



THESE FINDINGS WERE IN LINE WITH OTHER STUDIES. FOR EXAMPLE, IN THE SAME PAPER, DR. SHANMUGARAJAN AND HIS COLLEAGUES REPORTED THAT THE PAINFUL FLARE-UPS OF IRRITABLE BOWEL SYNDROME ARE CAUSED BY A SHORTER AND MORE SENSITIVE COLON. IN OTHER RESEARCH, DR. SHANMUGARAJAN AND HIS COLLEAGUES HAVE REPORTED THAT THE COLON OF PATIENTS WITH IRRITABLE BOWEL SYNDROME IS MORE SENSITIVE TO STIMULI THAN THE COLON OF HEALTHY INDIVIDUALS.

REVISION



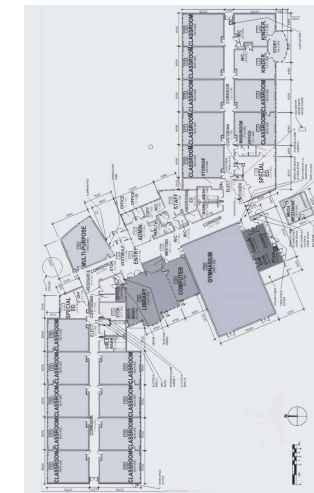
SD-22 - ELLISON ELEMENTARY
MODULAR CLASSROOMS
2400 FULTON ROAD, VERNON, BRITISH COLUMBIA

PROJECT NO.	2025-10
GROWNBY	JDG/JAC
DATE CREATED	FEBRUARY 28, 2025
SCALE	As Indicated

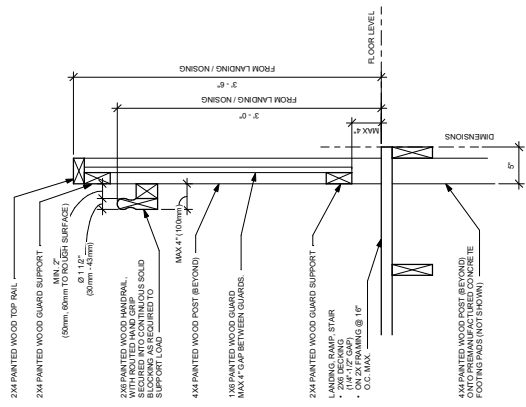
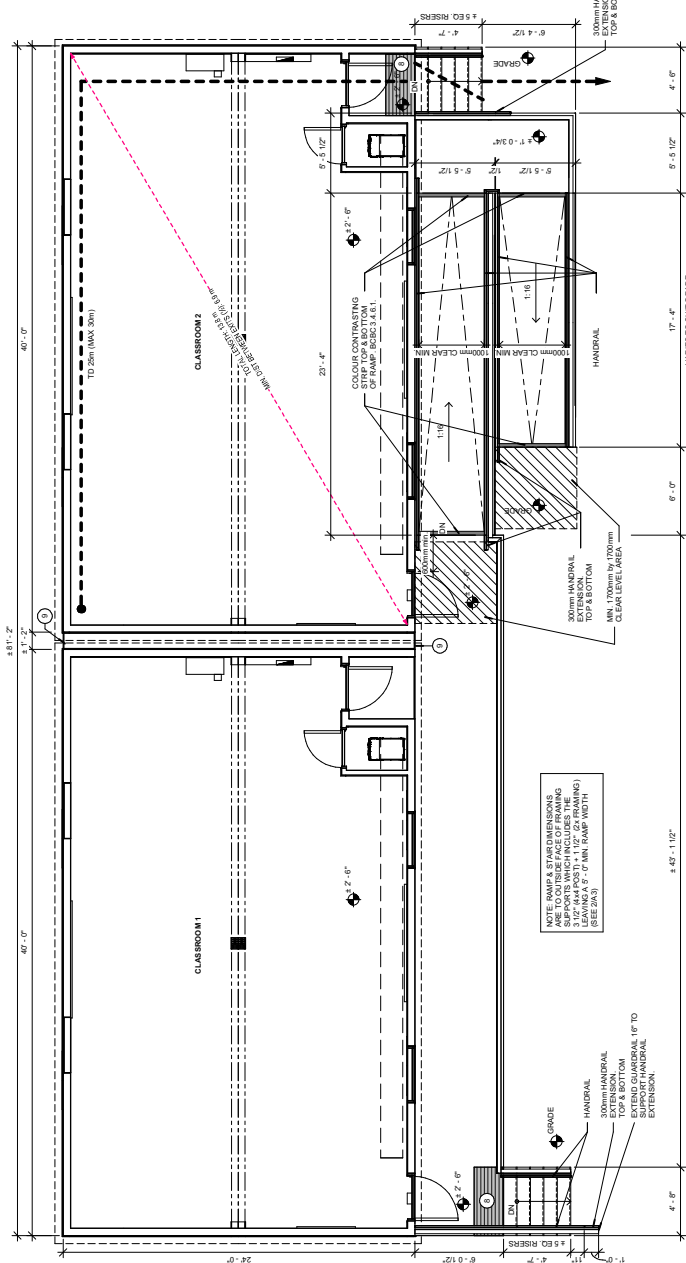
MAIN FLOOR PLAN

