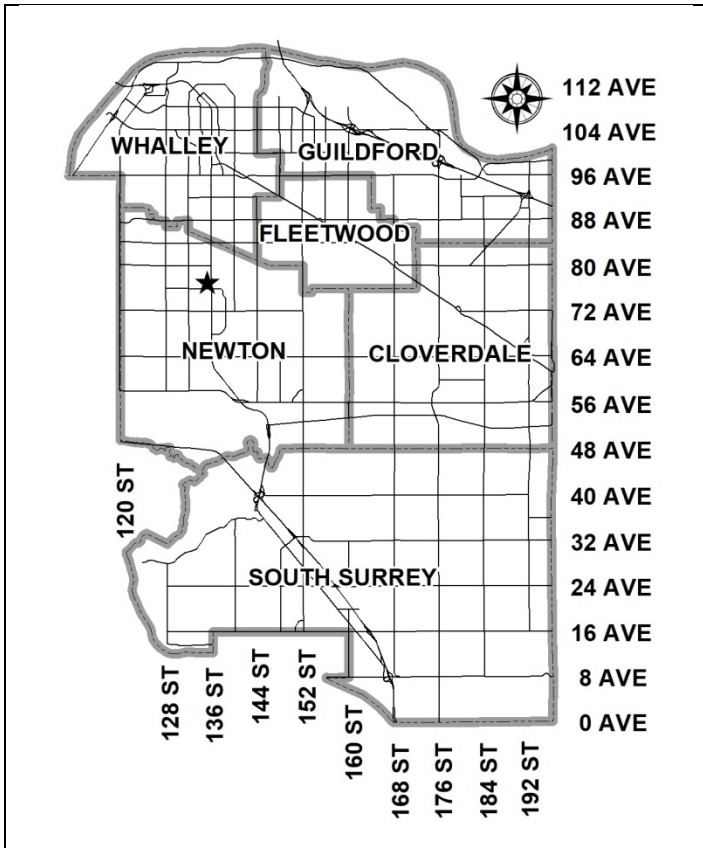


City of Surrey
PLANNING & DEVELOPMENT REPORT

File: 7918-0218-00

Planning Report Date: July 9, 2018



PROPOSAL:

