

**PROPOSAL:**

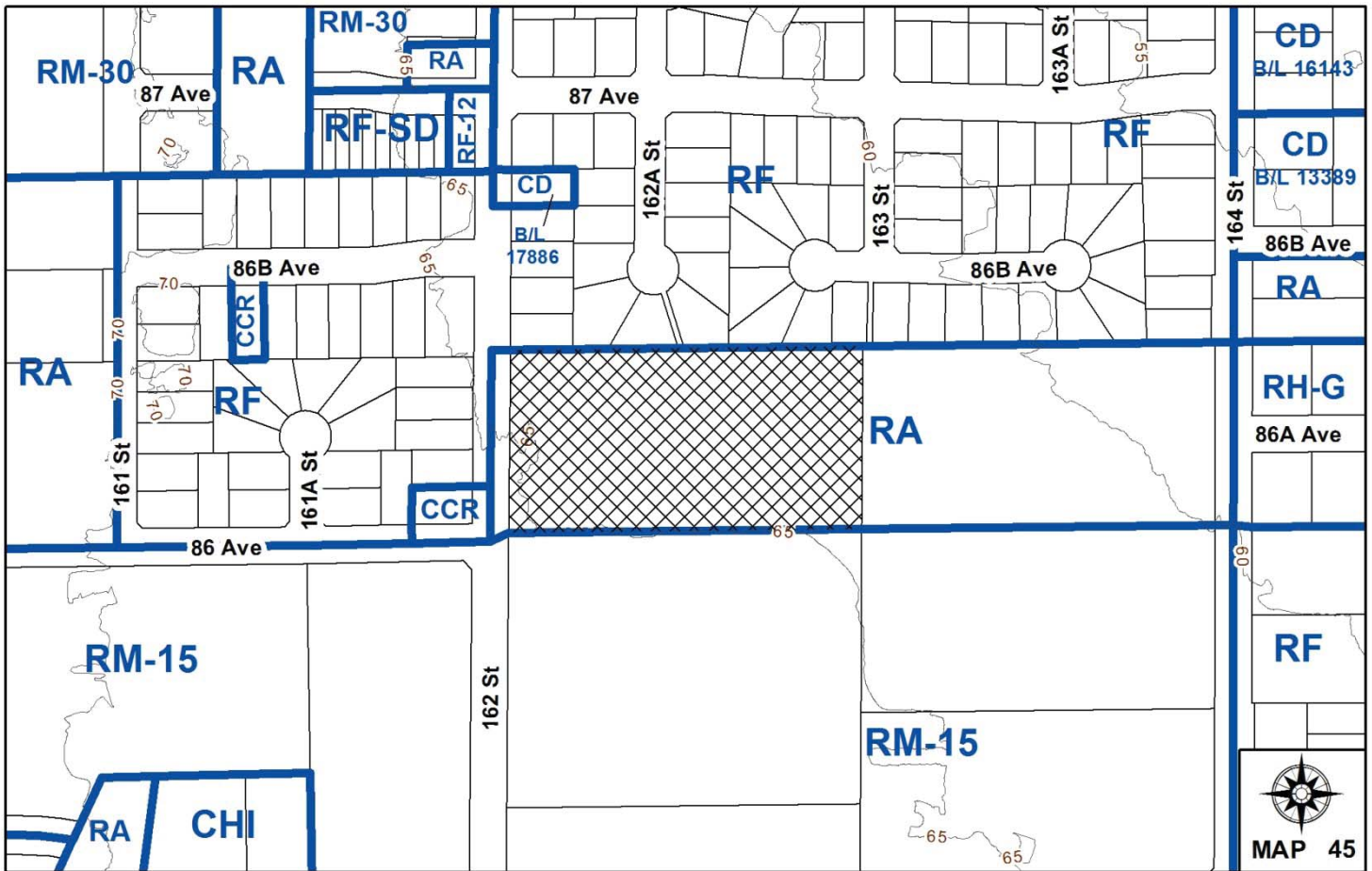
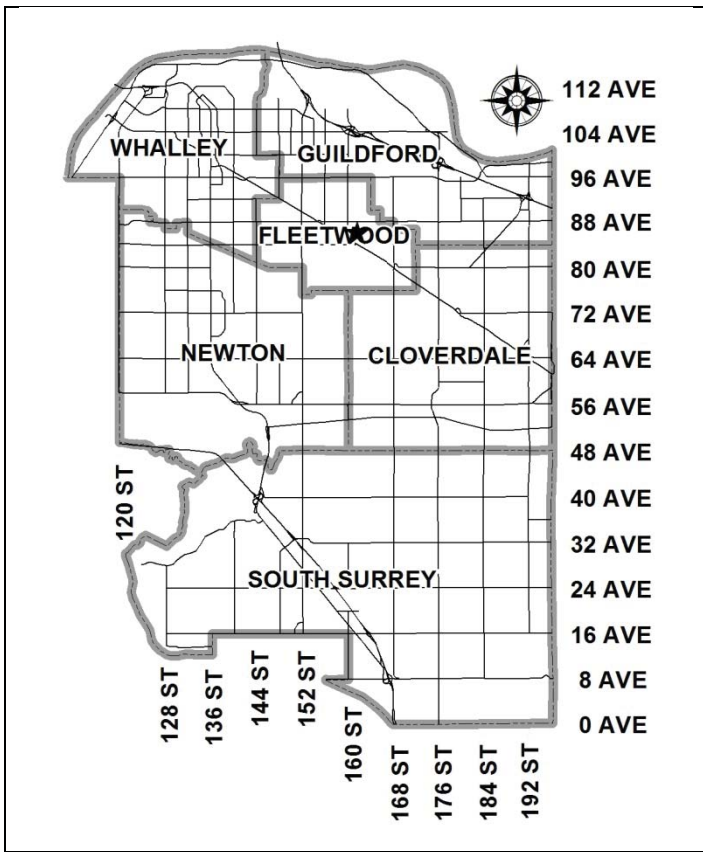
- **Development Variance Permit**

