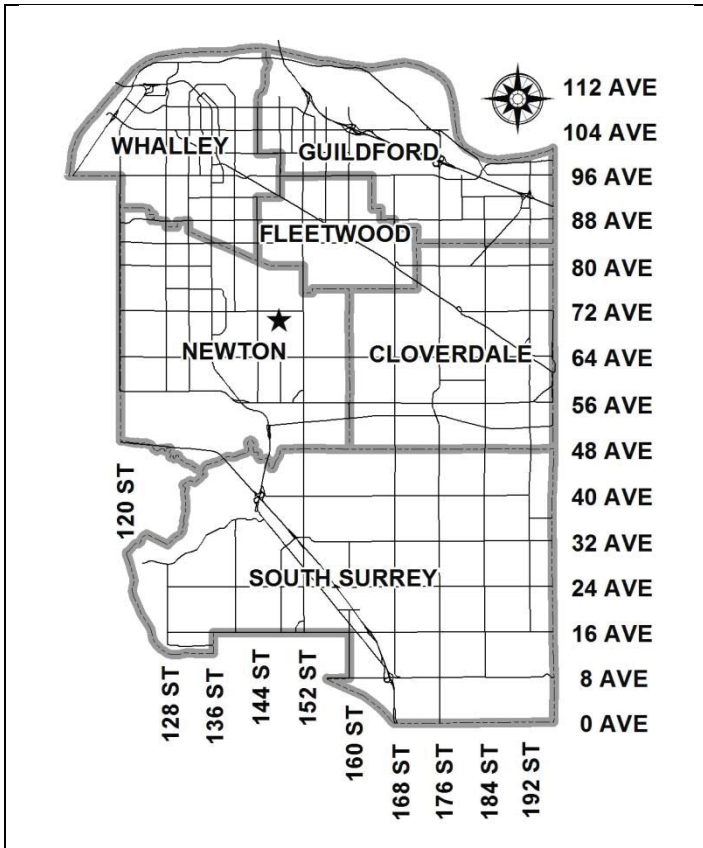


City of Surrey  
**PLANNING & DEVELOPMENT REPORT**

File: 7917-0138-00

Planning Report Date: May 29, 2017



**PROPOSAL:**

- **Development Variance Permit**

to vary the off-street parking requirements to permit the placement of three portable classrooms at T.E. Scott Elementary School.

