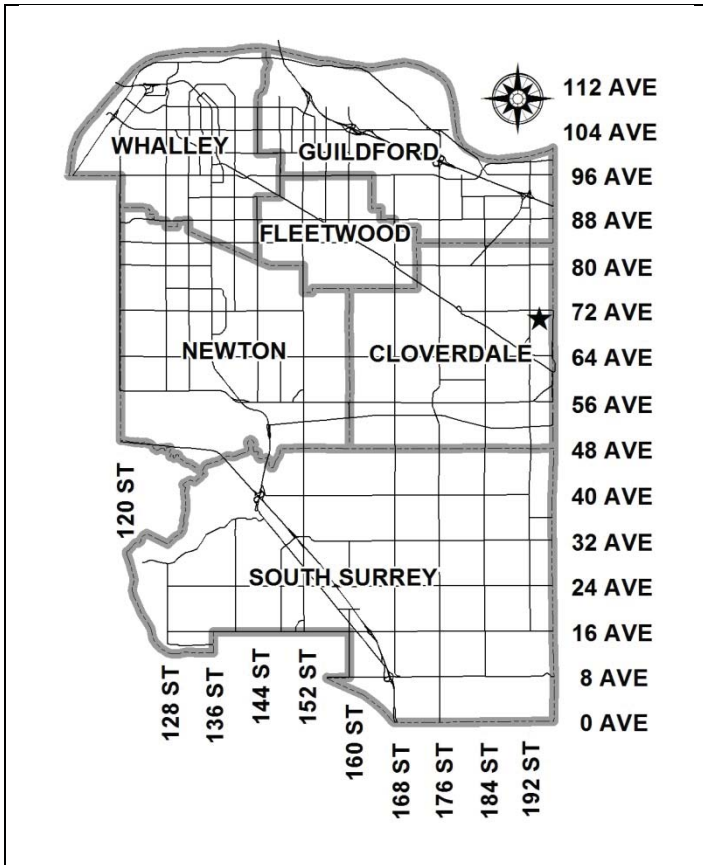


City of Surrey  
**PLANNING & DEVELOPMENT REPORT**

File: 7917-0152-00

Planning Report Date: May 29, 2017

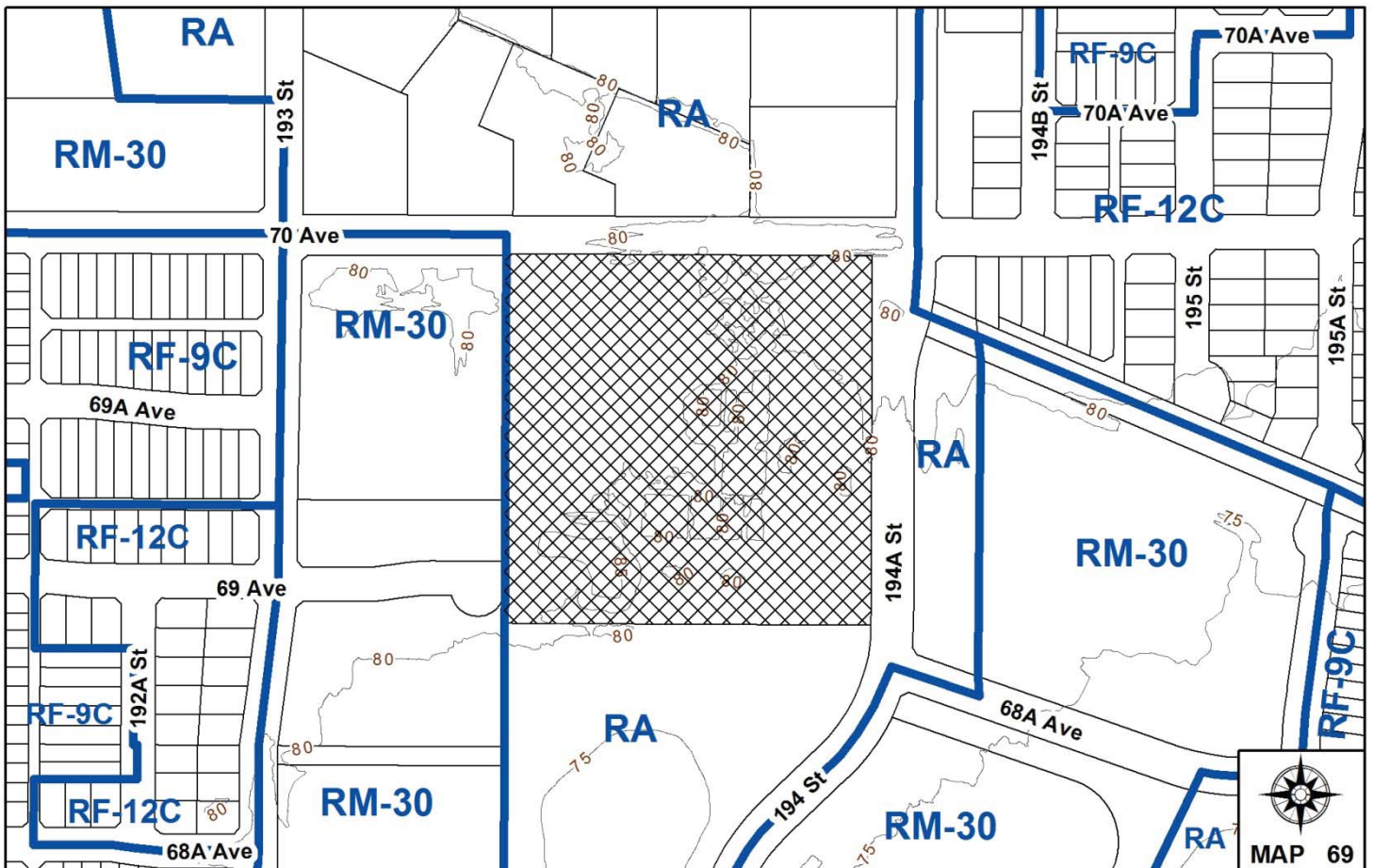


**PROPOSAL:**

- **Development Variance Permit**

to vary the off-street parking requirement to permit placement of eight portable classrooms to the south of an existing elementary school (Katzie Elementary School).

**LOCATION:** 6887 - 194A Street  
**OWNER:** The Board of Education of School District No 36 (Surrey)  
**ZONING:** RA  
**OCF DESIGNATION:** Urban  
**NCP DESIGNATION:** School & Park



### RECOMMENDATION SUMMARY

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

### DEVIATION FROM PLANS, POLICIES OR REGULATIONS

- Seeking to reduce the total number of required off-street parking spaces in the Zoning By-law from 96 to 71 (a reduction of 25 spaces) to permit the installation of eight portable classrooms.

### RATIONALE OF RECOMMENDATION

- Relaxation of the parking requirements will facilitate the placement of eight portable classrooms on site without compromising any outdoor play areas.
- The proposed reduction in parking 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 parking spaces per classroom; (2) maintaining 9 parking spaces for drop off; and (3) waiving the additional by-law requirement for additional parking for associated gymnasium space.
- The proposed parking reduction for the subject site allocates 62 parking spaces for classrooms (1.75 stalls x 35 classrooms including the eight proposed portable classrooms) and 9 drop off stalls, as recommended in the Parking Study. A total of 71 stalls are required. Currently, there are 85 parking spaces on site. The area occupied by the 14 surplus spaces can be utilized for future school expansion.
