

Richard Elliott

From: Tony deRosenroll [REDACTED]
Sent: September 10, 2020 1:15 PM
To: Victoria Mayor and Council
Subject: Glenlyon Norfolk School

10 September 2020

To: The Mayor and Council of the City of Victoria,

I am the owner of [843 Maddison Street](#) which is situated directly across from the Glenlyon Norfolk Senior School (Pemberton Woods campus).

For your awareness, I am opposed to the City of Victoria granting any permit to Glenlyon Norfolk School (GNS) for its Pemberton Park campus, or any adjacent properties which it may own, that will allow the expansion of building – whether temporary or permanent. History has shown that as GNS has expanded its structural footprint, so has grown the vehicle traffic volume on Maddison Street and surrounding residential thoroughfares. This has eroded the residential character of my neighbourhood and is contrary to the city's own designation of Maddison Street as a "People Priority Greenway (PPG)."

Understanding that GNS made a commitment in [2002 to make Richmond Avenue](#) its main campus entrance and thus causing the burden of traffic to be removed from Maddison, when it makes good on this pledge I would be pleased to discuss further GNS' plans for the future.

With respect,

Tony deRosenroll.

A.G. deRosenroll, P.Eng.

[843 Maddison Street](#)
[Victoria, BC V8S 4C3](#)

[REDACTED]
Email: [REDACTED]

Sent from my iPhone

Richard Elliott

From: Lindsay Downie [REDACTED]
Sent: September 11, 2020 6:54 PM
To: Victoria Mayor and Council
Subject: Glen Lyon Norfolk School

Dear Mayor and Councillors

As a resident of Fairfield/Gonzales I do NOT want additional traffic on residential streets. I oppose any expansion by GNS that increases traffic on Maddison Street. The school needs to create a pick up and drop off area from Richmond Rd which is intended to be a more major thoroughfare.

Please do NOT approve their proposal to expand unless they create the pickup and drop off on Richmond Rd.

Lindsay Downie

Richard Elliott

From: Nancy Ruhl [REDACTED]
Sent: September 11, 2020 1:02 PM
To: Victoria Mayor and Council
Subject: Fwd: Glen Lyon Norfolk- Building Permit

■

September 11, 2020

To the Mayor and Council,

I am the owner of 922 Lawndale Ave.

I am opposed to Victoria granting any permit to Glenlyon Norfolk School for their Pemberton Park campus or adjacent owned properties that will permit the expansion of building, temporary or permanent. History shows as GNS has expanded its building footprint so has its contribution to greater vehicle traffic volume on Maddison Street and surrounding residential streets. This has eroded the residential character of our neighbourhood. Maddison Street is City designated as a People Priority Greenway (PPG).

Once GNS honours its 2002 commitment to the community to make Richmond Avenue their main campus entrance and it removes school traffic from Maddison, I would be pleased to discuss GNS's plans for the future
thank you
nancy ruhl

Richard Elliott

From: Paul Considine [REDACTED]
Sent: September 11, 2020 3:54 PM
To: Victoria Mayor and Council
Subject: Glenlyon Norfolk School Expansion Petition Supplement
Attachments: GNS Expansion Petition Supliment Form 2020_PConsidine.pdf

Please see attached PDF for submission.

Thank you

Paul Considine

Glenlyon Norfolk School Expansion Petition Supplement

| | |
|--------------|------------------|
| Date/Time | Sep 11, 2020 |
| Contact Name | Paul Considine |
| Address | 915 Bank Street |
| City | Victoria |
| Province | British Columbia |
| Postal Code | V8S4B1 |

To the Mayor and Council,

(I/we) (am/are) the owner/occupant/tenant of above address.

(I/we) (am/are) opposed to Victoria granting any permit to Glenlyon Norfolk School for their Pemberton Park campus or adjacent owned properties that will permit the expansion of building, temporary or permanent. History shows as GNS has expanded its building footprint so has its contribution to greater vehicle traffic volume on Maddison Street and surrounding residential streets. This has eroded the residential character of our neighbourhood. Maddison Street is City designated as a People Priority Greenway (PPG).

Once GNS honours its 2002 commitment to the community to make Richmond Avenue their main campus entrance and it removes school traffic from Maddison, (I/we) would be pleased to discuss GNS's plans for the future.

Sincerely,

| | |
|-----------|----------------|
| Your Name | Paul Considine |
| Phone | |
| email | |

Print or Save the form then send it along to
mayorandcouncil@victoria.ca

Print or Save Form

Richard Elliott

From: Windjack, Rod [REDACTED]
Sent: September 11, 2020 2:20 PM
To: Victoria Mayor and Council
Subject: Glenlyon Norfolk School
Attachments: 2020 09 11 - GNS Letter to CoV Council.pdf

Attached please find a letter in opposition to the proposed facility expansion to Glenlyon Norfolk School's Bank Street Campus, currently before Council for consideration.

Thank you,
Rod

Rod Windjack Architect.AIBC, MRAIC, LEEDap
Vice President - Education

HDR Architecture Associates, Inc.

203 – 655 Tyee Road
Victoria, BC V9A 6X5



hdrinc.com/follow-us

September 11, 2020


To the Major and Council,


We are the owner occupants of 837 Maddison Street, Victoria, located directly opposite the Glenlyon Norfolk School' Bank Street Campus.

We are opposed to Victoria granting any permit to Glenlyon Norfolk School for their Pemberton Park campus or adjacent owned properties that will permit the expansion of building, temporary or permanent. History shows as GNS has expanded its building footprint so has its contribution to greater vehicle traffic volume on Maddison Street and surrounding residential streets. This has eroded the residential character of our neighbourhood. Maddison Street is City designated as a People Priority Greenway (PPG).

Once GNS honours its 2002 commitment to the community to make Richmond Avenue their main campus entrance and it removes school traffic from Maddison, we would be pleased to discuss GNS's plans for the future

Yours truly,


Bev Windjack


Rod Windjack

Richard Elliott

From: Amanda Harby [REDACTED]
Sent: September 12, 2020 8:55 AM
To: Victoria Mayor and Council
Subject: Glenlyn Norfolk School - Expansion & Temporary Module Units.

RE: Glenlyn Norfolk School (GNS) - Richmond Campus

Dear Mayor of Victoria and Councillors,

The Board of Variance (BoV) denied GNS's request to expand and add temporary module units to the their Richmond campus on July 23, 2020. GNS had three variances and all three were denied.

My understanding is that GNS is now approaching the Victoria City Council to overturn the BoV's decisions.

Until the traffic situation around GNS is controlled, it is unfathomable that GNS should be allowed in anyway to further expand their campus. It is a hardship on the surrounding neighbourhood.

GNS has promised over the decades to address this issue and has not. With the Richmond access, they could have had a flow-through similar to St. Michael's University School. They did not do this.

Please do not consider any request from GNS Richmond Campus until they have committed to plan with the City that reduces traffic in the neighbourhood.

Sincerely,

Amanda Harby
Resident, Gonzales area
920 Wilmer Street

Richard Elliott

From: Betty Armstrong [REDACTED]
Sent: September 12, 2020 5:03 PM
To: Victoria Mayor and Council

To the Major and Council,

We are the owners of the residence at 975 Bank Street, Victoria , B.C.

We are opposed to Victoria granting any permit to Glenlyon Norfolk School for their Pemberton Park campus or adjacent owned properties that will permit the expansion of building, temporary or permanent. History shows as GNS has expanded its building footprint so has its contribution to greater vehicle traffic volume on Maddison Street and surrounding residential streets. This has eroded the residential character of our neighbourhood. Maddison Street is City designated as a People Priority Greenway (PPG).

Once GNS honours its 2002 commitment to the community to make Richmond Avenue their main campus entrance and it removes school traffic from Maddison, (I/we) would be pleased to discuss GNS's plans for the future

Sincerely Betty Armstrong and Don Cohoon

Richard Elliott

From: wongshot [REDACTED]
Sent: September 12, 2020 6:28 PM
To: Victoria Mayor and Council
Subject: GNS

September 12, 2020

To the Major and Council, I Ryan Severyn and Alexis Tate are the owners at 839 Maddison st. We are opposed to Victoria granting any permit to Glenlyon Norfolk School for their Pemberton Park campus or adjacent owned properties that will permit the expansion of building, temporary or permanent. History shows as GNS has expanded its building footprint so has its contribution to greater vehicle traffic volume on Maddison Street and surrounding residential streets. This has eroded the residential character of our neighbourhood. Maddison Street is City designated as a People Priority Greenway (PPG). Once GNS honours its 2002 commitment to the community to make Richmond Avenue their main campus entrance and it removes school traffic from Maddison, We would be pleased to discuss GNS's plans for the future

Richard Elliott

From: T Edwards [REDACTED]
Sent: September 13, 2020 10:39 PM
To: Victoria Mayor and Council
Subject: Glenlyon Norfolk School Expansion

Dear Mayor & Council

September 13th, 2020

Anthony & Shirley Edwards
820 Lawndale Ave.
Victoria
BC
V8S 4C7

250-592-6604

To Mayor and Council,

RE: Glenlyon Norfolk School Expansion

We are the owners of the above address.

We are opposed to Victoria granting any permit to Glenlyon Norfolk School for their Pemberton Woods campus or adjacent owned properties that will permit the expansion of building, temporary or permanent. History shows as GNS has expanded its building footprint so has its contribution to greater vehicle traffic volume on Maddison Street and surrounding residential streets. This has eroded the residential character of our neighbourhood. Maddison Street is City designated as a People Priority Greenway (PPG).

Once GNS honours its 2002 commitment to the community to make Richmond Avenue their main campus entrance and it removes school traffic from Maddison, we would be pleased to discuss GNS's plans for the future.

Sincerely,

Original signed by A & S Edwards

Anthony & Shirley Edwards
[REDACTED]

Richard Elliott

From: C Flikweert [REDACTED]
Sent: September 13, 2020 5:33 PM
To: Victoria Mayor and Council
Subject: Glen Lyon Norfolk School

September 13, 2020

To the Mayor and Council,

I, Catherine Flikweert, am the joint owner of 959 Bank St, Victoria, V8S 4B1.

I am opposed to Victoria granting any permit to Glenlyon Norfolk School for their Pemberton Park campus or adjacent owned properties that will permit the expansion of building, temporary or permanent. History shows as GNS has expanded its building footprint so has its contribution to greater vehicle traffic volume on Maddison Street and surrounding residential streets – including Bank St and Quamichan. This has eroded the residential character of our neighbourhood. Maddison Street is City designated as a People Priority Greenway (PPG).

Once GNS honours its 2002 commitment to the community to make Richmond Avenue their main campus entrance and it removes school traffic from Maddison, I would be pleased to discuss GNS's plans for the future,

Cathy
[REDACTED]

Richard Elliott

From: Denis Cuerrier [REDACTED]
Sent: September 13, 2020 7:14 PM
To: Victoria Mayor and Council
Subject: Variance Permit No. 00248 for 801 Bank Street

Dear Mayor and Council;

As a permanent resident of 1145 Meares street, I give my full support for the approval to relocated the portables/modular classrooms and a mobile gym area for additional instruction space on the middle /senior campus at Pemberton Woods.

It is my opinion that this application for a development variance permits has a low impact on the neighbourhood. These structures would be situated for a defined temporary period and are not negatively impacting the neighbours as they would be located behind a mature hedge and are lower than existing school buildings.

Secondly, the sole reason for this special request is to ensure the safety and well being of our community during these unprecedented times. The safety our kids, the staff, neighbours and community must be our number one priority. These measures are a reflection of today's reality. Health Experts around the globe including Bonnie Henry have recommended 2 meter distancing, the wear of the mask and the frequent washing of our hands. This unique request allows the student to meet these recommendations.

In this time of pandemic we must take action and protect our community. The proposal before council is one that can prevent the spread of COVID and must be taken seriously.

I strongly urge council to approve this temporary proposal. We are all in it together to fight COVID 19.

Thank you!

Denis Cuerrier

1145 Meares Street

Victoria BC

Richard Elliott

From: Karen Ayers [REDACTED]
Sent: September 13, 2020 7:04 PM
To: Victoria Mayor and Council; Councillors
Subject: 801 Bank Street - Glenlyon Norfolk School

Dear Mayor and Council:

Glenlyon Norfolk School (GNS) applied for variances to permit the relocation of 5 portable classrooms and a prefabricated gym from their Beach Drive school to their Bank Street school, purportedly to comply with the Provincial Government's requirements for the return of students to class. I do not support their request, for the reasons set out below.

Given that:

- GNS advertises class sizes of 12 - 15 students, which is approximately half the 30 students per class permitted in public high schools
- GNS has an international student population of 12% of the student population of 700; a number of those students did not return (students that did not already have a visa prior to March 18th are not eligible to come to Canada)
- GNS has multiple other buildings, including a 345 seat theatre, a music hall, band and music rooms, lab rooms, a fitness centre, and a large gymnasium, so has a number of other facilities already on site to use for social distancing
- GNS has over 28,000 square feet of new space at their Beach Drive location, some of which could be used by the Bank Street school
- None of the public and private schools in School District 61 are asking for multiple portables and a gym, yet despite that, and despite much larger class sizes and limited additional facilities in public schools, all had their COVID plans for return to school approved by the Provincial Health Officer
- GNS return to school plan was also approved by the Province, without the portable classrooms or gym being included in the plan.

Clearly these buildings are not required in order for GNS to comply with the Province's requirements.

GNS sought an accelerated approval process through City Council and a CALUC meeting was held on very short (2 days) notice on the basis these portables were urgently required for GNS to meet the Province's return to school requirements. It appears GNS has now admitted the buildings are not required, rather it would be "desirable" to have them.

Unfortunately GNS has a poor relationship with the immediate neighbourhood and the manner in which GNS has gone about attempting to move these buildings on site without being transparent with the neighbours has further exacerbated that lack of trust. Misrepresenting the Ministry of Education requirements and the need for these buildings has also contributed.

The proposed buildings are substantial when taken as a whole, and will occupy the only remaining green space on the school grounds. GNS students routinely use Pemberton Park because of the lack of green space on-site. The building heights and proximity to neighbouring properties are also a concern, regardless of the fact that GNS currently owns many of those properties.

Over the years GNS has purchased 14 residential properties on roads adjacent to the school, and to date has demolished 4 of those homes, including one on the site proposed for these portables. GNS also uses their ownership of these homes to say they have consulted with immediate neighbours and found little to no objection to their plans. That

is understandable, as the homes are either occupied by GNS staff, or by tenants who fear upsetting their landlord if they object.

GNS has significant rebuilding and expansion plans that are not generally supported by the neighbourhood. This application is seen as GNS using COVID opportunistically as a "foot in the door" to further those plans, at a minimum by setting a precedent for future development at the perimeter of the school property. That belief is further supported by the fact that GNS is asking for a 5 year timeframe for the portables to remain on-site, rather than a timeframe related to the pandemic. Five years is about the time required for GNS to get their rebuilding and expansion plans finalized, through rezoning, and to complete the building process.

While I am opposed to approving this request, if Council is inclined to approve some or all of it, approval should be contingent upon GNS entering a binding legal agreement to remove the portables within 30 days of the Province moving back to Stage 1 for schools (all students in all schools in class full time). If in fact this request truly is COVID related, then GNS should have no objection to the portables having to be removed forthwith once the Province moves back to Stage 1.

Respectfully submitted,
Karen Ayers

Richard Elliott

From: Lisa Carlson [REDACTED]
Sent: September 13, 2020 10:29 PM
To: Victoria Mayor and Council
Subject: Support for Glenlyon Norfolk School city application
Attachments: Lisa Carlson letter to City.pdf

Lisa Carlson
724 Maddison Street
Victoria BC Canada
V8S 4C2

14 September 2020

Dear Mayor and City Council,

Re: Glenlyon Norfolk School's application for Development Variance Permit No.
00248

I am a mother of three boys who all attend Glenlyon Norfolk School (GNS) at 801 Bank Street in Victoria. As part of their Return to School plans during Stage 2 of the COVID-19 Pandemic GNS has done a good job of planning and trying to spread the students out to ensure physical distancing guidelines are met. I am so impressed with their planning but I understand they are requesting some additional spaces to support their efforts. So far, they put up signage, changed the way they move around campus, made cleaning and mask protocols, and they broke the student body up into learning groups. I am so proud of their work over the summer in preparing for all of the students, not just my own boys. One challenge they are still facing is that some of their learning groups have to share spaces on campus at times and with the number of students involved it is challenging to keep them effectively spread out, which worries me due to COVID-19. It is especially bad for Physical Education, and lunch breaks but there are a few smaller classrooms that are also an issue.

I truly believe the School is doing everything they can to help the students and keep our community safe. They have had windows and doors open to the outside to increase ventilation and they seem to be making use of the good weather at the moment in getting students outside for classes whenever they can. For example, in their first week of school, my sons have had a number of classes and breaks outside; doing their work at some picnic tables or sitting on the grass or green spaces. This seems great and I appreciate their efforts, but worry about how this will continue into the fall as the weather cools off and our rainy season begins- even this week, the smoke from nearby forest fires made it more challenging for classes to occur outside.

My understanding is that the School is trying to secure additional spaces (portables and a small gym tent-like structure) to allow the students to have additional room to spread out. Some of my sons' classes are fairly crowded and there is no modern ventilation to help with air flow in the older buildings. In the colder or wetter months, with both the Middle School and Senior School trying to use the single gym space simultaneously, there just isn't room for the students to do physical education classes and maintain any level of distance between different learning groups- something I believe is required by the Ministry. As a mother of 3 teenage sons, I want them to be active and having additional space for them to do this in their learning group safely during the Pandemic would be greatly appreciated.

My understanding is they have also hired a school nurse and are planning to relocate another class to have space for the nurse. This just means one less classroom for the kids to use. This could be easily rectified with them using a portable classroom.

I would greatly appreciate the Mayor and City Council approving of their application as quickly as possible. I can see no reason why the City wouldn't support a School trying to support students. Making it safer for students and teachers helps everyone in the community stay safer in this Pandemic and I am grateful for the efforts of the administration at GNS doing everything they can.

Sincerely,

Lisa Carlson

A solid black rectangular box used to redact the signature of Lisa Carlson.

Richard Elliott

From: Gina Cuthbert [REDACTED]
Sent: September 13, 2020 8:23 PM
To: Victoria Mayor and Council
Subject: Letter of Support-Development Variance Permit No. 00248 for 801 Bank Street (Glenlyon Norfolk School)

Dear Mayor and Victoria City Council,

We are writing to seek your support with respect to **Development Variance Permit No. 00248 for 801 Bank Street (Glenlyon Norfolk School)**.

We understand GNS is seeking approval to temporarily relocate portables/modular classrooms and a mobile gym area for additional instruction space on the middle/senior campus at Pemberton Woods. The school has recently returned to in-class instruction, and we have a son attending GNS at the Pemberton Woods Campus.

