

Subject:

FW: Rezoning Application No. 00458 – Montreal Street Daycare

From: Beth Collins [REDACTED]

Date: April 26, 2017 at 8:33:49 PM PDT

To: <mayor@victoria.ca>, <malto@victoria.ca>, <ccoleman@victoria.ca>, <bisitt@victoria.ca>, <jloveday@victoria.ca>, <mlucas@victoria.ca>, <pmadoff@victoria.ca>, <cth Thornton-joe@victoria.ca>, <gyoung@victoria.ca>

Subject: Rezoning Application No. 00458 – Montreal Street Daycare

Dear Mayor Helps and Councillors,

I am writing to **support** the rezoning application for Infant Plus Child Care at 149 Montreal St. run by the James Bay Child Care Society.

There are not enough licensed childcare facilities in Victoria. In James Bay we are lucky to have Infant Plus, a well-established, well-run, not-for-profit daycare. The only problem with Infant Plus is that it serves very few children. The waiting list for this daycare is very long (often over 1 year).

I am a parent and own a home in James Bay. I appreciate that our neighbourhood is family friendly. I think expanding this daycare in its current location is ideal because there is already a daycare on the lot. The neighbouring community garden, school behind, and park two doors down also demonstrate how nicely a purpose-built daycare would fit into this section of James Bay. Any residents who think an expansion of the daycare will significantly impact the noise in the neighbourhood are not being realistic. The neighbourhood is already full of children and the noises of children. I don't think you will find a better location in Victoria for a multi-age daycare.

I understand that parking has been raised as a concern. James Bay is a densely populated neighbourhood where many residents walk or bike to work downtown. Many parents of children at Infant Plus walk or bike to the centre. I believe the number of car drop offs will decrease when Infant Plus takes on more children of various ages because many parents won't have to do multiple drop-offs at different childcare locations.

I love Victoria, and James Bay in particular for being so vibrant and walk-able. I appreciate the current council for supporting improvements to our city that make it more walk-able and more liveable, particular for young families.

Thank you for your time and consideration.

Beth Collins

350 Berwick Street

Victoria, BC

V8V1C7

Pamela Martin

From: Elin Bjarnason [REDACTED]
Sent: Thursday, April 27, 2017 10:14 AM
To: Public Hearings
Subject: FW: Daycare proposal 149 Montreal Street - rezoning REZ00458

Dear Councillors and Mayor,

I am writing again to address the proposed development and expansion of the daycare at 149 Montreal Street. I live at 141 Montreal Street and there are a number of issue I would like to address with the current proposal.

Please find attached my previous letter to Mayor and Council on this topic. I am unable to attend the public hearing tonight but wanted to resubmit my support for redevelopment of this land but also my concerns for the size of the redevelopment and the lack of accommodation for parking, noise concerns and reasonable set backs.

I have lived at 141 Montreal for 5 years. My property is one of the three lots that backs onto Macdonald Park. I feel that the process used by the daycare owners has been less than transparent and unfair to their immediate neighbours. In keeping with the lack of consultation with their neighbours the proposal does not take Mr. Read and Ms. Carthy's personal residence into consideration. Expanding the daycare is a good thing. Redeveloping the property is also a good thing. I suspect there would be no objections and only support if consideration was given to the nature of the block as a residential neighbourhood and to the neighbours impacted by the development.

I implore Council to begin with this development to protect the nature of James Bay as a family oriented community where families and professionals live and contribute to a healthy community. With regards to this development I request the following:

- Set backs be maintained so to not encroach on neighbouring properties privacy or quality of life
- That parking for staff and a drop off zone be required to support safe streets and parking for other residences in the vicinity of the daycare
- That hours of operation be clearly stated so that a 24/7 business is not developed. This is in a residential neighbourhood that already has significant noise and traffic challenges especially after 5pm and on weekends. It is only reasonable to set operating hours just as would be set for other commercial businesses in such a neighbourhood.
- That council seriously consider what an appropriate sized daycare is for a SFD lot in a residential neighbourhood and what amenities are required to safely operate such a facility. 32 children would make this one of the largest daycares in Victoria. I am not an expert on daycares but it seems like a very significant operation caring for 32 babies and toddlers. Sometime business models drive us to go big in our business planning but that is not always the best thing to do. I can't say if it is or it isn't in this case but I believe it is important to consider.