- The various uses on the site will have different temporal distributions of parking demand, allowing for shared parking.

**RECOMMENDATION**

The Planning & Development Department recommends that Council approve Development Variance Permit No. 7917-0152-00 (Appendix III) varying the Zoning By-law to reduce the total minimum number of required off-street parking spaces for an elementary school and by deleting the requirement to provide 11 parking spaces for every 100 square metres (1,075 sq.ft.) of gross floor area for associated assembly hall/gymnasium and by increasing the required number of parking spaces for every classroom from 1.0 parking space to 1.75 parking spaces per classroom, to proceed to Public Notification.

**REFERRALS**

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

Parks, Recreation & Culture: The Parks, Recreation & Culture Department has no objection to the variance provided the proposed portables are sited a minimum of 2.5 metres (8 ft.) from the shared south property line.

FortisBC: FortisBC has no objection to the variance.

**SITE CHARACTERISTICS**

Existing Land Use: Katzie Elementary School

Adjacent Area:

Direction	Existing Use	NCP Designation	Existing Zone
North (Across 70 Avenue):	Single family dwellings on acreages	Half Acre Residential (Single Family Lane Accessed 10-12 upa and Single Family Front Accessed 6-10 upa in the Aloha Estates Infill Area Land Use Concept Plan)	RA
East (Across 194A Street and Greenbelt):	Parkland and townhouses	Public Open Space/Park and 15-25 u.p.a. (Medium-High Density)	RA and RM-30
South:	Katzie Park and detention ponds	Storm Water Ponds (100 year flood event)	RA
West:	Townhouses	15-25 u.p.a. (Medium High Density)	RM-30

