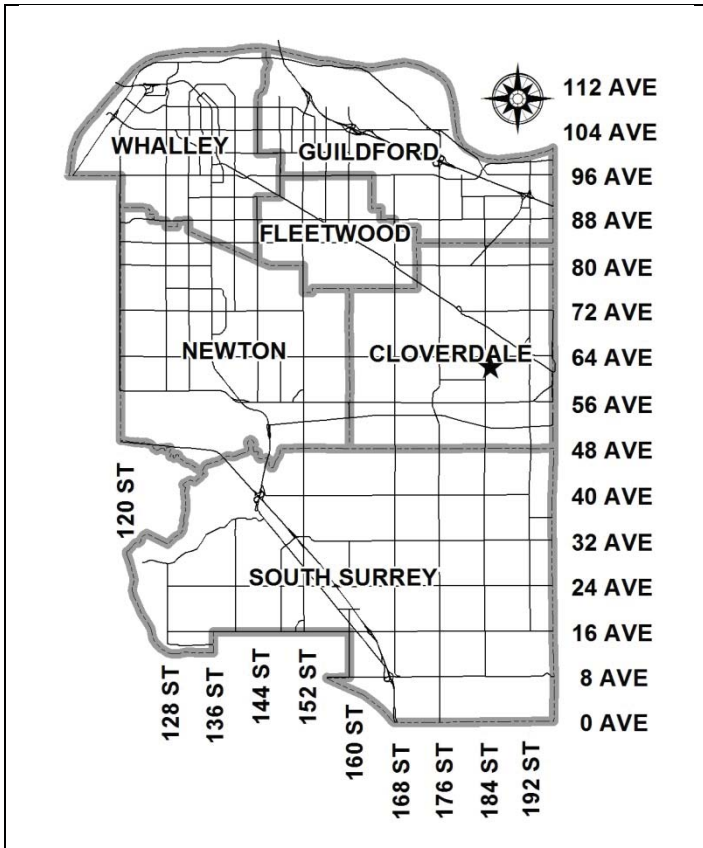


City of Surrey  
**PLANNING & DEVELOPMENT REPORT**

File: 7917-0243-00

Planning Report Date: June 26, 2017



**PROPOSAL:**

- **Development Variance Permit**

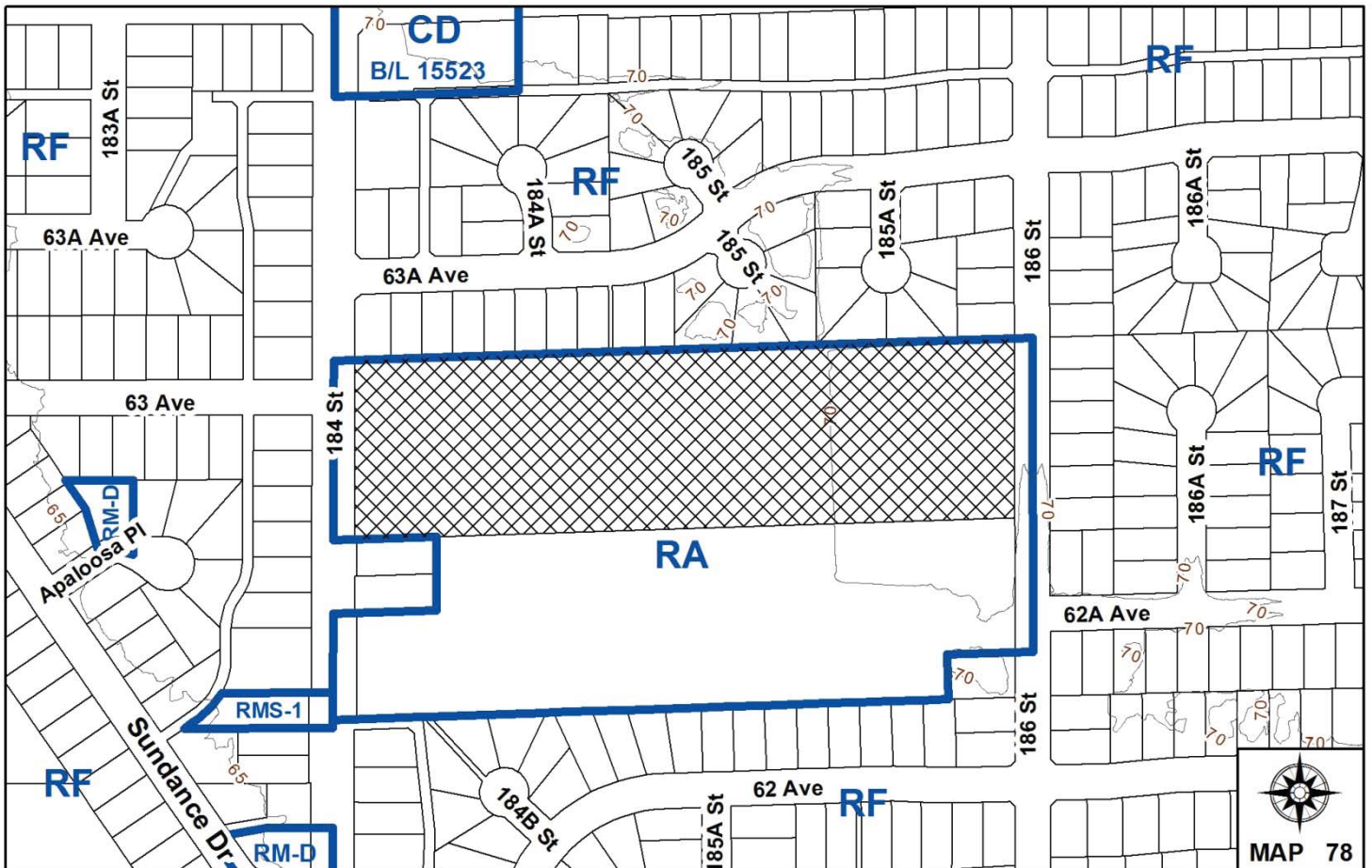
to vary the off-street parking requirement to permit placement of one portable classroom to the east of an existing elementary school (Don Christian Elementary School).