Thank you for considering my input. I look forward to your decisions on this matter.

Sincerely,

Elin Bjarnason
141 Montreal Street

Date: Tuesday, January 24, 2017 at 7:45 PM

To: <mayorandcouncil@victoria.ca>

Cc: <mayor@victoria.ca>, <malto@victoria.ca>, <ccoleman@victoria.ca>, <bisitt@victoria.ca>, <iloveday@victoria.ca>, <mlucas@victoria.ca>, <pmadoff@victoria.ca>, <gyoung@victoria.ca>, <cthorton-joe@victoria.ca>

Subject: FW: Daycare proposal 149 Montreal Street - rezoning REZ00458

Dear Councillors and Mayor,

I am writing to address the proposed development and expansion of the daycare at 149 Montreal Street. I understand that it is going to first and second reading on Thursday night. I live at 141 Montreal Street and there are a number of issue I would like to address with the current proposal.

I understand from attendees of the existing daycare and through friends that it is a highly regarded day care. I certainly do not object to the day care expanding within the existing zoning including all set backs, parking and total site coverage requirements. My objections are related to the request to have limited green space, to provide no parking for the six staff or any pick up and drop off area for attendees.

James Bay is a neighbourhood that has significant development pressures. I generally support reasonable projects even if they do require a variance or rezoning at times. This project in particular is requesting to have a high volume of traffic coming and going as well as six staff daily without any accommodation for cars. It is also requesting to limit green space in order to have the square footage needed for 32 children. 32 Children is indeed a large daycare.

As my neighbour Nicholas Read has written the general feeling in the neighbourhood is 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. Mr. Read has suggested that 24 children is a more reasonable number. While that number seems more reasonable I would suggest that the number of children should be determined by the daycare bylaw requirements and how a house that fits within the existing setbacks, height and total land coverage restrictions as well as allowing for staff parking. This may come in below 24. As for hours of operation including a Monday to Friday restriction would be important. Weekends around MacDonald Park are extremely busy and there would be no ability to safely pick up or drop off children on many weekends. I also feel that neighbours are entitled to some down time without a large business operating close by.

Finally I was very dismayed when this process began over 2 years ago to see that the daycare operator had submitted signatures showing neighbourhood support. I do not believe any of these signatures were from immediate neighbours who were local home owners. Certainly neither Mr. Read nor myself were approached nor were those who live across the street from me or either of the homes on the other side of the playground. In fact a number of the signatures were from the day care owners own children and many signatures were from those living in other areas of Victoria. I support the rezoning and variance process but I would hope that those applying would be honest and comply with the spirit of the process which is to consult with immediate neighbours.

In summary I am writing to request that city council considers the impact of this development on the overall street including parking and traffic as well as be thoughtful about placing such a massive structure beside lots which are single family and not providing proper green space. Additionally I believe hour restrictions are important to support all of the other activities that occur in the neighbourhood as well as respecting local home owners.

Thank you for considering this feedback. I am unable to be at the council meeting Thursday night and appreciate your consideration.

Sincerely,

Elin Bjarnason
141 Montreal St
Victoria BC
V8V1Y9

phone: [REDACTED]

Pamela Martin

From: Galina [REDACTED]
Sent: Thursday, April 27, 2017 9:30 AM
To: Public Hearings
Subject: 149 Montreal Public Hearing tonight

Hello,

I live at 200 Niagara St and together with my husband we would like to bring our concerns about the rezoning request at 149 Montreal to the attention of City Council.

