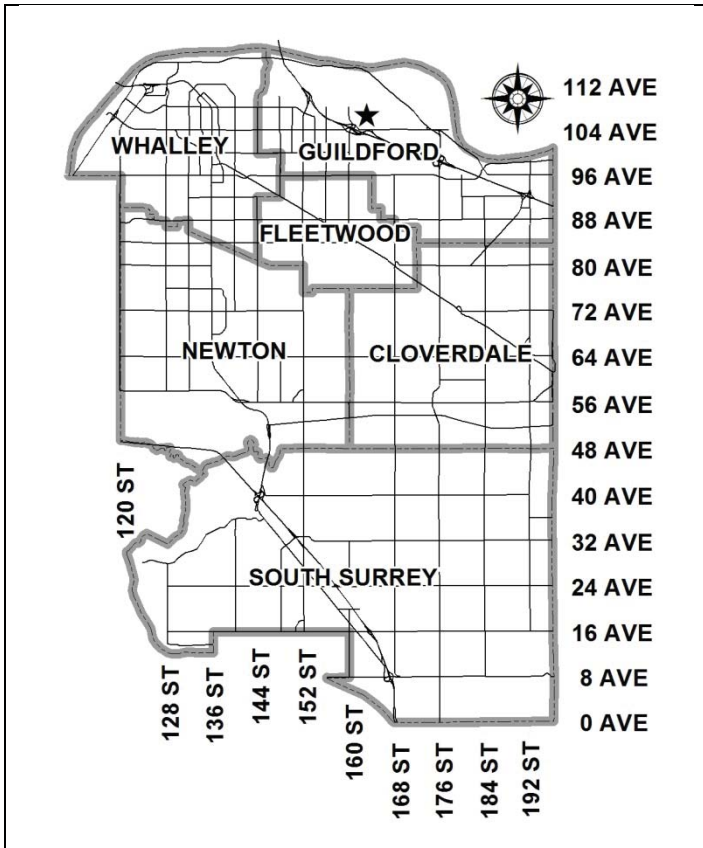


City of Surrey  
**PLANNING & DEVELOPMENT REPORT**

File: 7917-0248-00

Planning Report Date: June 26, 2017



**PROPOSAL:**

- **Development Variance Permit**

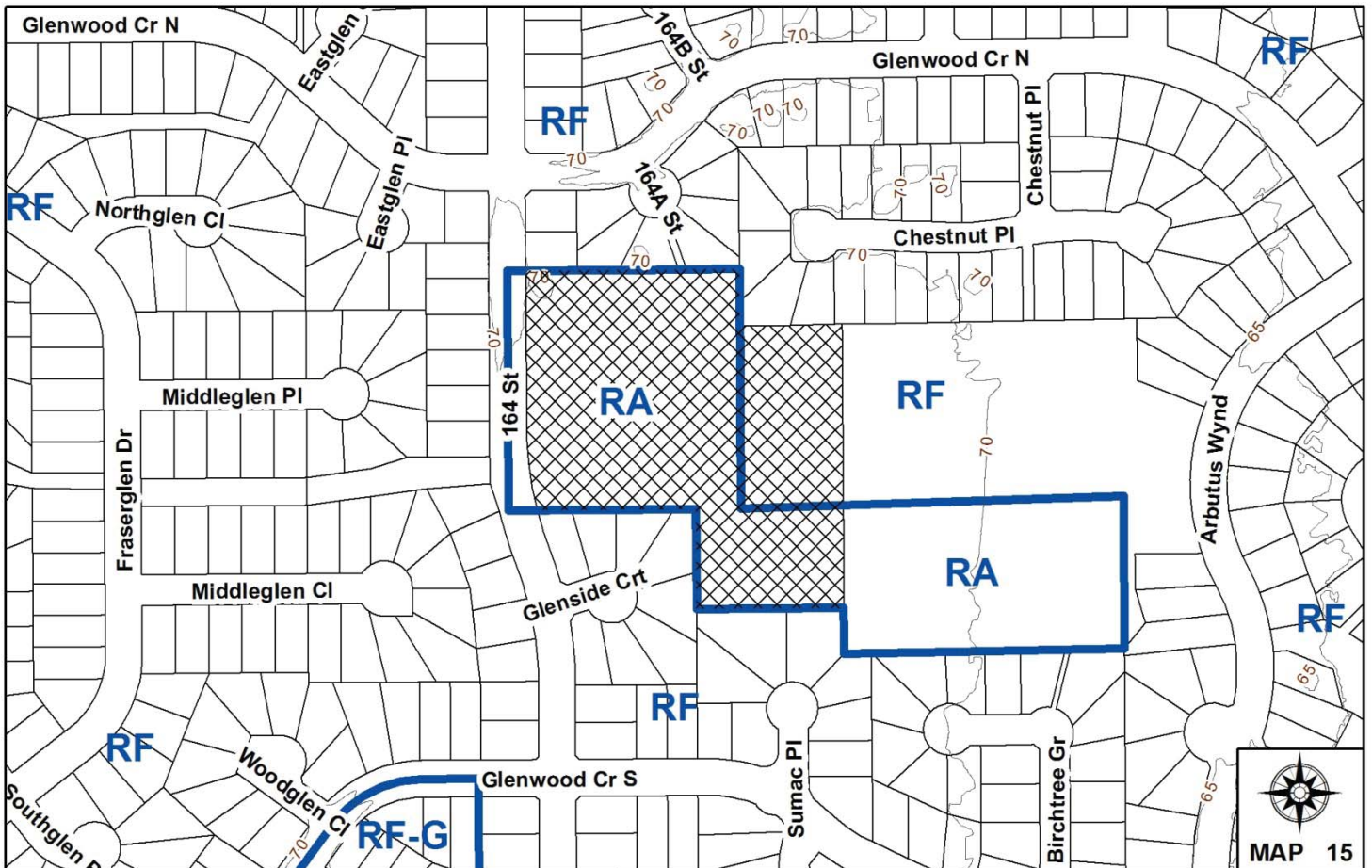
to vary the off-street parking requirement and the regulations applicable to all zones to permit placement of one portable classroom to the east of an existing elementary school (Fraser Wood Elementary School).

**LOCATION:** 10650 - 164 Street

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

**ZONING:** RA & RF

**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 72 to 46 (a reduction of 26 spaces) to permit the installation of one portable classroom.
- Seeking to vary the regulations applicable to all zones to allow one further building to be placed on the portion of the lot zoned RF while the principle building remains placed on the RA zoned portion of the lot.

### RATIONALE OF RECOMMENDATION

- Relaxation of the parking requirements and regulations applicable to all zones 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 37 parking spaces for classrooms (1.75 stalls x 21 classrooms including the proposed portable classroom) and 9 drop off stalls, as recommended in the Parking Study. A total of 46 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.
- The proposed placement of a portable classroom in the RF zoned portion of the lot (despite the principal building being sited in the RA zoned portion of the lot) is considered acceptable given (1) public schools are permitted in all zones, (2) the lot is of a substantial area, and (3) the proposed structure is a portable building.

RECOMMENDATION

The Planning & Development Department recommends that Council approve Development Variance Permit No. 7917-0248-00 (Appendix III) varying the Zoning By-law to reduce the total number of required off-street parking spaces for an elementary school and to vary the regulations for lots lying within 2 or more zones 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;
- (b) increase the required number of parking spaces for every classroom from 1.0 parking space to 1.75 parking spaces per classroom; and
- (c) allow one further building (portable classroom) to be erected on those portions of the lot lying in a zone other than the zone of the portion of the lot containing the principal building (elementary school).