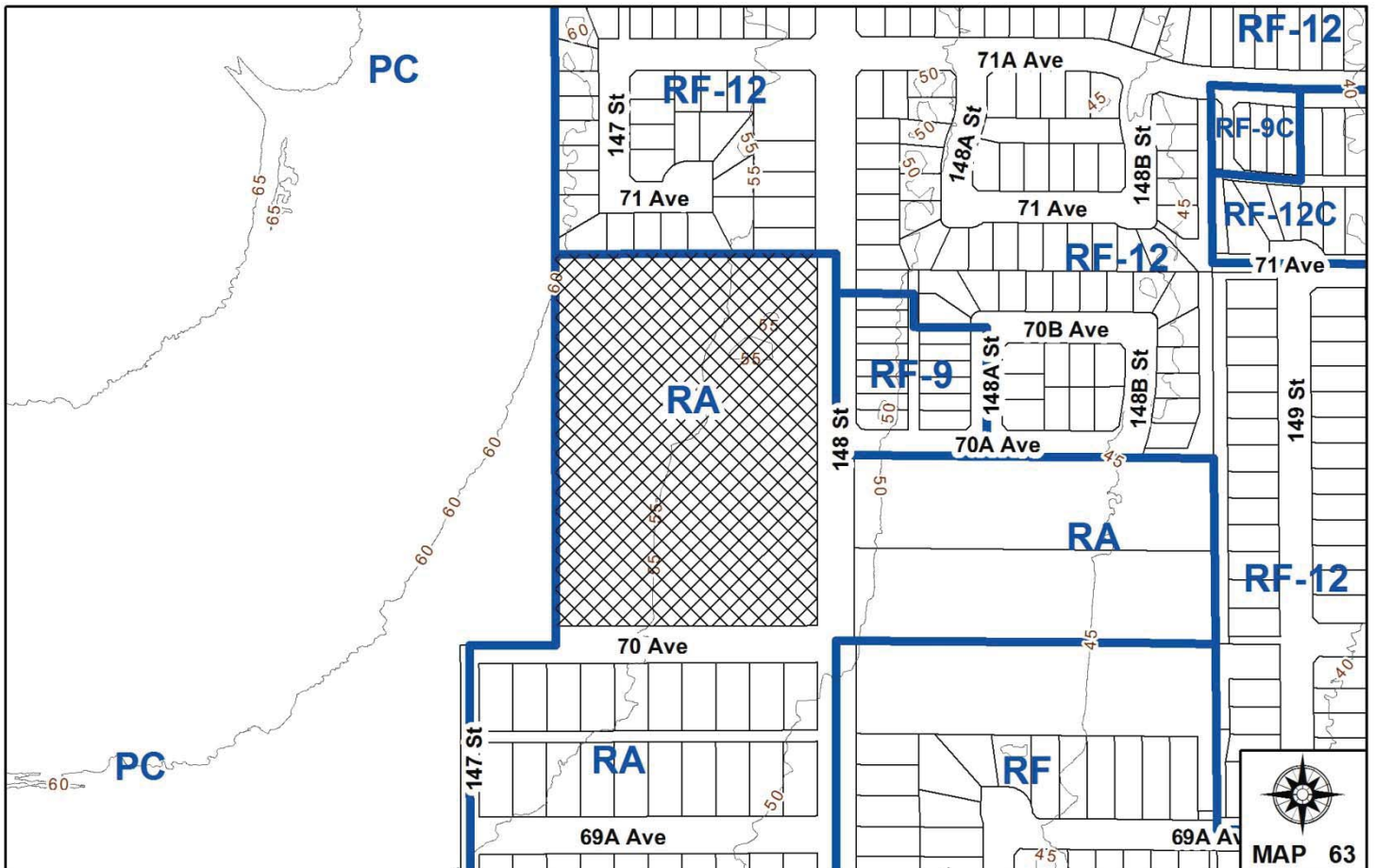
**LOCATION:** 7079 - 148 Street

**OWNER:** The Board of Education of School District No. 36 (Surrey)

**ZONING:** RA

**OCP DESIGNATION:** Urban

**NCP DESIGNATION:** Schools



### 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 off-street parking for an elementary school is calculated, resulting in a reduction from the required 70 off-street stalls to 51 off-street stalls.

### RATIONALE OF RECOMMENDATION

- Relaxation of the parking requirements will facilitate the placement of three portable classrooms on site.
- The proposed reduction in parking complies with the findings of the Surrey Elementary School Parking Study completed by Wildes Consulting Inc., dated January 2017, and was reviewed and accepted by the City's Transportation Planning Division.

RECOMMENDATION

The Planning & Development Department recommends that Council approve Development Variance Permit No. 7917-0138-00 (Appendix II), varying the following, to proceed to Public Notification:

- (a) to vary Part 5 Off-Street Parking and Loading/Unloading of Zoning By-law No. 12000 to calculate the parking requirements for an elementary school shall be increased from 1.0 space per classroom to 1.75 spaces per classroom; and
- (b) to waive the requirement under Part 5 Off-Street Parking and Loading/Unloading of Zoning By-law No. 12000 that requires 11 parking spaces per 100 sq. m. (1,075 sq. ft.) of floor area be provided for a gymnasium that is associated with an elementary school.

REFERRALS

Engineering: The Engineering Department has no objection to the project.

SITE CHARACTERISTICS

Existing Land Use: T.E. Scott Elementary School

Adjacent Area:

Direction	Existing Use	OCP/NCP Designation	Existing Zone
North:	Single family residential	Urban / Low Density Compact Housing (max. 10 u.p.a.)	RF-12
East (Across 148 Street):	Single family residential / City Park	Urban / Low Density Compact Housing (max. 10 u.p.a.) & Parks and Open Space	RF-9 / RF-12 / RA
South (Across 70 Avenue):	Single family residential	Urban / Urban Single Family Residential	RA
West:	Cemetery	Urban / Cemetery	PC

DEVELOPMENT CONSIDERATIONS

- The subject property, located at 7079 – 148 Street, is designated "Urban" in the Official Community Plan, "Schools" in the East Newton South Neighbourhood Concept Plan, and zoned "One-Acre Residential Zone (RA)".
- The site is occupied by T.E. Scott Elementary School. Currently, the school contains 21 classrooms, in addition to a gymnasium. The total number of existing parking spaces located on site is 51.