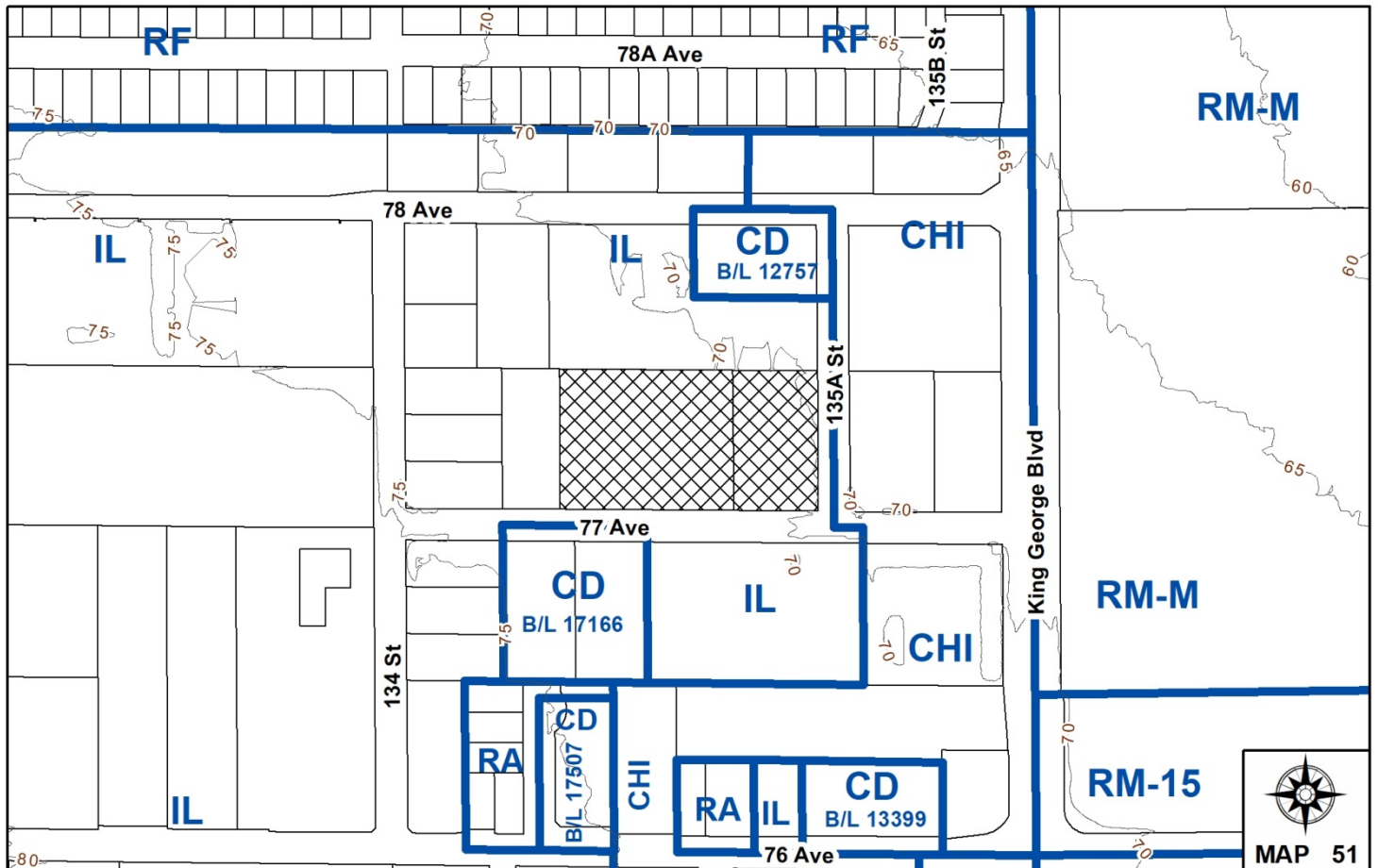
- **Temporary Use Permit**

to permit the continued operation of a private elementary school for a maximum of 22 classrooms and 550 students.

LOCATION: 13479 - 77 Avenue
 13535 - 77 Avenue

ZONING: IL

OCP DESIGNATION: Industrial



RECOMMENDATION SUMMARY

- Approval for Temporary Use Permit to proceed to Public Notification.

DEVIATION FROM PLANS, POLICIES OR REGULATIONS

- None.

RATIONALE OF RECOMMENDATION

- Temporary Use Permit No. 7912-0268-00, which allowed for a private elementary school with a gymnasium and an outdoor play area for a maximum of 450 students, expired on July 29, 2016. The school has been operating on the subject site since September 2013.
- The applicant has made an application for rezoning and lot consolidation (Development Application No. 7917-0020-00), to allow for the school to permanently locate on the site, and also to allow for some school expansion.
- The applicant was granted a renewal of the Temporary Use Permit (TUP) on July 24, 2017 (TUP No. 7917-0173-00). The TUP allowed an increase in the number of students, from 450 to 550 students, to reflect the school's current enrollment. This TUP expires on July 24, 2018. The rezoning application is still in process and has not yet proceeded to Council for consideration. An additional TUP has been requested in order to allow more time for the rezoning application to be processed.
- The TUP has been in effect for five (5) years. The first TUP was issued on July 29, 2013. TUP No. 7918-0218-00 provides for one (1) more year, and is the last possible renewal of the TUP as permitted under the *Local Government Act* R.S.B.C. 2015.

RECOMMENDATION

The Planning & Development Department recommends that Council approve Temporary Use Permit No. 7917-0173-00 (Appendix II) to proceed to Public Notification.

REFERRALS

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

SITE CHARACTERISTICS

Existing Land Use: Guru Angad Dev (GAD) Elementary School

Adjacent Area:

Direction	Existing Use	OCP Designation	Existing Zone
North:	Industrial buildings	Industrial	IL
East (Across 135A Street):	Retail industrial building	Mixed Employment	CHI
South (Across 77 Avenue):	Industrial buildings	Industrial	IL and CD (By-law No. 17166)
West:	Industrial building	Industrial	IL

DEVELOPMENT CONSIDERATIONSBackground

- The subject site consists of two (2) properties and is located on the north side of 77 Avenue in the Central Newton area. The site is designated "Industrial" in the Official Community Plan (OCP).
- There are two (2) existing industrial buildings on the property at 13479 - 77 Avenue. The property at 13535 - 77 Avenue is vacant. The existing buildings were built in the late-1970's by Douglas College, as part of Douglas College's Newton Centre Vocational Institute. In 1981, Douglas College was split into two colleges – Douglas College and Kwantlen College, and the site was then used as part of the Kwantlen College Newton Campus.

