

City of Surrey
PLANNING & DEVELOPMENT REPORT

File: 7917-0322-00

Planning Report Date: October 2, 2017

PROPOSAL:

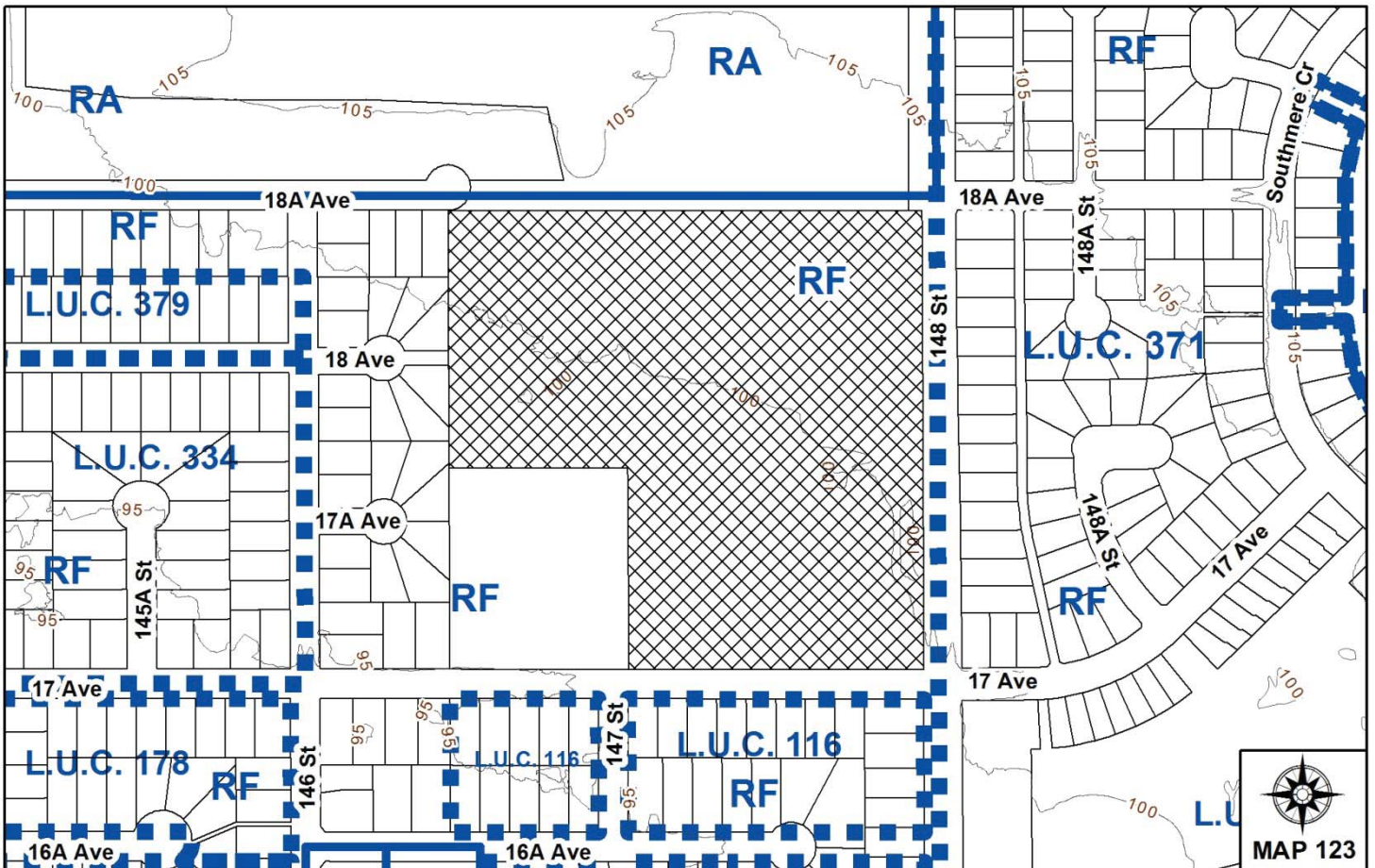
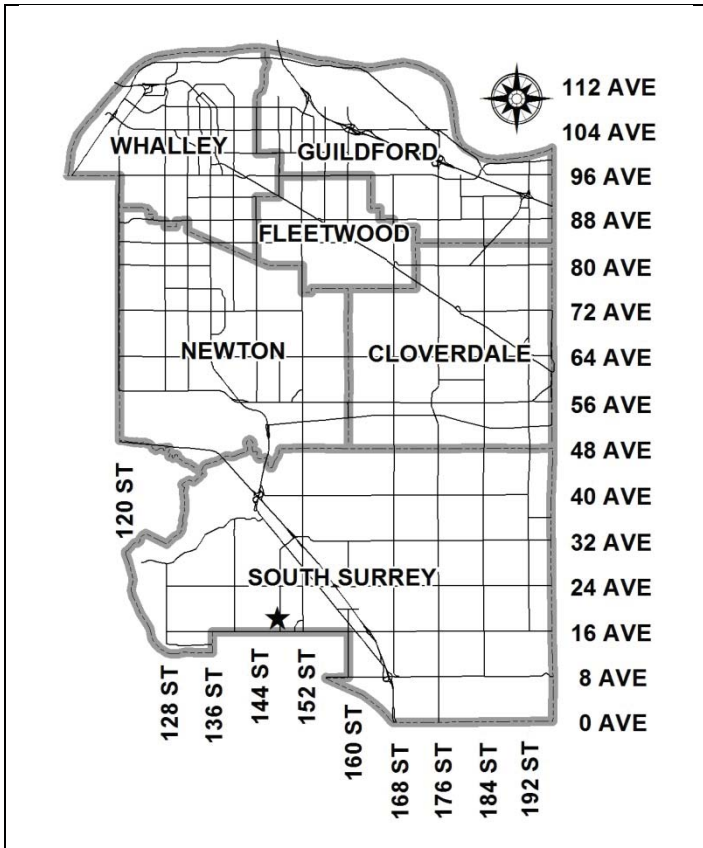
- **Development Variance Permit**

