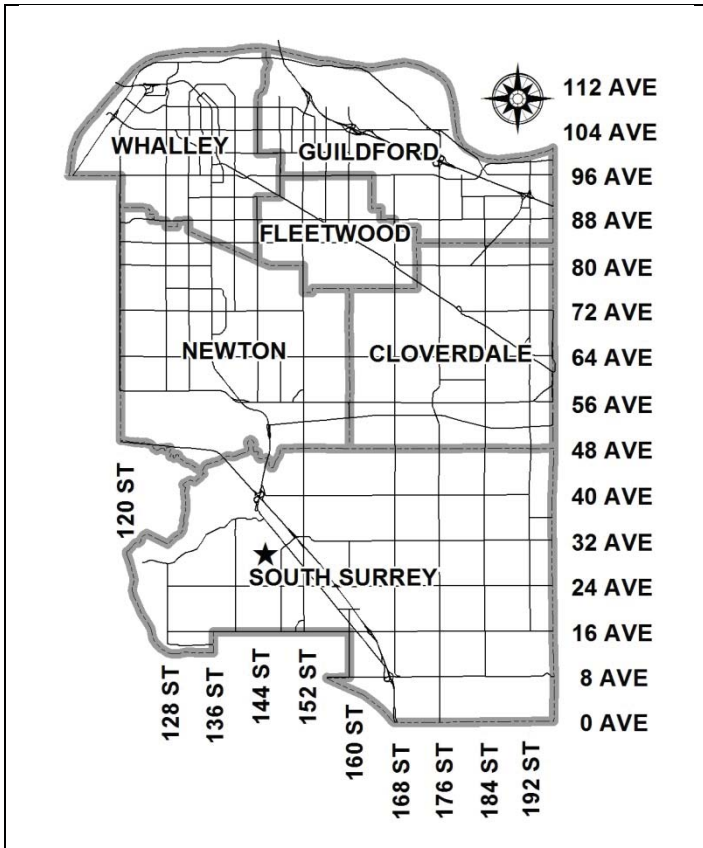


City of Surrey
PLANNING & DEVELOPMENT REPORT

File: 7917-0252-00

Planning Report Date: June 26, 2017



PROPOSAL:

- **Development Variance Permit**

to vary the off-street parking requirements to permit the placement of two portable classrooms at Semiahmoo Trail Elementary School.