- In 2012, the applicant made a Temporary Use Permit (TUP) application (No. 7912-0268-00) to allow for the operation of a private elementary school (the Guru Angad Dev (GAD) Elementary School) with a maximum of 450 students on the site, while they continued to search for a permanent site location for the school. TUP No. 7912-0268-00 was issued on July 29, 2013, and expired on July 29, 2016. The school began operating on the subject site in September 2013.
- The GAD Elementary School is a faith-based independent school. The school currently accommodates children ages 4 to 12 (Kindergarten to Grade 7). In 2012, the school was operating at 7475 – 135 Street with an enrollment of approximately 200. In 2013, they relocated to the subject site. Their current enrollment is approximately 550 students.
- In 2012, there were other tenants using the site as well, including the Surrey School District, who operated the North Surrey Learning Centre on the site, and a warehouse user. These tenants are no longer operating on the site; the GAD Elementary School is the sole operation on the site.
- In January 2017, the applicant made a rezoning and subdivision (consolidation) application in order to allow for a permanent and expanded school use on the site. When the rezoning application was submitted, the applicant indicated that their future plans included increasing the number of grades offered from Kindergarten to Grade 9, and a maximum enrolment of 1200 students. In their latest correspondence on the rezoning application they have indicated that their future plans include increasing the number of grades offered to Grade 8, and a maximum enrollment of approximately 650 students. Staff have requested further information from the school regarding their future plans before the rezoning application is considered by Council.
- Staff are currently working with the applicant to resolve the issues associated with their rezoning application, in order to get it to a point where it can be presented to Council for consideration.
- Staff are working with the applicant on their rezoning application, to determine what level of expansion can be accommodated on the site, taking into consideration the limited amount of parking available on-site.

Proposed TUP

- The proposed TUP is attached as Appendix II.
- The proposed TUP is a renewal of the TUP that was issued last year (TUP No. 7917-0173-00), to allow for the continued operation of a private school with a maximum of 22 classrooms and 550 students, for a period not to exceed one (1) year. TUP No. 7917-0173-00 also had a one (1) year term, and expires on July 24, 2018. The renewed TUP No. 7918-0218-00 is proposed in order to allow for the continued operation of the school while the applicant and staff work through the issues associated with the applicant's rezoning application.
- The *Local Government Act R.S.B.C. 2015* (LGA) grants municipalities with the authority to issue TUPs. The maximum term of a TUP is three (3) years, and the permit may be renewed for up to an additional three (3) years. The temporary use has been operational for five (5) years, and the upcoming school year would be its sixth operational year. Therefore, this is the last

possible renewal of the TUP; if the rezoning is not completed in time for the 2019/2020 school year, the school may no longer operate on the site.

- The proposed TUP No. 7918-0218-00 has the same terms as the current TUP 7917-0173-00. This includes the condition that the school gymnasium not be used for other assembly purposes, other than assemblies of students and staff only, for school-related activities.

PRE-NOTIFICATION

Pre-notification letters were mailed on June 13, 2018. A development proposal sign was erected on the property on June 14, 2018. Staff received one (1) response. The respondent indicated that parents park across the street in their parking spaces and also in their driveway, blocking them in, while they are dropping off or picking up their children. The respondent indicated that she has been working with the principal of the school to resolve the situation, and that the situation has gotten a lot better.

(The respondent has no concerns with the subject TUP renewal proceeding and will continue to work with the applicant to resolve the situation and remind parents that they are not to park on neighbouring properties when they are dropping off or picking up their children. Staff will also consult with the respondent on the rezoning application (No. 7917-0020-00) on this matter, to resolve this issue.)

INFORMATION ATTACHED TO THIS REPORT

The following information is attached to this Report:

- Appendix I. Lot Owners and Action Summary (Confidential)
- Appendix II. Temporary Use Permit No. 7918-0218-00

original signed by Ron Hintsche

Jean Lamontagne
General Manager
Planning and Development

HK/cm

APPENDIX I HAS BEEN
REMOVED AS IT CONTAINS
CONFIDENTIAL INFORMATION

CITY OF SURREY

(the "City")

TEMPORARY USE PERMIT

NO.: 7918-0218-00

Issued To:

(the "Owner")

Address of Owner:

1. This temporary use permit is issued subject to compliance by the Owner with all statutes, by-laws, orders, regulations or agreements, except as specifically varied by this temporary use permit.
2. This temporary use 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: 027-176-088

Lot 1 Section 20 Township 2 New Westminster District Plan BCP31511

13479 - 77 Avenue

Parcel Identifier: 027-176-096

Lot 2 Section 20 Township 2 New Westminster District Plan BCP31511

13535 - 77 Avenue

(the "Land")

3. The authority to issue Temporary Use Permits is granted to municipalities under Sections 492 and 493 of the *Local Government Act* R.S.B.C. 2015, c.1. Pursuant to Implementation, II(c) Implementation Instruments, Temporary Use Permits of Surrey Official Community Plan, 2013, No. 18020, as amended, the entire City of Surrey is designated a Temporary Use Permit area.
4. The temporary use permitted on the Land shall be for a private elementary school with a gymnasium and an outdoor play area for a maximum of 22 classrooms and 550 students, for a period not to exceed one year.

