REVISED AGENDA - COMMITTEE OF THE WHOLE

Thursday, April 9, 2026, 9:00 A.M.

COUNCIL CHAMBERS, CITY HALL, 1 CENTENNIAL SQUARE

The City of Victoria is located on the homelands of the Songhees Nation and Xwsepsum Nation

Meeting will recess for a lunch break between 12:00 p.m. and 1:00 p.m.

Pages

A. TERRITORIAL ACKNOWLEDGEMENT

B. CHAIR'S REMARKS

C. INTRODUCTION OF LATE ITEMS

D. APPROVAL OF AGENDA

E. CONSENT AGENDA

Proposals for the Consent Agenda:

- F.1 - Minutes from the Committee of the Whole meeting held February 19, 2026
- F.2 - Minutes from the Committee of the Whole meeting held February 26, 2026

F. CONSIDERATION OF MINUTES

F.1 Minutes from the Committee of the Whole meeting held February 19, 2026 1

F.2 Minutes from the Committee of the Whole meeting held February 26, 2026 4

G. LAND USE MATTERS

*G.1 50 Government Street: Development Permit with Variances No. 01110 (James Bay) *7*

Addendum: Correspondence

A report regarding a Development Permit with Variances application for the property located at 50 Government Street in order to allow the construction of a 5-storey building (plus basement) multiple dwelling rental building and recommending that the application be denied.

G.2 731, 735, 781 Richmond Avenue, 728, 729, 733 Laurentian Place and 724, 730, 736 Maddison Street (Glenlyon-Norfolk School) : Rezoning Application No. 158

00876 (Gonzales)

A report regarding Rezoning Application for the property located at 731, 735, 781 Richmond Avenue, 728, 729, 733 Laurentian Place and 724, 730, 736 Maddison Street in order to permit phased redevelopment of an existing independent school and recommending that the application be approved.

H. CLOSED MEETING, IF REQUIRED

I. ADJOURNMENT OF COMMITTEE OF THE WHOLE

MINUTES - COMMITTEE OF THE WHOLE

February 19, 2026, 9:01 A.M.
COUNCIL CHAMBERS, CITY HALL, 1 CENTENNIAL SQUARE
The City of Victoria is located on the homelands of the Songhees Nation and Xwsepsum Nation

PRESENT: Mayor Alto in the Chair, Councillor Caradonna, Councillor Coleman, Councillor Dell, Councillor Gardiner, Councillor Hammond, Councillor Kim, Councillor Loughton, Councillor Thompson

STAFF PRESENT: J. Jenkyns - City Manager, S. Thompson - Deputy City Manager / Chief Financial Officer, C. Kingsley - City Clerk, S. Johnson - Director of Communications and Engagement, P. Rantucci - Director of Community Safety, Wellbeing & Partnerships, C. Mycroft - Manager of Intergovernmental & Media Relations, B. Roder - Deputy City Clerk, D. Newman - Director of Parks and Recreation, S. Webb - Assistant Director of Corporate Planning and Strategic Partnerships, K. Hoese - Director Planning and Development, M. Haden - Legislative Coordinator

GUESTS: F. Wilson - Chief Constable, Victoria Police Department, E. Cull – Finance Committee Chair, Victoria and Esquimalt Police Board, D. Phillips - Director of Financial Services, Victoria Police Department

A. TERRITORIAL ACKNOWLEDGEMENT

Committee acknowledged and honoured recent work with the Songhees First Nation and Xwsepsum First Nation communities to create a better future for everyone living on this land, and recognized both Nation's continued generosity.

B. INTRODUCTION OF LATE ITEMS

There were no late items.

C. APPROVAL OF AGENDA

Moved and Seconded:

That the agenda be approved.

CARRIED UNANIMOUSLY

D. CONSENT AGENDA

Moved and Seconded:

That the following Consent Agenda item be approved:

E.1 Minutes from the Committee of the Whole meeting held December 4, 2025

That the minutes from the Committee of the Whole meeting held December 4, 2025 be approved.

CARRIED UNANIMOUSLY

E. CONSIDERATION OF MINUTES

E.1 Minutes from the Committee of the Whole meeting held December 4, 2025

This item was approved on the Consent Agenda.

F. CLOSED MEETING

Moved and Seconded:

MOTION TO CLOSE THE FEBRUARY 19, 2026 COMMITTEE OF THE WHOLE MEETING TO THE PUBLIC

That Council convene a closed meeting that excludes the public under Section 90 of the Community Charter for the reason that the following agenda items deal with matters specified in Sections 90(1) and/or (2) of the Community Charter, namely:

Section 90(1) A part of a council meeting may be closed to the public if the subject matter being considered relates to or is one or more of the following:

Section 90(1)(f) law enforcement, if the council considers that disclosure could reasonably be expected to harm the conduct of an investigation under or enforcement of an enactment.

CARRIED UNANIMOUSLY

The Committee of the Whole meeting was closed to the public at 9:07 a.m. and reopened at 10:16 a.m.

Committee recessed at 10:16 a.m. and reconvened at 10:21 a.m.

G. PRESENTATIONS

G.1 Police Board Chair, Finance Chair and Police Chief

Committee received a presentation from the Police Chief, Director of Financial Services, and Finance Chair discussing the 2026 VicPD budget.

Committee discussed the following:

- *Balancing different types of police enforcement*

- *Addressing root causes of crime, addiction services, and need for housing and shelter options*
- *Possible budget impacts of regional policing and/or amalgamation*
- *Budget increase compared to other BC cities and relative to population*
- *Planned five-year review*

Committee recessed for lunch at 11:50 a.m. and reconvened at 1:03 p.m.

Councillor Thompson rejoined the meeting electronically at 1:03 p.m.

H. STAFF REPORTS

H.1 Budget Engagement Report

Committee received a report dated February 12th from the Director of Communications and Engagement regarding public consultation on the draft budget.

Committee discussed the following:

- *Sampling bias and demographic information about respondents*
- *Utility of analyzing received budget feedback*

Moved and Seconded:

That Council receive the *2026 Draft Budget Public Input* report for information.

CARRIED UNANIMOUSLY

I. NOTICE OF MOTIONS

There were no Notices of Motions.

J. ADJOURNMENT OF COMMITTEE OF THE WHOLE

Moved and Seconded:

That the Committee of the Whole Meeting be adjourned at 1:44 p.m.

CARRIED UNANIMOUSLY

CITY CLERK

MAYOR

DRAFT

MINUTES - COMMITTEE OF THE WHOLE

February 26, 2026, 9:03 A.M.
COUNCIL CHAMBERS, CITY HALL, 1 CENTENNIAL SQUARE
The City of Victoria is located on the homelands of the Songhees Nation and Xwsepsum Nation

PRESENT: Mayor Alto in the Chair, Councillor Caradonna, Councillor Coleman, Councillor Dell, Councillor Gardiner, Councillor Hammond, Councillor Kim, Councillor Loughton, Councillor Thompson

STAFF PRESENT: J. Jenkyns - City Manager, S. Thompson - Deputy City Manager / Chief Financial Officer, C. Kingsley - City Clerk, S. Johnson - Director of Communications and Engagement, P. Rantucci - Director of Community Safety, Wellbeing & Partnerships, K. Hoese - Director of Planning and Development, D. Newman - Director of Parks and Recreation, S. Grubb - City Solicitor, B. Roder - Deputy City Clerk, S. Maichen - Legislative Coordinator

A. TERRITORIAL ACKNOWLEDGEMENT

Committee acknowledged that the City of Victoria is located on the homelands of the Songhees First Nation and Xwsepsum First Nation communities, and asked us to take a moment to celebrate the opportunities we have to work with the Nations, and thank them for their time and generosity.

B. INTRODUCTION OF LATE ITEMS

There were no late items.

C APPROVAL OF AGENDA

Moved and Seconded:

That the agenda be approved.

CARRIED UNANIMOUSLY

D. CONSENT AGENDA

Moved and Seconded:

That the following Consent Agenda item be approved:

E.1 Minutes from the Committee of the Whole meeting held January 22, 2026

That the minutes from the Committee of the Whole meeting held January 22, 2026 be approved.

CARRIED UNANIMOUSLY

E. CONSIDERATION OF MINUTES

E.1 Minutes from the Committee of the Whole meeting held January 22, 2026

This item was approved on the Consent Agenda.

F. STAFF REPORTS

F.1 538 Yates Street (SUB00448): Strata Title Conversion Application

Committee discussed the following:

- *Vacancy rates in previous years*
- *Potential legal covenants and strata conversions for the units*

Motion to refer:

Moved and Seconded:

That Council refer this proposal back to staff to work with the proponent on a rent-to-own scheme, in which current tenants would be given the option to set aside a certain percentage of rent towards a future down payment, and report back to Council.

Amendment:

Moved and Seconded:

That Council refer this proposal back to staff to work with the proponent on **additional options that would protect tenants and provide flexibility to the owner, including but not limited to** a rent-to-own scheme, in which current tenants would be given the option to set aside a certain percentage of rent towards a future down payment, and report back to Council.

CARRIED UNANIMOUSLY

On the motion to refer as amended:

That Council refer this proposal back to staff to work with the proponent on additional options that would protect tenants and provide flexibility to the owner, including but not limited to a rent-to-own scheme, in which current tenants would be given the option to set aside a certain percentage of rent towards a future down payment, and report back to Council.

OPPOSED (2): Mayor Alto, Councillor Coleman

CARRIED (7 to 2)

G. NOTICE OF MOTIONS

There were no Notices of Motions.

H. CLOSED MEETING, IF REQUIRED

A closed meeting was not required.

I. ADJOURNMENT OF COMMITTEE OF THE WHOLE

Moved and Seconded:

That the Committee of the Whole Meeting be adjourned at 9:59 a.m.

CARRIED UNANIMOUSLY

CITY CLERK

MAYOR

DRAFT

Committee of the Whole Report

For the Meeting of April 9, 2026

To: Committee of the Whole **Date:** March 26, 2026

From: Karen Hoese, Director, Planning and Development

Subject: **Update on Development Permit with Variances No. 01110 for 50 Government Street**

RECOMMENDATION

Development Permit with Variances Application

That Council decline Development Permit with Variances Application No. 01110 for the property located at 50 Government Street.

LEGISLATIVE AUTHORITY

This report discusses a Development Permit with Variances Application. Relevant considerations relate to the application's consistency with the design guidelines and the impact of the variances.

Enabling Legislation

Attachment E describes the relevant sections of the *Local Government Act* listed here:

- Section 483, Housing agreements for affordable housing and special needs housing
- Section 489, Activities that require a development permit
- Section 491, Development permits: specific authorities.

EXECUTIVE SUMMARY

The purpose of this report is to present Council with an update regarding the development application for a five-storey rental residential building on the property located at 50 Government Street. When Council last considered the application, the proposal was to rezone from the R3-2 Zone, Multiple Dwelling District, to a new site-specific zone to increase the density and allow multiple dwelling uses at this location. There was also a concurrent Development Permit with Variances Application pertaining to the proposed form, character, exterior design, finishes and landscaping, and variances related to parking.

At the Council meeting on December 12, 2024, Council passed a motion (attached) requiring revisions to the plans related to parking, trees, meeting the objectives and guidelines of the Development Permit Area, and to reduce impacts on adjacent properties, before returning to another Committee of the Whole meeting.

On October 2, 2025 Council passed a motion adopting the bylaws associated with the 10-Year Official Community Plan Update. The proposal now meets the use and density requirements of the current zoning and therefore no longer requires a rezoning application. It still, however, requires a Development Permit with Variances. This would be delegated to staff for approval if consistent with the relevant guidelines.

The revised proposal meets the required accessible parking and *Tree Protection Bylaw*. The applicant has also redesigned the building, including increasing the floor space ratio and height, increasing the open site space and setbacks, and removing the external staircases; however, it still does not meet the objectives or guidelines of the Development Permit Area.

The following points were considered in assessing the Development Permit with Variances:

- The revised proposal is not considered sufficiently consistent with the objectives and guidelines of Development Permit Area 1: General Urban Design as it does not achieve a design with sufficient usable outdoor space, a positive street relationship, and appropriate building composition and expression for the heritage context. Further, the applicant has not provided sufficient justification for the requested variances to the zoning bylaw.
- The variances related to minimum street frontage and rear and side yard setbacks are not considered supportable because they do not meet the perimeter block goals of the OCP and associated design guidelines, and result in a proposal that exceeds the envisaged built form parameters of the new zoning, which is set up to permit taller buildings on wider lots.
- The variances related to number of parking stalls are considered supportable due to the Transportation Demand Management (TDM) mitigation measures proposed. The variance to the space required behind a parking stall is also supported because it would not impact the public right-of-way.
- The variance related to the front yard fence height is not supported due to the impacts it would have on reducing sightlines between the private residences and the public realm of the street.

It is recommended that Council decline the application. However, an alternative motion has been provided which would move the application forward if Council determines that the proposal sufficiently meets City policy and the previous Council direction.

DESCRIPTION OF PROPOSAL

The proposal previously considered by Council was to rezone the properties from the R3-2 Zone, Multiple Dwelling District, to a new site-specific zone to increase the density from 1.6:1 floor space ratio (FSR) to 1.94:1 FSR to allow the construction of a 4.5-storey (without basement) multiple dwelling rental building with approximately 16 secured rental dwelling units.

The revised proposal is for a five-storey (plus basement) multiple dwelling building with approximately 17 secured rental units and a density of 1.97:1 FSR.

Since this application was brought to Committee of the Whole on December 12, 2024, Zoning Bylaw 2018 was updated on October 2, 2025. As a result, the proposal now meets the use and density provisions of the new GRD-1 Zone and a rezoning application is therefore no longer required. It still, however, requires a Development Permit with Variances. In accordance with the *Land Use Procedures Bylaw*, the proposal would be delegated to staff for approval if consistent with the relevant guidelines.

The Development Permit with Variances is for the form and character of the site. Specific details include:

- five-storey building form (plus basement) with Single Egress Stair (SES) access
- one unit located in the basement
- exterior building materials include stucco, asphalt shingles, and frosted glass railings
- landscaping materials include concrete paving, permeable pavers, river rock, lawn, shrubs, trees and rain gardens.

The proposed variances are as follows:

- reducing the minimum street frontage required for a five-storey building from 30.00m to 17.06m
- reducing the rear setback from 8.59m to 5.65m
- reducing the north side setback from 7.50m (primary facades below five storeys) to 1.55m
- reducing the north side setback from 9.00m (primary facades above four storeys) to 1.55m
- reducing the south side setback from 7.50m (primary facades below five storeys) to 2.19m
- reducing the south side setback from 9.00m (primary facades above four storeys) to 4.22m
- reducing the minimum number of long-term vehicle parking stalls from 17 to two (including one carshare)
- reducing the minimum number of visitor vehicle parking stalls from two to zero
- reducing the minimum space required behind a parking stall from 7.00m to 0.24m
- increasing the front yard fence height from 1.22m to 1.83m.

A Zoning Data Table is attached to this report which compares the previous and current proposal with the existing GRD-1 Zone, General Residential District, (Attachment D).

BACKGROUND

Land Use Context and Site Development Potential

The area is characterized by a mix of single-family dwellings, duplexes, and apartment buildings (Figure 1). Immediately adjacent land uses include:

- North-West – Single Family Dwelling, Heritage Designated
- North-East – Single Family Dwelling, Heritage Designated
- South-East – Single Family Dwelling

The surrounding properties are designated Residential Fabric (Priority Growth Area) in the *Official Community Plan (2025)* which envisions primarily ground-oriented and low-rise buildings generally up to four storeys. Buildings up to six storeys may be achievable with lot assembly.



Figure 1. Aerial photo of subject site

The site is presently used as a four-plex. This use is lawfully non-conforming because it was built prior to the current zone being approved.

Under the current GRD-1 Zone the property can be redeveloped as a multiple dwelling residential building up to four-storeys and a maximum of 2.75:1 floor space ratio (FSR) if certain conditions are met. However, due to the lot size and context, this density may not be achievable while meeting other zoning requirements along with the objectives and guidelines of the development permit area.

Relevant History

At the Council meeting on December 12, 2024, Council passed a motion (attached) requiring revisions to the plans to meet the following conditions before returning to Committee of the Whole:

- *meet the accessible parking requirements in the Zoning Regulation Bylaw, to the satisfaction of the Director of Planning and Development.*
- *revise replacement tree species and locations on the plans to meet the tree minimum requirements on-site and outside of the public SRW areas per the Tree Protection Bylaw No. 21-035 Schedule "F", to the satisfaction of the Director of Parks, Recreation and Facilities.*
- *meet the objectives and guidelines associated with Development Permit Area 16 (OCP 2012, updated 2023), and adjust the parking variances with Development Permit with Variances No. 00251 as necessary, to the satisfaction of the Director of Planning and Development, including:*

    i. reducing the amount of floor space if needed to meet the design objectives
    ii. providing more usable outdoor space for residents
    iii. providing more trees and landscaping

iv. *improving the relationship to the public statutory right-of-way (SRW)*
v. *improving the massing transition to surrounding residential buildings*
vi. *reducing impacts on adjacent properties*
vii. *ensuring that if external staircases are being considered, that no external staircase face the adjacent properties*.

The motion also directed staff to further work with the proponent to address the core issues raised by the neighbours as they pertain to setbacks, overlook, and other material factors. The issues raised by neighbours can be seen in full in the attached correspondence. Common elements raised are related to the size and design of the building and the resulting impacts on shadows, setbacks, open space, and overlook.

On September 18, 2025 Council passed a motion directing staff to assess the Single Egress Stairway (SES) building requirements with respect to City capacity in a number of areas. This work is currently underway.

On October 2, 2025 Council passed a motion adopting the bylaws associated with the 10-Year Official Community Plan Update (see the Description of Proposal section above for more information).

ANALYSIS

The revised application incorporates a number of design changes, including:

- increasing the total floor area from 1141.39m^2 to 1157.67m^2, with a resulting increase in density (floor space ratio) from 1.94:1 to 1.97:1 (not including basement). The number of dwelling units has also increased from 16 to 17
- increasing the number of storeys from 4.5 (without basement) to five (plus basement)
- increasing the building height from 15.92m (measured to the midpoint on the pitched roof) to 16.57m (measured to the top of the flat roof)
- increasing the rear setback from 2.74m to 5.65m and the open site space from 32.59% to 41.21%
- increasing the front setback to the public SRW from 1.35m to 2.27m (largely due to a decrease in the required size of the SRW, from 3.68m to 2.91m)
- increasing the side yard setbacks from 1.37m to 1.55m, for the northeast side, and from 1.37m to 2.19m on the southwest side
- relocating the bike storage room from the front to the rear of the building
- combining driveway and paths to provide a contiguous space for trees in the front
- adding a pad-mounted transformer to the frontage
- increasing the size of the accessible parking stall to meet the van requirements in the zoning regulations through a widened carport with building cantilever above
- relocating the main entrance further back from the public SRW by 8.19m (from 3.15m to 11.34m)
- removing the external staircases so that the building now has a single internal stair access.
- replacing the pitched roof with a mansard roof
- reducing the size of the upper-level street facing balcony
- changing the predominant exterior cladding material from fibre cement horizontal siding to stucco
- revising the replacement tree species and locations to meet the *Tree Protection Bylaw*.

Development Permit with Variances Application

Official Community Plan: Design Guidelines

The *Official Community Plan* (OCP) identifies this property within Development Permit Area 1: General Urban Design. The relevant objectives of this Development Permit Area (DPA) are to:

- ensure developments advance and contribute to the envisioned urban form for the city, particularly the perimeter block form of development, which preserves green open space in backyards while defining and activating streets
- carefully integrate diverse residential forms
- foster development that is complementary and responsive to surrounding heritage character
- facilitate the continued growth of the city's urban forest canopy
- promote the conservation of water, including through the natural and engineered management and infiltration of rainwater on site.

Design Guidelines that apply to this DPA are the *General Urban Design Guidelines* (2025). Overall, the revised proposal is not considered sufficiently consistent with the DPA objectives and guidelines. Analysis related to open space, street relationship, building composition and expression is provided below.

Open space

The design guidelines encourage shared open space in the form of courtyards, green spaces, terraces, yards, play areas or rooftop gardens. Site open space should generally be located toward the rear of the lot to support the evolution of perimeter blocks over time, creating a contiguous open space at the interior of blocks. The revised proposal has increased the rear setback (from 2.74m to 5.65m) and increased the open space (from 32.59% to 41.21%). Although the proposed open space exceeds the zoning requirement of 30%, the rear setback still does not meet the required 8.59m minimum.

The ground floor unit has direct access to the yard and the two units on level four have private decks. The remaining 14 units have access to two shared amenity deck spaces on levels three and five. These units do not, however, have private outdoor amenity space as encouraged by the design guidelines.

The proposal does not have sufficient private or shared outdoor space and is not consistent with the perimeter block form objective of the design guidelines.

Street relationship

The design guidelines encourage development to have a positive relationship to the street to foster social interaction in the public realm, as follows:

- Residential use at street level should have strong entry features and building designs that encourage natural surveillance through window and door placement.
- Ground floor homes should have individual entrances oriented towards and connecting to adjacent public sidewalks, courtyards or other open spaces.
- Porches, steps, alcoves, raised terraces, forecourts, landscaping or other design features (such as lighting) are encouraged to make transitions from the public realm to private residences.

- Parking should be designed and located to minimize impacts on adjacent streets and open spaces, and at-grade windows directly adjacent to parking spaces should be avoided or separated through landscaping.

Although the setback to the public SRW has increased from 1.35m to 2.27m (largely due to the SRW decreasing in size) and the bike storage has been moved to the rear of the building, the proposal is still considered inconsistent with the guidelines due to the following:

- The units are configured in such a way that only bedrooms overlook the street. This limits opportunities for natural surveillance and triggers a variance to the GRD-1 zone for primary facades with living and dining rooms solely facing the side yards instead of the front and rear elevations as encouraged in the guidelines and zoning regulations.
- The main entrance has been setback further from the street (by 7.49m) and is now positioned under the building cantilever and partially behind a pad-mounted transformer and short-term bicycle parking.
- The proposal locates two parking stalls in front of the building with at-grade windows that are not separated from the parking spaces by landscaping.

It is therefore recommended that the proposal does not sufficiently support street vitality, pedestrian activity, and visual interest along the street as envisioned in the design guidelines.

Building Composition and Expression

The design guidelines seek variation in façade treatments to achieve architectural interest. New buildings should strive to incorporate substantial, durable and natural materials into their façade that are reflective of the materials used in nearby historic properties. A number of heritage designated properties are located to the north and south of the subject site along Government Street, all of which have a similar materials palette including horizontal siding or cedar shingles.

The use of stucco for this building does create variety in materials along the street as encouraged in the guidelines but it is not reflective of the materials used in nearby historic properties. In addition, there is a lack of architectural features and details such as trim details and moldings, treatment of siding (e.g., the use of score lines, textures, different materials or patterning to distinguish between different floors) which is not consistent with the guidelines.

Variances

The revised application is seeking variances to street frontage, setbacks, parking and fence height requirements.

Street Frontage to Increase the Number of Storeys

A variance is proposed to decrease the minimum frontage required from 30m to 17.06m to allow a five-storey building on this lot. As shown in Table 1, lots with frontages between 15m and 30m are permitted a maximum of four storeys. Increasing the number of storeys from four to five also increases the maximum permitted height from 14m to 17m (the current proposal has a height of 16.57m).

Frontage	Number of Stories (maximum)	Height (maximum)
10-15m	3	12m
15-30m	4	14m
30-36m	5	17m

Table 1. Zoning Frontage, Storeys and Height Requirements

The zoning bylaw is structured to allow larger scale buildings on lots with a wider street frontage. It is challenging to meet the zoning requirements and achieve the goals of the design guidelines with larger scale buildings on smaller sized lots. Since many of the existing lots in the GRD-1 Zone have less than 30m frontage, it is anticipated that lot consolidation would often be required to achieve heights above four storeys.

This variance is not supported. A variance to minimum lot width indicates that the proposed development is too significant for a lot of this size, and sufficient justification for the proposed reduction in street frontage has not been provided.

Setbacks

Variances related to setbacks would be required to facilitate this proposal as follows:

- reducing the rear setback from 8.59m to 5.65m
- reducing the north side setback from 7.50m (primary facades below five storeys) to 1.55m
- reducing the north side setback from 9.00m (primary facades above four storeys) to 1.55m
- reducing the south side setback from 7.50m (primary facades below five storeys) to 2.19m
- reducing the south side setback from 9.00m (primary facades above four storeys) to 4.22m.

The setback requirements in the zoning bylaw were intentionally set to align with the objectives of the design guidelines. To reinforce the front-to-back perimeter block urban form goals of the design guidelines, the zoning includes reduced minimum setbacks for side yards that are not defined as primary facades, which includes windows or exterior doors directly into a living or dining room. In this case, the floorplans have been designed with primary windows into living and dining rooms solely facing the side yards, which therefore requires the larger setback sizes. The minimum rear yard setback is intended to provide contiguous greenspace in the centre of the block.

The setback variances are not supported as the orientation of the units is contrary to the goals of the design guidelines to provide a front-to-back orientation and sufficient rear yards leading to a perimeter block form.

Parking

Variances related to parking would be required to facilitate this proposal as follows:

- reducing the minimum number of long-term vehicle parking stalls from 17 to two (including one carshare)
- reducing the minimum number of visitor vehicle parking stalls from two to zero
- reducing the minimum space required behind a parking stall from 7.00m to 0.24m (previously 1.74m).

To help mitigate potential impacts of these variances, the applicant is proposing to provide the following transportation demand management (TDM) measures:

- one car share membership with a $100 usage credit for each unit
- $55,000 contribution toward the purchase and operation of a shared, home based fully electric vehicle
- one on-site level two charger
- one on-site car share parking space
- BC Transit EcoPass for a minimum of 20% of the units for a three year term
- four cargo bicycle sized long term parking stalls with minimum dimensions of 0.9m x 2.4m
- one on-site bicycle maintenance and dog wash area with a minimum area of 8.1m^2
- access to 110v plugs for 50% of the provided bicycle parking stalls.

These TDM measures would be secured through a legal agreement as part of the development permit with variances process. The variances to the number of parking stalls are supported due to the mitigations proposed. The variance related to the space required behind a parking stall is supported because the parking stall is functional.

Fence

A variance is required to increase the height of the fences located in the front yard from 1.22m to 1.83m (previously no fence variance was proposed). This is not supported as it is inconsistent with the guidelines that support pedestrian activity and seek to create sociable open spaces through building design and 'eyes on the street'.

Housing

The application, if approved, would add approximately 13 new residential rental units (the existing four units would be replaced by 17 units), which would increase the overall supply of housing in the area and contribute to the targets set out in the *Victoria Housing Strategy*. This is an increase from the previous proposal which included 16 dwelling units.

Affordability Targets

Since this application is for a DPV, housing affordability considerations cannot be required. The applicant, however, is proposing two of the units (10% of the total number of units) to be affordable and secured by legal agreement for a term of 20 years with the following requirements for each unit:

- to be rented at 95% of Canada Mortgage and Housing Corporation (CMHC) median market rates
- to be rented to tenants with a total household income that does not exceed the Median Income Limit identified in the Victoria Housing Reserve Fund Guidelines.

This is consistent with the Affordable Rental Housing Revitalization Tax Exemption Bylaw and therefore the applicant would qualify for tax exemption under this program.

Housing Mix

While the Family Housing Policy applied to the previous proposal, it was replaced by requirements in the zoning regulations on October 2, 2025. The policy targets regarding the number of two- and three-bedroom units are now required under the zoning bylaw as shown in Table 2 below. The proposal meets these requirements.

Unit Type	Required		Proposed	
	Number of Units	Percentage of Units	Number of Units	Percentage of Units
Studio	N/A	N/A	0	0%
One-bedroom	N/A	N/A	11	64.70%
Two-bedroom	2	20% or more	2	11.76%
Three-bedroom	3	10% or more	4	23.52%
TOTAL	N/A	N/A	17	100.00%

Table 2. Family Housing Minimum Requirements

Security of Tenure

The applicant is proposing rental housing secured through a legal agreement.

Existing Tenants

The proposal is to demolish an existing building which would result in a loss of four existing residential rental units. Three of the units are currently occupied by applicant and family, and one is tenanted. While the Tenant Assistance Policy applied to the previous proposal, it was replaced by the Tenant Protection During Redevelopment Bylaw on October 2, 2025. Consistent with this bylaw, a revised Tenant Assistance Plan has been received and approved.

Single Stair Egress

The Fire Department does not support applications with single stair egress (as outlined in the Provincial Ministerial Order No. BA 2024 03). The firefighting and inspection assumptions contained in the Notes section of the order, including the additional fire inspection and firefighting considerations that the fire department is required to maintain for buildings with a single exit stair, are still under review. Staff are currently preparing a response to the September 18, 2025 Council motion regarding Single Egress Stairs (SES).

Tree Protection Bylaw and Urban Forest Master Plan

The goals of the *Urban Forest Master Plan* include protecting, enhancing, and expanding Victoria's urban forest and optimizing community benefits from the urban forest in all neighbourhoods.

A total of four trees have been inventoried: three off-site bylaw protected trees, and one municipal Hawthorn tree in front of the neighbouring property. There are currently no existing municipal trees in front of the subject property.

All neighbouring trees and the municipal tree will be retained following the mitigation measures outlined in the Arborist Report.

Three new trees are proposed on the subject lot, all of which comply with the siting and soil volume requirements of Tree Protection Bylaw 21-035. One new street tree is proposed in a grass boulevard.

Increased Inventory	Annual Maintenance Cost
Street Tree – One net new ($60 per tree)	$60

Statutory Right of Way

If Council chooses to approve this application, the applicant will provide a 2.91m wide Statutory Right-of-Way (SRW) along Government Street in advance of issuance of the Building Permit to help fulfill *Official Community Plan* objectives such as enhanced sidewalks and the urban tree canopy. This has been reduced from the initial request of 3.68m because this section of Government Street was reclassified from a collector street to a local street by Council motion and in consideration of the City's Works and Services Bylaw.

CONCLUSIONS

The applicant has revised the proposal and indicated that they would like to proceed to a Committee of the Whole meeting. However, the proposal does not adequately meet the Development Permit Area objectives and guidelines in relation to usable outdoor space, a positive street relationship, and building composition and expression. The proposed variances to the frontage and setbacks are not supportable as the scale of the proposal is too large for the lot and the reduced setbacks are contrary to the guidelines as it relates to building orientation and perimeter block form.

The recommendation is therefore to decline the application.

ALTERNATE MOTION

Option 1 – Approve as Proposed

That Council, after giving notice, consider the following motion:

"1. That Council authorize the issuance of Development Permit with Variances No. 00251 for 50 Government Street, in accordance with plans submitted to the Planning and Development department and date stamped on January 21, 2026, subject to:

    a. proposed development meeting all City zoning bylaw requirements, except for the following variances:

        i. reducing the minimum street frontage required for a five-storey building from 30.00m to 17.06m

        ii. reducing the rear setback from 8.59m to 5.65m

iii. reducing the north side setback from 7.50m (primary facades below five storeys) to 1.55m

iv. reducing the north side setback from 9.00m (primary facades above four storeys) to 1.55m

v. reducing the south side setback from 7.50m (primary facades below five storeys) to 2.19m

vi. reducing the south side setback from 9.00m (primary facades above four storeys) to 4.22m

vii. reducing the minimum number of long-term vehicle parking stalls from 17 to two (including one carshare)

viii. reducing the minimum number of visitor vehicle parking stalls from two to zero

ix. reducing the minimum space required behind a parking stall from 7.00m to 0.24m

x. increasing the front yard fence height from 1.22m to 1.83m.

b. Registration of the following legal agreements on the property's title, with contents satisfactory to the Director of Planning and Development and form satisfactory to the City Solicitor:

i. secure the rental tenure of all dwelling units in perpetuity

ii. secure 10% of the dwelling units in the building (a total of two units) for a term of 20 years with the following requirements for each unit:

a. to be rented at 95% of Canada Mortgage and Housing Corporation (CMHC) median market rates

b. to be rented to tenants with a total household income that does not exceed the Median Income Limit identified in the Victoria Housing Reserve Fund Guidelines.

c. Registration of the following legal agreements on the property's title, with contents satisfactory to the Director of Engineering and Public Works and form satisfactory to the City Solicitor:

i. provision of transportation demand management measures including:

a. one car share membership with a $100 usage credit for each unit

b. minimum $55,000 contribution toward the purchase and operation of a shared, home based fully electric vehicle

c. one on-site level two charger with radio frequency identification (RFID) and communications

d. one on-site car share parking space

e. BC Transit BC Transit EcoPass for a minimum of 20% of the units for a 3 year term

f. minimum four cargo bicycle sized long term parking stalls with minimum dimensions of 0.9m x 2.4m

g. one on-site bicycle maintenance and dog wash area with a minimum area of 8.1m^2

h. access to 110v plugs for a minimum of 50% of the provided bicycle parking stalls.

2. That the Development Permit with Variances, lapses two years from the date of this resolution if construction is not substantially started within this timeframe; and

3. That the approval of this Development Permit with Variances lapses two years from the date of this resolution if the Development Permit with Variances is not issued within this timeframe."

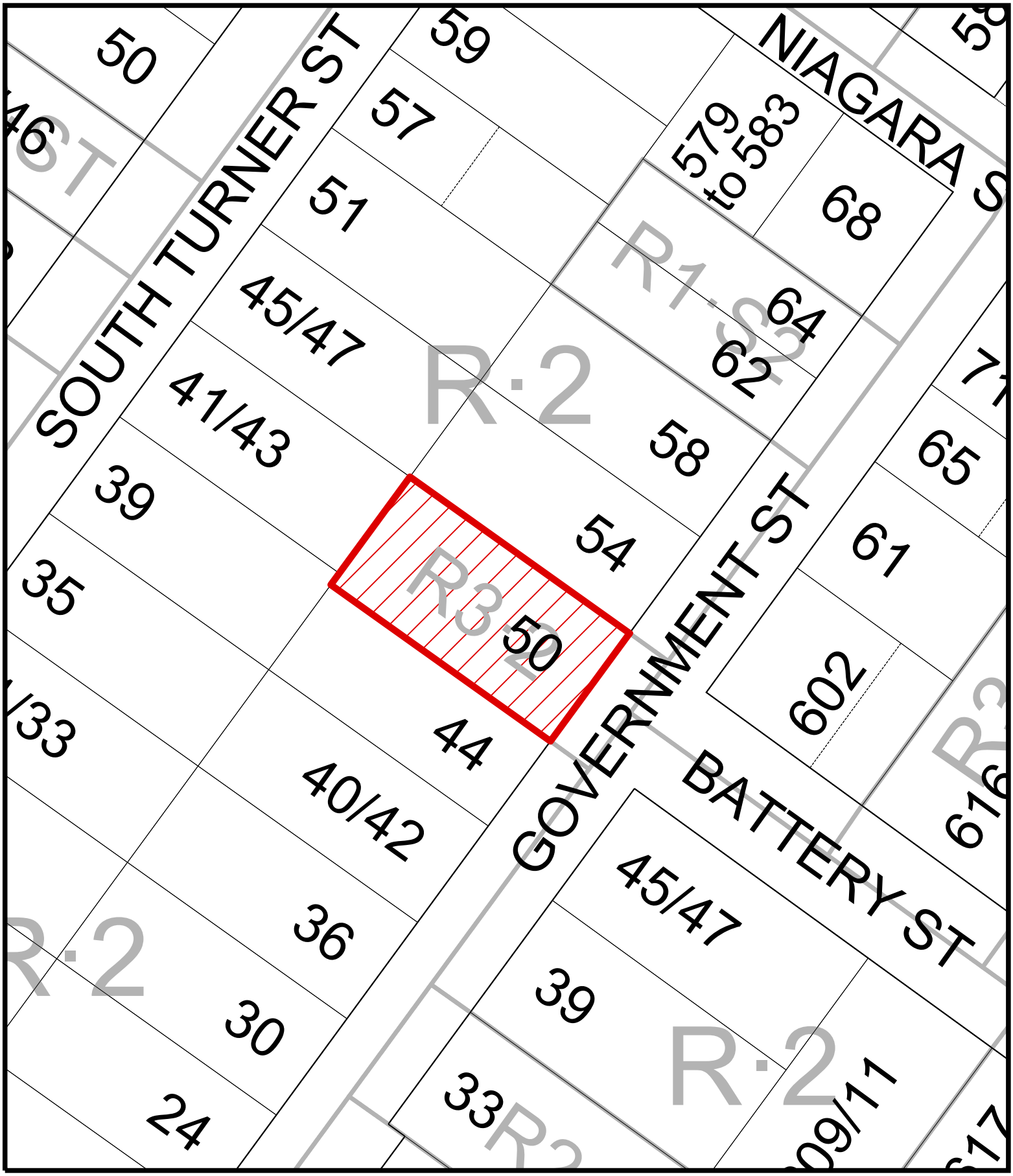
Respectfully submitted,

Rob Bateman Senior Planner Development Services Division	Karen Hoese, Director Planning and Development Department

Report accepted and recommended by the City Manager.

List of Attachments

Attachment A	Subject Map
Attachment B	Plans date stamped January 21, 2026
Attachment C	Letter from applicant to Mayor and Council received on January 21, 2026
Attachment D	Zoning Data Table
Attachment E	Enabling Legislation
Attachment F	Tenant Assistance Plan dated August 24, 2024
Attachment G	Tree Management Plan dated June 24, 2025
Attachment H	Staff Report from the December 12, 2024 Committee of the Whole Meeting
Attachment I	Motion from the December 12, 2024 Council Meeting
Attachment J	Correspondence (Letters received from residents)



N

50 Government Street
Rezoning No.00861

CITY OF VICTORIA

ISSUED FOR: Committee of the Whole (COTW)
ISSUE DATE: January 19, 2026

Project Address:

Civic Address
50 Government St
Victoria, BC

Legal Address Description:
Property ID: 007-326-122
Legal Amended Lot 9, Beckley Farm, Victoria District, Plan 229

OEZA DEVELOPMENTS

Oeza Developments
1558 Beach Dr.
Victoria, BC

Contact:
Mike Jones
mike.jones@oezadevelopments.ca
250-588-1960

CITY OF VICTORIA
Revisions
Received Date: January 21, 2026

Architect

Waymark Architecture
1826 Government Street
Victoria BC V8T 4N5

Contact: Will King
Phone: 778 977 0660
Email: will@waymarkarchitecture.com

Landscape

G | ALA Gauthier + Associates Lan
308 877 Hastings St
Vancouver, BC

Contact: Bryce Gauthier
Phone: 604 317 9682
Email: bryce@gauthierla.com

Code Consultant

Celerity Engineering Limited
102-5166 Cordova Bay Road
Victoria, BC V8Y 2K6

Contact: Corie Lubben
Phone: 250 410 2021 extension 205
Email: clubben@celerity.ca

Civil Engineer

McElhanney
3960 Quadra St #500
Victoria, BC V8X 4A3

Contact: Nathan Dunlop
Phone: 778 746 7417
Email: ndunlop@mcelhanney.com





Project ID: 2022-06

WAYMARK ARCHITECTURE

IMPORTANT: copyright reserved. This design and drawing is the exclusive property of Waymark Architecture and cannot be used for any purpose without the written consent of the Architect.

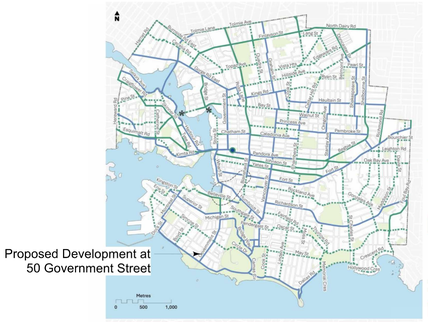
OEZA DEVELOPMENTS

REGISTERED ARCHITECT WILLIAM ALBERT KING BRITISH COLUMBIA

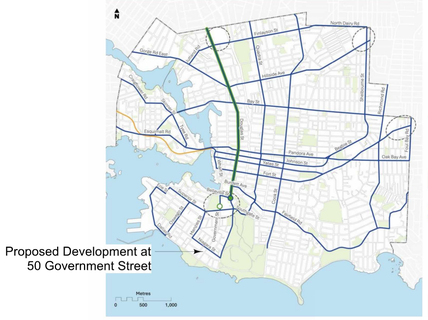
James Bay Development

2026-01-19
RZ-000
Cover Sheet

HOW THIS PROPOSAL SUPPORTS THE VICTORIA 2050 OCP



Bike Routes

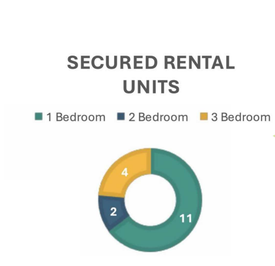


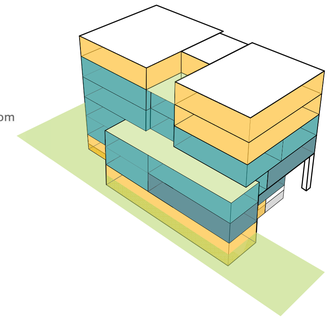
Transit Routes

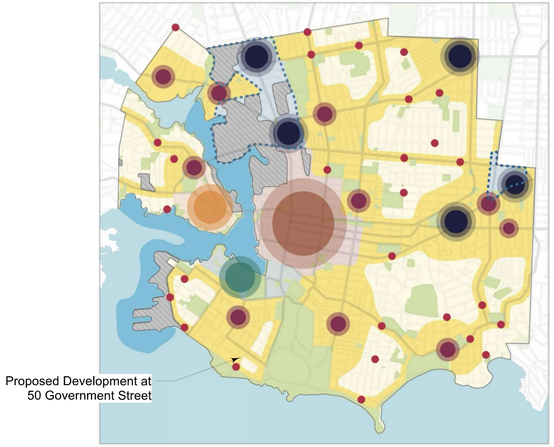


50 Government Street is in a Priority Growth Area, close to James Bay Village and Holland Point Village. It is located along the Government Street bike corridor and close to transit routes along Niagra, Douglas and Menzies.

The development proposes a rental building catering to car-free families and individuals with a focus on car sharing, bikes and other human powered transportation.







50 Government Street is within walking distance to Holland Point and James Bay Neighbourhood Centers. The region is noted as a Priority Growth Area.

Complete Communities Anchored by a Downtown Core:

Providing low-carbon residential infill within walking distance of the Holland Point Village and James Bay community nodes, and with immediate access to the Transit Priority Network.

Climate Forward Growth:

Utilizing low-carbon building materials and providing amenities that support the shift to low-carbon mobility modes.

Diverse Housing Options:

Directly addresses housing diversity with secured rental units, where 35% offer two or more bedrooms and 24% offer three bedrooms, making the project suitable for families and children.



Perimeter block concept envisioned in the 2050 OCP. Multiple housing types and building sizes are shown with interior green space



Existing neighbourhood block with proposed development shown at 50 Government Street

Livable Public and Private Spaces:

Offering generously sized units and three outdoor amenity spaces (including two rooftop decks) and comprehensive bicycle accommodations.

Lands to Thrive and Prosper:

Maximizes land use by replacing and adding rental units on an underdeveloped existing housing lot, thereby efficiently using urban land and supporting the preservation of working lands.

The proposed development maintains the concept of the perimeter block concept with a new 5 story residential rental building. The proposed development provides a new building type within the existing fabric on the block, helping the neighbourhood realize the envisioned built form in the OCP.

IMPORTANT: copyright reserved. This design and drawing is the exclusive property of Waymark Architecture and cannot be used for any purpose without the written consent of the Architect.

HOW THIS PROPOSAL COMPLIES WITH THE NEW ZONING BYLAW

Category	Zoning Bylaw 2018	50 Government Proposal	Complies?	Explanation
Family Units	3.1.30.c For Buildings greater than 3 Storeys, i) at least 10% of the Dwelling Units must have three Bedrooms or more, and ii) an additional 20% of the Dwelling Units must have two Bedrooms or more;	35% of dwelling units have two bedrooms and 23.5% are three bedrooms	YES	17 rental apartments proposed: (4 – 3 bedrooms, 2 – 2 bedrooms, 11 – 1 bedrooms). Proposal significantly exceeds minimum family unit requirements.
Dwelling Unit Size	3.1.30.a The minimum size of a Dwelling Unit in a Residential Building is 33m2	Mix of 44 m2 to 100 m2 units	YES	All units exceed minimum size.
Height Limit	4.1.3.a.ii 17m for buildings over 4 storeys and up to 5 storeys	16.565 m (5 storeys)	YES	Complies with the maximum allowable height for a five-storey building.
Lot Coverage	4.1.6.a 55% maximum for buildings greater than 3 storeys with three or more dwelling units	≈ 51.8 %	YES	Provides a balanced approach to coverage while maximizing open space availability.
Open Lot Space	4.1.6.b 30% minimum for buildings greater than 3 storeys with three or more dwelling units	≈ 40 %	YES	The design provides enhanced open space and exceeds the minimum requirement.
Landscape Area	4.1.6.c 10% minimum of lot area for buildings greater than 3 storeys with three or more dwelling units	≈ 10.9%	YES	Exceeds minimum landscaping requirements, contributing to canopy growth. Replacing an existing paved parking area.
Front Setback	4.1.4.a 4.0 m minimum for buildings greater than 3 storeys with three or more dwelling units	≈ 5.0 m	YES	Setback is in keeping with the neighbourhood.
Side Setbacks	4.1.4.c 9.0 m minimum to a Primary Façade above 4 storeys	1.55 m / 2.19 m	VARIANCE	Variance requested to permit setbacks similar to the existing and adjacent buildings
Rear Setback	4.1.4.d 8.0 m or 25% of lot depth, whichever is greater	5.65 m	VARIANCE	Variance requested to permit setbacks similar to nearby buildings.
Lot Area	4.1.7.a 540 m2 minimum for buildings greater than 3 storeys with three or more dwelling units	586.27 m2	YES	Lot area is adequately sized and compliant with the minimum requirement.
Street Frontage	4.1.7.b.ii 30 m minimum for buildings up to 5 storeys	17.5 m	VARIANCE	Variance requested due to the narrow lot width. Design utilizes a single-stair core and efficient building form to maximize density on the constrained lot.
Parking	5.1.1.2 21 parking spaces based on parking requirements for Apartment (Dwelling Unit secured as rental in perpetuity through a legal agreement) within zone GRD-1	1 car share for residents and 1 visitor parking space sized for accessible van use)	VARIANCE	Variance requested to support the OCP's focus on Low-Carbon Mobility Mode Shift and leveraging the site's location on the Cycling and Transit Priority Network.
Accessible Parking	5.7.1.a Minimum of 1 Van accessible parking space for 6-25 spaces	1 accessible sized van parking stall	YES	Compliant with minimum accessible parking requirements.
Short Term Bike Parking	5.1.1.2 6 short term bike parking spaces based on parking requirements for Apartment (Dwelling Unit secured as rental in perpetuity through a legal agreement) within zone GRD-1	6 short term bike parking spaces are provided under cover near the main entry	YES	Compliant with short term bike parking requirements.
Long Term Bike Parking	5.1.1.2 22 long term bike parking spaces based on parking requirements for Apartment (Dwelling Unit secured as rental in perpetuity through a legal agreement) within zone GRD-1	38 bike parking spaces are provided in a ground floor bike room	YES	Ample bike parking supports the OCP's focus on Low-Carbon Mobility Mode Shift and leveraging the site's location on the Cycling Network.
Density	Schedule C – Density Benefits a 2.6:1 for A Lot that is in a Priority Growth Area and all Dwelling Units on the Lot are secured by legal agreement as rental tenure in perpetuity or secured as Residential Rental Tenure zoning,	2.13 FSR, secured rental in perpetuity	YES	Density is well below the 2.6 FSR maximum.

The proposal requires **setback variances** due to the limitations imposed by the **property's frontage requirements.** Importantly, however, the proposed **density** remains fully compliant with the **zoning bylaw** and effectively supports the overall **OCP objectives.**



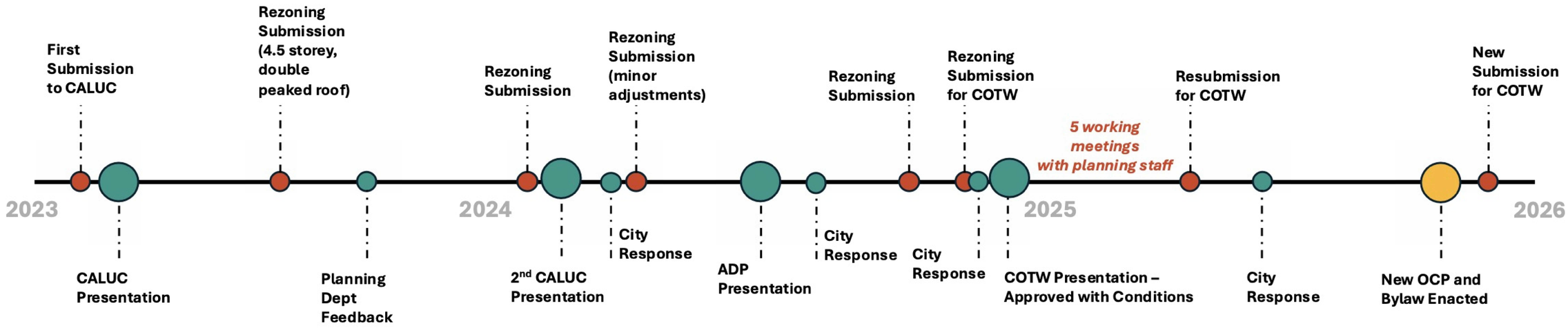
Proposal at 50 Government Street

WAYMARK ARCHITECTURE

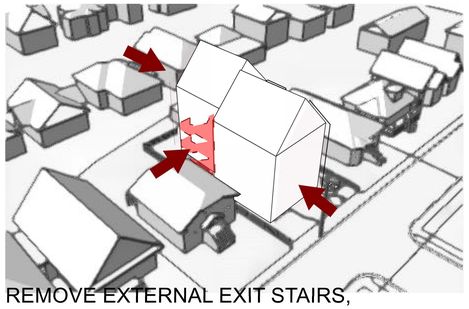
IMPORTANT: copyright reserved. This design and drawing is the exclusive property of Waymark Architecture and cannot be used for any purpose without the written consent of the Architect.

OEZA DEVELOPMENTS

REGISTERED ARCHITECT WILLIAM ALBERT KING BRITISH COLUMBIA

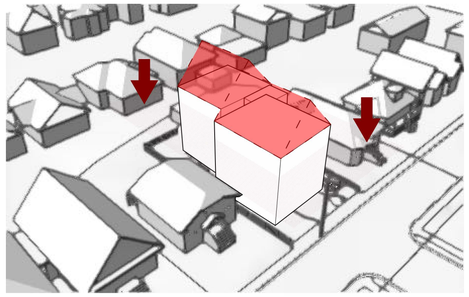


REVISIONS TO MASSING IN RESPONSE TO COTW MOTION AND CITY OF VICTORIA 2050 OCP



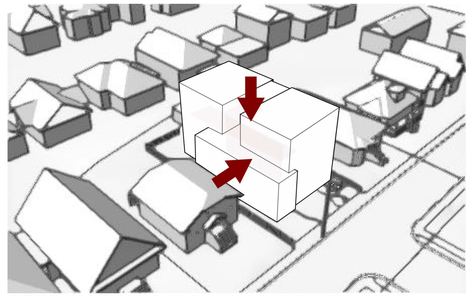
REMOVE EXTERNAL EXIT STAIRS, INCREASE SETBACKS AND OUTDOOR SPACE

External stairs were removed from the building (per COTW resolution 2.c.vii) and placed into a single stair exit configuration with no oversight into neighbour's properties.
The building was reduced in size by increasing the front and rear yard setbacks, with significant emphasis on providing amenity space for all residents in the rear yard (to address COTW resolutions 2.c.i, 2.c.ii, 2.c.iii, 2.c.iv and 2.c.vi).



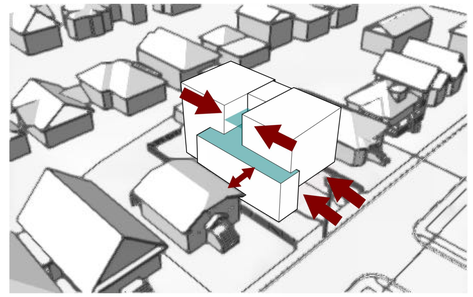
REMOVE PEAKED ROOF AND LOWER BUILDING

The high peaked roof with large open gabled ends was removed, and the overall building height was reduced. Living spaces in the lofts were deleted, and the floor-to-ceiling heights were lowered at each level (per COTW resolutions 2.c.v and 2.c.vi).



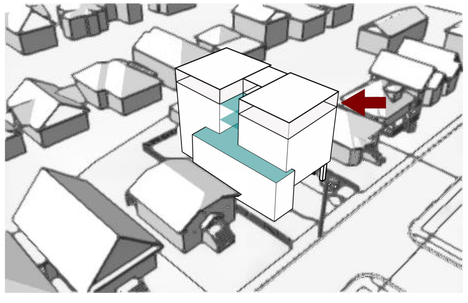
STEP MASSING DOWN ON SOUTH SIDE

The massing of the building is stepped down on the south side to reflect the smaller neighbour (per COTW resolution 2.c.v and 2.c.vi).



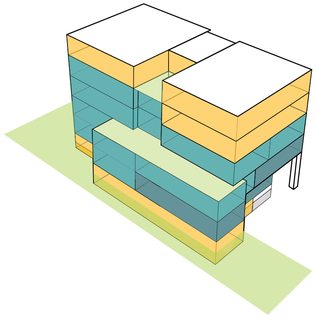
CENTRALIZED BALCONIES AND RECESSED ENTRY

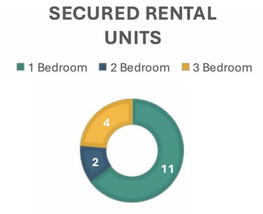
Balconies on upper levels are removed from the front and back and focused on a central exterior area. These exterior spaces are positioned to overlook the roof instead of the neighbour's backyard. The recessed entry provides covered areas for visitor bikes and accessible parking requirements (per COTW resolutions 2.a, 2.c.ii, 2.c.v and 2.c.vi).



ADD ONE FLOOR OF ADDITIONAL HOUSING

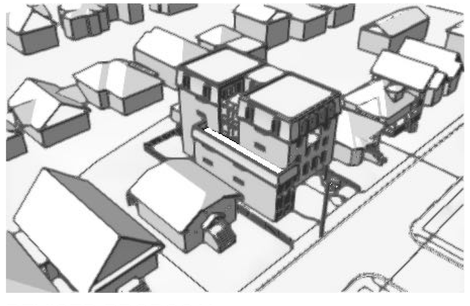
An additional floor of rental units was added to the project to align with OCP objectives and to more closely align with the additional density envisioned for rental housing projects in the Priority Growth Area.





REVISE UNIT MIX TO REFLECT OBJECTIVES OF OCP

The mix of units was revised to include more family oriented 3 bedroom units. Additional bike parking spaces were also added, included more cargo bike spaces.



REVISED PROPOSAL

WAYMARK ARCHITECTURE
IMPORTANT: copyright reserved. This design and drawing is the exclusive property of Waymark Architecture and cannot be used for any purpose without the written consent of the Architect.

OEZA DEVELOPMENTS

REGISTERED ARCHITECT WILLIAM ALBERT HING BRITISH COLUMBIA



1 Existing Building, 50 Government



2 Proposed Building, 50 Government



3 Proposed Building, 50 Government



4 Proposed Building, 50 Government

IMPORTANT: copyright reserved. This design and drawing is the exclusive property of Waymark Architecture and cannot be used for any purpose without the written consent of the Architect.

OEZA DEVELOPMENTS

REGISTERED ARCHITECT WILLIAM GILBERT KING BRITISH COLUMBIA

James Bay Development

2026-01-19

RZ-004

James Bay Perspectives



1 Government Street Elevation - Existing Building
Scale: 1:200



2 Government Street Elevation - Proposed Building
Scale: 1:200

Project ID: 2022-006

WAYMARK
ARCHITECTURE

IMPORTANT: copyright reserved. This design and drawing is the exclusive property of Waymark Architecture and cannot be used for any purpose without the written consent of the Architect.

OEZA DEVELOPMENTS

REGISTERED ARCHITECT WILLIAM ALBERT NG BRITISH COLUMBIA

James Bay Development

2026-01-19
RZ-005
Government Street Elevations



1 Battery Street Elevation - Proposed Building (Looking North)
Scale: 1:200



2 Battery Street Elevation - Proposed Building (Looking South)
Scale: 1:200

Project ID: 2022-006

WAYMARK ARCHITECTURE

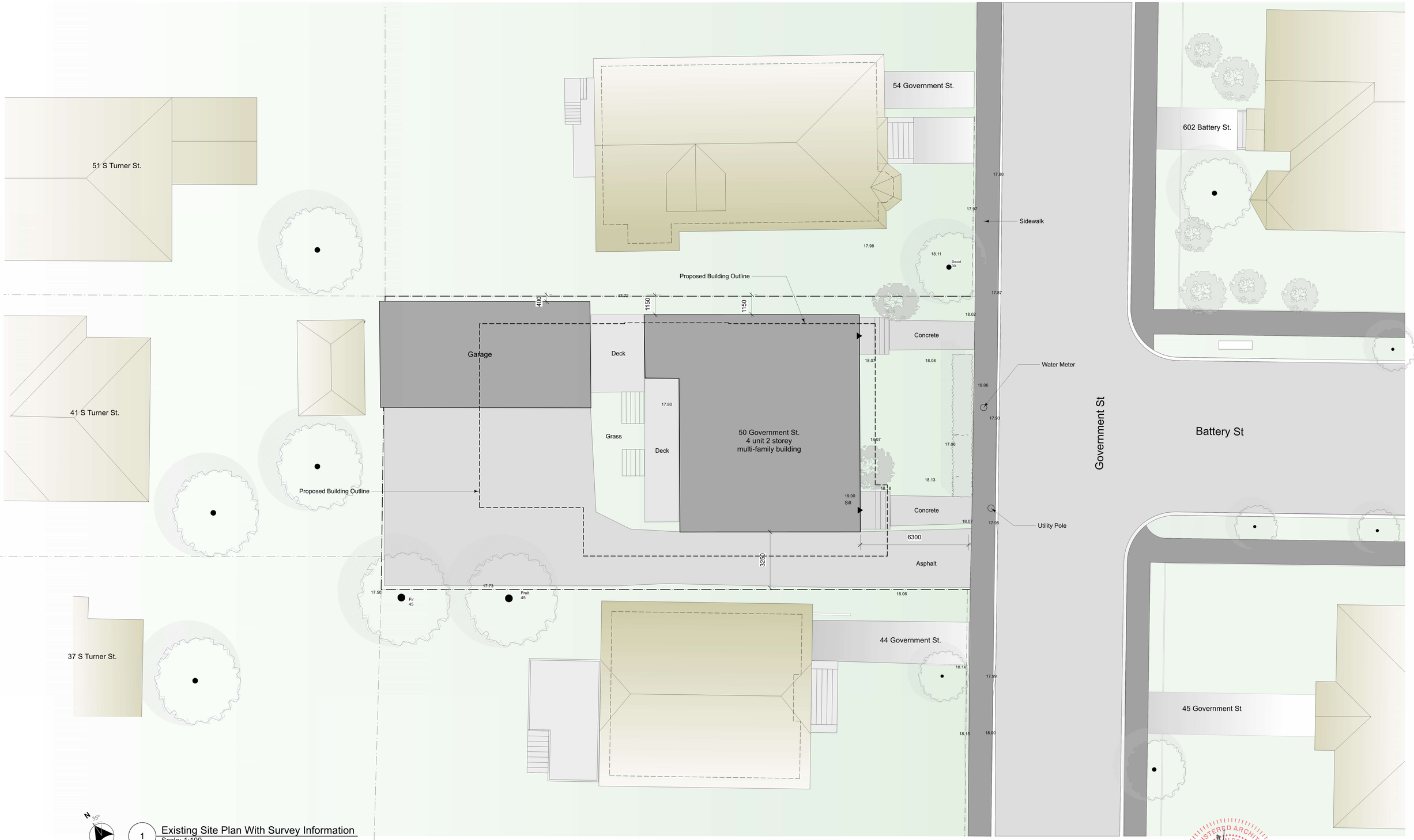
IMPORTANT: copyright reserved. This design and drawing is the exclusive property of Waymark Architecture and cannot be used for any purpose without the written consent of the Architect.

OEZA DEVELOPMENTS

REGISTERED ARCHITECT WILLIAM ALBERT KING BRITISH COLUMBIA

James Bay Development

2026-01-19
RZ-006
Battery Street Elevations



1 Existing Site Plan With Survey Information
Scale: 1:100

Project ID: 2022-06

WAYMARK ARCHITECTURE

IMPORTANT: copyright reserved. This design and drawing is the exclusive property of Waymark Architecture and cannot be used for any purpose without the written consent of the Architect.

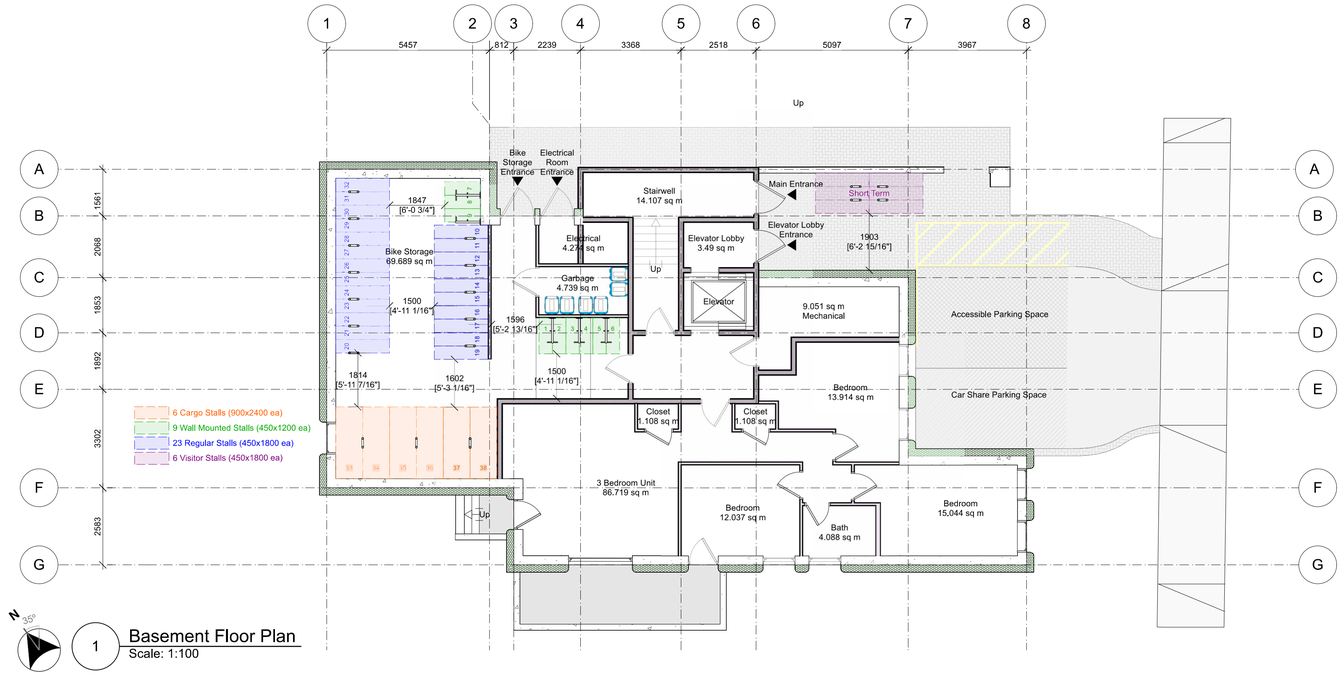
OEZA DEVELOPMENTS

REGISTERED ARCHITECT WILLIAM ALBERT KING BRITISH COLUMBIA

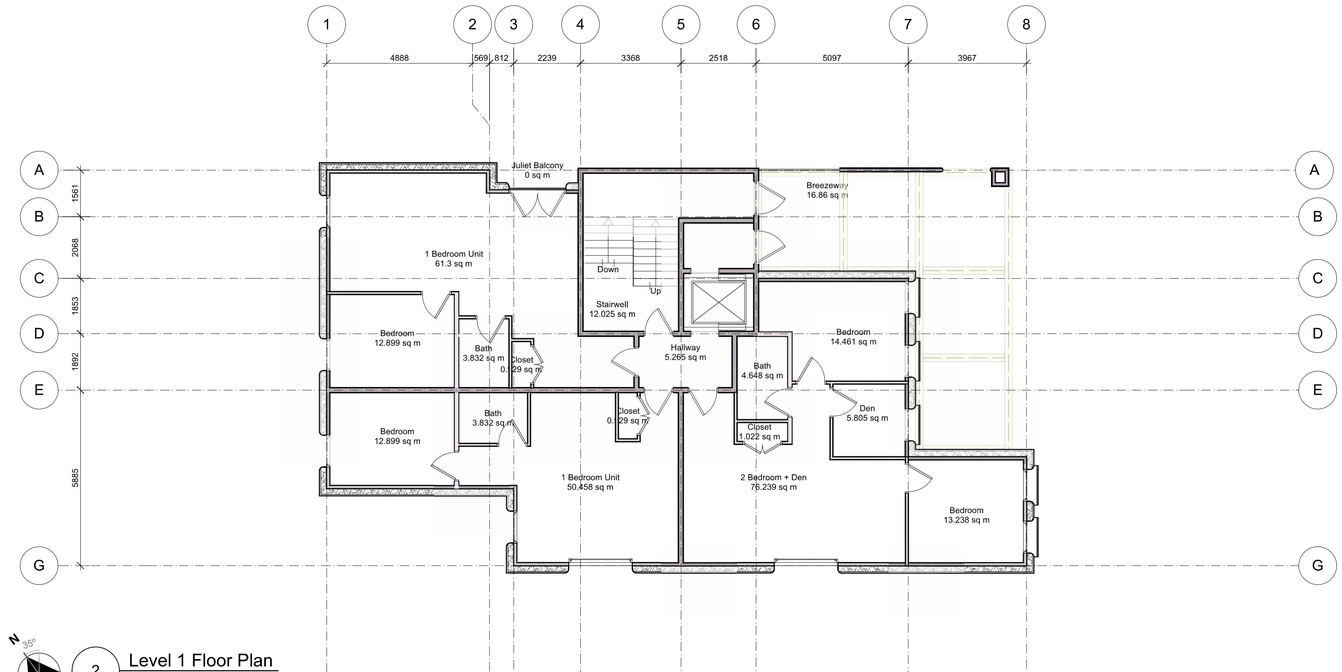
James Bay Development

2026-01-19
RZ-101
Existing Site Plan


51 S Turner St.
41 S Turner St.
37 S Turner St.
54 Government St.
602 Battery St.
44 Government St.
45 Government St
50 Government Street
PID 007-326-122
Battery St
Government St
Existing Building
Existing Building
Sloped Bike Path
Short Term Bike Parking for 6 Bikes (450x1800 ea)
SRW
Expanded City Sidewalk
New Pedestrian Curb Cut
New Pad Mounted Transformer
Water Vault Cover
New Driveway
Existing Utility Pole
New Pedestrian Curb Cut
New Street Tree by City of Victoria
Existing Trees to Remain
Slope Down 8%
Slope Up 8%
Slope Down 1.65%
Van Accessible Parking
Car Share Parking
34.36 m
17.06 m
5185
5505
2910
2250
1200
1609
558
1744
1765
1717
1717
549
1805
1350
2363
3600
1694
14323
3400
5100
2700
242
644
4145
4180
4446
1200
5670
5429
4775
4217
2188
1717
1717
1784
1717
1717
1784
1717
1717
1784



1 Basement Floor Plan
Scale: 1:100



2 Level 1 Floor Plan
Scale: 1:100

Government st

Project ID: 2022-06

WAYMARK ARCHITECTURE

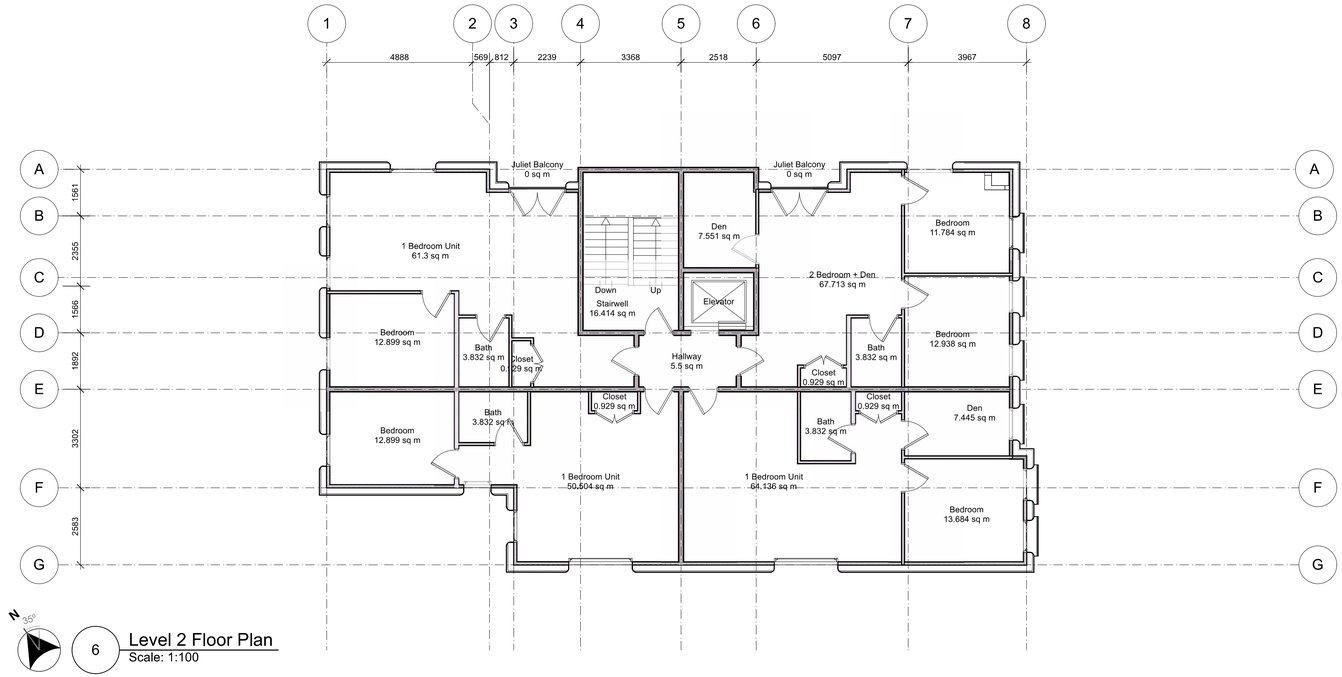
IMPORTANT: copyright reserved. This design and drawing is the exclusive property of Waymark Architecture and cannot be used for any purpose without the written consent of the Architect.

OEZA DEVELOPMENTS

REGISTERED ARCHITECT WILLIAM ALBERT WING BRITISH COLUMBIA

James Bay Development

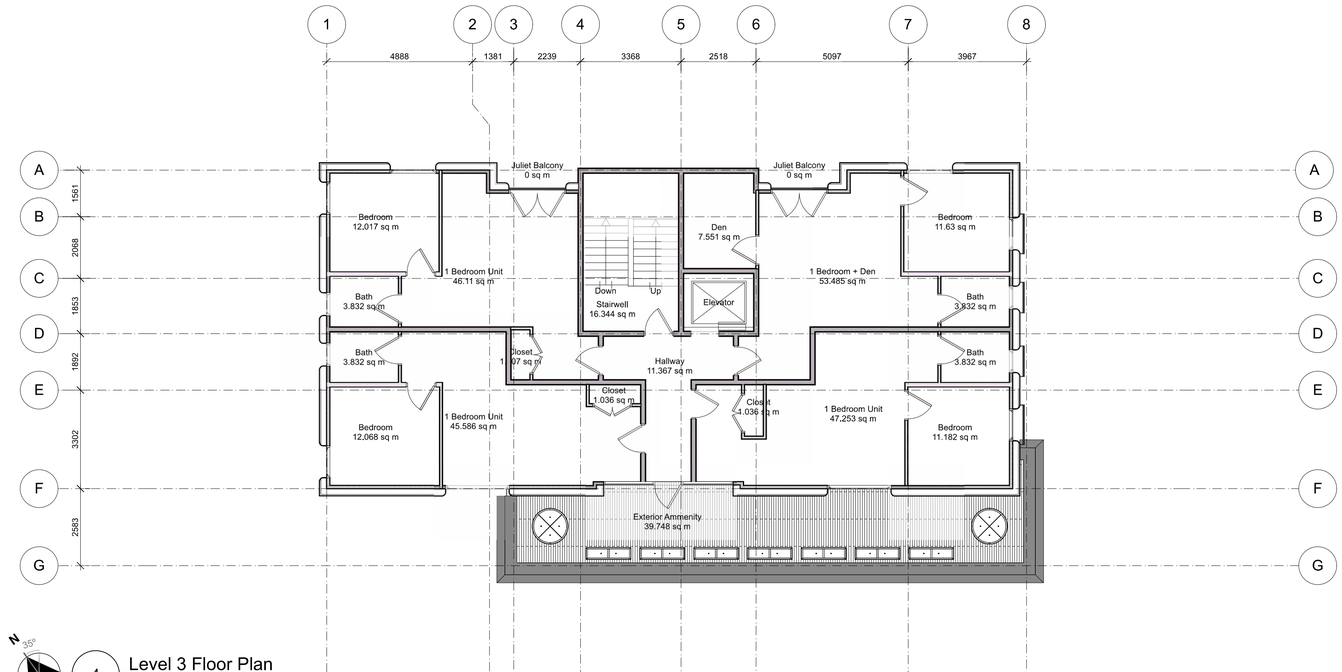
2026-01-19
RZ-103
Floor Plan - Levels B & 1



N 35°

6 Level 2 Floor Plan

Scale: 1:100



N 35°

4 Level 3 Floor Plan

Scale: 1:100

Project ID: 2022-06

WAYMARK ARCHITECTURE

IMPORTANT: copyright reserved. This design and drawing is the exclusive property of Waymark Architecture and cannot be used for any purpose without the written consent of the Architect.

OEZA DEVELOPMENTS

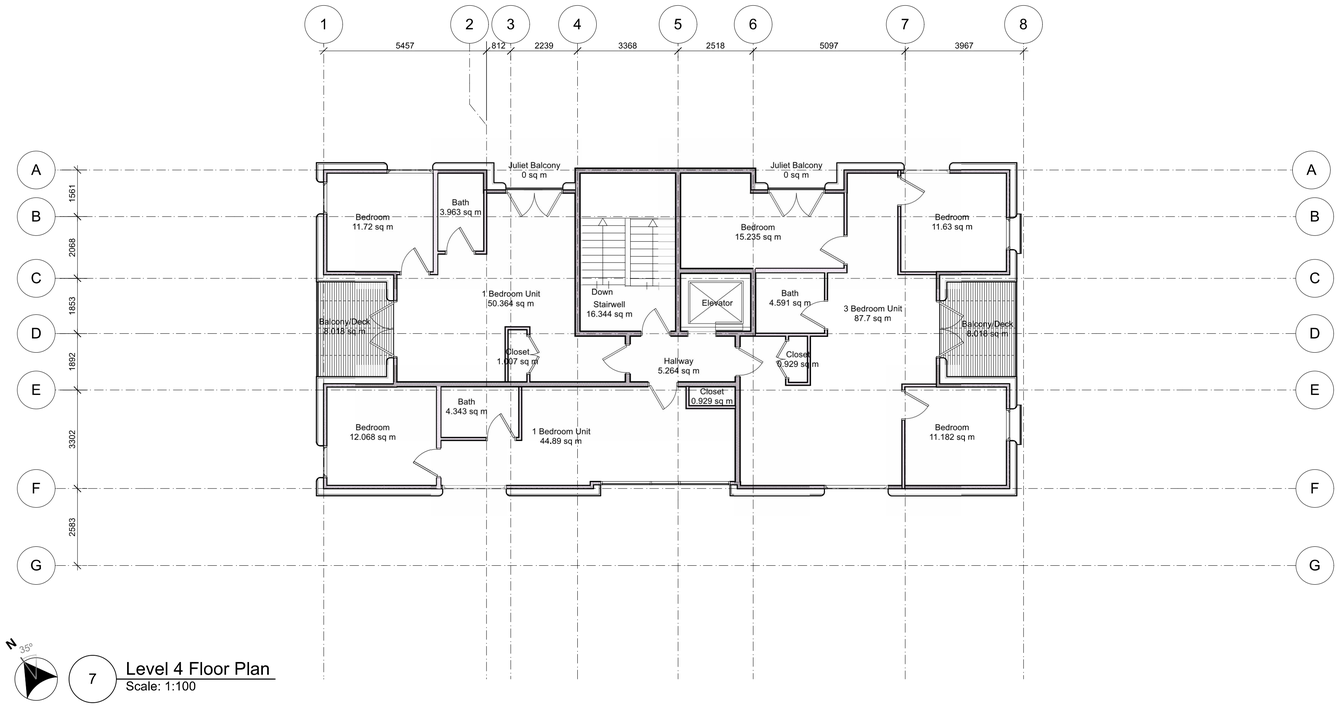
REGISTERED ARCHITECT WILLIAM ALBERT KING BRITISH COLUMBIA

James Bay Development

2026-01-19

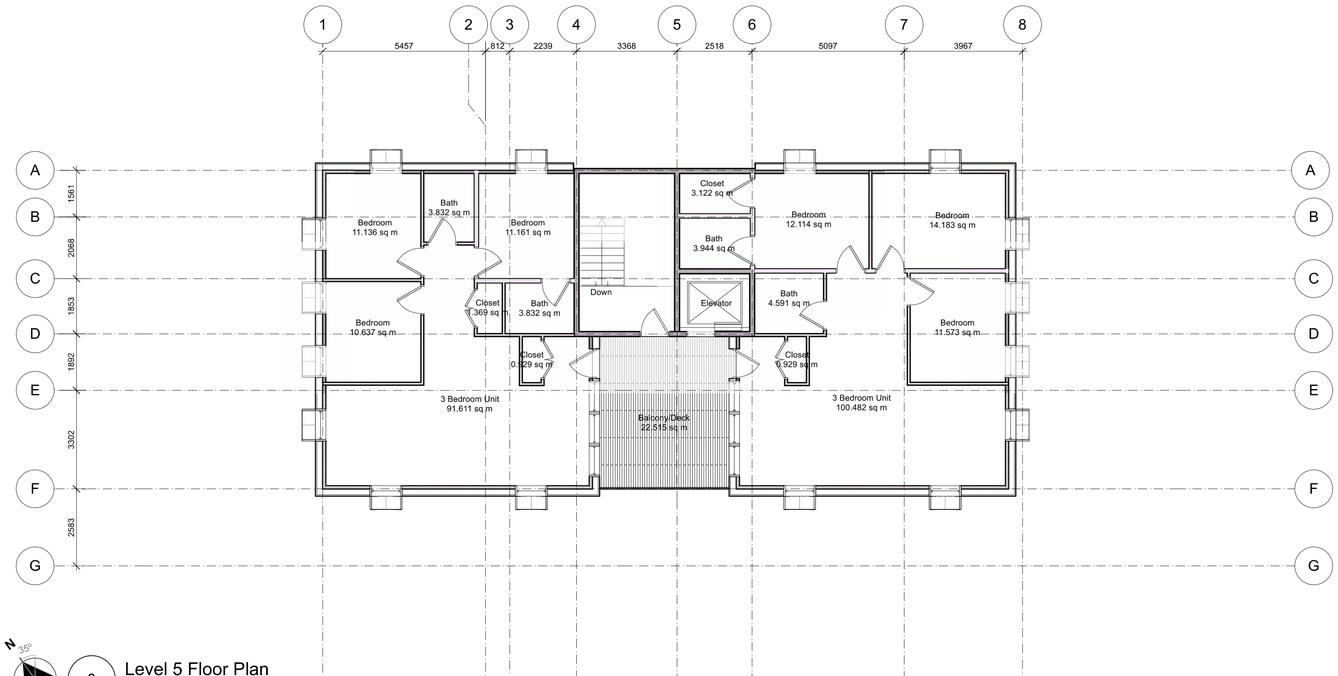
RZ-104

Floor Plan - Levels 2 & 3



N 35°

7 Level 4 Floor Plan
Scale: 1:100



N 35°

8 Level 5 Floor Plan
Scale: 1:100

WAYMARK ARCHITECTURE

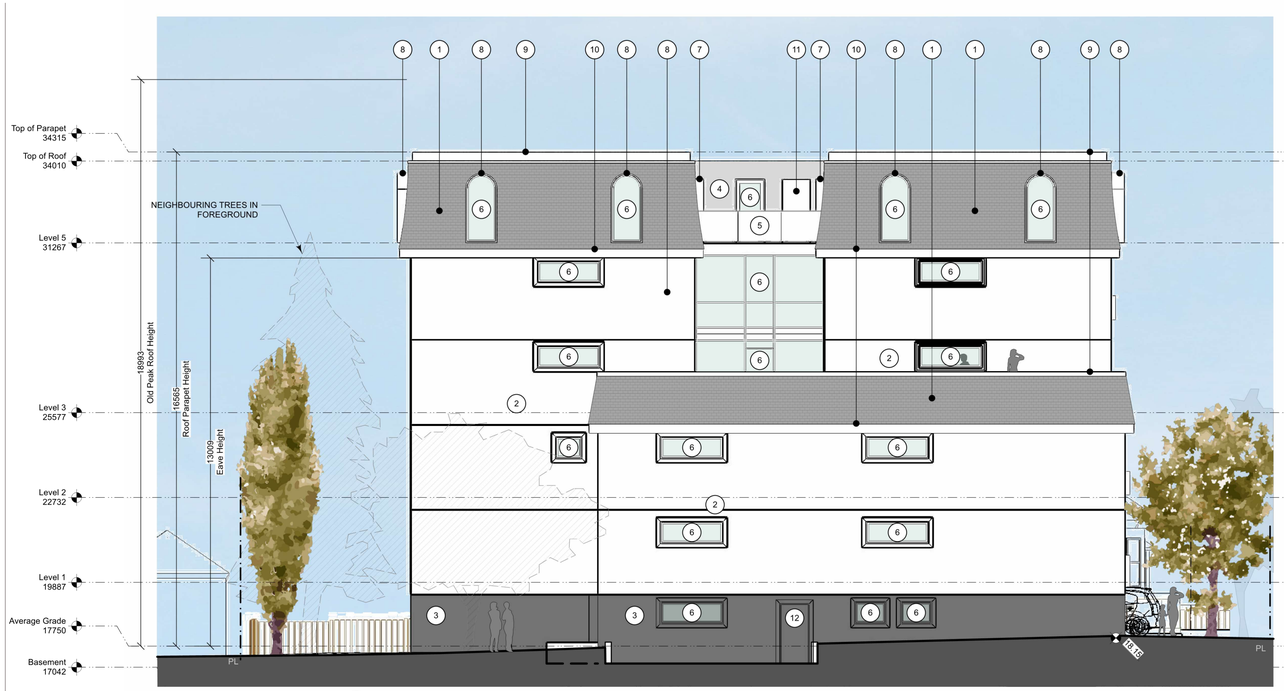
IMPORTANT: copyright reserved. This design and drawing is the exclusive property of Waymark Architecture and cannot be used for any purpose without the written consent of the Architect.

OEZA DEVELOPMENTS

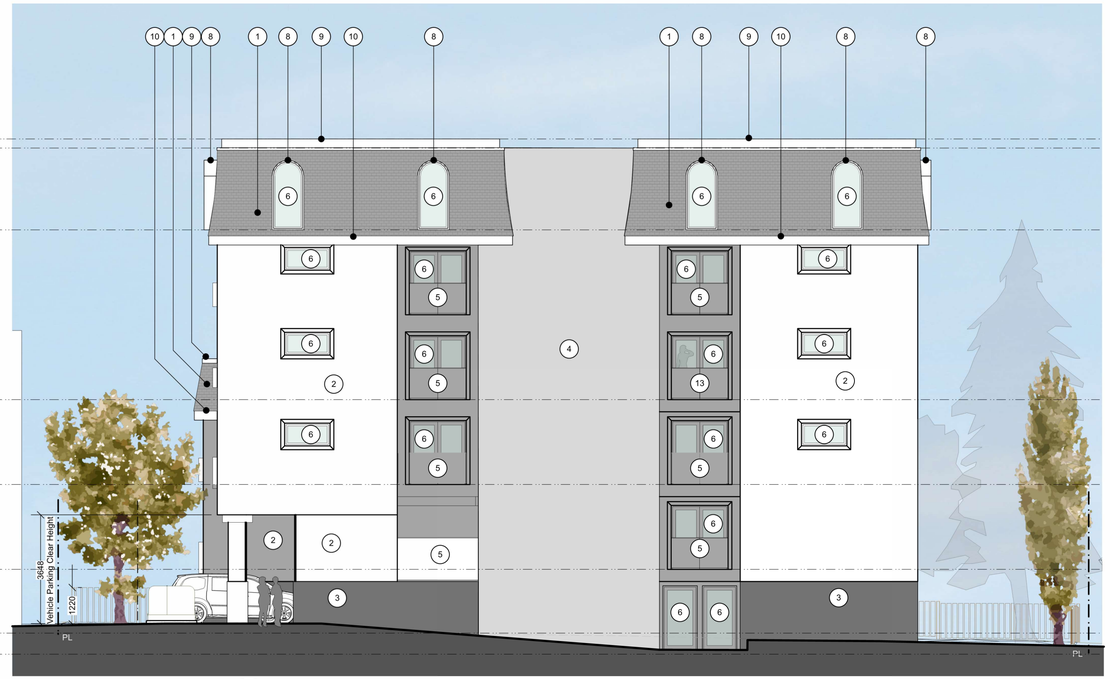
REGISTERED ARCHITECT WILLIAM ALBERT ING BRITISH COLUMBIA

James Bay Development

2026-01-19
RZ-105
Floor Plan - Levels 4 & 5



3 South Elevation
Scale: 1:100



2 North Elevation
Scale: 1:100



3 Rear Elevation
Scale: 1:100

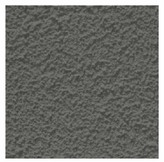


4 Street Front Elevation
Scale: 1:100

FINISH SCHEDULE:

1. ASPHALT SHINGLE ROOF
2. LIGHT COLOURED STUCCO
3. DARK COLOURED CEMENTITIOUS COATING
4. DARK COLOURED STUCCO
5. FROSTED GLASS RAILING
6. GLASS WINDOWS AND DOORS
7. METAL DOOR SHROUD
8. METAL WINDOW SHROUD
9. METAL PARAPET
10. METAL CORNICE
11. METAL ELEVATOR DOORS
12. METAL DOOR
13. IRON GUARD


LIGHT STUCCO


DARK STUCCO


ASPHALT SHINGLES


TEXTURED CONCRETE


POWDER COATED TRIMS


FROSTED GLASS RAILING

Project ID: 2022-06

WAYMARK ARCHITECTURE

IMPORTANT: copyright reserved. This design and drawing is the exclusive property of Waymark Architecture and cannot be used for any purpose without the written consent of the Architect.

OEZA DEVELOPMENTS

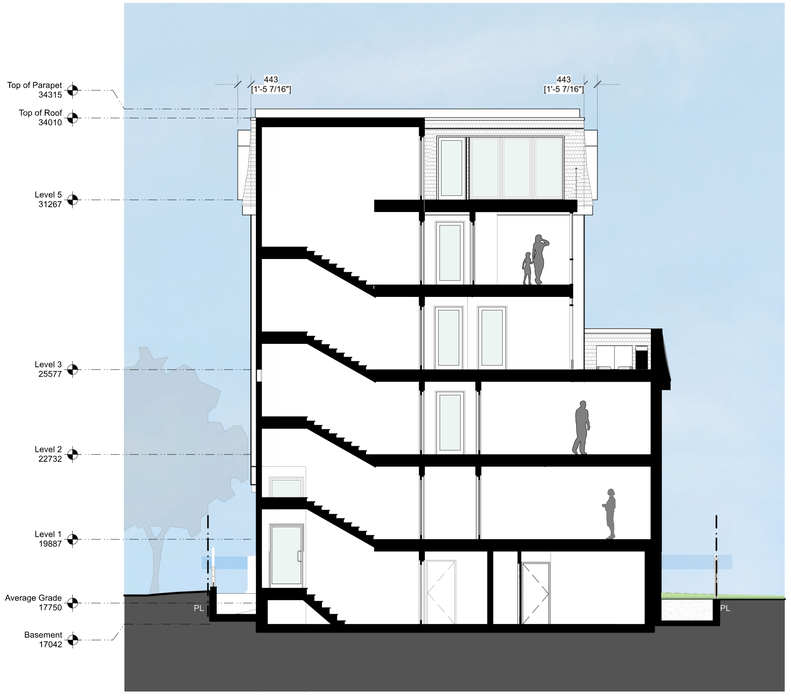
REGISTERED ARCHITECT WILLIAM ALBERT WAYMARK BRITISH COLUMBIA

James Bay Development

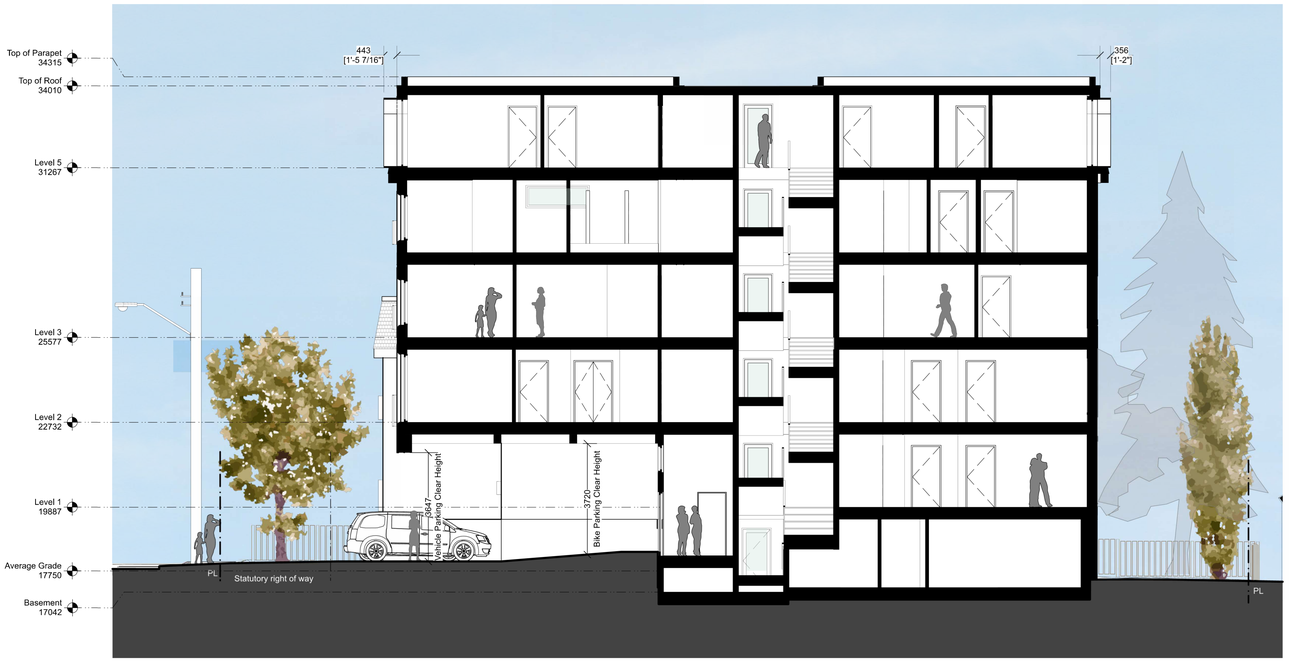
2026-01-19
RZ-201
Elevations



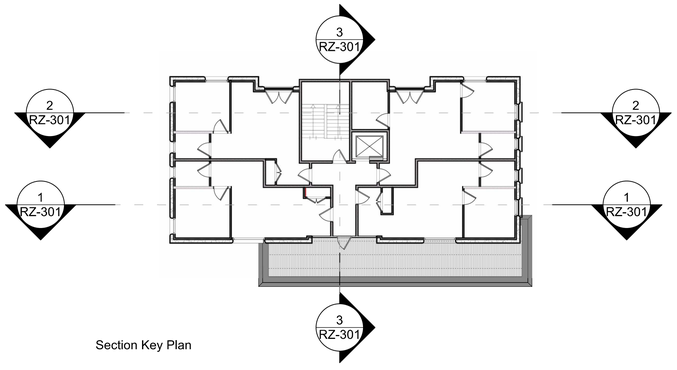
1 Long Section Facing South
Scale: 1:100



3 Building Cross Section
Scale: 1:100



2 Long Section Facing South
Scale: 1:100



Section Key Plan

Project ID: 2022-06

WAYMARK ARCHITECTURE
IMPORTANT: copyright reserved. This design and drawing is the exclusive property of Waymark Architecture and cannot be used for any purpose without the written consent of the Architect.

OEZA DEVELOPMENTS

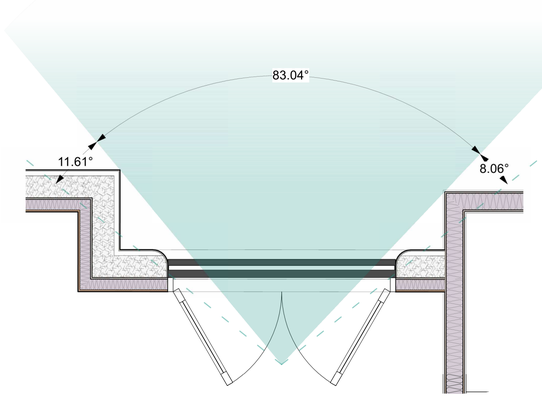
REGISTERED ARCHITECT WILLIAM ALBERT KING BRITISH COLUMBIA

James Bay Development

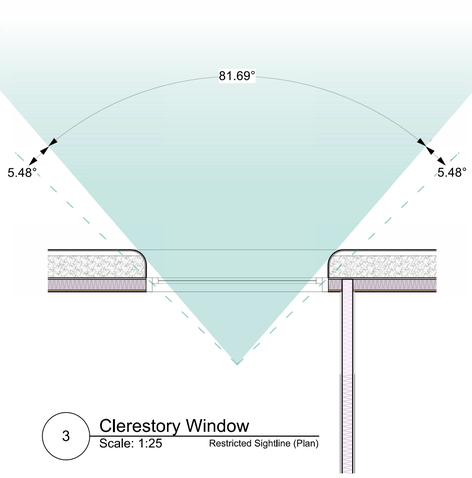
2026-01-19
RZ-301
Sections
34



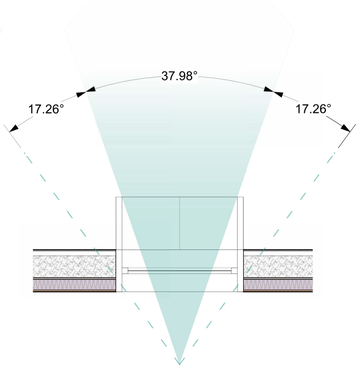
1 Sightlines (Section)
Scale: 1:100



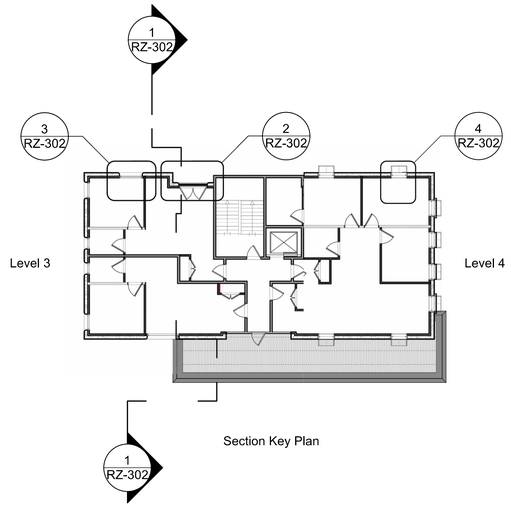
2 Juliet Balcony
Scale: 1:25 Restricted Sightline (Plan)



3 Clerestory Window
Scale: 1:25 Restricted Sightline (Plan)



4 Shrouded Window
Scale: 1:25 Restricted Sightline (Plan)



Section Key Plan

Project ID: 2022-06

WAYMARK ARCHITECTURE

IMPORTANT: copyright reserved. This design and drawing is the exclusive property of Waymark Architecture and cannot be used for any purpose without the written consent of the Architect.

OEZA DEVELOPMENTS

REGISTERED ARCHITECT WILLIAM ALBERT HING BRITISH COLUMBIA

James Bay Development

2026-01-19
RZ-302
Sightlines

CODE ANALYSIS

2018 BC building code, data matrix part 3 (Project in-stream)	BCBC REFERENCE References are to division B unless noted [A] for division A or [C] for division C.
Project Description: New Construction	
Major Occupancy: Residential group C	3.1.2.1
Building area: 114.3 m²	1.4.1.2 [A]
Number of stories: 5	3.2.1.1
Number of streets/fire fighter access: 1	3.2.2.10
Principal building is classified as following:	
3.2.2.50. Group C, up to 6 Storeys, Sprinklered	
The building is permitted to be of combustible construction or noncombustible construction used singly or in combination	3.2.2.50.
Floor assemblies shall be fire separations with a fire-resistance rating not less than 1 h	3.2.2.50.
Roof assemblies shall have a fire-resistance rating not less than 1 h	3.2.2.50.
Adjacent Occupancies: C	
Sprinklered : Yes	3.2.2.50.
Fire alarm: Yes	3.2.4.
Standpipe required: Yes	3.2.9.
Water service/supply is adequate: Yes	3.2.5.7
This project will be subject to 3.2.10: Requirements for Residential Buildings with a Single Exit	3.2.10.
Occupant load based on: m²/person and design of building The occupant load for residential suites is two persons per sleeping room: Basement = 6 persons (1 3-bedroom units) 1st floor = 8 persons (2 1-bedroom units, 1 2-bedroom unit) 2nd floor = 10 persons (3 1-bedroom units, 1 2-bedroom unit) 3rd floor = 8 persons (4 1-bedroom units) 4th floor = 8 persons (2 1-bedroom units, 1 3-bedroom unit) 5th floor = 12 persons (2 3-bedroom units) For storage garage: Occupant load = Garage area / 46 (sm/person) Bike parking :(69.7m² + 7.6m²) = 77.3m² / 46m² = 1.7 (2 persons) Total occupancy = 54 persons	3.1.17.1
Minimum number of exits per unit required: 1, proposed 1	3.2.10.

DATA SHEET/ZONING ANALYSIS

LEGAL DESCRIPTION: Property ID 007-326-122, Lot 9, Beckley Farm, Victoria District, Plan 229

STREET ADDRESS: 50 Government St

CURRENT ZONING: GRD-1 Priority Growth Area

PROPOSED ZONING: GRD-1 Priority Growth Area

SITE AREA: 586.27 m²

BUILDING FOOTPRINT: 303.39 m²

Zoning Criteria	Proposal	GRD-1 PGA	Victoria 2050 OCP vision
Site Area (m²) (min.)	586.27 m²	540 m²	
Street Frontage (m) (min.)	17.07 m	30 (for 5 storey buildings)	*Variance requested to meet lot width
Total floor area (m²) (max.)	1250.5 m²		
Floor Space Ratio	1.97	1.6 up to 2.6 (Schedule C - Density Benefits)	Site is in a Priority Growth Area, with density envisioned up to 2.6 FSR
Unit floor area (m²) (min.)	44.89 m²		
Avg Grade	17.75 m		
Building Height (m) (max.)	16.57 m	17m for 4-5 storey buildings	Buildings that transition between smaller existing buildings and newer larger developments up to 6 storeys
Storeys (max.)	5 storeys	6	Buildings up to six storeys, and taller in some areas
Setbacks (m) (min.)			
Front Setback	5.19m	5.0	
Rear (NW)	5.65 m	8 (or 25% lot depth)	*Variance requested. Setbacks are similar to others in neighbourhood
Side (NE)	1.55 m	7.5 m up to 4 storeys, 9.0 above	*Variance requested. Setbacks are similar to others in neighbourhood
Side (SW)	2.19 m	7.5 m up to 4 storeys, 9.0 above	*Variance requested. Setbacks are similar to others in neighbourhood
Site Coverage	51.75%	60%	
Open site space - lot (min.)	41.21%	30%	
Landscape Area	10.91%	10%	
Off Street Parking			
Car Parking	0 - Visitor 1 - Car Share for Residents	Dwelling Units Secured as Rental 17 spaces 2 - Visitor 19 - Total	Car share parking space will have an electric car charger
Accessible	0	0	
Van accessible	1	1	
Bicycle storage			
Long Term	38*	18	*Bike stalls in excess of those required could be replaced with mobility scooter parking according to resident need.
Short Term Bicycle parking	6	6	
UNIT TYPES			
11 One Bedroom units @ 44.9 to 64.1 m²			
2 Two Bedroom units @ 67.7 to 86.7 m²			
4 Three Bedroom units @ 86.7 -100.6 m²			

*Note: All bedroom windows to be operable.

BC LAND SURVEYORS SITE PLAN OF:

Civic: 50 Government Street

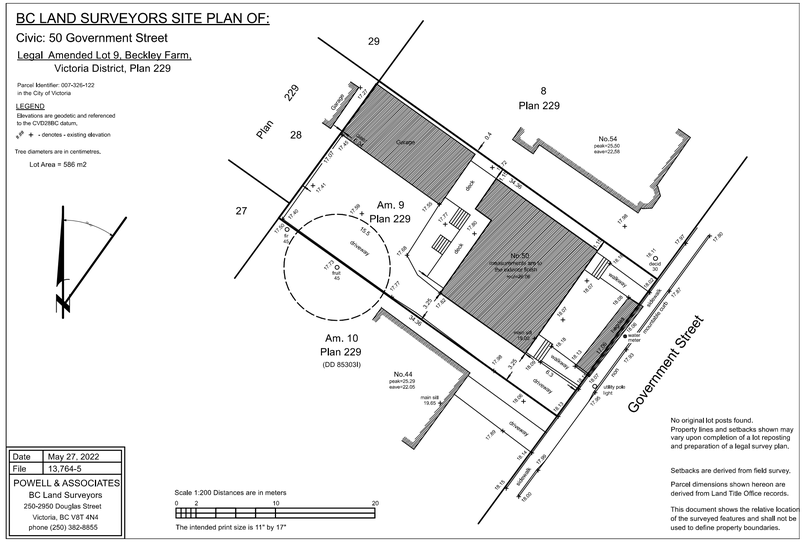
Legal Amended Lot 9, Beckley Farm,
Victoria District, Plan 229

Parcel Identifier: 007-326-122
in the City of Victoria

LEGEND
Elevations are geodetic and referenced to the CVD28BC datum.
x⁰ + - denotes - existing elevation

Tree diameters are in centimetres.

Lot Area = 586 m2



Date	May 27, 2022
File	13,764-5

POWELL & ASSOCIATES
BC Land Surveyors
250-2950 Douglas Street
Victoria, BC V8T 4N4
phone (250) 382-8855

Scale 1:200 Distances are in meters
0 2 10 20
The intended print size is 11" by 17"

No original lot posts found.
Property lines and setbacks shown may vary upon completion of a lot reposting and preparation of a legal survey plan.

Setbacks are derived from field survey.

Parcel dimensions shown hereon are derived from Land Title Office records.

This document shows the relative location of the surveyed features and shall not be used to define property boundaries.

1 Survey Plan

Parking required for 50 Government:

0.75 spaces per unit <45 m²- 1 unit
0.9 space per unit 45<70 m² - 10 units
1.3 spaces per unit >70 m² - 5 units

= (0.75x1) + (0.9x10) + (1.3x5) = 0.75 + 9 + 6.5
=16.25 = 17z car parking spaces

Visitor parking: 0.1 per unit
= 0.1 x 17
= 1.7= 2 visitor spaces

Required bikes:
1.25 per unit >45 m²
1 per unit <45 m²
= (1.25 x 16) + (1x1) = 21
= 21 bike parking stalls

Visitor bikes required: 6

PROPOSED:

1 car share for residents
1 visitor parking space (sized for accessible van use)

38 total bike parking
9 wall mounted
29 ground mounted, including 23 regular bike and 6 oversized bike stalls (>1/4 of required stalls)

WAYMARK ARCHITECTURE

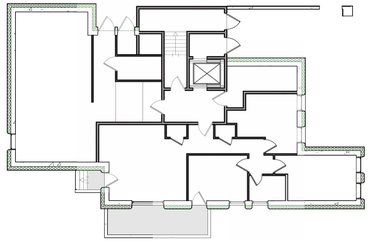
IMPORTANT: copyright reserved. This design and drawing is the exclusive property of Waymark Architecture and cannot be used for any purpose without the written consent of the Architect.

OEZA DEVELOPMENTS

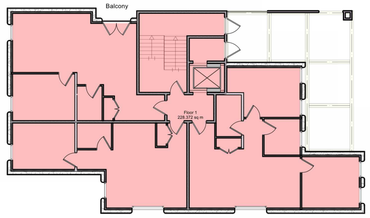
REGISTERED ARCHITECT WILLIAM ALBERT KING BRITISH COLUMBIA

James Bay Development

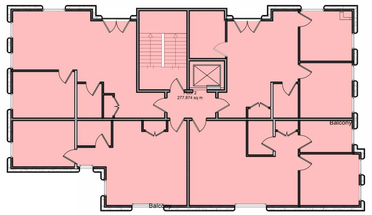
2026-01-19
RZ-501
Zoning & Code Data



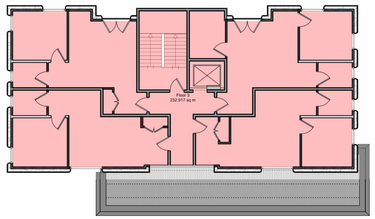
1 Basement (FSR Calculation)
Scale: 1:200 Area 0 m²



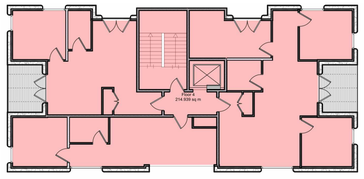
2 Level 1 Floor Area (FSR Calculation)
Scale: 1:200 Area 228.372 m²



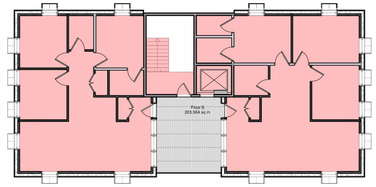
3 Level 2 Floor Area (FSR Calculation)
Scale: 1:200 Area 277.874 m²



4 Level 3 Area (FSR Calculation)
Scale: 1:200 Area 232.917 m2



5 Level 4 Area (FSR Calculation)
Scale: 1:200 Area 214.939 m2



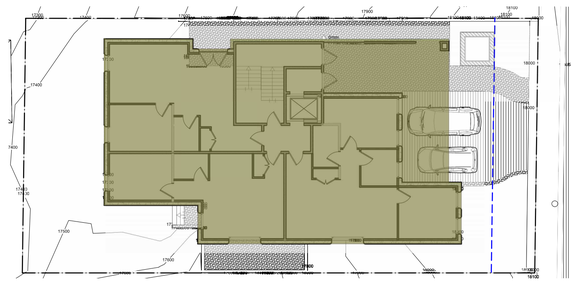
6 Level 5 Area (FSR Calculation)
Scale: 1:200 Area 203.564 m2

Lot Area: 586.276 m²

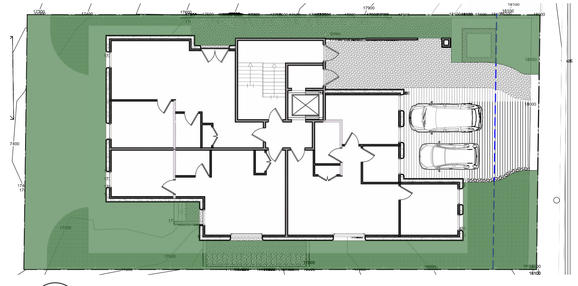
Floor Areas:

Basement:	0 m²
Level 1:	228.372 m²
Level 2:	277.874 m²
Level 3:	232.917 m²
Level 4:	214.939 m²
Level 5:	203.564 m²
Total Floor Area	**1157.666m²**

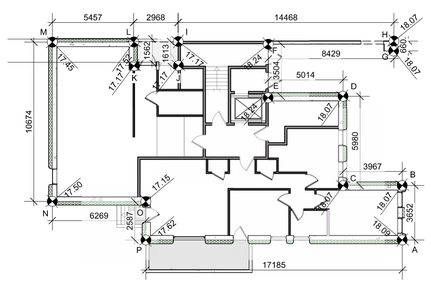
Floor Space Ratio 1.97:1



7 Site Coverage
Scale: 1:200
Building Area 303.39 m²
Site Area 586.27 m²
Site Coverage 51.75%



8 Open Site Space
Scale: 1:200
Open Area 241.58 m²
Site Area 586.27 m²
Open space 41.21 %



9 Average Grade Calculation
Scale: 1:200

Average Grade Calculation:

A & B (18.09 +18.07) /2 x 3.65 = 65.99

B & C (18.07 + 18.07 /2 x 3.97 = 71.74

C & D (18.07 + 18.07) /2 x 5.98 = 108.06

D & E (18.07 + 18.24) /2 x 5.01= 90.96

E & F (18.24 + 18.24) /2 x 3.50 = 63.84

F & G (18.24 + 18.07) /2 x 8.43 = 153.05

G & H (18.07 + 18.07) /2 x 0.66 = 11.93

H & I (18.07 + 17.17) /2 x 14.47 = 254.96

I & J (17.17 + 17.17) /2 x 1.61 = 27.64

J & K (17.17 + 17.17) /2 x 2.97 = 50.99

K & L (17.17 + 17.52) /2 x 1.56 = 27.06

L & M (17.52 + 17.45) /2 x 5.46 = 95.47

M & N (17.45 + 17.50) /2 x 10.67 = 186.46

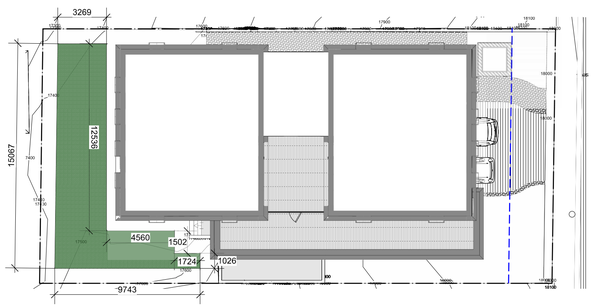
N & O (17.50 + 17.15) /2 x 6.27 = 108.63

O & P (17.15 + 17.62) /2 x 2.59 = 45.03

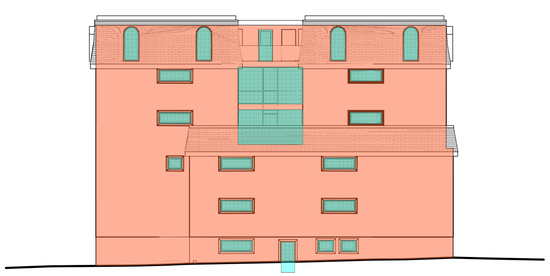
P & A (17.62 + 18.09) /2 x 17.19 = 306.93

Total = 1668,74, Perimeter = 93.99
1670.27 / 93.99 = 17.75

Average Grade: 17.75



10 Landscape Area
Scale: 1:200
Landscape Area 64.06 m²
Site Area 586.27 m²
Landscape Area 10.91 %



11 South Elevation
Scale: 1:200

Table 3.2.3.1-D, BCBC

DISTANCE TO PROPERTY LINE =2.19 m
AREA = 376.67 m²
PROPOSED UNPROTECTED AREA = 49.77 m²

UNPROTECTED OPENING ALLOWED 16%, 60.27 m²
PROPOSED OPENING 13.21%



12 North Elevation
Scale: 1:200

Table 3.2.3.1-D, BCBC

DISTANCE TO PROPERTY LINE =1.36 m
AREA = 381,62 m²
PROPOSED UNPROTECTED AREA = 48.8 m²

UNPROTECTED OPENING ALLOWED 14%, 53.43 m²
PROPOSED OPENING 12.79%

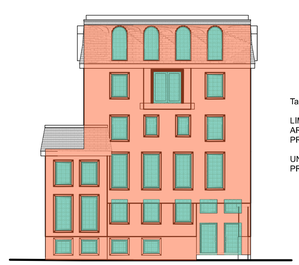


13 Rear/ West Elevation
Scale: 1:200

Table 3.2.3.1-D, BCBC

DISTANCE TO PROPERTY LINE =5.65 m
AREA = 200.82 m²
PROPOSED UNPROTECTED AREA = 42.06 m²

UNPROTECTED OPENING ALLOWED 40%, 80.33 m²
PROPOSED OPENING 20.94%



14 Front /East Elevation
Scale: 1:200

Table 3.2.3.1-D, BCBC

LIMITING DISTANCE = 10.08m
AREA = 194.16 m²
PROPOSED UNPROTECTED AREA = 54.17 m²

UNPROTECTED OPENING ALLOWED 100%, 194.16 m²
PROPOSED OPENING 27.90%

WAYMARK ARCHITECTURE

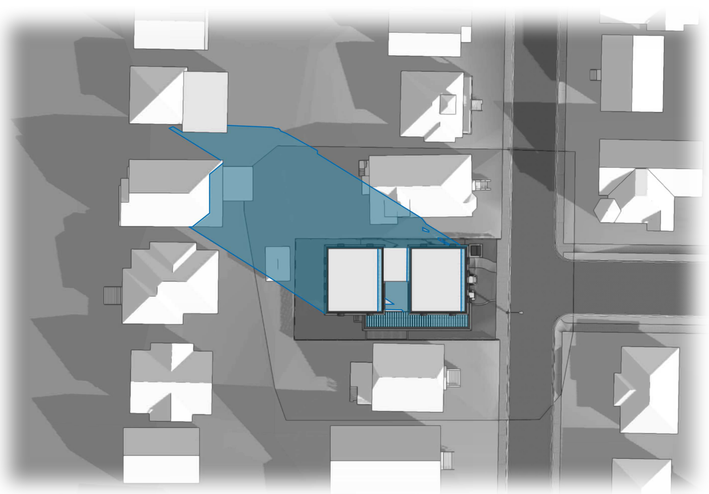
IMPORTANT: copyright reserved. This design and drawing is the exclusive property of Waymark Architecture and cannot be used for any purpose without the written consent of the Architect.

OEZA DEVELOPMENTS

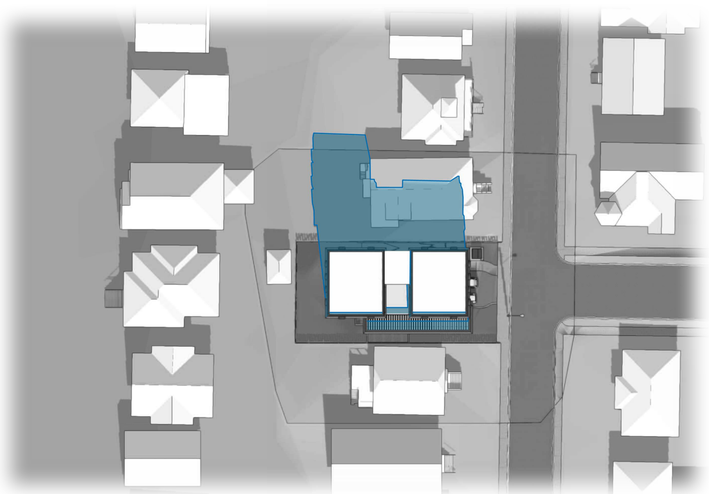
REGISTERED ARCHITECT WILLIAM ALBERT KING BRITISH COLUMBIA

James Bay Development

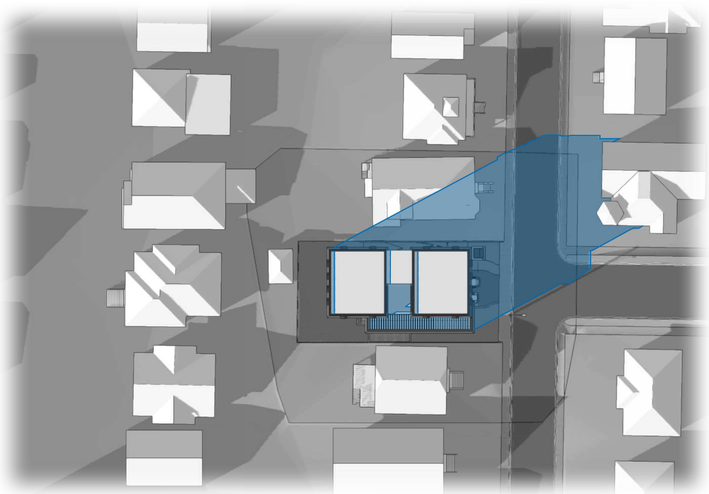
2026-01-19
RZ-502
Area Calculations



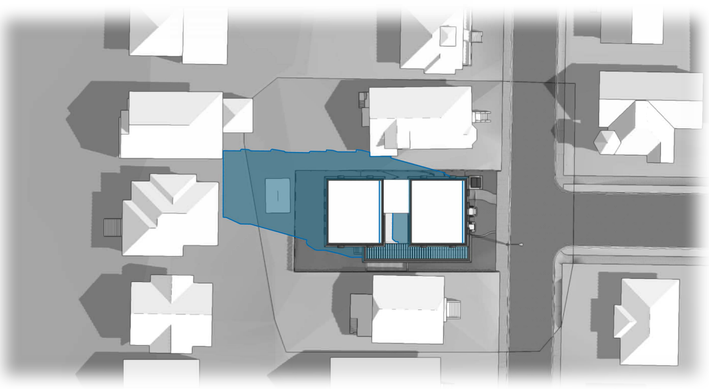
1 Equinox @ 9:00am
Scale: 1:500



2 Equinox @ 12:00pm
Scale: 1:500



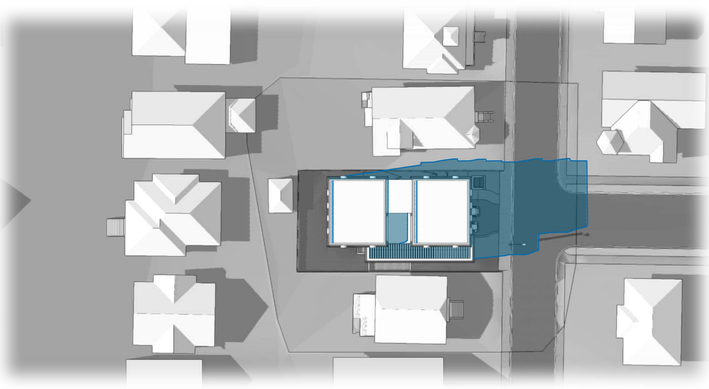
3 Equinox @ 4:00pm
Scale: 1:500



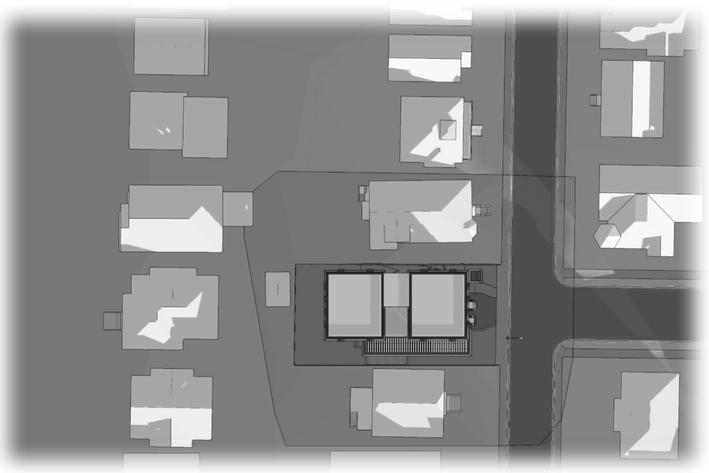
4 Summer Soltice @ 9:00am
Scale: 1:500



5 Summer Soltice @ 12:00pm
Scale: 1:500



6 Summer Soltice @ 4:00pm
Scale: 1:500



7 Winter Solstice @ 9:00am
Scale: 1:500



8 Winter Solstice @ 12:00pm
Scale: 1:500



9 Winter Solstice @ 4:00pm
Scale: 1:500

Project ID: 2022-06

WAYMARK ARCHITECTURE

IMPORTANT: copyright reserved. This design and drawing is the exclusive property of Waymark Architecture and cannot be used for any purpose without the written consent of the Architect.

