

City of Surrey
PLANNING & DEVELOPMENT REPORT

File: 7918-0323-00

Planning Report Date: November 19, 2018

PROPOSAL:

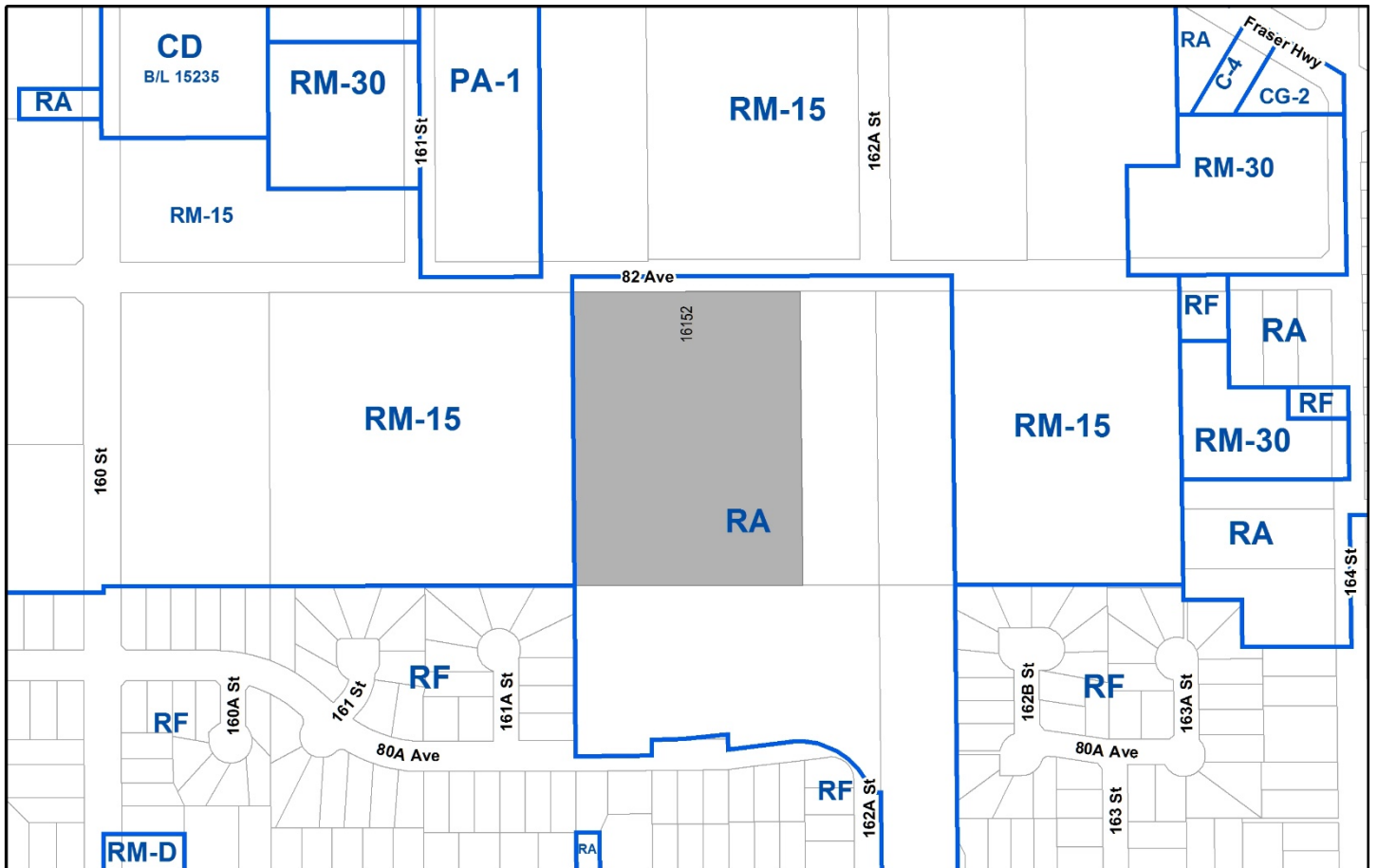
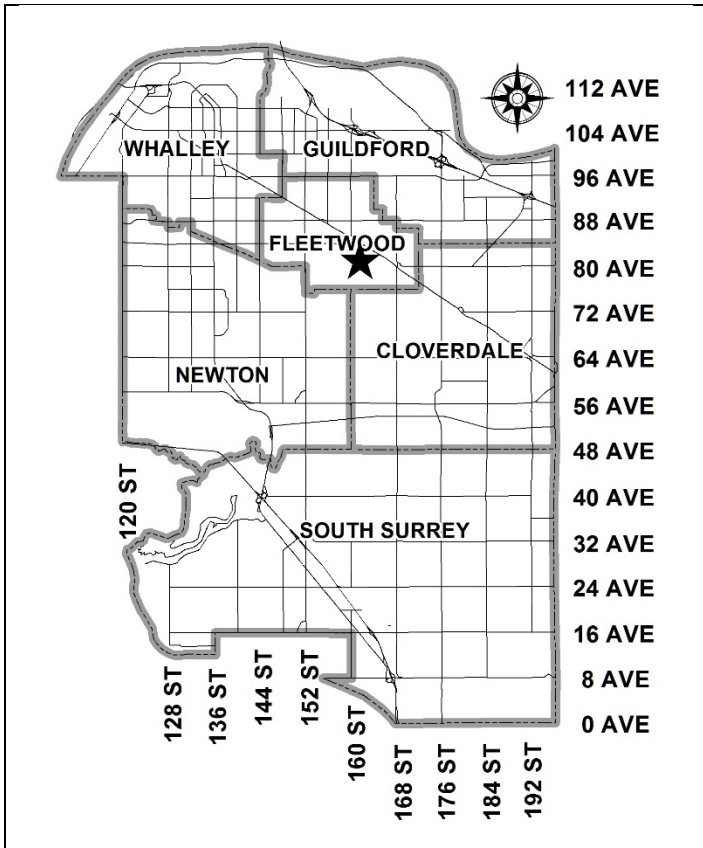
- **Development Variance Permit**

