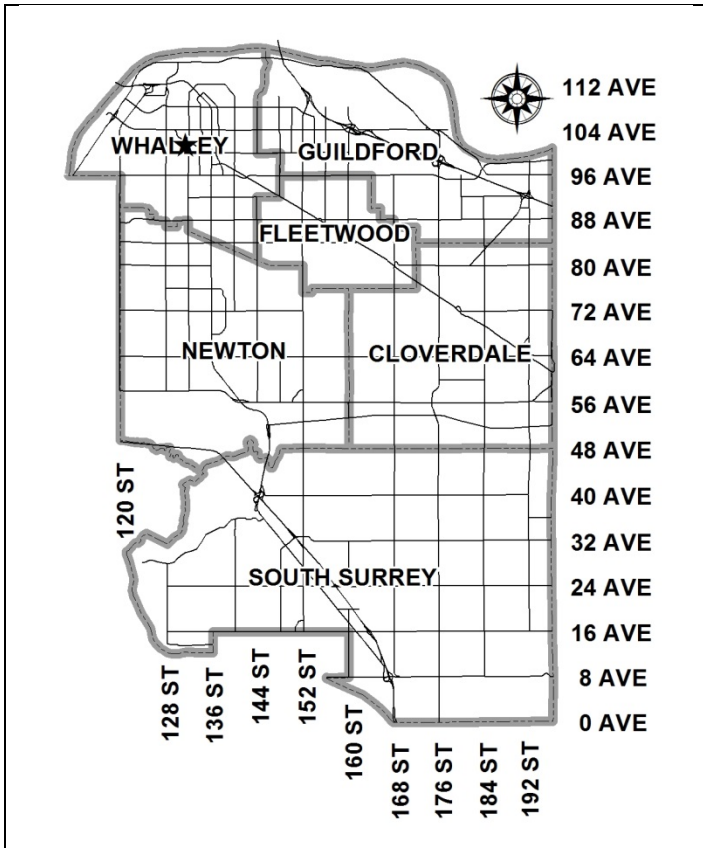


City of Surrey
PLANNING & DEVELOPMENT REPORT

File: 7917-0139-00

Planning Report Date: April 9, 2018



PROPOSAL:

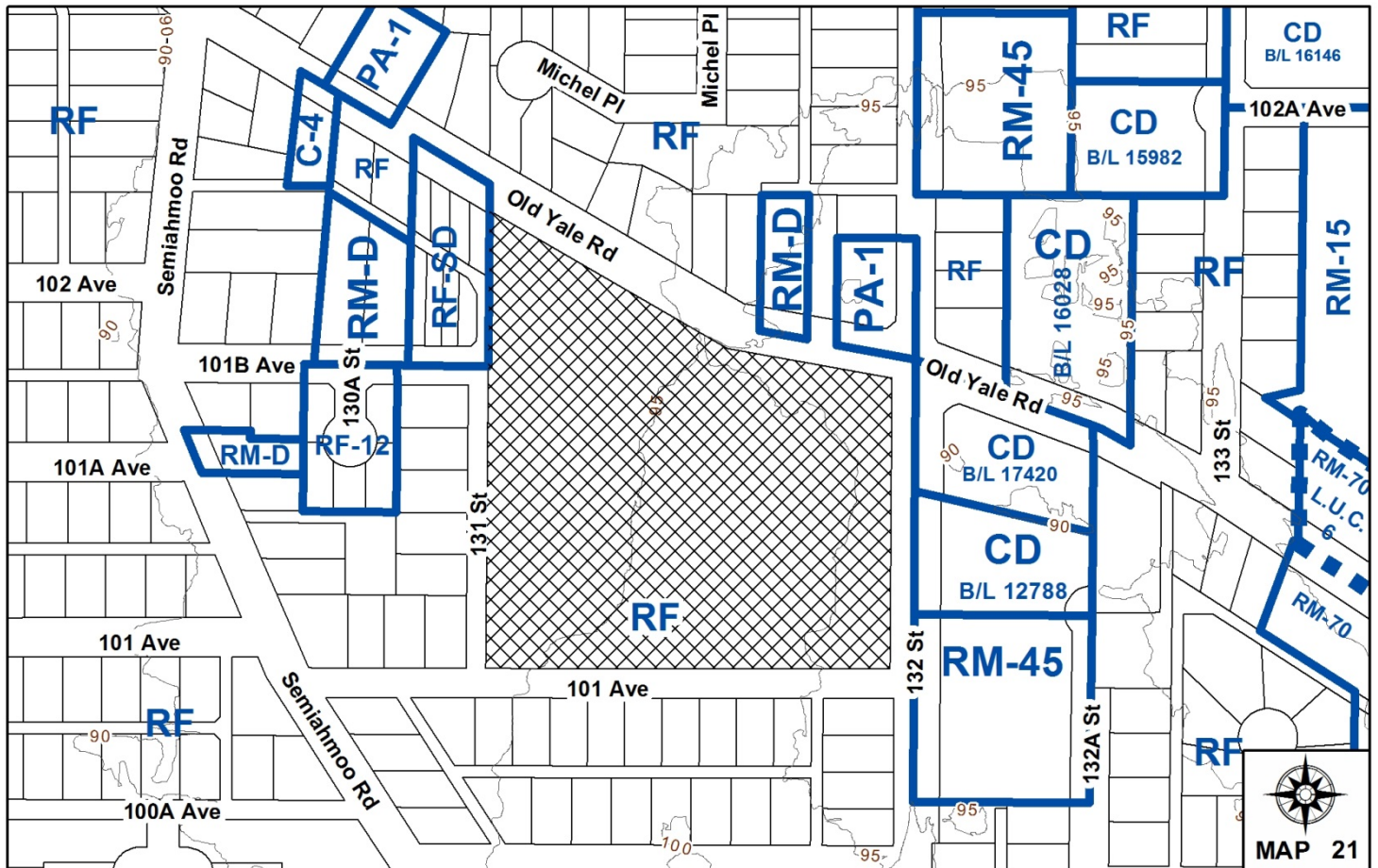
- **Development Variance Permit**

to vary the off-street parking requirement and waive the paving requirement for seven (7) proposed off-street parking spaces to permit the retention of three existing portable classrooms to the north of an existing elementary school (Old Yale Road Elementary School).

LOCATION: 10135 - 132 Street

ZONING: RF

OCP DESIGNATION: Urban



RECOMMENDATION SUMMARY

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

DEVIATION FROM PLANS, POLICIES OR REGULATIONS

- The applicant is requesting a Development Variance Permit (DVP), to reduce the minimum number of off-street parking spaces required from 71 to 53 stalls (a reduction of 18 stalls), to permit the retention of three (3) existing portable classrooms to the north of an existing elementary school (Old Yale Road Elementary School).
- The applicant is also requesting a relaxation of the paving requirement for the seven (7) off-street parking spaces proposed on the north portion of the subject site, opposite the portable classrooms.

RATIONALE OF RECOMMENDATION

- Relaxation of the parking requirements is required prior to issuance of a Building Permit, subject to completion of all Building-related requirements, for the three (3) existing portable classrooms.
- The proposed reduction in parking complies with the findings of the Surrey Elementary School Parking Study, completed by Wilde Consulting Inc. in January 2017, and endorsed by the City's Transportation Engineering 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 additional parking spaces for drop-off, and (3) waiving the additional by-law requirement for additional parking for associated gymnasium space.
- The subject site contains 48 off-street parking spaces to the southeast of the school building, and seven (7) new parking spaces have been proposed to the north of the school building. The proposed parking reduction for the subject site allocates 44 stalls for classrooms (1.75 stalls x 25 classrooms, including three existing portable classrooms) and 9 drop off stalls, as recommended in the Parking Study, with two (2) surplus stalls.
- The different uses on the site will have different temporal distributions of parking demand, allowing for shared parking.
- The proposed paving variance will only apply to the seven (7) off-street parking spaces proposed for the north portion of the subject site. The forty-eight (48) existing off-street parking spaces, located at the southeast corner of the subject site, will remain paved with asphalt.