to reduce the front yard setback from 15 metres (50 ft.) to 10 meters (33 ft.) to allow for the retention of three portable classrooms at the front of an existing elementary school (Frost Road Elementary).

**LOCATION:** 8606 - 162 Street

**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 front yard setback from 15 meters (50 ft.) to 10 meters (33 ft.) to accommodate three portable classrooms already installed on the site.

### RATIONALE OF RECOMMENDATION

- Reduction of the front yard setback will facilitate the retention of three existing portable classrooms on site to address a lack of capacity in the existing school building until a future addition to the school building can be constructed.
- Twenty-three (23) new parking spaces have been proposed in the north portion of the school site to accommodate increased classrooms and long term school expansion plans.

**RECOMMENDATION**

The Planning & Development Department recommends that Council approve Development Variance Permit No. 7917-0449-00 (Appendix III) varying the General Provisions of the Zoning By-law No. 12000 by reducing the front yard setback for public school buildings from 15 metres (50 ft.) to 10 meters (33 ft.) to accommodate the siting of three existing portable classrooms, to proceed to Public Notification.

**REFERRALS**

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

Parks, Recreation, & Culture: The Parks, Recreation, & Culture Department has no objection to the project.

**SITE CHARACTERISTICS**

Existing Land Use: Frost Road Elementary School

Adjacent Area:

<b>Direction</b>	<b>Existing Use</b>	<b>OCP Designation</b>	<b>Existing Zone</b>
North:	Single family dwellings	Urban	RF
East:	Frost Road Park	Urban	RA
South:	Townhouses	Urban	RM-15
West (Across 162 Street):	Single family dwellings and child care facility	Urban	RF and CCR

**DEVELOPMENT CONSIDERATIONS**

- The subject site is approximately 1.89 hectares (4.67 acres) in size and is located at 8606 - 162 Street in Fleetwood. The site is zoned "One-Acre Residential Zone (RA)" and is designated "Urban" in the Official Community Plan.
- The site is occupied by Frost Road Elementary School. Presently, the school contains 21 classrooms, 2 modular classrooms, four portable classrooms and 382 square metres (4,100 square feet) of gymnasium space, and 53 parking spaces.
- Under Development Variance Permit 7917-0153-00, the school's parking requirement was varied to 9 drop off stalls and 1.75 stalls per classroom. The existing parking on-site meets the parking requirements for 21 classrooms, 2 modular classrooms and 4 portables.