OEZA DEVELOPMENTS

REGISTERED ARCHITECT WILLIAM ALBERT KING BRITISH COLUMBIA

James Bay Development

2026-01-19
RZ-503
Shadow Study

50 GOVERNMENT ST

REISSUED FOR REZONING

ARCHITECTS:
WAYMARK ARCHITECTURE, INC.

WILL KING
will@waymarkarchitecture.com
778.977.0660

GEORGIA MCGRAW
georgia@waymarkarchitecture.com

LANDSCAPE ARCHITECT:
G | ALA GAUTHIER + ASSOCIATES LANDSCAPE ARCHITECTS INC.

BRYCE GAUTHIER
bryce@gauthierla.com
604.317.9682

JIAHUI HUANG
jiahui@gauthierla.com
778.681.8766

LANDSCAPE DRAWING INDEX PERMIT

Sheet No.	Sheet Name
L0.0	COVER SHEET
L0.1	OVERALL SITE PLAN
L0.2	TREE MANAGEMENT PLAN
L0.3	PRECEDENT IMAGES
L1.0	LAYOUT + MATERIALS PLAN - LEVEL 1
L1.1	PLANTING PLAN - LEVEL 1
L1.2	GRADING PLAN - LEVEL 1
L1.3	UTILITY PLAN - LEVEL 1
L1.4	STORMWATER MANGEMENT PLAN - LEVEL 1
L2.0	PLANT LIST + IMAGES

G | ALA
Gauthier + Associates Landscape Architects Inc.

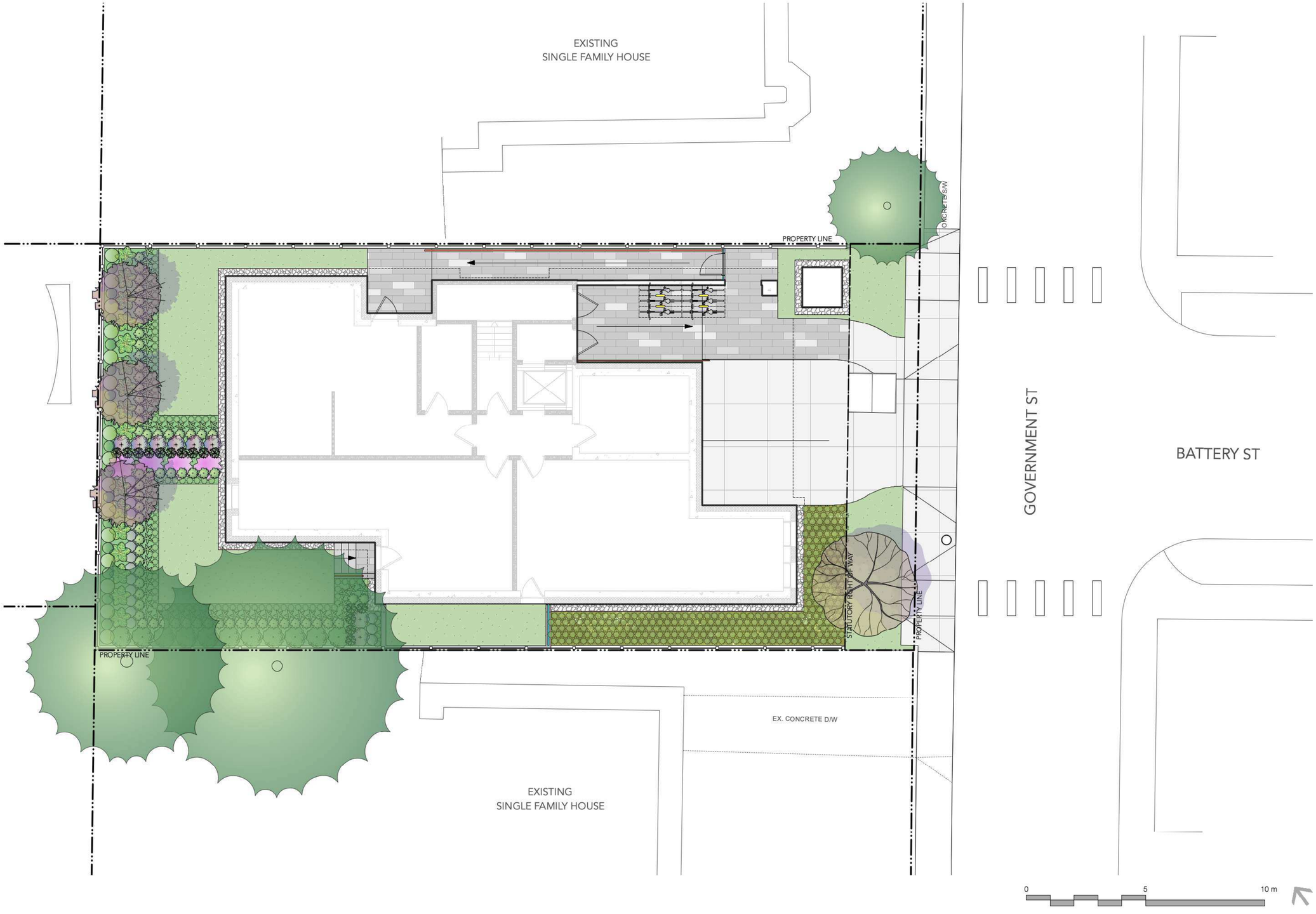
L	Reissued for Rezoning	2025-04-03
K	Reissued for Rezoning (Draft)	2025-04-02
J	Rain Garden Review	2025-03-25

50 Government St
Concept Design
50 Government Street,
Victoria, BC

2340

L0.0
COVER SHEET

All rights reserved, property of Gauthier + Associates Landscape Architects Inc. Use or reproduction prohibited without prior written consent.



G | ALA
Gauthier + Associates Landscape Architects Inc.

L	Reissued for Rezoning	2025-04-03
K	Reissued for Rezoning (Draft)	2025-04-02
J	Rain Garden Review	2025-03-25

BRITISH COLUMBIA SOCIETY OF LANDSCAPE ARCHITECTS REGISTERED MEMBER BRYCE GAUTHIER

50 Government St
Concept Design
50 Government Street,
Victoria, BC

2340

L0.1
OVERALL SITE PLAN

All rights reserved, property of Gauthier + Associates Landscape Architects Inc. Use or reproduction prohibited without prior written consent.

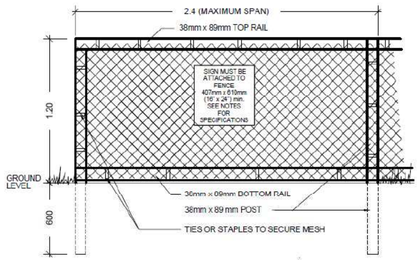
GENERAL TREE PROTECTION FENCING TYP NOTES:

1. ALL COMPONENTS AND WORKMANSHIP TO CONFORM TO BCLNA STANDARDS TYPICAL.
2. POSITION TREE STAKES INTO DIRECTION OF PREVAILING WINDS IF MINIMUM UTILITY SETBACKS PERMIT.
3. ALL TREE STAKES TO HAVE A MINIMUM 1.0m CLEARANCE FROM ALL U/G POWER, TELEPHONE AND GAS ALIGNMENTS.
4. ALL ROOTBALL HOLES TO BE DUG BY HAND WHEN CLOSER TO 1.0M (40") TO U/G POWER, TELEPHONE AND GAS ALIGNMENTS. FOR TREES WITH DRIPLINES FROM FROM 3M - 5M (9' - 15') FROM CONSTRUCTION ACTIVITY;
5. PLACE STANDARD 'SAFETY ORANGE' SNOWFENCE MIN. OF 4.5M (14'8") FROM TREE TRUNK. EXACT SIZE/SHAPE TO BE DETERMINED ON SITE
6. FOR EXCAVATION WITHIN 1-3M (3' - 9') OF ANY TREE'S DRIPLINE, ROOT PRUNING REQUIRED TO A DEPTH OF 500MM (20"). IMMEDIATELY AFTER EXCAVATION, PRUNE ALL EXPOSED ROOTS FLUSH WITH THE EXCAVATION WALL.
7. A MAXIMUM OF 25% OF ANY TREE'S ROOTS AT THE DRIPLINE SHOULD BE IMPACTED BY EXCAVATION IF THE TREE IS EXPECTED TO SURVIVE.
8. INSTALL AND MAINTAIN HOARDING IN CLEAN AND SAFE CONDITION THROUGHOUT CONSTRUCTION PROCESS.
9. HOARDING REQUIREMENTS ARE ON ALL EXISTING TREES THROUGHOUT CONSTRUCTION. ALL EQUIPMENT, SOIL, BUILDING MATERIAL AND OTHER DEBRIS SHALL BE KEPT OUTSIDE THE HOARDING.
10. IF HOARDING IS PUNCTURED AND DAMAGE OCCURS TO HOARDED TREE(S), NOTIFY LANDSCAPE ARCHITECT.
11. THE BEST METHOD TO AVOID SOIL COMPACTION IS TO KEEP OFF. THIS INCLUDES RESTRICTING ALL TRAFFIC BOTH VEHICULAR AND PEDESTRIAN FROM CROSSING OVER THE ROOT ZONES, AND RESTRICTING EVEN TEMPORARY MATERIAL STORAGE UNDER TREES.
12. EXCAVATION AROUND TREES WITHIN DRIP LINE OF TREES ONLY WHERE INDICATED ON PLANS AND AS DIRECTED BY THE CONSULTANT.
13. DURING ANY EXCAVATION WITHIN THE DRIP LINE OF A TREE THE CONTRACTOR SHALL EXCAVATE AROUND TREE ROOTS AS DIRECTED BY THE CONSULTANT. DO NOT CUT TREE ROOTS UNLESS DIRECTED BY THE CONSULTANT.
14. TREES AND OTHER DESIRABLE VEGETATION TO BE TOTALLY FENCED. FENCING TO BE MAINTAINED FOR THE DURATION OF THE PROJECT.
15. EXCAVATION FOR NEW CONSTRUCTION WITHIN THE DRIP LINES OF TREES: HAND EXCAVATE TO MINIMIZE DAMAGE TO ROOT SYSTEMS
16. USE NARROW TINE SPADING FORKS TO PROBE AND COMB SOIL TO EXPOSE ROOTS;
17. RELOCATE ROOTS INTO BACKFILL AREAS WHENEVER POSSIBLE. IF LARGE MAIN LATERAL ROOTS ARE ENCOUNTERED, EXPOSE BEYOND EXCAVATION LIMITS AS REQUIRED TO BEND AND RELOCATE WITHOUT BREAKING.
18. UTILITY TRENCHING WITHIN THE DRIP LINES OF TREES: TUNNEL UNDER AND AROUND ROOTS BY HAND DIGGING;
19. DO NOT CUT MAIN LATERAL ROOTS;
20. CUTTING OF SMALLER ROOTS THAT INTERFERE WITH INSTALLATION OF NEW WORK SHALL BE DONE WITH CLEAN SHARP TREE PRUNING TOOLS;
21. ROOTS THAT ARE ENCOUNTERED IMMEDIATELY ADJACENT TO THE LOCATION OF NEW CONSTRUCTION AND ARE TOO DIFFICULT TO RELOCATE SHALL BE CUT 150MM (6") BACK FROM NEW CONSTRUCTION. USE CLEAN SHARP TREE PRUNING TOOLS;
22. PROTECTION OF EXPOSED ROOTS: DO NOT ALLOW EXPOSED ROOTS TO DRY OUT PRIOR TO PLACEMENT OF PERMANENT COVER.
23. PROVIDE ONE OF THE FOLLOWING TEMPORARY REMEDIAL MEASURES:
24. A. PROVIDE TEMPORARY EARTH COVER. MAINTAIN MOISTURE.
    B. PACK WITH WET PEAT MOSS . MAINTAIN MOISTURE.
    C . PACK WITH FOUR LAYERS OF WET UNTREATED BURLAP. MAINTAIN MOISTURE.
25. TEMPORARILY SUPPORT AND PROTECT EXPOSED ROOTS FROM DAMAGE UNTIL PERMANENTLY RELOCATED AND COVERED WITH BACKFILL.
26. WATER PUDDLE BACKFILL AROUND ROOTS TO ELIMINATE VOIDS AND AIR POCKETS
27. REMOVAL OF STREET TREES TO THE SATISFACTION OF THE GENERAL MANAGER OF ENGINEERING SERVICES.

TREE MANAGEMENT PLAN

SYMBOL	DESCRIPTION
	TREE PROTECTION BARRIER FENCE Refer to Tree Protection Notes for Requirements
	EXISTING TREE TO BE RETAINED Refer to Arborist Report

TREE PROTECTION FENCING STANDARD

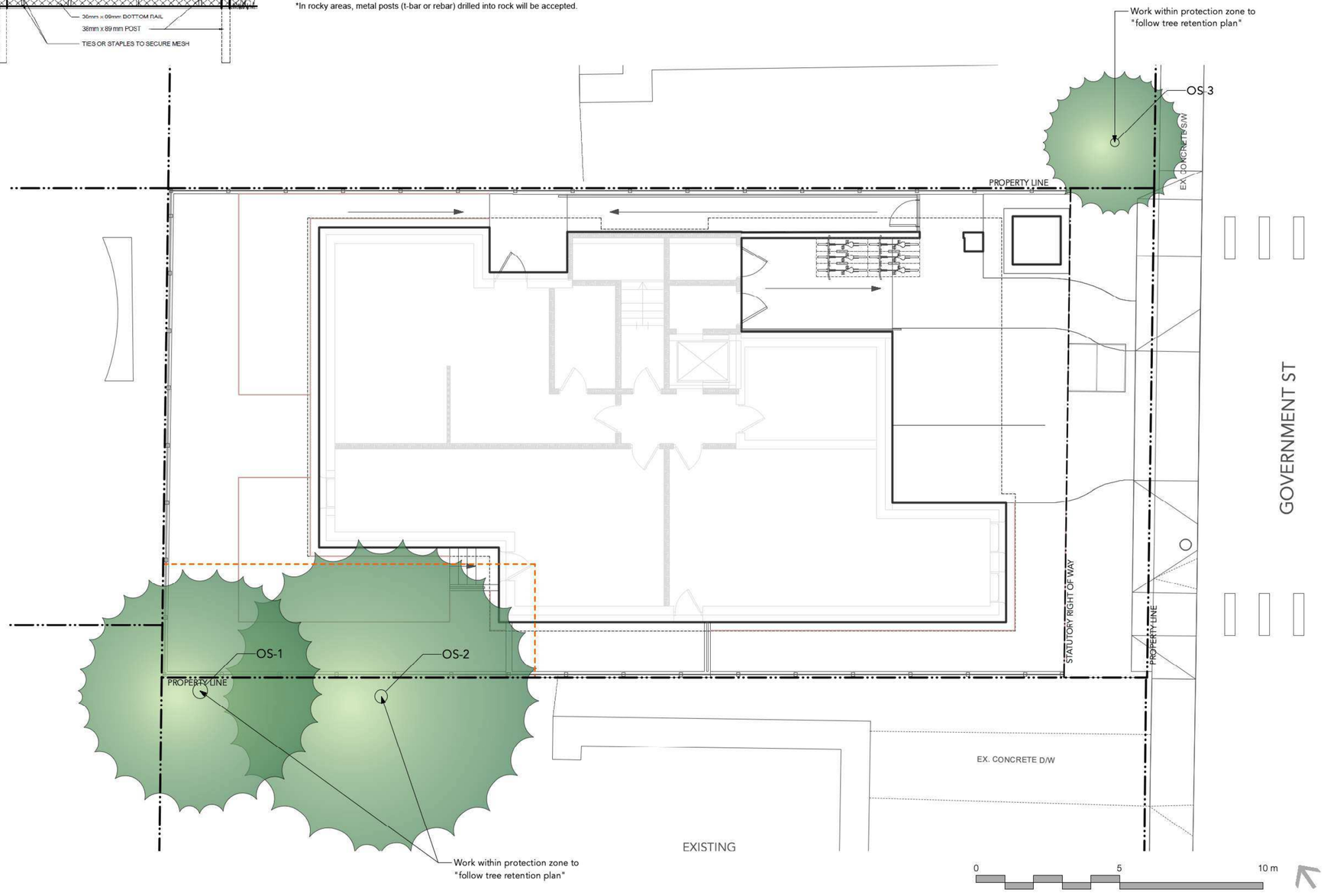


Tree Protection Fencing Specifications:

1. The fence will be constructed using 38 x 89 mm (2" x 4") wood frame:
   - Top, Bottom and Posts.*
   - Use orange snow fencing mesh and secure to the wood frame with "zip" ties or galvanized staples.
2. Attach a sign with minimum size of 407 mm x 610 mm (16" X 24') with the following wording:
   a) **DO NOT ENTER**- Tree Protection Zone (For retained trees) or;
   b) **DO NOT ENTER**- Future Tree Planting Zone (For tree planting sites)

This sign must be affixed on every fence face or at least every 10 linear metres.

*In rocky areas, metal posts (t-bar or rebar) drilled into rock will be accepted.



G | ALA
Gauthier + Associates Landscape Architects Inc.

L	Reissued for Rezoning	2025-04-03
K	Reissued for Rezoning (Draft)	2025-04-02
J	Rain Garden Review	2025-03-25

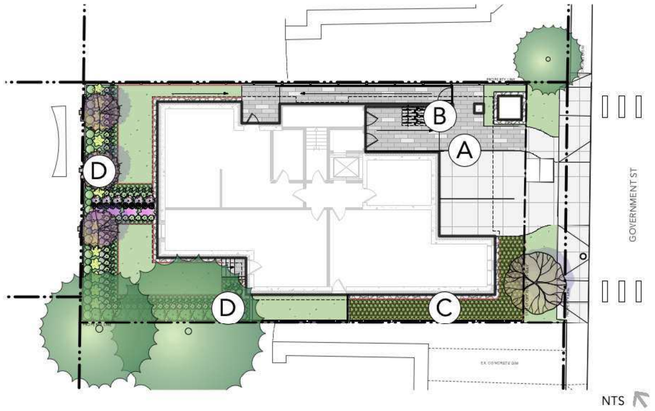
BRITISH COLUMBIA SOCIETY OF LANDSCAPE ARCHITECTS REGISTERED MEMBER BRYCE GAUTHIER 511

50 Government St
Concept Design
50 Government Street,
Victoria, BC

2340

L0.2
TREE MANAGEMENT PLAN

All rights reserved, property of Gauthier + Associates Landscape Architects Inc. Use or reproduction prohibited without prior written consent.



A PAVING



CIP CONCRETE PAVING



MAIN ENTRANCE PAVING



B BIKE RACK



Metal Bike Rack

C RAIN GARDEN



Gravel



Rain Garden Plants

D PLANTING



Tree



Hedge



Roses



Ferns & Hydrangeas

G | ALA
Gauthier + Associates Landscape Architects Inc.

L	Reissued for Rezoning	2025-04-03
K	Reissued for Rezoning (Draft)	2025-04-02
J	Rain Garden Review	2025-03-25

BRITISH COLUMBIA SOCIETY OF LANDSCAPE ARCHITECTS REGISTERED MEMBER BRYCE GAUTHIER 517

50 Government St
Concept Design
50 Government Street,
Victoria, BC

2340

L0.3
PRECEDENT IMAGES

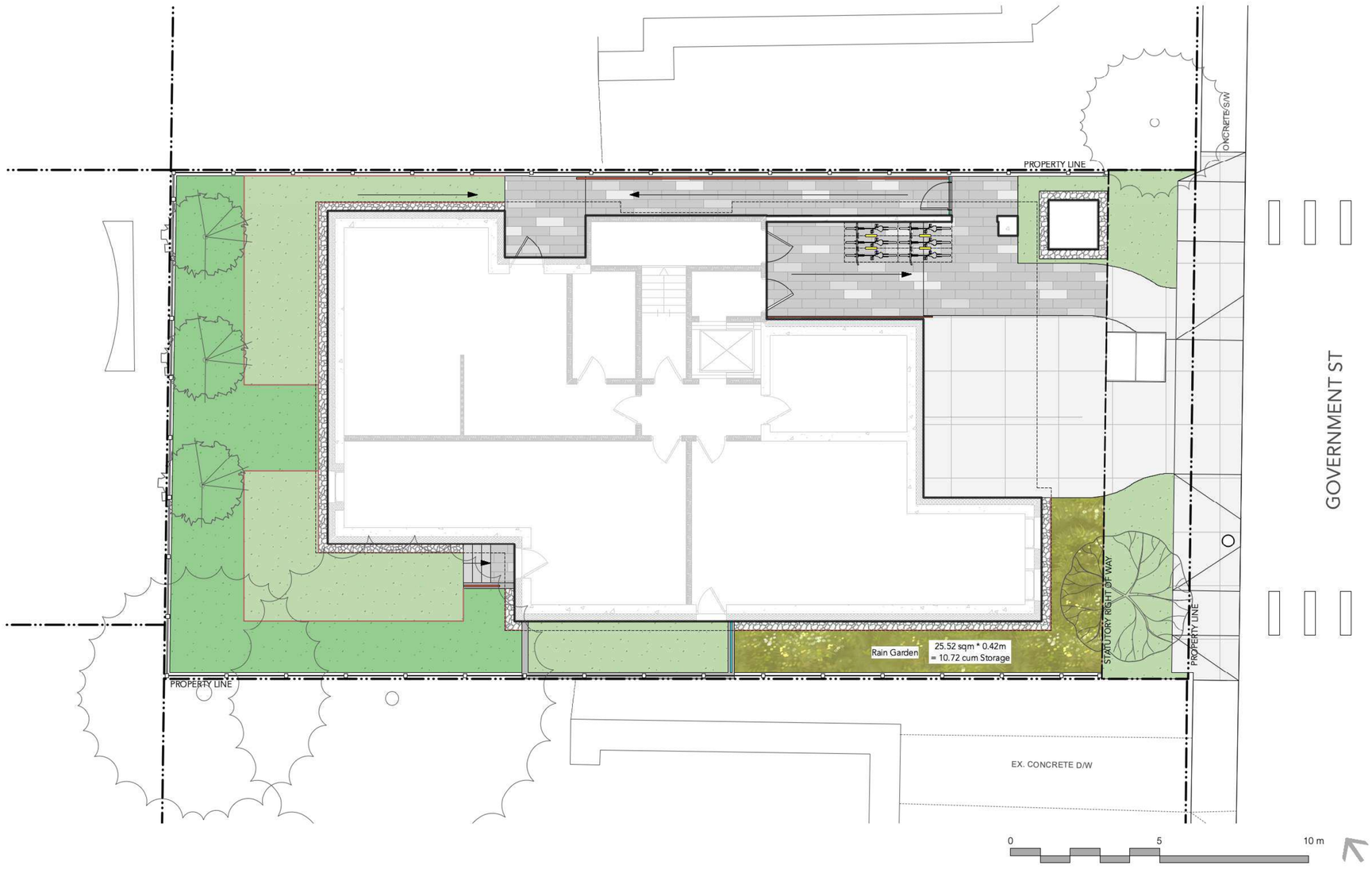
All rights reserved, property of Gauthier + Associates Landscape Architects Inc. Use or reproduction prohibited without prior written consent.

GENERAL LAYOUT + MATERIALS NOTES:

1. ALL DIMENSIONS ARE METRIC UNLESS OTHERWISE NOTED. VERIFY ALL DIMENSIONS WITH FIELD CONDITIONS. REPORT ANY DISCREPANCIES TO LANDSCAPE ARCHITECT FOR REVIEW AND RESPONSE.
2. ALL UTILITIES TO BE STAKED OUT BY CONTRACTOR AND PROTECTED FOR DURATION OF CONSTRUCTION PERIOD.
3. UNLESS OTHERWISE NOTED, PROVIDE A MINIMUM 2% SLOPE ON ALL HARD AND SOFT LANDSCAPE AREAS TO ENSURE POSITIVE DRAINAGE AWAY FROM BUILDINGS OR TO DRAINAGE STRUCTURES. MAXIMUM 3:1 SLOPE IN SOFT LANDSCAPE AREAS.
4. THE LAYOUT OF ALL HARDSCAPE ITEMS, SITE FURNISHINGS, BOULDERS, LANDSCAPE LIGHTING, PLANTING BEDS AND OTHER MATERIALS IS TO BE STAKED OUT BY THE CONTRACTOR AND APPROVED BY THE LANDSCAPE ARCHITECT PRIOR TO INSTALLATION.
5. ALL SUBSTITUTIONS OF SPECIFIED MATERIALS TO BE APPROVED BY LANDSCAPE ARCHITECT.
6. THIS PLAN IS "NOT FOR CONSTRUCTION" AND IS TO BE SUBMITTED FOR REVIEW TO ENGINEERING SERVICES A MINIMUM OF 8 WEEKS PRIOR TO THE START OF ANY CONSTRUCTION PROPOSED FOR PUBLIC PROPERTY. NO WORK ON PUBLIC PROPERTY MAY BEGIN UNTIL SUCH PLANS RECEIVE "FOR CONSTRUCTION" APPROVAL AND RELATED PERMITS ARE ISSUED. PLEASE CONTACT ENGINEERING, DEVELOPMENT SERVICES AND/OR YOUR ENGINEERING, BUILDING SITE INSPECTOR FOR DETAILS.
7. MAINTENANCE AND IRRIGATION WILL BE PROVIDED TO ALL AREAS.

MATERIALS LEGEND

SYMBOL	DESCRIPTION
	PAVING TYPE 1 CIP Concrete Paving To City Standards
	PAVING TYPE 2 Permeable Pavers
	PAVING TYPE 3 River Rock Strip
	PLANTING TYPE 1 Lawn Area
	PLANTING TYPE 2 Shrub Area
	PLANTING TYPE 3 Rain Garden
	CIP CONCRETE STAIRS
	CONCRETE RETAINING WALL 6" Wide
	FENCE WITH POST FOUNDATIONS 6' High
	GUARDRAIL WITH GATE 3.5' High
	HANDRAIL 3' High
	METAL PERMALOC EDGING Black
	BIKE RACK 0.45 m x 1.8 m per Parking Stall
	CANOPY ABOVE
	WATER VAULT COVER
	EXISTING UTILITY POLE



G | ALA
Gauthier + Associates Landscape Architects Inc.

L	Reissued for Rezoning	2025-04-03
K	Reissued for Rezoning (Draft)	2025-04-02
J	Rain Garden Review	2025-03-25

BRITISH COLUMBIA SOCIETY OF LANDSCAPE ARCHITECTS REGISTERED MEMBER BRUCE GAUTHIER 514

50 Government St
Concept Design
50 Government Street,
Victoria, BC

2340

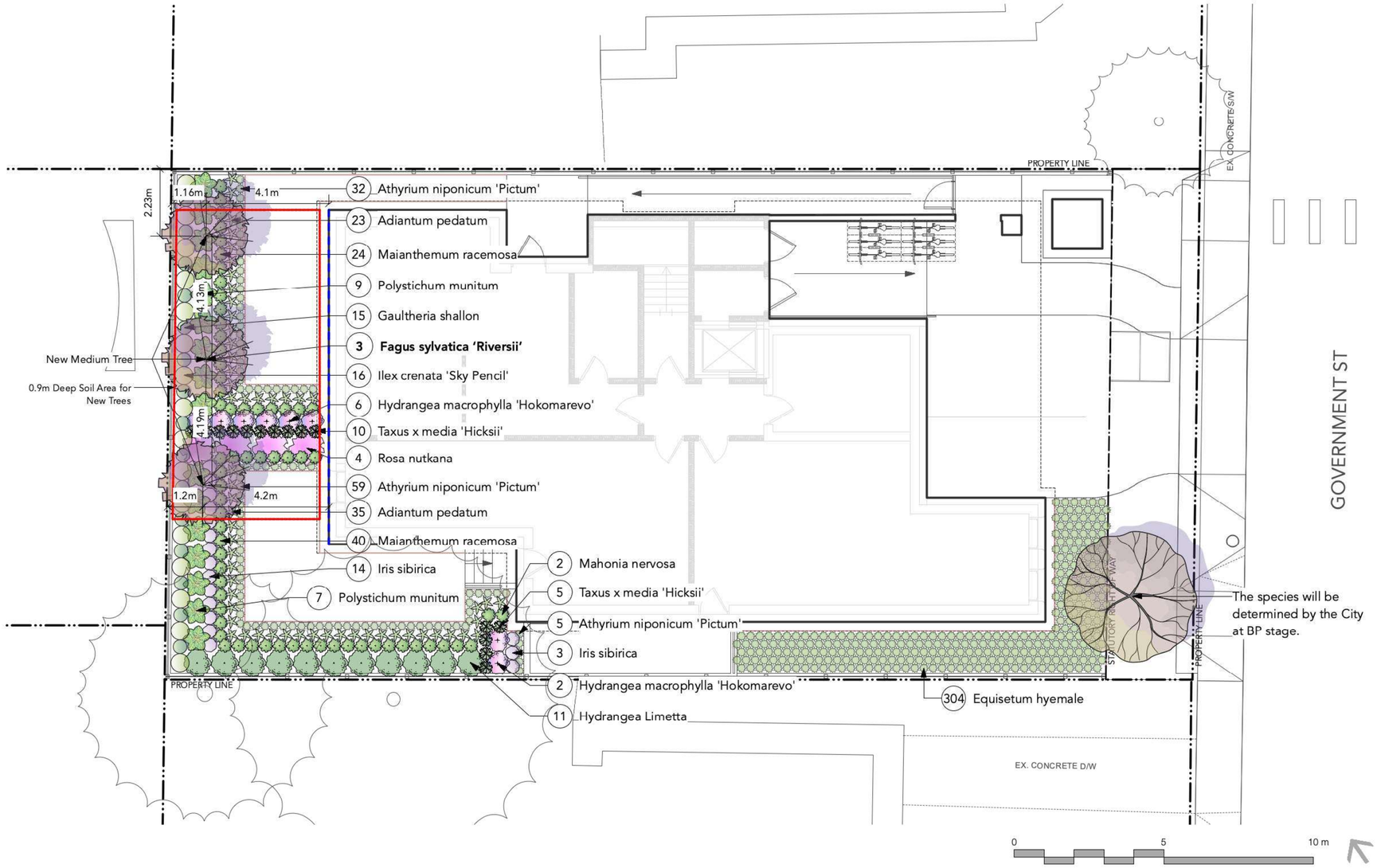
L1.0
LAYOUT + MATERIALS PLAN - LEVEL 1

All rights reserved, property of Gauthier + Associates Landscape Architects Inc. Use or reproduction prohibited without prior written consent.

GENERAL PLANTING NOTES:

1. ALL PLANTING SHALL BE IN ACCORDANCE WITH BC LANDSCAPE STANDARD, LATEST EDITION
2. ALL TREE AND SHRUB AREAS TO BE MULCHED WITH 50MM (2") OF MEDIUM FINE MULCH, LESS THAN 50MM (2") DIAMETER.
3. ROOTZONE TO REST ON TAMPED SOIL
4. SHRUBS: PREPARE PLANTING HOLES AS SPECIFIED. PLANT AT THE SAME GRADE AS NURSERY. WATER AND FERTILIZE AS SPECIFIED. ENSURE POSITIVE DRAINAGE THROUGHOUT PLANTING BED
5. TREE SIZE AND SPACING TO BE AS PER CITY OF VANCOUVER ARBORIST
6. TREE: PREPARE PLANTING HOLES AS SPECIFIED INSTALL TOP OF ROOTZONE 6" ABOVE FINISHED GRADE OF GROWING MEDIUM. WATER AND FERTILIZE AS SPECIFIED BY NURSERY.
7. FINAL SOFTSCAPE AND GRADING LAYOUTS AS WELL AS LOCATION SPACING TO BE APPROVED BY LANDSCAPE ARCHITECTS IN THE FIELD PRIOR TO INSTALLATION
8. IN CASE OF A DISCREPANCY BETWEEN PLANT INFORMATION ON THE LIST AND ON THE PLAN, THE LATTER SHALL PREVAIL
9. ALL PLANT MATERIAL TO BE MANUALLY WATERED FROM START OF INSTALLATION THROUGH THE END OF THE WARRANTY PERIOD
10. INSTALL TREE PROTECTION FENCING AROUND ALL EXISTING TREES TO CITY OF VANCOUVER STANDARDS. INSTALL TREE PROTECTION FENCING ON NEW PLANTING IF PHASED INSTALLATION IS REQUIRED.
11. FINAL PLANT SPACING, QUANTITY AND TREE PLACEMENT HAS BEEN REVIEWED TO THE SATISFACTION OF GENERAL MANAGER OF ENGINEERING SERVICES

				New Trees Proposed	Soil Volume Required	
	Area (m²)	Soil Depth (m)	Estimated soil volume	Medium	Medium (m³ / tree)	Total (m³)
Planting Area	50	0.9	45	3	15	45



G | ALA
Gauthier + Associates Landscape Architects Inc.

L	Reissued for Rezoning	2025-04-03
K	Reissued for Rezoning (Draft)	2025-04-02
J	Rain Garden Review	2025-03-25

BRUCE GAUTHIER — REGISTERED MEMBER — BRITISH COLUMBIA SOCIETY OF LANDSCAPE ARCHITECTS

50 Government St
Concept Design
50 Government Street,
Victoria, BC

2340

L1.1
PLANTING PLAN - LEVEL 1

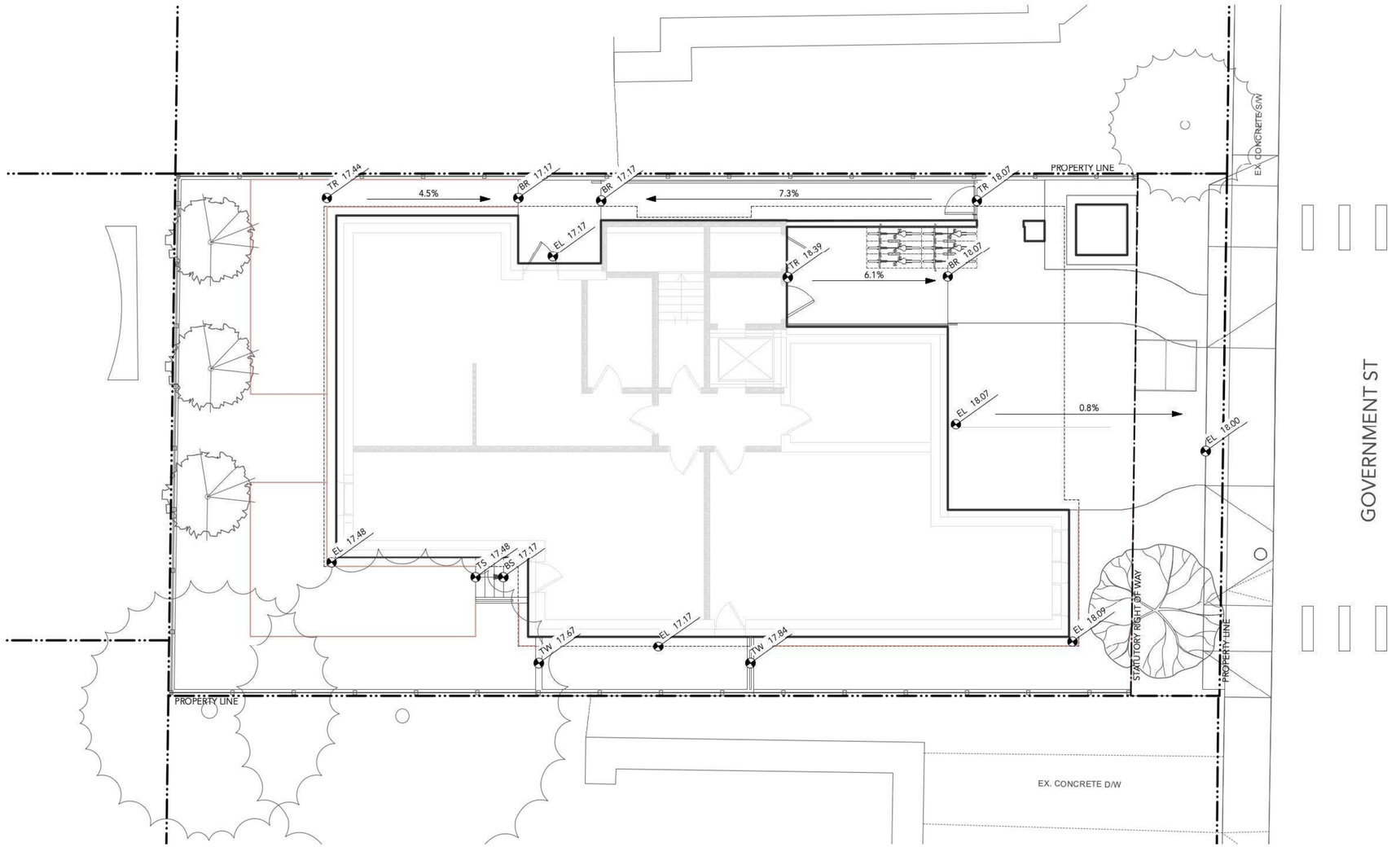
All rights reserved, property of Gauthier + Associates Landscape Architects Inc. Use or reproduction prohibited without prior written consent.

GENERAL GRADING NOTES:

1. ALL UTILITIES TO BE STAKED OUT BY CONTRACTOR AND PROTECTED FOR DURATION OF CONSTRUCTION PERIOD.
2. UNLESS OTHERWISE NOTED, PROVIDE A MINIMUM 2% SLOPE ON ALL HARD AND SOFT LANDSCAPE AREAS TO ENSURE POSITIVE DRAINAGE AWAY FROM BUILDINGS OR TO DRAINAGE STRUCTURES. MAXIMUM 3:1 SLOPE IN SOFT LANDSCAPE AREAS.
3. THE LAYOUT OF ALL PROPOSED HARDSCAPE ITEMS, SITE FURNITURE, LIGHTING, PLANTING BEDS AND OTHER MATERIALS IS TO BE STAKED OUT BY THE CONTRACTOR AND APPROVED BY THE LANDSCAPE ARCHITECT PRIOR TO INSTALLATION.
4. ALL SUBSTITUTIONS OF SPECIFIED MATERIALS TO BE APPROVED BY LANDSCAPE ARCHITECT.
5. REFER TO CIVIL FOR EXCAVATION DEPTHS, BACKFILL, AND BASE MATERIAL FOR ALL LANDSCAPE ITEMS SHOWN ON PLAN.
6. SLOPE SHALL MATCH EXISTING GRADE ALONG ALL PROPERTY LINES.
7. REFER TO CIVIL ENGINEER'S PRECISE GRADING PLANS FOR SITE GRADING PLANS FOR SITE GRADING, DRAINAGE, AND UTILITY LOCATIONS. IF ACTUAL SITE CONDITIONS VARY FROM WHAT IS SHOWN ON THE LANDSCAPE ARCHITECT'S PLANS, THE CONTRACTOR SHALL CONTACT THE OWNER'S REPRESENTATIVE AND LANDSCAPE ARCHITECT FOR DIRECTION AS TO HOW TO PROCEED.
8. THE CONTRACTOR IS RESPONSIBLE FOR VERIFYING THE ACTUAL LOCATION AND ELEVATION IN THE FIELD PRIOR TO BEGINNING CONSTRUCTION. THE CONTRACTOR SHALL PROTECT ALL EXISTING UTILITIES AND SHALL BE RESPONSIBLE FOR ANY DAMAGE TO EXISTING UTILITIES ENCOUNTERED DURING CONSTRUCTION.
9. ALL PROPOSED GRADES ARE TO MEET AND BLEND IN WITH EXISTING GRADING AT PROJECT LIMITS, GRADING LIMITS, AND EXISTING SIDEWALK. PRECISE ELEVATIONS INDICATED ON PLANS TO BE VERIFIED IN FIELD TO AS-BUILT CONDITION.
10. THE DEBRIS CREATED BY LANDSCAPE GRADING OPERATIONS SHALL BECOME THE PROPERTY OF THE CONTRACTOR AND SHALL BE DISPOSED OF LEGALLY OFF SITE.
11. FINAL GRADING SHALL BE REVIEWED BY THE LANDSCAPE ARCHITECT IN THE FIELD PRIOR TO INSTALLATION OF PLANTING.

GRADING LEGEND

SYMBOL	DESCRIPTION
EL 0.00	PROPOSED ELEVATION
FFE 0.00	FINISHED FLOOR ELEVATION
TW 0.00	TOP OF WALL ELEVATION
BW 0.00	BOTTOM OF WALL ELEVATION
TS 0.00	TOP OF STAIRS ELEVATION
BS 0.00	BOTTOM OF STAIRS ELEVATION



G | ALA
Gauthier + Associates Landscape Architects Inc.

L	Reissued for Rezoning	2025-04-03
K	Reissued for Rezoning (Draft)	2025-04-02
J	Rain Garden Review	2025-03-25

BRITISH COLUMBIA SOCIETY OF LANDSCAPE ARCHITECTS REGISTERED MEMBER BRYCE GAUTHIER 514

50 Government St
Concept Design
50 Government Street,
Victoria, BC

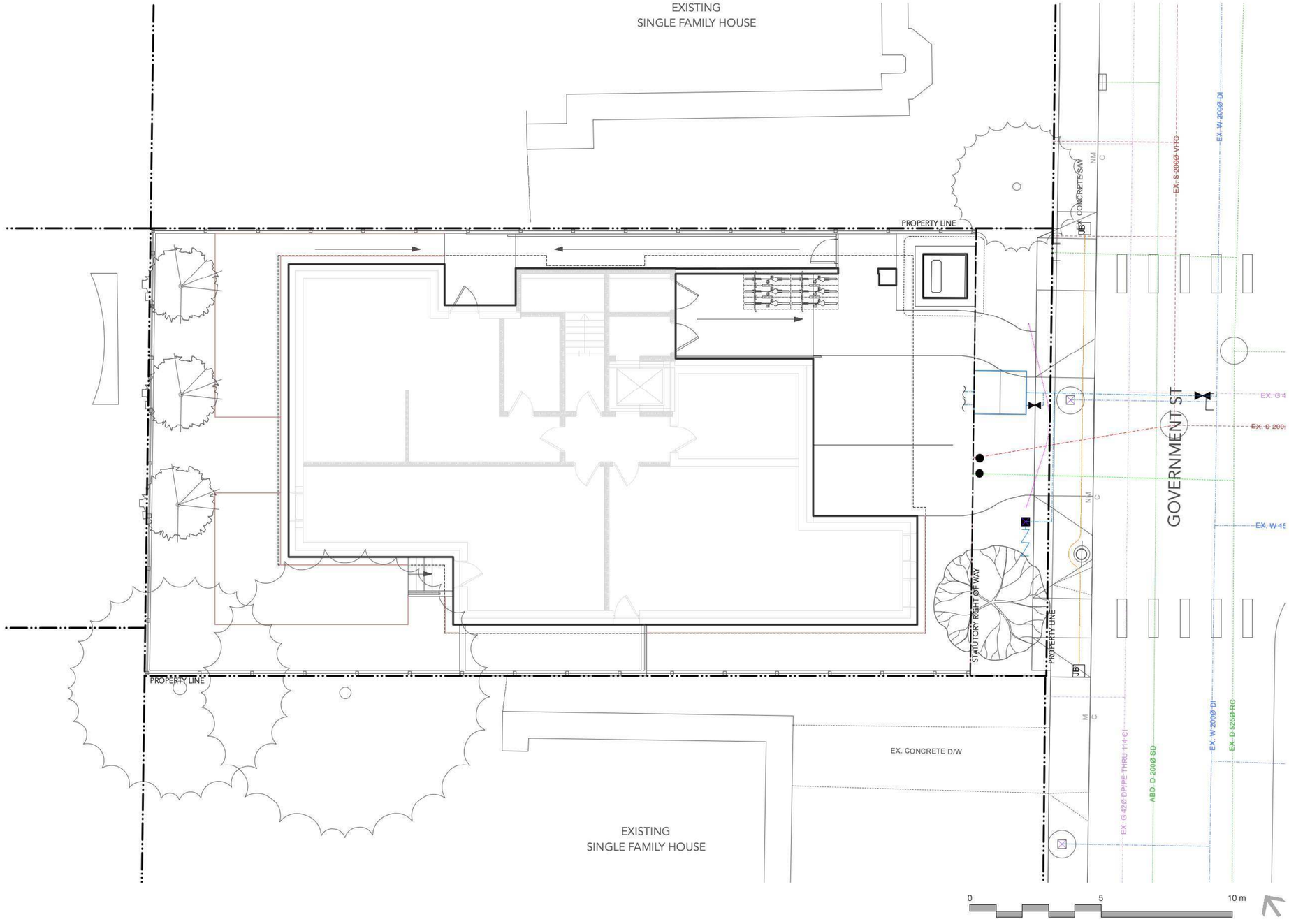
2340

L1.2
GRADING PLAN - LEVEL 1

All rights reserved, property of Gauthier + Associates Landscape Architects Inc. Use or reproduction prohibited without prior written consent.

UTILITY LEGEND

SYMBOL	DESCRIPTION
	EXISTING UTILITIES See Civil Drawings for Details
	PROPOSED UTILITIES See Civil Drawings for Details



G | ALA
Gauthier + Associates Landscape Architects Inc.

L	Reissued for Rezoning	2025-04-03
K	Reissued for Rezoning (Draft)	2025-04-02
J	Rain Garden Review	2025-03-25

BRITISH COLUMBIA SOCIETY OF REGISTERED MEMBER BRUCE GAUTHIER 514 LANDSCAPE ARCHITECTS

50 Government St
Concept Design
50 Government Street,
Victoria, BC

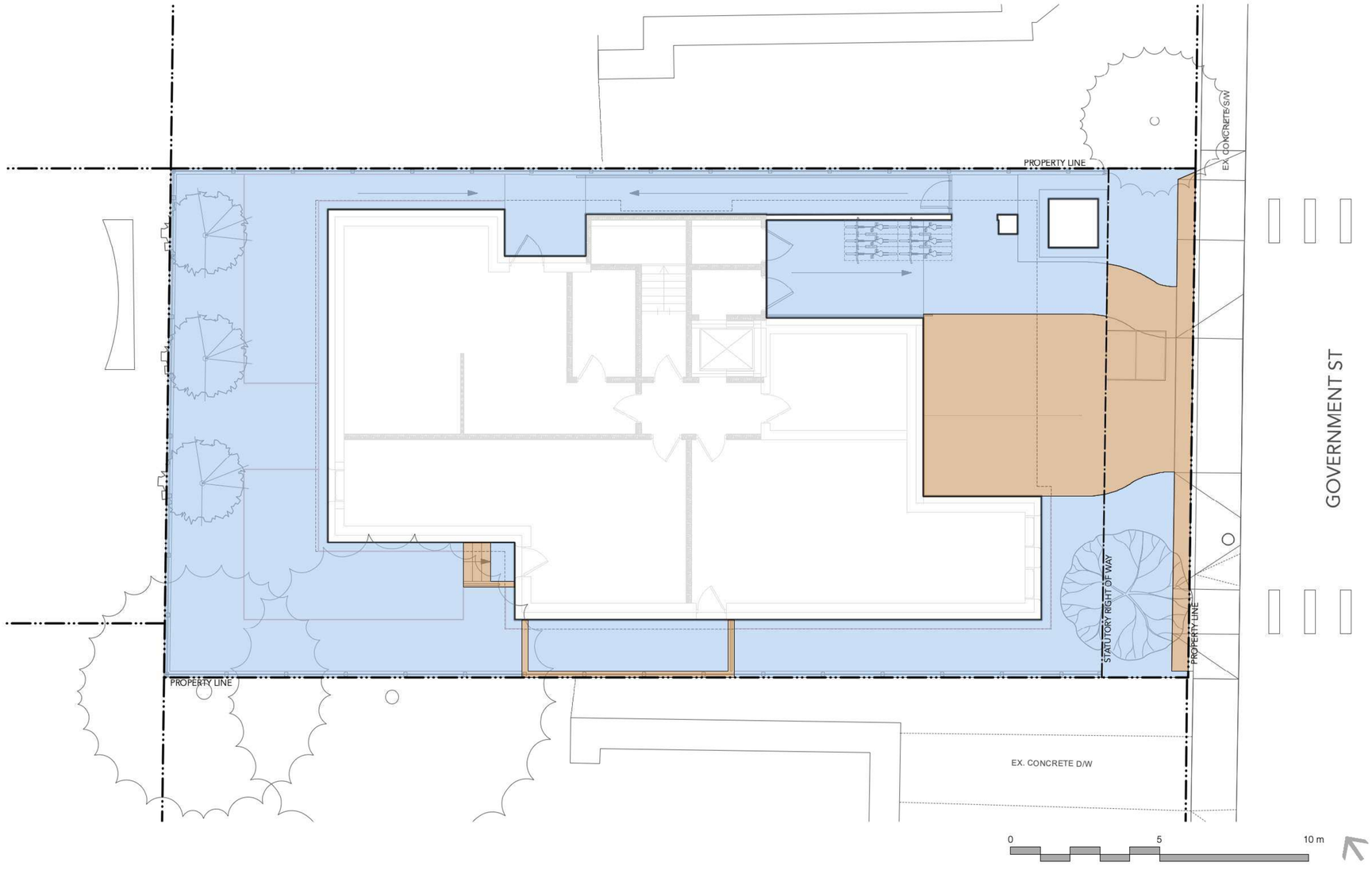
2340

L1.3
UTILITY PLAN - LEVEL 1

All rights reserved, property of Gauthier + Associates Landscape Architects Inc. Use or reproduction prohibited without prior written consent.

STORMWATER MANGEMENT LEGEND

SYMBOL	DESCRIPTION
	PERMEABLE AREA Total: 264.6 sqm
	IMPERVIOUS AREA Total: 66.4 sqm



G | ALA
Gauthier + Associates Landscape Architects Inc.

L	Reissued for Rezoning	2025-04-03
K	Reissued for Rezoning (Draft)	2025-04-02
J	Rain Garden Review	2025-03-25

BRITISH COLUMBIA SOCIETY OF LANDSCAPE ARCHITECTS
REGISTERED MEMBER
BRYCE GAUTHIER
514

50 Government St
Concept Design
50 Government Street,
Victoria, BC

2340

L1.4

STORMWATER MANGEMENT PLAN - LEVEL 1

308 - 877 E Hastings St, Vancouver, BC V6A 3Y1 www.gauthierla.com

All rights reserved, property of Gauthier + Associates Landscape Architects Inc. Use or reproduction prohibited without prior written consent.

OVERALL PLANT LIST

Symbol	Quantity	Latin Name	Common Name	Scheduled Size	Spacing	Notes
DECIDUOUS TREES:						
	3	Fagus sylvatica 'Riversii'	European Beech	#1 Pot	As Shown	
SHRUBS:						
	15	Gaultheria shallon	Salal	#1 Pot	1'6" o.c.	
	11	Hydrangea Limetta	Limetta Hydrangea	#3 Pot	3'0" o.c.	
	8	Hydrangea macrophylla 'Hokomarevo'	Everlasting Revolution Hydrangea	#3 Pot	2'6" o.c.	
	16	Ilex crenata 'Sky Pencil'	Japanese Holly	#2 Pot	2'0" o.c.	
	2	Mahonia nervosa	Longleaf Mahonia	#2 Pot	1'6" o.c.	
	64	Maianthemum racemosa	False Solomon's Seal	#1 Pot	1'6" o.c.	
	4	Rosa nutkana	Nootka Rose	#5 Pot	4'0" o.c.	
	15	Taxus x media 'Hicksii'	Hick's Yew	1.25m. ht.	1'6" o.c.	
PERENNIALS, GRASSES, GROUNDCOVER:						
	58	Adiantum pedatum	American Maidenhair Fern	#2 Pot	3'0" o.c.	
	96	Athyrium niponicum 'Pictum'	Japanese Painted Fern	#1 pot	3'0" o.c.	
	304	Equisetum hyemale	Scouring Rush Horsetail	#2 Pot	1'0" o.c.	
	17	Iris sibirica	Siberian Iris	#1 Pot	3'0" o.c.	
	16	Polystichum munitum	Western sword fern	#3 Pot	6'0" o.c.	

NOTES:

1. ALL PLANT MATERIAL AND LANDSCAPING PRACTICES SHALL BE COMPLIANT WITH THE LATEST EDITION OF THE BCLNA NURSERY STANDARD.
2. IN CASE OF DISCREPANCY BETWEEN PLANT INFORMATION ON THE LIST AND ON THE PLAN, THE LATTER SHALL PREVAIL.
3. FINAL SOFTSCAPE AND GRADING LAYOUTS AS WELL AS LOCATION AND SPACING TO BE APPROVED BY LANDSCAPE ARCHITECT IN THE FIELD PRIOR TO INSTALLATION.
4. ALL PLANT MATERIAL TO BE MANUALLY WATERED FROM START OF INSTALLATION THROUGH THE END OF THE WARRANTY PERIOD.
5. INSTALL TREE PROTECTION FENCING AROUND ALL EXISTING TREES TO CITY STANDARDS, INSTALL TREE PROTECTION FENCING ON NEW PLANTING IF PHASED INSTALLATION IS REQUIRED.
6. FINAL LOCATION, QUANTITY, TREE SPECIES TO THE SATISFACTION OF THE GENERAL MANAGER OF ENGINEERING.
7. NEW TREE MUST BE OF GOOD STANDARD, MINIMUM 6 CM CALLIPER AND INSTALLED WITH APPROVED ROOT BARRIERS, TREE GUARDS AND APPROPRIATE SOIL.
8. ROOT BARRIERS SHALL BE 8'-0" (2.4M) LONG AND 18" (0.46M) DEEP. PLANTING DEPTH OF ROOT BALL MUST BE BELOW SIDEWALK GRADE. NEW STREET TREES TO BE CONFIRMED PRIOR TO ISSUANCE OF THE BUILDING PERMIT.

- Food-bearing plant
- Plant for nesting
- BC native plant

PLANT IMAGES

TREES



Fagus sylvatica 'Riversii'
European Beech

SHRUBS



Gaultheria shallon
Salal



Hydrangea limetta
Limetta Hydrangea



Hydrangea macrophylla 'Hokomarevo'
Everlasting Revolution Hydrangea



Ilex crenata 'Sky Pencil'
Japanese Holly



Mahonia Nervosa
Compact Oregon Grape



Maianthemum racemosa
False Solomon's seal



Rosa nutkatana
Nootka Rose



Taxus x media 'Hicksii'
Hick's Yew

GRASSES, FERNS, PERENNIALS



Adiantum pedatum
Maidenhair Fern



Athyrium nipponicum 'Pictum'
Japanese Painted fern



Equisetum hyemale
Rough horsetail



Iris sibirica
Siberian Iris



Polystichum munitum
Western Sword Fern

G | ALA
Gauthier + Associates Landscape Architects Inc.

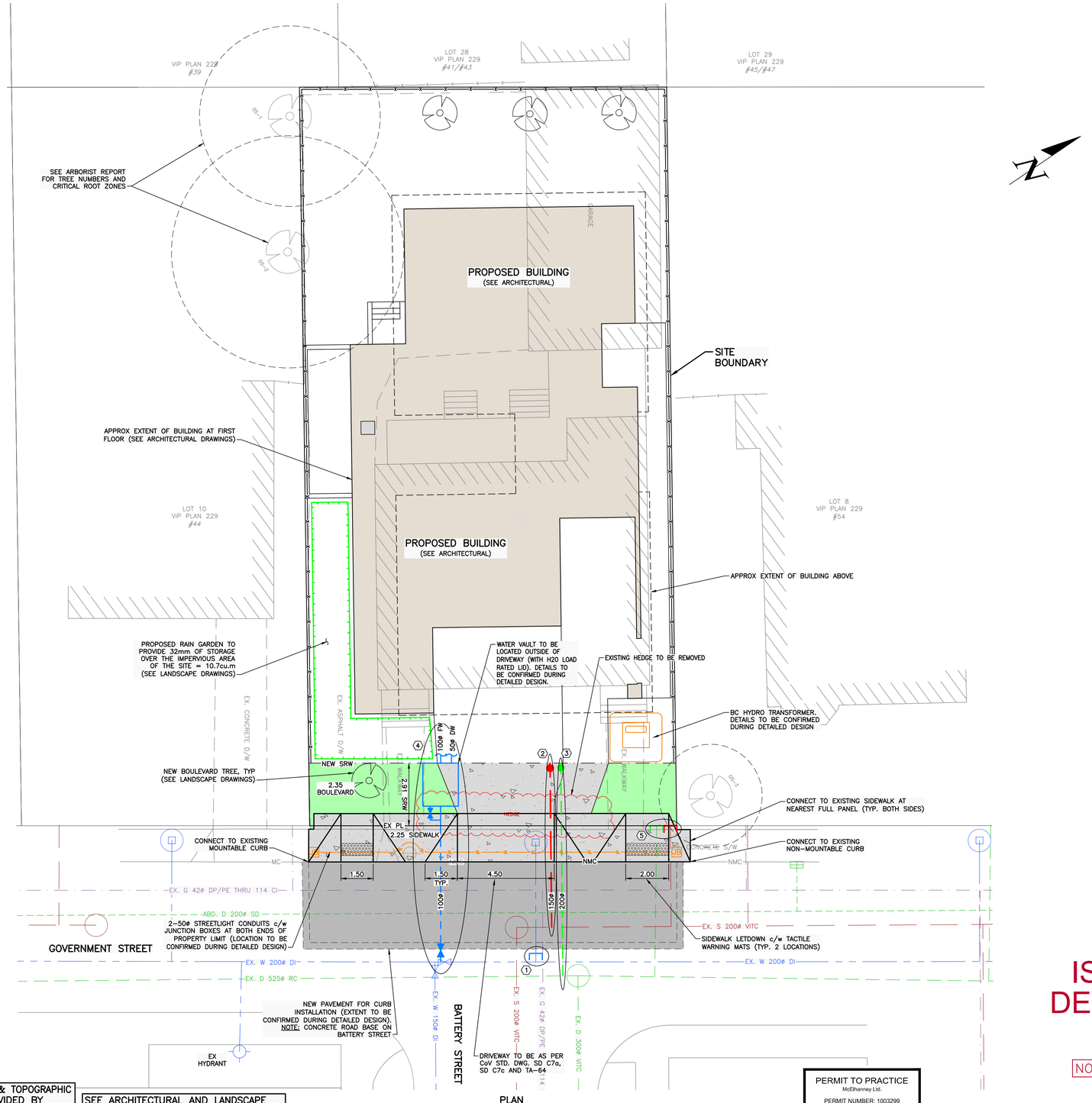
L	Reissued for Rezoning	2025-04-03
K	Reissued for Rezoning (Draft)	2025-04-02
J	Rain Garden Review	2025-03-25

50 Government St
Concept Design
50 Government Street,
Victoria, BC

2340

L2.0
PLANT LIST + IMAGES

All rights reserved, property of Gauthier + Associates Landscape Architects Inc. Use or reproduction prohibited without prior written consent.



PLAN
1:100

SHEET NOTES	
No.	DESCRIPTION
①	EXISTING WATER SERVICE TO BE CAPPED AND ABANDONED BY CoV FORCES AT DEVELOPER'S EXPENSE.
②	INSTALL NEW 150ø SANITARY SERVICE AND INSPECTION CHAMBER TO SRW LINE BY CoV FORCES AT DEVELOPER'S EXPENSE.
③	INSTALL NEW 200ø STORM SERVICE AND INSPECTION CHAMBER TO SRW LINE BY CoV FORCES AT DEVELOPER'S EXPENSE.
④	NEW 50ø DOMESTIC WATER AND 100ø FIRE WATER SERVICE CONNECTION c/w CHECK VALVE BY CoV FORCES AT DEVELOPERS EXPENSE.
⑤	EXISTING STORM AND SANITARY SERVICES TO BE CAPPED AND ABANDONED.

NOTES:

1. FOR BUILDING INFORMATION, SEE DRAWINGS BY WAYMARK ARCHITECTURE.
2. FOR LANDSCAPING, SEE DRAWINGS BY GAUTHIER & ASSOCIATES LANDSCAPE ARCHITECTURE.
3. FOR TREE INFORMATION INCLUDING CRITICAL ROOT ZONES AND TREE REMOVAL/RETAIN, SEE REPORT / DRAWINGS BY OAKSTEAD TREE & PROPERTY CARE INC.
4. FOR LEGAL INFORMATION, SEE DRAWINGS BY POWELL & ASSOCIATES.
5. UTILITY SIZES AND LOCATIONS TO BE CONFIRMED DURING DETAILED DESIGN.
6. FIRE DEPARTMENT CONNECTION LOCATION TO BE CONFIRMED DURING DETAILED DESIGN (TO BE WITHIN 45m OF FIRE HYDRANT.
7. ALL EXISTING DRIVEWAYS, PARKING LOTS, RETAINING WALLS, ETC. TO BE REMOVED AND DISPOSED OFF-SITE (NOT SHOWN FOR CLARITY).
8. BASE INFORMATION SHOWN IS PRODUCED FROM A COMBINATION OF FIELD SURVEY AND GIS INFORMATION PROVIDED BY THE CITY OF VICTORIA. ALL INFORMATION TO BE CONFIRMED IN THE FIELD PRIOR TO CONSTRUCTION (INCLUDING COMPLETING A BCONECALL).
9. ONSITE BIKE PARKING, ETC. NOT SHOWN FOR CLARITY (SEE ARCHITECT AND LANDSCAPE DRAWINGS).

LEGAL PLAN & TOPOGRAPHIC SURVEY PROVIDED BY POWELL & ASSOCIATES

SEE ARCHITECTURAL AND LANDSCAPE DRAWINGS FOR ADDITIONAL INFORMATION

JUNE 12, 2025

ISSUED FOR DEVELOPMENT PERMIT

NOT FOR CONSTRUCTION

PERMIT TO PRACTICE
McElhanney Ltd.
PERMIT NUMBER: 1003299
Engineers and Geoscientists of BC

1:100 0 2 6m

THIS DRAWING AND DESIGN IS THE PROPERTY OF McELHANNEY LTD. AND SHALL NOT BE USED, REUSED, OR REPRODUCED WITHOUT THE CONSENT OF THE SAID COMPANY. McELHANNEY LTD. WILL NOT BE HELD RESPONSIBLE FOR THE IMPROPER OR UNAUTHORIZED USE OF THIS DRAWING AND DESIGN.

NO.	DATE	BY	ISSUED
5	2025-06-12	NCD	ISSUED FOR DEVELOPMENT PERMIT
4	2025-04-15	NCD	ISSUED FOR DEVELOPMENT PERMIT
3	2024-10-07	NCD	ISSUED FOR DEVELOPMENT PERMIT
2	2024-05-03	NCD	ISSUED FOR DEVELOPMENT PERMIT
1	2024-01-15	NCD	ISSUED FOR DEVELOPMENT PERMIT

NO.	DATE	BY	REVISIONS

McElhanney
500 - 3960 QUADRA STREET
VICTORIA, BC V8X 4A3 PH (250) 370-9221

SEAL
PROFESSIONAL ENGINEER
PROVINCE OF BRITISH COLUMBIA
M. CUNNICE
48313
2025-06-12

PROJECT: 50 GOVERNMENT STREET

TITLE: PRELIMINARY CIVIL DRAWING

SCALE HORIZ: 1:100	VERT: N/A
PROJECT NO. 2241-23141	ISSUED/REVISION 5
APPROVING AUTHORITY FILE NO.	
DRAWING NO. 23-141-00-CSP	

X:\2241\CIVIL\PROJECTS\2241-23141-00 50 GOVERNMENT STREET\07_DRAWINGS\01-SHEETS\23141-00-CSP.DWG 6/12/2025 4:27 PM CSP

OEZA
DEVELOPMENTS

Dear Mayor and Council,

This proposal represents a carefully balanced, OCP-aligned redevelopment of a small James Bay infill lot. Our five-storey, 17-unit secured-rental building is modest in form yet transformative in impact—delivering four three-bedroom homes (approximately 23.5 percent of total units) alongside a mix of larger one-bedroom and two-bedroom suites designed for families. Two units (202 and 301) will participate in the City's RTE Program, offered at approximately 95 percent of CMHC's 30 percent-of-median-income rent benchmark, with both units rented at roughly $1,275 per month. This represents a meaningful affordability outcome and demonstrates what is possible when policy intent is fully realized.

An often-overlooked benefit of low- to no-parking rental buildings is their significant environmental and construction efficiency. By eliminating underground parking, this project reduces concrete usage by approximately 75 percent, limits excavation to roughly 20 percent of a conventional development, and shortens construction timelines to 12–16 months rather than 2–3 years. This is what efficient, climate-responsible, and affordable urban housing looks like in practice. These outcomes are made possible by recent SES code changes and the updated OCP, applied to an underutilized urban lot.

It is important to note that a four-storey, 1.6 FSR market condominium, or alternatively a four-storey, 2.6 FSR rental building, would likely have met staff's standard interpretations of the zoning bylaw and received administrative support. However, those forms would have either contributed no rental housing or resulted in a building largely composed of bachelor or micro one-bedroom units, offering limited long-term community benefit.

T: 250-588-1960 Mike.jones@oezadevelopments.ca

By contrast, the present design modestly exceeds that form to deliver meaningful, livable family-oriented rental housing, while remaining well below the 2.6 FSR (2.75 FSR with the 15 percent three-bedroom unit allowance) envisioned for secured-rental projects.
This proposal reflects precisely the type of development envisioned by the OCP 2050—gentle density, housing diversity, and affordability delivered on constrained urban lots. We appreciate Council and staff's continued engagement on this complex but important file and respectfully request your support for the current application.

Sincerely,



Michael Jones
President, OEZA Developments Ltd.

T: 250-588-1960 Mike.jones@oezadevelopments.ca

Data Table

The following data table compares the current proposal with the existing General Residential District – 1 Zone (GRD-1), which was approved by Council on October 2, 2025. It also includes the previous proposal, which was presented to Committee of the Whole on December 12, 2024, and the R3-2 Zone, Multiple Dwelling District zoning which was on this site at that time. An asterisk is used to identify where the current and previous proposals are less stringent than the existing GRD-1 Zone.

Zoning Criteria	Previous Proposal	Current Proposal	Previous R3-2 Zone	Current GRD-1 Zone
Site area (m^2) – minimum	586.27	586.27	920.00	540.00
Density (Floor Space Ratio) – maximum	1.94:1	1.97:1	1.2:1 (if parking not enclosed) 1.6:1 (if parking enclosed)	2.75:1 (subject to Schedule C)
Total floor area (m^2) – maximum	1141.39	1157.67 (not including basement)	N/A	N/A
Dwelling Unit Floor Area (m^2) – minimum	33.81	44.89	33.00	33.00
Height (m) – maximum	15.92 (mid-point of pitched roof)	16.57 (top of flat roof)	18.50	14 (for four-storey buildings) 17 (for five-storey buildings)
Street Frontage (m) – minimum	**17.06***	**17.06***	N/A	**30.00 (for five-storey buildings)**
Storeys – maximum	4.5 (no basement)	5 (plus basement)	N/A	N/A (determines Street Frontage minimum and Height maximum)
Lot coverage (%) – maximum	**59.15***	51.75	30.00 (for 4 storeys) 24.00 (for 5 storeys)	**55.00**
Open Lot space (%) – minimum	32.59	41.21	30.00	30.00
Landscape Area (%) - minimum	N/A	10.91%	N/A	10.00
Setbacks (m) – minimum				
Front (SE)	5.03	5.19	12.00	4.00

Zoning Criteria	Previous Proposal	Current Proposal	Previous R3-2 Zone	Current GRD-1 Zone
Rear (NW)	**2.74***	**5.65***	7.96 (½ building height)	**8.59 (25% of lot depth)**
Side (NE)	**1.37***	**1.55* (levels 1-4)** **1.55* (level 5)**	7.96 (½ building height)	**7.5m (levels 1-4)** **9.0m (level 5)**
Side (SW)	**1.37***	**2.19* (levels 1-4)** **4.22* (level 5)**	7.96 (½ building height)	**7.5m (levels 1-4)** **9.0m (level 5)**
Vehicle parking – minimum	**2* (including 1 carshare)**	**2* (including 1 carshare)**	16	**19**
Visitor vehicle parking included in the overall units – minimum	**1***	0	1	**2**
Van accessible vehicle parking included in the overall units – minimum	**0***	1	1	**1**
Accessible vehicle parking included in the overall units – minimum	1	0	0	0
Space behind parking stalls (m) – minimum	**1.74***	**0.24***	7.00	**7.00**
Bicycle parking stalls – minimum				
Long Term	30	21	18	21
Short Term	6	6	6	6
Ground Mounted (%)	50%	67%	50%	50%
Front Yard Fence Height (m) - minimum	N/A	**1.83***	1.50	**1.22**

ENABLING LEGISLATION:

In accordance with Section 483 of the *Local Government Act*, Council may enter into a Housing Agreement which may include terms agreed to by the owner regarding the occupancy of the housing units and provided such agreement does not vary the use of the density of the land from that permitted under the zoning bylaw.

In accordance with Section 489 of the *Local Government Act*, Council may issue a Development Permit in accordance with the applicable guidelines specified in the *Community Plan*. A Development Permit may vary or supplement the Zoning Regulation Bylaw but may not vary the use or density of the land from that specified in the Bylaw.

Pursuant to Section 491 of the *Local Government Act*, where the purpose of the designation is the revitalization of an area in which a commercial use is permitted, a Development Permit may include requirements respecting the character of the development, including landscaping, and the siting, form, exterior design and finish of buildings and other structures.

Pursuant to Section 491 of the *Local Government Act*, where the purpose of the designation is the establishment of objectives for the form and character of intensive residential development, a Development Permit may include requirements respecting the character of the development including landscaping, and the siting, form, exterior design and finish of buildings and other structures.

Pursuant to section 491 of the *Local Government Act*, where the purpose of the designation is the mitigation of the effects of displacement on tenants who will be or have been displaced from their rental units in relation to a redevelopment, a development permit may include requirements to comply with a tenant protection bylaw made for the purposes of section 63.2 of the *Community Charter*.

Note for Internal Use Only: This form contains confidential information and should be submitted directly to housing policy staff (housing@victoria.ca). Do not upload to Tempest.

Tenant Assistance Plan

The Tenant Assistance Plan and appendices must be submitted at the time of your rezoning application, and should be submitted directly to housing@victoria.ca. Please contact your Development Services Planner with any questions.

Date of submission of Tenant Assistance Plan to City: August 24, 2024

Current Site Information

Site Address	50 Government Street
Owner Name	1359359 BC Ltd
Applicant Name and Contact Info	OEZA Developments Mike Jones 250 588 1960 Mike.Jones@OezaDevelopments.ca
Tenant Relocation Coordinator (Name, Position, Organization and Contact Info)	OEZA Developments Renata Lang 250 588 1466 Renata.Lang@OezaDevelopments.ca

Existing Rental Units

Unit Type	# of Units	Average Rents ($/Mo.)
Bachelor		
1 BR	3	1100(owner),1400,1450
2 BR	1	1100(owner)
3 BR		
3+ BR		
Total	4	5,050.00

Current Building Type (Check all that apply):

- ☐ Purpose-built rental building
- ☐ Non-market rental housing
- ☐ Condominium building
- ☐ Single family home(s), with or without secondary suites
- ■ Other, please specify: 4 Plex

Rights and Responsibilities of Landlords and Tenants

The rights and responsibilities of landlords and tenants are regulated by the Province and is set out in the Residential Tenancy Act. The City of Victoria's Tenant Assistance Policy is intended to supplement the Residential Tenancy Act and offer additional support for tenants in buildings that are being considered for redevelopment. To review the full Tenant Assistance Policy and supporting documents, please refer to the City of Victoria's website.

Policy Applications

If your plans to redevelop this property will result in a loss of residential rental units AND will require tenants to relocate out of the existing building(s), please submit a Tenant Assistance Plan with your application.

Do you have tenant(s) who have been residing in the building for more than one year, at the time when application is submitted?

- ■ **Yes** — If yes, tenants are eligible for support. Please complete the full form.
- ☐ **No** — If no, please skip to and complete Appendix A: Occupant Information and Rent Roll.

When completing this form, please refer to the Tenant Assistance Policy guidelines for Market Rental and Non-Market Rental Housing Development. Please note that the form includes the required Freedom of Information and Protection of Privacy Act (FOIPPA) section 27(2) privacy notification which should be communicated to tenants.

APPLICANT:

Please complete the following sections to confirm the details of the Tenant Assistance Plan:

CITY STAFF: Did applicant meet policy?

1. Compensation (Please see Section 4.1 for Market Projects and Section 5.1 for Non-Market Projects)

For market rental housing, compensation is recommended to be based on length of tenancy at either:

1. *The higher of CMHC average rent for the City of Victoria (as identified in CMHC's Annual Rental Market Report, adjusted annually and identified in Table 1 – Rental Compensation below) or the tenant's existing rent; or*
2. *Free rent in a different building*

Yes ■ No ☐

1.a. Please indicate how you will be compensating the tenant(s).

☐	Free Rent	✔	Lump Sum Payment	☐	Combination

1.b. Were the tenant(s) consulted in this decision? ✔ Yes ☐ No

1.c. Please describe how tenants will be compensated based on length of tenancy.

Both tenants have rented for less than 5 years. This is suites # 2 & #3.

Both of these tenants will recieve 3 months at their current rent.

Suites #1 & #4 are owner occupied.

2. Moving Expenses (Please see Section 4.2 for Market Projects and Section 5.3 for Non-Market Projects)

Yes ■ No ☐

2.a. Please indicate how the tenant(s) will receive moving expenses or assistance.

☐	Hired Moving Company	✔	Flat Rate Compensation	☐	Combination

2.b. Were the tenant(s) consulted in this decision? ✔ Yes ☐ No

3. Relocation Assistance (Please see Section 4.3 for Market Projects and 5.4 for Non-Market Projects)

Yes ■ No ☐

3.a. Is the Tenant Relocation Coordinator internal or external to your organization?

✔	Internal	☐	External

3.b. Providing as much detail as possible, please indicate how the Tenant Relocation Coordinator will engage with tenants, including when they will start engaging, how often they will engage, and what methods they will use to communicate with tenants.

Being a small building with 2 tenants affected we have communicated mostly verbally & by text. As the other 2 units are rented by owners of the building it has been important to be forth coming since purchase of the building in May 2022 to develope.

We will assist with relocation as much or as little as needed.

We are committed to providing three housing options as per the TAP policy

APPLICANT:

Please complete the following sections to confirm the details of the Tenant Assistance Plan:

Did applicant meet policy?

4. Right of First Refusal (Please see Section 4.4 for Market Projects and 5.5 for Non-Market Projects)

4.a. Does right of first refusal apply to the project? *(If the residential property has 5 or more rental units, then yes)*

☑ Yes ☐ No

Yes ■ No ☐

4.b. If right of first refusal is offered, how will this apply to returning tenants?

We will follow the guidelines in Section 4.4 of the TAP policy.

We will provide right of first refusal at 20% below market rent for the new units or tenants current rent, whichever is higher. We will provide moving expenses to move back to the building as per Section 4.2

5. Tenants Requesting Additional Assistance (Please see Section 6.0)

5.1 Have tenants been provided with the additional assistance form and policy?

☑ Yes ☐ No

Yes ■ No ☐

5.b. Have tenant(s) requested additional assistance above tenant assistance policy expectations?

Yes one tenant has requested additional assistance. Tenant in Suite #3.

6. Notification and Communication (Please see Section 3.4)

6.a. Have all tenants been informed of the proposed rezoning or development? ☑ Yes ☐ No

6.b. How will you be communicating to tenants throughout the rezoning or development application (including decisions made by Council)?

As 2 owners live in the building we have a good verbal contact with the 2 tenants.

We will continue to talk with them as we proceed forward in the rezoning.

This will include emails.

Email confirmation of all key milestones will be sent.

7. Tenant Resources (Please see Tenant Resource Guide)

7.a Have tenants been provided with the Tenant Resource Guide? ☑ Yes ☐ No

7.b. How have or will you facilitate tenants in accessing these resources?

We will continue working with our 2 tenants thru the entire relocation process.

8. Final Tenant Assistance Report (Please see Final Tenant Assistance Report)

8.a The City of Victoria requests that applicants submit a Final Tenant Assistance Report detailing how the Tenant Assistance Plan was completed prior to the issuance of an occupancy permit.

I have read and understand this statement	✔

Other Comments:

We are dedicated to working with our 2 tenants in their relocation.

Emails to tenants & text screenshots have been sent separately

Since owning the building we have chosen not to increase rent yearly during our rezoning & development process.

FINAL Tenant Assistance Plan Review - [For City Staff to complete]

Application Reviewed By: Jelena Putnik (City Staff) Date: Sep 4, 2024

Did the applicant meet TAP policy?: ✔ Yes ☐ No ☐ N/A

Staff comments on final plan:

This Tenant Assistance Plan meets policy expectations for eligible tenants in providing rent compensation, moving expenses, relocation support and right of first refusal as per Tenant Assistance policy. The plan exceeds policy expectations by providing equivalent compensation to ineligible tenants.

APPENDIX C:
Tenant Assistance Policy Compliance with the Freedom of Information and Protection of Privacy Act

CITY OF VICTORIA

Please ensure this form is signed by both the Applicant and the Tenant Relocation Coordinator, if applicable.

The City of Victoria's Tenant Assistance Plan (TAP) collects tenant personal information to assist them to find new, comparable, accommodations. Collecting tenant personal information requires the City and developers' Tenant Relocation Coordinators to collect in compliance with FOIPPA. Following these privacy guide-lines will maintain the required compliance.

Collection: Appendix A of the Tenant Assistance Plan (TAP) collects this personal information, tenant name, length of tenancy, dependents and needs and vulnerabilities (e.g. fixed income, affordable housing, disabilities). Section 26 of FOIPPA lists all the purposes in which personal information may be collected. Helping tenants find new, comparable, accommodations is the only purpose for collecting their personal information. This purpose complies with section 26(c) that states: "the information relates directly to and is necessary for a program or activity of the public body". Tenants' personal information cannot be used for any other purposes.

Use: Tenant's personal information must comply with section 32(a) of FOIPPA that states, "it must be for the purpose for which that information was obtained or compiled, or for a use consistent with that purpose (see section 34)". The purpose is the same as that in which it was collected under section 26(c). There are no consistent purposes under the TAP program. Tenant's personal information can only be used to provide the assistance that the TAP program provides.

Disclosure: FOIPPA list only those reasons in which personal information may be disclosed and it can only be disclosed to individuals inside Canada. The tenants' personal information can only be disclosed in accordance with section 32.2(a) that states, "for the purpose for which it was obtained or compiled". In other words, disclosure is only to those who require it in order to perform work that "relates directly to and is necessary for" delivering the assistance available under TAP (e.g. on a "Need to Know" basis).

Accuracy: FOIPPA requires that "every reasonable effort" be employed to collect personal information. When tenants complete a tenant letter, they need to review the personal information they provide to confirm it is correct. Also, double for accuracy when transcribing from the letters to Appendix A.

Correction: Tenants can request to review and correct their personal information at any time including a year after the decision is implemented regarding the assistance they received under TAP. The City will provide the access, therefore, developers do not need to retain their tenant records for a year.

Protection: Every reasonable effort must be made to protect tenant information from unauthorized collection, use, disclosure, access or premature destruction. This includes password protecting tenant information, keeping it separate from other information, keeping it in one location, limiting access (need to know) and not sharing it unencrypted are all reasonable security efforts.

Storage and Access: FOIPPA requires that the tenant personal information be stored and accessed only from within Canada. Storing it on a cloud service provider, even one in Canada, is still likely to allow access from the US. Keeping it in a secure electronic folder with only one person with access is the most FOIPPA compliant.

Retention: Personal information is only kept for as long as it is operational required. Under TAP it can only be kept for one year after a decision has been made and implemented regarding the assistance a tenant us eligible for under TAP. After that, tenant letters must be destroyed so they cannot be reconstituted and the personal information in Appendix A must be aggregated so that specific individuals cannot be identified.

Relocation Coordinato

Applicant: I have read and understand my responsibilities with regard to compliance with FOIPPA as explained above

Signature: [redacted] Print Name: Renata Lang Date: Aug 16, 2024

Relocation Coordinator (if applicable): I have read and understand my responsibilities with regard to compliance with FOIPPA as explained above

Signature: [redacted] Print Name: Michael Jones Date: 2024-08-21

Applicant: [redacted]

Oakstead Tree & Property Care Inc., 7040 West Saanich Road, Brentwood Bay, BC, V8M 1G8

Tree Management Plan – 50 Government St, Victoria, BC **May 07, 2025**

Arborist: Rick Heinrichs – Oakstead Tree & Property Care Inc.
ISA Cert # PN-7986A
Tree Risk Assessment Qualified
office@oakstead.ca
250-888-9222

Client: Oeza Developments
917 Burdett Ave
Victoria, BC V8V3G6

Rep. – Mike Jones (President)

Email: mike.jones@oezadevelopments.ca
Tel: (250) 588-1960

Worksite property: 50 Government St, Victoria, BC

Scope of work: Client requires a Tree Management Plan and a Replacement Tree Plan for a Rezoning Application, Demolition of existing buildings, Construction of a new building, Hardscaping and Landscaping.

Date of most recent assessment: Apr 29, 2025

Purpose

The following report summarizes tree related conditions on the property, and proposed developments, with respect to rezoning, demolition, and construction of a new building. It discusses how tree values on the on the client's property and the neighboring properties may be impacted by the development, and makes recommendations for mitigation to accommodate tree protection and development.
This is the second version of Tree Management Plan for this property. An AirSpade excavation was conducted to assess root activity under the pavement of tree #OS2. This side of the Tree Protection Zone appeared to have few significant roots, possibly due to growing under pavement. Based on this information, It was decided that excavation for the foundation at this location would be an insignificant impact to Tree#OS2. Since then the design has been revised but an excavation will still be located in the area tested, about 5m from the tree. See Figure 1.





Figure 1 – Left photo: Tree OS1 on the right. Tree OS2 on the left. Right photo shows the excavation through the root zone of Tree #OS2 showing only one root over 2cm in diameter. This entire parking area is currently paved. Government St is in the background.

Current Site conditions

This is a residential sized city lot which descends at an approximate slope of 2% toward the back of the property. Soil appears deep (1m+ assumed). The lot is currently developed, with a multi-condo building at the front of the lot, and a garage at the back of the property. The driveway and the property in front of the garage are paved. See Fig 1.

Tree Inventory

There are no trees on the property itself, but there are 4 trees on neighboring properties which require consideration (See map in Appendices):

Tree OS1 – This is a Douglas Fir (Pseudotsuga menziesii), Diameter at Breast Height (DBH) is 52cm. It is a ***Protected Tree***. Health condition is Good, Structural condition is Medium (due to pruning history). The Tree Protection Zone (TPZ) is a 4.2m radius from the tree.

Tree OS2 – This is a Cherry (Prunus sp.) tree. DBH is 45cm. It is a ***Protected Tree***. Health condition is good. Structural condition is Medium. The TPZ is a 5.4m radius from the tree.

Tree OS3 – This is a Hawthorn (Crataegeus sp). DBH is 30cm. It is a ***Protected Tree*** located on the city boulevard. Health and structural condition is good. The TPZ is 2.4m radius from the tree.

Tree OS4 – This is a Portugal Laurel (Prunus lusitanica). DBH is 32cm. It is a **Protected tree** in the neighbor's yard to the north. The TPZ is 2m radius from the tree

See map in appendices for location of Tree Protection Zones TPZ).

Development Plans

Demolition – All existing structures and paved areas will be demolished. The integrity of the Protected Root Zone (PRZ) of OS1, OS2, OS3, and OS4 must not be compromised at this stage. As long as pavement is intact over

the TPZ, equipment may be operated over it. Immediately after the pavement is removed over the CRZ, and before excavation of the foundation, Tree Protection Fences must be installed (location shown on map) according to standards shown in appendices. Measures must then be taken to protect exposed roots until they are re-covered. The Arborist will determine what kind of material to use for this purpose (soil, mulch, or burlap) based on conditions after roots are exposed. ***The Arborist must be on site for the demolition of the driveway, and must confirm the proper installation of all fences***

Construction – The new structure will be constructed using Slab on Grade foundation. The grade at the back of the property will be elevated by approximately 30 cm. The tree protection fence must be left in place until all grading is complete and buildings are established in place. The grade shall not be changed within the CRZ of OS1, OS2, and OS4 (inside the fence) except for the addition of a maximum of 7.5 cm soil to protect exposed roots. Any grade change in excess of 7.5cm will require the installation of a retaining wall at the location of the Tree Protection Fence (the prescribed CRZ distance) so that the tree roots are not excessively buried. ***Any pruning required of Tree #OS1, and OS2 should be overseen by the project Arborist.***

Landscaping – Aside from a portion on the East side of the property, the landscape will be covered with lawn and garden. The roots of Tree OS1, OS2, and OS4 have been growing underneath pavement for a long time. Therefore, when the pavement is removed, the root zone must immediately be covered with a material/medium that will protect the roots from heat, drought, or physical damage until project completion. The material used could be either of the following:

1. Lawn or Garden soil that will be used for landscaping, to a maximum depth of 10cm (loose).
2. Porous Geotextile, followed by wood chips to a minimum depth of 20cm.

Minimum Trees and Replacement Tree Plan

Tree Impact Summary Table

	A	B	C	D	
Tree Status	**Total # of Protected Trees**	**# of Trees to be REMOVED**	**# OF NEW or REPLACEMENT Trees to be Planted**	**# of Existing Non-Protected Trees Counted as Replacements.**	**NET CHANGE (A-B+C+D)**
Onsite trees			3		3
Offsite trees	4	0	0	0	4
Municipal Trees			**N/A**	**N/A**	N/A
TOTAL	4	0	3	0	7

Summary Table – Replacement trees, tree minimum, and Cash-in-Lieu

	Count	Multiplier	Total
ONSITE Minimum replacement tree requirement			
A. Protected trees removed	0	X 1	A. 0
B. Replacement trees proposed per Schedule "E" , Part 1		X 1	B. 3
C. Replacement trees proposed from Schedule "E", Part 2		X 0.5	C. 0
D. Replacement trees proposed per Schedule "E" Part 3		X 1	D. 0
E. Total replacement trees proposed (B+C+D) Round down to nearest whole number			E. 3
F. Onsite replacement tree deficit (A-E) Record 0 if negative number			F. 3
ONSITE Minimum trees per lot requirement			
G. Tree minimum on lot*			G. 3
H. Protected trees retained (other than specimen trees)		X 1	H. 0
I. Specimen trees retained			0

J. Trees per lot deficit (G-(B+C+H+I) Record 0 if negative number.			3
OFFSITE Minimum replacement tree requirement			
K. Protected trees removed		X 1	K. 0
L. Replacement trees proposed per Schedule "E", Part 1 or 3		X 1	L. 0
M. Replacement trees proposed from Schedule "E", Part 2		X0.5	M. 0
N. Total replacement trees proposed (L+M) Round down to nearest whole number			N. 0
O. Offsite replacement tree deficit (K-N) Record 0 if negative number			0
Cash-in-lieu requirement			
P. Onsite trees proposed for cash-in lieu. Enter F. or J., whichever is the greater number			P.
Q. Offsite trees proposed for cash-in -lieu. Enter O.			Q.
R. Cash-in-liu proposed ((P+Q) X $2000			R.

Replacement trees

				Replacement Trees Proposed			**Soil Volume Required (m#)**			
Planting Area ID	**Area (m2)**	**Soil Vol Multiplier***	**A. Est. Soil Volume**	**B. #Small**	**C. #Med**	**D. #Large**	**E. Small**	**F. Med**	**G. Large**	**Total****
Onsite										
Planting area __	60	1	60		3			15		45
Planting area __										
Offsite (excluding City property)										
Calculation Instructions										
							If B=1, Bx8 If B>1 Bx6	If C=1 Cx20 If C>1 Cx15	If D=1 Dx35 If D>1 Dx30	E+F+G

Table 1 – Tree Impact Summary Table, and Replacement Tree Tables.

The Minimum Tree Requirements (Schedule F of tree bylaw) for a lot of this size is 3. As such, 3 Medium sized trees (Fagus sylvatica 'Dawyck Gold") will be planted at the back of the property. These trees shall have a minimum caliper of 6.0cm or be growing in 10 Gallon pots, at the time of planting. Using the Tree Bylaw process, if 3 Medium size trees are planted in one area then each one requires 15m3 of soil (total 45m3). The area available for tree growth within the property boundary is within the area also comprised of lawns and gardens. Approximately 60m2 is available. The trees will also take advantage of available soil on the neighboring property. See tree locations and available soil on map in Appendix.
Replacement trees shall be planted during the suitable planting season in Spring or Fall.

City of Victoria requires a boulevard tree be planted at the front of the property. The location of the tree is shown on the attached map.

Recommended Protection Measures

In order to prevent or mitigate potential impacts to Protected trees as noted above, the following measures are recommended:

Demolition – Removal of pavement over the root zones of OS1 and OS2 must be done carefully to ensure minimal damage to tree roots. ***The Arborist shall be on site for the removal of pavement over TPZ root zones***. Exposed roots must immediately be covered with up to 7.5 cm of soil. Tree Protection fence installation must then be conducted so that machinery does not drive over the roots causing compaction.

Tree Protection Fencing

The Tree Protection Zone (TPZ), as determined for each Protected tree, should be identified on the ground by the establishment of robust fencings at the location shown in attached map. To correctly measure the radius from the tree, to establish the fence, use the above noted TPZ radius distance for tree OS1, OS2, and OS4. See Appendices for fence standards illustration, as follows; Orange snow fencing will be supported with a wood 2x4 frame, or T-bars, and supports. Fencing will be affixed to the frame using zip-ties, staples, wire, or nails. A solid board or rail must run between the posts at the top and the bottom of the fencing. All-weather signage shall be attached, clearly designating the areas with as a TREE PROTECTION ZONE– NO TRESSPASSING. ***The Arborist shall be notified when installation is complete to confirm correct installation.***

Excavation – Allowance is made for the excavation and shoring of the building foundation at the location through the TPZ of Tree OS2 and past OS1, as shown on the TMP Map. ***The Arborist shall be on site to assist with directing excavation and to cleanly prune roots.*** Grade shall not be decreased over any TPZ. Any grade increase desired for hardscaping, garden, and lawn installation shall not increase the grade elevation by more than 7.5cm from current grade.

Pruning - Canopy & Roots

Minor branch pruning may be required within the canopy of trees to accommodate the building. Root pruning may be required to accommodate hardscape installation. ***This should only be undertaken or overseen by the project Arborist.***

Storage of Material, Equipment (inc fueling), and Washout areas

All material and equipment storage, concrete works washing, and paints and solvents for the project, shall be located outside of any TPZ.

Arborist Attendance

The arborist should be in attendance to oversee the following work within the Tree Protection Zone:

a. Removal of pavement over the TPZ, during the operation.
a. To verify the correct location and establishment of the tree protection fence.
b. To prune roots during the excavation past Trees #OS1 and OS2.
c. Pruning of roots or branches during construction..

The arborist should be given sufficient notice regarding the dates of these activities in order to ensure attendance.

Disclaimer

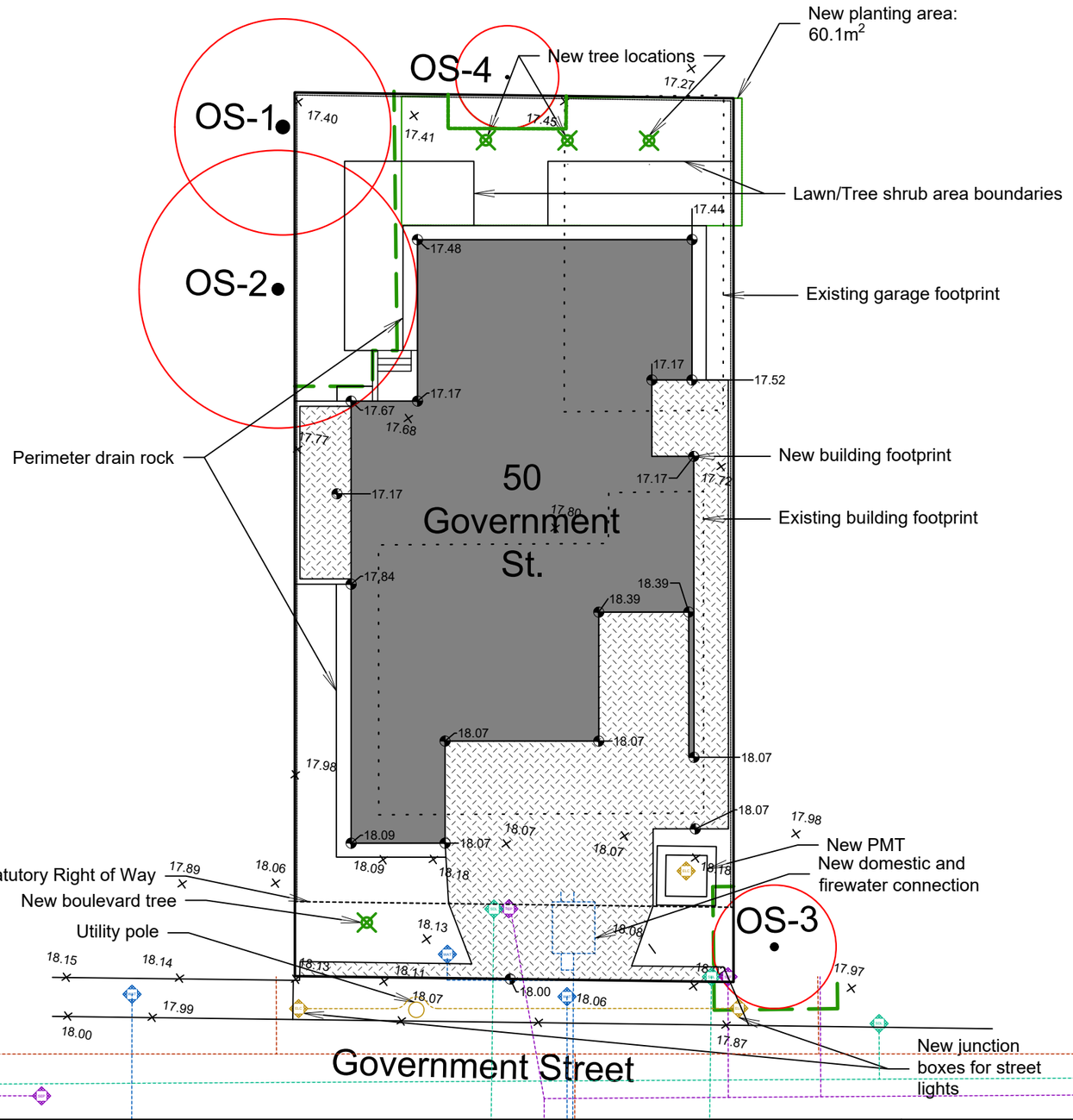
Notwithstanding the recommendations and conclusions made in this report, it must be realized that trees are living organisms, and their health and vigor constantly changes over time. They are not immune to changes in site conditions, or seasonal variations in the weather. While reasonable efforts have been made to ensure that the tree recommended for retention will remain healthy and stable, no guarantees are offered, or implied, that the tree, or all parts of it will remain standing. It is both professionally and practically impossible to predict with absolute certainty the behavior of any single tree, or all of its component parts, in all given circumstances. Inevitably, a standing tree will always pose some risk. Most trees have the potential for failure in the event of adverse weather conditions, and this risk can only be

eliminated if the tree is removed. Although the condition of your trees will change throughout the year, my analysis is only based on the observations I gathered at the time of assessment.



Rick Heinrichs

Appendix



LEGEND

Protected Root Zone	Crown	New Hardscape	Fence	Water Services
Tree Diameter (DBH)	Root Armour	Exist. Elevation Point	Storm Drain	Sanitary Services
Tree Removal	Tree Protection Fence	New Elevation Point	Electrical Services	Gas Services

Scale bar

5m 0m 5m

OAKSTEAD TREE & PROPERTY CARE INC.

OAKSTEAD TREE & PROPERTY CARE INC.

7040 West Saanich Road Victoria, BC, Canada

Arborists: Rick Heinrichs - ISA# PN7986A
Jon Heinrichs - ISA# PN9219A

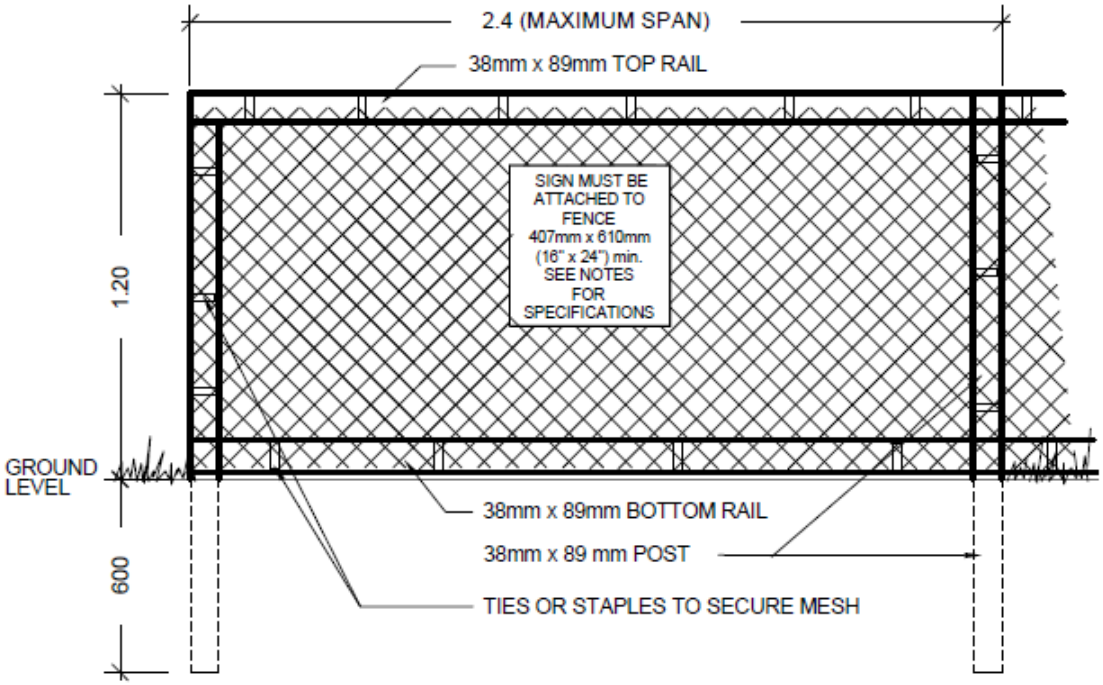
Copyright Reserved.
All dates are formatted to ISO 8601(YYYY.MM.DD). Measurements dated in the title block refer to arborists measurements related to trees, direct site plan surveys/measurements are not carried out by Oakstead unless otherwise stated under Survey Source. All dimensions represented are in meters unless otherwise specified. This drawing and design are and shall at all times remain the exclusive property of Oakstead Tree & Property Care and cannot be reproduced without written consent. Written dimensions shall have precedence over scaled dimensions. Contractors shall verify and shall be resposible for all dimensions and conditions on the job and Oakstead shall be informed of any variations from the dimensions and conditions as shown on this drawing. Contractors shall ensure that all construction will comply to all applicable building codes. Oakstead will not accept responsibility for variations or modifications of these plans. These plans are not to be used to define property boundaries.

Project Title	50 GOVERNMENT ST. TREE MANAGEMENT PLAN		
Legal Description	LOT 9 PLAN 229 SECTION B F VICTORIA AMD LOT .		
Drawing Title	TREE MANAGEMENT PLAN		
Local Authority	CITY OF VICTORIA		
Project Arborist	RICK HEINRICHS		
Survey Source	POWELL & ASSOCIATES BC LAND SURVEYORS		
Survey Drawn	2022.05.27		
Scale	1:200	DNS ID	2313 ARB P 00 TMP 06
Measured	R.H.	Drawn	C.G.
Date	2023.12.20	Date	2025.06.22
Checked	R.H.	Sheet Size	Tabloid (11" x 17")
Date	2024.01.02	Sheet No.	1.2

Notes:

TREE PROTECTION

FENCING STANDARD



Tree Protection Fencing Specifications:

1. The fence will be constructed using 38 x 89 mm (2” x 4”) wood frame:

    - Top, Bottom and Posts.*
    - Use orange snow fencing mesh and secure to the wood frame with “zip” ties or galvanized staples.

2. Attach a sign with minimum size of 407 mm x 610 mm (16” X 24’) with the following wording:
    a) **DO NOT ENTER**- Tree Protection Zone (For retained trees) or;
    b) **DO NOT ENTER**- Future Tree Planting Zone (For tree planting sites)

This sign must be affixed on every fence face or at least every 10 linear metres.

*In rocky areas, metal posts (t-bar or rebar) drilled into rock will be accepted.

Committee of the Whole Report

For the Meeting of December 12, 2024

To: Committee of the Whole **Date:** November 28, 2024

From: Karen Hoese, Director, Planning and Development

Subject: **Rezoning Application No. 00861 and Development Permit with Variances Application No. 00251 for 50 Government Street**

RECOMMENDATION

That Council decline Rezoning Application No. 00861 and Development Permit with Variances Application No. 00251 for the property located at 50 Government Street.

LEGISLATIVE AUTHORITY

This report discusses a Rezoning Application and a Development Permit with Variances Application. Relevant rezoning considerations include the proposal to increase the density and reduce the minimum lot size for multiple dwelling buildings, while the relevant Development Permit with Variances considerations relate to the application's consistency with the design guidelines and the impact of the variances.

Enabling Legislation

In accordance with Section 479 of the *Local Government Act*, Council may regulate within a zone the use of land, buildings and other structures, the density of the use of the land, building and other structures, the siting, size and dimensions of buildings and other structures as well as the uses that are permitted on the land and the location of uses on the land and within buildings and other structures.

In accordance with Section 483 of the *Local Government Act*, Council may enter into a Housing Agreement which may include terms agreed to by the owner regarding the occupancy of the housing units and provided such agreement does not vary the use of the density of the land from that permitted under the zoning bylaw.

In accordance with Section 489 of the *Local Government Act*, Council may issue a Development Permit in accordance with the applicable guidelines specified in the *Community Plan*. A Development Permit may vary or supplement the *Zoning Regulation Bylaw* but may not vary the use or density of the land from that specified in the Bylaw.

EXECUTIVE SUMMARY

The purpose of this report is to present Council with information, analysis and recommendations for a Rezoning Application and Development Permit with Variance Application for the property located at 50 Government Street. The proposal is to rezone from the R3-2 Zone, Multiple Dwelling District to a new site-specific zone to increase the density and allow multiple dwelling uses at this location. There is a concurrent Development Permit with Variances Application pertaining to the proposed form, character, exterior design, finishes and landscaping, and variances related to parking.

The following points were considered in assessing the Rezoning Application:

- This property is designated as Urban Residential in the *Official Community Plan* (OCP, 2012), which envisions multi-unit residential, including townhouses and row-houses, low and mid-rise apartments, with heights that may generally range from three to six storeys. The proposed 4.5-storey multiple dwelling building is generally consistent with the Official Community Plan (OCP, 2012) Urban Residential Urban Place Designation in terms of built form and use.
- The OCP also indicates total floor space ratios (FSR) may generally range up to 1.2:1. Additional density may be considered up to 2:1 FSR if the proposal supports the growth management concept, provides public benefit and meets other City policies. The applicant is requesting an increase in the floor space ratio to 1.94:1 due to the proposal's location, as well as the proposed rental housing and two units of affordable housing.
- The *James Bay Neighbourhood Plan* identifies this site as an area of stability, where little change in the type or size of housing is expected.
- The proposal would advance the OCP's objectives with regards to providing rental housing.
- The proposal would advance the OCP's objectives with regards to providing affordable housing in the form of two units (10% of the total number of units) to be rented to tenants with a total household income that does not exceed the Median Income Limit identified in the Victoria Housing Reserve Fund Guidelines.
- The proposal does not meet the family housing targets in the Family Housing Policy. It proposes two two-bedroom units and no three-bedroom units, which is insufficient in terms of two or more bedroom units (providing 12.5% instead of 25%) and insufficient in terms of three or more bedroom units (providing 0% instead of 5%).

The following points were considered in assessing the Development Permit with Variances:

- The proposal is not considered sufficiently consistent with the objectives and guidelines of Development Permit Area 16: General Form and Character. It does not achieve a design with sufficient usable outdoor space, trees, a positive street relationship, massing transitions to the surrounding single-family dwellings, and limited impacts on adjacent properties.
- Variances related to parking would be required to facilitate this proposal. The variances to the number of parking stalls are supported due to the mitigation proposed and the variance to the space required behind a parking stall is also supported because it would not impact the right-of-way. The variance to the accessible parking requirements, however, is not supported.
- The proposal does not meet the requirements of the *Tree Protection Bylaw* No. 21-035, specifically, the tree minimum would not be met on-site. This lot requires three trees to be planted. The Landscape Plan shows three new trees on the subject lot however, two of the trees do not meet the requirements of the *Tree Protection Bylaw*.

In summary, while the proposal is consistent with the vision in the Urban Residential Urban Place Designation, it does not meet the objectives and guidelines of the Development Permit Area. The small lot size and small scale residential and heritage context makes it challenging to design a proposal with this amount of floor space while meeting the objectives and guidelines associated with the development permit area. Therefore staff recommend decline but have provided an alternative recommendation which would direct staff to work with the applicant to make revisions for consistency with the Development Permit Area guidelines, *Tree Protection Bylaw*, and accessible parking requirements before preparing the necessary bylaw amendments and bringing them forward to a Council Meeting for consideration of introductory readings.

BACKGROUND

Description of Proposal

The proposal is to rezone the properties from the R3-2 Zone, Multiple Dwelling District, to a new site-specific zone to increase the density from 1.6:1 floor space ratio (FSR) to 1.94:1 FSR and accommodate construction of a 4.5-storey multiple dwelling building (approximately 16 dwelling units). A Zoning Data Table is attached to this report (Attachment D).

The following differences from the standard URMD Zone are being proposed and would be accommodated in the new zone:

- reducing the minimum lot size from 1840m^2 to 586m^2
- adding the property to Schedule N – Residential Rental Tenure Properties
- increasing the maximum site coverage from 40% to 59.15%
- reducing the minimum open site space from 50% to 32.59%
- reducing the rear setback from 10.00m to 2.74m
- reducing both side setbacks from 6.00m to 1.37m.

The associated Development Permit with Variances is for the form and character of the site. Specific details include:

- 4.5-storey building form
- access to upper units from external staircases and walkways
- private patios for the ground level units
- landscaping materials include concrete paving, wood deck, permeable pavers, river rock, stepping stones, lawn, shrubs, and metal planters.

The proposed variances are related to parking as follows:

- reducing the minimum number of vehicle parking stalls from 16 to two (including one carshare)
- reducing the minimum number of van accessible vehicle parking stalls from one to zero
- reducing the minimum space required behind a parking stall from 7.00m to 1.74m.

Land Use Context and Existing Site Development Potential

The area is characterized by a mix of single-family dwellings, duplexes, and apartment buildings (Figure 1). Immediately adjacent land uses include:

- North-West – Single Family Dwelling, Heritage Designated
- North-East – Single Family Dwelling, Heritage Designated
- South-East – Single Family Dwelling

The surrounding properties are designated Traditional Residential in the *Official Community Plan* which envisions primarily ground-oriented building forms including single, duplexes, townhouses and row-houses and house conversions.



Figure 1. Aerial photo of subject site

The site is presently used as a four-plex. This use is lawfully non-conforming because it was built prior to the current zone being approved.

Under the current R3-2 Zone, Multiple Dwelling District, the property could *not* be developed as multiple dwellings because the current lot size (586m^2) is below the minimum requirement (920m^2). The current zone does permit duplexes and single-family dwellings (with or without a secondary suite or a garden suite).

Community Consultation

Consistent with the *Community Association Land Use Committee (CALUC) Procedures for Processing Rezoning and Variance Applications*, on March 23, 2023, prior to submission of the application, the application was posted on the Development Tracker along with an invitation to complete a comment form. Mailed notification was sent to owners and occupiers of property within 200m of the subject property advising that a consultation process was taking place and that information could be obtained and feedback provided through the Development Tracker. A sign was

also posted on site to notify those passing by of this consultative phase. Additionally, the applicant participated in an online meeting with the CALUC on April 12, 2023. A letter dated April 17, 2023 along with the comment forms are attached to this report.

In response to this consultation, the applicant reduced the height of the building.

In accordance with the *Procedures for Processing Rezoning and Variance Applications,* further consultation was required because the north, south, and rear setbacks had decreased by more than 20% since the Pre-Application Consultation. The proposal was posted to the Development Tracker with a link to an online comment form on January 31, 2024, a sign was posted on site, a notice was sent to owners and occupiers within 100m, and an online meeting with the CALUC was held on February 14, 2024. A letter dated February 27, 2024 along with the comment forms are attached to this report. The applicant has not revised the proposal in response to this consultation.

Section 464(3) of the *Local Government Act* prohibits a local government from holding a public hearing for a rezoning application that is consistent with the OCP and is intended to permit residential development. However, notice must still be sent to all owners and occupiers of adjacent properties prior to introductory readings of the zoning regulation bylaws.

The associated application proposes variances, therefore, in accordance with the City's *Land Use Procedures Bylaw,* it requires notice, sign posting and a meeting of Council to consider the variances.

ANALYSIS

Rezoning Application

Official Community Plan

This property is designated as Urban Residential in the *Official Community Plan* (OCP, 2012), which envisions multi-unit residential, including townhouses and row-houses, low and mid-rise apartments, with heights that may generally range from three to six storeys. The OCP also indicates total floor space ratios may generally range up to 1.2:1 and that additional density may be considered in locations that support the growth management concept in the OCP, such as in proximity to Urban Villages, Town Centres and Transit Priority Corridors, where public benefit is provided consistent with the objectives of the OCP and other City policies (max of approximately 2:1 FSR).

The applicant is requesting an increase in the floor space ratio to 1.94:1 due to the proposal's location approximately 70m from a frequent transit priority corridor (Niagara Street) and approximately 300m from the James Bay Large Urban Village, as well as the proposed rental housing and two units of affordable housing.

The proposed built form and use are therefore generally consistent with this designation. The small lot size and small scale residential and heritage context, however, makes it challenging to design a proposal with this amount of floor space while meeting the objectives and guidelines associated with the development permit area (see Development Permit with Variance Application section below).

James Bay Neighbourhood Plan

The *James Bay Neighbourhood Plan* identifies this site as an area of stability, where little change in the type or size of housing is expected.

Regulatory Considerations

The following differences from the current R3-2 Zone are being proposed and would be accommodated in the new zone:

- reducing the minimum lot size from 1840m^2 to 586m^2
- adding the property to Schedule N – Residential Rental Tenure Properties
- increasing the maximum site coverage from 40% to 59.15%
- reducing the minimum open site space from 50% to 32.59%
- reducing the rear setback from 10.00m to 2.74m
- reducing both side setbacks from 6.00m to 1.37m.

The existing lot is smaller in size (586 m^2) than the minimum requirement in the current zone (920 m^2) and standard zone (1840m^2) which creates challenges in the context of the surrounding lower-scale buildings and buildings with heritage designation, making it more difficult to achieve a design with sufficient usable outdoor space, trees, a positive street relationship, massing transitions to the surrounding single-family dwellings, and limited impacts on adjacent properties. The Development Permit with Variance Application section below provides analysis related to these topics.

Inclusionary Housing and Community Amenity Contribution Policy

In accordance with the Inclusionary Housing and Community Amenity Contribution (IHCAC) Policy, the proposal is not expected to provide a community amenity contribution because it is a proposal for secured rental housing.

Housing

The application, if approved, would add approximately 12 new residential rental units (the existing four units would be replaced by 16 units), which would increase the overall supply of housing in the area and contribute to the targets set out in the *Victoria Housing Strategy*.

Affordability Targets

The proposal is for market rental housing and, as per the IHCAC policy, 100 percent, secured, purpose-built rental projects are exempted from providing affordable units. The applicant, however, is proposing two of the units (10% of the total number of units) to be affordable and secured by legal agreement for a term of 60 years with the following requirements for each unit:

- to be rented at 95% of Canada Mortgage and Housing Corporation (CMHC) median market rates
- to be rented to tenants with a total household income that does not exceed the Median Income Limit identified in the Victoria Housing Reserve Fund Guidelines.

Housing Mix

Council approved the Family Housing Policy and Advisory Design Guidelines on June 27, 2024 and it came into effect on September 1, 2024. The policy states that all applications for new purpose built rental multi-unit residential developments consisting of four or more storeys should have a minimum of 25% of the total units containing two or more bedrooms, with a minimum of 5% of total units containing three or more bedrooms. The proposal does not meet the family housing targets in the Family Housing Policy. It proposes two two-bedroom units and no three-bedroom units, which is insufficient in terms of two or more bedroom units (providing 12.5% instead of 25%) and insufficient in terms of three or more bedroom units (providing 0% instead of 5%). The applicant has agreed to secure the two bedroom units in a legal agreement if Council moves the application forward.

Unit Type	Family Housing Policy		Proposal	
	Percentage of Units	Number of Units	Percentage of Units	Number of Units
Two or more bedrooms	25%	4	12.50%	2
Three or more bedrooms	5%	1	0%	0

Table 1. Family Housing Policy Minimum Targets

Unit Type	Number of Units Proposed	Percentage of Units Proposed
Studio	8	50.00%
One-bedroom	6	37.50%
Two-bedroom	2	12.50%
Three-bedroom	0	0.00%
TOTAL	16	100.00%

Table 2. Proposed Number of Units by Type

Security of Tenure

The applicant is proposing rental housing and therefore the rezoning would add the property to Schedule N – Residential Rental Tenure Properties.

Existing Tenants

The proposal is to demolish an existing building which would result in a loss of four existing residential rental units. Consistent with the *Tenant Assistance Policy*, the applicant has provided a Tenant Assistance Plan which is attached to this report.

Statutory Right of Way

It is recommended that a 3.68m wide Statutory Right-of-Way (SRW) along Government Street be a condition of rezoning to help fulfill *Official Community Plan* objectives such as enhanced sidewalks and the urban tree canopy.

Development Permit with Variance Application

Official Community Plan: Design Guidelines

The *Official Community Plan* (OCP) identifies this property within Development Permit Area 16: General Form and Character. The objectives of this Development Permit Area (DPA) are to provide a sensitive transition to adjacent and nearby areas with lower scale built form and to integrate buildings in a manner that is complementary to established place character. Other objectives are related to achieving a high quality of architecture, landscape and urban design, and achieving more liveable environments through considerations for human-scaled design, quality of open spaces, privacy impacts, safety and accessibility. Design Guidelines that apply to this DPA are the *Design Guidelines for Multi-Unit Residential, Commercial and Industrial Development (2012), Advisory Design Guidelines for Buildings, Signs and Awnings* (1981), and *Guidelines for Fences, Gates and Shutters* (2010).

The proposal is not considered sufficiently consistent with these objectives and guidelines. Reducing the proposed amount of floor space on-site may make it easier for the applicant to design the proposal to meet the guidelines in the small scale residential and heritage context. Analysis related to open space, the street relationship, the form and massing, and the impact on adjacent properties is provided for Council's consideration as follows.

Open space

The design guidelines indicate that open space should be provided that is usable and attractive. Only approximately 70m^2 (11.95%) of the site area is open site space that is greater than 1.37m wide and located outside of the public SRW area. This would have negative impacts on the urban forest and stormwater runoff by reducing the amount of space for large trees and landscaping. It would also negatively impact the useable outdoor space, by providing reduced space for people to be outside, such as in courtyards, gardens, patios and other landscaped areas. To help mitigate these impacts, the applicant is proposing to have private decks for the top floor units and has enlarged the external corridors for the second and third floor units which do not have balconies. No common indoor or outdoor amenity space is proposed.

Increasing the size of the proposed rear setback would be more consistent with the guidelines by providing more space for the urban forest and usable outdoor space for residents.

Street relationship

The design guidelines encourage development to have a positive relationship to the street. Residential entries should be prominent and design features, such as porches, steps, and alcoves, should provide transitions from the public realm of the street and sidewalk to the private realm. There are concerns that the proposal would provide insufficient street vitality, pedestrian activity, safety and visual interest. Specifically:

- The building is set back only 1.35m from the public statutory right-of-way (SRW) on Government Street. The intention of acquiring this SRW is to make improvements to the public street in the future, which may result in a sidewalk located only 1.35m from the building. This would provide insufficient space for a transition between the public sidewalk and the private building.