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: Fraser Wood Elementary School

Adjacent Area:

Direction	Existing Use	OCP Designation	Existing Zone
North:	Single family dwellings	Urban	RF
East:	Fraser Wood Park	Urban	RA and RF
South:	Single family dwellings	Urban	RF
West (Across 164 Street):	Single family dwellings	Urban	RF

## DEVELOPMENT CONSIDERATIONS

- The subject 2.48-hectare (6-acre) site is zoned "One-Acre Residential Zone (RA)" and "Single Family Residential Zone (RF)" and located at 10650 - 164 Street. The site is designated as Urban in the Official Community Plan (OCP).
- The site is occupied by Fraser Wood Elementary School. Presently, the school contains 20 classrooms, 379 square metres (4,080 square feet) of gymnasium space, and 48 parking spaces.
- A Building Permit application has been submitted for the installation of one portable classroom to be located east of the school building. 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 Fraser Wood 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.
- 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 72 parking spaces. As no new parking is being proposed, a relaxation is being requested (see By-law Variance Section).
- Under Section E.13(b) of Part 4 General Provisions of Surrey Zoning By-law No. 12000, where a lot lies within 2 or more zones, a principal building may be located on a portion of the lot lying in 1 zone, and no further building shall be located on those portions of the lot lying in any other zone. The existing elementary school is located within the RA zoned portion of the lot and the proposed portable classroom is located in the RF zoned portion of the lot. As such, 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.
- To vary the Zoning By-law to allow one further building to be erected on those portions of the lot lying in a zone other than the zone of the principal building for lots lying within 2 or more zones.

### 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 37 parking spaces for classrooms (1.75 spaces x 21 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, 2 of those 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 and regulations for lots lying within 2 or more zones will facilitate the placement of one portable classroom on site without compromising any outdoor play areas.
- The proposed placement of a portable classroom in the RF zoned portion of the lot (despite the principal building being sited in the RA zoned portion of the lot) is considered acceptable given (1) public schools are permitted in all zones, (2) the lot is of a substantial area, and (3) the proposed structure is a portable building.

INFORMATION ATTACHED TO THIS REPORT

The following information is attached to this Report:

Appendix I.	Lot Owners, Action Summary
Appendix II.	Site Plan and Parking Calculations
Appendix III.	Development Variance Permit No. 7917-0248-00

*original signed by Ron Gill*

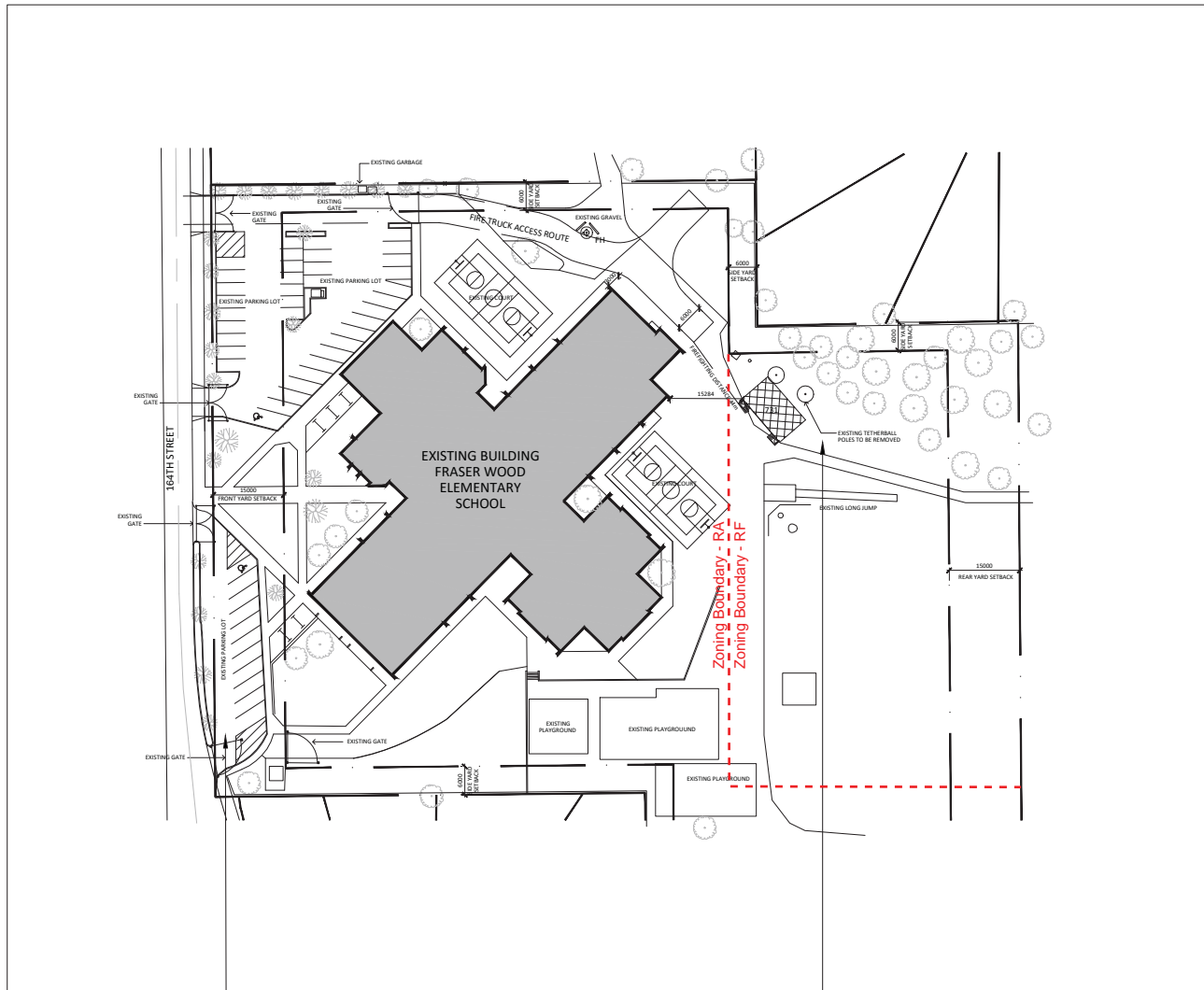
Jean Lamontagne  
General Manager  
Planning and Development

