

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 Carroll - 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,

A large black rectangular redaction box covering the signature area.

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 neighbour-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.

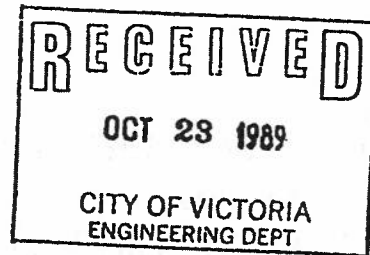
City of **VICTORIA** British Columbia

October 19, 1989

File: 400.1.19

REFERRED TO
<i>Gan Phillips</i>
FROM
<i>JOS</i>
DATE
<i>1989.10.23</i>

Mr. Michael Whittaker,
Cook, Roberts & Whittaker,
Barristers and Solicitors,
777 Fort Street,
Victoria, B.C.
V8W 1G9



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.

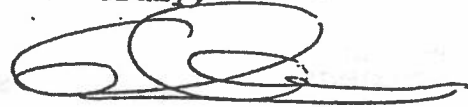
Mr. Michael Whittaker.

- 2 -

October 19, 1989.

5. The subject area shall be consolidated with the school's adjacent lands at the expense of the applicant.

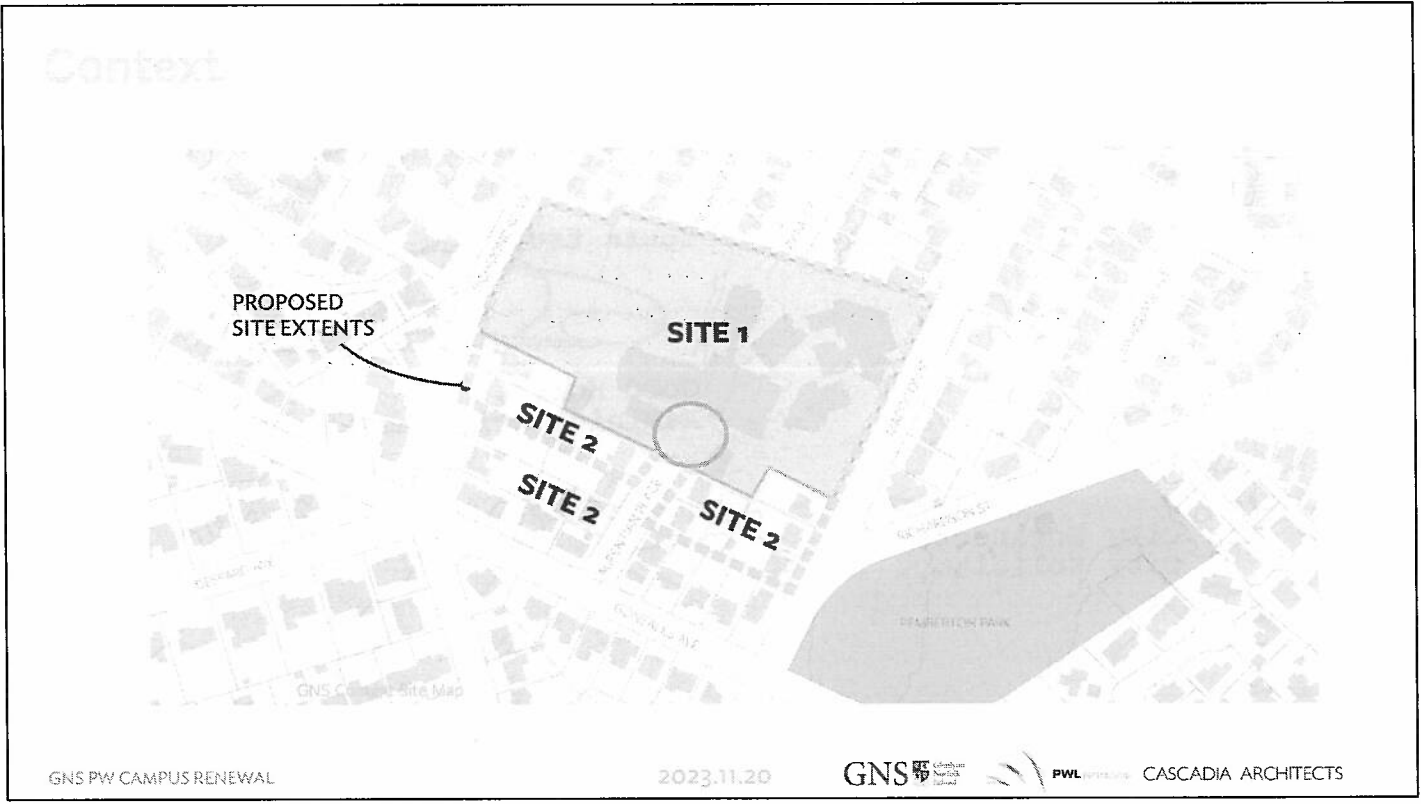
Yours truly,



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 Centennial 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-Norfolk 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,

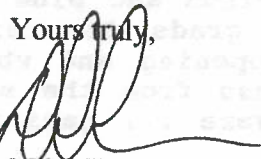
Resident 17

representing the residents of Laurentian Pl. and Gonzales Ave.

cc: Alan Lowe, Councilor	Laura Acton, Councilor
Willow Smith, Engineer	Jeff Mitten, Engineer
Ian Phillips, Engineer	David Sparanese, Traffic Engineer
Joe Cvitak, Planner	Doug Koch, Director of Planning
Michael Skene, Director of Transportation	

August 18, 1995
Page 2

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 faith¹ 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

Resident 21 and Resident 22

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

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.

