

E.1.a.a 801 Bank Street: Development Variance Permit Application No. 00271 (Gonzales)

Moved By Councillor Andrew

Seconded By Councillor Young

That Council, after giving notice and allowing an opportunity for public comment at a meeting of Council, consider the following motion:

“That Council authorize the issuance of Development Variance Permit Application No. 00271 for 801 Bank Street, in accordance with:

1. Plans date stamped July 26, 2021.
2. Development meeting all Zoning Regulation Bylaw requirements, except for the following variances:
 1. increase the building height for the accessory gymnasium building from 3.50m to 6.76m
 2. increase the building height for the accessory classroom building from 3.50m to 4.06m.
3. The Development Variance Permit lapsing two years from the date of this resolution.”

CARRIED UNANIMOUSLY

E.1 801 Bank Street: Development Variance Permit Application No. 00271 (Gonzales)

Mayor Helps joined the meeting at 9:36 a.m. and assumed the Chair.

Committee received a report dated December 22, 2021 from the Director of Sustainable Planning and Community Development regarding information, analysis and recommendations for a Development Variance Permit Application for the property located at 801 Bank Street in order to allow for an increase in building height for two accessory buildings recently constructed on the site, and recommending that it move forward to an opportunity for public comment.

Committee discussed the following:

- *Specific height variances as proposed*
- *Previous development variance permit approved for this site*

Moved By Councillor Loveday

Seconded By Councillor Andrew

That Council, after giving notice and allowing an opportunity for public comment at a meeting of Council, consider the following motion:

“That Council authorize the issuance of Development Variance Permit Application No. 00271 for 801 Bank Street, in accordance with:

1. Plans date stamped July 26, 2021.
2. Development meeting all Zoning Regulation Bylaw requirements, except for the following variances:
 - i. increase the building height for the accessory gymnasium building from 3.50m to 6.76m
 - ii. increase the building height for the accessory classroom building from 3.50m to 4.06m.
3. The Development Variance Permit lapsing two years from the date of this resolution.”

Committee discussed the following:

- *Engagement regarding development process for this parcel*
- *Fees for development permits*
- *Establishment of a Good Neighbour Agreement*
- *Accessible design aspects and ramps*

CARRIED UNANIMOUSLY

The following points were considered in assessing this application:

- The temporary school buildings advance the objectives and policies outlined in the *Official Community Plan, 2012* (OCP) that recognize the importance of schools and their role in creating a complete community.
- The proposed height variances would increase the degree of variance approved under DVP No. 00248, which was approved by Council on October 22, 2020.
- The proposed variances are not expected to result in a significant impact on the neighbourhood.
- The school has registered a Section 219 Convent for the removal of the classroom building and gymnasium tent by October 22, 2023 (three years after the approval date for DVP No. 00248).

BACKGROUND

Description of Proposal

The proposal is to increase the building height from 3.50m to 6.76m for an accessory gymnasium building and from 3.50m to 4.06m for an accessory classroom building. The previously approved Development Variance Permit (DVP No. 00248) included height variances to increase the building height from 3.50m to 6.38m for the gymnasium tent and from 3.50m to 3.89m for the classroom building. Therefore, although this application is seeking variances from the zoned height of 3.50m, the incremental increase from the previously approved variances is only 0.38m for the gymnasium tent (6.38m to 6.76m) and 0.17m for the classroom building (3.89m to 4.06m).

Accessibility

No accessibility improvements are proposed beyond what is required through the *British Columbia Building Code*.

Data Table

The following data table compares the proposal with the existing R1-B Zone, Single Family Dwelling District regulations for accessory buildings. An asterisk is used to identify where the proposal does not meet the requirements of the existing Zone.

Zoning Criteria	Proposal	R1-B Zone	Notes
Location	Side Yard*	Rear Yard	Approved under DVP No.00248
Combined floor area (m ²) – maximum	226.6* (gym) 75.8* (classroom)	37	Approved under DVP No.00248
Height (m) – maximum	6.76* (gym) 4.06* (classroom)	3.50	6.38 (gym) 3.89 (classroom) Approved under DVP No.00248

Zoning Criteria	Proposal	R1-B Zone	Notes
Setbacks (m) – minimum			
Rear	33.24 (gym) 5.32 (classroom)	0.60	
Side (south)	11.54 (gym) 3.45 (classroom)	0.60	

Relevant History

The school has registered a Section 219 Convent for the removal of the temporary classroom building and gymnasium tent by October 22, 2023 (three years after the approval date for DVP No. 00248).