to vary the off-street parking requirement to retain five portable classrooms on the site of an existing elementary school (Walnut Road Elementary School).

LOCATION: 16152 - 82 Avenue

ZONING: RA

OCP DESIGNATION: Urban



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 78 to 60 stalls (a reduction of 18 stalls) to permit retention of 5 portable classrooms east and south of an existing elementary school (Walnut Road Elementary School).

RATIONALE OF RECOMMENDATION

- Relaxation of the parking requirements will facilitate the retention of five existing portable classrooms installed without permits on site without compromising any outdoor play areas. Two of the three existing portables are to be moved outside of a drainage Right-of-Way.
- 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 5 portable classrooms) and 9 drop off stalls, as recommended in the Parking Study. A total of 60 stalls would be required. Currently, there are 61 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 Council approve Development Variance Permit No. 7918-0323-00 (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 assembly hall/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: Walnut Road Elementary School.

Adjacent Area:

Direction	Existing Use	TCP Designation	Existing Zone
North (Across 82 Avenue):	Multi-unit residential dwellings.	Low Density Townhouses	RM-15
East:	Walnut Park	Park & Linear Corridors	RA
South:	Walnut Park	Park & Linear Corridors	RA
West:	Multi-unit residential dwellings.	Low Density Townhouses	RM-15

DEVELOPMENT CONSIDERATIONS

- The subject site is approximately 2.8 hectares (6.9-acre) in size and is located at 16152 - 82 Avenue 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 Walnut Road Elementary School. Presently, the school contains 24 classrooms, 5 portable classrooms, 3 of which were installed without permits, 365 square metres (3,928 sq. ft.) of gymnasium space and 63 off-street parking spaces.

- A Building Permit application has been submitted for the 3 existing portable classrooms installed without permits. Two (2) of these portables are to be moved outside of an existing drainage Right-of-Way.
- The existing portables 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 78 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/assembly hall uses 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 an 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 east and south of the existing school building. Two (2) of these portables are to be relocated outside of an existing drainage Right-of Way.
- 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 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 25 classrooms, including 5 portable classrooms) and 9 drop off stalls, as recommended in the Parking Study. This would result in a total requirement of 60 stalls and there are currently 61 stalls on the site.
- 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 yard setback and 6-metre (20-ft.) side yard setback of the Zoning By-law.
- Staff supports the requested variance.