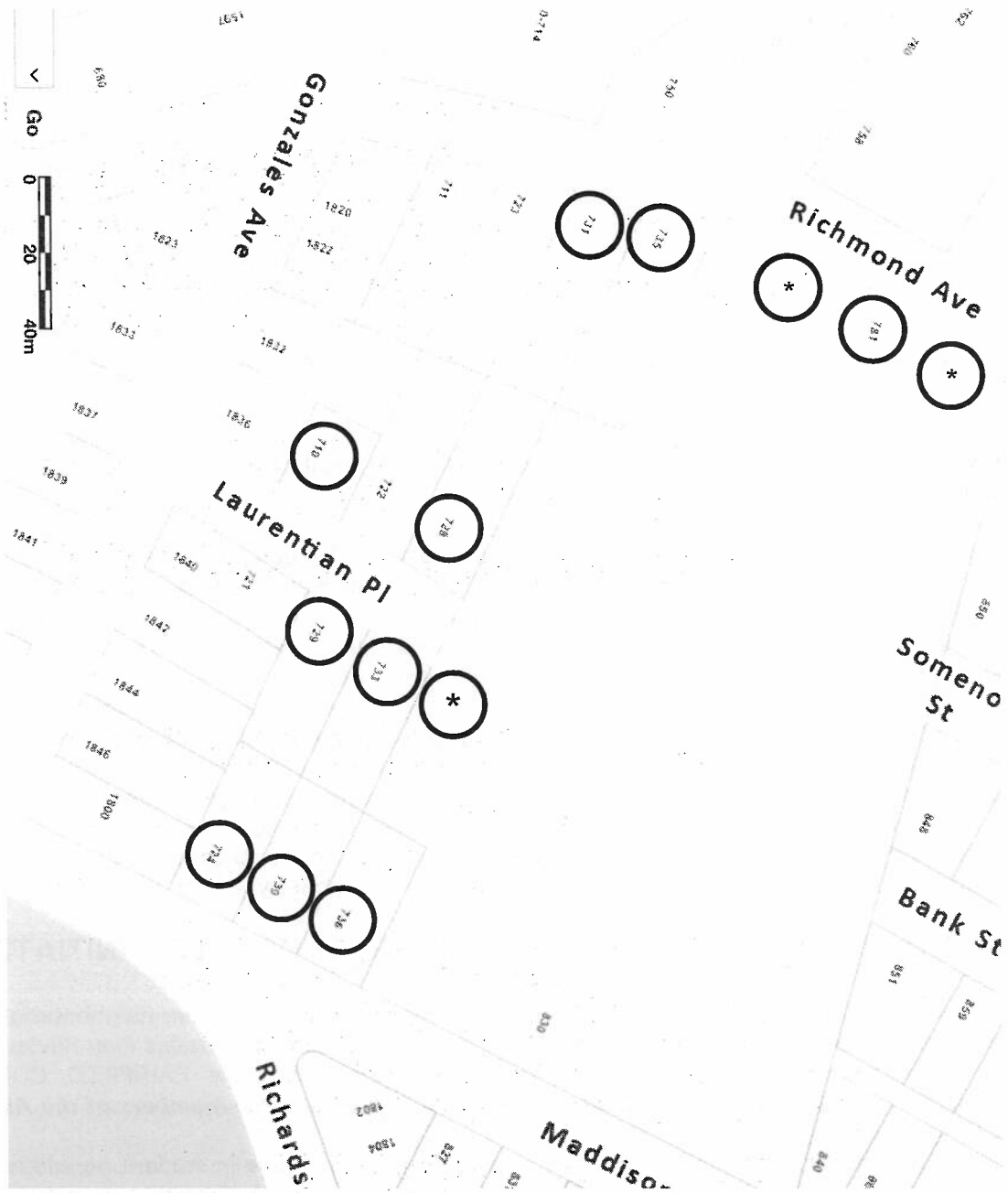
WE ASK YOUR SUPPORT FOR THE FOLLOWING SHORT TERM INITIATIVES:

- 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 increase in student population
NO construction of additional parking facilities	NO removal of existing trees and hedgerows
NO further purchase of adjacent or outlying properties	NO destruction or remodeling of GNPS-owned rental homes
NO construction of roadways into or out of GNPS	

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.

It is noted that the... (faint text)

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.