- The ground-level building facades along Government Street should include architectural features that provide pedestrian interest. Although the design of the front elevation includes windows and doors, it is dominated by vehicle and bike parking. Locating a dwelling unit on the east side of the building on the ground floor connecting to the public sidewalk could help address this.

Increasing the size of the proposed front setback to the SRW would be more consistent with the guidelines by providing more space to transition from the private realm to public realm.

Form and massing

The design guidelines look for new development to provide a transition in its form and massing to surrounding lower-density building forms, many of which are Heritage Registered or Heritage Designated, and are therefore unlikely to be redeveloped as larger scale buildings in the future. There are concerns that the proposed height and setbacks would not provide a sufficient transition to these buildings. The proposed 4.5-storey building is only 1.37m from the side property lines and 2.74m from the rear property line.

Impact on adjacent properties

Multi-unit residential development that is adjacent to residential buildings that are smaller in scale should be designed to address impacts on adjacent properties. There are concerns that the external staircases would cause overlook issues, especially given the limited side and rear yard setbacks noted above.

Variances

Variances related to parking would be required to facilitate this proposal as follows:

- reducing the minimum number of vehicle parking stalls from 16 to two (including one carshare)
- reducing the minimum number of van accessible vehicle parking stalls from one to zero
- reducing the minimum space required behind a parking stall from 7.00m to 1.74m.

To help mitigate potential impacts of these variances, the applicant is proposing to provide the following transportation demand management (TDM) measures:

- one car share membership with a $100 usage credit for each unit
- $55,000 contribution toward the purchase and operation of a shared, home based fully electric vehicle
- one on-site level two charger with radio frequency identification (RFID) and communications
- one on-site car share parking space
- BC Transit EcoPass fund value of $9,600
- four cargo bicycle sized long term parking stalls
- one on-site bicycle maintenance and dog wash area
- access to 110v plugs for 50% of the provided bicycle parking stalls
- additional bike parking beyond the amount required by the *Zoning Regulation Bylaw* (30 long-term spaces proposed instead of the required 18 spaces).

These TDM measures would be secured through a legal agreement as part of the rezoning process.

The variances to the number of parking stalls are supported due to the mitigation proposed. The variance related to the space required behind a parking stall is supported because the parking stall is functional.

A variance to allow the applicant to provide an accessible stall instead of a van accessible stall is not supported. If Council moves the application forward, the alternate motion would require the applicant to increase the size of the parking stall to meet the accessible parking requirements in the *Zoning Regulation Bylaw*.

Advisory Design Panel

The application was reviewed by the Advisory Design Panel on June 26, 2024. At that meeting, the following motion was passed:

> *That the Advisory Design Panel recommend to Council that Development Permit Application No. 00251 for 50 Government Street be approved as presented.*

The applicant has made no changes since the Advisory Design Panel meeting.

Tree Protection Bylaw and Urban Forest Master Plan

The goals of the *Urban Forest Master Plan* include protecting, enhancing, and expanding Victoria's urban forest and optimizing community benefits from the urban forest in all neighbourhoods. The *Urban Forest Master Plan* recommends a city-wide canopy cover of 40%. Based on 2019 LiDAR analysis, the City's overall canopy cover is 28% and James Bay canopy cover is 27%. The *Tree Protection Bylaw No. 21-035* applies to this application.

There are currently no existing trees on the subject lot or the frontage. Of the three trees that have been inventoried, two are off-site bylaw protected trees and one is a municipal hawthorn tree on the adjacent frontage; all offsite existing trees will be retained following the mitigation measures outlined in the Arborist Memo.

The *Tree Protection Bylaw's* tree minimum provision requires three trees be planted on the subject lot, meeting siting and soil volumes. The current proposal does not meet this requirement. The Landscape Plan shows three new trees on the subject lot however, two of the trees do not meet the requirements of the *Tree Protection Bylaw*. One new municipal tree is proposed on the frontage. An alternate motion has been provided with a condition to revise the proposal to meet the *Tree Protection Bylaw* if Council chooses to direct staff to prepare the necessary bylaws and move the application forward.

Increased Inventory	Annual Maintenance Cost
Street Tree – One net new ($60 per tree)	$60

CONCLUSIONS

The proposal to increase the density and reduce the minimum lot size to allow for a 4.5 storey multiple dwelling building does not meet the objectives and guidelines of the development permit area requirements, is not suitable for the site context and does it meet the *Tree Protection Bylaw*. The proposal does not achieve a design with sufficient outdoor space, trees, a positive street relationship, massing transitions to the surrounding single-family dwellings, and limited impacts on adjacent properties. The proposed parking variance, however, is supported given the proposed TDM package.

It is therefore recommended for Council's consideration that the applications be declined, in which case the applicant could redesign the proposal to better fit with the City's policies and regulations before reapplying. An alternate option has also been provided in case Council wishes to move the application forward with revisions.

ALTERNATE MOTION

Revise the proposal and move forward to a Council Meeting

Rezoning Application

1. That Council instruct the Director of Planning and Development to prepare the necessary Zoning Regulation Bylaw amendment that would authorize the proposed development outlined in the staff report dated November 28, 2024 for 50 Government Street.
2. That, after publication of notification in accordance with section 467 of the Local Government Act, first, second and third reading of the zoning regulation bylaw amendment be considered by Council once the following conditions are met:
    a. revise the plans to meet the accessible parking requirements in the *Zoning Regulation Bylaw*, to the satisfaction of the Director of Planning and Development.
    b. revise replacement tree species and locations on the plans to meet the tree minimum requirements on-site and outside of the public SRW areas per the Tree Protection Bylaw No. 21-035 Schedule "F", to the satisfaction of the Director of Parks, Recreation and Facilities.
    c. revise the plans to meet the objectives and guidelines associated with Development Permit Area 16, and adjust the parking variances with Development Permit with Variances No. 00251 as necessary, to the satisfaction of the Director of Planning and Development, including:
        i. reducing the amount of floor space if needed to meet the design objectives
        ii. providing more usable outdoor space for residents
        iii. providing more trees and landscaping
        iv. improving the relationship to the public SRW
        v. improving the massing transition to surrounding residential buildings
        vi. reducing impacts on adjacent properties.

3. That following the third reading of the zoning amendment bylaw, the applicant prepare and execute the following legal agreements, with contents satisfactory to the Director of Planning and Development and form satisfactory to the City Solicitor prior to adoption of the bylaw:

    a. secure no less than two two-bedroom dwelling units

    b. secure the rental tenure of all dwelling units in perpetuity

    c. secure 10% of the dwelling units in the building (a total of two units) for a term of 60 years with the following requirements for each unit:

        i. to be rented at 95% of Canada Mortgage and Housing Corporation (CMHC) median market rates

        ii. to be rented to tenants with a total household income that does not exceed the Median Income Limit identified in the Victoria Housing Reserve Fund Guidelines.

4. That following the third reading of the zoning amendment bylaw, the applicant prepare and execute the following legal agreements, with contents satisfactory to the Director of Engineering and Public Works and form satisfactory to the City Solicitor prior to adoption of the bylaw:

    a. 3.68m wide right of way along Government Street for highway purposes

    b. provision of transportation demand management measures including:

        i. one car share membership with a $100 usage credit for each unit

        ii. minimum $55,000 contribution toward the purchase and operation of a shared, home based fully electric vehicle

        iii. one on-site level two charger with radio frequency identification (RFID) and communications

        iv. one on-site car share parking space

        v. BC Transit EcoPass fund value of $9,600

        vi. minimum four cargo bicycle sized long term parking stalls

        vii. one on-site bicycle maintenance and dog wash area

        viii. access to 110v plugs for a minimum of 50% of the provided bicycle parking stalls

        ix. additional bike parking beyond the amount required by the *Zoning Regulation Bylaw* (30 long-term spaces proposed instead of the required 18 spaces).

5. That adoption of the zoning bylaw amendment will not take place until all of the required legal agreements that are registrable in the Land Title Office have been so registered to the satisfaction of the City Solicitor.

6. That the above Recommendations be adopted on the condition that they create no legal rights for the applicant or any other person, or obligation on the part of the City or its officials, and any expenditure of funds is at the risk of the person making the expenditure.

Development Permit with Variance Application

That Council, after giving notice, consider the following motion:

"1. That subject to the adoption of the necessary Zoning Regulation Bylaw amendment, Council authorize the issuance of Development Permit with Variances No. 00251 for 50 Government Street, in accordance with plans submitted to the Planning and Development department and date stamped on November 21, 2024, subject to:

    a. proposed development meeting all City zoning bylaw requirements, except for the following variances:

        i. reduce the minimum number of parking stalls from 16 to two (including one carshare)

        ii. reduce the minimum space required behind a parking stall from 7.00m to 1.74m.

2. That the Development Permit with Variances, if issued, lapses two years from the date of this resolution."

Respectfully submitted,

Rob Bateman
Senior Planner
Development Services Division

Karen Hoese, Director
Planning and Development Department

Report accepted and recommended by the City Manager.

List of Attachments

- Attachment A: Subject Map
- Attachment B: Plans date stamped November 21, 2024
- Attachment C: Letter from applicant to Mayor and Council dated October 7, 2024
- Attachment D: Zoning Data Table
- Attachment E: Tenant Assistance Plan dated August 24, 2024
- Attachment F: Advisory Design Panel Meeting minutes from June 26, 2024
- Attachment G: Arborist Report dated May 10, 2024
- Attachment H: Community Association Land Use Committee Letters dated April 17, 2023 and February 27, 2024.
- Attachment I: Pre-Application Consultation Comments from Online Feedback Form
- Attachment J: Correspondence (Letters received from residents).

MINUTES - VICTORIA CITY COUNCIL

December 12, 2024, 4:02 P.M.
COUNCIL CHAMBERS - 1 CENTENNIAL SQUARE, VICTORIA BC
To be held immediately following the Committee of the Whole Meeting
The City of Victoria is located on the homelands of the Songhees Nation and Xwsepsum Nation

PRESENT:	Mayor Alto in the Chair, Councillor Caradonna, Councillor Coleman, Councillor Dell, Councillor Gardiner, Councillor Hammond, and Councillor Loughton
PRESENT ELECTRONICALLY:	Councillor Kim and Councillor Thompson
STAFF PRESENT:	J. Jenkyns - City Manager, S. Thompson - Deputy City Manager / Chief Financial Officer, C. Kingsley - City Clerk, S. Johnson - Director of Communications and Engagement, T. Zworski - City Solicitor, P. Rantucci - Director of Strategic Real Estate, T. Soulliere - Deputy City Manager, J. Jensen - Director, People and Culture, K. Hoese - Director of Sustainable Planning and Community Development, A. Hudson - Assistant Director of Community Planning, K. Moore - Head of Business and Community Relations, C. Mycroft - Manager of Intergovernmental & Media Relations, Kevin House - Manager, Real Estate Revenue, B. Roder – Deputy City Clerk, A. Klus – Senior Legislative Coordinator

A. TERRITORIAL ACKNOWLEDGEMENT

Council acknowledged that the City of Victoria is located on the homelands of the Songhees First Nation and Esquimalt First Nation communities and thanked them for their ongoing generosity and commitment to work with us.

B. INTRODUCTION OF LATE ITEMS

There were no late items

C. APPROVAL OF AGENDA

Moved and Seconded:

That the agenda be approved.

CARRIED UNANIMOUSLY

D. CONSENT AGENDA

Council requested that the following items be removed from the Consent Agenda:

- *E.1.b.a - Speed Limit Reductions on Arterial and Collector Streets*

Moved and Seconded:

That the following Consent Agenda items be approved:

E.1.a.a Appointment of Bylaw Officers

That Council approve the appointment of Madison McNeill, Emily Bolender, and Tara Richelle.

1. As Bylaw Officers pursuant to section 2(a) of the Inspection Bylaw (06-061); and
2. As Business Licence Inspectors for the City of Victoria.

E.1.a.b Fire Inspector and Fire Investigator Designations

That Council approve, by resolution, that any person employed by the Victoria Fire Department as a Fire Prevention Officer or a Company Officer and who possesses the appropriate training be designated to perform the duties of fire inspector in accordance with section 8 of the Fire Safety Act and as fire investigator in accordance with section 23 of the Fire Safety Act of British Columbia.

E.1.b.b Victoria Housing Reserve Fund Applications – September 2024 Intake

1. That Council approve the following grants from the Victoria Housing Reserve Fund, subject to satisfaction of the conditions in recommendation number 2:
    a. to the Aboriginal Coalition to End Homelessness Society in the amount of $262,500 to assist in the construction of a 34-unit Indigenous supportive housing project at 938 Mason Street;
    b. to the Capital Region Housing Corporation in the amount of $1,160,500 to assist in the construction of a 158-unit affordable rental apartment project at 926-930 Pandora Avenue; and
    c. to the M'akola Housing Society in the amount of $757,500 to assist in the construction of a 55-unit affordable rental apartment project at 210/220 Langford Street and 824 Alston Street.
2. The conditions of each of the above-mentioned grants are as follows:
    a. The execution of a Housing Fund Grant Agreement with form and contents satisfactory to the Director of Planning and Development (the "Director") and the City Solicitor, with terms for the eligible use of the grant, reporting requirements, repayment, indemnification and communication protocols;
    b. The execution of a legal agreement, with form and contents satisfactory to the Director and the City Solicitor, to secure the units as affordable or below-market for 60 years;

c. The applicant fulfilling the applicable requirements of the Victoria Housing Reserve Fund Guidelines;
d. 80 percent of the grant is to be payable to the applicant upon execution of the Housing Fund Grant Agreement and the remaining 20 percent is to be payable to the applicant once the City has issued all required occupancy permits for the project;
e. With respect to the grants to the Capital Region Housing Corporation and M'akola Housing Society only, the applicant obtaining the required development permit approvals for the construction of the project; and
f. That the passage of this resolution creates no legal rights for the applicant or any other person, or obligation on the part of the City, until and unless all agreements are fully executed by the City.

F.1 Bylaw for 522 St. Charles Street: Heritage Designation No. 00202

That the following bylaw **be given first and second readings:**

1. Heritage Designation (522 St. Charles Street) Bylaw, No. 24-040

CARRIED UNANIMOUSLY

E. REPORTS OF COMMITTEE

E.1 Committee of the Whole

E.1.a Report from the November 28, 2024 Committee of the Whole Meeting

E.1.a.a Appointment of Bylaw Officers

This item was added to the Consent Agenda.

E.1.a.b Fire Inspector and Fire Investigator Designations

This item was added to the Consent Agenda.

E.1.b Report from the December 05, 2024 Committee of the Whole Meeting

E.1.b.a Speed Limit Reductions on Arterial and Collector Streets

Moved and Seconded:

That Council direct staff to prepare amendments to the Streets and Traffic Bylaw (No. 09-079) to reduce posted speed limits on arterial and collector streets as described in Appendix B of this report.

CARRIED UNANIMOUSLY

E.1.b.b Victoria Housing Reserve Fund Applications – September 2024 Intake

This item was added to the Consent Agenda.

E.1.c Report from the December 12, 2024 Committee of the Whole Meeting

E.1.c.a 1132 and 1134 Empress Avenue: Rezoning Application No. 00784 and Development Permit with Variances Application No. 00174 (Fernwood)

Moved and Seconded:

Rezoning Application

1. That Council instruct the Director of Planning and Development to prepare the necessary Zoning Regulation Bylaw Amendment that would authorize the proposed development outlined in the staff report dated November 28, 2024, for 1132 and1134 Empress Street.
2. That, after publication of notification in accordance with section 467 of the Local Government Act, first, second, and third reading of the Zoning Regulation Bylaw amendment be considered by Council once the following conditions have been met:
    a. Revised plans showing the long-term bicycle parking stall as being located 0.45m away from the wall.
    b. Consider revising plans and elevations showing the design and placement of exterior lighting that aligns with the guidance provided in the General Urban Design Guidelines (2022).
    c. Preparation of a Heritage Designation Bylaw to designate the exterior of the building at 1132 and 1134 Empress Street, as described in the Statement of Significance in Attachment E, pursuant to Section 611 of the Local Government Act, to the satisfaction of the Director of Planning and Development, and that the introductory readings of the Heritage Designation Bylaw be considered by Council concurrently with the Zoning Regulation Bylaw amendment.
3. That following third reading of the Zoning Regulation Bylaw amendment, the applicant prepares and execute legal agreements, with contents satisfactory to the Director of Planning and Development and the Director of Engineering and Public Works, and form satisfactory to the City Solicitor prior to adoption of the bylaw for the following:

a. To secure the five new residential dwelling units as rentals in perpetuity and restrict strata titling of the property.
b. Provision of sustainability features, including:
    i. Building design to meet Step 4 of the BC Energy Step Code.
    ii. Rough-in electrical conduit to roof for future solar panels.
c. Provisions of transportation demand measures including:
    i. One car share membership per dwelling unit. Each membership comes with a $100 usage credit.
    ii. Electrical outlets for all long-term bike parking stalls.
d. A 3.38m wide statutory right of way (SRW) along Bay Street for highway purposes.

4. That adoption of the Zoning Regulation Bylaw amendment will not take place until:
    a. All the required legal agreements that are registrable in the Land Title Office have been so registered to the satisfaction of the City Solicitor.
    b. After third reading of the associated Heritage Designation Bylaw noted in 2.c.
5. That the above recommendations be adopted on the condition that they create no legal rights for the applicant or any other person, or obligation on the part of the City or its officials, and any expenditure of funds is at the risk of the person making the expenditure.

Development Permit with Variances Application

That Council, after giving notice, consider the following motion:

1. That subject to the adoption of the necessary Zoning Regulation Bylaw amendment, Council authorizes the issuance of Development Permit with Variances No. 00174 for 1132 and 1134 Empress Street in accordance with revised plans submitted to the Planning and Development department subject to:
    a. Proposed development meeting all City Zoning Regulation Bylaw requirements, except for the following variances:
        i. increase the maximum eave projection into the setbacks from 0.75m to 1.00m.

ii. reduce the front yard setback fronting Empress Street from 4.0m to 3.0m.
iii. reduce the side yard (east) setback from 2.0m to 1.53m for the trellis, and 1.08m for the existing duplex stairs.
iv. reduce the side yard (west) setback from 5.0m to 2.7m for the existing duplex, 2.26m for the new three-storey structure, and 2.04m for the trellis.
v. reduce the required number of accessible parking spaces from one to zero.
vi. reduce the required long-term bike parking stalls from ten to six.

2. That the Development Permit with Variances, if issued, lapses two years from the date of this resolution.

CARRIED UNANIMOUSLY

E.1.c.b 50 Government Street: Rezoning Application No. 00861 and Development Permit with Variances Application No. 00251 (James Bay)

Moved and Seconded:

Rezoning Application

1. That Council instruct staff to return to Committee of the Whole prior to the Director of Planning and Development to prepare the necessary Zoning Regulation Bylaw amendment that would authorize the proposed development outlined in the staff report dated November 28, 2024 for 50 Government Street.
2. That, after publication of notification in accordance with section 467 of the Local Government Act, first, second and third reading of the zoning regulation bylaw amendment be considered by Council once the following conditions are met:
    a. revise the plans to meet the accessible parking requirements in the *Zoning Regulation Bylaw*, to the satisfaction of the Director of Planning and Development.
    b. revise replacement tree species and locations on the plans to meet the tree minimum requirements on-site and outside of the public SRW areas per the Tree Protection Bylaw No. 21-035 Schedule “F”, to the satisfaction of the

Director of Parks, Recreation and Facilities.

c. revise the plans to meet the objectives and guidelines associated with Development Permit Area 16, and adjust the parking variances with Development Permit with Variances No. 00251 as necessary, to the satisfaction of the Director of Planning and Development, including:
    i. reducing the amount of floor space if needed to meet the design objectives
    ii. providing more usable outdoor space for residents
    iii. providing more trees and landscaping
    iv. improving the relationship to the public SRW
    v. improving the massing transition to surrounding residential buildings
    vi. reducing impacts on adjacent properties.
    vii. Ensuring that if external staircases are being considered, that no external staircase face the adjacent properties

3. That following the third reading of the zoning amendment bylaw, the applicant prepare and execute the following legal agreements, with contents satisfactory to the Director of Planning and Development and form satisfactory to the City Solicitor prior to adoption of the bylaw:
    a. secure no less than two two-bedroom dwelling units
    b. secure the rental tenure of all dwelling units in perpetuity
    c. secure 10% of the dwelling units in the building (a total of two units) for a term of 60 years with the following requirements for each unit:
        i. to be rented at 95% of Canada Mortgage and Housing Corporation (CMHC) median market rates
        ii. to be rented to tenants with a total household income that does not exceed the Median Income Limit identified in the Victoria Housing Reserve Fund Guidelines.
4. That following the third reading of the zoning amendment bylaw, the applicant prepare and execute the following legal agreements, with contents satisfactory to the Director of Engineering and Public Works and form satisfactory to the City Solicitor prior to adoption of the bylaw:
    a. 3.68m wide right of way along Government Street for highway purposes
    b. provision of transportation demand management measures including:

i. one car share membership with a $100 usage credit for each unit
ii. minimum $55,000 contribution toward the purchase and operation of a shared, home based fully electric vehicle
iii. one on-site level two charger with radio frequency identification (RFID) and communications
iv. one on-site car share parking space
v. BC Transit EcoPass fund value of $9,600
vi. minimum four cargo bicycle sized long term parking stalls
vii. one on-site bicycle maintenance and dog wash area
viii. access to 110v plugs for a minimum of 50% of the provided bicycle parking stalls
ix. additional bike parking beyond the amount required by the *Zoning Regulation Bylaw* (30 long-term spaces proposed instead of the required 18 spaces).

5. That adoption of the zoning bylaw amendment will not take place until all of the required legal agreements that are registrable in the Land Title Office have been so registered to the satisfaction of the City Solicitor.
6. That the above Recommendations be adopted on the condition that they create no legal rights for the applicant or any other person, or obligation on the part of the City or its officials, and any expenditure of funds is at the risk of the person making the expenditure.
7. For staff to further work with the proponent to address the core issues raised by the neighbours as pertains to setbacks, overlook, and other material factors.

Development Permit with Variance Application

That Council, after giving notice, consider the following motion:

"1. That subject to the adoption of the necessary Zoning Regulation Bylaw amendment, Council authorize the issuance of Development Permit with Variances No. 00251 for 50 Government Street, in accordance with plans submitted to the Planning and Development department and date stamped on November 21, 2024, subject to:
    a. proposed development meeting all City zoning bylaw requirements, except for the following variances:
        i. reduce the minimum number of parking stalls from 16 to two (including one

carshare)

ii. reduce the minimum space required behind a parking stall from 7.00m to 1.74m.

2. That the Development Permit with Variances, if issued, lapses two years from the date of this resolution."

OPPOSED (4): Councillor Caradonna, Councillor Hammond, Councillor Gardiner, and Councillor Coleman

CARRIED (5 to 4)

E.1.c.c 131-139 Menzies: Rezoning Application No. 00823 and associated Development Permit with Variances Application No. 00210 (James Bay)

Moved and Seconded:

Rezoning Application

1. That Council instruct the Director of Planning and Development to prepare the necessary Zoning Regulation Bylaw amendment that would authorize the proposed development outlined in the staff report dated November 28, 2024 for 131, 135, and 139 Menzies Street.
2. That, after publication of notification in accordance with section 467 of the Local Government Act, first, second and third reading of the Zoning Regulation Bylaw amendment be considered by Council once the following conditions are met:
   a. Provision of a memo from the project arborist to determine if trees #1, OS1, OS2 and OS3 proposed for retention can be retained throughout construction, based on exploratory excavation, to the satisfaction of the Director of Parks, Recreation and Facilities.
3. That following the third reading of the Zoning Regulation Bylaw amendment, the applicant prepare and execute legal agreements, in a form satisfactory to the City Solicitor, that secures the following prior to adoption of the bylaw:
   a. Provision of no less than five two-bedroom and four three-bedroom dwelling units, to the satisfaction of the Director of Planning and Development.
   b. Provision of transportation demand management measures, to the satisfaction of the Director of Engineering and Public Works, including:
      i. two Ecopasses for a minimum of five years, resulting in a financial contribution of $10,000 to a

transit pass subsidy program such as BC Transit EcoPass program
   ii. car share memberships and usage credits for all residential units
   iii. an electric car share vehicle and on-site stall and charger to be secured through a minimum developer funded financial contribution of $55,000
   iv. 15% of required long-term bicycle parking to accommodate oversized bicycles
   v. 50% of required long-term bicycle parking to have access to an electrical outlet
   vi. a minimum of 20% over and above the required number of long-term bicycle parking
   vii. a bicycle maintenance station including repair stand and washing facilities
   viii. transit stop improvements at stop 100013, including shelter to BC Transit specifications and stop amenities.

c. Provisions of soil cells to achieve recommended soil volumes for all new street trees, to the satisfaction of the Director of Parks, Recreation and Facilities.

4. That following the third reading of the zoning amendment bylaw, the applicant dedicate as highway pursuant to section 107 of the *Land Title Act* a 2.46m right of way along Menzies Street to the satisfaction of the Director of Engineering and Public Works prior to adoption of the bylaw.
5. That adoption of the zoning bylaw amendment will not take place until all of the required legal agreements that are registrable in the Land Title Office have been so registered to the satisfaction of the City Solicitor.
6. That the above Recommendations be adopted on the condition that they create no legal rights for the applicant or any other person, or obligation on the part of the City or its officials, and any expenditure of funds is at the risk of the person making the expenditure.

Development Permit with Variance Application

That Council, after giving notice, consider the following motion:

"1. That subject to the adoption of the necessary Zoning Regulation Bylaw amendment, Council authorize the issuance of Development Permit with Variances No. 00210 for 131, 135, and 139 Menzies Street, in accordance with plans submitted to the Planning and Development department and date stamped by on October 1, 2024, subject to:

a. Proposed development meeting all City zoning bylaw requirements, except for the following variances:

i. increasing the maximum site coverage from 40% to 63%
ii. reducing the minimum open site space from 50% to 37.5%
iii. reducing the front (Menzies Street) setback from 4.00m to 0.00m
iv. reducing the minimum rear (SE) setback from 10.00m to 5.36m for the building, 4.24m for the balcony, and 3.87m for the canopy
v. reducing the minimum side (NE) setback from 6.00m to 3.50m
vi. reducing the minimum side (SW) setback from 6.00m to 3.30m
vii. reducing the minimum number of residential vehicle stalls from 30 to 0
viii. reducing the minimum number of visitor vehicle stalls from four to one
ix. reducing the minimum number of retail vehicle parking stalls from two to zero
x. reducing the minimum distance from a parking stall to a lot line from 1.00m to 0.43m
xi. reducing the minimum bike room aisle width from 1.50m to 1.30m for four bike spaces.

2. That the Development Permit with Variances, if issued, lapses two years from the date of this resolution."

OPPOSED (2): Councillor Gardiner and Councillor Hammond

CARRIED (7 to 2)

E.1.c.d 2025-2029 Draft Financial Plan – Tax Increase Reduction Options

Moved and Seconded:

That Council receive 2025-2029 Draft Financial Plan – Tax Increase Reduction Options report for information.

CARRIED UNANIMOUSLY

E.1.c.e Enforcing the Legal Prohibition of Daytime Sheltering in Victoria

Moved and Seconded:

That Council receives the Enforcing the Legal Prohibition of Daytime Sheltering in Victoria report for information.

CARRIED UNANIMOUSLY

E.1.c.h Appointment of Chief Election Officer for the Crystal Pool Referendum

Moved and Seconded:

That Council appoint Curt Kingsley as Chief Election Officer for the 2025 Crystal Pool Referendum, and that Barrie Nicholls and Monika Fedyczkowska be appointed as Deputy Chief Election Officers.

CARRIED UNANIMOUSLY

E.1.c.i Council Member Motion: Council External & Internal Appointments

1. That Council confirm the following Victoria City council members as Municipal Directors to the Capital Regional District Board, the Capital Regional Hospital District Board, and the Capital Regional District Housing Corporation Board, for the electoral term 2022 – 2026:
   a. Mayor Marianne Alto (5 Votes)
   b. Councillor Jeremy Caradonna (5 Votes)
   c. Councillor Dave Thompson (5 Votes)
   d. Councillor Christopher Coleman (4 Votes)
2. That Council confirm the following Victoria City councillors as Alternate Municipal Directors to the Capital Regional District Board, the Capital Regional Hospital District Board, and the Capital Regional District Housing Corporation Board, for the electoral term 2022 – 2026:
   a. Councillor Susan Kim
   b. Councillor Matt Dell
   c. Councillor Krista Loughton
   d. Councillor Stephen Hammond
   e. Councillor Marg Gardiner
3. That the following Council members be appointed, or re-appointed, to these CRD committees for the period January 1, 2025, until October 16, 2026:
   a. Arts Commission – Mayor Alto
   b. Climate Action Inter-Municipal Task Force – Councillor Gardiner
   c. Regional Housing Trust Fund Commission – Councillor Thompson
   d. Regional Water Supply Commission – Councillors Caradonna, Coleman, Hammond and Kim
   e. Royal and McPherson Theatres Service Advisory Committee – Councillors Caradonna and Loughton
4. That the following Council members be re-appointed or appointed to these external bodies for the period January 1, 2025, until October 16, 2026:

a. Board of Cemetery Trustees of Greater Victoria – Councillor Hammond
b. Canadian Capital Cities Organization – Councillors Gardiner and Loughton
c. CREST (Capital Region Emergency Service Telecommunications) – Councillor Dell
d. Destination Greater Victoria – Councillor Hammond
e. Downtown Victoria Business Association – Councillor Thompson
f. Greater Victoria Airport Authority Consultative Committee – Councillor Gardiner
g. Greater Victoria Harbour Authority (Board Member) – Councillor Kim
h. Greater Victoria Harbour Authority (Member Agency Representative) – Councillor Dell
i. Greater Victoria Public Library Board – Councillor Kim
j. Municipal Insurance Association of BC – Councillor Coleman
k. Royal and McPherson Theatres Society Board – Councillor Dell
l. South Island Prosperity Partnership (Partners' Table) – Councillor Gardiner
m. South Island Reconciliation and Advisory Committee (formerly the Te'Mexw Treaty Advisory Committee) – Mayor Alto
n. University of Victoria Community Liaison Committee – Councillor Thompson
o. Victoria Civic Heritage Trust – Councillor Loughton
p. Victoria Family Court and Youth Justice Committee – Councillor Kim
q. Victoria Heritage Foundation – Councillor Loughton
r. Victoria Regional Transit Commission – Councillor Caradonna

5. That Mayor Alto, Councillor Coleman and Councillor Caradonna be re-appointed or appointed to Victoria's Citizens' Assembly Council Committee for the period January 1, 2025, until October 16, 2026.
6. That Councillor Kim be re-appointed to liaise with the City of Victoria's Youth Council for the period January 1, 2025, until October 16, 2026.
7. That Mayor Alto be re-appointed to the Victoria Regional Transit Commission for the period January 1, 2025, until October 16, 2026.

CARRIED UNANIMOUSLY

E.1.c.j Council Member Motion: Council Neighbourhood Liaison Appointments 2025-2026

Moved and Seconded:

1. That the following Council members be appointed as Council liaisons to the following neighbourhoods for the period January 1, 2025 through October 16, 2026:
    1. Burnside Gorge – Councillor Coleman
    2. Downtown – Councillor Thompson
    3. Fairfield Gonzales – Councillor Caradonna
    4. Fernwood – Councillor Dell
    5. Hillside Quadra – Councillor Kim
    6. James Bay – Councillor Dell
    7. North Jubilee – Councillor Gardiner
    8. North Park – Councillor Hammond
    9. Oaklands – Councillor Loughton
    10. Rockland – Councillor Gardiner
    11. South Jubilee – Councillor Gardiner
    12. Vic West – Councillor Coleman

CARRIED UNANIMOUSLY

F. BYLAWS

F.1 Bylaw for 522 St. Charles Street: Heritage Designation No. 00202

This item was added to the Consent Agenda.

F.2 Bylaws for 2025 Solid Waste and Utility Rates

Moved and Seconded:

That the following bylaws **be adopted:**

1. Sanitary Sewer and Stormwater Utilities Bylaw, Amendment Bylaw (No.12), No. 24-089
2. Solid Waste Bylaw, Amendment Bylaw (No.14), No. 24-090
3. Waterworks Bylaw, Amendment Bylaw (No.19), No. 24-091

CARRIED UNANIMOUSLY

F.3 Bylaw for Development Potential Tax Relief Eligibility

Moved and Seconded:

That the following bylaw **be adopted:**

1. Development Potential Tax Relief Eligibility Bylaw, No. 24-093.

OPPOSED (2): Councillor Coleman, and Councillor Gardiner

CARRIED (7 to 2)

F.4 Bylaw for 2659 Douglas Street: Tax Incentive Program Application No. 000033

This item was pulled from the agenda.

F.5 Bylaw for 1050 Pandora Avenue: Tax Incentive Program Application No. 00032

This item was pulled from the agenda.

F.6 Bylaw for 1314-1318 Wharf Street: Tax Incentive Program Application No. 00037

Moved and Seconded:

That the following bylaw **be adopted:**

1. Tax Exemption (1314/1318 Wharf Street) Bylaw, No. 24-070

OPPOSED (1): Councillor Kim

CARRIED (8 to 1)

G. NEW BUSINESS

G.1 1542 Despard Avenue and 1551 Montgomery Avenue: Development Permit with Variances Application No. 00285

Moved and Seconded:

That Council authorize the issuance of Development Variance Permit Application No. 00285 for 1542 Despard Avenue & 1551 Montgomery Avenue (formerly 1540 Despard Avenue), in accordance with:

a. Subdivision file SUB00412 (Subdivision of 1540 Despard Avenue).
b. Offsite civil plans date stamped October 20, 2023.
c. Development meeting all *Victoria Subdivision and Development Servicing Bylaw* requirements, except for the following variance:
    1. Remove the requirement to construct a portion of the required frontage improvements as described within the *Victoria Subdivision and Development Servicing Bylaw*.
d. Provision of $17,000 security equivalent to the costs of installing frontage improvements. The $17,000 would be applied to sidewalk improvements on Despard Avenue and Montgomery Avenue, when capital projects for street improvements occur on these streets.
e. The Development Variance Permit, if issued, expires two years from the date of this resolution.

CARRIED UNANIMOUSLY

G.2 1535 and 1537 Despard Avenue: Development Permit with Variances Application No. 00263

Moved and Seconded:

That Council authorize the issuance of Development Variance Permit Application No. 00263 for 1535 & 1537 Despard Avenue, in accordance with:

a. Subdivision file SUB00418 (Subdivision of 1535/37 Despard Avenue).
b. Offsite civil plans date stamped June 22, 2021.
c. Development meeting all *Victoria Subdivision and Development Servicing Bylaw* requirements, except for the following variance:
    1. Remove the requirement to construct the required frontage improvements as described within the *Victoria Subdivision and Development Servicing Bylaw*.
d. Provision of $17,285 security equivalent to the costs of installing frontage improvements. The $17,285 would be applied to frontage improvements on Despard Avenue when capital projects for street improvements occur on these streets.
e. The Development Variance Permit, if issued, expires two years from the date of this resolution.

CARRIED UNANIMOUSLY

G.3 Short-Term Rental Business License Appeal - 1403-728 Yates Street

Moved and Seconded:

That Council deny the reconsideration request of the Appellant and uphold the Licence Inspector's decision to deny a short-term rental business licence for the premises at 1403-728 Yates Street.

CARRIED UNANIMOUSLY

H. NOTICE OF MOTIONS

There were no notice of motions.

I. CLOSED MEETING

Moved and Seconded:

MOTION TO CLOSE THE DECEMBER 12, 2024 COUNCIL MEETING TO THE PUBLIC

That Council convene a closed meeting that excludes the public under Section 90 of the *Community Charter* for the reason that the following agenda items deal with matters specified in Sections 90(1) and/or (2) of the *Community Charter,* namely:

Section 90(1) A part of a council meeting may be closed to the public if the subject matter being considered relates to or is one or more of the following:

Section 90(1)(a) personal information about an identifiable individual who holds or is being considered for a position as an officer, employee or agent of the municipality or another position appointed by the municipality;

Section 90(1)(c) labour relations or other employee relations;

Section 90(1)(f) law enforcement, if the council considers that disclosure could reasonably be expected to harm the conduct of an investigation under or enforcement of an enactment; and

Section 90(2) A part of a council meeting must be closed to the public if the subject matter being considered relates to one or more of the following:

Section 90(2)(b) the consideration of information received and held in confidence relating to negotiations between the municipality and a provincial government or the federal government or both, or between a provincial government or the federal government or both and a third party.

CARRIED UNANIMOUSLY

The daytime Council meeting was closed to the public at 4:34 p.m.

J. APPROVAL OF CLOSED AGENDA

K. NEW BUSINESS

K.1 Appointment - Community Charter Section 90(1)(a)

Council discussed an appointment matter, which contains information about an identifiable individual. The discussion was recorded and kept confidential.

K.2 Appointment - Community Charter Section 90(1)(a)

Council discussed an appointment matter, which contains information about an identifiable individual. The discussion was recorded and kept confidential.

K.3 Appointment - Community Charter Section 90(1)(a)

Council discussed an appointment matter, which contains information about an identifiable individual. The discussion was recorded and kept confidential.

K.4 Legal Advice/ Intergovernmental Relations / Law Enforcement - Community Charter Section 90(1)(i), Section 90(2)(b), and Section 90(1)(f)

Council discussed a legal, intergovernmental relations and law enforcement matter. The discussion was recorded and kept confidential.

K.5 Employee Relations - Community Charter Section 90(1)(c)

This matter was postponed to a January Closed Council meeting.

L. CONSIDERATION TO RISE & REPORT

M. ADJOURNMENT

Moved and Seconded:

That the Council Meeting be adjourned at 8:34 p.m.

CARRIED UNANIMOUSLY

CITY CLERK

MAYOR

From: L H
Sent: December 11, 2024 10:38 AM
To: Marianne Alto (Mayor); Jeremy Caradonna (Councillor); Chris Coleman (Councillor); Matt Dell (Councillor); Marg Gardiner (Councillor); Stephen Hammond (Councillor); Krista Loughton (Councillor); Susan Kim (Councillor); Dave Thompson (Councillor); Public Hearings
Subject: Re: 50 Government Street Proposal

To: Mayor and Council,

December 11, 2024

Re: 50 Government Street

I am writing to you concerning the proposal for 50 Government Street in James Bay. It has been a lengthy process before council, and I know that the developer has made some changes to the original proposal.

What is now being proposed is still a concern for the community. It still does not fit in with the character and form of the neighbourhood. I understand that this property can accommodate multi-unit residences however, I urge Mayor and council to not move ahead with such a large building. It does not respect the rights and privacy of neighbours, is in the middle of the street not on a main road such as Dallas Road which is more suited to this size of structure. It also does not fit in with the heritage character of the street and especially the bordering heritage conservation zone. Please encourage multi-use residences that fit this style and more of an appropriate size. As the city grows, so does the importance of our tourism sector and the historical aspect of this neighbourhood is vital to this industry.

In summary, I urge you to please not consider this proposal. Thanks for your time.

Sincerely,

Frances Hurrell

James Bay resident

Alicia Ferguson

From: Development Services email inquiries
Subject: RE: Urgent -- 50 Government and 135-139 Menzies.

If the City an this Council truly believes in "One City One Plan" — please present this alternative amendment to 50 Government and 135-139 Menzies.

As the James Bays LAP was last revised 1993 — the Fernwood was in 2022. Only seems fair that the same parameters are applied to both neighbourhoods Before voting on these buildings as it presented in the applications, and as James Bay has been without an updated Local Area Plan, I would strongly urge you to preset a motion stating that:

In lieu of any effort of the City over the past 31 years to update the James Bay Local Area Plan, while the new OCP is in development, in the interim the City will adopt the guidelines established in the recently (2022) updated Fernwood Village Plan and have the sentiment and rules that were recently unpdated in this similar historic neighbourhood applied equivocally to James Bay.

And a second motion stating that as such:
All decision on the 50 Government Street and 135-139 Menzies developments should be temporarily postponed until staff has the opportunity to evaluate these anpplications under the updated Fernwood/James Bay development guidelines.

And a third motion:
The James Bay Village, south of the Five Corners deserves the same protection and consideration as the protections proposed for Fernwood Square in the recently updated (2022) Fernwood LAP.

Respectfully,
Kevin Youck
135 Medan Street

Kerri Wood

From: Development Services email inquiries
To: Victoria Mayor and Council
Subject: RE: 50 GOVERNMENT ST: COMMENTS ON REVISED OEZA PROPOSAL OF April 15, 2025

From: John Dewhirst
Sent: June 10, 2025 4:51 PM
To: Victoria Mayor and Council
Subject: 50 GOVERNMENT ST: COMMENTS ON REVISED OEZA PROPOSAL OF April 15, 2025

Dear Mayor and Councillors,

We wish to comment on the current Oeza Development Plans for 50 Government Street of April 15, 2025, revised in response to the COTW decision of December 12, 2024. We are Carolyn Sadowska and John Dewhirst, [redacted] of 50 Government. Our comments focus on 41-43 South Turner, but many apply also to the other properties adjacent to 50 Government and to the local neighbourhood.

We speak with some exasperation: this is the FIFTH proposed version that we have had to review. None have effectively resolved its impacts on the sunlight, privacy and quiet enjoyment of neighbours and the City Brand. As citizens and taxpayers, we question why such a constantly defective proposal has been tolerated for five attempts—all at considerable time and expense to City staff, Mayor and Council, and neighbours.

Despite the direct input of City staff and a great many insightful comments from neighbours, the current revised Oeza proposal fails to overcome its profound shortcomings. Disappointingly, many difficulties in the previous four Oeza proposals persist in this current proposal. Some are made worse. Most stem from this hard fact: *the 50 Government St. lot is too small to counteract the impacts of its proposed oversize 5-storey development*.

Whereas all previous multi-storey, multi-residential developments in the neighbourhood have effectively mitigated impacts on neighbours, the current proposed development of 50 Government fails to do so. Most difficulties stem from the fact that the proposed setbacks are too small to reasonably mitigate the impacts. Instead of proposing a design that effectively counteracts the impacts of the proposed oversize building on its undersize lot, the current proposal imposes its defective design on the adjacent neighbours, robbing them of sunlight, privacy and quiet enjoyment.

We ask the proponents to deal with their own design shortcomings of their own lot: *to design **beneficially** within the limitations of their own lot space*.

Misleading precedents in the current Oeza proposal

To justify placement of its oversized 5-storey multi-residential building at 50 Government, *within* a streetscape of two-storey homes, the Oeza proposal depicts ambiguous precedents of 3-storey to 6-storey multi-residential buildings in James Bay (Page RZ-004). Specifically for comparable height justification, the proposal depicts nearby 34 South Turner, a 7-storey 13-unit residential building at the corner of South Turner and Rithet (Page RZ-200). Also nearby, in the lower 600 block of Battery Street, are three 3-storey apartment buildings.

The proposal misleadingly considers only the height of the multi-storey, multi-residential precedents, thereby omitting the other precedent key contextual criteria that the proposed development fails to achieve:

1. All the precedent 3-storey to 6-storey, multi-residential buildings have proportionately large enough setbacks to nullify impacts on neighbours. For example, the nearby precedent of 34 South Turner—touted in the proposal—is built on three lots and placed on a street corner. The setbacks of 34 South Turner, together with its street corner location, completely nullify impacts of blocked sunlight, light pollution, intrusion, and noise.

2. The precedent large multi-storey, multi-residential buildings are not forced into a character streetscape of family homes, but instead are placed at the end of the street, or on a street corner, or amid other multi-storey, multi-residential buildings.

3. The precedent 3-storey apartment buildings placed in the character streetscape are not excessively higher than the neighbouring two-storey family homes. The apartment buildings also are reasonably set back. Thus, their impacts on neighbours are insignificant. The nearby 3-storey apartment buildings in the lower 600 block of Battery Street are typical examples.

4. The unusual precedent of 139 Clarence Street, a 12-storey condo building placed in a character family residence streetscape, is setback from its neighbours by at least the width of one lot, thereby greatly reducing impacts.

In sum, the proposed development for 50 Government Street focuses selectively on height of precedent multi-storey, multi-residential buildings, but fails to include the other interrelated key criteria integral to the design and placement of those precedent buildings.

In short, the current (and past) proposal for 50 Government has referenced precedent multi-storey, multi-residential buildings, but failed to apply critical contextual design from those precedent examples to the proposed development for 50 Government.

Impacts of the Current Proposed Development on 41-43 South Turner

The current proposed development for 50 Government fails to counteract the impacts from its 5-storey building too oversized for its undersized lot. The proposed oversize 5-storey building is a 13.88 m (45.5 ft) wall which stretches essentially across the whole width of 50 Government near the west (rear) property line. Moreover, the proposed tree plantings along the rear property line eventually will form another “wall” as high as the proposed oversize 5-storey building.

The current proposal is unable to counteract its impacts on 41-43 South Turner with respect to: sunlight, art studio, protected laurel and other plantings, privacy, quiet enjoyment

1. **Loss of morning sunlight throughout the year**. The proposed rear setback of 5.65 m (18.5 ft) is completely ineffectual to counteract the great loss of sunlight. The Shadow Study (Page RZ-007) clearly shows that the 5-storey building will block the morning sunlight for 41-43 South throughout the year. This will impair the functioning of a purposefully designed art studio, impact our backyard plantings, and spoil our quiet enjoyment.

2. **Light pollution from 18 windows**. The proposed 5 storey building will have 18 windows only 5.65 m (18.5 ft) from the rear property line. The setback is too small to counteract the light pollution.

3. **Invasion of privacy**. The proposed 5.65 m (18.5 ft) setback is ineffectual to provide privacy from the 4-storeys (17 windows) that look over 41-43 South Turner.

4. **Loss of quiet enjoyment**. The proposed small green space within the short setback of 5.65 m (18 ft.) along the rear (west side) of the building is designed for the use of its residents, who are estimated at 42 persons (Page RZ-003). Groups gathering in this confined green space along the rear fence will impact our quiet enjoyment.

5. **Impairment of art studio**. The loss of morning sunlight throughout the year will impair the function of our art studio, which is used almost every day. This art studio is not a garage or some non-descript outbuilding as depicted in the current and previous Oeza plans. The art studio was professionally designed and built under City of Victoria permit in 1993. It has a skylight facing east (toward 50 Government) for essential morning sunlight. The Shadow Study (Page RZ-007) clearly shows that the proposed 5-storey building will block morning light to the studio throughout the year.

   The proposed plantings of three European Beeches (*Fagus sylvatica* 'Riversii') along the rear of 50 Government also will cut off morning light critical for function of our art studio, which relies on its skylight facing east where the Beech trees are proposed. The proposed European Beech typically grows to 50-60 ft (15.24 m to 18.29 m) with a spread of 40-50 ft (12.2 m to 15.2 m) (see www.gardenia.net).

6. **Failure of Oeza proposal to protect qualified mature laurel**. The current Oeza plan makes no provision to protect our mature laurel, which qualifies for protection under the Tree Protection Bylaw. The laurel, more than 30 cm DBH, grows 1.14 m (3.75 ft) from the property line and overhangs 50 Government. The current Existing Site Plan (Page RZ-008) erroneously places the laurel several metres farther west so that the whole laurel and its spread are incorrectly contained entirely within 41-43 South Turner. The current Proposed Site Plan (Page RZ-003) depicts the laurel more accurately, but fails to specify protection for it, whereas the neighbours' trees are protected.

7. **Failure of current Oeza proposal to update post-COTW review information.** The previous (4th) Oeza proposal for 50 Government reviewed by the COTW on December 12, 2024, provided no protection for the laurel. After the COTW review, two City staff examined the laurel. They measured the laurel and told us it qualified it for protection. Several weeks later, a technician retained by Oeza inspected the laurel, but he did not report his findings to us. Oeza has failed to put the updated information about the laurel into the current plan.

The current Oeza Planting Plan L1.1 specifies protection for our neighbours' trees and their root systems, but *none* for our laurel, which qualifies as a protected tree. In fact, the current Overall Site Plan (Page LO.1) omits the laurel, but shows the neighbours' trees and canopy spreads along the north and south sides adjoining 50 Government.

8. **Impacts of Proposed Plantings**. The proposed plantings along the rear of 50 Government will further block morning sunlight, thereby impairing the function of the art studio (see #5 above). The current Oeza plans propose a row of three European Beeches (*Fagus sylvatica* 'Riversii') across the art studio and laurel. The PLANTING PLAN-LEVEL 1 (Page L1.1) depicts the Beeches, each with a spread of about 2.5 m (8 ft), planted in a row close to the rear property line and contained within 50 Government. However, the plan omits to depict the eventual mature size of the European Beech. It typically grows to a height of 50-60 ft with a spread of 40-50 ft (see www.gardenia.net). They will be comparable to the proposed 5-storey building. The mature spread of the European Beech will expand into the canopy of our laurel and its root system. The shadow cast by the wall of Beeches will block morning sunlight to our art studio and to our nearby shrubs and other plantings.

Compromise of Heritage Value and the City of Victoria's Brand

The current proposal undermines the City of Victoria's Brand. For many years, the City has invested considerably in policies and finances to promote architectural heritage as the distinctive City Brand to attract tourists and support local businesses. The City established a registry program to protect and maintain valued heritage buildings. The neighbourhood of 50 Government is a heritage drawing card for visitors and local businesses. Two Registered Heritage Houses, 41-43 South Turner and 54 Government, are directly adjacent on the west and north sides respectively of 50 Government. Nearby are a number of other Registered Heritage Houses. The streetscape is largely early 20th century. This locality area draws many visitors on foot, architectural students, and carriage tours—the City Brand in action!

The current proposal devalues the City Brand:

1. The proposed oversize 5-storey building placed tightly in a streetscape of two-storey early 20th century buildings is entirely out of character and scale for the vintage streetscape. Detracts from the heritage character of the neighbourhood.

2. The proposed 5-storey building compromises the heritage value and setting of the two registered heritage houses (41-43 South Turner and 54 Government) directly adjacent to 50 Government. Why should owners of registered heritage houses commit to maintain and protect them when the adjacent proposed development will compromise their heritage setting and the City investment?

3. The proposed architectural style, particularly the mansard roof, is alien to the early 20th century architecture of the streetscape and neighbourhood. The style of the proposed building detracts from the two adjacent Registered Heritage Houses, nearby Registered Heritage Houses, and the early 20th century streetscape.

Yours truly,

John Dewhirst and Carolyn Sadowska

June 10, 2025

Kerri Wood

From: Development Services email inquiries
Subject: RE: 50 Government Street - out of line with community

-----Original Message-----
From: Jared Kelly
Sent: December 7, 2025 6:51 PM
To: Karen Hoese <KHoese@victoria.ca>
Cc: Rob Bateman <rbateman@victoria.ca>
Subject: 50 Government Street - out of line with community

Hello,

I'm just following up because the back and forth on 50 Government Street is becoming very taxing on the neighbourhood. It does not meet the bylaws and is out of line with the neighbourhood. If approved, this huge tower would have clear line of sight right down into our backyard where my young children play. We bought into this neighbourhood in Victoria for a reason. If developments like this go forward, I can't see a scenario where we don't move our young family outside of the city limits. What we need is more medium density with 2-3 bedroom options. To bring more families and long term residents. This achieves the exact opposite.

I hope you will make the right decision and continue rejecting this proposal until it meets the zoning bylaws.

Regards,

Jared Kelly
57 South Turner Street

Kerri Wood

From: Development Services email inquiries
Subject: RE: 50 G0vernment proposal

From: CY SUNDERLAND
Sent: December 7, 2025 4:46 PM
To: Rob Bateman <rbateman@victoria.ca>
Subject: 50 G0vernment proposal

I want to register my disapproval for the latest 50 Government proposal. It is simply too large for the lot ,too high for the neighbors, and does not fit the neighbourhood... In addition the developer has made very little attempt to engage the community for feedback on his proposal. Thank you for your consideration. Cy Sunderland 235 St. Andrews Street.

Kerri Wood

From: Development Services email inquiries
Subject: RE: 50 Government St Proposal (again!)

From: Gayle Nelson
Sent: December 8, 2025 10:06 AM
To: Jeremy Caradonna (Councillor) <jcaradonna@victoria.ca>; Chris Coleman (Councillor) <ccoleman@victoria.ca>; Matt Dell (Councillor) <mdell@victoria.ca>; Marg Gardiner (Councillor) <mgardiner@victoria.ca>; Stephen Hammond (Councillor) <shammond@victoria.ca>; Krista Loughton (Councillor) <kloughton@victoria.ca>; Susan Kim (Councillor) <skim@victoria.ca>; Dave Thompson (Councillor) <dave.thompson@victoria.ca>; Rob Bateman <rbateman@victoria.ca>; Karen Hoese <KHoese@victoria.ca>
Subject: 50 Government St Proposal

Hello again,

I have written to you before and at this point I know that the Planning Department is the first stop for the 50 Government St proposal. I feel it is still relevant to reach out to you because **last December, as a Committee of the Whole, you sent the proposal back for improvements. But it has come back worse - it is higher, bigger and denser - with requests for four major variances.**

Given the fact that this proposal has gone through 8 iterations and remains far out of compliance, our neighbourhood is very concerned with the way the developers are wasting City staff time, Council time and citizen's tax dollars. As a community we have done a ton of research and we are basically appalled at the intransigence and greed of Oeza Developers (the proponent).

I thought you might be interested to see the website on the 50 Government St proposal created with input from a number of members of the community. Contributors include an engineer, an anthropologist, a lawyer, a business/investment policy analyst, a former provincial civil servant, a land use planner and human rights specialist.

https://www.50government.com/

We have circulated the website to over 80 people in the James Bay neighbourhood. For over two years, these individuals have been working to ensure that any new development at 50 Government St increases density in a sensible way. To us that means in a way that respects the rights of homeowners in adjacent properties, fits with the character and scale of the neighbourhood and does not make a mockery of the City's own design guidelines and the new OCP.

The website has also been sent to the Director of Planning and the planner responsible for James Bay.

Best regards
Gayle

Gayle Nelson
54 Government St

Kerri Wood

From: Development Services email inquiries
Subject: RE: 50 Government Street proposal

From: Patricia Hollister
Sent: December 9, 2025 6:19 PM
To: Karen Hoese <KHoese@victoria.ca>; Rob Bateman <rbateman@victoria.ca>
Subject: 50 Government Street proposal

Please reject the newest 50 Government St proposal. Bigger is not always better.

Thank you.

P Hollister

Kerri Wood

From: Development Services email inquiries
To: Rob Bateman
Subject: RE: 50 Government St. Development Proposal

From: Susan Aylard
Sent: December 9, 2025 7:55 PM
To: Karen Hoese <KHoese@victoria.ca>
Cc: Rob Bateman <rbateman@victoria.ca>
Subject: 50 Government St. Development Proposal

Hi,

I am writing to register my opposition to the proposed redevelopment of 50 Government St. in James Bay. The proposed building is way too tall and large for the lot and immediate neighbourhood and will negatiively impact the heritage character of this neighbourhood both for the locals who live and visit and for the tourists who come through on foot, by bike and by horse-drawn carriage.

What is probably even more important at present, is that the city needs to stop encouraging the tearing down of older, more affordable buildings to build new ones which will command significantly higher prices and rents.

Yours sincerely,
Susan Aylard

Kerri Wood

From: Development Services email inquiries
Subject: RE: 50 Government Street and 600 Dallas

From: Deb Hull
Sent: December 10, 2025 2:52 PM
To: Karen Hoese <KHoese@victoria.ca>; Rob Bateman <rbateman@victoria.ca>
Cc: Marianne Alto (Mayor) <MAlto@victoria.ca>; Jeremy Caradonna (Councillor) <jcaradonna@victoria.ca>; Chris Coleman (Councillor) <ccoleman@victoria.ca>; Matt Dell (Councillor) <mdell@victoria.ca>; Marg Gardiner (Councillor) <mgardiner@victoria.ca>; Stephen Hammond (Councillor) <shammond@victoria.ca>; Krista Loughton (Councillor) <kloughton@victoria.ca>; Susan Kim (Councillor) <skim@victoria.ca>; Dave Thompson (Councillor) <dave.thompson@victoria.ca>
Subject: 50 Government Street and 600 Dallas

Dear Ms. Hoese and Mr. Bateman,

I did not support much of the OCP update for many reasons. I would ask the City to at least abide by the zoning bylaws that were established as part of the process.

The 50 Government Street proposal is asking for too much. If built, the project would stick out like a sore thumb and make a mockery of the process. The developer is:

- Requesting a variance for 2 more storeys
- Requesting a variance for 4.6 metres (15 feet!) more height
- Requesting a variance for a reduction of more than 5 metres (over 16 feet!) for **each** side setback
- Requesting variance for a reduction of 2.3 metres (7.5 feet) in rear setback
- Requesting variance for a reduction in off-street parking from 21 to 2

If the City allows these variances, it will make a mockery of the OCP process and send developers the message that it's a free for all. Why even have zoning bylaws if they are just ignored?

What the updated zoning bylaw allows on this lot:

- 3 storey building
- 12 metre height
- 7.5 metre side setbacks (would be 9 metre if higher than 3 storeys)
- 8 metre rear setback, or 25% of lot depth, whichever is greater

Instead, they are proposing:

- 6 storey building
- 16.6 metre height
- 1.55 and 2.19 metre side setbacks
- 5.65 metre rear setback

Their justification for their request for a variance to allow such narrow side setbacks is that such setbacks exist elsewhere in the neighbourhood (for two storey buildings!). Setbacks are important both for livability and for reducing fire risk. If approved, this building will not be very livable for the occupants and will significantly decrease livability for the immediate neighbours. It would look ridiculous on the streetscape.

Even if this many units were allowed with the zoning, which is not the case, 21 off-street parking spaces would be required. They are proposing 2. This is on a street where there is very limited street parking (one side of the street only, and many existing houses have suites, which means there is very little street parking available). Most people still have cars. It is ridiculous to assume that no one moving into the building will have cars. Check out this recent Reddit discussion about the lack of parking: https://www.reddit.com/r/VictoriaBC/comments/1pekq5z/parking/

From the beginning, this developer has done nothing to engage with neighbours. They paid $1.6M for an existing four-unit apartment building, which is way too much money if they were planning to demolish the building and redevelop the lot, but that is not my problem or the City's. They evicted the tenants, and the mother and two sons (who are the development company) moved in. There was no attempt to engage with neighbours. Ironically, despite their touting a "car free lifestyle", all four+ parking spaces at the rear of the existing building are being used for parking by the developers, and they still park two vehicles on the street, one of which is often parked on Battery Street in a residential only zone because there is no room on Government Street.

For 600 Dallas I had initially indicated in the City survey that I supported the project. If commercial is required because of the new OCP and zoning bylaw, I would like to withdraw that support. The minimal setbacks proposed for this orphan lot can only be supported because of the generous setbacks that were required for the condo building that surrounds the lot. If a bar or restaurant or other noisy commercial activity is to be housed in the building, I believe that more generous setbacks should be required so that the immediate neighbours in the condo building are not harmed more than they already will be because of the windows and balconies peering in on their units. Having to live with noise as well would make it intolerable.

I live at 36 Government Street so I am not directly affected but I care about my neighbours.

Sincerely,

Deb Hull

Kerri Wood

From: Development Services email inquiries
Subject: RE: 50 Government Street

From: michael mullins
Sent: December 11, 2025 2:18 PM
To: Karen Hoese <KHoese@victoria.ca>; Rob Bateman <rbateman@victoria.ca>
Cc: Marianne Alto (Mayor) <MAlto@victoria.ca>; Jeremy Caradonna (Councillor) <jcaradonna@victoria.ca>; Chris Coleman (Councillor) <ccoleman@victoria.ca>; Matt Dell (Councillor) <mdell@victoria.ca>; Marg Gardiner (Councillor) <mgardiner@victoria.ca>; Stephen Hammond (Councillor) <shammond@victoria.ca>; Krista Loughton (Councillor) <kloughton@victoria.ca>; Susan Kim (Councillor) <skim@victoria.ca>; Dave Thompson (Councillor) <dave.thompson@victoria.ca>
Subject: 50 Government Street

Dear Ms. Hoese and Mr. Bateman

While I found the recent OCP process problematic for a number of reasons, I support the objective of ending the constant spot zoning that has been occurring. I am therefore hoping the new OCP is indeed a "firm line" when it comes to new residential development in the city. Oeza Developments' revised application for 50 Government Street however is a signficant test in this regard.

The enormity of this new proposal is even more monstrous than the previous one given the lot size. Sound residential planning and design requires adequate setbacks for buildings to provide reasonable standards of light, quiet and privacy to neighbours. The new zoning by-law requires building of this size to have side setbacks of 9 meters. Instead, they're asking for 1.55 meters!

Two important conditions imposed on the proponent by the COTW at its 12 December 2024 meeting were:

1. improving the massing transition to surrounding buildings, and
2. Reucing impacts on neighbouring properties.

This proposal is worse than the previous, already egregious one. We now have a proposed building 16.565 meters in height (versus 15 meters under the previous proposal), with an FSR of 2.13 (versus 1.9). On the north side of the development the building will rise to a height of 54 feet just 5 feet from our property line and extend for much of our property's backyard.

I also note that the BC Fire Fighters Association and Victoria's Fire Chief have raised serious fire safety concerns over tall wooden multi-unit residential houses. The Association's Building Code Working Group has strongly recommended a maximum height of 3 stories to allow fire department gound access to all individual dwelling units, unless all units can be always reached by fire department aerial apparatus. The height of the proposed development and the limited setbacks being requested will undoubtedly make this fire safety requirement difficult to achieve.

I therefore encourage you to resolutely reject this proposal.

Best regards
Michael Mullins
54 Government Street

Kerri Wood

From: Development Services email inquiries
Subject: RE: 50 Government St

-----Original Message-----
From: Shirley Roberts
Sent: December 11, 2025 7:57 AM
To: Karen Hoese <KHoese@victoria.ca>; Rob Bateman <rbateman@victoria.ca>; Marianne Alto (Mayor) <MAlto@victoria.ca>; Marg Gardiner (Councillor) <mgardiner@victoria.ca>; Jeremy Caradonna (Councillor) <jcaradonna@victoria.ca>
Subject: 50 Government St

I strongly object to the proposed development at 50 Government. It is too large for the site, & with only one interior staircase it is quite unsafe, this developer is wasting staff & council time to say nothing of taxpayers dollars.

Shirley Roberts
402-660 Battery St.
V8V 1E5
Victoria, BC,
Sent from my iPad

Kerri Wood

From: Development Services email inquiries
To: Rob Bateman
Subject: RE: Reject seventh plan for 50 Government Street

From: rosamund mclean
Sent: December 15, 2025 10:00 AM
To: Rob Bateman <rbateman@victoria.ca>
Subject: Fwd: Reject seventh plan for 50 Government Street

---------- Forwarded message ---------
From: **rosamund mclean**
Date: Mon, Dec 15, 2025 at 9:58 AM
Subject: Reject seventh plan for 50 Government Street
To: <KHoese@victoria.ca>

Karen Hoese
Director of Planning for the City of Victoria

Hi Karen:

Again and again numerous residents in James Bay have commented on the fact that this 50 Government Street proposed plan (before City Council for the seventh time!) is not affordable.

Developers are using the phrase 'housing crisis' to push their own agenda. Proposed units at 50 Gov't St would be the size of a closet.

Ozea Developers (Mike and Dan Jones, Renta Lang (who sometimes goes by the name Sophie Smith) don't care about the James Bay neighbourhood, are not listening to residents only wishing to satisfy their own future greed, collecting high rents.

Everyone in the planning department and those around the table at city council need to work together to reject this plan once and for all.

An acknowledgement of this email would be appreciated so that I least know you have read it.

Rosamund McLean
property owner in James Bay

Kerri Wood

From: Development Services email inquiries
To: Rob Bateman
Subject: RE: Please Reject the current 50 Government St Redevelopment Proposal (REZ00861 and DPV00251)

From: Adele Haft
Sent: December 18, 2025 6:14 AM
To: Rob Bateman <rbateman@victoria.ca>
Subject: Please Reject the current 50 Government St Redevelopment Proposal (REZ00861 and DPV00251)

Dear Rob Bateman, Senior Planner for James Bay,

I urge you to REJECT the current 50 Government St redevelopment proposal for the following reasons:

(1) The applicant now proposes a 6-storey building (5-storeys + basement: see PRB, Plans_Revised_Bubbled, 4 Nov 2025, pp.10ff.). However, in his Letter to Mayor and Council (LM&C, 4 Nov 2025, p.1/8) and in the PRB (p.3/18), he says the building is five storeys and fails to mention the basement, which the PRB reveals to be at least as tall as a person at ground level near Government St and a full storey as it continues west alongside neighbouring properties (p.14/18). Furthermore, this building will have 17 units, 2 more units than in his 7th proposed building that was already too large. Surrounded by 1- and 2-storey homes on Government and South Turner (e), *the property's lot size—586 sq metres previously zoned for a single home or duplex—remains far too "constrained" (p.3/16) for his ambitions and belies his contention that it is "modest in form"* (LM&C, p.1). City Staff has repeatedly recommended *against* the applicant's proposals (paraphrasing City Staff recommendations: FOI request) and the neighbourhood continues to voice strong opposition to these proposals (https://www.jbna.org/50-government-st-development/).

(2) The property is neither in James Bay Village nor on Dallas Road, yet *special zoning and five extraordinary variances are still being requested for the building's setbacks* (PRB, p.3/18). For a building of this size, side setbacks are slashed from 9.0 m minimum to 1.55 m on the north and 2.19 m on the west; the rear setback is reduced from 8.0 m to 5.65 m; and street frontage is drastically reduced from 30 m minimum to 17.5 m. A major parking variance is also requested: instead of the 21 spaces required, 2 spaces are proposed.

(3) The PRB says the building is 16.565 m tall and thus complies with the maximum height of 17 m for a five-storey building (p.3/18). As with the number of storeys reported, there may be a sleight of hand here. According to the elevation drawings, the building's height is being measured by subtracting its average grade of 17.750 m from the parapet height of 34.315 m. *But if the basement's floor of 17.042 m is subtracted from the parapet height of 34.315, the height would be 17.273 m.* Whether the building height is 17.273 m/56'8" (non-compliant) or 16.565 m/54'4" (compliant), however, it will still be 3-4 m taller than the 24 June 2025 proposal of 13.88 m/45 ft (PRB, p.4/28) and will tower over and overshadow neighbouring homes. On the north side, the building's vertical wall rises 54+ ft straight up and its 19 windows and doors (p.13/18) will deprive long-time residents of privacy and the healthy enjoyment of their gardens, while offering nothing but noise, light pollution and other very real problems. So will the 54+ ft vertical wall that rises straight up on the west (rear) side with its 21 windows and doors as well as the expanded outdoor area. With 54 potential residents occupying seventeen 1- to 3-bedroom units (PRB, Code Analysis, p.16/18: four 3 bedrooms; two 2-bedrooms; eleven 1-bedrooms), there will be little outdoor space for children's play (architect's LM&C, 4 Nov 2025, p.5/8). The proposal may call for sprinklers, but the building's *single stairway* and potentially combustible materials (PRB, p.16/18) coupled with minimal setbacks and step-backs/transitions pose a fire hazard for neighbouring homes and a serious challenge for evacuating residents.

Mid-size and large multi-unit buildings are best located on corner lots with large setbacks to minimize such impacts.

(4) The proposal assumes that the 54 new residents will live car-free. But there is no legal way to demand that occupants NOT own cars. *With only 2 parking spaces on the lot*, rather than the 21 required (PRB, p.16/18), 50 Government residents will park on *already narrow and over-crowded Battery and Government Streets*. The architectural drawings (PRB, pp.1, 5, 16/18) fail to show that vehicles currently park cheek-to-jowl on both sides of Battery St and on the east side of Government St. (No parking is permitted on the west side due to the new bike lane.) Government St will not magically empty of cars when new residents flood into 50 Government, as diagram 4 on p.16/18 suggests. The resulting overparking will create an even more treacherous situation at this T-junction than already exists for cars, pedestrians, bikes, and horse carriages. Not to mention the kids who enjoy skateboarding down Battery Street…

(5) The property is located at the base of the Battery St Heritage Conservation Area AND beside two heritage homes on the 0-100 block of Government St, whose own HCA application is currently stalled. Although the proponent makes no mention of either, the City itself has an investment in this neighbourhood that attracts tourists and cruise ships—as exemplified by Council's recent direction that Staff consider making James Bay itself an HCA. Yet the proposed building, while capitalizing on these attractions, doesn't fit the scale or character of the present or potential HCAs showcased by tour operators as examples of James Bay's rich history. Moreover, a survey conducted by neighbours and based on city data reveals that 70% of properties in the area are already multi-unit. In terms of "gentle density, housing diversity, and affordability" (LM&C, p.1/8), *the neighbourhood does more than its share to offer truly affordable housing to a diverse and inclusive population while nevertheless remaining a destination*. In fact, James Bay itself is already a model of densification, as the President of the JBNA Trevor Moat has testified before Council on 15 September 2025 (https://drive.google.com/file/d/1DlJqzh9MdgKNY1zs51X01WHIRDRvsR3J/view). Council's instruction to City planners to consider all of James Bay for HCA status should include pausing proposals that request variances, as well as pausing any applications within proposed HCAs until staff have reported back and Council has made decisions on HCA boundaries.

(6) The property itself already has four units and four sets of residents in accord with needed densification goals for single family lots. Those residents face eviction, an increasingly alarming and under-reported result of demolishing older, affordable rental stock. No mention of helping evicted tenants financially is made in this current plan. Aside from the two units offered in the City's RTE Program, it is unlikely that the rental units will be affordable to most students, seniors, and income-challenged individuals and families. For instance, my niece, a grad student at UVic, shares a 2-bedroom unit in a charming small apartment house a block from Beacon Hill Park for the price of the 1-bedroom listed under 50 Government's RTE Program. That's double what she pays now and not "transformative" for the very people this proposal purports to help. Furthermore, she and each of her roommates own a car.

(7) A proposal of 6-8 units, within existing guidelines, might be an appropriate way to gently densify this lot located in the *middle of a block* on the quiet southeast edge of James Bay. Nevertheless, on public television the applicant has cited financial necessity for failing to meet zoning bylaw requirements. Or implied that his extraordinary variance requests for such a large building ought to be similar to those of his one- to 2-storey neighbours (e.g., "Variance requested to permit setbacks similar to nearby buildings") or are forced upon him by the City ("The proposal requires setback variances due to the limitations imposed by the property's frontage requirements": PRB, p.3/18). Such excuses don't justify repeated non-compliance and the willful wasting of Council, City planning, and taxpayers' time and resources. Or challenging OCP-2050, which offers to streamline approval IF the proponent stays within the applicable zoning bylaw without demanding several extraordinary site-specific variances in return. Approving this project would not only defeat the purpose of the new OCP, it would also encourage others to build oversized buildings on too-small lots…to the detriment of the very communities that make our great City vibrant and attractive. Council's direction to planning staff to consider all of James Bay for

HCA status should include pausing proposals that request variances, as well as pausing any applications within proposed HCAs until staff have reported back and Council has made decisions on HCA boundaries.

Thank you, as always, for your support and commitment to ensuring that any (re)development of 50 Government St creates housing that preserves our historic neighbourhood *and* benefits the City.

Wishing you a well-deserved holiday and Happy New Year.

Sincerely,
Dr. Adele J. Haft
202-660 Battery Street

Kerri Wood

From: Development Services email inquiries
Subject: RE: Comment: 50 Government and the erosion of public trust - Victoria Times Colonist

-----Original Message-----
From: Mary Koyl
Sent: December 22, 2025 8:26 AM
To: Victoria Mayor and Council <mayorandcouncil@victoria.ca>
Subject: Comment: 50 Government and the erosion of public trust - Victoria Times Colonist

Dear Mayor and Council.

That a project like this would even be entertained within a quiet residential community in James Bay is beyond my understanding.

I wish to register my strong disapproval for any projects like this. And yes, trust in the process, particularly as this project is requesting spot zoning, is a key element here.

James Bay is already tremendously dense. Why would something like this even be considered?
I hope that in the New Year, all of you will reconsider some of your past approved monstrous buildings, like the one currently under construction on Menzies Street, and realized that you are ruining the fabric of the James Bay Community. And that this slap in the face to the neighbours on Government Street, South Turner and Battery Street will not be given the green light to proceed.

If it does, you can expect a number of us to be protesting at the worksite with placards and taking this issue to the Times Colonist and to the Globe and Mail. I for one will be part of that. This project will be a tipping point.

Sincerely,
Mary Koyl, 122 Clarence Street - property owner and tax payer - James Bay

https://can01.safelinks.protection.outlook.com/?url=https%3A%2F%2Fwww.timescolonist.com%2Fopinion%2Fcomment-50-government-and-the-erosion-of-public-trust-11653730%3Futm_source%3DTimes%2BColonist%2BHeadline%2BNews%26utm_campaign%3D51ec648f5c-RSS_EMAIL_CAMPAIGN%26utm_medium%3Demail%26utm_term%3D0_d22ba5c6e6-a978a9ba3c-97932406%26mc_cid%3D51ec648f5c%26mc_eid%3D09073b2854&data=05%7C02%7Cmayorandcouncil%40victoria.ca%7C40682dbdc9814788aaac08de4176ca85%7Cd7098116c6e84d2a89eedb15b6c23375%7C0%7C0%7C639020175643405289%7CUnknown%7CTWFpbGZsb3d8eyJFbXB0eU1hcGkiOnRydWUsIlYiOiIwLjAuMDAwMCIsIlAiOiJXaW4zMiIsIkFOIjoiTWFpbCIsIldUIjoyfQ%3D%3D%7C0%7C%7C%7C&sdata=UFyP2aMfpSZsEn%2FiYnZFdoo3FVYo0nBPnyYl6eJqIss%3D&reserved=0

From: Rob Bateman
To: Development Services email inquiries
Subject: FW: Development Proposal - 50 Government Street
Date: March 5, 2026 12:27:06 PM
Attachments: image001.png
image002.png
image003.png
image004.png
image005.png
image006.png

Rob Bateman, MCIP, RPP (he/him)
Senior Planner
Planning and Development
City of Victoria
1 Centennial Square, Victoria BC V8W 1P6
T 250.361.0292

The City of Victoria is located on the homelands of the Songhees Nation and the Xwsepsum Nation.

From: Lynda Cronin [redacted]
Sent: January 29, 2026 10:49 AM
To: Rob Bateman <rbateman@victoria.ca>
Cc: Karen Hoese <KHoese@victoria.ca>
Subject: Development Proposal - 50 Government Street

Dear Mr. Bateman:

We would like to register our strong opposition to the proposal to redevelop 50 Government Street. Below are earlier e-mails we have sent to Mayor and Council in this regard.

In addition to the issues noted below, it is clear that this latest proposal is significantly out of compliance with the new OCP General Urban Design Guidelines and local Zoning Bylaws. Moreover, the bad faith demonstrated by this developer in refusing to follow recommendations from both the Planning Office and Council demonstrates an ongoing disregard for the James Bay community and the city as a whole. On this basis, we believe that this project should simply be rejected.

Yours truly,

Lynda Cronin & Peter Heap
614 Niagara Street
Victoria, BC V8V 1H9
[redacted]

[redacted] Lynda Cronin [redacted]
Sent: September 23, 2024 11:14 AM
To: 'mayorandcouncil@victoria.ca' <mayorandcouncil@victoria.ca>
[redacted]; '50gov.get.it.right@gmail.com'
[redacted]
Subject: Development Proposal - 50 Government Street

Dear Mayor Alto and Council Members,

Below is a copy of an e-mail we sent you in April 2023 regarding the proposed development at 50 Government Street. We have followed developments around this proposal in the intervening period and remain strongly opposed to this over-sized and inappropriate design. Despite some tinkering around the edges, there is no substantive difference between the original proposal and the new re-design. While arguably slightly better looking than the original, the proposal remains ridiculously outsized for this lot and continues to pose significant privacy, shade and noise issues for neighbours.

We urge you to reject this proposal and, instead, to support responsible developments which enhance the character of the neighbourhood, respect the rights of neighbours to sunlight and privacy, and support the provision of affordable family housing in James Bay.

Thank you for your consideration.

Lynda Cronin & Peter Heap
614 Niagara Street
Victoria, BC V8V 1H9
[redacted]

From: Lynda Cronin [redacted]
Sent: April 18, 2023 3:14 PM
To: 'mayorandcouncil@victoria.ca' <mayorandcouncil@victoria.ca>
Cc: [redacted] 'developmentservices@victoria.ca'
<developmentservices@victoria.ca>; 'Peter Heap' [redacted]
Subject: Development Proposal - 50 Government Street - What were they [redacted]hinking?

Dear Mayor Alto and Council Members:

You have only to look at the picture of this proposed development to realize how much of an insult it is to the James Bay community. In fact, when this design was first dropped in our mailbox, we honestly thought it was a joke…that no one could seriously be proposing to inflict this brutal monstrosity on the lovely streetscape that is the first block of Government Street.

We were unable to attend the CALUC meeting on April 12 but watched the recorded session the following day. After listening to all the articulate and intelligent comments and concerns of our neighbours, we cannot understand why Council would waste a moment of its time even considering this proposal. It is so obviously out of scale with the neighbourhood, disrespectful of its immediate neighbours and, as a possible precedent-setter, potentially harmful to the future of James Bay and the City of Victoria as a whole.

Please stop this development-for-profit, spot-development madness now, and let's do some serious community-driven planning to make our city a better, more liveable place for everyone.

Yours truly,

Lynda Cronin & Peter Heap
614 Niagara Street
Victoria, BC V8V 1H9
[redacted]

From: Rob Bateman
To: Development Services email inquiries
Subject: FW: 50 Government St. proposal
Date: March 5, 2026 12:26:24 PM

Rob Bateman, MCIP, RPP (he/him)
Senior Planner
Planning and Development
City of Victoria
1 Centennial Square, Victoria BC V8W 1P6
T 250.361.0292

The City of Victoria is located on the homelands of the Songhees Nation and the Xwsepsum Nation.

-----Original Message-----
From: Derek Hawksley <[redacted]>
Sent: January 28, 2026 11:42 AM
To: Rob Bateman <rbateman@victoria.ca>
Subject: 50 Government St. proposal

Warm Greetings Rob Bateman,

I write with concern about the latest of the many proposed developments at 50 Government. Although the designs have changed in small ways as well as the style over time. they have never address the primary concern of the immediate neighbours and the neighbourhood in general. That concern being that proceeded building is still too tall for a single residential lot and that there is not enough setback from surrounding houses and the street.

I've often wondered why there has never been a serious below grade element proposed to reduce overall height.

If my memory is correct, this design does not address the past concerns raised in planing review and I question the developers sincerity and good faith in finding a mutually agreeable solution.

Sincerely, Derek Hawksley

128 Government St.

From: Rob Bateman
To: Development Services email inquiries
Subject: FW: 50 Government Street development
Date: March 5, 2026 12:26:44 PM
Attachments: image001.png
image002.png
image003.png
image004.png
image005.png
image006.png

Rob Bateman, MCIP, RPP (he/him)
Senior Planner
Planning and Development
City of Victoria
1 Centennial Square, Victoria BC V8W 1P6
T 250.361.0292

The City of Victoria is located on the homelands of the Songhees Nation and the Xwsepsum Nation.

From: Antonio Tsui [redacted]
Sent: January 28, 2026 2:35 PM
To: Rob Bateman <rbateman@victoria.ca>
Cc: Tom Hunt [redacted]; Sau Fun Tsui [redacted]
Subject: 50 Government Street development

We are the homeowners of South Turner Street, James Bay Area. The followings are the key main reasons that we strongly against this ridiculous proposal:

Reasons for Opposing the Proposed Six-Storey Development at 50 Government Street, Victoria, BC

1. Loss of Sunlight to Adjacent Properties

The proposed height and massing would significantly reduce natural sunlight to neighbouring homes and buildings,

negatively affecting livability and enjoyment of surrounding properties.

2. **Overdevelopment of a Small Lot**

A six-storey structure represents excessive density for a lot of this size and is out of scale with the existing built form of the area.

3. **Impacts on Privacy**

The height and proximity of the proposed development would result in increased overlooking and loss of privacy for nearby residents and surrounding neighbourhoods.

4. **Erosion of Heritage Character and Urban Fabric**

This proposal is incompatible with the historic and heritage context of Government Street and James Bay. It would undermine the architectural cohesion, character, and cultural value of an area defined by older and heritage buildings.

5. **Lack of Meaningful Neighbour Engagement**

Neighbours' concerns and opinions appear to have been inadequately considered in the development process, contrary to the principles of community-based planning.

6. **Dismissive Attitude Toward Community Input**

During an early phone conversation, the property owner indicated that the project had strong backing and would proceed regardless of neighbourhood opposition. This conveyed a dismissive and uncooperative attitude toward community concerns.

7. **Absence of Good-Faith Consideration for Neighbour Impacts**

Based on interactions to date, there appears to be little genuine intention to address or mitigate the impacts of this project on surrounding residents, raising concerns about the developer's commitment to responsible and respectful development.

Property owners:

Antonio Tsui

Tom Hunt

San Tsui

From:	Rob Bateman
To:	Development Services email inquiries
Subject:	FW: 50 Government St.--Oeza Development Plan of January 19,2026
Date:	March 5, 2026 12:26:52 PM
Attachments:	image001.png image002.png image003.png image004.png image005.png image006.png

---

Rob Bateman, MCIP, RPP (he/him)
Senior Planner
Planning and Development
City of Victoria
1 Centennial Square, Victoria BC V8W 1P6
T 250.361.0292

The City of Victoria is located on the homelands of the Songhees Nation and the Xwsepsum Nation.

From: [redacted]
Sent: January 30, 2026 5:39 PM
To: Rob Bateman <rbateman@victoria.ca>
Cc: Karen Hoese <KHoese@victoria.ca>
Subject: 50 Government St.--Oeza Development Plan of January 19,2026

Dear Mr. Bateman,

We would like to comment on the most recent Oeza Development Plan dated January 19, 2026, to be submitted to the Committee of the Whole for approval of variances. We (Carolyn Sadowska and John Dewhirst) live in a Registered Heritage House at 41-43 South Turner Street. Our lot directly adjoins the west (rear) side of 50 Government Street.

This most current revised Oeza proposal (the 7th?), despite numerous repeated insightful comments from your office and from the James Bay neighbourhood, remains essentially unchanged and unworkable. All our previous detailed comments on every previous Oeza proposal for 50 Government still apply. Rather than reiterate them in

detail, we would like to note salient points:

1. The root of all the problems with the current plan (and the previous ones) is that the proposed building is too oversized for its lot to mitigate its significant impacts on the neighbours and streetscape. The current proposed development is still at the expense of the neighbours. Instead of proposing effective setbacks and fewer storeys, the development robs the immediate neighbours of sunlight, privacy and quiet enjoyment. Moreover, the proposed oversize, out-of-character building in the middle of a heritage, historic streetscape and neighbourhood devalues the City of Victoria's investment in its heritage brand.

2. The proposed building will block the morning sunlight at 41-43 South Turner throughout the year. This will impact our garden plantings, the quiet enjoyment of our backyard, and the operation of a purposefully designed dedicated art studio built under City permit in 1993. The art studio (labelled as a "garage" in the Oeza plans) relies on morning light, and is used almost every day. The proposed 5-storey building and the proposed plantings along the west side (rear) of 50 Government will rob the studio of critical morning light.

3. The proposed plantings along the west side (rear) of 50 Government also will impact our mature bay laurel protected under Tree Protection Bylaw No. 21-035. Your planning personnel confirmed its protected status on site last spring. The current and previous Oeza plans protect the neighbour's trees along the south side of 50 Government, but either omit or misplace our protected laurel, and do not specify any protection for it. The proposed tree plantings along the rear of 50 Government will directly impact the laurel's root systems and ultimately its canopy. *How can the proposed development protect our bay laurel when the plans omit or mislocate the laurel and do not stipulate any protection*?

4. Placement of the proposed oversize, out-of-character 5-storey building in the middle of a surviving historic streetscape of 1.5 and 2 storey heritage and period buildings undermines the City of Victoria's heritage as the City Brand. The neighbourhood of 50 Government is a surviving pocket of heritage in James Bay. Two Registered Heritage Houses (54 Government and 41-43 South Turner) adjoin the north and west sides of 50 Government. Three other Heritage Houses are nearby on Government Street. The proponent's 50 Government Street is located in a proposed Heritage Conservation Area that was applied for in December, 2022, and is still under consideration by the City. If the proposed development of 50 Government is approved, it will detract from the present Registered Heritage Houses and from the proposed Heritage Conservation Area

under consideration. Moreover, approval of the proposed development will cause owners to question the integrity and value of the City's heritage protection program. Why would anyone want to register a Heritage House if an oversize, out-of-character, inappropriate building can be constructed with ineffective variances next door?

We hope these comments may be useful.

Carolyn Sadowska and John Dewhirst
41-43 South Turner Street
Victoria, B,C. V8V 2J5

January 31, 2026

Rob Bateman, Planner – James Bay
City of Victoria

Halli MacNab, Owner
40 Government St.
Victoria, BC
V8V 2K3

Dear Mr. Bateman,

I am writing to express my significant concerns about the proposed development at 50 Government Street, Victoria. This is further to letters I wrote and sent to the Mayor and Council September 27, 2024, February 18, 2024 and April 8, 2023 with reference to the same property, in which I expressed concerns about the proposed development (by the same developer, different development) at the same address.

As explained in my previous letters, I practiced Engineering and was in the construction industry for 15 years. I am not opposed in any way to development. Having said this, I am looking for a development to be the right fit to receive my support. The proposed development is not the right fit for many reasons, as outlined below.

- The current building has 4 units. The proposed development has 17 units. I understand the need to increase density and housing in Victoria and have no arguments. However, this proposal does not seem like "gentle densification", but like "too much, too fast". Spreading smaller increases in density (for example, 8 units total at this location?) across the entire city seems like it will achieve the same result and will be the right fit.

- The overall shape and size of the proposed development does not fit in with the existing neighbourhood, which consists of houses and apartment buildings, all with appropriate heights (most 3 stories or less) and setbacks.

- The proposed development requires many variances. Street frontage (17.5m proposed vs 36m required), the setbacks (both sides, back and front) and the number of parking spaces – are a few of the variances that would be required for the proposed development at this location.

- The combination of the overall height of the proposed building and the reduced setbacks would mean that the proposed development would TOWER over the neighbouring houses which are 1 and 2 stories. The proposed building would be over 5 stories high, and 5 and 7 feet away from the lot lines at the side lot lines.

- The size of the proposed building will result in privacy issues and shading for many adjacent houses, windows and yards. This will definitely affect resale opportunities and value.

- The proposed number of parking spaces does not make any allowance for visitors or workers. Parking on the street is already an issue in this area. Many workers cannot access the buildings they need to.

I live 2 properties south of the proposed development in a designated heritage house at 40 Government St, and I have lived here for 21 years. The development would affect the neighbourhood and my property values negatively.

The proposed development does not have my support. Another development at this location, if it was the right fit, would.

Thank you for reading my concerns.

Best regards,

Halli MacNab
Owner, 40 Government Street

February 1, 2026

Rob Bateman, Senior Planner
City of Victoria

Karen Hoese, Director of Planning
City of Victoria

Re: Proposed development at 50 Government Street, Victoria

Dear Mr. Bateman and Ms. Hoese,

I am writing to share my concerns and **sincere opposition** to the proposed development at 50 Government Street. I live in and own my home 2 doors from this project and have lived here for 10 years. Thank you for reading this letter - I know it's a tad long, being slightly over one page.

I am NOT opposed to increased density to accommodate a growing city. However, I join my neighbors in pointing out that there is tremendous opposition to THIS development with two main points:

1. **Too many variances** are proposed – the building size and occupancy simply does not fit the lot.
2. The building is way out of character in what is considered a "**character neighbourhood".** It does not fit the style of this unique area – one being considered for designated heritage, and is under review for such official designation.

TOO MANY GROSS VARIANCES: The developer is asking for variances in **height, footprint, size, density, setbacks, frontage, greenspace, and parking.**

Footprint: A quick view of plans, aerial view looking down on the lot, it is clear the building takes up more than the **maximum 55%** required.
Setbacks: variances requested include **rear setback 29% smaller** than zoning, Side setbacks (average of the two numbers) variance requested is **58% smaller** than zoning.
Frontage: variance requested is **41% smaller** than zoning requires.

These are not minor little variances being requested. They are massively out of alignment with zoning and wrong for this small lot. It does not take a degree in city planning to recognize that the project is just way too big and dense for the lot. It severely crowds and towers over neighboring homes on three sides, invading privacy in windows, overlooking yards, and casting huge shadows over 2 of the 3 adjacent properties. It is just too big! The developer boasts catering to car-less occupants, however we all know the chances of 99% of occupants being without a car are slim. They will try to park on the street. I will remind you there is parking on only ONE side of the street on Government street in this AND neighboring blocks. Parking is a problem already. Adding more cars (leaving no room for visitors or service people) will be burdensome to all the residents who live here.

OUT OF CHARACTER FOR THE NEIGHBORHOOD: James Bay is well known for its architectural history and neighborhood charm, and brings huge crowds of tourists from all over the world to tour the streets, adding revenue to the city. To allow this developer to turn a blind eye to zoning and style of building (including relationship to other buildings) in this heavily heritage area would be devastating and disrespectful to the community. Cramming an oversized building (huge frontage and setback variances) between heritage homes is an assault on the senses. It diminishes property values and destroys continuity.

I apologize for pounding the drum, but for the past 3 years, the developer has been asked repeatedly to change the plans to fit the OCP, the zoning for the lot, and the neighborhood. He has been on zoom calls with dozens of people (the largest crowd ever) joining the JBNA, asking him to listen to our concerns. He has continued to ignore the feedback received from neighbors and residents here, as well as feedback from the city planning office. At this point, I honestly do not think he can be trusted because he is not listening. Rather, he is continuing to put forth the same plan of overbuilding in the hopes of wearing down those in charge of approving it. I ask that you not fall into that category.

Sincerely,

Elizabeth Stone, Owner
40 Government St.
Victoria, BC, V8V 2K3
[redacted]

From: Rob Bateman
To: Development Services email inquiries
Subject: FW: 50 government street
Date: March 5, 2026 12:27:14 PM

Rob Bateman, MCIP, RPP (he/him)
Senior Planner
Planning and Development
City of Victoria
1 Centennial Square, Victoria BC V8W 1P6
T 250.361.0292

The City of Victoria is located on the homelands of the Songhees Nation and the Xwsepsum Nation.

-----Original Message-----
From: Marion Siegel [redacted]
Sent: February 3, 2026 10:08 AM
To: Karen Hoese <KHoese@victoria.ca>
Cc: Rob Bateman <rbateman@victoria.ca>
Subject: 50 government street

I write to voice my objections to the proposed building at 50 government street. The developer has consistently tried to force plans that are not in keeping with the neighborhood. The proposed building is too high and too close to neighboring heritage houses. The developer has shown no interest in even maintaining sidewalk access as although he pruned the encroaching hedge, instead of cutting it back to allow mobility devices to pass, he only pruned to make his proposal sign more visible. He is negotiating in bad faith by trying to force Council to accept his sleight of hand minute changes to the design.
Please do not grant approval for this monstrosity.
Sent from my iPhone

From: Rob Bateman
To: Development Services email inquiries
Subject: FW: Comments on the 50 Government St. Proposal
Date: March 5, 2026 12:27:21 PM
Attachments: image001.png
image002.png
image003.png
image004.png
image005.png
image006.png

Rob Bateman, MCIP, RPP (he/him)
Senior Planner
Planning and Development
City of Victoria
1 Centennial Square, Victoria BC V8W 1P6
T 250.361.0292

The City of Victoria is located on the homelands of the Songhees Nation and the Xwsepsum Nation.

From: Bob & Becky Vander Steen [redacted]
Sent: February 8, 2026 10:31 AM
To: Marianne Alto (Mayor) <MAlto@victoria.ca>; Jeremy Caradonna (Councillor) <jcaradonna@victoria.ca>; Chris Coleman (Councillor) <ccoleman@victoria.ca>; Matt Dell (Councillor) <mdell@victoria.ca>; Marg Gardiner (Councillor) <mgardiner@victoria.ca>; Stephen Hammond (Councillor) <shammond@victoria.ca>; Krista Loughton (Councillor) <kloughton@victoria.ca>; Susan Kim (Councillor) <skim@victoria.ca>; Dave Thompson (Councillor) <dave.thompson@victoria.ca>
Cc: Rob Bateman <rbateman@victoria.ca>; Karen Hoese <KHoese@victoria.ca>; Jocelyn Jenkyns <JJenkyns@victoria.ca>; [redacted]
Subject: Comments on the 50 Government St. Proposal

Dear Mayor and Council,

We are writing to formally register our strong opposition to the current development proposal for 50 Government Street.

Firstly, as residents of 58 Government Street, located just two doors from the subject property, we find it concerning that the proponent, who lives at the property, has not reached out to us once during the two-year duration of the various applications. This lack of engagement underscores the broader failure to conduct meaningful community consultation.

The current submission, representing the tenth iteration of plans for this site, continues to disregard the clear guidance provided by both the community and Council. Our opposition is based on several critical issues:

- **Extreme Variances and OCP Non-Compliance:** The developer is requesting significant variances that undermine the Official Community Plan (OCP). This includes a requested side setback of only 1.55m where 9m is required, and a rear setback of 5.65m instead of the required 8.6m. Such drastic deviations are not minor adjustments; they represent a fundamental dismissal of the standards intended to protect neighborhood character and livability.

- **Massing and Height:** Despite previous Planning and Council feedback, the current proposal for a 6-storey building (5.5 storeys above ground) remains inappropriately sized for a lot with only 17.5m of frontage—far below the 36m street frontage required by the City bylaws for a building of this scale. This height and massing will dwarf adjacent heritage properties and significantly impact the privacy and sunlight of neighboring residents.

- **Inadequate Parking:** The proposal suggests only one visitor stall and one car-share space for 17 units, despite a requirement of 19 spaces. While supporting car-free options is admirable, the scale of this reduction is unrealistic for the area and places an undue burden on existing neighborhood infrastructure.

- **Safety Concerns:** The reliance on a single-stair egress design raises legitimate fire-safety concerns that have not been adequately addressed. The 1.55 m side setback (Bylaws require 9m for this side orientated building) makes access by ladder vehicles impossible, further limiting escape options in the event of a fire.

- **Disregard for Community Consultation:** The history of this application shows a pattern of non-consultative submissions. Rather than refining the project to align with City policy, many of the successive revisions have increased the negative impacts. This repetitive cycle, with nine separate planning submissions, is a poor and wasteful use of the limited City staff resources and exhausting for affected residents.

- **A long list of additional issues:** A detailed review of the proposal plans, pointing out many additional concerns, con be found **here.**

Approving this development would set a damaging precedent, signaling that the OCP and established zoning bylaws can be bypassed through persistent, non-compliant applications. we ask that Council uphold the integrity of the City's planning framework by denying this application.

Thank you for your time and for considering the serious concerns of the community.

Sincerely,

Bob & Becky Vander Steen
58 Government St

From: Rob Bateman
To: Development Services email inquiries
Subject: FW: 50 Government Street
Date: March 5, 2026 12:26:42 PM
Attachments: image001.png
image002.png
image003.png
image004.png
image005.png
image006.png

Rob Bateman, MCIP, RPP (he/him)
Senior Planner
Planning and Development
City of Victoria
1 Centennial Square, Victoria BC V8W 1P6
T 250.361.0292

The City of Victoria is located on the homelands of the Songhees Nation and the Xwsepsum Nation.

From: philip smith [redacted]
Sent: January 2, 2026 9:12 AM
To: Rob Bateman <rbateman@victoria.ca>
Subject: 50 Government Street

Please don't accept the plans for 50 Government Steet. We live next to the house behind 50 Government Street. We won't be able to see the sunrise, we won't have any privacy and all the houses around 50 Government Street will have there land values drop. Further, the lot isn't big enough for building that size. Finally, the owner should have to follow all the same rules as everyone else for a single family/duplex lot.

Thank you
Philip Smith

Alena Hickman

From: Adele Haft [redacted]
Sent: April 6, 2026 11:42 AM
To: Development Services email inquiries
Subject: Thank you for your recommendation to decline the most recent proposal for 50 Government Street in James Bay

Categories: correspondence

Dear Members of the Development Services,

Thank you for recommending that Mayor and Council decline the 50 Government St Redevelopment Proposal (REZ00861 and DPV00251) when it comes to Council this Thursday, 9 April 2026.

For what it's worth, here is my letter to Mayor and Council ahead of that meeting.

Wishing you all the best,

Adele

*"I urge you to REJECT this **ninth** 50 Government St redevelopment proposal for these reasons:*

(1) In a proposal almost identical to the previous one, the applicant again proposes a six-storey building (5-storeys + basement: see PRB, Plans_Revised_Bubbled, 19 Jan 2026, p.16/29; see 14 Nov 2025, pp.10ff.). However, in his Letter to Mayor & Council of 4 Nov 2025 (LM&C, p.1/8) and now in his current PRB (p.3/29), he says the building is five storeys and fails to mention the basement, which the PRB reveals to be at least as tall as a person at ground level near Government St and a full storey as it continues west alongside neighbouring properties (p.17/29). Furthermore, this building will have 17 units, 2 more units than in his 7th proposed building that was already too large. Surrounded by 1- and 2-storey homes on Government and South Turner (e), *the property's lot size—586 sq metres previously zoned for a single home or duplex—remains far too "constrained" (p.3/29) for his ambitions and belies his contention that it is "modest in form"* (LM&C, p.1). City Staff has repeatedly recommended *against* the applicant's proposals (paraphrasing City Staff recommendations: FOI request) and the neighbourhood continues to voice strong opposition to these proposals (https://www.50government.com/).

(2) The property is neither in James Bay Village nor on Dallas Road, yet *special zoning and five extraordinary variances are still being requested for the building's setbacks* (PRB, p.3/29). For a building of this size, side setbacks are slashed from 9.0 m minimum to 1.55 m on the north and 2.19 m on the south; the rear setback is reduced from 8.0 m to 5.65 m; and street frontage is drastically reduced from 30 m minimum to 17.5 m. A major parking variance is also requested: instead of the 21 spaces required, 2 spaces are proposed.

(3) The PRB says the building is 16.565 m tall and thus complies with the maximum height of 17 m for a five-storey building (p.3/29). As with the number of storeys reported, there may be a sleight of hand here. According to the elevation drawings, the building's height is being measured by subtracting its average grade of 17.750 m from the parapet height of 34.315 m. *But if the basement's floor of 17.042 m is subtracted from the parapet height of 34.315, the height would be 17.273 m* (p.14/29). Whether the building height is 17.273 m/56'8" (non-compliant) or 16.565 m/54'4" (compliant), however, it will still be 3-4 m taller than the 24 June 2025 proposal of 13.88 m/45 ft (PRB, p.4/28) and will tower over and overshadow neighbouring homes.

(4) On the north side, the building's vertical wall rises 54+ ft straight up and its 26 windows + doors (p.13/29) will deprive long-time residents of privacy and the healthy enjoyment of their gardens, while offering nothing but noise, light pollution and other very real problems. So too on the west, the building's 54+ ft vertical height rises straight up with 24 windows and glass railings as well as its expanded outdoor area crowding their neighbours. On the south side, neighbours are overlooked by 3 stories of glassed balcony/deck (28 windows total). Since 54 residents could occupy the seventeen 1- to 3-bedroom units (PRB, Code Analysis, p.16/29: four 3 bedrooms; two 2-bedrooms; eleven 1-bedrooms), there will be little outdoor space for children's play (PRB p.9 & 20ff./29; architect's LM&C, 4 Nov 2025, p.5/8). The proposal may call for sprinklers, but the building's *single stairway and* single fire fighter access as well as its potentially combustible materials (PRB, p.16/29)—coupled with minimal setbacks and step-backs/transitions-—pose a serious fire hazard for fire fighters and evacuating residents. Furthermore, such a fire would spread easily to the wood-frame heritage buildings that beautify this southeastern part of James Bay. *Mid-size and large multi-unit buildings are best located on corner lots with large setbacks to minimize such impacts*.

(5) The proposal assumes that the 54 new residents will live car-free. But there is no legal way to demand that occupants NOT own cars. *With only 2 parking spaces on the lot*, rather than the 21 required (PRB, p.3/29), 50 Government residents will park on *already narrow and over-crowded Battery and Government Streets*. The architectural drawings (PRB, pp.1 & 5/29) fail to show that vehicles currently park cheek-to-jowl on both sides of Battery St and on the east side of Government St. (No parking is permitted on the west side due to the new bike lane.) Government St will not magically empty of cars when new residents flood into 50 Government, thought the diagram on p.2/29 does highlight the absence of trees on the proposal's street front. The resulting overparking will create an even more treacherous situation at this T-junction than already exists for cars, pedestrians, bikes, horse carriages, and the kids who skateboard down Battery Street...

(6) The property is located at the base of the Battery St Heritage Conservation Area AND beside two heritage homes on the 0-100 block of Government St, whose own HCA application is currently stalled. Although the proponent makes no mention of either, the City itself has an investment in this neighbourhood that attracts tourists and cruise ships—as exemplified by Council's recent direction that Staff consider making James Bay itself an HCA. Yet the proposed building, while capitalizing on these attractions, doesn't fit the scale or character of the present or potential HCAs showcased by tour operators as examples of James Bay's rich history. Moreover, a survey conducted by neighbours and based on city data reveals that 70% of properties in the area are already multi-unit. In terms of "gentle density, housing diversity, and affordability" (LM&C, p.1/8), *the neighbourhood does more than its share to offer truly affordable housing to a diverse and inclusive population while nevertheless remaining a destination*. In fact, James Bay itself is already a model of densification, as the President of the JBNA Trevor Moat has testified before Council on 15 September 2025 (Jbna.org/wp-content/uploads/2025/12/JBNA-OCP-Text-Presented-to-Council-TMOAT-20250915.pdf). Council's instruction to City planners to consider all of James Bay for HCA status should include pausing proposals that request variances, as well as pausing any applications within proposed HCAs until staff have reported back and Council has made decisions on HCA boundaries.

(7) The property itself already has four units and four sets of residents in accord with needed densification goals for single family lots. **In the previous redevelopment proposal (LM&C, p.1/8), the applicant dangled the possibility of two units being offered in the City's RTE Program, yet no mention of them is made in the current PRB (p.2/29).** It is therefore increasingly unlikely that the rental units will be affordable to most students, seniors, and income-challenged individuals and families. For instance, my niece, a grad student at UVic, shares a 2-bedroom unit in a charming small apartment house a block from Beacon Hill Park for the price of the 1-bedroom listed under 50 Government's RTE Program. That's double what she pays now and not "transformative" for the very people this proposal purports to help. Furthermore, she and each of her roommates own a car.

(8) A proposal of 6-8 units, within existing guidelines, might be an appropriate way to gently densify this lot located in the *middle of a block* on the quiet southeast edge of James Bay. Nevertheless, on public television the applicant

has cited financial necessity for failing to meet zoning bylaw requirements. Or implied that his extraordinary variance requests for such a large building ought to be similar to those of his one- to 2-storey neighbours (e.g., “Variance requested to permit setbacks similar to the existing and adjacent buildings”) or are forced upon him by the City (“The proposal requires setback variances due to the limitations imposed by the property's frontage requirements”: PRB, p.3/29). Such excuses don’t justify repeated non-compliance and the willful wasting of Council, City planning, and taxpayers’ time and resources. Or challenging OCP-2050, which offers to streamline approval IF the proponent stays within the applicable zoning bylaw without demanding several extraordinary site-specific variances in return. Approving this project would not only defeat the purpose of the new OCP, it would also encourage others to build oversized buildings on too-small lots…to the detriment of the very communities that make our great City vibrant and attractive. Council’s direction to planning staff to consider all of James Bay for HCA status should include pausing proposals that request variances, as well as pausing any applications within proposed HCAs until staff have reported back and Council has made decisions on HCA boundaries.

Thank you, as always, for your support and commitment to ensuring that any (re)development of 50 Government St creates housing that preserves our historic neighbourhood *and* benefits the City."

Sincerely,
Dr. Adele J. Haft
[redacted]

Alena Hickman

From: Development Services email inquiries
To: Victoria Mayor and Council
Subject: RE: OEZA-50 Government street

From: Mike Jones [redacted]
Sent: April 2, 2026 9:20 PM
To: Victoria Mayor and Council <mayorandcouncil@victoria.ca>; Marianne Alto (Mayor) <MAlto@victoria.ca>; Matt Dell (Councillor) <mdell@victoria.ca>; Jeremy Caradonna (Councillor) <jcaradonna@victoria.ca>; Dave Thompson (Councillor) <dave.thompson@victoria.ca>; Krista Loughton (Councillor) <kloughton@victoria.ca>; m.alto@victoria.ca; Chris Coleman (Councillor) <ccoleman@victoria.ca>; Marg Gardiner (Councillor) <mgardiner@victoria.ca>; Stephen Hammond (Councillor) <shammond@victoria.ca>; Susan Kim (Councillor) <skim@victoria.ca>
Cc: Renata Lang [redacted] Renata Lang [redacted]
Subject: OEZA-50 Government street

Dear Mayor and Council,

Thank you for your continued consideration of the proposal at 50 Government Street, and for the thoughtful input provided by the surrounding community.

We recognize and respect the concerns raised by neighbours regarding building scale, setbacks, overlook, and overall fit within the immediate context. These are important considerations, and since the previous Committee of the Whole, we have worked diligently to respond to feedback from Council, staff, and the community. Revisions include increased setbacks and open space, removal of external staircases, improved landscaping and tree retention, and full compliance with accessibility and tree protection requirements.

At the same time, this application presents a clear set of trade-offs.

A smaller four-storey building would likely be more readily supported by staff and the immediate community from a form and fit perspective. However, in practical terms, that outcome would most likely result in a condominium development or a building with smaller units—delivering little to no secured rental housing, no meaningful family-sized units, and no affordability component.

By contrast, the current proposal delivers 17 secured rental homes, including four three-bedroom units suitable for families and two below-market units. It also avoids underground parking, reducing construction impacts, timelines, and embodied carbon.

We have made a concerted effort to retain these housing outcomes while responding to every request raised through the process—whether from Council, staff, or the community. The resulting design reflects an attempt to balance these sometimes competing objectives on a constrained infill site.

From a policy standpoint, the proposal meets the permitted use and density under the current zoning framework and remains well within the upper 2.75:1 FSR contemplated for secured rental housing. The additional storey and compact form are what enable the inclusion of larger, more livable units while maintaining project viability.

It is also important to note that the requested setback variances are not solely a function of lot width, but of building form and how floor space ratio is achieved. Even on a larger or assembled site, similar variances would likely be required to deliver comparable density and family-oriented unit mix within a building of this type.

In this context, we respectfully submit that the proposal represents a reasonable balance—accepting modest departures from certain form-based guidelines in exchange for meaningful gains in housing supply, diversity, and affordability.

We appreciate the complexity of this decision and thank you for your time and consideration.

Sincerely,

Mike Jones
[redacted]

Alena Hickman

From: Development Services email inquiries
To: Victoria Mayor and Council
Subject: RE: 50 Government Street

From: [redacted]
Sent: April 3, 2026 8:06 PM
To: Victoria Mayor and Council <mayorandcouncil@victoria.ca>
Subject: 50 Government Street

Dear Mayor and Council,

I am writing as a renter to express my strong support for the proposed development of the 50 Government housing site.
Like many renters, I have experienced firsthand the challenges of finding stable, affordable housing. Rising rents and limited availability have made it increasingly difficult to remain in the communities we call home. Developments like this are a crucial step toward addressing these issues and creating more inclusive, livable neighborhoods.
The addition of new housing—especially if it includes a mix of affordability options—will help ease pressure on the rental market and provide opportunities for people from diverse backgrounds to live and thrive in this area. It also reflects a forward-thinking approach to urban planning, one that recognizes the importance of housing accessibility for the long-term health of the community.
I encourage you to move forward with this project and continue prioritizing solutions that support renters and working residents. Expanding housing supply is not just beneficial—it is necessary.
Thank you for your time and consideration.
Sincerely,
Alex Gurnell

Born and raised in Victoria

Alena Hickman

From: Christine Smart [redacted]
Sent: April 3, 2026 11:18 AM
To: Development Services email inquiries
Subject: 50 Government St

Categories: correspondence

Good Morning ,

I reside at [redacted] Battery Street in James Bay, we've been following the proposed development at 50 Government Street closely over the last couple of years.

It is quite frustrating that this applicant has not responded with revisions that acknowledge the clear negative feedback from the neighbourhood, city staff, or council's advice from the Dec 2024. In fact the applicant has done the opposite and proposed a building that is more aggressive, pushes variances and overwhelms. The new OCP directs that the street set backs are minimized with the centre of residential blocks to be areas of green space with trees, gardens and space for urban nature. This development is an affront to this concept by building deeply into the centre of the block and imposing a structure right to the property lines with variances one might expect to see on a corner but not the centre of a block with heritage homes, family gardens and protected trees.

The current building is a great example of missing middle housing, we would welcome additional densification for families with green space, and a building that speaks to the heritage surrounding it and the adjacent and connected heritage district.

We are deeply disappointed that the plans and proposal are inappropriate, as a neighbourhood we are very welcoming of diverse housing. We currently within a block radius have retirement homes, CRD housing, low and high rise apartments complexes, threshold society, heritage houses with strata suites, heritage houses with suites, duplexes. It may appear that many homes are simply single family, but that is rare. We are a prime example of a great balance of what the missing middle should be, and ideal densification that works. Please don't tip the balance of what we have achieved, this simply isn't the right build and will deeply affect residents of South Turner, Government St. and also us on Battery Street. We need to have thoughtful density that works with neighbours and communities, not against it.

Thank you for listening,

Christine Smart
[redacted]
James Bay
[redacted]

Alena Hickman

From: Development Services email inquiries
To: Victoria Mayor and Council
Subject: RE: 50 Government St.

From: Dominic Ohl [redacted]
Sent: April 3, 2026 9:34 PM
To: Victoria Mayor and Council <mayorandcouncil@victoria.ca>
Subject: 50 Government St.

Hello,

I'd like to express my support for the affordable family rental housing project being proposed for 50 Government Street.

We all know we need more affordable housing in our city.

I live downtown and I believe we should be approving as many of these types of projects as we can in order to contribute to a vibrant, thriving and well populated downtown core. The folks that move into these units will undoubtedly be spending a good chunk of time and money downtown.

Thank you for everything you do and for your consideration in this matter.

Dominic Ohl

Alena Hickman

From: Development Services email inquiries
To: Victoria Mayor and Council
Subject: RE: 50 Government street

From: erin hlasny [redacted]
Sent: April 3, 2026 8:36 PM
To: Victoria Mayor and Council <mayorandcouncil@victoria.ca>
Subject: 50 Government street

Hello,

My name is Erin, and I am writing to express my support for the proposed housing development at the 50 Government street site.

As a renter I have seen firsthand how challenging it has become to find reliable and affordable rental housing. The limited availability creates stress for many individuals and families, making it difficult to plan for the future or feel secure in where they live.

Increasing the housing supply is an important and necessary step toward addressing these challenges. Developments like this have the potential to ease pressure on the rental market, create more opportunities for residents, and contribute to a healthier, more balanced community.

I support moving forward with this project and appreciate the efforts being made to prioritize housing accessibility and long-term stability for residents.

Thank you for your time and consideration.

Erin

Alena Hickman

From: Development Services email inquiries
To: Victoria Mayor and Council
Subject: RE:

From: Nacho Reinoso [redacted]
Sent: April 3, 2026 8:39 PM
To: Victoria Mayor and Council <mayorandcouncil@victoria.ca>
Subject:

Hello,

My name is Nacho, and I'm writing to support the proposed housing development at the 50 Government site.

Right now, it's really tough to find rental housing. There just isn't enough supply, and that's pushing prices up and making it harder for people to find a stable place to live.

Projects like this can actually help. Adding more homes is an important step toward easing the pressure and giving people more options.

I hope you'll move this proposal forward and keep focusing on housing solutions that support renters and the community as a whole.

Thank you for your time.

Thx,
Nacho

Alena Hickman

From: Development Services email inquiries
To: Victoria Mayor and Council
Subject: RE: Back to the drawing board for 50 Government Street - no “reluctant” approvals for too big, too high and out of character

---

From: Joan Athey [redacted]
Sent: April 4, 2026 3:10 PM
To: Victoria Mayor and Council <mayorandcouncil@victoria.ca>
Subject: Back to the drawing board for 50 Government Street - no “reluctant” approvals for too big, too high and out of character

Hello Mayor and Council:

Looking at the recent plans, not much has changed with regard to respecting the OCP and the proposed re-development at 50 Government Street.

Citizens are disappointed if not angry, to say the least. An over-sized, over-height, close-quartered housing complex on a relatively small lot in an established neighbourhood that might become a Heritage Conservation Area simply cannot be allowed to set a precedent.

Please .. no “reluctant” approvals. No more “sitting on the fence”. No more wasting taxpayers money sending an uncooperative developer back to frustrate staff.

NO to 50 Government, please listen to your constituents.

Sincerely
Joan E. Athey
[redacted]
James Bay
[redacted]

Alena Hickman

From: Development Services email inquiries
To: Victoria Mayor and Council
Subject: RE: Affordable Housing

From: Alyssa Ouslis [redacted]
Sent: April 7, 2026 8:11 AM
To: Victoria Mayor and Council <mayorandcouncil@victoria.ca>
Subject: Affordable Housing

To whom it may concern,

My name is Alyssa, and I am writing as a renter to express my support for the proposed housing development at the 50 Government site.

From my experience, the lack of available rental housing has made it increasingly stressful to plan for the future. Many people are competing for the same limited options, which drives up costs and makes it harder to find a place to settle long-term. Adding more housing is a necessary step toward improving this situation.

This project has the potential to make a meaningful difference by increasing supply and helping to stabilize the rental market. It's encouraging to see efforts that focus on practical solutions and recognize the importance of housing for everyday residents.

I support moving forward with this development and hope to see continued action that prioritizes housing accessibility and stability for renters.

Thank you for your time and consideration.

Sincerely,
Alyssa Ouslis

Alena Hickman

From: Development Services email inquiries
To: Victoria Mayor and Council
Subject: RE: 50 Government Street Proposal

From: Dom Butcher [redacted]
Sent: April 7, 2026 9:22 AM
To: Victoria Mayor and Council <mayorandcouncil@victoria.ca>
Subject: 50 Government Street Proposal

Hello Victoria Mayor & Council,

I am writing to express my strong support for the proposed development at 50 Government Street, with particular emphasis on its commitment to providing affordable housing and attainable rental options for members of our community.

At a time when housing affordability continues to be one of the most pressing challenges facing residents, developments like this are not just beneficial—they are essential. The inclusion of rental units starting at $1,222 per month represents a meaningful step toward addressing the growing gap between income levels and housing costs. For many individuals and families, this level of affordability can be the difference between instability and security, between uncertainty and the opportunity to build a better future.

Access to centrally located, reasonably priced housing has a profound and lasting impact on people's lives. It enables residents to live closer to employment opportunities, education, public services, and community networks. This proximity reduces transportation costs, improves quality of life, and allows individuals to invest more of their time and resources into personal growth, family, and community engagement.

Affordable housing is not simply about providing a place to live—it is about creating the conditions for people to thrive. It supports workers, students, young families, and those transitioning through life changes. It fosters inclusive, diverse communities where people from different backgrounds can contribute and succeed.

The 50 Government Street proposal reflects a forward-thinking approach to urban development by prioritizing accessibility and affordability in a central location. These types of projects are critical for ensuring that our communities remain livable, equitable, and vibrant for years to come.

I strongly encourage approval of this proposal and commend the efforts to include housing options that will have a real and positive impact on people's lives.

Sincerely,
Dom Butcher

Alena Hickman

From: Development Services email inquiries
To: Victoria Mayor and Council
Subject: RE: No to 50 Government St Proposal

-----Original Message-----
From: Mary Koyl [redacted]
Sent: April 7, 2026 7:43 AM
To: Victoria Mayor and Council <mayorandcouncil@victoria.ca>
Subject: No to 50 Government St Proposal

No, No, No!!

Please listen to your staff and don't allow this proposal to come to fruition. It is simply too high and too dense for the lot being considered. I live on Clarence Street and we are being hemmed in with housing developments that are butt ugly and far too dense for our neighbourhood.

That this developer keeps coming back with shocking designs is insulting - to the neighbours and to the City. Please say NO, Enough already!

Mary Koyl
[redacted]

[redacted]

Alena Hickman

From: Development Services email inquiries
To: Victoria Mayor and Council
Subject: RE: Development in James Bay - 50 Government Street

From: Tim Riordan [redacted]
Sent: April 7, 2026 9:02 AM
To: Victoria Mayor and Council <mayorandcouncil@victoria.ca>
Subject: Development in James Bay - 50 Government Street

[redacted]

Dear Mayor & Council:

I am writing to ask that you support the staff recommendation and decline this development proposal.

This building would be an eyesore. It is far too big, both tall, wide and deep, for the neighbourhood. Also, there is insufficient parking, which would contribute to parking congestion particularly during tourist season. The near absence of setbacks would place it's front very near the sidewalk, something the locals do not wish to walk past.

This developer has made little effort to meet Council's previous requests to adapt the proposal and continues to ignore feedback from the neighbouring community. As a result, there is little that is serious about this project, including the claim that certain units will be rented "below market". That just isn't going to happen. We all know this to be true.

I remind councillors that the election approaches and voters will have an opportunity in the Fall to provide "feedback" on how our neighbourhood has been treated these past four years. No more silly little "wellness" surveys to guide your work; just the cold hard reality of elector satisfaction.