INFORMATION ATTACHED TO THIS REPORT

The following information is attached to this Report:

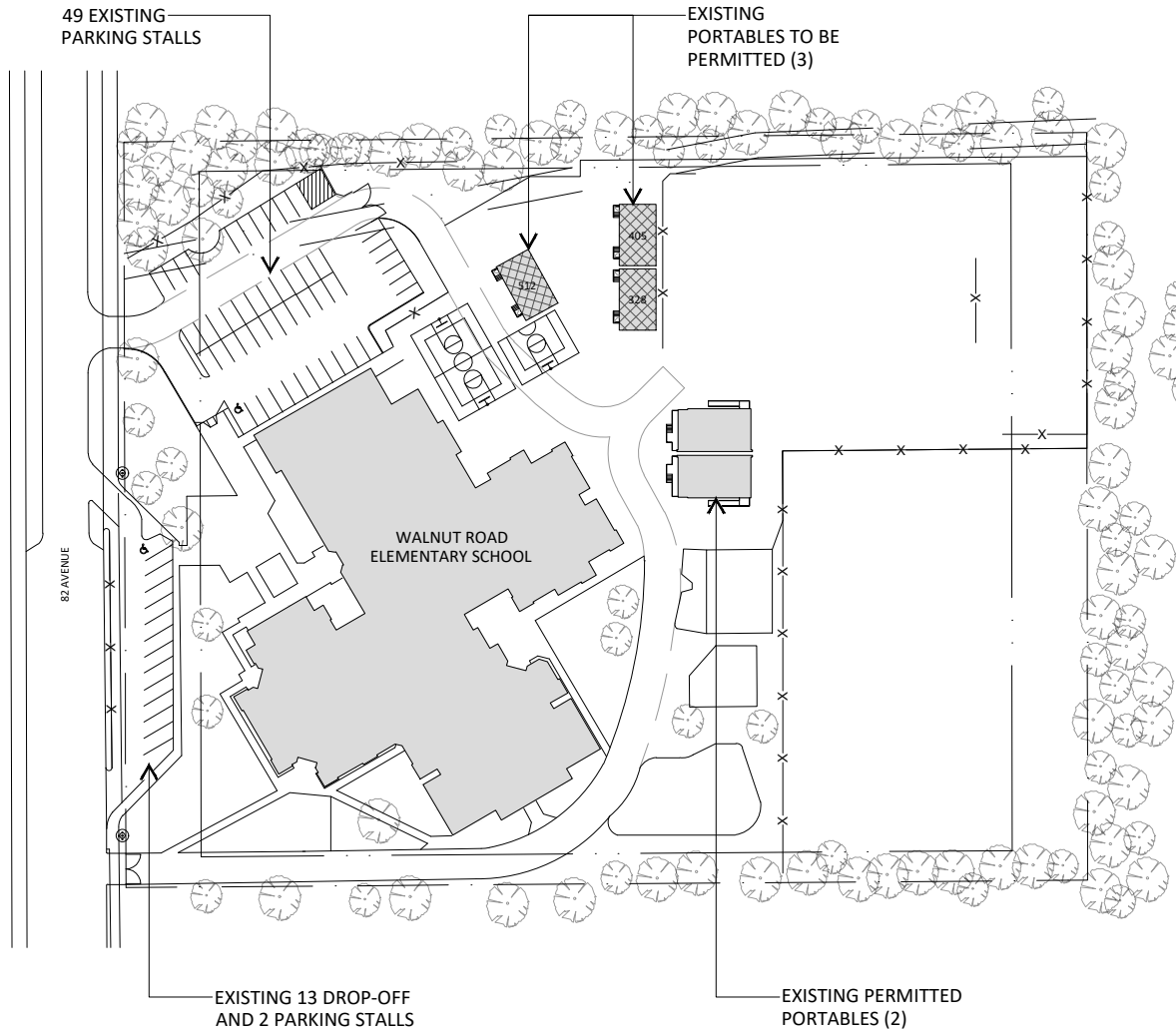
Appendix I.	Lot Owners and Action Summary (Confidential) and Project Data Sheets
Appendix II.	Site Plan and Parking Calculations
Appendix III.	Development Variance Permit No. 7918-0323-00

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"

24 CLASSROOMS + 5 PORTABLE CLASSROOMS (X1)	29
11 SPACE/100 M ² OF GYMNASIUM (365 M ² /100 X 11)	40
9 SPACE FOR DROP-OFF/PICK-UP	9
TOTAL SPACE	78