Safe in-class instruction during the COVID-19 pandemic relies on many new health protocols including the implementation of public health guidance that encourages physical distancing between students, staff and teachers. Approving this application to place temporary portable structures on the Pemberton Woods campus will allow the School to put in place the most effective physical distancing measures possible, thereby keeping students, staff and teachers safe - which in turn, will help to protect the broader community.

COVID-19 is a highly contagious virus for which there is no known vaccine or cure. It is expected to be in our population for the foreseeable future until a vaccine is developed and deployed. Therefore, it is vital that we all take whatever steps we can to prevent the spread of this virus. Having additional academic and recreational space would allow the school to ensure maximum physical distancing, particularly as the fall rains and cooler weather will limit the ability to utilize the school's outdoor spaces, such as the turf field, playgrounds and green spaces.

We are pleased to see that the City of Victoria staff report supports the School's application for a development variance permit (see Conclusion on page 6):

“CONCLUSION The proposed application to place temporary portable school buildings at Glenlyon Norfolk School is consistent with City policy. The proposed variances are considered supportable and would have limited impact on neighbouring properties and the wider neighbourhood.”

We respectfully ask that you vote in support of this Development Variance Permit, as it will enable the greatest possible safety for students, staff, teachers and in turn, the Victoria community.

Thank you for your consideration,

Stuart & Gina Cuthbert
Parents of GNS Middle School Student

Richard Elliott

From: Sheri Lynn Andersen [REDACTED]
Sent: September 13, 2020 4:59 PM
To: Victoria Mayor and Council
Subject: Permit to Glenlyon Norfolk School

September 13, 2020

To the Mayor and Council,

I am the owner of 954 Maddison Street, Victoria, BC.

I am opposed to Victoria granting any permit to Glenlyon Norfolk School for their Pemberton Park campus or adjacent owned properties that will permit the expansion of building, temporary or permanent. History shows as GNS has expanded its building footprint so has its contribution to greater vehicle traffic volume on Maddison Street and surrounding residential streets. This has eroded the residential character of our neighbourhood. Maddison Street is City designated as a People Priority Greenway (PPG).

Once GNS honours its 2002 commitment to the community to make Richmond Avenue their main campus entrance and it removes school traffic from Maddison, I would be pleased to discuss GNS's plans for the future.

Sincerely,

Sheri Andersen

Richard Elliott

From: [REDACTED]
Sent: September 14, 2020 7:02 PM
To: Victoria Mayor and Council
Subject: Glen Lyon Norfolk School Rezoning

Importance: High

Dear Mayor Helps and Victoria City Council,

I am in favour of many of things our Mayor and Council have implemented, and I am impressed by each of you. Running our City and managing all of the varying needs of its citizens is a daunting task. I'm glad you're all willing to do it.

I need to voice my opinion about something that is going on in my neighbourhood. I am a resident of the streets surrounding Glen-Lyon Norfolk (Senior) School on Richmond Road. I have lived in this area for 19 years.

I am *strongly* opposed to GNS' proposal to *once again* rezone any part of their property. In 2002 they approached the Mayor and Council to rezone the land to the east of them on Richmond Road, and buy all those homes, so they could tear them down and put in a parking lot and school entrance. Once they received approval they chose instead to put in a large sports turf and theatre. *Now* they say that Maddison Street is their school entrance and thus needs to be rezoned for construction. In the meantime they are allowing the homes that they own, on the land they wish to build on, to wear down and prevent any upgrades from their tenants.

I am not a NIMBY and I approve of appropriate densification in our neighbourhoods. However I do not support a for-profit school *removing affordable housing* for Victoria residents and turning our side streets into their thoroughfares. Richmond Road is designed and zoned (barely) to handle the level of traffic they have created. In their current model, where they continue to encourage parents to drop their kids off on Maddison, instead of Richmond Road, it creates a constant flow of traffic along 2 side streets: Quamichan and Maddison. After a nasty car accident on Quamichan a decade ago, by a GNS student, the City put in speed bumps to slow down the traffic caused by GNS (thank you). In the last 10 years that traffic has only increased; every morning and afternoon, parents turn off of Foul Bay or Richmond onto Quamichan, to access their 'student drop off' area on Maddison. With the traffic changes soon to be implemented on Richardson, that will only further increase the traffic along Quamichan, as it will now be the only way to access Maddison. The City has already put traffic calming measures along Brighton, and soon Richardson, so GNS drivers' only other option to reach the Maddison street drop off is Quamichan. They should not be accessing Maddison at all. The school entrance is on Richmond Road. This is continued poor planning on GNS' part and should not be supported by the City. To add more student residences on their property and expand their buildings will only further increase their student population and therefore the number of cars trying to access their property from all sides. There needs to be a clear statement from the City that they cannot continue to build something that is beyond what this neighbourhood can support.

Maddison is a designated bike route, pedestrian walkway and greenway (PPG) and GNS needs to stick to their original plan of putting parking and parent drop off on Richmond Road. It is no one's fault but their own that they changed tack and built a sports field and theatre there instead. Their students regularly take over Pemberton Park field for their school use as well, and neighbours in our area don't appreciate our shared residential space being slowly turned into a little compound suited entirely to GNS' purposes. If they want to be able to compete with St Michael's University School, they should've chosen a more appropriate area to build their ever-expanding project; somewhere with larger roadways designed for a higher level of traffic.

Thank you for your time,

Caelen Bright
919 Lawndale Avenue
[REDACTED]

Richard Elliott

From: Chanel Lafrance [REDACTED]
Sent: September 14, 2020 5:14 PM
To: Victoria Mayor and Council
Subject: Development Variance Permit No. 00248 for Bank Street - GNS

Dear Mayor and Council,

I am a student at Glenlyon Norfolk School and live at 1145 meares street in The district of Victoria. I support the portable class rooms that the school wants, because it gives us more classroom space where we can spread out during covid. This also allows us to stay at school safely and in person, as I would prefer not to go back to online schooling and the best way to prevent online school is by staying safe and flattening the curve. These structures may be temporary, but they can help us during this difficult and hopefully temporary time. They would also be covered by the hedges surrounding the school property, therefore not a bother to neighbours.

In conclusion it would be great for the council of Victoria to approve this proposal so that the students at GNS can continue to learn safely and help flatten the curve!

- grade 10 GNS student, Chanel

Chanel

Richard Elliott

From: Christian Nielsen [REDACTED]
Sent: September 14, 2020 10:58 AM
To: Victoria Mayor and Council
Subject: Glenlyon Norfolk Proposal

September 14, 2020

Christian Nielsen
963 Maddison Street
Victoria, BC
V8S 4C6

To Mayor Helps and Council,

I am writing today to express my concern regarding the proposed expansion of Glenlyon Norfolk school (Pemberton Woods Campus) on Maddison street. As a resident of Maddison street who lives only one block away from the school, this proposal will have a significant impact on our lives.

My concern is primarily to do with traffic volumes on Maddison street. As it stands now there is a high volume of traffic on both Quamichan street and Maddison street at school pickup and drop off times. An expansion to the school would undoubtedly lead to an increase in traffic. This is of concern to us as our two young children need to use these roads to get to nearby Pemberton Park, and will eventually be walking to Margaret Jenkins elementary school along those same roads. This, combined with the changes in traffic flow that will occur with the closure of westbound traffic on Richardson street for the new bike lanes will increase the threat to pedestrians crossing Quamichan to walk south on Maddison.

My concerns would be alleviated if Glenlyon Norfolk school moved the student pickup/drop off location to Richmond road, as they promised to do in 2002. Also, the addition of a marked crosswalk on Quamichan street at either the intersection of Maddison or Lawndale would add an additional level of safety. I do appreciate the traffic calming measures currently in place on Quamichan street (speed bumps), and would encourage more of the same throughout the neighbourhood.

Thank you for all that has been done so far to encourage alternative means of transportation within the city. The changes made to Brighton street between Richmond road and Redfern street have definitely had a calming effect on Brighton vehicular traffic, and the addition of the sidewalk has made us feel much safer walking in the neighbourhood with our young children.

Best Regards,

Christian Nielsen

Richard Elliott

From: stamp56 [REDACTED]
Sent: September 14, 2020 1:36 PM
To: Victoria Mayor and Council
Subject: Variance 00248

To the mayor and council of Victoria

I am writing in support of the above variance to allow portables at the Glenlyon campus on Bank st. I live in the neighbourhood at 710 Laurentian place and I am only 4 houses away from the field for which the permit has been applied. I am more that willing to allow this change to ensure that the children in this area have the safest learning environment possible. This will protect not only the children in the school but the community as a whole if it helps to limit the spread of infection.

During this pandemic we have all made sacrifices for our community to keep one another safe from the covid virus and I feel this is another important way to protect our community and its children.

Sincerely, Chris Stamp-Vincent

Richard Elliott

From: Douglas Easton [REDACTED]
Sent: September 14, 2020 5:31 PM
To: Victoria Mayor and Council
Subject: Development Variance Permit No. 00248 for 801 Bank Street (Glenlyon Norfolk School)
Attachments: GNS Foundation letter to Her Worship Mayor Lisa Helps and Council Sept 2020.pdf

Her Worship Mayor Lisa Helps and Council,

Attached is a letter supporting the application of development variance permit no. 00248 which is being discussed at this Thursday's Committee of the Whole.

Thank you for your consideration.

Best,

Doug

Douglas G. (Doug) Easton - Chair
GNS Foundation
801 Bank Street
Victoria, British Columbia
V8S 4A8
[REDACTED]
[REDACTED]

PLEASE NOTE MY NEW EMAIL ADDRESS:

[REDACTED]
Please update your contact info for me!

Her Worship Mayor Lisa Helps and Council
September 13, 2020

Re: Development Variance Permit No. 00248 for 801 Bank Street (Glenlyon Norfolk School)

Dear Mayor Helps and Council

During these unprecedented times I am reminded of a quote by Nelson Mandela: "There can be no keener revelation of a society's soul than the way in which it treats its children", and it is with this in mind that I am writing in support of relocating of portables/modular classrooms to the Pemberton Woods campus of Glenlyon Norfolk School (GNS). Making the classrooms available benefits GNS students and teachers and the community surrounding the Glenlyon Norfolk School campus.

When the Ministry of Education requested that schools go back to "in person" instruction GNS sought to ensure that its students and staff were safe and that the surrounding community was protected. As all of Council will appreciate it is a challenge for any school to achieve the social distancing requirements and GNS is no exception. The school needs additional room to better accommodate its classes and support its teachers. This has led to GNS's request that portables/modular classrooms and a mobile gym be added to the Bank Street campus temporarily to allow for better operations during the COVID emergency. Not only will the portables/modular classrooms more appropriately equip teachers to provide social distanced, learning group instruction to students, they will also better protect students and their teachers by reducing the need for movement around campus. The extra space will give students a more concrete sense of normalcy, something that is very important to students and their families at this time and it will also give our teachers, who are valiantly adapting to an everchanging environment, greater peace of mind. The temporary facilities will also provide much needed flexibility as current and future (late fall and winter) weather conditions have and will limit the school's ability to utilize outdoor spaces.

As the Chair of the Glenlyon Norfolk School Foundation Board, as well as a past parent, I understand the impact the school has on the community and am empathetic to those who have raised concerns about the need for the temporary use of the portables. I truly believe that as we all try our best to live with COVID, flexibility and kindness are necessary and that the safety of our young people should be a paramount concern the community as a whole. We also want to ensure that the impact on our neighbours is limited so that life continues as normally as possible. One of the major benefits of this proposal is that the mobile structures are not only lower than the existing buildings but also are shielded from view by the mature hedges that surround our campus. The result is that our temporary footprint will not negatively impact those around us.

Glenlyon Norfolk School strives to educate young people to be good community members and showing them that their community is taking action to ensure their safety and success would reinforce this message. Sometimes even a necessary change can be difficult within a

community but the temporary use of the portable classrooms and gym will benefit the students and teachers of GNS and help ensure that our neighbours remain protected and healthy. The COVID emergency will end and when it does, all of us need to be able to say that we did all we could as a community to keep our members safe. The portables are part of that COVID response.

I urge the Council to consider and ultimately support Development Variance permit No. 00248 as I believe it is a reasonable and necessary response to the current health emergency and will not only benefit the school but the community at large,

Kind Regards

A handwritten signature in black ink on a light yellow background. The signature is cursive and reads "D. Easton".

Douglas Easton
Chair, Glenlyon Norfolk School Foundation Board

Richard Elliott

From: [REDACTED]
Sent: September 14, 2020 6:48 PM
To: Victoria Mayor and Council
Cc: Curtis Munstock
Subject: GNS portable approval

To the Mayor and Council of Victoria,

I am a parent to a grade 11 student attending Glenlyon Norfolk and I also live within a block of the Pemberton Woods campus. While we find ourselves amidst a pandemic, I'm urging you to support the use of a portable classroom and gymnasium for our students. We are simply asking this to keep our children safe allowing them extra space in a time when it's desperately needed. We love and support our community and our school and want to support these young learners in the best way that we can. Our school has found itself in the unique position of having these available resources following the construction of the junior campus. It would shame not to consider the best interest of our children during this challenging time. We hope we can garner your support and encouragement.
Thank you on advance.

Kind Regards,

Jill Serfas B. Ed

Jill

Richard Elliott

From: Victoria Mayor and Council
Sent: September 14, 2020 9:08 AM
To: Victoria Mayor and Council
Subject: Fw: 801 Bank Street - Glenlyon Norfolk School

From: Karen Ayers [REDACTED]
Sent: September 13, 2020 7:03 PM
To: Victoria Mayor and Council <mayorandcouncil@victoria.ca>; Councillors <Councillors@victoria.ca>
Subject: 801 Bank Street - Glenlyon Norfolk School

Dear Mayor and Council:

Glenlyon Norfolk School (GNS) applied for variances to permit the relocation of 5 portable classrooms and a prefabricated gym from their Beach Drive school to their Bank Street school, purportedly to comply with the Provincial Government's requirements for the return of students to class. I do not support their request, for the reasons set out below.

Given that:

- GNS advertises class sizes of 12 - 15 students, which is approximately half the 30 students per class permitted in public high schools
- GNS has an international student population of 12% of the student population of 700; a number of those students did not return (students that did not already have a visa prior to March 18th are not eligible to come to Canada)
- GNS has multiple other buildings, including a 345 seat theatre, a music hall, band and music rooms, lab rooms, a fitness centre, and a large gymnasium, so has a number of other facilities already on site to use for social distancing
- GNS has over 28,000 square feet of new space at their Beach Drive location, some of which could be used by the Bank Street school
- None of the public and private schools in School District 61 are asking for multiple portables and a gym, yet despite that, and despite much larger class sizes and limited additional facilities in public schools, all had their COVID plans for return to school approved by the Provincial Health Officer
- GNS return to school plan was also approved by the Province, without the portable classrooms or gym being included in the plan.

Clearly these buildings are not required in order for GNS to comply with the Province's requirements.

GNS sought an accelerated approval process through City Council and a CALUC meeting was held on very short (2 days) notice on the basis these portables were urgently required for GNS to meet the Province's return to school requirements. It appears GNS has now admitted the buildings are not required, rather it would be "desirable" to have them.

Unfortunately GNS has a poor relationship with the immediate neighbourhood and the manner in which GNS has gone about attempting to move these buildings on site without being transparent with the neighbours has further exacerbated that lack of trust. Misrepresenting the Ministry of Education requirements and the need for these buildings has also contributed.

The proposed buildings are substantial when taken as a whole, and will occupy the only remaining green space on the school grounds. GNS students routinely use Pemberton Park because of the lack of green space on-site. The building

heights and proximity to neighbouring properties are also a concern, regardless of the fact that GNS currently owns many of those properties.

Over the years GNS has purchased 14 residential properties on roads adjacent to the school, and to date has demolished 4 of those homes, including one on the site proposed for these portables. GNS also uses their ownership of these homes to say they have consulted with immediate neighbours and found little to no objection to their plans. That is understandable, as the homes are either occupied by GNS staff, or by tenants who fear upsetting their landlord if they object.

GNS has significant rebuilding and expansion plans that are not generally supported by the neighbourhood. This application is seen as GNS using COVID opportunistically as a "foot in the door" to further those plans, at a minimum by setting a precedent for future development at the perimeter of the school property. That belief is further supported by the fact that GNS is asking for a 5 year timeframe for the portables to remain on-site, rather than a timeframe related to the pandemic. Five years is about the time required for GNS to get their rebuilding and expansion plans finalized, through rezoning, and to complete the building process.

While I am opposed to approving this request, if Council is inclined to approve some or all of it, approval should be contingent upon GNS entering a binding legal agreement to remove the portables within 30 days of the Province moving back to Stage 1 for schools (all students in all schools in class full time). If in fact this request truly is COVID related, then GNS should have no objection to the portables having to be removed forthwith once the Province moves back to Stage 1.

Respectfully submitted,
Karen Ayers

Richard Elliott

From: Kerri Gibson [REDACTED]
Sent: September 14, 2020 2:53 PM
To: Victoria Mayor and Council
Subject: Glen Lyon Norfolk School expansion
Attachments: GNS Expansion Petition Supliment Form 2020_PC1.pdf

Dear Mayor & council

Please accept the attached copy of a petition opposing the request of Glen Lyon Norfolk School to move the portables from the Beach Drive location to Lawndale.

I will be happy to reconsider my opposition once GNS has honored its' 2002 commitment to make Richmond Avenue their main entrance which I would expect to greatly reduce the traffic on this neighbourhoods inner streets.

Thanks
Kerri Gibson

Glenlyon Norfolk School Expansion Petition Supplement

| | |
|--------------|---------------------|
| Date/Time | Sep 14, 2020 |
| Contact Name | Kerri Gibson |
| Address | 974 Cowichan Street |
| City | Victoria |
| Province | British Columbia |
| Postal Code | V8S 4E5 |

To the Mayor and Council,

(I/we) (am/are) the owner/occupant/tenant of above address.

(I/we) (am/are) opposed to Victoria granting any permit to Glenlyon Norfolk School for their Pemberton Park campus or adjacent owned properties that will permit the expansion of building, temporary or permanent. History shows as GNS has expanded its building footprint so has its contribution to greater vehicle traffic volume on Maddison Street and surrounding residential streets. This has eroded the residential character of our neighbourhood. Maddison Street is City designated as a People Priority Greenway (PPG).

Once GNS honours its 2002 commitment to the community to make Richmond Avenue their main campus entrance and it removes school traffic from Maddison, (I/we) would be pleased to discuss GNS's plans for the future.

Sincerely,

| | |
|-----------|--------------|
| Your Name | Kerri Gibson |
| Phone | |
| email | |

Print or Save the form then send it along to
mayorandcouncil@victoria.ca

Print or Save Form

Richard Elliott

From: K Williams [REDACTED]
Sent: September 14, 2020 9:33 PM
To: Victoria Mayor and Council
Subject: Opposition to Glen Lyon Norfolk School Rezoning

Dear Mayor and Council

I would like to express my concern and opposition to the rezoning variance application of Glen Lyon Norfolk (Senior) School.

