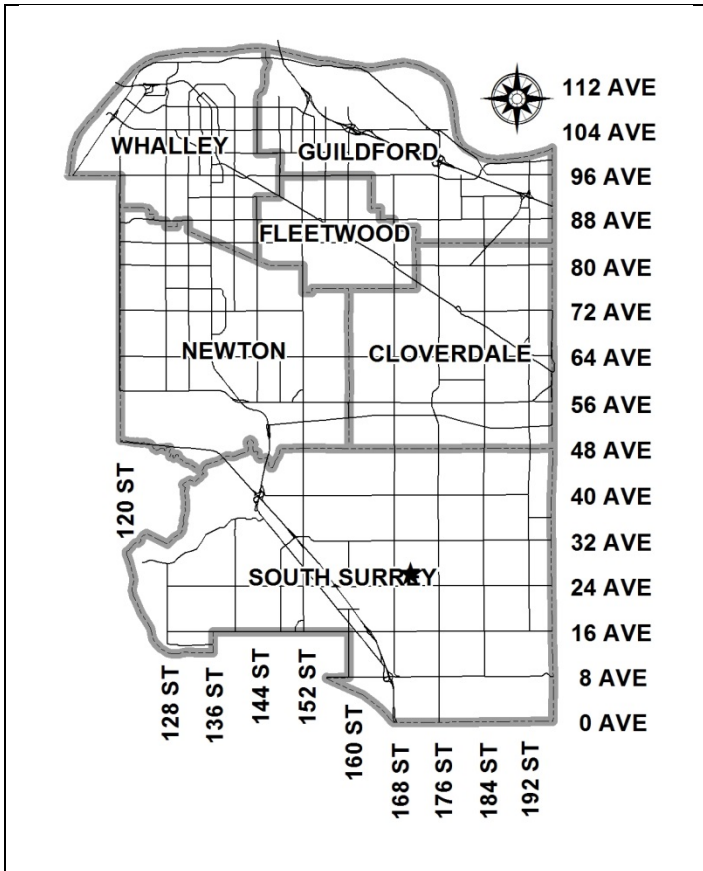


City of Surrey
PLANNING & DEVELOPMENT REPORT

File: 7916-0662-00

Planning Report Date: May 28, 2018



PROPOSAL:

- **Development Variance Permit**
 to vary the off-street parking requirements for a new public secondary school with an associated theatre.

LOCATION:

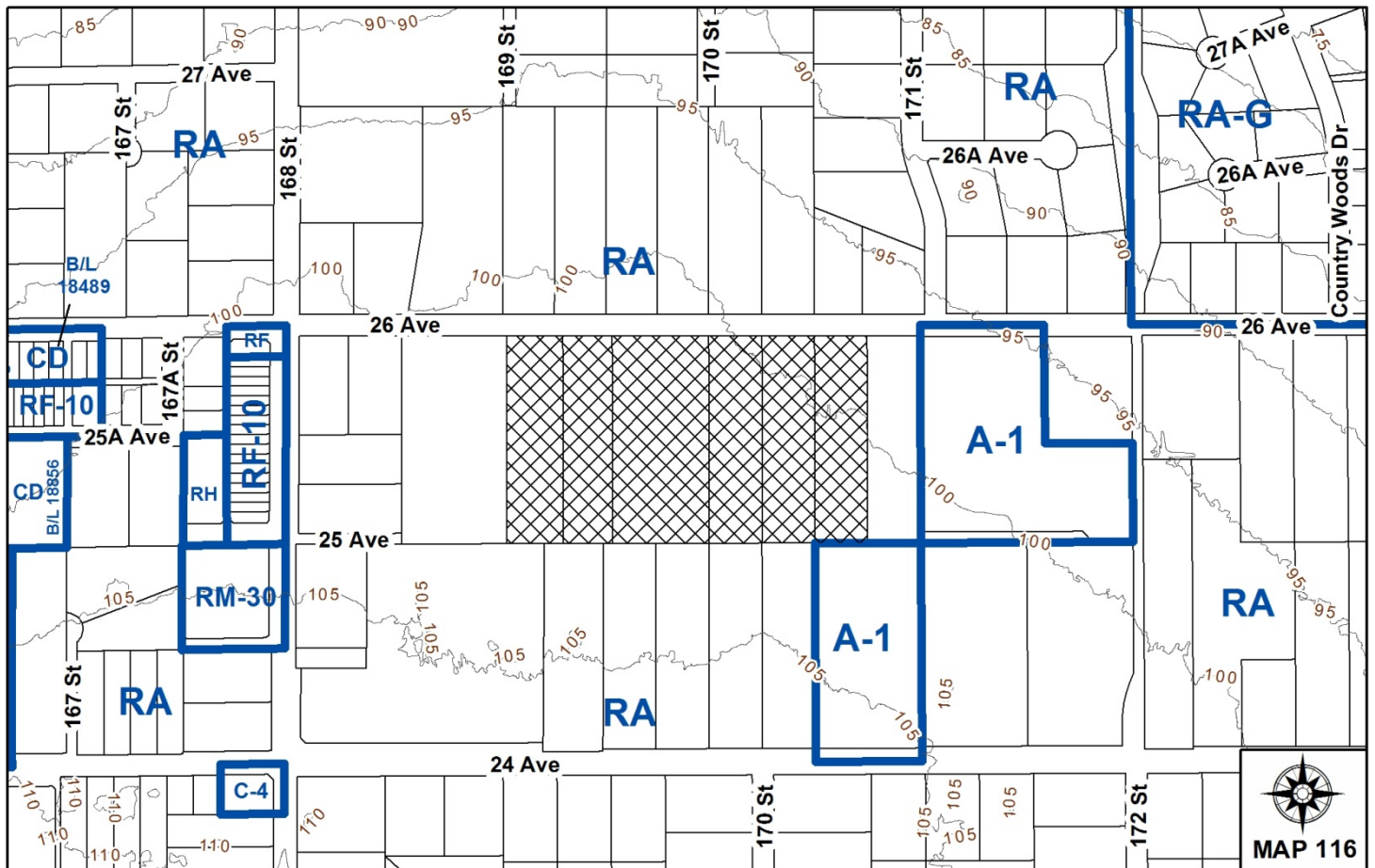
- 16922 – 26 Avenue
- 16936 – 26 Avenue
- 16984 – 26 Avenue
- 17036 – 26 Avenue
- 17042 – 26 Avenue
- 17060 – 26 Avenue

ZONING:

RA

OCP DESIGNATION:

Suburban-Urban Reserve



RECOMMENDATION SUMMARY

- Approval for Development Variance Permit to proceed to Public Notification.

DEVIATION FROM PLANS, POLICIES OR REGULATIONS

- The applicant is seeking to vary the rate at which the off-street parking requirements for a secondary school are calculated, resulting in a reduction in the required number of parking spaces.

RATIONALE OF RECOMMENDATION

- The various uses on the site will have different temporal distributions of parking demand, allowing for shared parking.
- Vehicle use by students has decreased as a result of the graduated licensing program.
- A review of the parking demand at existing secondary schools in Surrey has determined that actual demand for parking is much lower than is required under the Zoning By-law. The proposed reduced parking has been reviewed and accepted by the City's Transportation Planning Division.
- The site plan allows for additional parking spaces to be added should demand increase in the future with building additions and/or portable classrooms.

RECOMMENDATION

The Planning & Development Department recommends that Council approve Development Variance Permit No. 7916-0662-00 (Appendix III) varying the following provisions of Zoning By-law No. 12000, to proceed to Public Notification:

- (a) to vary Part 5 Off-Street Parking and Loading/Unloading to increase the number of parking spaces required for a secondary school from 3.0 spaces per classroom to 3.8 spaces per classroom;
- (b) to waive the requirement under Part 5 Off-Street Parking and Loading/Unloading that requires 11 parking spaces per 100 square metres (1,075 sq. ft.) of floor area be provided for a gymnasium that is associated with a secondary school; and
- (c) to waive the requirement under Part 5 Off-Street Parking and Loading/Unloading that requires 1 parking space per 4 seats be provided for a theatre.

REFERRALS

Engineering: The Engineering Department has no objection to the proposed variance.

SITE CHARACTERISTICS

Existing Land Use: Vacant land

Adjacent Area:

Direction	Existing Use	OCP Designation	Existing Zone
North (Across 26 Avenue):	Single family dwellings	Suburban-Urban Reserve	RA
East:	City-owned lot (directly adjacent) & Pacific Heights Elementary School (further to the east)	Suburban-Urban Reserve	RA
South:	Grandview Heights Aquatic Centre, City-owned lots & single family dwellings	Suburban-Urban Reserve	RA & A-1
West:	City-owned lots	Suburban-Urban Reserve	RA

DEVELOPMENT CONSIDERATIONSBackground and Site Context

- The subject site, located on 26 Avenue between 168 Street and 172 Street, is designated “Suburban-Urban Reserve” in the Official Community Plan (OCP) and “Suburban Single Family Residential” within the Grandview Heights General Land Use Plan.