Take care,
Tim

Dr. Timothy Riordan, EdD

"While fear can be contagious, so is courage" (Senator Elissa Slotkin, 2026)

Committee of the Whole Report

For the Meeting of April 9, 2026

To:	Committee of the Whole	**Date:**	March 26, 2026
From:	Karen Hoese, Director, Planning and Development		
Subject:	**Rezoning Application No. 00876 for 731, 735, 781 Richmond Avenue, 728, 729, 733 Laurentian Place and 724, 730, 736 Maddison Street (Glenlyon-Norfolk School)**		

RECOMMENDATION

Rezoning Application

1. That Council instruct the Director of Planning and Development to prepare the necessary amendments to *Zoning Regulation Bylaw* and *Zoning Bylaw 2018* that would authorize the proposed development outlined in the staff report dated March 26, 2026, for 731, 735, 781 Richmond Avenue, 728, 729, 733 Laurentian Place and 724, 730, 736 Maddison Street.
2. That, pursuant to section 30 of the *Land Use Procedures Bylaw*, Council waives the requirement for the holding of a public hearing.
3. That, after publication of notification in accordance with section 467 of the *Local Government Act*, first, second and third reading of the Zoning Regulation Bylaw and Zoning Bylaw 2018 amendments be considered by Council once the following conditions are met:
    a. Revisions to the Rezoning Book, date stamped December 29, 2025, to update heritage related commitments in greater alignment with the Rezoning and Development Policy, specifically to assess the viability of retention as a condition for the DP phase and to identify potential receiver sites.
4. That subject to third reading of the Zoning Regulation Bylaw and Zoning Bylaw 2018 amendment bylaws, the applicant prepare and execute a Master Development Agreement (MDA) prior to adoption of the bylaw that is generally in accordance with the Rezoning Book dated December 29, 2025, and in a form satisfactory to the City Solicitor to secure the following:
    a. To the satisfaction of the Director of Planning and Development:
        i. The sequencing of each development area, including the timing for delivery of proposed public realm improvements and amenities and any interim landscaping measures.
        ii. Provision of the following site and building features:

1. Natural rainwater management systems
2. Rooftop solar utilization
3. Green roof features, as depicted on Page 39 and 40 of the Rezoning Book
4. Naturalized open spaces
5. Central gathering space
6. Restored Garry Oak meadow, as depicted on Page 39 and 40 of the Rezoning Book
7. Outdoor classroom, as depicted on Page 39 and 67 of the Rezoning Book
8. Urban agriculture elements
9. Natural and sustainable building materials
10. Design elements to minimize light and noise pollution as well as traffic calming
11. Accessible design features, as described on Page 76 of the Rezoning Book.

b. To the satisfaction of the Director of Engineering and Public Works and Director of Parks, Recreation and Facilities:

   i. Streetscape improvements to Richmond Avenue (sidewalk, grade raised bicycle lanes, partially grade raised mid block crosswalk with rectangular rapid flashing beacon components, including a grade-raised driveway crossing treatment, additional boulevard trees where feasible) and Maddison Street, as depicted on pages 39 of the Rezoning Book, and further described on pages 53-67 of the Rezoning Book.

   ii. Intersection upgrades at Maddison Street and Richardson Street (including crosswalk with rectangular rapid flashing beacons components, and plaza, additional boulevard trees where feasible), as outlined on page 39 of the Rezoning Book, and further described on pages 53-67 of the Rezoning Book.

   iii. Provision and maintenance of a minimum 3m east–west multi-use pathway between Richmond Avenue and Maddison Street, including a statutory right-of-way over the public access portion and inclusion of a formal connection, as depicted on page 39 of the Rezoning Book, and further described on pages 53-67 of the Rezoning Book.

   iv. Provision and maintenance of a minimum 1.8m east–west pedestrian pathway between Bank Street and Maddison Street, including a statutory right-of-way over the public access portion and inclusion of a formal connection, as depicted on page 39 of the Rezoning Book and further described on pages 53-67.

5. That adoption of the Zoning Regulation Bylaw and Zoning Bylaw 2018 amendments will not take place until all of the required legal agreements that are registrable in the Land Title Office have been so registered to the satisfaction of the City Solicitor.

6. That, subject to adoption of the Zoning Regulation Bylaw and Zoning Bylaw 2018 amendments, Council instruct Director of Engineering and Public Works to consider whether a legal agreement is necessary for the use of the portion of Laurentian Place conceptually shown as improved in

the Rezoning Book. This is to be determined at the time of any adjacent Development Permit, and if an agreement is necessary, that it be entered into prior to that Development Permit being issued.

7. That the above Recommendations be adopted on the condition that they create no legal rights for the applicant or any other person, or obligation on the part of the City or its officials, and any expenditure of funds is at the risk of the person making the expenditure.

LEGISLATIVE AUTHORITY

This report discusses a Rezoning Application. The relevant considerations include the proposed school and residential uses as well as a permitted density of 0.65:1 floor space ratio (FSR).

Enabling Legislation

Attachment F describes the relevant sections of the *Local Government Act* listed here:

- Section 479, Zoning bylaws
- Section 491, Tenant protection
- Section 464(2), Public hearings

EXECUTIVE SUMMARY

The purpose of this report is to present Council with information, analysis and recommendations for a Rezoning Application for the properties located at 731, 735, 781 Richmond Avenue, 728, 729, 733 Laurentian Place and 724, 730, 736 Maddison Street. The proposal is to rezone eight properties from the General Residential District – 1 Zone (GRD-1) and one property from the R1-B Zone, Single Family Dwelling District (R1-B) to a new comprehensive development zone. The rezoning would permit phased redevelopment of an existing independent school (Glenlyon Norfolk School), including consolidation of eight adjacent residential properties and deconstruction of all but one existing building in order to construct 15,650m^2 of institutional floor area and 16 ground-oriented residential units.

The following points were considered in assessing the Rezoning Application:

- The proposed school redevelopment and expansion, as shown in the conceptual design and rezoning book, would represent a 31% increase in total floor area, and a density of 0.5:1 floor space ratio with building heights ranging from two to three storeys. In addition to floor area, redevelopment will add a range of new uses and educational facilities.
- Approximately 16 residential units (eight net new units) are proposed in the northeast portion of the site, which will contribute to housing objectives and diversify housing options in the neighbourhood.
- The proposed expansion and redevelopment of the school campus is consistent with the *Victoria 2050 Official Community Plan* (OCP) as the proposal will expand and enhance the city's education, training and cultural spaces.
- The proposal advances OCP objectives related to placemaking, strengthened community networks, sustainable mobility and urban design. The site is also an identified major community place, and the proposal would enhance key transit, cycling, linear parkway and greenway networks through on and offsite public realm improvements.

- In addition to a new underground parking structure, the conceptual plan allocates a substantial amount of area to street fronting vehicle circulation and parking despite policies supporting this be located underground or to the rear. The applicant has agreed to consider reduced surface vehicle parking prior to proceeding to the development permit stage. If pursued, additional site area could accommodate a new or retained existing building, increased open lot space, or a combination of both, which would align better with design guidelines and urban forest as well as mobility objectives.
- The *Rezoning and Development Policy* and OCP encourage retention of properties with heritage merit, recognizing historic buildings as a key component of local identity and character. The proposal includes demolition of two buildings of merit; however, the applicant has agreed to further assess whether retention is feasible at the development permit phase and additional density would be accommodated in the zoning, up to 0.65:1 FSR, to incentivize retention.
- The proposal includes enhanced and expanded educational facilities that will also benefit the surrounding community, including a gymnasium, outdoor play area and sports field. In addition, secured public access is proposed east-west through the site and substantial frontage improvements will improve connectivity and enhance mobility networks.
- The site and building design effectively take advantage of the site's topography to reduce the perceived scale of buildings from public streets and neighbouring properties, which is considered innovative and sensitive to the surrounding context.

DESCRIPTION OF PROPOSAL

This rezoning application is to allow for phased redevelopment of an independent school for middle and senior students. The proposal includes consolidation of eight residential properties to the existing school property, phased deconstruction of all but one existing building and construction of 15,650m^2 of institutional use floor area and 1,400m^2 of residential floor area in a ground-oriented form. As proposed in the conceptual design, the expanded campus would represent a 31% increase in total floor area (current school is 11,764m^2) and approximately 16 residential units. The existing sports field located along Richmond Avenue would be relocated to the Maddison Street frontage, with reorientation of school buildings to front Richmond Avenue.

The proposed amendment is to rezone eight residential properties from the GRD-1 Zone, and one property from the R1-B Zone to a comprehensive development zone that would be drafted to accommodate the proposed master plan, including residential and school uses. The applicant has requested a broader range of uses that are not all reflected in the conceptual design but may be proposed as part of subsequent development permit applications. These uses include childcare, financial services, office, retail, restaurants, and personal services, all of which would be limited in the site-specific zoning with respect to floor area to ensure these uses are ancillary or supporting the principal school use.

The proposal includes three buildings ranging from two to three storeys; however, the actual height ranges from 9.47m for the residential building to 14.85m for the main school building. The siting and building design respond to the natural grade, which slopes from Richmond Avenue down to Maddison Street. As a result, the design features a sunken sports field along Maddison Street and a gymnasium in the core of the site that is partially below grade to reduce the perceived height along the property boundaries. Additional design features include new public access pathways connecting

Maddison, Bank, Richmond, Richardson, a semi-public use sports field and gymnasium, outdoor classrooms and green roofs, a small Garry Oak meadow area and a theatre as the sole existing building to be retained.

The proposed conceptual site plan and massing are shown in Figures 1 and 2.



Figure 1: Site Plan



Figure 2: Building Massing

The following changes from the R1-B Zone (currently applied to the existing school campus), are being proposed and would be accommodated in the new zone:

- reduce rear yard setback from 57.64m to 11m (townhouses)
- reduce side yard setback from 18.5m to 12.67m (school) and 6.01 (townhouses)
- increase building height from 7.6m to 14.85m (school building A), 10.65m (school building B) and 9.47m (townhouses)
- increase number of storeys from two storeys to three storeys
- increase number of buildings on a lot from one building to three buildings
- increase combined floor area from 300m^2 to 17,050m^2.

The following changes from the current GRD-1 Zone (currently applied to the eight properties proposed for consolidation) are being proposed and would be accommodated in the new zone:

- reduce the minimum percentage of floor area occupied by dwelling units from 50% to 0%
- increase building height from 7.6m to 14.85m (school building A) and 10.65m (school building B).

The zoning data table attached to this report (Attachment E) provides a more detailed comparison of the proposal to both existing zones.

BACKGROUND

Land Use Context and Site Development Potential

The area is characterized by detached residential development, including all immediately adjacent land uses (see Figure 3).

The site is presently used as an independent school on the existing campus property (781 Richmond Avenue) and seven of the eight properties to be consolidated are used as single family rental dwellings.

Under the current zone, the eight residential properties considered for consolidation into the school campus could be developed under the GRD-1 Zone, which permits primarily residential uses as well as limited commercial and community-serving uses.



Figure 3: Site and Surrounding Area

COMMUNITY CONSULTATION

Pre-Application Community Consultation

Consistent with the *Community Association Land Use Committee (CALUC) Procedures for Processing Rezoning and Variance Applications:*

- On May 6, 2024, prior to submission of the application, it was posted on the Development Tracker along with an invitation to complete a comment form.
- Mailed notification was sent to owners and occupiers of property within 200m of the subject property advising that a consultation process was taking place and that information could be obtained and feedback provided through the Development Tracker.
- A sign was also posted on site, to notify those passing by of this consultative phase.
- On May 27, 2024, the applicant participated in a meeting with the CALUC. A letter dated January 5, 2025, along with the comment forms are attached to this report.

Consultation Prior to Consideration of Approval

Pursuant to section 30 of the *Land Use Procedures Bylaw*, Council may waive the holding of a public hearing in relation to a zoning amendment bylaw if the proposed amendment is consistent with the OCP. However, notice must still be sent to all owners and occupiers of adjacent properties advising that the public hearing is being waived prior to introductory readings of the bylaws.

ANALYSIS

Rezoning Application

Official Community Plan

The existing school property (781 Richmond Avenue) is identified as Parks, Institutions and Public Open Spaces (the main school campus) in the OCP's Urban Structure Concept. Two of the eight residential properties for consolidation are located along Richmond Road within the Priority Growth Area with the remainder in the Residential Infill area. In support of the proposed lot consolidation, the OCP encourages the logical assembly of properties in support of expanded community amenities.

The Residential Fabric envisions primarily residential uses but may include a mix of commercial and community-serving uses to meet the needs of the community. Built form guidance envisages generally up to four storeys in the Residential Infill areas with more intensive infill up to six storeys within Priority Growth areas (Richmond Avenue) where adequate open space is achieved. The proposal is consistent with the built form guidance and includes a range of supported uses, including core school facilities, administration space, a school store, café and residential.

The OCP does not provide specific use or built form guidance for Parks, Institutions and Public Open Spaces; however, core objectives for the City's Community Networks are identified in the plan that confirm support for the proposed redevelopment generally, including retaining and improving arts, learning, sport and recreational facilities. It should be noted that some of the facilities will serve the broader community, specifically the gymnasium, sports field and theatre. While community use is not secured as part of this proposal, the school currently rents its facilities to various community organizations, and this practice is intended to continue.

The school is considered a major community place in the OCP, and is located along key mobility networks, namely the Frequent Transit Network, Expanded Cycling Network, Linear Parkways Network, and Maddison Greenway (which connects to the Richardson All Ages and Abilities bicycle route). The proposal includes public realm improvements on all street frontages.

The OCP establishes the following Principles of Good Urban Design:

- design that responds to surroundings
- supports street vitality, visual interest and safety
- high-quality open spaces
- multi-modal streetscapes and green infrastructure
- livable and inclusive design
- climate-friendly buildings and open spaces
- placemaking to express the values of the city.

Although the application does not include a concurrent development permit, the proposal includes specific design elements that align with the above noted principles regarding open space, connectivity and site-specific attributes. The applicant has also included design objectives intended to supplement the applicable General Urban Design Guidelines. The proposed design guidelines are considered appropriate given the unique use and site attributes that are not addressed in applicable City guidelines.

The proposed site design is unique as it is a large site that extends from Richmond Avenue to Maddison Street, it is an educational campus that aims to cluster facilities around a central node, and the large sports field and onsite vehicle movement limit opportunities for massing that is more distributed along street frontages. Assessment of the proposal is that while site layout diverges from the typical perimeter block form, the core objectives are met with green and active streets, a functional courtyard between the two school buildings and open lot space is ample to advance urban forest, stormwater and amenity space objectives.

The conceptual design and related commitments generally reflect OCP design objectives; however, there are aspects that could be improved. The proposal advances connectivity to surrounding sites, including a new vehicle drop-off area, improvements to greenway and cycling networks, thoughtful gathering spaces and a portion of parking accommodated underground. However, OCP mobility objectives include a reduced emphasis on moving private automobiles onsite and reallocation of paved spaces to usable open space. Reducing the number of surface parking spaces could further advance key objectives. It is important to note that the current layout meets full parking requirements under the existing zoning for the site without a Transportation Demand Management (TDM) supported reduction, even though the proposal includes active transportation and other features that would qualify for reductions.

Therefore, although the conceptual layout is supportable on balance, the applicant has been encouraged to consider reduced onsite vehicle parking prior to proceeding to detailed design. The applicant has agreed to consider this in the future, particularly if future parking regulations provide for reduced parking requirements. If realized, additional space in the location of the surface parking area could accommodate a new or retained existing building, increased open space to accommodate additional trees, landscaping and amenity areas, or a combination of both.

It is noted that the conceptual plans result in an expected shortfall in the tree minimum for this site, and as discussed below, city policy encourages retention of the buildings having heritage merit; therefore, reduced surface parking could create an opportunity to advance key policies. To incentivize reduced surface parking, the proposed density accommodates additional floor area (up to 0.65:1 FSR) to enable retention of a heritage merit building or a construction of a new building.

Rezoning and Development Policy

The Rezoning and Development Policy is applicable to this proposal and states that buildings with heritage merit are considered a key component of local identity and character, which is reinforced in OCP policies. Accordingly, the policy encourages protection of properties with heritage merit, including:

- conversion of the heritage building to a new use
- additions to the heritage building
- relocating heritage buildings on site
- relocating nearby to context appropriate locations.

The proposal contains two buildings of heritage merit that formed the original Norfolk House School buildings (specifically the original Norfolk House School for Girls), which are linked to the early development of independent schools in the city. In addition, the main school building has remained in use as an educational building continuously and is a unique example of construction during the Great Depression in the British Arts and Crafts style by Percy Leonard James. Although alterations have been made over the years, many of its character-defining elements remain or could be restored.

The policy encourages proposals to respond to the surrounding heritage context, including through incorporation of intangible and cultural heritage into the design of site and buildings. The applicant has sufficiently responded to the objectives of this policy in the proposal, which is reflected in the rezoning book through the following measures:

- comprehensive documentation
- salvaged materials reinstalled in the redeveloped site and buildings where possible
- outdoor interpretive features to celebrate history.

Discussions with the applicant have encouraged heritage retention; however, the policy does not require retention and there are uncertainties regarding the viability of relocating the main school building. Therefore, it is recommended that determination of whether retention is feasible be deferred to the development permit phase, which will be enabled through a broad MDA commitment that would require additional analysis prior to demolition of these buildings. The applicant has agreed to this approach, and the recommended motion includes a condition to update the Rezoning Book and other materials accordingly.

The *Rezoning and Development Policy* also addresses the importance of retaining arts and culture, and education facilities, seeking to achieve a no net loss of community spaces. The proposal includes retention of the existing theatre and the improvement and expansion of the range and scale of facilities, thereby amounting to a net increase.

Public Realm

The following frontage works, which include improvements beyond *Works and Services Bylaw* requirements and beyond the property's street frontage, would be delivered in conjunction with subsequent Building Permit applications, in accordance with the terms of the MDA:

- streetscape improvements to Richmond Avenue (sidewalk, grade raised bicycle lanes, partially grade raised mid block crosswalk with rectangular rapid flashing beacons components, additional boulevard trees where feasible, transit facilities) and Maddison Street
- intersection upgrades at Maddison Street and Richardson Street
- a small plaza in the southeast corner along the Richardson bikeway.

The following public realm improvements are also proposed in association with this application:

- a 3m wide publicly accessible multi-use pathway between Richmond Avenue and Richardson Street
- a 1.8m wide publicly accessible pedestrian pathway between Bank Street and Maddison Street.

The applicant has committed to secure the timing and conceptual design of proposed improvements in the MDA, which will be registered on the property's title prior to Council considering adoption of the zoning amendments. The detailed design of public realm improvements will be required in conjunction with subsequent development permit applications for each phase. The proposed publicly accessible areas would be secured by legal agreements, registered on title in conjunction with subsequent development permit applications. Road dedication requirements along Richmond Avenue will be confirmed by the Servicing Officer at the relevant DP phase and obtained at building permit to ensure the amount meets the intent of the *Works and Services Bylaw* and the transportation objectives can be met.

Sustainable Mobility

As stated in application materials, the following sustainable mobility options are proposed:

- end-of-trip facilities for staff
- covered short-term bicycle parking and oversized bicycle storage
- bicycle maintenance and repair stations
- Electric Vehicle charging.

Required vehicle parking and any future proposed TDM measures would be confirmed in conjunction with subsequent development permit applications for each phase and will be subject to the zoning requirements in effect at the time of application.

Housing

The application, if approved, would result in 16 residential units (eight net new units), which would increase the overall supply of housing in the area and contribute to the targets set out in the *Victoria Housing Strategy*.

Affordability Targets

The proposal does not include secured affordability as part of the proposed residential component.

Housing Mix

As submitted, this application proposes townhouse forms with a range of unit sizes; however, the unit mix and sizes are to be confirmed at the DP stage. The residential component is anticipated to be delivered at a later phase of redevelopment and will be subject to the zoning regulations at that time, including minimum unit size and number of bedrooms. Based on the Zoning Bylaw 2018 requirements, a three-storey dwelling containing 16 units would be required to include five units that are three bedrooms or more. The *Rezoning and Development Policy* sets higher targets for two- and three-bedroom units in large rezoning applications; however, the increased percentage is only expected for proposals of buildings with four or more storeys on large sites.

Security of Tenure

The conceptual design includes approximately 16 rental units; however, the applicant has not committed to securing rental tenure at this time. Further consideration of secured rental tenure will be explored prior to the phase in which housing is proposed.

Existing Tenants

The proposal is to demolish eight existing dwellings to accommodate expansion of the school campus, which would result in a loss of seven existing residential rental units. Consistent with the Tenant Protection Policy that was in effect at the time of application for rezoning, the applicant has provided a Tenant Assistance Plan that aligns with the *Tenant Protection During Redevelopment Bylaw* that is now in effect and will apply at the development permit stage.

Accessibility

Accessibility improvements are generally determined with review of the detailed design for development areas as part of development permit applications. Policy direction and design guidance prioritize the need for improved pedestrian connections, experience and accessibility of the City's pedestrian, bike and roll networks.

The proposal includes barrier free primary entries, internal circulation and major outdoor pathways with grades, widths, and surface materials chosen to prioritize accessibility. In addition, accessible connections will link all major buildings, underground parking, outdoor learning areas and gathering spaces, with wayfinding and lighting features to maximize accessibility.

Sustainability

As outlined in the application package, the following sustainability features are proposed in the conceptual design, which would be secured as broad commitments in the MDA to ensure delivery at the detailed design stage as part of future development permit applications:

- natural rainwater management systems
- rooftop solar utilization and green roof features
- naturalized open spaces
- outdoor learning spaces
- urban agriculture elements
- natural and sustainable building materials
- restored Garry Oak meadow
- design elements to minimize light and noise pollution.

Advisory Design Panel Review

The application was reviewed by the Advisory Design Panel on November 26, 2025. At that meeting, the following motion was passed:

> *That the Advisory Design Panel recommend to Council that Rezoning Application No. 00876 for 731, 735, 781 Richmond Avenue - 728, 729, 733 Laurentian Place - 724, 730, 736 Maddison Street be approved with the following changes:*

- *The Applicant consider adding design objectives related to wheelchair/stroller accessible connection from the field to the North pathways*.
- *The Applicant consider adding design objectives related to honouring the site and building Heritage*.
- *The Applicant consider adding trees in the large surface parking lot*.

In response to the revisions recommended above, the applicant added accessibility guidelines, which will be included in the MDA, and has improved the north-south accessibility. The applicant responded with additional commitments related to honouring the heritage of the school, and more recently a commitment to further asses the feasibility of retaining the main school building at the development permit stage. The conceptual layout has not been revised to add more trees or reduce the area of surface parking; however, the applicant has agreed to further consider reduced parking and additional trees at the development permit stage.

Tree Protection Bylaw and Urban Forest Master Plan

The goals of the Urban Forest Master Plan include protecting, enhancing, and expanding Victoria's urban forest canopy and optimizing community benefits from the urban forest in all neighbourhoods.

A total of 212 trees and 14 hedges have been inventoried, including 90 bylaw protected on-site and shared trees, three protected hedges, 15 protected private offsite trees, and 21 municipal trees. Of these, based on preliminary plans, 53 bylaw protected on-site and shared trees, three protected hedges and nine municipal trees will require removal. A total of 36 protected on-site trees, and 11 municipal trees are proposed for retention.

To comply with the tree minimum requirements of the *Tree Protection Bylaw*, 175 trees are required for the site in total. The conceptual plan proposes retaining 36 protected trees and planting new trees equivalent to 97 replacements, resulting in a shortfall of 40 replacement trees across the site. As noted, opportunities to add additional trees will be explored at the time of development permit application. This proposal includes the use of soil cells to provide required soil volumes for trees planted within hardscaped areas and locations where soil volumes are otherwise limited.

The off-site frontage works include planting 11 new street trees – four on Richmond Avenue and seven on Maddison Street. One private protected tree will be shared with the city following execution of the required road dedication on Richmond Avenue.

Increased Inventory	Annual Maintenance Cost
Street Tree – Three net new ($60 per tree)	$180

OTHER POLICY CONSIDERATIONS

Community Safety and Wellbeing Plan

Victoria's *Community Safety and Wellbeing Plan (2025)* sets out recommendations for enhancing the quality of life for the community, residents, workers, businesses, and visitors. Consistent with the plan, the conceptual design clearly distinguishes private, public and semi-public areas and encourages public access to and through the site, with adequate lighting identified as a design

objective. The proposal is also consistent with the goal of improving the public realm by providing significant frontage and public realm above minimum standards, most notably the southeast corner of the site that connects to Pemberton Park. The proposal further provides economic opportunities through increased employment resulting from the school's expansion.

CONCLUSIONS

The proposed phased redevelopment is considered consistent with the OCP as it will advance strategic objectives through an enhanced educational facility and public realm improvements that will facilitate increased active transportation and transit usage. The applicant will consider reduced onsite vehicle parking prior to proceeding with a development permit application as well as the feasibility of retention of a school building with heritage value. Therefore, it is recommended that the application be advanced.

ALTERNATE MOTION

That Council decline Rezoning Application No. 00876 for 731, 735, 781 Richmond Avenue, 728, 729, 733 Laurentian Place and 724, 730, 736 Maddison Street.

Respectfully submitted,

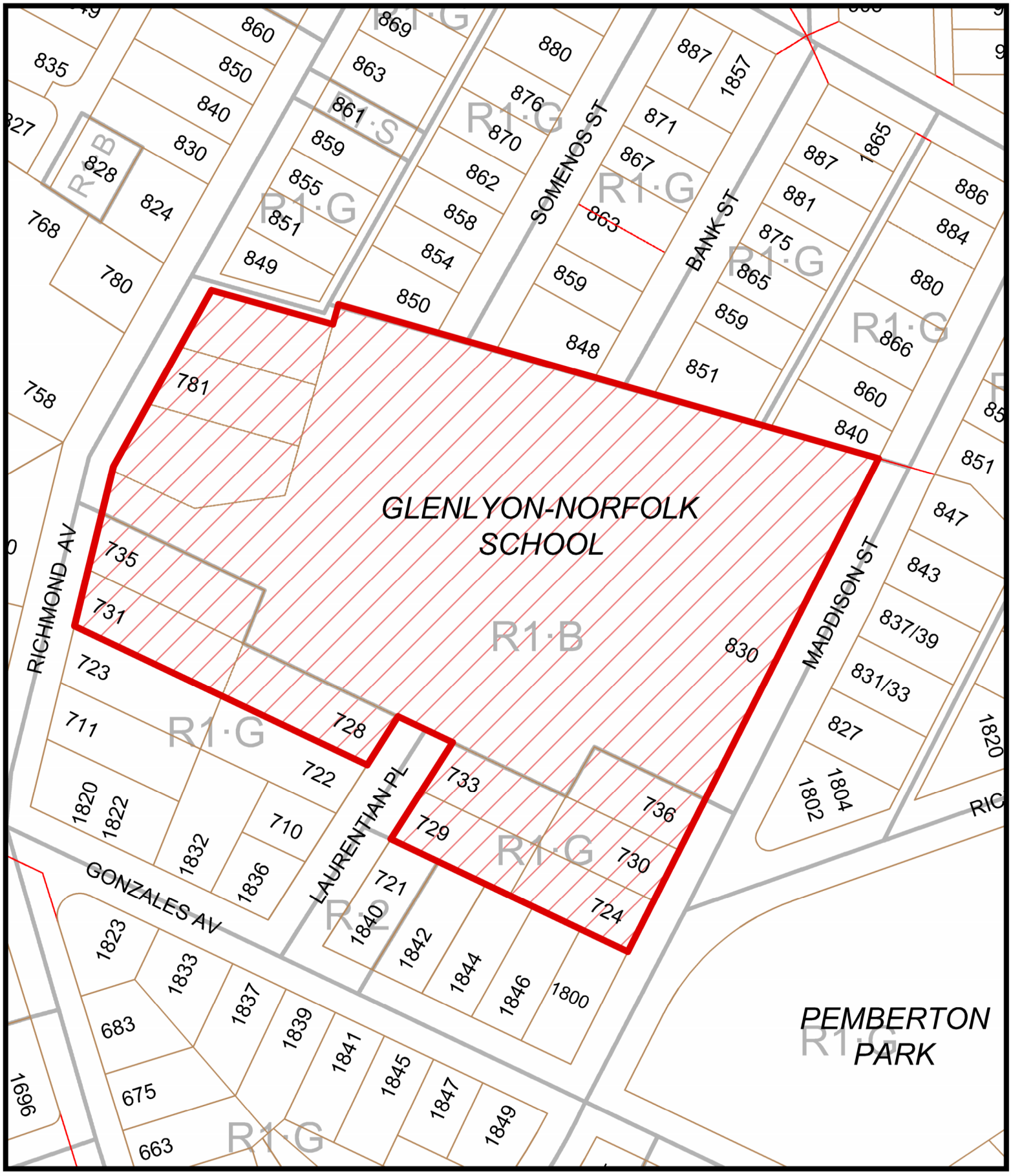
Patrick Carroll Senior Planner Development Services Division	Karen Hoese, Director Planning and Development Department

Report accepted and recommended by the City Manager.

List of Attachments

Attachment A	Subject Map
Attachment B	Plans date stamped December 29, 2025
Attachment C	Rezoning Booklet date stamped December 29, 2025
Attachment D	Letter from applicant to Mayor and Council dated December 29, 2025
Attachment E	Zoning Data Table
Attachment F	Enabling Legislation
Attachment G	Minutes from the November 26, 2025 Advisory Design Panel Meeting
Attachment H	Community Association Land Use Committee Comments dated January 5 2025
Attachment I	Pre-Application Consultation Comments from Online Feedback Form
Attachment J	Correspondence (Letters received from residents)

ATTACHMENT A



N

731, 735, 781 Richmond Avenue - 728, 729, 733 Laurentian Place
724, 730, 736 Maddison Street

Rezoning No.00876

CITY OF VICTORIA



GNS PEMBERTON WOODS CAMPUS RENEWAL AERIAL PERSPECTIVE



COURTYARD AND PEDESTRIAN ENTRANCE



VIEW FROM RICHMOND AVENUE

CONTACTS

OWNER

Glenlyon Norfolk School
781 Richmond Avenue
Victoria, BC

Mong Xuan Ha
Chief Financial and Operations Officer
mha@mygns.ca

APPLICANT

Randwick Consulting
457 Nelson Street
Victoria, BC

Ally Dewji
Senior Development Manager
randwickconsulting@gmail.com

ARCHITECT

Cascadia Architects
101-804 Broughton Street
Victoria, BC

Greg Damant
Architect AIBC
greg@cascadiaarchitects.ca

Peter Johannknecht
Architect AIBC
peter@cascadiaarchitects.ca

LANDSCAPE

PWL Partnership Landscape Architects
3-864 Queens Avenue
Victoria, BC

Derek Lee
Landscape Architect
dlee@pwlpartnership.com

CIVIL

J.E. Anderson & Associates
4212 Glanford Avenue
Victoria, BC

Ross Tuck
P.Eng
rtuck@jeanderson.com

LIST OF DRAWINGS

ARCHITECTURAL

A - 000	**Cover**
A - 050	**Proposed Site Plan**
A - 051	**Zoning Calculations**
A - 052	**Average Grade Building A**
A - 053	**Average Grade Building B & C**
A - 060	**Fire Access Plan**
A - 061	**Building Code Analysis**
A - 100	**Proposed Gym Level (B2)**
A - 101	**Proposed Field Level (B1)**
A - 102	**Proposed Courtyard Level (L1)**
A - 103	**Proposed Classroom Level (L2)**
A - 300	**Proposed Site Sections**

LANDSCAPE

L0.00	**Cover**
L0.01	**Design Rationale**
L0.02	**Tree Management Plan**
L1.01	**Landscape Plan**
L1.02	**Landscape Plan with Green Roof**
L2.01	**Plant List**
L2.02	**Planting Plan**
L3.01	**Rainwater Management Plan**
L4.01	**Wayfinding Plan**
L4.02	**Wayfinding Precedents**

CIVIL

C - 1	**Title Sheet**
C - 2	**Frontage West**
C - 3	**Frontage East**
C - 4	**Onsite South**
C - 5	**Onsite North**

CITY OF VICTORIA
Revisions
Received Date:
December 29, 2025

GLENLYON NORFOLK SCHOOL

PW CAMPUS RENEWAL

December 10, 2025

Date	Revision
December 10, 2025	4 Sept. 30, 2025
Project # 2208	Sheet # A - 000

REGISTERED ARCHITECT
GREGORY L.C. DAMANT
BRITISH COLUMBIA
2026-12-11

CASCADIA ARCHITECTS INC
1060 Meares Street
Victoria BC V8V 3J6 Canada
250.590.3223
cascadiaarchitects.ca

Copyright reserved. These drawings and the design contained therein or which may be inferred therefrom are, and at all times remain, the exclusive property of Cascadia Architects Inc. Cascadia Architects holds the copyright and ownership in the said drawings, which cannot be used for any purpose without the express written consent of Cascadia Architects.

PRELIMINARY ZONING DATA

EXISTING ZONE	R-1 B/ R1-G	
PROPOSED USE	INSTITUTIONAL / RESIDENTIAL	
REGULATORY CONDITIONS	ALLOWABLE	PROVIDED
SITE AREA	>460	34,133.5 m²
SCHOOL GROSS FLOOR AREA	-	+/- 15,650 m²
HOUSING GROSS FLOOR AREA	-	+/- 1,400 m²
TOTAL GROSS FLOOR AREA	<300 m²	+/- 17,050** m²
BUILDING HEIGHT (BUILDING A)	<11 m	+/- 14.85 m
BUILDING HEIGHT (BUILDING B)	<11 m	+/- 10.65 m
BUILDING HEIGHT (BUILDING C)	<11 m	+/- 9.47 m
BUILDING HEIGHT (MAX. STOREYS)	<11 m	3 STOREYS*
BASED ON GOVERNING SETBACKS & REGULATIONS IN R1-G ZONE **MINIMUM SETBACKS** NORTH (SIDE)	28 m	+/- 6 m
EAST (REAR)	74 m	+/- 11 m
SOUTH (SIDE)	28 m	+/- 12.5 m
WEST (FRONT)	7.5 m	+/- 9.3 m
EXTERIOR OPEN SPACE	>50%	+/- 65%
FLOOR SPACE RATIO (FSR)	0.5 - 1	0.5 - 1**
SITE COVERAGE	<30%	25%
PARKING	REQUIRED	PROVIDED
VEHICLES	**182 total**	**+/-182** (101 srf + 81 u/g) Per Schedule C
BICYCLES		
LONG TERM	9 School 20 Housing **29 Total**	38 School 32 Housing **70 Total**
SHORT TERM	112 School 6 Housing **118 Total**	112 School 6 Housing **118 Total**
RESIDENTIAL USE DETAILS		
TOTAL NUMBER OF UNITS		16 UNITS
UNIT TYPE		8 (+/- 57m²) - 1 BD UNITS 8 (+/- 106m²) - 2/3 BD UNITS
GROUND-ORIENTATED UNITS		16 UNITS
MINIMUM UNIT FLOOR AREA		+/- 57m²

* SUBJECT TO DEFINITION OF FIRST STOREY
** PHASE 3 GOVERNS FLOOR AREA & FSR, REFER TO PHASING DOCUMENT



NO.	DESCRIPTION	DATE
5	Rezoning Rev 3	Dec. 10, 2025
4	Rezoning Rev 2	Sept. 30, 2025
3	Rezoning Rev1	April 4, 2025
2	Rezoning Application	August 1, 2024
1	Development Tracker Application	May 3, 2024

CASCADIA ARCHITECTS INC

Copyright reserved. These drawings and the design contained therein or which may be inferred therefrom are, and at all times remain, the exclusive property of Cascadia Architects Inc. Cascadia Architects holds the copyright and ownership in the said drawings, which cannot be used for any purpose without the express written consent of Cascadia Architects.

PW CAMPUS RENEWAL

GLENLYON NORFOLK SCHOOL

Sheet Name: Proposed Site Plan

Date: December 10, 2025

Scale: As indicated

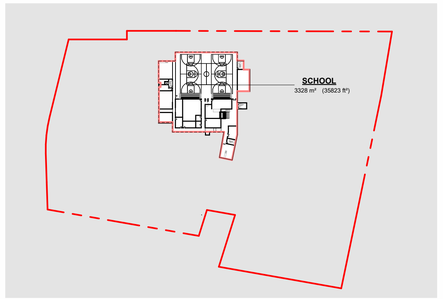
Project #: 2208

Revision: Dec. 10, 2025 — 5

Sheet #: A - 050

REGISTERED ARCHITECT GREGORY L.F. DAMANT BRITISH COLUMBIA 2025-12-11

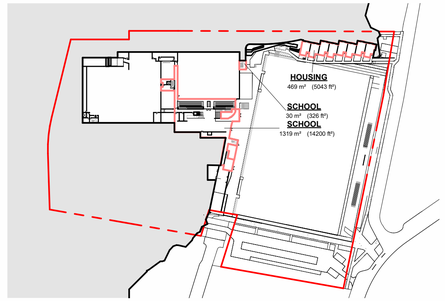
12/10/2025 5:14:16 PM



1 A - 051

GFA GYM LEVEL

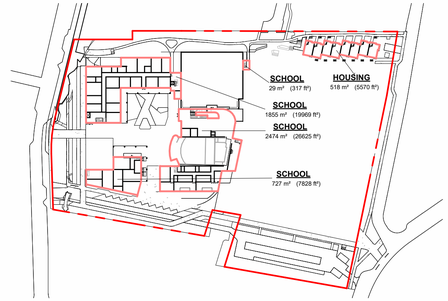
SCALE = 1 : 2000



2 A - 052

GFA PARKADE LEVEL

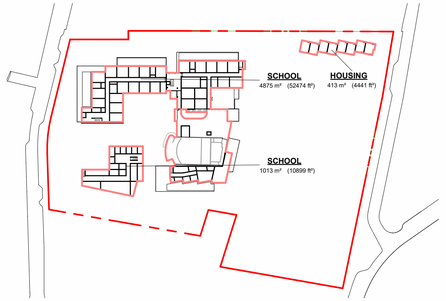
SCALE = 1 : 2000



3 A - 051

GFA THEATRE LEVEL

SCALE = 1 : 2000

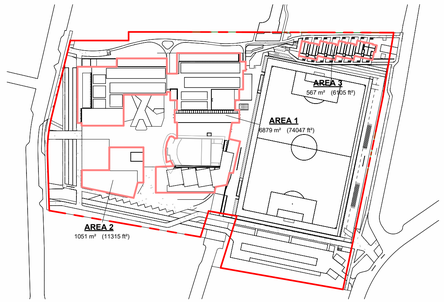


4 A - 051

GFA LEVEL 2

SCALE = 1 : 2000

Area Schedule (CoV Gross Floor Area (Revised))		
Level	Name	Area
SCHOOL		
Level 2	SCHOOL	4875.00 m²
Level 2	SCHOOL	1012.51 m²
Theatre Level	SCHOOL	1855.15 m²
Theatre Level	SCHOOL	2473.56 m²
Theatre Level	SCHOOL	29.41 m²
Theatre Level	SCHOOL	727.25 m²
Parkade Level	SCHOOL	1319.20 m²
Parkade Level	SCHOOL	30.30 m²
Gym Level	SCHOOL	3328.08 m²
SCHOOL: 9		15650.45 m²
HOUSING		
Level 2	HOUSING	412.55 m²
Theatre Level	HOUSING	517.51 m²
Parkade Level	HOUSING	468.53 m²
HOUSING: 3		1398.59 m²
		17049.04 m²
		/34,133.5 = **0.49**

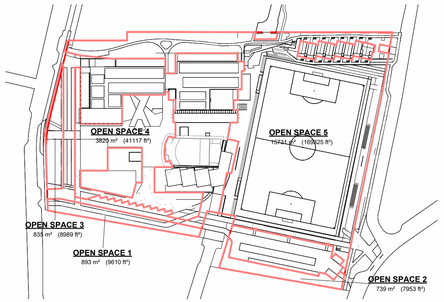


5 A - 051

SITE COVERAGE

SCALE = 1 : 2000

Area Schedule (CoV Site Coverage)	
Name	Area
AREA 1	6879.23 m²
AREA 3	567.20 m²
AREA 2	1051.22 m²
Grand total: 3	8497.65 m²
	/34,133.5 = **0.249**

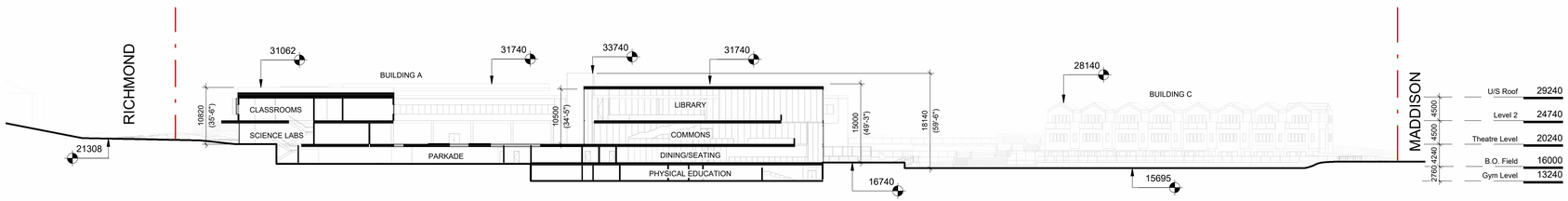


7 A - 051

OPEN SPACE

SCALE = 1 : 2000

Area Schedule (CoV Open Space)	
Name	Area
OPEN SPACE 1	892.80 m²
OPEN SPACE 2	738.84 m²
OPEN SPACE 3	835.14 m²
OPEN SPACE 4	3819.89 m²
OPEN SPACE 5	15730.78 m²
Grand total: 5	22017.45 m²
	/34,133.5 = **0.645**



6 A120

Geodetic Height Diagram Key Section

SCALE = 1 : 500

NO.	DESCRIPTION	DATE
3	Rezoning Rev1	April 4, 2025
2	Rezoning Application	August 1, 2024
1	Development Tracker Application	May 3, 2024

CASCADIA ARCHITECTS INC

Copyright reserved. These drawings and the design contained therein or which may be inferred therefrom are, and at all times remain, the exclusive property of Cascadia Architects Inc. Cascadia Architects holds the copyright and ownership in the said drawings, which cannot be used for any purpose without the express written consent of Cascadia Architects.

PW CAMPUS RENEWAL

GLENLYON NORFOLK SCHOOL

Sheet Name

Zoning Calculations

Date: December 10, 2025

Scale: As indicated

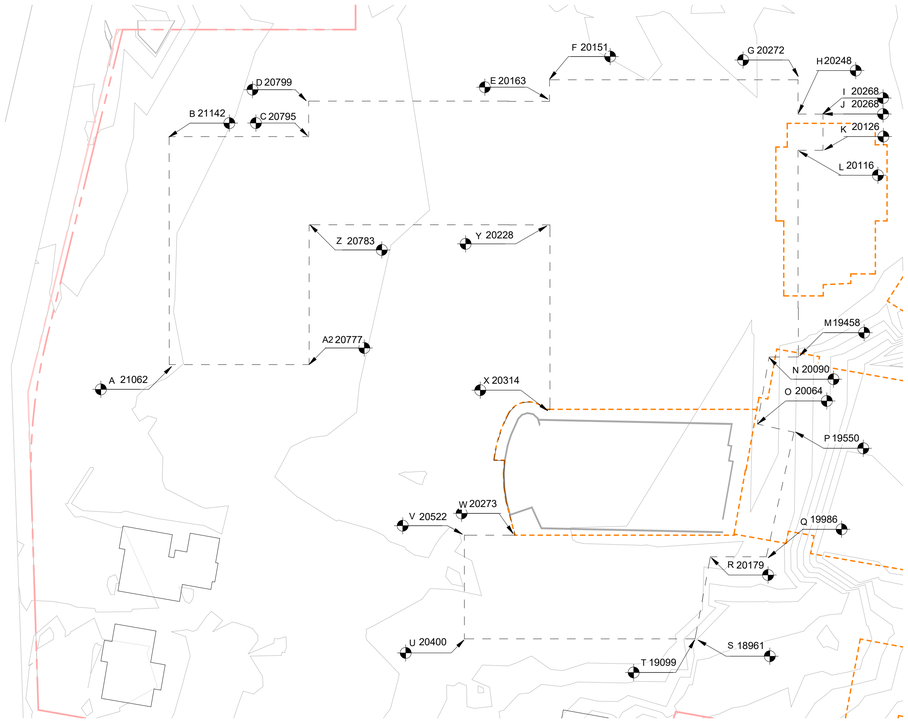
Project #: 2208

Revision: 3 — April 4, 2025

REGISTERED ARCHITECT — GREGORY L.F. DIMANT — 2025-12-11 — BRITISH COLUMBIA

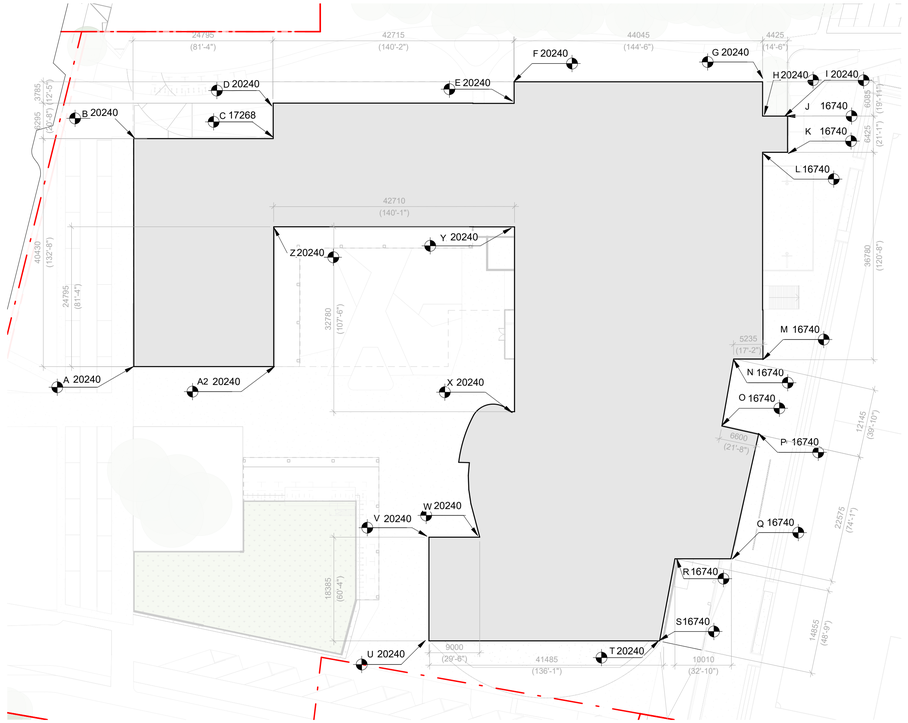
Sheet #: A - 051

C:\Users\andy\Documents\2208 - CNS - Pemberton Woods Phase 1 Env_Field 2024_andy@cascadiaarchitects.co.rvt



1 Natural Grade Building A

SCALE = 1 : 500

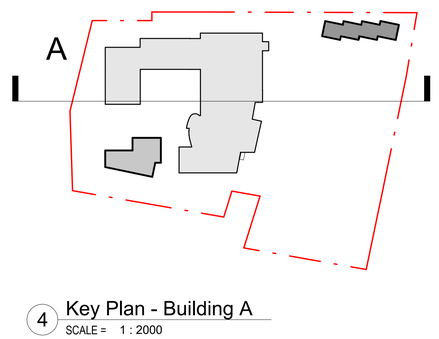


2 Average Grade Proposed Building A

SCALE = 1 : 500

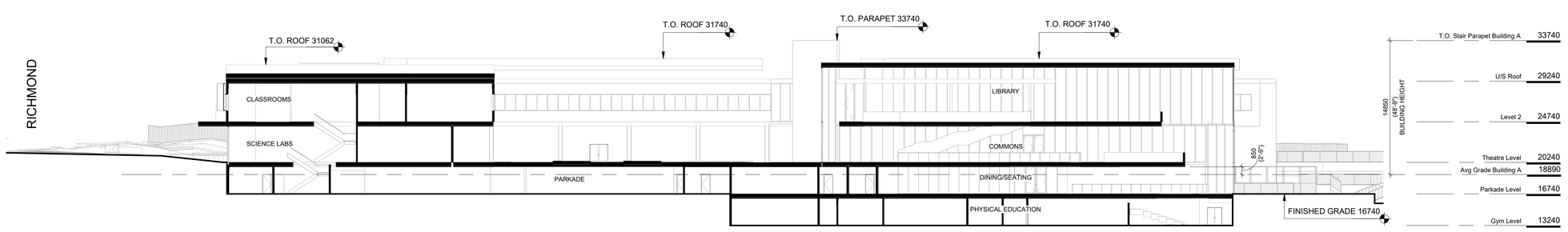
AVERAGE GRADE
BUILDING A

POINTS	GRADE OF EACH POINT	POINTS	DISTANCE BETWEEN POINTS	POINT (A+B/2)DISTANCE BETWEEN POINTS
A	20240	A-B	40430	818,303,200
B	20240	B-C	24795	501,850,800
C	20240	C-D	6295	127,410,800
D	20240	D-E	42780	864,220,170
E	20163	E-F	3785	76,294,245
F	20151	F-G	44045	889,510,798
G	20240	G-H	6085	123,160,400
H	20240	H-I	4425	89,562,000
I	20240			
J	16740	J-K	6425	107,554,500
K	16740	K-L	4425	74,074,500
L	16740	L-M	36780	615,697,200
M	16740	M-N	5235	87,633,900
N	16740	N-O	12145	203,307,300
O	16740	O-P	6600	110,484,000
P	16740	P-Q	22575	377,905,500
Q	16740	Q-R	10010	167,567,400
R	16740	R-S	14855	248,672,700
S	16740			
T	19099	T-U	41485	815,989,208
U	20240	U-V	18320	370,796,800
V	20240	V-W	9000	182,160,000
W	20240	W-X	29630	599,711,200
X	20240	X-Y	32780	663,270,520
Y	20228	Y-Z	42620	862,373,080
Z	20240	Z-A	24795	501,850,800
A2	20240	B-A	24795	250,925,400
			515115	**9,730,286,420** / **18,890**



4 Key Plan - Building A

SCALE = 1 : 2000



3 Height Diagram Building A

SCALE = 1 : 250

NO.	DESCRIPTION	DATE
3	Rezoning Rev1	April 4, 2025
2	Rezoning Application	August 1, 2024
1	Development Tracker Application	May 3, 2024

CASCADIA ARCHITECTS INC

Copyright reserved. These drawings and the design contained therein or which may be inferred therefrom are, and at all times remain, the exclusive property of Cascadia Architects Inc. Cascadia Architects holds the copyright and ownership in the said drawings, which cannot be used for any purpose without the express written consent of Cascadia Architects.

PW CAMPUS RENEWAL

GLENLYON NORFOLK SCHOOL

Sheet Name
Average Grade Building A

Date
December 10, 2025

Scale
As indicated

Project #
2208

Revision
April 4, 2025
3

REGISTERED ARCHITECT GREGORY L.F. CASCADIA BRITISH COLUMBIA 2025-12-11

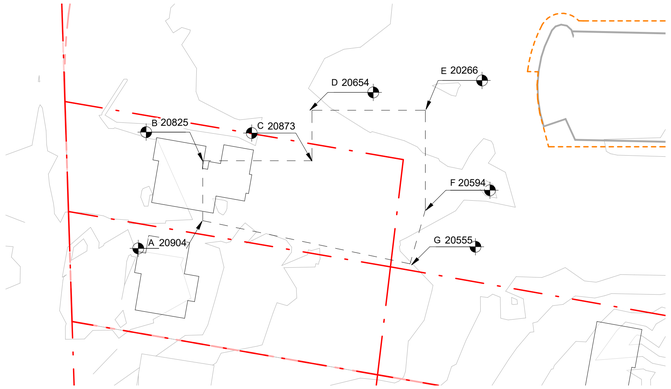
Sheet #
A - 052

C:\Users\andy\Documents\2208 - GNS - Pemberton Woods Phase 1 Elev_Field 2025_andy@cascadiaarchitects.com.rvt

12/10/2025 5:14:31 PM

AVERAGE GRADE
BUILDING B

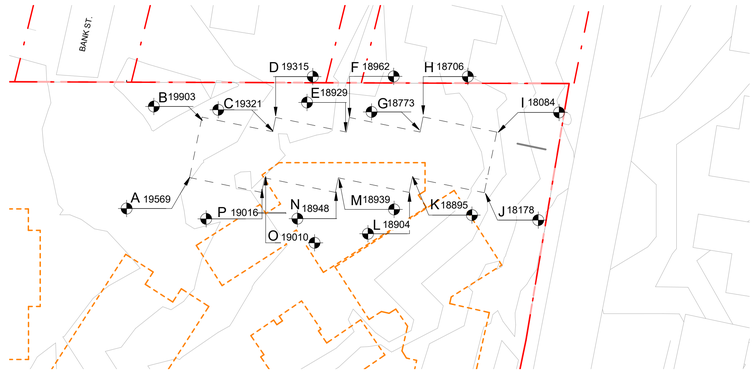
POINTS	GRADE OF EACH POINT	POINTS	DISTANCE BETWEEN	POINT
A	20240	A-B	10540	213329600
B	20240	B-C	19420	393060800
C	20240	C-D	8975	181654000
D	20240	D-E	19900	402776000
E	20240	E-F	17390	351973600
F	20240	F-G	9980	201995200
G	20240	G-A	37490	758797600
			123695	**2503586800**	**20240**



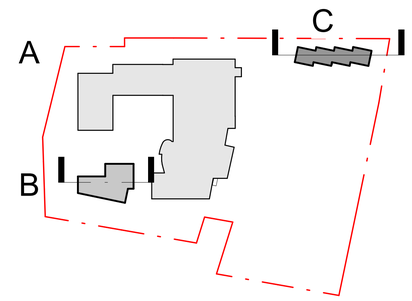
1 Natural Average Grade Building B
SCALE = 1 : 500

AVERAGE GRADE
Townhouses, Building C

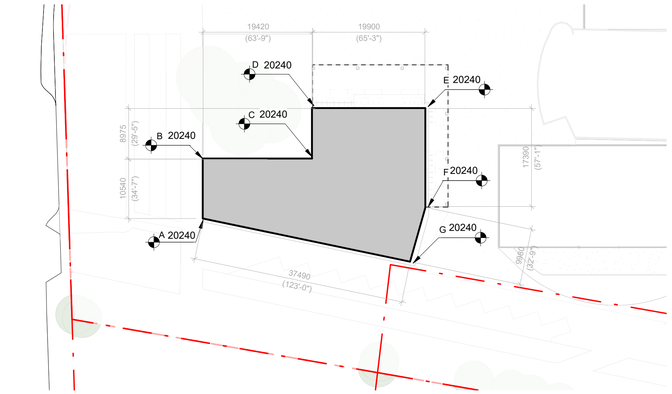
POINTS	GRADE OF EACH POINT	POINTS	DISTANCE BETWEEN POINTS	POINT (A+B/2)DISTANCE BETWEEN POINTS
A	16740	A-B	11040	197676720
B	19071	B-C	12795	243667980
C	19017	C-D	2655	50515372.5
D	19262	D-E	12800	244396800
E	18925	E-F	2625	49701750
F	18943	F-G	12785	241093137.5
G	18772	G-H	2665	499460997.5
H	18711	H-I	13905	255441892.5
I	18030	I-J	11105	193060425
J	16740	J-K	13610	227831400
K	16740	K-L	2655	44444700
L	16740	L-M	12825	214690500
M	16740	M-N	2645	44277300
N	16740	N-O	12790	214104600
O	16740	O-P	2670	44695800
P	16740	P-A	13055	218540700
			142625	**2534385085**	**17,770**



2 Natural Average Grade Building C
SCALE = 1 : 500



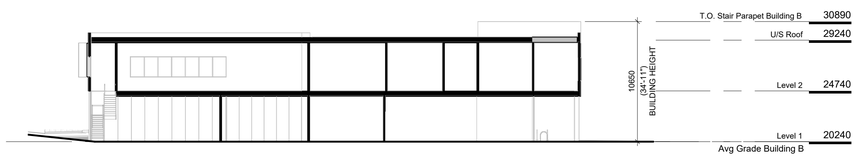
8 Key Plan - Main Building Plan
SCALE = 1 : 2000



3 Average Grade Proposed Building B
SCALE = 1 : 500



4 Proposed Average Grade Building C
SCALE = 1 : 500



5 Height Diagram Building B
SCALE = 1 : 250



6 Height Diagram Building C
SCALE = 1 : 250

3	Rezoning Rev1	April 4, 2025
2	Rezoning Application	August 1, 2024
1	Development Tracker Application	May 3, 2024
NO.	DESCRIPTION	DATE

CASCADIA ARCHITECTS INC

Copyright reserved. These drawings and the design contained therein or which may be inferred therefrom are, and at all times remain, the exclusive property of Cascadia Architects Inc. Cascadia Architects holds the copyright and ownership in the said drawings, which cannot be used for any purpose without the express written consent of Cascadia Architects.

PW CAMPUS RENEWAL

GLENLYON NORFOLK SCHOOL

Sheet Name
Average Grade Building B & C

Date
December 10, 2025

Scale
As indicated

Project #
2208

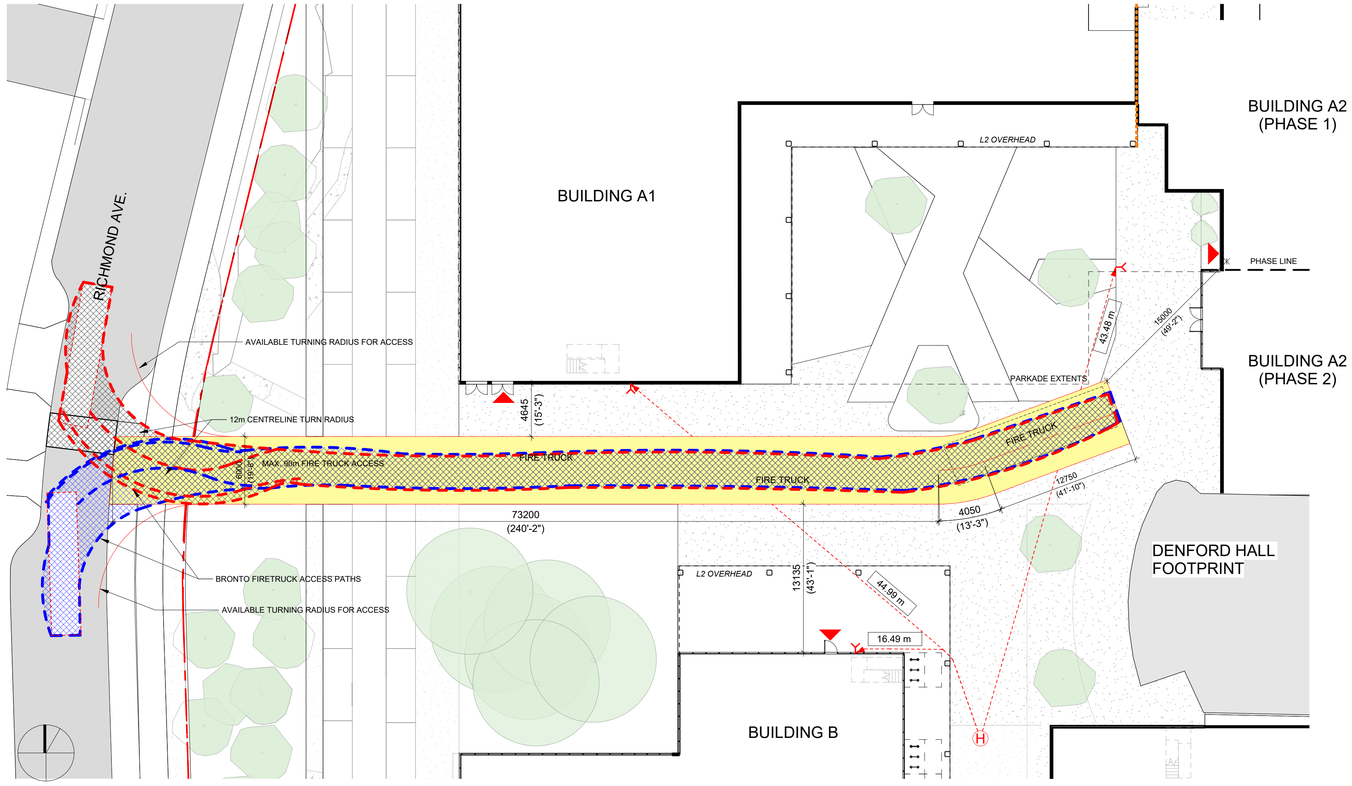
Revision
April 4, 2025
3

REGISTERED ARCHITECT
GREGORY LE DAIN
2025-12-11
BRITISH COLUMBIA

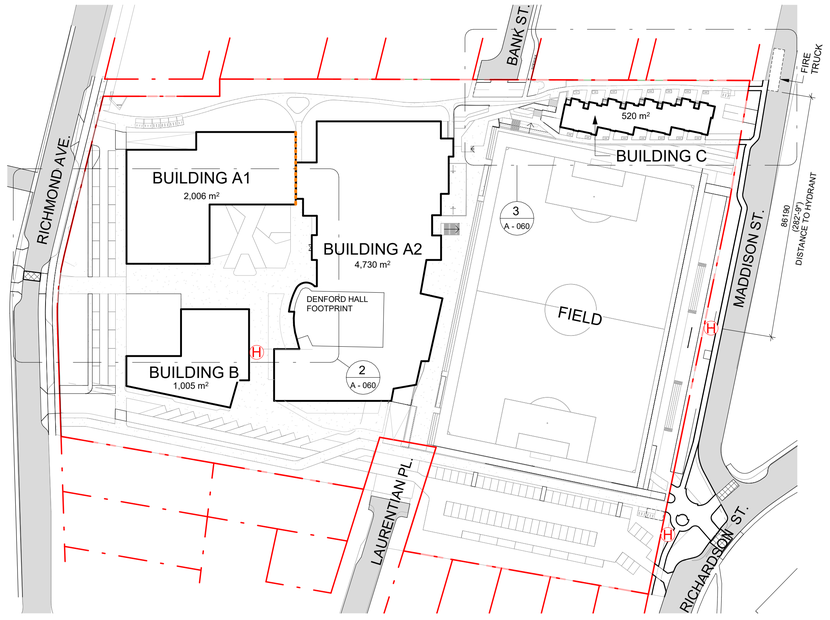
Sheet #
A - 053

12/10/2025 5:14:35 PM

C:\Users\wdy\Documents\2208 - GNS - Pemberton Woods Phase 1 Rev_Feb 2024_wdy@cascadiaarchitects.ca.rvt



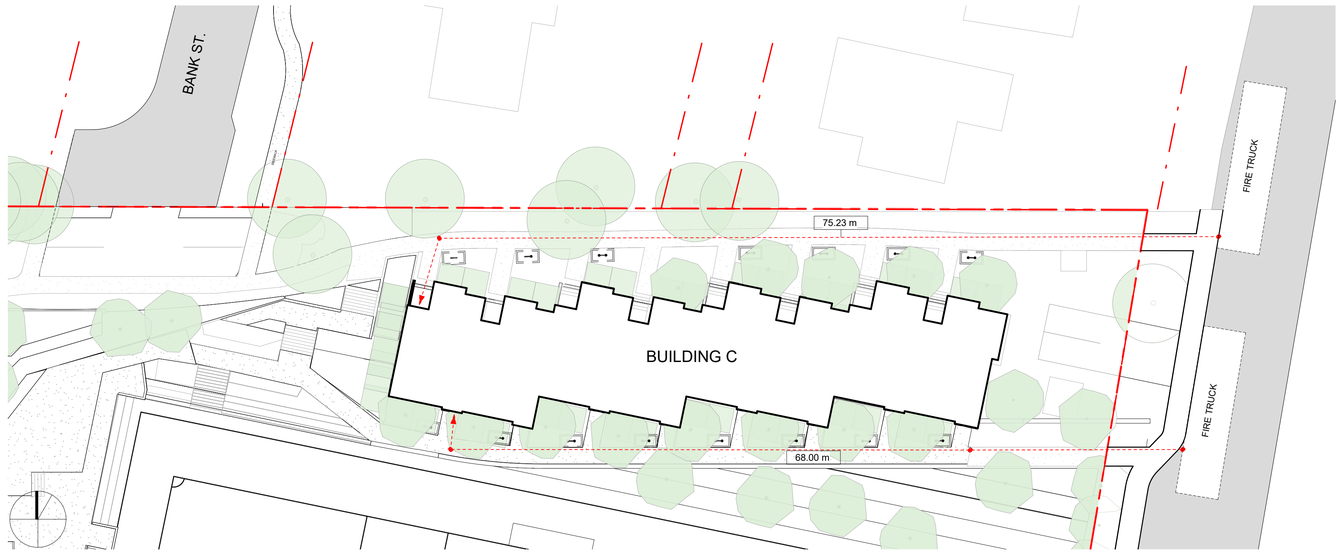
2 Fire Access Plan - Building A and B
SCALE = 1 : 250



1 Code Key Plan - Fire Access
SCALE = 1 : 1000

FIRE ACCESS PLAN LEGEND

- PRINCIPAL ENTRANCE
- FIRE DEPARTMENT CONNECTION
- EXISTING FIRE HYDRANT
- FIRE ACCESS ROUTE
- FIRE FIGHTER PATH OF TRAVEL
- 2 HR FIRE WALL



3 Fire Access Plan - Building C
SCALE = 1 : 250

NO.	DESCRIPTION	DATE
4	Rezoning Rev 2	Sept. 30, 2025
3	Rezoning Rev1	April 4, 2025
2	Rezoning Application	August 1, 2024
1	Development Tracker Application	May 3, 2024

CASCADIA ARCHITECTS INC

Copyright reserved. These drawings and the design contained therein or which may be inferred therefrom are, and at all times remain, the exclusive property of Cascadia Architects Inc. Cascadia Architects holds the copyright and ownership in the said drawings, which cannot be used for any purpose without the express written consent of Cascadia Architects.

PW CAMPUS RENEWAL

GLENLYON NORFOLK SCHOOL

Sheet Name: Fire Access Plan

Date: December 10, 2025

Scale: As indicated

Project #: 2208

Revision: Sept. 30, 2025 — 4

Sheet #: A - 060

REGISTERED ARCHITECT GREGORY L.F. DAMANT BRITISH COLUMBIA 2025-12-11

12/10/2025 5:14:39 PM

BUILDING A1 - BUILDING CODE ANALYSIS

PROJECT TYPE	NEW CONSTRUCTION ✓ RENOVATION ☐ ADDITION ☐	
GOVERNING BUILDING CODE	2024 BC BUILDING CODE PART 3	
MAJOR OCCUPANCIES	A1 ☐ A2 ✓ A3 ☐ A4 ☐ B1 ☐ B2 ☐ C ☐ D ☐ E ☐ F1 ☐ F2 ☐ F3 ☐	3.1.2.1.
BUILDING AREA	2006 m² (Outside face of Exterior Walls)	Div A 1.4.1.2.
GRADE	20.4 m	Div A 1.4.1.2.
BUILDING HEIGHT (STOREYS, m)	2 STOREYS ABOVE GRADE 1 STOREYS BELOW GRADE	Div A 1.4.1.2.

BUILDING FIRE SAFETY & CONSTRUCTION CLASSIFICATION

CLASSIFICATION	3.2.2.93 - EMTC, GROUP A2, UP TO 6 STOREYS, SPRINKLERED, or 3.2.2.24 - NONCOMBUSTIBLE, UP TO 6 STOREYS, SPRINKLERED, or 3.2.2.26 - COMBUSTIBLE, UP TO 2 STOREYS, SPRINKLERED	*3.2.2.93 for Group A2 **3.2.2.26 for combustible construction
MAXIMUM BUILDING AREA	7200 m²* or 2400 m²**	
NUMBER OF STREETS FACING	1	3.2.2.10
CONSTRUCTION TYPES PERMITTED	COMBUSTIBLE ✓ NON - COMBUSTIBLE ✓ EMTC ✓	Dependent on classifcation selected
FIRE ALARM SYSTEM	YES NO	3.2.4.1
STANDPIPE SYSTEM	YES NO	3.2.5.8
HIGH BUILDING	YES NO	3.2.6.1
INTERCONNECTED FLOOR SPACE	YES NO	3.2.8.

BUILDING A2 - BUILDING CODE ANALYSIS

PROJECT TYPE	NEW CONSTRUCTION ✓ RENOVATION ☐ ADDITION ☐	
GOVERNING BUILDING CODE	2024 BC BUILDING CODE PART 3	
MAJOR OCCUPANCIES	A1 ☐ A2 ✓ A3 ☐ A4 ☐ B1 ☐ B2 ☐ C ☐ D ☐ E ☐ F1 ☐ F2 ☐ F3 ☐	3.1.2.1.
BUILDING AREA	4730 m² (Outside face of Exterior Walls)	Div A 1.4.1.2.
GRADE	16.7 m	Div A 1.4.1.2.
BUILDING HEIGHT (STOREYS, m)	3 STOREYS ABOVE GRADE 1 STOREYS BELOW GRADE	Div A 1.4.1.2.

BUILDING FIRE SAFETY & CONSTRUCTION CLASSIFICATION

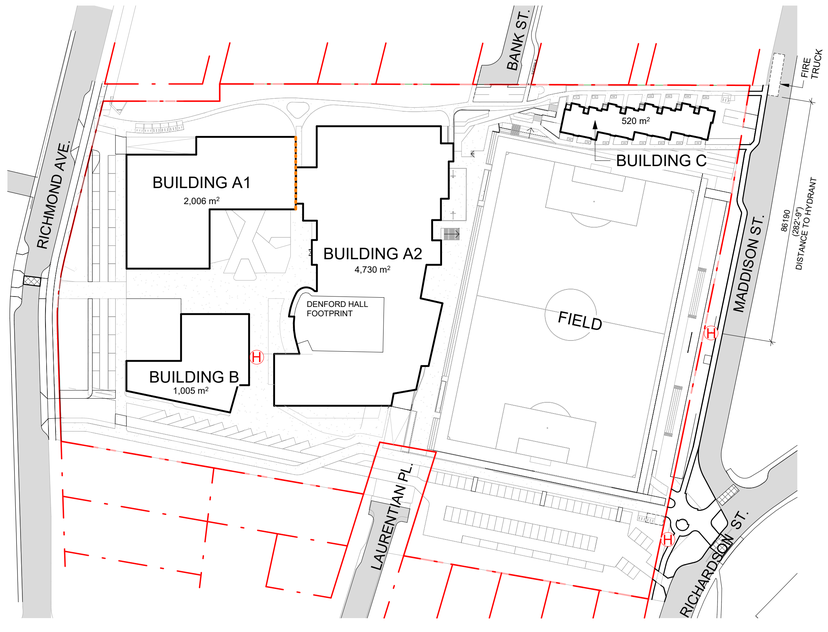
CLASSIFICATION	3.2.2.93 - EMTC, GROUP A2, UP TO 6 STOREYS, SPRINKLERED, or 3.2.2.24 - NONCOMBUSTIBLE, UP TO 6 STOREYS, SPRINKLERED	
MAXIMUM BUILDING AREA	7200 m²*	*3.2.2.93 for Group A2
NUMBER OF STREETS FACING	1	3.2.2.10
CONSTRUCTION TYPES PERMITTED	COMBUSTIBLE ☐ NON - COMBUSTIBLE ✓ EMTC ✓	Dependent on classifcation selected
FIRE ALARM SYSTEM	YES NO	3.2.4.1
STANDPIPE SYSTEM	YES NO	3.2.5.8
HIGH BUILDING	YES NO	3.2.6.1
INTERCONNECTED FLOOR SPACE	YES NO	3.2.8.

BUILDING B - BUILDING CODE ANALYSIS

PROJECT TYPE	NEW CONSTRUCTION ✓ RENOVATION ☐ ADDITION ☐	
GOVERNING BUILDING CODE	2024 BC BUILDING CODE PART 3	
MAJOR OCCUPANCIES	A1 ☐ A2 ✓ A3 ☐ A4 ☐ B1 ☐ B2 ☐ C ☐ D ☐ E ☐ F1 ☐ F2 ☐ F3 ☐	3.1.2.1.
BUILDING AREA	1005 m² (Outside face of Exterior Walls)	Div A 1.4.1.2.
GRADE	20.4 m	Div A 1.4.1.2.
BUILDING HEIGHT (STOREYS, m)	2 STOREYS ABOVE GRADE 0 STOREYS BELOW GRADE	Div A 1.4.1.2.

BUILDING FIRE SAFETY & CONSTRUCTION CLASSIFICATION

CLASSIFICATION	3.2.2.93 - EMTC, GROUP A2, UP TO 6 STOREYS, SPRINKLERED, or 3.2.2.26 - GROUP A2, UP TO 2 STOREYS, INCREASED AREA, SPRINKLERED	*3.2.2.93 for Group A2 **3.2.2.26 for combustible construction
MAXIMUM BUILDING AREA	7200 m²* or 2400 m²**	
NUMBER OF STREETS FACING	1	3.2.2.10
CONSTRUCTION TYPES PERMITTED	COMBUSTIBLE ✓ NON - COMBUSTIBLE ✓ EMTC ✓	Dependent on classifcation selected
FIRE ALARM SYSTEM	YES NO	3.2.4.1
STANDPIPE SYSTEM	YES NO	3.2.5.8
HIGH BUILDING	YES NO	3.2.6.1
INTERCONNECTED FLOOR SPACE	YES NO	3.2.8.



1 Code Key Plan
SCALE = 1 : 1000

BUILDING C - BUILDING CODE ANALYSIS

PROJECT TYPE	NEW CONSTRUCTION ✓ RENOVATION ☐ ADDITION ☐	
GOVERNING BUILDING CODE	2024 BC BUILDING CODE PART 9	
MAJOR OCCUPANCIES	A1 ☐ A2 ☐ A3 ☐ A4 ☐ B1 ☐ B2 ☐ C ✓ D ☐ E ☐ F1 ☐ F2 ☐ F3 ☐	9.10.2.1
BUILDING AREA	520 m² (Outside face of Exterior Walls)	Div A 1.4.1.2.
GRADE	16.7 m	Div A 1.4.1.2.
BUILDING HEIGHT (STOREYS, m)	3 STOREYS ABOVE GRADE 0 STOREYS BELOW GRADE	Div A 1.4.1.2.

BUILDING FIRE SAFETY & CONSTRUCTION CLASSIFICATION

FIRE ALARM SYSTEM	YES NO	9.10.18.2 (5)
SPRINKLERED	YES NO	

NO.	DESCRIPTION	DATE
3	Rezoning Rev1	April 4, 2025
2	Rezoning Application	August 1, 2024
1	Development Tracker Application	May 3, 2024

CASCADIA ARCHITECTS INC

Copyright reserved. These drawings and the design contained therein or which may be inferred therefrom are, and at all times remain, the exclusive property of Cascadia Architects Inc. Cascadia Architects holds the copyright and ownership in the said drawings, which cannot be used for any purpose without the express written consent of Cascadia Architects.

PW CAMPUS RENEWAL

GLENLYON NORFOLK SCHOOL

Sheet Name
Building Code Analysis

Date
December 10, 2025

Scale
As indicated

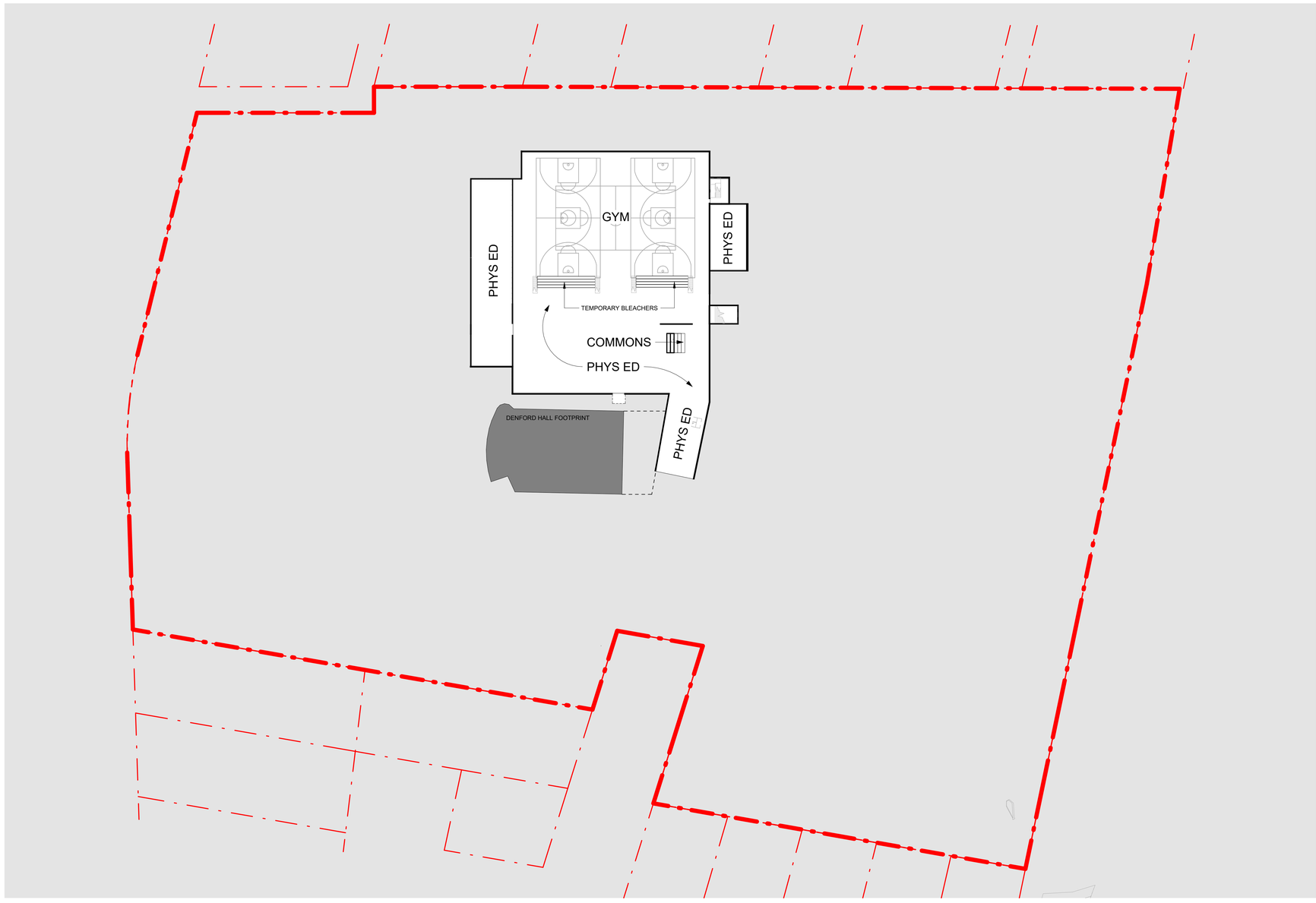
Project #
2208

REGISTERED ARCHITECT GREGORY L-E DAVIS BRITISH COLUMBIA 2025.12.11

Revision
April 4, 2025
3

Sheet #
A - 061

C:\Users\andy\Documents\2208 - GNS - Pemberton Woods Phase 1 Elev_Field 2024_andy@cascadiaarchitects.ca.rvt
12/10/2025 5:14:43 PM



NO.	DESCRIPTION	DATE
3	Rezoning Rev1	April 4, 2025
2	Rezoning Application	August 1, 2024
1	Development Tracker Application	May 3, 2024

Copyright reserved. These drawings and the design contained therein or which may be inferred therefrom are, and at all times remain, the exclusive property of Cascadia Architects Inc. Cascadia Architects holds the copyright and ownership in the said drawings, which cannot be used for any purpose without the express written consent of Cascadia Architects.

PW CAMPUS RENEWAL

GLENLYON NORFOLK SCHOOL

Sheet Name
Proposed Gym Level (B2)

Date: December 10, 2025

Scale: 1 : 500

Project #: 2208

REGISTERED ARCHITECT GREGORY L.E. DAMANT 2025.12.11 BRITISH COLUMBIA

Revision: April 4, 2025 — 3

Sheet #: A - 100

12/10/2025 5:14:43 PM

C:\Users\andy\Documents\2208 - GNS - Pemberton Woods Phase I Elev_Field 2024_andy@cascadiaarchitects.rvt



NO.	DESCRIPTION	DATE
5	Rezoning Rev 3	Dec. 10, 2025
3	Rezoning Rev1	April 4, 2025
2	Rezoning Application	August 1, 2024
1	Development Tracker Application	May 3, 2024

CASCADIA ARCHITECTS INC

Copyright reserved. These drawings and the design contained therein or which may be inferred therefrom are, and at all times remain, the exclusive property of Cascadia Architects Inc. Cascadia Architects holds the copyright and ownership in the said drawings, which cannot be used for any purpose without the express written consent of Cascadia Architects.

PW CAMPUS RENEWAL

GLENLYON NORFOLK SCHOOL

Sheet Name
Proposed Field Level (B1)

Date
December 10, 2025

Scale
1 : 500

Project #
2208

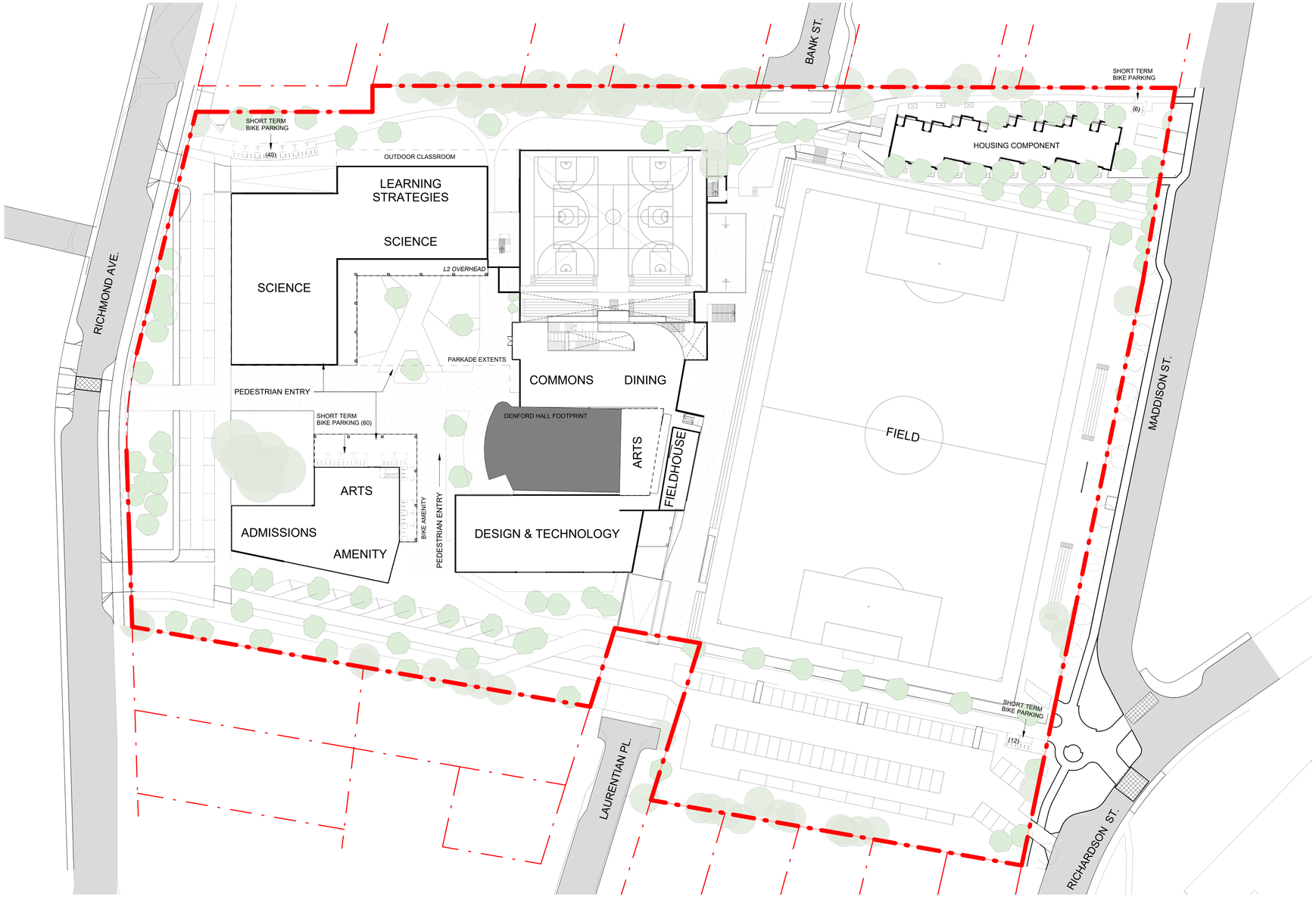
REGISTERED ARCHITECT GREGORY L-E. DAMANT BRITISH COLUMBIA 2025-12-11

Revision
Dec. 10, 2025
5

Sheet #
A - 101

12/10/2025 5:14:44 PM

C:\Users\andy\Documents\2208 - GNS - Pemberton Woods Phase I Rev_Field 2024_andy@cascadiaarchitects.ca.rvt



NO.	DESCRIPTION	DATE
3	Rezoning Rev1	April 4, 2025
2	Rezoning Application	August 1, 2024
1	Development Tracker Application	May 3, 2024

CASCADIA ARCHITECTS INC

Copyright reserved. These drawings and the design contained therein or which may be inferred therefrom are, and at all times remain, the exclusive property of Cascadia Architects Inc. Cascadia Architects holds the copyright and ownership in the said drawings, which cannot be used for any purpose without the express written consent of Cascadia Architects.

PW CAMPUS RENEWAL

GLENLYON NORFOLK SCHOOL

Sheet Name
Proposed Courtyard Level (L1)

Date
December 10, 2025

Scale
1 : 500

Project #
2208

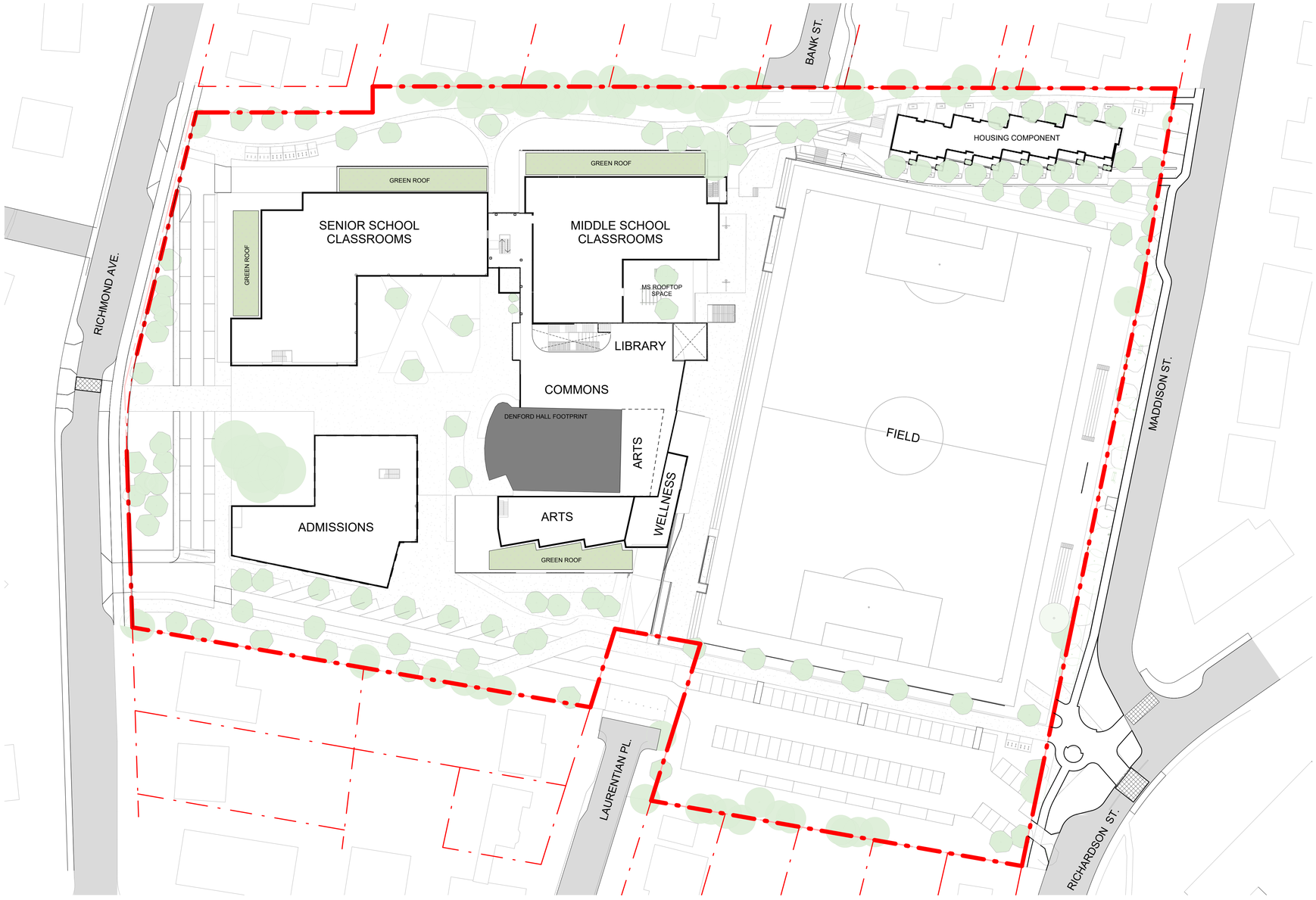
REGISTERED ARCHITECT
GREGORY L.F. CASCADIA
2025-12-11
BRITISH COLUMBIA

Revision
April 4, 2025
3

Sheet #
A - 102

12/10/2025 5:14:45 PM

C:\Users\andy\Documents\2208 - GNS - Pemberton Woods Phase 1 Env_Field 2024_andy@cascadiaarchitects.ca.rvt



NO.	DESCRIPTION	DATE
3	Rezoning Rev1	April 4, 2025
2	Rezoning Application	August 1, 2024
1	Development Tracker Application	May 3, 2024

CASCADIA ARCHITECTS INC

Copyright reserved. These drawings and the design contained therein or which may be inferred therefrom are, and at all times remain, the exclusive property of Cascadia Architects Inc. Cascadia Architects holds the copyright and ownership in the said drawings, which cannot be used for any purpose without the express written consent of Cascadia Architects.

PW CAMPUS RENEWAL

GLENLYON NORFOLK SCHOOL

Sheet Name
Proposed Classroom Level (L2)

Date
December 10, 2025

Scale
1 : 500

Project #
2208

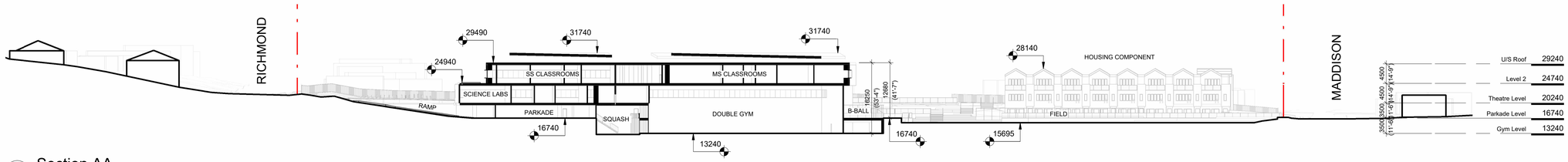
REGISTERED ARCHITECT GREGORY LEE JANAKI BRITISH COLUMBIA 2025-12-11

Revision
April 4, 2025
3

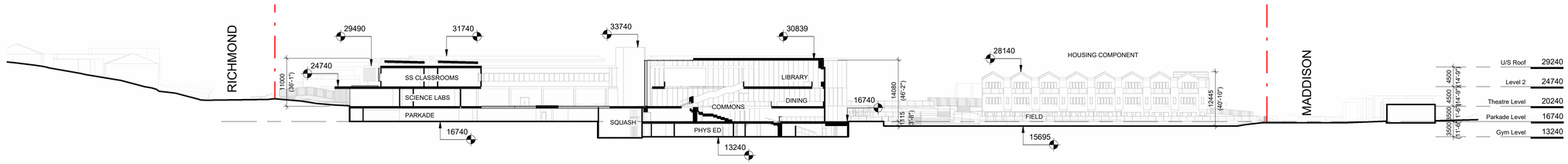
Sheet #
A - 103

12/10/2025 5:14:54 PM

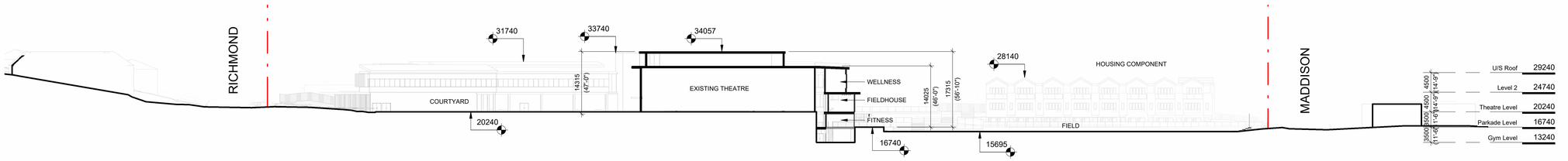
C:\Users\andy\Documents\2208 - GNS - Pemberton Woods Phase 1 Rev_Field 2024_andy@cascadiaarchitects.ca.rvt



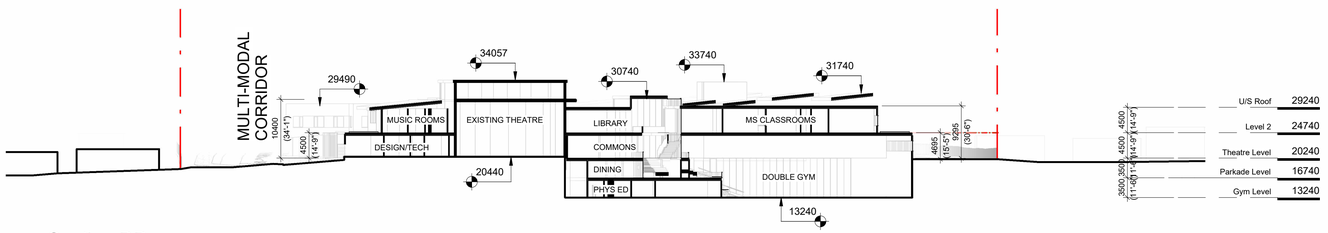
1 A120 Section AA
SCALE = 1 : 500



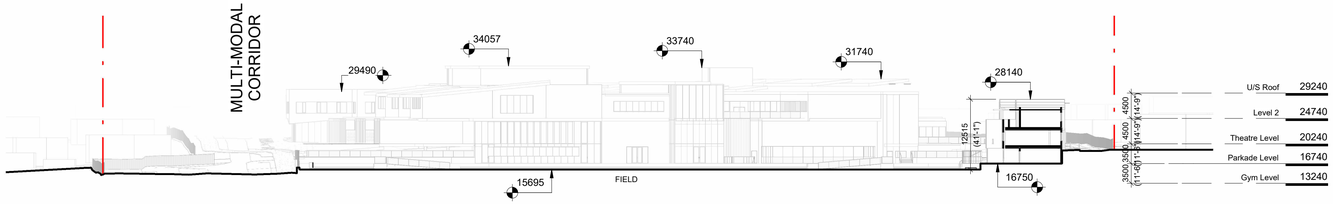
2 A120 Section BB
SCALE = 1 : 500



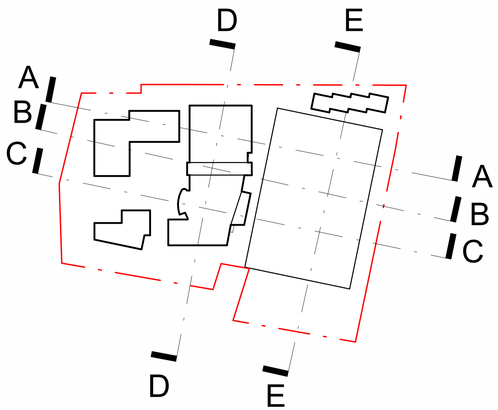
3 A120 Section CC
SCALE = 1 : 500



4 A120 Section DD
SCALE = 1 : 500



5 A120 Section EE
SCALE = 1 : 500



7 Key Plan - Site Section
SCALE = 1 : 2000

NO.	DESCRIPTION	DATE
3	Rezoning Rev1	April 4, 2025
2	Rezoning Application	August 1, 2024
1	Development Tracker Application	May 3, 2024

CASCADIA ARCHITECTS INC

Copyright reserved. These drawings and the design contained therein or which may be inferred therefrom are, and at all times remain, the exclusive property of Cascadia Architects Inc. Cascadia Architects holds the copyright and ownership in the said drawings, which cannot be used for any purpose without the express written consent of Cascadia Architects.

PW CAMPUS RENEWAL

GLENLYON NORFOLK SCHOOL

Sheet Name
Proposed Site Sections

Date
December 10, 2025

Scale
As indicated

Project #
2208

Revision
April 4, 2025
3

Sheet #
A - 300

REGISTERED ARCHITECT GREGORY L.F. DAMANT BRITISH COLUMBIA 2025-12-11

12/10/2025 5:15:06 PM



PROJECT NAME
GLENLYON NORFOLK SCHOOL RENEWAL

CIVIC ADDRESS
781 RICHMOND AVENUE, VICTORIA, BC

LEGAL ADDRESS
LEGAL LOT A, SECTION 68, VICTORIA DISTRICT, PLAN VIP57155

DRAWING CONTENTS

L0.00 COVER
L0.01 DESIGN RATIONALE
L0.02 TREE MANAGEMENT PLAN
L0.03 TREE REPLACEMENT PLAN
L1.01 LANDSCAPE PLAN
L1.02 LANDSCAPE PLAN WITH GREEN ROOF LEVEL
L2.01 PLANTING LIST
L2.02 PLANTING PLAN
L2.03. SOIL DEPTH PLAN
L3.01 RAINWATER MANAGEMENT PLAN
L4.01 WAYFINDING PLAN
L4.02 WAYFINDING PRECEDENTS
L5.01 TREE PROTECTION SECTIONS

PWL PARTNERSHIP

5th Floor, East Asiatic House
1201 West Pender St, Vancouver, BC V6E 2V2
T 604.688.6111

www.pwlpartnership.com

REVISIONS AND ISSUES

NO.	DATE	DESCRIPTION
1	2024-07-29	ISSUED FOR REZONING
2	2025-03-27	REISSUED FOR REZONING
3	2025-09-29	REISSUED FOR REZONING

PROJECT
GLENLYON NORFOLK SCHOOL RENEWAL

ADDRESS
781 RICHMOND AVENUE, VICTORIA, BC

LEGAL LOT A, SECTION 68, VICTORIA DISTRICT, PLAN VIP57155

DRAWING TITLE
COVER

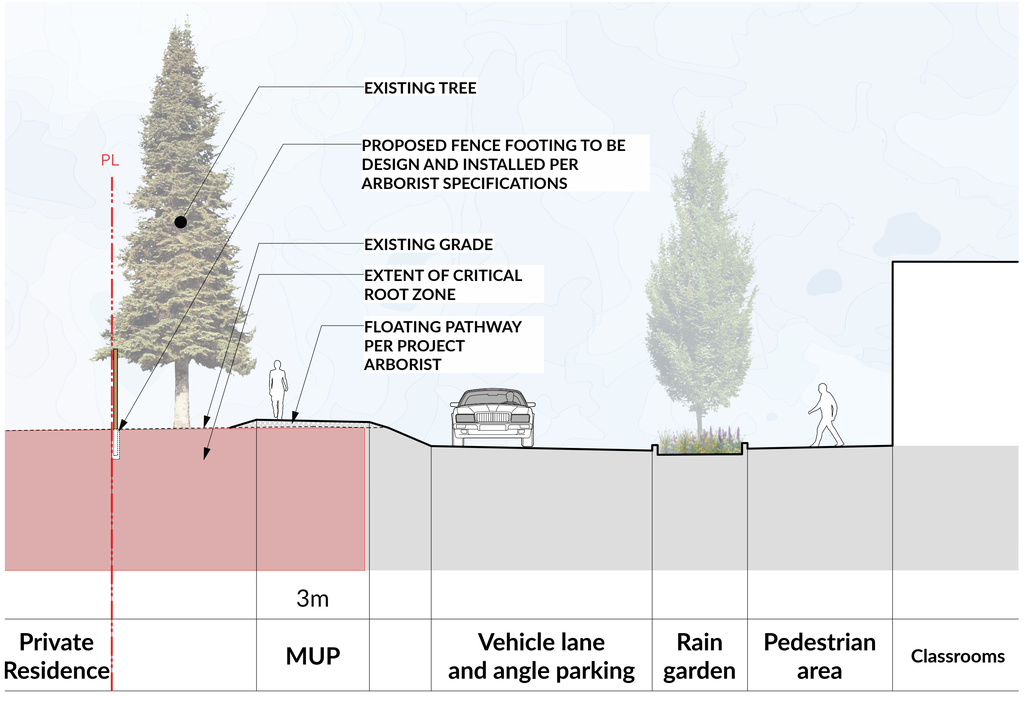
Copyright. All rights reserved. Reproduction in whole or in part is prohibited. This drawing as an instrument of service is the property of the Consultant and may not be used in any way without the written permission of this office.

NORTH

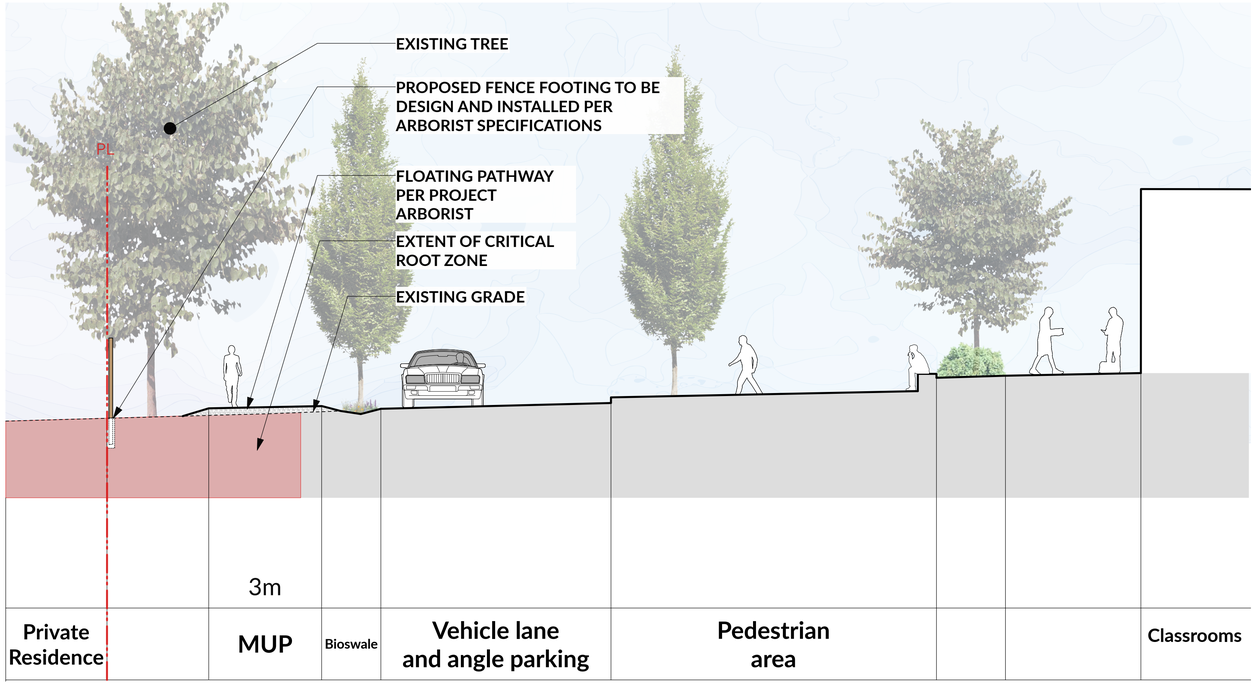
SCALE 1:500

PROJECT NO.	23029		
DATE			
FILE NAME	23029 PLAN.vwx		
PLOTTED	2025-09-29		
DRAWN	DH/AP	REVIEWED	DL

DRAWING
L0.00



1 Tree Retention Section 1
Scale: 1:75



2 Tree Retention Section 2
Scale: 1:75



KEY MAP 1:1500

PWL PARTNERSHIP
5th Floor, East Asiatic House
1201 West Pender St, Vancouver, BC V6E 2V2
T 604.688.6111
www.pwlpartnership.com

REVISIONS AND ISSUES

NO.	DATE	DESCRIPTION
1	2024-07-29	Issued for Rezoning
2	2025-03-27	Reissued for Rezoning
3	2025-09-29	Reissued for Rezoning

PROJECT
GLENLYON NORFOLK SCHOOL RENEWAL

ADDRESS
781 RICHMOND AVENUE, VICTORIA, BC

LEGAL LOT A, SECTION 68, VICTORIA DISTRICT, PLAN VIP57155

DRAWING TITLE
TREE PROTECTION SECTIONS

Copyright. All rights reserved. Reproduction in whole or in part is prohibited. This drawing as an instrument of service is the property of the Consultant and may not be used in any way without the written permission of this office.

NORTH

SCALE
AS SHOWN

PROJECT NO.	23029		
DATE	2019-05-10		
FILE NAME	23029 SECTIONS.vwx		
PLOTTED	2025-09-29		
DRAWN	NG	REVIEWED	MC

DRAWING
L5.01

GLENLYON NORFOLK SCHOOL - DESIGN RATIONALE

Glenlyon Norfolk School welcomes students, families and alumni into the bustling, active heart of campus while engaging with its residential context with public through-paths, cycling infrastructure, rich habitat value, and a continuation of the Gonzales Neighbourhood's signature urban forest. Through thoughtful material choices, careful locating of program and adjacencies, native and adaptive planting, retention of key existing trees, and amenities that welcome the community into the edges of the site, GNS provides an inviting and enriching experience to its community.

The formal entry to GNS is located on Richmond Avenue, with a widened sidewalk, bike lane, and lush rain gardens providing nature-based stormwater management for the site. A dropoff zone for vehicles is bisected by the main pedestrian throughway, an east-west spine that leads visitors past a restored Garry Oak meadow and into the interior courtyard.

The courtyard is the centre of student social life in the campus landscape. Using retained soil volumes to provide tactile plantings and flexible lawn space, this space is malleable and oriented to the social life of the campus community. Movable furnishings, spaces for dining, bike parking, timber decking, and feature paving that supports wayfinding completes this bustling hub. Tree plantings at the heart of the courtyard anchors the space.

Moving along the pedestrian throughway, visitors emerge onto the playing field, overlooked to the east and north by terraced seat walls, innovative and compelling social spaces for students to perch and eat, talk, bask in the sunshine, and take in the view.

To the west of the field, tucked into the building massing, a playground and half basketball court provide fun and active spaces for students while shielding neighbours from noise.

To the south of the field is an internal street flanked by a generous multi-modal pathway along the southern edge of the site. Permeable paving and lush planting characterize this corridor. This southern pathway provides a pedestrian linkage from Richmond and Laurentian to the Maddison Street Greenway, and features a bike repair amenity and bike parking. At the southeastern corner of the site, the pathway terminates at a crossroads where Richardson and Maddison meet. A community gathering space provides seating and a natural meeting place for school community and neighbours alike.

Moving north along the Maddison Street Greenway, this edge supports a parklike environment. Bench seating is nestled within this green linear park, immersing passersby in this urban habitat.

The northern boundary of the site is characterized by a robust existing tree canopy and restored native plant ecology. This quiet forest walk is hugged on all sides by trees, leading past townhomes with feature planting to an urban woodland, replete with firs, oaks, and ferns. This substantial buffer provides habitat value and provides privacy for neighbours. A public walkway connects Maddison to Bank Street. Further west, a private pathway skirts an outdoor classroom and a bike parking amenity tucked into the forest.

Conceived of with both the school community and the larger Gonzales community in mind, the GNS Renewal Plan provides a cohesive and unified vision that both looks inwards to students, staff, families and alumni, and outwards to the larger community of the neighbourhood and its ecology.





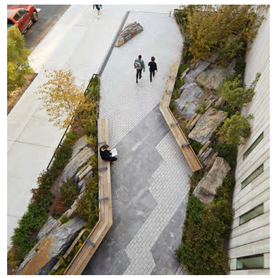
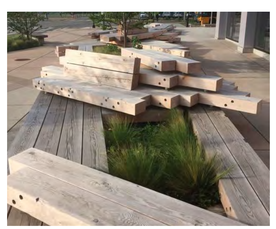










LANDSCAPE PLAN LEGEND

1. FLEXIBLE PLAZA & FIRE ACCESS
   - Special paving
   - Perimeter planting
   - Perimeter seating
2. STUDENT COMMONS
   - Flexible lawn
   - Timber platform seating/ stage
   - Moveable Furnishings
   - Planting
3. THEATRE SPILLOUT
   - Planting
   - Seating
4. MEWS
   - Moveable furnishings
   - Special Paving
5. INTERNAL ROAD
   - Special paving
   - Parking
6. SHARED MULTI-MODAL PATHWAY
   - Coloured concrete
   - Screening planting along property line
7. STUDENT DROP-OFF
   - Pedestrian pathways from Richmond
   - Formal gateway planting
   - Perimeter seating
8. RICHMOND STREETSCAPE
   - Rain gardens
   - Sidewalk and bike lane
   - Boulevard per COV standards
9. THE FOREST WALK - PRIVATE
   - Woodland planting
   - Meandering pathway
   - Habitat opportunities
10. OUTDOOR CLASSROOM SPACE
11. FLEXIBLE SEATING AREA
    - Views to field
    - Lush planting
    - Moveable furnishings
12. SEAT WALL SPECTATOR ZONE
13. RESIDENTIAL YARDS
    - Shared pathway
14. PLANTED SLOPE
15. SEAT STEP SPECTATOR ZONE
16. MADDISON GREENWAY
    - Sidewalk
    - Substantial boulevard planting
    - Pocket seating zones
17. ACCESSIBLE RAMP TO FIELD
18. DINING SPILLOUT
19. PLAY ZONE
20. BASKETBALL COURT (below)
21. OUTDOOR MAKER SPACE
    - Large harvest tables
    - Storage
    - Lush planting
22. BIKE PARKING AND AMENITY
23. RESTORED GARRY OAK MEADOW
    - Foot paths
24. SURFACE PARKING AREA
25. SOUTHERN PLANT BUFFER
    - Dense screening planting
    - 6' - 8' tall fence
26. LOADING ZONE (back-of-house)
27. UNDERGROUND PARKING ENTRANCE
28. RESIDENTIAL PARKING
29. GROUP/SPORTS TEAM SEATING STEPS
30. COMMUNITY GATHERING NODE
31. STUDENT BUS SPILLOUT AREA
32. RAIN GARDEN SEATING AREA

PWL PARTNERSHIP

5th Floor, East Asiatic House
1201 West Pender St, Vancouver, BC V6E 2V2
T 604.688.6111

www.pwlpartnership.com

REVISIONS AND ISSUES

NO.	DATE	DESCRIPTION
1	2024-07-29	ISSUED FOR REZONING
2	2025-03-27	REISSUED FOR REZONING
3	2025-09-29	REISSUED FOR REZONING

PROJECT
GLENLYON NORFOLK SCHOOL RENEWAL

ADDRESS
781 RICHMOND AVENUE, VICTORIA, BC

LEGAL LOT A, SECTION 68, VICTORIA DISTRICT, PLAN VIP57155

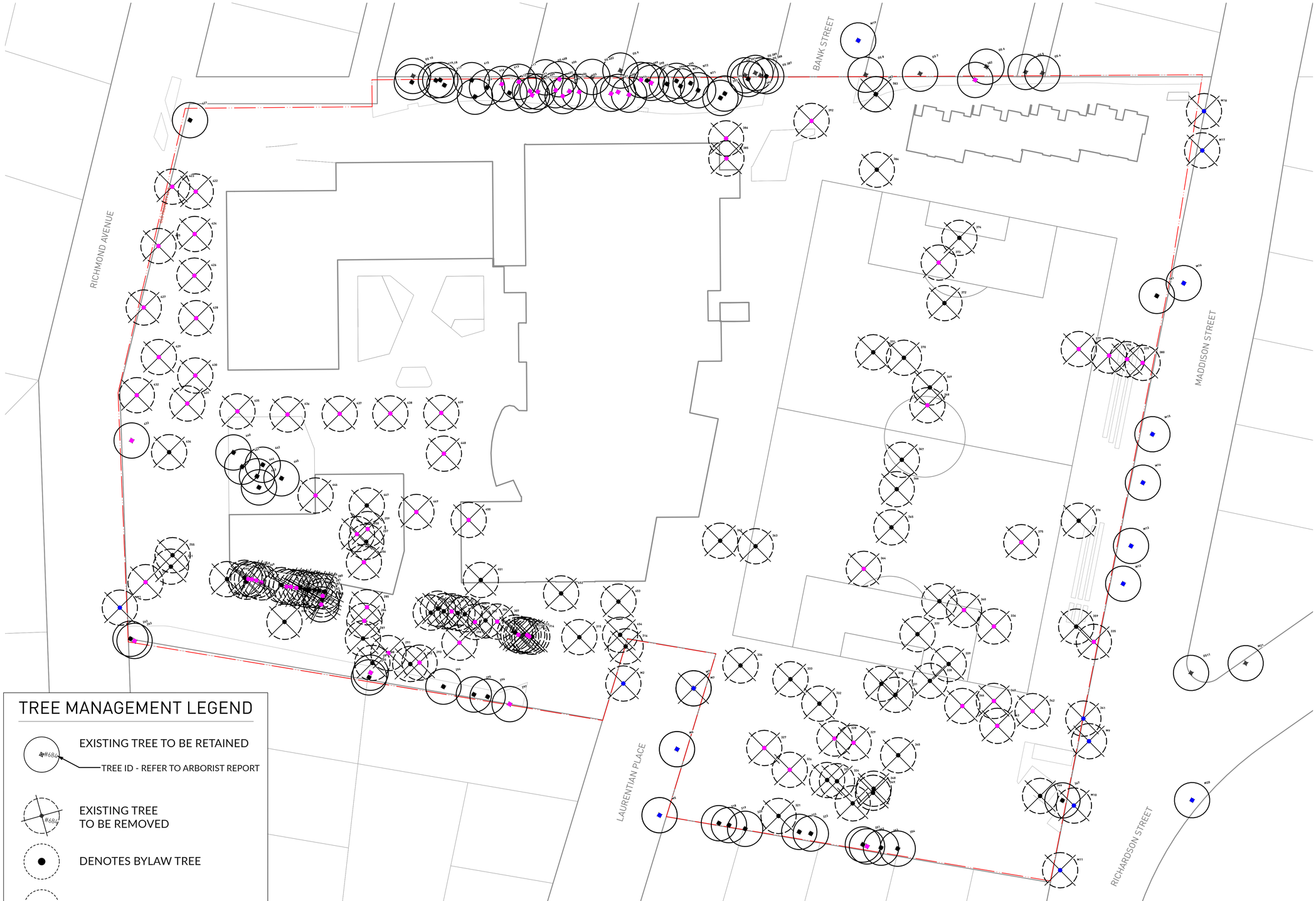
DRAWING TITLE
DESIGN RATIONALE

Copyright. All rights reserved. Reproduction in whole or in part is prohibited. This drawing as an instrument of service is the property of the Consultant and may not be used in any way without the written permission of this office.

NORTH | SCALE

PROJECT NO. 23029
DATE
FILE NAME 23029 PLAN.vwx
PLOTTED 2025-09-29
DRAWN DH/AP REVIEWED DL

DRAWING
L0.01



TREE MANAGEMENT LEGEND

- EXISTING TREE TO BE RETAINED
  - TREE ID - REFER TO ARBORIST REPORT
- EXISTING TREE TO BE REMOVED
- DENOTES BYLAW TREE
- DENOTES NON-BYLAW TREE
- DENOTES MUNICIPAL TREE

0 25 50 m

PWL PARTNERSHIP
5th Floor, East Asiatic House
1201 West Pender St, Vancouver, BC V6E 2V2
T 604.688.6111
www.pwlpartnership.com

REVISIONS AND ISSUES

NO.	DATE	DESCRIPTION
1	2024-07-29	ISSUED FOR REZONING
2	2025-03-27	REISSUED FOR REZONING
3	2025-09-29	REISSUED FOR REZONING

PROJECT
GLENLYON NORFOLK SCHOOL RENEWAL

ADDRESS
781 RICHMOND AVENUE, VICTORIA, BC

LEGAL LOT A, SECTION 68, VICTORIA DISTRICT, PLAN VIP57155

DRAWING TITLE
TREE MANAGEMENT PLAN

Copyright. All rights reserved. Reproduction in whole or in part is prohibited. This drawing as an instrument of service is the property of the Consultant and may not be used in any way without the written permission of this office.

NORTH

SCALE 1:400

PROJECT NO.	23029		
DATE			
FILE NAME	23029 PLAN.vwx		
PLOTTED	2025-09-29		
DRAWN	DH/AP	REVIEWED	DL

DRAWING
L0.02



TREE REPLACEMENT LEGEND

LEGEND		TOTAL #
		On Site / Off Site
	1:1 Large Replacement Tree per Schedule E Part 1	16 / 0
	1:1 Medium Replacement Tree per Schedule E Part 1	51 / 11
	2:1 Small Replacement Tree per Schedule E Part 2	60 / 0
	Non-Replacement Proposed Trees	7 / 0

Tree Status	# Existing	# Removed	Replacement Trees Proposed
Onsite Protected Trees	89	54	85
Onsite Protected Hedges	3	3	10
Private Offsite Trees	11	0	0
Municipal Trees	20	8	11

TOTAL ONSITE TREES: 134

Total Onsite Trees Required: 175

PWL PARTNERSHIP

5th Floor, East Asiatic House
1201 West Pender St, Vancouver, BC V6E 2V2
T 604.688.6111

www.pwlpartnership.com

REVISIONS AND ISSUES

NO.	DATE	DESCRIPTION
1	2024-07-29	ISSUED FOR REZONING
2	2025-03-27	REISSUED FOR REZONING
3	2025-09-29	REISSUED FOR REZONING

PROJECT
GLENLYON NORFOLK SCHOOL RENEWAL

ADDRESS
781 RICHMOND AVENUE, VICTORIA, BC

LEGAL LOT A, SECTION 68, VICTORIA DISTRICT, PLAN VIP57155

DRAWING TITLE
TREE REPLACEMENT PLAN

Copyright. All rights reserved. Reproduction in whole or in part is prohibited. This drawing as an instrument of service is the property of the Consultant and may not be used in any way without the written permission of this office.

NORTH

SCALE 1:400

PROJECT NO.	23029
DATE	
FILE NAME	23029 PLAN.vwx
PLOTTED	2025-09-29
DRAWN	DH/AP
REVIEWED	DL

DRAWING
L0.03



TREE MANAGEMENT STRATEGY

The GNS School site has a number of existing trees that will be retained and incorporated into the final phased landscape design. However, there are also a number of existing trees that are going to be removed for this development. The landscape design includes many proposed trees to not only make up for this loss, but to also further enhance the environment of the school grounds and surrounding community.