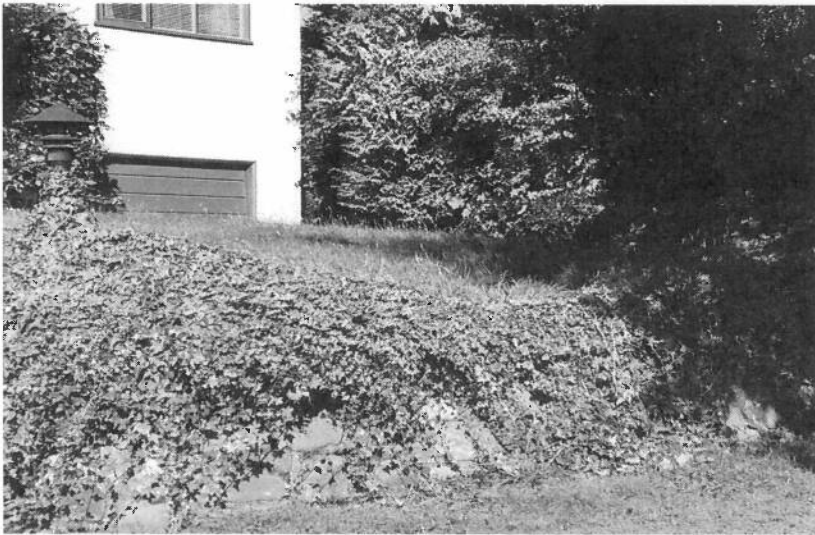
There is no established time-line on any possible options. Quite simply this is because no one knows when or if the school will ever be able to acquire the property it would need to expand its playing fields. The school, unlike public bodies, has no powers to expropriate property or force anyone to sell. 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	<p>Recommend the addition of a 5th value to the Plan: the safety and well-being of the community's children.</p> <p>Opposed to proposed down zoning of school owned residential properties.</p> <p>Recommend the GNS "Framework of Neighbourhood Commitment" be added to the Plan.</p> <p>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.</p> <p>Support "The Guiding Principles for School and Institutional Rezoning in Gonzales".</p> <p>Remove the objective to discourage the demolition of single family houses for school or other institutional purposes.</p> <p>Add the following Opportunity: "Add to the greatest practical extent, greenspace and greenways for the benefit of the public into institutional properties."</p> <p>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."</p>	<p>Letter acknowledged.</p> <p>The safety and well being of children wording added in the "Reinforce and maintain social stability value of the Plan."</p> <p>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.</p> <p>GNS Framework of Neighbourhood Commitment added to Plan Appendix.</p> <p>Objective to discourage the demolition of single family houses for institutional purposes retained.</p> <p>Wording added regarding possible incorporation of greenways into institutional properties.</p> <p>Historical education regarding the GNS and other institutions in the neighbourhood covered under a more general heritage recommendation.</p>

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.

October 20, 2002 (Sunday)

The enclosed notice was delivered to my house on the afternoon of Sunday, October 20 offering a single day's 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 manager's notice. This practice is underhanded and unfair but typical of this organization.

The results of this meeting should not be considered valid as it will undoubtedly be started by organizers who knew 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

Glendon Nordette School

NOTICE

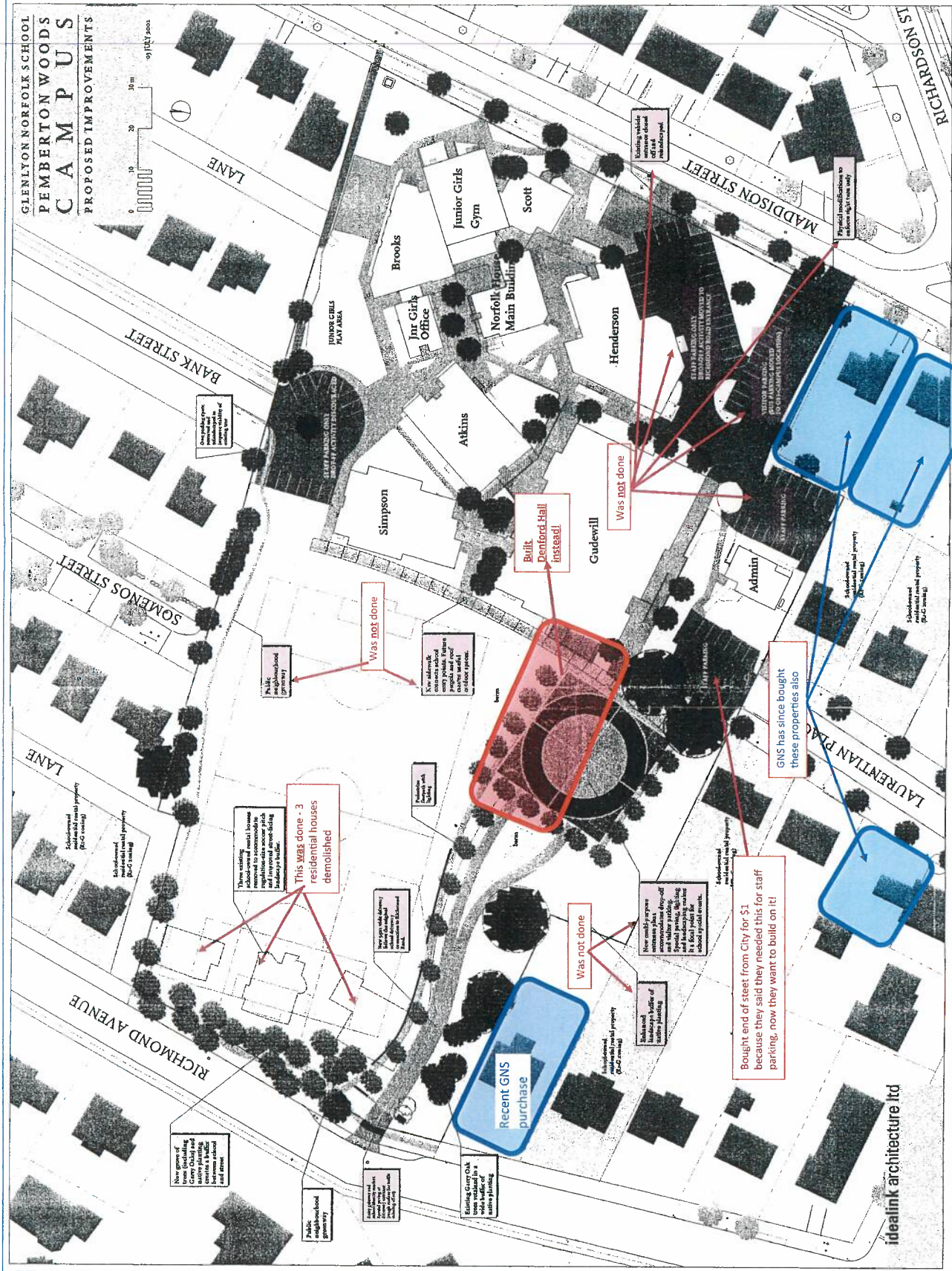
of a meeting

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



Over existing sports field, new school building with 1000 seats and 1000 sqm of office space.

