

City of Surrey  
**PLANNING & DEVELOPMENT REPORT**

File: 7918-0317-00

Planning Report Date: November 19, 2018

**PROPOSAL:**

- **Development Variance Permit**

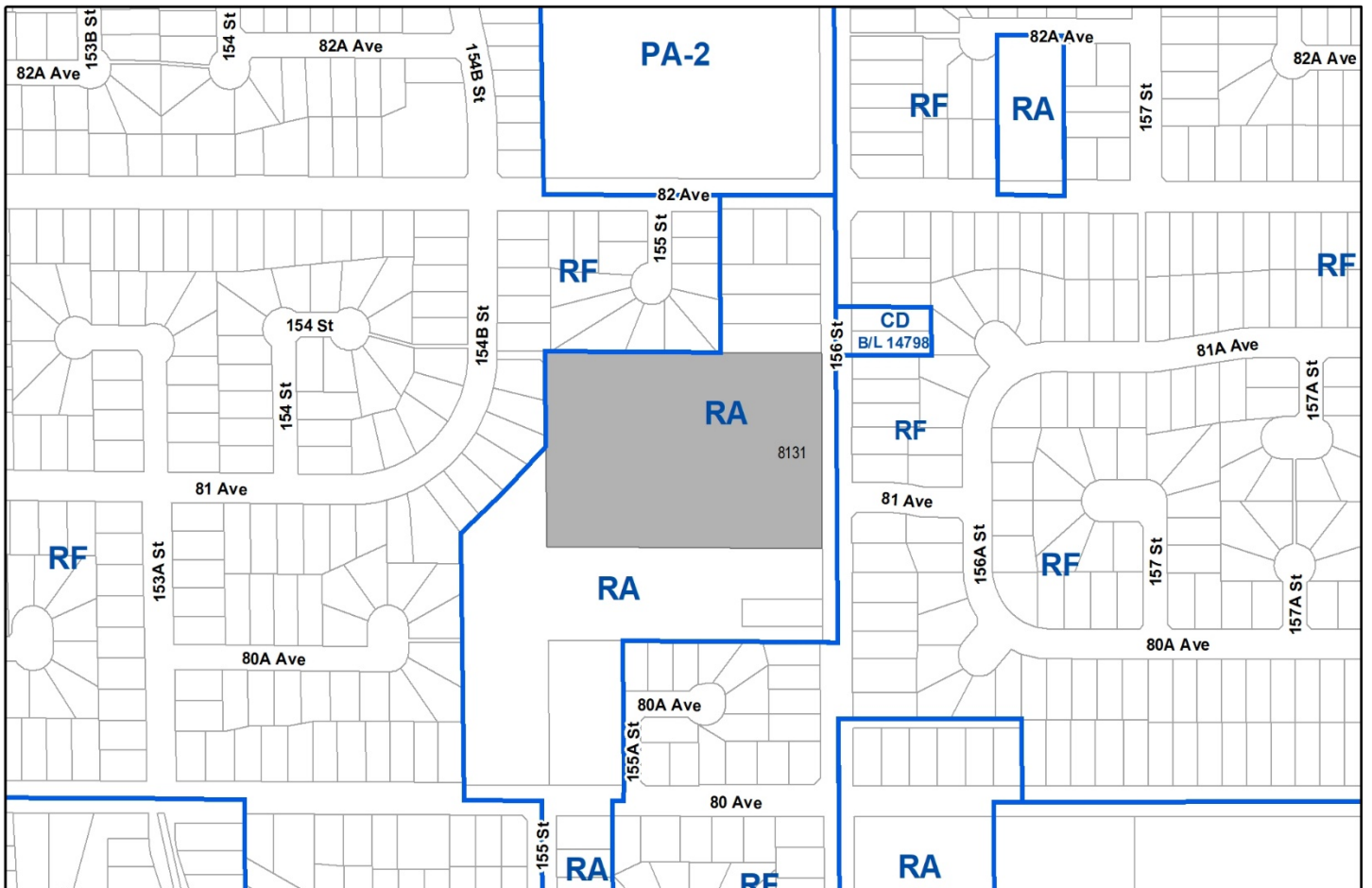
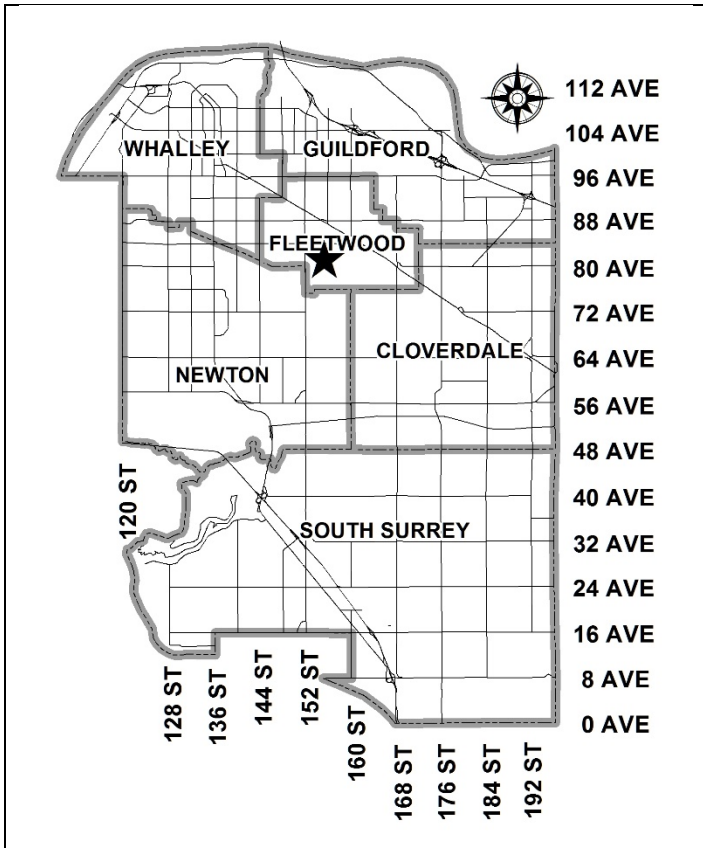
to vary the off-street parking requirements to retain five existing portable classrooms and one new portable classroom onsite of an existing elementary school (Coyote Creek Elementary School).