While the promotion of local biodiversity will be one of the main goals of the landscape plan, consideration for native adaptive tree species will also be included for which can flourish in typically altered conditions including, above ground planters, soils on slab and microclimates affected by climate change. Overall these primary objectives will aim to satisfy the tree replacement requirements and maximum desired canopy cover to the existing site.

At this time, the project is in the early stages and a complete Arborist Report will be done once the project advances. A draft Arborist Report has been provided that includes an inventory of the existing trees on site and some arboricultural observations.

TREE PLANTING AND REPLACEMENT

— Selection of native or native adaptive tree species to consider form and character, habitat value and climate resiliency appropriate for the existing site.
— Restore pre-development landscapes and determine opportunities for replanting of Garry Oak ecosystem plantings/tree communities.
— Provide minimum 900mm soil depth for all proposed trees to ensure healthy root growth and adequate soil volume for all tree types and species.
— Site all trees a minimum 2m away from all proposed building elements as per the City of Victoria Tree Protection Bylaws.
— Support tree growth and health with the inclusion of soil cells in all areas where trees

PWL PARTNERSHIP

5th Floor, East Asiatic House
1201 West Pender St, Vancouver, BC V6E 2V2
T 604.688.6111

www.pwlpartnership.com

REVISIONS AND ISSUES

NO.	DATE	DESCRIPTION
1	2024-07-29	ISSUED FOR REZONING
2	2025-03-27	REISSUED FOR REZONING
3	2025-09-29	REISSUED FOR REZONING

PROJECT
GLENLYON NORFOLK SCHOOL RENEWAL

ADDRESS
781 RICHMOND AVENUE, VICTORIA, BC

LEGAL LOT A, SECTION 68, VICTORIA DISTRICT, PLAN VIP57155

DRAWING TITLE
LANDSCAPE PLAN

Copyright. All rights reserved. Reproduction in whole or in part is prohibited. This drawing as an instrument of service is the property of the Consultant and may not be used in any way without the written permission of this office.

NORTH

SCALE 1:400

PROJECT NO.	23029		
DATE			
FILE NAME	23029 PLAN.vwx		
PLOTTED	2025-09-29		
DRAWN	DH/AP	REVIEWED	DL

DRAWING
L1.01



PWL PARTNERSHIP

5th Floor, East Asiatic House
1201 West Pender St, Vancouver, BC V6E 2V2
T 604.688.6111

www.pwlpartnership.com

REVISIONS AND ISSUES

NO.	DATE	DESCRIPTION
1	2024-07-29	ISSUED FOR REZONING
2	2025-03-27	REISSUED FOR REZONING
3	2025-09-29	REISSUED FOR REZONING

PROJECT
GLENLYON NORFOLK SCHOOL RENEWAL

ADDRESS
781 RICHMOND AVENUE, VICTORIA, BC

LEGAL LOT A, SECTION 68, VICTORIA DISTRICT, PLAN VIP57155

DRAWING TITLE
LANDSCAPE PLAN WITH GREEN ROOF

Copyright. All rights reserved. Reproduction in whole or in part is prohibited. This drawing as an instrument of service is the property of the Consultant and may not be used in any way without the written permission of this office.

NORTH

SCALE 1:400

PROJECT NO.	23029
DATE	
FILE NAME	23029 PLAN.vwx
PLOTTED	2025-09-29
DRAWN	DH/AP
REVIEWED	DL

DRAWING
L1.02

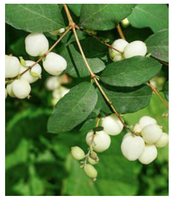
GARRY OAK MEADOW


Quercus garryana, Garry oak


Camassia quamash Blue Camas

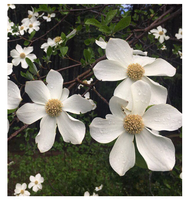

Allium cernuum Nodding Onion


Elymus glaucus, Blue wildrye

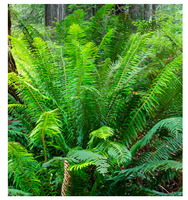

Symphoricarpos albus, Snowberry


Arbutus meziesii, Arbutus

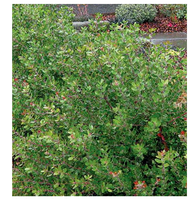
WOODLAND CHARACTER


Cornus nuttalli, Pacific dogwood


Pseudotsuga menziesii, Douglas Fir


Polystichum munitum, Western sword fern


Maianthemum dilatutum 'False Lily of the Valley'


Vaccinium ovatum, 'Evergeen Huckleberry'


Lupinus bicolor, Two-coloured lupin

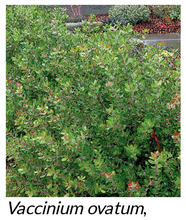
GREENWAY PLANTING


Deschampsia cespitosa Tufted Hair Grass'


Clethra alnifolia, 'Ruby Spice' summersweet


Dryopteris arguta, Coastal wood fern


Echinacea purpurea, Purple cone flower


Vaccinium ovatum, 'Evergeen Huckleberry'


Pinus contorta var. contorta, Shore pine

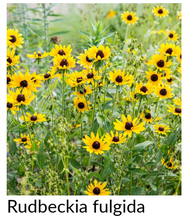

Larix decidua 'European larch'


Malus fusca, Pacific crabapple

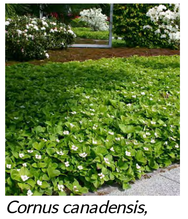

Eriophyllum lamatum , Woolly sunflower

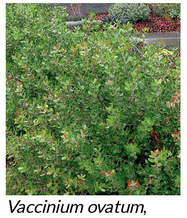
RESIDENTIAL PLANTING


Deschampsia cespitosa Tufted Hair Grass'


Rudbeckia fulgida 'Goldstrum', black-eyed Susan


Cornus kousa 'Satomi', Satomi dogwood


Cornus canadensis, bunchberry


Vaccinium ovatum, 'Evergeen Huckleberry'

RAIN GARDEN

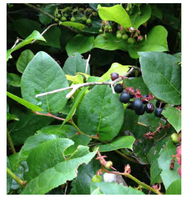

***Acer rubrum,* Red maple**


Sambucus racemosa, Red elderberry


Rosa nutkana, Nootka Rose


Myrica gale, Bog myrtle


Carex obnupta, Slough sedge


Gaultheria shallon, Salal


Iris setosa, Dwarf Arctic iris


Carex stipata, Awl fruited sedge


Juncus patens 'Carmen's Grey', Carmen's Gray rush

POCKET PLANTING


Sedum 'Autumn Joy', Autumn Joy Stonecrop


Pennisetum alopecuroides, Fountain Grass


Achillea millefolium, Yarrow


Fragaria vesca, Woodland strawberry


Rudbeckia fulgida 'Goldstrum', black-eyed Susan

MUNICIPAL REPLACEMENT TREES

Acer rubrum, Red maple

Quercus garryana, Garry oak

Prunus cerasifera, Flowering plum

Gleditsia Tricanthos, Honey locust

PWL PARTNERSHIP

5th Floor, East Asiatic House
1201 West Pender St, Vancouver, BC V6E 2V2
T 604.688.6111

www.pwlpartnership.com

REVISIONS AND ISSUES

NO.	DATE	DESCRIPTION
1	2024-07-29	ISSUED FOR REZONING
2	2025-03-27	REISSUED FOR REZONING
3	2025-09-29	REISSUED FOR REZONING

PROJECT
GLENLYON NORFOLK SCHOOL RENEWAL

ADDRESS
781 RICHMOND AVENUE, VICTORIA, BC

LEGAL LOT A, SECTION 68, VICTORIA DISTRICT, PLAN VIP57155

DRAWING TITLE
PLANT LIST

Copyright. All rights reserved. Reproduction in whole or in part is prohibited. This drawing as an instrument of service is the property of the Consultant and may not be used in any way without the written permission of this office.

NORTH	SCALE NTS
PROJECT NO.	23029
DATE	
FILE NAME	23029 PLAN.vwx
PLOTTED	2025-09-29
DRAWN	DH/AP
REVIEWED	DL

DRAWING
L2.01



PLANTING ZONES LEGEND

- POCKET PLANTING
- GARRY OAK MEADOW
- WOODLAND CHARACTER
- RAIN GARDEN
- GREENWAY EDGE
- LAWN
- RESIDENTIAL CHARACTER
- GREEN ROOF PLANTING
- **Streetscape Planting to be per City of Victoria Standard Planting**

PWL PARTNERSHIP

5th Floor, East Asiatic House
1201 West Pender St, Vancouver, BC V6E 2V2
T 604.688.6111

www.pwlpartnership.com

REVISIONS AND ISSUES

NO.	DATE	DESCRIPTION
1	2024-07-29	ISSUED FOR REZONING
2	2025-03-27	REISSUED FOR REZONING
3	2025-09-29	REISSUED FOR REZONING

PROJECT
GLENLYON NORFOLK SCHOOL RENEWAL

ADDRESS
781 RICHMOND AVENUE, VICTORIA, BC

LEGAL LOT A, SECTION 68, VICTORIA DISTRICT, PLAN VIP57155

DRAWING TITLE
PLANTING PLAN

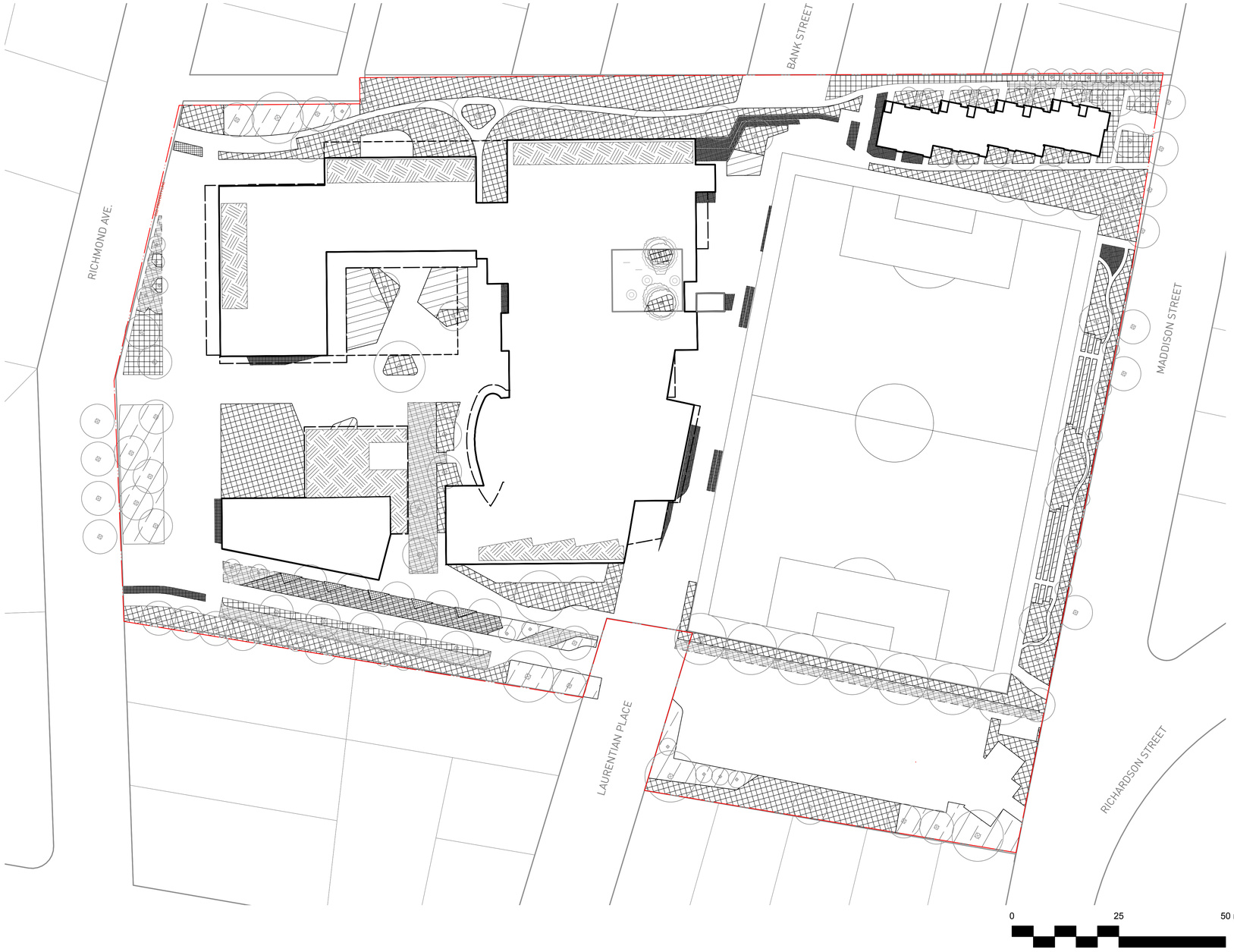
Copyright. All rights reserved. Reproduction in whole or in part is prohibited. This drawing as an instrument of service is the property of the Consultant and may not be used in any way without the written permission of this office.

NORTH

SCALE 1:500

PROJECT NO.	23029		
DATE			
FILE NAME	23029 PLAN.vwx		
PLOTTED	2025-09-29		
DRAWN	DH/AP	REVIEWED	DL

DRAWING
L2.02



SOIL DEPTH LEGEND

- 150mm
- 450mm
- 900mm
- BIOFILTRATION GROWING MEDIUM - 900mm
- SOIL CELLS - 1000mm

PWL PARTNERSHIP

5th Floor, East Asiatic House
1201 West Pender St, Vancouver, BC V6E 2V2
T 604.688.6111

www.pwlpartnership.com

REVISIONS AND ISSUES

NO.	DATE	DESCRIPTION
1	2024-07-29	ISSUED FOR REZONING
2	2025-03-27	REISSUED FOR REZONING
3	2025-09-29	REISSUED FOR REZONING

PROJECT
GLENLYON NORFOLK SCHOOL RENEWAL

ADDRESS
781 RICHMOND AVENUE, VICTORIA, BC

LEGAL LOT A, SECTION 68, VICTORIA DISTRICT, PLAN VIP57155

DRAWING TITLE
SOIL DEPTH PLAN

Copyright. All rights reserved. Reproduction in whole or in part is prohibited. This drawing as an instrument of service is the property of the Consultant and may not be used in any way without the written permission of this office.

NORTH

SCALE 1:500

PROJECT NO.	23029		
DATE			
FILE NAME	23029 PLAN.vwx		
PLOTTED	2025-09-29		
DRAWN	DH/AP	REVIEWED	DL

DRAWING
L2.03

RAINWATER STRATEGY PRELIMINARY CALCULATION

	LANDSCAPE TYPE	TOTAL AREA	SIZING FACTOR	CALCULATED DRAINAGE AREA
	Rain Garden	930sqm Base Area	5%	18,600sqm
	Bioswale	80sqm Base Area	15%	540sqm
	Extensive Green Roof	1,025sqm	Green Roof footprint only	
	Soft Landscape	5,910sqm	Soft Landscape footprint only	
	Impermeable Surface	**18,861sqm**		
	TOTAL			**19,140sqm**

NOTE: ALL FIGURES ARE PRELIMINARY CALCULATIONS PER THE CITY OF VICTORIA PROFESSIONAL RAINWATER MANAGEMENT STANDARDS AND WILL BE REFINED THROUGH FUTURE DESIGN PHASES.

RAINWATER MANAGEMENT STRATEGY

One of the design goals of the Glenlyon Norfolk School Renewal is to positively contribute to stormwater management. Strategies like rain gardens, bioswales, permeable paving, and green roofs will be leveraged to increase environmental sustainability. A key part of this strategy is the integration with existing stormwater infrastructure to ensure seamless drainage connectivity, preventing overflow during heavy rainfall events. Green roofs provide the possibility of the capturing and local treatment of rainwater that can be used for irrigation, toilet and urinal flushing and other non-potable uses.

Compliance with the City if Victoria regulations and environmental considerations will ensure that the chosen plants and materials minimize ecological impact while also enhancing the schools resilience against climate change.

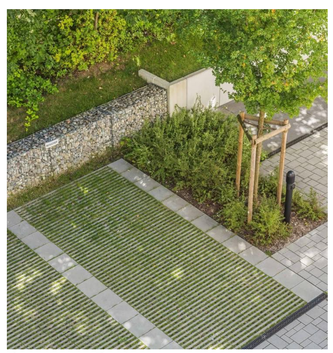
These green infrastructure features will serve as practical tools for teaching environmental stewardship and sustainability to staff and students at the school as well as the surrounding community.

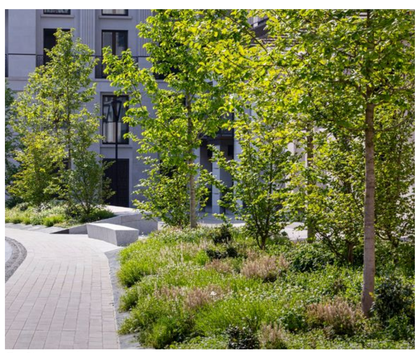



Green Roof


Rain Garden


Bioswale


Permeable Paving


Soft Landscape

PWL PARTNERSHIP

5th Floor, East Asiatic House
1201 West Pender St, Vancouver, BC V6E 2V2
T 604.688.6111

www.pwlpartnership.com

REVISIONS AND ISSUES

NO.	DATE	DESCRIPTION
1	2024-07-29	ISSUED FOR REZONING
2	2025-03-27	REISSUED FOR REZONING
3	2025-09-29	REISSUED FOR REZONING

PROJECT
GLENLYON NORFOLK SCHOOL RENEWAL

ADDRESS
781 RICHMOND AVENUE, VICTORIA, BC

LEGAL LOT A, SECTION 68, VICTORIA DISTRICT, PLAN VIP57155

DRAWING TITLE
RAINWATER MANAGEMENT PLAN

Copyright. All rights reserved. Reproduction in whole or in part is prohibited. This drawing as an instrument of service is the property of the Consultant and may not be used in any way without the written permission of this office.

NORTH

SCALE 1:600

PROJECT NO.	23029		
DATE			
FILE NAME	23029 PLAN.vwx		
PLOTTED	2025-09-29		
DRAWN	DH/AP	REVIEWED	DL

DRAWING
L3.01



PG PRIVATE GNS CAMPUS GATEWAY
Significant entry points to the GNS campus with no public access.

- Arbour or alternative structural element
- Lockable gate

H HERITAGE AND PLACE MAKING
Commemorate and ell the story of the GNS as a school and long standing place in the community.

- Traditional heritage signage
- Pavers
- Public art
- Planting and landscape elements

G GNS CAMPUS GATEWAYS
Significant entry points to GNS that may allow community access. These gateway features may borrow form and materials from the private gateways, but should differ overall. These gateway features will serve as a signifier to community members that they have entered GNS campus. In some cases they may be paired with a wayfinding sign that has more direct messaging.

- Structural element (may include bench)
- Special paving
- Planting
- Lighting

W WAYFINDING
Located throughout the campus to provide directional information to students, staff, and visitors. Designed for pedestrian and cyclist use.

- Sign posts
- Pavement markings
- Bollards
- Lighting

VW VEHICULAR WAYFINDING
Located along the Richmond drop-off, internal road, and parking areas to provide directional informations and instructions to drivers (students, staff, and visitors)

- Sign posts
- Pavement markings
- Bollards
- Lighting

0 25 50 m

PWL PARTNERSHIP
5th Floor, East Asiatic House
1201 West Pender St, Vancouver, BC V6E 2V2
T 604.688.6111

www.pwlpartnership.com

REVISIONS AND ISSUES

NO.	DATE	DESCRIPTION
1	2024-07-29	ISSUED FOR REZONING
2	2025-03-27	REISSUED FOR REZONING
3	2025-09-29	REISSUED FOR REZONING

PROJECT
GLENLYON NORFOLK SCHOOL RENEWAL

ADDRESS
781 RICHMOND AVENUE, VICTORIA, BC

LEGAL LOT A, SECTION 68, VICTORIA DISTRICT, PLAN VIP57155

DRAWING TITLE
WAYFINDING PLAN

Copyright. All rights reserved. Reproduction in whole or in part is prohibited. This drawing as an instrument of service is the property of the Consultant and may not be used in any way without the written permission of this office.

NORTH

SCALE 1:400

PROJECT NO.	23029		
DATE			
FILE NAME	23029 PLAN.vwx		
PLOTTED	2025-09-29		
DRAWN	DH/AP	REVIEWED	DL

DRAWING
L4.01

H HERITAGE AND PLACEMAKING











VW VEHICULAR WAYFINDING











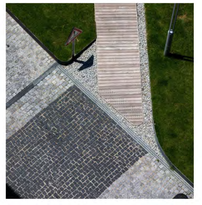
W PEDESTRIAN WAYFINDING





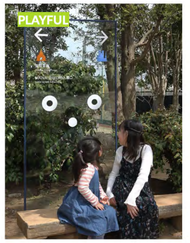














PG PRIVATE GNS CAMPUS GATEWAY









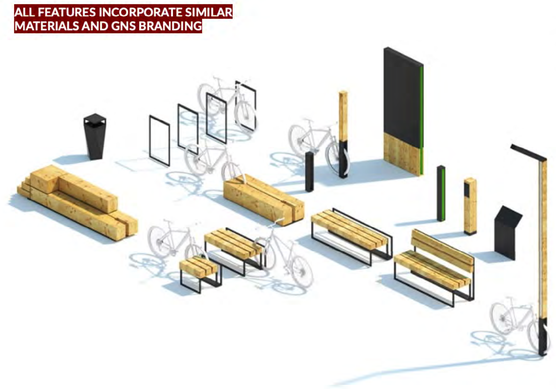
G GNS CAMPUS GATEWAY - COMMUNITY







INTEGRATED DESIGN FAMILY ACROSS ALL WAYFINDING



PWL PARTNERSHIP
5th Floor, East Asiatic House
1201 West Pender St, Vancouver, BC V6E 2V2
T 604.688.6111
www.pwlpartnership.com

REVISIONS AND ISSUES

NO.	DATE	DESCRIPTION
1	2024-07-29	ISSUED FOR REZONING
2	2025-03-27	REISSUED FOR REZONING
3	2025-09-29	REISSUED FOR REZONING

PROJECT
GLENLYON NORFOLK SCHOOL RENEWAL

ADDRESS
781 RICHMOND AVENUE, VICTORIA, BC

LEGAL LOT A, SECTION 68, VICTORIA DISTRICT, PLAN VIP57155

DRAWING TITLE
WAYFINDING PRECEDENTS

Copyright. All rights reserved. Reproduction in whole or in part is prohibited. This drawing as an instrument of service is the property of the Consultant and may not be used in any way without the written permission of this office.

NORTH
SCALE NTS

PROJECT NO.	23029		
DATE			
FILE NAME	23029 PLAN.vwx		
PLOTTED	2025-09-29		
DRAWN	DH/AP	REVIEWED	DL

DRAWING
L4.02

Glenlyon-Norfolk School
Pemberton Woods



Spring 2025
Campus Renewal Plan

Revision 3 - ISSUED 2025.12.10

CITY OF VICTORIA

Revisions

Received Date:
December 29, 2025



Table of Contents

1. Introduction

1.1 Application and intent
1.2 Organization and Content
1.3 Design and Engagement Process

2. Historical and Community Context

2.1 History of PW and Site Significance
2.2 Community and Neighbourhood Context
2.3 Adjacent and Related Sites
2.4 Relevant Background Policies
2.5 Existing Site Conditions

3. Urban Design Strategy

3.1 Project Vision
3.2 PW Specific Urban Design Pillars

4. Proposed Campus Plan

4.1 Introduction and Concept
4.2 Design Elements and Spaces within PW
4.3 Non Vehicular Circulation
4.4 Transportation and Service Spaces
4.5 Distance Requirements
4.6 Campus Heritage Integration

5. Public Realm & Landscape

5.1 Introduction
5.2 Landscape Character
5.3 Visual Features
5.4 Plazas and Hardscaping
5.5 Storm Water Management

6. Building Form & Character

6.1 Materiality and Architectural Character
6.2 Massing and Form
6.3 Neighbourhood Fit

7. Site Boundary Characteristics

7.1 Introduction and Description
7.2 Public Realm to Building Interface
(A) Western Edge & Richmond Ave. Frontage
(B) Southern Edge & Laurentian Place
(C) Eastern Edge & Maddison Avenue
(D) Northern Edge & Bank Street

8. Residential Housing & Community Amenities

8.1 Introduction and Rationale for Inclusion
8.2 Residential Design and Massing
8.3 Residential Buildings
8.4 Amenities for Residents
8.5 Third Party Uses

9. Operational Aspects

9.1 Introduction
9.2 Design and Functional Attributes
9.3 Accessibility
9.4 Parking and Circulation - Bicycle and Vehicle
9.5 Day-to-day Operational Guidelines

10. Amendments and Future Provisions

10.1 Introduction
10.2 Existing Zoning and Policies
10.3 Application Approach and Proposed Structure
10.4 Legal and Developmental Agreements

Appendices

A Large Scale Consultant Drawing Set
B Technical Transportation Report
C Legal Survey and All Legal Chargers
D Arborist Report
E Phasing Diagrams

REGISTERED ARCHITECT
GREGORY L.F. DAMANT
2025-12-12
BRITISH COLUMBIA



09 Credits & References

Design Team

Architecture & Urban Design

CASCADIA ARCHITECTS
DAMANT + JOHANNKNECHT

Landscape Architecture

PWL

Transportation:

WATT Consulting Group

Civil:

JEA SINCE 1959 J.E. ANDERSON & ASSOCIATES SURVEYORS - ENGINEERS

Planning & Development

randwick CONSULTING

Companion Documents

The following documents preceded the development of this Rezoning submission, and provided a foundation for this visioning document.

- City of Victoria Official Community Plan
- Gonzales Neighbourhood Plan (2002)
- City of Victoria Zoning Regulation Bylaw
- Crime Prevention Through Environmental Design Guidelines
- City of Victoria Tree Protection Bylaw
- Climate Forward Building Guide
- Growing Food and Gardening in Mixed-Use, Multi-Unit Residential Development Policy
- Dark Sky Principles

1.1 Application and Intent

As Glenlyon Norfolk School (GNS) prepares for the future, we are dedicated to evolving alongside both educational and community landscapes. Similar to many schools throughout the province, GNS recognizes the importance of modernizing its infrastructure and augmenting its resources not only to enhance our educational facilities, but to enrich the lives of everyone connected to our community and beyond. The proposed campus has been shaped through an extensive engagement process involving the collaboration of diverse stakeholders, including faculty, staff, students, parents, board members, alumni, neighbours and the broader Victoria community. Our goal is to create a dynamic environment where academic pursuits are balanced with activities that nurture well-being, foster community connections and inspire learning across a diverse breadth of subjects from technology and athletics to sciences, arts and culture. The renewal of the Pemberton Woods Campus is about more than enhancing facilities; we are crafting a multifaceted ecosystem that supports a diverse range of needs, integrates innovative solutions and improves local infrastructure to accommodate our growing city.

Our proposed plan includes the addition of diverse housing options and improved transportation, all thoughtfully designed to complement the neighbourhood's character. We are grateful to the many individuals who contributed their insights and support throughout the planning and design process. As an educational institution with over 110 years of history in Victoria, we are driven by the prospect of creating a lasting legacy that enriches our city, empowers our students and strengthens community connections.

1:
PROPOSED SW
AERIAL VIEW



1.2 Organization and Content

This document will explore various site and contextual elements that have influenced the creation of the Pemberton Woods Campus Renewal Plan. Historic context, neighbourhood context, and policy have all shaped the vision for the new Pemberton Woods Campus. Through extensive and thoughtful community consultation, the design team has identified guiding principles that influence all aspects of the project. At its heart, this document underscores the importance of engagement and collaboration between Glenlyon Norfolk School (GNS) and the Gonzales neighbourhood. Recognizing the shared goals of both the school and the neighbourhood, the Pemberton Woods Campus Renewal Plan strives to foster a harmonious and mutually beneficial relationship. The plan is committed to aligning with community aspirations by thoughtfully integrating the school's amenities with the needs of the surrounding residents. By doing so, GNS ensures that its resources, such as sports fields, playgrounds, and green spaces, serve both the students and the broader community. This holistic approach aims to create a campus that is not only a centre of education but also a valuable community asset.

This analysis delves into the Pemberton Woods Campus Renewal Plan through key elements such as design strategies, services, and vehicular and non-vehicular circulation, in order to clarify the proposed campus plan and its interaction with the greater Gonzales neighbourhood. Central to the plan is a thoughtfully considered landscaping strategy that emphasizes GNS's commitment to promoting healthy lifestyles and fostering a sense of connection with nature.

In order to ensure that the school is visually compatible with the neighbourhood, this document also explores materiality, massing, and the proposed architectural character of the school. It is paramount that the buildings are a good fit for the Gonzales neighbourhood and serve to augment the community. Detailed attention is given to the selection of materials and the scale of the buildings to ensure that they complement the existing neighbourhood fabric while introducing modern, functional design elements.
To ensure that the new campus plan is respectful of its context, this document also provides an in-depth analysis of boundary conditions at property lines. It thoughtfully explores the interface between the public and the school, highlighting how the design transitions from the bustling GNS environment to the surrounding residential areas. This approach ensures that the campus does not impose on its neighbours but rather blends harmoniously, creating a seamless transition between different zones.

One notable commitment of the renewed Pemberton Woods is the addition of residential townhouses to the site. This document will expand on their design, amenities, and their relationship to the school. The townhouses are designed to provide a mix of unit types, catering to a diverse range of residents and contributing to the housing needs of the Gonzales neighbourhood. By integrating these residential units, the plan supports a vibrant, mixed-use community that benefits both GNS and the local area.

Finally, this document will lay out the operational aspects of this project. Functional design decisions have been made to ensure that the site works smoothly and is accessible. This includes detailed plans for transportation logistics, service areas, and emergency access routes. The goal is to create a campus that is not only aesthetically pleasing but also highly functional and user-friendly.

In summary, this document serves as a comprehensive guide to the Pemberton Woods Campus Renewal Plan. It illustrates how GNS aims to create a campus that is well integrated within the Gonzales neighbourhood, fostering a collaborative and supportive environment. Through thoughtful design and strategic planning, the renewal plan seeks to enhance the quality of life for students, staff, and local residents, making GNS a valuable and enduring part of the neighbourhood.



1:
EXISTING
AERIAL

1.3 Design and Engagement Process

For over a year, GNS has actively engaged with the Gonzales and Victoria communities through an extensive and collaborative process, which has fundamentally shaped the design principles for the renewed Pemberton Woods Campus. A series of workshops and presentations have enabled the design team to simultaneously listen to the concerns and priorities of neighbours and community members, and ensure that the general public remains well informed about the campus's planning and design evolution.

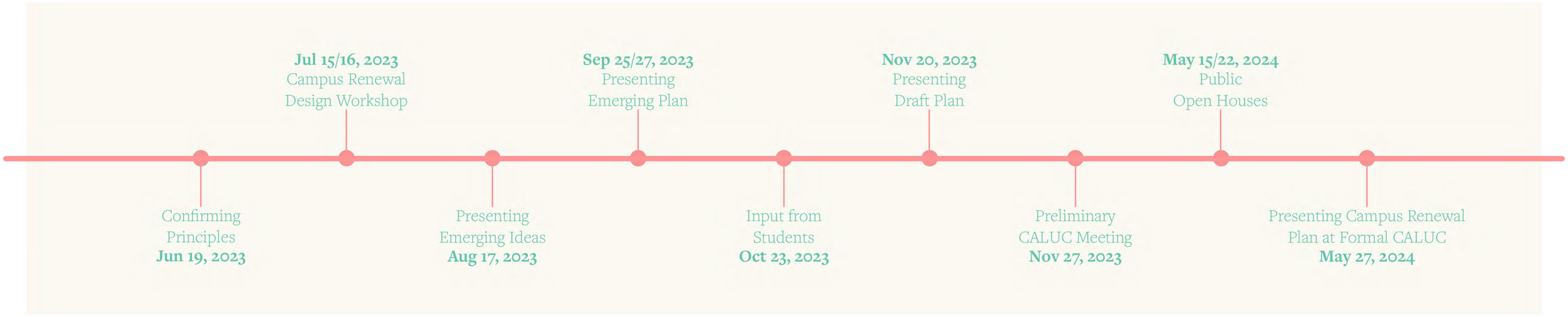
The resulting campus plan proposed in this submission reflects this extensive consultation process. We have developed a design that carefully responds to concerns brought forward by various parties, using an iterative and collaborative approach to capture the complex and overlapping priorities of neighbours, community members, and anticipated users of the site, including students, staff, and faculty members. The overarching ethos for this campus renewal emphasizes a balanced approach where community context and neighbourhood fit become fundamental tenets of a successful design concept.

The planning and design process for the site has evolved significantly during consultation. Starting in the spring of 2023, many initial site configurations were explored as the design team familiarized itself with the primary concerns of the neighbourhood and tested the pros and cons of these various schemes. These configurations were progressively refined into three primary concepts, each related to the positioning of the turf field and the resulting organization of buildings, site circulation, and open spaces. These schemes were presented to community members, and their opinions were polled and taken into consideration as the school reviewed the implications of each. The options were narrowed down to two, and finally to one, with feedback from community members incorporated at each iteration and refinement.

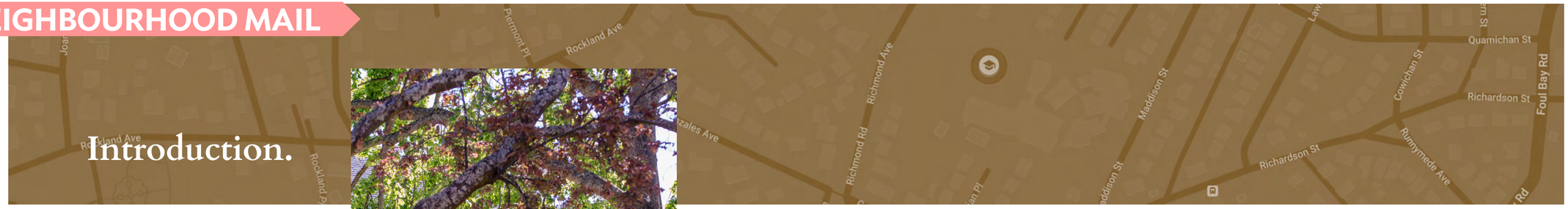
This current scheme, which relocates the turf field to Maddison Street and orients the school buildings towards Richmond Avenue, became the preferred option for many reasons. Its attractiveness to neighbours for its general massing and traffic implications helped the school confidently determine that this site configuration captures many of the requests and mitigates many of the concerns put forward by community members, while maintaining numerous favorable features identified during the consultation process.

The following pages are excerpts from the community consultation mail out, which was developed to provide a comprehensive summary of the consultation process, highlighting the workshops, presentations, and discussions that shaped the design evolution. It serves as a record of the concerns, priorities, and feedback received from community members and illustrates how these insights were integrated into the final campus plan.

1:
PROJECT
TIMELINE



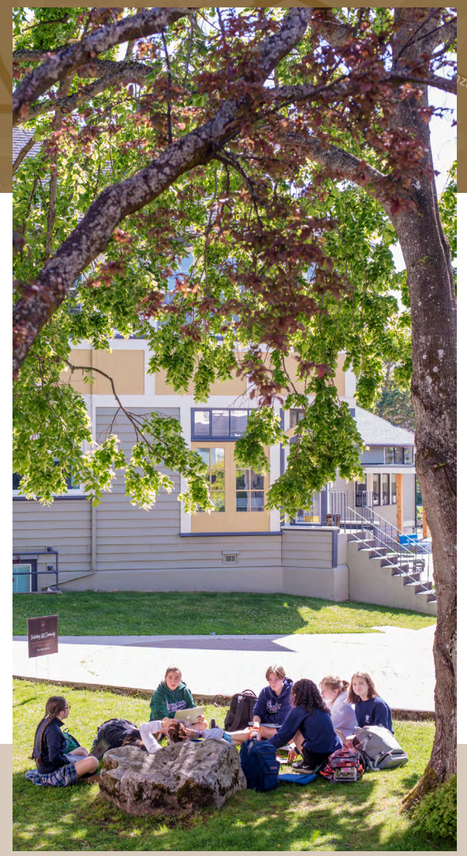
NEIGHBOURHOOD MAIL



Introduction.

Why a Renewal Plan for Pemberton Woods?

At the core of our renewal effort is the understanding that education today demands more than just traditional learning environments. It requires spaces that inspire innovation, foster well-being and facilitate connections —not just within our walls, but with the world outside. This process aims to ensure that GNS continues to be a place where education is a journey of discovery, engagement and growth as well as a vibrant hub for the City and beyond.



Embracing Change for a Thriving Future.

The PW Renewal represents a bold step forward, one that acknowledges the challenges of updating a historic campus that dates back to 1932, while seizing the opportunity to enhance our educational offering and improve community integration. It's about creating a space where students will thrive as they prepare for the challenges and opportunities of the future, equipped with the knowledge, skills and empathy to lead with confidence and compassion. This is why we renew and engage and why it's so important to have as many voices as possible contribute to shaping this long-term transformation.

Long Term Needs.

In the fall of 2022, a comprehensive assessment of the school's anticipated long-term requirements was carried out. This included a detailed analysis of current and anticipated needs, specifying spaces and their relationships to each other. For several key reasons, it became clear that the school's future program space-needs will require greater square footage. First, to adequately accommodate the ever-evolving offerings and wide-ranging programs of an independent school. Second, to provide space for our administration staff to work on-site and third, to accommodate the growing community and student body.

Student Population:

A small independent school, GNS prides itself on a tight-knit community of students. We also recognize the importance of accommodating inevitable population growth within the City of Victoria and the Gonzales neighbourhood. The proposed PW Campus plan prepares for a limited and gradual population growth over the long term to an identified maximum of 650 students; an increase from our current population which has fluctuated up to 550 over the years. The proposed Campus Renewal design aims to mitigate any potential negative impacts to the neighbourhood as the school student body gradually increases. The projected growth will happen over many years and be managed to maintain a positive influence on the neighbourhood's sense of community, our commitment to personalized learning and ensure sufficient staffing to deliver quality education.

Housing:

The PW Campus Renewal is committed to enhancing both school facilities and community amenities, which includes integrating a thoughtful housing strategy into our plans. As such, we are proposing the development of approximately 16 new rental housing units. The proposed units are a mix of one, two and three bedroom options, designed to accommodate a diverse range of residents and families.

Situated in the northeast corner of the campus, this housing initiative aims to provide new opportunities for living in the Gonzales neighbourhood. The design of these new homes will work in harmony with the local architectural style, supporting the character of the neighbourhood while offering modern, sustainable living options.

With the introduction of these diverse units, GNS is actively contributing to the variety of available housing in Victoria, ensuring that our campus renewal not only meets educational objectives, but also addresses broader community needs.

NEIGHBOURHOOD MAIL

Guiding Principles.

Before embarking on our community engagement journey, GNS took time to reflect on the core values and vision that would steer the PW Renewal, asking questions such as: What are our core beliefs? What distinguishes this initiative? And what commitments are we making to the community?



From this reflection emerged a draft of Guiding Principles: **Inclusion, Innovation & Learning, Health & Wellness and Sustainability.**

Serving as a compass for our planning process, we shared these principles, seeking feedback through direct conversations and digital platforms. Were they resonant? Did they align with the aspirations of our students, faculty, staff, parents and the neighbouring community? Through ongoing dialogue and workshops, we have refined them within the Pemberton Woods Campus Renewal Charter, a project charter that will direct our actions and interactions moving forward, and help to guide the project.

05

1 Inclusion:

GNS is dedicated to fostering an environment where every individual feels valued and connected, offering spaces that welcome diverse interactions and encourage communal growth.

Our commitment extends to honouring our school's rich history and its ties to the broader community, including the traditional territories of the Songhees and Esquimalt Nations, ensuring that our renewal reflects respect for these relationships.



2 Innovation & Learning:

In an ever-evolving world we commit to facilitating learning environments that embolden curiosity, creativity and the pursuit of excellence.

The PW Renewal will underscore the importance of adaptive learning spaces to support students to become resilient, thoughtful and innovative thinkers prepared to lead in an interconnected world.



3 Health & Wellness:

The well-being of our collective community is paramount. We pledge to create spaces that promote and prioritize socio-emotional, physical and mental health, ensuring accessibility and safety for everyone.

By designing environments that encourage positive interactions and inclusivity, we affirm our commitment to nurturing a supportive and healthy community.



4 Sustainability:

Rooted in sustainable practices, our approach to renewal will seek to minimize environmental impact while maximizing health, comfort and productivity for all campus users.

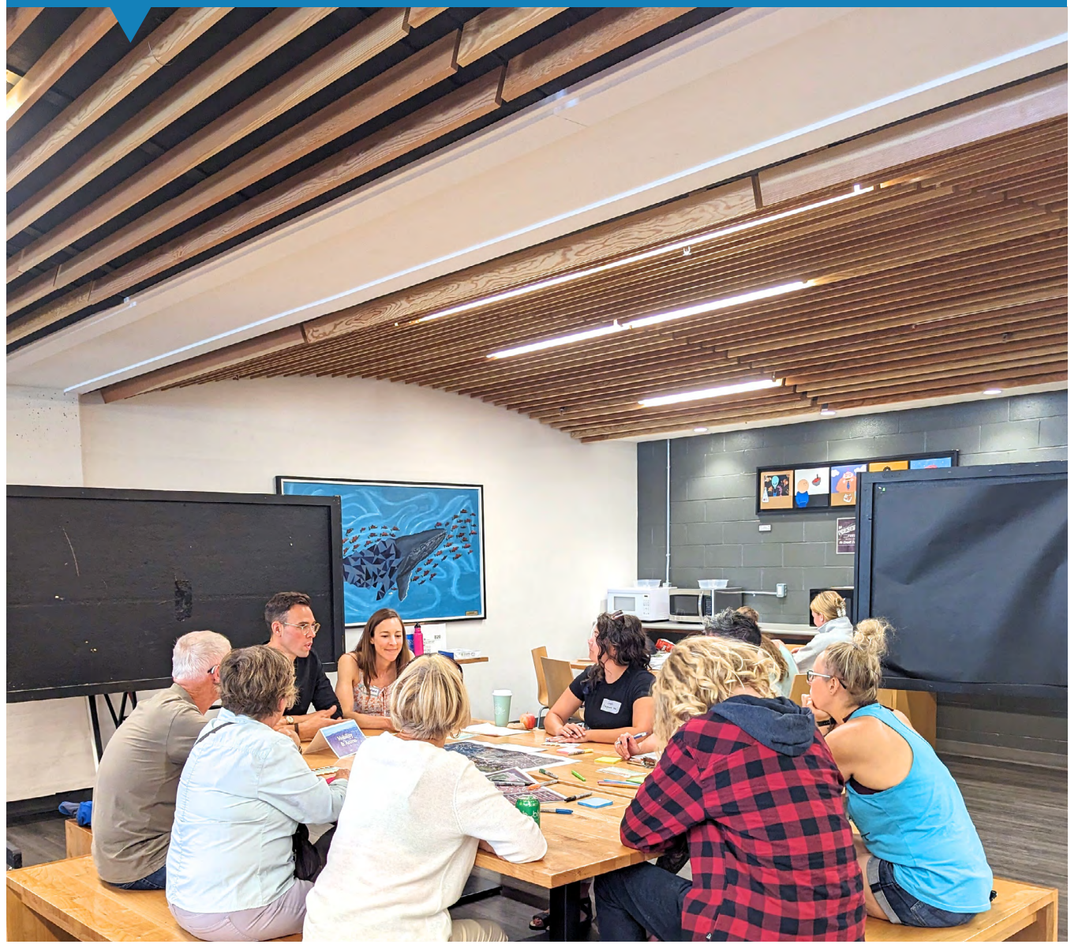
We aspire to lead by example, showcasing how sustainable design can create adaptable, inspiring spaces that foster community connection and ecological stewardship.



NEIGHBOURHOOD MAIL

Engagement & Collaboration.

Throughout the eight events that were hosted, we recorded ideas and suggestions and implemented feedback into our design iterations. Those who were not able to attend in person were encouraged to participate online at **pwrenewal.ca** where we posted monthly updates, and invited comments and concerns via surveys. We also encouraged in-person meetings, phone calls and emails through a newly established Community Engagement role. The Associate Director of Community Engagement works to build collaborative community relationships with staff, parents, neighbours and the city as a whole, as well to ensure positive, newsworthy GNS stories are shared with a variety of stakeholders.



Over the course of the engagement series more than 200 unique comments were recorded, each of which was carefully considered for implementation. Those that had merit were included within each design iteration. Below is a list of suggestions from the collective community. A check-box indicates that the suggestion has been implemented in our proposed final design.

- ☑ Implement a circular drive-through for smoother traffic during on-site pick-up and drop-off.
- ☑ Move traffic from Maddison to Richardson to alleviate traffic on the People Priority Greenway.
- ☑ Designate a one-way thoroughfare from Richmond to control traffic direction.
- ☑ Ensure any campus through-roads incorporate traffic calming measures to prevent speeding.
- ☑ Increase on-site parking availability to alleviate school parking in residential areas.
- ☑ Maximize setbacks and green buffers to improve experience for adjacent neighbours.
- ☑ Design stepped buildings while consoldating buildings towards the site centre.
- ☑ Limit buildings close to the property perimeter to a single story to reduce visual impact.
- ☑ Use solid fences, decorative brick walls or other sound barriers to reduce noise.
- ☑ Situate noisy facilities such as basketball courts and gymnasiums in the campus centre.
- ☑ Include rooftop gardens to maximize green spaces.
- ☑ Create spaces for food production and community gardens.
- ☑ Implement rain gardens, stormwater filtration and other water management methods.
- ☑ Integrate sustainability education throughout the campus.
- ☑ Create bike infrastructure to promote alternative modes of transportation.
- ☑ School bus pick up and drop off moved from Maddison to Richmond.
- ☑ Foster community connections through on-campus events and support of local initiatives.
- ☑ Respect the neighbourhood's character and diversity in design aesthetic.
- ☑ Include spaces for outdoor learning that align with the educational vision.

The following pages provide insight into our process and how we were able to extract these ideas from students, parents, faculty, staff, board members, alumni, neighbours and the broader community.

12

NEIGHBOURHOOD MAIL

Event One.

Confirming Principles & Moving Ahead

June 19, 2023

Our inaugural engagement event commenced with a 30-minute session for introductions and presentations, followed by an engaging one-hour question and answer period.

Participants:

- 1 Student
- 7 Parents
- 8 Consultants
- 10 GNS Faculty
- 23 Neighbours



Small Group Discussions.

To conclude the event on a lively note, a breakout activity was organized, sparking creative conversations about both the school and the neighbourhood so the design team could gain insights from the greater community.



Green Spaces:

- Greenway and public spaces
- Preservation and enhancement
- Community events on campus

Transportation:

- Alternative transportation methods
- Traffic management and parking
- Public transportation and bus routes
- Bike promotion and infrastructure

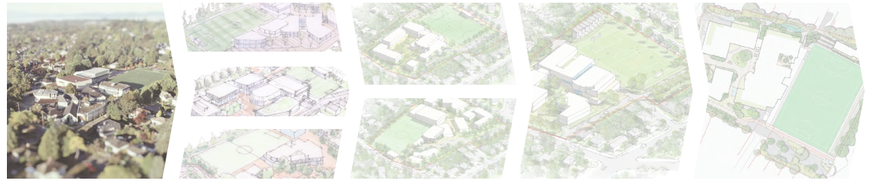
Form & Character:

- Neighbourhood character and diversity
- Building design and architectural style
- Community access to school facilities
- Emergency preparedness and response

Sustainability:

- Environmental sustainability initiatives
- Engaging students in sustainability
- Energy efficiency and green design
- Mental well-being and green spaces

Evolving Plan:



1.3 Design and Engagement Process

Event Two.

Campus Renewal Design Workshop

July 15 & 16, 2023

Our second event spanned two days, with a design workshop, presentation and optional campus tour on Day One. Day Two involved facilitators combining the participants' ideas to create four distinct schemes.

Workshop participants ultimately designed and selected three campus concepts to move forward to the next phase.

Participants:

- 3 Tenants
- 4 Consultants
- 5 Faculty
- 7 Architects
- 8 Kids 9-15 y/o
- 9 Parents
- 12 Staff
- 13 Neighbours



Janine (Neighbour)

"I found the sessions interesting and informative. Last weekend was interesting because of the interaction between the 'pros' and the rest of us. They appeared to be forthcoming and willing to engage with everyone."

Tara (Parent)

"Watching my children actively engage and have their voices and ideas heard and presented was heartwarming - reaffirming how much the PW Renewal Team encourages everyone to get involved. They truly care about the students' vision."

Event Two: Day One

July 15, 2023

Day One involved a presentation, campus tour and a design charrette that centred around six diverse topics, each representing a crucial aspect of the renewal design. Participants were actively encouraged to share ideas and concerns related to each topic, and discussions ensued with the support of one to two subject matter expert facilitators.



Workshop Table Topics:

- Campus Design & Personality
- Landscape Features & Characteristics
- Young Designers
- Building Function & Configuration
- Landscape Use & Flow
- Mobility & Access
- Housing & Neighbourhood

Emerging Concepts:

With a total of seven tables, an impressive array of **36 ideas emerged** from the session, capturing thoughts and insights contributed by all participants.

- Transportation & Access Solutions
- Thoughtful Design & Building Heights
- Enhanced Road & Access Points
- Optimizing Field & Green Spaces
- Sustainable Transportation & Public Transit
- Inclusive Community Engagement & Use
- Balancing Setbacks & Building Massing



Event Two: Day Two

July 16, 2023

On Day Two, the Design Team convened early to delve into the emerging ideas from each table. Engaging in thorough discussions, they collaborated to create **four distinct schemes**, showcasing how concepts from the landscape architecture, architecture, housing and transportation tables could ingeniously merge.





While architects and landscape architects worked on drawing the evolving four schemes, participants actively engaged in real-time discussions about the concepts. They asked questions, offered suggestions and collaborated with members of the Design Team to help further shape the PW Renewal.



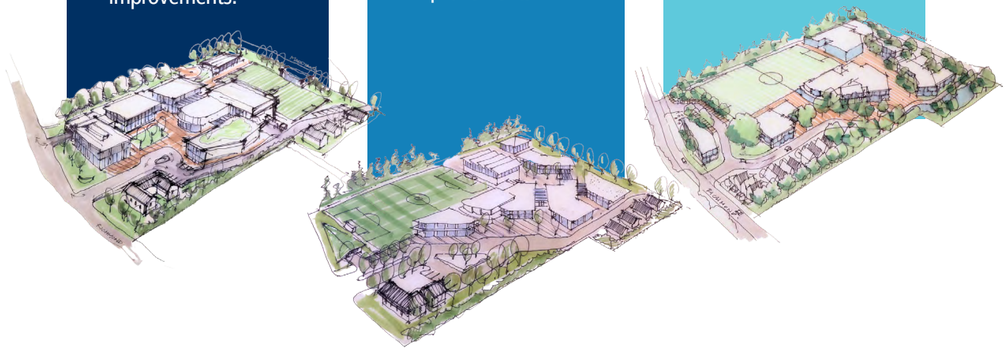
Day Two concluded with participants choosing **three concepts** from the four presented. Each design was guided by the principles of inclusion, innovation and learning, health and wellness and sustainability. Each concept offered unique benefits for an exciting campus renewal.

Emerging Design Schemes:

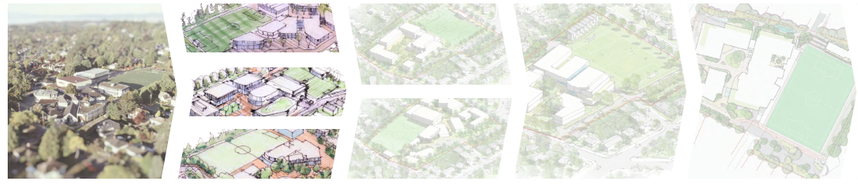
1. **West Campus:** Move the Turf adjacent to Maddison, to allow for key campus improvements.

2. **East Campus:** Keep the Turf in its current location, along with key campus improvements.

3. **South Campus:** Shift the Turf East to allow for key campus improvements.



Evolving Plan:



NEIGHBOURHOOD MAIL

Event Three.

Presenting the Emerging Ideas

Aug. 17, 2023

This session was opened with GNS summarizing the collaborative design efforts to-date and the resulting evolving concepts. After the two concepts were presented, participants divided into two groups each led by two architects who discussed each design in detail. They provided clarifications and answered questions while Neighbour Lab members documented the feedback.

Participants:

- 4 Parents
- 6 Staff
- 6 Other
- 7 Faculty
- 14 Neighbours



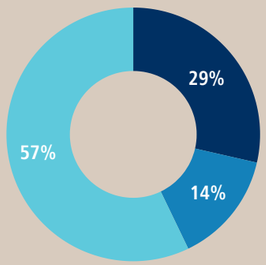


Design Feedback:

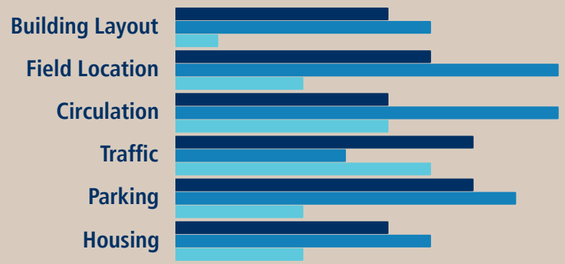
Following Event Two, a public survey was made accessible online and via email communication, encouraging participants to provide comprehensive feedback on the trio of concepts developed during the workshop. The following results reflect the feedback provided by both online engagement and one-on-one discussions.

West East South

Less Desirable:



Most Favourable:



NEIGHBOURHOOD MAIL

The Evolving Concepts:

The PW Renewal Team scrutinized all feedback, analyzing both the preferences and reservations expressed by the collective community. The objective was to blend the qualities of these concepts, creating a more refined and cohesive pair of designs to encapsulate the essence of the collaborative efforts. The evolving process resulted in two refined concepts: **"Move the Turf"** and **"Keep the Turf."** Feedback received at this event was primarily in favour of "Move the Turf" and more skeptical of "Keep the Turf."



West Campus:



East Campus:



South Campus:



Move the Turf:



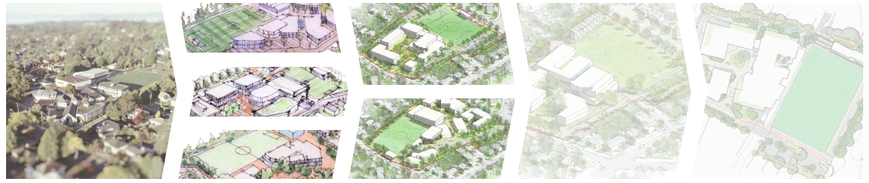
- Clear identity—front door on Richmond
- Significantly less disruption in phasing
- More efficient construction period
- Improved accessibility
- Clearer distinction of private/public zones
- More efficient traffic flow with two access points on Richmond
- More cost-effective and environmentally efficient to operate

Keep the Turf:



- More buildings and less logical layout
- More challenging accessibility
- Less distinction on private/public zones
- Turf field is pinched at north west and south east corner limiting spectator access
- More costly to operate
- Housing location unresolved

Evolving Plan:



NEIGHBOURHOOD MAIL

Event Four & Five.

Presenting the Emerging Plan

Sept. 25 & 27, 2023

Hosted by: Fairfield Gonzales Community Association (FGCA) on Sept. 25 & the Gonzales Neighbourhood Association (GNA) on Sept. 27

GNS participated in meetings hosted by the FGCA and the GNA to showcase its ongoing work on the project, present the design process and engage in dialogue with participants. Based on the conversations from the last event, a detailed presentation summarized how previous comments were incorporated into the next iterations of designs. The presentation was followed by an engaging community discussion.

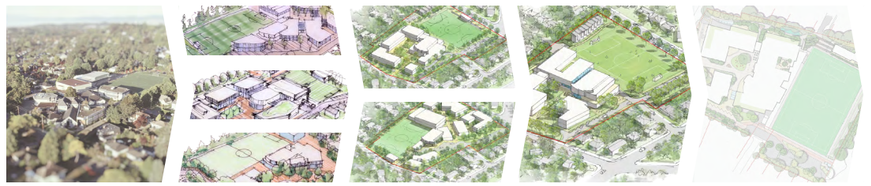




Move the Turf, Evolved:

Following the presentation, the team of architects and landscape architects provided an in-depth look into the "Move the Turf" concept. They discussed its evolution, while considering factors such as context, design principles, circulation, precincts, setbacks, green buffers, programming, housing and amenities.

Evolving Plan:



1.3 Design and Engagement Process

NEIGHBOURHOOD MAIL

Student Design Forum.

Input from the Students

Oct. 23, 2023

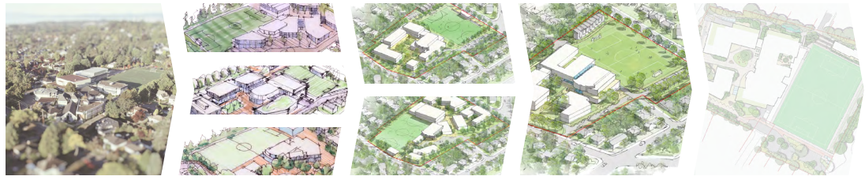
Two GNS Design classes participated in a Student Design Forum to gain insight into the PW Campus Renewal project. Led by GNS faculty member Jon Hamlin, the session also involved Cascadia Architects' Andy Guiry and Sara Huynh who provided insights into the design process and the vision for the school. The forum enhanced the student-centred focus of the project through presentations and interactive feedback.

Emerging Ideas:

A campus-wide student survey conducted prior to the Design Forum identified their top three priorities: **Classroom Facilities & Technology, Dining Hall & Food Services and Outdoor Recreation Areas**



Evolving Plan:



25 Student Design Forum.

Event Six.

Presenting the Draft Plan

Nov. 20, 2023

A two-hour event in the Dining Hall of the PW Campus featured the latest updates from the PW Renewal team, including presentations by architects, landscape architects and traffic consultants. Attendees engaged in a collaborative Q&A session, as well as one-on-one discussions with project team members. Large-scale school plans were provided to facilitate meaningful dialogue. Collaboration between participants and the design team proved to be invaluable in identifying key modifications that were needed for the project.

Discussion Themes:

- Traffic
- Outdoor Programming
- Sustainability
- Phasing
- Security
- Positive Direction



Event Six. 26

NEIGHBOURHOOD MAIL



The Evolving Plan:

The architects and landscape architects unveiled fresh sketches, showcasing various exterior sites and a glimpse into select indoor spaces. Their presentation delved into the design's stylistic inspirations, offering specifics on building dimensions, parking arrangements and the turf field layout.



Traffic: Traffic Consultants discussed their approach to the Transportation Impact Assessment, including strategies to enhance safety and circulation. The presentation covered building dimensions, parking arrangements, turf field layout and the potential impact on post-construction traffic.

Event Seven.

Preliminary CALUC Meeting

Nov 27, 2023

This preliminary meeting is the second step towards the formal presentation to the Community Association Land Use Committee (CALUC) of the Fairfield Gonzales Community Association. GNS presented the project's progress, which was followed by questions and feedback from members of the CALUC.

Q&A Highlight:

What changes have you made to the plan based on community engagement?

- With no predetermined campus concept, the project team and the community started from scratch
- Ongoing adjustments made to the campus plan concept were based on feedback from the collective community, including: rerouting pick-up/ drop-off areas, removing parking from Maddison to address traffic concerns and preserving green spaces

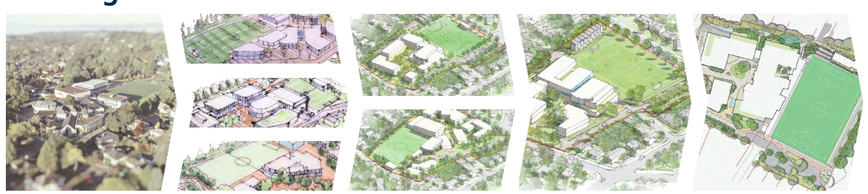


Conceptual Sketch of the Pedestrian Entrance to the Central Courtyard.



Conceptual Sketch of the Campus Front Entry from Richmond Avenue.

Evolving Plan:



CALUC PRESENTATION

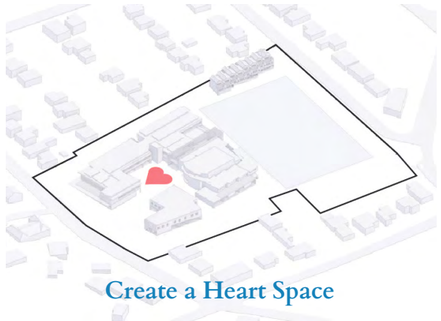
1.3 Design and Engagement Process

This extensive engagement process culminated in a formal CALUC presentation at Fairfield Community Place on May 27th, 2024, where the design team had the opportunity to present the refined campus plan to the broader community and stakeholders. This presentation served as a key milestone, synthesizing the extensive engagement process, the evolution of the design, and the thoughtful integration of community feedback. It provided a platform for further discussion, ensuring transparency and reaffirming the school's commitment to a collaborative and responsive design approach.

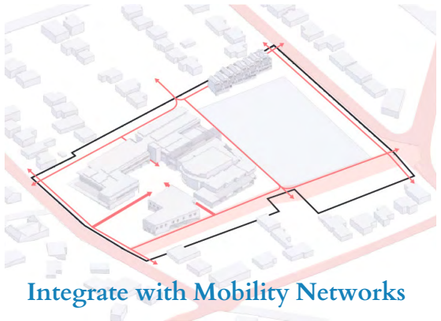
Program Elements

1 Science Labs
2 Senior School
3 Learning Strategies
4 Athletic Centre
5 Underground Parking
6 Pick Up/Drop Off Loop
7 Multi-Modal Corridor
8 Middle School
9 Townhouse Style Housing
10 Commons, Library, Dining
11 Field Viewing & Full Turf
12 Administration/Staff
13 Visual & Performing Arts
14 Design & Technology

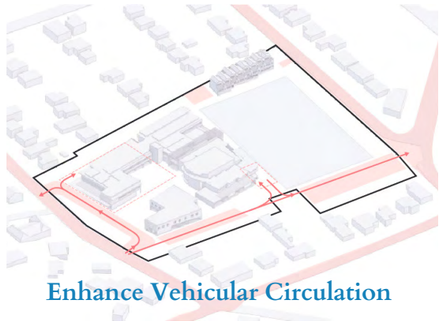




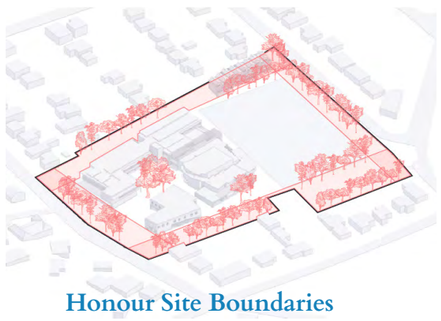
Create a Heart Space



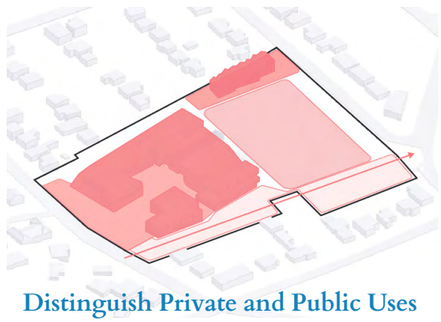
Integrate with Mobility Networks



Enhance Vehicular Circulation



Honour Site Boundaries



Distinguish Private and Public Uses



2.1 History of PW and Site Significance

Glenlyon Norfolk School (GNS) is an independent school in Victoria, British Columbia, with a history that reflects the broader development of education in the city. The school was formed through the merger of two independent institutions, Glenlyon Preparatory School, established in 1932, and Norfolk House School, founded in 1913. Each school brought its own educational traditions and values, and their eventual merger in 1986 created a unified learning environment that has continued to evolve over the years. Today, GNS serves students from Junior Kindergarten through Grade 12, operating across two campuses: the Beach Drive Campus for Junior School students and the Pemberton Woods Campus, which serves Middle and Senior School students.

The Pemberton Woods Campus is located within the Gonzales neighbourhood, an area with a long history of residential and community development. Originally part of Joseph Despard Pemberton's estate, the land remained largely undeveloped until the 1930s. The Gonzales area itself saw significant growth in the early 20th century, and the introduction of Norfolk House School in the 1930s contributed to this evolving landscape, providing an educational space for students while adapting alongside the neighbourhood's changes.

At the heart of the Pemberton Woods Campus are the Main Building and Gymnasium, the two oldest structures on the site. Built in the early 1930s, these buildings were part of the original Norfolk House School and have remained in use ever since. While they represent important pieces of the school's history, they have also undergone significant modifications over time to meet the needs of modern education. Neither structure is registered as a heritage building, and their architectural integrity has been impacted by necessary expansions and functional updates. However, elements of their original design have been preserved where possible, ensuring that the history of the campus remains visible while supporting the needs of current and future students.

BELOW:
HISTORIC PHOTOGRAPH, NORFOLK SCHOOL FOR GIRLS & GYMNASIUM (1932)



2.1 History of PW and Site Significance

The Main Building and Gymnasium at the Pemberton Woods Campus of Glenlyon Norfolk School have played a significant role in the school's history, serving generations of students as spaces for learning, physical education, and community gatherings. Over the years these buildings have been modified, including expansions for additional classroom space, updated facilities, and improved accessibility. While elements of the original designs have been preserved where possible, the buildings' primary value lies in their historical use rather than their architectural significance.

The Statement of Significance acknowledges the historical role of the Main Building and Gymnasium within the context of GNS and the broader Gonzales neighbourhood. These buildings reflect the early development of independent education in Victoria and the growth of the community around them. Their presence has contributed to the neighbourhood's character, but their current state, shaped by numerous modifications, does not meet the criteria for heritage preservation. The proposed campus renewal plan respects this history while focusing on creating modern, functional spaces that meet contemporary educational standards.

The Conservation Rationale and Methodology recognize that while the Main Building and Gymnasium are important to the school's history, their extensive modifications and the demands of modern education make preservation impractical. The renewal plan prioritizes retaining historical elements through documentation and interpretive signage rather than maintaining the existing structures. This approach allows GNS to honour its past while providing state-of-the-art facilities that support future generations of students. The new campus design integrates historical references through architectural details and educational displays, ensuring that the legacy of the school and its place within the Gonzales neighbourhood remain a visible and valued part of the community.



ABOVE:
HISTORIC PHOTOGRAPH, NORFOLK SCHOOL FOR GIRLS & GYMNASIUM (DATE UNKNOWN)



RIGHT:
HISTORIC PHOTOGRAPH, NORFOLK SCHOOL FOR GIRLS, GYMNASIUM, ATKINS BUILDING (1950S)

Historical & Community Context

1:
INTERIOR CAMPUS



2:
VIEW FROM MADDISON



3:
VIEW FROM RICHMOND



4:
DENFORD HALL AND FIELD





5:
VIEW FROM MAIN BUILDING



6:
VIEW FROM BANK



7:
NORTH EAST CORNER OF SITE



8:
TURF FIELD

2.2 Community and Neighbourhood Context

The Gonzales neighbourhood is a well-established residential community defined by its green spaces, recreational amenities, and essential services that support a diverse population. While primarily composed of single-family homes, the area also features parks, schools, community facilities, and commercial noes that contribute to its character. Gonzales offers a blend of residential, community, and commercial spaces, fostering a connected and active neighbourhood environment.

Parks and outdoor gathering spaces such as Pemberton Park, Gonzales Park, Hollywood Park, and Abkhazi Garden provide opportunities for recreation, relaxation, and social connections playing a vital role in community engagement and enhancing the overall quality of life for residents.

In addition to its parks, the Gonzales neighbourhood is home to key indoor community spaces and institutions, including St. Matthias Anglican Church and Christ Church Cathedral Pre-School, which serve as gathering points for residents. The neighbourhood also includes childcare facilities like Little Owl Daycare, providing essential services to local families.

Commercial areas are conveniently accessible through nodes such as Fairfield Village, Oak Bay Avenue, and Montague Court, offering a variety of shops, services, and local businesses that contribute to the vibrancy of the area.



1:
NEIGHBOURHOOD AMENITIES AERIAL

PARKS & OUTDOOR FLEX SPACES

1. *Pemberton Park*
2. *Gonzales Park*
3. *Hollywood Park*
4. *Margaret Jenkins Schoo*
5. *Abkhazi Garden*

INDOOR COMMUNITY SPACES

6. *St. Matthias Anglican Church*

CHILDCARE FACILITIES

7. *Christ Church Cathedral Pre-School*
8. *Little Owl Daycare*

COMMERCIAL NODES

9. *Fairfield Village*
10. *Oak Bay Avenue*
11. *Montague Court*

Childcare & Indoor Community Spaces
Parks & Outdoor Flex Spaces
Commercial Nodes

As part of planning for its future, Glenlyon Norfolk School (GNS) continues to evolve alongside the neighbourhood, ensuring its role as a valued part of the community. Through thoughtful campus planning with the community, the school remains committed to maintaining strong connections with residents, fostering accessibility, and complementing the surrounding area. The integration of landscaping, pedestrian linkages, and thoughtful urban design elements reflects a continued dedication to being a positive and engaged neighbour in Gonzales.

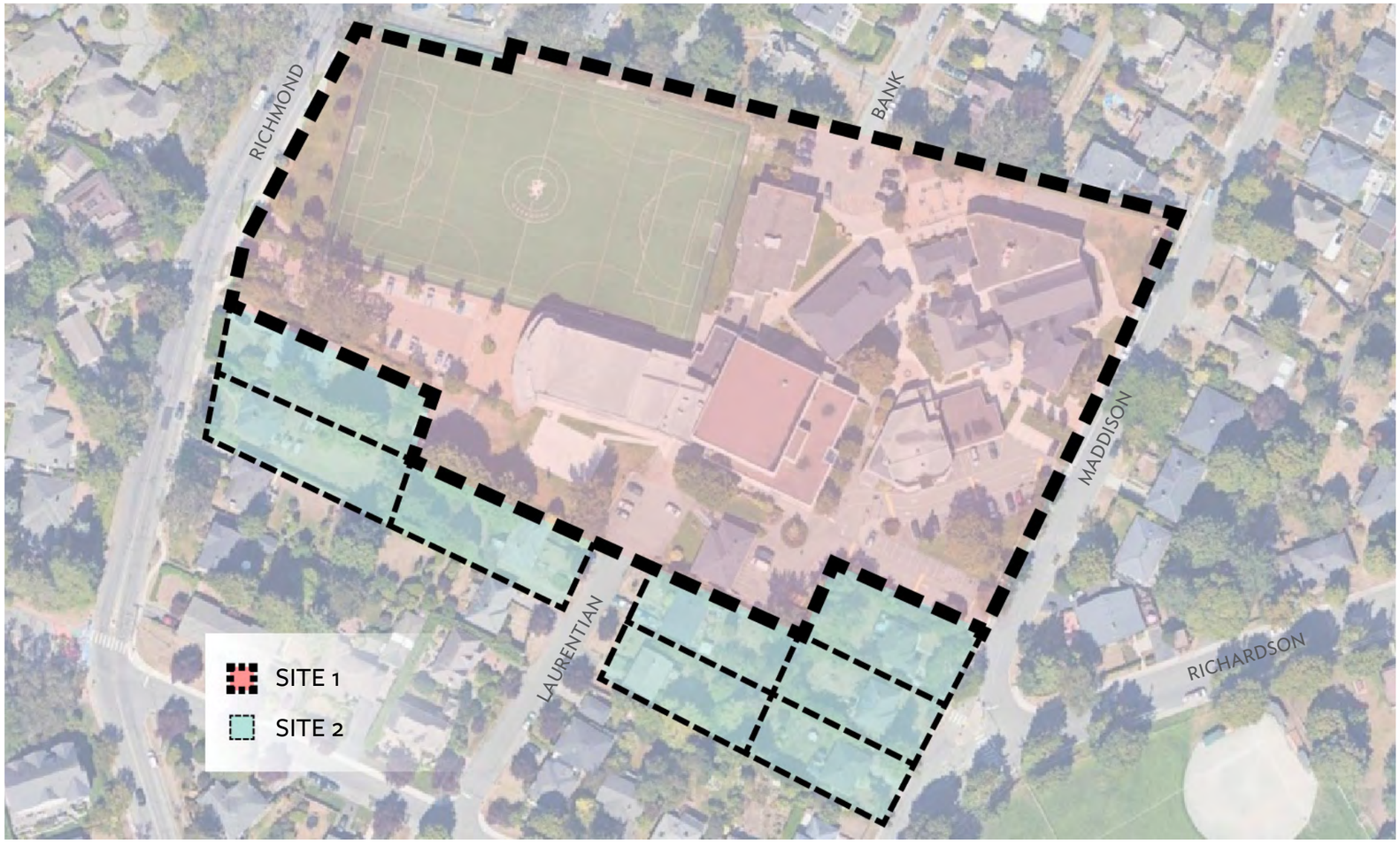
2.3 Adjacent and Related Sites

The site, situated between Richmond Avenue (AAA route) and Maddison Street (a designated pedestrian and cycling route), positions Glenlyon Norfolk School (GNS) as a significant presence nestled within a largely residential surrounding built environment. Other key road connections include Laurentian to the south and Bank and Somenos to the north, all of which terminate at the site's edge. These connections underscore the strategic importance of the Pemberton Woods Campus within the Gonzales neighbourhood, emphasizing its role as both an educational hub and a potential community asset and connector.

GNS owns eight residential lots adjacent to its current campus, home to single-family residences serving the Gonzales neighbourhood. As part of the Pemberton Woods Campus Renewal, GNS will incorporate eight of these sites to modernize its facilities to meet the future needs of the school and address shared community concerns. This renewal plan not only aims to enhance the school's infrastructure but also to integrate more closely with the surrounding community by introducing 16 new townhouse units. These townhouses will replace and add to the neighbourhood's housing stock, providing a variety of unit types to cater to diverse resident needs, thus contributing to the area's housing diversity and vibrancy.

The renewal plan for the Pemberton Woods Campus is carefully designed with the Gonzales neighbourhood in mind. By making use of these residential lots and introducing new townhouses, GNS is not only addressing its own needs for modernization and slow growth but also contributing positively to the local housing market and community structure.

1 (BELOW): EXISTING CAMPUS PLAN



Label	Lot	Current Zone	OCP Urban Place Designation
Site 1	*Current School*	*R1-B Single Family Dwelling District*	*Public Facilities, Parks and Open Space*
Site 2	*Adjacent Residential Lots*	*R1-G Gonzales Single Family Dwelling District*	*Traditional Residential*

2 (LEFT): ZONING DESIGNATION

2.4 Relevant Background Policies

The GNS Pemberton Woods Campus Renewal Plan aims to modernize and expand its current educational facilities to meet the long-term needs of the school and the surrounding community. In doing so, the renewal plan aligns with many guiding documents such as the current Official Community Plan (OCP), the current Gonzales Neighbourhood Plan (GNP), and other relevant guidelines. For more information on these documents please reference Section 10 - Amendments and Future Provisions.

2.5 Existing Site Conditions

Established in 1913, Glenlyon Norfolk School (GNS) has a rich history within the Gonzales neighbourhood. Originally known as Norfolk House School, it moved to its current Pemberton Woods campus in 1932. Over the years, GNS has evolved alongside the changing needs of its students and community. The Pemberton Woods Campus reflects this evolution, with its collection of school buildings added incrementally over time, forming a learning village connected through a series of pathways.

Today, many of these buildings are reaching the end of their lifespan, prompting the site to prepare for its next evolution. A full renewal of the Pemberton Woods Campus will allow the school to reorient its facilities away from Maddison Street, creating a community-facing campus accessed from Richmond Avenue. This renewal demonstrates GNS's commitment to being a positive, contributing member of the Gonzales neighbourhood, ready to meet the changing needs of its students and neighbours.

1:
AERIAL NW



2:
TURF FIELD



3:
AERIAL NE









5:
AERIAL SW

6:
MADDISON FRONTAGE

7:
AERIAL SE

3.0 Urban Design Strategy

3.1 Vision

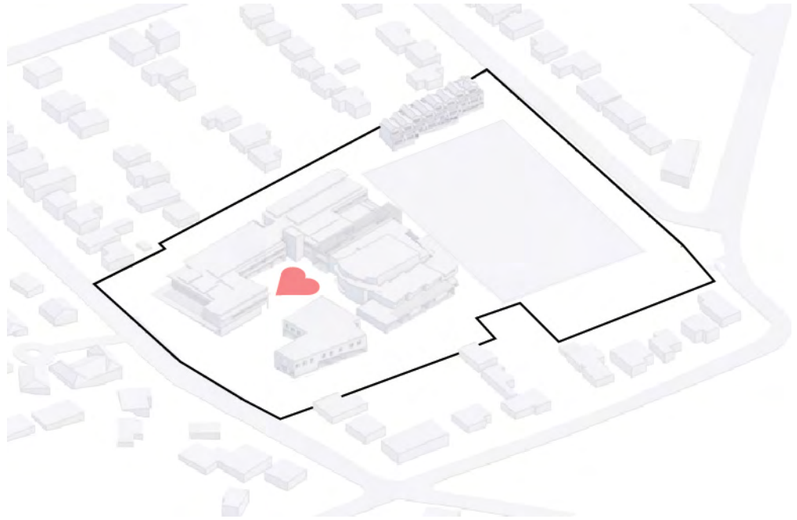
Our vision for the renewed Pemberton Woods Campus is grounded in principles that ensure a cohesive and functional design for both the school as well as for the broader community. The reconfiguration of school programming around a central courtyard allows for the re-imagination of circulation to and through the campus all while maintaining generous landscaped areas.

Overall, we have developed a series of core design pillars that will steer the Pemberton Woods Campus Renewal towards a campus design that ensures that the site is welcoming and conducive to learning. Our approach prioritizes accessibility, enhances connectivity, and respects the natural landscape, creating an inclusive and harmonious environment for students, staff, and the Gonzales neighbourhood.

3.2 PW Specific Urban Design Pillars

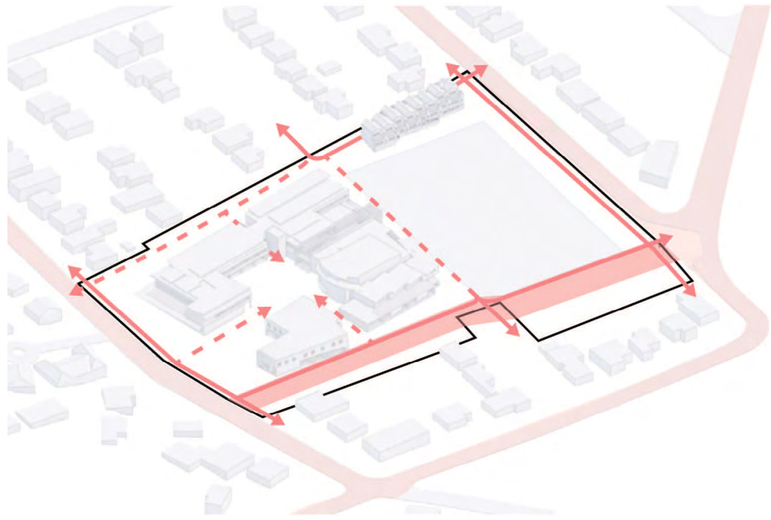
Our design philosophy is one of coherence and connection, integrating the renewed Pemberton Woods Campus with the vibrant Gonzales neighbourhood while creating a modern learning environment.

1. Create a Heart Space
2. Integrate with Mobility Networks
3. Enhance Vehicular Circulation
4. Honour Site Boundaries
5. Distinguish Private from Public Use



Create a Heart Space

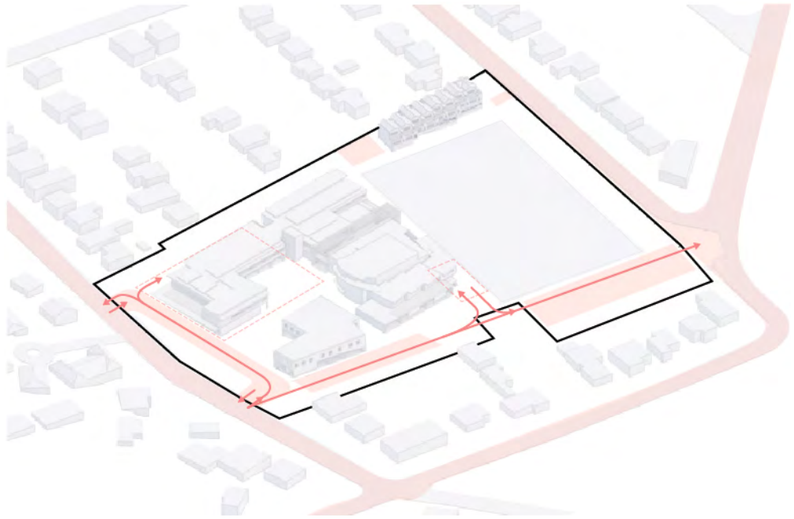
- Orient school uses to the centre of the site, organizing programs around a central courtyard to foster a distinct and integrated campus feeling.
- A designated gathering space at the centre of campus directs active uses away from the outer edges of the site while providing a unique space for school events and campus culture.
- The heart space concept creates a curated welcoming first impression of the Pemberton Woods Campus through the new Richmond frontage.



Integrate with Mobility Networks

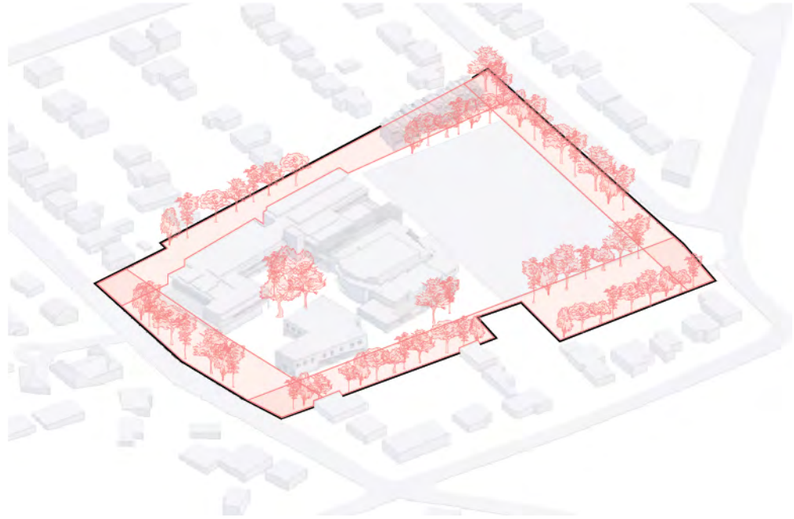
- Creating safe and accessible connections is a key focus in our campus renewal.
- We are dedicated to enhancing the existing links between the school and the Gonzales neighbourhood through thoughtful planning of both public and private pathways.
- A multi-modal pathway running along the south edge of the campus invites pedestrians and cyclists alike. This pathway is thoughtfully designed to seamlessly connect with Victoria's existing cycling network, offering a secure and welcoming route for the community.

3.2 PW Specific Urban Design Pillars



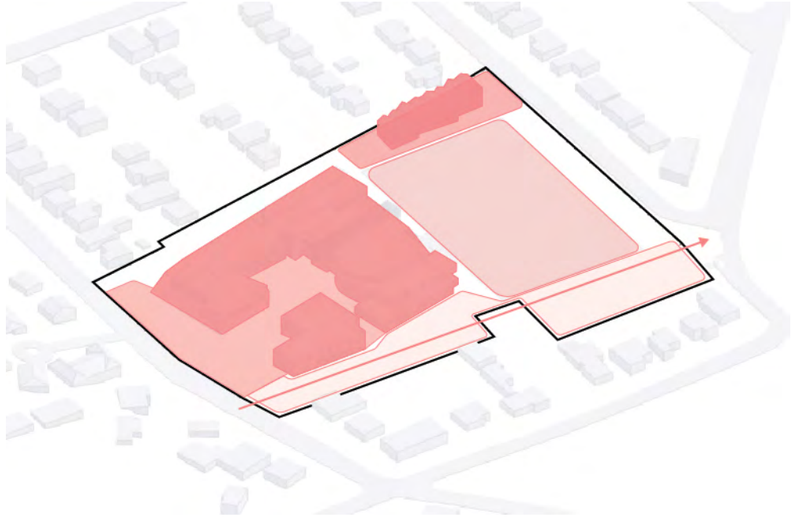
Enhance Vehicular Circulation

- The main campus vehicular access point is reoriented to Richmond Avenue, moving away from smaller streets like Bank, Laurentian, and Maddison.
- Complemented by a new underground parking facility for staff and a streamlined pick-up drop-off loop, this layout ensures efficient and focused traffic flow to and through the site.
- Our proposed one-way through route enables smooth entry from Richmond Avenue to exit onto Richardson, serving both school operations and community life.



Honour Site Boundaries

- Generous setbacks all around the site respect the existing grain and scale of the surrounding residential neighbourhood.
- These setbacks support our goal to retain priority trees as well as to add to the urban street scape with thoughtful landscaping which complements the topography of the site.
- Orienting school buildings towards Richmond Avenue allows for larger setbacks facing more quiet residential streets such as Bank, Laurentian, and Maddison, ultimately allowing for a larger green buffer between the campus and the broader community in key locations.



Distinguish Private and Public Uses

- Emphasize the creation of distinct precincts that organize the school's facilities, catering to a range of public and private uses while promoting a sense of community and accessibility.
- The eastern field is designated for semi-public recreational use, offering space for both school-related and community activities.
- This strategic organization optimizes school safety and functionality while also fostering community inclusivity and non-motorized transportation.

4.1 Introduction and Concept

This schematic site aerial illustrates the proposed Glenlyon Norfolk Pemberton Woods Middle and Senior campus (GNS) located at 781 Richmond Avenue. Nestled in the Gonzales neighbourhood, the site is bordered by Richmond Avenue to the west, Maddison Street to the east, with Bank and Somenos Street terminating at the northern edge, and Laurentian Place at the southern edge. The school owns eight residential properties to the south along Richmond, Laurentian, and Richardson, and the long term campus renewal concept utilizes these adjacent residential sites.



4.2 Design Elements & Spaces within PW

FRONT DOOR & ENTRY SEQUENCE

The renewal plan aims to create an inviting and accessible entrance for the Pemberton Woods Campus along Richmond Avenue. This area serves as a critical frontage for the site and forms the first impression for visitors and the community. The primary vehicular and pedestrian access points are all positioned in this location, enhancing the school's presence and providing a warm and welcoming atmosphere.

First-time visitors can access the campus via Richmond Avenue, where dedicated short-term parking stalls are available along the one-way through route. This convenient parking location provides easy access to the administration building, which serves as the front door to the campus. Visitors can also easily reach the performance and arts section of the building, ensuring a smooth experience for attending events. This thoughtful layout enhances the visitor experience, making navigation and participation in campus activities straightforward and enjoyable.

The renewed design emphasizes seamless pedestrian connectivity, allowing easy and safe access to the campus. Wide, well-lit pathways will guide visitors from the street to the main entrance, surrounded by thoughtfully landscaped areas. The central courtyard will serve as a heart space, drawing activity to the centre of the campus and serving as a connective gathering outdoor space.



4.2 Design Elements & Spaces within PW

PUBLIC TO PRIVATE PRECINCTS

Our campus renewal plan emphasizes the creation of distinct precincts that effectively organize the school's facilities, catering to a range of public and private uses. These precincts enhance the functionality and aesthetics of the campus while promoting a sense of community and accessibility.

The layout includes a central courtyard precinct, an inviting space that serves as a gathering spot for students during breaks as well as a venue for school events. It's where the energy for the school is most vibrant, fostering camaraderie and school spirit.. There is also a restricted access precinct which houses essential school operations and specific community services, as well as a multi-modal precinct designed to support active transportation and seamless connectivity with the public realm. Finally, the proposed turf field forms a programmable, semi accessible recreational precinct, offering key outdoor athletic space for both school-related and community activities. This strategic organization optimizes school safety and functionality while also fostering community inclusivity and active transportation through the careful and calibrated delineation of program areas into these distinct precincts.

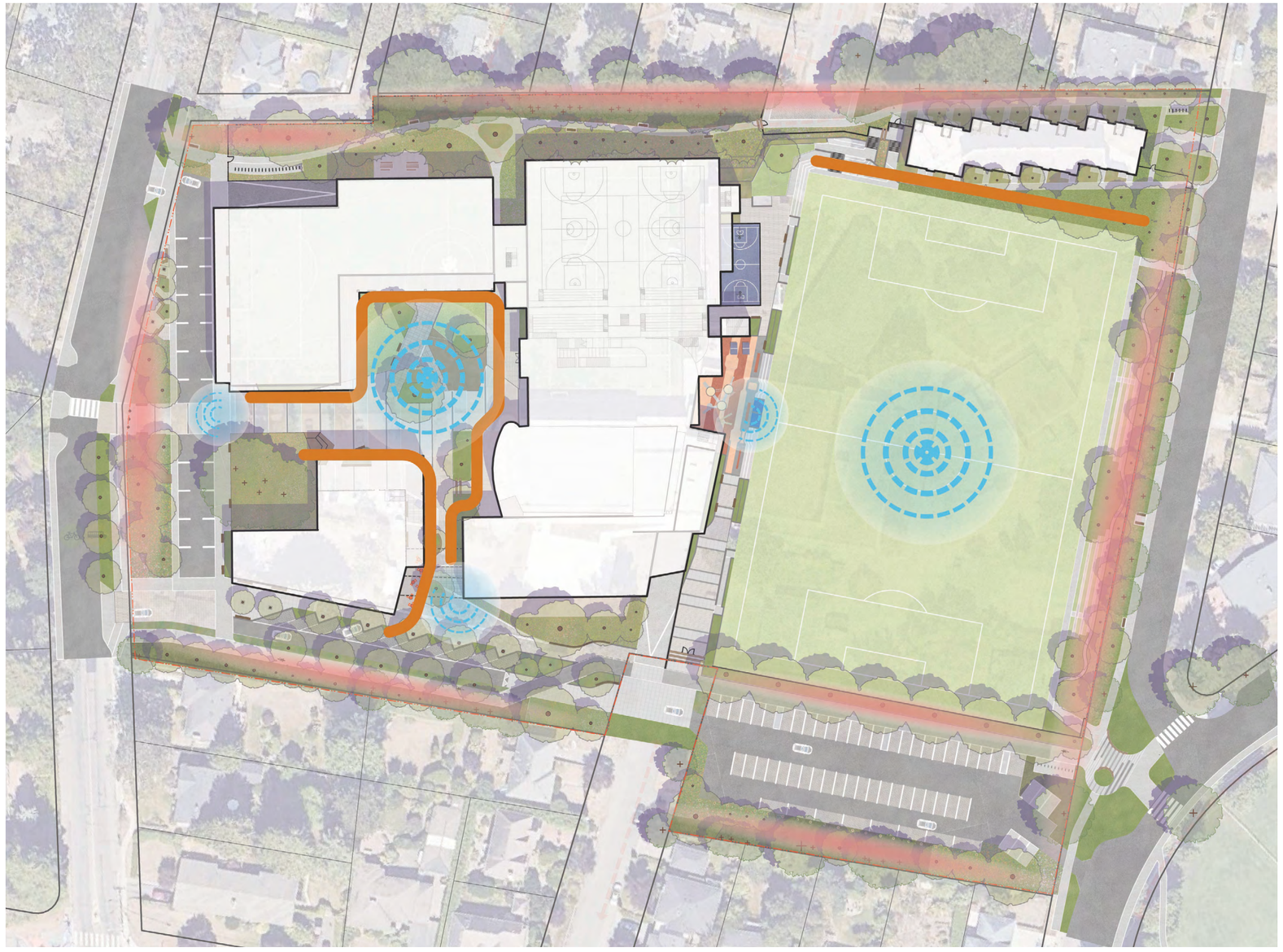
The landscape plan includes a 6 foot high metal security fence with horizontal pickets and security gates. At the edge of the soccer field, the fence will be a design and material that meets the needs of safe play.



4.2 Design Elements & Spaces within PW

NOISE CONTROL

In order to mitigate noise for neighbouring residents, we have implemented several strategic design measures. Centralizing school activities around the internal courtyard helps to contain much of the noise within the heart of the campus, minimizing disruption to the surrounding community. Additionally, the buildings are oriented towards the busier Richmond Avenue, directing noise away from quieter residential areas. This thoughtful orientation ensures that the more active parts of the school are contained within the centre of the campus. Furthermore, extensive landscaping is used as a green buffer around the entire perimeter of the site. This planted barrier not only absorbs sounds but also provides a visual screen and physical distance, creating a more peaceful environment for both the school and its neighbours. These combined efforts demonstrate a commitment to creating a harmonious coexistence with the surrounding community while maintaining a vibrant school environment.



Solid Noise Screen

Planted Noise Screen

4.2 Design Elements & Spaces within PW

LAND USE & BUILDING FORMS

As Glenlyon Norfolk School (GNS) prepares for the future, we are dedicated to evolving alongside both educational and community environments. Similar to many schools throughout the province, GNS needs to modernize its infrastructure and augment its resources not only to enhance our educational facilities, but to enrich the lives of everyone connected to our community and beyond.

We are enhancing more than just our facilities; we are crafting a multifaceted ecosystem that supports a diverse range of needs, integrates new solutions, and improves local infrastructure to accommodate our growing city. Our proposed plan includes the addition of diverse housing options and improved transportation.

Educational Use

1. Science Labs
2. Senior School
3. Learning Strategies
4. Athletic Centre
5. Middle School
6. Commons, Library, Dining
7. Turf Field
8. Visual & Performing Arts
9. Design & Technology

Front Door

10. Administration, School Store, & Cafe

Residential Use

11. Townhouse Style Housing



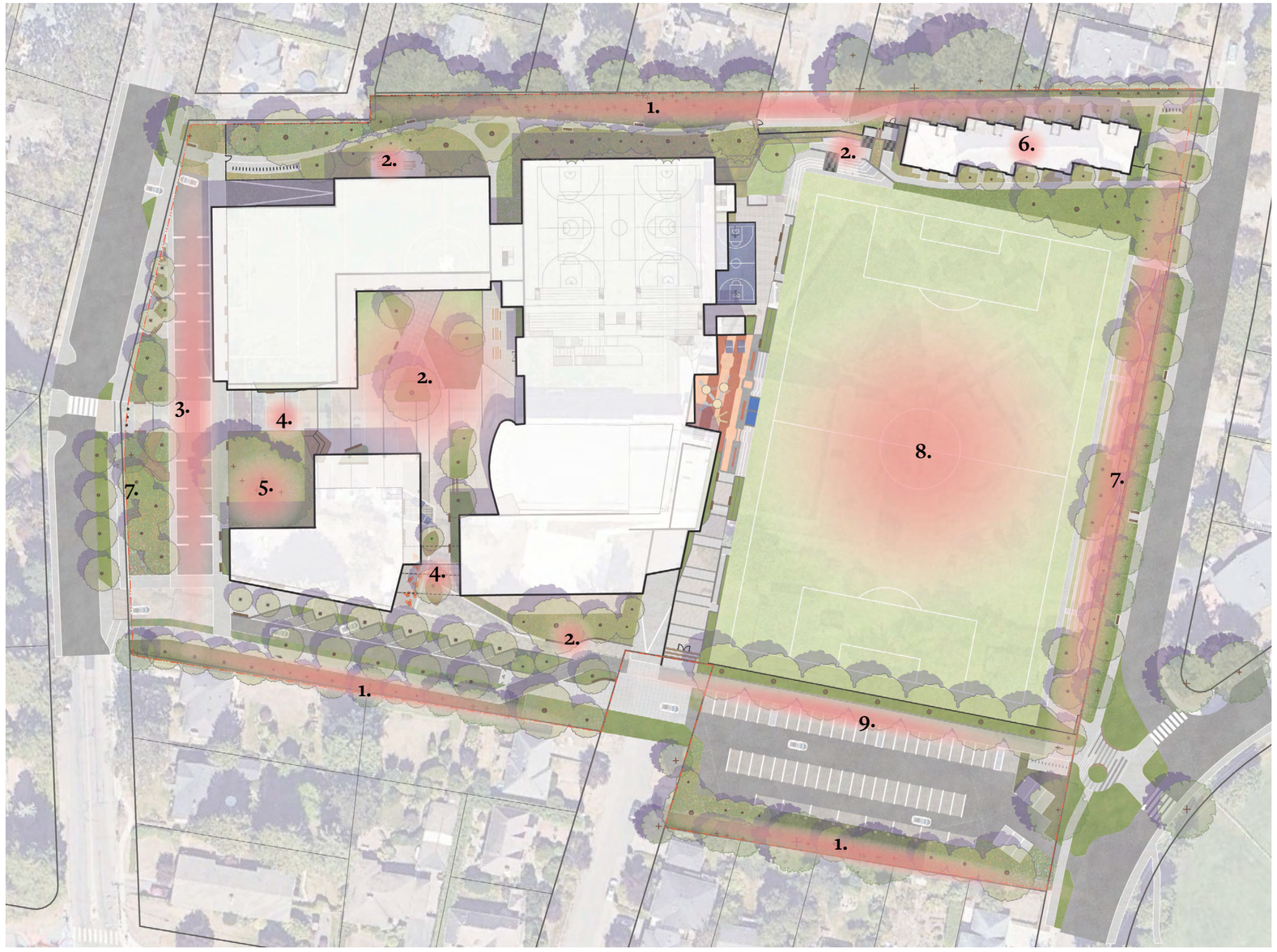
4.2 Design Elements & Spaces within PW

OPEN SPACES & KEY URBAN FEATURES

The Pemberton Woods Campus will accommodate a wide variety of students, staff, families, and members of the community on a daily basis. The outdoor spaces are designed to welcome people to the campus and enhance their experience through clear and attractive circulation, safe and easy pick-up drop-off, enriched outdoor learning spaces and generous outdoor play areas.

The campus “square” is wrapped with school gathering spaces and classrooms making for a dynamic courtyard for learning, hanging out, and school group activities. This area is the front door of the school community.

The turf field located off of Maddison Street is easily accessed by school users from the adjacent gym and fitness facilities. It provides an attractive green vista from the school facilities and neighbourhood sidewalk and pathways.



Landscaped Areas

1. Green Buffer
2. Learning Landscape
3. Pick-up Drop-off
4. Front Door
5. Naturalized Landscape
6. Residential
7. Green Public Edge
8. Active Landscape
9. Multi-Modal

4.3 Non Vehicular Site Circulation

PEDESTRIAN & CYCLIST MOBILITY

Creating safe and accessible connections is a key focus in our campus renewal. GNS is committed to enhancing active transportation infrastructure that seamlessly integrates with the Gonzales neighbourhood while balancing public and private spaces. The new multi-modal pathway along the southern edge of campus will provide a safe and connected pedestrian and cycling route between Richmond Avenue and Richardson Street, linking to Victoria's existing cycling network.

To further encourage active transportation, the campus plan includes end-of-trip facilities for staff, covered short-term bicycle parking, long term storage for oversized bicycles, access to EV charging, and bicycle maintenance and repair stations. These upgrades ensure convenient and secure options for students, staff, and visitors, supporting Victoria's broader goals for sustainable mobility.

Additionally, well-defined pedestrian pathways throughout the campus will improve walkability and accessibility, making movement around the school safer and more intuitive for all users. The design carefully balances community integration with the secure environment necessary for a school setting, ensuring that pathways and circulation enhancements contribute to a connected, accessible, and safe campus.

Total: 188 Bike Parking Stalls
70 Long Term Bike Parking Stalls
118 Short Term Bike Parking Stalls



4.4 Transportation and Service Spaces

VEHICULAR CIRCULATION & PARKING

In collaboration with our Gonzales neighbours, we have developed a strategic approach to traffic management which significantly lessens the impact on the surrounding residential area. Central to this plan is the reorientation of the main campus access to Richmond Avenue, moving away from smaller streets like Bank, Laurentian, and Maddison. This includes shifting bus pick-up drop-off points to Richmond Avenue, further reducing congestion on narrower neighbourhood streets. Complemented by a new underground parking facility for staff and a streamlined pick-up/drop-off loop, these changes ensure efficient and focused traffic flow. Additionally, our revised one-way through route enables smooth entry from Richmond Avenue and exit onto Richardson Street, harmonizing school operations with community life. Traffic along this route will be accessible limited by GNS hours of operation. Originally designed to accommodate approximately 100 on-site parking stalls, the new renewal plan aims to increase our capacity to approximately 181 spaces, demonstrating our ongoing commitment to improving neighbourhood interactions and campus functionality.

Total: 182 Stalls
81 Underground Parking Stalls
101 Above Grade Parking Stalls

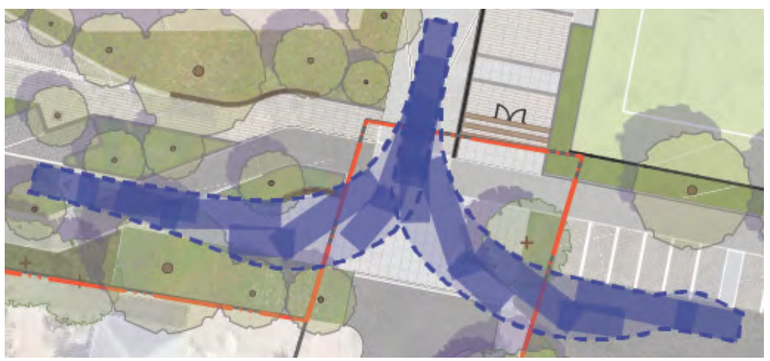


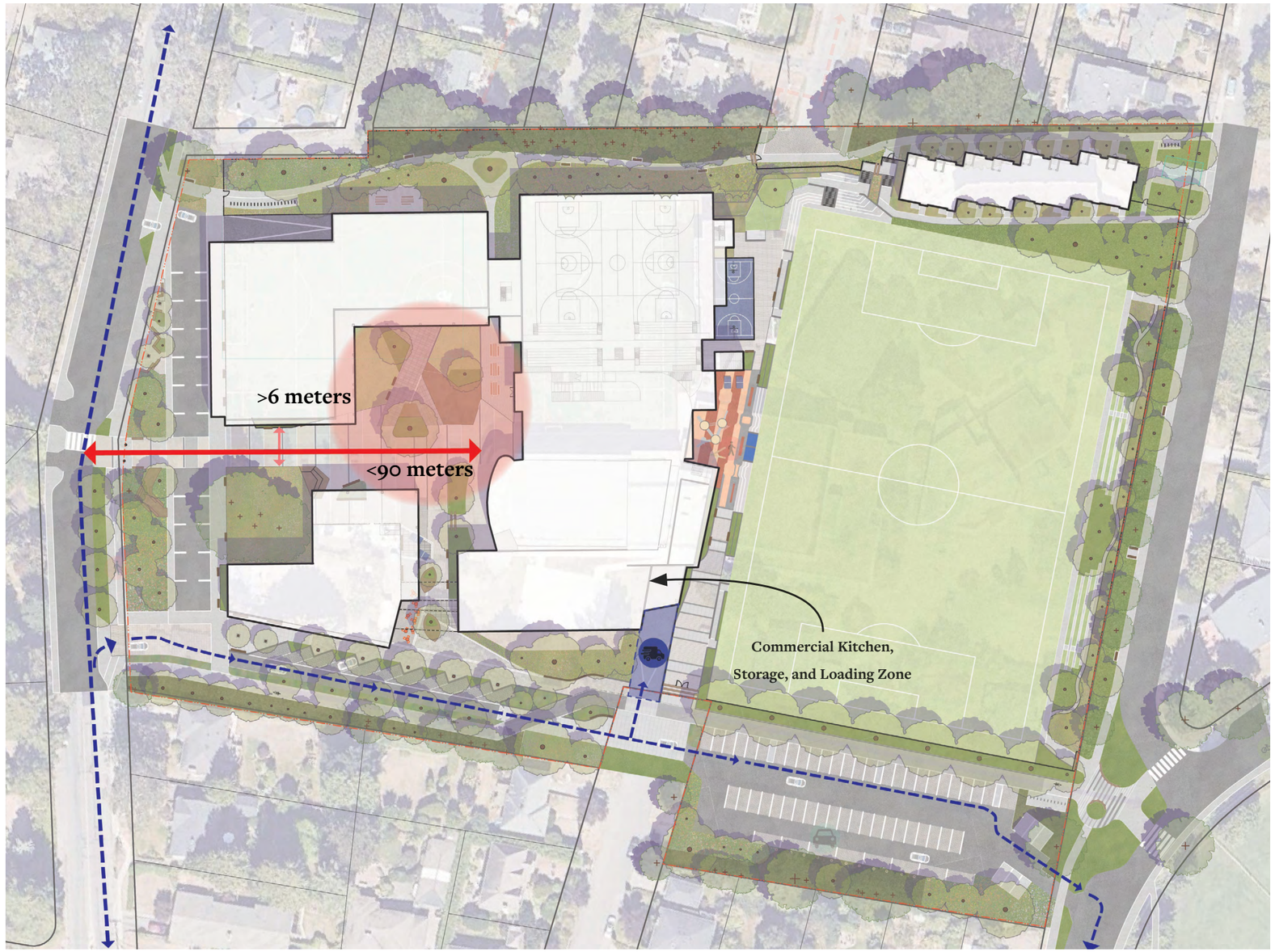
4.4 Transportation and Service Spaces

LOADING & EMERGENCY ACCESS

The design of loading and service areas, as well as emergency paths, is thoughtfully planned to ensure functionality and to minimize disruption. The loading and service access is conveniently located off Richmond Avenue, where vehicles travel down a designated one-way through route to reach the underground loading area situated along the southern edge of the site. This configuration allows for efficient deliveries while keeping service activities discrete and out of sight. Once deliveries are completed, vehicles exit the site via Richardson Street, maintaining a smooth flow of internal traffic.

Emergency service vehicles benefit from direct access from Richmond Avenue through the centre of the site (refer to A-060). They can navigate between the administration building and the main school building, allowing emergency vehicles to park in the central courtyard. This strategic placement ensures quick and unobstructed access to all campus buildings, enhancing safety and response times, while simultaneously providing a generous pedestrian connecting the heart of the campus to the street.





4.5 Distance Requirements

BUILDING HEIGHT AND SETBACKS

The design of our school carefully considers its positioning both within the campus, and also within the Gonzales neighbourhood. We have purposefully arranged our buildings and sports fields to allow for significant green space along the edges of the campus. These green buffer zones act as gentle transitions from the school's active environment to the peaceful residential areas nearby.

To enhance this feeling of tranquility and to maintain privacy we have set our buildings back from the borders of the campus. This approach also creates space for the potential of green roofs, which not only adds beauty, but also contributes to our sustainability goals.

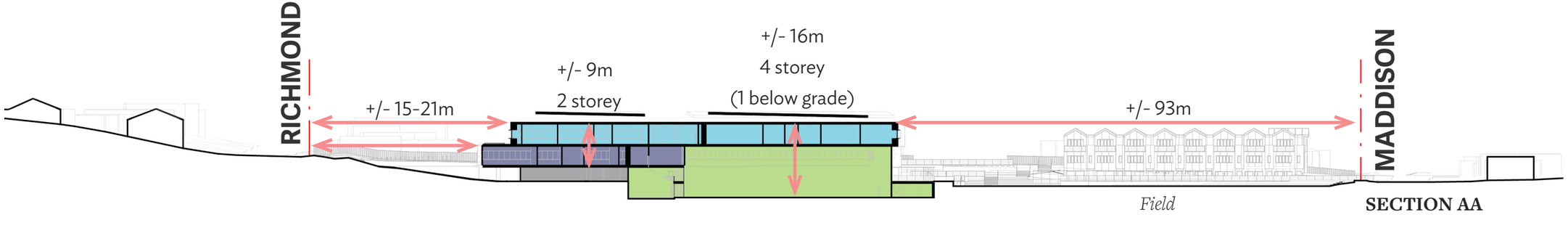
Together these steps have been taken to ensure that the campus fits harmoniously with its surroundings, presenting a landscape that is inviting and respectful to the neighbourhood. As a person walks around the school's perimeter they will encounter a cascade of greenery, softening the presence of our educational facilities and gently transitioning them into the neighbourhood as a whole.

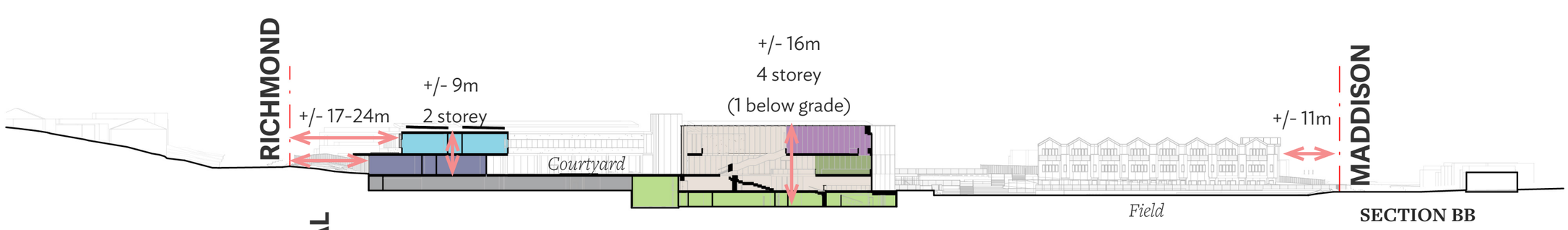


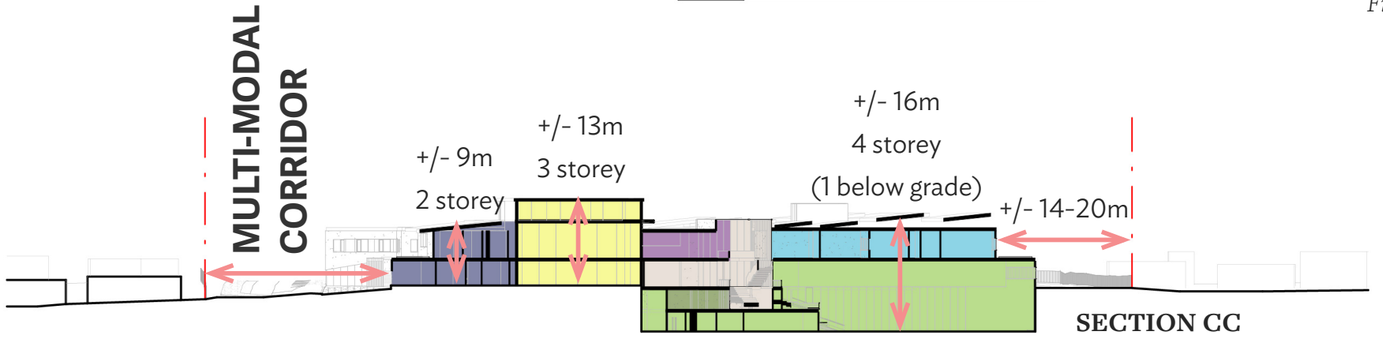
4.5 Distance Requirements

BUILDING HEIGHT AND SETBACKS

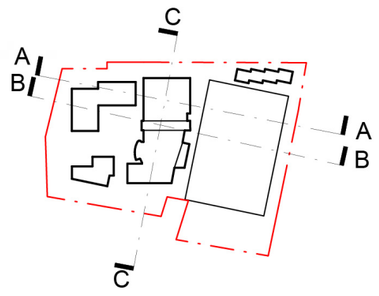
In crafting the Pemberton Woods Campus, we have embraced the natural slope of our site, from Richmond Avenue down to Maddison Street. This unique terrain has inspired the placement and organization of our facilities, nestling a significant part of our campus infrastructure below grade. This arrangement ensures that the campus maintains a humble two-storey profile, preserving the low-rise scale of the area. The buildings gracefully rise to their full stature adjacent to the central sports field, which sits moderately depressed into the landscape, reducing visual impact. Bordering Maddison Street, a tapestry of trees and rich greenery acts as a soft veil, integrating the campus with the street-scape. This landscape strategy not only conceals the elevation change, but also enriches the neighbourhood with verdant views and a harmonious transition from the school to the community.







- Commons
- Library
- Dining Hall
- Classrooms
- Specialized Classrooms
- Parking
- Physical Education
- Existing Theatre



4.6 Campus Heritage Integration

Heritage is an important part of our renewal planning. The former Norfolk House School for Girls building and the Gymnasium are long-standing features of the Pemberton Woods Campus and represent part of Victoria's educational landscape. GNS has been the steward of these buildings since their construction, and we have approached this aspect of renewal with care and respect.

We also recognize that heritage can carry different meanings for different people. To ensure a thoughtful and professional approach, GNS engaged Luxton Heritage Consultants and invited input from alumni, staff, and community members with personal connections to the site. This process looked at both the history of the buildings and their condition after many decades of changes.

The assessment found that while the buildings hold historical value, the original character has been significantly altered over time. Additions, renovations, and material changes have replaced or obscured much of what made the buildings distinctive when constructed in the early 1930s. Because of this, the professional team along with alumni, (including those with deep ties to the buildings) concluded that the most meaningful way to honour this heritage is not through retaining the structures themselves, but through documenting them and carrying their important elements and stories into the renewed campus.

To meet the City's new Section 10.2 heritage direction, the renewal includes a series of specific and lasting commitments:

1. Comprehensive Documentation Before Deconstruction
GNS will complete full professional documentation of both buildings, including measured drawings, high-resolution photography, and a written record of their role in the School's history. This creates a permanent archive for future students, alumni, and the community.

2. Salvaged Materials Reinstalled in the New Admin Building
Several surviving character elements will be carefully removed, restored, and permanently incorporated into the new Administration Building, including:

- The original inscribed wood panel
- Select woodwork and trim
- Surviving architectural details and pendant fixtures

These elements will be presented in a way that highlights their origin and meaning.

3. Heritage Interpretation Across the Renewed Campus
As the campus renewal phases progress, outdoor interpretive features will be added to celebrate the School's long history, including:

- Interpretive signage with historic photographs
- A small heritage-inspired garden incorporating salvaged architectural pieces
- A commemorative pathway linking the historic campus location with new learning spaces

These elements will be introduced as individual areas are constructed, ensuring the heritage story remains visible throughout the site.

4. Thoughtful Design References in Landscape
An approach within the landscape design will, where possible, incorporate architectural pieces salvaged from the original buildings, plant species associated with the early campus, and seating and gathering spaces intended for quiet reflection. These integrated elements allow the site's heritage to be experienced as part of daily campus life.

Honouring the Past While Planning for the Future
This approach reflects recognized heritage practice that values both the physical and cultural aspects of heritage. It acknowledges that an equally meaningful way to honour a building's legacy is through careful documentation, reuse of its most significant elements, and the integration of its stories into a renewed environment, one designed to serve the school and neighbourhood safely, sustainably, and effectively for generations to come.



5.1 Introduction

APPROACH

Glenlyon Norfolk School (GNS) welcomes students, families, and alumni into the bustling, active heart of campus while engaging with its residential context with public through-paths, cycling infrastructure, rich habitat value, and a continuation of the Gonzales neighbourhood's signature urban forest. Through thoughtful material choices, careful locating of programs and adjacencies, native and adaptive planting, retention of key existing trees, and amenities that welcome the community into the edges of the site, GNS provides an inviting and enriching experience to its community.

1. Flexible Plaza & Fire Access
2. Student Commons
3. Theatre Spill Out
4. Mews
5. Internal Road
6. Multi-Modal Pathway
7. Student Drop-Off
8. Richmond Street Scape
9. The Forest Walk - Private
10. Outdoor Classroom Space
11. Flexible Seating Area
12. Seat Wall Spectator Zone
13. Residential Yards
14. Planted Slope
15. Seat Step Spectator Zone
16. Maddison Greenway
17. Accessible Ramp to Field
18. Dining Spill Out
19. Play Zone
20. Basketball Court (below)
21. Outdoor Maker Space
22. Bike Parking and Amenity
23. Restored Garry Oak Meadow
24. Surface Parking Area
25. Southern Plant Buffer
26. Loading Zone (back of house)
27. Underground Parking Entrance
28. Residential Parking
29. Group/Sports Team Seating Steps



5.2 Landscape Character

DESIGN OBJECTIVE:

Planting

1. The landscape character is designed to enhance and support campus life, environmental stewardship, and neighbourhood values. Areas associated with arrival activities are more structured and ornamental in nature. Landscaped areas within the courtyards and outdoor classrooms will be varied and support adjacent uses, mitigating micro-climate factors such as shade and wind. Edge conditions are more naturalized, allowing for rain gardens, natural grasses, and woodlands.

Species

2. The intent is to provide year round interest, maximize habitat values, and enhance adjacent activities and uses. Urban agriculture activities are incorporated on roof top outdoor spaces.