RECOMMENDATION

The Planning & Development Department recommends that:

1. Council approve Development Variance Permit No. 7917-0139-00 (Appendix III) varying the following, to proceed to Public Notification:
 - (a) to reduce the total number of required off-street parking spaces for an elementary school from 71 to 53; and
 - (b) to waive the requirement in Part 5 Parking and Loading/Unloading of Zoning By-law No. 12000 to require that a parking area be surfaced with asphalt, concrete or similar paving for the seven (7) off-street parking spaces proposed on the north portion of the subject site.

2. Council instruct staff to resolve the following issue prior to approval:
 - (a) submission of a Building Permit application for the seven (7) proposed off-street parking spaces and the associated Old Yale Road access improvements proposed for the north portion of the subject site.

REFERRALS

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

Fire Department: No objection.

SITE CHARACTERISTICS

Existing Land Use: Old Yale Road Elementary School

Adjacent Area:

Direction	Existing Use	OCP/CCP Designation	Existing Zone
North (Across Old Yale Road):	Single family dwellings, one duplex dwelling and Christian Science Society Hall	Urban	RF, RM-D and PA-1

Direction	Existing Use	OCP/CCP Designation	Existing Zone
East (Across 132 Street):	Four-storey apartment buildings	Multiple Residential in OCP; Residential Lot to Mid Rise up to 2.5 FAR in the City Centre Plan	CD (By-law No. 17420), CD (By-law No. 12788) and RM-45
South (Across 101 Avenue):	Single family dwellings	Urban	RF
West (Across 131 Street):	Single family dwellings and semi-detached dwellings.	Urban	RF and RF-SD

DEVELOPMENT CONSIDERATIONS

- The subject site is approximately 3.8 hectares (9.3 acres) in size and is located at 10135 - 132 Street in Whalley. The site is zoned "Single Family Residential Zone (RF)" and is designated "Urban" in the Official Community Plan (OCP).
- The site is occupied by Old Yale Road Elementary School. Presently, the school contains 22 classrooms, 3 portable classrooms installed without permits, 332 square metres (3,584 sq.ft.) of gymnasium space and 48 off-street parking spaces.
- A Building Permit application has been submitted for the three (3) existing portable classrooms.
- Under Part 5 of Surrey Zoning By-law No. 12000, a public elementary school requires 1 parking space per classroom, 9 parking spaces for drop-off, and 11 parking spaces per 100 square metres (1,075 sq.ft.) of floor area for associated gymnasium. This equates to a total parking requirement of 71 off-street parking spaces.
- Seven (7) new unpaved parking spaces have been proposed in the north portion of the school site, adjacent to the existing portable classrooms. As the existing and proposed parking spaces would provide a total of 55 off-street parking spaces on the subject site, a relaxation is being requested (see By-law Variance Section).

BY-LAW VARIANCES AND JUSTIFICATION

(a) Requested Variance:

- To reduce the minimum number of required off-street parking spaces for an existing elementary school (Old Yale Road Elementary School) from 71 to 53 parking spaces.

Applicant's Reasons:

- The proposed variance allows for the retention of three (3) existing portable classrooms to the north of the existing school building.

- On regular school days, the gymnasium is used by the school's students and no outside visitors. Therefore, there is no need to separately provide more parking for those using the gymnasium.