### DEVELOPMENT CONSIDERATIONS

- The subject 3.69-hectare (9-acre) site is zoned "One-Acre Residential Zone (RA)" and is located at 6887 – 194A Street at the southwest corner of 70 Avenue and 194A Street. The site is designated as School & Park in the East Clayton Neighbourhood Concept Plan (NCP).
- The north east corner of the site is encumbered by a FortisBC gas right-of-way that will be unaffected by the proposed variance.
- The site is occupied by Katzie Elementary School. Presently, the school contains 27 classrooms, 477 square metres (5,134 square feet) of gymnasium space, and 85 parking spaces.
- A Building Permit application has been submitted for the installation of eight portable classrooms to be located south of the school building. Five (5) of these portables have already been installed on the site. The proposed siting of the portable classrooms, which is 6 metres (20 ft.) from the south property line, complies with Parks, Recreation & Culture Department's request for a minimum 2.5-metre (8 ft.) setback from the shared property line with Katzie Park.
- Under Part 5 Off-Street Parking 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 the associated gymnasium. This equates to a total parking requirement of 96 parking spaces. Since no new parking is being proposed, a relaxation is being requested (see By-law Variance Section).

### BY-LAW VARIANCE AND JUSTIFICATION

(a) Requested Variance:

- To vary the Zoning By-law to reduce the minimum number of required off-street parking spaces for an elementary by deleting the requirement to provide 11 parking spaces for every 100 square metres (1,075 sq.ft.) of gross floor area for associated assembly hall/gymnasium and by increasing the required number of parking spaces for every classroom from 1.0 parking space to 1.75 parking spaces per classroom.

Applicant's Reasons:

- The proposed variance allows for the placement of eight portable classrooms to the south 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 proposed variance 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 parking spaces per classroom; (2) maintaining 9 parking spaces for drop off; and (3) waiving the additional by-law requirement for additional parking for associated gymnasium space.
- The proposed parking reduction for the subject site allocates 62 parking spaces for classrooms (1.75 spaces x 35 classrooms, including the eight proposed portable classrooms) and 9 drop off spaces, as recommended in the Parking Study.
- Although there are currently 85 parking spaces on the site, fourteen (14) of those spaces will be considered surplus and the area occupied by those spaces could be considered for future school expansion.
- The various uses on the site will have different temporal distributions of parking demand, allowing for shared parking.
- Relaxation of the parking requirements will facilitate the placement of eight portable classrooms on site without compromising any outdoor play areas.
- The proposed portables will be approximately 6 metres (20 ft.) from the south lot line which adjoins Katzie Park.

**INFORMATION ATTACHED TO THIS REPORT**

The following information is attached to this Report:

Appendix I.	Lot Owners, Action Summary
Appendix III.	Site Plan and Parking Calculations
Appendix III.	Development Variance Permit No. 7917-0152-00

