

City of Surrey
PLANNING & DEVELOPMENT REPORT

File: 7918-0326-00

Planning Report Date: November 19, 2018

PROPOSAL:

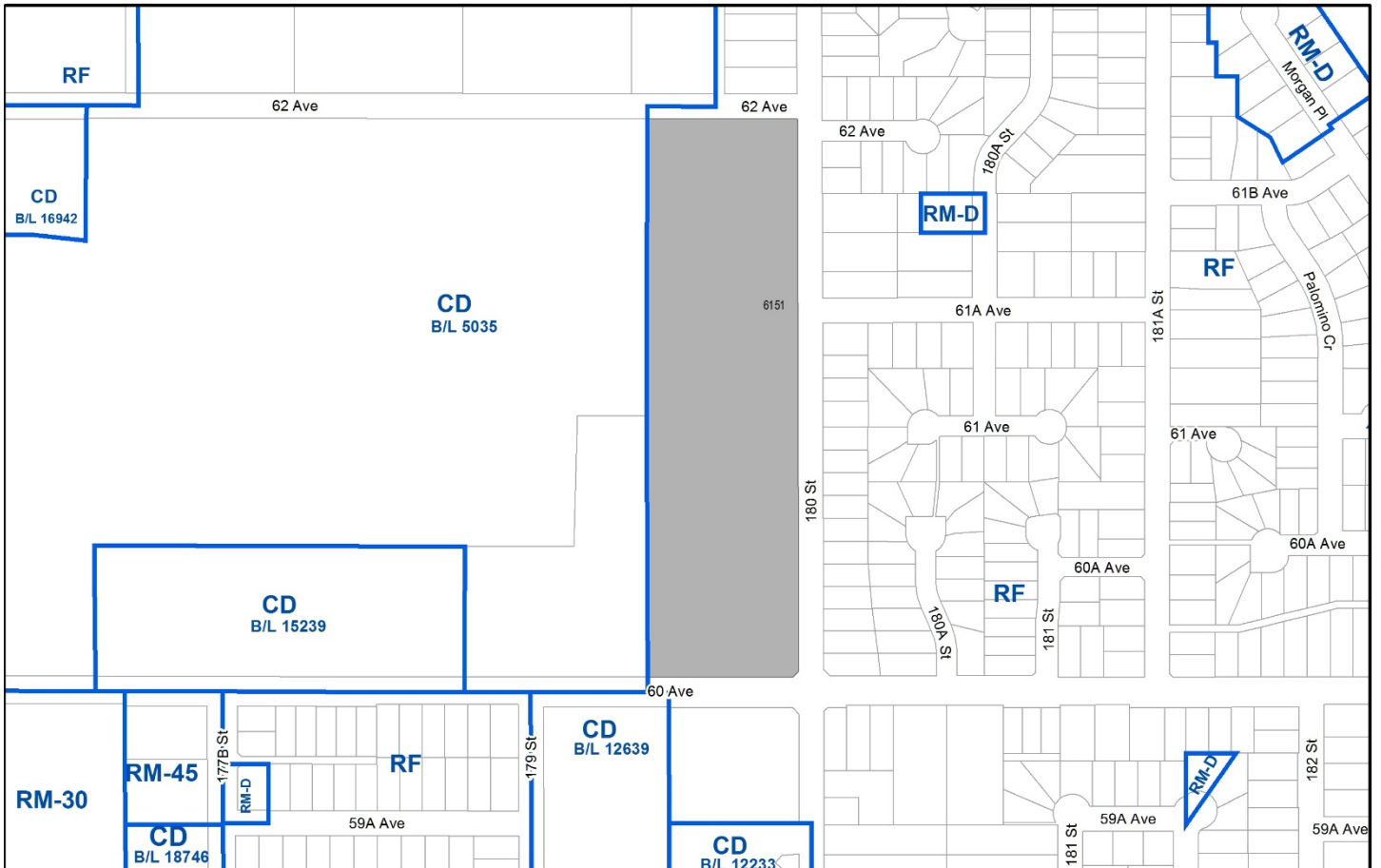
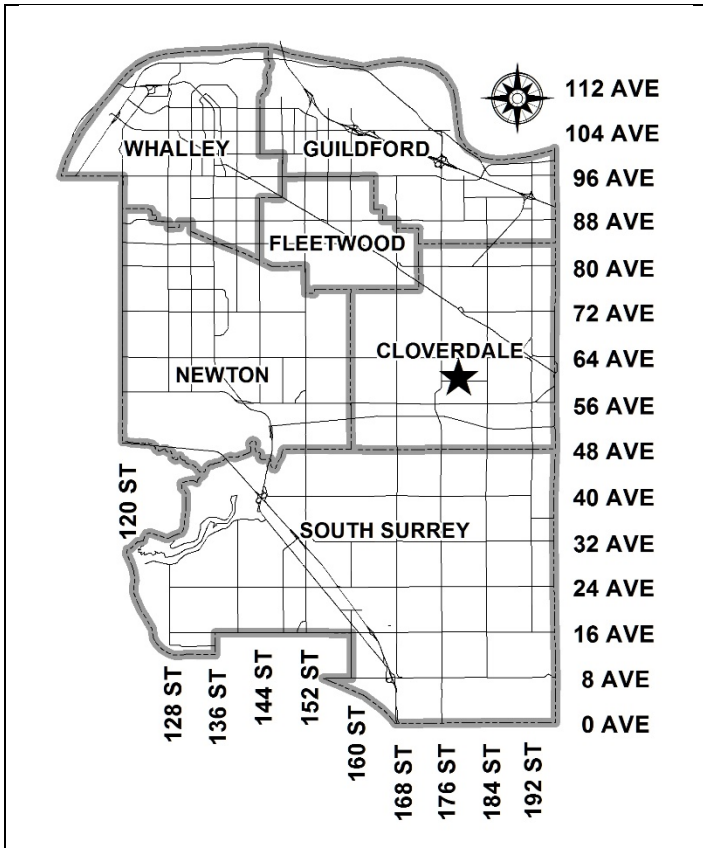
- **Development Variance Permit**