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This was done - 3 residential houses demolished

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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 neighbour-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 overlocking of residential property 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 and Junior School drop-off activities, separate staff parking from drop-off activities.

Improve the 'front-door' image of the School

Establish 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: major 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 at 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 citizens, 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 2001

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



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



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.

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:

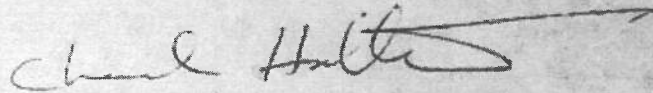
1. We are directing Senior School parents (Grades 9 to 12) to use our Richmond access for drop-off and pick-up. Middle School families will continue to use Maddison.
2. We are sending weekly reminders to parents regarding pick-up and drop-off procedures. This includes reminders about being respectful 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.

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,

A handwritten signature in black ink, appearing to read "Chad Holtum", with a long horizontal flourish extending to the right.

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.



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

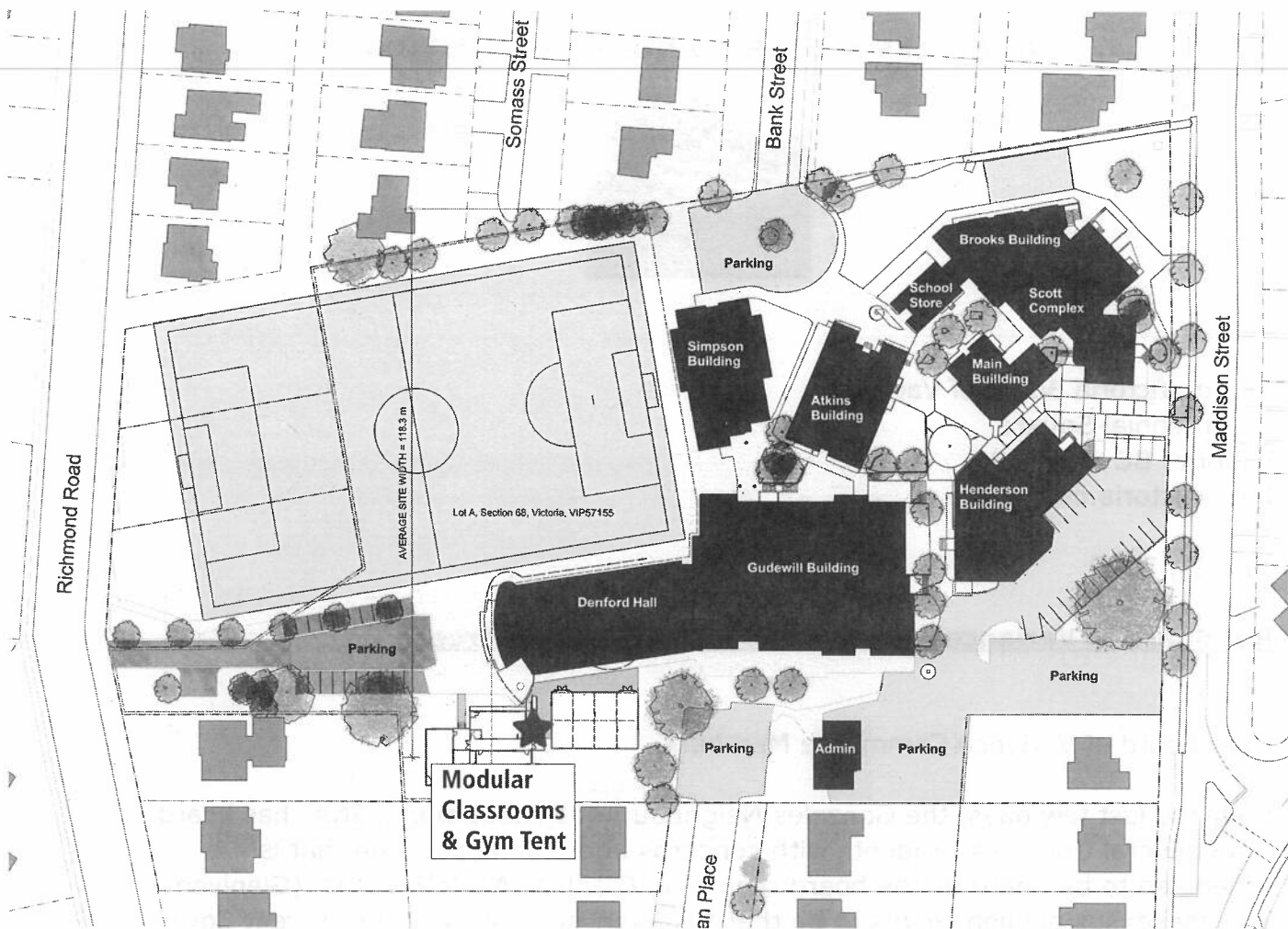
V8S 4A8

f: 250.370.6811



Do your best through truth and courage

Below is a site map identifying the proposed placement of the modular structures.



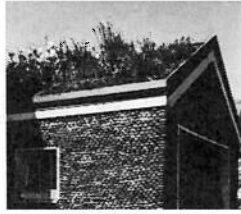
The health and safety of our students, teachers, staff and as well as our neighbourhood is our priority as we return to in-class instruction in September.