We are opposed to the expansion of the daycare to accommodate 32 children for the following reasons-

- 1) the lot in question is quite small for the number of children requested (a more reasonable number of children would be 20)
- 2) there are really no parking provisions currently available on Montreal to accommodate such high number of cars picking up and dropping off daily (Montreal is frequently in use by horse carts, tourist cycles and cabs during the cruise season, as well as by players using the baseball fields, so it is a zoo of sorts)
- 3) when taken in the context of other rezoning applications pending nearby (71 and 75 Montreal) as well as the pending CRD sewage construction-related activities anticipated to take place along Niagara St, rezoning 149 Montreal to accommodate 32 children dramatically and negatively impacts the density of the neighbourhood, the noise level and diminishes the residential feel of the neighbourhood.

Thank you for brining our concerns to the attention of the City Council at the hearing tonight.

Sincerely,

Galina Smushkin and Jose Esparza
200 Niagara St

Sent from my iPhone

Pamela Martin

From: Kurt F K Cehak [REDACTED]
Sent: Wednesday, April 26, 2017 8:59 PM
To: Public Hearings
Subject: Amendment Bylaw (No.1071) No. 17-015

I have expressed my views on this project before and emphasis again my support for the Montreal Day Care District to try to increase the number of children to be taken care of. 24 is the maximum for this tiny

lot, I would support.

This would also need a covenant to be written in, for the children to be able in perpetuity to use the fields of the Mc Donald park, and permanent parking for the employees to be arranged for, as parking for

them on Montreal street would make the dropping off of children and the pick up, very difficult.

Of course this leaves the days and hours of operation to be nailed down to a very reasonable Monday to Friday 0800 to 1800 local time

Respectfully

Kurtr Cehak

Pamela Martin

From: Matthew Baker [REDACTED]
Sent: Thursday, April 27, 2017 11:07 AM
To: Public Hearings
Subject: 149 Montreal

Dear City Council

We ask that you please consider the following with regards to the 149 Montreal street proposal:

• It is refreshing to see a redevelopment in James Bay that is an appropriately small structure to fit the small lot size and the character of the neighborhood.

• There is a shortage of daycare spots in Victoria, particularly infant care. As a young family who recently purchased our home in James Bay, we are particularly aware of this shortage and look forward to additional daycare spots becoming available.

Sincerely,

Residents of 131 Ladysmith Street

Pamela Martin

From: Nicholas Read [REDACTED]
Sent: Thursday, April 27, 2017 10:40 AM
To: Public Hearings
Subject: 149 Montreal Street.

Please accept this final correspondence in opposition to the proposed daycare for 149 Montreal Street. As mentioned in all earlier messages - I am not opposed to the expansion - recognizing daycare plays an important role in our society, just the size and scope of the project in this location.

First, in response to some comments made at previous council meetings, I believe it is imperative that the City weighs in on the number of children that may be permitted in the daycare. Suggestions that VIHA is responsible for this aspect overlook the fact that the two agencies play different roles in the situation. VIHA's authority extends only as far as setting the rules for daycare operation, minimum duties of care, staff training levels and, prescribing the minimum amount of space, both inside and outside for children to play in. VIHA has no interest, nor mechanisms to look at anything beyond the daycare operation - they are not concerned with parking, traffic congestion and busy streets, neighbourhood disturbance, noise for those nearby or any of the other issues that come into play when the City is faced with land-use decisions. In this case, this daycare is seeking to expand in a residential neighbourhood - and the only instrument to control the adverse impacts (yes, there will be some) of their activities is to place limits on the number of children permitted. Limits have been placed on many other residential daycares in the city, and I encourage council to look at the daycare at 2700 Scott Street (R1-SDC) as a very similar comparison to this site - with a prescribed limit of 20 children.

In brief review, the major neighbourhood concerns are related to 1) parking - that none would be provided for an operation with 6 or 7 staff is preposterous; 2) Traffic and congestion - 32 families picking up and dropping off is certain to create neighbourhood strife, even dangerous situations for residents and daycare attendees alike; and 3) general neighbourhood disturbance - a difficult one I know, but 32 children, 7 staff plus parents at pick up and drop off will clearly impact our home, and those nearby. With the proposed plans, there will be very little buffer between the two properties. Again, I submit the image from the application package as a visual aid - it will be very tight.