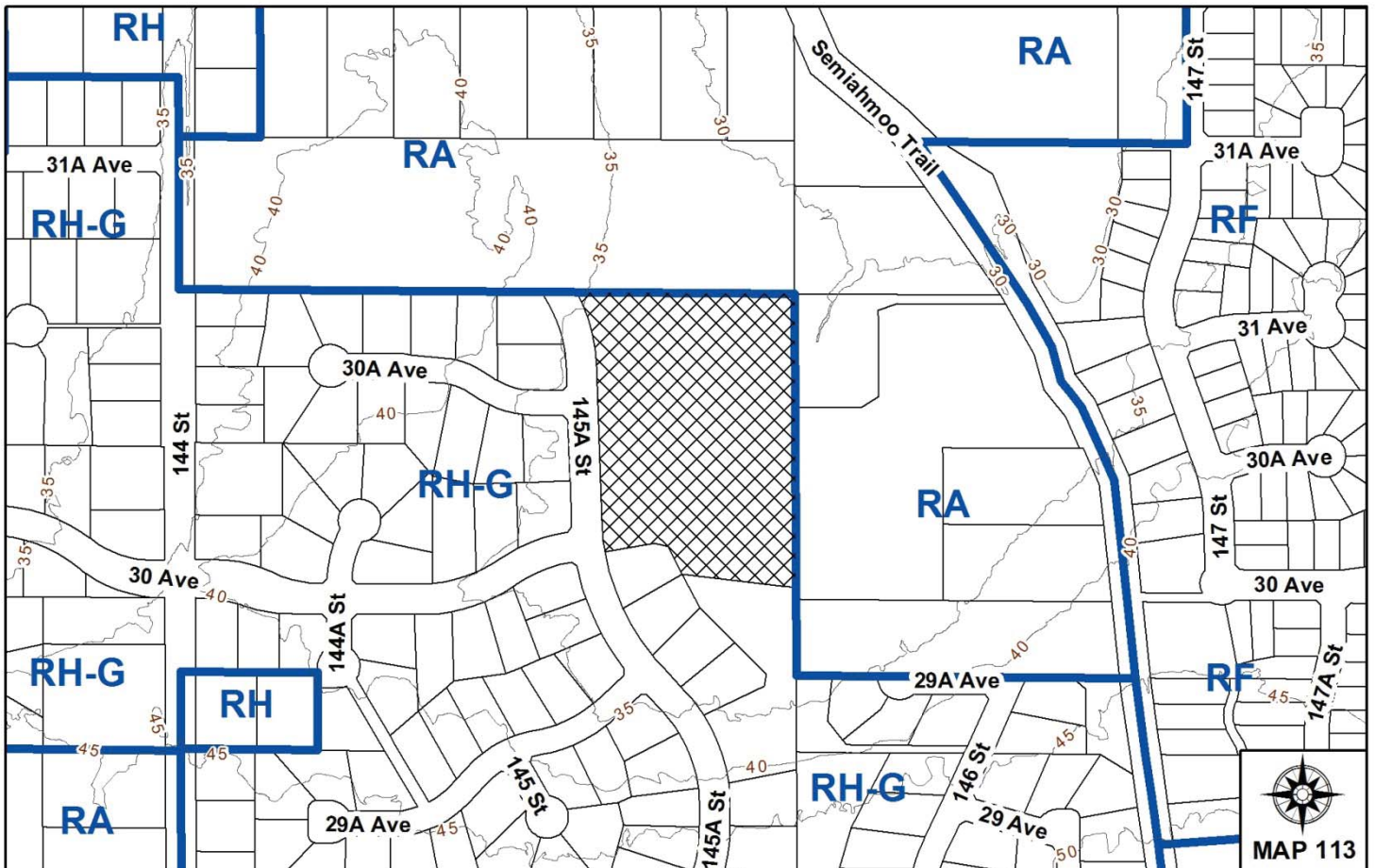
LOCATION: 3040 - 145A Street

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

ZONING: RH-G

OCP DESIGNATION: Suburban

NCP DESIGNATION: School



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 an elementary school is calculated, resulting in a reduction from the required 64 off-street stalls to 34 off-street stalls.

RATIONALE OF RECOMMENDATION

- Reduction of the parking requirements will facilitate the placement of two portable classrooms on the site.
- The proposed reduction in parking complies with the findings of the Surrey Elementary School Parking Study completed by Wildes Consulting Inc., dated January 2017, and was reviewed and accepted by the City's Transportation Planning Division.

RECOMMENDATION

The Planning & Development Department recommends that Council approve Development Variance Permit No. 7917-0252-00 (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 an elementary school at an increased standard from 1.0 space per classroom to 1.75 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 an elementary school.

REFERRALS

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

SITE CHARACTERISTICS

Existing Land Use: Semiahmoo Trail Elementary School

Adjacent Area:

| Direction | Existing Use | OCP/NCP & LAP Designation | Existing Zone |
|----------------------------|--|------------------------------------|---------------|
| North: | Single family dwellings on acreage lot | Suburban / Half-Acre Gross Density | RA |
| East: | Single family dwellings & Parkland | Suburban / Park | RA |
| South: | Single family dwellings | Suburban / n/a | RH-G |
| West (Across 145A Street): | Single family dwellings | Suburban / n/a | RH-G |

DEVELOPMENT CONSIDERATIONS

- The subject property, located at 3040 – 145A Street, is designated "Suburban" in the Official Community Plan, "School" in the King George Highway Corridor Neighbourhood Concept Plan, and zoned "Half-Acre Residential Gross Density Zone (RH-G)".
- The site is occupied by Semiahmoo Trail Elementary School. Currently, the school contains 12 classrooms, in addition to a gymnasium. The total number of existing parking spaces located on the site is 60.

- A building permit application has been submitted for two portable classrooms to be located south of the school building.
- Under Part 5 Off-Street Parking and Loading/Unloading of the Zoning By-law, 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 an associated gymnasium. This equates to a total parking requirement of 64 parking spaces for the subject site (Semiahmoo Trail Elementary School).

BY-LAW VARIANCE AND JUSTIFICATION

(a) Requested Variance:

- To vary the rate at which the parking requirements are calculated for an elementary school from 1.0 space per classroom to 1.75 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 two portable classrooms 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.

Staff Comments:

- The proposed variance complies with the finding of the Surrey Elementary School Parking Study, conducted by Wildes Consulting Inc. (January 2017). The study has been reviewed and accepted by the City's Transportation Planning Division 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 by-law requirement for additional parking for associated gymnasium space.
- The proposed parking for the school allocates 25 stalls for classrooms (1.75 stalls x 14 classrooms, including the two proposed portable classrooms) and 9 drop off stalls, totaling 34 parking spaces, as recommended in the Parking Study. There are currently 60 off-street parking stalls on the site.
- A reduction of the parking requirements will facilitate the placement of two portable classrooms 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. 7917-0252-00

original signed by Ron Hintsche

Jean Lamontagne
General Manager
Planning and Development

DZ/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: 3040 – 145A Street



 - (b) Civic Address: 3040 – 145A Street
 Owner: The Board of School Trustees of School District No. 36 (Surrey)
 PID: 018-707-122
 Parcel A Section 22 Township 1 New Westminster District Reference Plan LMP15682