Conclusion

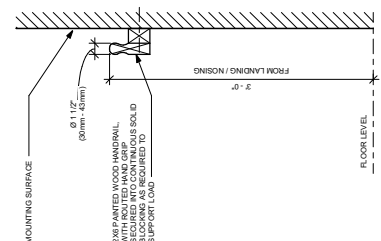
A2



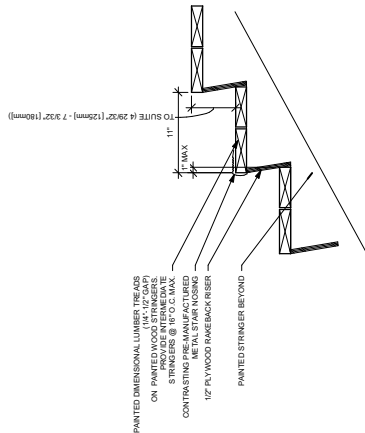
7 EXISTING SCHOOL KEYPLAN
N.T.S.



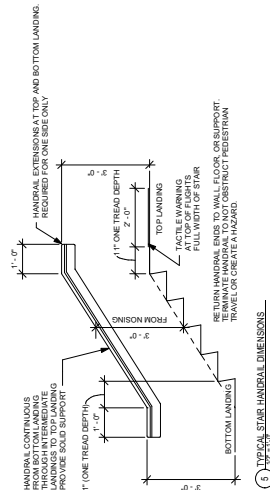
2 TYPICAL GUARDRAIL DETAIL



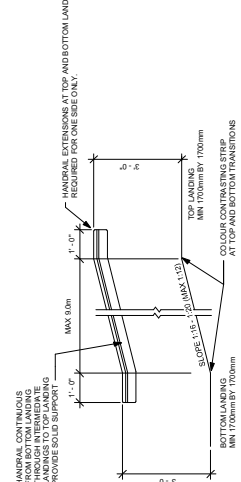
3 TYPICAL HANDRAIL DETAIL



4 TYPICAL STAIR SECTION



5 TYPICAL STAIR HANDRAIL DIMENSIONS



6 TYPICAL RAMP DIMENSIONS

GENERAL NOTES:
1. PROVIDE SLIP RESISTANT SURFACE TO ALL WALKING SURFACES (STAR TREADS, LANDINGS, RAMPS, ...)
2. SPECIFICATIONS BY OWNER, REVIEW W/ ARCHITECT PRIOR TO INSTALLATION
3. SITE FEATURES A ELEVATION DIFFERENCE FROM MAIN FLOOR TO GRADE Varies, FIELD ADJUST RAMP AND STAIRS TO SUITE SITE CONDITIONS



THESE FINDINGS WERE IN LINE WITH OTHER STUDIES. FOR EXAMPLE, IN THE SAME PAPER, DR. SHAMMOUS REPORTED THAT THE PAINFUL FLARE-UPS OF PSORIASIS ARE MORE LIKELY TO OCCUR IN THE WINTER MONTHS. DR. SHAMMOUS ALSO REPORTED THAT THE RISK OF PSORIASIS INCREASES WITH AGE, BUT NOT WITH SEX OR ETHNICITY.