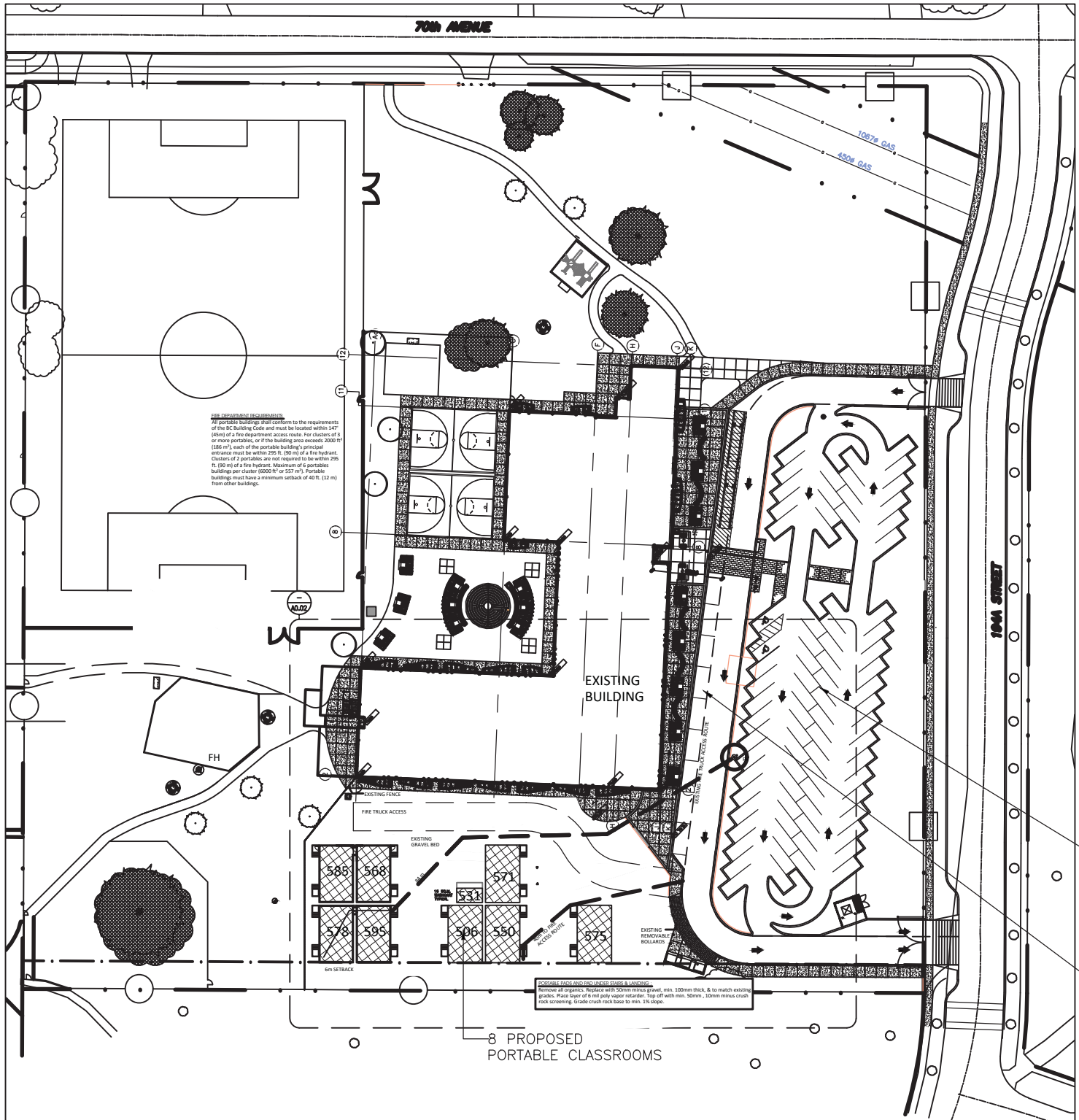
*original signed by Judith Robertson*

Jean Lamontagne  
General Manager  
Planning and Development

KL/da







PARKING APPLICATION STATISTICS:

PARKING COUNT UNDER "SURREY ZONING BYLAW 12000"

- BYLAW 1200 REQUIRED PARKING COUNT:
1. 9 DROP OFF STALLS
  2. 35 CLASSROOMS (X1) = 35
  3. 11 PARKING SPACES PER 100M2 OF GYMNASIUM ->  
 $477.00M2/100M2 \times 11 = 52$   
96 TOTAL

- EXISTING PARKING COUNT:
1. 9 DROP OFF STALLS
  2. 77 REGULAR PARKING STALLS  
 2.1. (2 ACCESSIBLE)  
88 TOTAL

PROPOSED PARKING AS PER CITY OF SURREY TRANSPORTATION APPROVED PARKING STUDY COMPLETED BY WILDES CONSULTING INC. WITH THE FOLLOWING RECOMMENDATIONS FOR SCHOOL REQUIREMENTS:  
1.75 STALLS PER CLASSROOM PLUS 9 REQUIRED DROP OFF STALLS

- REQUIRED PARKING COUNT:
1. 9 DROP OFF STALLS
  2. 35 CLASSROOMS (X1.75) = 62  
71 TOTAL

THIS PARKING COUNT TAKES INTO ACCOUNT THE EXTRA PARKING THAT IS REQUIRED DUE TO THE USE OF TEMPORARY PORTABLE CLASSROOMS ON SITE.

PROPOSED OVERALL PARKING REDUCTION OF 8 STALLS

79 EXISTING PARKING STALLS

9 EXISTING DROP OFF STALLS

8 PROPOSED PORTABLE CLASSROOMS

PORTABLE FENCE AND PFD (FIRE) BARRIERS & VEHICLE  
 Remove all topsoil. Replace with 50mm minus gravel, min. 100mm thick, & to match existing grade. Place layer of 5-mil poly vapor retarder. Top off with min. 50mm - 100mm minus crush rock screening. Grade crush rock base to min. 1% slope.

CITY OF SURREY

(the "City")

DEVELOPMENT VARIANCE PERMIT

NO.: 7917-0152-00

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: 025-325-736  
Parcel A Section 15 Township 8 New Westminster District Plan LMP52816

6887 - 194A Street

(the "Land")

3. Surrey Zoning By-law, 1993, No. 12000, as amended is varied as follows:
  - (a) In Table C.1 of Part 5 Off-Street Parking and Loading/Unloading for a public elementary school the requirement to provide 11 parking spaces for every 100 square metres (1,075 sq.ft.) of gross floor area for associated assembly hall/gymnasium is deleted, and the required number of parking spaces for every classroom is increased from 1.0 parking space to 1.75 parking spaces per classroom.
4. The Land shall be developed strictly in accordance with the terms and conditions and provisions of this development variance permit.
5. 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.



6. The terms of this development variance permit or any amendment to it, are binding on all persons who acquire an interest in the Land.
  
7. 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