My family and I live on the corner of Maddison and Quamichan street and we are subject to traffic congestion, dangerous driving and cars idling while students are dropped off and picked up from the Maddison street parking entrance. Not only are many of the driving actions we witness regularly (watched a car do a u turn in the middle of the road today!) illegal, they are a huge safety issue to the surrounding neighborhood as well as the numerous citizens of Victoria who use Maddison Street People Priority Greenway as a regular walking or biking route.

The safety and well being of my 2 children are of even greater concern as they must cross Quamichan street and walk or bike past the Maddison street parking lot of GNS school as they go to and from Margaret Jenkins Elementary School.

It is my understanding that Richmond road entrance became the official designated drop off and pick up area for students of GNS that was agreed upon after a previous rezoning granted in 2002. The history of the disregard GNS has had with upholding agreements after a variance was granted concerns me greatly.

We are all in the current unfortunate situation of learning to operate and live in the "new normal" that COVID has created. Many businesses and schools have come up with creative and effective ways to be able to provide service to customers and many schools have come up with creative and effective ways to continue to provide education to children without requiring building variance. I am confident GNS can too.

The history of the disregard GNS has had with upholding agreements after a variance was granted concerns me greatly.

As a member of Fairfield Gonzales community association, as a neighbor of GNS, and as a mother of 2 children who's safety is put a risk every day they walk to school past the GNS Maddison street parking lot, I am strongly opposed to any variance or rezoning of Glen Lyon Norfolk (Senior) School.

Krista Williams
1886 Quamichan Street
[REDACTED]

Richard Elliott

From: Mercedes Calvert [REDACTED]
Sent: September 14, 2020 11:16 AM
To: Victoria Mayor and Council
Subject: GNS zoning proposal
Attachments: September 13, 2020.pdf

Mercedes

September 13, 2020

Mayor and Council
City of Victoria

mayorandcouncil@victoria.ca

I/we are/am the owner/occupant/tenant of above address.

(I/we)(am/are) opposed to Victoria granting any permit to Glen Lyon Norfolk School for their Pemberton Park campus or adjacent owned properties that will permit the expansion of building, temporary or permanent. History shows as GNS has expanded its building footprint so has its contribution to greater vehicle traffic volume on Maddison Street and surrounding residential streets. This has eroded the residential character of our neighbourhood. Maddison Street is City designated as a People Priority Greenway (PPG). Once GNS honours its 2002 commitment to the community to make Richmond Avenue their main campus entrance and it removes school traffic from Maddison, the community would be pleased to discuss GNS's plans for the future.

Yours truly

M. Calvert

Sept 14/20

Richard Elliott

From: Melanie Erickson [REDACTED]
Sent: September 14, 2020 8:15 AM
To: Victoria Mayor and Council
Subject: Support letter for GNS portables on campus.
Attachments: GNS Support Letter.docx

GNS Parent of Gr.11 student

Sept. 13, 2020

City Victoria Mayor and Council

Letter of Support - Development Variance Permit No. 00048 for 801 Bank Street, Glenlyon Norfolk School

Dear Mayor Lisa Helps and Council Members,

I would like to express my support for the placement of the portable classrooms and mobile gym on the GNS Pemberton Woods Campus.

GNS has done a great job of providing online learning from April to June. However, for the majority of the GNS families, it has been a struggle and everyone is grateful for the in-person learning as of last week. For all GNS families, it is important that the school can stay open. This will be possible with the necessary social distancing which needs space - the additional portable classrooms and gym could provide that.

The reasons why GNS needs to stay open for in-person learning are:

- The IB curriculum is challenging for most students: students can receive more support from teachers during regular class and help during lunchtime and after school.
- Students need to be socially engaged in school life and with friends. GNS provides excellent academics, balanced co-curricular activities (even during a pandemic), and a supportive community.
- The mental health of teenagers has suffered greatly in the past 6 months. GNS is a place with lots of support for students with any challenges. Our teachers and staff are outstanding and the work of the school counselors is invaluable during these tough times.

The safety of all students and staff is the utmost goal at GNS. GNS wants to be as safe as possible and more space is available at the Pemberton Woods Campus to accommodate this task. The portables will blend in well with the campus and not cause any issues or disturb neighbours as it is on GNS property.

I trust you will do the right thing so my children and many other children can continue the needed curriculum and to support positive mental health for our youth during this challenging time.

Sincerely,

Melanie and Gordon Erickson
1744 Gonzales Avenue
Victoria B.C
V8S-1T7

Richard Elliott

From: Nicole Roberts [REDACTED]
Sent: September 14, 2020 12:23 PM
To: Victoria Mayor and Council
Subject: Letter of support for Development Variance Permit No. 00248
Attachments: GNS.letter of support.pdf

Please find attached my letter of support for Development Variance Permit No. 00248.

Many thanks for including it in the package to Mayor and Council.

Kind Reagrds,
Nicole Roberts
[REDACTED]

Nicole Roberts
2770 Benson Place
Victoria, BC. V8N 1S4

September 14, 2020

Mayor and Council
City of Victoria
By email: mayorandcouncil@victoria.ca

RE: Support for Development Variance Permit No.00248, Glenlyon Norfolk School

Dear Mayor and Council,

I am writing to voice my support for the Development Permit Application put forth by Glenlyon Norfolk School (GNS). As a parent of students at GNS, I believe that it is important for this Mayor and Council and all local government to support all schools plans to help ensure a safe return to and continued operation of school during the Covid-19 pandemic. My children are in grade 11 and it is a critical time for them to be able to attend class in person. Like all parents, I worry about them being left behind during these challenging times. This is especially true for two of my children who have dyslexia which makes learning on-line a challenging format for them.

GNS currently has the opportunity to increase its classroom space which will further strengthen the school's ability to mitigate against the risk of covid-19 transmission. Dr Bonnie Henry has acknowledged that we are likely to see covid-19 rates increase and we must plan to prevent community outbreaks as much as possible. The portable classrooms being proposed are part of the GNS plan to prevent community outbreaks. As GNS already owns these portables and has space for them, such that will not negatively impact our neighbours, I respectfully ask Mayor and Council to approve their temporary use. Given that your city staff report recommends approval, this decision should be supported with confidence. These measures will not only allow for increased safety of our children but as importantly it also means that our families and those who share our neighbourhood will also be safer.

Like every other school, GNS, is made up of hard-working teachers, administrators, staff, students and families. It is trying to ensure that it can keep the members of not just the school community but also our greater community safe. It is important that we think of the greater good at all times but it is essential at the moment. We all know that a great number of our loved ones and community members are particularly vulnerable to this deadly virus and we worry about limiting our exposure to keep them safe. Please support Glenlyon Norfolk School's plans to do this.

Thank you for your consideration!

Kind Regards,



Nicole Roberts

Richard Elliott

From: Niobe Thompson [REDACTED]
Sent: September 14, 2020 8:41 AM
To: Victoria Mayor and Council
Subject: Support for Glenlyon Norfolk permit application

Dear Mayor and Council,

We are homeowners with a residential property adjacent to Glenlyon Norfolk School (850 Somenos Street), and we support the school's application for a Development Application to site temporary classrooms on their grounds during the pandemic. We understand that some neighbours are opposing the application, on the grounds that this would increase vehicle traffic along Maddison Street. The two issues, however, are in no way connected, and the school badly needs to create greater distance between students to mitigate infection risk.

Sincerely,
Niobe Thompson & Linda Chang

--

Niobe Thompson
Producer | Director | Writer

[REDACTED]
www.handfuloffilms.ca

Have a look at our work: <https://vimeo.com/326201506>

Handful of Films

Science / Nature / Adventure



Current projects

Richard Elliott

From: Peter Rowand <prowand@gmail.com>
Sent: September 14, 2020 7:48 PM
To: Victoria Mayor and Council
Cc: Caroline Holloway - Work
Subject: Support for GNS Development Variance Permit No. 00248
Attachments: Letter of Support on behalf of Development Variance Permit.pdf

Dear Mayor Helps and Victoria City Councillors,

Please find attached a letter of support for the Development Variance Permit No. 00248 submitted by Glenlyon Norfolk School (GNS), to temporarily relocate modular classrooms and a mobile gym for additional instruction space on the middle/senior campus at 801 Bank Street.

Respectfully, we ask for Council's support for GNS' proactive response to a serious health concern.

Thank you for your consideration. Please feel free to contact me should further information be required.

Regards, Peter

Peter Rowand
cell 250-686-6312
#313, 29 Songhees Road
Victoria, BC, V9A 7M6

Mr. Peter Rowand and Dr. Caroline Holloway
#313, 29 Songhees Road
Victoria, BC, V9A 7M6

Sept. 14, 2020

Victoria Mayor and Council
City of Victoria, 1 Centennial Square
Victoria, BC, V8W 1P6

Re: Support for GNS Development Variance Permit No. 00248

Dear Mayor and Councillors,

This is a letter of support for the Development Variance Permit No. 00248 submitted by Glenlyon Norfolk School (GNS), to temporarily relocate modular classrooms and a mobile gym for additional instruction space on the middle/senior campus at 801 Bank Street.

My experience as a GNS parent has been that GNS are excellent stewards of their physical space. School leadership strives to be a good community member, seeking controlled traffic flow in surrounding streets and protecting neighbours' requirements for peace and order.

Our daughter Madeleine is a middle-school student at GNS, and is immuno-compromised. It is important to us that she be able to have more space for classroom learning and physical exercise, and the additional space will help her mature through the time of COVID-19 as a healthier individual.

In these challenging times, accommodating GNS' requirement for temporary structures and to provide a safer and healthier teaching environment for students, is worthy of support by the City and the wider community. These temporary structures serve the mandate outlined by the Ministry of Education to promote safe in-class instruction and safe distancing.

Respectfully, we ask for Council's support for GNS' proactive response to a serious health concern. Keeping the students, teachers and staff as safe as possible will in turn help protect the health of our families and our neighbourhood. Thank you for your consideration. Please feel free to contact me should further information be required.



Mr. Peter Rowand



Richard Elliott

From: Rachel Davey [REDACTED]
Sent: September 14, 2020 5:18 PM
To: Victoria Mayor and Council
Subject: Re: Support for GNS Development Variance Permit No. 00248

Dear Mayor and Councillors,

This is a letter of support for the Development Variance Permit No. 00248 submitted by Glenlyon Norfolk School (GNS), to temporarily relocate modular classrooms and a mobile gym for additional instruction space on the middle/senior campus at 801 Bank Street.

Until recently, I lived at 1845 Gonzales Avenue, very close to GNS - I and my family lived there for five years. I am a school employee - my two children also attended the school and I hosted a number of international students in recent years.

The school is aiming to place learning pavilions on their lawn in order to facilitate social distancing in classes. In other words, GNS is taking steps to increase the safety of the children in their care. Anything that GNS or any other educational institution can do to increase the safety of children is a community good. The risk of COVID-19 infection does not begin and end within the boundaries of the GNS campus. As a community, a city, and a country, we should do whatever we can to increase safety. In these challenging times, accommodating GNS' requirement for temporary structures and to provide a safer and healthier teaching environment for students, is worthy of support by the City and the wider community. These temporary structures serve the mandate outlined by the Ministry of Education to promote safe in-class instruction and safe distancing.

I have seen the efforts that the school has made to be a better neighbour in the area, and am not sure that these are always recognized by some members of the community.

Respectfully, I ask for Council's support for GNS' proactive response to a serious health concern. Keeping the students, teachers and staff as safe as possible will in turn help protect the health of our families and our neighbourhood. Thank you for your consideration. Please feel free to contact me should further information be required.

Many thanks for your consideration.

Rachel Davey

Richard Elliott

From: Robert Milan [REDACTED]
Sent: September 14, 2020 4:12 PM
To: Victoria Mayor and Council
Cc: Janine Grace
Subject: Glen L Norfolk School Expansion Opposition

September 13, 2020

Robert Milan & Irene Haigh Gidora
951 Maddison Street.
Victoria
BC
V8S 4C6

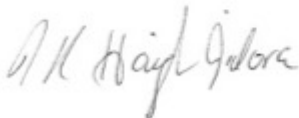
Mayor and Council
City of Victoria

mayorandcouncil@victoria.ca

I/we Robert Milan are/am the owner/occupant/tenant of above address.
Irene Haigh-Gidora

(I/we)(am/are) opposed to Victoria granting any permit to Glen Lyon Norfolk School for their Pemberton Park campus or adjacent owned properties that will permit the expansion of building, temporary or permanent. History shows as GNS has expanded its building footprint so has its contribution to greater vehicle traffic volume on Maddison Street and surrounding residential streets. This has eroded the residential character of our neighbourhood. Maddison Street is City designated as a People Priority Greenway (PPG). Once GNS honours its 2002 commitment to the community to make Richmond Avenue their main campus entrance and it removes school traffic from Maddison, the community would be pleased to discuss GNS's plans for the future.

Yours truly



Richard Elliott

From: Rebecca Nielson [REDACTED]
Sent: September 14, 2020 9:07 PM
To: Victoria Mayor and Council
Subject: Development Variance Permit No. 00248 for 801 Bank Street (Glenlyon Norfolk School).

Hello,

I am writing in support of the Development Variance Permit application for Glenlyon Norfolk School

During this unprecedented time, I think it is very important that the school has the flexibility it needs to keep its students, teachers and staff as safe as possible in their learning environment.

Allowing them to use portables and a mobile gym will enable proper social distancing measures to be in place. It is already challenging enough to be back in school, and I think it would be very helpful if they had more physical space to both learn and play.

This will not bring more traffic to the area, or permanently alter the neighbourhood or school footprint in any way - this is simply a positive step to keep students and teachers safer.

As the weather changes and folks are not able to gather outside, it will be important for them to have more space inside. This will also be important for athletics because an additional pop-up gym would create more space for exercise. We need to encourage people to be physically active as much as possible - this is all part of healthy living and balance.

We know that GNS has recently gone through a renovation at their Beach Drive campus, and they have removed all of their temporary structures as soon as they were able, therefore I have every reason to believe they will do the same at the Pemberton Woods campus, when it is safe to do so.

Communities need to stick together and we are in the middle of a pandemic, and I certainly think that is a good time to be more flexible and caring about everyone around us. More space is better and safer for everyone.

Sincerely,
Rebecca Nielson, a GNS neighbour

1751 Patly Place
Victoria, BC
V8S 5J5

Richard Elliott

From: Sean Hier [REDACTED]
Sent: September 14, 2020 10:44 AM
To: Victoria Mayor and Council
Cc: msheridanjonah@mygns.ca
Subject: Glen Lyon Norfolk Building Application

Dear Mayor and Councillors,

I am partially writing in response to the “Maddison People Priority Greenway’s” request for signatures on a petition to oppose Glen Lyon Norfolk School’s application to expand buildings on their Pemberton Woods campus.

I am also partially writing in response to the school’s request for support.

I am a property owner in the GNS area. I am also a parent of two GNS students.

As I understand things, the school is aiming to place learning pavilions on their lawn to facilitate social distancing in classes. In other words, GNS is taking steps to increase the safety of the children in their care.

I also understand that school administrators made this move in the broader context of not being permitted by the Ministry of Education to offer remote learning options.

Anything that GNS or any other educational institution can do to increase the safety of children byway of social distancing is a community good. The risk of COVID-19 infection does not begin and end within the boundaries of the GNS campus. As a community, a city, and a country, we should do whatever we can to increase safety.

I am appalled that neighbourhood residents would allow their long-standing grievances with the school (over parking of all things) to stand in the way of introducing social distancing measures in the midst of pandemic.

Not all schools/institutions are in a position to offer enhanced safety in this way. Wherever opportunities to increase social distancing can be found, they should be supported and aggressively promoted.

I would be profoundly disappointed to see the City of Victoria resist/deny GNS’s application. It’s alarming that they have to endure this lengthy process as kids sit in classes and infection numbers grow.

Sincerely,

Sean Hier
1010 Bank Street
Victoria, BC
V8S4B3
[REDACTED]

Richard Elliott

From: Catherine Kohut [REDACTED]
Sent: September 15, 2020 12:52 PM
To: Victoria Mayor and Council
Subject: Glenlyon Norfolk School Expansion Petition

Glenlyon Norfolk School Expansion Petition Supplement

Sept 15, 2020
Catherine & Steven Kohut
1921 Quamichan Street
Victoria BC V8S 2C2

To the Mayor and Council,

(I/we) (am/are) the owner/occupant/tenant of above address.

(I/we) (am/are) opposed to Victoria granting any permit to Glenlyon Norfolk School for their Pemberton Park campus or adjacent owned properties that will permit the expansion of building, temporary or permanent. History shows as GNS has expanded its building footprint so has its contribution to greater vehicle traffic volume on Maddison Street and surrounding residential streets. This has eroded the residential character of our neighbourhood. Maddison Street is City designated as a People Priority Greenway (PPG). Once GNS honours its 2002 commitment to the community to make Richmond Avenue their main campus entrance and it removes school traffic from Maddison, (I/we) would be pleased to discuss GNS's plans for the future.

Sincerely,
Catherine & Steven Kohut

[REDACTED]
[REDACTED]
[REDACTED]

Richard Elliott

From: Vancouver Gift Expo [REDACTED]
Sent: September 15, 2020 9:55 PM
To: Victoria Mayor and Council
Subject: Development Variance Permit No. 00248
Attachments: GNS permit - Sept 17.pdf

Mayor and Council, please see my letter for the Sept. 17th meeting **re: Development Variance Permit No. 00248**

Best regards,

Cameron Dix
1804 Quamichan St.
[REDACTED]

September 14, 2020

RE: Glenlyon Norfolk School Development Variance Permit No. 00248

Dear Mayor and Council,

Living in the GlenLyon Norfolk neighbourhood for over ten years, I have to say we are blessed to have a wonderful learning institute steps away which has been around well before and hopefully well after I am gone. I hear negative feedback from others in the local community with regards to GNS planning a development scheme that will somehow affect their lives and destroy the neighbourhood. I have only seen slow development in my ten years which seems to be mainly to maintain and provide facilities for an ageing campus and in order to keep competitive in the independent school market. If this was a public school the buildings would most likely have been replaced with new and modern facilities.

The placement of a modular classroom and pre-fabricated gym is probably the least impactful to any neighbour when looking at the alternative of having to build something from the ground up. I feel more locals would be in support of what the school is trying to adjust and adapt to the new normal all while trying to keep students and staff safe. I have seen what GNS wants to do and without a doubt this is one of the quickest and most non-intrusive solutions. In fact, public schools have and are doing this same thing with portable buildings.

With a highly contagious virus and no vaccine I can only hope Mayor and Council see that this permit is and has only come forward due to the current uncertain times and is not permanent. I commend GNS for taking the initiative to provide needed options and new solutions for staff and students with a safer environment that nobody has the knowledge to say is not needed.