- The four portable classrooms have been placed on site to accommodate increasing enrollment pressures, a lack of capacity in the existing school building, and the Supreme Court of Canada's ruling on maximum class sizes. This is a temporary solution as plans for a future school expansion are under development.
- Twenty-three (23) new parking spaces have been proposed in the north portion of the school site to accommodate increased classrooms and long term school expansion plans.
- Three (3) of the already installed portables do not meet the minimum setback requirements of the Zoning By-law No 12000 and as such a variance has been requested to facilitate retention of these portables in their current location.

#### BY-LAW VARIANCE AND JUSTIFICATION

(a) Requested Variance:

- To reduce the front yard setback for public school buildings from 15 metres (50 ft.) to 10 meters (33 ft.).

Applicant's Reasons:

- The portables are a temporary solution to accommodate increasing enrollment pressures, a lack of capacity in the existing school building, and the Supreme Court of Canada's ruling on maximum class sizes until future school expansion can be undertaken.

Staff Comments:

- Under the Zoning By-law No. 12000, public schools are permitted in any zone provided that school buildings comply with certain setback requirements. The minimum front yard setback is 15 metres (50 ft.) and the subject portables are currently located 10 metres (33 ft.) from the front lot line.
- This is an interim solution for the 2017/2018 schoolyear as plans for a future school expansion are under development.
- The proposed setback variance does not pose any interface issues with 162 Street or nearby residences.
- Staff supports the proposed variance.

INFORMATION ATTACHED TO THIS REPORT

The following information is attached to this Report:

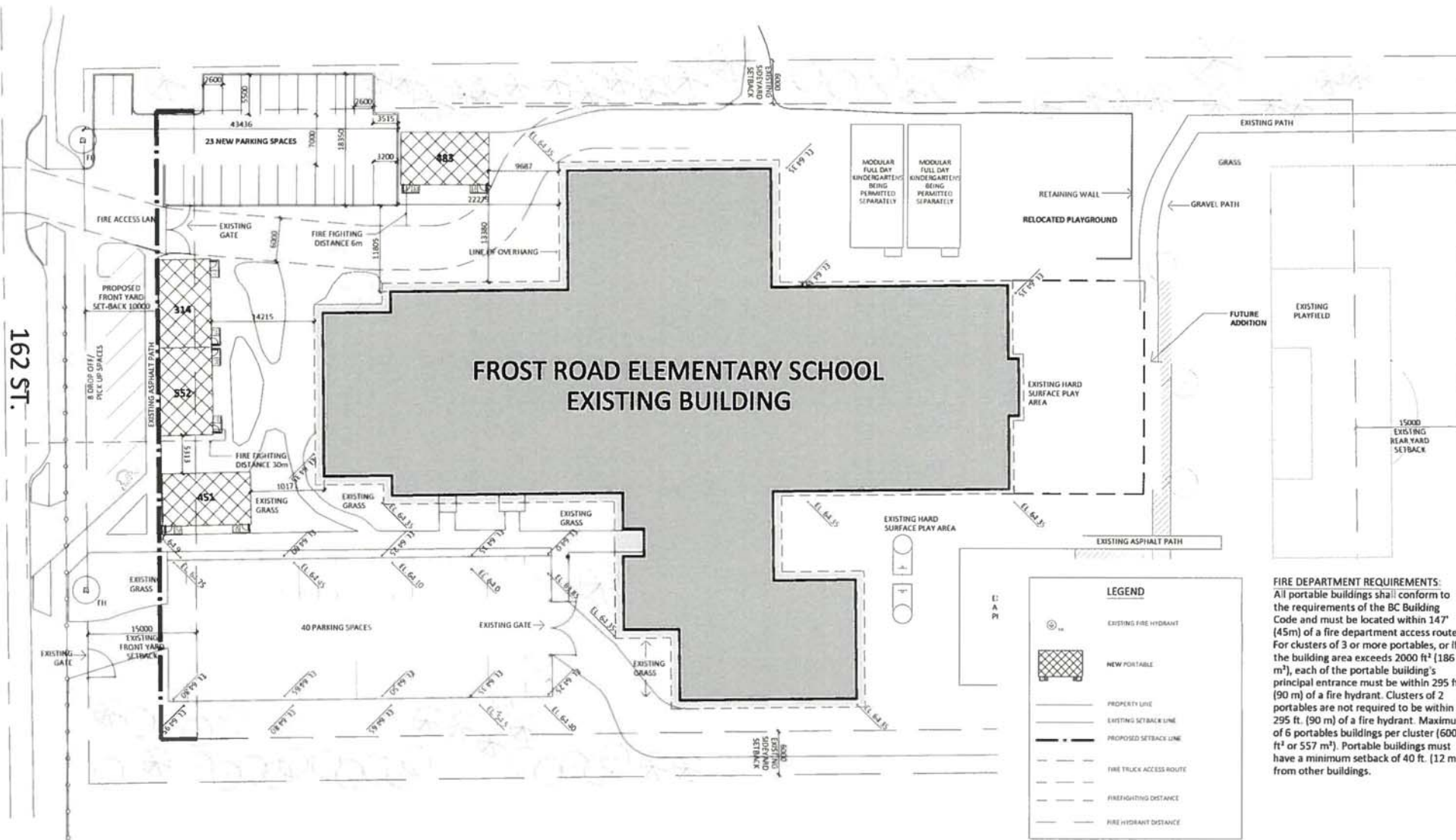
- Appendix I. Lot Owners and Action Summary
- Appendix II. Site Plan
- Appendix III. Development Variance Permit No. 7917-0449-00

