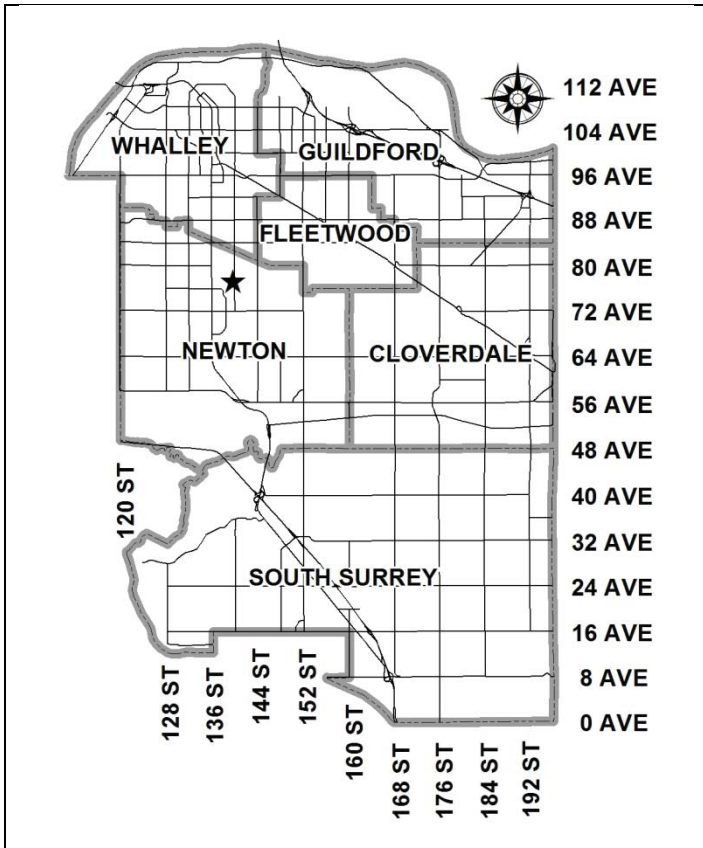


City of Surrey  
**PLANNING & DEVELOPMENT REPORT**

File: 7917-0208-00

Planning Report Date: June 26, 2017



**PROPOSAL:**

- **Development Variance Permit**

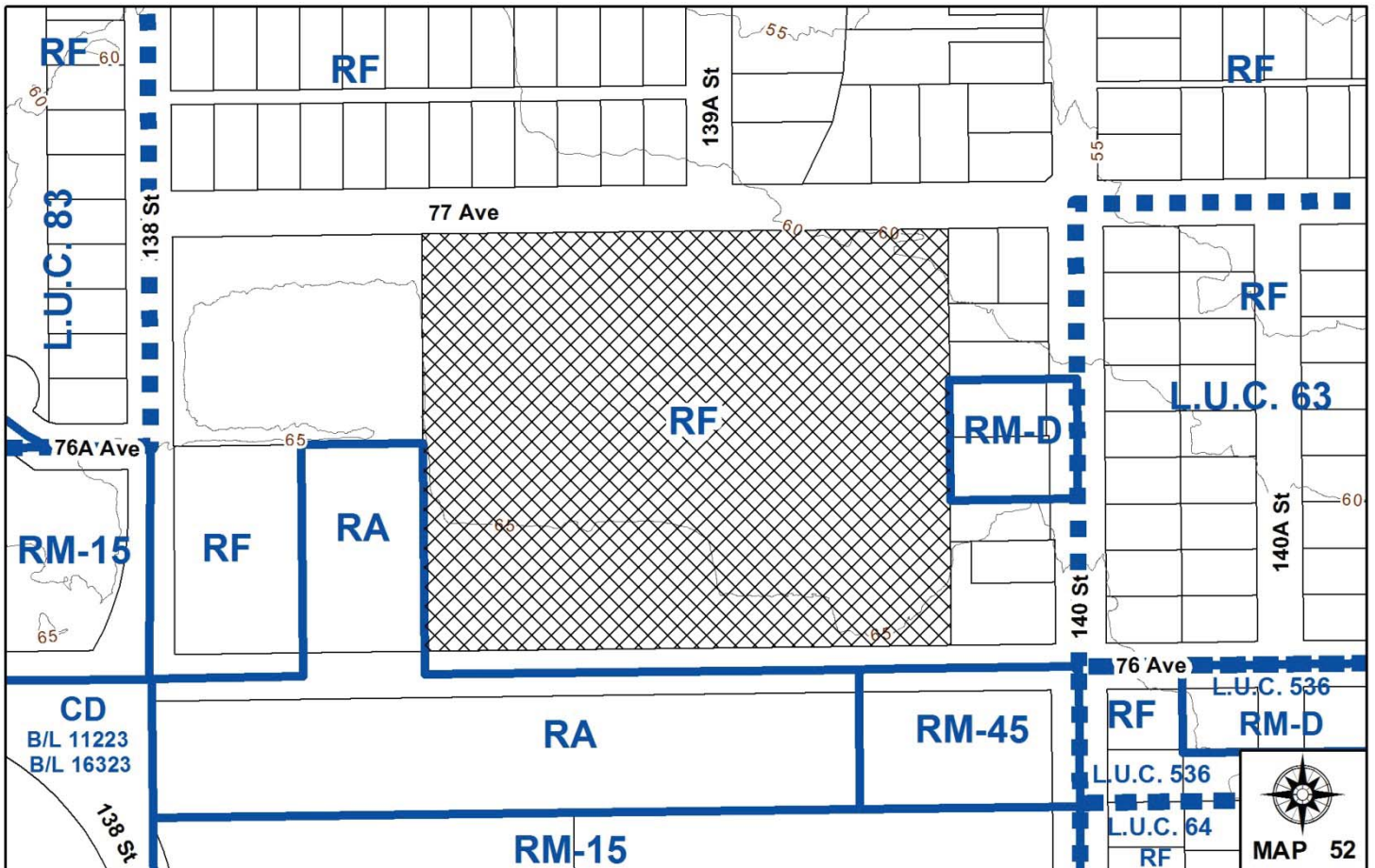
to vary the off-street parking requirements to permit the placement of one portable classroom at Frank Hurt Secondary School.

**LOCATION:** 13940 - 77 Avenue

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

**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 seeking to vary the rate at which off-street parking for a secondary school is calculated, resulting in a reduction from the required 306 off-street stalls to 241 off-street stalls.

### RATIONALE OF RECOMMENDATION

- Reduction of the parking requirements will facilitate the placement of one portable classroom on the site.
- The various uses on the site will have different temporal distributions of parking demand, allowing for shared parking.
- Vehicle use by students has decreased as a result of the graduated licensing program.
- A review of the parking demand at existing secondary schools in Surrey has determined that actual demand for parking at secondary schools is much lower than the rate required as per the Zoning By-law. The varied rate has been reviewed and accepted by the City's Transportation Planning Division.

RECOMMENDATION

The Planning & Development Department recommends that Council approve Development Variance Permit No. 7917-0208-00 (Appendix III), 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 a secondary school at an increased standard from 3.0 spaces per classroom to 3.8 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 square metres (1,075 sq. ft.) of floor area be provided for a gymnasium that is associated with a secondary school.

REFERRALS

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

SITE CHARACTERISTICS

Existing Land Use: Frank Hurt Secondary School

Adjacent Area:

Direction	Existing Use	OCP Designation	Existing Zone
North (Across 77 Avenue):	Single family dwellings	Urban	RF
East:	Single family dwellings & duplexes	Urban	RF & RM-D
South:	Frank Hurt Park & Apartments (southeast)	Multiple Residential	RA & RM-45
West:	Frank Hurt Park	Urban	RA & RF

DEVELOPMENT CONSIDERATIONS

- The subject property, located at 13940 – 77 Avenue, is designated "Urban" in the Official Community Plan, and zoned "Single Family Residential Zone (RF)". The property is not located in a Neighbourhood Community Plan.
- The site is occupied by Frank Hurt Secondary School. Currently, the school contains 62 classrooms, in addition to a gymnasium. The total number of existing parking spaces located on the site is 241.