I would be very surprised in how any councillor could think this is not a wise fix to make a bad situation just a little bit better with very little impact on anyone. I am in favour of this permit.

Cameron Dix
Home owner
1804 Quamichan St.
[REDACTED]

Richard Elliott

From: Hames & Heidi Marshall [REDACTED]
Sent: September 15, 2020 12:59 PM
To: Victoria Mayor and Council
Subject: Letter of support for GNS variance application

Attn: Mayor Helps and Council

As a parent of a child in grade 7 at Glenlyon Norfolk School (GNS), I am writing in support of our schools application for a development variance permit.

These are difficult times, which as a parent I can personally confirm, are causing anxiety amongst both parents and students. This application for a development permit variance is a proactive response to the serious health concerns associated with COVID-19 as it helps to promote safe in-class instruction. Not only will the application strengthen the schools response to COVID-19 concerns in accordance with Ministry of Health guidelines but the additional indoor space provided by the modular classrooms and mobile gym will help keep staff, students, families and our overreaching community healthier as it allows for inside classroom flexibility during rain and inclement weather.

I am proud of GNS's leadership role in taking positive steps to keep our kids safe and encourage city council to approve this application.

Thank you for your consideration,
Heidi Marshall

[661 Beach Drive](#)
[Victoria BC](#)
[V8S 2M8](#)
[REDACTED]

Richard Elliott

From: Janine Grace [REDACTED]
Sent: September 15, 2020 10:29 AM
To: Victoria Mayor and Council
Subject: GNS - DVP Application 17.09.20
Attachments: MayorandCouncil.GNSSep20.pdf

Good Morning

Please find attached my letter with respect to the above meeting on Thursday.

Sincerely

Janine Grace

MRS JANINE GRACE
855 MADDISON STREET, VICTORIA
V8S4C3

September 15, 2020

Mayor and Council

First and foremost this application by Glen Lyon Norfolk School (GNS) is not, as presented, a recently developed plan "essential" to complying with the rigorous guidelines of the BC Ministry of Education for a safe operation and return to school. This application is driven by the GNS Strategic Plan – 2017 – 2022 and the GNS Master Plan. www.mygns.ca/explore-gns/strategic-plan-20172022

In their Aug 25 letter to the neighbours GNS clearly lead the reader to believe that the requirement is from the Ministry of Education guidelines. It is not. The requirement necessitating the buildings are 100% GNS generated. It has absolutely nothing to do with the Ministry of Education.

GNS's Back to School Plan has been full approved by the Ministry of Education and is up and running without these classrooms. Dr. Henry advises school children can use 1 metre distancing.

It is noted there are two classrooms facing Maddison that have been upgraded and are not in use at this time.

While the OCP recognizes the importance of schools and their role in creating a complete community, it simply does not apply to GNS. This is a private school whose majority of students and administration do not live here and are certainly not part of this community. They as a private institution should not determine the future of Gonzales. That future should be in the hands of the residents.

GNS state the classrooms will not lead to further enrollment and yet they are still advertising on their website for students for this school year.

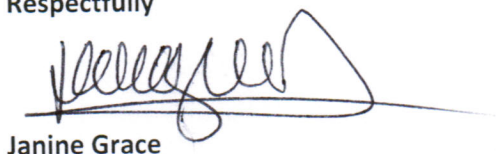
GNS are adamantly opposed to asking for a one or two year permit. They were definite they needed five years although Covid may be over in the next 12 – 18 months. Five years will enable them to complete their Strategic Plan.

Their assurance of "long term engagement" with the broader community is a hollow statement that has been used through the years and has little meaning to the residents of Gonzales. Their idea of long term engagement is presenting complete plans to neighbours, then not listening to concerns, followed by doing exactly as they please through variance applications. One adjacent resident has just sold because he has tried for the last couple of years to have GNS solve an issue. They were just not interested in finding a solution and did nothing.

This community through the petition presented to you last summer made their concerns very clear regarding the future of GNS. We are opposed to any rezoning and expansion of this school into our neighbourhood.

GNS use of Covid as an excuse to apply for this large variance is disingenuous to say the least.

Respectfully



Janine Grace

SPINNING THE TRUTH

The headmaster stated to the BOV Committee that he had spoken to ALL the adjacent neighbours and they were supportive of their application. One neighbor stood up and advised he was an adjacent neighbor and no one had spoken to him. At this point the Headmaster amended his statement and said "well all the neighbours around the property". Subsequent to the BOV hearing it was established the letters of support were from tenants of GNS except one who has now sold to the school (August 31st) One of the tenants is a teacher at GNS. In the letter with the DVP application this paragraph now admits GNS owns the surrounding properties but still insists they have support from surrounding properties. No residents that have a true interest in the future of this community support this application unless they are connected to GNS.

The date on the plans submitted to the BOV (October 30, 2019) ties into their Strategic Planning timeline (which is attached). GNS denied this and stated it was an error but if that is the case why did they feel the need to change the dates to August 2020 on the plans for the DVP?

GNS states his has made it a priority to communicate with the residents. Not true. There was no communication with respect to applying to the BOV or to the extent of the variances requested. The residents finally heard on August 25th when GNS knew the neighbourhood was actually aware of what they were trying to achieve. GNS did not advise the residents of the Caluc meeting.

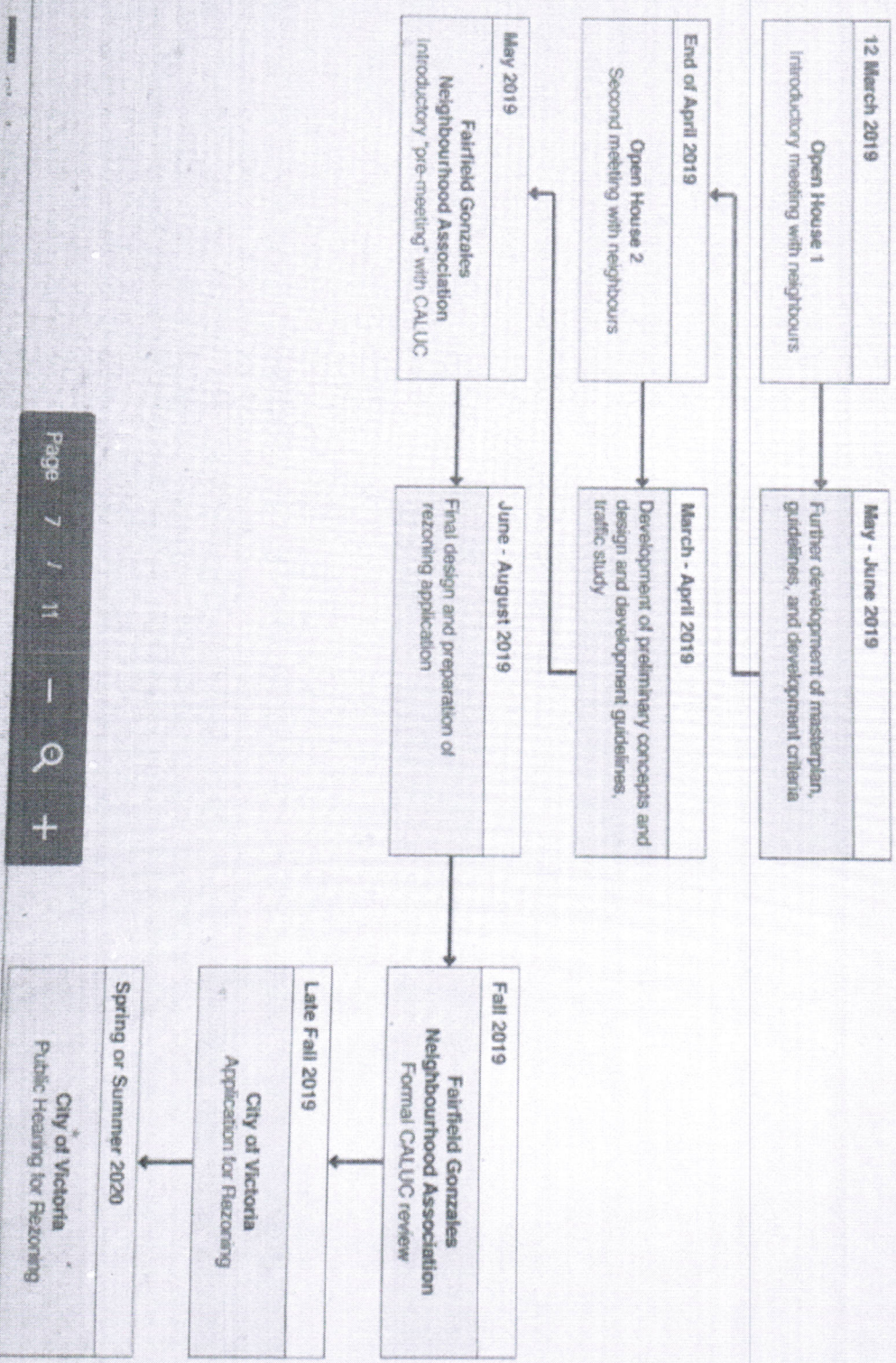
When the Headmaster was questioned by a CALUC member requesting the number of residential properties they currently own "he plead lack of knowledge as he had only been in the job for 6 weeks". He chose not to inform them he had been the deputy head for the five previous years and was part of their Transformation Project Team. The Chair of the GNS Board was also present with him and could have given him the details.

Their letters of application presented to Planning and Council imply other schools have also applied for this permit. Not true. George Jay requested a variance for a music room. Nothing related to Covid. SD 61 has advised that no applications will be forthcoming from their schools. Oak Bay and Saanich have confirmed no applications to this date. GNS is the only school in the three districts to apply using this motion. May I be so bold as to suggest they will be the only school that will use this recent motion?

GNS's letters imply they have been here longer than anyone else so they "are first in line" ahead of the residents. Insulting and highly offensive as the majority do not live in this community.

GNS have complied with the Ministry of Education's requirements. They do not need these portables or tent for Covid.

Preliminary Timeline



Q: How will GNS keep students safe at school if the students return in September 2020?

Q: What will school be like in the new academic year?

Q: What medical and health provision is available to Family Boarding students?

Q: What will happen if there is a 'second wave' of the pandemic in the new academic year?

Q: How will GNS stay in touch with international students and their families over the coming months?

Admissions FAQs

Q: Is GNS accepting applications for September 2020 in light of the pandemic?

Yes, GNS Admissions will continue to process applications for admission to the 2020/2021 academic year. As always, prospective students are invited to inquire online or contact with our team at admissions@gnygns.ca during our regular business hours of 9 a.m. to 4:30 p.m.

Q: How can my child complete the assessments and interviews required for the GNS admission process?

Additional information

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Richard Elliott

From: Leafe Minaker [REDACTED]
Sent: September 15, 2020 4:20 PM
To: Victoria Mayor and Council
Subject: Glenlyon Norfolk School

September 15, 2020

To the Mayor and Council,

We the owners of 826 Lawndale Ave are opposed to Victoria granting any permit to Glenlyon Norfolk School for their Pemberton Park campus or adjacent owned properties that will permit the expansion of building, temporary or permanent. History shows as GNS has expanded its building footprint so has its contribution to greater vehicle traffic volume on Maddison Street and surrounding residential streets. This has eroded the residential character of our neighbourhood. Maddison Street is City designated as a People Priority Greenway (PPG).

Once GNS honours its 2002 commitment to the community to make Richmond Avenue their main campus entrance and it removes school traffic from Maddison, we would be pleased to discuss GNS's plans for the future.

Richard Elliott

From: [REDACTED]
Sent: September 15, 2020 11:48 AM
To: Victoria Mayor and Council
Cc: [REDACTED]
Subject: RE: Permit No. 00248 for 801 Bank Street, Glenlyon Norfolk School
Attachments: PAC Support Letter.docx

Sept. 15, 2020
GNS Parents Auxiliary Co-Presidents
Parents of Students in Grades 6, 10 & 11

City Victoria Mayor and Council

Letter of Support - Development Variance Permit No. 00248 for 801 Bank Street, Glenlyon Norfolk School

Dear Mayor Lisa Helps and Council Members,

We would like to express our support for the placement of the portable classrooms and mobile gym on the GNS Pemberton Woods Campus.

IMPACT: These added spaces increase our ability at GNS to continue to offer in-person learning AND run PAC Social programs as the impact of covid-19 on the way we operate continues to change. For all GNS families and the valuable Community Groups we support, it is important that the school can stay open. This will be possible with the necessary social distancing which needs space - the additional portable classrooms and gym could provide that.

- GNS partnership with Extreme Outreach Society: Every year in November/December GNS asks our families to support the Warm a Soul Campaign. Through donations of Christmas Gifts for Families and Monetary Support, we supply the Extreme Outreach Society with \$12,000 - \$17,000 in gifts and monetary donations. We are the largest single supporter of this valued program. The success of this campaign depends heavily on the school operating in person to accomplish the participation needed to help this program continue to operate.
- GNS Volunteer Programs: Our students are both required and encouraged to participate in countless volunteer projects within our local community as part of the backbone of their educational program each and every year at GNS. Students can volunteer in existing programs or events and/or are also able to identify needs they see within our local community and choose their own path to helping to meet those needs. Again, this community outreach and participation component of their education would be equally missed by the beneficiaries of these efforts and by the students themselves.
- Students need to be socially engaged in school life and with friends. GNS provides co-curricular activities, a supervised afterschool homework club and a supportive community, where students can participate in supervised engagement. These activities ensure that students are remaining within their cohorts and are participating in socially safe ways. Many of our families rely on our extended programing to ensure their children are supervised and cared for while they are at work.

- The mental health of teenagers has suffered greatly in the past 6 months. GNS is a place with lots of support for students with any challenges. Our teachers and staff are outstanding, and the work of the school counselors is invaluable during these tough times. As seen with the return of University Students to Victoria while still operating as a largely online program at the University of Victoria, the desire and pull of social interaction lead mature students to make unwise choices and meet in large pop-style social gatherings. If we want our students to follow the protocols for safe interactions, we need to continue to provide safe social opportunities. GNS does this for our families.

COMMITMENT: GNS is committed to being a good neighbour. In the past year we have seen the transition to a New Head of School, Chad Holtum, who has committed to improving and facilitating relationships with the community around us. With his new leadership team in place, he has also created a Director of External Relations Role (Matt Sheridan-Jonah) to facilitate communication between the School and our neighbours. We are excited that Chad Holtum has already demonstrated he will lead with a strong momentum for positive change. We have seen sweeping changes within the school leadership as well as found the new leadership team to be responsive and focused on problem solving. We expect that our greater community will also feel the benefit of our new leadership team and their attention to creating good relations through accountability and well thought out actions. We have witnessed the synergies between our New Leadership and our GNS Board of Directors, and a greater willingness tackle any challenges head on and to collaborate to achieve desirable goals.

The safety of all students, staff, families, and neighbours is the only objective at GNS. GNS wants to be as safe as possible by temporarily providing additional space at the Pemberton Woods Campus to accommodate this task.

With the mental health and wellness and physical safety of our children in the fore front of our minds, we urge you strongly to consider the benefits these temporary structures provide to our students, their families, and the greater community. We know that there are always obstacles to achieving solutions, but we trust that you will work with us to alleviate the impact of this pandemic on our families and our community.

Sincerely,

Lisa Saklas and Claudia Blum
GNS Parents Auxiliary Co-Presidents

LISA LORENTZEN/SAKLAS
Century 21 Queenswood Realty Ltd.

[Redacted Signature]

Sept. 15, 2020

City Victoria Mayor and Council

Letter of Support - Development Variance Permit No. 00248 for 801 Bank Street, Glenlyon Norfolk School

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With the mental health and wellness and physical safety of our children in the fore front of our minds, we urge you strongly to consider the benefits these temporary structures provide to our students, their families, and the greater community. We know that there are always obstacles to achieving solutions, but we trust that you will work with us to alleviate the impact of this pandemic on our families and our community.

Sincerely,

Lisa Saklas and Claudia Blum
GNS Parents Auxiliary Co-Presidents

Richard Elliott

From: Shahira Khair [REDACTED]
Sent: September 15, 2020 7:22 AM
To: Victoria Mayor and Council
Subject: Objection to Glenlyon Norfolk School Expansion

To the Mayor and Council,

I am the owner of 810 Lawndale Av.

I am opposed to Victoria granting any permit to Glenlyon Norfolk School (GNS) for their Pemberton Park campus or adjacent owned properties that will permit the expansion of any building, temporary or permanent.

History shows that as GNS has expanded its building footprint, so has its contribution to greater vehicle traffic volume on Maddison Street and surrounding residential streets. This has eroded the residential character of our neighbourhood. Maddison Street is City designated as a People Priority Greenway (PPG), which is incongruent with its current use by GNS.

Once GNS honours its 2002 commitment to the community to make Richmond Avenue their main campus entrance and it removes school traffic from Maddison, I would be open to supporting GNS's plans for the future.

Sincerely,

Shahira Aboul-Khair

Richard Elliott

From: Tom Vesey [REDACTED]
Sent: September 15, 2020 10:49 AM
To: Victoria Mayor and Council
Subject: Glenlyon Norfolk temporary Covid buildings

Re: Development Variance Permit No. 00248 for 801 Bank Street (Glenlyon Norfolk School)

Dear Mayor Helps and Council Members,

We are Glenlyon Norfolk School neighbours, and parents of former GNS students. We believe the city should wholeheartedly support the school in its effort to install temporary facilities to provide greater social distancing during the Covid crisis.

It is good common sense for the city to not only permit these facilities, but to encourage them. By reducing the health risk to children and staff, the temporary structures will serve to reduce the health risk to their families, and to the neighbourhood around the school as well.

Everybody needs to do what they can to help in this crisis, as Dr. Henry and Mr. Dix remind us.

Schools are opening Victoria, despite Covid. It is our duty as schools, parents, and community leaders to do what we can to keep our children as safe as possible during this process.

The willingness of Glenlyon Norfolk to commit itself, legally, to remove these facilities when the health crisis is over should more than allay any fears that this is a covert expansion strategy. The benefit to the students and the larger Victoria community greatly outweighs the concerns of the few.

We live near the Glenlyon Norfolk School, our children attended the school, and we have become supporters and volunteers at the school. This is because we have found the school supports our neighbourhood, supports Victoria, supports Victoria children, and does its best to support and live in harmony with the neighbourhood in which it finds itself.

Thank you for giving the children and staff and GNS neighbours, and all those who have contact with them, the support and social distancing "space" that the school is requesting.

Sincerely,

Tom Vesey
April Vesey

1575 Montgomery Avenue
Victoria BC V8S1T5
[REDACTED]

Richard Elliott

From: Janine Grace [REDACTED]
Sent: September 16, 2020 9:45 AM
To: Victoria Mayor and Council
Subject: FW: GNS Development Variance Permit - Thursday August 27, 2020
Attachments: GraceCalucLetter270820.pdf; Petition.pdf

This is my letter that was submitted to the Caluc. Please include.