*original signed by Ron Gill*

Jean Lamontagne  
General Manager  
Planning and Development



17-00449



**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 ft<sup>2</sup> [186 m<sup>2</sup>], 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 ft<sup>2</sup> or 557 m<sup>2</sup>). Portable buildings must have a minimum setback of 40 ft. (12 m) from other buildings.

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 architecture planning interior design  
 300-10190 152A Street | Surrey, BC | V3R 1J7  
 (604) 581 8128 | (604) 581 8148 [www.thinkspace.ca](http://www.thinkspace.ca)

Project	SD36 PORTABLE INSTALLATIONS 2017 FROST ROAD ELEMENTARY SCHOOL
Drawing	DEVELOPMENT VARIANCE PERMIT PROPOSED SETBACK REDUCTION SITE PLAN

Scale	1:1000	Project Number	16555
Date	9/21/2017	Sheet Number	A0.1a
Revisions			



CITY OF SURREY

(the "City")

DEVELOPMENT VARIANCE PERMIT

NO.: 7917-0449-00

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: 012-268-208  
Lot 8 Section 25 Township 2 New Westminster District Plan 1654  
  
8606 - 162 Street

(the "Land")

3. Surrey Zoning By-law, 1993, No. 12000, as amended is varied as follows:
  - (a) In Section A Uses Permitted in All Zones of Part 4 General Provisions, the minimum front yard setback for Public schools and School District Administration Buildings is reduced from 15 metres (50 ft.) to 10 metres (33 ft.).
4. This development variance permit applies to only that portion of the buildings and structures on the Land shown on Schedule A which is attached hereto and forms part of this development variance permit. This development variance permit does not apply to additions to, or replacement of, any of the existing buildings shown on attached Schedule A, which is attached hereto and forms part of this development variance permit.
5. The Land shall be developed strictly in accordance with the terms and conditions and provisions of this development variance permit.



6. 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.
7. The terms of this development variance permit or any amendment to it, are binding on all persons who acquire an interest in the Land.
8. This development variance permit is not a building permit.

AUTHORIZING RESOLUTION PASSED BY THE COUNCIL, THE      DAY OF      , 20 .  
ISSUED THIS      DAY OF      , 20 .

