

## **Report re: 349-351 Kipling Community Meeting Fairfield Gonzales Community Association Land Use Committee**

**349-351 Kipling**: approximately 75 attended.

**Purpose**: to re-zone from R1B to a New Zone specific to operating a child daycare facility. The two storey Childcare Centre to be constructed on site of an existing side by side duplex. It is to house up to 86 children: 36 aged 0-3, and 50 aged 3-5.

**Rationale**: needed as few licensed infant spaces in Fairfield Gonzales and a perceived need for a full-time centre in community.

The proposers did their own parking/traffic study. No parking spaces to be provided on site.

The present lot has a duplex, now vacant and is zoned R1B. The surrounding area for quite some distance around: from Moss St. to Ross Bay is all zoned R1B, and is principally occupied by single family dwellings, some with suites, a few duplexes, no apartments, some home occupations such as day care in homes. Within 100 – 200 meters of the site is a proposed (in the Local Area Plan) a Heritage Conservation Area. There is a school: Sir James Douglas which is no longer simply a “local” school, but because of unique programs does draw children from across the City.

Across from the site is Porter Park, which includes a much used playground, a community garden and some open space. To the north east is a playing field which supports ball and soccer.

### **Official Planning Related Comments**

The **OCP** urges people “to get out of their cars”. This centre will draw people from across the City as per the applicant’s own letter, parents will be driving from Oak Bay, James Bay, Rockland and will not be used primarily by the local neighbourhood.

Durban and Kipling are proposed to be part of a **Heritage Conservation Area** as proposed in the developing **Local Area Plan** and this modern structure is not compatible with the requirements of the Heritage Conservation Area

**Variances**: The proposal requires numerous variances including no parking on site plus setbacks all around the building:

the rear set back request is 1.31 m, instead of 9.11m required.  
Corner lot setback "3.5m or 10% of the lot width, whichever is greater", applicant is requesting 5'-0" as some examples. As the Council is well aware this CALUC has steadfastly advised against reducing such standards more than 15%.

## **Citizen Concerns**

The proposed centre is large, 86 children plus 15 or more staff as such it will have a substantial impact on the community, specifically:

### **Increased Traffic**

With that many children and the realization that many if not most of the children will come from some distance away there is the likelihood of up to 200 traffic movements daily. The applicant suggests that, based on their current operation in the Gorge area, they expect 50% of children will be walked or delivered to the centre in strollers. At the same time, they also acknowledge that many children will come from Oak Bay, Rockland, Saanich, Oaklands, James Bay and beyond. Emails received by the CALUC underscore this as all but one were from people living beyond the neighbourhood.

### **Impact on School Traffic**

As noted earlier SJD is a school which draws students from across the City and there is presently a severe traffic problem twice a day around the school, such that the school, FGCA, plus local residents have formed a committee to address the situation and attempt to develop some solutions. Adding even more traffic in the same streets will simply exacerbate the situation.

Residents on Kipling and Brook stated that they have requested traffic calming measures and more control along the streets but their efforts have been rebuffed.

Many parents whose children presently walk to SJD expressed concern about even more traffic at the crossroads and along the streets their children must take to get to school, and at a time similar to peak day care demand.

A traffic report was submitted but was heavily criticized by citizens as it was not done by a professional consultant but by the developer.

### **Parking**

The applicant is proposing that NO Parking will be provided on site. They claim based on their self-administered traffic and parking study is that there is an abundance of on street parking that would be available. Citizens objected to this increase in parking in the neighbourhood.

### **Parks and other amenities**

The applicant intends on using Porter Park for some of the outdoor recreation. Comments from the surrounding neighbours suggest the park is quite busy with children from SJD, child care programs at the Fairfield Gonzales Community Association as well as local children.

There were several people who noted that the applicant was intending on using “public amenities and services”, like streets and parks to support a

commercial operation and was not prepared to fully employ private resources to provide the same amenities.

### **Shading**

Shading/shadowing report not done and therefore what about the impact on immediate eastern house on Thurlow was of particular concern to that immediate neighbour. This neighbour also was quite unhappy about a large most solid, high concrete wall so close to the property line.

### **Noise**

Immediate neighbours also raised concerns about the noise created by 86 children playing outside

### **Questions of Lack of Transparency in engagement with community**

The applicant conducted a petition/survey and some residents expressed concerns about the lack of transparency and clarity in the petition. More than one person spoke at the meeting or wrote to the CALUC asking for their names to be removed from the petition which they signed without being made aware of the full size and extent of the application.

### **Other Comments**

The meeting was attended by two or three smaller day care operators, some of whom were in the neighbourhood. They all raised concerns about size, ability to find appropriately trained staff, and how “factory” sized day cares did not provide adequate care. This last comment was echoed by a young woman from the neighbourhood, who described herself as the target market, having one young child and one on the way. She spoke about her experience at another large day care centre and said she would NOT consider having her children attend something so large.

### **CALUC COMMENTS/ADVICE**

#### **For the CALUC process.**

We have learned from this and several recent applications that the CALUC may need to take a stronger and earlier position in engaging with the neighbourhood. We are seeing some applicants who do an excellent job of consulting and working with the neighbours, while others provide only lip service and view the engagement as a selling function. We intend to develop processes and policies which will enhance citizen engagement at earlier stages.

## **For City of Victoria, perhaps with help from CALUCs**

Given the increasing number of young families in Victoria and the recent initiatives by the Federal Government as well as the commitment by the new provincial government to create more affordable child care, it behooves the City to develop a policy on location of day cares.

To paraphrase one planner: day cares, everyone supports them but they can be like a bomb in your neighbourhood.

It may be worthwhile to scale day cares into small, and large and designate appropriate locations for both. Perhaps small day cares located in residences with ten or fewer children are appropriate for residential neighbourhoods, while larger day cares which do have a place in the service spectrum should be located in more highly developed areas. Perhaps a policy for major commercial and/or residential developments whereby day care facilities are required within the premises would be a worthwhile public amenity.

Daycare, high quality daycare is a general benefit for the whole city, society, and making sure it is adequately provided and located would be a worthwhile public policy for City Council. This CALUC would be prepared to help draft such a policy.

## **Fairfield Gonzales Community Association Land Use Committee**

Alice Alberta, David Barlow, Susan Kainer, Robin Jones, David Wales, Andrew Brownwright, Megan Parry, Don Monsour, and David Biltek, Chair