ISSUED FOR BUILDING PERMIT APPLICATION



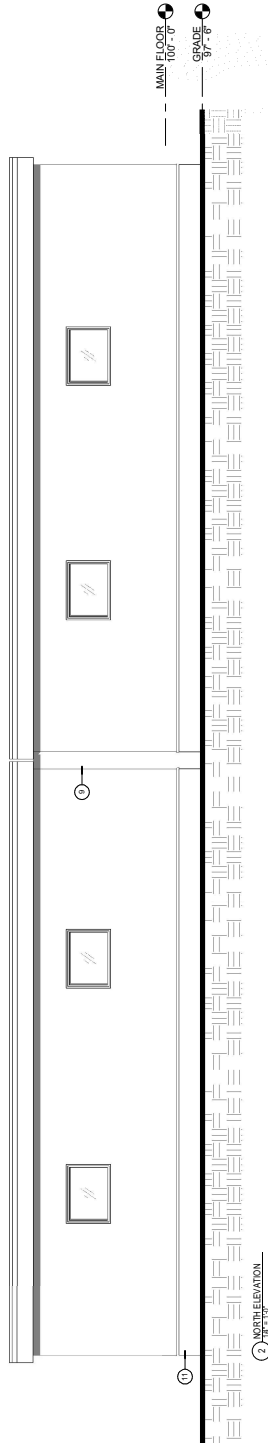
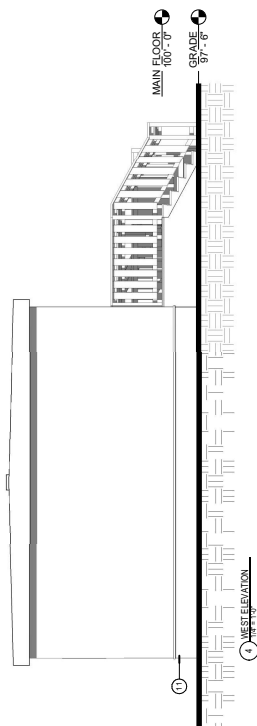
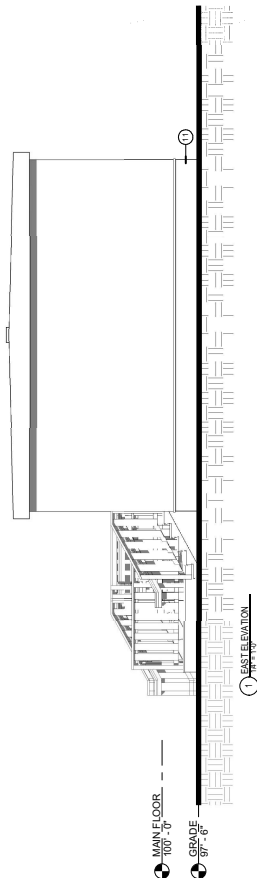
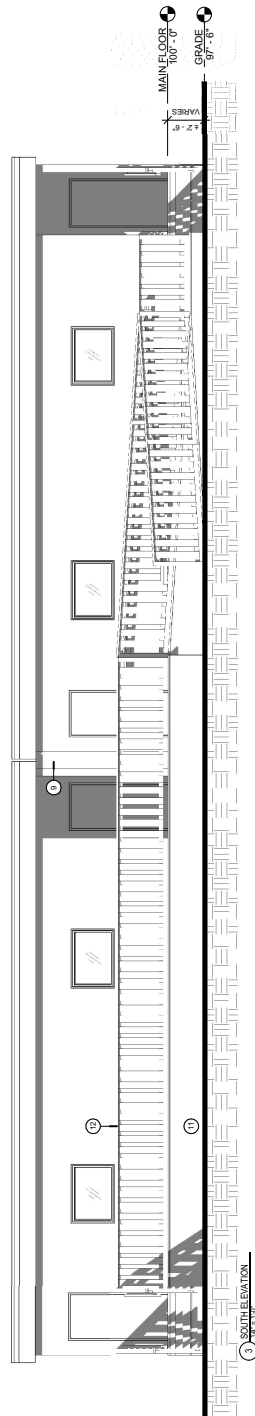
SD-22 - ELLISON ELEMENTARY
MODULAR CLASSROOMS
2400 FULTON ROAD, VERNON, BRITISH COLUMBIA

