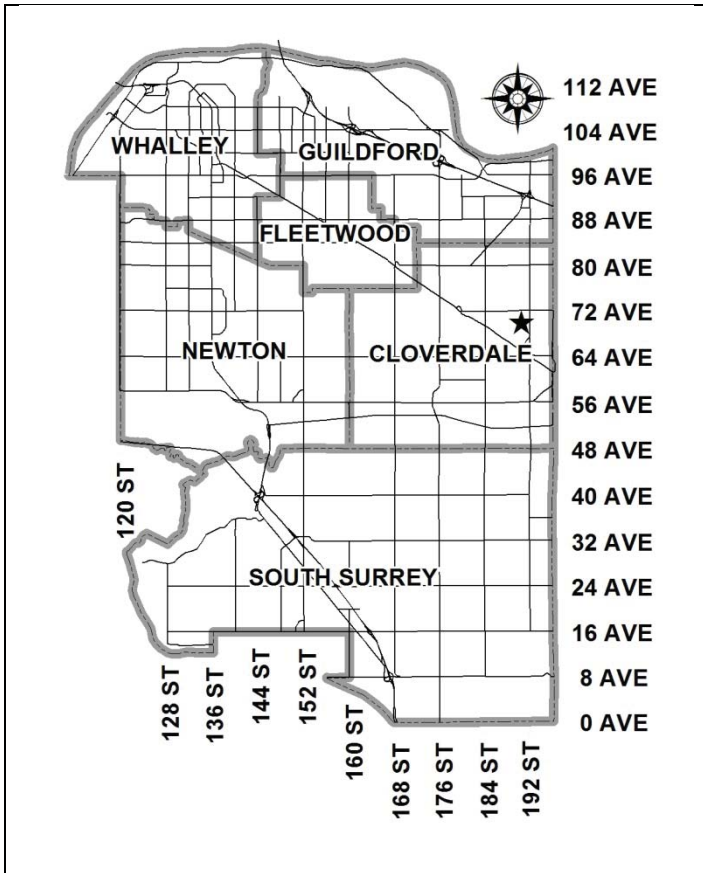


City of Surrey  
**PLANNING & DEVELOPMENT REPORT**

File: 7917-0277-00

Planning Report Date: June 26, 2017



**PROPOSAL:**

- **Development Variance Permit**

to vary the off-street parking requirement to permit placement of eight portable classrooms to the south west of an existing elementary school (Hazelgrove Elementary School).