Many thanks

Janine Grace

From: Janine Grace [REDACTED]
Sent: Thursday, August 27, 2020 9:27 AM
To: [REDACTED]
Subject: GNS Development Variance Permit - Thursday August 27, 2020

Dear Mr. Monsour

Please find attached my letter of opposition.

I am not sure if it is possible to have more than two minutes to speak but if possible it would be appreciated.

Sincerely

Janine Grace

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)

MRS JANINE GRACE
855 Maddison Street
Victoria, B.C. V8S 4C3

26 August 2020

Mr Don Monsour
President
Community Association Land Use Committee
FGCA
Victoria, B.C.

Re DVP # 00248 – Glen Lyon Norfolk School

Dear Mr. Monsour and Board Members

My name is Janine Grace. I live at 855 Maddison Street and I am the lead signature on the petition that was presented to the Mayor and Council in August 2019 regarding community concerns with GNS. Please see a copy of the petition attached which was supported by 372 residents. Specifically the petition covered the proposed rezoning of approximately 8 properties that GNS had acquired over the last few years.

The community of Gonzales covering the area from Oak Bay, Foul Bay Road, Richmond and Richardson is opposed to the ever increasing footprint that GNS continues to expand. This area was canvassed last summer and while many residents were away on vacation the overall reaction of the community was very supportive.

- 1 I refer you to the five year plan put out by GNS. A plan that was in place in 2017.
<https://www.mygns.ca/explore-gns/strategic-plan-20172022>
Please read "GNS Strategic Plan 2017 – 2022"
Pages 16/17

I believe this was the plan that was presented to the neighbours in May and June 2019

I believe the drawings on Page 16 and 17 are still part of GNS strategic planning for the Pemberton Campus

Nowhere in this strategic plan is there any reference made to the Gonzales residents and how this plan will be implemented with their input

- 2 I refer you to an Oak Bay News Publication - 2018
<https://www.oakbaynews.com/community/denford-hall-revealed-at-gns/amp/>

This article refers to the phase one of their five year plan at the Junior School as being underway.

The last paragraph states

"The first phase of the project will be the Beach Drive campus, and will include a new main block. GNS hopes to have phase one completed in two years, at which time the second phase will commence at Pemberton Woods. **Temporary classrooms have been erected at Beach Drive during the improvements.**"

The temporary classrooms are the same ones that GNS now wish to move to the Pemberton Campus

- 3 School starts in 12 days. The classrooms at the Junior school all seem to be ready to receive the students.
It appears the Oak Bay Project is nearing completion and the portables and tent are in the way of completion

- 4 On or about July 1st GNS applied to the Board of Variance to install these classrooms and tent. They did not advise all the neighbours they would be applying for this variance

The plans that were sent in with the BOV application were dated October 30, 2019. Well before Covid.

The BOV denied this application.

We are advised there is no appeal to this decision

The Headmaster told the BOV that he had approached all the adjacent property owners and they supported the application.

This in fact was not correct because another adjacent neighbor advised he had not been approached. His response was "well I approached all the closest neighbours"

The four letters of support GNS received from those "closest neighbours" were in fact from three GNS tenants (one of which included a teacher at GNS). The fourth letter was from a resident that "has an understanding" with GNS

GNS moved one of the modular classrooms to the Pemberton Campus before the BOV meeting on July 23rd.

That classroom is still there.

- 5 On August 6 Jeremy Loveday was able to get a last minute motion onto the agenda of the COTW. I refer you to this video from 2011.

<https://issuu.com/glenlyonnorfolk/docs/summer2011>

It is essential in the interest of fairness and impartiality that any person that has a past or current relationship with GNS recuse themselves from any vote rather than being in a conflict of interest.

- 6 On August 19th GNS applied using the above motion for a Development Variance Permit.

The plans with this application were dated August 2020.

There is no change to variances requested in both applications.

GNS did not advise all the adjacent neighbours they were applying for this variance under this Development Variance Permit

At the time of writing no other school in Victoria has applied for portables under this motion. SD61 advise they will not be making any applications. Oak Bay Planning and Saanich Planning both advise there have been no applications up to this date..

- 7 It was confirmed to me by the Ministry of Education that GNS total school population last September was 674 students. At the BOV meeting the Headmaster stated the student population at the junior school was 240. He also stated to the Times Colonist on August 23rd that 15 – 16 of their foreign students would not be returning. My calculation tells me that there will be approximately 418 students at the Pemberton Campus. Historical numbers show this population to be divided middle/senior students at 37% and 25% of the total school population.

This tells me that there will be approximately 138 senior students and 168 middle school students. While these numbers are not perfect because of the absolute number the Headmaster stated at the Junior School I am probably somewhere in the ball park. Under the MOE guidelines a senior cohort is 120 students and the middle school cohort is 60 students. It is inconceivable that GNS current premises are unable to socially distance 4 cohorts.

Maybe GNS are willing to share their plan they submitted to the MOE to show how they will handle Covid and this new school year?

Why would GNS continue to advertise for new students if they are truly concerned about Covid and social distancing?

I would think any public school teacher would skip around the block if they had their socially distancing issues and only an average of 16 - 18 students per class.

- 8 GNS, according their website is up and running with online teaching in the case of another lockdown

- 9 I refer you to the letter that was presented with the application for the Development Variance Permit. I am wondering just exactly the Headmaster means when he states this community has evolved around GNS?

This statement is yet another example of their disrespect for this Community.

The reality of this situation is that Covid is perfect timing for GNS to move these portables so they can get on with the second phase (quoted in the Oak Bay Times – 2018) of their 5 year strategic plan.

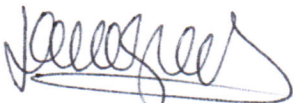
Their underhand ways interestingly undermine their first school tenent

“Truth We act with integrity and honesty. We share and promote a strong sense of fairness and justice, and we strive to respect the dignity and rights of all people. We speak up, we speak the truth and we take responsibility for both our actions and their consequences”

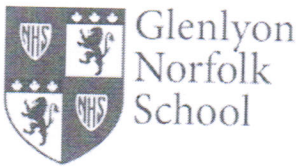
If this Development Variance Application is approved it will completely disregard the 372 Gonzales neighbours who signed the petition opposing any further growth and rezoning. GNS will once again be successful in ignoring and dismissing the neighborhood.

I, as the community representative of everyone who signed the petition request that you deny this Development Variance Permit.

Yours truly



Janine Grace



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. *which 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
V8S 4A8
t: 250.370.6845


www.mygns.ca



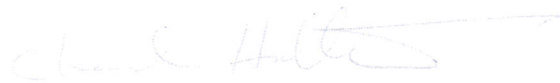
Do your best through truth and courage

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

Richard Elliott

From: Janine Grace [REDACTED]
Sent: September 16, 2020 10:02 AM
To: Victoria Mayor and Council
Subject: GNS DVP Application Hearing September 17, 2020
Attachments: GNSLettersofOppositionSept2020.pdf

Good Morning

Please find attached 13 letters of opposition that contain 18 signatures.

I have the originals if required.

Sincerely

Janine Grace

Your message is ready to be sent with the following file or link attachments:

GNSLettersofOppositionSept2020.pdf

Note: To protect against computer viruses, e-mail programs may prevent sending or receiving certain types of file attachments. Check your e-mail security settings to determine how attachments are handled.

September 13, 2020

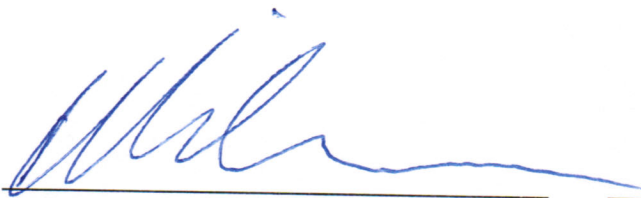
Mayor and Council
City of Victoria

mayorandcouncil@victoria.ca

I/we Robert Milan are/am the owner/occupant/tenant of above address.

(I/we)(am/are) opposed to Victoria granting any permit to Glen Lyon Norfolk School for their Pemberton Park campus or adjacent owned properties that will permit the expansion of building, temporary or permanent. History shows as GNS has expanded its building footprint so has its contribution to greater vehicle traffic volume on Maddison Street and surrounding residential streets. This has eroded the residential character of our neighbourhood. Maddison Street is City designated as a People Priority Greenway (PPG). Once GNS honours its 2002 commitment to the community to make Richmond Avenue their main campus entrance and it removes school traffic from Maddison, the community would be pleased to discuss GNS's plans for the future.

Yours truly

 951 Maddison
ST.

September 13, 2020

Cindy Kind
1860 Quamichan

Mayor and Council
City of Victoria

mayorandcouncil@victoria.ca

I/we Cindy Kind are/am the owner/occupant/tenant of above address.

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Yours truly

Cindy Kind Sept 13 / 2020

September 13, 2020

Barry Whincup
887 Somenos St

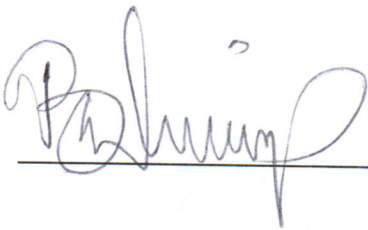
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Yours truly



B. WHINCUP (887 Somenos St)

September 13, 2020

987 Maddison St
Victoria.
V8S 4C3

Mayor and Council
City of Victoria

mayorandcouncil@victoria.ca

I/we Al Leslie are/am the owner/occupant/tenant of above address.

(I/we)(am/are) opposed to Victoria granting any permit to Glen Lyon Norfolk School for their Pemberton Park campus or adjacent owned properties that will permit the expansion of building, temporary or permanent. History shows as GNS has expanded its building footprint so has its contribution to greater vehicle traffic volume on Maddison Street and surrounding residential streets. This has eroded the residential character of our neighbourhood. Maddison Street is City designated as a People Priority Greenway (PPG). Once GNS honours its 2002 commitment to the community to make Richmond Avenue their main campus entrance and it removes school traffic from Maddison, the community would be pleased to discuss GNS's plans for the future.

Yours truly



September 14, 2020

Major and Council
City of Victoria

mayorandcouncil@victoria.ca

Katherine Trudel
Kim Storn

973 Rowichan ST.

(I/we)

(am/are) the owner/occupant/tenant of (address).

(I/we) (am/are) opposed to Victoria granting any permit to Glenlyon Norfolk School for their Pemberton Woods campus or adjacent owned properties that will permit the expansion of building, temporary or permanent. History shows as GNS has expanded its building footprint so has its contribution to greater vehicle traffic volume on Maddison Street and surrounding residential streets. This has eroded the residential character of our neighbourhood. Maddison Street is City designated as a People Priority Greenway (PPG). Once GNS honours its 2002 commitment to the community to make Richmond Avenue their main campus entrance and, it removes school traffic from Maddison, the community would be pleased to discuss GNS's plans for the future.

Yours truly





September 13, 2020

David R. Parker

VIC CARVALHO

MICHAEL BICE

RHITT WALKER

813 LAWNDALE AVE,

813 LAWNDALE AVE,

Mayor and Council
City of Victoria

mayorandcouncil@victoria.ca

I/we are/am the owner/occupant/tenant of above address.

(I/we)(am/are) opposed to Victoria granting any permit to Glen Lyon Norfolk School for their Pemberton Park campus or adjacent owned properties that will permit the expansion of building, temporary or permanent. History shows as GNS has expanded its building footprint so has its contribution to greater vehicle traffic volume on Maddison Street and surrounding residential streets. This has eroded the residential character of our neighbourhood. Maddison Street is City designated as a People Priority Greenway (PPG). Once GNS honours its 2002 commitment to the community to make Richmond Avenue their main campus entrance and it removes school traffic from Maddison, the community would be pleased to discuss GNS's plans for the future.

Yours truly

MB V. Carvalho

David R. Parker
R. Hitt Walker

September 13, 2020

STEVE COTTON

412 COWICHAN ST.


Mayor and Council
City of Victoria

mayorandcouncil@victoria.ca

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Yours truly



September 13, 2020

Jurgen Pokrandt
910 Lawndale Ave
V8S 4E1

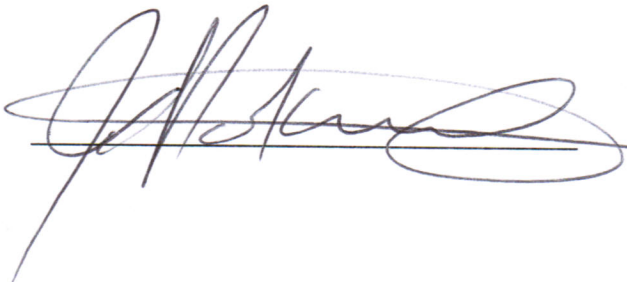
Mayor and Council
City of Victoria

mayorandcouncil@victoria.ca

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Yours truly



September 13, 2020

L. WHINCUP
940 LANSDALE AVE
VICTORIA BC
V8S 4E1

Mayor and Council
City of Victoria

mayorandcouncil@victoria.ca

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Yours truly

L. Whincup _____

September 13, 2020

ANTHONY DECESARE
909 LAWNDALE AVE.

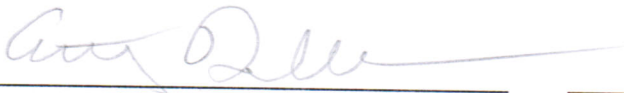
✓ Mayor and Council
City of Victoria

mayorandcouncil@victoria.ca

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Yours truly



September 13, 2020

HAZEL ROBINSON
809 LAWNDALE AVENUE
VICTORIA BC V8S 4C8

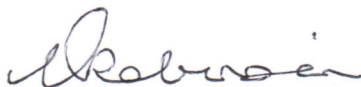
Mayor and Council
City of Victoria

mayorandcouncil@victoria.ca

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Yours truly



September 13, 2020

Diane Pierce

1826 Quamichan St

Mayor and Council
City of Victoria

mayorandcouncil@victoria.ca

I/we are/am the owner/occupant/tenant of above address.

(I/we)(am/are) opposed to Victoria granting any permit to Glen Lyon Norfolk School for their Pemberton Park campus or adjacent owned properties that will permit the expansion of building, temporary or permanent. History shows as GNS has expanded its building footprint so has its contribution to greater vehicle traffic volume on Maddison Street and surrounding residential streets. This has eroded the residential character of our neighbourhood. Maddison Street is City designated as a People Priority Greenway (PPG). Once GNS honours its 2002 commitment to the community to make Richmond Avenue their main campus entrance and it removes school traffic from Maddison, the community would be pleased to discuss GNS's plans for the future.

Yours truly



Diane R. Pierce



Hector Bussiere

Sept. 13, 2020

September 13, 2020

Eskela Hill - Tent
683 Richmond Ave

Mayor and Council
City of Victoria

mayorandcouncil@victoria.ca

I/we are/am the owner/occupant/tenant of above address.

(I/we)(am/are) opposed to Victoria granting any permit to Glen Lyon Norfolk School for their Pemberton Park campus or adjacent owned properties that will permit the expansion of building, temporary or permanent. History shows as GNS has expanded its building footprint so has its contribution to greater vehicle traffic volume on Maddison Street and surrounding residential streets. This has eroded the residential character of our neighbourhood. Maddison Street is City designated as a People Priority Greenway (PPG). Once GNS honours its 2002 commitment to the community to make Richmond Avenue their main campus entrance and it removes school traffic from Maddison, the community would be pleased to discuss GNS's plans for the future.

Yours truly

Eskela Hill - Tent

September 13, 2020

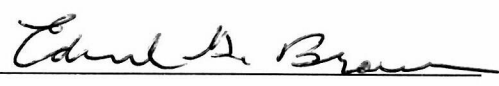
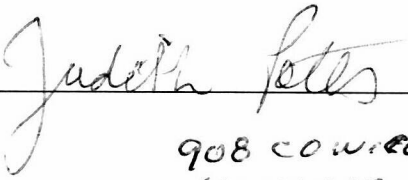
Mayor and Council
City of Victoria

mayorandcouncil@victoria.ca

JUDITH A. POTTS OWNER
I/we EDWARD & BROWN are/am the owner/occupant/tenant of above address.

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Yours truly


908 COWICOTTEN ST.
VICTORIA, B.C.
V8S 4E5

MRS JANINE GRACE
855 Maddison Street
Victoria, B.C. V8S 4C3

26 August 2020

Mr Don Monsour
President
Community Association Land Use Committee
FGCA
Victoria, B.C.

Re DVP # 00248 – Glen Lyon Norfolk School

Dear Mr. Monsour and Board Members

My name is Janine Grace. I live at 855 Maddison Street and I am the lead signature on the petition that was presented to the Mayor and Council in August 2019 regarding community concerns with GNS. Please see a copy of the petition attached which was supported by 372 residents. Specifically the petition covered the proposed rezoning of approximately 8 properties that GNS had acquired over the last few years.

The community of Gonzales covering the area from Oak Bay, Foul Bay Road, Richmond and Richardson is opposed to the ever increasing footprint that GNS continues to expand. This area was canvassed last summer and while many residents were away on vacation the overall reaction of the community was very supportive.

- 1 I refer you to the five year plan put out by GNS. A plan that was in place in 2017.
<https://www.mygns.ca/explore-gns/strategic-plan-20172022>
Please read "GNS Strategic Plan 2017 – 2022"
Pages 16/17

I believe this was the plan that was presented to the neighbours in May and June 2019

I believe the drawings on Page 16 and 17 are still part of GNS strategic planning for the Pemberton Campus

Nowhere in this strategic plan is there any reference made to the Gonzales residents and how this plan will be implemented with their input

- 2 I refer you to an Oak Bay News Publication - 2018
<https://www.oakbaynews.com/community/denford-hall-revealed-at-gns/amp/>

This article refers to the phase one of their five year plan at the Junior School as being underway.

The last paragraph states

"The first phase of the project will be the Beach Drive campus, and will include a new main block. GNS hopes to have phase one completed in two years, at which time the second phase will commence at Pemberton Woods. **Temporary classrooms have been erected at Beach Drive during the improvements.**"

The temporary classrooms are the same ones that GNS now wish to move to the Pemberton Campus

- 3 School starts in 12 days. The classrooms at the Junior school all seem to be ready to receive the students.
It appears the Oak Bay Project is nearing completion and the portables and tent are in the way of completion

- 4 On or about July 1st GNS applied to the Board of Variance to install these classrooms and tent. They did not advise all the neighbours they would be applying for this variance

The plans that were sent in with the BOV application were dated October 30, 2019. Well before Covid.

The BOV denied this application.

We are advised there is no appeal to this decision

The Headmaster told the BOV that he had approached all the adjacent property owners and they supported the application.