to vary the off-street parking requirement to retain nine portable classrooms on the site of an existing secondary school (Lord Tweedsmuir Secondary School).

LOCATION: 6151 - 180 Street

ZONING: RF

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 327 to 234 stalls (a reduction of 93 stalls), to permit the retention of 9 portable classrooms to the south of an existing secondary school (Lord Tweedsmuir Secondary School).

RATIONALE OF RECOMMENDATION

- Relaxation of the parking requirements is required prior to issuance of a Building Permit, subject to completion of all Building-related requirements, for 9 of the 18 existing portable classrooms on the site. The other 9 portable classrooms are to be removed.
- The proposed reduction in parking complies with the findings of the Surrey Secondary School Parking Study, completed by Wilde Consulting Inc. in June 2015, and endorsed by the City's Transportation Engineering staff.
- Vehicle use by students has decreased as a result of the graduated licensing program.
- The proposed parking reduction for the subject site allocates 232 parking spaces for classrooms (3.8 x 61 classrooms including portable classrooms) and 2 stalls for loading and unloading of buses, as recommended in the Parking Study. A total of 234 stalls would be required. Currently, there are 243 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. 7918-0326-00 (Appendix III) varying the Zoning By-law by reducing the total number of required parking spaces for a public secondary 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 3.0 parking spaces to 3.8 parking spaces.

REFERRALS

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

SITE CHARACTERISTICS

Existing Land Use: Lord Tweedsmuir Secondary School.

Adjacent Area:

Direction	Existing Use	OCP Designation	Existing Zone
North (Across 62 Avenue):	Single Family Dwellings & Greenbelt	Urban	RF, CD
East (Across 180 Street):	Single Family Dwellings	Urban	RF
South (Across 60 Avenue):	Acreage residential lot and Zion Lutheran Church & School	Urban	CD, RF
West:	Cloverdale Fairgrounds and Greenaway Park	Urban	CD

DEVELOPMENT CONSIDERATIONS

- The subject site is approximately 5.5 hectares (13.6-acre) in size and is located at 6151 - 180 Street in Cloverdale. The site is zoned "Single Family Residential Zone (RF)" and is designated "Urban" in the Official Community Plan (OCP).