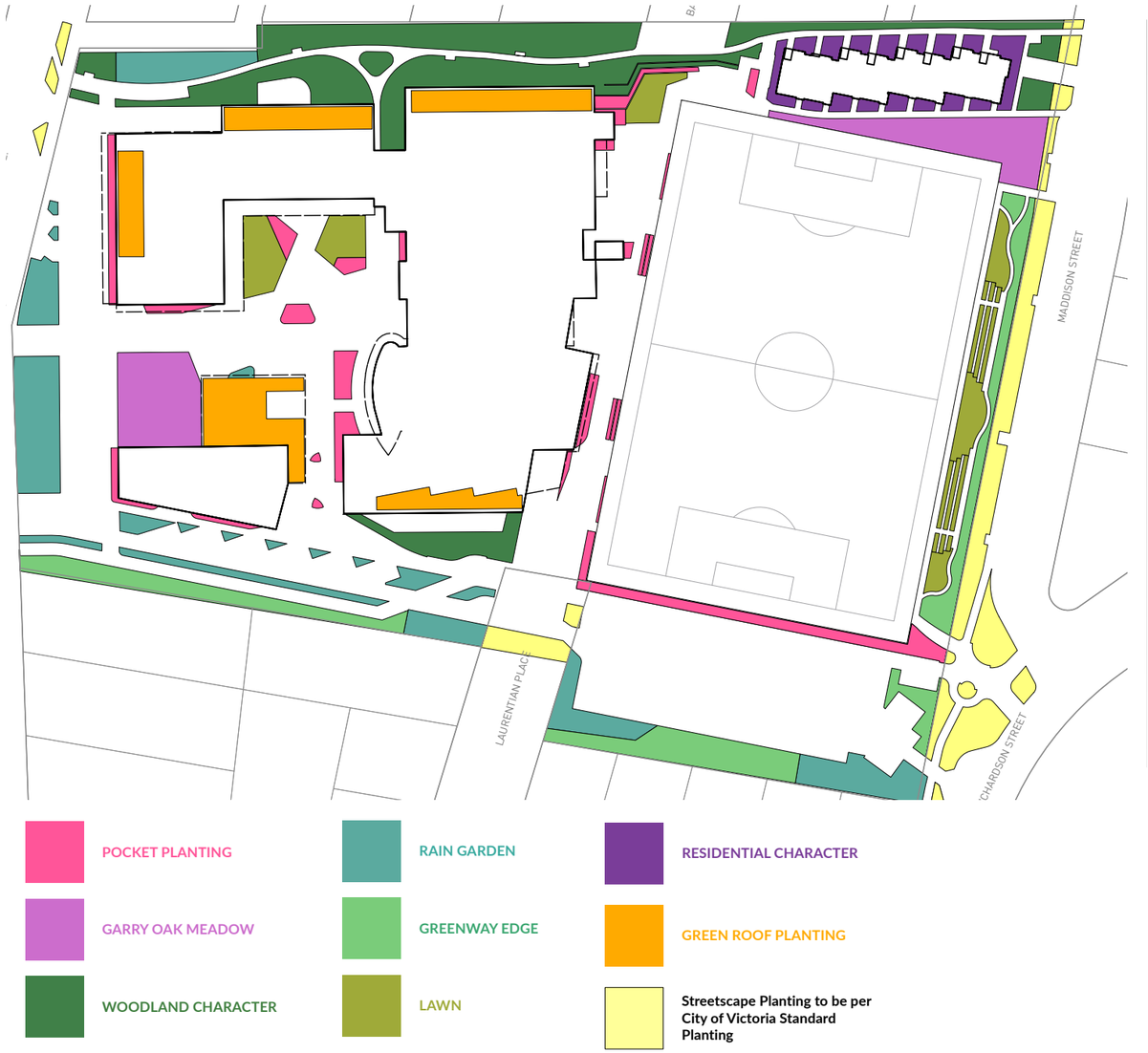
Buffers

3. Landscape buffers between existing residential uses and campus life will be enhanced or created on the northern and southern edges. This may take the form of retention of existing plant material, new plantings, and/or fencing structures. Campus activities such as roads or paths are set back from property lines to allow for significant buffers to be accommodated.

Tree Retention

4. The site has several existing trees that will be retained and incorporated into the landscape design. However, there are also several existing trees that will require removal for this development. The landscape design includes many proposed trees to not only make up for this loss, but to also further enhance the environment of the school grounds and surrounding community.

VIEW 1 (BELOW):
PLANTING ZONES
SITE PLAN



5.2 Landscape Character

GARRY OAK MEADOW


Quercus garryana, Garry oak


Camassia quamash Blue Camas


Allium cernuum Nodding Onion


Elymus glaucus, Blue wildrye


Symphoricarpos albus, Snowberry


Arbutus meziesii, Arbutus

WOODLAND CHARACTER


Cornus nuttalli, Pacific dogwood


Pseudotsuga menziesii, Douglas Fir

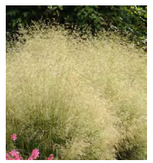

Polystichum munitum, Western sword fern


Maianthemum dilatutum 'False Lily of the Valley'


Vaccinium ovatum, 'Evergeen Huckleberry'


Lupinus bicolor, Two-coloured lupin

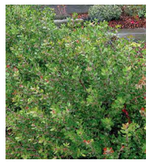
GREENWAY PLANTING


Deschampsia cespitosa 'Tufted Hair Grass'


Clethra alnifolia, 'Ruby Spice' summersweet


Dryopteris arguta, Coastal wood fern


Echinacea purpurea, Purple cone flower


Vaccinium ovatum, 'Evergeen Huckleberry'


Pinus contorta var. contorta, Shore pine


Larix decidua 'European larch'


Malus fusca, Pacific crabapple


Eriophyllum lamatum , Woolly sunflower

RAIN GARDEN


***Acer rubrum,* Red maple**


Sambucus racemosa, Red elderberry

Rosa nutkana, Nootka Rose


Myrica gale, Bog myrtle


Carex obnupta, Slough sedge


Gaultheria shallon, Salal


Iris setosa, Dwarf Arctic iris


Carex stipata, Awl fruited sedge


Juncus patens 'Carmen's Grey', Carmen's Gray rush

POCKET PLANTING


Sedum 'Autumn Joy', Autumn Joy Stonecrop


Pennisetum alopecuroides, Fountain Grass


Achillea millefolium, Yarrow


Fragaria vesca, Woodland strawberry

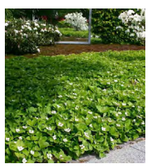

Rudbeckia fulgida 'Goldstrum', black-eyed Susan

RESIDENTIAL PLANTING


Deschampsia cespitosa 'Tufted Hair Grass'


Rudbeckia fulgida 'Goldstrum', black-eyed Susan


Cornus kousa 'Satomi', Satomi dogwood


Cornus canadensis, bunchberry


Vaccinium ovatum, 'Evergeen Huckleberry'

MUNICIPAL REPLACEMENT TREES


Acer rubrum, Red maple

Quercus garryana, Garry oak

Prunus cerasifera, Flowering plum

Gleditsia Tricanthos, Honey locust

POCKET PLANTING

GARRY OAK MEADOW

WOODLAND CHARACTER

RAIN GARDEN

GREENWAY EDGE

LAWN

RESIDENTIAL CHARACTER

GREEN ROOF PLANTING

Streetscape Planting to be per City of Victoria Standard Planting

5.3 Visual Features

DESIGN OBJECTIVE:

Student Life

1. The school commons is the centre of student social life in the campus landscape. Using retained soil volumes provides tactile plantings and flexible lawn space to accommodate movable furnishings and spaces for gathering.
2. The Visual and Performing Arts Centre is an active cultural hub on campus, hosting performances all year round. Outdoor gathering spaces with lush plantings, movable furniture and lighting provide a space for theatre spill out.
3. A full cafeteria is able to spill out to a covered outdoor dining area. Picnic tables, movable furniture, seat walls, and lighting will animate this area.

Moving Around Campus

4. On the southern edge of the property is an internal street and vehicular parking featuring unique paving surfaces to enhance its 'Woonerf' nature.
5. Pedestrian circulation around campus is through sidewalks, plazas, covered breezeways, and wooded paths.

Learning Outdoors

6. Learning environments don't just take place within an interior classroom. The campus plan includes outdoor learning spaces outside of the Maker Lab, classrooms, fitness area, and other gathering spaces. Outdoor classrooms can be covered study areas, amphitheatre-like seating, and small group areas.
7. The naturalized areas on campus are ideal for studying the natural sciences. These include wooded areas, rain gardens, and Garry Oak meadows.

Roof Tops

8. Building roofs provide unique opportunity for a range of activities including gathering, planters, flexible furnishings, feature lighting, and urban agriculture. Urban agriculture can yield significant production in limited space, and can be used as an opportunity for student learning
9. Roof areas which are not accessible to interior spaces can be developed for extensive green roof developments. These environments provide building insulation, storm water management, habitat value, and visual interest.

Sports Courts and Play

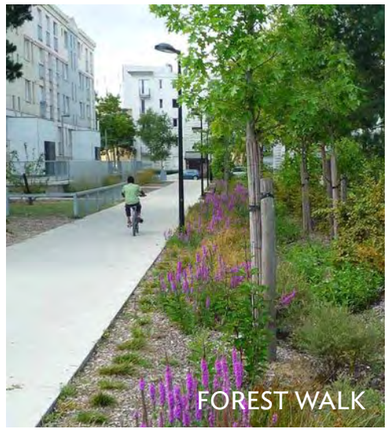
10. Multi-sport court is located centrally on site, purposefully separated from adjacent properties.
11. A playground will be located to the south of the multi-sport court for easy access for Middle School students.



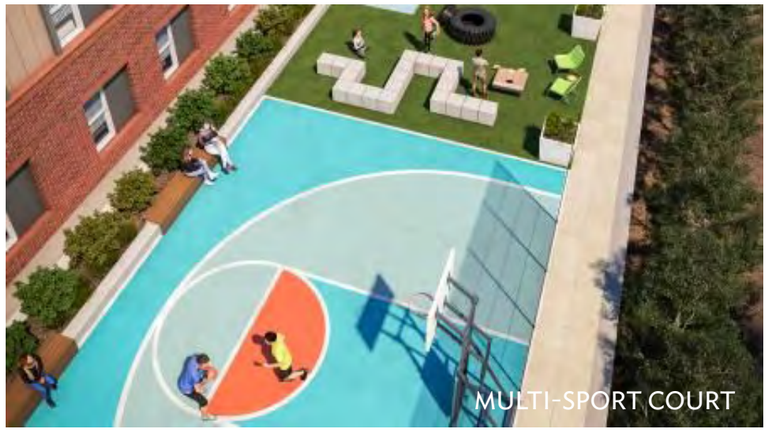
FLEXIBLE LAWN SPACE



OUTDOOR CLASSROOM



FOREST WALK



MULTI-SPORT COURT

5.3 Visual Features

Outdoor learning landscape with lush planters built into seating steps uses grade change as opportunity (5.3.6).



Extensive green roof with a variety of plantings (5.3.8).



5.4 Plazas and Hardscaping

DESIGN OBJECTIVE:

To provide attractive, comfortable, and easily accessible outdoor spaces for learning, gathering, play, and circulation.

Accessibility

1. Outdoor spaces associated with the campus will be easily accessible to adjacent interior spaces, campus circulation and the larger community. Hard surfaces will have minimal grades suitable for all forms of wheeled aids. Circulation is designed to connect seamlessly to adjacent neighbourhood sidewalks.

Flexibility

2. Wherever possible outdoor areas will accommodate a range of uses throughout the seasons. Protection from the elements in outdoor classrooms and breezeways enhances student life. Seating will be flexible to group size and movable where feasible.

Wayfinding

3. Identifying locations and moving about the campus easily is key to user safety and comfort. Appropriate signage and wayfinding will be located throughout the campus both inside and outside facilities.

Lighting

4. All outdoor spaces associated with the campus will have adequate lighting for safety and comfort. The multi-modal pathway will be lit for year round use by the neighbourhood. Lighting will be a mixture of pole style augmented with bollards, seat, and in-ground fixtures. Special trees and public art may be highlighted with uplighting.

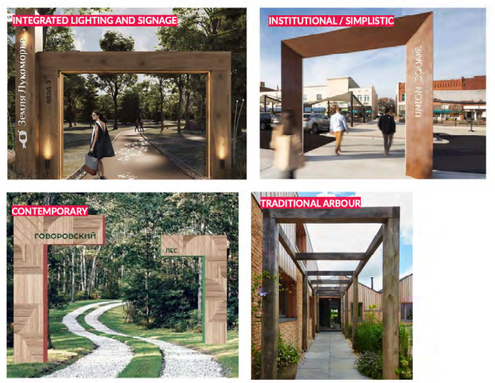
H HERITAGE AND PLACEMAKING



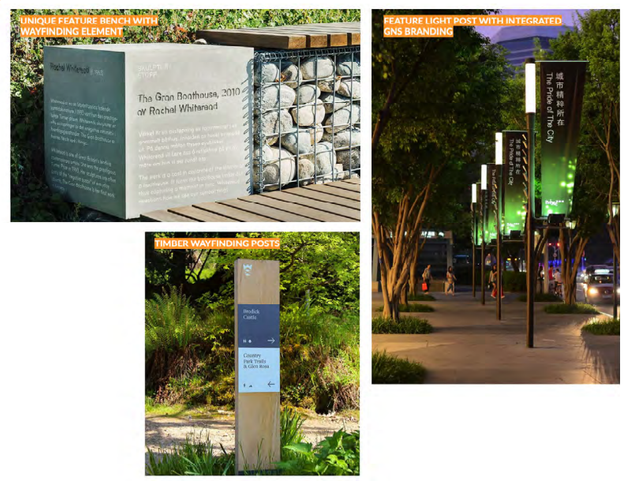
W PEDESTRIAN WAYFINDING



PG PRIVATE GNS CAMPUS GATEWAY



G GNS CAMPUS GATEWAY - COMMUNITY



5.5 Stormwater Management

DESIGN OBJECTIVE:

Managing stormwater effectively also fosters a greener educational environment for students, staff, and the community.

Integrated Approach

1. One of the design goals of the Pemberton Woods Campus Renewal Plan is to positively contribute to stormwater management. Rain gardens and bioswales will be strategically placed to slow down and treat runoff from streets and parking areas. Extensive and intensive green roofs will contribute to reduced runoff and provide additional insulation for the school buildings. Where feasible, the landscape design will include permeable paving to allow rainwater to infiltrate through the surface. This will reduce surface runoff, improve water quality and contribute to environmental sustainability. Further, the integration with existing stormwater infrastructure will ensure seamless drainage connectivity, preventing overflow during heavy rainfall events.

Green Roofs

2. Green Roofs on the school provide the possibility of the capturing and local treatment of rainwater that can be used for irrigation, toilet and urinal flushing and other non-potable uses.

Resilience

3. Compliance with the City of Victoria regulations and environmental considerations will ensure that the chosen plants and materials minimize ecological impact while also enhancing the schools resilience against climate change.

Education

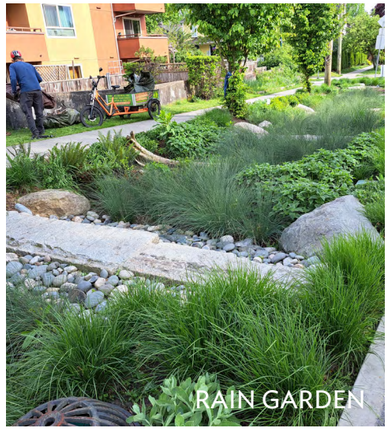
4. Educationally, these green infrastructure features will serve as practical tools for teaching environmental stewardship and sustainability to staff and students at the school, as well as the surrounding community.



STORMWATER MANAGEMENT



BIOSWALE CURBSIDE



RAIN GARDEN



GREEN ROOF

6.0 Building Form & Character

The design approach of on-site public spaces has profound influence on the way one feels and experiences the campus. Buildings, site elements, and landscaping all contribute to communicating entrances, wayfinding, and an overall sense of place. Key design decisions should consider: human scale, the community's residential context, materiality, durability, and entrance delineation.

6.1 Materiality and Architectural Character

DESIGN OBJECTIVE:

Carefully considering materiality and character to ensure human comfort, a vibrant aesthetic, and a distinct sense of place.

Human Scale

1. Designing in relation to the human scale is essential for creating spaces that feel comfortable, create a sense of belonging, and establish an inviting pedestrian environment. Visual elements such as scale, texture, and colour can help guide people through spaces to focal points. This type of way-finding recognizes a diverse set of needs and provides a flexible solution that accommodates a range of requirements.

Residential Context

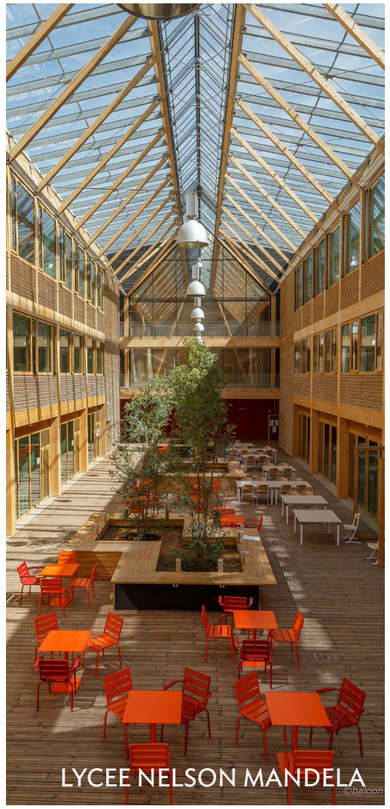
2. Provide great neighbourhood fit and a welcoming campus, recognizing the site's rich residential context. Our campus will contribute to the residential livability of the neighbourhood, providing new on-campus amenities and housing in a diversity of unit types, and ultimately contributing to the variety and quality of the Gonzales neighbourhood.

Architectural Materials & Details

3. The selection of materials and the approach to detailing will create a sense of place. There are many factors that will aid in bringing visual identity to GNS's focuses of individuality, caring, and community. Natural and sustainable materials will add warmth and character to the campus buildings.

Durability

4. Design buildings that withstand harsh weather, adapt to climate change, and require minimal maintenance over the lifetime of the building. Buildings should anticipate future adaptations and internal layout changes.


LYCEE NELSON MANDELA


WAYNFLETE LOWER SCHOOL


TATE LIBRARY


MAISON D'EDUCATION DE LA LEGION D'HONNEUR

6.1 Materiality and Architectural Character

Thoughtful materiality and character ensure human comfort, a vibrant aesthetic, and a distinct sense of place. By choosing natural materials and timeless designs, we commit to creating spaces that withstand the test of time. These design decisions aim to provide beautiful, adaptable, and enduring environments for occupants, fostering a quality of space that enhances both functionality and aesthetic appeal.



HEBREW LANGUAGE ACADEMY

Diversity in building design and the use of natural materials in order to evoke individuality of being, and courage of expression (6.1.3)



SCHOOL PAUL CHEVALLIER

Programming the roof for garden, solar panels, or for gathering spaces (6.2.5)

6.2 Massing and Form

DESIGN OBJECTIVE:

Design massing and form to create buildings that are distinctive, human scale and in balance with nature.

Site Grading

1. Site grading should prioritize improving accessibility within a strategy for storm water management and to create diversity in scale of public spaces.
2. Access for all ages and abilities is required connecting to off-site modes of transportation. By using existing topography and prioritizing strategic site regrading the design will be able to minimize the need for handrails and ramps, creating desirable paths of travel for all to access.
3. Where possible, maintain natural grades and utilize on site storm water management design such as rain gardens and drainage swales.

Roof Expression

4. To humanize the space, provide unique roof lines which reduce the institutional feel of the campus through the unique character of each building. Low sloped roofs which mimic the landscape create a welcoming and intimate setting.
5. Consider programming roofs for solar opportunities as well as for vegetable gardens and native plants to reduce heat island effect.
6. Roof forms to break up large massing forms at skyline and to reflect the residential roof elements such as dormers and pitches.

Building Differentiation

7. Take cues from the program to inform a distinct character and identity for each individual building.
8. Buildings should be welcoming in scale and materiality, clearly communicating entrances and use. The design of the new campus buildings should take cues from neighbouring buildings, but should not replicate them.
9. Buildings should be designed to maximize daylighting, passive ventilation, and accessibility.



KENT STATE CENTER FOR ARCHITECTURE

6.2 Massing and Form

Utilize existing site sloping to provide at grade entrances to different floors of buildings (6.2.1)

Varied roof forms to create a distinct campus skyline (6.2.4)



INDIAN RESIDENTIAL SCHOOL HISTORY AND DIALOGUE CENTRE

Connect inside and outside spaces to promote community connection (6.3.5)

Limit height of campus buildings to reduce impact to neighbours (6.3.4)



DASKALOPOULOS ARTS BUILDING

Encourage distinct building designs that speak to creativity, curiosity, and learning (6.2.7)

6.3 Neighbourhood Fit

DESIGN OBJECTIVE:

Respect and enhance the warm residential setting that surrounds the campus.

Sunlight & Solar Access	1. Minimize loss of daylight to neighbouring properties by utilizing sun studies to inform the impact of massing and height of new buildings.
Skyline & Aesthetic Impact	2. Utilize varied and low lying roof lines to create a distinct campus village skyline while respecting the surrounding neighbourhood setting.
Setbacks	3. Maximized building setbacks are proposed at exterior property lines to minimize impact on neighbours.
Building Height	4. Building height is limited to four storeys or +/-16m in order to reduce impact on neighbouring residential areas.
Outdoor & Indoor Programming	5. Consider impact of light and sound when designing outdoor programmed spaces. Maximize the ability to connect indoor and outdoor through flexible programming.
Parking	6. Ensure parking is discretely integrated within the campus layout by prioritizing underground solutions where feasible and positioning surface parking to minimize visual impact on surrounding residential properties while maintaining functionality and accessibility.
Streetscape and Safety	7. Activate the sidewalk and street edge with programmed areas, encouraging eyes on the street. Locate and create entryways and connections such that they are visible and accessible throughout campus. Provide adequate site lighting with dark sky principles.
Light and Noise Pollution	8. Design interior and exterior spaces to minimize light, noise, and air pollution.



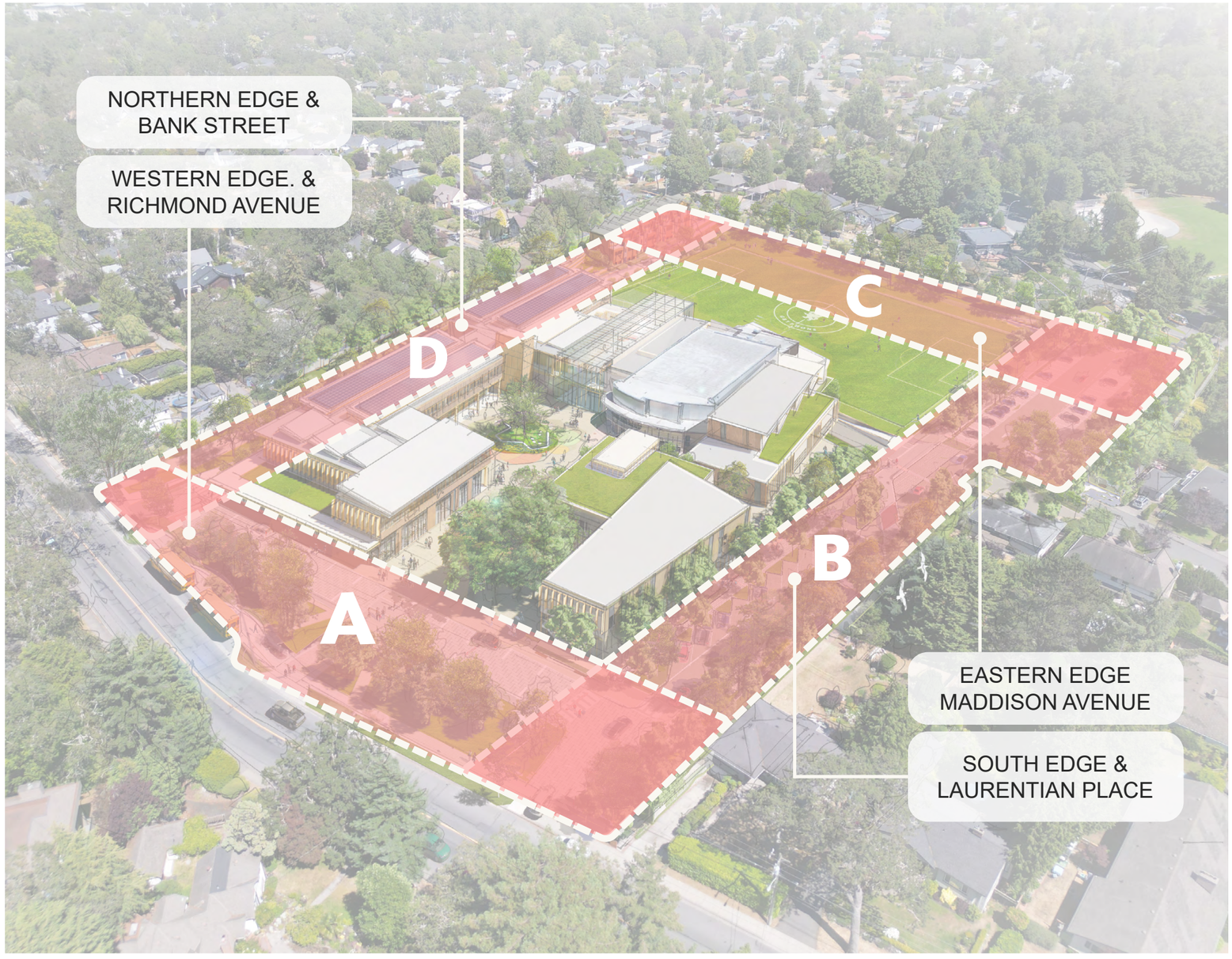
FIELD OFFICE

7.1 Introduction and Description

The site is organized to methodically and intentionally consider its neighbouring adjacencies. By breaking the boundary of the site into four distinct zones we are able to analyze the quality and character of each edge condition, ensuring that there is careful consideration as to how the renewed campus interacts with the neighbouring properties and broader community.

Each property line is subject to unique conditions, therefore, each zone expresses a unique response. The western zone A connects the Pemberton Woods Campus to the vibrant Richmond Avenue and acts as a first impression to the site for visitors. This public interaction continues along the multi-modal path and one-way road at the southern zone B, whereas zones C and D act as privacy buffers along the more quiet edges of the site facing Maddison and Bank Street. Each edge features generous setbacks with planted landscapes, further buffering the activities of the school from neighbours.

1. North P.L. & Bank Street Interface
2. East P.L. & Maddison Street Frontage
3. South P.L. & Laurentian Street Interface
4. West P.L. & Richmond Avenue Frontage



7.2 Public Realm to Building Interface

A. WESTERN EDGE AND RICHMOND AVENUE

Overview:
The renewal plan aims to create an inviting new face for the Pemberton Woods Campus along Richmond Avenue, a key connecting roadway within the Gonzales neighbourhood. As a critical frontage for the site and a first impression to the public, the building form and vehicular circulation have been thoughtfully designed to foster a welcoming atmosphere.

Description:
A key feature of the western edge zone is the pick-up/drop-off loop, which extends nearly the entire length of the frontage. This loop is designed to manage vehicular traffic along Richmond during peak times efficiently. Adjacent to the entrance of this loop is the multi-modal pathway, and one way internal street accommodating pedestrians, cyclists, and vehicles, and facilitating smooth movement through the site. The western edge serves as the primary access point to the campus, ensuring streamlined circulation and connectivity.

Architectural Form and Character:
The character of the Richmond edge should be unimposing on neighbouring buildings while still maintaining a distinct presence as the entry to the school. The building massing varies from 1 to 2 storeys in height in order to fit into the character of the neighbourhood. Additionally, the pick-up/drop-off loop creates a natural buffer from the tempo of the school to the busyness of Richmond by providing a discrete area for school traffic at peak times.

VIEW 1:
RICHMOND
AVENUE
INTERFACE



7.2 Public Realm to Building Interface

A. WESTERN EDGE AND RICHMOND AVENUE

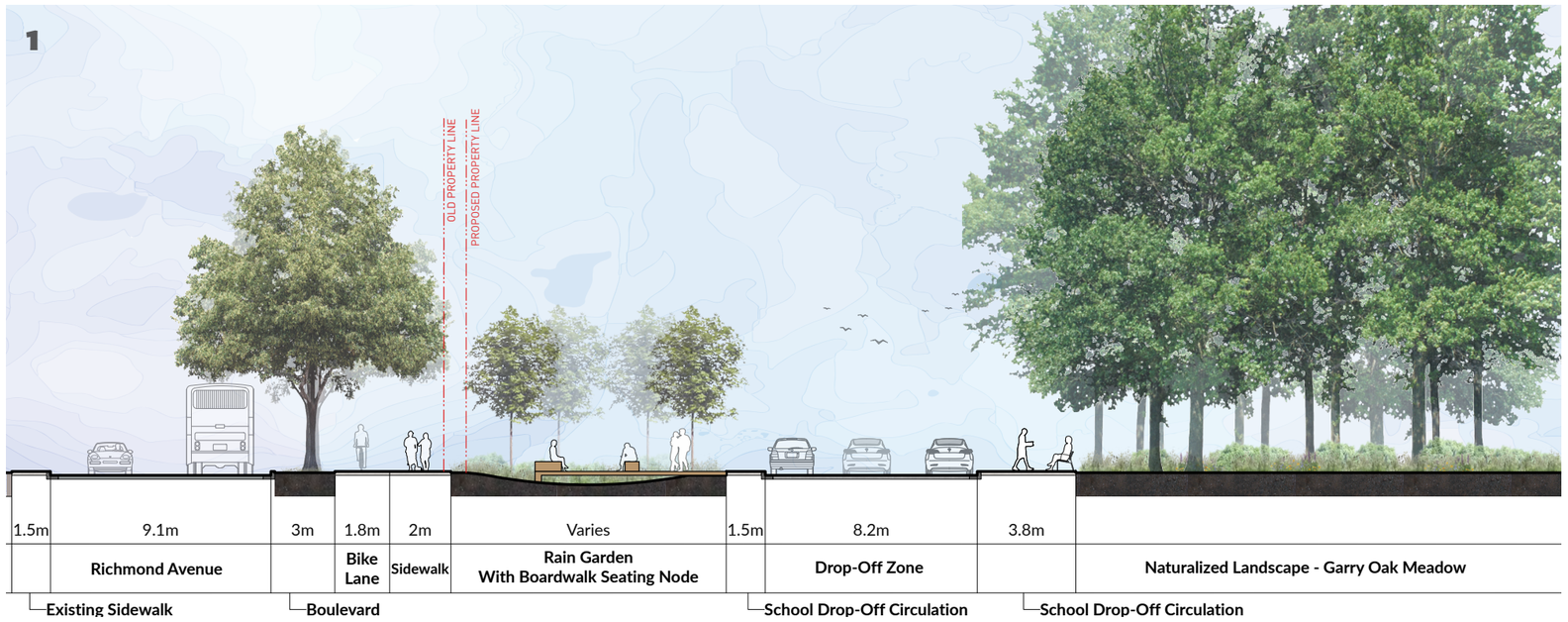
Landscape Approach:
The formal entry to GNS is located along Richmond Avenue, with a widened sidewalk, gateway planting, seating nodes, and habitat protection. The Richmond curb edge accommodates bus drop off and additional parking. School signage will be prominent in addition to safety and lighting bollards, special paving, and traffic calming.

Key Outdoor Features:

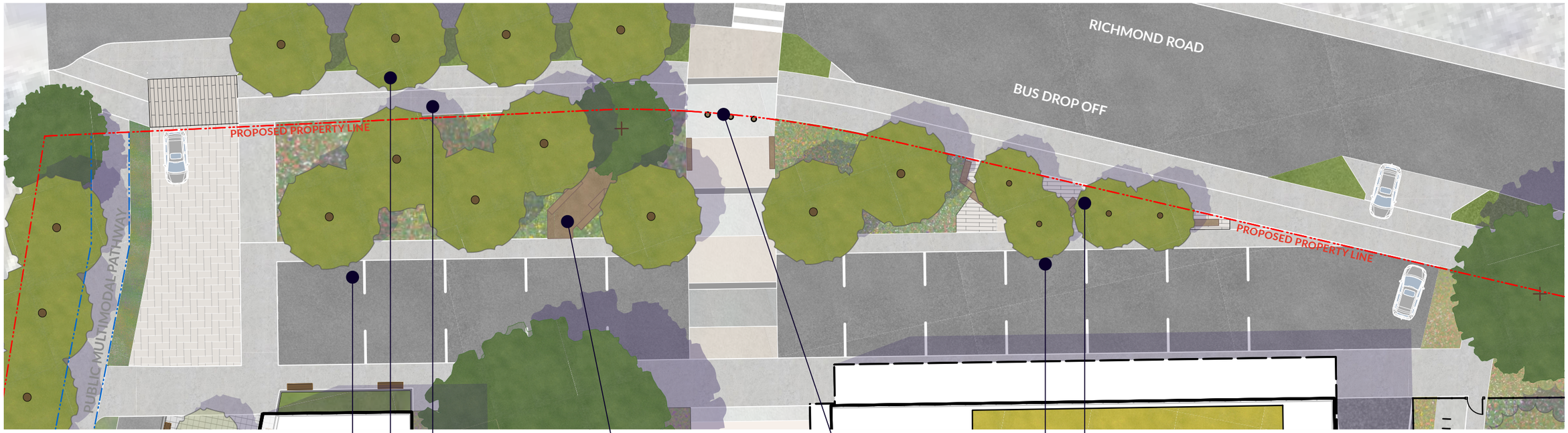
1. Within the landscape zone, a mix of deciduous, evergreen, and coniferous plantings will provide year round interest, valuable habitat space, and noise attenuation.
2. Area to accommodate rain gardens to help manage storm water from the paving surface and slow down run off.
3. A pick-up drop-off zone for vehicles flanks the entrance, providing areas for waiting and a pedestrian through way.
4. A flexible, high quality, paving area 'rolls out the welcome carpet' connecting the drop off zone to entrances to the school. This 6.5m wide space also accommodates fire access in the event of an emergency.
5. An existing grove of Garry Oak trees is preserved and enhanced adjacent to the arrival path to the school front door. This area will have limited access to protect sensitive root zones, native grasses, and seasonal bulbs. Educational opportunities will be maximized through interpretive signage.



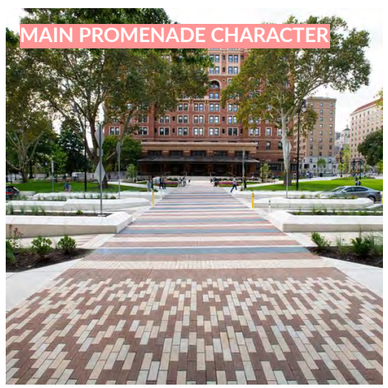




Site Boundary Characteristics



PRECEDENTS









Site Boundary Characteristics



7.2 A. WESTERN EDGE AND RICHMOND AVENUE

7.2 Public Realm to Building Interface

B. SOUTHERN EDGE & LAURENTIAN PLACE

Overview:
Our campus renewal plan incorporates multiple buffer zones to preserve the distinctive character of the Gonzales neighbourhood. The southern property line, bordering the termination of the residential Laurentian Place, features intentional landscaping to create a calm and welcoming atmosphere that benefits both the community and the school.

Description:
The main feature of the southern edge is the multi-modal pathway which facilitates movement for students traveling to and from campus by foot or bike and for residents of the Gonzales neighbourhood as a whole. Additionally, several surface parking stalls along a low-traffic, one-way road accommodate short-term visitors and school deliveries. Together, the multi-modal pathway and the roadway create an internal seam of circulation that buffers school activity from the neighbourhood's tranquility while providing a safe transportation route.

Architectural Form and Character:
To ensure a comfortable right of way for pedestrians, cyclists, and vehicles, a variety of surfaces will be used for the multi-modal pathway. This variance in texture and scale provides a pleasant experience for all users while simultaneously slowing vehicular traffic through the site. The buildings along the multi-modal pathway feature transparent designs, allowing visitors to view arts and technology classrooms, fostering a sense of openness and engagement. To the south there will also be a continuous eight foot tall fence to provide neighbours with both visual and sound privacy.



VIEW 2:
MULTI MODAL PATH & INTERNAL STREET



VIEW 3:
LAURENTIAN PL. INTERFACE

7.2 Public Realm to Building Interface

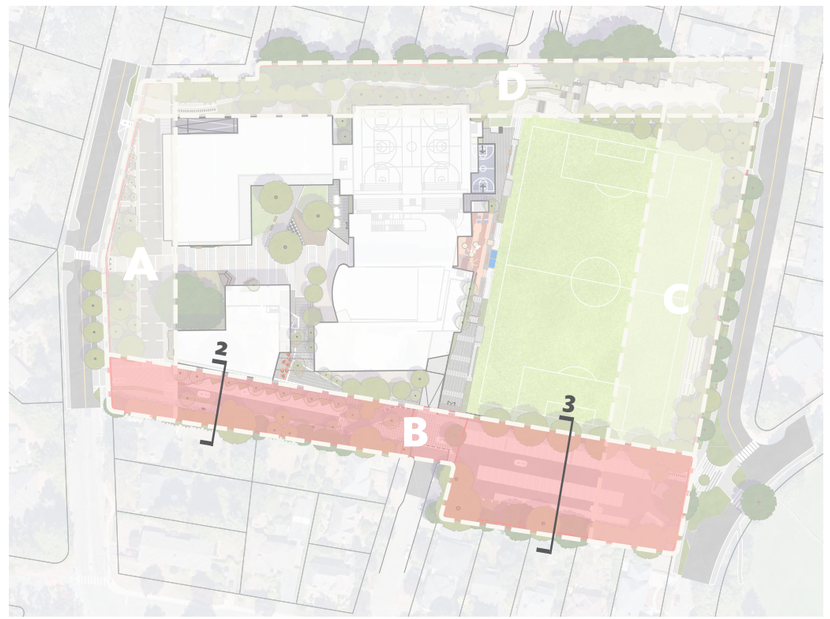
B. SOUTHERN EDGE & LAURENTIAN PLACE

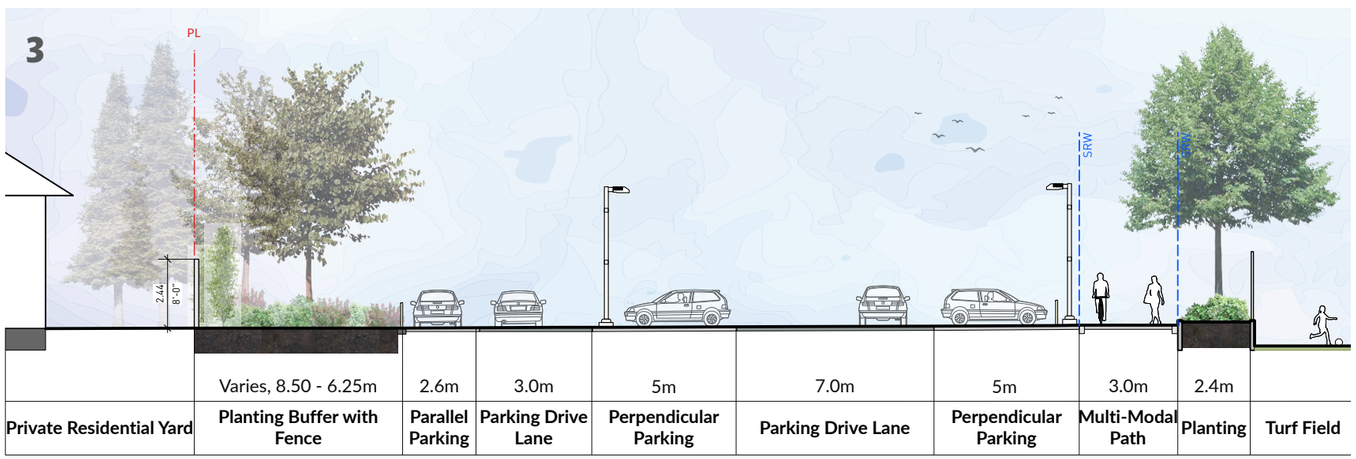
Landscape Approach:
Along the southern property edge an internal road connects Richmond Avenue to Richardson Street, providing visitor and student parking as well as school services and loading. A multi-modal public pathway provides safe and easy access for pedestrians and cyclists to access school activities and to connect to the larger neighbourhood. Several seating nodes complement the pathway system.

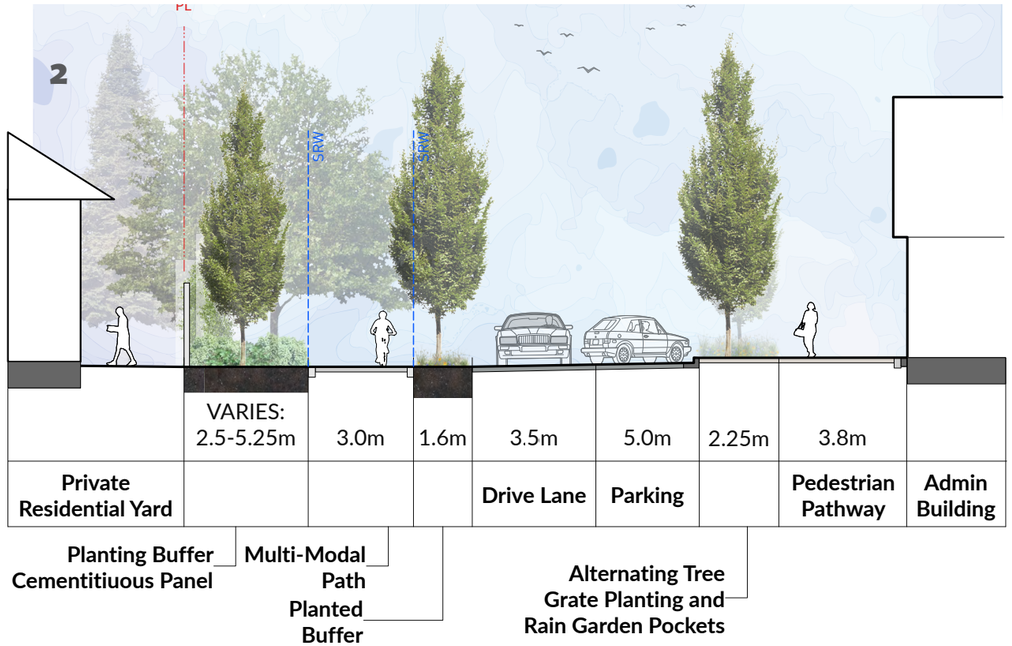
Key Outdoor Features:

1. On the western side, a small buffer provides separation to the thoughtfully lit, multi-modal pathway. Fencing and generous planting buffers the activities to the adjacent residential uses.
2. On the eastern end, naturalized plantings and fencing provide a significant buffer between the parking areas and the homes of neighbours. These wooded areas will provide key habitat opportunities.

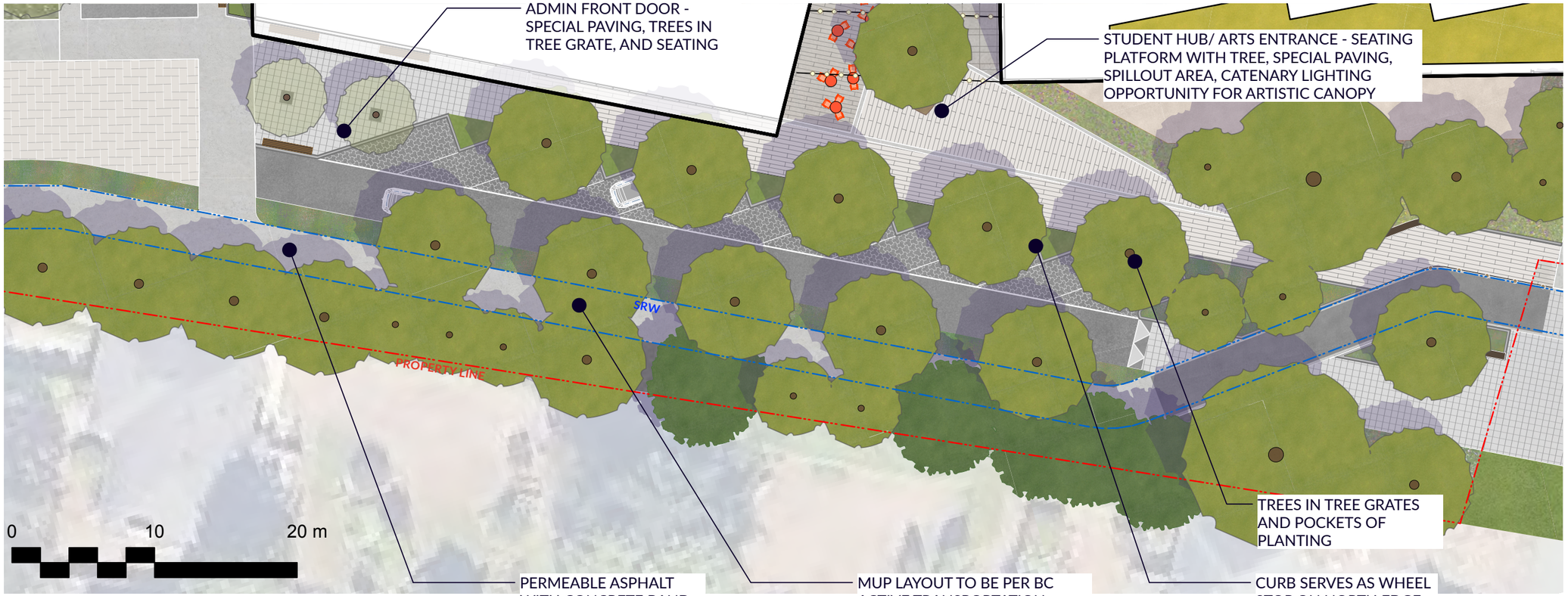








7.0 Site Boundary Characteristics



PRECEDENTS











LANDSCAPE VIEW 2: SOUTHERN EDGE OUTDOOR CONNECTIONS

Site Boundary Characteristics



PRECEDENTS







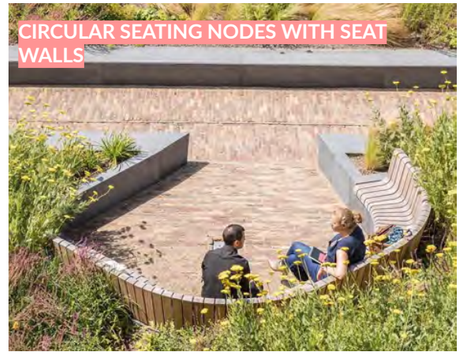
Site Boundary Characteristics



PRECEDENTS









LANDSCAPE VIEW 3: MADDISON PERSPECTIVE

7.2 Public Realm to Building Interface

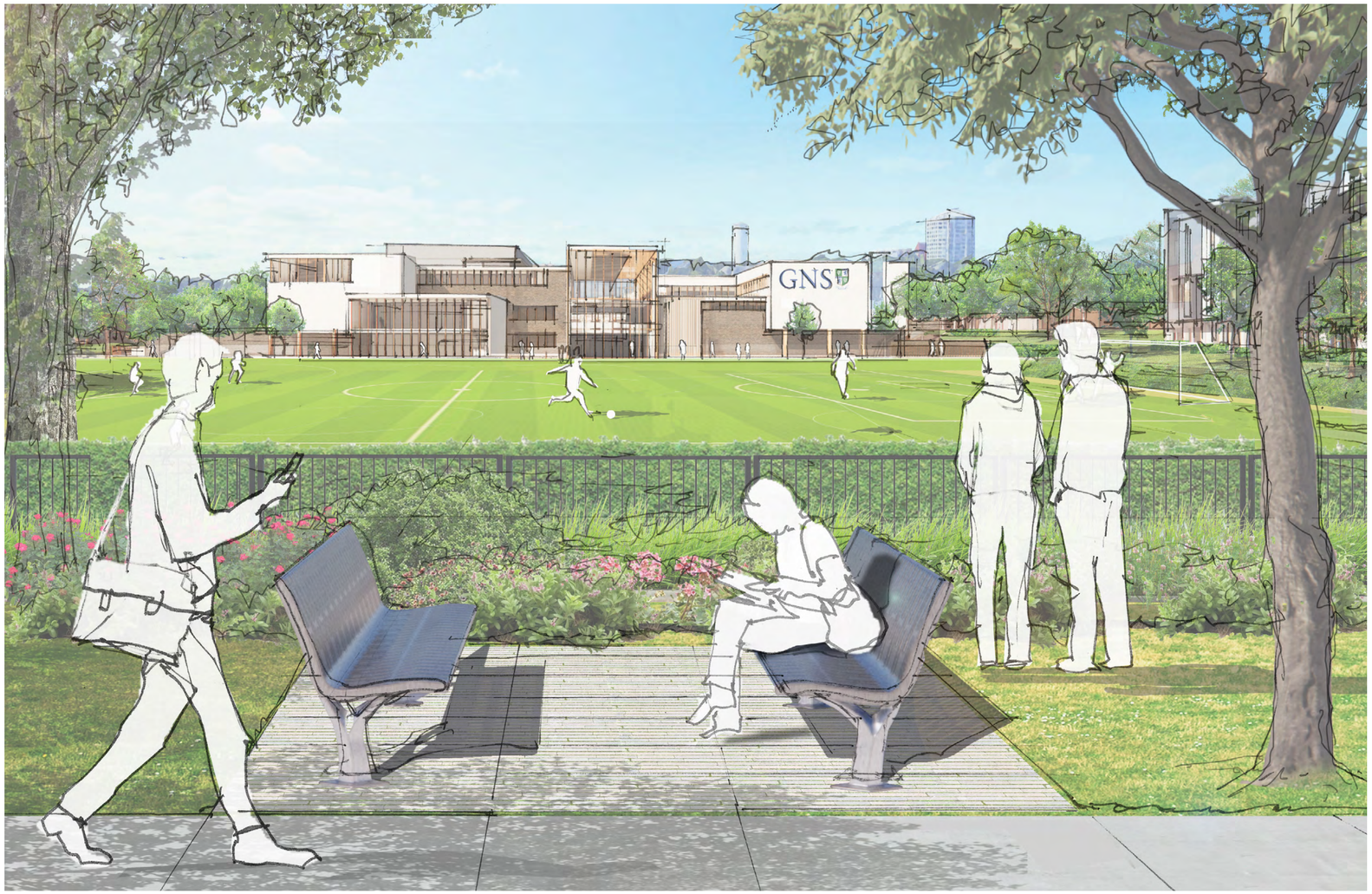
C. EASTERN EDGE & MADDISON STREET

Overview:
The eastern edge of the site faces Maddison Street, a quiet residential road and neighbourhood green-way connecting to Richardson Street and Pemberton Park. The proximity of this park, combined with the tranquil nature of Maddison Street and the landscaped transition to the open field space on the Pemberton Woods Campus site, offers a unique opportunity to create a dynamic, connected, and enhanced outdoor oriented experience in this location.

Description:
To enhance the connection to Pemberton Park, the eastern boundary features generous setbacks to situate a full-sized soccer field along Maddison Avenue. This area, comprised of landscaped spaces and a dedicated playing field, serves as a calm buffer to the more lively central areas of the school. Additionally, the one-way multi-modal pathway terminates at the south-eastern corner of the site, integrating smoothly with the landscape and the pedestrian and cycling flow at Richardson Street.

Architectural Form and Character:
A green buffer zone has been established between the field and Maddison to provide additional noise protection and visual screening for the surrounding neighbourhood. This buffer creates a gentle transition from the campus to the community, insulating the field and offering a landscaped area for spectators to enjoy during games. Additionally, this buffer zone supports the school's sustainability goals by fostering a connection to nature and promoting local biodiversity.

VIEW 4:
MADDISON
STREET
INTERFACE



7.2 Public Realm to Building Interface

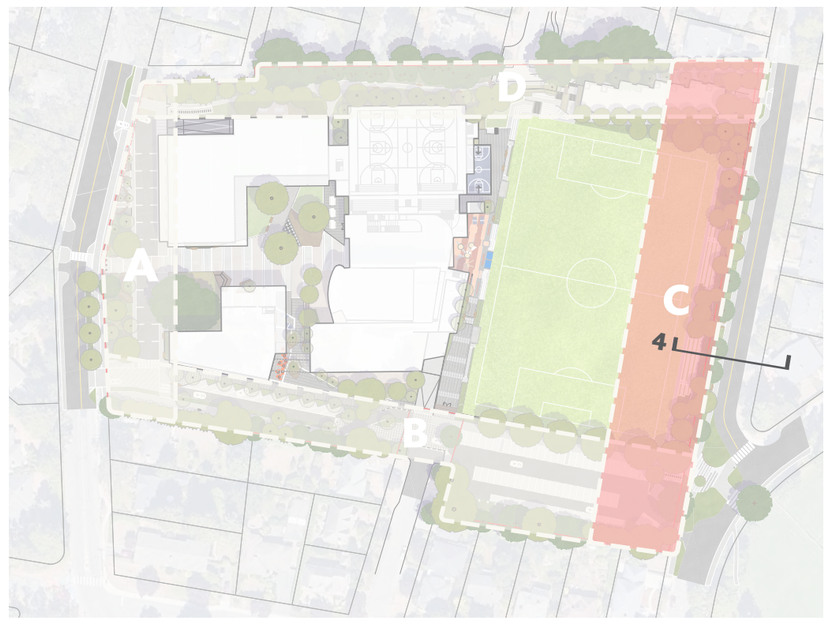
C. EASTERN EDGE & MADDISON STREET

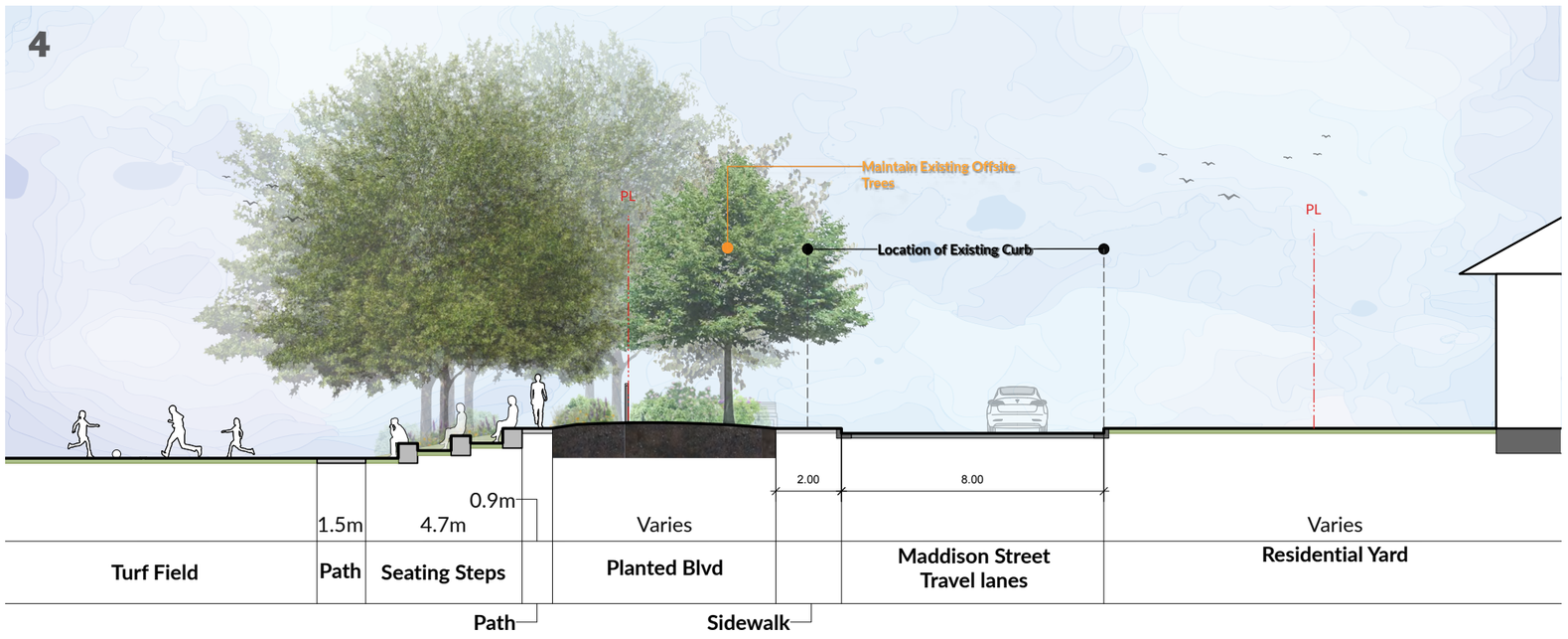
Landscape Approach:
Maddison is a local, residential street with generous setbacks, sidewalks, and street trees. Several pathways connect to Maddison from the school and Richmond Road. The majority of the frontage is the active turf playfield surface.

Key Outdoor Features:

1. An all weather sports field is located parallel to Maddison Street on the eastern portion of the campus. Interior fitness activities spill out on the field with numerous sightlines from building elevations.
2. A moderate grade change from the street to field allows for a pathway and comfortable, terraced seating steps down to the playfield surface for spectator enjoyment.
3. Maddison will be reconfigured within the city right-of-way to provide traffic calming, the space for a generous planted boulevard, sidewalk, and landscape buffer. Large street trees and massed plantings will enhance the neighbourhood canopies and habitat opportunities. Several seating nodes will be located along this corridor.
4. For safety and security, a transparent fence will separate the play zones from the public street.







7.2 Public Realm to Building Interface

D. NORTHERN EDGE & BANK STREET

Overview:
Acting as the termination of Bank and Somenos Streets, the northern edge of the site plays a crucial role in respecting and integrating into the character of the Gonzales neighbourhood. The stepped massing of the school terminates continuously at the north-west edge of the site, alongside a row of significant trees and landscape buffer.

Description:
The northern edge of the site, interacting with multiple residential streets, aims to mimic the scale of the existing housing by implementing a modest 1-2 storey building profile which steps back from the property line in order to maintain the comfort of neighbours. In addition to the building form, significant consideration has been put into the proposed landscape along the northern edge to simultaneously respond to community context and provide outdoor learning environments for GNS students.

Architectural Form and Character:
Bank Street is proposed to terminate at the northern edge of the site with a four-stall surface parking area servicing the proposed housing component. Replacing the current small pick-up drop-off and loading area will reduce congestion on Bank Street and give the northern edge a calmer and more naturalized feel. The school also capitalizes on the new northern edge by implementing learning landscapes where classes can take place outdoors, furthering the connection to nature for GNS students. This thoughtful design balances functionality with aesthetic appeal, creating a cohesive and engaging environment for the campus.

VIEW 5:
BANK STREET
INTERFACE



7.2 Public Realm to Building Interface

D. NORTHERN EDGE & BANK STREET (EAST)

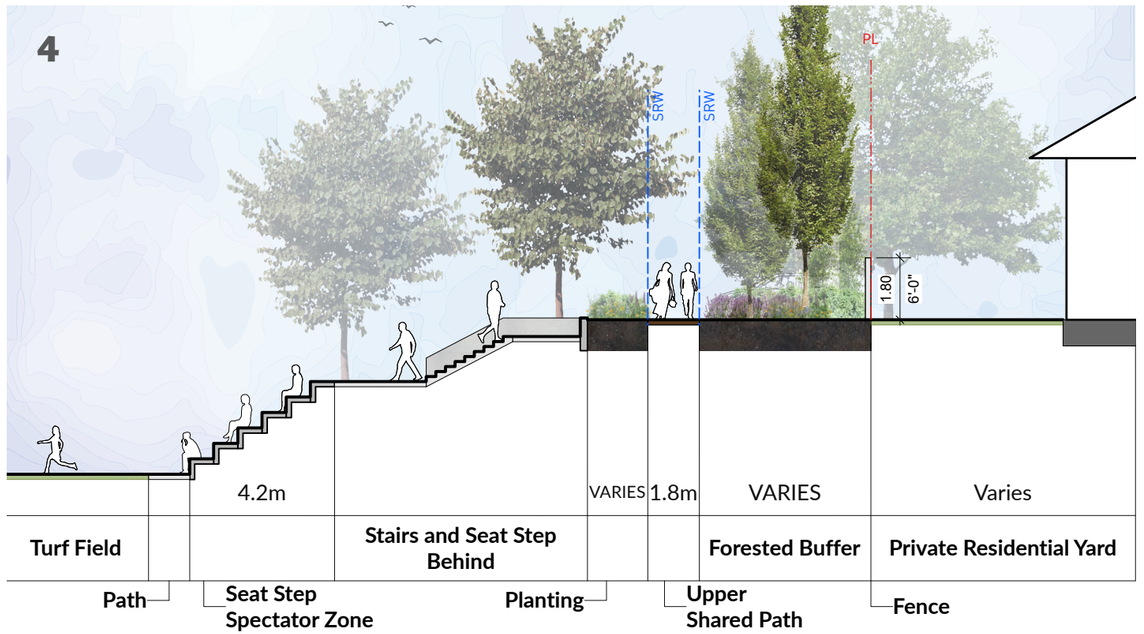
Landscape Approach:
The cluster of multi-family homes on the northeastern corner of the campus, nestled into existing trees and generous woodland planting, provides a natural buffer between the adjacent neighbourhood and school activities. Public circulation and seating, along with robust areas of native planting, anchor this corner of the site within its residential and ecological context.

Key Outdoor Features:

1. A stepped landscape with terraced seating and planted pockets has been created to take advantage of the significant grade change between Bank Street and the northwest corner of the playing field. This feature provides a sunny, flexible viewing and social space with the potential for outdoor classroom use.
2. Landscaping on the southern side of the townhouses will feature small trees and shrubs, enhancing the sweeping views of the playing field.
3. A public pathway will provide a cut-through between Bank and Maddison Streets alongside the proposed residential homes. Seating opportunities for community use are incorporated at each end of this community pathway.
4. Generous areas of native planting provide habitat value and expand the Gonzales Neighbourhood's urban forest.







7.2 Public Realm to Building Interface

D. NORTHERN EDGE & BANK STREET (WEST)

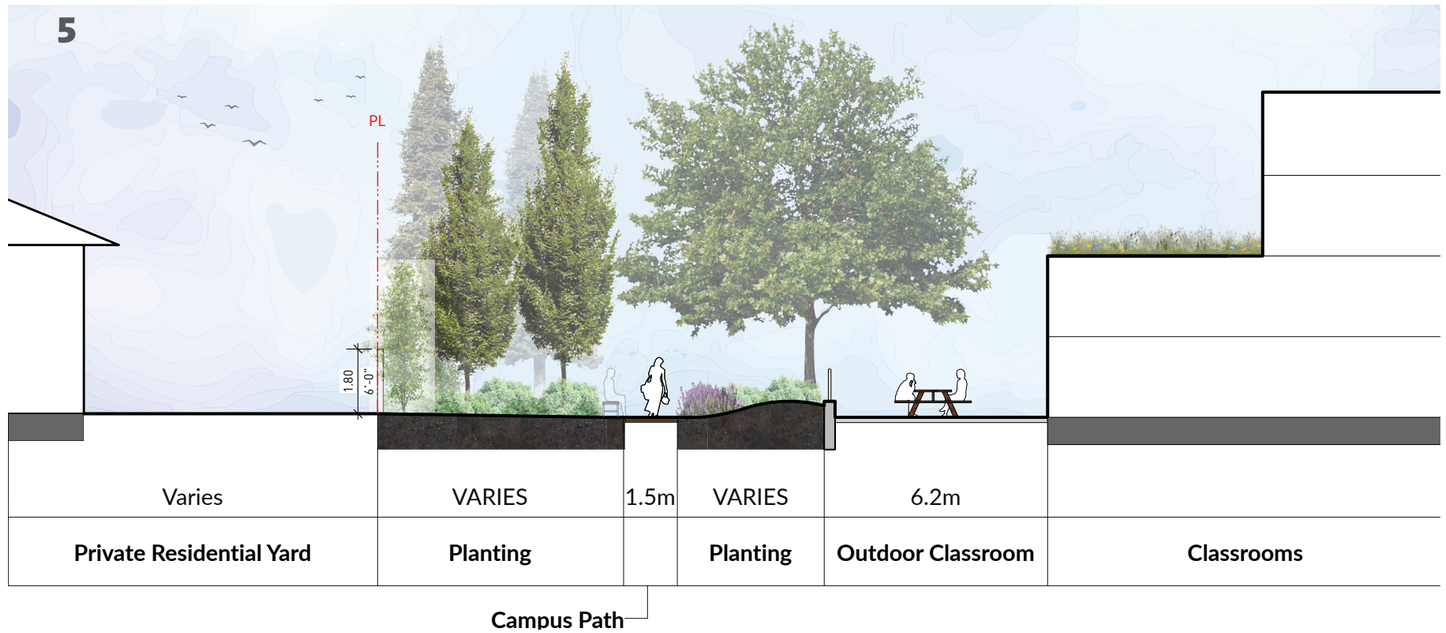
Landscape Approach:
The northern edge of the property is buffered by a wide ribbon of woodland-character planting, including numerous existing mature trees. An outdoor classroom is nestled into this forest landscape on the northern side of the campus buildings.

Key Outdoor Features:

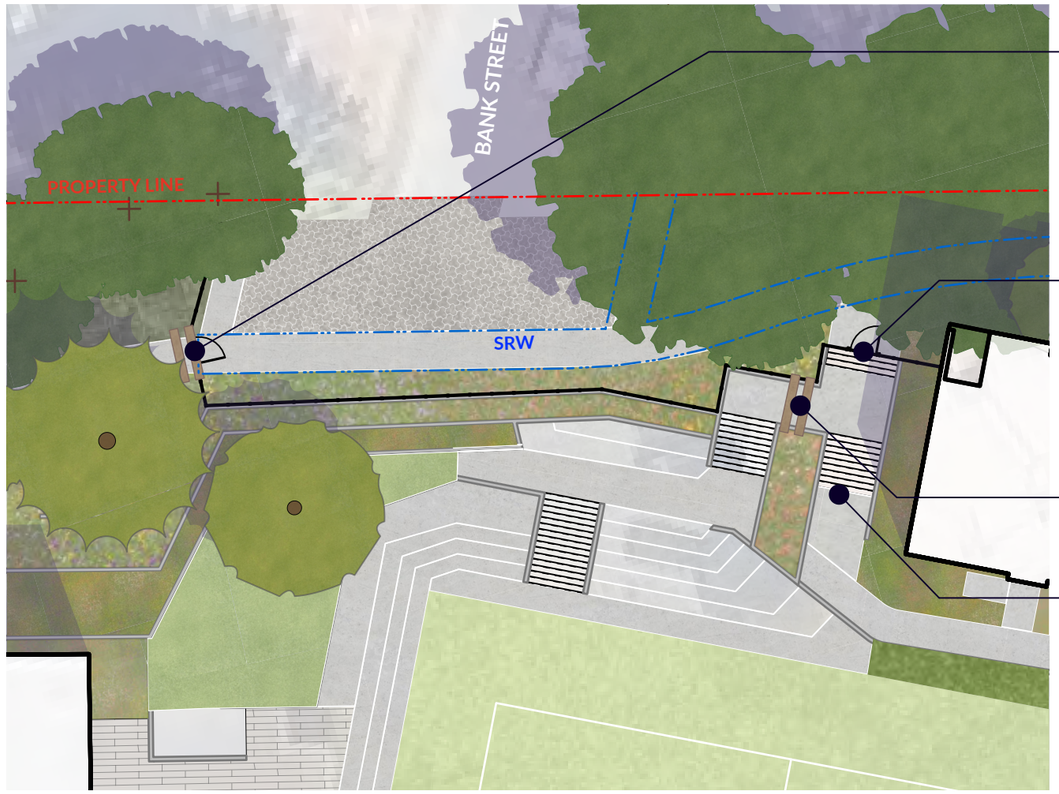
1. Wherever possible the existing trees and hedging will be preserved to continue to provide visual and auditory screening between the existing residential properties and school activities. Generous additional native trees and plants will augment the Gonzales neighbourhood's urban canopy.
2. A secondary pathway will traverse this woodland buffer. The western extent of the pathway will be for school use only. Designated seating areas for school activity will be incorporated along the school pathway system.

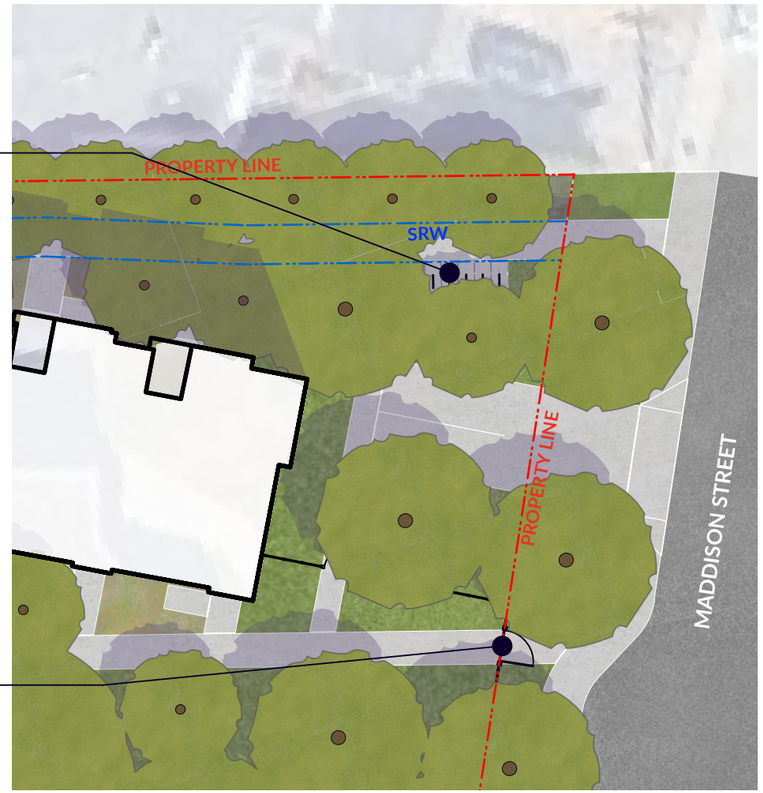






7.0 Site Boundary Characteristics





PRECEDENTS







8.1 Introduction and Rationale for Inclusion

INTRODUCTION AND VISION FOR HOUSING:

As a part of the Pemberton Woods Campus Renewal Plan, GNS is committed to providing new and diverse housing in the Gonzales neighbourhood. This initiative aims to support the City's urgent need for housing diversity while also fostering a vibrant and inclusive community.

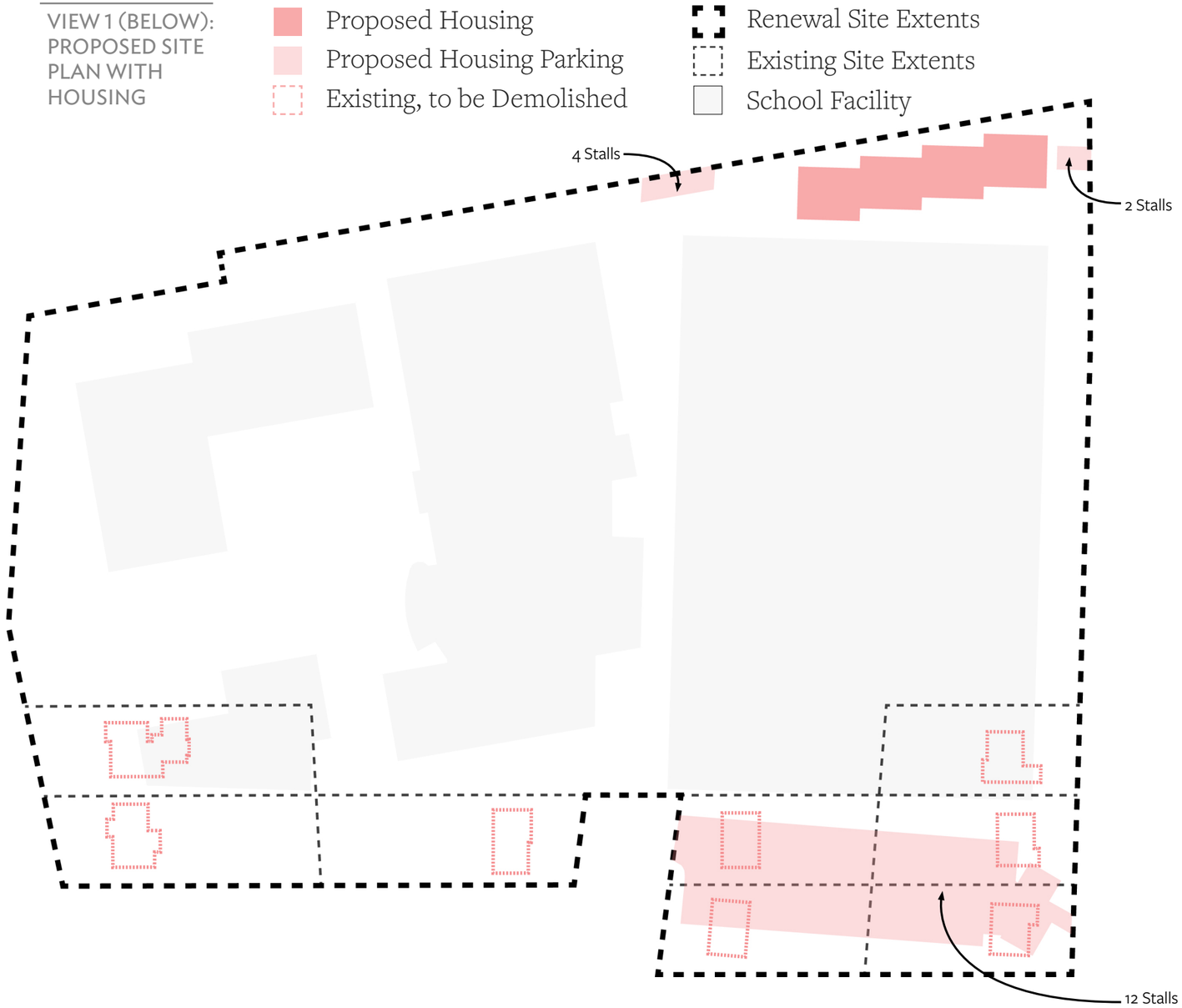
COMMITMENT TO HOUSING DIVERSITY:

The Pemberton Woods Campus Renewal Plan proposes to consolidate and utilize eight adjacent residential sites owned by the school to the south of its current boundary. To ensure that the existing housing stock, which includes older homes nearing the end of their service life, is not permanently removed from the neighbourhood, GNS is committed to replacing these residential units with a townhouse typology housing component. This approach not only maintains, but also enhances the overall housing stock within the neighbourhood. The new units will offer varied housing options to the Gonzales neighbourhood and will be well designed, diverse, and accessible, seamlessly fitting into the character of the neighbourhood. This initiative positions GNS as an engaged partner in addressing the housing crisis while maintaining the vibrancy of the school.

DATA SUMMARY:

	Existing	Proposed	Required
Number of Residences	*8*	*16*	*N/A*
Types of Residence	*Single Family Homes*	*Mix of 1, 2, and 3 Bedroom Units*	*N/A*
Off-Street Parking	*N/A*	*18*	*18*
Long Term Bike Parking	*N/A*	*32*	*19*

VIEW 1 (BELOW): PROPOSED SITE PLAN WITH HOUSING

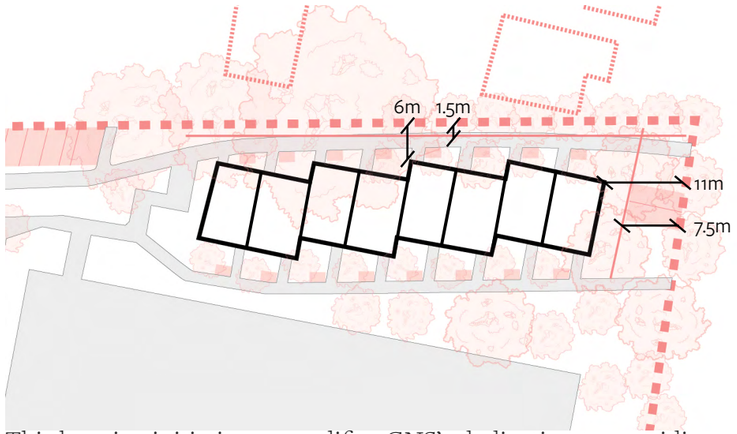


8.1 Introduction and Rationale for Inclusion

ENHANCING COMMUNITY CONNECTIVITY:

The Pemberton Woods Campus Renewal Plan is committed to enhancing both school facilities and community amenities, integrating a thoughtful housing strategy. The plan aims to include 16 new rental housing units, designed to accommodate a diverse range of residents. These units are a mix of one, two, and three-bedroom options, addressing broader community needs. This initiative helps respond to Victoria's housing crisis by providing quality, purpose-built rental housing to the neighbourhood.

The inclusion of these units supports a cohesive and connected neighbourhood, meeting educational, recreational, and residential needs in a well-planned campus. The units will feature modern urban living amenities, both indoor and outdoor. These features will enhance the living experience for residents and foster a sense of connection and belonging within the Gonzales neighbourhood.



This housing initiative exemplifies GNS's dedication to providing comprehensive benefits beyond education, reinforcing our commitment to social responsibility and community engagement. Through this renewal plan, GNS aims to create a vibrant, inclusive, and well-integrated community, enriching the lives of everyone connected to GNS and the Gonzales neighbourhood.

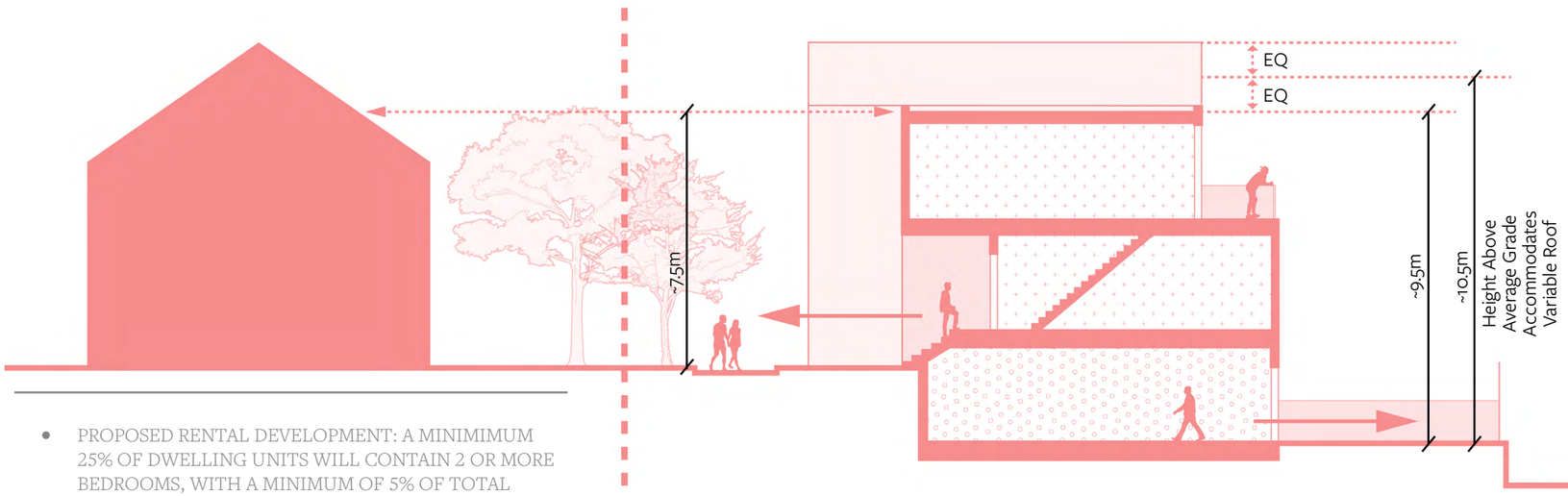
TENANT ASSISTANCE POLICY (TAP):

Glenlyon Norfolk School (GNS) recognizes the importance of providing support to tenants affected by the Pemberton Woods Campus Renewal. As a non-profit organization committed to social responsibility and community engagement, GNS aims to address tenant needs with compassion and fairness in accordance with the City's Tenant Assistance Policy (TAP).

The TAP is designed to provide support and mitigate the impact on tenants displaced due to redevelopment. The policy ensures that tenants receive appropriate assistance, including financial compensation, relocation support, and access to replacement housing options. GNS is committed to adhering to these guidelines while also considering the unique context of our non-profit status and educational mission.

GNS's approach to the TAP reflects our broader commitment to social responsibility and community engagement. By providing comprehensive support to affected tenants, we aim to ensure a smooth transition while upholding the values of fairness and compassion. The initiative is part of our ongoing efforts to create a vibrant, inclusive, and well-integrated community within the Gonzales neighbourhood.

The implementation of the TAP has been closely coordinated with the City of Victoria through the rezoning process to ensure compliance with all relevant guidelines. GNS is dedicated to working collaboratively with the City to achieve a successful and equitable outcome for all parties involved.



- PROPOSED RENTAL DEVELOPMENT: A MINIMIMUM 25% OF DWELLING UNITS WILL CONTAIN 2 OR MORE BEDROOMS, WITH A MINIMUM OF 5% OF TOTAL DWELLING UNITS CONTAINING 3 OR MORE BEDROOMS.

8.2 Residential Design and Massing

DESIGN OBJECTIVE:

Residential housing provides the unique opportunity to integrate school life at GNS with the larger Gonzales neighbourhood.

Access to Grade

1. By utilizing the natural slope of the site, each townhouse will have an at-grade entrance, fostering a connected and inclusive community feel. This approach enhances the overall aesthetic of the townhouses and promotes a pedestrian-friendly environment.

Individual Entrances

2. Each unit having its own entrance creates a sense of identity, giving residents a place they are proud to call home. This delineation of the townhouses also breaks down the massing to suit the character of the neighbourhood.

Bicycle Parking

3. The renewed Pemberton Woods Campus will be well-integrated into existing cycling networks with a focus on active transportation. Dedicated bike storage for townhouse residents will be provided, aligning with the school's goal to promote a healthy and sustainable lifestyle.

Diverse Unit Types

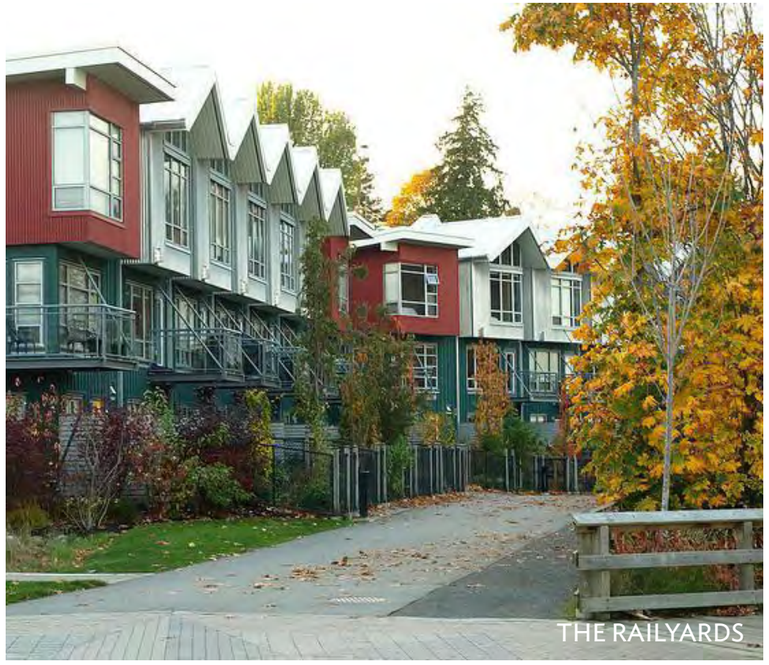
4. The Gonzales neighbourhood is vibrant and diverse. By providing a mix of one, two, and three-bedroom units, the townhouses will accommodate a range of residents, promoting an inclusive community. Two and three-bedroom suites will be multi-storey, providing a unique townhouse typology.

Oriented Views

5. Outdoor patios and balconies for all unit types have been thoughtfully oriented to face inwards on the site, overlooking the turf field, providing both residents and neighbours with privacy.



ORIGAMI HOUSES



THE RAILYARDS



THE MORRISON



PARKVILLE TOWNHOUSES

8.3 Residential Housing

GNS has engaged extensively with the neighbourhood to determine the most appropriate form of housing for the site. Various housing options were explored, including higher-density and different typologies. However, after thorough community consultation and feedback, the consensus was to pursue a townhouse form that aligns with the neighbourhood's scale and character.

The inclusion of 16 rental units (or 15,00 sf) as part of the Pemberton Woods Campus Renewal Plan aims to introduce new and diverse housing options to the Gonzales neighbourhood while maintaining its distinctive low-rise character. To achieve this, attached townhouse type units are proposed. These townhouses are designed to fit in with the scale of the neighbourhood by making strategic use of the change in grade. By allowing walkouts from both sides of the building, each unit has an individual entrance, similar to other homes in the area. Additionally, utilizing the natural grade maintains a two-storey profile in relation to the neighbouring sites, respecting the scale, height, and privacy of neighbours.

The new rental housing units are strategically oriented inwards, with balconies overlooking the playing field rather than neighbouring properties. The design reflects GNS's commitment to being a considerate neighbour, ensuring privacy and minimizing disruption for the surrounding community. Additionally, this development features generous setbacks, further enhancing the sense of space and reducing the visual impact on adjacent homes. By integrating these design elements, GNS demonstrates its dedication to creating a harmonious environment that respects the existing neighbourhood while providing modern, sustainable living options for new residents.

The townhouses are designed to attract a variety of residents, with a focus on creating homes for families. Emphasizing this goal, the plan includes well-designed outdoor spaces that encourage connection and build a sense of community. These areas are thoughtfully integrated into the landscape and enhance the living experience for families, providing a safe and engaging environment for children and communal spaces for neighbours to connect. This approach ensures that the new housing supports a family-friendly atmosphere, enriching the overall community dynamic.



8.4 Connections and Services for Residents

CONNECTIONS

The unit configuration is designed to provide a distinct sense of connection and identity for its residents. Equally important is fostering a sense of community among residents and to the larger Gonzales neighbourhood. The site will feature direct access to Maddison Street, where residents can gather to connect to the broader green way. The site allows for terraced landscaping that overlooks the turf field to further grow its connections.

GNS aims to foster a connection to nature and to promote sustainability. Each unit will have access to long-term bike storage to encourage active transportation, seamlessly integrating with the multi-modal pathway and other established neighbourhood bike routes. This initiative supports a healthy, eco-friendly lifestyle for residents.

SERVICES

Given its proximity to the school, all infrastructure to the proposed housing component will be integrated into the school operations. These services encompass grounds keeping, facility maintenance, and garbage and recycling removal. By managing these essential services through GNS, residents can enjoy a well-maintained and organized environment.



STUYVESANT HIGH SCHOOL



AVIVA TOWNHOMES

8.5 Third Party Uses

The integration of school infrastructure and public spaces is an additional component of the Pemberton Woods Campus Renewal Plan. The design emphasizes the creation of both internal and external communal spaces that serve the needs of the broader community.

INTERNAL SPACES

GNS is committed to providing internal spaces that offer amenities for third party uses. These spaces include:

- **Multipurpose Rooms:** Flexible spaces that can be used for community functions, meetings, and events.
- **Auditorium:** A state-of-the-art facility for performances, art, culture, guest lectures, and community events.
- **Library:** A resource-rich environment open to camps or outside groups to study, research, and participate in cultural activities.
- **Innovation Space:** A long term goal is to incorporate potential other uses to grow education in technology, health care, and innovations.
- **Double Gym:** A versatile gymnasium for outside group sports and physical team training.

EXTERNAL SPACES

The campus will feature several external communal areas designed to encourage interaction and engagement among community members. These spaces include:

- **Plaza Areas:** Central gathering spots for social interaction, events, and casual meetings.
- **Green Spaces:** Landscaped areas for relaxation, recreation, and environmental education.
- **Playgrounds and Sports Fields:** Facilities for physical activities that serve both the school and outside organizations.





9 Operational Aspects

9.1 Introduction

The operational aspects of the Pemberton Wood Campus Renewal are focused on fostering a positive and supportive environment for everyone involved. Glenlyon Norfolk School aims to create a functional, efficient, and welcoming campus that supports education and community engagement. The following sections detail the operational guidelines, internal circulation plans, and day-to-day procedures to ensure the campus operates smoothly and meets the needs of students, faculty, staff, and the surrounding community.

9.2 Design and Functional Attributes

- **Modern Classrooms:** Equipped with the latest technology and adaptable layouts to support a variety of teaching methods and student activities for both middle and high school students.
- **Flexible Learning Spaces:** Designed to be reconfigurable for different uses, ensuring that spaces can evolve with changing educational requirements and contemporary educational standards.
- **Double-Sized Gym:** Providing ample space for physical education, sports events, and community activities, all while promoting physical wellness and school spirit.
- **Natural Interior Lighting:** Ensuring all buildings maximize natural light to create a welcoming and healthy learning environment.
- **Sustainable Materials:** Utilizing local materials and suppliers where possible to reduce environmental impact and promote long-term sustainability.
- **Connectivity:** Integrated technology infrastructure to support modern educational practices and administrative functions, enhancing the learning experience.
- **Community Spaces:** Areas designated for future community use, fostering interaction between the school and the neighbourhood.

Indoor/Outdoor school spaces foster curiosity and follow contemporary educational standards



WILLOWS COMMUNITY SCHOOL

Natural and sustainable materials promote connection to nature



COSTA RICA ATHLECTIC CENTRE

Welcoming and warm classroom with flexible orientation for adaptable learning



WESOLA SCHOOL

Potential community spaces are thoughtfully integrated with school amenity



GODOLPHIN AND LATYMER SPORTS BUILDING

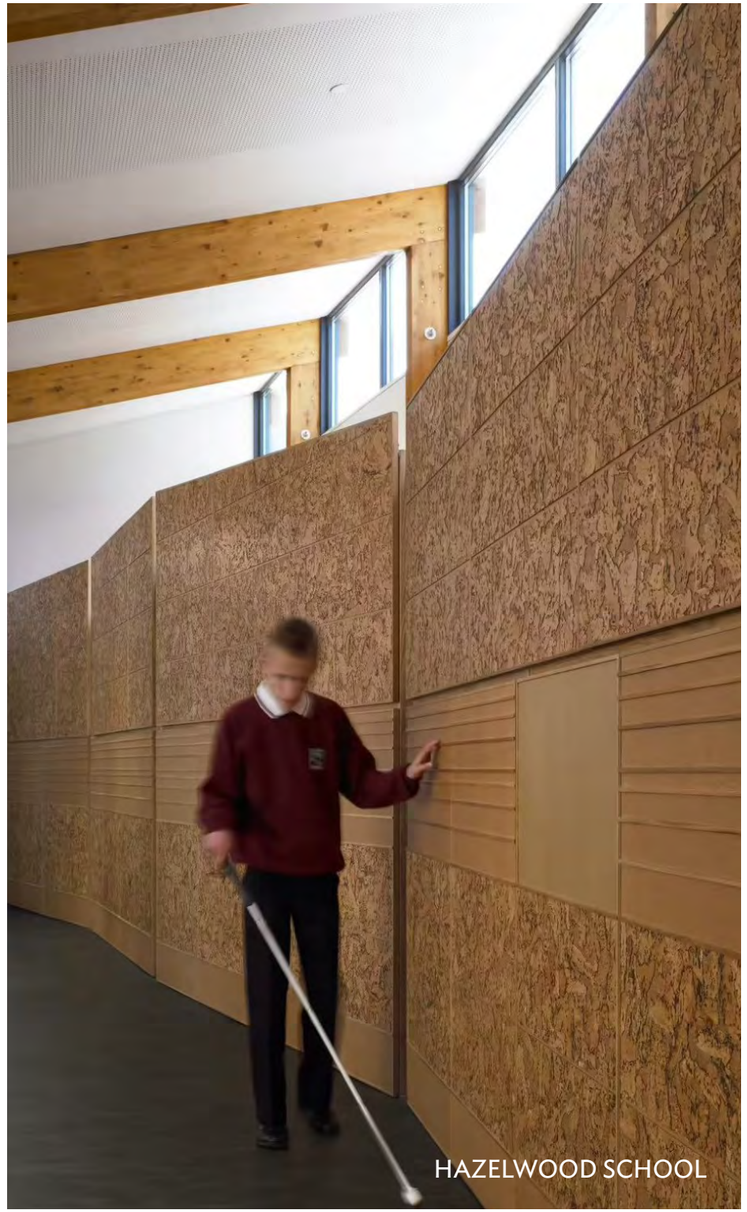
9.3 Accessibility

Accessibility
The renewed campus will provide a fully accessible environment that meets current provincial requirements and supports safe and equitable movement for all users. Primary entries, internal circulation routes, and major outdoor pathways will be barrier-free, with grades, widths, and surface materials selected to accommodate mobility aids and ensure year-round usability.

Equitable accessible connections will link all major buildings, the parkade, outdoor learning areas, the playing field, and key gathering spaces. Wayfinding and signage will be designed to be clear and intuitive, helping users navigate the campus easily during daily use and special events. These elements ensure the campus remains welcoming and functional for people of all ages and abilities.



LYCEE FRANCAIS ACCESS



HAZELWOOD SCHOOL

9.4 Parking and Circulation Bicycle and Vehicle

Parking and Circulation - Student and Staff Movement

The parking and circulation plan focuses on managing traffic flow efficiently, facilitating student movement between classrooms, and encouraging sustainable transportation options:

- **Underground Parking:** Large underground parking facilities focused on staff parking to minimize surface parking and maintain the aesthetic integrity of the neighbourhood.
- **Pick-Up Drop-Off Loop:** A dedicated loop accessed via Richmond Avenue to streamline student drop-off and pick-up, reducing traffic congestion.
- **Bicycle Parking:** Ample, secure bicycle parking facilities to encourage cycling among students, staff, and visitors.
- **Student Movement:** Accessible pathways for students to move between classrooms and school facilities efficiently and safely.
- **Traffic Calming Measures:** Implementing measures such as speed bumps and signage to ensure the safety of all campus users.
- **Parking Management:** Ensuring adequate parking for staff, visitors, and event attendees, while minimizing the impact on the surrounding neighbourhood.
- **Bus Parking and Equipment Storage:** Designated areas for bus parking and kayak storage to accommodate the diverse needs of students and staff.
- **Consolidation of School Administration Spaces:** Strategically located administration to optimize accessibility and functionality.



WILLINGDON LINEAR PARK



AVENUE MERMOZ

9.5 Day-to-Day Operational Guidelines

Day-to-Day Operational Guidelines

The day-to-day operational guidelines are designed to ensure the smooth functioning of the campus while maintaining harmony with the surrounding neighbourhood:

- **Hours of Operation:** Establishing clear and consistent hours of operation for school activities, events, and community use to minimize disruption to neighbours.
- **Noise Management:** Implementing strategies to manage and minimize noise levels during school hours, events, and construction activities.
- **Light Pollution:** Using lighting designs that minimize light spill into the surrounding neighbourhood, preserving dark skies and reducing light pollution.
- **Safety Protocols:** Continuing to apply comprehensive safety protocols for students, staff, and visitors, including emergency response plans and regular safety drills.
- **Sustainable Practices:** Incorporating sustainable practices into daily operations, such as waste reduction programs, energy-efficient systems, and eco-friendly transportation options.
- **Event Management:** Continuing to coordinate events to ensure they are well-organized, with considerations for parking, noise, and community impact.
- **Maintenance and Upkeep:** Regular maintenance of buildings, grounds, pest management, and infrastructure to ensure a clean and welcoming environment for all users.
- **Garbage and Recycling:** Continuing to implement effective waste management systems, including regular collection of garbage and recycling, to maintain cleanliness and sustainability on campus.



WESTMARK LOWER SCHOOL

10.1 Introduction

The GNS Pemberton Woods Campus Plan aims to modernize and expand the current educational facilities to meet the long-term needs of the school and the surrounding community. This section provides a detailed overview of the amendments and future provisions suggested for this application and its alignment with the current Official Community Plan (OCP), Gonzales Neighbourhood Plan, and other relevant guidelines.

10.2 Existing Zoning and Policies

EXISTING LOTS AND ZONING

The Pemberton Woods Campus is situated in the Gonzales neighbourhood, encompassing multiple unconsolidated lots with varied zoning designations and Urban Place Designations per the City' s Official Community Plan (OCP). The application includes nine legal lots located at

1. 781 Richmond Avenue
2. 728 Laurentian Place
3. 729 Laurentian Place
4. 733 Laurentian Place
5. 724 Maddison Street
6. 730 Maddison Street
7. 736 Maddison Street
8. 731 Richmond Avenue
9. 735 Richmond Avenue

The parcels are primarily zoned as R1-B Single Family Dwelling District and includes properties zoned as R1-G Gonzales Single Family Dwelling District. These zones have distinct regulations regarding land-use, density, and building height.

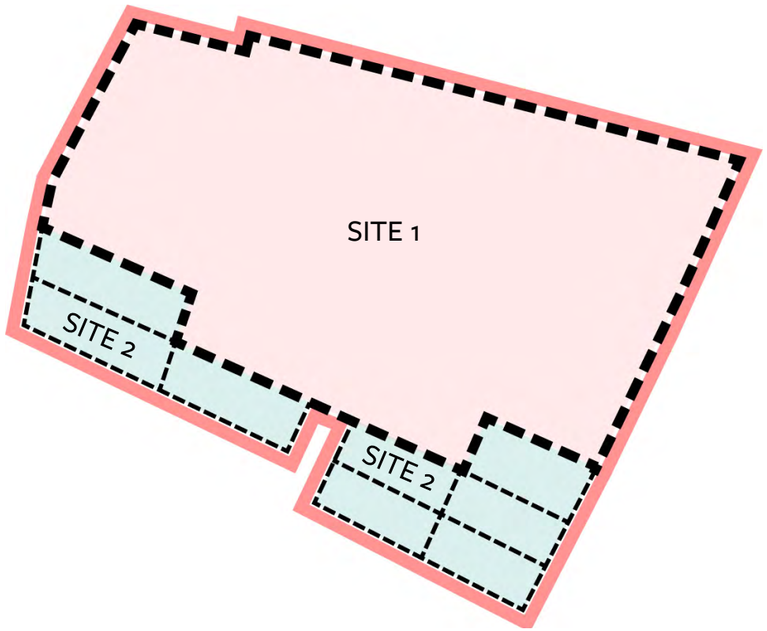
CURRENT ZONES

R1 - B Single Family Dwelling District

- This zone permits the current public building use with a maximum building height of 11m or 2.5 storeys

R1 - G Gonzales Single Family Dwelling District

- This zone does not permit the proposed institutional use, thus necessitating a rezoning application.



OFFICIAL COMMUNITY PLAN DESIGNATIONS

The Official Community Plan (OCP) designations for the GNS Pemberton Woods Campus encompasses both Public Facilities, Parks, Open Space, and Traditional Residential Areas. Specifically, 781 Richmond Avenue falls under the Public Facilities, Parks, and Open Space designation, supporting uses such as public and private open spaces, recreational facilities, public parks, schools, and other institutions. This designation aligns with the goal of fostering community facilities that enhance public access and engagement.

The remaining properties (731, 735 Richmond Avenue, 724, 730, 736 Maddison Street, and 728, 729, 733 Laurentian Place) are designated as Traditional Residential.

An OCP amendment will not be required for the properties designated Traditional Residential in conjunction with this application based on Policy 6.6, which states: Parks, schools, public facilities and utilities, public assembly, community services, pathways, open space, urban food production, institutional, and recreational uses are permitted in all designations as determined in accordance with zoning.

The City's housing policy emphasizes the retention and creation of affordable and rental housing, as noted in the OCP (Section 13) and the Housing Strategy. The OCP typically envisions low-density buildings and structures in this area to support public facilities in the neighbourhood with a Floor Space Ratio (FSR) of approximately 0.5:1. However, higher density is supported for non-market housing, ranging up to 2.5:1 as indicated in local area plans.

Label	Lot	Current Zone	OCP Urban Place Designation
Site 1	*Current School*	*R1-B Family Dwelling District*	*Public Facilities and Open Spaces*
Site 2	*Adjacent Residential*	*R1-G Gonzales Family Dwelling District*	*Traditional Residential*

10.2 Existing Zoning and Policies

OCP TRANSPORTATION PARAMETERS & OBJECTIVES

The project site is situated within the transportation-related parameters and objectives outlined in the City's Official Community Plan (OCP) as follows:

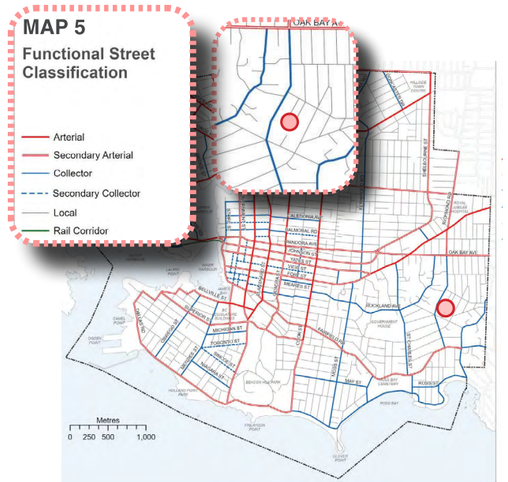
- **Functional Street Classification:** The west side of the project site is on Richmond Avenue, and the southeast side is on Richardson Street, both of which are Secondary Collectors based on the OCP Functional Street Classification.

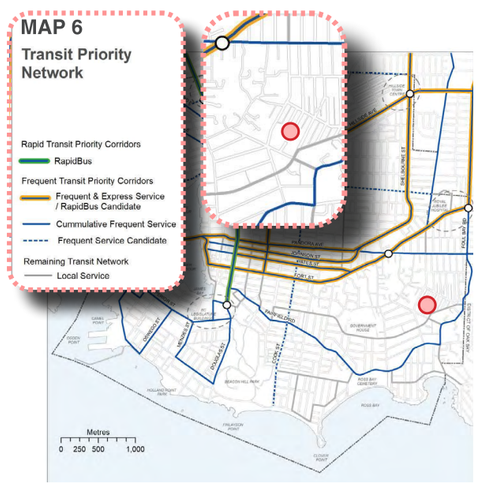
- **Bikeways:** Both Richmond Avenue and Richardson Street are designated as bikeways. Richardson Street is an existing bikeway, and Richmond Avenue is a proposed bikeway per the identified cycling network laid out in the OCP, making the site well-suited for non-vehicular access.

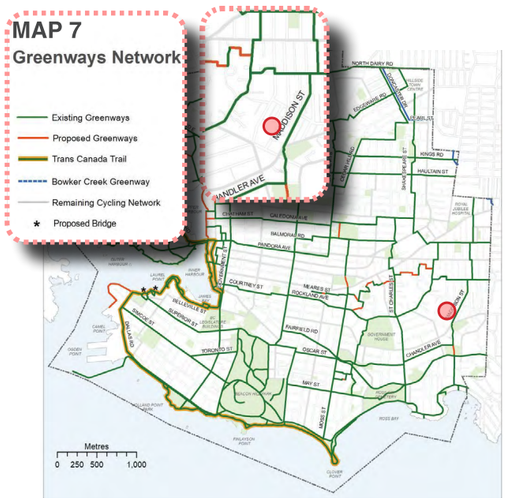
- **Frequent Transit Routes:** Foul Bay Road, located roughly one block southeast of the site, is designated as a Frequent Transit Route in the OCP's Victoria Region 25 Year Transit Future Plan.

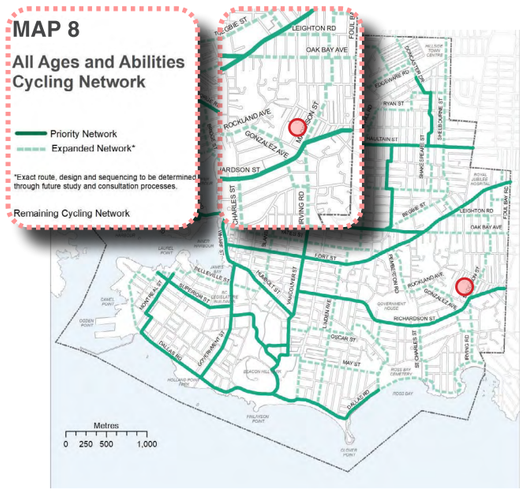
- **Greenways Network:** The OCP identifies pedestrian-oriented greenways, parks and open spaces as critical public amenities within the city. Maddison Street, located along the site's east property line, is designated as a People Priority Greenway, while Brighton Avenue, located two blocks north of the site, is designated as a People Only Greenway. These designations indicate that the streets are designated for pedestrians, bicycles, and other non-motorized traffic, with motorized traffic limited to emergency and maintenance vehicles.

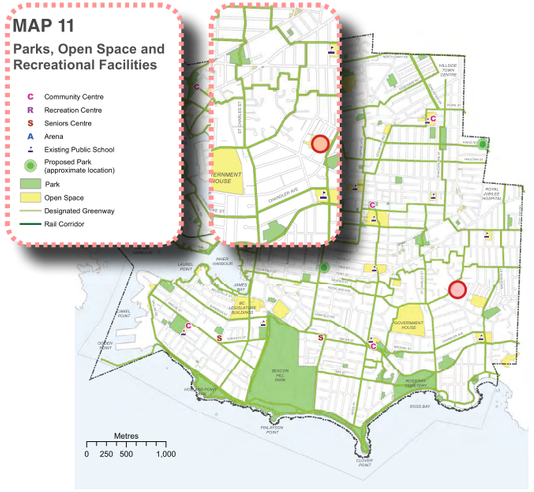
- **Open Space:** The school's site is identified as Open Space in the OCP. Making connections from the site to Urban Villages, Town Centres, and other designations through improvements to pedestrian, cycling, and greenway networks is an OCP objective.











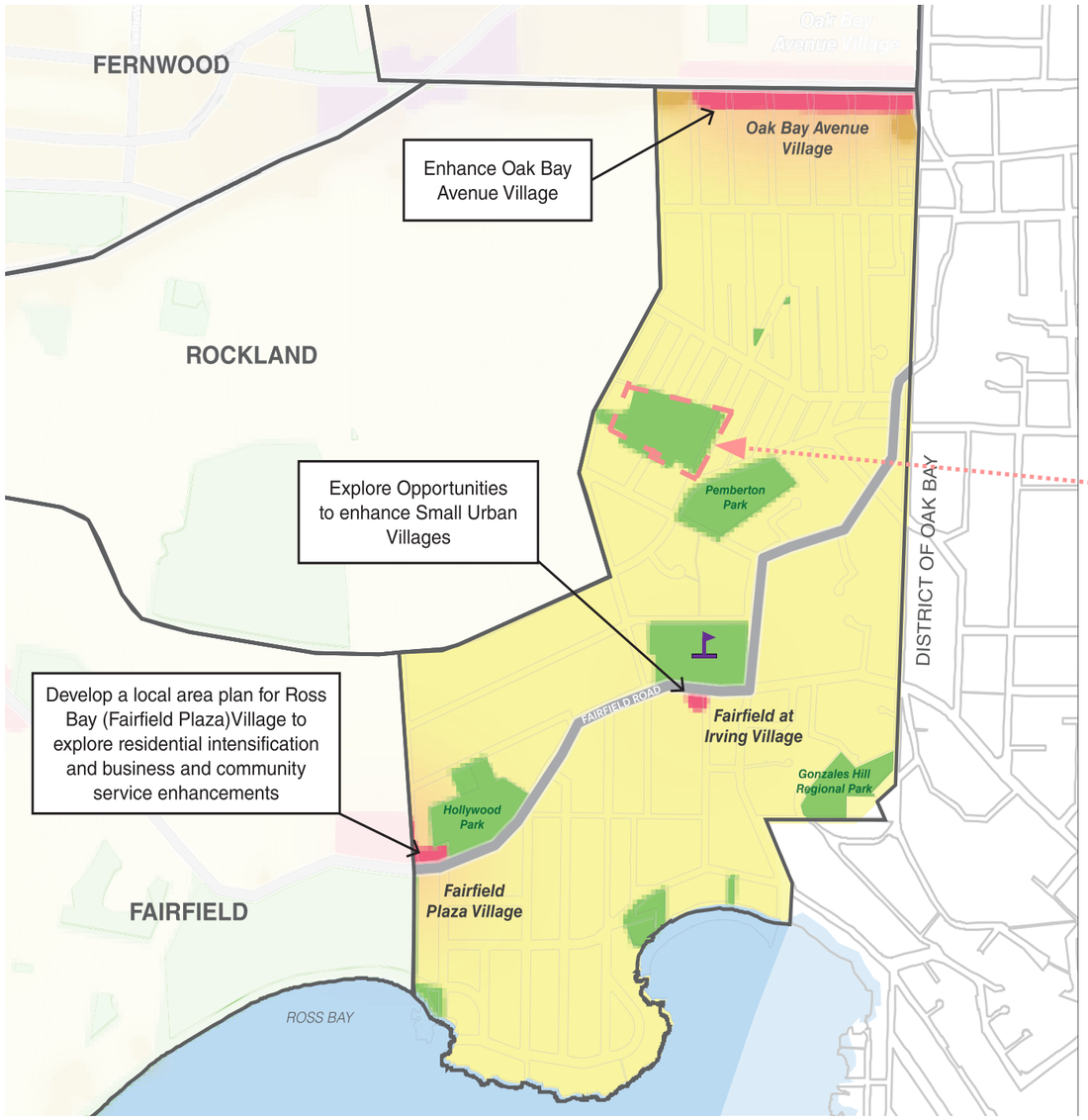
1: MAP 5, 6, 7, 8, 11 2012 VICTORIA OCP (SEPT 7, 2023 UPDATE)

10.2 Existing Zoning and Policies

GONZALES NEIGHBOURHOOD COMMUNITY PLAN

Adopted over two decades ago in 2002, the Gonzales Neighbourhood Plan (GNP) continues to serve as a guiding framework for development and preservation within the Gonzales neighbourhood. With a focus on balancing growth with the unique character of the community, the GNP provides specific guidance for institutional land use, aiming to foster harmonious integration with the surrounding residential areas.

The GNP aims to balance development with the preservation of the neighbourhood's unique character. It emphasizes the integration of institutions like GNS into the community fabric while minimizing potential negative impacts such as green space loss, increased traffic, and parking congestion. The plan encourages the provision of facilities and programs that cater to the recreational and social needs of youth. The GNP outlines specific traffic management strategies to mitigate the impact of school-related traffic on local residents.



1: MAP 25 GONZALES STRATEGIC DIRECTIONS 2012 VICTORIA OCP

10.2 Existing Zoning and Policies

GNP KEY OBJECTIVES AND GUIDELINES

- **Institutional Integration:** The GNP seeks better integration of institutions within the neighbourhood by addressing traffic and parking impacts on residential properties. It emphasizes responsible and full membership in the Gonzales neighbourhood.

- **Preservation of Residential Character:** The GNP actively seeks maintaining the character of the neighbourhood.

- **Youth-Oriented Facilities and Programs:** Recognizing the importance of catering to the needs of younger residents, the GNP encourages the provision of facilities and programs that meet the recreational and social needs of youth within the community.

- **Reduced Vehicle Use and Traffic Management:** The GNP promotes reductions in vehicle use and outlines specific traffic management strategies, aiming to foster a safe and walkable environment for all residents.

- **Glenlyon Norfolk School Specific Guidelines:** The GNP includes specific guidelines for Glenlyon Norfolk School, emphasizing the need for responsible development that aligns with the neighbourhood's values. These guidelines call for evaluating parking and traffic improvements around the school to reduce friction with neighbours, as well as adhering to guiding principles for institutional rezoning applications.

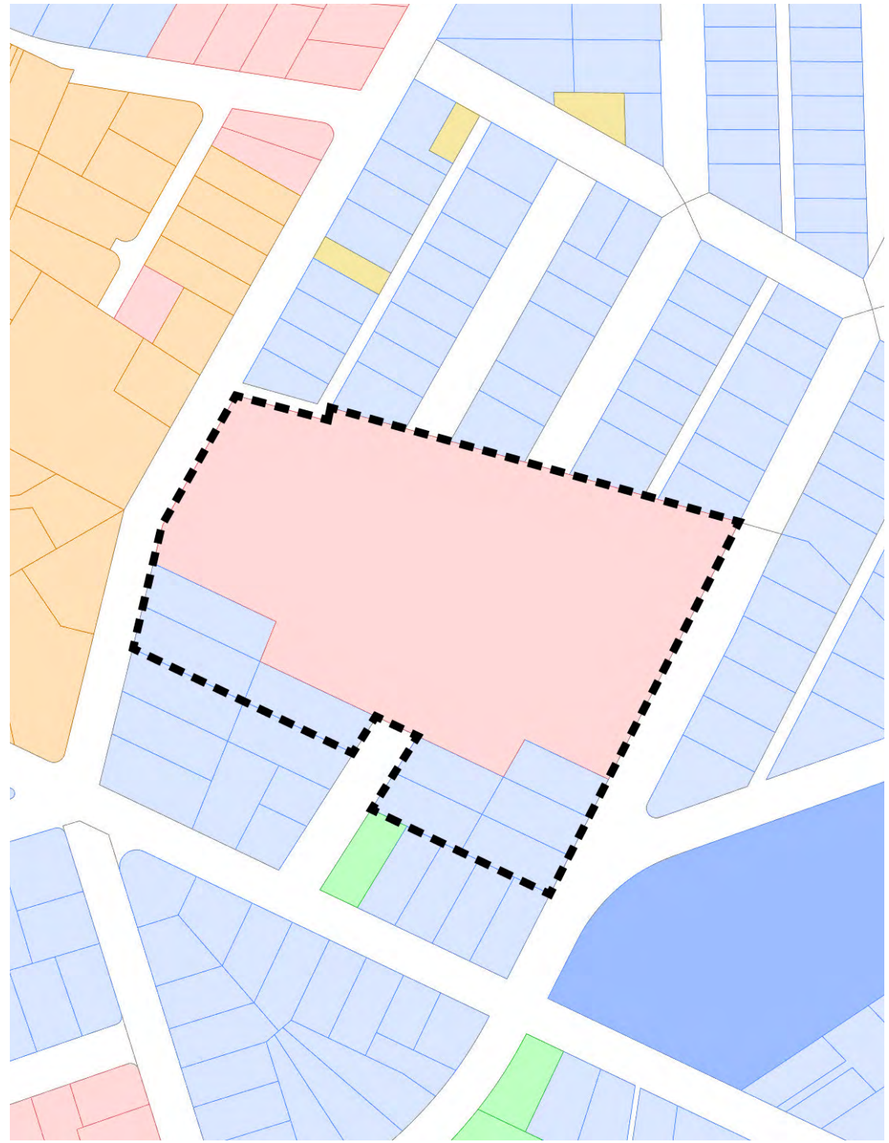
- **Maddison People Priority Greenway:** This is an initiative aimed at enhancing pedestrian and cycling infrastructure within the Gonzales neighbourhood. This greenway prioritizes non-vehicle transportation, creating safe and accessible pathways that connect key destinations. It also emphasizes the importance of green space, community gardening, and green infrastructure to promote environmental sustainability.

R1-B	Per Zone
Permitted Use	*Public Building*
Height Public Building	*11m (2.5 storeys)*
Height Residential Building	*7.6m (2 storeys)*
Site Coverage	*40%*
Front Yard Setback	*7.5m*
Side Yard Setback	*1.5m (or 10% width)*
Rear Yard Setback	*7.5m (or 25% depth)*

R1-G	Per Zone
Permitted Use	*Single Family, Secondary Suite, Garden Suite*
Height	*7.6m (2 storeys)*
FSR	*1.1:1 as per OCP*
Site Coverage	*30%*
Open Site Space	*50%*
Front Yard Setback	*7.5m*
Side Yard Setback	*1.5m (or 15% width)*
Rear Yard Setback	*9.1m (or 30% depth)*

ABOVE:
RI-B & R1-G SUMMARY

RIGHT:
GNS ZONING MAP



10.2 Existing Zoning and Policies

GLENLYON-NORFOLK SCHOOL'S FRAMEWORK OF NEIGHBOURHOOD COMMITMENT

The GNP outlines a framework for Glenlyon-Norfolk School's commitment to the neighbourhood, which includes:



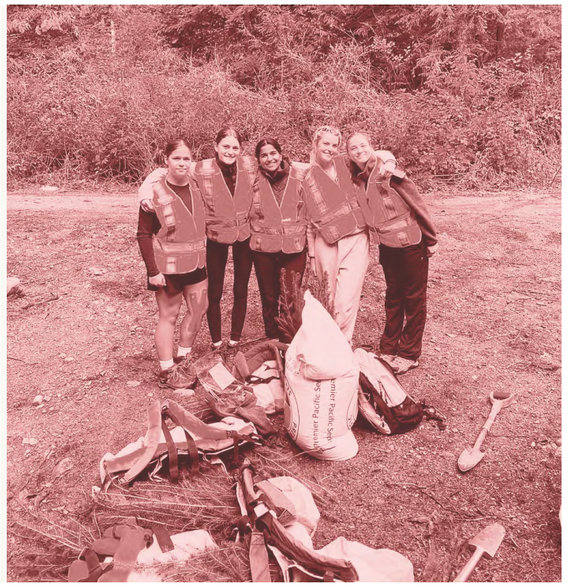
Community Membership and Responsibility

- GNS participates in community events, supports local initiatives, and collaborates with residents to address shared concerns.



Values of the Neighbourhood Vision

- Respecting and embracing the neighbourhood's core values, including enhancing the built and natural environment, maintaining residential scale, promoting social stability, traffic calming, and the safety and well-being of children.



Educational and Civic Engagement

- A commitment to producing citizens of the world, including citizenship in the immediate community, and engaging in open collaboration and consultation in the school's planning process. In 2023/24 GNS actively engaged with over 120 different community organizations.



Stewardship and Community Involvement

- A commitment to stewardship of the school's resources and a belief in the principle that "it takes a village to raise a child."

10.2 Existing Zoning and Policies

COMPLIANCE WITH EXISTING DOCUMENTS

The proposed development is committed to enhancing the Gonzales neighbourhood through various community amenity contributions:

- **Integration with Existing Policies:** The proposed zoning and design guidelines seek to align with the objectives set out in the OCP and Gonzales Neighbourhood Plan. This includes design engagement, communication, green spaces, reducing traffic, long term planning and enhancing recreational facilities.

- **Traffic and Parking Management:** Through a robust consultation the renewal plan includes measures to improve traffic flow and parking, such as underground parking facilities, designated pick-up drop-off zones, and traffic calming measures.

- **Public Engagement:** GNS is committed to maintaining open communication with the community and stakeholders throughout the Rezoning application process, phased renewal, and construction period. Regular updates will be provided at key milestones, including during each Development Permit stage, and efforts will be made to minimize disruptions. As the renewal is built out in phases, GNS will continue to share information on construction activities, timelines, and key site changes to ensure transparency and awareness in the neighbourhood.



10.3 Application Approach and Proposed Structure

OBJECTIVE

The proposed zoning structure for the Pemberton Woods Campus Renewal Plan is designed to align with the existing policies and objectives outlined in Section 10.2, addressing the need for better integration within the Gonzales neighbourhood while accommodating the long term updates and modernization of the GNS Middle and Senior School. Recognizing the current zoning designations and Urban Place Designations per the City's Official Community Plan (OCP), the following section details the creation of a new Comprehensive Development Zone (CD Zone) to support the project's goals.

The proposed CD Zone aims to consolidate the nine parcels into a single, cohesive zoning area that supports the diverse needs of the Pemberton Woods Campus while maintaining compatibility with the surrounding neighbourhood. This approach seeks to strike a balance between institutional and residential uses, aligning with the objectives of both the OCP and the GNP.