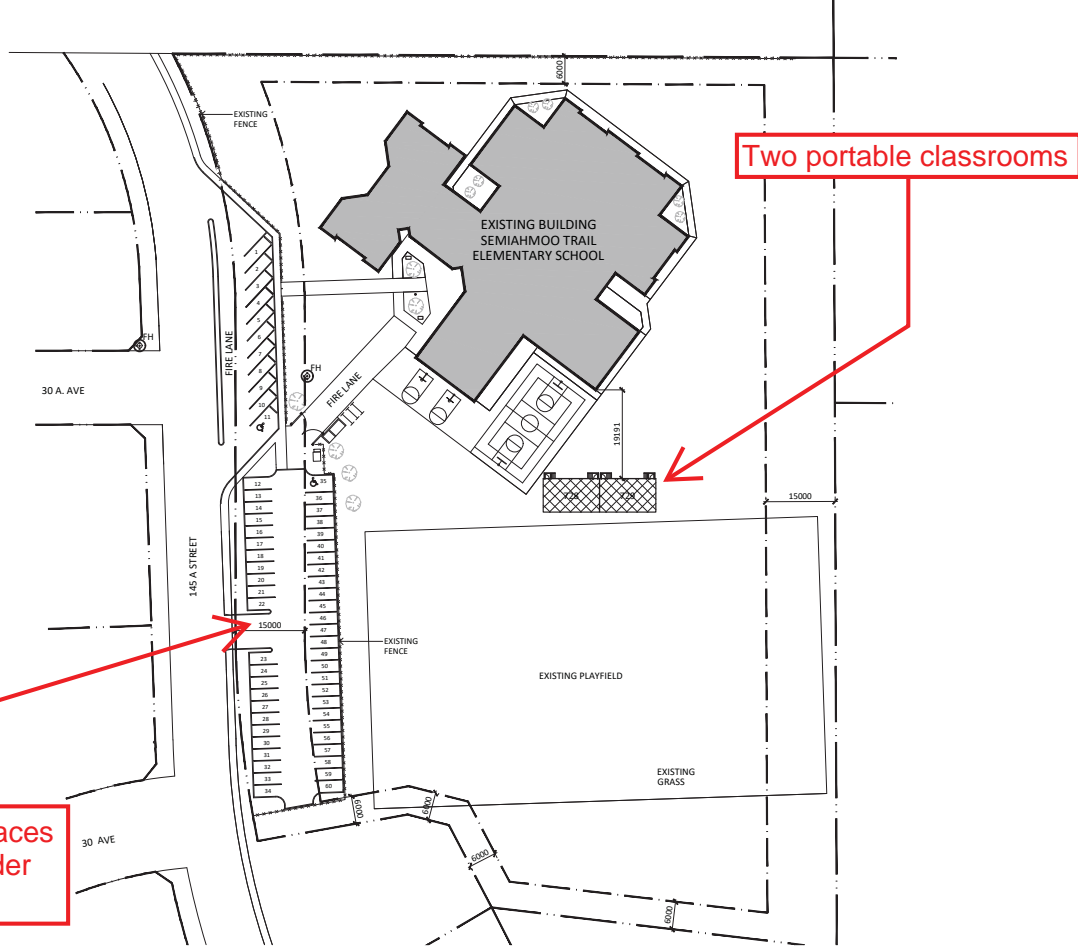
3. Summary of Actions for City Clerk's Office
 - (a) Proceed with Public Notification for Development Variance Permit No. 7917-0252-00 and bring the Development Variance Permit forward for issuance and execution by the Mayor and City Clerk.

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 ft² (186 m²), 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 ft² or 557 m²). 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 64 off-street stalls to 34 off-street stalls in order to accommodate two portable classrooms on site.

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 This site is the property of
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 100-40190 24th Street, Surrey, BC V4R 1J7
 (604) 883-8338
 thinkspace.com

| | |
|----------|-----------------------------|
| DATE | |
| REVISION | |
| NO. | DESCRIPTION |
| 1 | REVISED FOR BUILDING PERMIT |



thinkspace
 Professional Planning Interior Design
 100-40190 24th Street, Surrey, BC V4R 1J7
 (604) 883-8338
www.thinkspace.com

| | |
|--------------|---|
| Project Name | SD 36 PORTABLE RELOCATION 2017 SEMIAHMOO TRAIL E.S. |
| Project No. | 17627 |
| Project Date | 06/2017 |
| Sheet Title | A0.01 SITE PLAN |

CITY OF SURREY

(the "City")

DEVELOPMENT VARIANCE PERMIT

NO.: 7917-0252-00

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: 018-707-122
Parcel A Section 22 Township 1 New Westminster District Reference Plan LMP15682

3040 – 145A Street

(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 an elementary school shall be increased from 1.0 space per classroom to 1.75 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 an elementary 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 .

Mayor – Linda Hepner

City Clerk – Jane Sullivan