to vary the off-street parking requirements to permit the placement of two portable classrooms at H.T. Thrift Elementary School.

LOCATION: 1739 - 148 Street

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 an elementary school is calculated, resulting in a reduction from the required 63 off-street stalls to 32 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, which was reviewed and accepted by the City's Transportation Planning Division.

RECOMMENDATION

The Planning & Development Department recommends that Council approve Development Variance Permit No. 7917-0322-00 (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: H.T. Thrift Elementary School

Adjacent Area:

Direction	Existing Use	OCP Designation	Existing Zone
North:	Semiahmoo Secondary School	Urban	RF
East (Across 148 Street):	Single family residential	Urban	L.U.C No. 371 (Underlying RF Zone)
South (Across 17 Avenue):	Single family residential	Urban	L.U.C. No. 116 (Underlying RF Zone)
West:	South Surrey Indoor Pool	Urban	RF

DEVELOPMENT CONSIDERATIONS

- The subject property, located at 1739 – 148 Street, is designated "Urban" in the Official Community Plan and zoned "Single Family Residential Zone (RF)".
- The site is occupied by H.T. Thrift Elementary School. Currently, the school contains 11 classrooms, in addition to a gymnasium. The total number of existing parking spaces located on the site is 15.
- A building permit application has been submitted for two portable classrooms to be located north 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 63 parking spaces for the subject site (H.T. Thrift Elementary School).
- The applicant is proposing to add an additional 17 parking spaces north of the school building, for a total of 32 off-street parking spaces on the site.

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.
- Existing parking will not be impacted by the addition of the two portable classrooms.
- 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 23 stalls for classrooms (1.75 stalls x 13 classrooms, including the two proposed portable classrooms) and 9 drop off stalls, totaling 32 parking spaces, as recommended in the Parking Study. There are currently 15 off-street parking spaces on the site. The applicant is proposing the addition of 17 new parking spaces to meet the requirement in the Parking Study, totaling 32 off-street parking spaces.