USES

The proposed Comprehensive Development (CD) Zone would allow for a variety of uses, including:

- **Educational Facilities:** The primary use will be dedicated to educational purposes, encompassing modern classrooms, flexible learning spaces, laboratories, libraries, and administrative offices. These facilities will support a comprehensive educational program for middle and senior school students.
- **Community Spaces:** Areas designated for community use, including meeting rooms, event spaces, recreational facilities that foster interactions between the school, students, families, and the wider neighbourhood.
- **Recreational Areas:** Sports fields, playgrounds, and a double-sized gym to support the school's physical education curriculum, host sports events, and provide valuable recreational opportunities for the community.
- **Residential Units:** Approximately 16 new rental housing units, comprising of one, two, and three bedroom options, are proposed. Designed to harmonize with the neighbourhood's architectural style, these units will offer modern, sustainable living options for faculty, staff, and the broader community.
- **Daycare:** Would allow for the operation of a daycare facility, providing childcare services to the community.
- **Financial Services:** Would allow for financial administrative uses to provide services to the school.
- **High Tech:** Would allow for the establishment of high-tech studios and startups, promoting innovation and economic growth in the neighbourhood.
- **Home Occupation:** Would permit home-based businesses, located within the new established housing units, subject to regulations in Schedule D - Home Occupation, ensuring minimal disruption to the residential character of the neighbourhood.
- **Office:** Would allow for various office uses, including professional services, medical and dental offices, to support the needs of the community.
- **Personal Service:** Would allow for personal service establishments, such as hair salons or spas, providing convenient services to residents.
- **Restaurant:** Would permit the operation of restaurants or coffee shops offering diverse options and contributing to the neighbourhood's vibrancy.
- **Retail:** Would allow for retail establishments (primarily the school store), providing convenient access to goods and services for the school and residents.

10.3 Application Approach and Proposed Structure

COMMUNITY AMENITY CONTRIBUTIONS

The proposed development is committed to enhancing the Gonzales neighbourhood through various community amenity contributions:

- **Public East/West Access Pathways:** Formalized pathways will be established to connect the campus seamlessly to adjacent streets and parks, ensuring safe and convenient pedestrian and cyclist access. This pathway will contribute to a walkable and bikeable community, encouraging active transportation and reducing reliance on vehicles.

- **Maddison Greenway Enhancement and Access Termination:** The proposal includes the termination of vehicular access to and from Maddison Street, aligning with the goals of the Maddison People Priority Greenway. Additionally, the development will contribute to the enhancement of the greenway, further prioritizing pedestrian and cyclist safety and promoting a greener, more livable neighbourhood.

- **Off-site Frontage Improvements on Richmond, Maddison, Laurentian and Bank:** The proposed application aims to enhance the Gonzales neighborhood through various off-site updates. These improvements include sidewalk and curb installation or repair and enhancements at each edge, street tree planting, street lighting upgrades, traffic calming measures, and bus stop improvements where applicable. These community amenity contributions demonstrate a commitment to creating a more vibrant, accessible, and sustainable neighbourhood.







1: MAP OF GONZALES NEIGHBOURHOOD

10.3 Application Approach and Proposed Structure

LOT AREA

The proposed development consolidates the nine individual lots into a single, unified parcel, allowing for the comprehensive implementation of the long-term campus plan and any necessary phasing components. This consolidation supports the long-term campus plan, allows coordinated phasing, and provides flexibility to accommodate educational, residential, and community-serving uses. It also ensures consistent application of zoning and open space requirements across the entire site.

Floor Space Ratio (FSR)

- **Overall Density**: The CD Zone is proposed to permit a maximum Floor Space Ratio (FSR) of 0.65:1 across the site. This density supports the space requirements of a contemporary educational campus while remaining compatible with the surrounding neighbourhood and the OCP's direction for institutional lands. The rental townhouse component will be drawn from the new overall FSR limit Given the site will be one single lot, these homes have been designed to deliver needed rental housing while maintaining appropriate transitions to adjacent residential properties and respecting the overall massing strategy for the site.

Building Height

- **Maximum Building Heights**: Heights within the CD Zone will be regulated using maximum geodetic elevations, rather than storey counts or existing grade conditions. This approach aligns with the City's updated zoning framework and provides consistent, predictable height limits across the site, independent of topographic variation. Geodetic caps will ensure building massing remains respectful of the neighbourhood while meeting the functional needs of the campus.
- **Height Transitions**: Geodetic height limits will step down toward all site edges, keeping the tallest buildings centralized within the campus and ensuring a smooth transition to the lower-scale residential context surrounding the site.

Setbacks

- **Minimum Setbacks**: A consistent 6m setback will apply along all property lines. This creates clear separation from neighbouring homes, improves privacy, and maintains a landscaped perimeter around the campus.
- **Green Buffer Zones**: Enhanced landscape buffers will be incorporated within the setback areas to retain mature trees where possible, introduce new planting, and strengthen the transition between the campus and neighbouring streets.

Site Coverage

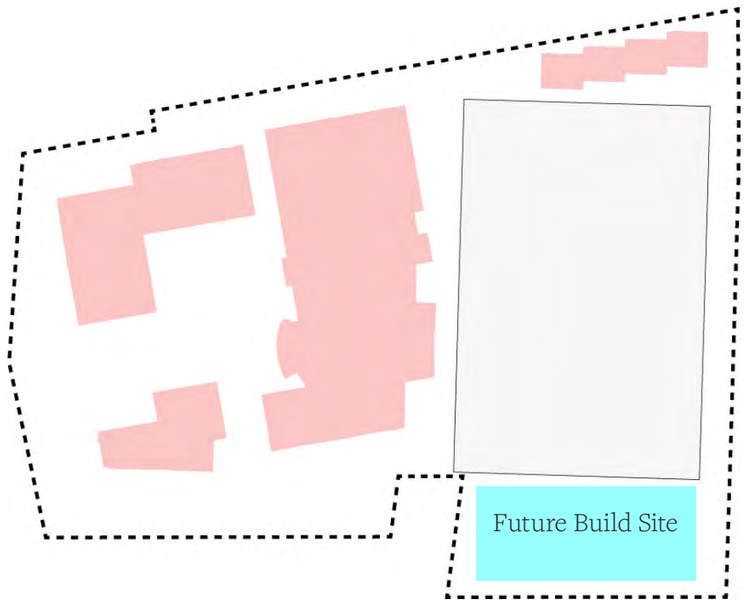
- **Maximum Site Coverage**: Building coverage will be limited to a maximum of 50% of the site. This maintains a balanced campus layout with generous open spaces, pedestrian routes, and landscaped areas.
- **Impervious Surface Reduction**: Where feasible, the school will incorporate green infrastructure, such as permeable paving, rain gardens, and enhanced landscape areas; to reduce stormwater runoff and improve environmental performance.

Parking

- **Parking and Schedule C Compliance**: The school is requesting that the CD Zone reflect the clear outcome of neighbourhood engagement, where residents asked that the project meet Schedule C parking ratios without reductions. The renewal plan has therefore been designed to fully comply with current Schedule C requirements through a combination of underground parking and the southeast surface lot. No TDM measures, variances, or alternative parking standards are being proposed.
- Because the City is reviewing Schedule C, the CD Zone is also structured to allow future flexibility. If parking requirements are reduced over time, the southeast surface lot could be re-evaluated for redevelopment as a future building site or another community-serving use. This approach respects community expectations today while ensuring the campus can adapt responsibly as municipal policy evolves.

Open Site Space

- **Landscaped Areas**: A minimum of 50% of the site will remain as landscaped open space, including gardens, lawns, tree-lined walkways, and passive gathering areas.. These spaces will provide recreational opportunities for students, staff, and the community.
- **Outdoor Learning and Play Areas**: Purpose-built outdoor areas will be integrated throughout the campus to support learning, recreation, and student wellness.
- **Community Gardens**: Dedicated garden plots will offer opportunities for community engagement, urban agriculture, and student-led programming.



10.4 Legal and Developmental Agreements

INTRODUCTION

This section provides a detailed overview of the legal and developmental agreements necessary to facilitate this application, ensuring alignment with the current OCP, Gonzales Neighbourhood Plan, and other relevant guidelines.

REZONING AND LOT CONSOLIDATION

The proposed development necessitates a rezoning application to accommodate the intended institutional use. Currently, the site includes properties zoned as R1-B Single Family Dwelling District and R1-G Gonzales Single Family Dwelling District. The application will seek to consolidate the nine parcels into a single lot and craft a new Comprehensive Development Zone (CD Zone) for the entire application lands. This approach is modeled after successful precedents such as the Fernwood CD Zone, catering specifically to the needs of the campus.

ROAD DEDICATION ON RICHMOND

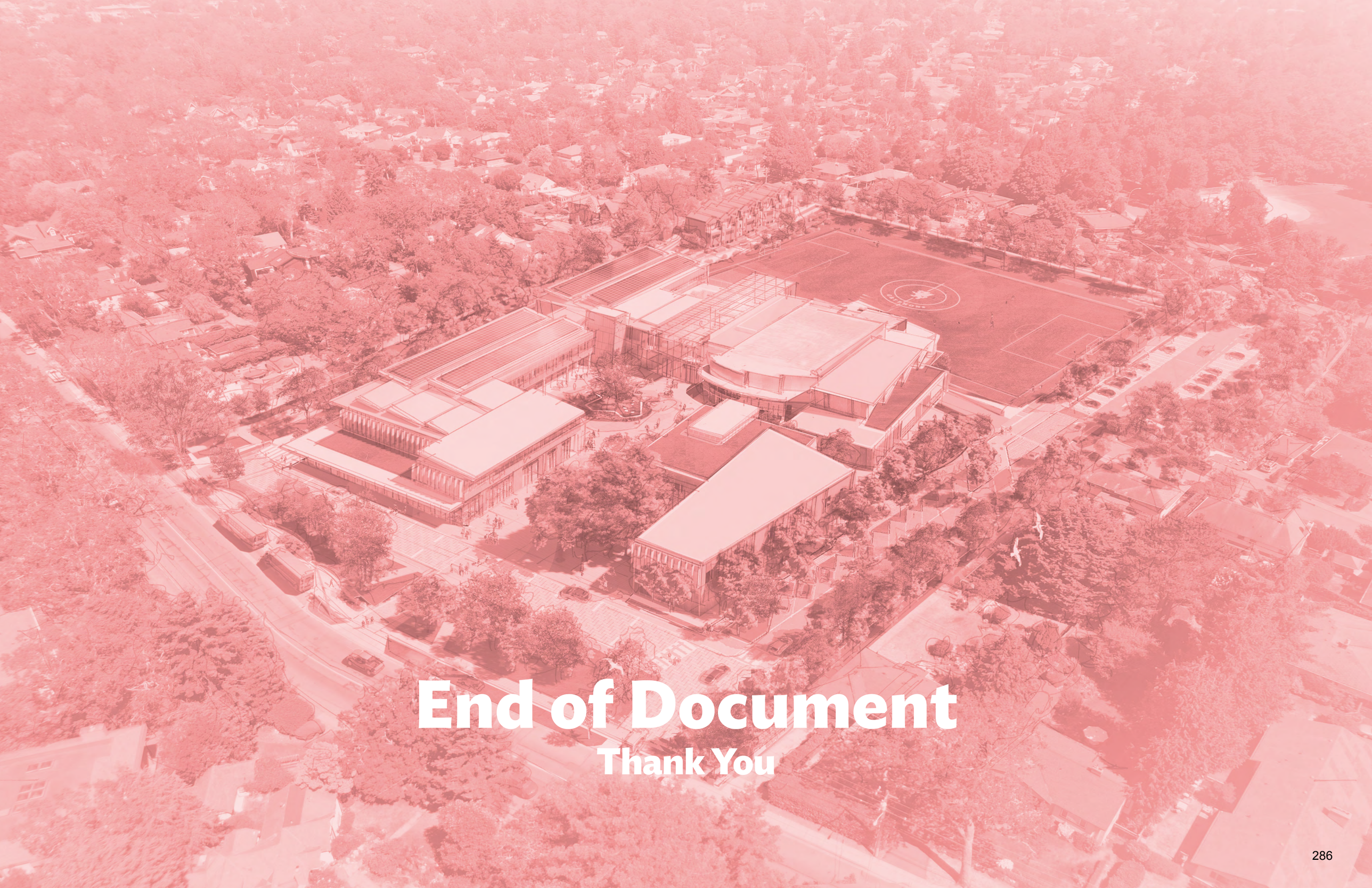
The road dedication on Richmond Avenue includes a 0.86m land dedication along the campus frontage to accommodate future transportation improvements. This dedication aligns with the City's long-term vision for enhanced pedestrian, cycling, and vehicular infrastructure along Richmond Avenue and has been integrated into the updated site plan to ensure compliance with City standards.

PUBLIC ACCESS AGREEMENT

The public access through-site statutory right-of-way (SRW) includes a dedicated pedestrian connection from Richmond Avenue to Maddison Street along the southern edge of the campus and another from Bank Street to Maddison Street along the northern edge, enhancing campus accessibility and neighbourhood connectivity. Additionally, north-south public pedestrian movement is facilitated offsite through planned upgrades to Maddison Street as a designated greenway and improvements along Richmond Avenue, ensuring safe and continuous pedestrian access while maintaining campus security and operations.



1:
EXISTING SE
AERIAL VIEW



End of Document

Thank You

Glenlyon Norfolk School

December 18, 2025

Dear Patrick,

Subject: Response to the Technical Review Group (TRG) Application Review Summary – Pemberton Woods Campus Renewal (#REZ00876)

Glenlyon Norfolk School (GNS) is pleased to submit this comprehensive response to the City of Victoria's Technical Review Group (TRG) Application Review Summary dated October 7, 2025, for the Pemberton Woods Campus Renewal project (Application #REZ00876).

GNS and our project team have carefully reviewed the TRG feedback and appreciate the guidance provided by City staff across all departments. This response represents a collaborative advancement of the application, informed by staff direction, November 26, 2025, ADP comments and reflecting the school's commitment to delivering a campus renewal that honours heritage, serves community needs, and achieves the City's urban design and sustainability objectives.

Updates include:

- **Heritage Strategy:** Added additional details and a separate page to discuss policy compliance in the new campus plan.
- **Arborist Refinements:** Updated tree management plan reflecting Parks division guidance on tree retention, removal sequencing and replacement strategy.
- **Accessibility Commitments:** The addition of accessibility guidelines across all campus phases and improved N/S components.
- **Parking Framework:** Meeting of current Schedule C compliance as determined by Zoning Staff, but allowing for and thinking about flexibility for future Schedule C revisions in the future, where parking requirements are reduced and allowing for—within the application zoning structure and site plan—future build out of surface parking locations.
- **Zoning Flexibility:** Refinements and added details to the proposed comprehensive zoning framework update, demonstrating how the Comprehensive Development (CD) Zone enables additional density, simplifying setbacks and adaptive reuse of the southeast surface parking area as parking standards evolve.

This response addresses each item raised in the TRG summary, organized by the departmental review section. Responses confirm revisions made to reflect TRG

t: 250.370.6800
www.mygns.ca

Junior School
1701 Beach Drive
Victoria, BC, Canada
V8R 6H9
f: 250.370.6853

Middle and Senior Schools
781 Richmond Avenue
Victoria, BC, Canada
V8S 3Z2
f: 250.370.6811

feedback and provide policy context where clarification will support staff and Council decision-making.

We look forward to advancing this application toward the Committee of the Whole consideration, and thank you for the collaborative engagement throughout this process.

Sincerely,



Chad Holtum
Head of School

TRG Response - Pemberton Woods Renewal

Date: December 18, 2025
Application: REZ00876

Address: 731, 735, 781 Richmond Avenue; 724, 730, 736 Maddison Street; 728, 729, 733 Laurentian Place

1.DEVELOPMENT SERVICES DIVISION COMMENTS

1.1 OFFICIAL COMMUNITY PLAN (OCP)

1.1.1 Staff Comment:

A new OCP has been adopted and identifies the subject properties as Parks, Institutions and Public Open Spaces (the main school campus) and the Residential Fabric (Richmond Priority Growth Area). The Residential Fabric envisions primarily residential-oriented uses but may include a mix of commercial and community-serving uses.

Applicant Response
Acknowledged. The application aligns with these proposed OCP designations. The renewal plan strengthens the role of the Pemberton Woods campus as an educational institution while ensuring compatibility with the residential context along Richmond Avenue. Setbacks, landscaping, and careful building massing along Richmond respond directly to the Residential Fabric designation and respect the neighbourhood edge.

1.1.2 Staff Comment:

Public uses that include schools are broadly enabled and supported anywhere in the city if consistent with this plan's Principles of Good Urban Design. The OCP supports educational institutions in facility planning in the context of growth and urbanization and work collaboratively to meet shared objectives for education and community wellbeing in any redevelopment or altering of properties.

Applicant Response
The renewal of the middle and senior school campus reflects the OCP's support for educational institutions and demonstrates a commitment to the Principles of Good Urban Design through pedestrian permeability, public realm improvements, and safe, modern facilities. The School has engaged in detailed and comprehensive engagement with staff, alumni, and the neighbourhood to ensure the renewal supports both educational needs and broader community objectives. The design incorporates community feedback and balances institutional needs with neighbourhood character.

1.1.3 Staff Comment:

The proposal generally contributes to objectives related to identified OCP Community Networks, which includes retaining and improving arts, learning, sport and recreational facilities.

Applicant Response
Acknowledged. The renewal plan strengthens the campus's role as a regional educational facility and improves recreational amenities including enhanced athletic facilities, sports fields, and the double-sized gymnasium available for community use. The site design supports the OCP's Community Networks objectives by retaining and modernizing critical learning and recreational infrastructure.

1.2 ZONING REGULATION BYLAW

1.2.1 Staff Comment:

A portion of the development site (all properties previously zoned R1-G, Gonzales Single Family District) are zoned GRD-1 Zone. The zone permits assembly uses, which includes a private school within that defined use category. Therefore, the proposed uses are now permitted across the site.

Applicant Response
Acknowledged. While the emerging GRD-1 Zone would technically permit institutional uses, as previously noted, it does not provide the clarity or structured flexibility required for a multi-decade renewal of the Pemberton Woods campus. A Comprehensive Development (CD) Zone provides one clear framework for the entire campus, ensuring consistency with City policy and enabling the phased renewal approach necessary for institutional facility planning. The CD Zone, supported by site-specific design guidelines and a Master Development Agreement, provides the structured framework that reflects the site's long-standing institutional role.

Comprehensive Development Zone—Specific Provisions (Section 10.3 resubmission booklet)

The proposed CD Zone will establish the following specific parameters for the Pemberton Woods Campus Renewal:

Lot Area and Consolidation:
The proposed development consolidates nine individual parcels into a single unified lot,allowing for comprehensive implementation of the long-term campus plan and any necessary phasing components. This consolidation supports phased renewal, coordinated site planning, and provides flexibility to accommodate educational, residential, and community-serving uses
across the site.

Floor Space Ratio (FSR) and Density:

- Overall Density: The CD Zone is proposed to permit a maximum Floor Space Ratio (FSR) of 0.65:1 across the site. This density supports the space requirements of a contemporary educational campus while remaining compatible with the surrounding neighbourhood and the OCP's direction for institutional lands. The FSR reflects the realistic space needs for modern educational facilities while respecting neighbourhood character expectations.
- Rental Townhouse Component: The residential component will be drawn from the overall FSR limit. Given the site will be one single lot, these homes have been designed to deliver needed rental housing while maintaining appropriate transitions to adjacent residential properties and respecting the overall massing strategy.

Building Height and Setbacks:
- Maximum Building Heights: Heights within the CD Zone will be regulated using maximum
geodetic elevations, rather than storey counts or existing grade conditions. This approach aligns with the City's updated zoning framework and provides consistent, predictable height limits across the site, independent of topographic variation. Geodetic caps will ensure building massing remains respectful of the neighbourhood while meeting the functional needs of the campus.
- Height Transitions: Geodetic height limits will step down toward all site edges, keeping the tallest buildings centralized within the campus and ensuring a smooth transition to the lower-scale residential context surrounding the site.
- Minimum Setbacks: A consistent 6m setback will apply along all property lines, creating clear separation from neighbouring homes, improving privacy, and maintaining a landscaped perimeter around the campus.

Site Coverage and Open Space:
- Maximum Site Coverage: Building coverage will be limited to a maximum of 50% of the site. This maintains a balanced campus layout with generous open spaces, pedestrian routes, and landscaped areas.
- Landscaped Areas: A large portion of the site will remain as landscaped open space, including gardens, lawns, tree-lined walkways, and passive gathering spaces. These spaces will provide recreational opportunities for students, staff, and the community.
- Outdoor Learning and Play Areas:Purpose-built outdoor areas will be integrated throughout the campus to support learning, recreation, and student wellness.
- Community Gardens: Designed garden plots will offer opportunities for community engagement, urban agriculture, and student-led programming.

Impervious Surface and Green Infrastructure:
Where feasible, the school will incorporate green infrastructure, such as permeable paving, rain gardens, and enhanced landscape areas, to reduce stormwater runoff and improve environmental performance.

Parking and Schedule C Compliance:
- Parking and Schedule C Compliance:The school is requesting that the CD Zone reflect the clear outcome of neighbourhood engagement, where residents asked the project to meet Schedule C parking ratios without reductions. The renewal plan has therefore been designed to fully comply with current Schedule C requirements through a combination of underground parking and the southeast surface lot.
- Future Flexibility for SE Surface Parking: Because the City is reviewing Schedule C parking regulations, the CD Zone is also structured to allow future flexibility. If parking requirements are reduced over time, the southeast surface lot could be re-evaluated for redevelopment as a future building site or another institutional, residential, or community-serving use, all of which are supported under the new OCP. This ensures the school meets today's parking requirements in a responsible and transparent way while preserving the opportunity to create more campus options in the southeast corner over the long term.

Flexibility and Phasing:
The CD Zone provides clear and structured flexibility for phased renewal across multiple decades. Each Development Permit application will be assessed against both City-wide design objectives and these campus-specific guidelines, ensuring consistency throughout renewal while accommodating necessary adaptations to educational and municipal policy evolution.

1.2.2 Staff Comment:

The remaining R1-B portion of the site remain under current zoning until a subsequent phase of the comprehensive review process. Phase two is expected to include zoning regulations pertaining to parks, institutional, community/cultural and employment uses. Until this time, the R1-B portion of this site is limited to 0.5:1 FSR; therefore, a rezoning is justified to permit the proposed residential buildings as shown and to allow for density to exceed 0.5:1 FSR between phases, as outlined in the conceptual phasing plans.

Applicant Response
Acknowledged. The School is committed to coordinating with staff to ensure that the work completed under Phase 2 of the City's zoning review aligns with the long-term renewal plan. We respectfully request that if supported by Council, the CD Zone, along with campus-specific urban design guidelines, be incorporated into Phase 2 work to provide continuity and certainty for the multi-decade renewal process.

1.3 PROPOSED DEVELOPMENT PERMIT AREA

1.3.1 Staff Comment:

The subject properties are within Development Permit Area 1: General Urban Design. The following guidelines are applicable: Schedule 2A: General Urban Design Guidelines (2025), with special attention to Part 2: Design Guidelines, Part 3: Special Considerations, and Section 3.1 Accessibility. New development should seek to conserve, protect, or restore major ecological assets. A full assessment of consistency will be completed with future Development Permit applications. More general design comments are provided in this document. The draft design objectives contained in the submission include useful and site-appropriate guidance. Please consider including objectives related to prioritizing heritage and tree retention through site and building design to supplement the city's general guidelines with site realities (i.e., priority features for retention) and refer to recommendations provided by the Advisory Design Panel.

Applicant Response

Acknowledged. The School appreciates staff guidance to expand site-specific design objectives. The resubmission includes enhanced design objectives addressing the following priority features for retention:

Heritage Priority Features:

- Norfolk House School for Girls: Adaptive reuse and/or on-site relocation to maintain educational institutional use and character-defining architectural elements
- Gymnasium: Retention where operationally feasible, with restoration of character-defining features
- Identified Garry oak trees (Tree 421 and others): Retention through design that works around critical root zones

Tree Retention Priorities:

- Significant Garry oak (Tree 421) and established specimen trees to be retained through design modifications (hard surfaces above critical root zones, reduced grading impacts, arborist supervision)
- Native species replacement plan emphasizing medium-sized trees where soil volume permits
- Enhanced canopy coverage across the site through strategic replacement and native planting

Accessibility Commitment (Section 9.3 booklet):

The School is committed to implementing Accessibility Guidelines across all campus phases. Key commitments include:

- **Universal Design Principles:** All new buildings and public realm areas designed for accessible entry, circulation, and use by people of all abilities
- **Pedestrian Connectivity:** Accessible pathways linking campus to Pemberton Park, public transportation, and neighbourhood destinations with appropriate slopes, surfaces, and wayfinding
- **Accessible Parking and Loading:** Strategic placement of accessible stalls with easy transition to building entries; accessible loading/drop-off areas separated from student activity zones
- **Accessible Public Spaces:** Campus gathering areas, recreational facilities, and multi-use spaces designed to accommodate diverse users
- **Phased Implementation:** Accessibility enhancements secured in Development Permit conditions with commitment to deliver compliant facilities in each phase

The School will work with staff to ensure detailed accessibility design is confirmed at the Development Permit stage and that future phases maintain and enhance accessible connections across the evolving campus.

1.4 SITE DESIGN COMMENTS

1.4.1 Staff Comment:

An improved public realm interface of the proposed southeast parking lot with Richardson Street is encouraged.

Applicant Response

Acknowledged. The School understands the importance of the Richardson Street frontage and actively seeks further staff direction on preferred treatments. Parking has been a central design challenge throughout this project, balancing Schedule C compliance, construction feasibility, and operational needs.

The hybrid parking approach (80 underground stalls + southeast surface lot) represents a significant commitment: the 80 underground stalls exceed provincial standards and represent the practical engineering limit given the need to accommodate the gymnasium and athletic fields. Fully undergrounding all parking would compromise athletic facilities and introduce prohibitive cost impacts.

For the southeast surface lot, the School proposes:

- Permeable pavers and stormwater capture to reduce visual and environmental impact

- Flexible design accommodating landscape features and seasonal programming
- Structured flexibility within the CD Zone to enable this area's conversion to other compatible uses (institutional space, daycare, housing) if parking standards are reduced in future

1.4.2 Staff Comment:

Consider opportunities for a small community gathering space and/or a small facility fronting Madison (e.g., a field house serving the sports field). Refer below to heritage comments; potentially relocation of a heritage value building to this space would achieve both heritage and urban design objectives.

Applicant Response:

Acknowledged. The School is committing significant investment to enhance the public realm at the Southern edge of the campus, specifically at the intersection of Maddison Street and Richardson Street, which is the key entrance to the planned Maddison Greenway corridor.

Public Realm Investment:

The updated design includes a new GNS Gateway Feature, feature paving, and seating nodes in this area. This offsite work enhances the public interface, improves the greenway entrance, and serves as the School's primary public space contribution at this corner. (see pg 61 of the booklet)

Community Facilities and Feasibility:

- The idea of a formal community gathering space or field house fronting Maddison was rejected during co-design engagement (2023/24), as neighborhood residents expressed concerns that such a facility would lead to noise and nuisance within the future greenway.
- If a dedicated, non-school-specific community facility is pursued, it would need to be explored as a cost-shared initiative with the City to ensure financial feasibility, maintenance, and long-term community alignment.
- Heritage relocation to this complex corner is deemed technically unfeasible due to site constraints (including protected trees and campus safety requirements) as detailed in the Heritage Assessment. The site design prioritizes the essential public realm gateway over accommodating a relocated structure here.

1.4.3 Staff Comment:

The guidelines encourage additional walkways to improve connections to community uses such as parks and schools. Increased pedestrian permeability through the site, ideally including a semi-public north–south connection between

Bank Street and Laurentian Place, is encouraged. Acknowledging the outlined priority to ensure school safety consideration, this could include design revisions to improve accessibility and improved line of sight without SRW to permit semi-public access.

Applicant Response
The School recognizes the value of pedestrian connections to community uses and has incorporated improved pathways linking the campus with Pemberton Park and other key access points. However, the suggestion of a semi-public north–south connection between Bank Street and Laurentian Place does not align with the historic pattern of the site, the operational needs of a functioning school campus, or community priorities identified through engagement.

While we appreciate staff's suggestion to explore design refinements that might improve accessibility and line of sight, introducing a mid-block north–south corridor would fundamentally compromise student safety and secure campus operations. As indicated at ADP in November, the design panel reviewed and supported the existing design but did indicate support for accessibility. To that end the application now includes a section in the booklet that will include the implementation of this item site wide to provide a fully accessible environment for all visitors and users of the campus.

1.5 VEHICLE PARKING AND MOVEMENT COMMENTS

1.5.1 Staff Comment:

As previously noted, the previously noted amendments to parking regulation were not included in policy changes adopted this year, with regulatory work still ongoing. However, as a rezoning application without a concurrent development permit application, emerging parking regulations will be applicable to all subsequent development permits. The anticipated new parking regulations are not expected to change the base supply rate for the commercial component of required vehicle parking. The zoning check based on current regulations confirmed a base rate of 46 spaces for elementary/middle school floor area and 116 spaces for secondary school floor area.

Applicant Response
Acknowledged with important clarification. The School recognizes that emerging parking regulations are under development and anticipates these will apply to future Development Permit applications, not the current rezoning stage. Per the latest Zoning Plan Check (November 6, 2025), the application is structured to fully meet current Schedule C requirements: 182 total parking stalls (162 for school, 19 for residential) plus 1 visitor space. This commitment reflects:

1. Community Engagement Direction: Extensive neighbourhood consultation clearly established that full parking compliance was essential. The School is not seeking variances or reductions at rezoning stage.
2. Operational Reality: Schools require surface parking for:
    - Accessible/turn-around stalls
    - Short-term event circulation
    - School bus staging
    - Staff turnover during peak hours (arrival/dismissal) All of these needs are distinct from residential or commercial parking demand and cannot be compressed into forecast models.
3. Hybrid Approach Feasibility: 80 underground stalls represent the practical limit without compromising athletic facilities. The southeast surface lot (80+ stalls) is essential for operational functionality.

Future Parking Standard Evolution:

The School fully supports reduced parking standards as the City adopts them. To enable seamless transition:

1. **CD Zone Flexibility:** The Comprehensive Development Zone will be drafted to provide explicit flexibility for converting the southeast surface parking area to other compatible institutional, residential, or community uses if Schedule C requirements are reduced by Council
2. **Development Agreement:** A Master Development Agreement will articulate the parking commitment for the initial phase and establish a review mechanism that permits phasing adjustments if City standards change
3. **Fiscal Reality:** If parking standards are reduced, the freed-up land becomes available for enhanced amenity, additional housing, or institutional space, benefiting both the school and the neighbourhood

1.5.2 Staff Comment:

However, the overall parking requirements would be eligible for reduction, without vehicle parking variances, due to a geographic reduction of 30% within 200m of the Transit Priority Network. Therefore, the total required vehicle parking for this site would be reduced by 30% (48.6 spaces) if new regulations are approved as recommended to Council. Similarly, the residential base rates are expected to be reduced to 0.75 per unit for smaller units and 0.9 per unit for larger units (currently 0.9 and 1.3 respectively). The zoning check confirmed that 18 spaces would be required under current regulations and this would be reduced to 15 spaces if approved as proposed.

Applicant Response

We appreciate staff's clarification on the anticipated parking regulation changes. As noted in the previous response the School recognizes that emerging parking regulations are under development and anticipates these will apply to future Development Permit applications, not the current rezoning stage.

This application has been structured to fully meet current Schedule C standards (181 stalls), Consistent and is not seeking any reduction or setting parking levels specific to the existing use. We simply will follow policy of the day at the request of the commitment to the community. Community engagement provided clear direction from neighbourhood residents not to seek reductions at this time. The application reflects current policy compliance.

However, recognizing that the City is actively reviewing parking standards, the CD Zone is also structured to provide future flexibility. Because the site will remain under single school ownership throughout all phases, the CD Zone can be designed to allow the southeast surface parking lot to be re-evaluated for alternative uses if and when parking requirements
are reduced. This provides:

- Current Compliance: Full Schedule C compliance (181 stalls) meeting neighbourhood expectations and current policy
- Future Adaptability: If parking standards evolve, the southeast surface lot could be repurposed for institutional space (educational facilities, daycare, offices), residential uses (additional housing), or community-serving uses—all of which are supported under the new OCP
- Responsible Stewardship:The School meets today's parking requirements transparently while preserving the opportunity to create additional campus options in the southeast corner over the long term.

Should revised standards be adopted by Council in the future, those will apply at the Development Permit stage. The CD Zone and Master Development Agreement will formalize this flexibility provision, ensuring the southeast lot can be responsibly repurposed if parking standards evolve.

1.6 HERITAGE ASSESSMENT

1.6.1 Staff Comment:

Thank you for providing the Heritage Assessment for the Norfolk School House for Girls and the Gymnasium prepared by Luxton Heritage Consultants, dated February 10, 2025. The historic information, the documentation and assessments are appreciated and are useful in

determining that the historic buildings do in fact have sufficient heritage value and merit to warrant their retention through a thoughtful conservation approach.

Staff have determined that the heritage value for the Norfolk House School for Girls can be defined as follows:
- Historical: linked to the early development of independent schools in the city and a unique example of construction during the Great Depression
- Association with well-known and prolific architect Percy Leonard James
- Association with the original Norfolk House School for Girls, established by Miss Julia McDermott and Miss Dora Atkins
- Continuous-use as an educational institution
- Architectural Expression – British Arts & Crafts – although alterations have been made over the years, many of its character-defining elements remain and/or could be restored.

Applicant Response
The School is grateful for staff's analysis of the heritage value of the Norfolk House School for Girls. We acknowledge the significance of our history, its association with Percy Leonard James, our role in Victoria's educational development, and our continuous use as an educational institution. We have been the steward of this building since its construction and understand deeply its place in both GNS and Victoria's heritage.

Understanding the Policy Context:

Staff notes that "the city's current and anticipated new policies relevant to new development encourages heritage retention and conservation even where the buildings do not currently have protected heritage status if they have heritage merit, and the application to rezone with the intent to demolish the buildings without their retention or integration into the new design is not supportable from a heritage policy perspective."

The School understands this position and has reviewed it carefully in light of the new Rezoning and Development Policy. It also has provided deep context to the role it has played and the challenges our future use and third party assessment. The approach and decision made by the school is of significant contextual importance. The retention and or complete conservation simply is not possible. Further the tiered approach in Section 10 establishes that when Section 10.1 retention/relocation options are professionally documented as infeasible, comprehensive Section 10.2 integration (heritage conservation through documentation, interpretation, and design references) constitutes appropriate policy compliance.

Why Section 10.1 Retention/Relocation Is Not Feasible:

Purely from a professional review as requested by Staff, the Luxton Heritage Assessment concluded that the Norfolk House School for Girls has "historical value but low integrity due to significant alterations" and is not "a candidate for conservation in place." The assessment documented:

1. ***Structural and Integrity Challenges:***The building has undergone extensive alterations over decades. While character-defining elements remain, the overall structural integrity and operational functionality have been compromised by these changes. The report notes that restoration to heritage standards would require substantial intervention.

2. ***Site Constraints—Section 10.1 Option A (On-Site Retention)***:The current application proposes retention of the existing athletic fields as central to the campus renewal and community commitment. The fields were identified through community engagement as a priority for retention and expansion. The Norfolk House building occupies space that is essential for athletic operations. Retaining the building in place would require relocating
or eliminating athletic facilities, which directly contradicts the school's institutional program and community-negotiated design priorities.

3. ***Site Constraints—Section 10.1 Option B (On-Site Relocation)*:** Staff suggest "reaching out to a building relocation company to determine the feasibility of partial deconstruction and relocation onsite." The School appreciates this suggestion and has explored relocation options.
However:

a. *Physical Constraints*:The site's topography, utility infrastructure, protected tree locations (including the significant tree OS8 noted in the Road Dedication discussion), and archaeological sensitivity create physical constraints that severely limit relocation options. The Luxton Report notes that the site includes athletic fields, parking, utilities, and protected landscape features that constrain placement options.

b. *Program Feasibility:* Adaptive reuse of the Norfolk House for "educational administration, housing, offices, retail, or student and faculty amenity space" as suggested by staff would require substantial structural intervention and does not align with the phased renewal program. The application prioritizes:

- New administrative facilities in the renovated Admin Building
- Residential units in townhouses designed to match neighbourhood character
- Student amenities integrated into new learning and athletic facilities

Relocating a historic building to provide redundant administrative or student space would create significant alterations to the current plan and significantly impact the

year long engagement co-design of the campus with all stakeholders. It further increases capital costs, and conflicts with the pedagogically- focused masterplan developed through community engagement.

c. *Cost and Feasibility*: Partial deconstruction and relocation of a 1930s building would require structural assessment, temporary stabilization, relocation logistics, and reconstruction on a new site. This represents substantial capital investment for a building that, even after relocation, would require extensive restoration due to its documented low integrity.

4. ***Structural Assessment***:Staff note that "a structural assessment was not completed as part of the site review, which would be beneficial to help inform the viability of retention on- or off-site." The School seeks clarity to why a structural engineering assessment if the Luxton Report's documentation already noted that significant alterations and compromised integrity suggests that such an assessment would likely confirm limited viability for on-site or off-site relocation without substantial intervention.

The Section 10.2 Approach—Appropriate Heritage Conservation:

Given these constraints, the School proposes comprehensive Section 10.2 heritage conservation (newly added Section 4.6: Campus Heritage Integration), which is supported by the new Rezoning and Development Policy and aligns with the Standards and Guidelines for the Conservation of Historic Places in Canada. This approach includes four specific and lasting
commitments:

1. Comprehensive Documentation Before Deconstruction

GNS will complete full professional documentation of both heritage buildings, including measured drawings, high-resolution photography, and a written record of their role in the School's history. This creates a permanent archive for future students, alumni, and the community, ensuring the buildings' stories are preserved even as their physical forms evolve.

2. Salvaged Materials Reinstalled in New Admin Building:

Several surviving character-defining elements will be carefully removed, restored, and permanently incorporated into the new Administration Building, including:

- The original inscribed wood panel (a foundational heritage artifact)
- Select woodwork and trim from the original structure
- Surviving architectural details and pendant fixtures

These elements will be presented in a way that highlights their origin and meaning, creating a tangible connection between the renewed campus and its heritage roots.

3. Heritage Interpretation Across the Renewed Campus:

As the campus renewal phases progress, outdoor interpretive features will be added to celebrate the School's heritage story:

- Interpretive signage with historic photographs documenting the buildings and their role
- A small heritage-inspired garden incorporating salvaged architectural pieces
- A commemorative pathway linking the historic campus location with new learning spaces

These elements will be introduced individually across phases, ensuring the heritage story remains visible and accessible throughout the site.

4. Thoughtful Design References in Landscape and Architecture

An approach reflecting recognized heritage practice that values both the physical and cultural aspects of heritage. It acknowledges that an equally meaningful way to honour a building's legacy is through careful documentation, reuse of significant elements, and the integration of its stories into a renewed environment, one designed to serve the school and neighbourhood safely, sustainably, and effectively for generations to come.

Specifically:
- Landscape design will reference the early campus character, incorporating architectural pieces salvaged from the original buildings and planting species associated with the early campus development.
- Seating and gathering spaces will be designed for quiet reflection, remembering the site's educational heritage.

Ongoing Heritage Stewardship:
A Heritage Interpretation Plan will be secured through the Master Development Agreement, ensuring that heritage commitments are binding and comprehensively implemented across all phases of renewal.

1.7 OTHER POLICY UPDATES

1.7.1 Staff Comment:

The Gonzales Neighbourhood Community Plan has been rescinded. The Tenant Assistance Policy has been rescinded and replaced with a Tenant Protection Bylaw. The Family Housing Policy has been rescinded and replaced with new general regulation in the new zoning bylaw.

The following requirements apply:
- For Buildings Three Storeys or less, at least 30% of Dwelling Units must have three Bedrooms or more
- For Buildings greater than Three Storeys, at least 10% must have three Bedrooms or more and an additional 20% must have two Bedrooms or more
- Tax Exemptions are available for new rental housing development

Applicant Response
Acknowledged. The School is aware of the new policy requirements and will ensure that the residential component complies with family housing requirements. The proposed 16 rental townhouses will be designed to meet the three-bedroom requirement, with unit mix and sizes to be confirmed at the Development Permit stage.

The School is also aware of the Tenant Protection Bylaw and the availability of tax exemptions for secured rental housing. We will explore eligibility for the 10-year tax exemption on the increase in assessed value to support the viability of the rental housing Component. The application does not seek any variances or change to these new policy measures and will meet such measures at time of Development Permit if this application is successful.

2. Engineering and Public Works Department Comment

2.1 Land Development Review

2.1.1 Staff Comment:

Laurentian place closure discussions are ongoing. Council direction is required prior to moving forward with closure.

Applicant Response
Acknowledged.

2.1.2 Staff Comment (Information):

Electrical drawing showing all proposed frontage improvement works and SRW pathway lighting.
+
The applicant is required to retain the services of a Qualified Professional for any project requiring excavation and disposal of soil. Soil assessment must include samples from proposed service trench locations. A Street Occupancy Permit from Transportation Engineering will be required for work in the roadway. Prior to commencement of excavation, contractors shall be registered under Bylaw 14-071, Schedule G. Contact Adam Steele, Stormwater Management Specialist, at 250.361.0318 or asteele@victoria.ca to register.

Applicant Response
Acknowledged.

2.2 Transportation Review

2.2.1 Staff Comment (Information):

The applicant response indicates frontage improvement scope boundaries at centerline in alignment with Subdivision and Development Servicing Bylaw. Staff recommend that as a condition of rezoning Council require frontage improvements including beyond centerline at locations to meet full objectives. New guidance from the recently adopted OCP have been previously included in recommendations for mobility and aligned with networks including the future Frequent Transit Network on Richmond & Linear Parkway Opportunities on Greenways. Staff encourage the applicant to consider the City's goals of a low-carbon mobility mode shift that will improve quality of life, road safety and reduce on-road transportation emissions. Staff continue to recommend the applicant consider TDM measures for both staff, residents and school participants.

Applicant Response:
The School appreciates staff's guidance on frontage improvements and mobility objectives. The School is open to exploring frontage improvements "beyond centerline at locations to meet full objectives" in collaboration with staff. We note that this could create opportunity for enhanced pedestrian and cycling infrastructure aligned with the OCP's Frequent Transit
Network and Linear Parkway objectives, particularly along Richmond Avenue. Costs and scope of work should be considered on existing policy when applicants are requesting additional work beyond their half of the frontage. The applicant would only seek a reimbursement from the City if and when they or a neighbouring development were to be developed within 10 years of the offsite improvement and

have their contribution to the offsite be provided back to the School. This can be included within the Master Development Agreement.

With respect to Transportation Demand Management (TDM):While the school is not formally submitting a TDM plan given the strong request of neighbours to meet Schedule C requirements. The School is and will continue its work to support the City's low-carbon mobility goals. Measures under consideration for implementation in the long term include:

1. Transit Support: Open partnership with BC Transit to enhance service frequency and routing to serve school drop-off/pick-up and staff commutes. The site's location near the Transit Priority Network supports this objective.

2. Active Transportation: Implementing more bicycle parking for students and staff, pedestrian pathways with clear wayfinding, and safe crossing infrastructure. The proposed east–west multi-use pathway (3m) and pedestrian pathways provide direct connections to Pemberton Park and community facilities.

3. School-Based Programs: GNS is looking to implement a Walking School Bus program and encourages cycling. The renewed campus will have dedicated secure bicycle facilities to support these initiatives.

4. Event and Visitor Management:For large events, the School will develop event-specific parking and transportation management plans.

2.2.2 Staff Comment (Information):

Provision of a grade raised marked crosswalk complete with Rapid Rectangular Flashing Beacons (RRFB), will be required with electrical connection, conduit, junction boxes, civil improvements on both sides of Richmond. Provision of a continuous sidewalk across Maddison at Richmond intersection will be required. Provision of intersection upgrades at Maddison at Richardson will be required to create a pedestrian prioritized plaza area. Provision of a marked crosswalk upgrade complete with RRFB will be required on both sides of Richardson. Fire access design to be refined. Dedication on Richardson Rd (up to 1.34m) is recommended to be secured as a condition of rezoning.

Applicant Response
Acknowledged. The School understands the following will be required:

1. Grade-raised marked crosswalk with RRFB on Richmond Avenue (both sides) - electrical connection, conduit, junction boxes, and civil improvements
2. Continuous sidewalk across Maddison at Richmond intersection with civil improvements

3. Intersection upgrades at Maddison and Richardson to create pedestrian-prioritized plaza
4. Marked crosswalk upgrade with RRFB on Richardson Avenue (both sides)
5. Fire lane design refinement (see Fire Department comment below)
6. Road dedication (up to 1.34m on Richardson) as a condition of rezoning

The School is committed to these improvements and will work with City staff to finalize design details at the Development Permit stage. Again as per 2.2; those areas beyond half distance can and should be part of a cost sharing or cost recovery plan if further work is completed on neighbouring or adjacent to the application area. The legal survey has been updated to reflect the 1.34m dedication on Richardson. These frontage improvements are significant and are of significant value to the City.

2.3 UNDERGROUND UTILITIES REVIEW

2.3.1 Staff Comment (Information):

The applicant is required to retain the services of a Qualified Professional for any project requiring excavation and disposal of any volume of soil for the purpose of characterizing the soil and determining a suitable disposal facility. The soil assessment must include samples from proposed service trench locations, with a report to be provided to the City. This is required to allow the City to provide the most accurate estimate and to install the new services most efficiently. Additionally, soil from a property with a current or former BC CSR Schedule 2 Activity must comply with provincial soil relocation requirements, including the one-week notification period prior to soil relocation.

Applicant Response
Acknowledged.

2.4 STORMWATER MANAGEMENT REVIEW

2.4.1 Staff Comment (Information):

The City encourages Green Stormwater Infrastructure (GSI) and offers financial incentives for properties to manage rainwater on-site. The City supports and encourages the use of permeable surfaces for parking stalls and other hard surfaces, rain gardens, and green roofs. The property owner may be eligible for financial incentives if designs meet City Rainwater Management Standards.

Applicant Response
Acknowledged. The School is committed to incorporating Green Stormwater Infrastructure throughout the renewed campus.

3. PARKS DIVISION COMMENTS

3.1.1 Staff Comment (SRW and Road Dedication):

Please confirm the intended ground and surface treatment between the proposed SRW and tree OS8. Please acknowledge that prior to execution of the Road Dedication, the Applicant is required to survey and scale the trunk of tree 421 to confirm the ownership percentage following dedication. Please acknowledge that prior to execution of the Road Dedication the Applicant shall undertake any identified work prior to Parks accepting the partial tree into inventory.

Applicant Response

The School appreciates the clarification provided by Parks and confirms its commitment to meeting these requirements. Given the multi-decade buildout of the Pemberton Woods Campus Renewal including the road dedication not being implemented now as part of the Rezoning but later during the Development Permit process, the School also seeks to ensure that these steps occur in a logical and practical sequence aligned with the phasing of civil works on Richmond Avenue.

For the purposes of rezoning (Committee of the Whole), GNS confirms the following:

- Prior to Completion to Road Dedication which will occur prior to Development Premit, the School will engage a qualified arborist to survey and scale the trunk of Tree 421 prior to execution of the Road Dedication in order to confirm ownership percentage following dedication.
- The School acknowledges that any remedial or arboricultural work identified through that survey must be undertaken prior to Parks accepting the partial tree into inventory.
- The School will confirm the intended ground and surface treatment between the proposed statutory right of way and tree OS8 as part of the detailed design stage.

With respect to implementation, GNS wishes to remind Parks that given the renewal will occur in phases over 25 to 30 years and that the Richmond road dedication works will be a requirement at that stage as formlized in a Master Development Agreement tree reviews will be completed at the time of actual road dedication being completed. The School will therefore complete the required survey, assessment, and any associated remedial work at the point when the relevant phase of civil design occurs at that Development Permit. This approach ensures the work is accurate, timely, and coordinated with the specific construction conditions present at that time.

GNS will continue to work closely with Parks staff and the project arborist at each phase to ensure full compliance with the Tree Management Plan and the City's requirements.

3.1.2 Staff Comment (Arborist Report and Tree Replacement Plan):

Please revise the Tree Management Plan to exclude Trees M8 and M16 as existing trees as they have been removed by the City of Victoria. Please indicate the previous locations of trees M8 and M16 as proposed Municipal trees. Please indicate Tree M6 as a removal at this stage, given the likelihood of removal at future phases when more detailed design is determined. Please acknowledge and confirm a commitment, at BP phase, to propose a design which facilitates installing hard surfaces above tree roots of protected trees as recommended in the Arborist Report. Retention of several bylaw-protected trees depends on use of these specifications. Please acknowledge that removal of any shared trees will require approval in writing from the neighbouring property at future phases.

Applicant Response
The Arborist Report has been revised and is attached in the resubmission. It includes:

1. Removal of Trees M8 and M16 from the existing tree inventory and indicate their previous locations as proposed Municipal replacement trees
2. Indicates Tree M6 as a removal at the rezoning stage, with acknowledgment of likely removal at future phases pending detailed design
3. Includes commitment to propose designs that facilitate hard surfaces above tree roots of protected trees, as outlined in the Arborist Report

4. BUILDING AND INSPECTION SERVICES COMMENTS

4.1.1 Staff Comment (Information):

The response letter indicates the overarching items, which are not addressed in this resubmission, will be addressed during the Development Permit application process. Kindly ensure that all outstanding items are comprehensively addressed at that time.

Applicant Response
Acknowledged. The School understands that items such as exit strategy, spatial separation, and exposure protection calculations will be addressed comprehensively at the Development Permit stage. The Architect will work closely with Building and Inspection Services to ensure that all outstanding technical requirements are fully resolved when detailed design is advanced.

5. FIRE DEPARTMENT COMMENTS

5.1.1 Staff Comment (Information):

You will be required to install BDA's (bi-directional amplifiers). During the design process you should plan on providing space for signal boosters. You will be notified by staff if any other requirements arise. Further design refinement will be required for the fire lane site entry point as the required turning radius of the vehicle currently will be traversing curbs. The entrance must be widened and consideration to shorter rolling curbs where necessary. Consider engaging an approved contractors that provides this equipment in our area.

Applicant Response
Acknowledged.

Zoning Data Table

The following data table compares the proposal with the General Residential District – 1 Zone (GRD-1) and R1-B Zone, Single Family Dwelling District. An asterisk is used to identify where the proposal does not meet the requirements of an existing Zone.

Zoning Criteria	Proposal	Existing R1-B Zone (school)	Existing GRD-1 Zone (8 properties)
Site area (m^2) – minimum	34,133.50	460.00	360.00
Number of units – maximum	16	n/a	n/a
Number of buildings– maximum	3	1	n/a
Density (Floor Space Ratio) – maximum	0.50	n/a	1.60
Total floor area (m^2) – maximum	17.05	300	n/a
Lot width (m) – minimum	185	15	n/a
Street frontage (m) – minimum	185	n/a	10
Height (m) – maximum	14.85* (Large School) 10.65* (Small School) 9.47* (Dwelling)	7.6	7.6 (less than 3 units) 12 (3 storey or less) 14 (up to 4 storeys) 17 (4 to 5 storeys) 20.5 & 6 storeys (all others except in a TOA)
Storeys – maximum	2* (Large School) 2* (Small School) 3* (Dwelling)	2 (1.5 with basement)	6 (except 10 if within a TOA
Site coverage (%) – maximum	25	40	45
Open lot space (%) – minimum	65	n/a	30

Zoning Criteria	Proposal	Existing R1-B Zone (school)	Existing GRD-1 Zone (8 properties)
Landscape area (m^2) (min.)	9060.00 (includes field)	n/a	341.34
Soft Landscaping (%) (min.)	> 50	n/a	50
Hard Landscaping (%) (min.)	< 50	n/a	50
Setbacks (m) – minimum			
Front	9.30 (school)	7.50	4.00
Rear	93.23 (school) 11.00* (dwelling)	57.64 (25% depth)	8.00
Side (north)	12.67* (school) 6.01* (dwelling)	18.50 (10% depth)	1.50
Side (south)	12.50* (school)	18.50 (10% depth)	1.50
Combined side yards	18.51	4.5	n/a
Parking – minimum	182* (total) 101 (surface) 81 (underground)	182	213

ENABLING LEGISLATION:

In accordance with Section 479 of the *Local Government Act*, Council may regulate within a zone the use of land, buildings and other structures, the density of the use of the land, building and other structures, the siting, size and dimensions of buildings and other structures as well as the uses that are permitted on the land and the location of uses on the land and within buildings and other structures.

Pursuant to Section 491 of the *Local Government Act*, where the purpose of the designation is the mitigation of the effects of displacement on tenants who will be or have been displaced from their rental units in relation to a redevelopment, a development permit may include requirements to comply with a tenant protection bylaw made for the purposes of section 63.2 of the *Community Charter*.

Pursuant to Section 464(2) of the *Local Government Act*, Council may choose to not hold a public hearing where an application is consistent with the OCP. However, notice must still be sent to all owners and occupiers of adjacent properties as specified in the City's *Land Use Procedures Bylaw* advising that the public hearing is being waived prior to introductory readings of the bylaws.

C) Rezoning Application No. 00876 for 731, 735, 781 Richmond Avenue - 728, 729, 733 Laurentian Place - 724, 730, 736 Maddison Street (Glenlyon-Norfolk School)

Patrick Carroll, Senior Planner, provided an overview of the application and highlighted the areas that staff are seeking feedback on, based on the updated General Urban Design (GUD) Guidelines that apply to the project.

Applicant team provided an overview of the project and provided a presentation.

Nicholas Standeven recused from application and left at 3:33pm

The Panel asked the following questions of clarification:

- Can you clarify the pedestrian pathways around the site, including fence lines and

which areas are public versus secured?

  - The blue line marks the secure perimeter, with varying fence heights depending on the area. Lower fencing is used where only a visual cue is needed, while slightly higher fencing contains soccer balls near the field, which is sunken and doesn't require tall fencing. Pedestrians use the dotted pink paths, providing access on both sides of the townhouses and the right-of-way between Bank and Madison. Cyclists use the purple path, and both modes are separated from vehicle circulation.

- Is there an accessible route for a student in a wheelchair to reach the field without entering the building and using the elevator?
  - Yes. A wheelchair user can follow the exterior sidewalk that slopes down toward the field. Grades vary across the site, but at the southwest corner there is a gentle slope under 5% that connects directly to the field. This allows access without going through the building.
- Have you explored the option of a long ramp on the north side to improve north–south accessible connectivity?
  - A ramp was studied, but its required length created awkward, unusable spaces along the field edge. Since this area sees little traffic and the school prioritized space for activity zones, the ramp was removed from the design.
- What about adding a ramp that wraps around the gym building on the north side?
  - This was also considered, but the ramp's length and depth would still create awkward spaces with little benefit. The team concluded it was not a functional solution.
- Are you providing the amount of parking the school needs or what the neighborhood wants?
  - Based on current use, the school requires 160–170 stalls. The proposed 181 spaces address both school needs and long-standing neighborhood concerns about traffic and parking, especially given Madison's role as a greenway. This count accommodates current and future operations, including daytime users and evening campus activity. If Schedule C regulations change, parking allocation can be revisited.
- How many students currently attend the school?
  - There are about 550 middle and high school students and approximately 100 staff. Independent schools have higher administrative needs, especially with the junior school's admin located on the senior campus. The rezoning anticipates a modest increase to about 650 students, reflecting typical annual growth.
- Is there no pedestrian connection from Laurentian Place to the new east–west SRW?
  - There is a connection. Pedestrians cross the street at Laurentian to access the shared pedestrian and cycling route. This alignment was chosen to manage vehicle access points and to maintain appropriate landscaping buffers for neighbors. From the crosswalk, users can travel in both directions along the path.
- There wasn't much detail in the materials about phasing. Can you describe how the

phased construction will look?

  - The first phase will be the new high school building on the current soccer field near Richmond. Additional phases depend on financing and opportunity and may occur in several stages. The school will continue operating throughout. Each development permit will show how the phase fits into the overall campus plan so future panels can review context clearly. The rezoning sets the framework for the final build-out while allowing phased flexibility.

- Parking has been a long-standing neighborhood issue, so it's good that primary school access is shifting to Richardson. The campus plan seems positive for the neighborhood.
- How will parking work for the 16 townhouse units? There appear to be only about 44 spaces nearby, and residents will likely have cars.
  - Parking for the townhouses is included in the overall site count rather than assigned separately. Six stalls are located near the townhomes, with additional parking available in the main surface lot. The 16 units include a mix of one-bedroom and larger homes, so parking needs will vary. The design intentionally provides flexibility across the site.
- The design is very clear and well considered.
- Can you explain your approach to heritage retention and how existing heritage elements will be incorporated?
  - Although none of the buildings are formally registered as heritage, the school intends to retain and document as much as possible. The existing main building will be part of the final phase and elements such as photographs, documentation, and physical features will be incorporated into the new administration building. As the school is the original owner continuing the original use, there is a strong desire to preserve and share its history. Each future development permit will address heritage integration, and alumni input has guided decisions about what can and cannot be preserved.

Panel members discussed:

- Want to acknowledge how well the vehicle circulation and parking system has been designed. I can imagine it functioning smoothly during busy drop-off times. I also appreciate that the limited underground parking allows for significant landscaping at grade, which will support mature trees over time. I do still have concerns about the lack of north-south permeability. Even if it's not a major desire line, the urban grid suggests some people will want to move through the site, and asking a wheelchair user in the north field corner to travel all the way around feels inequitable. I believe an accessible north-south connection, possibly a long ramp, is still worth exploring. On the heritage side, I am convinced that a documentation approach makes sense. From what I can see in Street View, the heritage character is probably better expressed through photography and interpretation than through retaining the buildings themselves.
- Appreciate the comments around accessibility and share the concern. I am wondering, though, whether this is something that needs to be resolved now at the

rezoning stage or whether it is better addressed during the development permit process when the design is more detailed.

- Think we could address this by including an accessibility principle in the development permit guidelines. That way, consideration for a north-side accessible route, whether a ramp or other solution, is clearly carried forward into the next stage of design.
- This is a fabulous proposal. If the team can execute this vision over time, the campus will be significantly elevated, architecturally, in landscape quality, and in community accessibility. Shifting primary access to Richmond will go a long way in improving longstanding neighborhood concerns about traffic and parent drop-offs. Overall, I think the proposal is superb.
- I understand the parking explanation, and it makes sense to me, but I would still like to see more trees incorporated into the parking area. I also feel there is an opportunity for stronger heritage acknowledgment. Even if the buildings are not being retained, more explicit recognition of the school's history within the design would be valuable.

Motion: That the Advisory Design Panel recommend to Council that Rezoning Application No. 00876 for 731, 735, 781 Richmond Avenue - 728, 729, 733 Laurentian Place - 724, 730, 736 Maddison Street be approved with the following changes:

- The Applicant consider adding design objectives related to wheelchair/stroller accessible connection from the field to the North pathways.
- The Applicant consider adding design objectives related to honouring the site and building Heritage.
- The Applicant consider adding trees in the large surface parking lot.

Moved By: M. Hornell
Seconded By: M. Showers

CARRIED UNANIMOUSLY

The public portion of the meeting closed at 4:55pm

6. Adjournment

The November 26, 2025, Advisory Design Panel meeting was adjourned at 4:57 p.m.

FAIRFIELD GONZALES
COMMUNITY ASSOCIATION
the place to connect

Ayla Conklin
Planning Secretary
Sustainable Planning and Community Development
City of Victoria
1 Centennial Square, Victoria BC V8W 1P6

January 5 2025

Dear Ms Conklin,

The Fairfield Gonzales Community Association Land Use Committee (CALUC) has reviewed the revised plans for the Rezoning Application for 731,735,781 Richmond Ave/728,729,733 Laurentian Rd/724,730,736 Maddison), and at this point has no comments for consideration by City Council.

Thank you,

Joanna Fox

Joanna Fox
Chair, FGCA CALUC

1330 FAIRFIELD RD. VICTORIA, BC V8S 5J1
Tel. 250.382.4604 Fax 250.382.4613
www.fairfieldcommunity.ca
place@fairfieldcommunity.ca

Survey Responses

781 Richmond Avenue and 830 Maddison Street (Glenlyon Norfolk School)

Have Your Say

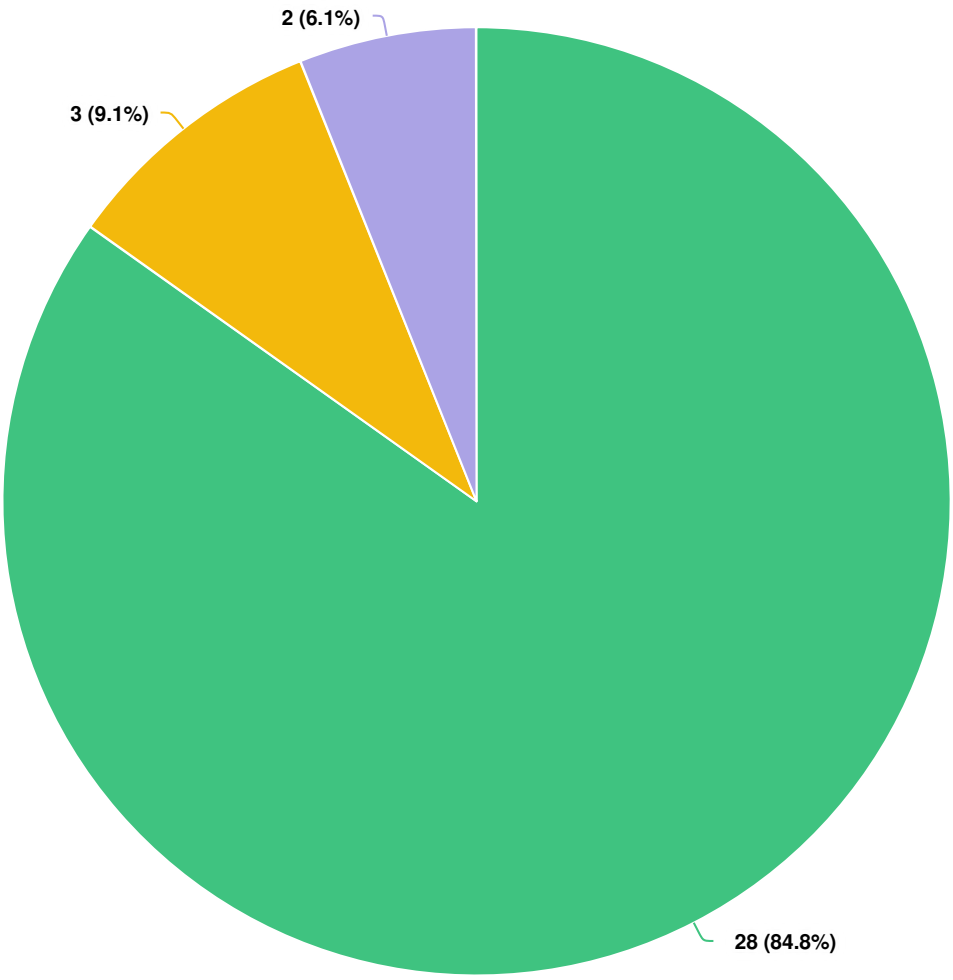
Project: 781 Richmond Avenue and 830 Maddison Street (Glenlyon Norfolk School)

BANG THE TABLE engagementHQ

VISITORS	
33	

CONTRIBUTORS			RESPONSES		
33			33		
0	0	33	0	0	33
Registered	Unverified	Anonymous	Registered	Unverified	Anonymous

Q1 What is your position on this proposal?



Question options

Support Oppose Other (please specify)

Mandatory Question (33 response(s))
Note: Participants may submit multiple responses. See detailed feedback

Respondent No: 1
Login: Anonymous

Responded At: May 13, 2024 16:00:33 pm
Last Seen: May 13, 2024 16:00:33 pm

Q1. **What is your position on this proposal?**

Other (please specify)
I am concerned about the impact of this project on surrounding neighbors, infrastructure, traffic etc.

Q2. **Comments (optional)**

There are many unknowns regarding this project that need addressing. Student parking, possible through road access, loss of single family homes, traffic, pedestrian safety concerns. Commercial vehicles /buses on residential streets Possible loss of trees, green spaces.

Q3. **Your Full Name** Anne Smith

Q4. **Your Street Address** 1833 Gonzales Ave

Q5. **Your email address (optional)** [redacted]

Respondent No: 2
Login: Anonymous

Responded At: May 17, 2024 14:38:21 pm
Last Seen: May 17, 2024 14:38:21 pm

Q1. **What is your position on this proposal?** Oppose

Q2. **Comments (optional)**

This proposed development will result in further negative impact to the neighbourhood with increased traffic (already a problem especially during school start and end hours), increased activity around the school and further pressure on public street parking. More parking will occur at my end of Quamichan street and Cowichan, where there is no “resident only” parking. Quamichan is used as a through fare street now by GNS busses, students, parents because of the Richardson bike lane change, and the traffic calming that’s been done has had no positive impact on the traffic situation. Between the development at 902 Foul Bay at one end and GNS on the other end, this formerly quiet (and narrow) neighbourhood street is no longer safe for pedestrians and is impacting quality of life for those of us who live here and chose this neighbourhood for it’s smaller scale ambiance. GNS does nothing for the neighbourhood, does nothing about the parking or traffic, continues to run their big busses down Quamichan and clearly does not care what impact they have on the neighbourhood.

Q3. **Your Full Name** Ruth Wittenberg

Q4. **Your Street Address** 1925 Quamichan Street

Q5. **Your email address (optional)** [redacted]

Respondent No: 3
Login: Anonymous

Responded At: May 17, 2024 15:07:01 pm
Last Seen: May 17, 2024 15:07:01 pm

Q1.	**What is your position on this proposal?**	Support
Q2.	**Comments (optional)**	This will provide a wonderful upgrade for the school and the neighborhood as a whole
Q3.	**Your Full Name**	Julia Clark
Q4.	**Your Street Address**	2575 VICTOR ST
Q5.	**Your email address (optional)**	[redacted]

Respondent No: 4
Login: Anonymous

Responded At: May 17, 2024 15:08:53 pm
Last Seen: May 17, 2024 15:08:53 pm

Q1.	**What is your position on this proposal?**	Support
Q2.	**Comments (optional)**	not answered
Q3.	**Your Full Name**	Kathleen Mullaney
Q4.	**Your Street Address**	1007 Clare St
Q5.	**Your email address (optional)**	not answered

Respondent No: 5
Login: Anonymous

Responded At: May 21, 2024 10:55:30 am
Last Seen: May 21, 2024 10:55:30 am

Q1. **What is your position on this proposal?** Support

Q2. **Comments (optional)**

This is an exciting opportunity for the neighbourhood and school. The underground parking area will reduce traffic in the region and the proposed corridor between Richmond Ave and Maddison will create more neighbourhood pass-throughs and walking areas.

Q3. **Your Full Name** Sarah McKerlich

Q4. **Your Street Address** 1838 Brighton Avenue

Q5. **Your email address (optional)** [redacted]

Respondent No: 6
Login: Anonymous

Responded At: May 21, 2024 13:17:10 pm
Last Seen: May 21, 2024 13:17:10 pm

Q1. **What is your position on this proposal?** Support

Q2. **Comments (optional)**

GNS is an organization that has been a positive part of Victoria's history for many generations. Many of the buildings on this campus are getting outdated and are due for replacement. This is an incredible school, an equitable employer that has educated generations of students and provided a lot of employment to our city directly and indirectly. The proposed plans are considerate of surrounding properties and would allow Victoria to add another beautiful campus to our city with lots of facilities that can be used by the greater community without interrupting neighbours (many of the current facilities such as gyms and turf are rented out to the community at below market rates).

Q3. **Your Full Name** Donald Brouwer

Q4. **Your Street Address** 212-545 Manchester Rd

Q5. **Your email address (optional)** [redacted]

Respondent No: 7
Login: Anonymous

Responded At: May 21, 2024 20:33:41 pm
Last Seen: May 21, 2024 20:33:41 pm

Q1. **What is your position on this proposal?** Support

Q2. **Comments (optional)**

This proposal will be great for the community. It will bring kids at the school into the 21st century as far as learning spaces go and will solve the age-old problem of traffic flow along Maddison. A win-win for students and for neighbours. That's not to mention the aesthetics of the plan and how much it will beautify the area. Delaying now will simply push higher costs onto future generations.

Q3. **Your Full Name** Curtis Mundstock

Q4. **Your Street Address** 2050 Edgecliffe Place

Q5. **Your email address (optional)** [redacted]

Respondent No: 8
Login: Anonymous

Responded At: May 21, 2024 20:46:46 pm
Last Seen: May 21, 2024 20:46:46 pm

Q1. **What is your position on this proposal?** Support

Q2. **Comments (optional)**

I am really impressed with the way that the school has communicated with the community during this whole process. Historically, over the years the experience as a school neighbour has been mixed, but in this process communication has been clear, well thought out and timely. The opportunity to speak to the professionals angled by the school has been wonderful. Every member of the community has had the opportunity to have their voice heard and to engage should they choose to. We have an opportunity here to really enhance the neighbourhood. My hope is that is what happens and the proposal is adopted.

Q3. **Your Full Name** Sarah Wallace

Q4. **Your Street Address** 991 Maddison Street

Q5. **Your email address (optional)** [redacted]

Respondent No: 9
Login: Anonymous

Responded At: May 22, 2024 09:21:27 am
Last Seen: May 22, 2024 09:21:27 am

Q1.	**What is your position on this proposal?**	Support
Q2.	**Comments (optional)**	not answered
Q3.	**Your Full Name**	Mahira Mirmotahari
Q4.	**Your Street Address**	2055 EgdeCliffe Pl
Q5.	**Your email address (optional)**	[redacted]

Respondent No: 10
Login: Anonymous

Responded At: May 22, 2024 09:22:28 am
Last Seen: May 22, 2024 09:22:28 am

Q1.	**What is your position on this proposal?**	Support
Q2.	**Comments (optional)**	not answered
Q3.	**Your Full Name**	Afshin Mirmotahari
Q4.	**Your Street Address**	2055 Edgecliffe Pl
Q5.	**Your email address (optional)**	[redacted]

Respondent No: 11
Login: Anonymous

Responded At: May 22, 2024 09:26:16 am
Last Seen: May 22, 2024 09:26:16 am

Q1.	**What is your position on this proposal?**	Support

Q2. **Comments (optional)**

An older campus that needs a refresh to stay current with the market. Houses and new development in the area so why is a school any different?

Q3.	**Your Full Name**	Cameron Dix
Q4.	**Your Street Address**	1804 Quamichan Street
Q5.	**Your email address (optional)**	[redacted]

Respondent No: 12
Login: Anonymous

Responded At: May 22, 2024 12:28:55 pm
Last Seen: May 22, 2024 12:28:55 pm

Q1. **What is your position on this proposal?** Support

Q2. **Comments (optional)**

Our [redacted] attends GNS and is thriving! [redacted] has [redacted] and wasn't able to get [redacted] needs met in the government school system. Private schools also bring money & support into the local community including the taxes paid help the neighbourhood. I feel we need more schools like GNS

Q3. **Your Full Name** Suzie Dean

Q4. **Your Street Address** 2045 Edgecliffe Place, Victoria

Q5. **Your email address (optional)** [redacted]

Respondent No: 13
Login: Anonymous

Responded At: May 22, 2024 14:59:21 pm
Last Seen: May 22, 2024 14:59:21 pm

Q1.	**What is your position on this proposal?**	Support
Q2.	**Comments (optional)**	
	These changes will enhance our community!	
Q3.	**Your Full Name**	Sarah MacMillan
Q4.	**Your Street Address**	1321 George Street
Q5.	**Your email address (optional)**	not answered

Respondent No: 14
Login: Anonymous

Responded At: May 22, 2024 15:52:28 pm
Last Seen: May 22, 2024 15:52:28 pm

Q1.	**What is your position on this proposal?**	Support
Q2.	**Comments (optional)**	not answered
Q3.	**Your Full Name**	Gwen Ramsay
Q4.	**Your Street Address**	2035 Edgecliffe Place
Q5.	**Your email address (optional)**	not answered

Respondent No: 15
Login: Anonymous

Responded At: May 27, 2024 11:18:25 am
Last Seen: May 27, 2024 11:18:25 am

Q1.	**What is your position on this proposal?**	Support
Q2.	**Comments (optional)**	Great work being done to engage the community. Excited to see these improvements positively impact the neighbourhood.
Q3.	**Your Full Name**	Madalyn Pankratz
Q4.	**Your Street Address**	124 Eberts Street
Q5.	**Your email address (optional)**	[redacted]

Respondent No: 16
Login: Anonymous

Responded At: May 27, 2024 16:16:01 pm
Last Seen: May 27, 2024 16:16:01 pm

Q1.	**What is your position on this proposal?**	Support
Q2.	**Comments (optional)**	Love the plans.
Q3.	**Your Full Name**	Craig Muir
Q4.	**Your Street Address**	871 Richmond Avenue
Q5.	**Your email address (optional)**	[redacted]

Respondent No: 17
Login: Anonymous

Responded At: May 27, 2024 18:05:34 pm
Last Seen: May 27, 2024 18:05:34 pm

Q1.	**What is your position on this proposal?**	Support
Q2.	**Comments (optional)**	not answered
Q3.	**Your Full Name**	Russ Marston
Q4.	**Your Street Address**	995 Brighton Crescent
Q5.	**Your email address (optional)**	[redacted]

Respondent No: 18
Login: Anonymous

Responded At: May 27, 2024 18:16:33 pm
Last Seen: May 27, 2024 18:16:33 pm

Q1. **What is your position on this proposal?** Support

Q2. **Comments (optional)**

GNS is an important part of the community that contributes to the positivity in the neighborhood. They foster the development of youth, encouraging them to be valued and generous participants in the world. The school has worked hard to service the buildings currently on campus, but they definitely need to be updated to ensure they are environmentally-minded and built to serve the needs of the students for future generations. GNS values the neighbors in this process and is attuned to their needs, as well as their own. The new build will be a value-add for the whole community.

Q3. **Your Full Name** Erin Dallin

Q4. **Your Street Address** 2094 Quimper St

Q5. **Your email address (optional)** [redacted]

Respondent No: 19
Login: Anonymous

Responded At: May 27, 2024 18:36:33 pm
Last Seen: May 27, 2024 18:36:33 pm

Q1.	**What is your position on this proposal?**	Support
Q2.	**Comments (optional)**	not answered
Q3.	**Your Full Name**	Trevor Mannion
Q4.	**Your Street Address**	1201 Fort Street, unit 109, Victoria, BC V8V 0G1
Q5.	**Your email address (optional)**	[redacted]

Respondent No: 20
Login: Anonymous

Responded At: May 27, 2024 18:41:09 pm
Last Seen: May 27, 2024 18:41:09 pm

Q1. **What is your position on this proposal?** Support

Q2. **Comments (optional)**

It makes perfect sense for this neighbourhood. It will be a beautiful addition without increasing the size of the school. I walk by there often and ride my bike in the area often and if the building is even close to the magnificence of the job they did on the other campus, it will be a great asset to the neighbourhood.

Q3. **Your Full Name** Jean Bigelow

Q4. **Your Street Address** Suite 2

Q5. **Your email address (optional)** [redacted]

Respondent No: 21
Login: Anonymous

Responded At: May 27, 2024 18:41:38 pm
Last Seen: May 27, 2024 18:41:38 pm

Q1.	**What is your position on this proposal?**	Support
Q2.	**Comments (optional)**	not answered
Q3.	**Your Full Name**	Tatomme Flanagan
Q4.	**Your Street Address**	119 Ladysmith St
Q5.	**Your email address (optional)**	[redacted]

Respondent No: 22
Login: Anonymous

Responded At: May 27, 2024 18:43:50 pm
Last Seen: May 27, 2024 18:43:50 pm

Q1.	**What is your position on this proposal?**	Support
Q2.	**Comments (optional)**	I have looked through the latest proposal for the future renovations at Glen Lyon Norfolk School and feel happy with the results.
Q3.	**Your Full Name**	Karen Brown
Q4.	**Your Street Address**	876 Somenos Street
Q5.	**Your email address (optional)**	[redacted]

Respondent No: 23
Login: Anonymous

Responded At: May 27, 2024 18:44:31 pm
Last Seen: May 27, 2024 18:44:31 pm

Q1.	**What is your position on this proposal?**	Support
Q2.	**Comments (optional)**	not answered
Q3.	**Your Full Name**	Devin Craig Gallery
Q4.	**Your Street Address**	119 Ladysmith Street Unit 105
Q5.	**Your email address (optional)**	[redacted]

Respondent No: 24
Login: Anonymous

Responded At: May 27, 2024 18:45:08 pm
Last Seen: May 27, 2024 18:45:08 pm

Q1.	**What is your position on this proposal?**	Support
Q2.	**Comments (optional)**	not answered
Q3.	**Your Full Name**	Sarah Whitman
Q4.	**Your Street Address**	756 Menawood
Q5.	**Your email address (optional)**	[redacted]

Respondent No: 25
Login: Anonymous

Responded At: May 27, 2024 18:45:44 pm
Last Seen: May 27, 2024 18:45:44 pm

Q1.	**What is your position on this proposal?**	Support
Q2.	**Comments (optional)**	not answered
Q3.	**Your Full Name**	Luke O'Kelly-Lynch
Q4.	**Your Street Address**	756 Menawood
Q5.	**Your email address (optional)**	[redacted]

Respondent No: 26
Login: Anonymous

Responded At: May 27, 2024 19:00:57 pm
Last Seen: May 27, 2024 19:00:57 pm

Q1.	**What is your position on this proposal?**	Support
Q2.	**Comments (optional)**	not answered
Q3.	**Your Full Name**	Kelly White
Q4.	**Your Street Address**	112-1300 Yates Street
Q5.	**Your email address (optional)**	[redacted]

Respondent No: 27
Login: Anonymous

Responded At: May 28, 2024 08:18:33 am
Last Seen: May 28, 2024 08:18:33 am

Q1.	**What is your position on this proposal?**	Support
Q2.	**Comments (optional)**	not answered
Q3.	**Your Full Name**	Angie Girard
Q4.	**Your Street Address**	724 Maddison St, Victoria, BC, V8S 4C2
Q5.	**Your email address (optional)**	[redacted]

Respondent No: 28
Login: Anonymous

Responded At: May 28, 2024 17:36:07 pm
Last Seen: May 28, 2024 17:36:07 pm

Q1.	**What is your position on this proposal?**	Support
Q2.	**Comments (optional)**	not answered
Q3.	**Your Full Name**	David Dallin
Q4.	**Your Street Address**	2094 Quimper Street
Q5.	**Your email address (optional)**	[redacted]

Respondent No: 29
Login: Anonymous

Responded At: May 30, 2024 08:42:37 am
Last Seen: May 30, 2024 08:42:37 am

Q1.	**What is your position on this proposal?**	Support

Q2. **Comments (optional)**

I fully support the development of the Pemberton Woods renewal project.

Q3.	**Your Full Name**	Gillian Graham
Q4.	**Your Street Address**	2-1025 Carberry Gardens
Q5.	**Your email address (optional)**	not answered

Respondent No: 30
Login: Anonymous

Responded At: May 31, 2024 07:08:54 am
Last Seen: May 31, 2024 07:08:54 am

Q1.	**What is your position on this proposal?**	Support

Q2. **Comments (optional)**

I feel that this a very thoughtful and well-planned redevelopment of a valued educational institution in our Victoria community.

Q3.	**Your Full Name**	Nancy Fletcher
Q4.	**Your Street Address**	2629 Currie Rd.
Q5.	**Your email address (optional)**	not answered

Respondent No: 31
Login: Anonymous

Responded At: Jun 01, 2024 22:43:26 pm
Last Seen: Jun 01, 2024 22:43:26 pm

Q1. **What is your position on this proposal?**

Other (please specify)

We are sad that some of our neighbours will be losing their homes and that more single family houses with nice sized yards are being demolished. Our neighbourhood is defined by these houses, and is the reason we moved into the neighbourhood 7 years ago.

Q2. **Comments (optional)**

Regarding the proposal, we have 3 requests: - Laurentian Ave remain blocked off to cars at the GNS border (lots of kids play on this street). - Prohibit right turns onto Gonzales Ave when travelling south on Richardson (since the plan includes a laneway from Richmond to Richardson, meaning cars will be looking for a quick way to get back to the arterial roads). - Retain as much greenery as possible, especially the two beautiful, large mature trees along the eastern edge of GNS, close to Maddison. Thank you for your consideration of these items.

Q3. **Your Full Name** Stephanie Anderson and Patrick SW

Q4. **Your Street Address** 1822 Gonzales Ave

Q5. **Your email address (optional)** [redacted]

Respondent No: 32
Login: Anonymous

Responded At: Jun 06, 2024 14:15:34 pm
Last Seen: Jun 06, 2024 14:15:34 pm

Q1. **What is your position on this proposal?** Oppose

Q2. **Comments (optional)**

I'm Larry Hannant, and I live at 859 Maddison Street. In a 2020 memo announcing plans for a traffic-calming initiative along Maddison Street, the Director of Engineering and Public Works for the city observed that: "Glenlyon Norfolk School, like every other school in the municipality, is a trip generator." But GNS is in fact different from most schools in Victoria. It charges substantial tuition fees, beyond the reach of most students in the Fairfield-Gonzales neighborhood. So its student catchment area is not local but regional. It's a commuter campus. Most students will never walk or bike to GNS. They will arrive by bus or, mainly, in private vehicles. Council has heard representations by Gonzales residents about the negative effects of GNS on the neighbourhood. With approximately 525 students, GNS generates constant traffic and overflow parking problems across a multi-block area. Its school transport enterprise funnels buses from three different campuses onto the Maddison Street people priority greenway. Renting its facilities on a 7-day basis dumps even more vehicles onto nearby streets. The proposed expansion makes Gonzales residents even more uneasy. GNS declared in its 2002 Master Plan that enrollment "is not expected to increase above the current population [because] the school philosophy and teaching approach does not suit a larger population." Nonetheless, GNS has steadily bought nearby homes. Now it proposes to merge new and old spaces into an enlarged campus with a greatly-altered community footprint. Student numbers will increase by 25%, and the GNS infrastructure will more than double. This expansion is not intended to serve the local community. In its 2022 strategic statement, GNS says it will "continue building on the significant momentum already achieved." Gonzales residents ask: Is GNS momentum compatible with a thriving Gonzales community? Yes, there has been consultation over the design. But residents still see evidence to think that expansion will further disturb community safety and peace of mind. The Gonzales neighborhood is a community of residents who pay taxes and who use and value civic facilities. Among them are public roads, including a people priority greenway in the heart of the community. For decades, residents have had reason to question a private institution's use of public space. And our doubts grow as GNS expands. Gonzales residents ask Victoria City councilors: Are the GNS expansion ambitions greater than our neighbourhood can accommodate?

Q3. **Your Full Name** Larry Dale Hannant

Q4. **Your Street Address** 859 Maddison Street

Q5. **Your email address (optional)** [redacted]

Respondent No: 33
Login: Anonymous

Responded At: Jun 09, 2024 09:14:37 am
Last Seen: Jun 09, 2024 09:14:37 am

Q1. **What is your position on this proposal?** Oppose

Q2. **Comments (optional)**

I would like to endorse the briefing note entitled "GNS Pemberton Woods Neighbourhood Engagement Review" that was written by some of my neighbours. As direct neighbour of GNS for 55 years, I can attest that it truly does provide an accurate historical perspective and I further fully agree with the concerns and recommendations set forth in this document. GNS has NOT been a good neighbour over the decades and we have no reason to believe any of that will change once approvals are granted for this massive re-development which will only make matters worse. The first and most important recommendation in the briefing note is establishment of a Code of Conduct to hold future GNS leaders to the promises being made today, including not just what will be built but how the facility will be managed to preserve the peace and privacy of surrounding homes. Councillor Gardner spoke to this point at the recent CALUC meeting referring to it as a Good Neighbour Agreement with some precedent in James Bay. Without such a legally binding written agreement, nothing being proposed today can be believed.

Q3. **Your Full Name** William Caleb Small

Q4. **Your Street Address** 1832 Gonzales Ave

Q5. **Your email address (optional)** [redacted]

Alicia Ferguson

Subject: RE: GNS Pemberton Woods Renewal Plan

Good Morning Patrick,

I appreciate you taking the time to hear out the concerns of myself and fellow neighbours who reside on Gonzales Ave some time ago. Your time and efforts are greatly appreciated. I have copied our Mayor and Councillors, the CALUC fairfield/Gonzales, several neighbours, and am including some context regarding my concerns on the Glenlyon Norfolk School, Pemberton Woods campus renewal plan.

My name is Anne Smith and I live at 1833 Gonzales Ave. Our home is located across the street from the GNS Pemberton Woods Campus by way of the Laurentian Street access.

My husband and I are parents of an and year old. Our eldest and our is at the on . We moved here roughly a year ago from the Cedarhill neighbourhood in Saanich. As you are most likely aware, a 16 year old resident was fatally struck by a car while using a crosswalk on Cedarhill Rd in 2021. Myself and children used that same crosswalk multiple times daily as we lived on one of the cross streets at the time. After very little was done by Saanich to improve the safety of pedestrians and cyclists in our old neighbourhood, we made the decision to move. The efforts made by the Victoria City Mayor, Council, staff and the neighbourhood association to prioritize the safety and accessibility of pedestrians and cyclists in our new community has been game changing for my family. I am able to safely walk both our children to and from their schools and activities everyday. We enjoy the safe access to our local parks and beaches regularly. The availability of raised sidewalks, traffic calming measures, protected paths, and bikeways make the Gonzales neighbourhood a place I feel grateful to raise my children.

GNS has included a two-way internal street as a part of their campus renewal plan. The plans show the access open on Richmond Road and crossing the campus to Richardson Rd. It is unclear if the access will be open to Laurentian and/or Richardson Rd. The addition of a through road would have major traffic implications on the surrounding streets. GNS related vehicle traffic could then use Gonzales Ave and Laurentian Ave to make their way between Richmond and Richardson Rds. There are neighbours of all ages that use Gonzales Ave to walk to the Pemberton park baseball field, children's playground and dog park. There are many children who walk and cycle down our street to access the pathway that leads to Margaret Jenkins. Additional vehicular traffic on Gonzales, particularly at the crossing between Gonzales and Richardson, (where there is no crosswalk) could quickly become a safety issue.

Additionally, I am concerned of the negative impacts that commercial vehicle delivery on our residential street would have. This past summer a semi truck speeding down our street deployed air brakes to stop at Richardson. The high speed caused the semi to knock out a very large boulevard tree branch and in turn blow out a power line, leaving an exposed live wire on our street.

An alternative to a through road would be for GNS to have the two-way internal street begin on, and loop back to Richmond Rd. Richmond is already the main arterial road. Perhaps GNS could also include a more robust cycling, pedestrian, and bus commute program into their renewal design. I am very much looking forward to a plan that provides both the necessary updates for the GNS population, while also

lightening the traffic and vehicle load that it brings into our residential neighbourhood.

I hope that pedestrian safety and walkability of the Gonzales neighbourhood continue to be prioritized as we grow.

Thank you for your time and care in this matter.

Sincerely the Smith Family

Anne, Cody, Henry & Mae
1833 Gonzales Avenue

Letter to:

Glenlyon Norfolk School

Fairfield Gonzales Community Association – Community Association Land Use Committee

May 7, 2024

Dear Fairfield Community Association and Glenlyon Norfolk School,

This letter comes from neighbours of Glenlyon Norfolk School (GNS), Pemberton Woods location.

We are writing with an urgent request to delay the presentation of the GNS Campus Renewal Design to the Community Association Land Use Committee (CALUC) on May 27th, 2024.

GNS will provide the community with two open houses to present the details of the GNS Campus Renewal Design, on May 15, 2024, and May 22, 2024. This is a major redevelopment that will have significant impacts to the community. We are concerned that fast-tracking the CALUC meeting only one week after the community open houses leaves us with virtually no time to digest the details of the design and understand potential impacts to us, nor does it allow us sufficient time to meet as a group and discuss impacts/make informed decisions.

We understand that GNS wishes to engage the community in this process, and we therefore request sufficient time to be engaged. We request that the meeting be pushed to a later date.

We have copied several parties on this email, including the senior city planner, to ensure they are aware of our concerns, and that we can come to an agreement on timing.

Yours,

Jeannette Eason, 1800 Richardson St, Victoria

Amanda Harby, Emmanuel Ronse - 920 Wilmer Street, Victoria, V8S4B7

M and K Steemson 840 Maddison, Victoria

John and Natalie Myles 1802 Richardson

Dana Hutchings and Michael McCarthy, 1844 Gonzales Ave, Victoria

Elizabeth West 1842 Gonzales Ave, Victoria

Lynn Phillips and Peter Hollemans, 1840 Gonzales Avenue

Marty Riley 1836 Gonzales Avenue, Victoria

Caleb Small 1832 Gonzales Ave, Victoria, V8S 1T8

Stephanie Anderson, 1822 Gonzales Ave, Victoria

Colette Evans 1837 Gonzales Avenue, Victoria

Cody & Anne Smith at 1833 Gonzales Ave, Victoria

Deborah and Tom Gogela, 721 Laurentian Place, Victoria

Stephan Tuomi 723 Richmond Ave, Victoria, BC V8S 3Z2

Campbell Thompson, 1846 Gonzales Avenue

Emily Perkins 721-B Laurentian Place

Other concerned neighbour's names and address to follow

CC:

Councillor Jeremy Caradonna

Councillor Chris Coleman

Councillor Susan Kim

Councillor Krista Loughton

Councillor Stephen Hammond

Councillor Marg Gardiner

Councillor Dave Thompson

Councillor Matt Dell

Patrick Caroll - Senior Planner, City of Victoria

Mayor Marianne Alto

June 5th, 2024

Dear Mr. Carroll,

On behalf of my neighbours surrounding Glenlyon-Norfolk School's (GNS) Pemberton Woods Campus, please find the enclosed briefing note regarding the GNS development application, which is being submitted as part of the development pre-application process.

The briefing note is three pages with ~50 pages of supporting documentation, and represents several months of collaborative effort by immediate neighbours.

The briefing note documents common themes over the decades of GNS' engagement with residents and homeowners, and suggests a path forward beyond the distrust that has been so clearly established.

Surrounding neighbours understand that upgrades to GNS are needed and support these changes, however, they uphold the need for a scaled back plan that would preserve green space, maintain privacy, and honour the feel of the surrounding residential neighbourhood.

We seek to establish a culture of accountability and transparency, so that a mutually beneficial future may come to fruition.

Thank you for your consideration,

[redacted]

Emily Perkins
Resident, 721 Laurentian Place

CC: Mayor and Council

GNS Pemberton Woods
Neighbourhood Engagement Review

Residents' and Homeowners' Historical Perspective and Paths Forward

A short briefing note with supporting documentation

May 2024

GNS Pemberton Woods Campus Renewal Plan – Neighbourhood Engagement Review

Purpose

Gonzales Fairfield residents have engaged with Glenlyon Norfolk School for decades regarding the school's expansion. We offer a history of this engagement, citing recurring themes in hopes that these can be acknowledged and a mutually beneficial path forward can be established.

Each item is accompanied by supporting documents that underline validity and add further context to today's Campus Renewal Plan and to neighbours' subsequent concerns and priorities.

Background

1. On **October 12th, 1989** Victoria City Council approved GNS' application to close a portion of Laurentian Place to traffic and secure title for $1. This land, acquired essentially for free to meet growing demands for parking, is now slated for redevelopment that differs from its intended purpose.
2. Years later, GNS began constructing additional parking in **August of 1995** without notifying neighbours. This development eliminated trees, caused disruption, and led to increased resident activism.
3. As of **September 1997**, the school had purchased 8 adjacent properties, and in written communication at this time, suggested there were no plans to redevelop, and that homes would not face demolition. To date, 13 residential homes have been purchased by GNS, with several already having been demolished.
4. In **1997** GNS claimed it kept its rental properties "in good order." That is not the case today: rental houses are greatly in need of repair, and thus GNS' negligence appears to necessitate their demolition.
5. In **2002**, following the development of the Gonzales Neighbourhood Plan, GNS proposed expansion. However, lack of notice limited neighbour involvement. GNS agreed to build a pick up/drop off area to address traffic issues. This was outlined in the final 2002 Master Plan. Parking was never incorporated in its entirety. Instead, GNS built a large building ("Denford Hall") in its place and reduced the driveway by 1/3. Notably, street parking, including resident only parking, continues to be heavily utilized by students and parents.
6. The 2002 Gonzales Neighbourhood Plan emphasizes the importance of greenways, and the 2003 City of Victoria Greenways plan clearly marks Maddison Street as a "People Priority Greenway." This was not acknowledged by GNS, and their **2019 "Master Plan,"** which differed significantly from the 2002 iteration, incorporated additional parking and car access off of Maddison Street. A neighour-led petition opposing GNS expansion garnered over 370 signatures, showcasing a lack of public support. Subsequently, GNS did not file the development application.
7. In **2020** the school applied for variance requests citing Covid-related concerns as grounds for temporary structures, although engineering plans predate Covid. 1 classroom and a gymnasium (which exceeded its height limitations) were erected, after Covid-related requirements had eased, thus calling into question the need for a rushed variance.

8. In **early 2023**, GNS reached out to the Gonzales Neighbourhood Association seeking to build trust with neighbours. However, neighbours were not informed of "renewal plans," which constitute major redevelopment, until **May 2023**. This was the same time GNS announced its plans publicly. Planning meetings were scheduled for 2 six-hour days over a July weekend, limiting attendance. Note that current plans differ significantly from those developed in summer 2023, and fail to reflect the breadth of input gathered during those meetings. Open houses scheduled less than two weeks in advance of formal CALUC meetings are another instance in which neighbor engagement is thwarted, giving little time to respond or organize.

Considerations

1. **Glenlyon Norfolk School continues to acquire and redevelop residential housing.** To date, 13 residential homes have been purchased by GNS, with several already having been demolished. These properties are then amalgamated as part of the school, which serves affluent families, from Canada and abroad. Given the current housing crisis, this runs counter to City Council's emphasis on affordable housing. As GNS acquires additional properties, housing options for residents of Victoria are removed, as is income generated for the City via property tax, given that this community school is exempt. To put in perspective, based on the average property tax garnered from neighbouring homes, the 13 homes GNS has acquired will represent the loss of $90,000 tax dollars in one year alone.
2. GNS has **proposed the inclusion of housing in their 2023 plan, but have not provided details.** While GNS most recently suggested this would serve faculty, this has not been finalized. We strongly suspect that this will serve (international) students (as in previous proposals for family-style boarding). Should it be made available to the public, affordability remains uncertain. The tenants who will be displaced by GNS' redevelopment, for example, would likely be unable to afford these newly constructed units.
3. Glenlyon Norfolk School has presented themselves as a historic institution, stating that: "**the community has evolved around the school over the past century."** This claim has been further bolstered by emphasis on the heritage significance of one structure, Norfolk House, now slated for demolition. This statement also runs counter to the **ongoing land amalgamation and acquisition of residential properties** throughout the years. As noted in the Gonzales Neighbourhood Plan Draft dated 2001: "The Glenlyon Norfolk House School is another area of change in the neighborhood. The school has added a number of new buildings and acquired adjacent residential properties for future school use."

Recommendations

After extensive discussions we believe the following steps will serve to inform future collaboration:

- The establishment of a code of conduct, to ensure ongoing consistency and accountability. This will include explicit agreed upon hours of operation, considerations

around light pollution, curfews to address noise levels, etc. This would also provide a framework for ongoing collaboration and goodwill between neighbours and GNS, and address inconsistency resulting from staff and board turnover.

- Ensuring the inclusion of a sufficient green buffer, as well as maintaining rather than removing mature trees bordering neighbours. This is in keeping with the school's own priority explicitly named in 2002: "add to the greatest practical extent greenspace and greenways for the benefit of the public into institutional properties."
- We are in favour of addressing growing parking needs in a way that honours the feel of the neighborhood while meeting GNS' needs, such as added underground parking. Adequate visitor parking must be integrated to accommodate facility rentals.
- Scaling back the proposed redevelopment to honour the spirit of the neighborhood. This should not be out of the question, as GNS has stated that: "It should be clear that GNS *will never be a large school, nor do we want to become one*. What is more important to us is to provide quality education to students from the *local community* while maintaining our commitment to small class sizes and personalised attention."

The 2002 Gonzales Neighbourhood Plan listed "uncertainty regarding future changes and additions to Glenlyon-Norfolk School" as its second concern. Given the history, it becomes clear why we the neighbours continue to reiterate this concern.

That said, we look towards a brighter future characterized by harmony established through measured accountability.

Thank you for your time and consideration.

Sincerely,

Concerned residents and homeowners

Background Item 1: 1989

On **October 12th, 1989** Victoria City Council approved GNS' application to close a portion of Laurentian Place to traffic and secure title for $1. This land, acquired essentially for free to meet growing demands for parking, is now slated for redevelopment that differs from its intended purpose.

Office of City Manager

COLIN F. G. CRISP, B.A., M.A.
City Manager
MARK H. JOHNSTON, B.A., M.P.A.
Director of Administration/City Clerk
GORDON A. HORTH, B.Sc.
Administrative Assistant

City Hall, #1 Centennial Square
Victoria, Vancouver Island
British Columbia V8W 1P6
Telephone (604) 385-5711 Fax (604) 385-359

City of VICTORIA *British Columbia*

October 19, 1989

File: 400.1.19

REFERRED TO Jan Phillips
FROM
DATE 1989.10.23

Mr. Michael Whittaker,
Cook, Roberts & Whittaker,
Barristers and Solicitors,
777 Fort Street,
Victoria, B.C.
V8W 1G9

RECEIVED
OCT 23 1989
CITY OF VICTORIA
ENGINEERING DEPT

Dear Mr. Whittaker:

Re: Application to Close Part of Laurentian Place
Glenlyon-Norfolk School Society.

City Council, at its meeting held on October 12, 1989, granted approval to the application submitted by Glenlyon-Norfolk School Society to close to traffic and secure title for a nominal fee of $1.00 to a portion of Laurentian Place on the basis that the following conditions are met by the applicant:

1. An alternative turn-around facility shall be constructed at the expense of the applicant to the satisfaction of the City Engineer.

2. The level of the existing asphaltic surface of the street within the subject area is to remain unchanged, to permit continued unobstructed access for fire fighting vehicles to the rear building face to the school's gymnasium.

3. The municipal services within the subject area shall be covered by a statutory right-of-way to the satisfaction of the City Engineer.

4. Storm water runoff originating from the subject area shall be controlled within the subject area to the satisfaction of the City Engineer.

. . . 2/

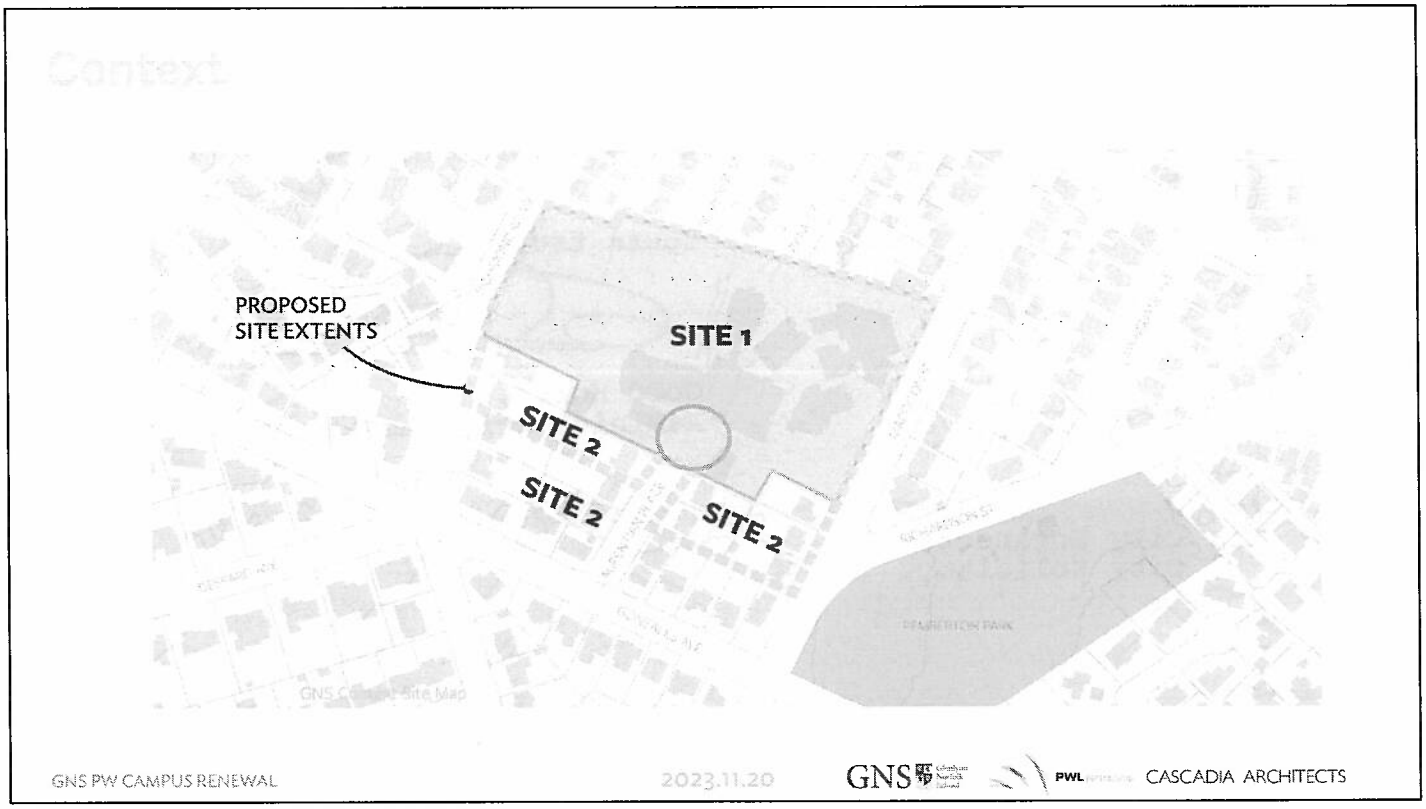
5. The subject area shall be consolidated with the school's adjacent lands at the expense of the applicant.

Yours truly,

Gord Horth,
Administrative Assistant.

/ccl

cc: City Engineer,
City Solicitor.



This image comes from the GNS website, and was presented as part of ongoing engagement meetings on November 29th, 2023.

The area circled roughly indicates the land aquired for $1 in 1989.

Background Item 2: 1995

GNS began construction in **August of 1995** without notifying neighbours. This development eliminated trees, caused disruption, and led to increased resident activism.

August 16,1995

Mayor Bob Cross
City of Victoria
#1 Centenial Square
Victoria, B.C. V8W 1P6

Dear Mr. Mayor:

Please be advised that the residents of Laurentian Place and Gonzales Avenue are opposed to the proposed construction of a parking lot at the end of Laurentian Place based on the grounds of traffic and safety.

We will be submitting a formal letter, signed by the residents of these streets, to the City of Victoria outlining the traffic and safety concerns that must be considered before responsible consideration of this proposal can be completed.

We hereby ask the City of Victoria to delay further consideration and approval of this project until our concerns are presented within the next ten days.

We apologize for this delay which is necessitated by the fact that not even one resident was informed of this proposed construction despite promise after promise by Glenlyon-Norfork School to maintain open communication with neighborhood residents, keep us informed of upcoming events and projects such as this, and to work with the neighborhood in a constructive fashion to avoid situations such as this.

The time frame we have outlined here would be construed as reasonable by a court of law. Failure to consider the concerns of those people most knowledgeable of the local situation and most directly affected by this action, while knowing that these concerns are forthcoming within a reasonable period of time, would be construed as negligence by a court of law.

We thank you for your patience.

Sincerely,

Resident 17

representing the residents of Laurentian Pl. and Gonzales Ave.

cc: Alan Lowe, Councilor
Willow Smith, Engineer
Ian Phillips, Engineer
Joe Cvitak, Planner
Michael Skene, Director of Transportation
Laura Acton, Councilor
Jeff Mitten, Engineer
David Sparanese, Traffic Engineer
Doug Koch, Director of Planning

The School has been requested numerous times to communicate their plans to the residents. There is no requirement of this in a building permit application but as good neighbours I would have expected them to respect your wishes and talk with you prior to any work. Particularly considering the anguish caused in 1989. By copy of this letter I will again remind them to contact you.

Yours truly,

Mike Skene, Manager
Transportation

c: Mayor and Council
Managers Office
Planning Department
Patrick O'Reilly
Carla Wagner Administrator Glen Lyon Norfolk School
Gail Gabel Director of the Board Glen Lyon Norfolk School

Residents 8 & 9

August 22, 1995

David Brooks, Headmaster
Glenlyon - Norfolk School
801 Bank St.
Victoria, B.C. V8S 4A8
Tel: 598-2621

Dear David,

This morning a bulldozer ripped up the end of our quiet cul de sac. Tonight, I looked at the heap of birch and pine and the half exposed roots of the Garry oak now 2 feet above grade. The neighbours on Laurentian and Gonzales are wondering what is happening and why GNS hasn't notified us of this activity. We live one house from the school and our daughters are proud students; yet, there we were ... gaping at the mess with no explanation except rumour.

Please answer the following questions directly to us and through a notice to your neighbours who are asking us for information:

1. What are modifications are you making to the end of Laurentian ?

2. How long is this construction period and what types of disruptions to regular traffic can we expect during this period ?

3. Are you anticipating a change in the type of street traffic and will there be safeguards for protecting the pedestrians and bicyclists, i.e. students who access the school and neighbourhood children who use this cul de sac for biking practice ?

4. If the neighbourhood made application for sidewalk(s) on Laurentian and/or Gonzales, would GNS support this ?

5. Will there be a process for the neighbours to alert the school to traffic hazards ? How will you enforce any safety violations ?

6. Will there be a barrier to prevent vehicles from accessing the Maddison parking lot from Laurentian ?

Given the rumours and comments which we have heard today, we request that in future you act in good faith[1] and notify your neighbours of GNS actions which will significantly change the neighbourhood. We can offer no excuse to our friends or children for your disregard for your Laurentian neighbours.

Yours truly,

Resident 8 *Resident 9*

[1] Good faith: Honesty of intention, and freedom from knowledge of circumstances which ought to put the holder upon inquiry. An honest intention to abstain from taking any unconscientious advantage of another, even through technicalities of law, together with absence of all information, notice, or benefit of belief of facts which render transaction unconscientious. (Black's Law Dictionary, 5th)

cc. *Residents 21 & 22, Resident 17*

Glenlyon-Norfolk School
hand-delivered

Aug. 22, 1995

It has come as a complete shock to us to see what you are doing at the end of Laurentian Place. In the past, it seems that you have made an attempt to be good and considerate citizens of this community, in asking our indulgence while you carried on bazaars or other special events. In light of that, we are outraged that you would *permanently* turn our formerly quiet residential street into a **third entrance** to your school, and a parking lot at that. Would it not have been more reasonable, considering that bank street has *always* been a school entrance, to provide more parking at that side? That could have netted you the same, or more parking facility, without adversely impacting *any* neighbours.

To do what you are doing, without even considering our viewpoint, without any notice whatsoever, we take as an affront. It is obvious that knowing how we would feel, you avoided the possibility of any opposition, by proceeding quietly with your plans in *blatant disregard* for the property owners on Laurentian Place and Gonzales Avenue. You have effectively lowered our property values, created a significantly more dangerous street situation for our (small) children, and fostered extremely bad feelings in this community. This is not the last you will hear of this issue, as we mean to make the matter public. We fully intend that the benefit you may derive from the increase in your parking and school access will be far outweighed by the adverse publicity that your underhanded move will generate.

We are ***OUTRAGED.***

Resident 21 *Resident 22*

[redacted]*the residents of Gonzales Ave. and Laurentian Place*
cc. *City Hall*
cc. *The Times Colonist*

Background Item 3: 1997

As of **September 1997**, the school had purchased 8 adjacent properties, and in written communication at this time, suggested there were no plans to redevelop, and that homes would not face demolition. To date, 13 residential homes have been purchased by GNS, with several already having been demolished.

From a meeting at Glenlyon-Norfolk School, 12:15 pm. Friday, Aug. 25, 1995

In attendance:

David Brooks, *headmaster, GNS*
Dierdre C..., *admissions, public relations, GNS*
Resident 17
Paul Aver, *director of admissions, community relations, GNS*
Residents 8 & 9
Stuart Peetz, *member of board of governors, chair of facilities committee, GNS*
Carla Wagner, *director of finance, GNS*
Residents 31 & 32
Resident 21

The entire meeting was tape recorded; following are verbatim excerpts.

Resident 8 "When you applied for this (building permit for parking lot at end of Laurentian Place) you didn't own this house (733 Laurentian) is that correct?"

Brooks: "We did, I mean we knew that we were getting it"

Resident 8 "July 24 you put in the application, so at that point you knew you were getting the house."

Brooks: "I don't know.... that's a complete mystery to me, ..anyway, it's a mystery"

Resident 17 ".. the issue here.. disclosure of your (GNS's) ultimate plans, the expansion of this campus and just what that expansion includes, and just how the school will commit to working with the neighborhood to minimize the impact of that expansion on this neighborhood.."

Written question: "Are there any other properties held privately in trust for the school?"

Brooks: "As far as I know, no"

Resident 32 "Are you going to buy more houses?"

Brooks: "..well yes, frankly we are. It's very clear to us that we don't have enough playing fields. I would very much like to have two playing fields; rugby and field hockey... "

Resident 32 "you want it all"

GONZALES NEIGHBOURHOOD COALITION

July 16, 1997

The Gonzales Neighbourhood Coalition is a newly-formed group of local residents who share the common goal of ceasing the consumption of our neighbourhood by a private school operated by, and for, people who generally do not live in the Gonzales area.

At the June 18, 1997 community meeting chaired by the City of Victoria, Glenlyon-Norfolk private school (GNPS) informed residents that they "had no plans" for expansion, and then proceeded to reveal their expansion "plans" which include the consumption and demolition of approximately 15 area houses to construct another playing field, a 75 car parkade with a roof-top astro-turf grass hockey field and a main entrance at 723 Richmond Avenue.

* * *

The Gonzales Neighbourhood Coalition feels that the GNPS proposal is not in the best interests of the Gonzales neighbourhood, or the City of Victoria because:

1) It removes a tax base of approx. 15 homes, compounding the reduced "non-profit" tax rate of GNPS.
2) It removes mature trees, plants and private yards for a so-called green space of grass and/or astroturf field, an impoverished definition of green space at best.
3) It removes a neighbourhood ambience, replacing it with a single, sterile open space and bleachers.
4) It removes parts of Bank, Somenos and Laurentian Streets, as well as a section of the Richmond/Somenos residential lane, converting these public areas into private areas for use by GNPS.
5) It exacerbates an existing problem by concentrating all traffic congestion onto two sites, (i) Richmond Avenue, and (ii) the complex intersection of Maddison and Richardson streets.
6) GNPS claims difficulty attracting students given its current athletic fields, a statement contradicted by its promise of a zero increase in student enrollment and admission of full capacity at present.
7) It intensifies the anxiety of the neighbourhood by displaying an intent to continue the growth of a non-residential institution in a residential area despite promises in past years of zero growth.

WE ASK YOUR SUPPORT FOR THE FOLLOWING SHORT TERM INITIATIVES:

A) Place a freeze on the City of Victoria Planning Department's re-zoning of our neighbourhood until all residents have been properly notified and consulted via the upcoming Gonzales Plan Review process.

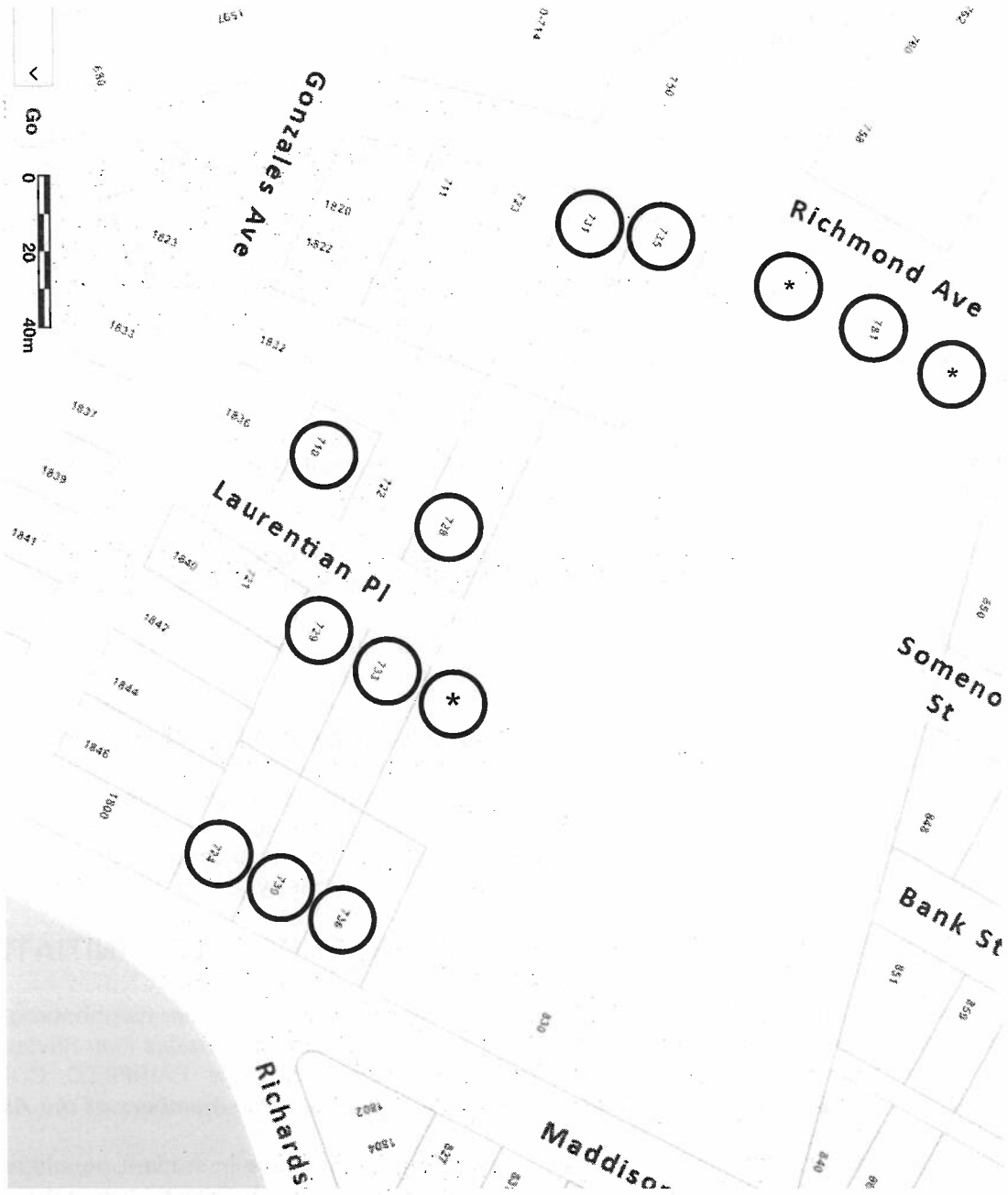
B) Ensure a greater neighbourhood participation by aligning with the FAIRFIELD COMMUNITY ASSOCIATION. ***We urge all residents of the Gonzales area to become members of the Association.***

C) Place a freeze on any and all GNPS actions including:

NO new buildings or additions to existing buildings
NO construction of additional parking facilities
NO further purchase of adjacent or outlying properties
NO construction of roadways into or out of GNPS
NO increase in student population
NO removal of existing trees and hedgerows
NO destruction or remodeling of GNPS-owned rental homes

The unrelenting and destructive inroads made into our community by GNPS in their efforts to satisfy the perceived needs of a "non-profit society" are in direct opposition to the needs, character and quality of our neighbourhood. The only long term solution to this set of intractable problems is the removal of Glenlyon-Norfolk private school from our neighbourhood. As a long term goal, we propose a single family home development in its place.

Please attend the Rezoning Proposal Meeting, Tuesday, July 22, 1997
St Matthias Anglican Church Hall, 600 Richmond Road, 7:30 p.m.



Addresses procured by GNS over the years are circled.

Those marked by * and without numbers have already been amalgamated.

Background Item 4: 1997

In **1997** GNS claimed it kept its rental properties "in good order." That is not the case today, where rental houses are greatly in need of repair, and thus GNS' negligence appears to necessitate their demolition.

were offered for sale on the open market. Purchase price is based on market values in the neighbourhood. Information on ownership changes and selling price is publicly available. The school has always used the school name when acquiring property.

Q. ***How does the school decide to buy a particular property?***

A. The school has identified a number of possible playing field layouts to provide additional field space for its students. If a property becomes available within the area identified, the school considers purchase.

Q. ***What has happened to the property the school has acquired?***

A. The residences have been rented out. They are maintained by the school and kept in good order. For example, a new roof was recently put on one of the houses.

Eleven years ago a house on the school's western boundary was demolished to even out the existing playing field. Since then the school has not demolished any houses, nor does it have plans to do so. If the space required for playing fields (specifically a rugby field and a field hockey field) cannot be acquired, there will be no demolition. If the school is able to acquire sufficient land for playing fields and, if physically feasible, consideration will be given to the relocation of houses to avoid demolition.

Q. ***Why has the school not advised the community about its property purchases?***

A. As discussed above, the school has not attempted to conceal its actions. However, the school has also not yet defined or firmed up any future plans. Efforts to date have been focussed on ensuring that the school has some options available to address and meet identified current and long term needs.

There is no established time-line on any possible options. Quite simply this is because no one knows when or if the school will ever be able to acquire the property it would need to expand its playing fields. The school, unlike public bodies, has no powers to expropriate property or force anyone to sell. Given the time it has taken so far (10 years) to acquire 8 properties, any changes to the existing situation could be a very long time coming. Any future endeavours are also contingent on funding.

NEIGHBOURHOOD ISSUES

Q. ***How are neighbourhood parking and traffic issues addressed?***

A. Parking and traffic complaints from neighbours residing near most schools are common. Over the years, GNS has met with its neighbours to try to address concerns. Some of the ways GNS has attempted to alleviate pressure on the neighbourhood include - staff supervision at pick-up times, establishment of a 5 minute drop off limit (although at many other schools the limit is 15 minutes), the enlarging of the turnaround at the Bank Street entrance, and constant reminders

**Taken from an undated document estimated to have been circulated in 1997. The school makes note that it maintains its residences, has no plans for expansion, and that houses will be relocated. Note no dwellings have been relocated, while 3 have been demolished with others (likely 8 based on current plans) are slated for demolition.*





Photos of GNS-owned residences taken in 2020, showcasing apparent lack of maintenance (roof in poor condition, a lawn overtaken by invasive species) and discrepancy from past claims that these were "kept in good order."