I agree that daycare is critically important. There is even something quaint and neighbourly about childcare in residential settings - to an certain extent. At the end of the day, this is a residential area with tremendous development pressure on all sides. It will not stay the way it is now for long, and decisions made today should consider these implications. As proposed, this daycare seems poised to be the most dense in the city (# of people - children and staff - for the lot size), and this particular lot configuration cannot support it. Let's have a daycare - but one that fits the neighbourhood rather than defines it - and one that does not significantly impact the primary use of the area. I implore

council to modify the proposed bylaw to limit the number of children to 24 and a restrictive covenant must be in place to prevent evening and weekend operation.

Thanks, once again, for you your consideration,

Nicholas Read
145 Montreal Street

Subject: FW: 149 Montreal Street

From: Nicholas Read [REDACTED]
Date: April 27, 2017 at 8:53:51 AM PDT
To: <pmadoff@victoria.ca>
Subject: 149 Montreal Street

Good morning Councillor Madoff,

Please accept this final correspondence in opposition to the proposed daycare for 149 Montreal Street. As mentioned in all earlier messages - I am not opposed to the expansion - recognizing daycare plays an important role in our society, just the size and scope of the project in this location.

First, in response to some comments made at previous council meetings, I believe it is imperative that the City weighs in on the number of children that may be permitted in the daycare. Suggestions that VIHA is responsible for this aspect overlook the fact that the two agencies play different roles in the situation. VIHA's authority extends only as far as setting the rules for daycare operation, minimum duties of care, staff training levels and, prescribing the minimum amount of space, both inside and outside for children to play in. VIHA has no interest, nor mechanisms to look at anything beyond the daycare operation - they are not concerned with parking, traffic congestion and busy streets, neighbourhood disturbance, noise for those nearby or any of the other issues that come into play when the City is faced with land-use decisions. In this case, this daycare is seeking to expand in a residential neighbourhood - and the only instrument to control the adverse impacts (yes, there will be some) of their activities is to place limits on the number of children permitted. Limits have been placed on other residential daycares in the city, and I encourage council to look at the daycare at 2700 Scott Street (R1-SDC) as a very similar comparison to this site - with a prescribed limit of 20 children.

In brief review, the major neighbourhood concerns are related to 1) parking - that none would be provided for an operation with 6 or 7 staff is preposterous; 2) Traffic and congestion - 32 families picking up and dropping off is certain to create neighbourhood strife, even dangerous situations for residents and daycare attendees alike; and 3) general neighbourhood disturbance - a difficult one I know, but 32 children, 7 staff plus parents at pick up and drop off will clearly impact our home, and those nearby. With the proposed plans, there will be very little buffer between the two properties. Again, I submit the image from the application package as a visual aid - it will be very tight.

Adding insult to injury, I long ago (over 2 years ago) asked the daycare society about the proposed fence between our properties - what it might look like, and whether there might be something more soundproof given the situation. No response. I find this - and really most of this process - to be most un-neighbourly, given the fact that they have been using the wall of my garage (and home office) as a fence for the past 10 years. Again, the photo below shows how tight our properties are. The wood leaning against my garage are the lids from the daycare sandbox.

As a final note, I must express exasperation with the entire process. This situation has been ongoing for over 3 years with absolutely no contact with representatives from the daycare society - save for 1 meeting that I requested in the Fall of 2014. No notification of hearings, no updates on progress, no response to neighbourhood concerns - or my personal inquires. My initial reaction to this lack of courtesy was that those involved must simply be busy. They are, I would guess, parents and working professionals who are volunteering time to this endeavour. As the years have gone by, I have come to believe that I have been strategically ignored, as have other nearby residents. The daycare society has chosen to communicate via combative letter writing to City Hall, pushing forward based on the idea that

the perceived righteousness of their plans supercedes all other opinions and land uses. I would like to think that at this point in the process there would have been some outreach - anything - and that we would be discussing the finer points - like the fence between our properties, or how they plan to deter clients from parking where residents require space, or how noise will be limited, or what is meant by the idea of weekend 'fundraising and other community events'.