- 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:

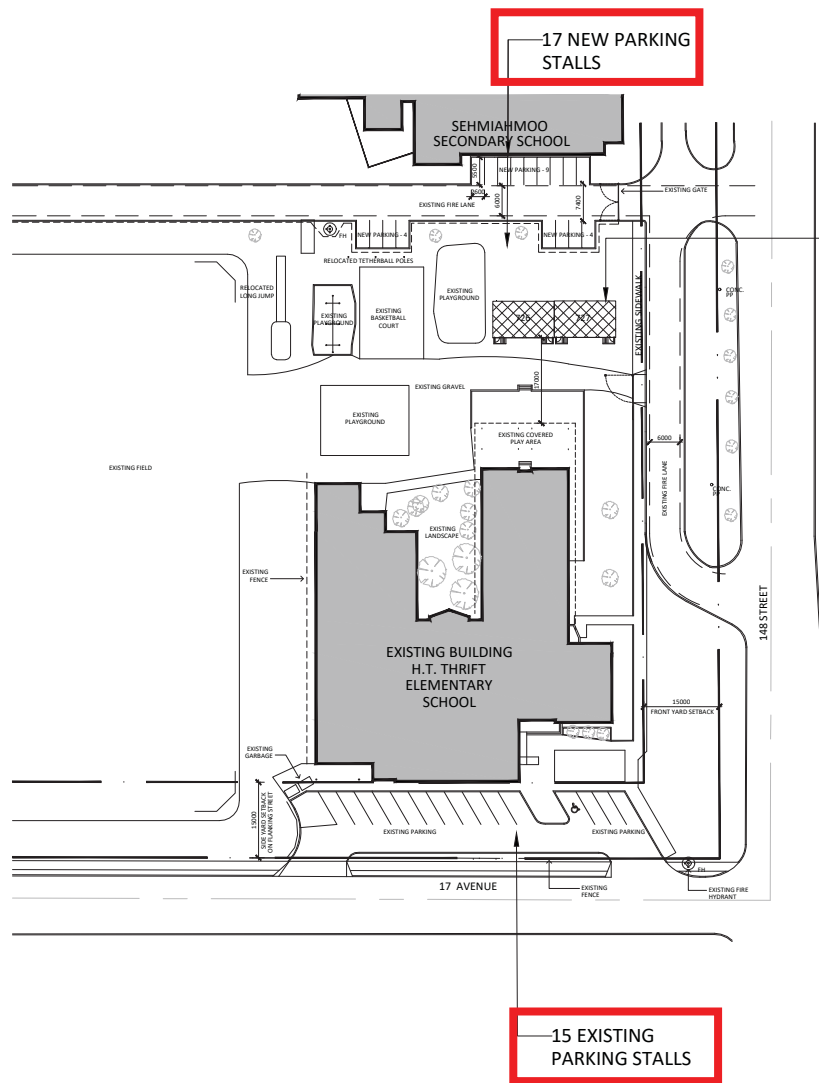
Appendix I. Lot Owners & Action Summary (Confidential)
Appendix II. Site Plan
Appendix III. Development Variance Permit No. 7917-0322-00

original signed by Ron Hintsche

Jean Lamontagne
General Manager
Planning and Development

DZ/da

APPENDIX I HAS BEEN
REMOVED AS IT CONTAINS
CONFIDENTIAL INFORMATION



PARKING APPLICATION STATISTICS:

PARKING COUNT UNDER "SURREY ZONING BYLAW 12000"

BYLAW 1200 REQUIRED PARKING COUNT:

1. 9 DROP OFF STALLS
2. 11 CLASSROOMS + 2 PORTABLES (X1) = 13
3. 11 PARKING SPACES PER 100M2 OF GYMNASIUM ->
372M2/100M2 X 11 = 41
63 TOTAL

EXISTING COUNT:

1. 17 NEW PARKING STALLS
2. 14 REGULAR PARKING STALLS
2.1. (1 ACCESSIBLE)
32 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
- 11 CLASSROOMS + 2 PORTABLES (X1.75) = 23
32 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 31 STALLS

Project SD 36 PORTABLE RELOCATION 2017 H.T. THRIFT ELEMENTARY SCHOOL	Scale 1:1500	Project Number 17627
	Date 8/28/2017	Sheet Number
Drawing DEVELOPMENT VARIANCE PERMIT PROPOSED PARKING SITE PLAN	Revisions	A0.1a

CITY OF SURREY

(the "City")

DEVELOPMENT VARIANCE PERMIT

NO.: 7917-0322-00

Issued To:

(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: 009-039-279

Lot 38 Section 15 Township 1 New Westminster District Plan 29452 Except: Plan BCP39428

1739 – 148 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