Background Item 5: 2002

In **2002**, following the development of the Gonzales Neighbourhood Plan, GNS proposed expansion. However, lack of notice limited neighbour involvement. GNS agreed to build a pick up/drop off area to address traffic issues. This was outlined in the final 2002 Master Plan. Parking was never incorporated in its entirety. Instead, GNS built a large building ("Denford Hall") in its place and reduced the driveway by 1/3. Notably, street parking, including resident only parking, continues to be heavily utilized by students and parents.

1.3 PLAN SUMMARY

The draft plan focuses on preserving and enhancing the existing sense of community and neighbourhood quality in Gonzales. Residents care deeply about maintaining and not losing these attributes. They believe that community success includes shared values and a strong sense of place and wholeness. Physical characteristics that contribute to neighbourhood quality include: quiet, tree-lined streets, diverse and attractive detached houses with gardens, a variety of park spaces (from Gonzales Hill to Gonzales Beach), small neighbourhood stores and services, commercial stores and businesses along Oak Bay Avenue and nearby, a concentration of stores and services at Fairfield Plaza which serve residents in and beyond the neighbourhood. A number of larger institutions, schools, nursing homes and churches, also serve residents and others.

The new neighbourhood plan provides a framework and recommendations for maintaining Gonzales' character while managing and anticipating future changes. The City has a variety of tools and programs that can be used to implement the plan, such as zoning, traffic calming, capital budgets, business improvement area assistance, bikeways and greenways. The plan will help to set priorities and direct funds to projects and programs that will achieve the plan's goals over time.

Continued neighbourhood involvement will be necessary, to set priorities, to monitor progress, and to translate recommendations into actions and projects where more detailed planning is necessary. In partnership, the City, other public bodies and agencies, and the neighbourhood, can ensure the future character of Gonzales is as attractive as it is today.

1.4 MAJOR RECOMMENDATIONS SUMMARY

1.4.1. Housing

1.4.1.1 Continue single family/detached housing zoning, but create a new single family and small lot zoning specific to Gonzales, which improves the fit of new houses and additions with those existing e.g., increases green space, reduces permitted house size.

1.4.1.2 Permit "Secondary Suites" in houses of any age to provide more affordable housing and retain diversity of housing in the neighbourhood.

1.4.1.3 Adopt a policy of excluding panhandle lot subdivisions or small lot rezonings from the Queen Anne Heights/Foul Bay/Gonzales Hill area of the neighbourhood to preserve the large lot character of Queen Anne Heights.

1.4.1.4 Adopt design guidelines along Gonzales Bay to maintain a high standard of design for any new buildings.

1.4.2 Institutions and Community Facilities

1.4.2.1 As part of creating new residential zoning specific to Gonzales, exclude schools, playing fields and other institutions as permitted uses. This will require a rezoning process and public consultation for expansion of existing, and the location of new, institutions in the neighbourhood. Sites currently occupied and used for school, playing field and institutional purposes would be exempt from this new zoning and not be made non-conforming.

1.4.2.2 Adopt "guiding principles" for the consideration of any institutional rezoning application in the neighbourhood.

1.4.2.3 Both the City and Glenlyon-Norfolk School should evaluate and consider parking and traffic improvements around the school to reduce friction with neighbours.

1.4.2.4 Glenlyon-Norfolk School and the Fairfield Community Association, in consultation with residents, should actively pursue the option of a joint use agreement with the City for the use of Pemberton Park as a playing field.

1.4.2.5 The City should work towards increasing the recreational opportunities and facilities for youth in the neighbourhood.

1.4.3 **Commercial**

1.4.3.1 Undertake a design workshop to develop a vision for Oak Bay Avenue and a strategy for achieving it. The workshop should examine improvements to the street, as well as ways that pedestrian-oriented businesses and upper floor housing could be encouraged.

1.4.3.2 Implement the zoning changes recommended for Oak Bay Avenue in the *Jubilee Neighbourhood Plan*, with some further changes, including regulations to require late evening and early closing hours for businesses.

1.4.4. **Parks, Recreation and Open Space**

1.4.4.1 Develop neighbourhood "greenways" and "green streets" connecting open spaces within and outside the neighbourhood. Incorporate these greenways and green streets into a *City Greenways Master Plan.*

1.4.4.2 Preserve and enhance both public and private green space in a wide variety of ways.

1.4.5 **Transportation**

1.4.5.1 Implement Phases 2, 3 and 4 of the *Fairfield/Rockland/Gonzales Neighbourhood Transportation Plan* and monitor and minimize the impacts on other residential streets.

1.4.5.2 Where on-street parking problems are occurring, explore ways to increase safety, lessen congestion and improve on-street parking availability for residents.

1.4.5.3 The City should initiate discussions with the tour bus operators and the B.C. Motor Carrier Commission to lessen the impacts of tour buses on Hollywood Crescent, Crescent Road and Ross Street., e.g., tour bus routes, frequencies, bus size.

1.4.6 **Heritage**

1.4.6.1 Prepare an inventory of heritage buildings, landscapes and streetscapes and encourage and provide incentives for heritage preservation.

1.4.6.2 Consider establishing a Heritage Conservation Area covering properties along Foul Bay Road to preserve the heritage character of the buildings, landscape and streetscape.



46

Committee/ Outside Agency/City Department	Date of Comments/ Review	Comments/ Suggestions	Response/ Considerations
Glenlyon-Norfolk School	July 11/01	Recommend the addition of a 5th value to the Plan: the safety and well-being of the community's children. Opposed to proposed down zoning of school owned residential properties. Recommend the GNS "Framework of Neighbourhood Commitment" be added to the Plan. Recommend deferment of proposed zoning changes until school completes a strategic planning process, a traffic management study, and an assessment of the utility of Pemberton Park for shared use playing fields. Support "The Guiding Principles for School and Institutional Rezonings in Gonzales". Remove the objective to discourage the demolition of single family houses for school or other institutional purposes. Add the following Opportunity: "Add to the greatest practical extent, greenspace and greenways for the benefit of the public into institutional properties." Add the following Opportunity: "Recognize the historical contribution of GNS in the original Pemberton Woods campus and educate the community in the historical context of the School."	Letter acknowledged. The safety and well being of children wording added in the "Reinforce and maintain social stability value of the Plan." Recommendation to exclude institutions as permitted uses in a new residential zone retained. Properties currently used for institutional purposes would not be rezoned and made non-conforming. GNS Framework of Neighbourhood Commitment added to Plan Appendix. Objective to discourage the demolition of single family houses for institutional purposes retained. Wording added regarding possible incorporation of greenways into institutional properties. Historical education regarding the GNS and other institutions in the neighbourood covered under a more general heritage recommendation.

July 27, 2002

Campus Plan
Glenlyon Norfolk School
801 Bank St.
Victoria, BC V8S 4A4

Re: Proposed Glenlyon Norfolk School Expansion Plan, Public Meeting

Below are our written comments regarding the proposed expansion plans presented at the public meeting held July 4, 2002 at the Bank St. school campus. In summary we are opposed to this plan on the basis that it is, in fact, the foundation of a much larger expansion plan that will create more traffic and noise throughout the neighborhood, impede the flow of existing traffic, create additional noise and disturbance and generally undermine the residential character and peaceful enjoyment of the neighborhood.

Questionable Motives

This expansion proposal appears to address various neighborhood concerns, yet brings little tangible benefit to the school itself other than a slightly larger playing field. Considering the great expense involved in redeveloping the lands as proposed, and the loss of monthly rental income from at least three residential houses to be demolished, the true motives behind this action must be questioned.

School representatives have stated that there are no plans to increase enrollment. These statements carry little or no weight nor commitment the future as they can simply change their minds without consultation at any time. One of the plans displayed identifies the area surrounding the current residential conversion Administration building at the end of Laurentian for "Future Expansion" in conjunction with closing more of the public street.

The current traffic concerns while inconvenient to some residents, do in fact limit the growth of the school. This proposal creates a new, high capacity traffic path into the school without closing *any* of the existing traffic access points.

It must be considered that the true purpose of this expansion is to –literally – pave the way to future expansion.

We object to this proposal on the basis that it is part of a much larger expansion plan .

New traffic impediment

According to planers, the preferred entrance to the school will become the new driveway off Richmond Rd. To support this, "traffic calming" devices and a new school zone on Richmond will, in fact, create a new impediment to through traffic that must use this main road.

As residents of this neighborhood who must use Richmond Rd daily to get to work and exit the neighborhood, we strongly object to *yet another* traffic impediment. Far too much emphasis has been placed on "calming" traffic in specific areas such as Jubilee and Quamichan to the benefit of a very few without any regard for the cost to others who must use these roadways to carry out their work and business.

We strongly object to yet another traffic impediment on Richmond Rd.

.... 2

October 20, 2002 (Sunday)

The enclosed notice was delivered to my home on the afternoon of Sunday October 20 offering a single days notice of a so-called public meeting.

It is simply not possible for me, and likely many other affected residents, to attend such a meeting on a moments notice. This practice is underhanded and unfair for typical of this organization.

The results of this meeting should not be considered valid or it will undoubtedly be stacked by organizers who know of the meeting in advance.

We again ask our elected representatives to uphold the wishes of their constituents and deny the permits for expansion of Carlyn Nordlie School

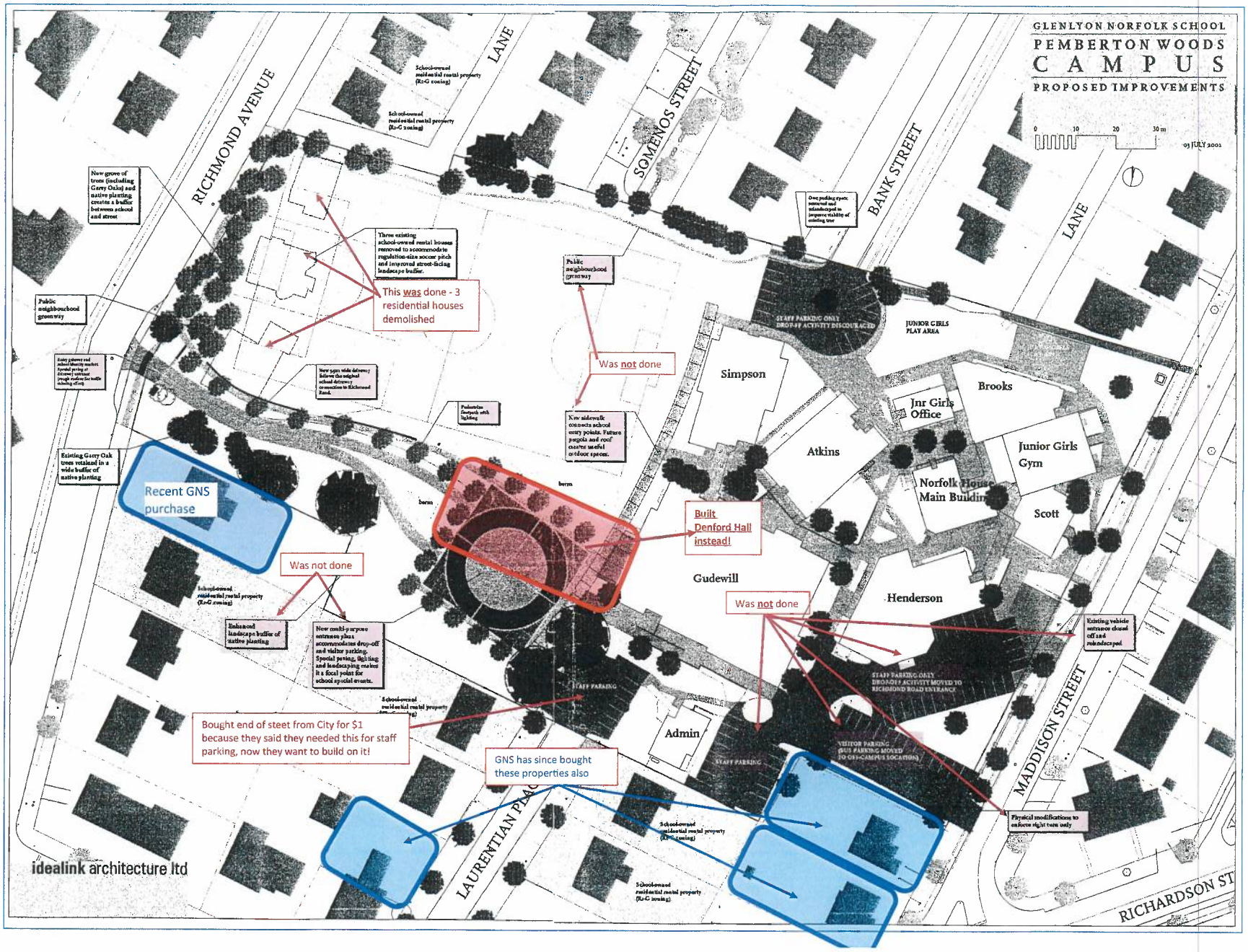
NOTICE

of a meeting

The Fairfield Community Association's Planning and Zoning Committee ***WILL HOLD A SECOND MEETING*** to discuss the proposed re-design of the ***GLENLYON-NORFOLK SCHOOL CAMPUS.*** At our September meeting, Chris Rowe and David Wilkinson of **Idealink** presented the plan and the rationale behind its major elements. In attendance were some sixty (60) residents from the Gonzales neighbourhood, representing a good cross-section of the community proximate to the campus. As decided at the meeting, a letter was written informing Mayor and Council of the events of that evening. The letter was approved by all members of the Planning and Zoning Committee present on September 16, and was fully endorsed by the FCA Board of Directors on October 7, 2002. Due to the generally negative community response, and because many questions and criticisms remain unanswered, GNS has requested this second meeting.

Date Monday, October 21, 2002
Time 7:00 PM
Place 1330 FAIRFIELD ROAD

Please take this opportunity to participate in a community-based consultation process. We would like to hear what you think about proposed land-use and traffic pattern changes in your neighbourhood. Once again, everyone is welcome.


GLENLYON NORFOLK SCHOOL
PEMBERTON WOODS
CAMPUS
PROPOSED IMPROVEMENTS
03 JULY 2002
RICHMOND AVENUE
SOMENOS STREET
BANK STREET
LANE
MADDISON STREET
LAURENTIAN PLACE
RICHARDSON ST
This was done - 3 residential houses demolished
Was not done
Recent GNS purchase
Built Denford Hall instead!
Was not done
Was not done
Bought end of steet from City for $1 because they said they needed this for staff parking, now they want to build on it!
GNS has since bought these properties also
Simpson
Brooks
Jnr Girls Office
Junior Girls Gym
Atkins
Norfolk House Main Building
Scott
Gudewill
Henderson
Admin
JUNIOR GIRLS PLAY AREA
STAFF PARKING ONLY DROP-OFF ACTIVITY DISCOURAGED
STAFF PARKING ONLY DROP-OFF ACTIVITY MOVED TO RICHMOND ROAD ENTRANCE
VISITOR PARKING (BUS PARKING MOVED TO OFF-CAMPUS LOCATION)
STAFF PARKING
Existing vehicle entrance closed off and relandscaped
Physical modifications to enforce right turn only
New grove of trees (including Garry Oaks) and native planting creates a buffer between school and street
Public neighbourhood greenway
Existing Garry Oak trees retained in a wide buffer of native planting
Enhanced landscape buffer of native planting
New multi-purpose entrance plaza accommodates drop-off and visitor parking. Special paving, lighting and landscaping makes it a focal point for school special events.
idealink architecture ltd

Background Item 6: 2019

The 2002 Gonzales Neighbourhood Plan emphasizes the importance of greenways, and the 2003 City of Victoria Greenways plan clearly marks Maddison Street as a "People Priority Greenway." This was not acknowledged by GNS, and their **2019 "Master Plan,"** which differed significantly from the 2002 iteration, incorporated additional parking and car access off of Maddison Street. A neighour-led petition opposing GNS expansion garnered over 370 signatures, showcasing a lack of public support. Subsequently, GNS did not file the development application.

Design Guidelines

Green edge
Ensure that there is a significant buffer of green landscaping along all School boundaries. Stress privacy for neighbours and screening for all school activities.

Hedges are preferred to fences. Residential fence styles instead of chainlink.

Residential building scale
For any potential new school building or addition, step building height down and use sloped roof forms and such elements as dormers to establish a comfortable residential scale especially near residential neighbours.

Maintain appropriate setbacks
Ensure that setbacks between school activities and buildings exceed residential standards and are appropriate for the respective height of buildings.

Avoid any overlooking of residential properties from School buildings.

Screen all parking areas
Ensure that all car parking and service areas are well-screened from neighbours. Screening should limit light pollution from car headlights.

Control light pollution
All site and building lighting should be arranged to minimize spill-over onto residential properties. Light fixtures should also not direct light upwards into the night sky.

Relieve traffic congestion on Maddison Street
Enforce right-turn-only rule from Maddison Street parking lot with a physical streetworks such as a small landscaped median or revised curb design at the school property.

Provide alternate vehicle access point and drop off/parking area in order to spread the traffic load.

Segregate different vehicle parking user groups by parking area – eg segregate Senior School andx Junior School drop-off activities, separate staff parking from drop-off activities.

Improve the 'front-door' image of the School
Estblish a single main entry point for the School. Ensure that landscape and building design standards are exceptional in this area.

Find a design balance between ceremonial formality and welcoming casualness.

Maintain and enhance views of the original Norfolk House Main Building
– as major school heritage component.

Hierarchy of school open spaces
Maintain and enhance the hierarchy of interconnected open spaces that is the hallmark of the campus ambience: mixed to minor, formal to intimate, paved to grassed etc.

Allow appropriate community use of school grounds
Restrict or control general public access to sensitive areas of the campus, such as Junior Girls School. Use signs or gates to mark off-limits areas.

Reduce number of pedestrian gates into school grounds. Ensure entry points are able to be well-surveilled by school staff.

Facilitate community use in appropriate areas such as the playing fields with marked paths and signed entry points. Continue to provide amenities such as benches and dog waste bags.

The GNS Vision

Glenlyon-Norfolk School is a place of learning defined by its history, people & purpose, that challenges the growth of the whole person in a community that embraces the values of courage, responsibility, and truth in an atmosphere of caring and respect to create a lifelong student and world citizen.



School Goals

To produce individuals who are creative and critical thinkers, life-long students and world citizens in the demanding, evolving and global community of the future.

To challenge students to achieve their personal best and their highest standard of excellence in academics, fine arts, athletics and outdoor education.

To instill in all students a broad, solid grounding in service and leadership to others, to our communities, and to the world.

To support our vision with concrete foundations of financial support, campus space, and physical infrastructure.

from the Glenlyon Norfolk School Society Strategic Plan Update, September 2000

Your comments are invaluable to the improvement of the GNS campus plan. Please send them to:
Campus Plan
Glenlyon Norfolk School
801 Bank Street
Victoria BC V8S 4A8
fax 370 6838

MRS JANINE GRACE

855 Maddison Street, Victoria, B.C. V8S 4C3

[redacted]

August 13, 2019

Mayor Lisa Helps

Councillor Geoff Young

Councillor Marianne Alto

Councillor Laurel Collins

Councillor Sharmarke Dubow

Councillor Ben Isitt

Councillor Jeremy Loveday

Councillor Sarah Potts

Councillor Charlayne Thornton-Joe

Re: Glenlyon Norfolk School and the Gonzales Neighborhood.

Please find attached a petition from the Gonzales neighborhood that has 372 signatures. The original signatures have been provided in the envelope to Mr. G. Young who is our area representative. A further 57 signatures have also been provided to Mr. Young that represent two-one hour stints canvassing cyclists using the People Priority Greenway on Maddison Street. These signatures are private and should not be shared by the City.

In May and June GNS held two open houses for a limited number of neighbors to advise of an application for rezoning and further building on properties purchased at the south end of the school which will have a direct impact on all Gonzales residents, not just the immediate homeowners surrounding the school. Their presentation was less than forthcoming that left a lot of residents frustrated and angry.

The outcome of this is the attached petition. It is time the City take an in depth look at this school and their ever expanding footprint and plans that seriously impact our neighborhood.

The petition addresses three important points.

- **Rezoning of currently rented homes to School Zoning including parking lots**

Maddison Street vs Richmond Road as their main entrance

Maddison Street – A People Priority Greenway since 2003 (Denied by GNS)

The most surprising fact that has come out of this petition is the level of discontent throughout the Gonzales area with many issues that arise through GNS and their presence in our neighborhood. These signatures were obtained by a very small group of helpers (5 including me) since the beginning of summer. Collectively we were refused very few signatures; those mainly being from people connected to the school. It should be noted many houses were either vacant, or residents on vacation, or maybe just away when we called.

There are many issues with residents throughout the neighborhood. We would appreciate the opportunity to meet with you to explore these problems and the major impact of living near a private school with an ongoing expansion plan that is detrimental to the Gonzales neighborhood.

Yours sincerely

[redacted]

Janine Grace

Encl

Petition

Petition with original signatures – Mr. Geoff Young

Highlighted Map

City of Victoria Greenways Plan and Map

2002 Campus Planning and Map

June 29, 2019

Petition: Residents of Gonzales Neighborhood

Resident Contact: Mrs. Janine Grace E-mail [redacted]

City of Victoria Mayor and Council (Hand delivered)

Honourable Mayor and Council:

Re: Opposition to proposed re-zoning for Glenlyon Norfolk Private School

We the undersigned residents of the Gonzales neighbourhood and eligible voters in the City of Victoria are opposed to the Glenlyon Norfolk School (GNS) expansion plans and the re-zoning proposal that includes land assembly, demolishing several houses (currently rented), expanding the institutional footprint and potentially building student residences. School representatives stated at a recent neighbourhood meeting that it is possible to accomplish the school's institutional construction needs within the existing allowable footprint without re-zoning; therefore, re-zoning is not necessary.

The R1-G (Gonzales residential) zone was created 20+ years ago which was the last time GNS launched an expansion campaign. That zoning should be respected in order to protect our homes and the character of the neighbourhood.

Furthermore, GNS should be called to task to make the access off Richmond Road the "Front Door" to the school, which was the commitment made by GNS in order to gain approval for that access. The proposed further development of the Maddison Street parking and drop-off is not appropriate for a quiet residential road identified as a ***People Priority Greenway*** in the City's own ***Greenways Plan*** (see attached).

The last GNS "master plan" (see attached) was only selectively implemented and in some cases blatantly disregarded as it suited the school. The Richmond Road access was built; however, a building was erected where part of the promised driveway was supposed to be. The Maddison Street entrance was not restricted, traffic congestion has worsened, and GNS now refers to Maddison Street as the school's "Front Door." We must assume that further plans and/or promises will be implemented in the same piecemeal manner.

We the residents of the Gonzales neighbourhood respectfully ask our duly elected officials to respect the decisions already made through public process and the needs of residents. We believe it is council's responsibility to represent the community as a whole and reject this re-zoning proposal that exclusively benefits the school and not the neighbourhood before it goes any further. .

Sincerely

Residents of the Gonzales Neighbourhood

Enclosures:

cc: Glen Zederayko, Head of School, Glenlyon Norfolk School

Fairfield Gonzales Community Association

Gonzales Neighbourhood Association

City of Victoria Planning Department – Alec Johnston

Note to cc readers:

This petition was delivered to the City with 372 signatures.

A further 57 signatures from cyclists using the Maddison Greenway(Two one hour stints canvassing cyclists – July 31st and August 1st)

EXECUTIVE SUMMARY

A. PURPOSE OF THE GREENWAYS PLAN

The purpose of the *City of Victoria Greenways Plan* is to provide a policy framework and a series of strategies that will establish a Greenway system throughout the City of Victoria. This is a long-term plan that will be implemented over the next 50 years.

The goal of the *City of Victoria Greenways Plan* is threefold:

- to establish a human-powered * transportation network
- to restore native, aquatic and cultural habitats
- to provide opportunities for recreation

* except battery operated wheel chairs and assistive technologies

B. THE BENEFITS OF GREENWAYS DESCRIBED IN THE PLAN INCLUDE:

- Economic Benefits
- Health Benefits
- Environmental Benefits
- Recreational Benefits
- Social/Community Benefits
- Connectivity

C. THREE CATEGORIES OF GREENWAYS AND PEOPLE-FRIENDLY STANDARDS FOR ALL STREETS:

- People Only Greenways

Designed for pedestrians, bicycles and other non-motorized rolling traffic. No vehicular traffic is permitted except emergency or maintenance vehicles.

- People Priority Greenways

Designed for pedestrians, bicycles and other non-motorized rolling traffic, and motorized vehicles. This type of Greenway will occur on streets classified as secondary collectors and local. Traffic calming measures will be implemented.

- Shared Greenways

Designed for pedestrians, bicycles and other non-motorized rolling traffic, and motorized vehicles. This type of Greenway will occur on streets that are classified as primary and secondary arterials and primary collectors.

D. GETTING GREENWAYS ON THE GROUND

Upon adoption, the *Greenways Plan* will become part of the City of Victoria's regulatory framework. The implementation of the plan requires a staff position dedicated to developing long-term strategies and policies, as well as securing alternate resources to ensure the development of the plan.

Neighbourhoods play an important role in the development of Greenways. The City will form partnerships with neighbourhood groups to develop Greenways. City programs include a Greenways Matching Grant Program, where the City will match funding raised by community groups for the construction or enhancement of a Greenway. Other neighbourhood Greenway programs include Local Improvement Pilot Projects, Community Stewardship Programs and an Adopt a Street Garden program.

Norfolk School

October 16, 2020

Dear Neighbours,

As a follow up to our last letter of 21 September 2020, we wanted to provide you with an update to our operations at the school.

2020 has been a year with many changes for all us. We are thankful to all those members of the community that have provided their understanding and support as we update a number of our operational components at the school. We appreciated the feedback received to date and I hope neighbours have begun to see progress as I enter into the first half-year of my role as head of school.

One item that the school has focused on over the past few weeks has been the transportation items raised by neighbours. On the school's end, we spent time discussing the current traffic volume with staff from the City of Victoria as well as our own school staff to discuss ways we might mitigate traffic congestion on Maddison Street during the period of morning drop-off and afternoon pick-up. Through these discussions, the school has explored changes to our own operations and reviewed the Maddison Street updates proposed by City of Victoria staff to help improve pedestrian throughway on the street. As a result of our internal review, the school has moved forward with the following changes to our operations:

1. We are directing Senior School parents (Grades 9 to 12) to use our Richmond access for drop-off and pick-up. Middle School families will continue to use Maddison.
2. We are sending weekly reminders to parents regarding pick-up and drop-off procedures. This includes reminders about being respectful of our school neighbours and includes information about alternative parking locations that are nearby but not marked as residential only.
3. We have asked senior administrative staff to have a more active presence at both Maddison and Richmond to help with the control and flow of traffic and to ensure COVID-19 protocols are being followed.
4. We are meeting with the coordinator responsible for our school buses to re-examine the possibility of using Richmond for busing drop-off and pick-up.
5. We have provided written support to City staff on updates to Maddison that would see the introduction of a new temporary sidewalk and placement of planters on the eastern side of the street which would eliminate parking along that same side and add additional space for pedestrians. While these changes would eliminate drop-off and pick-up areas for the school, we feel that these measures will improve the overall pedestrian nature of the street to the benefit of the entire neighbourhood.

With regards to the previously described Development Variance Application for the school, our application continues to move forward with the City of Victoria process to allow us the option to temporarily locate modular classrooms and a gym tent on our Pemberton Wood campus to improve safety for all members of the school and community from COVID-19.

.6800
ıns.ca

ıool
:h Drive
C, Canada

nd Senior Schools
Street
3C, Canada

While there remain many unknowns regarding the transmission of COVID-19, Dr. Bonnie Henry, our Provincial Health Officer, is certain that physical distancing is the best preventative measure. In response to community feedback, we have revised our application to reflect a temporary period of **three years**—reduced from five years.

Keeping our students, teachers, staff and neighbourhood as safe as possible during the ongoing health pandemic is our top priority. The next steps for our application, as noted on the signs posted at the school, will be at an opportunity for public input at the City of Victoria on October 22. We encourage neighbours to participate and welcome your support.

Sincerely,

Chad Holtum
Head of Glenlyon Norfolk School

Background Item 7: 2020

In **2020** the school applied for variance requests citing Covid-related concerns as grounds for temporary structures, although engineering plans predate Covid. One classroom and a gymnasium (which exceeded its height limitations) were erected, after Covid-related requirements had eased, thus calling into question the need for a rushed variance.

Glenlyon Norfolk School

August 25, 2020

Dear Neighbours,

I hope this letter finds each of you and your families well.

As a follow-up to my last letter to you, I wanted to provide an update on how the school will be welcoming our students back to full-time in-class instruction this fall in a safe and engaging manner.

As you may be aware, the Ministry of Education has directed all British Columbia schools to prepare and submit a School Health and Safety Plan demonstrating compliance with a rigorous set of guidelines and protocols to support the safe operation of full-time in-class instruction in September.

To support our ability to safely deliver classroom instruction during the COVID-19 pandemic, Glenlyon Norfolk School has provided an application to the City of Victoria, seeking Council to support our application for a Development Variance Permit (DVP) to allow for the installation of five modular school classrooms and a prefabricated tent gym to expand the school's available teaching space. These would be placed on our Pemberton Woods middle and senior school campus at 801 Bank Street, on an undeveloped area currently occupied by a lawn and adjacent to school-owned/controlled residential properties. In order to ensure that our students, staff and faculty have the best chances for a safe return to school during a regular school day, access to these modular structures is essential.

We do wish to acknowledge that our request to the City is consistent with precedent where similar variances have been granted to other schools requiring modular classrooms to meet provincial government education obligations. We do not believe that the proposed structures will have any deleterious effect on the livability of the neighbouring properties and have received support from our adjacent neighbours. Further our application seeks no variances to parking, setbacks or any zoning changes to density or land use—thus maintaining the context of our school within the broader neighbourhood.

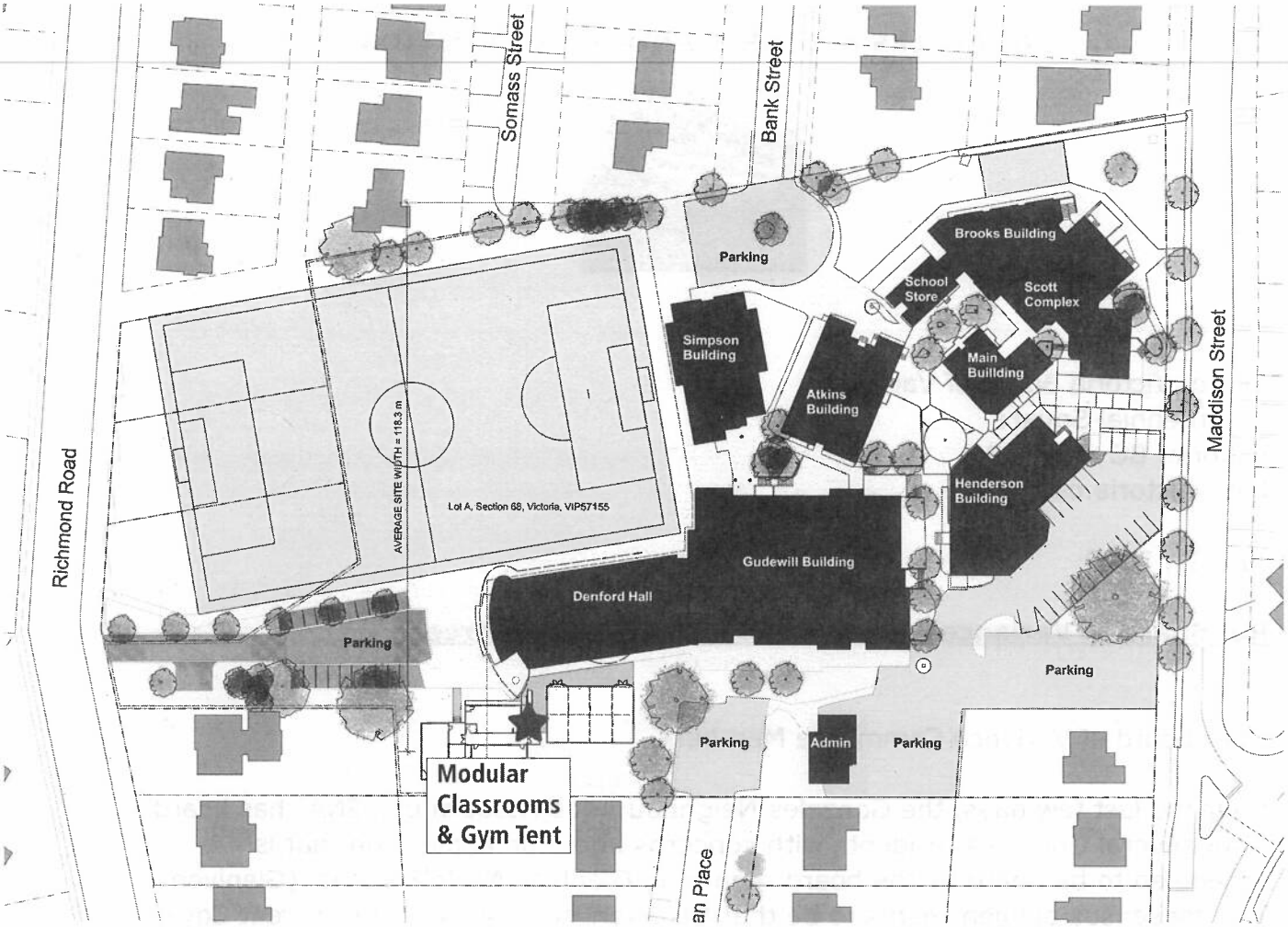
While our application does signify a change to the school, we want to assure the neighbourhood that Glenlyon Norfolk School remains committed to long-term engagement with the broader community with all future planning pertaining to the renewal components of our 100-year old school. While our priority has shifted with urgency to create a safe learning environment that is in compliance with the provincial government's guidelines, we intend to engage with the broader community next year (2021) on any renewal components to our school ensuring that our planning includes input from the neighbourhood and the community that have evolved around us over the past century. Any update to the school over the long-term must meet the needs of the school and fit into the context of the Gonzales neighbourhood.

t: 250.370.6800
www.mygns.ca

Junior School
1701 Beach Drive
Victoria, BC, Canada
V8R 6H9
f: 250.370.6853

Middle and Senior Schools
801 Bank Street
Victoria, BC, Canada
V8S 4A8
f: 250.370.6811

Below is a site map identifying the proposed placement of the modular structures.



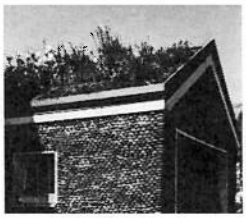
The health and safety of our students, teachers, staff and as well as our neighbourhood is our priority as we return to in-class instruction in September.

Should you have concerns or wish to visit the school to look at the location or discuss updates to parking and drop off please contact me directly (choltum@mygns.ca) or reach out to Cheryl Alexander (calexander@mygns.ca). We would be pleased to arrange for a physically-distant outdoor visit to the campus.

Sincerely,

Chad Holtum
Head of Glenlyon Norfolk School

GONZALES NEIGHBOURHOOD ASSOCIATION



City of Victoria Board of Variance
1 Centennial Square
Victoria, BC V8W 1P6
bov@victoria.ca

July 21, 2020

Re: Board of Variance Appeal #00846 – 801 Bank Street

Dear Board of Variance Committee Members,

Over the last few days, the Gonzales Neighbourhood Association (GNA) has heard from several Gonzales residents with concerns about an application that is scheduled to be heard by the board regarding Glenlyon Norfolk School (Glenlyon). The consensus opinion seems to be that Glenlyon may by using the current Covid 19 pandemic as an opportunity to push forward an agenda that was previously rejected by the community.

The main issue that we see with this application is that the relief being sought is not minor, nor is it temporary. It seems reasonable that variances of this degree should be heard by City Council.

Further, residents are concerned by the way this development has been pursued and the lack of details provided to neighbours. Glenlyon has corresponded with neighbouring residents over the last couple of months, but there has been no mention of an application for variances. There is a great deal of concern that the school's last minute "emergency" approach has been done deliberately so that it can push through its plans without community consultation and set a precedent that will be used to support future expansion.

We question whether there is a demonstrated need for these variances at all. Glenlyon's application states that the variance is necessary to meet the province's Covid 19 safety requirements, but, to date, the province has not provided that

guidance for schools and may not be expecting senior students to return on a full-time basis in the fall.

We believe that given the extent of the variances being requested, it would be appropriate for any approval to be delayed until;

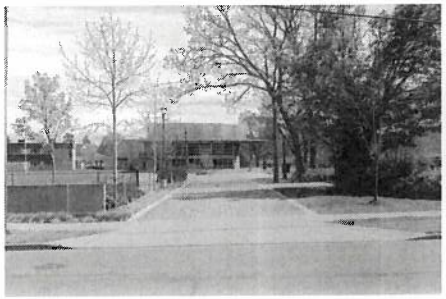
a) there has been specific guidance provided by the province (expected in early August),

b) Glenlyon has provided a case based on enrollment and attendance statistics, demonstrated need and hardship, and

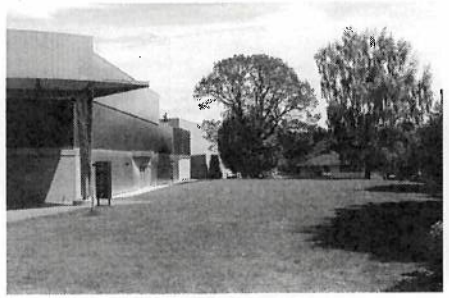
c) specific details are provided by Glenlyon as to what conditions must be met for the temporary variance to conclude.

Yours truly,

Susanne Rautio
President
Gonzales Neighbourhood Association
rautio359@gmail.com



Richmond Road entrance





Views of site looking southeast

Project Data

Legal Description	Lot A, Section 68, Victoria, VIP57155
Zoning	R1-B
Proposed Land Use	Accessory Buildings to Public Building (Middle and Senior School)

	Zoning Requirement	Application	
Site Area	460.0 m2	23,334.3 m2	
Lot Width	15.0 m	118.3 m	(average)
Floor Area (maximum)			
Proposed Gym Tent	37 m2	226.6 m2	**Variance Requested**
Proposed 2-Storey Classroom Module	37 m2	404.4 m2	**Variance Requested**
Proposed 1-storey Classroom Module	37 m2	75.8 m2	**Variance Requested**
Height above Average Grade (maximum)			
Proposed Gym Tent	3.5 m	6.38 m	**Variance Requested**
Proposed 2-Storey Classroom Module	3.5 m	7.15 m	**Variance Requested**
Proposed 1-storey Classroom Module	3.5 m	3.88 m	**Variance Requested**
Setbacks (minimum)			
Proposed Gym Tent			
Rear Yard	0.6 m	33.240 m	
Side Yard	0.6 m	11.545 m	
Separation Space	2.4 m	4.000 m	
Eave Projections	0.75 m	0.0 m	
Proposed 2-storey Classroom Modules			
Rear Yard	0.6 m	15.100 m	
Side Yard	0.6 m	4.980 m	
Separation Space	2.4 m	n/a	
Eave Projections	0.75 m	0.0 m	
Proposed 1-storey Classroom Modules			
Rear Yard	0.6 m	5.315 m	
Side Yard	0.6 m	3.455 m	
Separation Space	2.4 m	n/a	
Eave Projections	0.75 m	0.0 m	
Site Coverage (maximum)	40.0%	25.4%	
Existing Buildings		5,384.6 m2	
Proposed Gym Tent		226.6 m2	
Proposed 2-Storey Classroom Module		230.8 m2	
Proposed 1-storey Classroom Module		86.7 M2	
Total site coverage area		5928.7 m2	
Rear Lot Area		7,725 m2	
Rear Lot Coverage (maximum)	25.0%	7.1%	

Average Grade Calculation

	Ex grade	Fin grade	Grade used
A	20.50	20.20	20.20
B	20.50	20.20	20.20
C	20.45	20.20	20.20
D	20.30	20.20	20.20
E	20.20	20.20	20.20
F	20.20	20.20	20.20
G	20.30	20.20	20.20
H	20.10	20.10	20.10
I	20.35	20.20	20.20
J	20.40	20.20	20.20
K	20.20	20.20	20.20
L	20.43	20.20	20.20
M	20.50	20.20	20.20
N	20.50	20.20	20.20
O	20.45	20.20	20.20
P	20.50	20.20	20.20

	distance	average
AB	9.71	20.20
BC	4.73	20.20
CD	12.19	20.20
DE	3.52	20.20
EF	4.23	20.20
FG	18.42	20.20
GH	12.18	20.15
HI	18.42	20.15
IJ	4.26	20.20
JK	5.67	20.20
KL	13.53	20.20
LM	5.92	20.20
MN	3.64	20.20
NO	8.49	20.20
OP	6.11	20.20
PA	12.29	20.20
	143.17 m	
Average Grade =	20.19 m	

Parking	Existing area	rate	spaces	Proposed area	rate	spaces
Middle School Area	1,495	150	10	1,495	150	10
Senior School Area	2,651	75	35	2,651	75	35
Shared Area	3,627	75	48	4,334	75	58
	7,774 m2			8,481 m2		
Total Schedule C Parking Requirement			94			**103**
Existing campus parking total						**122**
"Oversupply"						19
Existing parking			122			
Existing Maddison lot			65			
Existing Maddison transient			6	(42.9m/7.6m)		
Existing Laurentian Lot			12			
Existing Richmond lot			25			
Existing Bank lot			14			

Bicycle Parking	area	rate	spaces	area	rate	spaces
Long-term Spaces	7,774	1600	5	8,481	1600	5
Short-term Spaces (Middle School)	1,495	160	9	1,495	160	9
Short-term Spaces (Senior School)	6,279	125	50	6,985	125	56
			60			65



View from Richmond Road entrance: Existing



View from Richmond Road entrance: Proposed

LOW HAMMOND ROWE ARCHITECTS

300-1590 CEDAR HILL CROSS
VICTORIA BC V8P 2P5
TEL 250 472 8013
LHRA CA

COPYRIGHT IN THIS DOCUMENT BELONGS TO LOW HAM ROWE ARCHITECTS INC. THIS DOCUMENT MAY NOT BE FORWARDED TO OTHERS, TRANSMITTED DOWNLOADE REPRODUCED IN ANY WAY WITHOUT THE EXPRESS WR PERMISSION OF THE COPYRIGHT OWNER

Rev	Date	Description
B	200709	AVERAGE GRADE CORRECTE
A	200620	SITE PLANNING REVISED
3	200709	REISSUED FOR BOARD OF VARIANCE

Rectangle indicates date: October 30, 2019

Glenlyon Norfolk School Modular Classrooms and Gymnasium Tent

Date 191030 Scale As Not
Project number 1425

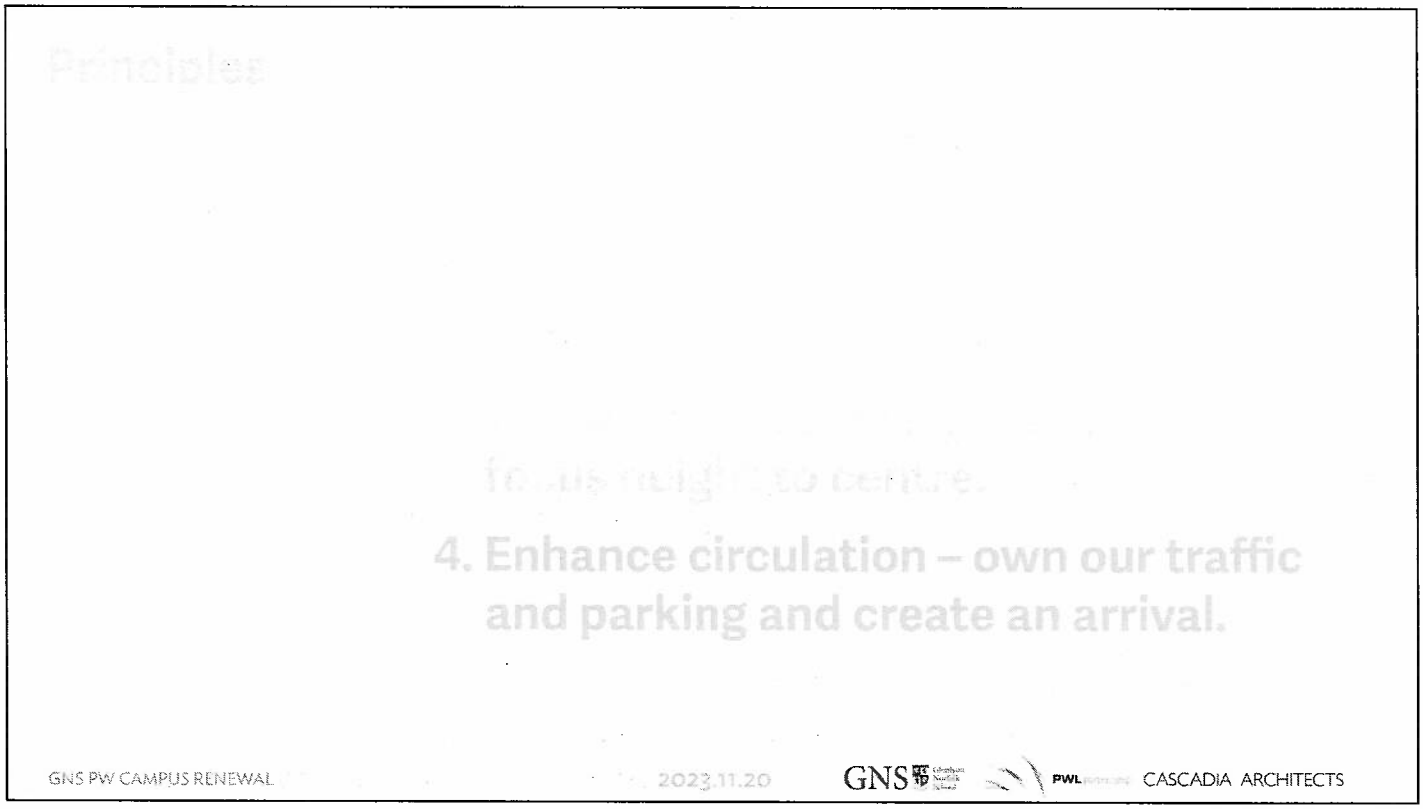
Context Photos and Renderings

Sheet number DP01

File name 1425_Gym Tent_A0.01 site plan_200616 vi
Plot date 20200709

Background Item 8: 2023

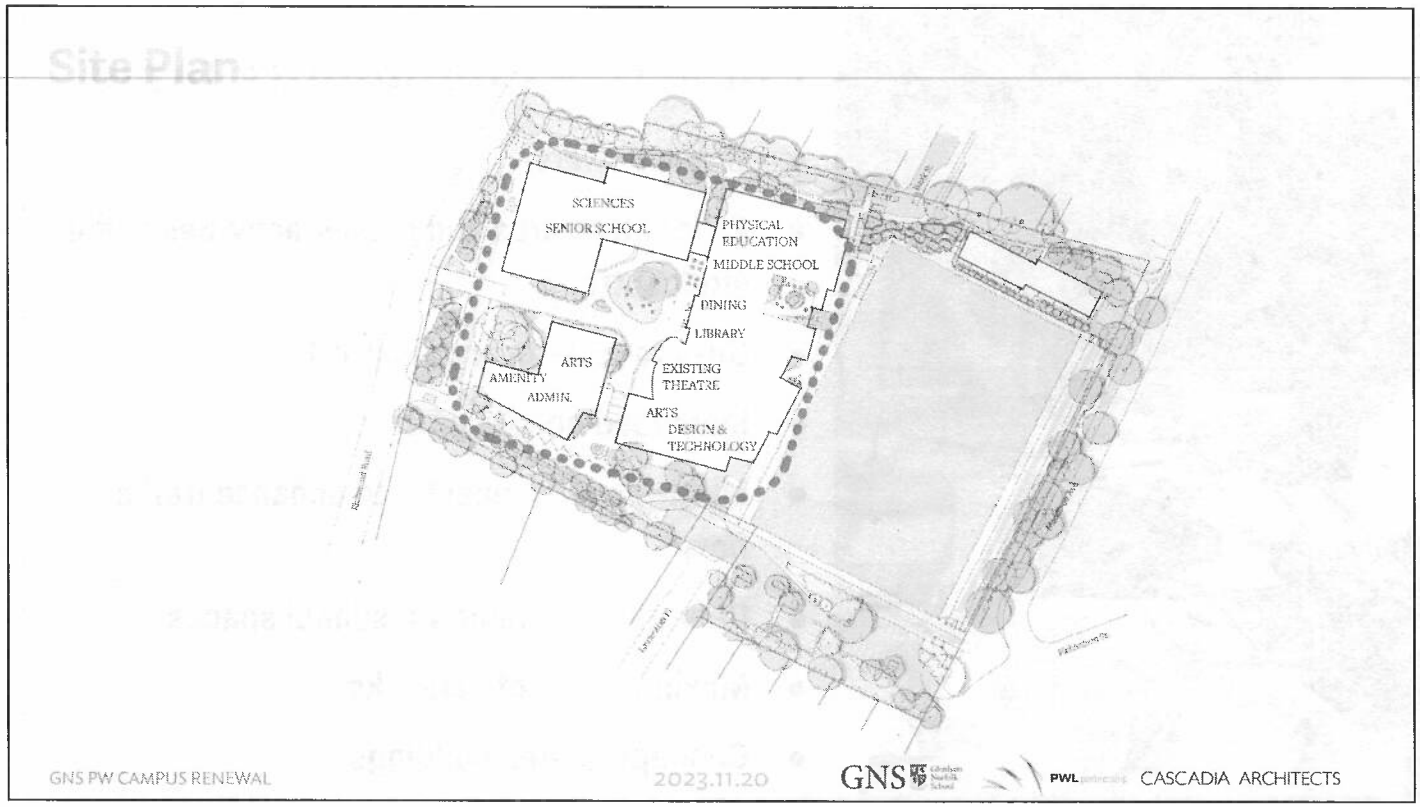
In **early 2023**, GNS reached out to the Gonzales Neighbourhood Association seeking to build trust with neighbours. However, neighbours were not informed of "renewal plans," which constitute major redevelopment, until **May 2023**. This was the same time GNS announced its plans publicly. Planning meetings were scheduled for 2 six-hour days over a July weekend, limiting attendance. Note that current plans differ significantly from those developed in summer 2023, and fail to reflect the breadth of input gathered during those meetings. Open houses scheduled less than two weeks in advance of formal CALUC meetings are another instance in which neighbor engagement is thwarted, giving little time to respond or organize.



(rewritten due to lack of legibility in reprint)

Principles
1. Be a good neighbour - contribute to the community
2. Focus the campus around a "heart" space
3. Ample setbacks and green buffers - focus height to the centre
4. Enhance circulation - own our traffic and parking and create an arrival.

Site Plan


SCIENCES
SENIOR SCHOOL
PHYSICAL
EDUCATION
MIDDLE SCHOOL
DINING
LIBRARY
ARTS
AMENITY
ADMIN.
EXISTING
THEATRE
ARTS
DESIGN &
TECHNOLOGY
GNS PW CAMPUS RENEWAL
2023.11.20
GNS
PWL
CASCADIA ARCHITECTS



Collective Community Input

- Green buffers
- Taller structures and noisier activities in the site centre
- On-site pick-up and drop-off
- Increased on-site parking
- Multi-modal connecter to enhance traffic flow
- Definition of public vs. school spaces
- Maximization of setbacks
- Concept of step buildings

CHRISSY

From the first meeting held in June, **Confirming Principles & Moving Ahead,** themes such as Green Spaces, Form & Character, Transportation, and Sustainability were all identified as priorities. In July's two day **Design Charrette Workshop** the focus was centred around six diverse topics - each representing a crucial aspect of the renewal design: Building Function and Configuration, Mobility and Access, Campus Design and Personality, Landscape Features and Characteristics, Landscape Use and Flow, and Housing. Consensus was achieved at the Design Charrette as 100% of participants felt as though their voices were represented… and 100% of participants felt confident with the design process.

At August's meeting, **Presenting the Emerging Ideas,** we shared two design concepts: *Move the Turf* and *Keep the Turf.* After the presentation, attendees

Consideration 1

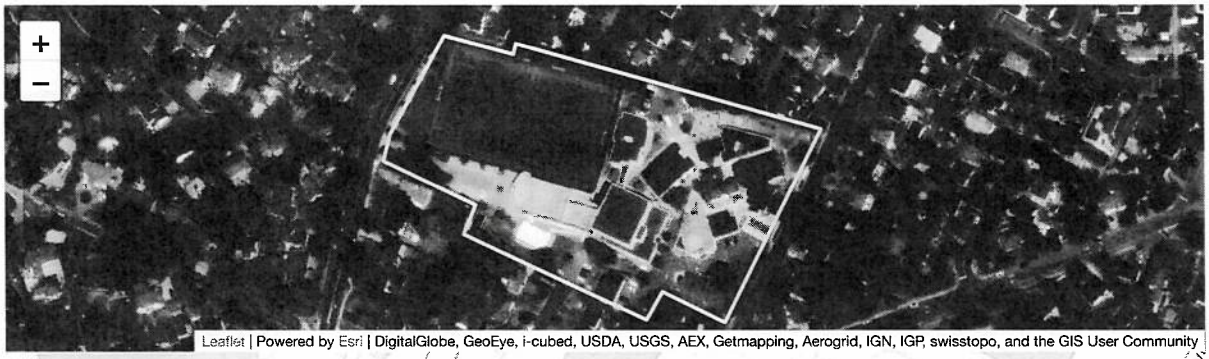
Glenlyon Norfolk School continues to acquire and redevelop residential housing. To date, 13 residential homes have been purchased by GNS, with several already having been demolished. These properties are then amalgamated as part of the school, which serves affluent families, from Canada and abroad. Given the current housing crisis, this runs counter to City Council's emphasis on affordable housing. As GNS acquires additional properties, housing options for residents of Victoria are removed, as is income generated for the City via property tax, given that this community school is exempt. To put in perspective, based on the average property tax garnered from neighbouring homes, the 13 homes GNS has acquired will represent the loss of $90,000 tax dollars in one year alone.

City of Victoria
City Hall: 1 Centennial Square
Victoria, BC V8W 1P6
www.Victoria.ca

Property Report
Produced by the City of Victoria
VicMap: Victoria.ca/map

781 RICHMOND AVE

4/17/2024





PROPERTY INFORMATION FOR 781 RICHMOND AVE

PID: 018-373-992
Folio: 06352070
Legal Type: LAND
Lot Number: A
Plan Number: VIP57155

Legal Description:LOT A, SECTION 68, VICTORIA, VIP57155 LOT A, SECTION 68, VICTORIA, VIP30098 LOT 2, SECTION 68, VICTORIA, VIP3841 LOT 3, SECTION 68, VICTORIA, VIP3841
BC Assessment Actual Use: 650 SCHOOLS UNIV COLLEGE TECHN.
Extra PIDs listed on this parcel: 001-289-781, 006-152-813, 006-152-864

ASSESSMENT AND TAX INFORMATION

Year	Assess Type	Land Value	Improvement Value	Total (Land + Improvement)	Exempt Amount
2024	SCHOOL	$12,580,000	$16,298,000	$28,878,000	$28,878,000
2023	SCHOOL	$11,740,000	$15,327,000	$27,067,000	$27,067,000
2022	SCHOOL	$11,455,000	$13,620,000	$25,075,000	$25,075,000

PLANNING INFORMATION

Neighbourhood: GONZALES
Area Planner: PATRICK CARROLL 250.361.0343
Councillor Liaison: MATT DELL 250.361.0219
Development Permit Area: DPA 16 - GENERAL FORM AND CHARACTER
Heritage Status: None
Land Use Contract: None
Special Restrictions: None
Zoning: R1-B: Single Family Dwelling District.pdf

SERVICES

Garbage Zone: 4 C
School District: GREATER VICTORIA SCHOOL DISTRICT #61

GNS Glenlyon Norfolk School

GNS Fees & Financial Policies 2023/2024

Fee Status	Grade Level	Tuition Amount	Payment Plan
BC Resident: Day Student	First Steps (half day)	$10,255	10 payments
	Junior Kindergarten	$22,870	10 payments
	Junior School	$25,075	10 payments
	Middle School	$26,650	10 payments
	Senior School	$27,975	10 payments
Canadian Out-of-province: Day Student	Junior School	$30,110	2 payments
	Middle School	$31,685	2 payments
	Senior School	$33,010	2 payments
International: Day Student	Junior School	$38,445	
	Middle School	$40,020	
	Senior School	$41,345	
BC Resident: Family Boarding	Grade 8 to 12	$45,515	10 payments
Canadian Out-of-province: Family Boarding	Grade 8 to 12	$50,550	2 payments
International: Family Boarding	Grade 8 to 12	$57,345	
BC Resident: Gryphon House	Senior School	$60,695	10 payments
Canadian Out-of-province: Gryphon House	Senior School	$63,695	2 payments
International: Gryphon House	Senior School	$77,535	

- Additional fees are charged on a grade by grade basis for items such as technology supplies, curriculum-based field trips, grade camps, etc.
- Invoices are sent to families by the end of April, or are sent as part of the Admissions offer letter.
- Payment plans will be subject to an additional financing charge, as outlined in the tuition invoices sent to families prior to the start of the school year.
- Tuition and other fees are approved by the Board of Governors on an annual basis. Updated fee information is published each February. Generally, families can expect an increase approximately equivalent to 4-8%.

Consideration 2

GNS **has proposed the inclusion of housing in their 2023 plan, but have not provided details**. While GNS most recently suggested this would serve faculty, this has not been finalized. We strongly suspect that this will serve (international) students (as in previous proposals for family-style boarding). Should it be made available to the public, affordability remains uncertain. The tenants who will be displaced by GNS' redevelopment, for example, would likely be unable to afford these newly constructed units.



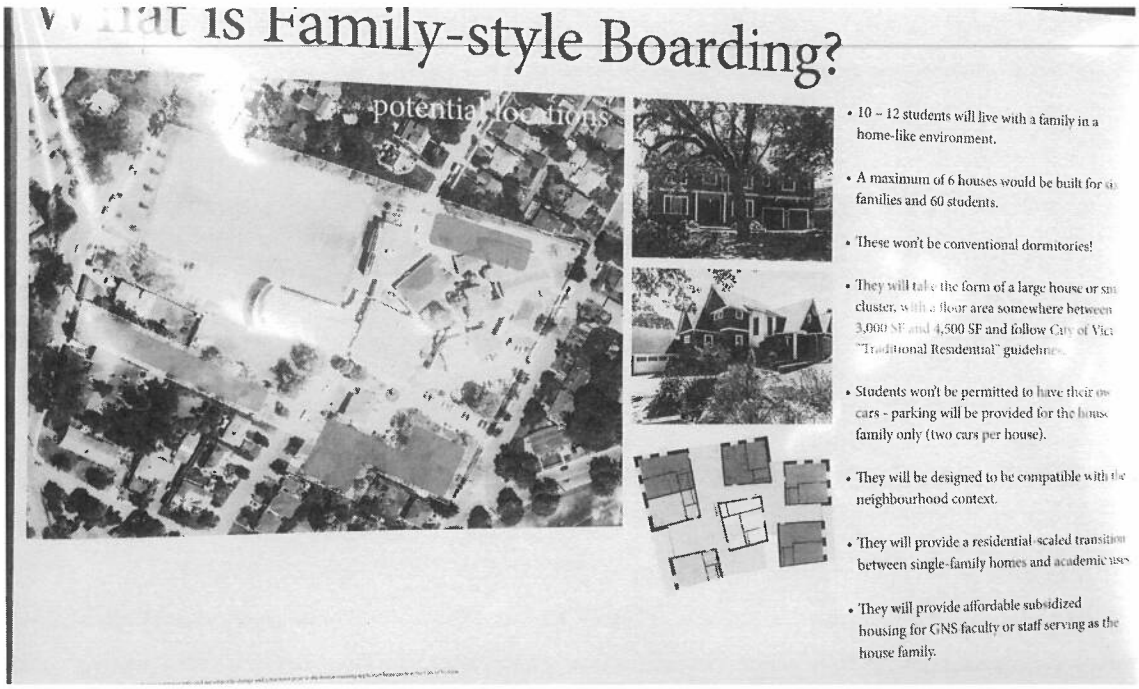
Housing

- **On-site housing**
- **Fits with neighbourhood character**
- **Improves local housing diversity**

Pemberton Woods
Campus Renewal Project.

CHRISSY

The PW Renewal presents an opportunity to address both the school and community needs through the inclusion of housing. GNS recognizes that the removal of eight single-family homes to accommodate the campus update necessitates a thoughtful response that takes both housing diversity and availability into consideration. To this end, we are exploring the inclusion of approximately 15,000 square feet of on-site housing in the north east portion of the site. While the housing type has not been finalized, the vision is currently for townhomes that fit well within and maintain the character of the neighbourhood. The inclusion of housing aims to foster community vibrancy while addressing community needs.



Taken from GNS presentation in 2019, putting forth options for housing and boarding facilities.

Consideration 3

Glenlyon Norfolk School has presented themselves as a historic institution, stating that: "**the community has evolved around the school over the past century.**" This claim has been further bolstered by emphasis on the heritage significance of one structure, Norfolk House, now slated for demolition. This statement also runs counter to the **ongoing land amalgamation and acquisition of residential properties** throughout the years. As noted in the Gonzales Neighbourhood Plan Draft dated 2001: "The Glenlyon Norfolk House School is another area of change in the neighborhood. The school has added a number of new buildings and acquired adjacent residential properties for future school use."

Glenlyon Norfolk School

City of Victoria
1 Centennial Square
Victoria, BC, V8W 1P6

Dear Mayor and Council,

RE: Development Variance Permit Application from Glenlyon Norfolk School

To support our ability to safely deliver classroom instruction during the COVID-19pandemic, Glenlyon Norfolk School is asking Council to support our application for a Development Variance Permit (DVP) to allow for the installation of five modular school classrooms and a prefabricated tent gym to expand the school's available teaching space. These would be placed on our Pemberton Woods middle and senior school campus at 801 Bank Street, on an undeveloped area currently occupied by a lawn and adjacent to school owned/controlled residential properties.

As Council is aware, the Ministry of Education has directed all British Columbia schools to prepare and submit a School Health and Safety Plan demonstrating compliance with a rigorous set of guidelines and protocols to support the safe operation of full-time in-class instruction in September.

In order to ensure that our students, staff and faculty have the best chances for a safe return to school during a regular school day, access to these modular structures is essential.

While our school is permitted, under the existing zoning, like many other schools within the City we do face the hardship of meeting zoning criteria designed for a residential accessory building versus a school accessory building. Given that context our application seeks a variance to the accessory building height, side yard and floor area to accommodate our proposed modular structures. We do wish to acknowledge that our request to Council is consistent with precedent where similar variances have been granted to other schools requiring modular classrooms to meet provincial government education obligations. We do not believe that the proposed structures will have any deleterious effect on the livability of the neighbouring properties and have received support from our adjacent neighbours. Further our application seeks no variances to parking, setbacks or any zoning changes to density or land use – thus maintaining the context of our school within the broader neighbourhood.

While our application does signify a change to the school, we want to assure Council that Glenlyon Norfolk School remains committed to long-term engagement with the broader community with all future planning pertaining to the renewal components of our 100-year old school. While our priority has shifted with urgency to create a safe learning environment that is in compliance with the provincial

Mr. Chad Holtum
Head of School

801 Bank Street
Victoria, BC, Canada
V8S 4A8
t. 250.370.6845

choltum@mygns.ca
www.mygns.ca

government's guidelines, we intend to engage with the broader Community next year (2021) on any renewal components to our school ensuring that our planning includes input from the neighbourhood and the community that have evolved around us over the past century. Any update to the school over the long-term must meet the needs of the school and fit into the context of the Gonzales neighbourhood.

The health and safety of our students, teachers, staff and as well as our neighbourhood is our priority as we return to in-class instruction in September.

We thank Council for your thoughtful consideration of our application.

Best Regards,

Chad Holtum
Head of School

11. Appendices

11. 1. Summary of Neighbourhood Characteristics

Gonzales covers approximately 142 hectares of land in the southeast corner of Victoria. The population level has been relatively stable and was approximately 3300 in 1996.

The neighbourhood covers approximately 7% of the City but has 4% of the City's population. This reflects the detached or single family dwelling character of the neighbourhood. Nearly ¾ of the housing is single family. The predominance of single family homes is the greatest of any of the City's neighbourhoods. Similarly, fully 71% of the housing is owned. This contrasts to the predominately rental nature of the City in which only 37% of the housing is owned. The housing is in good condition but most is old (3/4 was built before 1960).

The average home price and average income of Gonzales residents is also significantly higher than that for the City as a whole. The neighbourhood has a higher proportion of families and children than the City as whole as well as a growing middle-aged/pre-retired population.

11.2. Summary of Neighbourhood Change

In the past ¼ century a significant amount of change has occurred along Oak Bay Avenue. New development has included a couple of commercial/residential buildings on the south side as well as an office only building on the north side. Within the last decade, 3 of the 4 service stations on the Avenue have closed. Only one of these service stations is proposed to reopen as a gas bar. There remains significant development potential yet to be realized along Oak Bay Avenue.

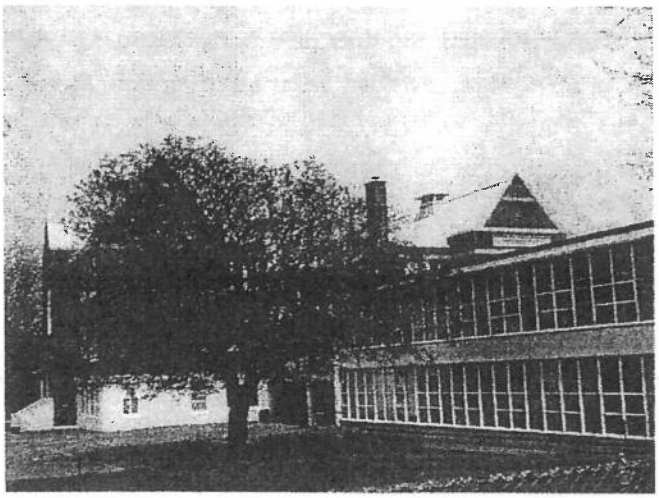
Change elsewhere in the neighbourhood has largely been through the construction of new houses (approximately 30 infill and 14 replacing existing houses) as well as the renovation and conversion of existing houses. A significant concentration of new houses has been built around and on the slopes of Gonzales Hill.

The Glenlyon-Norfolk House school is another area of change in the neighbourhood. The school has added a number of new buildings and acquired adjacent residential properties for possible future school use.

Another major change in the neighbourhood is the creation of Gonzales Hill Regional Park surrounding the Gonzales Observatory.

4.0. Institutions and Community Facilities Summary

Better Integration with their residential neighbours;
Reduced parking, traffic and other impacts;
Improved consultation processes



4.1. Issues and Opportunities

4.1.1. Concerns regarding traffic and parking demands generated by institutional uses and their negative impacts, including lost green space, on nearby residential properties.

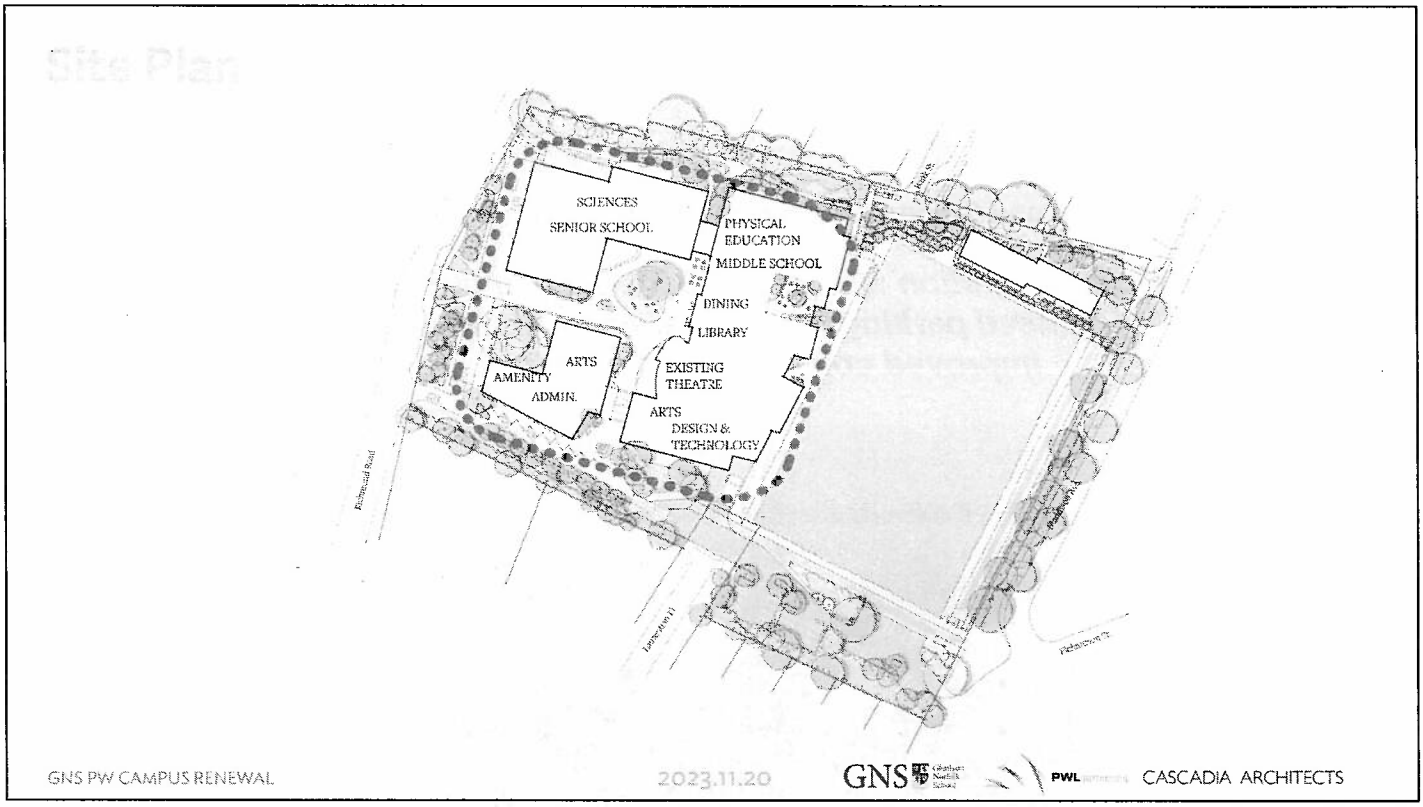
4.1.2. Uncertainly regarding future changes and additions to Glenlyon-Norfolk School.

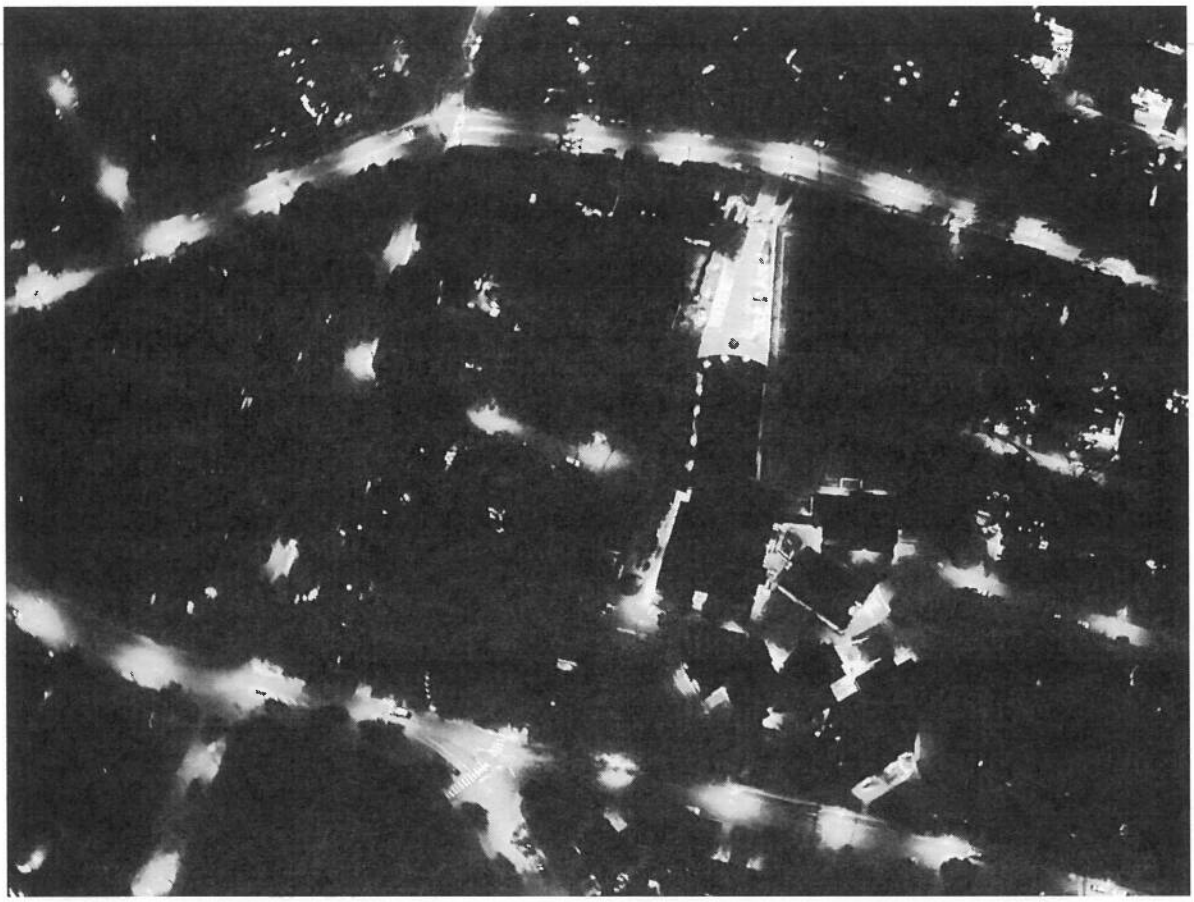
4.1.3. There is no requirement for public and neighbourhood input in the City's building permit approval process for schools and other institutions in the neighbourhood.

4.1.4. Possible demolition of single family houses for school or other institutional purposes. Such demolitions may result in the loss of gardens, social continuity and city tax revenue.

4.1.5. Greater year round use of Margaret Jenkins School by residents. E.g. community school, neighbourhood centre/meeting place, youth centre

Current plan presented 2023-11-29 with no inclusion of "historic" Norfolk Building





Aerial photographs showcase significant light emanating from GNS' parking lot, juxtaposed by dark spaces indicative of mature trees.

While we acknowledge the need for lighting as an element of safety and atmosphere, there is a visible discrepancy between GNS and its surroundings. Fencing, limitations on lighting, and sufficient green buffers are necessary to retain the residential feel of the neighbourhood.

Alicia Ferguson

From: Development Services email inquiries
To: Victoria Mayor and Council
Subject: RE: GNS application for zoning

Dear Mayor and Council,
We own a property at 827 Maddison Street - directly across the street from the proposed changes at GNS.

We heartily accept the changes coming forward as we feel it will enhance the beauty of the neighbourhood but also will control traffic issues. We recognize that a school (public or private) have 2 busy times during the day and it has never posed any problems for us. With the changes proposed, it should get even better.

We recognized that a school was in this location before purchasing the property and assumed it would not always stay the same. We accept the proposed changes as seen on the latest update from GNS. We recommend that Council accept and adopt the changes to the land use.

Karen Brown

Karen Brown
876 Somenos Street
Victoria, BC. V8S 4A6

Alicia Ferguson

From: Development Services email inquiries
Subject: RE: GNS Development

Good morning,

One of the neighbors is encouraging the rest of us to email the three of you directly and identify our key concerns with the GNS development. GNS did a great job of the Beach Drive campus and for this reason I am hopeful that they will do the same for the Richmond campus. My key concerns relate to privacy, noise, and safety.

With the new plan, I will be immediate neighbors to the school. I would like an ~ 8 foot fence between them and us. GNS seems to be on-board with this concept and I'm hoping that the city wouldn't have any objections to this.

The school is planning for additional parking spots. I'm hopeful that they have conducted a thorough needs assessment prior to moving forward with building. In the current state, we have student cars parked on our street and because of this, backing out of our driveway can be very challenging. Parking is a major issue for this part of Fairfield and my family would appreciate it if the parking on Richmond by our house (723 Richmond) could be converted to residential only parking.

My biggest concern right now is the time it will take to do the required blasting / excavating the property. This will be a noise polluting activity that will take a significant amount of time to complete.

Thank you for your support,

Stephan Tuomi

[redacted]

CAMOSUN COLLEGE l Victoria, BC l camosun.ca

Privacy and Peace & Quiet Through Design

As an immediate neighbour to GNS, privacy and peaceful enjoyment of my home are my paramount concerns. My neighbours share these same concerns and more. In the myriad of past "community engagement sessions", architects have pooh-poohed the idea that noise abetment is a design consideration, rather insisting it is a management problem. Past promises of "good neighborly behavior" have quickly fallen by the wayside with revolving directors and administrators callous about neighbour relations. GNS has been a ***noisy neighbour*** for decades.

Now, with yet another development proposal on the table, we are equally, if not more so concerned with GNS becoming a ***nosey nieghbour***, invading our privacy. Zoning that would allow tall buildings looking into our backyards will not be received well. Despite all the promises and great ideas that may come out of this "renewal process", it is the limit of the zoning *alone* that will be considered by future GNS leaders and decision makers unless there is a binding requirement to follow this plan and nothing more.

Perhaps it is possible that a palatable plan could be created to address the concerns of those most affected by GNS's activities, if indeed GNS is sincere about ***becoming a good neighbour***.

The gymnasium and basketball court are excellent examples of how to do it ***wrong***!

The gym is a major source of noise and disturbance, with loud and late night activities, live bands, amplified speeches, etc. occurring regularly. The outside doors open directly onto the surrounding neighbourhood and are often left open for ventilation, unleashing, unabated, the mayhem from within.

Similarly, the basketball court is positioned right on the edge of a neighbouring home. To exacerbate the situation, the walls of the buildings behind it act as a sounding board to intensify and focus the never ending percussion outward.

Imagine instead, a campus designed to contain it's noisy activities and present an outward air of ***peace and tranquility*** to it's neighbours.

Noisy activities including the playing field located in the center of the campus, surrounded by a combination of the tallest buildings and sound barriers. Surrounding that, lower profile buildings, the outermost no taller than the nearby residential homes. Then, a generous green space setback, hedging and where appropriate a solid fence.

St Michael's incorporated a decorative brick wall on it's outer perimeter. It is not only visually pleasing, it also makes an effective sound barrier. 30+ years ago I installed a solid cedar fence and planted hedging along my Northern fence line specifically because of GNS.

Not all of these ideas are practical in entirety. For example, the playing field is already located on the perimeter. However, as most of the new development will be progressing toward Gonzales Ave, this will be a golden opportunity to ***showcase*** Privacy and Peace & Quiet Through Design while mitigating some of the worst noise & disturbance issues.

In conclusion, I would ***gladly support*** a development plan that guarantees less noise and disturbance without invading our privacy. GNS has plenty of land to work with after it's aggressive consumption of homes over the years. Not all of these homes need be turned into tall buildings, noisy courts nor sound stages.

Sincerely,
Caleb Small
1832 Gonzales Ave. & 722 Laurentian Pl.

June 9th, 2024

Dear City of Victoria Planning Department,

I am writing to bring to your attention recent experiences regarding Glenlyon-Norfolk School (GNS) Pemberton Woods campus and to provide some context regarding the significant traffic the school generates, especially as it pertains to its **rental** enterprises.

First, I should mention that the traffic and parking issues relating to GNS have persisted for decades. In 2002, GNS's Master Plan incorporated added parking and on-site traffic management to gain support from neighbours; however, the plan was **amended after its approval** to accommodate additional buildings rather than integrate badly needed pick-up and drop-off areas. This has resulted in adjacent streets, including those deemed people's priority greenways by the City of Victoria, being heavily utilized by GNS car traffic. Of note, the 2002 Gonzales Neighbourhood Community Plan recommended addressing GNS's parking needs and stated: ***"Both the City and Glenlyon-Norfolk School should evaluate and consider parking around the school to reduce friction with neighbours."***

Over 20 years later, long-standing parking/traffic issues are now compounded by the expansion of GNS' **rental** facilities (see attached for details), which include:

- Dining hall
- Henderson Music Centre
- Turf field
- Classrooms
- Denford Hall theatre

All of the above may be rented concurrently on evenings and weekends for **non-educational** use.

As well as many students being picked up and dropped off daily, quite a few students drive and park in the area – these traffic issues have compounded each year. When GNS's facilities are being rented, the traffic and parking that these activities generate significantly exceeds that of a school day. Given that GNS's "renewal" plan constitutes an expansion, it is expected that rental amenities will expand as well.

The current footprint, and the proposed "renewal plan," do not incorporate sufficient parking/traffic management to meet the needs of sequential and overlapping private bookings, leaving neighbours to bear the brunt of increased vehicle volume.

The past two weekends, those of us adjacent to the school saw a flood of non-residential parking overtake our streets (see photographs attached). In speaking with GNS staff, I was informed that on June 2nd this was due to **three overlapping** rental bookings. Many vehicles

ignored clear signage denoting areas as residential parking. I spoke with several such drivers directly on both weekends, and even upon my engagement, they did not consider signage sufficient to deter them.

I appreciate that GNS' rental policies and communication continue to emphasize the importance of abiding by parking regulations. However, **it is up to GNS to provide sufficient infrastructure to support their rental enterprises**, which offer this **property tax-exempt** "community school" opportunity for economic gains. We, the neighbours, continue to bear the impact of its ongoing negligence in providing sufficient parking and on-site traffic management for their patrons.

It would seem GNS' ambitions have outgrown what the neighbourhood can accommodate. Further campus expansion (as the renewal plan does constitute a substantial expansion) will only serve to exacerbate long-standing problems rather than ameliorate or resolve preexisting issues, including school-specific traffic, growing parking needs, and a dynamic between the school and neighbours characterized by divisiveness and distrust.

These previously listed issues must be resolved before the added impact of construction and an expanded school greatly exacerbate an already tenuous situation.

Lynn Phillips



Facility Rentals

Located on two campuses, GNS offers competitively priced indoor and outdoor venues.



Outdoor Wedding Venue

Host your wedding in our spectacular oceanfront amphitheatre at our Junior School Campus. The rental cost is $1,000 for 2.5 hours. This includes:

- 85 linen seat cushions
- Two blackboard signs
- A private waterfront room for the couple to prepare prior to the ceremony
- A PA system with microphone and adaptor cords for iPhone, Android and laptop
- Access to power outlets
- A signing table with one chair
- Designated parking for the wedding couple
- A small finishing touches gift box

A walkthrough or rehearsal before your ceremony can be arranged. Please contact us for further details.

LEARN MORE

Pemberton Woods Campus Facilities

Dining Hall

Our recently remodelled main Dining Hall measures 53' x 50' and includes a 14' x 27' kitchen.

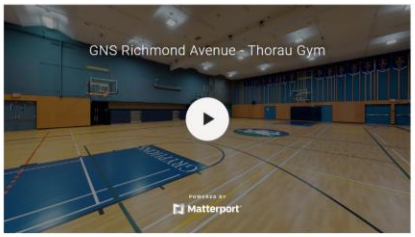
Rental Rate		
Hourly	Half Day	Full Day
$100	$350	$500



Thorau Gym

Our recently remodelled Gudewill Gym measures 75' x 97'. There are two 14.5' x 24' changerooms and a separate washroom and shower area.

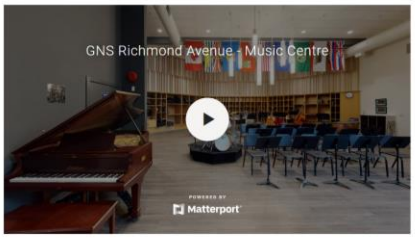
Rental Rate		
Hourly	Half Day	Full Day
$65	$225	$350



Henderson Music Centre

Our recently remodelled Henderson Music Centre is made up of a large band room on the main floor that measures 30' x 40' and a second 21'x17' band room on the upper floor.

Rental Rate			
	Hourly	Half Day	Full Day
Band room	$60	$200	$250
Upper band room	$60	$200	$250
Whole music centre	$85	$300	$425



Turf Field

Our Pemberton Woods Campus turf field measures 100m x 60m.

Rental Rate		
Hourly	Half Day	Full Day
$55	n/a	n/a



Pemberton Woods Classrooms

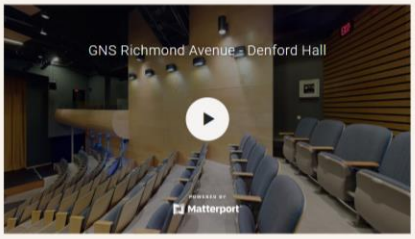
The classrooms on our Pemberton Woods Campus average between 480 and 700 sq ft.

Rental Rate		
Hourly	Half Day	Full Day
$50	$160	$250



Denford Hall

Our Denford Hall can seat 386 people and has a full sprung-wood Combined Proscenium/Thrust stage at floor level. It measures 42' wide upstage of the proscenium arch, 20' deep from the back wall to the proscenium opening, 27' from proscenium opening to the tip of the thrust and 10' from proscenium opening to the start of the thrust. Full technical specs for lighting, sound, etc., are available upon request. There is access to a 22' x 45' green room directly behind the stage with a washroom across the hall.



	5 hrs w/performance	5 hrs no performance	Each additional hour	Tech Director (required)	Each additional hour	Janitorial (non school days)
Local/Non-profit	$550	$450	$50	$200	$40	$200
Commercial Organizations	$750	$650	$50	$200	$40	$200

Technical Specifications +

Facility Rentals Form

Youth and non-profit pricing options are available for each of our facilities.

We require a copy of your insurance document (Certificate of Insurance), naming Glenlyon Norfolk School Society and Glenlyon Norfolk School Foundation as additional insured for a minimum liability coverage of $5,000,000 (for sports related rentals) and $2,000,000 (for non-sports related rentals) for the length of the rental. This must be submitted prior to commencement of rental. Please note that a cleaning charge of $150 will be charged for rentals booked during statuatory holidays or on weekends.

If you need additional information, please contact our Facilities Booking Manager at facility-bookings@mygns.ca.

Contact Name*
Contact Name

Company, School, or Group Name*
Company, School, or Group Name

Email*
Email

School/Group URL (website)
School/Group URL (website)

Type of Organization*
—Please choose an option—

Mailing Address*
Mailing Address

Phone Number*
Phone Number

Emergency Contact Phone Number*
Emergency Contact

Emergency Contact Email*
Emergency Contact Email

Please provide a description of the activities that will take place during your event.
Description of the activities

Rental Space You Wish to Book*
—Please choose an option—

Room Name (if known)
Room Name (if known)

Preferred Start Date
yyyy-mm-dd

Preferred End Date
yyyy-mm-dd

Preferred Start Time
10am

Preferred End Time
5pm

Frequency (if applicable)
—Please choose an option—

Required Set-Up/ Take-Down Time
—Please choose an option—

Expected Attendance (approximate number)

Will alcohol be served?
—Please choose an option—

Age Range of Attendees
—Please choose an option—

Please provide any special requirements or additional comments:
Special requirements or comments

How did you hear about our facilities?

SUBMIT

©2024 Glenlyon Norfolk School. All Rights Reserved. | Privacy Policy | Accessibility | Sitemap

CAIS

Driving north on Richmond from Gonzales (All school traffic)

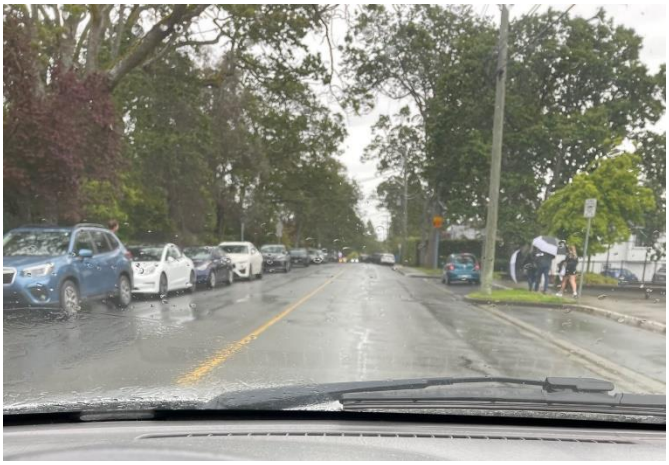
Jun 2, 2024 - #1



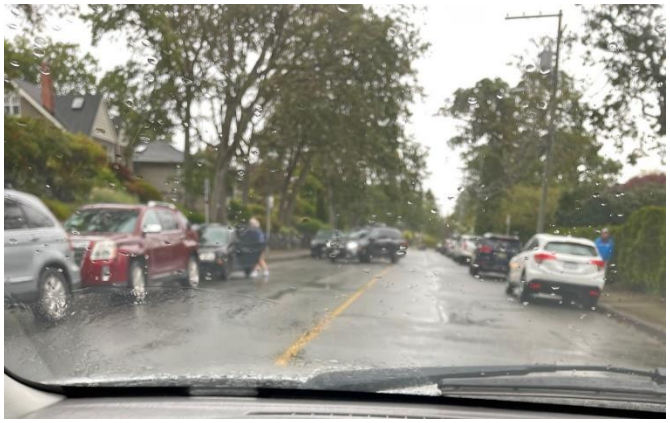
Jun 2, 2024 - #2



Jun 2, 2024 - #3



Jun 2, 2024 - #4



Jun 2, 2024 - #5



Jun 8, 2024 - #1



Jun 8, 2024 - #2



Jun 8, 2024 - #3



Jun 8, 2024 - #4



Jun 8, 2024 - #5



Alicia Ferguson

Subject: RE: Support for rezoning application #REZ00876 - GNS Pemberton Woods Campus

876 Somenos Street,
Victoria BC V8S 4A6

Mayor and Council
Victoria BC

RE: Support for rezoning application #REZ00876 - GNS Pemberton Woods Campus

Date: October 8th, 2025

Dear Mayor Alto and Victoria City Council Members,

We live at 876 Somenos St. in Victoria, half a block from Glenlyon Norfolk School's Pemberton Woods Campus. We have lived in the neighbourhood for five years.
Coincidentally, our son owns the home at 827 Maddison directly across from GNS Pemberton Woods Campus and we have managed it as a rental on his behalf for the last 5 years.

Having experienced the goings on at the school from two different locations, we feel we are in a unique position to express our opinion on the upcoming rezoning applications and can definitely say that we support the school's rezoning application #REZ00876.

We attended the first in-person engagement session and were suitably impressed with the inclusive, transparent and respectful nature of their process. The school is clearly committed to being a good neighbour. We have received multiple updates regarding the progress of these sessions and have appreciated the school's outreach.

We believe the renewal of the campus will help improve local issues including traffic flow and parking. These concerns have been raised in the past. It's clear that the school has listened and is working to address them through its planning. From our perspective, the traffic is only a concern for a brief period at school opening and closing and has never impacted us. However, the new plan fully improves this issue.

There is one concern we had which has been alleviated. The school has assured us that the City will not be opening up Somenos Street to the GNS grounds, for which we are grateful. That treed buffer area between our small street (Somenos) and the school is important for the enjoyment of our neighbourhood.

It's refreshing to see an institution lead with such integrity and care. GNS is not only educating students but also investing in the well-being of the broader community. We hope to see the City support this vision through the approval of this application.

Sincerely,

Karen Brown and Dick Brown

Karen Brown
876 Somenos Street
Victoria, BC. V8S 4A6

Subject: Support for Rezoning Application #REZ00876 - GNS Pemberton Woods Campus

City of Victoria
1 Centennial Square
Victoria, BC
V8W 1P6

DATE: October 9, 2025

Re: Pemberton Woods Campus Renewal - 781 Richmond Avenue #REZ00876

Dear Mayor Alto and Victoria City Council members,

As residents living just one block from Glenlyon Norfolk School at 1002 Richmond Avenue, and our relationship to the school as former GNS parents, we are pleased to offer our support for the Pemberton Woods Campus Renewal and Rezoning Application #REZ00876.

As neighbours, we have appreciated the collaborative and respectful way GNS has approached its long-term planning. We have stayed on top of the developments and community engagement opportunities offered to all neighbours along the way. We are very satisfied that the school has been open, candid and transparent during this process, involving and listening to those who live nearby.

We believe this application reflects this commitment, ensuring GNS can continue to deliver leading edge education while also addressing the practical realities of being part of a residential neighbourhood.

We recognize that different neighbourhoods have unique traffic and parking issues, and our neighbourhood is no exception. We are confident this plan takes these concerns seriously and offers well-considered solutions to manage both traffic and parking effectively.

We fully support this application. It reflects both the school’s vision and its deep respect for the community it’s part of.

Sincerely,

Diane Lloyd & Darren Stanger

1002 Richmond Ave

Subject: Support for Rezoning Application #REZ00876 - GNS Pemberton Woods Campus

City of Victoria
1 Centennial Square
Victoria, BC
V8W 1P6

October 15, 2025

Re: Pemberton Woods Campus Renewal - 781 Richmond Avenue #REZ00876

Dear Mayor Alto and Victoria City Council members,

On behalf of Flamenco Victoria, I am writing in full support of Glenlyon Norfolk School's Pemberton Woods Campus rezoning application #REZ00876. We see this as a key step in advancing Victoria's vibrant arts and culture scene.

At Flamenco Victoria, we teach the art of traditional Spanish dance, music, and singing, offering classes and workshops for both adults and children, as well as performances and events throughout the year. We also partner with other organizations, such as Dance Victoria and the Flamenco de la Isla Society, to bring the passion and energy of flamenco to our community. For the past three years, we have proudly held our annual student showcase in Denford Hall at the Pemberton Woods Campus.

Creating opportunities to present our work to the community can be a hurdle due to limited studio and performance spaces in Victoria. This campus renewal will create more dedicated space for the arts and it means organizations like ours can look at expanding programming in the city. It means we can grow alongside the community and ensure everyone has access to arts and culture.

Your approval of this application means groups like ours will be assured we have the place and the space to keep enriching the community with cultural programming, and sharing the arts with a wider audience.

Sincerely,

[redacted]

Amity Skala
Flamenco Victoria
[redacted]
www.flamencovictoria.ca

HARVEST & SHARE
Food Relief Society

Date: October 18, 2025

RE: GNS Rezoning Application #REZ00876 – Pemberton Woods Campus

Dear Mayor Alto and Victoria City Council Members,

My name is Allan Murr, and I am the founder of Harvest & Share Food Relief Society, a local non-profit dedicated to ensuring everyone has access to fresh, nutritious food. We work with food banks, community kitchens, and schools to deliver thousands of servings of live, leafy greens to individuals and families in need across Greater Victoria.

What inspires us most in this work is when young people take part. That is why our collaboration with Glenlyon Norfolk School has been so powerful. At the Junior School, Grade 5 students have learned to grow and harvest produce in a hydroponics lab and donate it to groups such as Backpack Buddies and Flourish Food Society. This year, those harvests will help feed more than 1,100 local students at 27 schools.

The real impact is not just the food—it's seeing young people develop a sense of responsibility and empathy, understanding that their efforts directly support their peers in the community.

The planned renewal of the Pemberton Woods campus is exciting because it will give students the space and resources to expand this type of meaningful, values-driven learning. Modernized facilities will not only enhance their education, but also strengthen the kind of community partnerships that allow initiatives like ours to thrive.

Importantly, the benefits of this work extend far beyond the school itself. By fostering a generation of young people who are engaged, empathetic, and committed to service, GNS is helping to build a stronger, healthier, and more connected city. Investments in education and community capacity today will pay dividends for Victoria as a whole for years to come.

For these reasons, I offer my full support for GNS's rezoning application. The vision for the renewed campus represents a clear benefit for both students and the wider Victoria community.

Sincerely,
Allan Murr
Founder, Harvest & Share Food Relief Society

City of Victoria
1 Centennial Square
Victoria, BC
V8W 1P6

October 24, 2025

Re: Pemberton Woods Campus Renewal - 781 Richmond Avenue #REZ00876

Dear Mayor Alto and Victoria City Council members,

I have been a student at GNS since Grade One. Over my 11 years here, I've grown alongside the school, learning not just from my classes, but from the incredible community and culture of GNS.

One of the things I truly value about GNS is how service isn't treated as a one-time event; it's a part of our daily lives. Helping others feels like a natural rhythm in the community, not just something we do, but something we live by. Service is built into our weekly schedules through clubs like Climate Action and Round Square. These groups give us regular opportunities to engage with environmental and global issues in meaningful ways. GNS has taught me that even one person's efforts can have an impact, and that mindset has inspired me to incorporate service into my own life, both inside and outside of school.

The PW Renewal will create exciting new opportunities for students and the wider community to connect and collaborate. With improved and expanded facilities, students will be able to take part in more meaningful projects and initiatives. New flexible learning areas and updated environments will make it easier to host events, plan group work, and involve community partners directly in our school activities.

I'm especially excited about the possibility of more green spaces around campus, places where students can hang out, share ideas, and feel inspired. I believe these open areas will encourage creativity, strengthen friendships, and support the kind of informal collaboration that fuels many of our service initiatives.

The PW Renewal is not just about new buildings, it's about building new opportunities for connection, creativity, and impact.

Thank you for taking the time to read this.

Sincerely,
Shreesha Ramandev, Grade 12, Glenlyon Norfolk School

City of Victoria
1 Centennial Square
Victoria, BC
V8W 1P6

October 26, 2025

Re: Pemberton Woods Campus Renewal - 781 Richmond Avenue #REZ00876

Dear Mayor Alto and Victoria City Council members,

My name is Ming Kai Lu and I am a Grade 12 student at Glenlyon Norfolk School. I am in my third year at the school. In the short time I have been here, community has become really important to me. It's taught me the value of working with others, being empathetic, and giving back. At GNS, these aren't just things we talk about, they're part of everyday life. Being of service, bringing students together and connecting them with the wider Victoria community, has become a big part of my final year of high school.

To ensure students can really learn, connect, and support the community in the future, they will need new facilities.

That's why I'm writing to support the rezoning application of the Pemberton Woods Campus. This project will make a big difference for students in the future, improving classrooms, facilities, making the campus more accessible, and creating better spaces for both students and community groups who use the school for different events and programs.

Updating our campus means we can keep providing great learning experiences while also offering space for important things the neighbourhood needs.

I hope you'll support this rezoning application. It's a step forward for both the school and the community.

Thank you for reading.

Sincerely,

Ming Kai Lu, Grade 12 Student, Glenlyon Norfolk School

City of Victoria
1 Centennial Square
Victoria, BC
V8W 1P6

October 27, 2025

Re: Pemberton Woods Campus Renewal - 781 Richmond Avenue #REZ00876

Dear Mayor Alto and Victoria City Council members,

For 15 years, the Gonzales neighbourhood has been our home. We are deeply aware that our community and city are grappling with modern-day challenges, which demand both visionary and long-term planning from our leadership.

We are writing in support of the rezoning application proposed by Glenlyon Norfolk School (GNS) for its Pemberton Woods Campus. We view this plan as a necessary and proactive step that anticipates the future needs of the school while carefully integrating with its established residential surroundings.

We also believe, however, that this important planning effort must be balanced with a **clear vision for how all modes of transportation**—cars, bikes, and pedestrians—must seamlessly co-exist.

To that end, we must voice our firm opposition to the continued closure of Richardson Street to traffic.

This policy has profoundly disrupted our immediate neighbourhood. Since the closure, Quamichan Street has become the main option for vehicle traffic, dramatically altering the safety and residential feel of our street. Having lived at 1804 Quamichan since 2010, just one block from GNS, we have experience living alongside the school, including our son's easy walk to school before his graduation in 2021.

We believe GNS has made a substantial and good-faith effort through its community consultation process, demonstrating a sincere commitment to improving the neighbourhood—especially in the critical areas of traffic flow and parking.

We respectfully urge the City of Victoria to revisit the outdated community plan (now over 20 years old) to allow GNS to responsibly evolve, and, simultaneously, to reopen Richardson Street to alleviate the significant burden currently placed on Quamichan Street.

This letter represents the committed support for the rezoning from a neighbour and a former GNS family.

Thank you for your time and consideration.

Sincerely,

Cameron Dix & Morrie Baillie
1804 Quamichan St.
Victoria, BC V8S2B3

Alicia Ferguson

Subject: RE: Support for Rezoning Application #REZ00876 - GNS Pemberton Woods Campus

Dear Mayor Alto and Victoria City Council members,

I am writing from Theatre al Dente to express our clear support for the rezoning application of Glenlyon Norfolk School's Pemberton Woods Campus. We believe this application is a vital step in ensuring that community arts and culture continue to thrive in Victoria.

At Theatre al Dente, we are dedicated to nurturing young talent through a variety of programs, including classes, performances and camps. We've seen firsthand how passionate the youth of Victoria are about the arts. Our programs, which we run on evenings, weekends, and during school holidays, focus on building confidence, fostering teamwork, and developing skills in acting, singing, and dancing.

Finding space for our work can be a challenge in Victoria. The approval of this rezoning plan takes a vital step toward ensuring the long-term availability and future of performing arts spaces for the entire community. The campus renewal will provide Theatre al Dente with an expanded number of venues and classrooms, allowing for additional classes, workshops, and camps to be offered within the city. This is key to helping our organization grow and meet the increasing demand for high-quality youth arts programming. We have utilized this beautiful theatre for several years now to showcase our young talent, mainly through the performance of our camp musicals. It is one of the only spaces in the city that is large enough, open during school holidays, and offers an affordable option for our students.

By approving this application, you are supporting not just our organization but also the continued vibrancy of the Victoria arts community, providing essential resources and opportunities for young talent for years to come.

Thank you for your consideration.

Sincerely,
Sasha Moriarty-Schieven
Artistic Director, Theatre al Dente

Alicia Ferguson

Subject: RE: Support for GNS Rezoning Application #REZ00876

To Whom It May Concern,

I am writing on behalf of the Don Leppard Jazz Orchestra in support of the rezoning application and the Pemberton Woods Campus Renewal at Glenlyon Norfolk School (#REZ00876) in Victoria B.C.

The Don Leppard Jazz Orchestra is a community jazz band that rehearses on Monday nights and plays regularly throughout the year at venues across Victoria. We have been fortunate to have been able to utilize the Glenlyon Norfolk band room as a rehearsal space for the past 20 years! This long term partnership has made our existence viable as a community organization.

Our members are typically community members who have had lifelong interest in jazz music and being part of a large jazz band. We have many retired professional musicians in our band, and we all really appreciate the use of the facilities at Glenlyon Norfolk.

We have also been fortunate to partner with both the current and past band directors at Glenlyon to participate in performances with students from the school on many occasions. These shows have been great examples of community outreach to the music students in the school, as our band has been able to sit and play with the students which has been a great learning experience for all involved.

Finding rehearsal and performance space for a large band is very difficult in Victoria and having the ability to access venues like GNS really helps community organizations like the Don Leppard. The improvements proposed through the Pemberton Woods renewal would greatly enhance the capacity for groups like ours to keep growing their contribution to arts and culture in Victoria.

Sincerely,

Doug Awai

--
Doug Awai

Alicia Ferguson

From: Development Services email inquiries
Subject: RE: Subject line: Support for Glenlyon Norfolk School's Pemberton Woods Campus Renewal (#REZ00876)

Dear Mayor and Council,

I am writing to express my support for the Pemberton Woods Campus Renewal at Glenlyon Norfolk School (rezoning application #REZ00876).

This letter comes from me, Nick La Riviere, on behalf of the local R&B band, Soul Source. As a dedicated community musical group working within the Victoria arts scene, our goal is to deliver soulful, high-energy performances that contribute to the vibrant culture of the city. We are committed to ensuring Victoria remains an exciting and thriving artistic centre for years to come.

A consistent challenge for musicians and arts organizations in Victoria is securing suitable and affordable rehearsal space. For Soul Source, the relationship with Glenlyon Norfolk School is essential to our operation. Every Tuesday, we depend on the facilities at the GNS Pemberton Woods Campus to run our rehearsals and prepare for shows.

To me, a renewed Pemberton Woods Campus feels like an investment in the cultural vitality of Victoria— a win for arts, culture and sports groups who can all look forward to more space to practice, play, rehearse and perform in the city.

Approval of the Pemberton Woods Campus Renewal will help secure a well-supported environment for community artists and performers across Victoria.

Sincerely,

Nick La Riviere Band Leader, Soul Source
[redacted]

WOMEN LEADERS of TOMORROW

www.womenleaders.ca
info@womenleaders.ca
Phone: +1 604 783 3317
PO Box 18454 West Georgia RPO
Vancouver, BC V6Z 0B3

Subject line: Support for Glenlyon Norfolk School Campus Renewal #REZ00876

Dear Mayor Alto and Victoria City Council members,

I am writing to express my full support for the rezoning application and proposed renewal of the Pemberton Woods campus at Glenlyon Norfolk School.

As the Executive Director Women Leaders of Tomorrow (WLOT), a B.C. - based non-profit organisation dedicated to providing access to Canadian education for Afghan women fleeing violence, I have seen firsthand the deep commitment GNS which has sponsored three student spaces to Afghan women through our programs - has to do with service and humanitarian leadership. Currently, our partnership allows three young women from Afghanistan to study at GNS, fully sponsored by the school community. These girls left everything they knew and loved behind in their homeland, setting out alone, on courageous journeys that would lead them to Victoria and GNS, where they would be able to pursue their education. This initiative is more than an educational opportunity. It is a life-changing sanctuary for these students and a testament to the school's values.

While my connection to GNS has grown out of an international humanitarian crisis, the school’s values keep it deeply rooted in the local community.

The GNS campus renewal is vital because it provides the physical framework to expand the kind of impactful work that is at the heart of the GNS community. Modernized, flexible learning spaces will better accommodate a diverse student body. A renewed campus will offer improved spaces for collaboration, hosting events, and engaging students in advocacy and service work, making partnerships like ours even more effective.

The Pemberton Woods Campus Renewal is an investment in the capacity of our youth to do good in the world. On behalf of Women Leaders of Tomorrow, I urge Council to support this application.

Thank you for your time and for your dedication to the growth of our community.

Sincerely,



Friba Rezayee

Executive Director, Women Leaders of Tomorrow

Alicia Ferguson

From: Development Services email inquiries
Subject: RE: Support for GNS Pemberton Woods Campus Renewal (#REZ00876)

Hello,

To Whom it may concern,

Please accept this letter supporting the Pemberton Woods Campus Renewal at Glenlyon Norfolk School (rezoning application #REZ00876).

I write on behalf of the Ostrovok Cultural Society (Ostrovok Theatre), a grassroots, community organization and the only Russian-language theatre on Vancouver Island.

For the past ten years, we have been dedicated to preserving and developing Russian language and art for children and families. Our audiences come to our performances for the fairytale storytelling, the colourful costumes, the laughter, and the music. The Ostrovok Cultural Society is a welcoming space where children and families from Russian-speaking and multicultural backgrounds can experience the arts in a way that reflects and validates their heritage. The performances and programs at Ostrovok offer a bridge between generations, fostering a sense of identity for children growing up in Canada while helping them develop a love for language, storytelling, and artistic expression.

The Ostrovok Theatre also plays an important role in strengthening our community. By bringing together families from diverse backgrounds, the theatre fosters an environment of inclusion, mutual appreciation, and shared experiences. It is a place where children, regardless of the languages spoken at home, can engage with the universal language of the arts — developing empathy, curiosity, and a deep appreciation for cultural diversity. This is particularly valuable in a country like Canada, where multiculturalism is not only a defining feature but a shared commitment. We believe in the power of art, and we want to do our part to make sure Victoria remains a vibrant arts hub for years to come.

In Victoria, access to high-quality, affordable rehearsal space for arts and culture organizations is extremely limited. Rising costs, scarce availability, and restrictive scheduling make it particularly difficult for community-based groups to secure consistent space for ongoing work. We are therefore deeply grateful to GNS for providing accessible and affordable rehearsal facilities on their campus for our weekly activities. This partnership is essential to our ability to operate sustainably and to continue serving our community through arts education and creative development programs.

The ability to rent space at GNS has been a lifeline for Ostrovok, providing not only essential rehearsal facilities, but also a stable and supportive environment in which our organization could continue its work. This support has been particularly critical for our children’s theatre groups, ensuring consistent access to a safe and professional space where young participants can develop artistic skills, confidence, discipline, and

collaboration through theatre. As a result, Ostrovok has been able to sustain its educational and cultural programming and continue serving the community's next generation of performers.

It is for this reason we see the Pemberton Woods Campus Renewal as more than a school project—it's an investment in our city's future. This renewal promises even more opportunities for the arts and culture sector and for groups like ours.

We urge you to approve the Pemberton Woods Campus Renewal and help secure a bright, creative future for community groups in Victoria.

Sincerely,

Angelika Revoy, Director
Ostrovok Cultural Society

September 18, 2025

City of Victoria
1 Centennial Square
Victoria, BC, V8W 1P6

RE: Letter of Support, Rezoning Application #REZ00876 - GNS Pemberton Woods Campus

Dear Mayor Alto and Victoria City Council members,

On behalf of Jumpshot Basketball Academy, I am pleased to write this letter in support of Glenlyon Norfolk School's Pemberton Woods rezoning application #REZ00876.

Jumpshot Basketball is a grassroots organization dedicated to fostering youth development through the sport of basketball. We've seen firsthand how committed young people are to the game, and our mission is to provide an environment that promotes positivity and self-confidence. We work to make organized sports more accessible to the community by removing financial barriers, and since our founding in late 2022, we have grown from 25 registrants to over 150 players in Victoria and the surrounding area.

The approval of this rezoning application is an important step for our organization and for the City's youth. The plan will enable the construction of a new, larger, double-sized gymnasium. The availability of this modern facility is vital to our ability to provide consistent, quality programming, especially given the existing demand for indoor athletic spaces across the city. This new facility is a much-needed addition to our community.

This approval means that organizations like ours can not only continue our important work, ensuring more young people have access to empowering athletic opportunities, but we will also be able to expand our programming to meet the growing demand.

We urge you to approve this application and support the continued growth of a valuable community asset for generations to come. Thank you for your time and consideration.

Sincerely,

[redacted]

Gagan Grewal, Owner
Jumpshot Basketball Academy
Victoria, BC
[redacted]

Outlook

FW: GNS Pemberton Woods Campus R-Zoning Application REZ00876

From Victoria Mayor and Council <mayorandcouncil@victoria.ca>
Date Thu 2025-10-16 8:28 AM
To Councillors <Councillors@victoria.ca>
Cc Development Services email inquiries <DevelopmentServices@victoria.ca>

1 attachment (115 KB)
GNS Letter.pdf;

Good Morning Council,

Please see above.

Thank you,

Heather McIntyre, She/her

Protocol and Correspondence Coordinator
Communications and Engagement, City of Victoria
1 Centennial Square, Victoria BC V8W 1P6

The City of Victoria is located on the homelands of the Songhees Nation and the Xwsepsum Nation.

CITY OF VICTORIA

From: Fiona McQueen
Sent: October 15, 2025 3:58 PM
To: Victoria Mayor and Council <mayorandcouncil@victoria.ca>; Patrick Carroll <pcarroll@victoria.ca>
Subject: GNS Pemberton Woods Campus R-Zoning Application REZ00876

October 15, 2025

Via email: mayorandcouncil@victoria.ca and pcarroll@victoria.ca

Dear Victoria City Council;

Re: GNS Pemberton Woods Campus Re- Zoning Application #REZ00876

I am writing in support of the GNS Pemberton Woods Campus re-zoning application. I have been a close neighbour of the campus for 15 years - my address is 859 Somenos St. I am familiar with the details of the proposed project as GNS has been consulting with the community and providing us with detailed information on all aspects of the proposal for several years. We have been invited to attend a number of Community Engagement sessions, however, due to the amount of detail provided in the material that was delivered to my house, I felt well informed and did not feel the need to attend.

I am satisfied that the proposed plan will allow the school to achieve its long term facility updates in order to best serve its current and future students. I am also satisfied that the issue of parking and student drop off/pick-ups has been carefully considered based on input from the neighborhood and I support the school's solution of moving the drop off/pick up zone to Richmond and almost doubling the onsite parking spaces - I think this will resolve any traffic and parking issues in the neighborhood.

Not only am I a neighbour of GNS but all three of my children attended the school, so I am well aware of the school's values. Respect and consideration for others is a core value of GNS and the school works hard to instill that in the students. I feel the school has demonstrated its commitment to its values by listening to and collaborating with the community throughout this process.

I hope this is of assistance as you consider the re-zoning application.

Yours truly,

[redacted]

Fiona McQueen

Outlook

FW: Support for GNS Pemberton Woods Campus Rezoning Application (#REZ00876).

From Victoria Mayor and Council <mayorandcouncil@victoria.ca>
Date Thu 2026-03-19 9:07 AM
To Councillors <Councillors@victoria.ca>
Cc Development Services email inquiries <DevelopmentServices@victoria.ca>

Good morning, Council,

Please see email below.

Thank you,

Heather McIntyre, She/her

Protocol and Correspondence Coordinator
Communications and Engagement, City of Victoria
1 Centennial Square, Victoria BC V8W 1P6

The City of Victoria is located on the homelands of the Songhees Nation and the Xwsepsum Nation.

CITY OF VICTORIA

From: Bryn Bade
Sent: March 19, 2026 8:58 AM
To: Victoria Mayor and Council <mayorandcouncil@victoria.ca>
Subject: Re: Support for GNS Pemberton Woods Campus Rezoning Application (#REZ00876).

Bryn Badel
Island Big Band
#34-1501 Glentana Rd
Victoria BC
V9A 7B2

Re: Support for the GNS Pemberton Woods Campus Renewal and Rezoning Application

For four decades, the Island Big Band has been a proud and active part of The City of Victoria's music scene. As a non-profit organization made up of invited professional and semi-professional musicians, and mentored young artists, we have spent our history performing challenging concert arrangements, from the swing era of the 1930s to contemporary jazz. While many locals know us

from our 40+ years of playing Hermann's Jazz Club and regular Monday night gigs, our ability to perform at a high level requires a dedicated, quality space to hone our craft. It is for this reason—and the incredible community partnership we share with Glenlyon Norfolk School —that we are writing to express our support for the Pemberton Woods Campus Renewal and its associated rezoning application (#REZ00876).

For us, the Pemberton Woods campus isn't just a school, it's been our musical home for years. The Island Big Band relies on the school's theatre—Denford Hall—for our regular, weekly rehearsals.

Beyond the practice space, GNS is a generous neighbour and community advocate. GNS co-sponsored the cost for our annual fundraiser "Christmas Battle of the Big Bands for Charity," also featuring another local band the Don Leppard Jazz Orchestra. All proceeds raised from this event supports the Mustard Seed and The Salvation Army Sunset Lodge. This past year we raised a record breaking $2,400 for these two important local charities. It's important note that this annual Christmas charity fundraiser has been running for over 15 years and has raised tens of thousands of dollars for these two charities during this time.

When facilities like the Pemberton Woods campus are modernized, the positive impact extends far beyond the student body. Approving this project ensures that high-quality spaces remain accessible to grassroots organizations like ours. GNS has consistently demonstrated that they view their campus as a shared community asset. Upgrading their infrastructure will only enhance their ability to host, support and elevate local arts and charity events.

The Island Big Band fully supports the Pemberton Woods Campus Renewal. We urge Mayor and Council to approve the rezoning application, recognizing it as a crucial investment in both education and the broader arts community in Victoria.

We hope that Mayor and Council can see the future benefit of supporting the community by approving this application.

Sincerely

On Behalf of The Island Big Band
Bryn Badel & Roberty Gordy
Island Big Band Executive

Bryn Badel

On Thu, Mar 19, 2026, 8:56 a.m. Victoria Mayor and Council <mayorandcouncil@victoria.ca> wrote:

> Good Morning Bryn,
>
> Thank you for your email. I would like to share it with Mayor and Council, however, it is almost unreadable as it is light font on a dark background. Could you resend as a plain text email so that I can ensure it is readable for Mayor and Council?

Thank you,

Heather McIntyre, She/her

Protocol and Correspondence Coordinator
Communications and Engagement, City of Victoria
1 Centennial Square, Victoria BC V8W 1P6

The City of Victoria is located on the homelands of the Songhees Nation and the Xwsepsum Nation.

From: Bryn Badel
Sent: March 18, 2026 10:02 AM
To: Victoria Mayor and Council <mayorandcouncil@victoria.ca>; Patrick Carroll <pcarroll@victoria.ca>
Subject: Support for GNS Pemberton Woods Campus Rezoning Application (#REZ00876).

Bryn Badel
Island Big Band
#34-1501 Glentana Rd
Victoria BC
V9A 7B2

Re: Support for the GNS Pemberton Woods Campus Renewal and Rezoning Application

For four decades, the Island Big Band has been a proud and active part of The City of Victoria's music scene. As a non-profit organization made up of invited professional and semi-professional musicians, and mentored young artists, we have spent our history performing challenging concert arrangements, from the swing era of the 1930s to contemporary jazz. While many locals know us from our 40+ years of playing Hermann's Jazz Club and regular Monday night gigs, our ability to perform at a high level requires a dedicated, quality space to hone our craft. It is for this reason—and the incredible community partnership we share with Glenlyon Norfolk School — that we are writing to express our support for the Pemberton Woods Campus Renewal and its associated rezoning application (#REZ00876).

For us, the Pemberton Woods campus isn't just a school, it's been our musical home for years. The Island Big Band relies on the school's theatre—Denford Hall—for our regular, weekly rehearsals.

Beyond the practice space, GNS is a generous neighbour and community advocate. GNS co-sponsored the cost for our annual fundraiser "Christmas Battle of the Big Bands for Charity," also featuring another local band the Don Leppard Jazz Orchestra. All proceeds raised from this event supports the Mustard Seed and The Salvation Army Sunset Lodge. This past year we raised a record breaking $2,400 for these two important local charities. It's important note that this

annual Christmas charity fundraiser has been running for over 15 years and has raised tens of thousands of dollars for these two charities during this time.

When facilities like the Pemberton Woods campus are modernized, the positive impact extends far beyond the student body. Approving this project ensures that high-quality spaces remain accessible to grassroots organizations like ours. GNS has consistently demonstrated that they view their campus as a shared community asset. Upgrading their infrastructure will only enhance their ability to host, support and elevate local arts and charity events.

The Island Big Band fully supports the Pemberton Woods Campus Renewal. We urge Mayor and Council to approve the rezoning application, recognizing it as a crucial investment in both education and the broader arts community in Victoria.

We hope that Mayor and Council can see the future benefit of supporting the community by approving this application.

Sincerely

On Behalf of The Island Big Band
Bryn Badel & Roberty Gordy
Island Big Band Executive