

PROPOSAL:

- **Development Variance Permit**

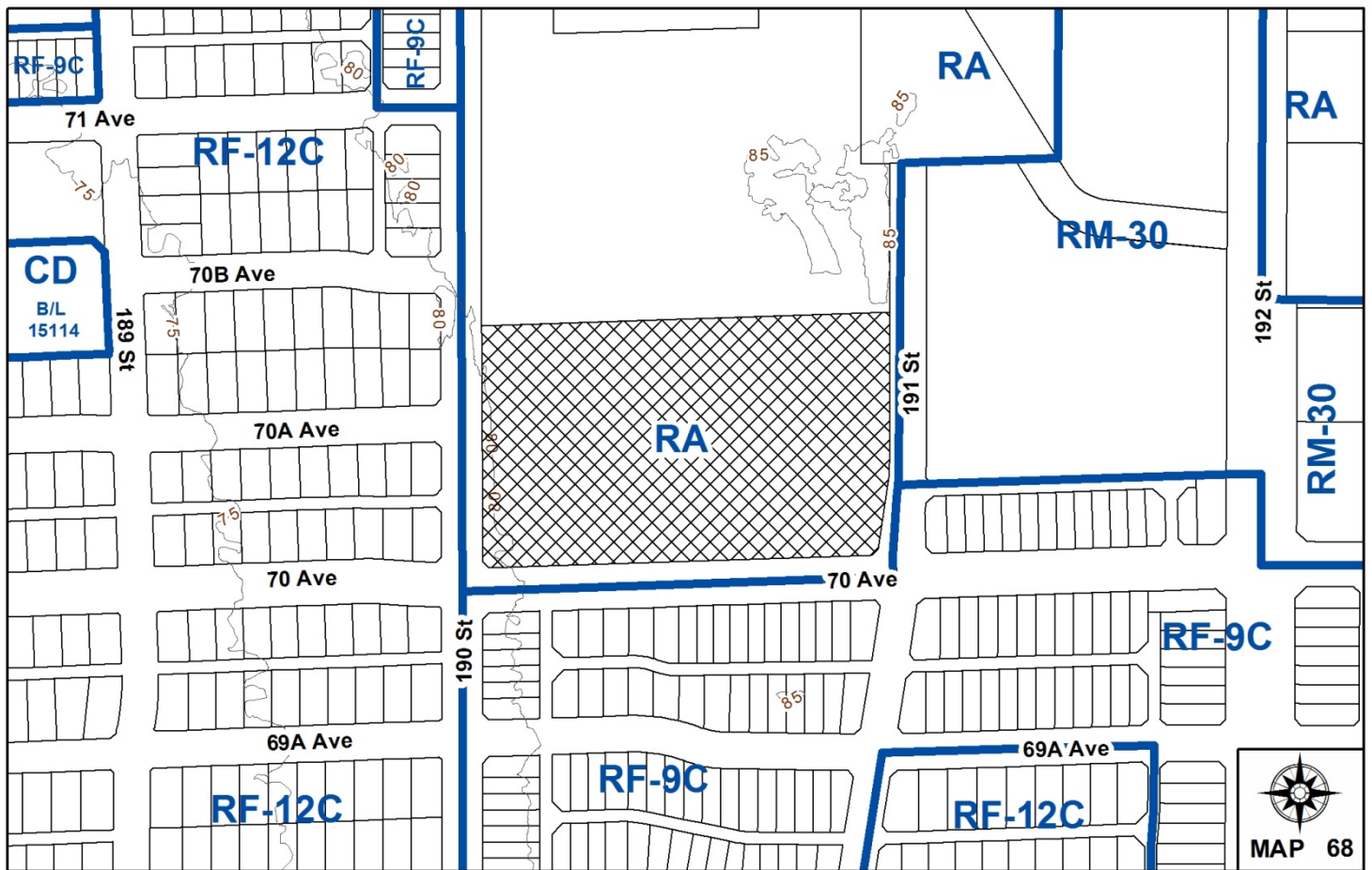
to reduce the side yard setback on a flanking street from 15 metres (50 ft.) to 5 metres (16 ft.) to permit retention of three portable classrooms on the site of an existing elementary school (Hazelgrove Elementary School).

LOCATION: 7057 - 191 Street

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 side yard setback on a flanking street from 15 meters (50 ft.) to 5 meters (16 ft.) to accommodate three portable classrooms already installed on the site.

RATIONALE OF RECOMMENDATION

- Reduction of the side yard on a flanking street setback will facilitate the retention of three existing portable classrooms on site to accommodate a lack of capacity in the existing school building.
- The reduced setback does not create interface issues along 70 Avenue.

