

City of Surrey
PLANNING & DEVELOPMENT REPORT

File: 7918-0328-00

Planning Report Date: November 19, 2018

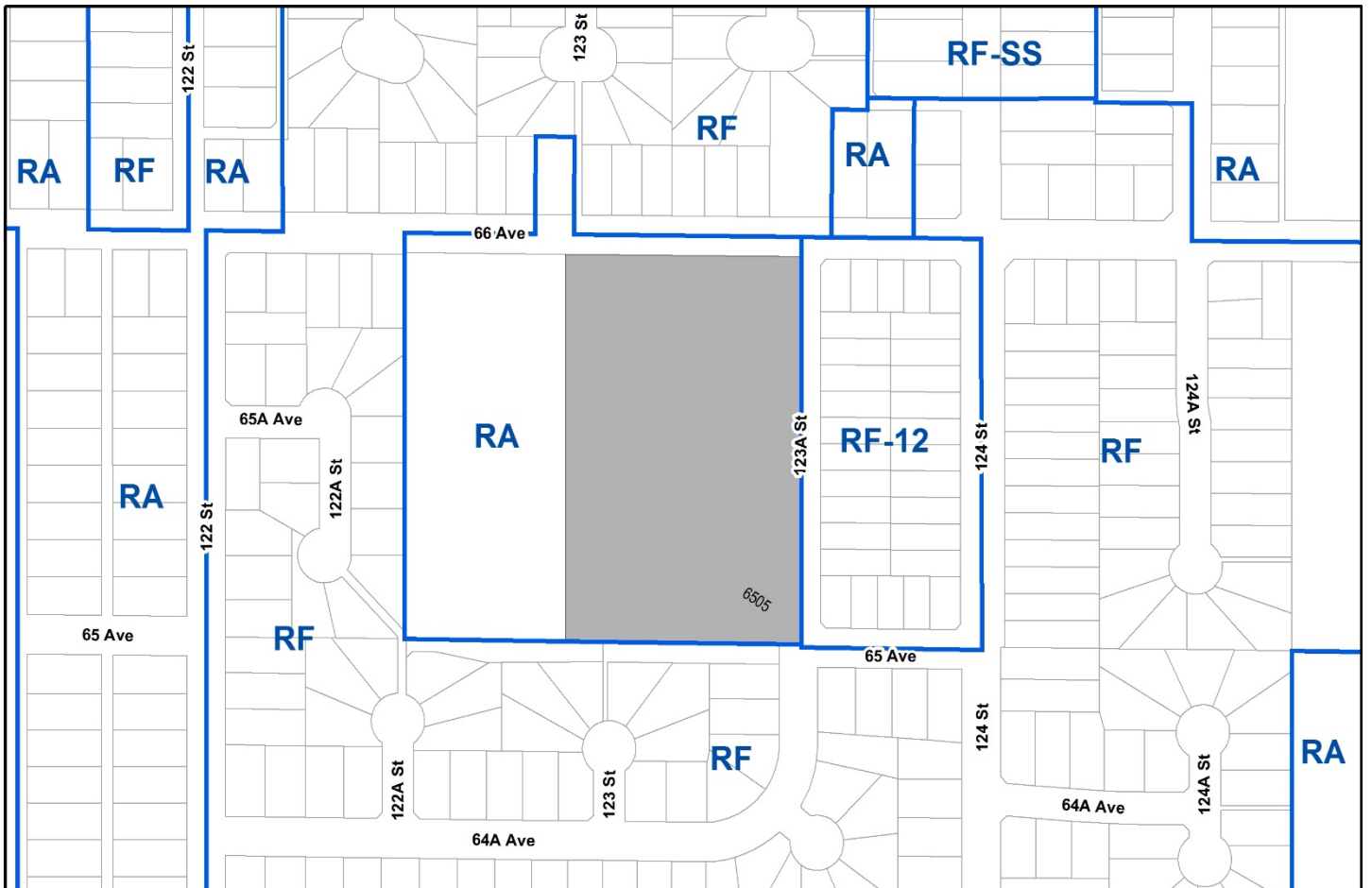
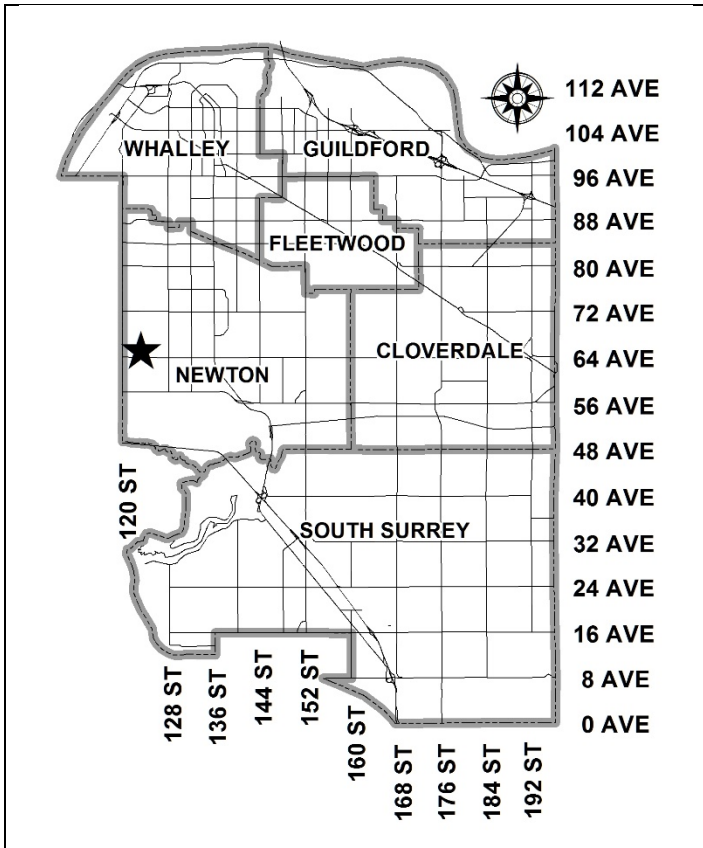
PROPOSAL:

- **Development Variance Permit**
 to vary the off-street parking requirements to allow the retention of an existing portable classroom.

LOCATION: 6505 - 123A Street (Beaver Creek Elementary School)

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.

RATIONALE OF RECOMMENDATION

- A review of parking demand at existing elementary school sites in Surrey has determined that actual demand for parking at elementary schools is much lower than the rate required under the Zoning By-law.
- The proposed reduction in parking complies with the findings of the Surrey Elementary School Parking Study, completed by Wilde Consulting Inc. in January 2017.
- Utilizing the standard identified in the study would require 49 parking spaces for classrooms (1.75 x 23 classrooms including portable classrooms) and 9 stalls for drop off and pick up, for a total of 49 parking spaces. Currently, there are 50 parking spaces on the site.
- The proposal is required to facilitate the issuance of a Building Permit for a portable classroom which already exists on the site.

RECOMMENDATION

The Planning & Development Department recommends that:

1. Council approve Development Variance Permit No. 7918-0328-00 (Appendix II) varying the following, to proceed to Public Notification:
 - (a) to vary Part 5 of the Surrey Zoning By-law, 1993, No. 12000 to calculate the parking requirements for an elementary school at an increased rate from 1.0 space per classroom to 1.75 spaces per classroom; and
 - (b) to waive the requirement under Part 5 of Surrey Zoning By-law, 1993, No. 12000 that requires 11 parking spaces per 100 square metres (1,075 sq. ft.) of floor area be provided for a gymnasium that is associated with an elementary school.

REFERRALS

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

SITE CHARACTERISTICS

Existing Land Use:

Adjacent Area:

Direction	Existing Use	OCP Designation	Existing Zone
North (Across 66 Avenue):	Single Family Dwellings	Urban	RF
West:	Beaver Creek Park	Urban	RA
South:	City owned Park, and Single Family Dwellings beyond	Urban	RF
East (Across 123A Street):	Single Family Dwellings	Urban	RF-12

DEVELOPMENT CONSIDERATIONS

- The subject site is located at 6505 123A Street and is occupied by Beaver Creek Elementary. Presently, the school contains 23 classrooms (including an existing portable), 362 square metres (3897 sq. ft.) of gymnasium space, and 50 off-street parking spaces.
- The site is zoned "One-Acre Residential Zone (RA)" and is designated "Urban" in the Official Community Plan (OCP).