**LOCATION:** 6256 - 184 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 in the Zoning By-law from 65 to 39 (a reduction of 26 spaces) to permit the installation of one portable classroom.

### RATIONALE OF RECOMMENDATION

- Relaxation of the parking requirements will facilitate the placement of one portable classroom 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 30 parking spaces for classrooms (1.75 stalls x 17 classrooms including the proposed portable classroom) and 9 drop off stalls, as recommended in the Parking Study. A total of 39 stalls are required. Currently, there are 48 parking spaces on site.
- 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. 7917-0243-00 (Appendix III) varying the Zoning By-law by reducing the total number of required off-street parking spaces for an elementary school as follows, to proceed to Public Notification:

- (a) delete the requirement to provide 11 parking spaces for every 100 square metres (1,075 sq.ft.) of gross floor area for associated gymnasium; and
- (b) increase the required number of parking spaces for every classroom from 1.0 parking space to 1.75 parking spaces per classroom

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 Parkland for maintenance/access and to minimize impacts to parkland.

SITE CHARACTERISTICS

Existing Land Use: Don Christian Elementary School

Adjacent Area:

Direction	Existing Use	OCP Designation	Existing Zone
North:	Single family dwellings	Urban	RF
East(Across 186 Street):	Single family dwellings	Urban	RF
South:	Don Christian Park	Urban	RA
West (Across 184 Street):	Single family dwellings	Urban	RF

DEVELOPMENT CONSIDERATIONS

- The subject 3.80-hectare (9.4-acre) site is zoned "One-Acre Residential Zone (RA)" and located at 6256 - 184 Street. The site is designated as Urban in the Official Community Plan (OCP).
- The site is occupied by Don Christian Elementary School. Presently, the school contains 16 classrooms, 358 square metres (3,853 square feet) of gymnasium space, and 48 parking spaces.

- The proposed siting of the portable classroom, complies with Parks, Recreation & Culture Department's request for a minimum 2.5-metre (8 ft.) setback from the shared property line with Don Christian Park. The proposed portable siting also complies with minimum setback requirements for public school buildings as outlined in Part 4 General Provisions of Surrey Zoning By-law No. 12000.
- A Building Permit application has been submitted for the installation of a portable classroom to the east of the school building.
- 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 65 parking spaces. As 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 school by deleting the requirement to provide 11 parking spaces for every 100 square metres (1,075 sq.ft.) of gross floor area for associated 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 one portable classroom to the east 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 30 parking spaces for classrooms (1.75 spaces x 17 classrooms, including the proposed portable classroom) and 9 drop off spaces, as recommended in the Parking Study.

- Although there are currently 48 parking spaces on the site, 9 of these spaces will be considered surplus and could facilitate 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 one portable classroom on site without compromising any outdoor play areas.

