

City of Surrey
PLANNING & DEVELOPMENT REPORT

File: 7917-0151-00

Planning Report Date: May 29, 2017

PROPOSAL:

- **Development Variance Permit**

to vary the off-street parking requirements to permit the placement of six portable classrooms and an addition at Woodward Hill Elementary School.

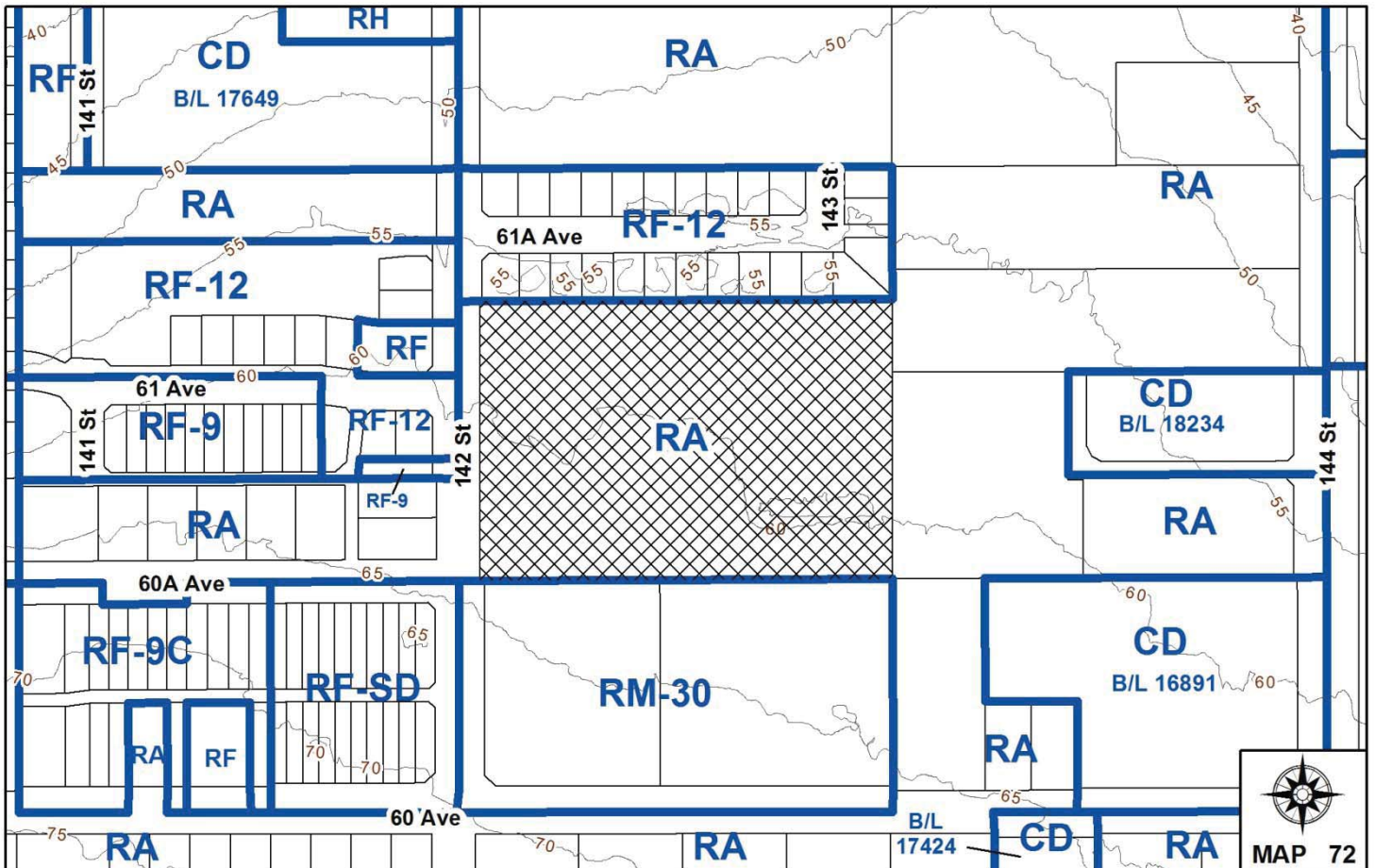
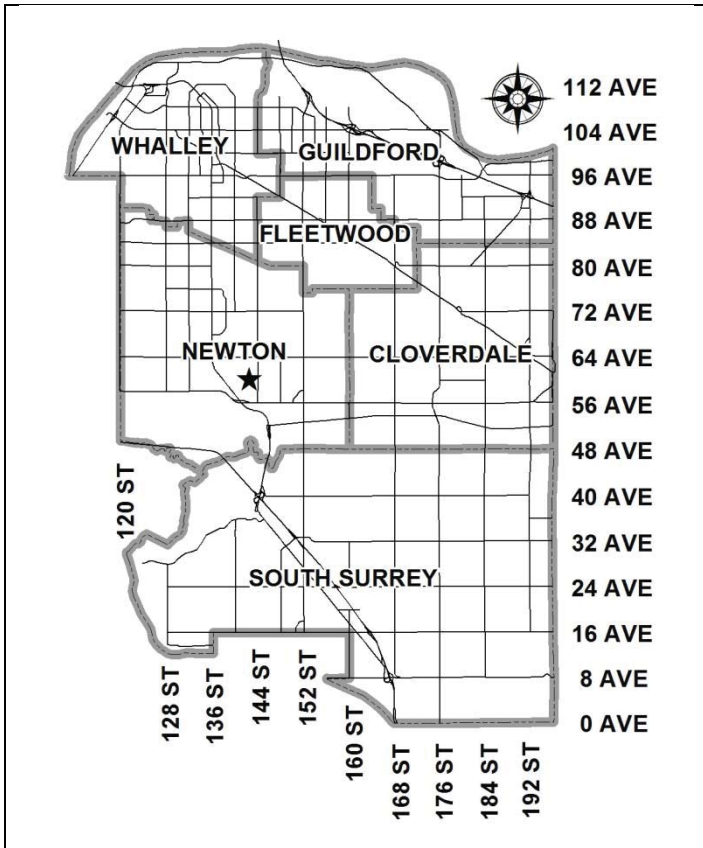
LOCATION: 6082 - 142 Street