This in fact was not correct because another adjacent neighbor advised he had not been approached. His response was "well I approached all the closest neighbours"

The four letters of support GNS received from those "closest neighbours" were in fact from three GNS tenants (one of which included a teacher at GNS). The fourth letter was from a resident that "has an understanding" with GNS

GNS moved one of the modular classrooms to the Pemberton Campus before the BOV meeting on July 23rd.

That classroom is still there.

- 5 On August 6 Jeremy Loveday was able to get a last minute motion onto the agenda of the COTW. I refer you to this video from 2011.

<https://issuu.com/glenlyonnorfolk/docs/summer2011>

It is essential in the interest of fairness and impartiality that any person that has a past or current relationship with GNS recuse themselves from any vote rather than being in a conflict of interest.

- 6 On August 19th GNS applied using the above motion for a Development Variance Permit.

The plans with this application were dated August 2020.

There is no change to variances requested in both applications.

GNS did not advise all the adjacent neighbours they were applying for this variance under this Development Variance Permit

At the time of writing no other school in Victoria has applied for portables under this motion. SD61 advise they will not be making any applications. Oak Bay Planning and Saanich Planning both advise there have been no applications up to this date..

- 7 It was confirmed to me by the Ministry of Education that GNS total school population last September was 674 students. At the BOV meeting the Headmaster stated the student population at the junior school was 240. He also stated to the Times Colonist on August 23rd that 15 – 16 of their foreign students would not be returning. My calculation tells me that there will be approximately 418 students at the Pemberton Campus. Historical numbers show this population to be divided middle/senior students at 37% and 25% of the total school population.

This tells me that there will be approximately 138 senior students and 168 middle school students. While these numbers are not perfect because of the absolute number the Headmaster stated at the Junior School I am probably somewhere in the ball park. Under the MOE guidelines a senior cohort is 120 students and the middle school cohort is 60 students. It is inconceivable that GNS current premises are unable to socially distance 4 cohorts.

Maybe GNS are willing to share their plan they submitted to the MOE to show how they will handle Covid and this new school year?

Why would GNS continue to advertise for new students if they are truly concerned about Covid and social distancing?

I would think any public school teacher would skip around the block if they had their socially distancing issues and only an average of 16 - 18 students per class.

- 8 GNS, according their website is up and running with online teaching in the case of another lockdown

- 9 I refer you to the letter that was presented with the application for the Development Variance Permit. I am wondering just exactly the Headmaster means when he states this community has evolved around GNS?

This statement is yet another example of their disrespect for this Community.

The reality of this situation is that Covid is perfect timing for GNS to move these portables so they can get on with the second phase (quoted in the Oak Bay Times – 2018) of their 5 year strategic plan.

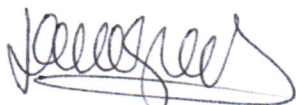
Their underhand ways interestingly undermine their first school tenent

“Truth We act with integrity and honesty. We share and promote a strong sense of fairness and justice, and we strive to respect the dignity and rights of all people. We speak up, we speak the truth and we take responsibility for both our actions and their consequences”

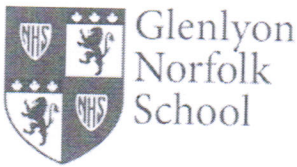
If this Development Variance Application is approved it will completely disregard the 372 Gonzales neighbours who signed the petition opposing any further growth and rezoning. GNS will once again be successful in ignoring and dismissing the neighborhood.

I, as the community representative of everyone who signed the petition request that you deny this Development Variance Permit.

Yours truly



Janine Grace



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. *which 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
V8S 4A8
t: 250.370.6845

choltum@mygns.ca
www.mygns.ca



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

From: Nick Aleksenko <[REDACTED]>
Sent: August 27, 2020 9:01 AM
To: [REDACTED]
Subject: Glenlyon Norfolk (DVP)

I live at 1820 Richardson St. and I'm opposed to the variance application for any new development to Glenlyon Norfolk School District.

Dear CALUC:

Good morning. I wanted to first thank you for continuing to hold CALUC meetings during these challenging times. I also wanted to express my appreciation for last evening's meeting, and for giving such ample time for neighbours to express their obvious frustrations with Glen Lyon Norfolk school. It is clear that the relationship between the neighbourhood and the school is broken, with a complete lack of trust arising from a lack of truth, transparency and follow through on promised actions to be a good neighbour. My experience is that the Chair generally limits the length of the meeting so I appreciate that in this case you allowed the neighbours to fully vent their concerns and frustrations.

You had asked for feedback on the experience of the online meeting format. I thought it worked reasonably well but as a person with limited online experience, I found it a bit of a challenge to figure out how to "chat" with the chair and to the meeting. A bit more instruction as to how to do that would be appreciated, either as part of the meeting notice or at the meeting itself. A few other people also had trouble with engaging with the technology, so in addition to telling people we can't hear you, some attempt to advise how to access that function would be helpful.

Thanks again for all your work,

Karen Ayers

Sent from my iPad

From: james bateman [REDACTED]
Sent: August 26, 2020 5:08 PM
To: [REDACTED]
Cc: Board President [REDACTED]; CALUC chair
[REDACTED]
Subject: CALUC - GNS Application to Victoria Council

To the CALUC Meeting,

As long-time residents of Maddison Street, we would like to express our opposition to this latest application by GNS to obtain approval for several variances in order to place five modular classrooms and a tent gym on their property. This issue was dealt with before and their application was denied. GNS provides no new arguments that justify overturning the earlier decision. GNS states they have support from their adjacent neighbours. Perhaps that support is due to the fact that some of those neighbours live in houses owned by GNS.

During the sixty years my family have lived here, the updates that have been made to the once small school for girls have brought many changes to the neighbourhood, not always for the good. It is clearly on their agenda to continue development and expansion.

Despite GNS' statement that the only way they can provide safety to the students return to school is to have these modular classrooms, we still oppose the application. Many other schools in Victoria are not finding it necessary to install extra portables but are still putting together all the safety protocols required to open their schools in September. With all the recommendations made by Dr. Bonnie Henry, Minister Dix and Minister Fleming, we are sure GNS can find ways to make their school safe .

Sincerely,

James and Darlene Bateman

PATRICK & KAREN BEHNSEN,
833 MADDISON STREET,
VICTORIA, B.C. V8S 4C3

24 August 2020

Mr Don Monsour
President
CALUC

Dear Sir:

Re: GlenLyon Norfolk School – Development Variance Permit – August 19, 2020

As a 40 year resident of Maddison Street my wife and I are adamantly opposed to the above Development Variance application.

This school has a long history of "working the system" to get exactly what it wants, at the expense of the surrounding community.

Over the years they have continued to expand without considering the input from their neighbours. There is no good will on their part to address any concerns raised by the neighbourhood. Traffic has been an ever growing problem along with their continual drive to expand their footprint.

We are fed up with their lack of respect for the community we call home. We do not want an ever expanding private school that contributes nothing to our local community.

Please deny this application.

Sincerely


Patrick & Karen Behnson

c.c.

All members of the FGCA CALUC
Mayor & Council
Alec Johnston
Chelsea Medd

-----Original Message-----

From: Evelyn Butler [REDACTED]

Sent: August 26, 2020 5:22 PM

To: monsour@shaw.ca

Cc: president@fairfieldcommunity.ca; planandzone@fairfieldcommunity.ca

Subject: Glenlyon Norfolk School

To whom it may concern.

As a resident of the Gonzales neighbourhood , adjacent to Glenlyon Norfolk School, for 65 years, I've recently heard of plans to gain a variance by the school to bring in temporary buildings for the school system this fall to compensate for the issues around COVID and social distancing for the students.

I have no problem with that, but my understanding is that once this variance is granted it will stay in place forever allowing the school to actually build a permanent structure(s) in the same place at some future time.

I've had myriad problems with the school for years, namely parking issues, but I also have a problem with the garbage that the students throw on the street. Further growth is only going to compound these issues. I feel the residents of the neighbourhood should have a say in whether the school gets to expand, we are the tax payers after all, and the school is large enough as is! I also understand that they either pay no taxes or get a big break.

Funny that the implications of granting a variance, which will be permanent, has not really been addressed with most of the residents, a bit sneaky I'd say, unless you can tell me otherwise.

So, as much as I am all for education, I'm asking that you do not grant this variance.

Don't get me started on the mayor's plans for Richardson St. Is she crazy?

Thank you,
Evelyn Butler

From: ally dewji [REDACTED]
Sent: August 24, 2020 10:35 AM
To: Board President [REDACTED]
Subject: 801 Bank Street - Portable Class Rooms

Hi Don,

I hope you are doing well.

I write to you today on behalf of Glenlyon Norfolk School located at 801 Bank Street in Gonzales. As part of the fast moving Covid-19 standards placed on all schools by the Province - the school is looking at placing portable class rooms on site for the upcoming fall semester. To accommodate this need, a Development Variance Permit has been submitted to the City to accommodate the height and floor area of these accessory buildings. There are no further variances to parking or setback for this application.

Given the health and welfare for teachers, students, facility and the neighbourhood - we wanted to ask if it would be at all possible to speak to you to walk through our application and hear your feedback on the proposed placement of the portable classrooms. Further we would be open to providing the community an overview of the application at your next CALUC meeting scheduled for August 27th. For context school portable additions have been supported by Council to be expedited through the permitting process and as such we do want to ensure that the Community association does have the opportunity to provide their feedback within this permitting process.

While we do understand this is very short notice the school very much appreciates the Community Associations flexibility in allowing us this opportunity to hear from the community.

We look forward to your response.

Kind Regards

Ally Dewji

I am submitting my letter to strongly oppose the Application for Variance made by GNS. This application was recently denied by the Board of Variance and cannot see how their decision can be overruled, otherwise why have a Board of Variance? While GNS is using COVID as their reason for needing portables they are currently located at their Beach Drive Campus. They already bus students back and forth from there so see no reason to ask for a permanent variance for a temporary situation. We believe it is a guise to build future permanent structures or use the portables to increase the student population without having to consult the neighbourhood. Last fall a petition opposing their rezoning plan was signed by 372 people living in our surrounding neighbourhood.

History with GNS has made us very wary of their intentions unfortunately. As far back as 2002, in their 5 Year Strategic Plan, they were to use Richmond Road as the main entrance to the school. It's now 2020 and that still hasn't happened. They use Maddison Avenue which is a People Priority Greenway. During the school year there are sometimes 4 vehicles, side by side at one time - school bus in the layby, vehicles going east and west, with another car parked letting off their child. Parents park in the "residents only" areas. Not much of a people priority street! It's certainly a situation where the neighbours don't need an increase in vehicle traffic, which would inevitably happen.

Regards

Shirley Edwards

I am submitting this letter to strongly oppose the Application for Variance made by Glenlyon Norfolk School (GNS).

This application was recently denied by the Board of Variance and the school was advised that there was no appeal to the Board's decision. I cannot see how or why their decision can be overruled otherwise, why have a Board of Variance.

I live on Lawndale Ave, one street over from GNS and take umbridge with the comment regarding contact with neighbours regarding the application. At no time have I received any notification.

I have lived at the address for over 40 years and during past expansions **no** notifications have ever been received.

While GNS is using COVID as their reason for needing portables that are currently at their Beach Drive Campus. They already bus students between the two locations and I see no reason to grant a permanent variance for a temporary situation.

A petition opposing permanent structures undertaken by the neighbourhood in the fall of 2019 garnered 372 signatures against such buildings. The petition was also sent to the city council.

I trust my opposition will be noted.

Sincerely

Tony Edwards

820 Lawndale Ave

David

question I wanted to ask was:

Throughout the meeting Chad Holthum continued to frame the primary issue as the greatest degree of safety for GNS students (e.g. "greater space is greater safety" and "I'll give up greenspace any time for kids safety"). Then the GNS parent Mark comes on talking about his daughter's safety. And then student Parker comes on with the same message "Safety is what it's all about". All very tugging at the heartstrings.

At the risk of sounding like I'm opposed to kids' safety, the primary issue is not the greatest degree of safety for GNS student. It is, as GNS writes in its Aug 25th Dear Neighbour letter, meeting the MoE safety requirements. Nothing more and nothing less. To do so, GNS claims the portable structures are "essential"

As a lack of trust in GNS was a constant theme throughout the meeting, my question is, as I wrote in my Dear CALUC letter:

Can GNS provide independent third party written confirmation that the addition of five classrooms and a gym, located on their Pemberton Woods campus, is the **only** option to meet the Ministry/WorkSafeBC Safety Guidelines requirements to open their school in September.

Thanks David

John

From: "Charles Firetto" [REDACTED]

To: [REDACTED]

Cc: mayorandcouncil@victoria.ca, "ajohnston"

<ajohnston@victoria.ca>, cmedd@victoria.ca

Sent: Monday, August 24, 2020 10:13:25 PM

Subject: DVP 00248 - 801 Bank Street

To the invested stakeholders of this request of variance DVP 00248

I live right across from GNS 1804 Richardson St and as such would be extremely disturbed to awake to portables and a sprung locker in the midst of a neighborhood resonant of old growth pemberton woods and historical housing of culture.

We have Craigdarroch Castle one block north and the Governors house just south of it, GNS is a private for profit organization that looks to capitalize on the attractions of desire in this location for their own interests and profit with very little regard for the historical value that is indicative of such.

Charles Firetto

Dear CALUC Members

The heart of a community is trust. Trust that community members will give as much as they get, follow through on their commitments and always tell the whole truth with no omissions or attempts to mislead. Unfortunately the immediate community doesn't trust GNS; so most member's initial reaction to its current DVP application was "What are they up to now?"

Exactly when GNS lost the community's trust is hard to say. For many it was the School's 2002 still unfulfilled promise to relocate its entrance from Maddison to Richmond during its campus planning process. A newsletter at the time outlined its "Framework of Neighbourhood Commitment" including a commitment to "openness, collaboration and consultation in the School's planning process".

Many in the Gonzales neighbourhood are still waiting for the ever worsening student drop-off and pick-up traffic, at least 500 cars and 12 buses on Maddison every week day, to relocate to Richmond. So much for follow through on commitments. As for openness and consultation, was the community consulted on, let alone even informed of, the school's policy of instructing playing field renters to use Maddison for pick up and drop off, not the Richmond entrance immediately adjacent to the fields?

As for telling the whole truth, the school's August 25, 2020 letter to Dear Neighbours (appended), with the school motto -- "Do your best through truth and courage" in the footer, is a prime example:

- There is no mention of the school's failed attempt a few weeks ago to bypass Council and obtain a variance through the Board of Variance. Nor an apology for installing one of the portables the day *before* the Board hearing. Perhaps GNS considered this an act of courage whereas the neighbours saw it as deeply disrespectful of them and the Board's hearing process.
- As for securing support from "adjacent neighbours", exactly how many neighbours on the immediately impacted street of 800 block Maddison, other than those living in the three GNS owned rental houses, support the application? What about impacted neighbours on Bank, Richmond or Laurentian Place?
- Did the School mention that its expansion proposal, presented as one recently developed to comply with the rigorous guidelines of the BC Ministry of Education, was actually planned well before the pandemic back in October of 2019?
- The letter shows the proposed buildings on its site map but doesn't inform the neighbours of the significant degree to which they will exceed existing height and size allowances? For example, zoning bylaw Schedule F- Accessory Buildings stipulates a maximum size of 27 square meters. The variance request is for buildings 225.6, 404.4 and 75.8 square meters.
- The school claims that its expansion application "...is consistent with precedent where similar variances have been granted to other schools requiring modular classrooms to meet provincial government education obligations". This seems to suggest that GNS is not alone in seeking development permit applications pertaining to Covid 19 BC government regulation compliance. How many other schools, private or public, in Victoria, Oak Bay or Sannich have applied for such expansion permits? If any, how many exceed existing building size allowances by about 15 times?

- As for the School's assurance that it will "...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", it's still waiting on the School's 2002 promise. So it's understandable that the Gonzales neighbourhood may decline the engagement offer.

My request of CALUC is that it not support the GNS Development Variance Permit application unless the School can provide independent third party written confirmation that the addition of five classrooms and a gym, located on their Pemberton Woods campus, is the only option to meet the Ministry/WorkSafeBC Safety Guidelines requirements to open their school in September.

Sincerely

John Farquharson

997 Wilmer St. (at Brighton)

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

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

July 21, 2020

City of Victoria Board of Variance
Sustainable Planning and Community Development Department
cc: Mayor and Council
by email: bov@victoria.ca, councillors@victoria.ca

re: Board of Variance Appeal #00846, Glenlyon Norfolk School, 801 Bank St.

Dear Board Members,

As a 52 year resident, land owner and landlord, sharing 3 property lines with Glen Lyon Norfolk School (GNS), I am writing to voice my sincere opposition to this so-called "urgent variance" under the guise of Covid. It appears more of an attempt to use Covid to ram rod through an agenda that was already defeated one year ago. The plans submitted for this "tent" and "modular classrooms" are dated **October 2019** - long before Covid, and the surprise attack now with only days notice must be questioned.

This is ***not*** a minor variance. It more than ***doubles*** maximum height limits, and increases floor area by more than ***ten times***.

After consultation with the neighborhood last summer, the residents clearly spoke with a 372 name petition (attached) opposed to school expansion beyond current zoning, and in particular not until drop-off access off Richmond versus Maddison - previously promised twenty years ago - was addressed.

Construction of these buildings will entirely preclude ever resolving the access issue.

Classroom overcrowding (even by Covid standards) can hardly be an issue when a significant portion of the GNS student base - international students - simply are not here, and advertised class sizes are a mere 16-18. Furthermore, these structures already exist at their other campus, only blocks away. Some students could simply be relocated.

GNS has a decades long history of broken promises and deceit when it comes to approval of construction plans. Case in point, the 2002 "Master Plan" (attached) that shows the main entrance off Richmond, and the closing of drop off access on Maddison. While they successfully gained their fourth road access, a gymnasium was built instead of a drop off area and other amenities such as a public greenway were never constructed. Now GNS wants to expand that gymnasium further into the area originally designated for drop off.

I put forth that this variance will pave the way for permanent construction on the site without following due process and forever precludes resolving the long standing dispute over vehicle access and parking off Richmond vs Madison.

I ask that this variance be denied in the best interests of the neighborhood.

Sincerely,



W. Caleb Small
1832 Gonzales Ave.
722 Laurentian Pl.

MRS JANINE GRACE
855 Maddison Street
Victoria, B.C. V8S 4C3

26 August 2020

Mr Don Monsour
President
Community Association Land Use Committee
FGCA
Victoria, B.C.

Re DVP # 00248 – Glen Lyon Norfolk School

Dear Mr. Monsour and Board Members

My name is Janine Grace. I live at 855 Maddison Street and I am the lead signature on the petition that was presented to the Mayor and Council in August 2019 regarding community concerns with GNS. Please see a copy of the petition attached which was supported by 372 residents. Specifically the petition covered the proposed rezoning of approximately 8 properties that GNS had acquired over the last few years.