Staff Comments:

- The proposal complies with the findings of the Surrey Elementary School Parking Study, completed by Wildes Consulting Inc. in January 2017, and endorsed by the City's Transportation Engineering 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 additional parking spaces for drop-off, and (3) waiving the additional by-law requirement for additional parking for associated gymnasium space.
- The subject site contains 48 off-street parking spaces to the southeast of the school building. Seven (7) new parking spaces have been proposed in the north portion of the school site, adjacent to the existing portable classrooms, in order to bring the subject property into compliance with the proposed, reduced parking requirements.
- The proposed parking reduction for the subject site allocates 44 stalls for classrooms (1.75 stalls x 25 classrooms, including three existing portable classrooms) and 9 drop off stalls, as recommended in the Parking Study, with two (2) surplus stalls.
- The various uses on the site will have different temporal distribution of parking demand, allowing for shared parking.
- The existing portable classrooms are located outside of the minimum 15-metre (50-ft.) front yard setback and 15-metre (50-ft.) side yard setback on a flanking street of the Zoning By-law.
- Staff support the variance.

(b) Requested Variance:

- To waive the requirement in Part 5 Off-Street Parking and Loading/Unloading of Zoning By-law No. 12000 that requires all parking areas to be paved with asphalt, concrete or similar pavement for the seven (7) off-street parking spaces proposed for the north portion of the subject site, adjacent to the portable classrooms.

Applicant's Reasons:

- The applicant has indicated that the existing portable classrooms are required at the subject site on a temporary basis only. Should they be removed from the school property in the future, the existing 48 off-street parking spaces would be sufficient to accommodate the required off-street parking requirements for the 22 remaining classrooms.

- Maintaining the existing gravel paving for the seven (7) parking stalls would prove more economical for School District 36 (Surrey). Furthermore, the gravel parking stalls would include car stops, concrete barriers and new fencing to delineate the individual parking stalls as well as provide protection to the surrounding school yard.

Staff Comments:

- The Off-Street Parking and Loading/Unloading provisions in the Zoning By-law require all parking spaces to be paved with asphalt, concrete or similar pavement to prevent the generation of dust.
- The proposed variance will only apply to the seven (7) off-street parking spaces proposed for the north portion of the subject site. The forty-eight (48) existing off-street parking spaces located at the southeast corner of the subject site will remain paved with asphalt.
- Should Council support Development Variance Permit No. 7917-0139-00, the applicant will be required to submit a Building Permit application for the seven (7) off-street parking spaces. Prior to issuance, staff will further review the proposal to ensure that it conforms to City requirements with respect to access, circulation, parking stall and drive aisle sizing as well as stormwater management.
- Submission of a Building Permit application for the seven (7) proposed parking spaces will be a condition of issuance for Development Variance Permit No. 7917-0139 and subsequently, the issuance of a Building Permit for the three (3) existing portable classrooms.
- Staff support the variance.

INFORMATION ATTACHED TO THIS REPORT

The following information is attached to this Report:

Appendix I.	Lot Owner and Action Summary (Confidential)
Appendix II.	Site Plan and Parking Calculations
Appendix III.	Development Variance Permit No. 7917-0139-00

original signed by Ron Gill

Jean Lamontagne
General Manager
Planning and Development

APPENDIX I HAS BEEN
REMOVED AS IT CONTAINS
CONFIDENTIAL INFORMATION

CITY OF SURREY

(the "City")

DEVELOPMENT VARIANCE PERMIT

NO.: 7917-0139-00

Issued To:

(the "Owner")

Address of Owner:

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: 006-193-595
Lot 105 Section 28 Block 5 North Range 2 West New Westminster District Plan 47747

10135 - 132 Street

(the "Land")

3. Surrey Zoning By-law, 1993, No. 12000, as amended is varied as follows:
 - (a) To reduce the parking requirement in Section C of Part 5, Off-Street Parking and Loading/Unloading, from 71 to 53 parking spaces for an existing public elementary school; and
 - (b) In Sub-section A.4(a)ii. of Part 5 Off-Street Parking and Loading/Unloading, the requirement for all parking areas to be surfaced with asphalt, concrete or similar pavement is waived for the seven (7) off-street parking spaces proposed for the north portion of the subject site.
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 .

Mayor – Linda Hepner

City Clerk – Jane Sullivan