- The site is occupied by Lord Tweedsmuir Secondary School. Presently, the school contains 52 classrooms, 18 portables, 1,291 square metres (13,896 sq. ft.) of gymnasium space and 243 off-street parking spaces.
- A Building Permit application has been submitted for 9 portable classrooms. The remaining 9 portable classrooms are to be removed.
- The existing 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 secondary school requires 3 parking spaces per classroom, 2 parking spaces for loading/unloading of buses, 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 327 off-street parking spaces.
- The School District is requesting a variance to reduce the off-street parking requirement to 234 parking spaces, by eliminating the required parking for the gymnasium but increasing the required number of stalls per classroom to 3.8 parking spaces for every classroom (see By-law Variance Section). The required number of parking spaces for bus loading and unloading (2) 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 secondary 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 increasing the required number of parking spaces for every classroom from 3.0 parking spaces to 3.8 parking spaces.

Applicant's Reasons:

- The proposed variance allows for retention of 9 portable classrooms south of the existing school building.
- As with most schools, gymnasium areas for the new school will not be used by the general public during school hours.
- The Surrey School District reviewed the actual parking demand for three existing secondary schools in Surrey (École Panorama Ridge Secondary, Clayton Heights Secondary and École Tweedsmuir Secondary) and has determined that the actual demand for parking at secondary schools is much lower than that required in the Zoning By-law.
- The implementation of the graduated licensing program has significantly reduced the demand for parking at schools in Surrey. As most students are not able to drive without an adult present in the car until they reach 17 years of age, fewer students are able to drive to school.

- The design of school parking lots and pick-up/drop off areas are physically separated to ensure that vehicle movement does not conflict with pedestrian movements on the school site. Therefore, excess on-site parking does not generally equate to a reduction in congestion at pick-up/drop-off times.
- There will be no reduction in the required number of parking spaces for bus loading and unloading.

Staff Comments:

- The peak parking demand of the subject site will be during the day, for school purposes. Scheduled events and performances within the gymnasium, will occur outside of school hours, and therefore, will not generate overlapping parking demand.
- The Parking Study recommends: (1) increasing the parking requirement under the Zoning By-law from 3.0 to 3.8 per classroom, (2) maintaining 2 additional parking spaces for bus loading/unloading, and (3) waiving the additional by-law requirement for additional parking for associated gymnasium space.
- The proposed parking reduction for the subject site allocates 232 parking stalls for classrooms (3.8 stalls x 61 classrooms, including 9 existing portable classrooms) and 2 additional parking spaces for bus loading/unloading, as recommended in the Parking Study. A total of 234 stalls would be required and there are currently 243 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 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:

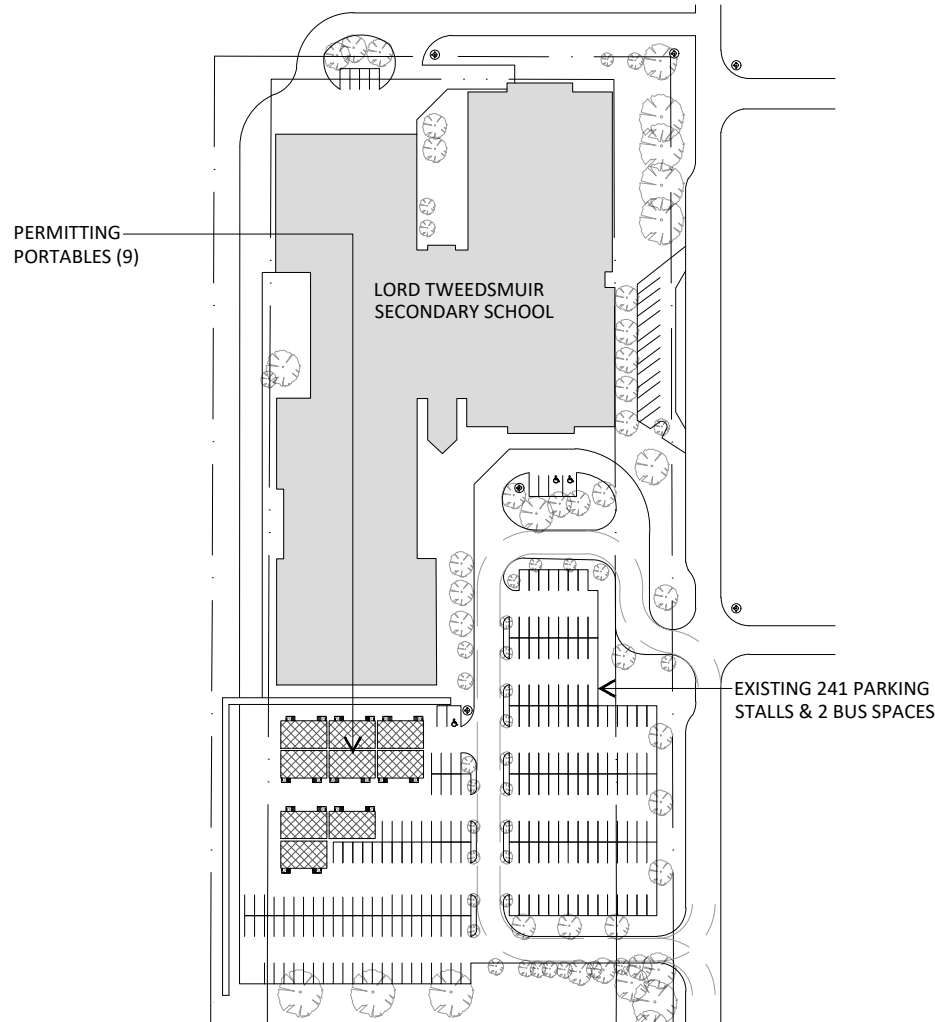
- Appendix I. Lot Owners and Action Summary (Confidential) and Project Data Sheets
- Appendix II. Site Plan
- Appendix III. Development Variance Permit No. 7918-0326-00

