Read

-----Original Message-----

From: Lisa Helps (Mayor) [mailto:mayor@victoria.ca]

Sent: Tuesday, January 24, 2017 11:01 AM

To: Nicholas Read [REDACTED]

Subject: Re: 149 Montreal Street Daycare Rezoning - REZ00458

Nicholas thanks so much for your thoughtful perspective! I really appreciate hearing from you. I will read the application carefully. How many children would you think is a good number? This will help me in my thinking too.

--

Lisa Helps, Victoria Mayor

www.lisahelpsvictoria.ca<<http://www.lisahelpsvictoria.ca>>

250-661-2708

@lisahelps

"When in doubt do the kindest thing possible." - Unknown

On Jan 24, 2017, at 8:21 AM, Nicholas Read [REDACTED] wrote:

Good morning Mayor Helps,

I am writing quickly today about a development in James Bay that has the potential to dramatically impact my home - and has my family very nervous about our ability to stay in our home. I believe Council will soon be considering a rezoning proposal for the daycare next to me that wishes to expand to accommodate 32 children. (149 Montreal Street - rezoning REZ00458).

My wife and I have wrestled with this project for a long time (it has been looming for over two years) . Due to the obvious altruistic orientation of a non-profit daycare (and it is a very good one - I hear the conversations over the fence, and am impressed with the way children are treated ,) it is challenging to find fault with their pursuits.

But, at the end of the day, 32 children in a tiny James Bay lot will have a dramatic impact on our ability to live and work (I am a College instructor and often work from home) in our house. Indeed, the image below shows how tight the situation is (we live at 145 Montreal Street). While the sounds of children playing can be wonderful at times, all I can do is ask others to consider the impact of 32, so close, everyday. The daycare will also require 6 adults to supervise the children for a total of 38. Twice a day, this crowd will also have 32 parents dropping off and picking up for a potential total of 70 people.

<image001.jpg>

From a community perspective, the proposal is not without challenges. 32 families dropping off and picking up at the peak traffic times of the day will cause problems - without a doubt. The proposal includes no parking spaces - indeed, there are none to offer.

I have spoken with immediate neighbours - those who will be impacted by the expansion, and everyone seems to agree that support for the daycare is important, but it needs to be smaller, and there should be some limits on its hours/days of

operation. I can find no other daycares (in residential settings) that have anywhere near the land use density proposed here (people per m2 of land). The daycare society has been well informed of the neighbourhood opinion but have chosen, it seems, to ignore it. Contrary to claims made by the daycare society in their application form, they do not have the support of their neighbours.

Thanks for your consideration. If this issue should make it to a public hearing, I will be there to voice my concerns in person.

Cheers,

Nicholas Read
[REDACTED]

Letter to Committee of the Whole (Rezoning application 00458)

01FEB2017

Dear Mayor Helps and Council,

Please accept this letter as a mean to clarify some information recently discussed during the Council meeting on 26JAN2017 and to address the 3 community letters recently received by the City regarding our application.

Type of Business

It was erroneously mentioned during the meeting that we are a *home-based centre*. The James Bay Child Care Society is a non-profit organization and a legally registered business that operates a fully licensed group daycare, Monday to Friday, during daytime.

Zoning Bylaw Text – Number of Children

We completely agree with Council questioning why the proposed zoning bylaw text limits the daycare use of our property to 32 children since this is regulated by VIHA. From the beginning we have asked the City to draft a Zoning Bylaw, similar to other daycare zonings in the City, that does not limit the number of children and we have provided multiple examples. (See Page 4, section 3 of our “Letter to Mayor and Council” - rezoning application package.) We would prefer if the wording of our new zoning bylaw 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	<ol style="list-style-type: none"> The following uses are permitted <ol style="list-style-type: none"> all uses permitted in the R1-B Zone, Single Family Dwelling District, subject to all the regulations applicable to that zone; day care facilities in any <u>building</u>.
Special Parking Exemption	<ol style="list-style-type: none"> No off-street parking facilities are required in this zone for a day care use.

Email from Marion Munro, dated 26JAN2017

We thank Ms. Munro for her support of our expansion.

- Her request to have a drop-off / pick-up zone in front of the daycare is exactly what we have also asked the City. As instructed by Planning, once our rezoning application is approved, at time of building permit, we are planning to submit a request to have a drop-off zone in front of our property.
- In regards to the MacDonald Park being busy on weekends and evenings, and thus to have the zoning bylaw of a daycare in the area “only allow the daycare to operate on Monday to Fridays and with reasonable allowance for a nine-to five jobs”: Our regular activities being from Monday to Friday the argument that night and weekend traffic will be affected is irrelevant.

Letter to Committee of the Whole (Rezoning application 00458)

Letter from Stacy Jensen, dated 24Jan2017

The main 3 concerns of Ms. Jensen seem to be parking, traffic and noise.

- **Parking:** Transportation / parking has been addressed in our application, with historical data, mitigation activities and other daycares zoning examples provided. (See page 7, section 11 of our "Letter to Mayor and Council" - rezoning application package.) Parking was also thoroughly discussed and agreed upon with the City via the Planning department mandated Covenant now registered on Title.
- **Traffic:** As mentioned before to the City, we support the proposal to have the City look at traffic calming measures in the neighbourhood, understanding that this does not affect our application and could result in slower and/or less traffic and increased pedestrian safety.
- **Noise:** We consider our location ideal for a daycare since we are located adjacent to an elementary school and 2 children playgrounds, 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). We are 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.

Email from Elin Bjarnason, dated 24JAN2017

The additional concerns raised here (not addressed either previously or above) appear to be the size of the daycare building and the green space.

- **Building size and style:** Most of the surrounding residential buildings are one and two storey houses. Accordingly, our now registered on Title plans have been designed to the same scale and with a domestic rather than institutional or commercial appearance. The form is a single storey ground level house 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 the James Bay neighbourhood.
- **Green Space:** Our 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 our new facility will embody this philosophy. In addition to being efficiently tailored to the functional space program and VIHA requirements for both indoor and outdoors spaces, 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. This also ensures both a site coverage similar to a family residence and sufficient outside green play areas for the children.

We trust that our responses above and our proven commitment to follow due process, having received a unified support from the JBNA, very strong community support from the neighbourhood (see Appendix A of our "Letter to Mayor and Council") as well as an increasing demand for expansion from prospective parents especially in James Bay where there is a proven increasing unmet need (a group daycare moved away just last year); will satisfy the City and allow this application to be finalised.

Many thanks for your consideration and continued support.

Rosalie Chartrand-Rodrigue
JBCCS Expansion Chair & Board Member

Caitlin Lemiski
President, JBCCS