

Gillian Fehr  
Gillybird Nature Schools Ltd.  
2750 Roseberry Avenue  
Victoria BC V8R3T9

To: Mayor and Council

Regarding: 1661 Burton Ave

Gillybird Nature Academy and Big Tree Nature School are currently successfully operating facilities with over 40 families from the local community on our waitlist.

The community of Oaklands is desperate for more childcare spaces, and would benefit greatly from having a program that focuses on children being educated in the outdoors. With our fortunate access to green space within walking distance, the children enrolled at the Gillybird Nature Schools benefit immeasurably from fresh air, daily exercise and develop a personal relationship with their environment.

A center that is able to offer 12 new 30 month to school age spots, as well as 12 infant toddler spots, would be greatly valued at this time in the community.

We will not be changing the site in any way, the original structure will remain intact, no trees will be cut down, and there will be no loss of permeable surface on the lot. The proposed change to zoning would only be for the use to be changed to allow for childcare. As we can be classified as a kindergarten under Victoria Bylaws, the only box the current site does not check is that the home is not older than 1931. The lot is both wide enough and large enough to qualify under the existing regulations.

Our centers do not operate on the weekends, evenings, or even early mornings, so I do not foresee the neighbors having any issues with noise. Compared to a potential tenant disaster if the home was turned into a rental, childcare facilities would create far less noise or disturbance to the surrounding homes. We spend much of our time of site, at local parks and green spaces, and our current locations have never had any type of complaint against us.

Public infrastructure will not be impacted as the water usage is actually quite a bit less than a family residence. With no one showering, taking baths or doing household laundry, the water usage will mostly be toilet flushing. Because we will be doing a bathroom renovation before we open, we have discussed adding a grey water capture to further reduce our impact. Our centers are very green minded and we do not produce much refuse. We recycle everything that is able to be picked up by the city, and I personally take soft plastics and styrofoam to recycling depots.

Please allow me to expedite this process, I will be licensed and opening the center for 8 children in May or June, and I very much hope to be rezoned and able to invite more families to join our center by August.

Conditions to be met prior to Committee of the Whole:

1. Landscaping screen will be installed between on site parking and the neighbour's property line.
2. Bicycle rack have been relocated to Shakespeare St. to allow for easier access
3. Hedge will be trimmed to be 1m tall within the site triangle of the driveway
4. An automatic rolling gate will be installed to ensure that vehicle do not encumber the sidewalk
5. Fir and deciduous trees on the property will be retained and cared for
6. The stone wall and other existing structures will be retained
7. Statutory Right of Way of 1.17m on the Burton Ave side and 1.21m on Shakespeare St..
8. Bike rack sizes have been corrected
9. Tree sizes have been corrected
10. Chain link fence height identified

Thank you,

Gillian Fehr