

City of Surrey
PLANNING & DEVELOPMENT REPORT

File: 7918-0232-00

Planning Report Date: October 1, 2018

PROPOSAL:

- **Development Variance Permit**

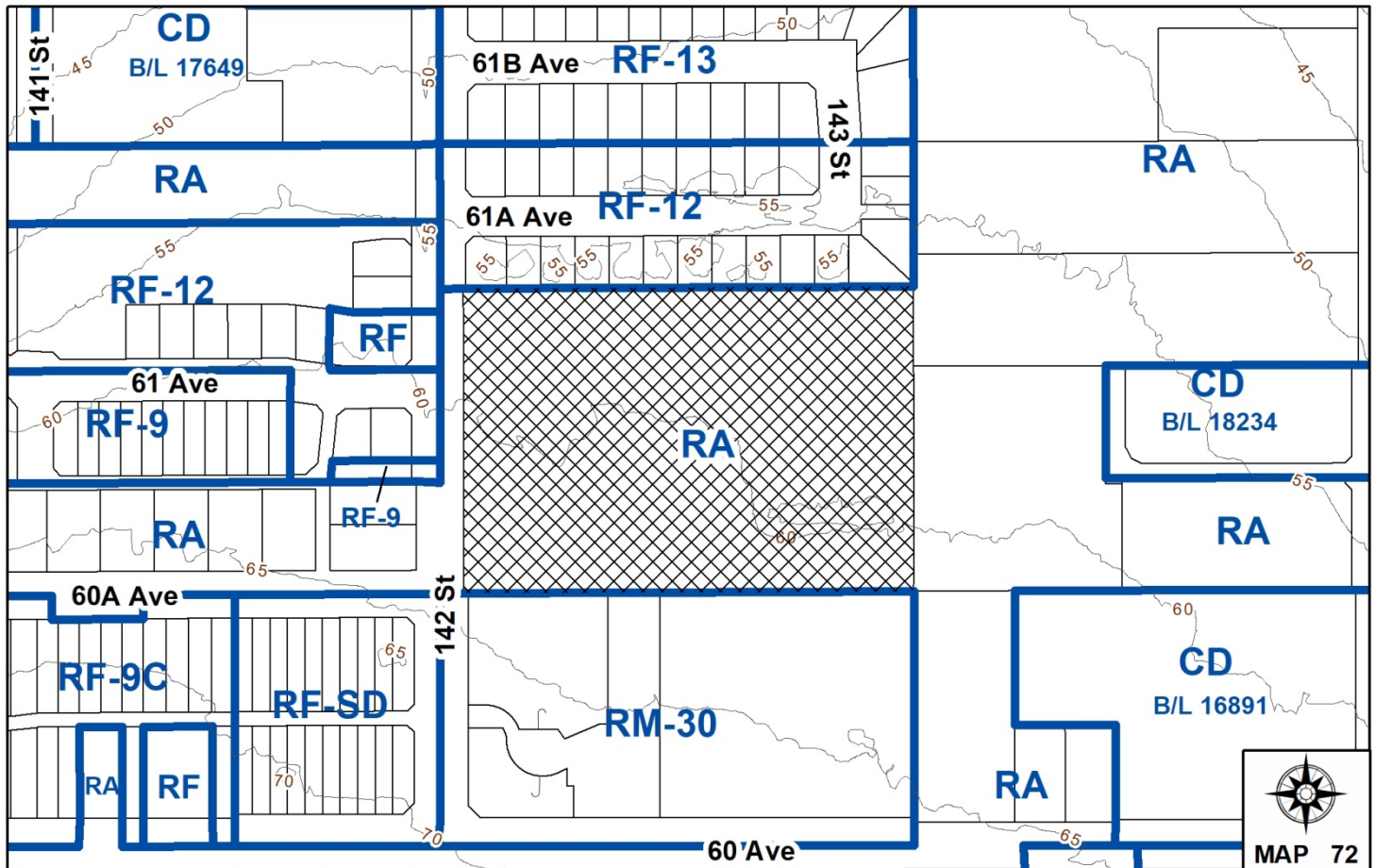
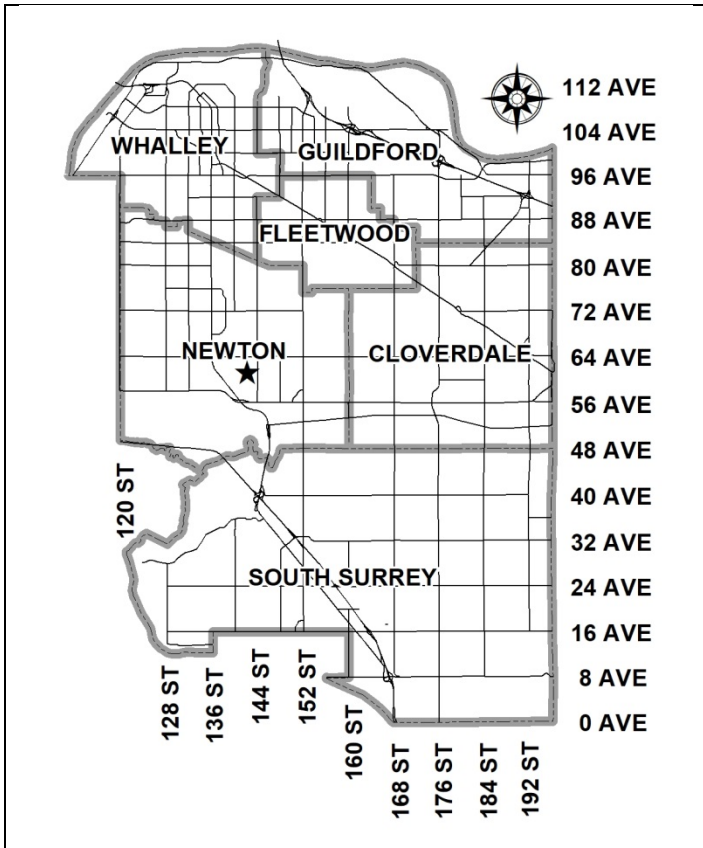
to reduce the bicycle parking requirements to permit an addition to Woodward Hill Elementary School.