**LOCATION:** 8131 - 156 Street

**ZONING:** RA

**OCP** Urban

**DESIGNATION:**



### RECOMMENDATION SUMMARY

- Approval for Development Variance Permit to proceed to Public Notification.

### DEVIATION FROM PLANS, POLICIES OR REGULATIONS

- The applicant is requesting a Development Variance Permit (DVP), to reduce the minimum number of off-street parking spaces required from 80 to 60 stalls (a reduction of 20 stalls) to retain 6 portable classrooms southwest of an existing elementary school (Coyote Creek Elementary School).

### RATIONALE OF RECOMMENDATION

- Relaxation of the parking requirements will facilitate the retention of 6 existing portable classrooms installed without permits onsite without compromising any outdoor play areas.
- The proposed reduction in parking complies with the findings of the Surrey Elementary School Parking Study, completed by Wilde Consulting Inc. in January 2017, and endorsed by the City's Transportation Engineering staff.
- The Parking Study recommends: (1) increasing the parking requirement under the Zoning By-law from 1.0 to 1.75 parking spaces per classroom; (2) maintaining 9 parking spaces for drop off; and (3) waiving the additional by-law requirement for additional parking for associated gymnasium space.
- The proposed parking reduction for the subject site allocates 51 parking spaces for classrooms (1.75 stalls x 29 classrooms including portable classrooms) and 9 drop off stalls, as recommended in the Parking Study. A total of 60 stalls would be required. Currently, there are 62 parking spaces on the site.
- The various uses on the site will have different temporal distributions of parking demand, allowing for shared parking.

RECOMMENDATION

The Planning & Development Department recommends that:

1. Council approve Development Variance Permit No. 7918-0317-00 (Appendix III) varying the Zoning By-law by reducing the total number of required off-street parking spaces for a public elementary school as follows, to proceed to Public Notification:
  - (a) delete the requirement to provide 11 parking spaces for every 100 square metres (1,075 sq. ft.) of gross floor area for associated gymnasium; and
  - (b) increase the required number of parking spaces for every classroom from 1.0 parking spaces to 1.75 parking spaces per classroom.

REFERRALS

Engineering: The Engineering Department has no objection to the proposed variance.

SITE CHARACTERISTICS

Existing Land Use: Coyote Creek Elementary School.

