

**CITY OF VICTORIA
BOARD OF VARIANCE MINUTES
JULY 12, 2018**

Present: Margaret Eckenfelder, Acting Chair
Rus Collins
Jaime Hall

Absent: Andrew Rushforth
Trevor Moat

Staff: Thom Pebernat, Zoning Administrator
Katie Lauriston, Secretary

The meeting was called to order at 12:30 pm.

1. Minutes

Minutes from the meeting held June 28, 2018

Moved: Jaime Hall

Seconded: Rus Collins

That the minutes from June 28, 2018 be adopted as amended.

Carried Unanimously

2. Appeals

12:30 Board of Variance Appeal #00729

**Jason Hodgins of the Greater Victoria School District, Project Manager / Applicant
3025 Quadra Street (Quadra Elementary School)**

Present Zoning: R1-B – Single Family Dwelling District
Present Use: School

The proposal is to construct a new portable (learning studio) at the northeast side of the property.

Bylaw Requirements

Relaxations Requested

Schedule F Section 1

Relaxation for the location of an accessory building from the rear yard to the side yard

Schedule F Section 2

Increase the combined floor area from 37m² to 102.73m²

Schedule F Section 3 (a)

Increase the height from 3.5m to 4.3m.

Jason Hodgins of the Greater Victoria School District, Project Manager / Applicant, was present.

Applicant

- The application is for a new portable (accessory building), and variances are required for the location, height and floor area.
- The Ministry of Education requires a minimum classroom area of 75m², and the school district requires at least 80m². The application proposes just over 102m² to allow for a nice open space including a boot room and washroom. The extra space also allows room for supplies and a cabinet for the teacher.
- The height of the portable is due to its custom design, which will extend the building's lifespan and let in more natural light. The studios are about 40% more energy efficient than a typical portable.
- The new studios are better tailored the school district's needs.

Board

- Going forward, will washroom facilities be built inside the portables?
 - For elementary schools, yes, to reduce unsupervised trips outside the classroom.
- Will the washroom be used by children in the other portable?
 - This is being discussed; the district is also considering the future addition of a washroom in the existing portable.
- Are the portables fixed to the ground?
 - They are anchored with cable anchors, and there is space underneath to allow removal by truck.
- Are the studios permanently in place until a new school is rebuilt?
 - The studios would be relocated if there were no longer a need for them at the site.

Public portion of the meeting closed.

- The proposal is reasonable, allows for good design, responds to legal requirements and meets the school's needs.

Motion:

Moved: Jaime Hall

Seconded: Rus Collins

That the following variances be approved as requested:

Schedule F Section 1	Relaxation for the location of an accessory building from the rear yard to the side yard
Schedule F Section 2	Increase the combined floor area from 37m ² to 102.73m ²
Schedule F Section 3 (a)	Increase the height from 3.5m to 4.3m.

Carried Unanimously

12:50 Board of Variance Appeal #00730

**Jason Hodgins of the Greater Victoria School District, Project Manager / Applicant
1825 Chandler Avenue (Margaret Jenkins Elementary School)**

Present Zoning: R1-B – Single Family Dwelling District
Present Use: School

The proposal is to provide an addition between the existing portables extending toward the east side yard to create a foyer and washrooms with a stair/ramp and deck.

Bylaw Requirements

Relaxation Requested

Section 1.2.5 (c)

Reduce side yard setback from 3.4m to 0.0m.

Jason Hodgins of the Greater Victoria School District, Project Manager / Applicant; Janet Langston, Vice Principal of Margaret Jenkins Elementary School; Kristina Wilcox of the Fairfield Gonzales Community Association and neighbour Crystal Schroeder of 1830 Chandler Avenue were present.

Applicant

- The school district is seeking to decrease the side yard setback to allow for a roof enclosure between the existing portables.
- The addition will increase the portables' floor space, increase the usable space for children within the classrooms and will also be used for before and after school care.
- The proposal will add storage space to the portables by moving storage out of the classrooms and into the new foyer area.

Community Association

- Kristina Wilcox of the Fairfield Gonzales Community Association noted that the community association has been providing childcare in this space since 1986. The childcare needs have dramatically increased since then.
- The foyer addition will be a community amenity and a welcoming, neutral hub for childcare and other community programs.

School Administration

- The portables are also used for reading programs.
- Currently the washrooms are outside the four portables, which creates issues for supervision and classroom management. It is untenable to leave this space unenclosed.

Community Association

- The space needs to be enclosed in order to comply with child care licensing regulations.
- Programs run until 6:30pm and there are safety concerns for the supervision of children in a dark, unenclosed area.

Applicant

- There will be up to 88 children in the four classrooms, and the additional space is necessary to accommodate their entry and exit.

Board

- Will additional portables be added to this cluster in the near future?
 - No; based on the lot configuration it would be very difficult to attach and reasonably fit another unit within the site.

Neighbours

- Crystal Schroeder of 1830 Chandler Avenue noted that neighbours are not happy about what is happening at the school. While it is understandable that an addition is being added, the approach is aesthetically unpleasant. The wooden steps look temporary; will the final product look like a proper building?
 - The applicant noted that many ramps were removed, and temporary ramps with wooden frames have been installed. Wooden stairs are standard, and are most cost effective.
- The stairs have been very run down for many years; neighbours are concerned that the proposal will look the same.
 - The portables on site have been re-clad this summer. If the stairs start to rot, the school district has them replaced.
- Will there be additional lighting on the outside of the portables?
 - Janet Langston, Vice Principal, noted that neighbours are welcome to speak to the school's administration to convey information about property maintenance.

Board

- The side yard setback is proposed at 0m. Is this due to the school property having multiple parcels of land?
 - Yes; this is an existing non-conformity; there was a time when many of the school properties were not subject to setback requirements.
- Has the school district considered consolidating the parcels?
 - The school property has shared ownership between the school district and the City.
- Is it correct that no variance is required for height?
 - Correct; this is the principal building on this lot.
- Will some temporary stairs will be removed once the construction is complete?
 - Yes; access had to be maintained for the daycare. Pressure-treated wood is used and the stairs are kept in good shape.

Public portion of the meeting closed.

- The proposal provides an amenity for the existing portables and appears to enhance their functionality.
- The school district is working to ensure that the facilities are consistent with good neighbourliness.