- The subject site is zoned “One-Acre Residential Zone (RA)”. Public schools are a permitted use in any zone.
- The Surrey School District is proposing to develop the new Grandview Heights Secondary School at this location. The new secondary school will consist of 60 classrooms with a capacity for approximately 1,500 students. The school will accommodate population growth generated within the Grandview Heights area, as well as provide relief to Earl Marriott Secondary and Semiahmoo Secondary Schools.
- The new secondary school will also include a gymnasium and a 176-seat theatre/drama space, which will be available for use by the school population. The gymnasium and theatre will only be available for use by the larger community outside of regular school hours.
- The new secondary school is scheduled to open in September 2020.

Current Proposal

- Under Surrey Zoning By-law No. 12000, secondary schools are required to provide the following off-street parking spaces:
 - 3 parking spaces per classroom; plus
 - 11 parking spaces per 100 square metres (1,075 sq. ft.) of floor area for an associated gymnasium; plus
 - 2 parking spaces for loading/unloading of buses.
- In addition, the secondary school would be required to provide parking spaces for the associated 176-seat theatre, at a rate of 1 parking space per 4 seats.
- The new secondary school is therefore required to provide a total of 375 parking spaces for all uses.
- The School District is proposing a Development Variance Permit to reduce the off-street parking requirement to 228 parking spaces, by eliminating the required parking for the gymnasium and theatre uses, but with an associated increase in the required number of spaces per classroom from 3.0 parking spaces to 3.8 parking spaces.
- The required number of parking spaces for bus loading and unloading will remain unchanged.

BY-LAW VARIANCE AND JUSTIFICATION

(a) Requested Variance:

- To increase the required number of parking spaces per classroom for a secondary school from 3.0 parking spaces to 3.8 parking spaces;
- To waive the requirement to provide 11 parking spaces per 100 square metres (1,075 sq. ft.) of floor area for an associated gymnasium; and
- To waive the requirement to provide 1 parking space for every 4 seats for a theatre.

Applicant's Reasons:

- The gymnasium and theatre for the new school will not be used by the general public during school hours.
- Vehicle use by students has decreased as a result of the graduated licensing program.
- There will be no reduction in the required number of parking spaces for bus loading and unloading.

Staff Comments:

- A review of the parking demand at existing secondary schools in Surrey has determined that actual demand for parking at secondary schools is much lower than the rate required under the Zoning By-law. The varied rate has been reviewed and accepted by the City's Transportation Planning Division. The varied rate was applied under Development Variance Permit No. 7915-0215-00 for the new North Clayton Secondary School in the West Clayton area and No. 7917-0208-00 for Frank Hurt Secondary School in Newton.
- The Parking Review recommends: (1) increasing the parking requirement under the Zoning By-law from 3.0 to 3.8 stalls per classroom, (2) maintaining 2 parking spaces for drop-off, and (3) waiving the by-law requirement for additional parking for associated gymnasium space.
- The peak parking demand for the subject site will be daytime during the week for school purposes. Scheduled events and performances within the gymnasium and theatre will occur outside of school hours, and therefore, will not generate overlapping parking demand.
- The site plan provides for 242 parking spaces, which exceeds the recommended 3.8 parking spaces per classroom. Additionally, the site plan indicates that parking capacity can be expanded further in the future to accommodate an additional 40 parking spaces, for a total of 282 parking spaces, should the demand for parking be higher than anticipated. This would increase the parking ratio to 4.7 parking spaces per classroom. Alternately, these additional spaces would provide greater flexibility in meeting the demand of a school expansion or portable classrooms should they be necessary in the future.
- Staff support the proposed Development Variance Permit to proceed to Public Notification.

