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September 19, 2017

RECEIVED

SEP 27 2017

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

Attention: Mayor and Council

Dear Mayor and Council.

Ivana Tunklova of Victoria Montessori School - Rezoning of 323 Skinner St. from R1-B Single-Family Residential, to a Site Specific Zoning for a Children's Daycare

The Victoria West Community Association, Land Use Committee, hosted a community meeting on Aug.22, 2017 to consider the above noted rezoning application by Ivana Tunklova of the Victoria Montessori School.

The meeting was very well attended. Ivana provided an extensive review of the history of the Victoria Montessori School. The school has been forced to relocate to a new location, for reasons beyond the school's control. Ivana has purchased the home and property at 323 Skinner St. with the intent to rezone the property, and to construct an additional floor level, to accommodate a Children's daycare/school. Ivana would like to keep the School in the same neighborhood and maintain a great relationship with the neighbors and patrons. Ivana mentioned that the building and property will no longer be used as a residence, and the property will be in use during business hours, only. The focus was on the rezoning proposal as compared to the current zoning of the dwelling. A few thoughts and concerns from citizens and L.U.C. members in attendance are:

Building Height Variance -

Ivana has requested a variance for the building height from 7.6 Meters, to 8.5 Meters. This variance has been requested in order for the existing home to be raised, for a new ground floor to be constructed below. The idea is to build upwards and increase the building height, rather than to expand the footprint further into the property setbacks. Ivana has expressed that the existing

vegetation will remain and will provide privacy from/for the neighboring properties. The proposed building will not exceed the height of the neighboring dwellings, and will reflect the neighborhood vernacular. The building height variance request was generally well received from those in attendance.

Parking & Traffic -

A few neighboring property owners in attendance heavily expressed concerns regarding parking and traffic along Mary St., which, travels along the Western edge of the property. On-street parking along the edge of the property are very often occupied and both Mary St. and Skinner St. are considered busy traffic routes. Neighbors have expressed concern that the addition of a Daycare/school may cause much more traffic and parking issues, in addition to the existing traffic and parking. Ivana is willing to cooperate with the neighbors. Many parents and children, and a few of the staff members at the school, walk or bike to the establishment. At the previous location, Parents and attendees of the daycare/school are given strict conditions for parking. One parent in attendance spoke regarding her child attending the school, and the parking conditions. She spoke of the parking efficiency and strict guidelines that the school has. Vehicles were limited to a "Drop-off" zone and were only present for shorter periods of time. Drop-off times are/were staggered into two separate groups and times, for attendees of the daycare/school. As a result, The Victoria Montessori School traffic and parking was not a concern to the neighboring dwellings, public, and other drivers. Ivana has mentioned that similar conditions will be applied to the new daycare/school's location, and that she is open to discussing parking concerns and solutions with the existing neighbors.

The general consensus in the meeting was the acceptance of the proposal, with concerns that parking concerns be addressed and maintained. The meeting concluded on a positive note and discussion continued with Vic West residents, as well as Ivana after the meeting. The community meeting was successful in updating Vic West on the proposed amendments to 323 Skinner St.

Sincerely,

Sean Dance, Chair
Vic West Land Use Committee



November 16, 2017

Re: Rezoning application REZ00608, DPV0052
Subject Property: 323 Skinner Street, Victoria West.

Re-submission of rezoning application itemised list that addresses requirements received from City of Victoria plan check of drawings submitted on first re-zoning application.

Conditions to be met prior to the Committee of the Whole:

1. The building design has been reduced from the proposed 3 storey structure to a 2 storey structure to comply with the current OCP Traditional Urban Place Designation.
2. The site plan has been revised to show the provision for 1 parking spot including the dimensioned width of the drive aisle and the slope of the driveway. Also included is the provision of covered and secure bicycle storage adjacent to the car parking spot. In addition a Parking Study has been submitted documenting the current parking usage on the adjacent streets to support the allowance for an off-set to the parking requirements.
3. The building height issue has been addressed by reducing the building height from 3 storeys down to 2 storeys. The parking issues have been addressed in the parking study accompanying our re-zoning submission.
4. A canopy has been added that to the building elevations to better address both street frontages and help identify the front entrance and doorways facing Mary Street.
5. The labelling of the building materials has been shown on the revised elevations of the drawing submission.
6. Coloured plans and a material board has been included in our re-submission of our re-zoning application.
7. A building code review has been completed on the building design and additional information has been included on the drawings to address the code requirements including internal travel distances and exiting.
8. A revised letter to the Mayor and Council addressing the items listed has been included in our re-submission documents.
9. A study of the sewage flow rates has been conducted by a qualified engineer. A copy of the sewage flow rate study has been included in this zoning application re-submission.

The revised rezoning application - Application: REZ No.00608 and DVP No.00052

- The property to be rezoned for a Montessori Childcare Centre is at 323 Skinner St., corner of Skinner St. and Mary St.
- Presently the house is a 1000sq feet rancher. It presents a reasonably easy conversion into a two storey house. This conversion would involve lifting the house. The footprint will not change. This will preserve all trees and green canopy. The first floor will be 1000 square feet and the second floor will be 1000 square feet. The required square footage by licensing will allow 16 children on the first floor, and 16 children on the second floor. Four teachers will be employed at Victoria Montessori. The operating hours are 8am to 5pm.