Adjacent Area:

Direction	Existing Use	OCP/TCP Designation	Existing Zone
North:	Single family dwellings.	Urban	RA and RF
East (Across 156 Street):	Single family dwellings.	Urban, Single Family Urban	RF, CD
South:	Coyote Creek Park	Urban	RA
West:	Single family dwellings	Urban	RF

DEVELOPMENT CONSIDERATIONS

- The subject site is approximately 2.4 hectares (5.9-acre) in size and is located at 8131 - 156 Street in Fleetwood. The site is zoned "Once-Acre Residential (RA)" and is designated "Urban" in the Official Community Plan (OCP).
- The site is occupied by Coyote Creek Elementary School. Presently, the school contains 23 classrooms, 5 portable classrooms, 1 of which was installed without permits, 382 square metres (4,111 sq. ft.) of gymnasium space and 62 off-street parking spaces.
- A Building Permit application has been submitted for 2 portable classrooms. One (1) existing portable which was installed without permits and 1 new portable classroom.

- The existing and proposed portable siting complies with minimum setback requirements for public school buildings as outlined in Part 4 General Provisions of the Surrey Zoning By-law No. 12000.
- Under Part 5 of Surrey Zoning By-law No. 12000, 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 associated gymnasium. This equates to a total parking requirement of 80 off-street parking spaces.
- The School District is requesting a variance to reduce the off-street parking requirement to 60 parking spaces, by eliminating the required parking for the gymnasium but increasing the required number of stalls per classroom to 1.75 parking spaces for every classroom (see By-law Variance Section). The required number of parking spaces for drop-off (9) will remain unchanged.

#### BY-LAW VARIANCE AND JUSTIFICATION

(a) Requested Variance:

- To vary the minimum number of required parking spaces in the Zoning By-law for a public elementary school by deleting the requirement to provide 11 parking spaces for every 100 square metres (1,075 sq.ft.) of gross floor area for associated gymnasium ; and
- To increase the required number of parking spaces for every classroom from 1.0 parking spaces to 1.75 parking spaces.

Applicant's Reasons:

- The proposed variance allows for retention of 5 portable classrooms and addition of 1 portable classroom southwest of the existing school building.
- On regular school days, the gymnasium is used by the school's students and no outside visitors. Therefore, there is no need to separately provide more parking spaces for those using the gymnasium.

Staff Comments:

- The proposal complies with the findings of the Surrey Elementary School Parking Study, completed by Wildes Consulting Inc. in January 2017, and endorsed by the City's Transportation Engineering 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 additional parking spaces for drop-off, and (3) waiving the additional by-law requirement for additional parking for associated gymnasium space.

- The proposed parking reduction for the subject site allocates 51 parking stalls for classrooms (1.75 stalls x 29 classrooms, including portable classrooms) and 9 drop off stalls, as recommended in the Parking Study. There would be 2 surplus stalls.
- The various uses on the site will have different temporal distribution of parking demand, allowing for shared parking.
- The existing portable classrooms are located outside of the minimum 15-metre (50-ft.) front and rear yard setback and 15 metre (50-ft.) side yard setback on a flanking street of the Zoning By-law.
- Staff supports the requested variance.

#### INFORMATION ATTACHED TO THIS REPORT

The following information is attached to this Report:

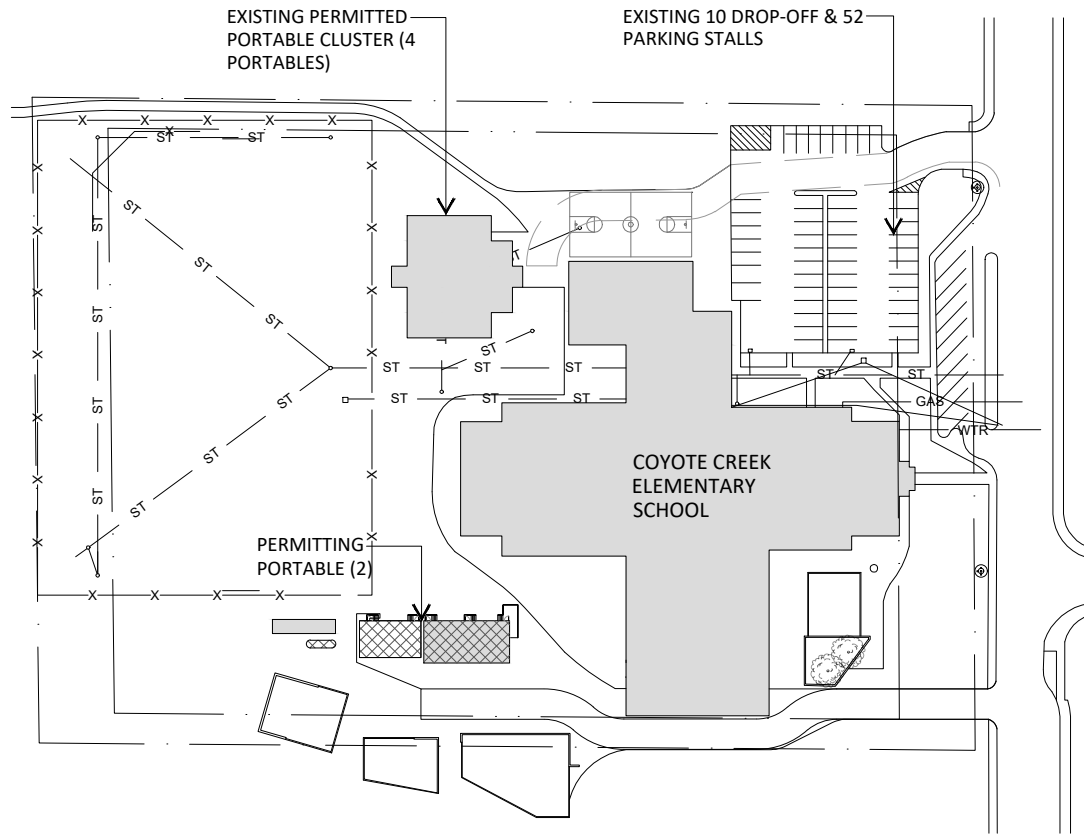
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|---------------|--|
| Appendix I.   | Lot Owners and Action Summary (Confidential) and Project Data Sheets |
| Appendix II.  | Site Plan and Parking Calculations                                   |
| Appendix III. | Development Variance Permit No. 7918-0317-00                         |

*original signed by Ron Gill*

Jean Lamontagne  
General Manager  
Planning and Development

ELM/cm

APPENDIX I HAS BEEN  
REMOVED AS IT CONTAINS  
CONFIDENTIAL INFORMATION



**PARKING APPLICATION STATISTICS:**

**PARKING COUNT UNDER "SURREY ZONING BYLAW 12000"**

1 SPACE/CLASSROOM (23 CLASSROOMS + 4 PORTABLES + 2 PERMITTING PORTABLES)	29
11 SPACE/100 M <sup>2</sup> OF ASSEMBLY SPACE (382 M <sup>2</sup> /100 X 11)	42
9 SPACE FOR DROP-OFF/PICK-UP	9
<b>TOTAL SPACE</b>	<b>80</b>

**EXISTING PARKING COUNT**

STANDARD SPACE	50
ACCESSIBLE SPACE	2
DROP-OFF SPACE	10
<b>TOTAL SPACE</b>	<b>62</b>

PROPOSED PARKING AS PER CITY OF SURREY TRANSPORTATION APPROVED PARKING STUDY COMPLETED BY WILDES CONSULTING INC. WITH THE FOLLOWING RECOMMENDATIONS FOR SCHOOL REQUIREMENTS:

**REQUIRED PARKING COUNT**

1.75 SPACE/CLASSROOM (23 CLASSROOMS + 4 PORTABLES + 2 PERMITTING PORTABLES))	51
9 SPACE FOR DROP-OFF/ PICK-UP	9
<b>TOTAL SPACE</b>	<b>60</b>

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 STALL REDUCTION** 20

Project Number <b>18693</b>	Project <b>2018 PERMITTING CLASSROOM PORTABLE COYOTE CREEK ELEMENTARY SCHOOL</b>
Sheet Number <b>A0.01a</b>	Drawing <b>DEVELOPMENT VARIANCE PERMIT PROPOSED PARKING SITE PLAN</b>