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

ZONING: RA

OCP DESIGNATION: Urban

NCP DESIGNATION: Proposed Schools & Parks



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 88 off-street stalls to 78 off-street stalls.

RATIONALE OF RECOMMENDATION

- Reduction of the parking requirements will facilitate the placement of six portable classrooms on the site, as well as a permanent addition to the existing school building.
- 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. 7917-0151-00 (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: Woodward Hill Elementary School

Adjacent Area:

Direction	Existing Use	OCP/NCP Designation	Existing Zone
North:	Single family dwellings	Urban / Single Family Residential Flex 6-14.5 u.p.a.	RF-12
East:	City Park	Urban / Proposed School & Parks	RA
South:	Townhouses	Urban / Townhouses (30 u.p.a. max) & Proposed Parks & Walkways	RM-30
West (Across 142 Street):	Single family dwellings	Urban / Single Family Residential Flex 6-14.5 u.p.a.	RA / RF / RF-9 / RF-12

DEVELOPMENT CONSIDERATIONS

- The subject property, located at 6082 – 142 Street, is designated "Urban" in the Official Community Plan, "Proposed Schools & Parks" in the South Newton Neighbourhood Concept Plan, and zoned "One-Acre Residential Zone (RA)".

- The site is occupied by Woodward Hill Elementary School. Currently, the school contains 38 classrooms (including existing permanent classrooms, existing portable classrooms, and a proposed addition), and a gymnasium. The total number of existing parking spaces located on the site is 70. The applicant is proposing to add an additional 8 stalls.
- A building permit application has been submitted for six portable classrooms to be located south-east of the 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 88 parking spaces for the subject site (Woodward Hill 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 six 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 67 stalls for classrooms (1.75 stalls x 38 classrooms, including the six proposed portable classrooms and new permanent classrooms) and 9 drop off stalls, totaling 76 parking spaces, as recommended in the Parking Study. The applicant is proposing 78 parking spaces on the site.

- A reduction of the parking requirements will facilitate the placement of six portable classrooms on site, as well as a new addition to the existing school building.
- 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. Site Layout
Appendix III. Development Variance Permit No. 7917-0151-00

original signed by Ron Hintsche

Jean Lamontagne
General Manager
Planning and Development

HS/da

CITY OF SURREY

(the "City")

DEVELOPMENT VARIANCE PERMIT

NO.: 7917-0151-00

Issued To: THE BOARD OF EDUCATION OF SURREY 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: 027-242-757
Lot A Section 9 Township 2 New Westminster District Plan BCP32834

6082 – 142 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.