I agree that daycare is critically important. There is even something quaint and neighbourly about childcare in residential settings - to an certain extent. At the end of the day, this is a residential area with tremendous development pressure on all sides. It will not stay the way it is now for long, and decisions made today should consider these implications. As proposed, this daycare seems poised to be the most dense in the city (# of people - children and staff - for the lot size), and this particular lot configuration cannot support it. Let's have a daycare - but one that fits the neighbourhood rather than defines it - and one that does not significantly impact the primary use of the area. I implore council to modify the proposed bylaw to limit the number of children to 24 and a restrictive covenant must be in place to prevent evening and weekend operation.

Thanks, once again, for you your consideration,

Nicholas Read
145 Montreal Street

Pamela Martin

From: Thomas Maler [REDACTED]
Sent: Wednesday, April 26, 2017 10:12 PM
To: Public Hearings
Subject: 149 Monreal st Zoning Regulation Bylaw, Amendment No. 1071 No. 17-015

Hello

First, I'd like to ask that my submission be allowed even though it is past 11 am Wednesday April 26, because I was told the deadline was 11. am Thursday April 27th.

I wanted to address the council, but the online form does not allow me to select the council meeting on April 27th, only the next meeting on May 11th, so I decided that the email may be the best way to proceed.

I would like to urge the council NOT to approve the rezoning for 32 children + staff because the size of the property is way too small for so many children + staff.

There is an acute lack of parking in the area, we have all kinds of problems with non residential parking right beside the McDonald's park, the traffic and speeding of cruise ship taxis and buses. This is a residential neighbourhood and we are getting overloaded with commercial, sports and business activities and this seriously degrades our quality of life in this neighbourhood.

I think the appropriate size of the day care should not be more than 16 children + staff.

thanks
tom

Thomas Maler, Ph.D.
114 Ladysmith street
Victoria, BC, Canada V8V 1J4
phone: [REDACTED]
Email: [REDACTED]

Pamela Martin

Subject:

FW: Rezoning Application No. 00458 for 149 Montreal Street

From: Tim Thielmann [REDACTED]

Date: April 26, 2017 at 9:39:04 PM PDT

To: <mayor@victoria.ca>, <malto@victoria.ca>, <ccoleman@victoria.ca>, <bisitt@victoria.ca>, <jloveday@victoria.ca>, <mlucas@victoria.ca>, <pmadoff@victoria.ca>, <cth Thornton-joe@victoria.ca>, <gyoung@victoria.ca>

Cc: [REDACTED]

Subject: Rezoning Application No. 00458 for 149 Montreal Street

Dear Mayor and Council:

I write in support of the above rezoning application by James Bay Child Care Society.

My wife and I live in James Bay and we both work downtown at fulltime jobs. On weekday mornings, I walk our 2-year-old daughter to the Infants Plus daycare at 149 Montreal St. on my way to work. My wife picks her up on her walk home. We see many of the parents and staff walking to and from the daycare as well.

For us, having childcare within walking distance is not merely a convenience. I am legally blind, which means any my wife assumes all our family's driving responsibilities. Next year, our daughter turns three, and she'll need to go to a new daycare. If we can't find one nearby, what are our options? Will my wife have to drive crosstown or to the western communities twice daily for drop-of and pick-up? To accommodate all the driving, she'd have to consider part-time work, passing up career advancement opportunities and perhaps her current position as well. And with less family income, could we afford to continue living in James Bay?

Our case isn't unique. Families in James Bay and across the city are searching for childcare in their neighbourhoods. And when they can't find it, parents (usually women) work less outside the home, and have less money to pay the bills.

Victoria needs the 32 childcare spaces that this applicant will provide. This is an ideal application, with an established facility near a school and children's playgrounds, and only one adjacent residential neighbour.

We love this city, and support your Council's vision for its future.

So I urge you to support this rezoning application, and others like it.

A vote for this application is a vote in favour of a more walkable, livable, equitable, and affordable Victoria.

Respectfully,

Tim Thielmann

350 Berwick St.

Victoria, BC 1C7

[REDACTED]

[REDACTED]