LOCATION: 6082 - 142 Street

ZONING: RA

OCP DESIGNATION: Urban

NCP DESIGNATION: Proposed School & Parks - South Newton



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 bicycle parking for an elementary school is calculated.

RATIONALE OF RECOMMENDATION

- A reduction to the bicycle parking requirements will facilitate an addition to Woodward Hill Elementary School which includes eight classrooms.
- The Woodward Hill Elementary School Principal and Parent Advisory Committee (P.A.C.) submitted letters in support of the variance to reduce the required number of bicycle parking spaces.

RECOMMENDATION

The Planning & Development Department recommends that Council approve Development Variance Permit No. 7918-0232-00 (Appendix II) to reduce the rate at which bicycle parking for an elementary school is calculated from 4 spaces per classroom to 2.6 spaces, to proceed to Public Notification.

REFERRALS

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

SITE CHARACTERISTICS

Existing Land Use: Woodward Hill Elementary School

Adjacent Area:

Direction	Existing Use	NCP Designation	Existing Zone
North:	Single family dwellings.	Single Family Residential Flex 6-14.5 u.p.a.	RF-12
East:	City Park.	Proposed School & Parks.	RA
South:	Townhouses.	Townhouses (30 u.p.a. max), Townhouses (25 upa max) & Proposed Parks and Walkways.	RM-30
West (Across 142 Street):	Single family dwellings.	Single Family Residential Flex 6-14.5 u.p.a.	RA / RF / RF-9 / RF-12

DEVELOPMENT CONSIDERATIONS

- The subject property, located at 6082 – 142 Street, is designated "Urban" in the Official Community Plan (OCP), "Proposed Schools & Parks" in the South Newton Neighbourhood Concept Plan (NCP), and zoned "One-Acre Residential Zone (RA)".
- The site is occupied by Woodward Hill Elementary School. Currently the school contains 20 classrooms, including 2 kindergarten classrooms. The total number of existing bicycle parking spaces located on site is 73.
- A Building Permit application was submitted on December 14, 2016 for a proposed addition to the school. The proposed addition will add 8 classrooms, including 1 kindergarten classroom bringing the total number of classrooms on site to 28.

- Under Part 5 Off-Street Parking and Loading/Unloading of the Zoning By-law, a public elementary school requires 4 bicycle parking spaces per classroom. The 28 classrooms require 112 bicycle parking spaces for the subject site (Woodward Hill Elementary School).
- The applicant is not proposing to add any additional bicycle parking spaces.

BY-LAW VARIANCE AND JUSTIFICATION

(a) Requested Variance:

- To vary the rate at which the bicycle parking requirements are calculated for an elementary school from 4 spaces to 2.6 spaces per classroom.

Applicant's Reasons:

- The proposed variance will allow for 8 additional classrooms on the school site.
- The School District only installs bicycle racks at eyesight from an interior window to ensure supervision and safety of students. The available locations for additional bicycle parking spaces that are visible from an interior window are either constrained by steep slopes or are used by students as recreational space.
- The School District does not account for kindergarten students as they generally do not bike to school. If Part 5 Off-Street Parking and Loading/Unloading of the Zoning By-law permitted kindergarten classrooms to be excluded from the bicycle parking calculation, the site would be required to provide 100 bicycle parking spaces instead of 112.