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 be 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

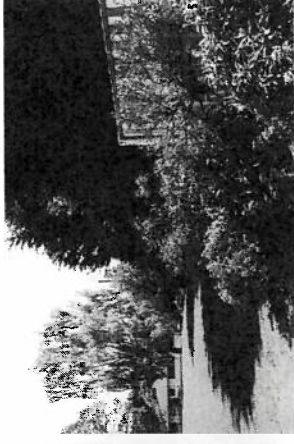
Rectangle indicates date: October 30, 2019

**Glendon Norfolk School
 Modular Classrooms and
 Gymnasium Tent**

DATE	19/10/20	BY	ALR/BJP
PROJECT NO.	1425		

Context Photos and Renderings

DP01



Views of site looking southeast



Richmond Road entrance

Project Data

Legal Description: Lot A, Section 68, Victoria, V8P 2P5
 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: 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 / 6.36 m Variance Requested
 Proposed 2-Storey Classroom Module: 3.5 m / 7.15 m Variance Requested
 Proposed 1-Storey Classroom Module: 3.5 m / 3.68 m Variance Requested

Setbacks (minimum)
 Proposed Gym Tent
 Rear Yard: 0.6 m / 33,240 m
 Side Yard: 0.6 m / 1,545 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 / 4,960 m
 Separation Space: 2.4 m / 0.0 m
 Eave Projections: 0.75 m / 0.0 m

Proposed 1-Storey Classroom Modules
 Rear Yard: 0.6 m / 5,315 m
 Side Yard: 2.4 m / 3,455 m
 Separation Space: 2.4 m / 0.0 m
 Eave Projections: 0.75 m / 0.0 m

Site Coverage (maximum)
 Existing Buildings: 25.4% / 5,384.6 m²
 Proposed Gym Tent: 230.8 m²
 Proposed 2-Storey Classroom Module: 230.8 m²
 Proposed 1-Storey Classroom Module: 66.7 m²
 Total site coverage area: 528.3 m²

Rear Lot Area: 7,725 m²
 Rear Lot Coverage (maximum): 25.0% / 7.1%

Parking	Existing	area	rate	spaces	Proposed	area	rate	spaces
Middle School Area	1,495	150	10	1495	150	10	1495	10
Senior School Area	2,651	75	35	2,651	75	35	2,651	35
Shared Area	3,627	75	48	3,627	75	48	3,627	58
Total Schedule C Parking Requirement	7,774	122	94	7,774	122	94	7,774	103
Existing campus parking total	122			122			122	
Existing parking "oversupply"	19			19			19	
Existing Madison lot	65			65			65	
Existing Madison transient	6	(42.9m/7.6m)		6			6	
Existing Laurelium Lot	12			12			12	
Existing Richmond lot	25			25			25	
Existing Bank lot	14			14			14	
Bicycle Parking	area	rate	spaces	area	rate	spaces	area	spaces
Long-term Spaces	7,774	1600	5	8,481	1900	5	8,481	5
Short-term Spaces (Middle School)	1,495	160	9	1,495	160	9	1,495	9
Short-term Spaces (Senior School)	6,279	125	56	6,965	125	56	6,965	56
Short-term Spaces (Senior School)	6,279	125	56	6,965	125	56	6,965	65

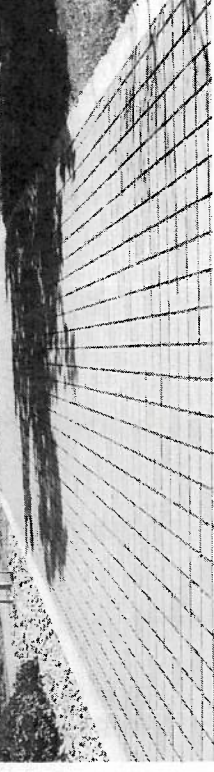
Average Grade Calculation

Area	Existing	Proposed	Average
A	20.20	20.20	20.20
B	20.20	20.20	20.20
C	20.20	20.20	20.20
D	20.20	20.20	20.20
E	20.20	20.20	20.20
F	20.20	20.20	20.20
G	20.20	20.20	20.20
H	20.20	20.20	20.20
I	20.20	20.20	20.20
J	20.20	20.20	20.20
K	20.20	20.20	20.20
L	20.20	20.20	20.20
M	20.20	20.20	20.20
N	20.20	20.20	20.20
O	20.20	20.20	20.20
P	20.20	20.20	20.20
Average Grade	20.20	20.20	20.19

View from Richmond Road entrance: Existing



View from Richmond Road entrance: Proposed



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.

Principles

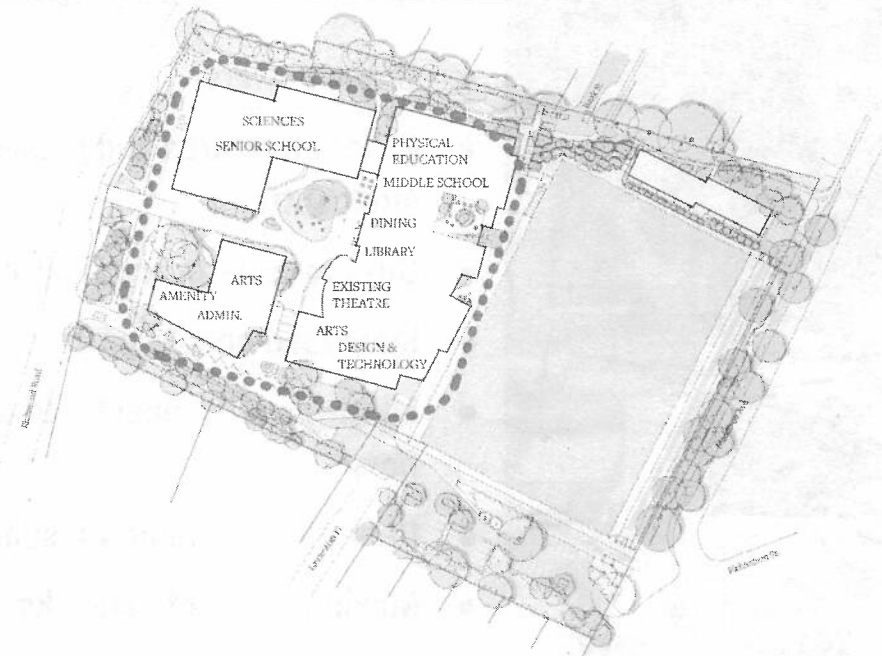
- focus height to centre.
4. Enhance circulation – own our traffic and parking and create an arrival.

