



July 20, 2020

City of Victoria
1 Centennial Square
Victoria B.C., V8W 1P6

Att.: Mayor and Council City of Victoria

RE: Development Variance Permit for Portable Building George Jay Elementary School

DESCRIPTION OF PROJECT

School District 61 Victoria is seeking to place a temporary prefabricated building at 1118 Princess Avenue, George Jay Elementary School.

The building is a new purpose built portable constructed to the current British Columbia Building Code and Ashrae requirements.

REASON FOR PORTABLE BUILDING

The portable will be used as a dedicated music room for the school. Currently there is no dedicated space within the school to be used as a music room. At this time students must leave their classroom to collect instruments from storage, then return them to storage at the end of their music class. The new portable building will provide a place where instruments can be kept in one location.

In addition, since the new building will be remote from the main part of the school, music practice sessions will no longer be disruptive to the other classes.

VARIANCES

Property Line Setbacks

The proposed location of the portable building would Site it half on Lot 17 and half on Lot 16. We would like to reduce the East sideyard setback of Lot 17 and the West sideyard setback of Lot 16 to 0m instead of the currently required 1.85m

If we locate the building to the west so that it is completely located on Lot 17, we cannot meet the required limiting distances as set out in the spatial separation tables of the BCBC. As well the building would overlay the existing north south walkway and require the demolition of the existing retaining wall.

The current proposed location of the building sits completely on an existing asphalt surface which has been approved as a suitable base for the cribbing of the building. If we move the building to the east so that it sits completely within the setback boundaries of Lot 16, we will no longer have a suitable base. The building would also encroach on student playfield.



By situating the building as shown we have close access to trench power from the existing electrical room on the north side of the school.

Also lot 17 is split with a retaining wall that runs north to south. We are proposing to take advantage of this change in elevation so that we can create a very shallow bridge/ramp that will connect directly from the existing paved walkway into the music portable, approx. 100mm rise over 2.8m. If we locate the building on lot 16 we will need to provide an expensive lift system or build a ramp about 8m in length.

Regards,

IREDALE ARCHITECTURE

Michael Van Bakel | Co-Principal
Intern Architect AIBC, MRAIC