- A Building permit application has been submitted to allow the retention of an existing portable classroom.
- The existing portable siting complies with the minimum setback requirements for public school buildings under the Zoning By-law.
- Under Part 5 of the Zoning By-law, 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 the associated gymnasium. This equates to a total parking requirement of 72 off-street spaces for the Beaver Creek Elementary School.
- The School District is proposing a Development Variance Permit to reduce the off-street parking requirement to 49 parking spaces.
- The proposal, if supported by Council would eliminate the required parking for the gymnasium use but increase the required number of stalls per classroom to 1.75 parking spaces.

BY-LAW VARIANCE AND JUSTIFICATION

(a) Requested Variance:

- To vary the rate at which the parking requirements are calculated for an elementary school from 1.0 space per classroom to 1.75 spaces per classroom.
- To waive the requirement for 11 parking spaces to be provided per 100 square meters (1,075 sq. ft.) of floor area for an associated gymnasium.

Applicant's Reasons:

- The proposed variance allows the retention of one portable classroom on site.
- As with most schools, gymnasium areas will not be used by the general public during school hours. The gymnasium is used by the school's students and no outside visitors. Therefore, there is no need to provide additional parking for those using the gymnasium.

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.
- A review of the parking demand at existing elementary schools in Surrey has determined that actual demand for parking at elementary schools is much lower than the rate required as per the Zoning By-law. The varied rate has been reviewed and accepted by the City's Transportation Planning Division. The reduced rate has previously been applied and approved at multiple elementary schools throughout the City.

- The Parking Study recommends: (1) increasing the parking requirement under the Zoning By-law from 1.0 to 1.75 spaces per classroom; (2) maintaining 9 additional parking spaces for pick-up and drop-off; and (3) waiving the by-law requirement for additional parking for associated gymnasium space.
- The proposed parking reduction for the subject site would require 49 parking spaces for 23 classrooms (1.75 stalls x 23 classrooms) 9 parking spaces for drop-off as recommended in the Parking Study. There are presently 50 parking spaces available at Beaver Creek Elementary School which would result in a surplus of parking spaces.

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. Development Variance Permit No. 7918-0328-00

original signed by Ron Hintsche

Jean Lamontagne
General Manager
Planning and Development

LDS/cm

APPENDIX I HAS BEEN
REMOVED AS IT CONTAINS
CONFIDENTIAL INFORMATION

CITY OF SURREY

(the "City")

DEVELOPMENT VARIANCE PERMIT

NO.: 7918-0328-00

Issued To: The Board of School Trustees 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: 015-483-002
Lot B Section 38 Township 2 New Westminster District Plan 83925

6505 123A 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 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 waived; 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 a classroom is increased from 1.0 parking space to 1.75 parking spaces per classroom.
4. The Land shall be developed strictly in accordance with the terms and conditions and provisions of this development variance permit.

5. 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.

6. This development variance permit applies to only the portion of 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.