(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



GNS PW CAMPUS RENEWAL

2023.11.20



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 connector 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



Leaflet | Powered by Esri | DigitalGlobe, GeoEye, i-cubed, USDA, USGS, AEX, Getmapping, Aerogrid, IGN, IGP, swisstopo, and the GIS User Community



Leaflet | Powered by Esri | USGS, NOAA

PROPERTY INFORMATION FOR 781 RICHMOND AVE

PID: 018-373-992

Legal Type: LAND

Plan Number: VIP57155

Folio: 06352070

Lot Number: A

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: 4C

School District: GREATER VICTORIA SCHOOL DISTRICT #61

GNS Fees & Financial Policies 2023/2024

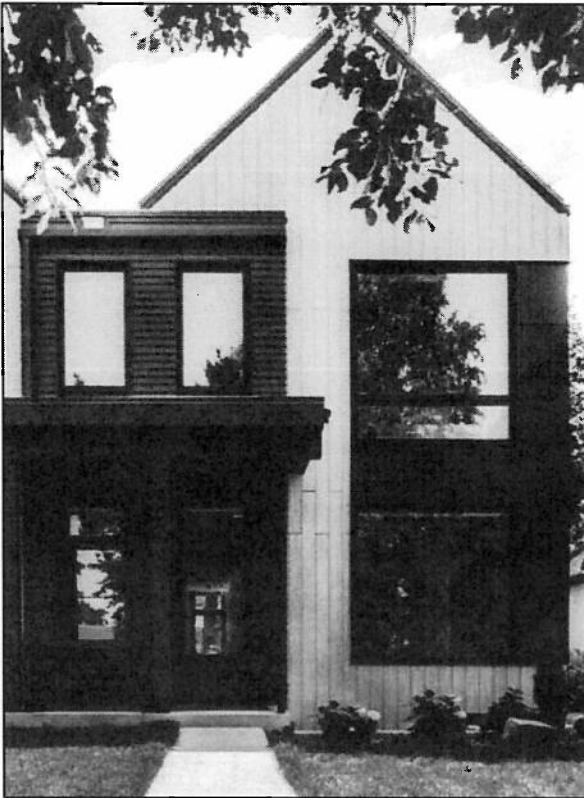
Fee Status	Grade Level	Tuition Amount	Payment Plan
BC Resident: Day Student	First Steps (half day)	\$10,255	10 payments
	Junior Kindergarten	\$22,870	10 payments
	Junior School	\$25,075	10 payments
	Middle School	\$26,650	10 payments
	Senior School	\$27,975	10 payments
Canadian Out-of-province: Day Student	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

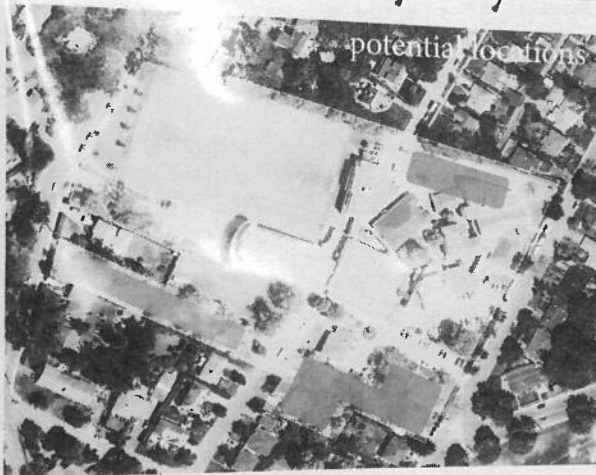
- On-site housing
- Fits with neighbourhood character
- Improves local housing diversity

Pemberton Woods
Campus Renewal Project.



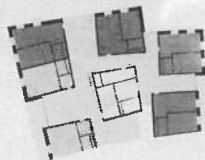
CHRISSY

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.

What is Family-style Boarding?



potential locations

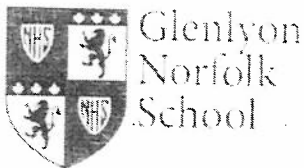




- 10 - 12 students will live with a family in a home-like environment.
- A maximum of 6 houses would be built for 6 families and 60 students.
- These won't be conventional dormitories!
- They will take the form of a large house or small cluster, with a floor area somewhere between 3,000 SF and 4,500 SF and follow City of Victoria "Traditional Residential" guidelines.
- Students won't be permitted to have their own cars - parking will be provided for the house family only (two cars per house).
- They will be designed to be compatible with the neighbourhood context.
- They will provide a residential scaled transition between single-family homes and academic uses.
- They will provide affordable subsidized housing for GNS faculty or staff serving as the house family.

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.”