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:                10650 - 164 Street
  - (b)       Civic Address:                10650 - 164 Street  
              Owner:                        The Board of School Trustees of School District No. 36 (Surrey)  
              PID:                            016-012-461  
              Lot B Section 24 Block 5 North Range 1 West New Westminster District Plan 85343
  
3.        Summary of Actions for City Clerk's Office
  - (a)       Proceed with Public Notification for Development Variance Permit No. 7917-0248-00 and bring the Development Variance Permit forward for issuance and execution by the Mayor and City Clerk.





48 EXISTING PARKING STALLS

1 PORTABLE

PARKING APPLICATION STATISTICS:

PARKING COUNT UNDER "SURREY ZONING BYLAW 12000"

BYLAW 1200 REQUIRED PARKING COUNT:

1. 9 DROP OFF STALLS
  2. 20 CLASSROOMS = 20
  3. 1 PORTABLE = 1
  4. 11 PARKING SPACES PER 100M2 OF GYMNASIUM ->  
379M2/100M2 X 11 = 42
- 72 TOTAL

EXISTING PARKING COUNT:

1. 0 DROP OFF STALLS
  2. 46 REGULAR PARKING STALLS
  - 2.1. (2 ARE ACCESSIBLE)
- 48 TOTAL

PROPOSED PARKING AS PER PARKING STUDY COMPLETED BY SCHOOL DISTRICT NO. 36 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
- 20 CLASSROOMS + 1 PORTABLE (X1.75) = 37
- 46 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 72 PARKING SPACES TO 46 PARKING SPACES**

**thinkspace**  
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 1:1500	Project Number
<b>SD 36 PORTABLE RELOCATION 2017 FRASER WOOD ELEMENTARY SCHOOL</b>	Date 6/19/2017	<b>17620</b>
Drawing	Revisions	Sheet Number
<b>DEVELOPMENT VARIANCE PERMIT PROPOSED PARKING SITE PLAN</b>		<b>A0.1a</b>

CITY OF SURREY

(the "City")

DEVELOPMENT VARIANCE PERMIT

NO.: 7917-0248-00

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

Address of Owner: 14225 - 56 Avenue  
Surrey, BC V3X 3A2

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: 016-012-461  
Lot B Section 24 Block 5 North Range 1 West New Westminster District Plan 85343

10650 - 164 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;
  - (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; and
  - (c) Part 4 General Provisions, Section E.13(b) is varied to permit a portable classroom building to be erected within those portions of the lot lying in another zone than the zone of the portion of the lot containing the principal building (elementary school).



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