#### 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. 7917-0243-00

*original signed by Ron Gill*

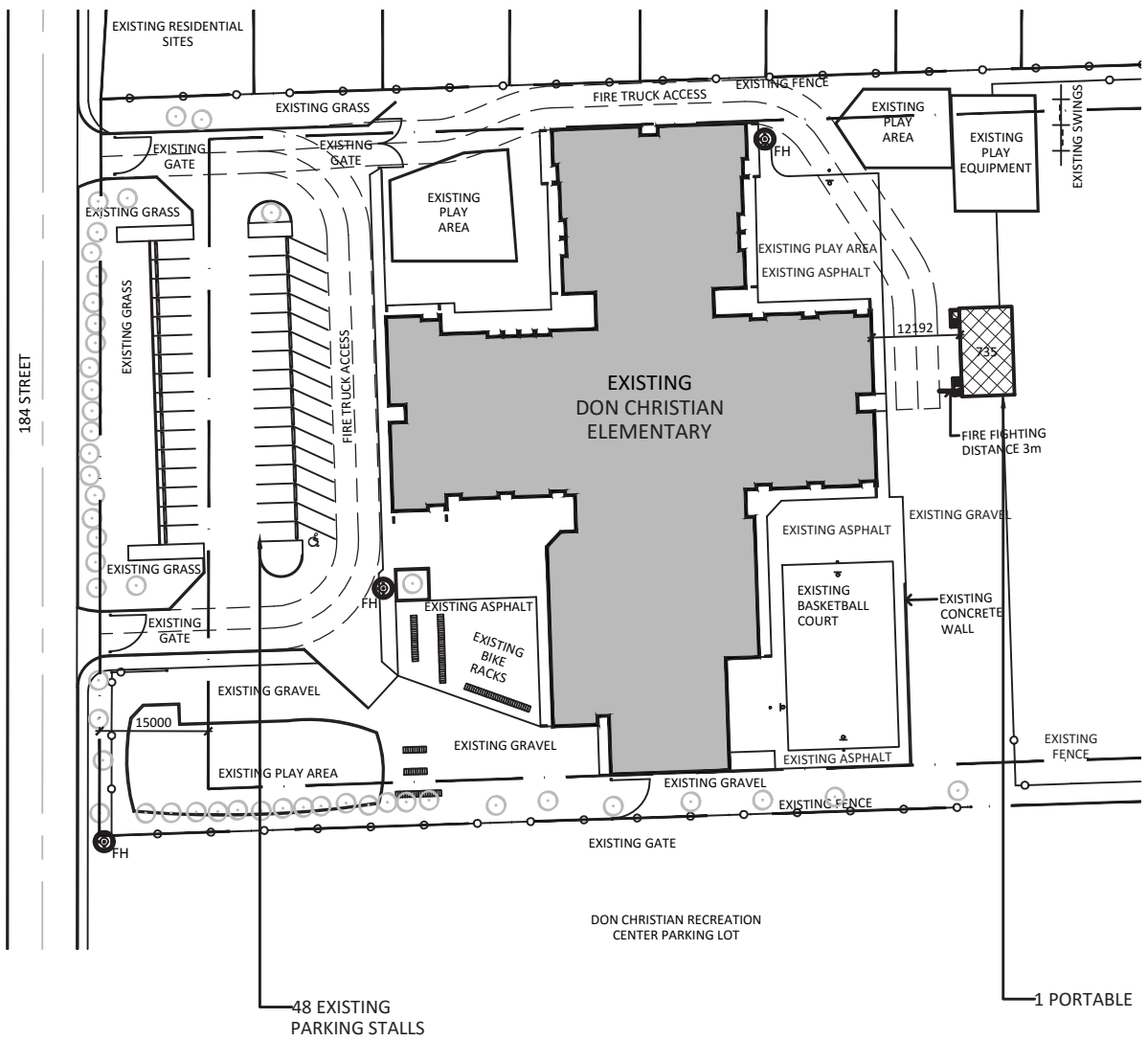
Jean Lamontagne  
General Manager  
Planning and Development

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  
                  Address: Thinkspace Architecture Planning Interior Design  
                              10190 - 152A Street, Unit 300  
                              Surrey, BC V3R 1J7
  
2. Properties involved in the Application
  - (a) Civic Address: 6256 - 184 Street
  - (b) Civic Address: 6256 - 184 Street  
Owner: The Board of School Trustees of School District No. 36 (Surrey)  
PID: 001-852-655  
Parcel 22 Section 9 Township 8 New Westminster District Reference Plan 63450
  
3. Summary of Actions for City Clerk's Office
  - (a) Proceed with Public Notification for Development Variance Permit No. 7917-0249-00 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. 17 CLASSROOMS (X1) = 17
3. 11 PARKING SPACES PER 100M2 OF GYMNASIUM ->  
 $358.41M^2 / 100M^2 \times 11 = 39$   
65 TOTAL

EXISTING PARKING COUNT:

1. 0 DROP OFF STALLS
2. 47 REGULAR PARKING STALLS
  - 2.1. (1 ARE ACCESSIBLE)
- 48 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. 17 CLASSROOMS (X1.75) = 30
- 39 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 26 STALLS

**REQUIRED OFF-STREET PARKING REDUCED FROM 65 PARKING SPACES TO 39 PARKING SPACES**

Project	Scale 1:1000	Project Number
<b>SD 36 PORTABLE RELOCATION 2017</b>	Date 6/19/2017	<b>17620</b>
<b>DON CHRISTIAN ELEMENTARY SCHOOL</b>	Revisions	Sheet Number
Drawing		<b>A0.1a</b>
<b>DEVELOPMENT VARIANCE PERMIT</b>		
<b>PROPOSED PARKING SITE PLAN</b>		

CITY OF SURREY

(the "City")

DEVELOPMENT VARIANCE PERMIT

NO.: 7917-0243-00

Issued To: The Board of School Trustees of School District No. 36 (Surrey)  
(the "Owner")

Address of Owner: 14225 - 56 Avenue  
Surrey, BC V3W 1H9

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: 001-852-655  
Parcel 22 Section 9 Township 8 New Westminster District Reference Plan 63450

6256 - 184 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 gymnasium is deleted; and
  - (b) In Table C.1 of Part 5 Off-Street Parking and Loading/Unloading for a public elementary school 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