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-19 pandemic, 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
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t. 250.370.6845

choltum@mygns.ca
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Do your best through truth and courage

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 (¾ 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.

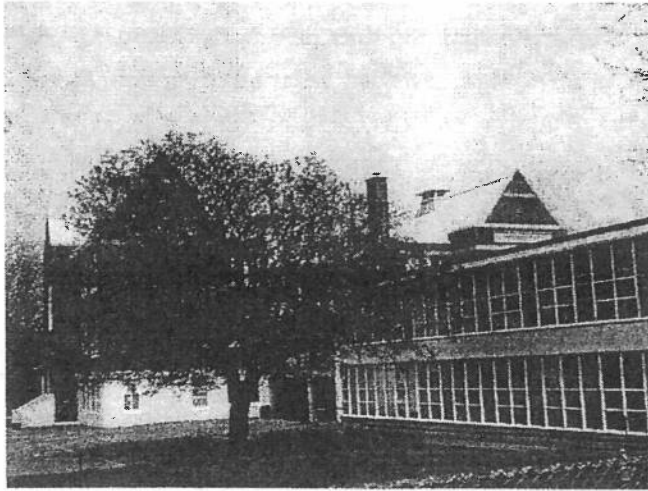
Change elsewhere in the neighbourhood has largely been through the construction of new houses (approximately 30 infill and 14 replacing existing houses) as well as the renovation and conversion of existing houses. A significant concentration of new houses has been built around and on the slopes of Gonzales 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

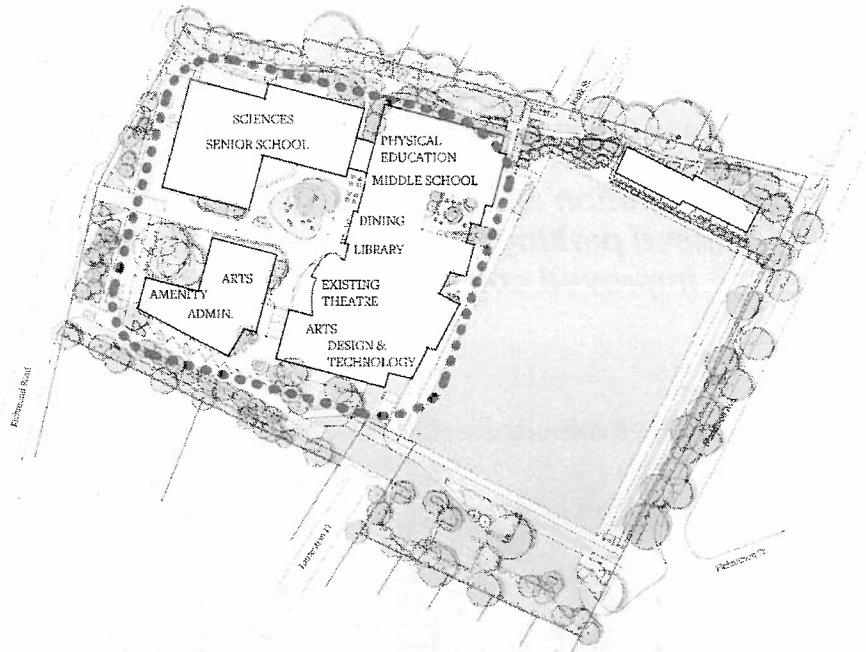
***Better Integration with their residential neighbours;
Reduced parking, traffic and other impacts;
Improved consultation processes***



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. Uncertainty 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