- A building permit application has been submitted for three portable classrooms to be located to the south of the existing school building.
- Under Part 5 Off-Street Parking and Loading/Unloading of the Zoning By-law, a public elementary school requires 1 parking space per classroom, 9 parking spaces for drop-off, and 11 parking spaces per 100 sq. metres (1,075 sq. ft.) of floor area for an associated gymnasium. This equates to a total parking requirement of 70 parking spaces for the subject site (T.E. Scott Elementary School).

#### BY-LAW VARIANCE AND JUSTIFICATION

(a) Requested Variance:

- To vary the rate at which the parking requirements are calculated for an elementary school from 1.0 space per classroom to 1.75 spaces, and waive the requirement for 11 parking spaces to be provided per 100 sq. m. (1,075 sq. ft.) of floor area for an associated gymnasium.

Applicant's Reasons:

- The proposed variance will allow for the placement of three portable classrooms on the school site.
- On regular school days, the gymnasium is used by the school's students and no outside visitors. Therefore, there is no need to provide additional parking for those using the gymnasium.

Staff Comments:

- The proposed variance complies with the finding of the Surrey Elementary School Parking Study, conducted by Wildes Consulting Inc. (January, 2017). The study has been reviewed and accepted by the City's Transportation Planning Division staff.
- The Parking Study recommends: (1) increasing the parking requirement under the Zoning By-law from 1.0 to 1.75 stalls per classroom, (2) maintaining 9 parking spaces for drop off, and (3) waiving the by-law requirement for additional parking for associated gymnasium space.
- The proposed parking for the school allocates 42 stalls for classrooms (1.75 stalls x 24 classrooms, including the three proposed portable classrooms) and 9 drop off stalls, totaling 51 parking spaces, as recommended in the Parking Study.
- A reduction of the parking requirements will facilitate the placement of three portable classrooms on site.
- Staff support the requested variance to proceed to Public Notification.

INFORMATION ATTACHED TO THIS REPORT

The following information is attached to this Report:

- Appendix I. Lot Owners & Action Summary
- Appendix II. Development Variance Permit No. 7917-0138-00

*original signed by Ron Hintsche*

Jean Lamontagne  
General Manager  
Planning and Development

HS/da

Information for City Clerk

Legal Description and Owners of all lots that form part of the application:

1. (a) Agent:     Name:             Mohan Krishna  
                      Address:        Thinkspace Architecture Planning Interior Design  
  10190 – 152A Street, Unit 300  
  Surrey, BC V3R 1J7
  
2.     Properties involved in the Application
  - (a)     Civic Address:         7079 – 148 Street
  
  - (b)     Civic Address:         7079 – 148 Street  
           Owner:                The Board Of Education Of School District No. 36 (Surrey)  
           PID:                    006-669-000  
           Lot 25 Section 15 Township 2 New Westminster District Plan 31737
  
3.     Summary of Actions for City Clerk's Office
  - (a)     Proceed with Public Notification for Development Variance Permit No. 7917-0138-00 and bring the Development Variance Permit forward for issuance and execution by the Mayor and City Clerk.

CITY OF SURREY

(the "City")

DEVELOPMENT VARIANCE PERMIT

NO.: 7917-0138-00

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: 006-669-000  
Lot 25 Section 15 Township 2 New Westminster District Plan 31737

7079 – 148 Street

(the "Land")

3. 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 an elementary school shall be increased from 1.0 space per classroom to 1.75 spaces per classroom; and
- (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 sq. m. (1,075 sq. ft.) of floor area be provided for a gymnasium associated with an elementary school shall be waived.

4. This development variance permit applies to only the portion of the Land shown on Schedule A which is attached hereto and forms part of this development variance permit. This development variance permit does not apply to additions to, or replacement of, any of the existing buildings shown on attached Schedule A, which is attached hereto and forms part of this development variance permit.

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 variance 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 .