- A building permit application has been submitted for one portable classroom to be located south of the existing school building.
- Under Part 5 Off-Street Parking and Loading/Unloading of the Zoning By-law, a public secondary school requires 3 parking spaces per classroom, 2 parking spaces for drop-off, and 11 parking spaces per 100 square metres (1,075 sq. ft.) of floor area for an associated gymnasium. This equates to a total parking requirement of 306 parking spaces for the subject site (Frank Hurt Secondary School).

#### BY-LAW VARIANCE AND JUSTIFICATION

(a) Requested Variance:

- To increase the rate at which the parking requirements are calculated for a secondary school from 3.0 spaces per classroom to 3.8 spaces, and waive the requirement for 11 parking spaces to be provided per 100 square metres (1,075 sq. ft.) of floor area for an associated gymnasium.

Applicant's Reasons:

- The proposed variance will allow for the placement of one portable classroom 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.
- Vehicle use by students has decreased as a result of the graduated licensing program.

Staff Comments:

- A review of the parking demand at existing secondary schools in Surrey has determined that actual demand for parking at secondary schools is much lower than the rate required as per the Zoning By-law. The varied rate has been reviewed and accepted by the City's Transportation Planning Division. The varied rate was applied to a separate Development Variance Permit application (7915-0215-00) for the new North Clayton Secondary School that is presently under construction in the West Clayton area.
- The Parking Review recommends: (1) increasing the parking requirement under the Zoning By-law from 3.0 to 3.8 stalls per classroom, (2) maintaining 2 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 239 stalls for classrooms (3.8 stalls x 63 classrooms, including the one proposed portable classroom) and 2 drop off stalls, totaling 241 parking spaces, as recommended in the Parking Study. There are currently 241 off-street parking stalls on the site.

- A reduction of the parking requirements will facilitate the placement of one portable classroom 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. Site Plan  
Appendix III. Development Variance Permit No. 7917-0208-00

