

CALUC Meeting Report: Aug 27, 2020

Glenlyon Norfolk School (801 Bank Street)

Applicant: GNS - Ally Dewji, Chad Holtum

Attendance: Community 30 (approx.); CALUC 4;

Applicant: 2



Project Summary

Construct is seeking a Development Variance Permit to construct five modular classrooms and a pre-fabricated gymnasium tent on the Pemberton Woods campus. The buildings are intended to be temporary and would remain in place for a maximum of five years.

Variances are required to accommodate the new structures within the *R1-B: Single Family Dwelling* zone that applies on the school grounds.

Identified Support/Oppose Project

- Support – 2
- Oppose - 24

Themes

The community expressed widespread concern that the proposal may be a precursor to longer-term expansion and/or development and exacerbate to following issues:

Traffic & Safety (Primarily on Maddison)

- Traffic during drop off and pickup overwhelms Madison and poses a safety risk for pedestrians and cyclists.
- Historically, plans to relocate pickup and drop off to Richmond Ave were communicated to the community however this change did not materialize.

Loss of Residential Neighborhood Character to Expansion

- Past expansion involved demolition of homes to expand school grounds; GNS currently owns several additional surrounding homes.
- School owned residences are not well maintained and tenants feel constrained from providing feedback to GNS as a result of the landlord/tenant relationship.

Communication & Trust in Consultation Process

- Desire for clear communication of changes/development on campus – IE, neighbours did not feel adequately informed of current process and previous proposal to board of variance.
- Lack of trust in consultation process and follow-through on publicly expressed commitments and plans.

Trees

- Concern for potential tree removal – Applicant: proposal does not require any trees to be removed.

Support Additional Space for Student Safety/Wellbeing

- Temporary buildings will enable physical distancing during COVID-19 pandemic and allow students to safely access programs and activities on campus.

Comments & Questions

- Why five years? A: Five years seemed reasonable for legal agreement with the city.
- Would variance allow increase in enrollment? A: no variance does not relate to enrollment; additional space also allows flexibility to adapt to changing covid guidelines.
- Would GNS commit to not applying for further expansion during terms of temporary buildings. A: commit to return to community if any future plans come forward.

Submissions

Please see the Fairfield Gonzales Community Association web page for the document containing submissions to the CALUC regarding this proposal.