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"

3 SPACE/CLASSROOM (52 CLASSROOMS + 9 PORTABLES)	183
11 SPACE/100 M ² OF ASSEMBLY SPACE (1291 M ² /100 X 11)	142
2 SPACE FOR LOADING/UNLOADING OF BUSES	2
TOTAL SPACE	327

EXISTING PARKING COUNT

STANDARD SPACE	238
ACCESSIBLE SPACE	3
BUS SPACE	2
TOTAL SPACE	243

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

3.8 SPACE/CLASSROOM (52 CLASSROOMS + 9 PORTABLES)	232
2 SPACE FOR LOADING/UNLOADING OF BUSES	2
TOTAL SPACE	234

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 93

Project Number 18693	Project 2018 PERMITTING CLASSROOM PORTABLE LORD TWEEDSMUIR SECONDARY SCHOOL
Sheet Number A0.01a	Drawing DEVELOPMENT VARIANCE PERMIT PROPOSED PARKING SITE PLAN

thinkspace
 architecture planning interior design
 300-10190 152A Street | Surrey, BC | V3R 1J7
 t (604) 581 8128 f (604) 581 8148 www.thinkspace.ca

Issued: 2018-10-19
REVISIONS LIST
2018-09-25
2018-10-19

Copyright Reserved
 This plan and design are the exclusive property of Thinkspace Architecture® Planning Interior Design (Thinkspace) and cannot be used or reproduced without written consent of Thinkspace. This office shall be informed of any variations from the information shown on this drawing. Do not scale drawings.
 Thinkspace, a partnership of:
 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.: 7918-0326-00

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: 006-328-989
Lot 32 Except: Part On Plan LMP19833, Section 8 Township 8 New
Westminster District Plan 48990
6151 - 180 Street

(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 secondary 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 secondary school, the required number of parking spaces for every classroom is increased from 3.0 parking space to 3.8 parking spaces per classroom.

