



Victoria Montessori Preschool
 323 Skinner St.
 Victoria, BC, V9A 3B5
 250.380.0534
victoriamountessori@shaw.ca



June 1st, 2019

Dear Ms. Helps and Council

My name is Ivana Tunklova, and I am the Montessori teacher and the owner of Victoria Montessori Preschool and Childcare at 323 Skinner St. in Vic West.

We went through a lengthily rezoning process to rezone a residential property to a childcare centre. We were successful and completed construction in January as of this year. We took great care in creating a beautiful and safe space for 32 children. This involved the construction of a fence around the property with the height of 1.83.

We are applying for a Development Variance Permit to support the fence height of 1.83m around the property for the safety of the children on a busy street.

Unfortunately, VIHA Licensing, is not permitted to issue letters in support, but I was advised to provide you with a copy of the sections of the regulation that demonstrates the rationale for the fence height.

The rationale for the increased fence height:

Community Care and Assisted Living Act - Child Care Licensing Regulation:

- Page 12 under Division 2 - Facility Requirements, section 13 (1): A Licensee must ensure that a healthy and safe environment is provided at all times ...
- Page 14 under Play area, materials and equipment, section 16 (3): A licensee must ensure that the entire outdoor play area is a) enclosed in a manner that is suitable for the age and development of children, and will ensure that children are free of harm ...

The following are the average heights of children attending preschool (these are average, today many children are above average in height):

3 years: 94cm
 4 years: 101cm
 5 years: 112cm
 6 years: 117cm

A fence of 1.22m, which would be only slightly higher than the average height of a child in our care, is too low for the safety of the children when playing outside. Skinner Street is a very busy street, and we have to make sure that all children in our care are safe from any harm, and the parents can leave their children in our care knowing that they are not in any danger.

Further, a fence of only 1.22m would allow for too many onlookers, or have dangerous items thrown over the fence.

We built an attractive, natural cedar fence that is not an eyesore but only enhances the beautiful new Victoria Montessori Childcare Facility and its surroundings. We have received many compliments on the fence and the building.

The rationale for the removal of the gate from the Skinner Street side:

It was decided to built the main gate to the entrance of the Childcare Facility off Mary Street as this side has less traffic and is thus safer for pick ups and drop offs. It is also important to have less entrances/gates again for safety reasons - coming and going is monitored safely.

Thank you.

Sincerely,

Ivana Tunklova
Montessori Directress/Owner
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