INFORMATION ATTACHED TO THIS REPORT

The following information is attached to this Report:

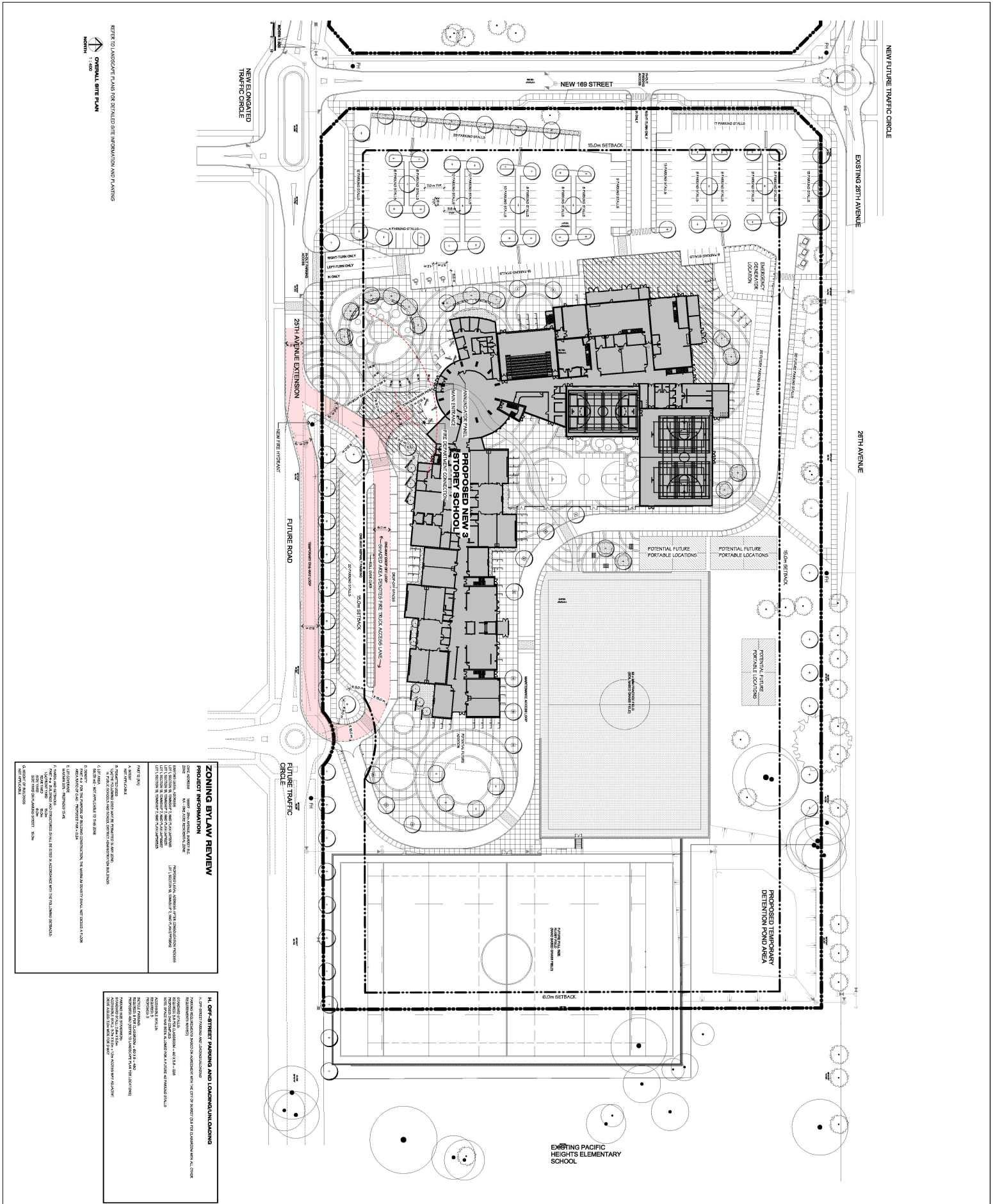
- Appendix I. Lot Owners and Action Summary (Confidential)
- Appendix II. Site Plan
- Appendix III. Development Variance Permit No. 7916-0662-00

original signed by Ron Hintsche

Jean Lamontagne
General Manager
Planning and Development

CB/dk

APPENDIX I HAS BEEN
REMOVED AS IT CONTAINS
CONFIDENTIAL INFORMATION



REFER TO LANDSCAPE PLAN FOR DETAILED SITE VEGETATION AND PLANTING

NORTH

ZONING BYLAW REVIEW

PROJECT INFORMATION

PROJECT NO. 16040
 PROJECT NAME: 16987 25th Avenue, Surrey BC
 PROJECT TYPE: NEW CONSTRUCTION
 PROJECT LOCATION: 16987 25th Avenue, Surrey BC
 PROJECT OWNER: CRAVEN | HUSTON | POWERS ARCHITECTS