Community Consultation

Consistent with the *Community Association Land Use Committee (CALUC) Procedures for Processing Rezoning and Variance Applications*, on August 4, 2021, the application was referred for a 30-day comment period to the Fairfield Gonzales CALUC. At the time of writing this report, a letter from the CALUC had not been received.

This application proposes variances, therefore, in accordance with the City's *Land Use Procedures Bylaw*, it requires notice, sign posting and a meeting of Council to consider the variances.

ANALYSIS

Official Community Plan

The proposal is consistent with the *Official Community Plan, 2012 (OCP)* which includes policies that support schools and recognize the importance of their role in creating complete communities.

Gonzales Neighbourhood Community Plan

The *Gonzales Neighbourhood Community Plan, 2002*, provides policy direction and process guidelines for development of the Glenlyon Norfolk School campus which are not relevant to this application but will apply to any future redevelopment of the school site that requires rezoning or variances.

Tree Preservation Bylaw and Urban Forest Master Plan

There are no *Tree Preservation Bylaw* impacts with this application.

Regulatory Considerations

The existing site is occupied by Glenlyon Norfolk School and has several buildings. The zoning is R1-B, Single Family Dwelling District, and therefore Schedule F, Accessory Building Regulations, of the *Zoning Regulation Bylaw* applies to the temporary school buildings. Development Variance Permit No. 00248 approved several variances related to siting of the

buildings, maximum floor area and building height. As indicated in the applicant's letter, owing to a construction error and inconsistencies between the manufacturer's drawings and the assembled structure, the actual height of the two buildings exceeds the approved height and an additional height variance is requested for each building. The proposed variances would increase the approved height from 3.89m to 4.06m for the classroom building and from 6.38m to 6.76m for the gymnasium tent. Staff consider these variances supportable because the increased height does not adversely impact neighbours or the broader neighbourhood.

CONCLUSIONS

The proposed height variances for the temporary school buildings at 801 Bank Street (Glenlyon Norfolk School) are considered supportable and would have limited impact on neighbouring properties and the wider neighbourhood.

ALTERNATE MOTION

That Council decline Development Variance Application No. 00271 for the property located at 801 Bank Street.