5. The temporary use permitted on the Land shall be in accordance with:
 - (a) The parking lot layout and landscaping shall conform to the drawings shown on Schedule A and numbered 7918-0218-00 (1) through to and including 7918-0218-00 (3) which is attached hereto and forms part of this permit.

6. The temporary use shall be carried out according to the following conditions:
 - (a) The school gymnasium space shall not be used as an assembly hall as defined in Part 1 Definitions of Surrey Zoning By-law, 1993, No. 12000, as amended, or for other assembly purposes, except for assemblies of students and staff only, for school related activities.

7. As a condition of the issuance of this temporary use permit, Council is holding security set out below (the "Security") to ensure that the temporary use is carried out in accordance with the terms and conditions of this temporary use permit. Should the Owner fail to comply with the terms and conditions of this temporary use permit within the time provided, the amount of the Security shall be forfeited to the City. The City has the option of using the Security to enter upon the Land and perform such works as is necessary to eliminate the temporary use and bring the use and occupancy of the Land into compliance with Surrey Zoning By-law, 1993, No. 12000, as amended (the "Works"). The Owner hereby authorizes the City or its agents to enter upon the Land to complete the Works. There is submitted accordingly:

Cash or an Irrevocable Letter of Credit, in a form acceptable to the City, in the amount of \$20,000.00

8. The Land shall be developed strictly in accordance with the terms and conditions and provisions of this temporary use permit. This temporary use permit is not a building permit.

9. An undertaking submitted by the Owner is attached hereto as Appendix I and forms part of this temporary use permit.

10. This temporary use permit is not transferable.

ii. This temporary use permit shall lapse one year from the date of issuance.

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

ISSUED THIS DAY OF , 20 .

Mayor – Linda Hepner

City Clerk – Jane Sullivan

IN CONSIDERATION OF COUNCIL'S APPROVAL OF THIS TEMPORARY USE PERMIT AND OTHER GOOD AND VALUABLE CONSIDERATION, I/WE THE UNDERSIGNED AGREED TO THE TERMS AND CONDITIONS OF THIS TEMPORARY USE PERMIT AND ACKNOWLEDGE THAT WE HAVE READ AND UNDERSTOOD IT.

Authorized Agent: Signature

Name (Please Print)

OR

Owner: Signature

Name: (Please Print)

TO THE CITY OF SURREY:

_____ (Name of Owner)

being the owner of Lot 1 and Lot 2 Section 20 Township 2 New Westminster District Plan BCP31511
(Legal Description)

known as 13479 - 77 Avenue and 13535 - 77 Avenue
(Civic Address)

hereby undertake as a condition of issuance of my temporary use permit to:

- (a) demolish or remove all buildings and/or structures that are permitted to be constructed pursuant to the temporary use permit issued to me; and
- (b) restore the land described on the temporary use permit to a condition specified in that permit;

