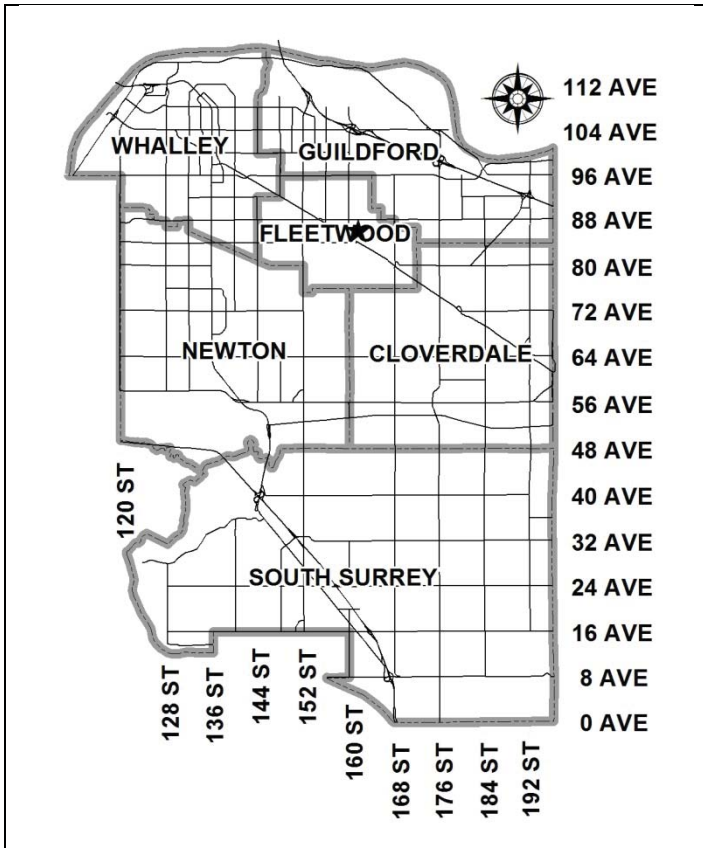


City of Surrey
PLANNING & DEVELOPMENT REPORT

File: 7917-0153-00

Planning Report Date: May 8, 2017



PROPOSAL:

- **Development Variance Permit**

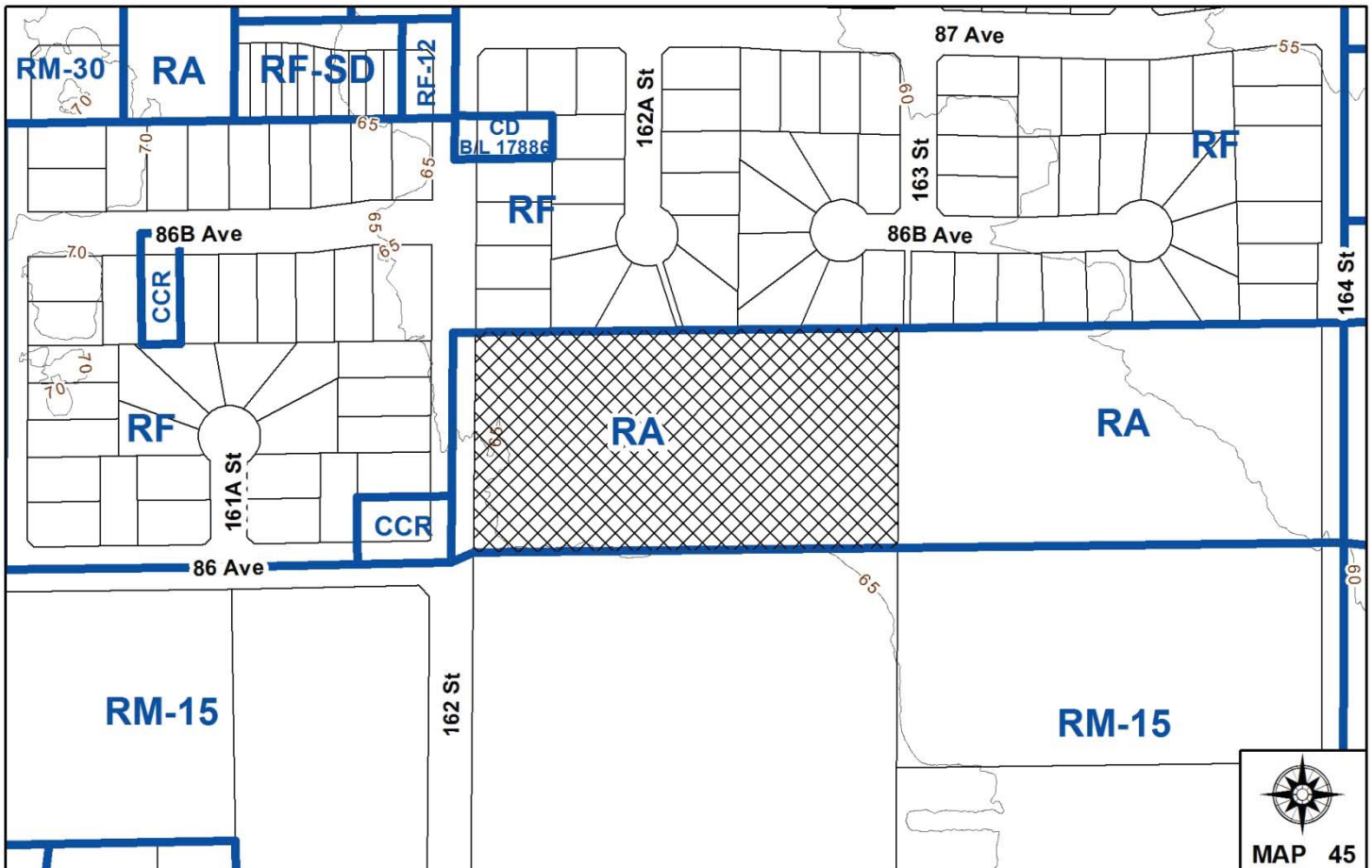
to vary the off-street parking requirement to permit the placement of two portable classrooms at the rear of an existing elementary school (Frost Road Elementary).