Respectfully submitted,

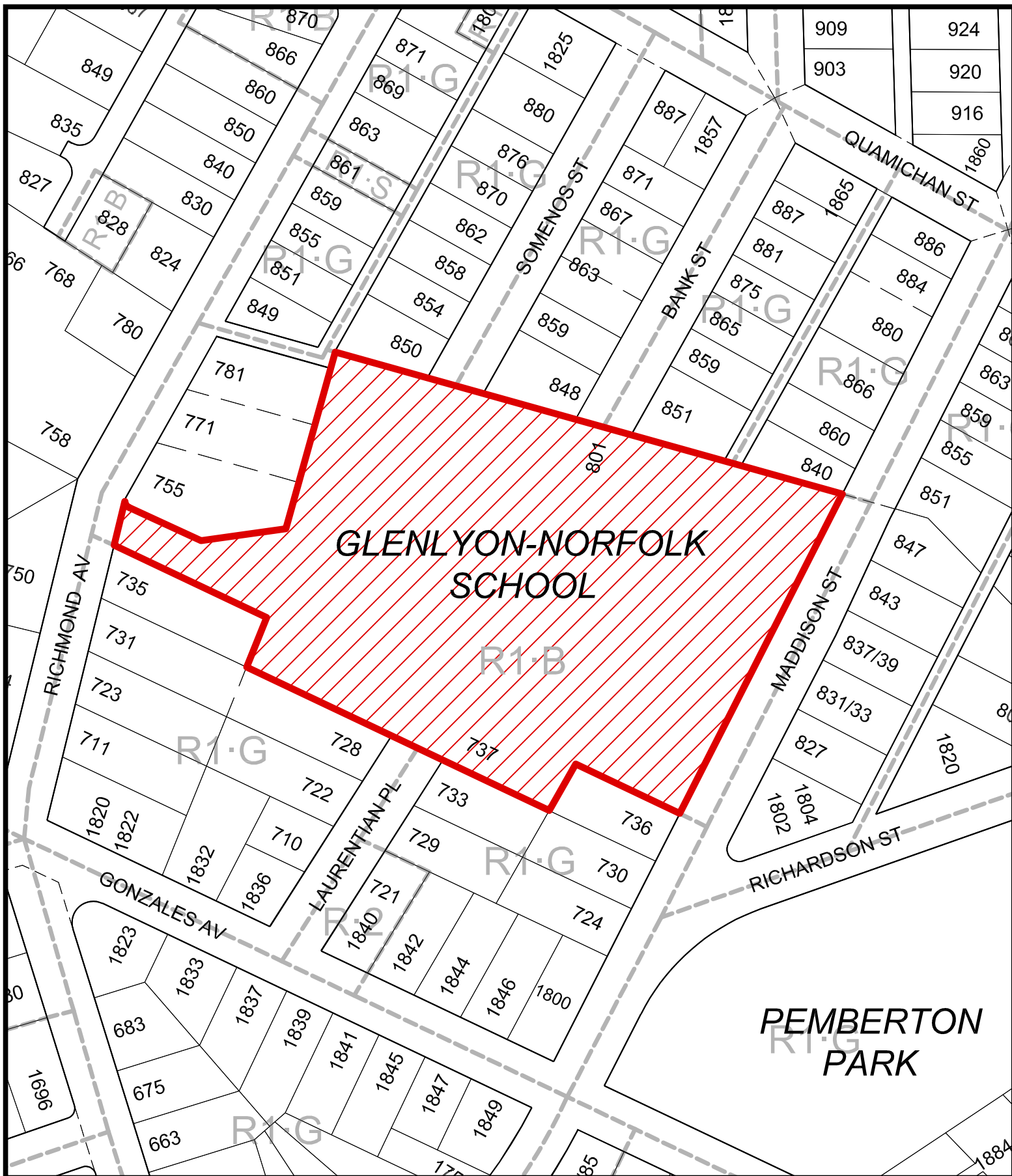
Alec Johnston
Senior Planner
Development Services Division

Karen Hoese, Director
Sustainable Planning and Community
Development Department

Report accepted and recommended by the City Manager.

List of Attachments

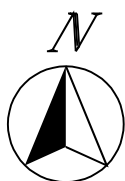
- Attachment A: Subject Map
- Attachment B: Aerial Map
- Attachment C: Plans date stamped July 26, 2021
- Attachment D: Letter from applicant to Mayor and Council dated July 21, 2021.



**GLENLYON-NORFOLK
SCHOOL**

R1-B

**PEMBERTON
PARK**



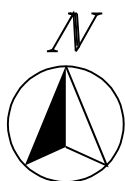
801 Bank Street
Development Variance Permit No.00271





GLENLYON-NORFOLK
SCHOOL

PEMBERTON
PARK



801 Bank Street
Development Variance Permit No.00271





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3 210721 REISED DEDDOP (AS-BUILT SHEET)
Date: _____
Drawn By: _____
Checked By: _____