Staff Comments:

- A reduction of the bicycle parking requirements will facilitate an additional 8 classrooms on site.
- Staff worked with the School District to identify suitable locations for additional bike parking spaces but due to site constraints, a location could not be found. As noted above, the School District advises that they only install bicycle racks at eyesight from an interior window to ensure supervision and safety of students. The available locations for additional bicycle parking spaces are constrained by steep slopes or are used by students as recreation area.
- The Woodward Hill Elementary School Principal and Parent Advisory Committee (P.A.C.) submitted letters in support of the proposed variance to reduce the required number of bicycle parking spaces.
- Under Part 5 Off-Street Parking and Loading/Unloading of the Zoning By-law there is no provision that allows kindergarten classrooms to be excluded from the total number of required bicycle parking spaces. To this end, 112 bicycle parking spaces are required, whereas only 73 spaces can be accommodated onsite.

- The applicant has committed to providing additional bicycle parking spaces should the demand warrant it in the future.

INFORMATION ATTACHED TO THIS REPORT

The following information is attached to this Report:

Appendix I. Lot Owners and Action Summary
Appendix II. Development Variance Permit No. 7918-0232-00

original signed by Ron Hintsche

Jean Lamontagne
General Manager
Planning and Development

KS/cm

CITY OF SURREY

(the "City")

DEVELOPMENT VARIANCE PERMIT

NO.: 7918-0232-00

Issued To: Board of Education 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: 027-242-757
Lot A Section 9 Township 2 New Westminster District Plan BCP32834
6082 – 142 Street

(the "Land")

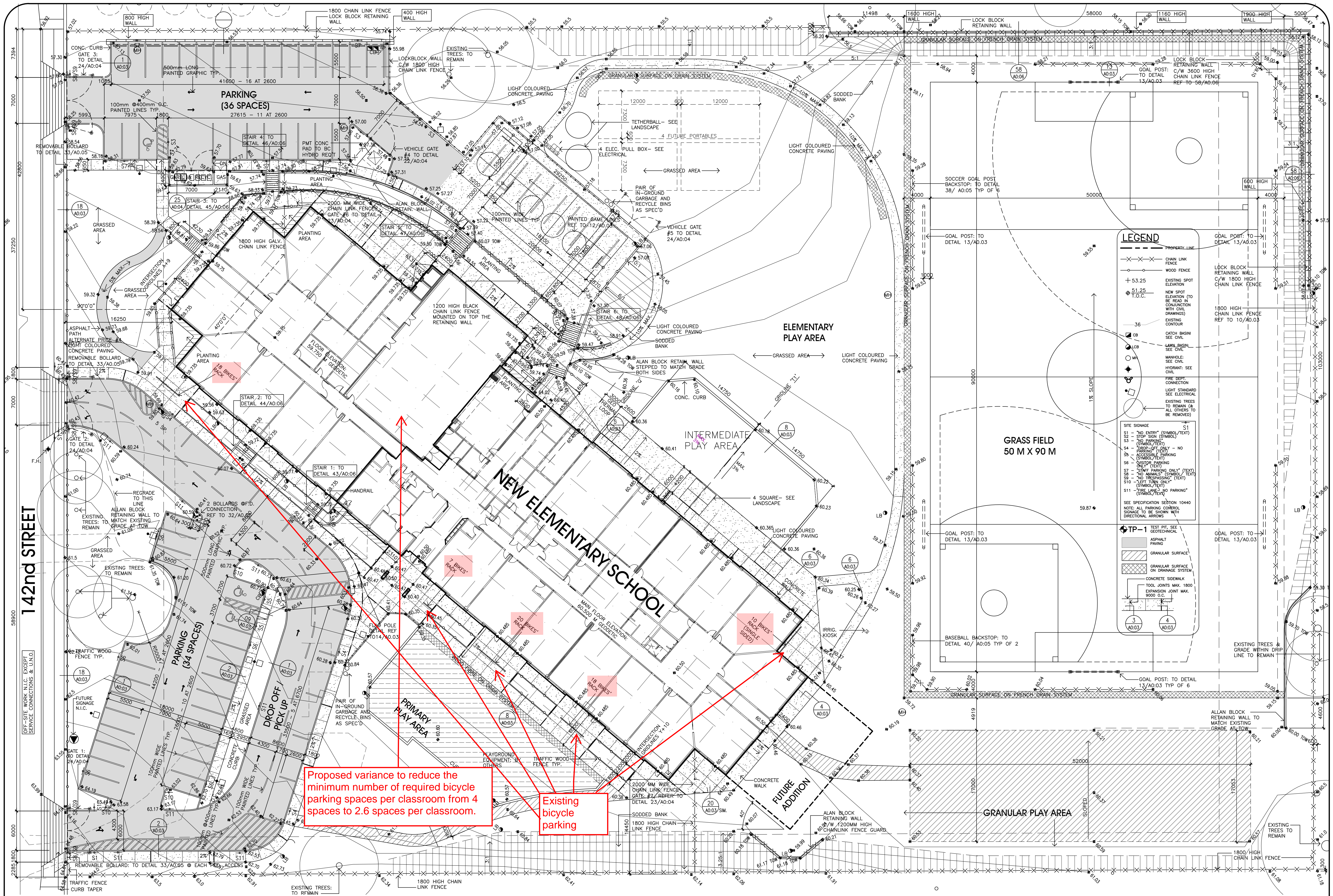
4. Surrey Zoning By-law, 1993, No. 12000, as amended is varied as follows:
 - (a) In Part 5 Off-Street Parking and Loading/Unloading, the minimum number of bicycle parking spaces per classroom is reduced from 4 spaces to 2.6 spaces per classroom.
5. This development variance permit applies to only the portion of the Land OR 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.

