



Christ Church Cathedral School

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The City of Victoria
1 Centennial Square
Victoria, British Columbia
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re: **Development Permit With Variance Application
Proposed Christ Church Learning Pavilion
930 Burdett Ave, Victoria**

Dear Mayor Helps and Council:

The Anglican Diocese is pleased to submit a Development Permit With Variance Application for new classrooms at 912 Vancouver St. The project will add 4 new classrooms to the site in a prebuilt 2 story building that will be shipped to site.

Christ Church Cathedral Overview

Christ Church Cathedral School has done a fantastic job responding to the pandemic and keeping our students, staff, and families safe while continuing to learn together. We offered online learning to our students the first day after spring break 2021. We kept a daycare open through the first few months of the pandemic for essential service workers and kept our out-of-school care program running from March 30 to August 30, 2021 to also support essential service workers in our school community and at large in Greater Victoria. I may be biased, but I think we really 'nailed it'. Nevertheless, it has taken a toll on us.

Our classrooms are crowded because we had to spread out the desks, leaving no white space anywhere in the school. Our band and music classes now take place in the cathedral because we do not have enough space in the school building. We have staggered the start and end of the day as well as our recess and lunch times in order to minimize the number of students on the playground at any one time. Although we are meeting all safety protocols, it feels like we are bursting at the seams.

Recently we were offered a fantastic opportunity when the sale of four modular classrooms was brought to our attention. Our architect at Number Ten Architectural Group has been working with the very helpful staff at the City of Victoria's planning department to help us properly locate the structure on the property.

To meet our schedule for start of School in September, we must start site preparation and placement of these modular classrooms this spring.

A summary of benefits from this project:

- The new space would provide four larger classrooms in which our older students can spread out more – the current middle school classrooms are an average of 44 m² (470 ft²), the new classrooms are 74 m² (800 ft²).
- The new building would require the relocation of our mini soccer pitch. Currently this soccer pitch is on an uneven, poorly draining, and sloped surface. The new building provides the opportunity to reinstall the soccer pitch on level ground, with better drainage, thus promoting more safe, active play for children.
- The new building will free up space in our current school building, thereby allowing us to offer an additional kindergarten classroom next fall. There is a lot of demand for this service in downtown Victoria as many new families have moved in nearby or are now working downtown. Our location

- provides those families the convenience and security of having their children in a school near to their home and/or work. We also offer after-school-care to our registered families but also to families from outside our school, which benefits the greater community.
- As part of this project, we want to install three to five gardens on the boulevard alongside Burdett St. Our choice of plantings would include those beneficial to pollinators, some herbs and spices, as well as other local plants. All plants would have to be drought resistant to avoid the need for watering during the summer. The students would plant and manage these gardens.

Project Explanation

We hope the following categories give a complete overview of the requested specific topics regarding the proposed project's Development Permit.

Neighbourhood

The school is located between the Downtown core to the North West and a residential area to the South East.

Design and Development Permit Guidelines

Density

The proposed density is an increase of 0.025:1 to existing bringing the overall site to 0.43:1 which is far below the current zoning's allowable Floor Space Ratio for the site of 2:1.

Layout

The site has 5 building on the site currently. The new modular classroom building would bring the site up to 6 buildings. The building contains 4 classrooms and 2 washrooms within a 2-storey building. Each floor has exterior doors that enter a central hallway that accesses 2 classrooms and a washroom on each of the respective floors.

Scale

The scale of the new building will fit into the context of the site itself and neighbours along the Burdett Ave. The site massing is divided from the massing of Christ Church Cathedral and surrounding park lands on the West to the 2-3 storey buildings on the East side of the site. The East side is where we placed the new building to fit into the complex of smaller building massing.

Landscaping

The new building was placed to disrupt the least amount of garden and not take away from the extensive existing landscaping on the site.

Appearance

The new classrooms are compressed into the smallest area possible as not to sprawl across the site. The modular building is painted a brick red with white windows and trim.

Transportation

The project is requesting an 8 car parking variance from the required Schedule C off street parking. However, the new building addition will meet the Schedule C requirements for secure bicycle storage and short-term bicycle stalls.

Green Building Features

The modular building proposed for this site is a reused one saving it from the landfill. It was bought from another school in Greater Victoria and will be moved to the site in modules. Being a modular building, the site waste produced from cut off materials will be minimised.

Site Selection

The proposed site location does not require adding more impervious area to the site. And retains existing gardens.

Innovation and Design

Being a modular building meant it could be reused after it's useful life at the previous school.

Health

Operable windows in the classrooms will allow for fresh air. It is a reused building therefore the VOC's that are present in a new build will have had time to off gas before occupancy.

Transportation

This building is located just outside the official downtown core. The school is surrounded by residential occupancies from single family homes to condos within walking distance. Its proximity to downtown means it is well served by major bus routes and protected bike lanes.

Energy Efficiency

All light fixtures are Light Emitting Diode (LED). Exterior lighting has been designed as not to cause excess light pollution and set to a time clock to reduce wasted lighting time.

Site permeability

The site placement does not create any new impervious surfaces.

Landscaping

This site has many trees creating an urban forest. Building placement allowed for all trees to be retained on the site.

A Development Permit with variance was decided as the appropriate approval process for this project through a variety of communications with the City. We appreciate the City's continued support of this Project.

Sincere regards,

A handwritten signature in black ink, appearing to read "Stuart Hall". The signature is fluid and cursive, with the first name "Stuart" and last name "Hall" clearly distinguishable.

Stuart Hall
Head of School