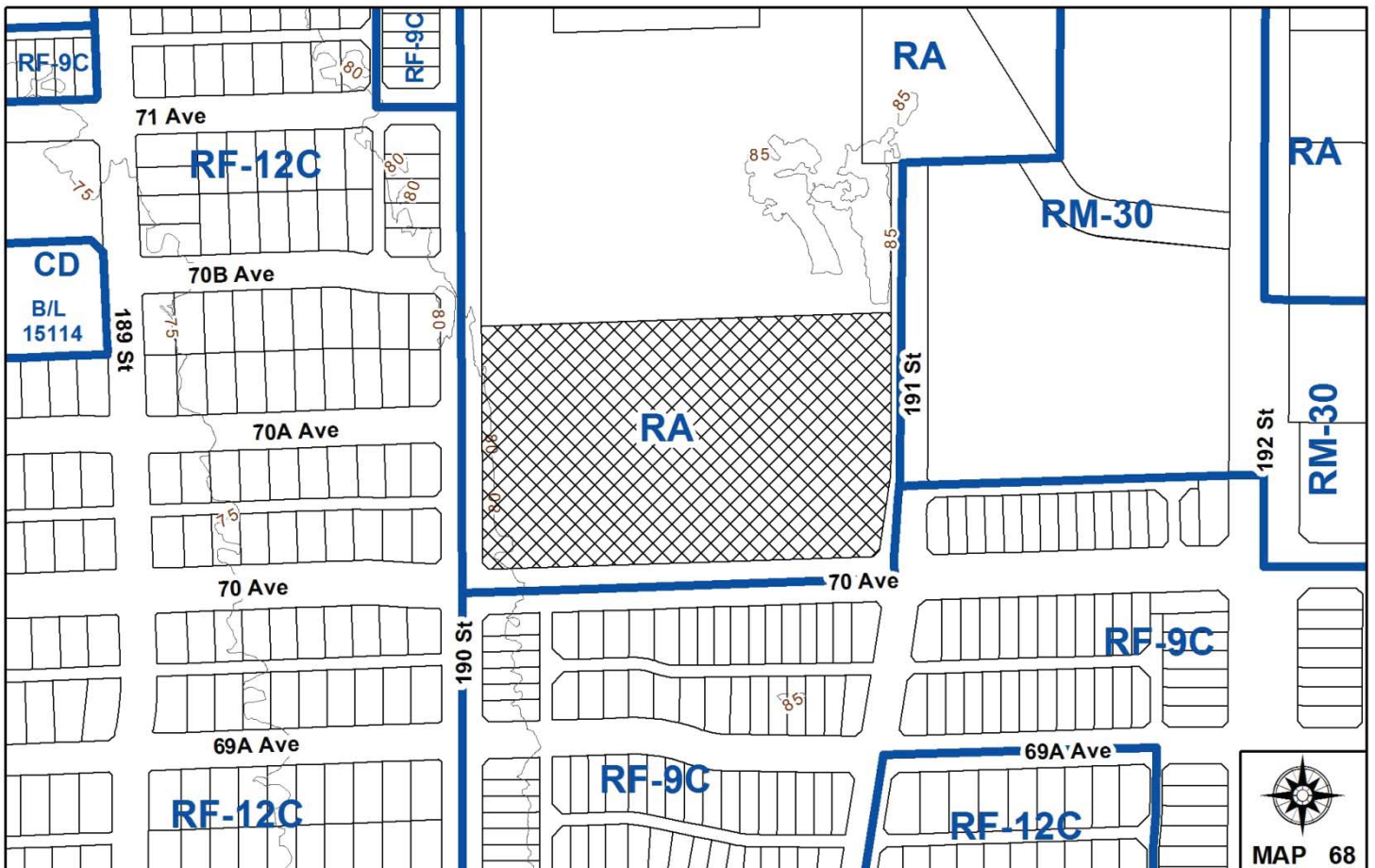
**LOCATION:** 7057 - 191 Street

**OWNER:** The Board of School Trustees of School District 36 (Surrey)

**ZONING:** RA

**OCP DESIGNATION:** Urban

**NCP DESIGNATION:** School & Park



### 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 79 to 62 (a reduction of 17 spaces) to permit the installation of six existing portable classrooms and two proposed portable classrooms.

### RATIONALE OF RECOMMENDATION

- Relaxation of the parking requirements will facilitate the placement of eight 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 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 53 parking spaces for classrooms (1.75 stalls x 30 classrooms including the eight portable classrooms) and 9 drop off stalls, as recommended in the Parking Study. A total of 62 stalls are required. Currently, there are 77 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. 7917-0277-00 (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: Hazelgrove Elementary School

Adjacent Area:

<b>Direction</b>	<b>Existing Use</b>	<b>East Clayton NCP Designation</b>	<b>Existing Zone</b>
North:	Hazelgrove Park	School & Park	RA
East (Across 191 Street):	Fraser Wood Park	15-25 UPA (Medium-High Density)	RM-30
South (Across 70 Avenue):	Single family dwellings	6-10 UPA (Low Density)	RF-9C
West (Across 190 Street):	Single family dwellings	6-10 UPA (Low Density)	RF-12C

DEVELOPMENT CONSIDERATIONS

- The subject 2.37-hectare (5.86-acre) site is zoned "One-Acre Residential Zone (RA)" and located at 7057 - 191 Street. The site is designated as Urban in the Official Community Plan (OCP) and School & Park in the East Clayton Neighbourhood Concept Plan (NCP).

- The site is occupied by Hazelgrove Elementary School. Presently, the school contains 22 classrooms, 6 portable classrooms, 367 square metres (3,950 square feet) of gymnasium space, and 77 parking spaces.
- A Building Permit application has been submitted for the installation of eight (8) portable classrooms (6 of which have already been installed) to the southwest 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 Hazelgrove 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 79 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 eight portable classrooms to the south west 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 53 parking spaces for classrooms (1.75 spaces x 30 classrooms, including the proposed portable classrooms) and 9 drop off spaces, as recommended in the Parking Study.
- Although there are currently 77 parking spaces on the site, 15 of those 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 eight portable classrooms on site without compromising any outdoor play areas.

#### INFORMATION ATTACHED TO THIS REPORT

The following information is attached to this Report:

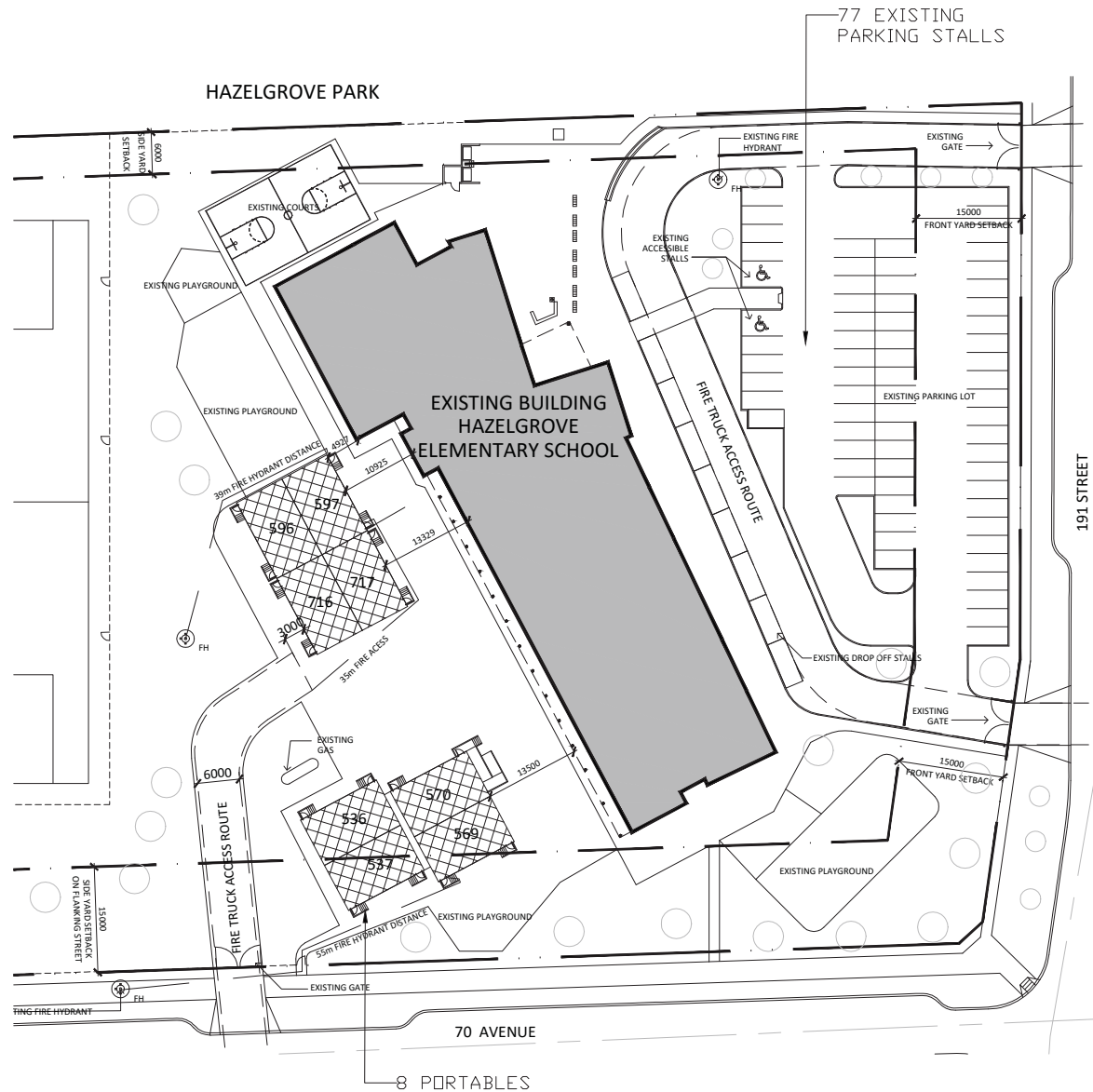
Appendix I.	Lot Owners, Action Summary
Appendix III.	Site Plan and Parking Calculations
Appendix III.	Development Variance Permit No. 7917-0277-00

*original signed by Ron Gill*

Jean Lamontagne  
General Manager  
Planning and Development

KL/da





PARKING APPLICATION STATISTICS:

PARKING COUNT UNDER "SURREY ZONING BYLAW 12000"

BYLAW 1200 REQUIRED PARKING COUNT:

1. 9 DROP OFF STALLS
  2. 22 CLASSROOMS (X1) = 22
  3. 8 PORTABLES (X1) = 8
  4. 11 PARKING SPACES PER 100M2 OF GYMNASIUM ->  
367 M2/100M2 X 11 = 40
- 79 TOTAL

EXISTING PARKING COUNT:

1. 9 DROP OFF STALLS
  2. 68 REGULAR PARKING STALLS
    - 2.1. (2 ARE ACCESSIBLE)
- 77 TOTAL

PROPOSED PARKING AS PER WILDES PARKING STUDY 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
- 22 CLASSROOMS + 8 PORTABLES (X1.75) = 53
- 62 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 17 STALLS

**REQUIRED OFF-STREET PARKING REDUCED FROM 79 PARKING SPACES TO 62 PARKING SPACES**



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



CITY OF SURREY

(the "City")

DEVELOPMENT VARIANCE PERMIT

NO.: 7917-0277-00

Issued To: THE BOARD OF SCHOOL TRUSTEES OF SCHOOL DISTRICT 36  
(SURREY)  
  
(the "Owner")

Address of Owner: 14225 – 56 Avenue  
Surrey, BC V3X 3A3

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: 025-575-295  
Lot 2 Section 16 Township 8 New Westminster District Plan BCP3251

7057 – 191 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