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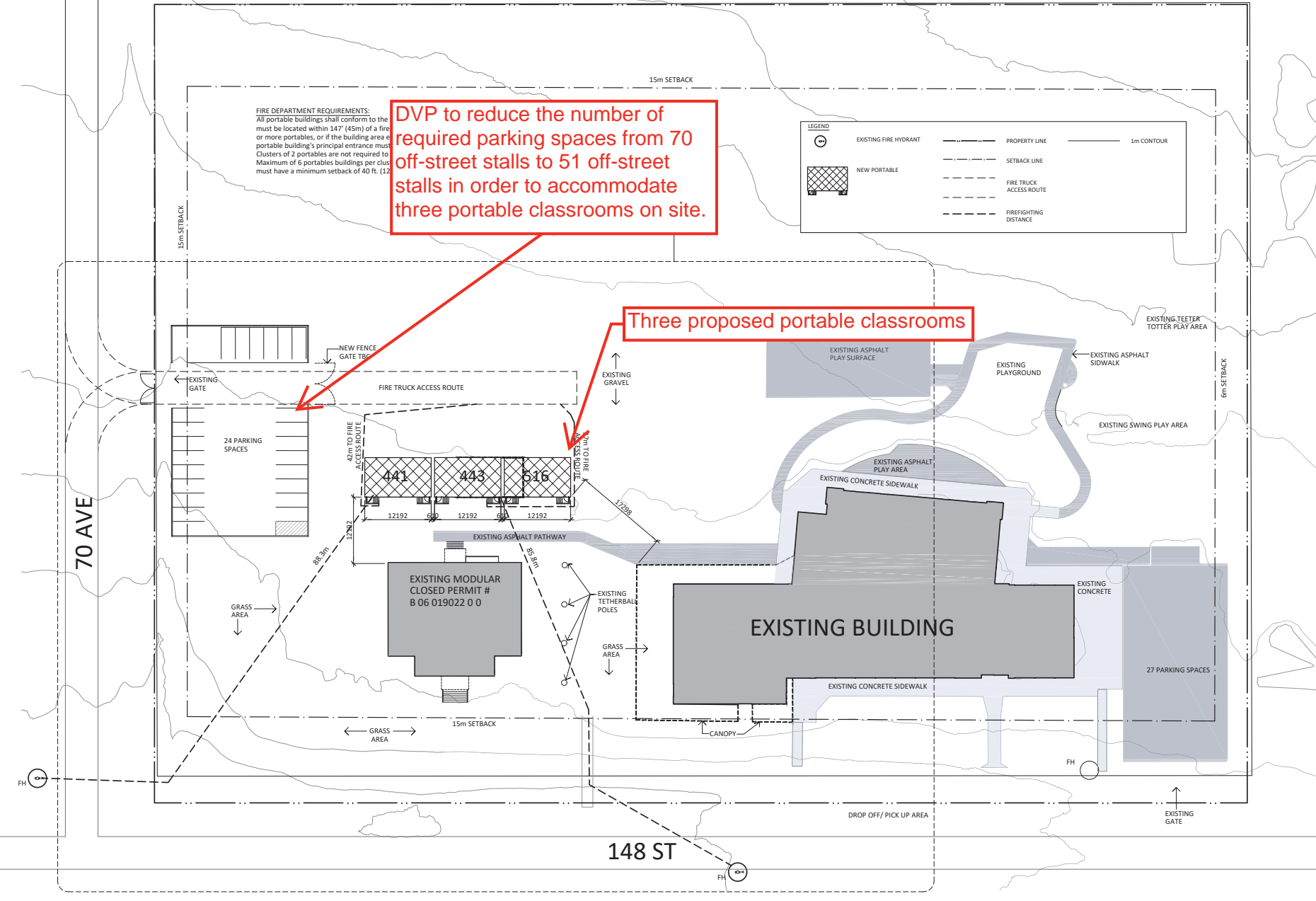
Mayor – Linda Hepner

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City Clerk – Jane Sullivan



# SCHEDULE A



FIRE DEPARTMENT REQUIREMENTS:  
All portable buildings shall conform to the must be located within 147' (45m) of a fire or more portables, or if the building area of portable building's principal entrance must. Clusters of 2 portables are not required to. Maximum of 6 portables buildings per cluster must have a minimum setback of 40 ft. (12

DVP to reduce the number of required parking spaces from 70 off-street stalls to 51 off-street stalls in order to accommodate three portable classrooms on site.

Three proposed portable classrooms

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The client acknowledges the copyright of the drawings and all other information contained herein. This office shall be held responsible for the accuracy of the drawings, to the extent shown.

Date	Drawn by	Checked by	Scale



Project Number: 16555	Project: TE SCOTT ELEMENTARY SCHOOL SB86 2016 CLASSROOM PORT. INST.
Date: 2023.03.02	Address: 2073 48 Street, Surrey, BC V3S 8J3
Sheet Number: A0.01	Site Plan