PROJECT NO.	2025-10
DRAWN BY	AC
DATE CREATED	MARCH 10, 2025
SCALE	1/4" = 1'-0"
SHEET TITLE	

ELEVATIONS

1999

A3



NO.	NOTES
1	RECOATED EXISTING MODULAR GLASSROOM TO GSA-A271 CERTIFICATION, ON WOOD POSTS, TO MEET ALL REQUIREMENTS FOR DISCRETE CONFORMANCE WITH GSA 240.16.1
2	EXISTING SCHOOL BUILDING (SPRINKLERED)
3	EXISTING CHAINLINK FENCE
4	NEW EMERGENCY ACCESS GATE
5	EXISTING CONCRETE PAD
6	EXISTING BENCH ON CONCRETE PAD
7	EXISTING TREE
7A	EXISTING CONIFEROUS TREE
8	EXISTING CONCRETE PAD
9	EXISTING CONCRETE PAD
9A	EXISTING CONCRETE PAD
10	EXISTING CONCRETE PAD
11	PLYWOOD SHIELDING AROUND PERIMETER UNDER MODULAR, RAMP, STAIRS & LANDINGS.
12	GUARDRAIL



City of Vernon
Development Planning
3001 – 32nd Avenue
Vernon, BC V1T 2L8
250.550.3634

June 16, 2025,

**Re: Development Variance Permit Application, Letter of Rational,
Modular Classrooms at Ellison Elementary School.**

Attn: Planning & Community Services,

This letter provides the rationale to support the requested variance application for the proposed modular classrooms installation at Ellison Elementary School, located at 2400 Fulton Rd, Vernon BC.

Project Overview

To address the current and critical need for additional classroom space at Ellison Elementary, School District No. 22 (SD22) is proposing the installation of two modular classrooms as a temporary, interim solution.

SD22's enrolment projections indicate an immediate classroom shortage at this location. However, the same projections show this shortage is expected to ease within the next 3–5 years. At that time, the modular classrooms will no longer be required and removed from the site.

Site Constraints

There is limited available space on the school property suitable for modular classroom placement. A modular daycare facility has already been installed along Fulton Road, and the field area is not viable due to the presence of underground geothermal infrastructure. Additionally, providing fire truck access to this area would be prohibitively costly and would result in the loss of valuable outdoor play space.

The remaining frontage along Okanagan Landing Road is therefore considered the most practical and feasible location for the proposed modular classrooms.

However, the space between the property line and the existing school building is not wide enough to satisfy both the 6.0-metre zoning setback and the required spatial separation under the BC Building Code.

Variance Request

To enable this installation, we respectfully request that the City approve a variance to reduce the required front yard setback abutting Okanagan Landing Road from 6.0 metres to 0.0 metres.

This request accounts for the physical limitations of the site and the constraints imposed by applicable building code requirements, while allowing the District to provide the necessary classroom space without overbuilding or creating permanent infrastructure that will not be needed in the long term



Conclusion

Modular classrooms offer an efficient and immediate way to address short-term enrolment pressures with minimal disruption to school operations. This approach allows the District to meet urgent space needs without overbuilding or creating permanent infrastructure that is not expected to be required in the long term.

We trust that this rationale supports the City's consideration of the requested variance and respectfully request approval to proceed.

Sincerely,

Jay Gillman, Architect AIBC.
Principal, BlueCrow Architecture Inc.

On behalf of School District No. 22 (Vernon)