Site Plan

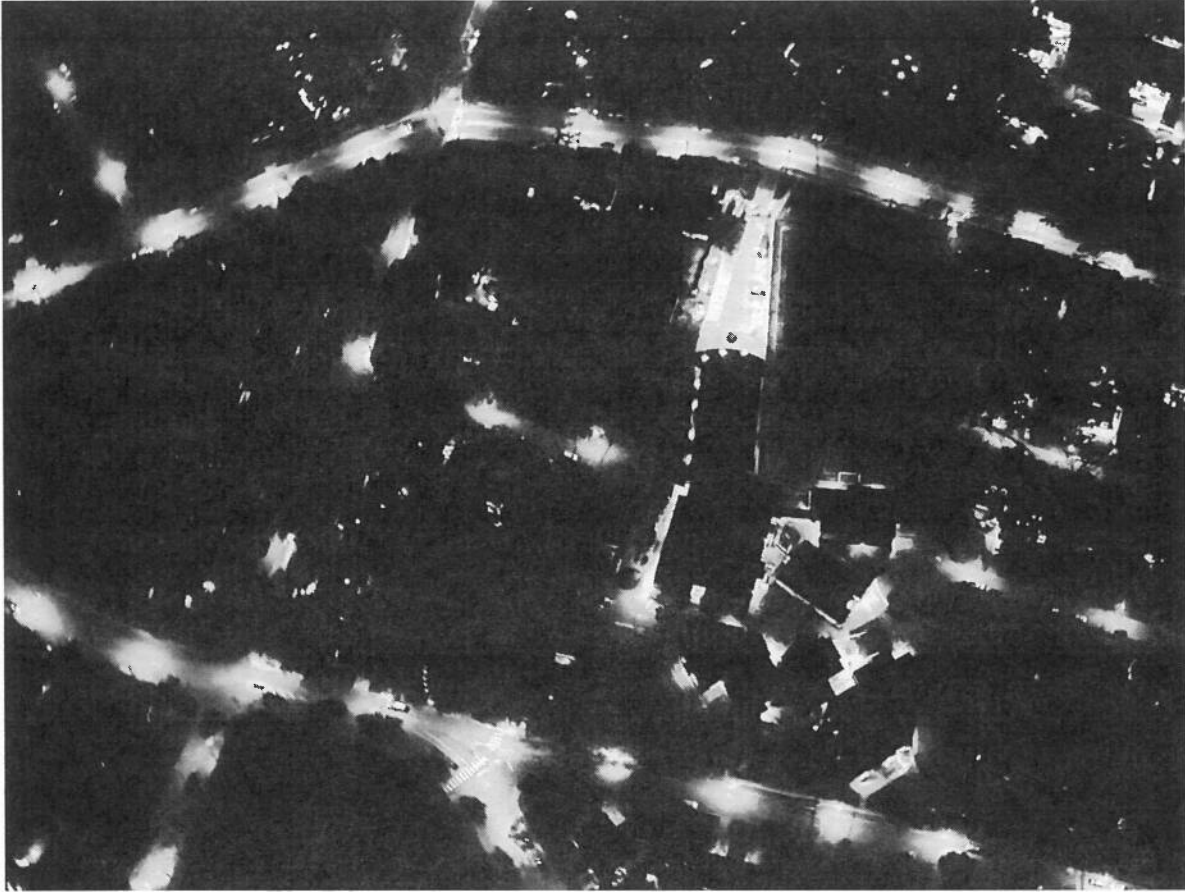


GNS PW CAMPUS RENEWAL

2023.11.20



CASCADIA ARCHITECTS



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 signature block]

CAMOSUN COLLEGE | Victoria, BC | 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-pooed the idea that noise abatement 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 neighbour*, 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.

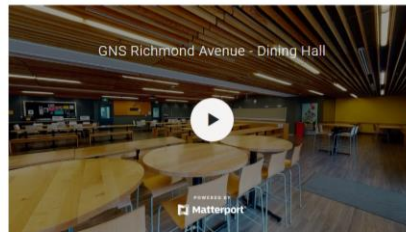
[LEARN MORE](#)

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' x 17' 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

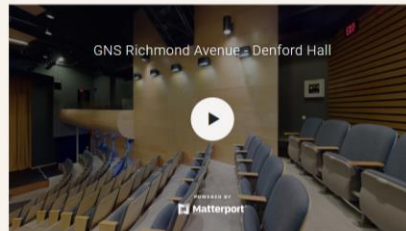
The classrooms on our Pemberton Woods Campus average between 480 and 700 sq. ft.

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 statutory holidays or on weekends.

If you need additional information, please contact our Facilities Booking Manager at facility-bookings@mygns.ca.

Contact Name*	
<input type="text" value="Contact Name"/>	
Company, School, or Group Name*	Email*
<input type="text" value="Company, School, or Group Name"/>	<input type="text" value="Email"/>
School/Group URL (website)	Type of Organization*
<input type="text" value="School/Group URL (website)"/>	<input type="text" value="--Please choose an option--"/>
Mailing Address*	Phone Number*
<input type="text" value="Mailing Address"/>	<input type="text" value="Phone Number"/>
Emergency Contact Phone Number*	Emergency Contact Email*
<input type="text" value="Emergency Contact"/>	<input type="text" value="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*	Room Name (if known)
<input type="text" value="--Please choose an option--"/>	<input type="text" value="Room Name (if known)"/>
Preferred Start Date	Preferred End Date
<input type="text" value="yyyy-mm-dd"/>	<input type="text" value="yyyy-mm-dd"/>
Preferred Start Time	Preferred End Time
<input type="text" value="10am"/>	<input type="text" value="5pm"/>
Frequency (if applicable)	Required Set-Up/ Take-Down Time
<input type="text" value="--Please choose an option--"/>	<input type="text" value="--Please choose an option--"/>
Expected Attendance (approximate number)	Will alcohol be served?
<input type="text"/>	<input type="text" value="--Please choose an option--"/>
Age Range of Attendees	
<input type="text" value="--Please choose an option--"/>	

Please provide any special requirements or additional comments:

Special requirements or comments

How did you hear about our facilities?

SUBMIT



DONATE TO GNS

Request Information

Phone: [250-370-6800](tel:250-370-6800)
Email: info@mygns.ca

Find Us:



Junior School

1701 Beach Drive
Victoria, BC
Canada, V8R 6H9
[Get Directions](#)

Call: [250-370-6854](tel:250-370-6854)

Middle & Senior School

781 Richmond Avenue
Victoria, BC
Canada, V8S 3Z2
[Get Directions](#)

Call: [250-370-6800](tel:250-370-6800)

Land Acknowledgement

We wish to acknowledge and respect the Straits Salish Peoples on whose traditional territory we gather. Specifically, we recognize the Lekwungen Peoples known today as the Songhees Nation and the Esquimalt Nation, whose historical relationships with the land where we live, work, play and learn continue to this day.



CAIS

Driving north on Richmond from Gonzales (All school traffic)

Jun 2, 2024 - #1



Jun 2, 2024 - #4



Jun 2, 2024 - #2



Jun 2, 2024 - #5



Jun 2, 2024 - #3



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,



Amity Skala
Flamenco Victoria



www.flamencovictoria.ca



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


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.

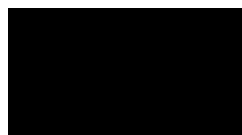
While my connection to GNS has grown out of an international humanitarian crisis, the school's values keep it deeply rooted in the local community.

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,

Gagan Grewal, Owner
Jumpshot Basketball Academy
Victoria, BC

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.*



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,

A black rectangular redaction box covering the signature of Fiona McQueen.

Fiona McQueen



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

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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

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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](#)

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Bryn Badel & Roberty Gordy
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