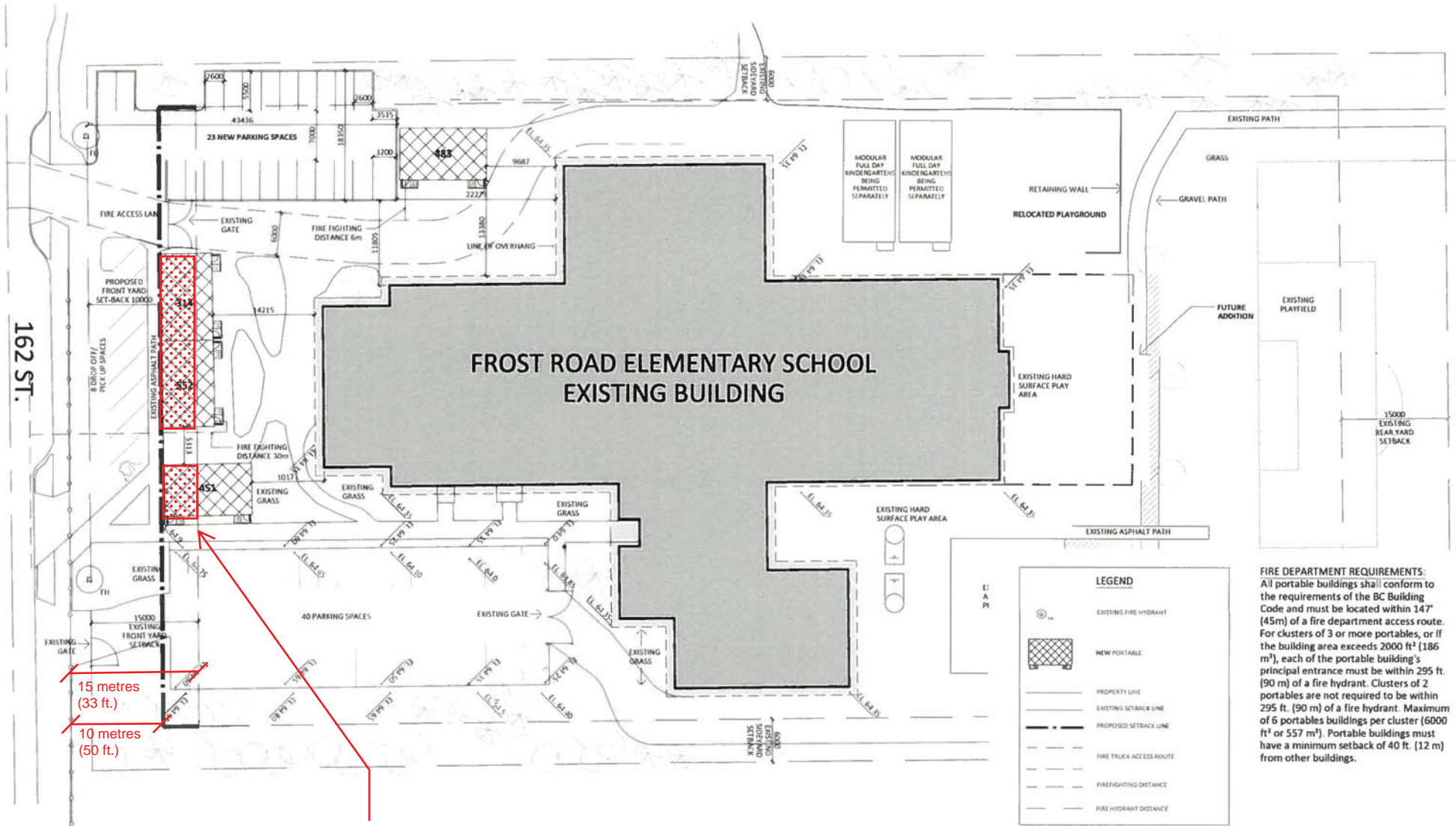
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Mayor – Linda Hepner

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City Clerk – Jane Sullivan

17-00449



162 ST.

15 metres (33 ft.)  
 10 metres (33 ft.)

Proposed front yard setback reduced from 15 metres (50 ft.) to 10 metres (33 ft.)

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