LOCATION: 8606 - 162 Street

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

ZONING: RA

OCP DESIGNATION: Urban



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 from 76 stalls to 53 stalls (a reduction of 23 stalls).

RATIONALE OF RECOMMENDATION

- Relaxation of the parking requirements will facilitate the placement of two 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 stalls per classroom, (2) maintaining 9 parking spaces for drop off, and (3) waiving the additional bylaw requirement for additional parking for associated gymnasium space.
- The proposed parking reduction for the subject site allocates 44 stalls for classrooms (1.75 stalls x 25 classrooms, including the two proposed portable classrooms) and 9 drop off stalls, as recommended in the Parking Study.
- 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. 7917-0153-00 (Appendix III) varying the Zoning By-law by reducing the total number of required off-street parking spaces for an elementary school from 76 parking spaces to 53 parking spaces, 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 east property line.

SITE CHARACTERISTICS

Existing Land Use: Frost Road Elementary School

Adjacent Area:

Direction	Existing Use	OCP Designation	Existing Zone
North:	Single family dwellings	Urban	RF
East:	Frost Road Park	Urban	RA
South:	Townhouses	Urban	RM-15
West (Across 162 Street):	Single family dwellings and child care facility	Urban	RF and CCR

DEVELOPMENT CONSIDERATIONS

- The subject site is approximately 1.89 hectares (4.67 acres) in size and is located at 8606 - 162 Street in Fleetwood. The site is zoned "One-Acre Residential Zone (RA)" and is designated "Urban" in the Official Community Plan.
- The site is occupied by Frost Road Elementary School. Presently, the school contains 21 classrooms, 2 modular classrooms, and 382 square metres (4,100 square feet) of gymnasium space, and 53 parking spaces.
- A Building Permit application has been submitted for two portable classrooms to be located behind the school building. The proposed siting of the portable classrooms, which is 42 metres (138 ft.) from the rear lot line, complies with Parks, Recreation & Culture Department's

request for a minimum 2.5-metre (8 ft.) setback from the shared property line with Frost Road Park.

- Under Part 5 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 associated gymnasium. This equates to a total parking requirement of 76 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 reduce the total parking spaces number of required off-street parking spaces for an elementary school from 76 to 53 parking spaces.