The community of Gonzales covering the area from Oak Bay, Foul Bay Road, Richmond and Richardson is opposed to the ever increasing footprint that GNS continues to expand. This area was canvassed last summer and while many residents were away on vacation the overall reaction of the community was very supportive.

- 1 I refer you to the five year plan put out by GNS. A plan that was in place in 2017.
<https://www.mygns.ca/explore-gns/strategic-plan-20172022>
Please read "GNS Strategic Plan 2017 – 2022"
Pages 16/17

I believe this was the plan that was presented to the neighbours in May and June 2019

I believe the drawings on Page 16 and 17 are still part of GNS strategic planning for the Pemberton Campus

Nowhere in this strategic plan is there any reference made to the Gonzales residents and how this plan will be implemented with their input

- 2 I refer you to an Oak Bay News Publication - 2018
<https://www.oakbaynews.com/community/denford-hall-revealed-at-gns/amp/>

This article refers to the phase one of their five year plan at the Junior School as being underway.

The last paragraph states

"The first phase of the project will be the Beach Drive campus, and will include a new main block. GNS hopes to have phase one completed in two years, at which time the second phase will commence at Pemberton Woods. **Temporary classrooms have been erected at Beach Drive during the improvements.**"

The temporary classrooms are the same ones that GNS now wish to move to the Pemberton Campus

- 3 School starts in 12 days. The classrooms at the Junior school all seem to be ready to receive the students.
It appears the Oak Bay Project is nearing completion and the portables and tent are in the way of completion

- 4 On or about July 1st GNS applied to the Board of Variance to install these classrooms and tent. They did not advise all the neighbours they would be applying for this variance

The plans that were sent in with the BOV application were dated October 30, 2019. Well before Covid.

The BOV denied this application.

We are advised there is no appeal to this decision

The Headmaster told the BOV that he had approached all the adjacent property owners and they supported the application.

This in fact was not correct because another adjacent neighbor advised he had not been approached. His response was "well I approached all the closest neighbours"

The four letters of support GNS received from those "closest neighbours" were in fact from three GNS tenants (one of which included a teacher at GNS). The fourth letter was from a resident that "has an understanding" with GNS

GNS moved one of the modular classrooms to the Pemberton Campus before the BOV meeting on July 23rd.

That classroom is still there.

- 5 On August 6 Jeremy Loveday was able to get a last minute motion onto the agenda of the COTW. I refer you to this video from 2011.

<https://issuu.com/glenlyonnorfolk/docs/summer2011>

It is essential in the interest of fairness and impartiality that any person that has a past or current relationship with GNS recuse themselves from any vote rather than being in a conflict of interest.

- 6 On August 19th GNS applied using the above motion for a Development Variance Permit.

The plans with this application were dated August 2020.

There is no change to variances requested in both applications.

GNS did not advise all the adjacent neighbours they were applying for this variance under this Development Variance Permit

At the time of writing no other school in Victoria has applied for portables under this motion. SD61 advise they will not be making any applications. Oak Bay Planning and Saanich Planning both advise there have been no applications up to this date..

- 7 It was confirmed to me by the Ministry of Education that GNS total school population last September was 674 students. At the BOV meeting the Headmaster stated the student population at the junior school was 240. He also stated to the Times Colonist on August 23rd that 15 – 16 of their foreign students would not be returning. My calculation tells me that there will be approximately 418 students at the Pemberton Campus. Historical numbers show this population to be divided middle/senior students at 37% and 25% of the total school population. This tells me that there will be approximately 138 senior students and 168 middle school students. While these numbers are not perfect because of the absolute number the Headmaster stated at the Junior School I am probably somewhere in the ball park. Under the MOE guidelines a senior cohort is 120 students and the middle school cohort is 60 students. It is inconceivable that GNS current premises are unable to socially distance 4 cohorts.

Maybe GNS are willing to share their plan they submitted to the MOE to show how they will handle Covid and this new school year?

Why would GNS continue to advertise for new students if they are truly concerned about Covid and social distancing?

I would think any public school teacher would skip around the block if they had their socially distancing issues and only an average of 16 - 18 students per class.

- 8 GNS, according their website is up and running with online teaching in the case of another lockdown

- 9 I refer you to the letter that was presented with the application for the Development Variance Permit. I am wondering just exactly the Headmaster means when he states this community has evolved around GNS?

This statement is yet another example of their disrespect for this Community.

The reality of this situation is that Covid is perfect timing for GNS to move these portables so they can get on with the second phase (quoted in the Oak Bay Times – 2018) of their 5 year strategic plan.

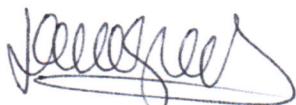
Their underhand ways interestingly undermine their first school tenet

“Truth We act with integrity and honesty. We share and promote a strong sense of fairness and justice, and we strive to respect the dignity and rights of all people. We speak up, we speak the truth and we take responsibility for both our actions and their consequences”

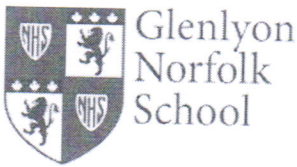
If this Development Variance Application is approved it will completely disregard the 372 Gonzales neighbours who signed the petition opposing any further growth and rezoning. GNS will once again be successful in ignoring and dismissing the neighborhood.

I, as the community representative of everyone who signed the petition request that you deny this Development Variance Permit.

Yours truly



Janine Grace



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. *which 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
V8S 4A8
t: 250.370.6845

choltum@mygns.ca
www.mygns.ca



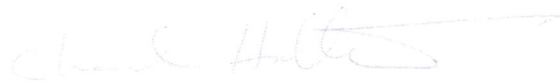
Do your best through truth and courage

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

From: [REDACTED]
Sent: August 25, 2020 8:49 PM
To: monsour@shaw.ca
Subject: GNS Variance Application

Good Evening: It is with great sadness that I find GNS feels that they need to run the neighbourhood with their ideas to continue using an area around the school to enlarge. Yes I said enlarge. I grew up on 827 Maddison St. and my parent's house is still there for 60plus years. They built their home when GNS was just Norfolk House girls school and the days were calm and the traffic minimal. We have had nothing but heartache. I would like to ask if these modular buildings being put up are for more students and also COVID 19.? The Board of GNS certainly doesn't seem to care if there are families that like no traffic. We have tried over the years to reason with the School and now it is modular buildings. I wonder what is next?? Sincerely Bonnie Howard (Somers).

From: auntoop76 <[REDACTED]>
Sent: August 24, 2020 4:14 PM
To: Board President <[REDACTED]>
Cc: CALUC chair
[REDACTED]; mayorandcouncil@victoria.ca; ajohnston@victoria.ca;
cmedd@victoria.ca; [REDACTED]
Subject: GNS Application to the City of Victoria Board of Variance

To Whom It May Concern:

I am the owner of the property @ 859 Maddison St.

I am concerned re the above GNS Application and while I know these are uncertain times and schools have been hard hit, I have not been consulted re the above nor have my neighbours

Approving this application will, in my opinion, set a dangerous precedent for our neighbourhood. Without consultation, GNS is asking to add nonconforming buildings to its campus, which could mean more registration and add to the already heavy school traffic on the street in front of our properties on Maddison.

Please consider what these changes may make to our peaceful unsuspecting neighbourhood and refuse this application.

Sincerely yours,

Eleanor M Kelly

859 Maddison St Victoria V8S 4C3

-----Original Message-----

From: Kelly and Jeff McLaren [REDACTED]

Sent: August 27, 2020 8:23 AM

To: [REDACTED]

Subject: GNS application for portable classrooms

Hello,

I am writing as a concerned neighbour of GNS school in regards to their application to put five portable classrooms and a pre-fabricated tent gym on their property. As I understand it, they are stating that this request is due to concerns around COVID, but I believe their drawing is dated October of 2019. I believe that they are using COVID as an excuse to get this pushed through and that the real intent is to add more students to the school.

As a neighbour who bikes down Madison every day on my way to and from work, I can tell you that the amount of cars on that street has increased over the years. Even though many of us complain regularly to the school, they have not enforced the "No Idling" signs nor the "Residents Only" signs along Madison. I frequently see people parked in residents driveways, double parked, idling or parked in "Residents Only" spots, waiting for their child to come out of school. I would also like to point out that this is a middle and senior school, not an elementary school. These children are perfectly capable of walking, biking or taking the bus on their own to get to school. The school had promised, when requesting permission for the field and theatre, that they would be funnelling the cars onto Richmond, but once completed, stated that the City of Victoria had told them that it wasn't safe for drop off. When approached, the City has said that is not the case. To be honest, this school has lost the trust of the neighbours with their previous actions, and I am very reticent to allow them any further expansion.

I would ask that this proposal not be approved, as it does not have the support of the neighbourhood.

Sincerely,

Kelly McLaren
933 Wilmer Street
Victoria, BC V8S 4B8
[REDACTED]

July 21, 2020

City of Victoria Board of Variance
c/o Sustainable Planning and Community Development Department
City Hall, #1 Centennial Square
Victoria BC V8W 1P6

RE: Appeal #00846 - Comments

My wife and I reside at 1802 Richardson Street. Our driveway is accessed from Madison Street across from Glenlyon Norfolk School (GNS). We have lived here for 13 years.

We take issue with the applicants statement that the bringing of 5 classrooms and a gym to the Pemberton campus is “**essential**”, as stated in the applicants letter.

GNS is *one school with two campuses* less than 3 kilometers apart. There are shuttle school buses that run between the two campuses. The classrooms and gym are already situated on the GNS Beach Drive junior campus. If more space is required to facilitate students some students from the Pemberton campus can be decanted to their Beach Drive campus. As an example, the Lansdowne Middle school will be decanting their grade 6 classes to the Richmond Elementary campus in September to address school capacity. Moving students from one campus to another may not be an ideal solution but certainly a doable one.

The GNS letter of June 30, 2020 makes reference to providing “full-time-in-class instruction in September”. Our understanding is this will likely not be a condition to open a school, at least without different calculation parameters utilized to address physical distancing; otherwise, most schools in the province could not comply. Full time attendance with greater physical distancing than minimum Ministry of Education requirements may be a “nice to have” but not “essential” to the GNS opening.

The dates on the drawings submitted for this variance are October 30, 2019, long before a pandemic was identified. It has been GNS’s plan to relocate these structures for other than pandemic safety planning.

Last spring the school held two open houses to present their long term plans for their Pemberton Woods campus. The plans presented included consolidation of the existing school property with a number of residential properties owned by GNS. This in turn would allow for additional building construction on the campus. School generated traffic, in particular on Maddison Street, was the predominant issue raised by the neighbours who attended the meetings.

As a result of the attitude displayed by GNS towards the neighborhood during the open houses, a petition with 372 signatures opposing the rezoning proposal was submitted to the City of Victoria with a copy sent to GNS. GNS has not proceeded with a rezoning application.

Also, informal vehicle counts on the residential streets in the area around the school were performed by residents on teaching and non teaching weekdays. It identified the school generates over 500 private vehicles and 12 buses on school days, the majority of which filter through the neighborhood culminating on Maddison Street as their drop-off/pick-up location. Maddison Street is designated as a People Priority Greenway (PPG) by the City of Victoria Greenway Plan and Bicycle Master Plan

We also take issue on the “**urgency**” to have approval granted by the Board of Variance in such short order. It has been public information for several months that approved Safety Plans would be required prior to September school openings. Neighbours have been given only eight days to respond to this Variance hearing.

We put forward the follow timeline scenario:

- GNS’s construction expansion plan was to start on the Beach Drive campus (Phase 1) followed by construction on their Pemberton Woods campus (Phase 2), as stated in the GNS open house meetings in 2019.
- The temporary five classrooms and gym, presently located on the Beach Drive campus were always intended to be relocated to the Pemberton campus. Witness the date of October 30, 2019 on the drawings submitted to Victoria as part of this variance application.
- Construction on the GNS Beach Drive campus (Phase 1) is nearing completion.
- It is reasonable to assume that if GNS had not received such overwhelming neighborhood opposition to their rezoning and expansion plans in 2019 a rezoning application would have been made last fall to consolidate their Pemberton Woods school property and adjacent owned residential properties. Had rezoning been complete by now the moving of the 5 classrooms and gym would move forward on schedule.
- At a meeting between a GNS public relations consultant and a few neighbours in May it was confirmed that the rezoning application has been postponed indefinitely.
- The pandemic and subsequent Safety Plan requirements have opened an opportunity for GNS to present a case that relocation of the structures is an “**essential**” and “**Urgent**” matter.
- Once physical distancing guidelines are no longer required the addition of 5 classrooms will allow more than 150 students to be added to the school population, based on BC Building code occupant calculations. School enrollment and associated increased traffic will be possible with no further public input. What may initially be perceived as a minor zoning amendment now may have major consequences in the future.

If GNS can not provide independent third party written confirmation that the addition of five classrooms and a gym, located on their Pemberton Woods campus, is the only option to meet the Ministry/WorkSafeBC Safety Guidelines requirements to open their school in September then this application should be rejected.

Should the Board decide to allow the placement of the buildings then please consider restricting placement on a temporary basis. They should be removed once they are not required to meet pandemic safety restrictions. School population should not be permitted to expand while the buildings are on site. Replacement of the trees already removed on the proposed site should be included in the agreement. No rezoning or building permits applications that could increase the school occupant load should be allowed until the buildings are removed and restorative site work is complete. Penalties for non compliance to any restrictions you may place on a variance should be significant and easily enforceable to motivate GNS to remove the structures in a timely manner. Make any restrictions/agreements public knowledge.

In closing, GNS as a private magnet school offers little benefit to the residential character of our neighborhood. In fact, the traffic the school generates throughout several blocks around the school is a significant deterrent to the quality of our residential community. To allow the school to expand their building area and exceed building height restrictions under the guise of a pandemic crisis issue, with the potential to be able to increase their population and additional vehicle congestion is unacceptable. The public should be allowed the opportunity to participate in a meaningful and in a timely manner on issues that have such a profound influence on our neighbourhood.

Respectfully,

Natalie and John Myles

Attachment - Maddison Street School Generated Traffic Congestion - 2 Photos



Maddison Street - Afternoon April 29 & October 29, 2019

August 26, 2020

Re: DVP 00248 - 801 Bank Street

Dear Members of the Fairfield and Gonzales Community Association Land Use Committee (CALUC)

My wife and I are the owners/occupants of 1802 Richardson Street for the past thirteen years. Our driveway fronts on Maddison Street across from Glenlyon Norfolk School (GNS).

We oppose this Development Permit (DVP) application.

This DVP includes the same scope of work, at the same location and for the same reasons the applicant (GNS) submitted to the Board of Variance (BOV) that was rejected a month ago. I am attaching a copy of our July 21, 2020 letter to the BOV as our reasons to oppose the application in the letter generally apply to DVP application as well. In particular, the timeline scenario suggests this project is not covid guideline compliance motivated.

Clearly GNS is dismissive of the communities overwhelming opposition to the placing of the five classrooms and gym on the GNS Pemberton Woods campus. GNS is now working an alternate approach to Victoria for the same project and reasons hoping for a different outcome.

On August 23rd we submitted a number of questions to the Planning Department for clarification regarding this application, some of which may have a significant affect on this application. The Planning Department has reported they are working on a response to our questions. We appreciate some of these questions may take time to properly research particularly as feedback will be required from the applicant. We are confident staff are working hard to support councils directive to expedite the application process. However, as time is of the essence to submit this letter prior to the CALAC meeting tomorrow, we are submitting this letter prior to receiving Planning's reply.

All school covid compliance plans will now have been submitted for approval. While Victoria's recently passed motion to instruct staff to expedite school project submissions that pertain to covid guideline compliance requirements as of August 25th the only application made to Victoria, Saanich or Oak Bay is this one from GNS.

There is mistrust from the Gonzales community towards GNS community engagement and their lack of follow through with commitments given on past projects. The most recent is their plan for this classroom/gym project. There was no community engagement by GNS to even acknowledge the BOV application. A letter was delivered to houses near the school last Monday informing us that a DVP application had been submitted and we could contact the school if we had any questions. This community engagement is too little and too late to be considered meaningful engagement.

In closing, GNS as a private magnet school offers little benefit to the residential character of our neighbourhood, In fact, the traffic the school generates throughout several blocks around the school is a significant deterrent to the quality of our residential community. To allow the school to expand their building area, and thus accommodate an increased enrollment and generated traffic to the community under the guise of a pandemic crises is unacceptable. We appreciate the Council motion to expedite school covid related projects is well intentioned; however, it is counter productive to allow the public the opportunity to participate in a meaningful and in a timely manner on issues that have such a profound impact on our neighbourhood.

Sincerely,

Natalie and John Myles

Attachment - BOV July 21, 2020 letter

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)

Fairfield Gonzales Community Association
Land Use Committee

Re: Urgent – Development Permit Glenlyon Norfolk School

August 25, 2020

Dear CALUC,

There is a long history of mistrust in the neighbourhood due to the previous bad-faith actions on the part of the Glenlyon Norfolk School (GNS). The school's behaviour leading up to the recent variance application to the Board of Variance replicates a pattern of behaviour that the neighbours have come to expect. This variance was denied because the board was not able to make the variance temporary and due to GNS's lack of consultation with neighbours. There is good reason to believe that the current development application is a strategic steppingstone for the school to meet its long-term expansion goals.

In 2019, GNS made neighbours aware of its latest proposed rezoning and expansion plans. This plan was vehemently rejected by the neighbourhood; 372 neighbours signed a letter to council and the planning department expressing disagreement with the plan based on the impact it would have on the surrounding neighbours and the environment.

GNS has known for months that it intended to make this development/variance application and has planned it out carefully (as evidenced by the extremely detailed plans that were submitted to the board of variance), yet, at no time did GNS make neighbours aware of the significant variances it was going to request. The loophole being that the school has bought most of the property on its borders and so was not required to notify neighbours on the other side of those properties. I am one of those neighbours.

Although GNS sent letters to surrounding neighbours informing us of activities such as photo sessions and textbook returns, it failed to mention modular classrooms until July 2nd. It was not until July 17th that a letter mentioned there was an "application" for anything (and the nature of the application was not disclosed). The only reason neighbours found out about the BOV application was that another neighbour forwarded the information to them.

As mentioned, the BOV denied the application, and at that time, the school decided to move forward with an application to the city. GNS then spoke with one of the city councillors to have a motion put forward to expedite any applications such as theirs, although it is worth noting there are no other schools are making such applications to the city. Although this was all known in advance, and GNS contacted the councillor prior to August 5th, again, neighbours were not consulted, and we only received a letter from the school on August 25th. It now appears that GNS is likely on the Committee of the Whole schedule for September 3rd due to their successful lobby for an expedited process. Unfortunately, because there would only be one CALUC

meeting prior to September 3rd, it has given neighbours virtually no time to prepare. This, I believe, has been deliberate on the part of GNS.