RECOMMENDATION

The Planning & Development Department recommends that Council approve Development Variance Permit No. 7917-0461-00 (Appendix III), varying the General Provisions of the Zoning By-law No. 12000 by reducing the side yard setback on a flanking street for public school buildings from 15 metres (50 ft.) to 5 meters (16 ft.), 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: Hazelgrove Elementary School

Adjacent Area:

Direction	Existing Use	East Clayton NCP Designation	Existing Zone
North:	Hazelgrove Park	School & Park	RA
East (Across 191 Street):	Townhouses and single family dwellings	15-25 UPA (Medium-High Density) and 10-15 UPA (Medium Density)	RM-30 and RF-9
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, 10 portable classrooms, 367 square metres (3,950 square feet) of gymnasium space, and 77 parking spaces.
- Under Development Variance Permit 7917-0277-00, the school's parking requirement was varied to 9 drop off stalls and 1.75 stalls per classroom. The existing parking on-site exceeds the parking requirements for 22 classrooms and 10 portables.

- The 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.
- 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 side yard setback on a flanking street for a public school from 15 metres (50 ft.) to 5 meters (16 ft.).

Applicant's Reasons:

- The portables are necessary 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.

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 side yard on a flanking street is 15 metres (50 ft.) and the three subject portables are currently located 5 metres (16 ft.) from the south lot line along 70 Avenue.
- The proposed setback variance does not pose any interface issues with 70 Avenue.
- 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. 7917-0461-00

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:

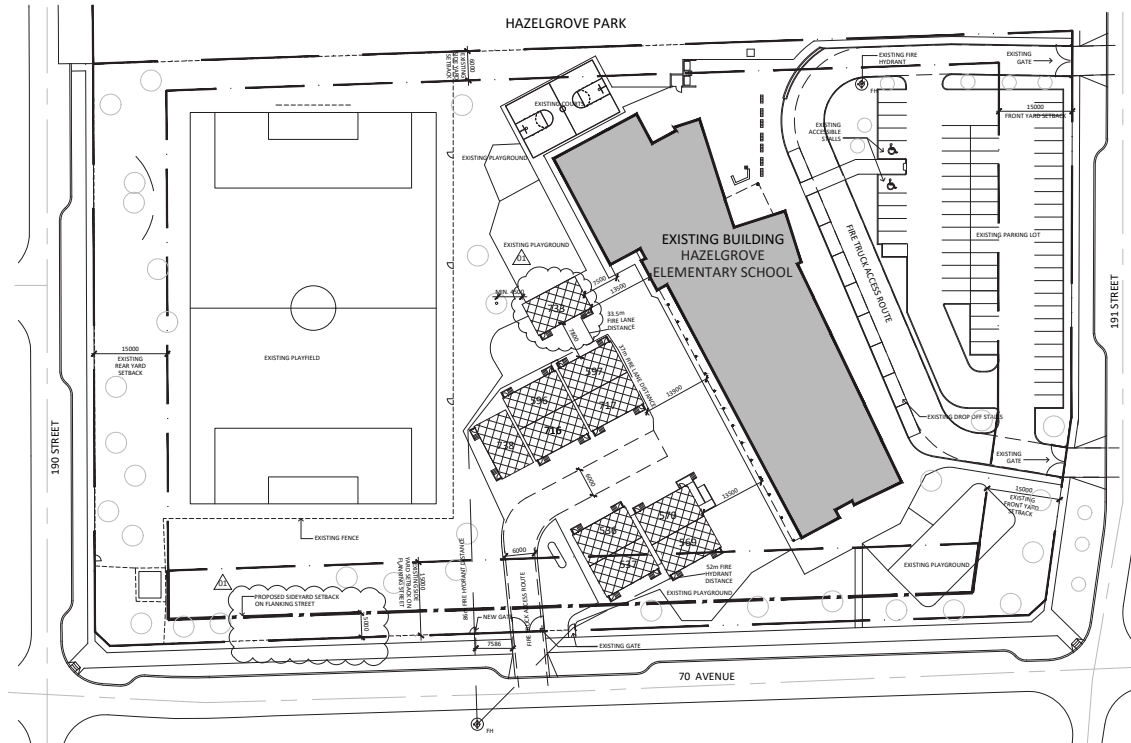
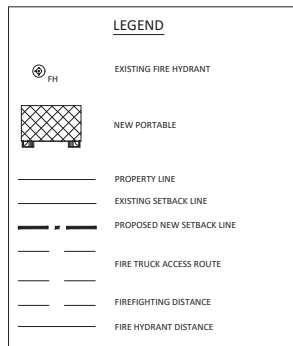
1. (a) Agent: Name: Henk Kampman
 Thinkspace Architecture Planning Interior Design
 Address: Unit 300, 10190 - 152A Street
 Surrey, BC V3R 1J7

2. Properties involved in the Application
 - (a) Civic Address: 7057 - 191 Street

 - (b) Civic Address: 7057 - 191 Street
 Owner: The Board of School Trustees of School District 36 (Surrey)
 PID: 025-575-295
 Lot 2 Section 16 Township 8 New Westminster District Plan BCP3251

3. Summary of Actions for City Clerk's Office
 - (a) Proceed with Public Notification for Development Variance Permit No.7917-0461-00 and bring the Development Variance Permit forward for issuance and execution by the Mayor and City Clerk.