Applicant's Reasons:

- The proposed variance allows for the placement of two portable classrooms at the rear of the 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 stalls 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 44 stalls for classrooms (1.75 stalls x 25 classrooms, including the two proposed portable classrooms) and 9 drop off stalls, as recommended in the Parking Study.
- 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 two portable classrooms on site without compromising any outdoor play areas.
- The proposed portables will be approximately 42 metres (138 ft.) from the rear lot line which adjoins Frost Road 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. 7917-0153-00

original signed by Judith Robertson

Jean Lamontagne
General Manager
Planning and Development

KL/da

Information for City Clerk

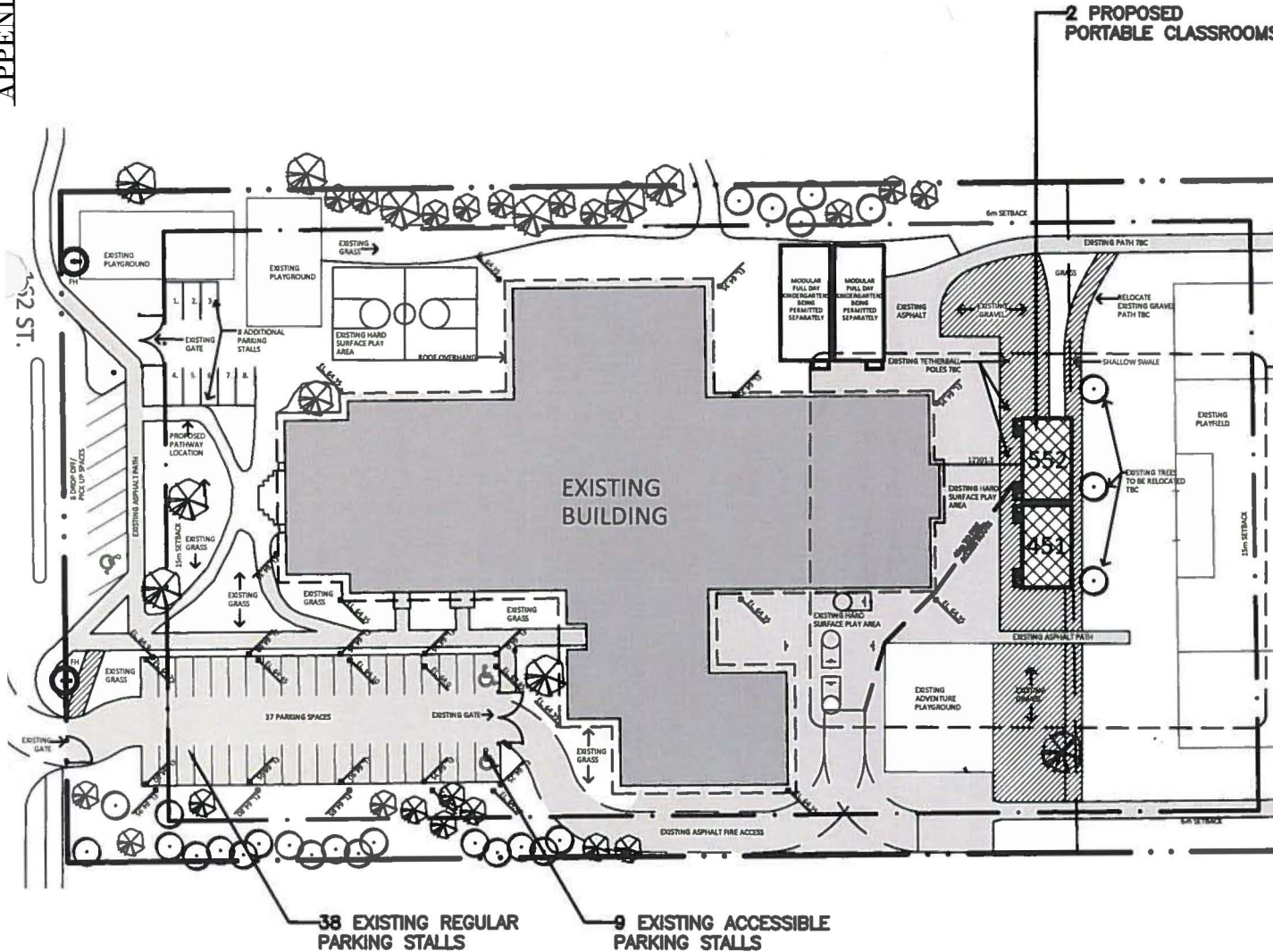
Legal Description and Owners of all lots that form part of the application:

1. (a) Agent: Name: Henk Kampman
 Thinkspace Architecture Planning Interior Design
 Address: 10190 - 152A Street, Unit 300
 Surrey, BC V3R 1J7

2. Properties involved in the Application
 - (a) Civic Address: 8606 - 162 Street

 - (b) Civic Address: 8606 - 162 Street
 Owner: The Board of School Trustees of School District No. 36 (Surrey)
 PID: 012-268-208
 Lot 8 Section 25 Township 2 New Westminster District Plan 1654

3. Summary of Actions for City Clerk's Office
 - (a) Proceed with Public Notification for Development Variance Permit No. 7917-0153-00 and bring the Development Variance Permit forward for issuance and execution by the Mayor and City Clerk.



PARKING APPLICATION STATISTICS:

PARKING COUNT UNDER "SURREY ZONING BYLAW 12000"

- BYLAW 1200 REQUIRED PARKING COUNT:
1. 9 DROP OFF STALLS
 2. 25 CLASSROOMS (X1) = 25
 3. 11 PARKING SPACES PER 100M2 OF GYMNASIUM ->
 $381.60M^2/100M^2 \times 11 = 42$
76 TOTAL

EXISTING PARKING COUNT:

1. 8 DROP OFF STALLS
2. 42 REGULAR PARKING STALLS
- 2.1. (3 ARE ACCESSIBLE)
- 53 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 2 REQUIRED DROP OFF STALLS

REQUIRED PARKING COUNT:

1. 9 DROP OFF STALLS
2. 25 CLASSROOMS (X1.75) = 44
- 53 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 **23 STALLS**

7917-0153-00



architecture planning interior design

300-10190 152A Street | Surrey, BC | V3R 1J7
 ☎ (604) 581 8128 f (604) 581 8148 www.thinkspace.ca

Project FROST ROAD ELEMENTARY SCHOOL SD36 2016 CLASSROOM PORT. INST.	Scale	Project Number
	Date MAR.17. 2017	16555
Drawing BOARD OF VARIANCE APPLICATION PROPOSED PARKING SITE PLAN	Revisions	Sheet Number
		A00.1a

CITY OF SURREY

(the "City")

DEVELOPMENT VARIANCE PERMIT

NO.: 7917-0153-00

Issued To: THE BOARD OF SCHOOL TRUSTEES 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: 012-268-208
Lot 8 Section 25 Township 2 New Westminster District Plan 1654

8606 - 162 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 76 parking spaces to 53 parking spaces.
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.