6. The Land shall be developed strictly in accordance with the terms and conditions and provisions of this development variance permit.
7. 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.
8. The terms of this development variance permit or any amendment to it, are binding on all persons who acquire an interest in the Land.
9. 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



LEGEND

- PROPERTY LINE
- CHAIN LINK FENCE
- WOOD FENCE
- EXISTING SPOT ELEVATION
- NEW SPOT ELEVATION (TO BE READ IN CONJUNCTION WITH CIVIL DRAWINGS)
- EXISTING CONTOUR
- CATCH BASIN SEE CIVIL
- LAWN BASIN SEE CIVIL
- MANHOLE SEE CIVIL
- HYDRANT SEE CIVIL
- FIRE DEPT CONNECTION
- LIGHT STANDARD SEE ELECTRICAL
- EXISTING TREES TO REMAIN (& ALL OTHERS TO BE REMOVED)

SITE SIGNAGE

- S1 - "NO ENTRY" (SYMBOL/TEXT)
- S2 - "STOP SIGN" (SYMBOL)
- S3 - "NO PARKING" (SYMBOL/TEXT)
- S4 - "BICYCLE ONLY - NO ACCESSIBLE PARKING" (SYMBOL/TEXT)
- S5 - "VISITOR PARKING ONLY" (TEXT)
- S6 - "STAFF PARKING ONLY" (TEXT)
- S7 - "NO ANIMALS" (SYMBOL/TEXT)
- S8 - "NO TRESPASSING" (TEXT)
- S9 - "LEFT TURN ONLY" (SYMBOL/TEXT)
- S10 - "LEFT TURN ONLY" (SYMBOL/TEXT)
- S11 - "STREET LIGHTS" (SYMBOL/TEXT)

SEE SPECIFICATION SECTION 10440
NOTE: ALL PARKING CONTROL SIGNAGE TO BE SHOWN WITH DIRECTIONAL ARROWS

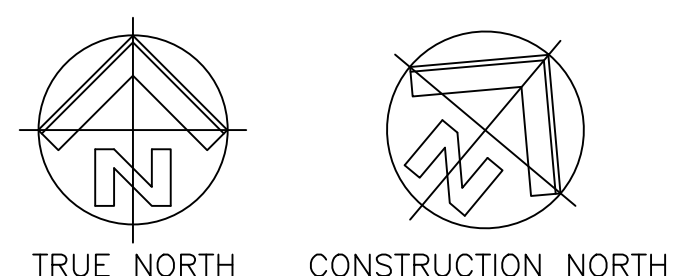
TP-1 TEST PIT, SEE GEOTECHNICAL

- ASPHALT PAVING
- GRANULAR SURFACE
- GRANULAR SURFACE ON DRAINAGE SYSTEM
- CONCRETE SIDEWALK
- TOOL JOINTS MAX. 1800 EXPANSION JOINT MAX. 9000 O.C.

Proposed variance to reduce the minimum number of required bicycle parking spaces per classroom from 4 spaces to 2.6 spaces per classroom.

Existing bicycle parking

GENERAL NOTE: UNLESS NOTED OTHERWISE, CROSS GRADE ALL SIDEWALKS, STAIR LANDINGS AND STEPS @ 2% TO CURBS AND DRAINAGE



SITE DEVELOPMENT PLAN
SCALE 1:250
0 5 10 15 METERS

RECORD DRAWING
WE HEREBY CERTIFY THAT THESE DRAWINGS REPRESENT THE BUILDING AS BUILT



Project: 06186
Site: 212- SOUTH NEWTON
Scale: AS NOTED
Drawn: [Name]
Checked: [Name]
Date: March 17, 2011
Revised: AS BUILT

Site 203
10190 152A Street
Lynnwood, BC V8L 1J7
Tel: (604) 581.8128
Fax: (604) 581.8148

Signed by: Rick Brown
Date: April 18, 2011
Company: Envoy Construction Services Ltd.

Project Number: 06186
Sheet Number: A0:02
Date: 03 OF 51

Schedule A