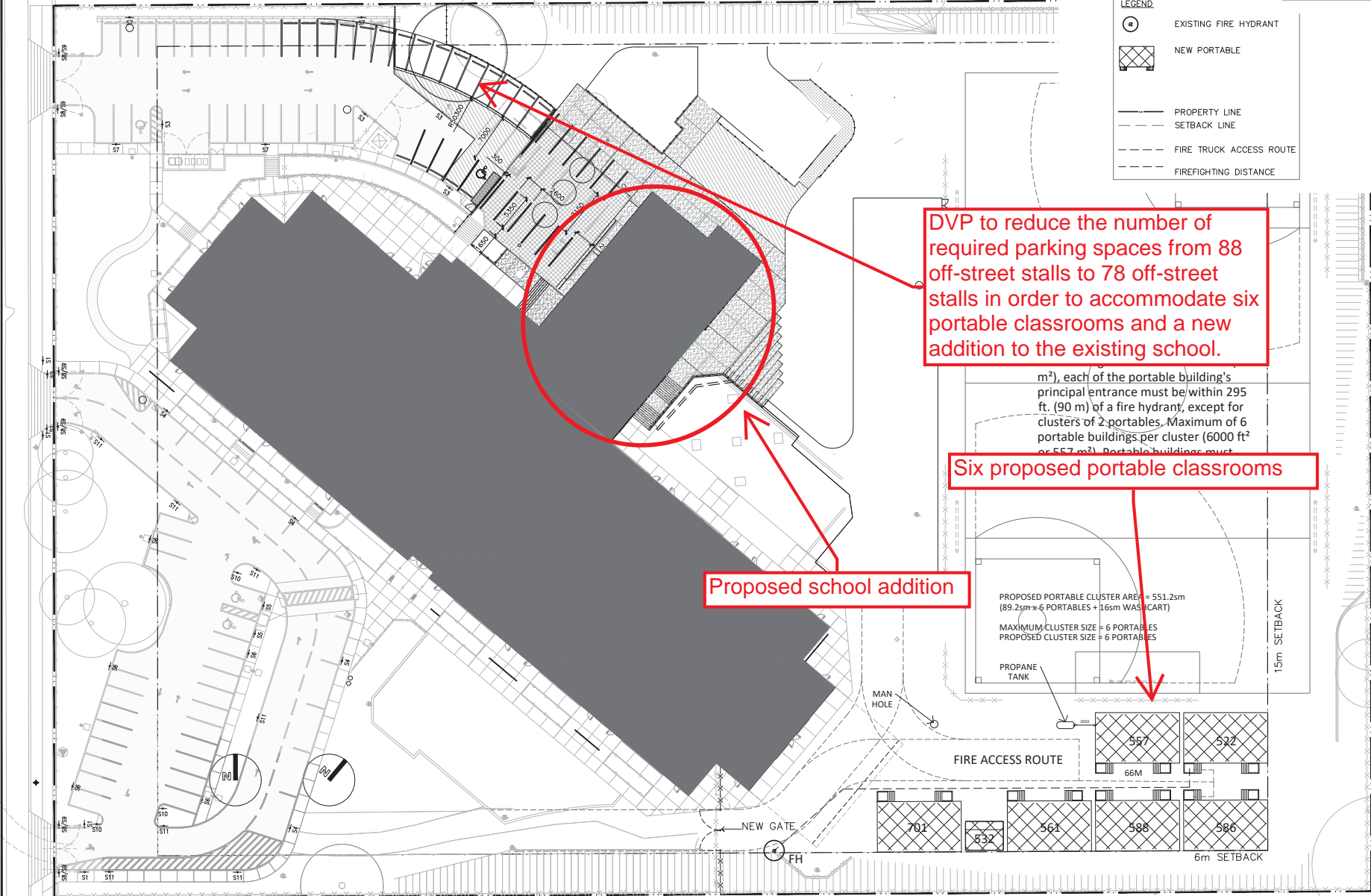
5. The Land shall be developed strictly in accordance with the terms and conditions and provisions of this development variance permit.
6. This development variance permit shall lapse if the Owner does not substantially start any construction with respect to which this development variance permit is 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 .

Mayor – Linda Hepner

City Clerk – Jane Sullivan

SCHEDULE A



LEGEND

- EXISTING FIRE HYDRANT
- NEW PORTABLE
- PROPERTY LINE
- SETBACK LINE
- FIRE TRUCK ACCESS ROUTE
- FIREFIGHTING DISTANCE

DVP to reduce the number of required parking spaces from 88 off-street stalls to 78 off-street stalls in order to accommodate six portable classrooms and a new addition to the existing school.

Six proposed portable classrooms

Proposed school addition

m²), each of the portable building's principal entrance must be within 295 ft. (90 m) of a fire hydrant, except for clusters of 2 portables. Maximum of 6 portable buildings per cluster (6000 ft² or 557 m²). Portable buildings must

PROPOSED PORTABLE CLUSTER AREA = 551.2sqm (89.23m x 6 PORTABLES + 116sqm W/ W-CART)
 MAXIMUM CLUSTER SIZE = 6 PORTABLES
 PROPOSED CLUSTER SIZE = 6 PORTABLES

PROPANE TANK

FIRE ACCESS ROUTE

NEW FIRE HYDRANT

PORTABLE PADS & PAD UNDER STAIRS AND LANDING: REMOVE ALL ORGANICS. REPLACE W/ 50mm MINUS GRAVEL, MIN. 100mm THICK, AND TO MATCH EXISTING GRADES. PLACE LAYER OF 6 MIL POLY VAPOR RETARDER. TOP OFF W/ MIN. 50mm, 10mm MINUS CRUSH ROCK SCREENING. GRADE CRUSH ROCK BASE TO MIN. 1% SLOPE.

1 SITE PLAN
A0.11 1:250

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DATE	DESCRIPTION

thinkspace
 educational planning, interior design
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 (404) 524-8232 www.thinkspace.com

PROJECT 16555 WOODWARD HILL ELEMENTARY SCH. SD36 2016 CLASSROOM PORT. INST.	DATE 12.29 DATE 10/10/22
ADDRESS 4081 142 STREET, SUITE 100, VIK, DC	DRAWN SITE PLAN
A0.01	