- **Practical and ideal location for many reasons:**

1) Only 2 neighbours are adjacent to the property. It is easily accessible, with the entrance on Mary St. Pick ups and drop offs of children are very quick, between five and ten minutes. Also, pick ups are staggered between 8am and 8:30am, and drop offs between 3pm and 5pm. As for the noise level, a Montessori School is not a loud school, and after 5pm, on weekends and during holidays the building is completely quite.

Presently 40% of our parents walk or bike to school as we are a neighbourhood school, (many new cyclists with the new bike lanes).

Teachers have 1 parking spot on the property, and three teachers can park on the street. In our previous location - the Annex beside Vic West - we had no parking at all, and it was never an issue for 14 years. **Find attached a study on parking patterns on Mary Street.**

2) It is a 5 minute walk from the Vic West Elementary - an ideal location for parents dropping off their older children at Vic West Elementary and walking or biking with their toddlers to Skinner St. Also, the house is in close proximity to trails for nature walks, and Banfield Park.

- **Building Design:**

1) Architecturally pleasing beam with canopy above doors will be created to enhance the transition from the street to the building entrances. See Elevation Plan (North, South and West) - a beam on the outside of the hardy planks(wood/metal flashing), canopy/awning will be attached

2) Building materials: Hardy Planks on the lower part of the building, the planks will go past the belly band so to minimize the appearance of the lift. Cedar Planks around main entrance to create an inviting entryway (see North Elevation), continuing around the corner (see West Elevation).

The upper part of the building will be Hardy Panels so to enhance the clean lines of the hardy planks and the cedar siding. The colour scheme is off white and grey which will compliment the neighbourhood and the natural surroundings.

- **Transportation Review:**

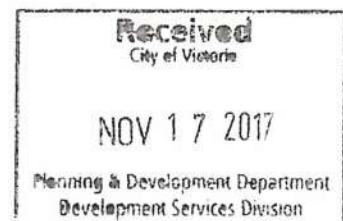
Find attached a study on parking patterns on Mary Street.

- **Underground Utilities:**

Mr. Bruce Crawshaw was hired to determine whether the proposed preschool will require sewer attenuation or not. Report will be submitted in the next week.

Bruce Crawshaw, P.Eng., LEED AP
WESTBROOK CONSULTING LTD.

#115 - 866 Goldstream Avenue
Victoria, BC, V9B 0J3
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- **Parks Division:**

Mr. Darryl Clark, consulting arborist from D Clark Arboriculture, was hired to provide an arborist report that the four publicly owned trees on the boulevard surrounding the proposed development, are reviewed and tree protection measures will be taken. Report will be submitted in the next week.

- **Permits and Inspections Division:**

1) The architect, who will be working on the proposed development is Mr. Alan Lowe from Alan Lowe Architect inc.
2) Travel distances are indicated on the Main Floor plan, and Second Floor plan. Exit is clearly marked on the First Floor. Exit is marked on the Second Floor.

- **Green items:**

The preservation of trees and planting of more trees are part of the green features contained within the development of the property - existing plum tree, raised vegetable beds, planting of cedars (see Landscaping Plan). Additional green features are: installation of one EV station, secured and protected bike racks, installation of solar panels, hardy planks on the exterior, energy efficient windows, vinyl flooring with renewable cork backing, low VOC paint, water efficient plumbing fixtures and toilets.

It takes a village to raise a child, and we need to create childcare spaces that are completely devoted to nurturing children in their most important formative years so that they can develop into healthy, resilient, caring, kind and well-educated citizens. The City can not do it on its own, and needs the help of private individuals to take on the social responsibility. Our city is growing very rapidly, and we already have a shortage of childcare spaces. This is an opportunity to allow us to create a beautiful, quality childcare centre that will serve the Vic West neighbourhood for many years to come.

- **The Vic West Community Plan Draft:**

1) Outlines plans to change Land Use: more support for commercial uses at intersection of major roads, converting single detached houses to commercial or mixed use, maintaining green space therefore allowing for building multi unit houses up to three stories along Skinner St., connecting the Craigflower Village by adding small commercial businesses.

2) Further, the goal in the Community Plan is to "create more childcare options to support families with children living in Vic West" (Chapter 13, Point 2 of the Plan)
We have presently 50 children on our waitlist for the 2018 school year.

Parking patterns on Mary Street:

Parking patterns observed during a two week period in September 2017.

Parking patterns were observed from Monday to Friday during the following hours: from 8-8:30am which is the drop off period, and between 3pm and 5pm which is the pick up period. During these periods there were always at least 10 parking spots available on Mary Street. We also observed parking patterns on Raynor Avenue, specifically the two blocks between Catherine Street and Russell Street during the same drop off and pick up period. Raynor Avenue has multiple parking availabilities.

Victoria Montessori will have an enrolment of 32 children. As we are a neighbourhood childcare facility at least 40% of our families will be arriving by foot or bicycle. This has been the average for the last 14 years. This leaves approximately 20 families who will be arriving by car, staggered during a 30 minute period at drop off. These drop offs do not last more than 10 minutes. Pick ups are staggered between 3pm and 5pm, and also do not last more than 10 minutes.

In regards to parking for our 4 teachers, one parking spot is available on the property, and 3 cars can park in front of the building. A parking variance is requested.

Both Mary Street and Raynor Avenue are not designated "Residential Parking Only", therefore parking can be shared with the community.