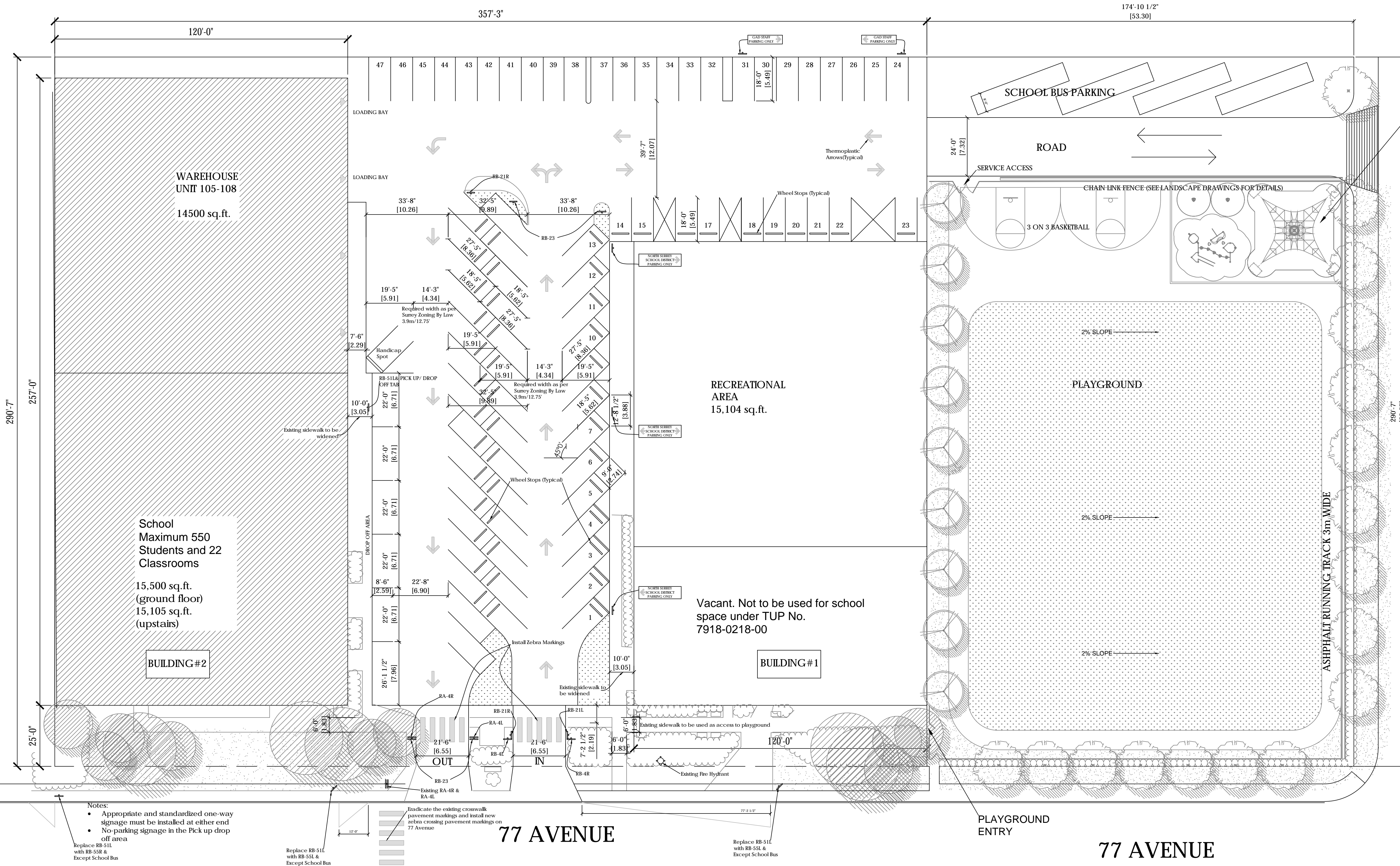
all of which shall be done not later than the termination date set out on the temporary use permit.

I further understand that should I not fulfill the undertaking described herein, the City or its agents may enter upon the land described on the temporary use permit and perform such work as is necessary to eliminate the temporary use and bring the use and occupancy of the land in compliance with Surrey Zoning By-law, 1993, No. 12000, as amended, and that any securities submitted by me to the City pursuant to the temporary use permit shall be forfeited and applied to the cost of restoration of my land as herein set out.

This undertaking is attached hereto and forms part of the temporary use permit.

(Owner)

(Witness)



135A STREET

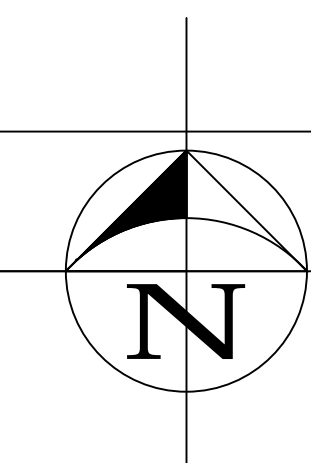
77 AVENUE

77 AVENUE

Notes:
• Appropriate and standardized one-way signage must be installed at either end
• No-parking signage in the Pick up drop off area
Replace RB-51L with RB-55R & Except School Bus
Replace RB-51L with RB-55L & Except School Bus

Graduate the existing crosswalk pavement markings and install new zebra crossing pavement markings on 77 Avenue

Replace RB-51L with RB-55L & Except School Bus



SITE PLAN
SCALE - NTS

PROJECT NAME
GAD Elementary School Renovation & Warehouse Upgrade

PROJECT ADDRESS
Unit #101 to 104 (School)
Unit #105 to 108 (Warehouse)
13479, 77 Avenue
Surrey