Glendon Norfolk School Temporary Prefabricated Tent and Modular Classroom

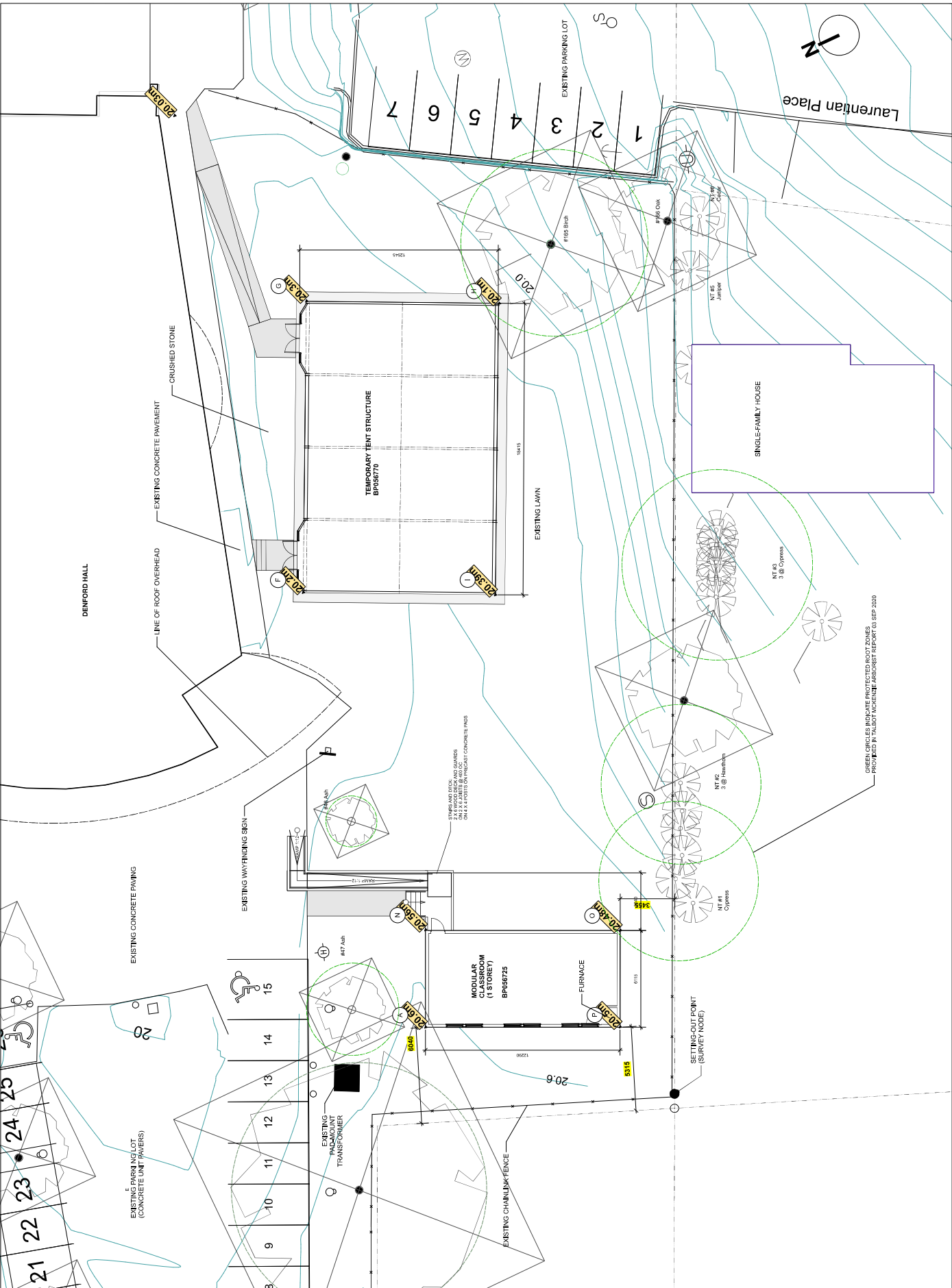
801 Bank Street, Victoria BC

Date: 210721 Scale: 1:1-100
Project No: 2009
Sheet No: _____

Site Plan and Floor Plan

DVP03

Project No: 2009/015 (Amend 2017) Date:
Revision: 210721





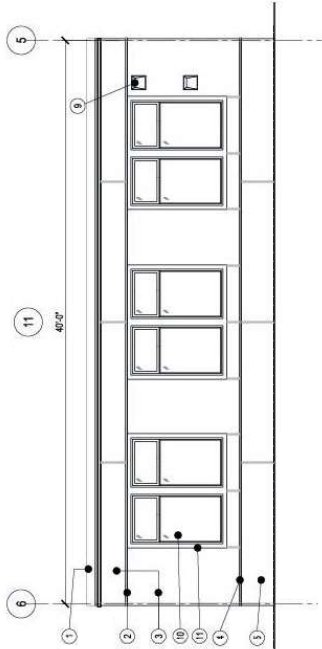
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105-105 CEDAR HILL CROSS ROAD
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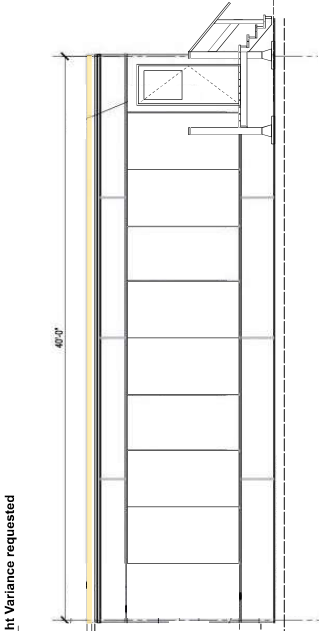