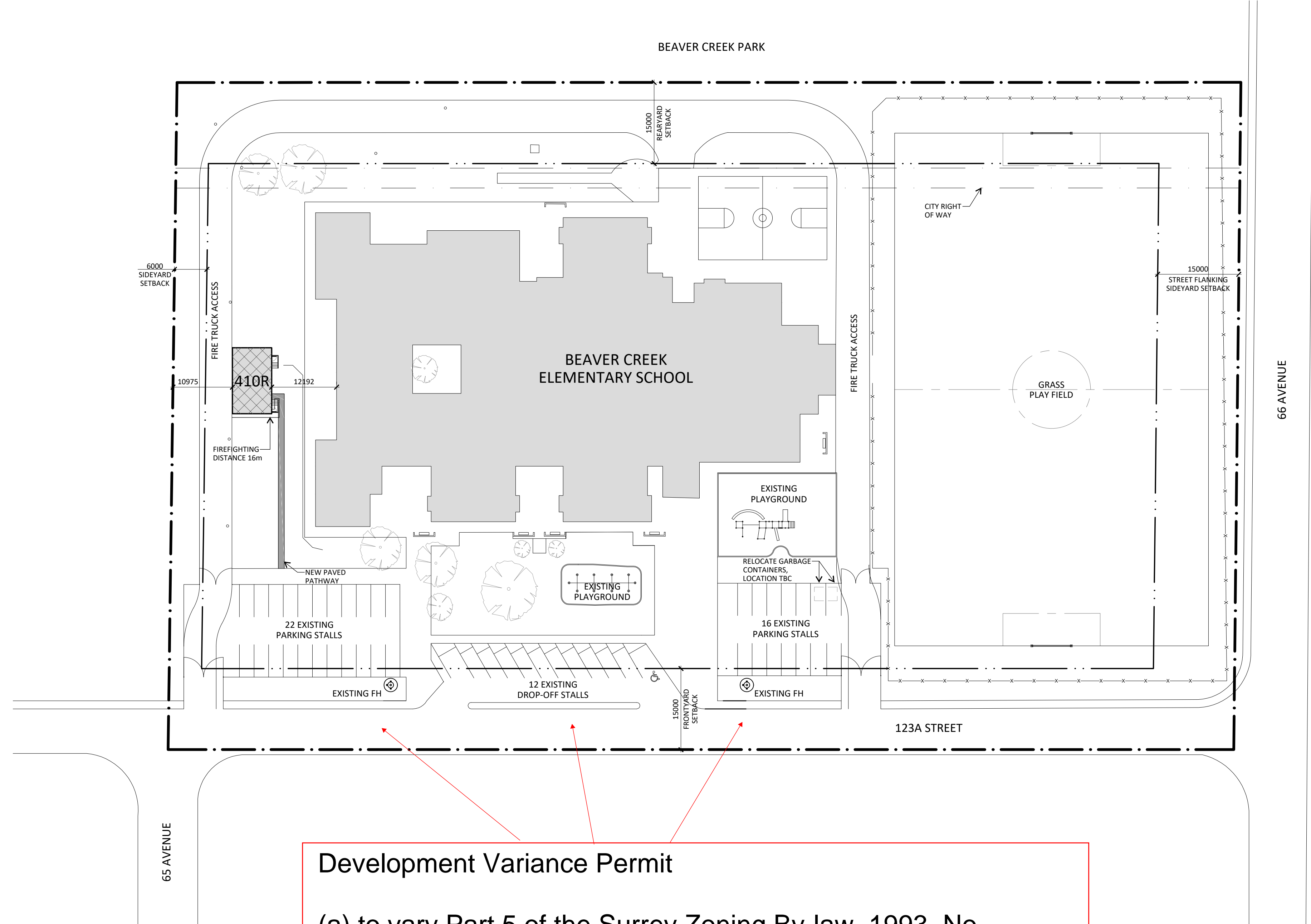
7. The terms of this development variance permit or any amendment to it, are binding on all persons who acquire an interest in the Land.

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



1 SITE PLAN
1:500

Development Variance Permit

(a) to vary Part 5 of the Surrey Zoning By-law, 1993, No. 12000 to calculate the parking requirements for an elementary school at an increased rate from 1.0 space per classroom to 1.75 spaces per classroom; and

(b) to waive the requirement under Part 5 of Surrey Zoning By-law, 1993, No. 12000 that requires 11 parking spaces per 100 square metres (1,075 sq. ft.) of floor area be provided for a gymnasium that is associated with an elementary school.

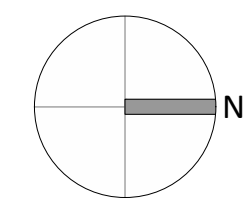
FIRE DEPARTMENT REQUIREMENTS:

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:

- EXISTING FH
- EXISTING PORTABLE
- PROPERTY LINE
- SETBACK LINE
- FIRE TRUCK ACCESS ROUTE
- FIREFIGHTING DISTANCE

SCHEDULE A



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

Project: SD36 PORTABLE RELOCATION 2018
BEAVER CREEK ELEMENTARY SCHOOL
6505 123A Street, Surrey, B.C. V3V 5Y5
Drawing: SITE PLAN
Sheet Number: A0.01
Project Number: 18693
Plot Date: 2018-11-09
File Path: I:\18693\sd36\portable_relocation\2.0\drawings\2.1\current\drawing\beaver_creek_es.dwg

Issue Date: 2018-11-09
Issue For: PERMIT
GLOBAL REVISIONS LIST*
NO. DATE DESCRIPTION
01 2018-11-05 BP AMENDMENT

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Thinkspace a partnership of:
A Mark Kampanian, Architect AIBC, AIA
Mark Matheson, Architect AIBC, AIA
Ray Wolfe, Architect AIBC

*Sheet changes clouded and tagged respectively.