EXISTING PARKING COUNT

STANDARD SPACE	48
ACCESSIBLE SPACE	2
DROP-OFF SPACE	13
TOTAL SPACE	63

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

24 CLASSROOMS + 5 PORTABLE CLASSROOMS (X1.75)	51
9 SPACE FOR DROP-OFF/PICK-UP	9
TOTAL SPACE	60

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 18

Project Number 18682	Project 2018 PERMITTING CLASSROOM PORTABLE WALNUT ROAD ELEMENTARY SCHOOL
Sheet Number A0.01a	Drawing DEVELOPMENT VARIANCE PERMIT PROPOSED PARKING SITE PLAN

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 architecture planning interior design
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Issued: 2018-09-25	
REVISIONS LIST	
01	2018-09-25

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 Henrik Kampman, Architect AIBC
 Mark Mathiasen, Architect AIBC, AAA
 Leonard Rodrigues, Architect AIBC, AAA

CITY OF SURREY

(the "City")

DEVELOPMENT VARIANCE PERMIT

NO.: 7918-0323-00

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: 017-588-901
Parcel A Section 25 Township 2 New Westminster District Reference Plan LMP2567

16152 - 82 Avenue

(the "Land")

3. Surrey Zoning By-law, 1993, No. 12000, 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.

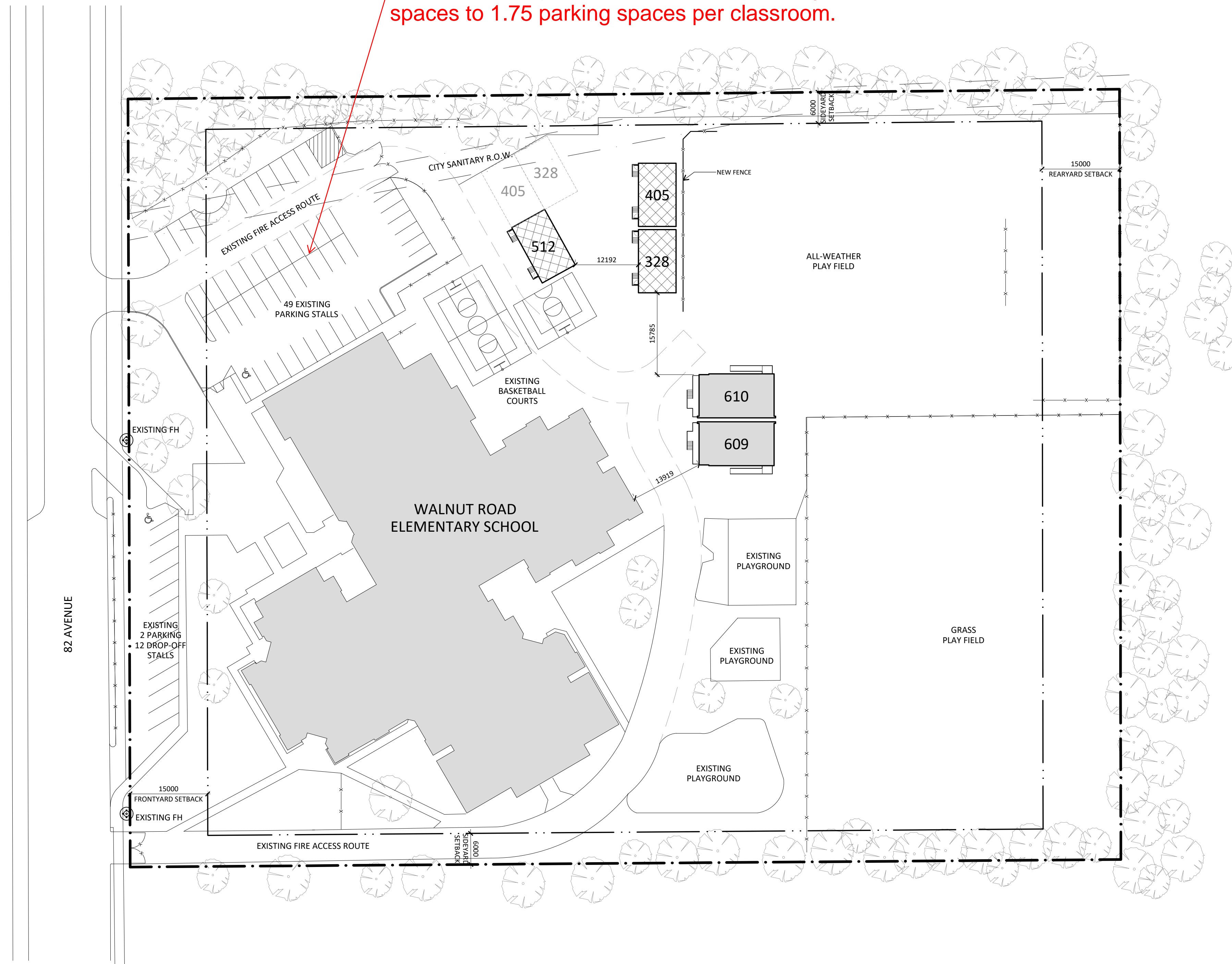
4. This development variance permit does not apply to additions to, or replacement of, any of the existing buildings shown on attached Schedule A, which is attached hereto and forms part of this development variance permit.