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Todd Dust, Architect AIBC, AAA  
Ron Hoffart, Architect AIBC  
Henk Kampan, Architect AIBC  
Mark Mathiasen, Architect AIBC, AAA  
Leonard Rodrigues, Architect AIBC, AAA

CITY OF SURREY

(the "City")

DEVELOPMENT VARIANCE PERMIT

NO.: 7918-0317-00

Issued To:

("the Owner")

Address of Owner:

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: 016-724-267  
Lot A Section 26 Township 2 New Westminster District Plan 87436  
8131 - 156 Street
3. Surrey Zoning By-law, 1993, No. 12000, as amended is varied as follows:

Surrey Subdivision and Development By-law, 1986, No. 8830, as amended is varied as follows:

  - (a) In Table C.1 of Part 5 Off-Street Parking and Loading/Unloading for a public elementary school, the requirement to provide 11 parking spaces for every 100 square metres (1,075 sq.ft.) of gross floor area for associated gymnasium is deleted; and
  - (b) In Table C.1 of Part 5 Off-Street Parking and Loading/Unloading for a public elementary school, the required number of parking spaces for every classroom is increased from 1.0 parking space to 1.75 parking spaces per classroom.
4. 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.

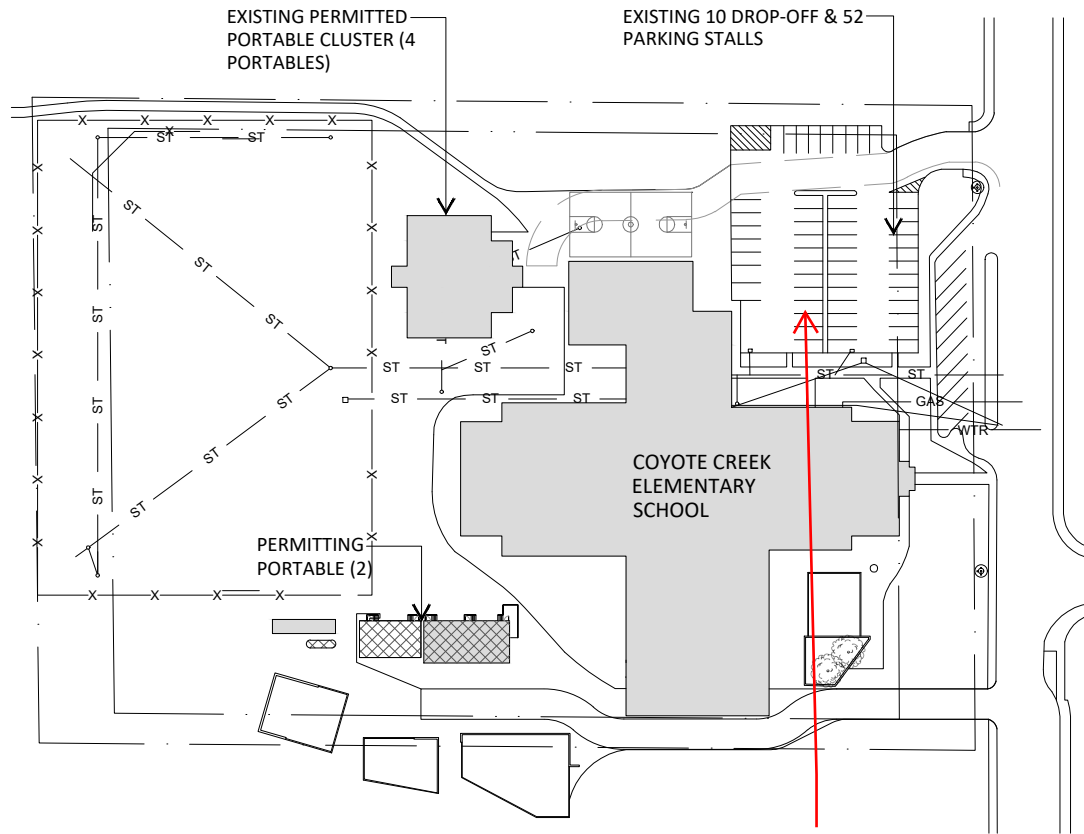
AUTHORIZING RESOLUTION PASSED BY THE COUNCIL, THE      DAY OF      , 20 .  
ISSUED THIS      DAY OF      , 20 .

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Mayor – Doug McCallum

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City Clerk – Jane Sullivan



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