*original signed by Ron Hintsche*

Jean Lamontagne  
General Manager  
Planning and Development

DZ/da

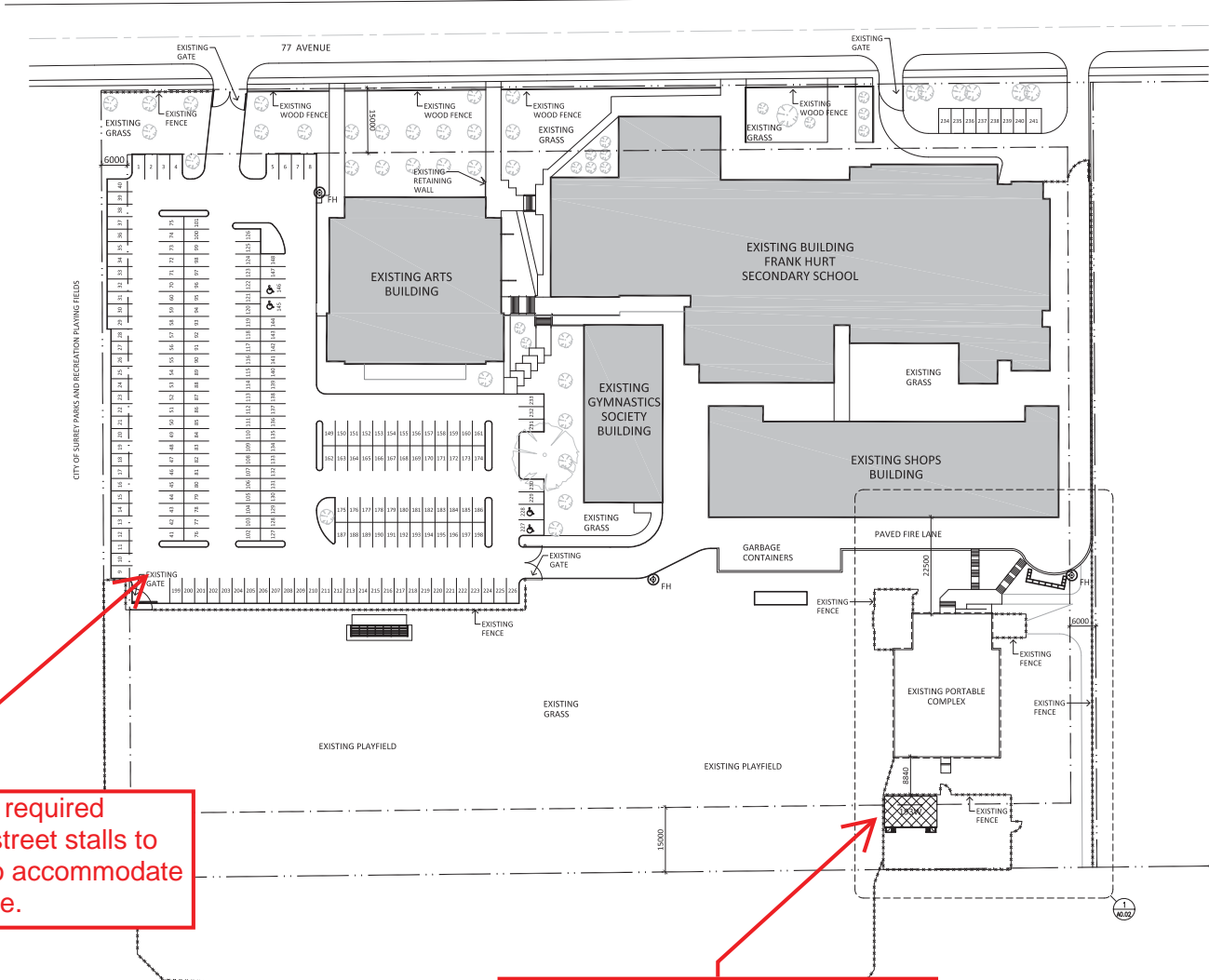


# APPENDIX II

**FIRE DEPARTMENT REQUIREMENTS:**  
 All portable buildings shall conform to the requirements of the BC Building Code and must be located within 147' (45m) of a fire department access route. For clusters of 3 or more portables, or if the building area exceeds 2000 ft<sup>2</sup> (186 m<sup>2</sup>), each of the portable building's principal entrance must be within 295 ft. (90 m) of a fire hydrant. Clusters of 2 portables are not required to be within 295 ft. (90 m) of a fire hydrant. Maximum of 6 portables buildings per cluster (6000 ft<sup>2</sup> or 557 m<sup>2</sup>). Portable buildings must have a minimum setback of 40 ft. (12 m) from other buildings.

**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 306 off-street stalls to 241 off-street stalls in order to accommodate one portable classroom on site.

One proposed portable classrooms

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Project Name	SD-36 PORTABLE RELOCATION 2017
Client	FRANK HURT SECONDARY SCHOOL
Location	
Scale	
Date	
Drawn by	
Checked by	
Approved by	



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Checked by	
Approved by	
Sheet Number	<b>A0.01</b>

CITY OF SURREY

(the "City")

DEVELOPMENT VARIANCE PERMIT

NO.: 7917-0208-00

Issued To: THE BOARD OF SCHOOL TRUSTEES 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: 006-349-706  
Lot 123 Section 21 Township 2 New Westminster District Plan 48910

13940 – 77 Avenue

(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 a secondary school shall be increased from 3.0 spaces per classroom to 3.8 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 square metres (1,075 sq. ft.) of floor area be provided for a gymnasium associated with a secondary school shall be waived.
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