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.



Project	Scale 1:1000	Project Number
SD 36 PORTABLE INSTALLATIONS 2017	Date 10/25/2017	17620
HAZELGROVE ELEMENTARY SCHOOL	Revisions	Sheet Number
Drawing		
DEVELOPMENT VARIANCE PERMIT		
PROPOSED SETBACK REDUCTION SITE PLAN		A0.1a

CITY OF SURREY

(the "City")

DEVELOPMENT VARIANCE PERMIT

NO.: 7917-0461-00

Issued To: THE BOARD OF SCHOOL TRUSTEES OF SCHOOL DISTRICT 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: 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 Section A Uses Permitted in All Zones of Part 4 General Provisions, the minimum side yard setback on a flanking street for Public schools and School District Administration Buildings is reduced from 15 metres (50 ft.) to 5 metres (16 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.

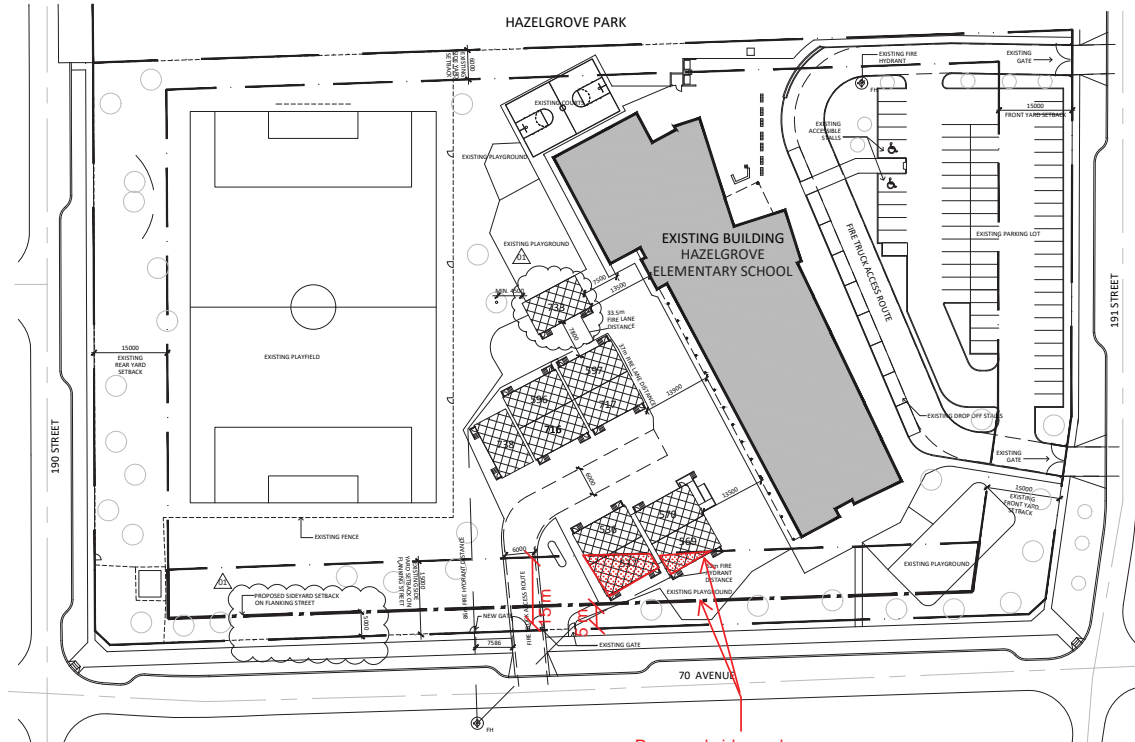
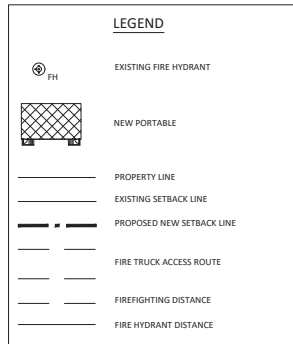
6. This development variance permit shall lapse if the Owner does not substantially start any construction with respect to which this development variance permit is issued, within two (2) years after the date this development variance permit is issued.
7. The terms of this development variance permit 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 .

Mayor – Linda Hepner

City Clerk – Jane Sullivan

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.



Proposed side yard setback on a flanking street reduced from 15 metres (50 ft.) to 5 metres (16 ft.)



Project SD 36 PORTABLE INSTALLATIONS 2017 HAZELGROVE ELEMENTARY SCHOOL	Scale 1:1000 Date 10/25/2017 Revisions	Project Number 17620 Sheet Number
Drawing DEVELOPMENT VARIANCE PERMIT PROPOSED SETBACK REDUCTION SITE PLAN		A0.1a