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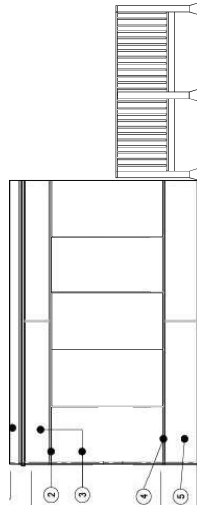


East Elevation: One-story Classroom Module

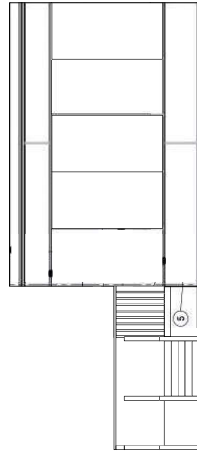


West Elevation: One-story Classroom Module

- As-built Parapet Elevation - New DVP Height Variance requested
24.59m GEO
- As-built Roof Elevation
23.51m GEO
- Original DVP Height Variance
24.42m GEO
- As-built Floor Level
21.36m GEO
- Design Floor Level
20.89m GEO
- Average Grade
20.53m GEO



North Elevation: One-storey M



South Elevation: One-storey Module

ELEVATION LEGEND	
①	WINDY CLIMATE
②	SPRINKLER SYSTEM
③	WIND WALL SYSTEM
④	VERTICAL CURTAIN WALL
⑤	WIND WALL SYSTEM
⑥	EXTERIOR LIGHT
⑦	INTERIOR LIGHT (DOORWAY)
⑧	INTERIOR LIGHT
⑨	INTERIOR LIGHT
⑩	WIND WALL SYSTEM
⑪	WIND WALL SYSTEM
⑫	WIND WALL SYSTEM

Elevations

DVP04

Project: 201702
Date: 21/07/21
Scale: 1:1-000
Project No: 201702

Genlyon Norfolk School
Temporary Prefabricated Tent and
Modular Classroom

801 Bank Street, Victoria BC

3 210721 REBID DVP (AS-BUILT HEIGHT)

Rev: Date: Description:



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3 210721 26.99m GEO (AS-BUILT HEIGHT)

3 210721 26.99m GEO (AS-BUILT HEIGHT)

Glenlyon Norfolk School
Temporary Prefabricated Tent and
Modular Classroom

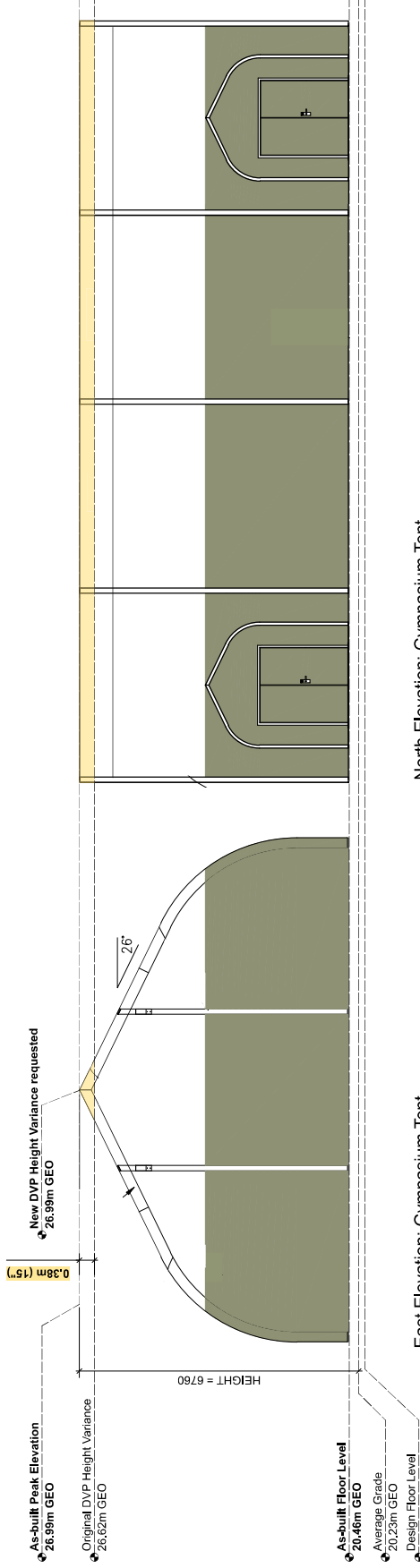
801 Bank Street, Victoria BC

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Sheet No:

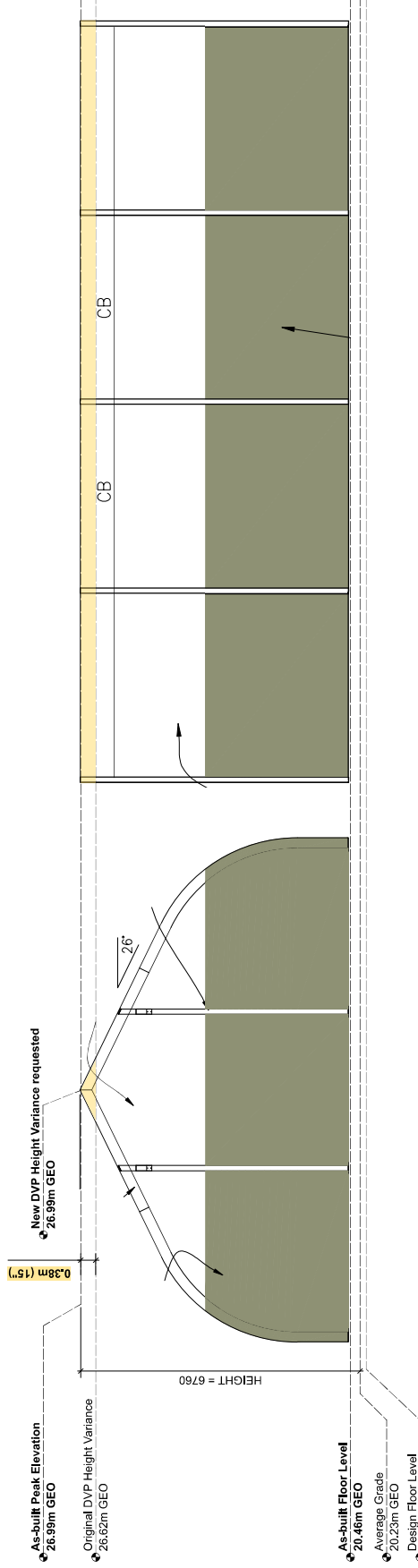
Elevations

DVP05

Prepared: 2009/05/14
Reviewed: 2009/05/14



North Elevation: Gymnasium Tent



East Elevation: Gymnasium Tent

South Elevation: Gymnasium Tent



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21 July 2021

Mayor and Council
City of Victoria
1 Centennial Square
Victoria BC

re Glenlyon Norfolk School, 801 Bank Street
BP056725 and BP056770 Occupancy Permits and as-built heights
Application for new Development Variance Permit

In January 2021, Council granted a Development Variance Permit to allow the installation of temporary buildings at Glenlyon Norfolk School. The extra space provided by this time-limited permit allows the School to continue education activities while maintaining physical distancing of students during the ongoing Covid-19 public health emergency.

Following installation of two of the proposed temporary buildings (a prefabricated modular classroom and a fabric-covered tent), the post-construction survey revealed that, owing to a construction error and a difference between the manufacturer's drawings and the actual supplied structures, the heights of the two prefabricated structures exceed the previously granted height variances by 0.38 m (approx 15") for the tent and 0.17 m (approx 6 3/4") for the modular classroom.

We respectfully request Council's approval of these modest corrective height variances. This will allow a final Occupancy Permit to be issued so that these buildings may be used for their intended purpose. Thank you for your consideration.