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 .

Mayor – Doug McCallum

City Clerk – Jane Sullivan



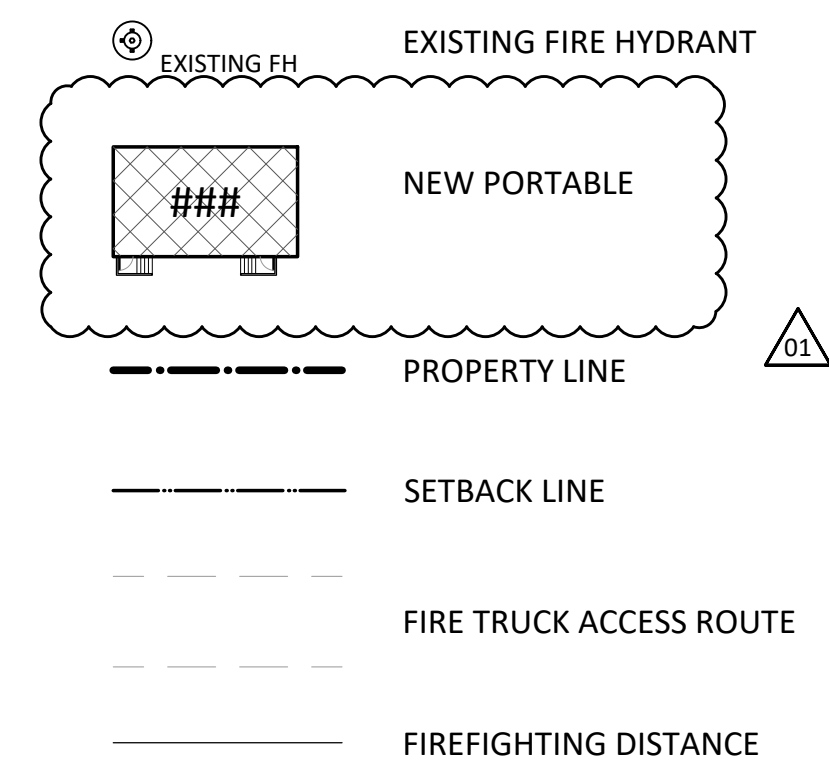
(a) delete the requirement to provide 11 parking spaces for every 100 square metres (1,075 sq. ft.) of gross floor area for associated assembly hall/gymnasium; and

(b) increase the required number of parking spaces for every classroom from 1.0 parking spaces to 1.75 parking spaces per classroom.

FIRE DEPARTMENT REQUIREMENTS:

All portable building shall conform to the requirements of the BC Building Code and must be located within 147 ft (45 m) 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 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 portable building per cluster (6000 ft² or 557 m²). Portable building must have a minimum setback of 40 ft (12 m) from other buildings.

DRAWING LEGEND:



Issue Date: 2018-09-28

PERMIT GLOBAL REVISIONS LIST*

NO.	DATE	DESCRIPTION
01	2018-09-28	BP AMENDMENT

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Thinkspace a partnership of:
Ron Hoffer, Architect ABC, A.A.
Henk Kampanan, Architect ABC, A.A.
Leonard Rodrigues, Architect ABC, A.A.

*Sheet changes clouded and tagged respectively.

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Project: SD36 PORTABLE PERMITTING 2018
WALNUT ROAD ELEMENTARY SCHOOL
16152 82 Avenue, Surrey, B.C. VAN 0N5

Sheet Number: 18682

Plot Date: 2018-10-24

File Path: I:\18682\sd36\portable permitting\2.0 drawings\2.1 current drawings\walnut road es\walnut road es.dwg

Project Number: 18682

Drawing: SITE PLAN

Sheet Number: A0.01