



**Central Okanagan
Public Schools**
Together We Learn

Central Okanagan Public Schools

OPERATIONS DEPARTMENT

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March 31, 2020

Mayor and Council
City of West Kelowna
2760 Cameron Road
West Kelowna, BC V1Z 2T6

Re: Development Variance Application - Mount Boucherie Secondary School

Dear Mayor and Council,

The Central Okanagan Public Schools is requesting a parking variance to place one portable classroom on the Mount Boucherie Secondary School site. The additional classroom is to accommodate the increase of students attending the school.

The Central Okanagan Public Schools are preparing its facilities and staffing requirements for the September 2020 enrolments. Enrolments fluctuate based on a number of factors such as; the number of new residential units in areas, the number of births in an area, educational programs offered at the schools, the number of schools in the area, transportation options available, families travel habits to work as well as school and extra circular activities.

Historically, the School District moves portable classrooms on and off sites to accommodate enrolment challenges at schools. To identify school capacity challenges, the District undertakes an annual enrolment projection process that starts in February once school registration is open to allow parents/guardians to register new students and/or register for a transfer to another school. After registration is closed in early March, the development of a school projection commences and is completed by the end of March. At this time, staffing for each school begins and the identification for portable moves or ordering of new portables for school sites. However, this timeline from projection to installation of portable classrooms does not allow for a lot of flexibility from the time of ordering a portable and receive approval from the local government prior to a September opening. If additional permits are required, the timelines are challenged to get the installation completed.

The projected September 2020 enrolment for Mount Boucherie Secondary School estimates the school requires two additional portable classrooms. The two portable classrooms will bring the total on the Mount Boucherie School site to eleven portables. Ten would be located on the field and one remains in the back of the school. The school site is challenged to develop the additional parking stalls on site. As per the City of West Kelowna's Zoning By-law secondary schools are required to have 5 parking spaces for every classroom. The current school site accommodates 200 parking stalls plus and an additional 38 stalls are allocated through a joint use agreement with the City of West Kelowna, where the stalls are located at the west side of the arena. Mount Boucherie currently has 54 classroom, nine portables and 106 teachers and staff.

In 2006, Mount Boucherie Secondary School site accommodated twelve (12) portables on the field, between the school and the tennis courts as well as the one portable classroom located in the back of the school. The school had over 1,550 students attending the school. Nine portables were removed from the site prior to 2012 to manage enrolment at other school sites in the District.

In 2018, the School District needed to add three portables to accommodate September 2018 enrolment. The school ten year enrolment projection showed the potential for up to twelve portables on the field as well as four portables on the outdoor basketball court. Over the past five years prior to 2018, three factors have influenced the need for additional classrooms on Westside:

1. The area has seen significant population growth
2. New class size requirements from the 2017 Supreme Court of Canada ruling
3. Grade reconfiguration on the Westside in 2017

School District staff and City staff reviewed the projection, the factors and zoning bylaw requirements and identified the need to provide additional parking on site or request a parking variance. Understanding the timelines for enrolment projections and permit processing, the decision was for the School District apply for one parking variance request for a full buildout of portables in order to reduce the future need for an annual parking variance request to add portables on site.

In order to understand the potential impact of the full build out the additional the portables would have on the site and surrounding area, City staff required a parking study. The parking study acknowledge there is no identified increase in traffic flow with the increase of the number of classrooms. Students will continue to arrive and depart by school bus, drop-off/pick-up, walk, bike, public transit, vehicles. It was acknowledged through this study and discussion with staff, there are a variety and number of programs as well as users at the arena, City Hall site and school site throughout the day that have an impact on parking and vehicle movement in the area. Further discussions may need to occur in the future to manage parking on both sites and relive any concerns from all users in the area. There was no additional discussion or terms of reference identified for parking management strategy. The parking study provided was submitted through the permit process. The final decision on the variance request was that Council approved three portables to be placed without parking for the 2018/2019 school year only.

The school district placed the three portables on site; however, in order to address some concerns by the Council and Staff, thirty additional parking stalls were added to the Mount Boucherie site through the removal of the outdoor basketball court and relocation of the garbage and recycling area. The additional thirty stalls allows the School District to place six portables on site without a variance. In 2018 and 2019, three portables and two portables, respectively, were added on site. Currently in 2020, the School District is requesting to add two portables. The one portable for September 2020 requires a parking variance request. A location for five additional parking stalls is difficult to achieve on site, without moving into the school play field or locating stalls along the north side of the site adjacent to the residential neighbours. The School District and City staff concluded a variance request is the recommended course of action.

There are several ways the parking and vehicle traffic is managed on the school site. There are 1,416 students attending Mount Boucherie Secondary School. The graduated licence program limits the number of secondary students that can drive to school. Students can only achieve an N-license after their seventeenth birthday. Thus, the typical student is only able to drive to school sometime during their Grade 12 year, which cuts the number of student drivers by more than half. Furthermore, the restriction of N-drivers only being allowed one other non-family student to accompany them, and the increased cost of motoring, have further reduced the practicality of students driving to school. The number of grade 12 students at Mount Boucherie is 355 with 158 students have been issued parking passes. However, not all these passes are drivers driving to school everyday since most of the grade 12's have spares that do not require them to be at school. In addition, 792 students of the total 1,416 students are registered to take the school bus. Historically, the number of students that use the bus to Mount Boucherie is about 55% of the total school enrolment. The School District supports the region's focus on active transportation and public transit in order to reduce the number of

students/parents/guardians from driving to school. Other ways of managing the parking at the school is the school admin team (Principal and Vice Principals) perform walkabouts on and off site to ensure students are parking in designated locations and the admin team continually communicate to respect the neighbouring properties and park in designated locations. The Principal addresses any parking issues that arise. There has been no identified issues from City Bylaw with respect to parking. The additional two portables will add two teachers to bring the total staff (teachers, admin, and support staff) on site at 108.

All the elementary and middle schools on the Westside feed into Mount Boucherie Secondary School. In 2017, grade nine students were moved to Mount Boucherie and increased its enrolment. The student capacity of the school is 1,325 students. The School District expects the portables to be a temporary solution for this immediate challenge as a new secondary school on the Westside is the number one priority on the School District's Capital Plan. The Ministry of Education supports this project and in 2019 directed to the School District to prepare a cost estimate to build a new secondary school. A new secondary school will reduce the enrolment pressures at the Mount Boucherie Secondary School site. Once the new secondary school is constructed, the secondary school students on the Westside would be re-allocated between the two secondary schools and reduce the number of students currently at the Mount Boucherie site.

Each school is required to manage its parking areas as they see fit and reviewed on an annual basis to ensure the school site is being used efficiently as possible. Mount Boucherie has accommodated the parking for staff and students on its site when the student enrolment was over 1,500. The District will review the management of the vehicle movement of the site annually and we will work the City to help address any issues that may arise. The School District requests that the City approve the requested parking variance for Mount Boucherie Secondary School.

This Development Variance Permit application requests City Council to approve and waive the parking requirement for the addition of one portable classroom on the Mount Boucherie Secondary School site.

Should you have any questions or require additional information, please contact the writer at your earliest convenience.

Yours truly,



David Widdis
Planning Manager

Copy: Ryan Stierman, Secretary Treasurer
Mitch Van Aller, Director of Operations