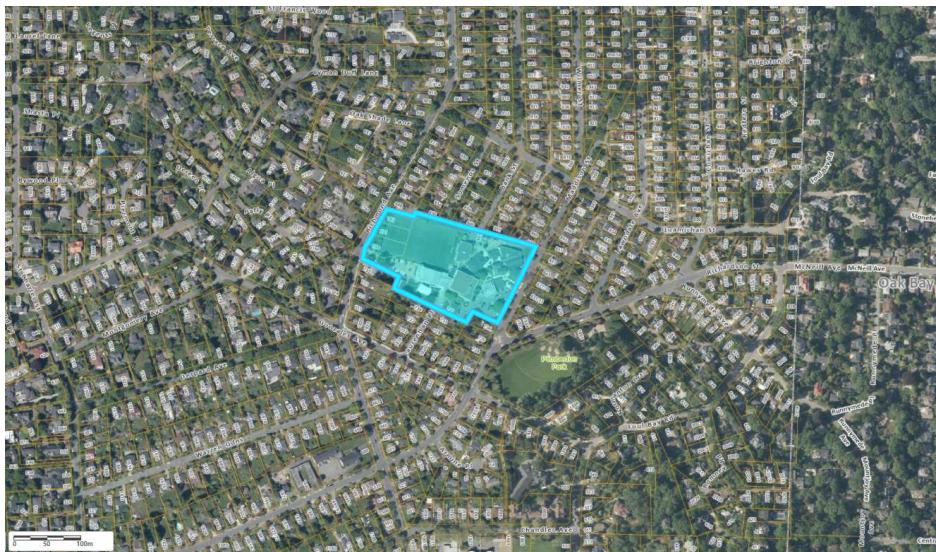
Sincerely,
Low Hammond Rowe Architects Inc


Christopher Rowe, Architect AIBC, CPHD, LEED AP
principal

Development Variance Permit Application for 801 Bank Street



Location



Aerial View

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3

Site plan

4



Temporary classroom building

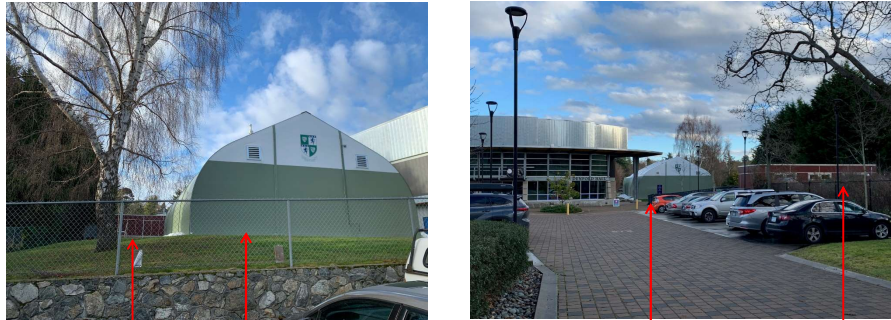
Temporary gymnasium tent



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Subject Site

5



Temporary gymnasium tent

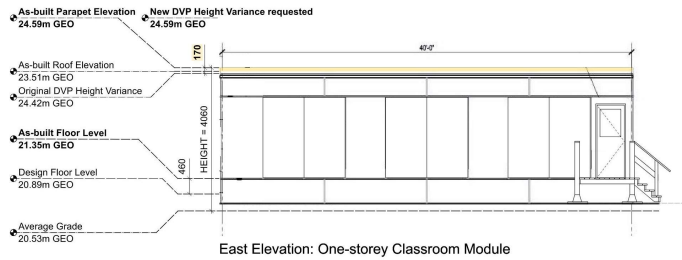
Temporary classroom building



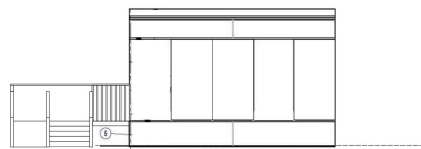
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Elevations

6



East Elevation: One-storey Classroom Module



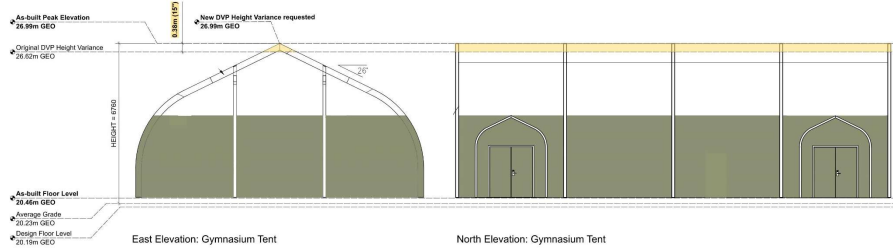
North Elevation: One-storey M



6

Elevations

7



7

8



8