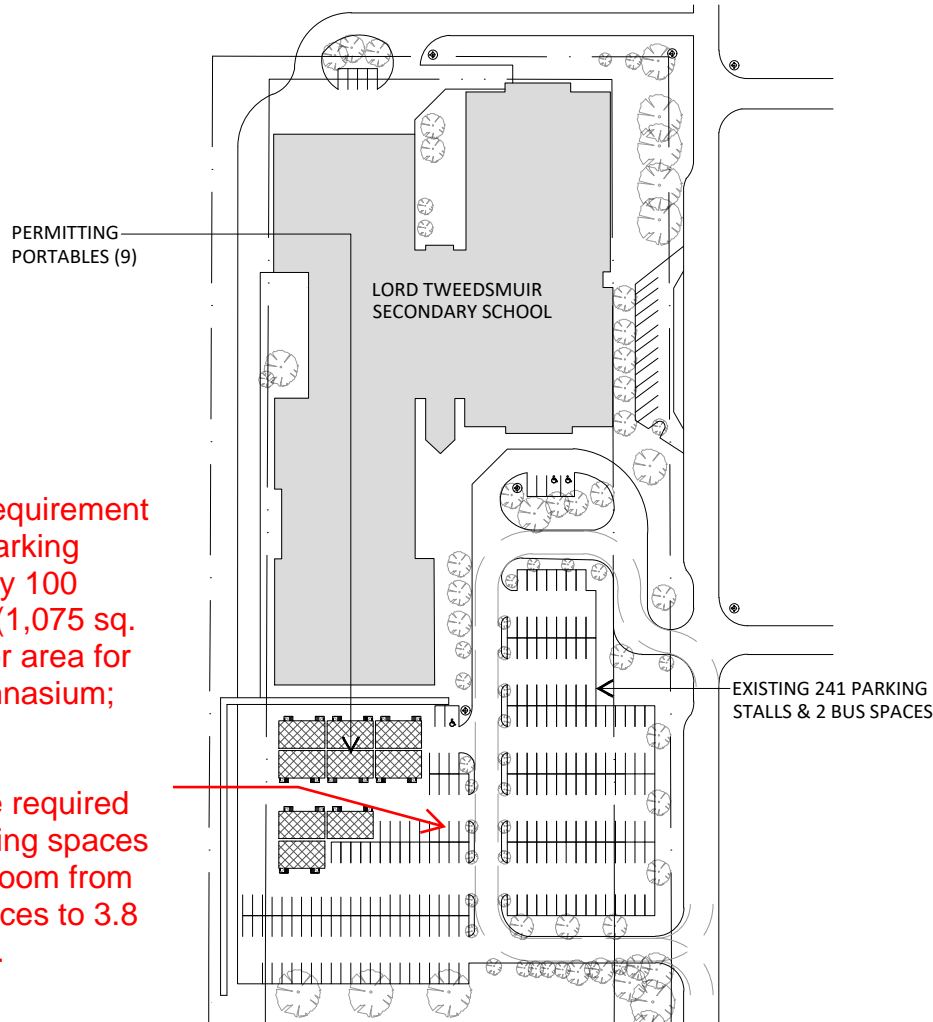
4. This development variance permit does not apply to additions to, or replacement of, any of the existing buildings shown on attached Schedule A, which is attached hereto and forms part of this development variance permit.

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 gymnasium; and

(b) increase the required number of parking spaces for every classroom from 3.0 parking spaces to 3.8 parking spaces.

PARKING APPLICATION STATISTICS:

PARKING COUNT UNDER "SURREY ZONING BYLAW 12000"

3 SPACE/CLASSROOM (52 CLASSROOMS + 9 PORTABLES)	183
11 SPACE/100 M ² OF ASSEMBLY SPACE (1291 M ² /100 X 11)	142
2 SPACE FOR LOADING/UNLOADING OF BUSES	2
TOTAL SPACE	327

EXISTING PARKING COUNT

STANDARD SPACE	238
ACCESSIBLE SPACE	3
BUS SPACE	2
TOTAL SPACE	243

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

3.8 SPACE/CLASSROOM (52 CLASSROOMS + 9 PORTABLES)	232
2 SPACE FOR LOADING/UNLOADING OF BUSES	2
TOTAL SPACE	234

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 **93**

Project Number 18693	Project 2018 PERMITTING CLASSROOM PORTABLE LORD TWEEDSMUIR SECONDARY SCHOOL
Sheet Number A0.01a	Drawing DEVELOPMENT VARIANCE PERMIT PROPOSED PARKING SITE PLAN

thinkspace
 architecture planning interior design
 300-10190 152A Street | Surrey, BC | V3R 1J7
 (604) 581 8128 f (604) 581 8148 www.thinkspace.ca

Issued: 2018-10-19
REVISIONS LIST
2018-09-25
2018-10-19

Copyright Reserved
 This plan and design are the exclusive property of Thinkspace Architecture® Planning Interior Design (Thinkspace) and cannot be used or reproduced without written consent of Thinkspace. This office shall be informed of any variations from the information shown on this drawing. Do not scale drawings.
 Thinkspace, a partnership of:
 Todd Dust, Architect AIBC, AAA
 Ron Hoffart, Architect AIBC
 Henk Kampan, Architect AIBC
 Mark Mathiasen, Architect AIBC, AAA
 Leonard Rodrigues, Architect AIBC, AAA