19/08/21 ISSUED FOR B.P. APPROVAL
11/07/21 ISSUED FOR B.P. APPROVAL
12/06/21 ISSUED FOR B.P. APPROVAL
REVISIONS
TITLE

Site plan

SCALE: AS NOTED
DATE: June 22 13
DRAWN:
PROJECT: 13-06-110

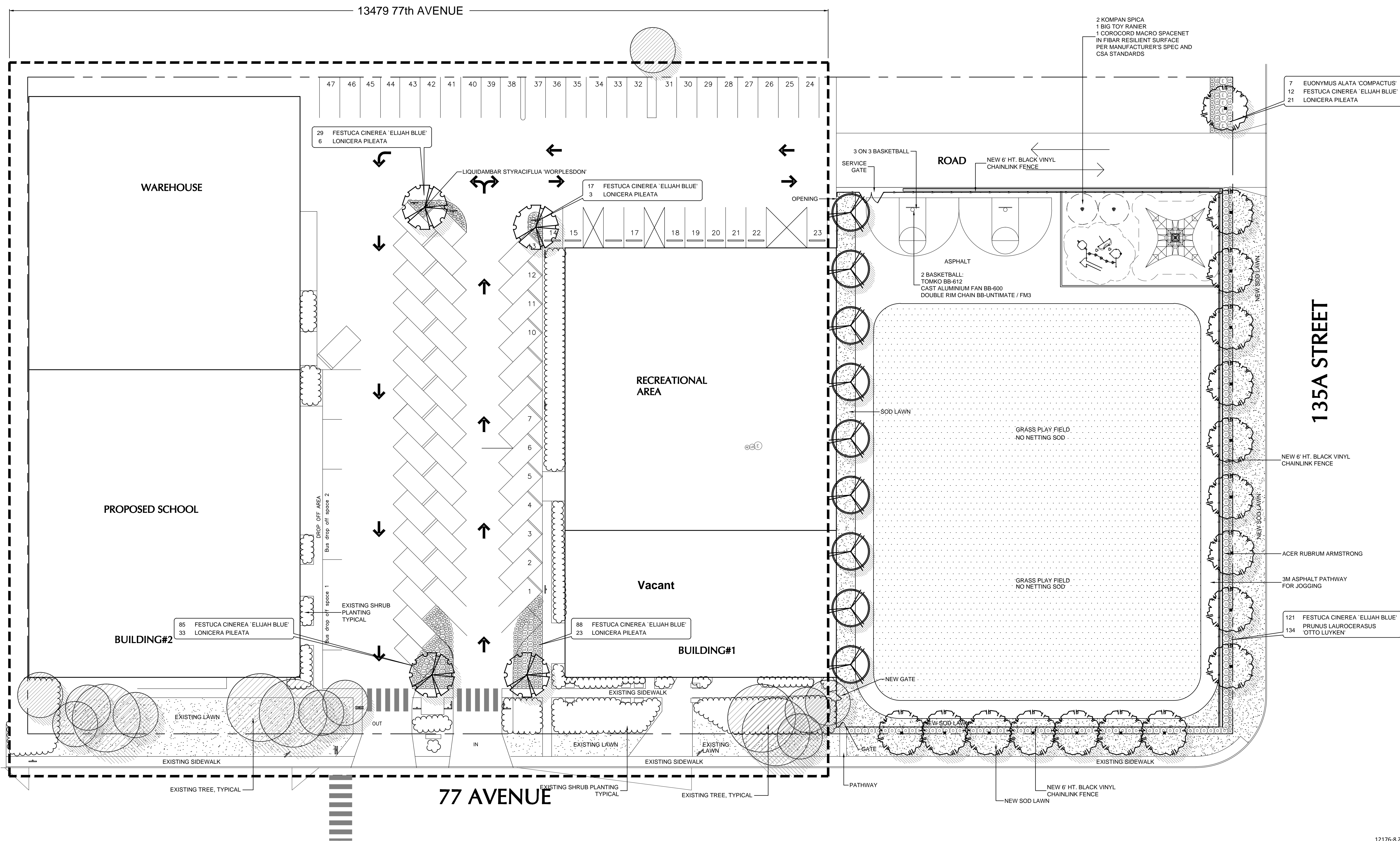
SHEET:

A-01

SEAL:

PLANT SCHEDULE		13479 77th AVENUE	PMG JOB NUMBER: 12-176	
KEY	QTY	BOTANICAL NAME	COMMON NAME	PLANTED SIZE / REMARKS
TREE	4	LIQUIDAMBAR STYRACIFLUA 'WORPLESDON'	WORPLESDON SWEET GUM	8CM CAL; 2M STD; B&B
SHRUB	1	EUONYMUS ALATA 'COMPACTUS'	COMPACT WINGED BURNING BUSH	#3 POT; 50CM
	1	PRUNUS LAUROCERASUS 'OTTO LUYKEN'	OTTO LUYKEN LAUREL	#3 POT; 50CM
GRASS	220	FESTUCA CINEREA 'ELIJAH BLUE'	-	#1 POT
GC	66	LONICERA PILEATA	PRIVET HONEYSUCKLE	#2 POT

NOTES: * PLANT SIZES IN THIS LIST ARE SPECIFIED ACCORDING TO THE BC LANDSCAPE STANDARD, LATEST EDITION. CONTAINER SIZES SPECIFIED AS PER CNITA STANDARDS. BOTH PLANT SIZE AND CONTAINER SIZE ARE THE MINIMUM ACCEPTABLE SIZES. * REFER TO SPECIFICATIONS FOR DEFINED CONTAINER MEASUREMENTS AND OTHER PLANT MATERIAL REQUIREMENTS. * SEARCH AND REVIEW MAKE PLANT MATERIAL AVAILABLE FOR OPTIONAL REVIEW BY LANDSCAPE ARCHITECT AT SOURCE OF SUPPLY. AREA OF SEARCH TO INCLUDE LOWER MAINLAND AND FRASER VALLEY. * SUBSTITUTIONS: OBTAIN WRITTEN APPROVAL FROM THE LANDSCAPE ARCHITECT PRIOR TO MAKING ANY SUBSTITUTIONS TO THE SPECIFIED MATERIAL. UNAPPROVED SUBSTITUTIONS WILL BE REJECTED. ALLOW A MINIMUM OF FIVE DAYS PRIOR TO DELIVERY FOR REQUEST TO SUBSTITUTE. SUBSTITUTIONS ARE SUBJECT TO BC LANDSCAPE STANDARD - DEFINITION OF CONDITIONS OF AVAILABILITY. ALL LANDSCAPE MATERIAL AND WORKMANSHIP MUST MEET OR EXCEED BC LANDSCAPE STANDARD'S LATEST EDITION. ALL PLANT MATERIAL MUST BE PROVIDED FROM CERTIFIED DISEASE FREE NURSERY



NO.	DATE	REVISION DESCRIPTION	DR.
-	13.JUL.22	ISSUED FOR BP	MCY
6	13.JUL.15	NEW PARKING AREA LAYOUT	DO
-	13.JUN.20	ISSUED FOR BP	MCY
5	13.JUN.19	REVISE PER COMMENTS	DO
4	13.MAY.30	NEW PARKING LAYOUT	DO
3	12.NOV.30	PLAY AREA INCORPORATION	DO
2	12.NOV.21	PLAY FIELD ADDITION	DO
1	12.SEP.24	REVISED SITE / LANDSCAPE	MCY / DO

CLIENT:

PROJECT:

PROPOSED SCHOOL
13479 77TH AVENUE
SURREY, BC

DRAWING TITLE:
LANDSCAPE PLAN

DATE: 12.SEP.19
SCALE: 1"=20'-0"
DRAWN: DO
DESIGN: DO
CHK'D: MCY

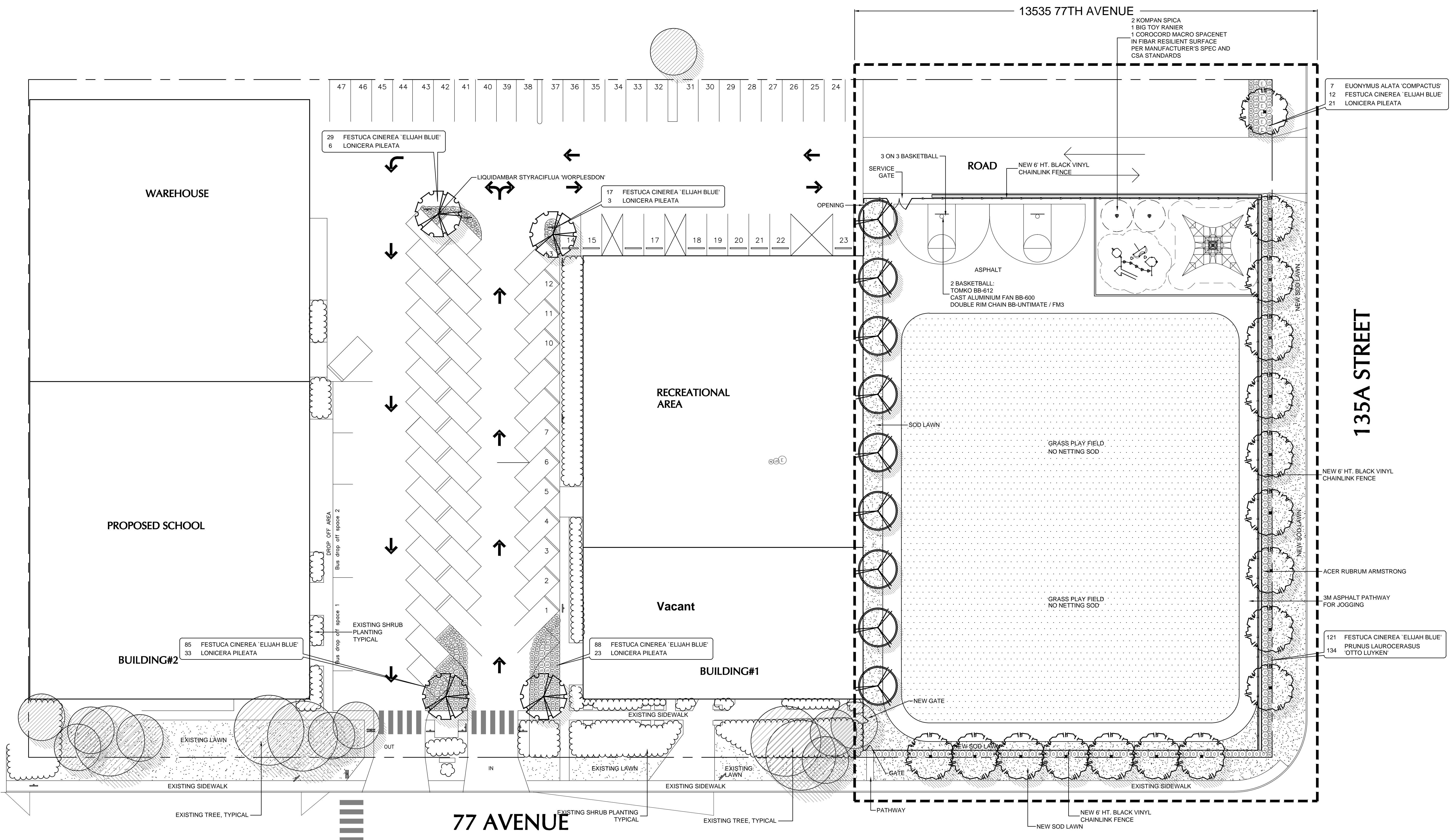
DRAWING NUMBER:
L1A
OF 1

SEAL:

PLANT SCHEDULE				13535 77TH AVENUE	PMG JOB NUMBER: 12-176B
KEY	QTY	BOTANICAL NAME	COMMON NAME	PLANTED SIZE / REMARKS	
TREE	17	ACER RUBRUM 'ARMSTRONGII'	COLUMNAR RED MAPLE	7CM CAL; 2M STD; B&B	
	9	CARPINUS BETULUS 'FASTIGIATA'	PYRAMIDAL EUROPEAN HORNBEEAM	5CM CAL; B&B	
SHRUB	8	EUONYMUS ALATA 'COMPACTUS'	COMPACT WINGED BURNING BUSH	#3 POT; 50CM	
	136	PRUNUS LAUROCERASUS 'OTTO LUYKEN'	OTTO LUYKEN LAUREL	#3 POT; 50CM	
GRASS	134	FESTUCA CINEREA 'ELIJAH BLUE'	-	#1 POT	
GC	22	LONICERA PILEATA	PRIVET HONEYSUCKLE	#2 POT	

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7918-0218-00 (3)



NO.	DATE	REVISION DESCRIPTION	DR.
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4	13.MAY.30	NEW PARKING LAYOUT	DO
3	12.NOV.30	PLAY AREA INCORPORATION	DO
2	12.NOV.21	PLAY FIELD ADDITION	DO
1	12.SEP.24	REVISED SITE / LANDSCAPE	MCY / DO

CLIENT:

PROJECT:

PROPOSED SCHOOL

13535 77TH AVENUE
SURREY, BC

DRAWING TITLE:
LANDSCAPE PLAN

DATE: 12.SEP.19 DRAWING NUMBER:
SCALE: 1"=20'-0"
DRAWN: DO
DESIGN: DO
CHK'D: MCY

L1B

OF 3