The letter sent to neighbours shows a map of the school ground with large writing over top of where the modular classrooms are to be. It gives the false impression that this would be a small area of development; however, I am attaching photos to give to a more accurate understanding of the scope of this development.

While reviewing whether there is a legitimate need for this development, please consider the following:

- No other schools in Victoria, Saanich or Oak Bay have had to put additional units on their grounds to meet the province's mandated safety requirements, even though the class sizes are typically twice that of GNS.
- GNS boasts class sizes of only 16-18 students. GNS also states 15% of its students are international; most of these being middle and senior school students. However, in a recent article in the Times Colonist, GNS states that **only 21 international students** are returning in the fall. Therefore, given that the middle/senior school has approximately 400 students with approximately 90 normally being international, we can assume that there will only be approximately 335 students returning in the fall. That would reduce class sizes to approximately 13-15; that is ½ the size of other school classes.

Further, the school has been actively advertising for more students and conducting open houses which would indicate that the school is **not** at capacity.

- GNS also proudly discusses on its website the GNS GO program which enables an efficient distance and blended learning platform. Many of GNS's students have already been participating in distance learning. Quote from GNS website:

We have created 'GO!' (or 'Gryphons Online!') to address this need. We know that GO! will become much more than just an online education platform. The creation of GO! speaks to who we are as a school, our core values of truth, courage, community, caring and individuality, and how we model the values of adaptability, resilience and risk-taking in a safe environment where everyone is valued.

*GNS will continue to offer an exceptional educational experience that will include both an **Asynchronous Learning Environment** as well as **Synchronous**, real-time engagements.*

If you consider that at any given time, perhaps another 20% of students may be using the online platform, we can assume that class sizes would be further reduced to 10-12 students, at most.

- Temporary modular classrooms are already located at the GNS junior school. The junior school recently underwent an expansion which has increased its capacity with a large new wing (where GNS has crowded out neighbours and blocked their views). It would be reasonable, that given this is a “temporary” situation, if need were to arise, some of the middle and senior students could be temporarily relocated to the junior school campus.

See below for illustrations of new junior school campus additional space available:





- GNS claims that the development at Pemberton Woods is a “essential to provide a safe return to school and to meet the province’s mandated safety requirements.” This is not accurate. The province is **NOT** requiring the amount of space GNS is asking for, and other schools are resuming classes in the fall without additional development.
- If the school places the additional development on the proposed site, it will make it impossible for them to build the Richmond Road driveway, pick-up/drop-off and additional parking GNS had previously promised to build.
- It is obvious that these plans have been in the works for many months/years and that Covid-19 has presented an opportunity for GNS to advance its long-term plan, as described in its **2017-2022 Strategic Plan**.

Knowing the history of GNS and its neighbours, it seems that the school’s maneuvers over the last few months have been strategic in nature and calculated to deliberately leave neighbours out of the loop so that neighbours would not have time to take action as they did last year. This is very much in keeping with the school’s modus operandi. I am certain that if there had been time for the information to be disseminated, you would have heard from many more of the neighbours.

I would like to add that GNS is so sure that it will be granted what it wants that it had already moved a modular classroom on July 22nd, and it is still there. It also has already removed several trees from the property and has brought in a power pole. Much like on previous occasions, neighbours are left feeling overwhelmed by an ever-expanding behemoth that shows no respect or consideration for its neighbours and community whatsoever.

Taken all together, the facts presented in this letter would lead one to the conclusion that GNS is not acting in good faith. It is my hope that CALUC will impose certain limitations on this development permit to hinder GNS’s ability to use it for its further expansion. I would also hope

that CALUC see the activities leading up to and this application for the abuse of process that it is.

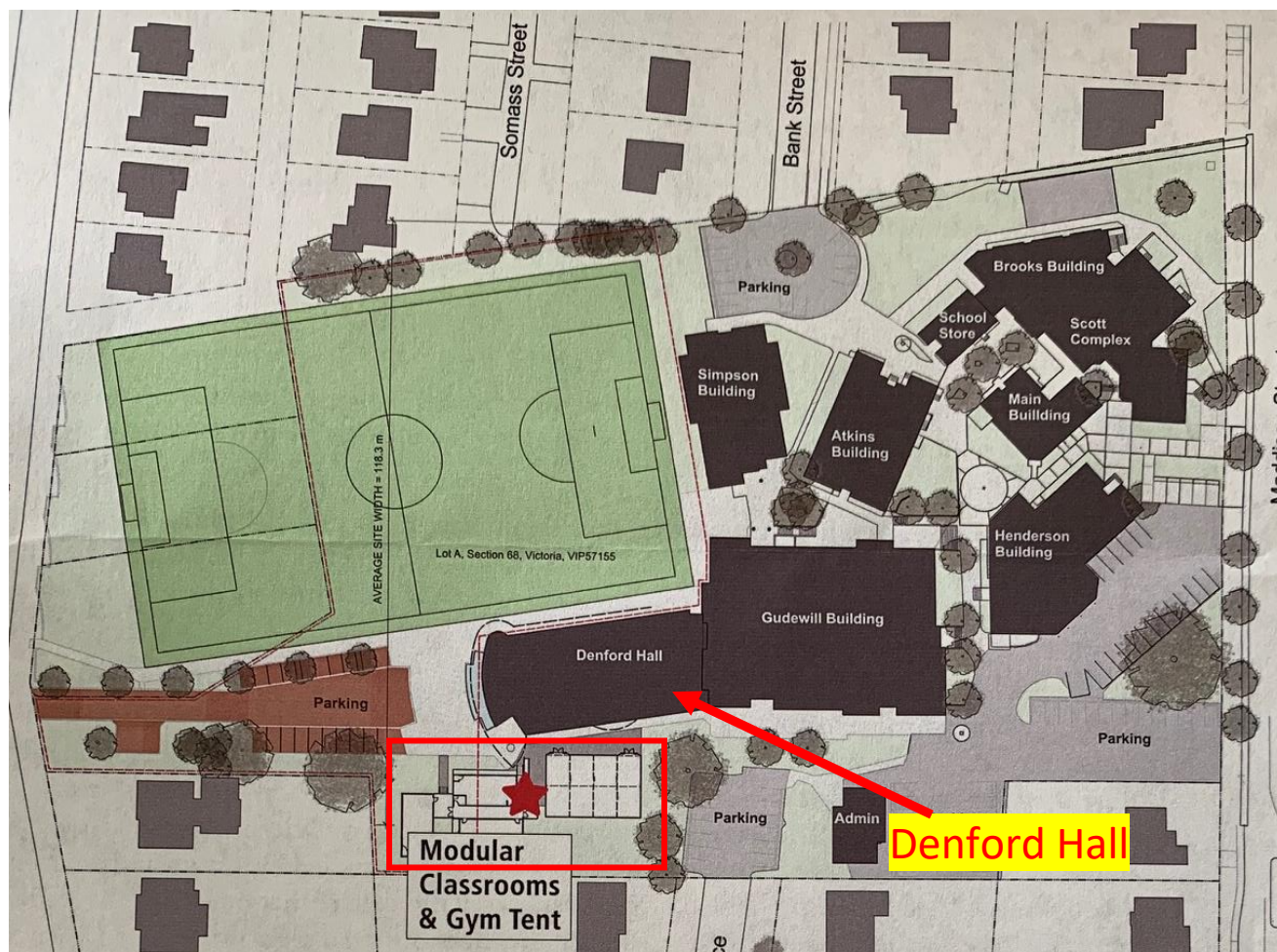
Many thanks in advance for your attention to this matter.

Yours Sincerely,

Lynn Phillips
1840 Gonzales Avenue

Marty Riley
1836 Gonzales Avenue

Additional photos for reference and to give your more perspective on how much development GNS is requesting:



Actual size and scope of Denford Hall





Classrooms at Beach Drive location to be added to building already on site.



Building already on site:



Additional gym to be moved to site:



I am sending in my letter to oppose this application. The Board of Variance has already denied this request, according to City Council's written information, this decision is final. If it can be overridden, why have a Board of Variance? I believe they are intent on increasing their student population and this is a way of accomplishing this without proper community input. The traffic situation on Maddison had become ridiculous before school closed for COVID; even the odd school bus would take a shortcut down Lawndale Avenue where I live and this was not supposed to be occurring anymore. So much for GNS keeping their promises, which goes back to 2002, when they were to close off the Maddison Street entrance and use Richmond Road as the main entrance to the school.

Regards

Hazel Robinson

Sent from my iPad

Dear Community Association Land Use Committee;

Re: Development Variance Permit Application from Glenlyon Norfolk School

We are writing to express our strong opposition to the nature of this application. We understand that the school already made this request to the Board of Variance to advance this development variance permit and was denied on July 23, 2020.

It is frustrating to see that GNS has now repackaged the request for a development variance permit under the guise of COVID-19 response planning because it has lost the ability to appeal the Board of Variance decision. The GNS letter dated August 19, 2020, to Mayor and Council states that it has "... received support from our adjacent neighbours" for this application. As the school owns numerous adjacent residential properties campus, these "adjacent neighbours" maybe tenants of the school. Changes to the campus greatly impact not only properties but the neighbourhood as a whole.

I can confirm that many of the campus neighbours want the City of Victoria to stop this campus growth. This fact should be evident in the letters that have come to both the Fairfield Gonzales Community Association Land Use Committee and the City of Victoria in regard to our neighbourhood's concerns respecting the unfettered expansion of the campus and this specific proposal.

Since 1999, we have been consistently disappointed in the meaningless community engagement exercises that GNS has undertaken in their efforts to expand their campus. Plans presented at community workshops, that are used to garner support, have been changed after receiving City of Victoria approval or have only been selectively implemented. The selective implementation has resulted in the decreased livability of our neighbourhood and has created unsafe congestion and traffic in our area. We have lost faith in the school's efforts to consult as the past has proven that the proposed plans do not represent the actual intent.

Over a long period of time, GNS has acquired residential properties adjacent to the original campus and have absorbed these residential lots into one consolidated foot print. Our quiet neighbourhood has suffered. Ironically, our local community pays a significant price in terms of livability to host students who largely come from outside of Victoria.

It may seem like we appear as disgruntled neighbours but I have to ensure you that our feelings have evolved because of a history of bad faith engagements with our community.

We look to the Fairfield Gonzales Community Association and the City of Victoria Council with the hopes that you will protect our neighbourhood.

Sincerely
Robert and Lori Simon
860 Maddison Street
Victoria, BC

July 21, 2020

City of Victoria Board of Variance
Sustainable Planning and Community Development Department
cc: Mayor and Council
by email: bov@victoria.ca, councillors@victoria.ca

re: Board of Variance Appeal #00846, Glenlyon Norfolk School, 801 Bank St.

Dear Board Members,

As a 52 year resident, land owner and landlord, sharing 3 property lines with Glen Lyon Norfolk School (GNS), I am writing to voice my sincere opposition to this so-called "urgent variance" under the guise of Covid. It appears more of an attempt to use Covid to ram rod through an agenda that was already defeated one year ago. The plans submitted for this "tent" and "modular classrooms" are dated **October 2019** - long before Covid, and the surprise attack now with only days notice must be questioned.

This is ***not*** a minor variance. It more than ***doubles*** maximum height limits, and increases floor area by more than ***ten times***.

After consultation with the neighborhood last summer, the residents clearly spoke with a 372 name petition (attached) opposed to school expansion beyond current zoning, and in particular not until drop-off access off Richmond versus Maddison - previously promised twenty years ago - was addressed.

Construction of these buildings will entirely preclude ever resolving the access issue.

Classroom overcrowding (even by Covid standards) can hardly be an issue when a significant portion of the GNS student base - international students - simply are not here, and advertised class sizes are a mere 16-18. Furthermore, these structures already exist at their other campus, only blocks away. Some students could simply be relocated.

GNS has a decades long history of broken promises and deceit when it comes to approval of construction plans. Case in point, the 2002 "Master Plan" (attached) that shows the main entrance off Richmond, and the closing of drop off access on Maddison. While they successfully gained their fourth road access, a gymnasium was built instead of a drop off area and other amenities such as a public greenway were never constructed. Now GNS wants to expand that gymnasium further into the area originally designated for drop off.

I put forth that this variance will pave the way for permanent construction on the site without following due process and forever precludes resolving the long standing dispute over vehicle access and parking off Richmond vs Madison.

I ask that this variance be denied in the best interests of the neighborhood.

Sincerely,



W. Caleb Small
1832 Gonzales Ave.
722 Laurentian Pl.

To Whom It May Concern

I would like to express my concern regarding the request of GNS middle and senior school for a variance for 5 portables and gym structure.

GNS has a history of not adequately engaging with the immediate neighborhood community for past building projects and for not following through on past requirements after variances were granted.

Specifically, GNS was granted a variance for a theater building and at that time had agreed to move their drop off/pick up entrance to Richmond Road. This has still not occurred. GNS has put our community children at risk every school day as we walk past the Maddison Street driveway where parents of GNS drop off and pick up students. We see cars illegally park, make u turns and regularly put our neighborhood children's safety at risk.

We are all in the current unfortunate situation of learning to operate and live in the "new normal". Many businesses and schools have come up with creative and effective ways to be able to provide service to customers and many schools have come up with creative and effective ways to continue to provide education to children without requiring building variance. I am confident GNS can too.

The history of the disregard GNS has had with upholding agreements after a variance was granted concerns me greatly.

As a member of Fairfield Gonzales community association, and as a neighbor of GNS I am opposed to the variance proposed by GNS

Thank you for your consideration.
Krista Williams
1886 Quamichan St. Victoria

August 25, 2020

837 Maddison Street
Victoria, BC
V8S 4C3

Dear Fairfield/Gonzales Community Association Land Use Committee (CALUC)

Re: 801 Bank Street, Gonzales Neighbourhood

We are deeply disappointed that after being denied at the Board of Variance (Appeal #00846) Glenlyon Norfolk School has opted to apply for a Delegated Development Permit for the same project. In their letter to neighbours regarding this application they make mention of the rigorous Ministry of Education's 'School Health and Safety Plan' and we suggest subtly imply portables are a specifically supported Ministry response to COVID. However, the Ministry states they are investing \$45.6 million to implement new health & safety measures that include additional staff and staff time for cleaning, hand hygiene, cleaning supplies, reusable face masks and remote learning, and funding for independent schools. It further states the provincial health order on mass gathering does not apply to schools. They do not mention portables or prefabricated gym tents. Further, although far more students are impacted by COVID in SD61 than at GNS, the SD61 response does NOT include portables or prefabricated structures. This application does not support our community – the majority of GNS students/families do not have a Fairfield/Gonzales address, and many do not have a Victoria address. Ignoring the Board of Variance decision to support private enterprise at the expense of community is unforgivable.

As per our letter to the Board of Variance:

We have lived directly opposite GNS at 837 Maddison Street for nearly 30 years and are one of the few immediately adjacent neighbours that have been here that long. Over that time we have seen a lot of change on the GNS property, been part of heated neighbourhood conversations about potential and real school expansion and parking issues, and have been, too often to ignore, negatively impacted by GNS parents parking in 'residential only' spaces. We have been frequently (it seems annually) told by the school that they have no plans to expand – most recently, last month. And yet here we are. Again.

Please find our concerns outlined below. FYI, as an architect with specific school expertise, and a landscape architect primarily working in development, we feel we have a better than average understanding of the situation.

- **Green Space.** When you look at the aerial view of the campus (attached) you can immediately see that site put forth for development is the last remnant of green space available. The sports field is artificial turf and what is shown on the architect's plan as a green patch east of the Brooks Building and the School Store is actually a wood chip playground. When you consider the urban heat island this campus creates, that remaining green space is critically important, especially given there are no cool or green roofs - just extensive hard surface amid a traditional

residential neighbourhood. I suggest you check out <https://www.nrpa.org/parks-recreation-magazine/2019/may/synthetic-sports-fields-and-the-heat-island-effect/> or <https://www.urbanheatislands.com/synthetic-fields> (quick summary: *Synthetic play fields are currently a big matter of concern. They appear among the hottest places in the city.*)

- Over the past 2 decades there have been many neighbourhood led initiatives to increase ecological value and biodiversity in the immediate Maddison/Gonzales neighbourhood.
 - ✓ As Margaret Jenkins' parents we were successful in obtaining a grant to plant a dozen large trees in Pemberton Park.
 - ✓ Other neighbours created Margaret's Grove, Wilmer Green and pollinator gardens in the 900 block of Maddison, and petitioned the City to extend the Brighton greenway from Oak Bay to Richmond Ave.
- The City has just approved a plan to increase Maddison's presence as a greenway (first identified as one in the 2003 Greenways Plan) and improve the cycling network in the immediate neighbourhood as well as south into Fairfield. We note that 1 of the 3 primary Greenways goals is to restore native, aquatic, and cultural habitats.
 - ✓ In response to the City's plan our neighbours have prepared a neighbourhood grant application to further enhance Maddison as a greenway.
- All this is to say people who live in the neighbourhood are working together to adapt to climate change and create a better environment for our families and the future, whereas, in comparison, there is seemingly no ecological sensitivity coming from the campus, nor any real concern for their impact on our neighbourhood scale and sense of community. As you know, GNS is a private school that is not attended by many families in the immediate neighbourhood. And school populations are declining in Victoria.
- **Schools & COVID**
 - There have been no directives from the Ministry of Education regarding a required increase in classroom space for BC schools and it seems, therefore, that GNS's request is an anomaly and indicative of privilege rather than necessity.
 - The gym tent is out of context architecturally.
 - At a class size of 25, six additional classrooms can potentially increase the school capacity by 150 students post-Covid (if not before). We have no reason to expect the portables and gym tent would be removed once a vaccine is available. The potentially increased school population raises a serious concern around increased traffic and other infrastructure demand.
 - If you do support the application we ask that the modular classrooms and gym tent be allowed to stay for a maximum of two years and that the space be maintained in a natural and biodiverse state in perpetuity upon their removal.
- **OCP**
 - 'Urban Space Guidelines': Pg. 39. Public facilities, *Institutions*, Parks & Open Space (GNS shows up as an 'Institution' on the relevant map)
 - ✓ Built Form: prominently sited in a landscaped open space with a density where total floor space ratio ranges up to 0.5:1

- ❖ The campus is *already well beyond acceptable site coverage* (remember the turf field is the ecological equivalent of a parking lot), and the relaxations requested under Schedule F, especially under Sections 2a and 3a, are simply not supportable.
- Environment: Pg. 84
 - ✓ 3 of 6 'Broad Objectives' are applicable to this application, and of increased importance given the lack of natural green space versus built area on the site. 1) Integrate environmental considerations into planning and design at a variety of scales. 2) Enhance the urban forest to support a wide range of ecological and community benefits. 3) Help citizens develop an ethic of environmental stewardship and responsibility.

Thank you for considering our comments.

Kind regards,
Bev + Rod Windjack



current aerial





1962