REVISIONS

NO.	DATE	DESCRIPTION
1	2016.08.23	CONSULTANT START UP
2	2016.09.01	CONCEPT DESIGN
3	2016.11.21	ISSUED FOR PRACTICE REVIEW
4	2017.01.16	ISSUED FOR PRACTICE REVIEW
5	2017.01.16	ISSUED FOR PRACTICE REVIEW
6	2017.02.19	ISSUED FOR PRACTICE REVIEW
7	2017.04.14	ISSUED FOR PRACTICE REVIEW

H. OFF-STREET PARKING AND LOADING/UNLOADING

PROVIDE OFF-STREET PARKING AND LOADING/UNLOADING AREAS AS SHOWN ON THIS PLAN. THE LOCATION AND NUMBER OF SPACES SHALL BE DETERMINED BY THE CITY OF SURREY. THE CITY OF SURREY SHALL BE ADVISED OF ANY CHANGES TO THE OFF-STREET PARKING AND LOADING/UNLOADING AREAS.

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CITY OF SURREY

(the "City")

DEVELOPMENT VARIANCE PERMIT

NO.: 7916-0662-00

Issued To: The Board of Education of School District No. 36 (Surrey)
(the Owner)

Address of Owner: 14033 – 92 Avenue
Surrey, BC V3V 0B7

1. This development variance permit is issued subject to compliance by the Owner with all statutes, by-laws, orders, regulations or agreements, except as specifically varied by this development variance permit.
2. This development variance permit applies to that real property including land with or without improvements located within the City of Surrey, with the legal description and civic address as follows:

Parcel Identifier: 024-099-813
Lot 1 Section 19 Township 7 New Westminster District Plan LMP37185
16922 – 26 Avenue

Parcel Identifier: 024-099-830
Lot 2 Section 19 Township 7 New Westminster District Plan LMP37185
16936 – 26 Avenue

Parcel Identifier: 010-399-551
Lot 1 Section 19 Township 7 New Westminster District Plan 6231
16984 – 26 Avenue

Parcel Identifier: 010-206-809
Lot 11 Except: The East 160 Feet Lying East of a Straight Line Drawn Perpendicularly to and
160 Feet Distant From East Boundary; Section 19 Township 7 New Westminster District Plan 16657
17036 – 26 Avenue

Parcel Identifier: 010-206-868
East 160 Feet Lot 11 Section 19 Township 7 New Westminster District Plan 16657 Lying East of a
Straight Line Drawn Perpendicular to and 160 Feet Distant From the East Boundary
17042 – 26 Avenue

Parcel Identifier: 002-629-259
Lot 24 Section 19 Township 7 New Westminster District Plan 56323
17060 – 26 Avenue

(the "Land")

3. (a) As the legal description of the Land is to change, the City Clerk is directed to insert the new legal description for the Land once title(s) has/have been issued, as follows:

Parcel Identifier:

- (b) If the civic address(es) change(s), the City Clerk is directed to insert the new civic address(es) for the Land, as follows:

4. Surrey Zoning By-law, 1993, No. 12000, as amended is varied as follows:

- (a) In Section C, Table C.1 Number of Off-Street Parking Spaces, of Part 5 Off-Street Parking and Loading/Unloading, the required parking spaces for a secondary school shall be increased from 3.0 spaces per classroom to 3.8 spaces per classroom;
- (b) In Section C, Table C.1 Number of Off-Street Parking Spaces, of Part 5 Off-Street Parking and Loading/Unloading, the required 11 parking spaces per 100 square metres (1,075 sq. ft.) of floor area for a gymnasium associated with a secondary school shall be waived; and
- (c) In Section C, Table C.1 Number of Off-Street Parking Spaces, of Part 5 Off-Street Parking and Loading/Unloading, the required 1 parking space per 4 seats for a theatre shall be waived.

5. The Land shall be developed strictly in accordance with the terms and conditions and provisions of this development variance permit.
6. This development variance permit shall lapse if the Owner does not substantially start any construction with respect to which this development variance permit is issued, within two (2) years after the date this development permit is issued.
7. The terms of this development variance permit or any amendment to it, are binding on all persons who acquire an interest in the Land.

8. This development variance permit is not a building permit.

AUTHORIZING RESOLUTION PASSED BY THE COUNCIL, THE DAY OF , 20 .
ISSUED THIS DAY OF , 20 .

Mayor – Linda Hepner

City Clerk – Jane Sullivan