

Alicia Ferguson

Subject: RE: 149 Montreal Street Rezoning

From: Stacy Jensen

Sent: Wednesday, April 12, 2017 9:05 AM

To: Marianne Alto (Councillor) <MAlto@victoria.ca>; Lisa Helps (Mayor) <mayor@victoria.ca>; Ben Isitt (Councillor) <BIsitt@victoria.ca>; Chris Coleman (Councillor) <ccoleman@victoria.ca>; Charlayne Thornton-Joe (Councillor) <cth Thornton-joe@victoria.ca>; Geoff Young (Councillor) <gyoung@victoria.ca>; Jeremy Loveday (Councillor) <jloveday@victoria.ca>; Margaret Lucas (Councillor) <mlucas@victoria.ca>; Pam Madoff (Councillor) <pmadoff@victoria.ca>

Subject: 149 Montreal Street Rezoning

Dear Mayor and Council,

I am sending this email to implore you to demand a reduction in size and scope for the rezoning of 149 Montreal Street. The size of this proposed project (32 children, plus 6 or 7 staff, plus 32 pick ups and drop offs per day is enormous) is far too large and will negatively impact the surrounding community.

The increased traffic is a major issue that needs to be looked at even more seriously, given that the City of Victoria is implementing a traffic calming project for Montreal Street, and for this block in particular. The absence of on site parking is another major issue, as Montreal Street and the surrounding streets are all residential only and available parking spaces for pick ups and drop offs will be in violation of these rules and are in short supply already.

This project in it's present proposal will create unnecessary conflict and increase the myriad of pressures experienced by this end of James Bay- an area that has more than its fair share right now.

Regards

Stacy Jensen

152 Ladysmith Street

April 13, 2017

Dr. Lisa Mortimore
152 Ladysmith Street
Victoria, BC
V8V 1J4

Dear Mayor and Council

I wanted to reach out and reiterate my concerns about the proposed expansion of the daycare at 149 Montreal Street. I am concerned on many levels:

- the increase in daycare spots will increase the noise for the surrounding neighbours and greatly impact their quality of life.
- at this point in time the daycare does not operate in the evenings or on weekends and I am concerned that with an expanded size and structure, there may be an expansion to the operating times. This will further increase the impact to surrounding neighbours and their quality of life.
- the increase in daycare spots will significantly impact the already challenged traffic issues of Montreal Street. This has been an ongoing issue which is finally beginning to be addressed by the city (though the interventions are too minor and have been unsuccessful in previous years).
- the lack of parking – this will create considerably more issues in this problematic area – parking is pushed to the limit in this and surrounding area. Further, I understand that the parking lot adjacent to the Rugby Club/community garden has been suggested as an option. It is unlikely that parents dropping their children off will consistently use this – rather there will be a backlog in front of the daycare – particularly if they are running late or it is cold and/or rainy. Staff parking needs to be addressed as well.
- The proposed daycare will change the character of the lot which is far too common in James Bay.
- industrialized daycare – research coming out of the USA shows radical increase to attachment impairment. Daycare at the very least needs to be small numbers and low stimulus to mitigate the impact of overwhelm on the developing child.
- Finally, I wanted to mention that this daycare does not follow bylaws for community safety. This year I happened to notice that on one of the mornings after a snowfall, while the daycare was open and operational, they did not clear their sidewalks and in fact, Nicholas Read, their neighbour who is most impacted by their proposed expansion cleared it. This is unacceptable. I was struck by the irony of another ‘ask’ of the community to be impacted and the negligence in keeping that community safe. To me this highlights one of the problems with expanding commercial into residential areas and specifically this group.

I want to be clear that I am opposed to the expansion of the daycare though not opposed to the daycare as it currently stands save for the negligence in keeping with the bylaws.

I understand that it will be reviewed this evening and I trust that you will consider my email carefully.

Respectfully,

Lisa Mortimore

Alicia Ferguson

To: Lisa Mortimore
Subject: RE: Daycare Proposal

Dear Mayor and Council

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Respectfully,

Lisa Mortimore

"Out beyond ideas of wrongdoing and rightdoing, there is a field. I'll meet you there". ~ Rumi