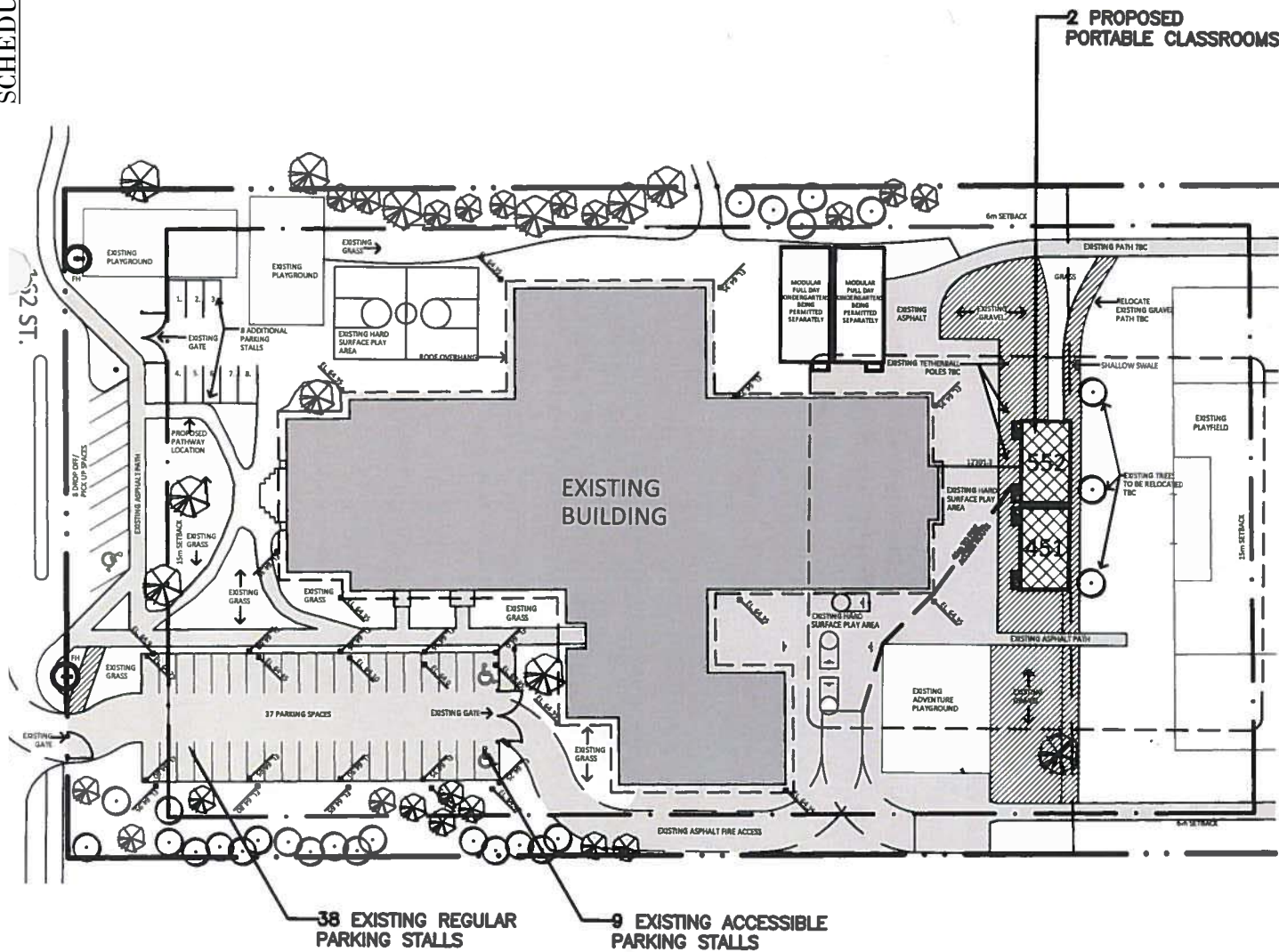
7. The terms of this development variance permit or any amendment to it, are binding on all persons who acquire an interest in the Land.

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



PARKING APPLICATION STATISTICS:

PARKING COUNT UNDER "SURREY ZONING BYLAW 12000"

BYLAW 1200 REQUIRED PARKING COUNT:
 1. 9 DROP OFF STALLS
 2. 25 CLASSROOMS (X1) = 25
 3. 11 PARKING SPACES PER 100M2 OF GYMNASIUM ->
 $381.60M2/100M2 \times 11 = 42$
76 TOTAL

EXISTING PARKING COUNT:
 1. 8 DROP OFF STALLS
 2. 42 REGULAR PARKING STALLS
 2.1. (3 ARE ACCESSIBLE)
53 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

PROPOSED VARIANCE

REQUIRED PARKING COUNT:
 1. 9 DROP OFF STALLS
 2. 25 CLASSROOMS (X1.75) = 44
53 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 23 STALLS

38 EXISTING REGULAR PARKING STALLS

9 EXISTING ACCESSIBLE PARKING STALLS



architecture planning interior design
 300-10190 152A Street | Surrey, BC | V3R 1J7
 t (604) 581 8128 f (604) 581 8148 www.thinkspace.ca

Project	Scale	Project Number
FROST ROAD ELEMENTARY SCHOOL SD36 2016 CLASSROOM PORT. INST.	Date MAR.17. 2017	16555
Drawing	Revisions	Sheet Number
BOARD OF VARIANCE APPLICATION PROPOSED PARKING SITE PLAN		A00.1a

7917-0153-00