

City of Surrey
PLANNING & DEVELOPMENT REPORT

File: 7918-0329-00

Planning Report Date: November 19, 2018

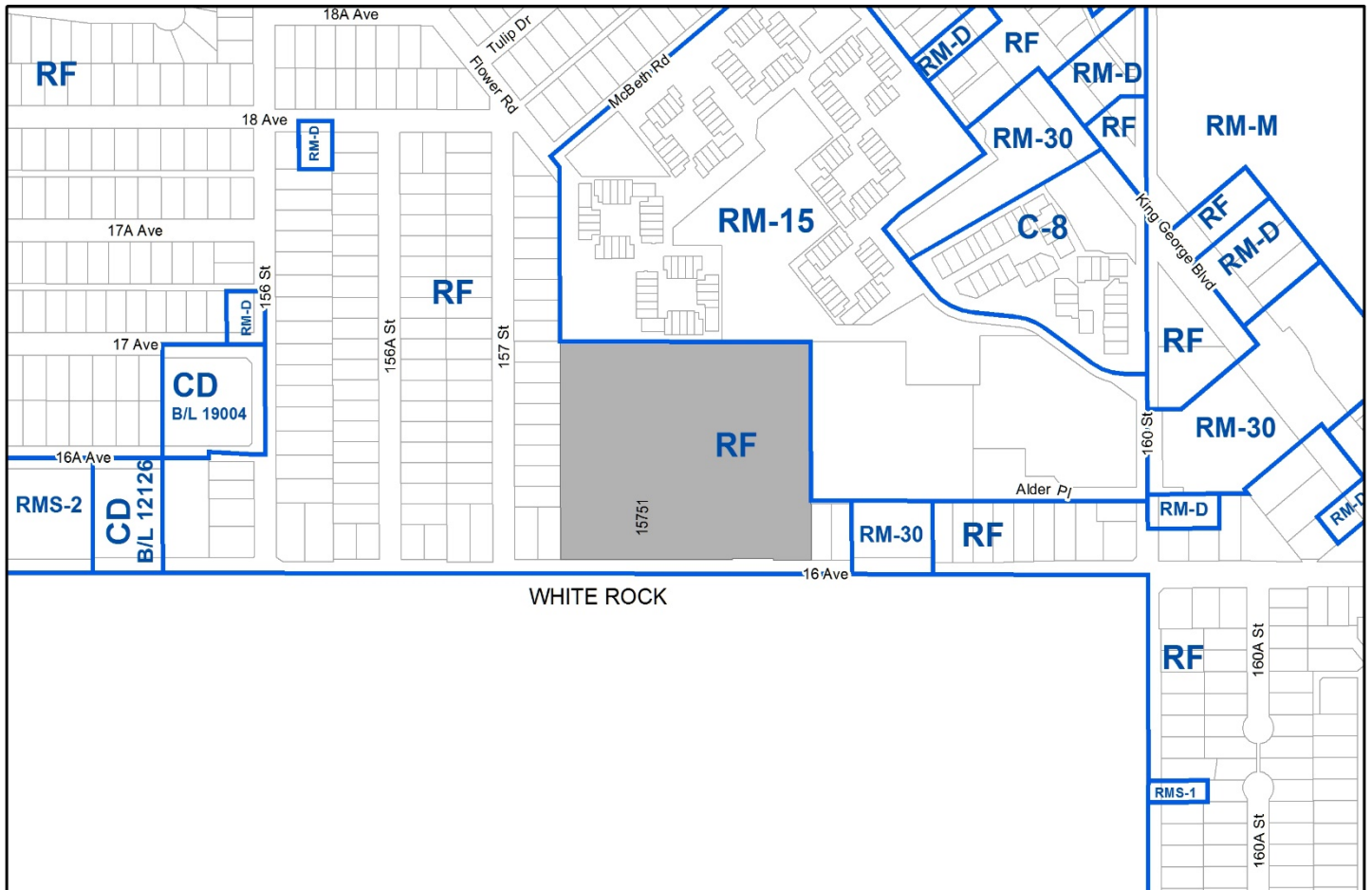
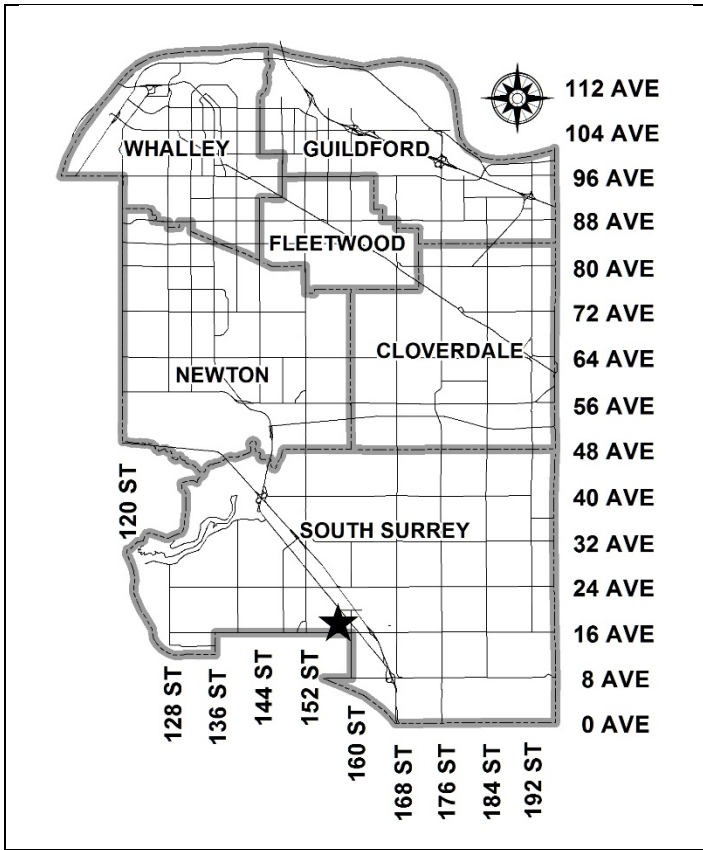
PROPOSAL:

- **Development Variance Permit**
 to vary the off-street parking requirements to allow the retention of 8 existing portable classrooms and to permit a new portable classroom.

LOCATION: 15751 - 16 Avenue (Earl Marriott Secondary School)

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 stalls for a secondary school (Earl Marriot Secondary School).

RATIONALE OF RECOMMENDATION

- A reduction of the parking requirements will facilitate the retention of 8 portable classroom and placement of one new portable classroom on the site.
- The various uses on the site will have different peak demand of parking throughout the day, allowing for shared parking.
- Vehicle use by students has decreased as a result of the graduated licensing program.
- Utilizing the standard identified in the study would require 209 parking spaces for classrooms (3.8 x 55 classrooms which includes 8 existing portable classrooms and 1 new portable classroom) and 2 parking stalls for loading and unloading of buses, for a total of 211 parking spaces.
- A review of the parking demand at existing secondary schools in Surrey has determined that actual demand for parking at secondary 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.

RECOMMENDATION

The Planning & Development Department recommends that Council approve Development Variance Permit No. 7918-0329-00 (Appendix II), varying the following, to proceed to Public Notification:

- (a) to vary Part 5 Off-Street Parking and Loading/Unloading of Surrey Zoning By-law, 1993, No. 12000 to calculate the parking requirements for a secondary school at an increased standard from 3.0 spaces per classroom to 3.8 spaces per classroom; and
- (b) to waive the requirement under Part 5 Off-Street Parking and Loading/Unloading 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 a secondary school.

REFERRALS

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

SITE CHARACTERISTICS

Existing Land Use: Earl Marriot Secondary School

Adjacent Area:

Direction	Existing Use	OCP Designation	Existing Zone
North:	Townhouses, Park	Urban	LUC No. 76 (underlying: RM-15)
East:	North: Townhouses	Urban	North: LUC No. 76 (underlying: RM-15)
	South: Single Family Dwellings		South: RF
South (Across 16 Ave):	Single Family Dwellings (City of White Rock)	N/A	N/A
West:	Single Family Dwellings	Urban	RF

DEVELOPMENT CONSIDERATIONS

- The 4.41 hectare (10.9 acre) subject property, located at 15751 16 Avenue, is designated "Urban" in the Official Community Plan, and zoned "Single Family Residential Zone (RF)". The property is not located in a Neighbourhood Concept Plan.
- The site is occupied by Earl Marriot Secondary School. Currently, the school contains 54 classrooms, in addition to a gymnasium. The total number of existing parking spaces located on the site is 221.
- A building permit was applied for on August 28 2018 to allow for the relocation of the existing portables (8) and for one additional portable. This will bring the total classroom count to 55.
- Under Part 5 Off-Street Parking and Loading/Unloading of the Zoning By-law, a public secondary school requires 3 parking spaces per classroom, 2 parking spaces for drop-off, and 11 parking spaces per 100 square metres (1,075 sq. ft.) of floor area for an associated gymnasium. This equates to a total parking requirement of 294 parking spaces for the subject site (Earl Marriot Secondary School).
- The siting of the portables comply with the minimum setback requirements for public school buildings as outlined in the Surrey Zoning By-law.
- The School District is requesting a Development Variance Permit to reduce the off-street parking requirement from 294 spaces to 211 parking spaces.
- The proposal if supported by Council, would be achieved through the elimination of the required parking for the gymnasium/assembly parking spaces for every classroom (see By-law Variance Section). The required number of parking spaces for bus loading and unloading will remain unchanged.

BY-LAW VARIANCE AND JUSTIFICATION

(a) Requested Variance:

- To increase the rate at which the parking requirements are calculated for a secondary school from 3.0 spaces per classroom to 3.8 spaces.
- To waive the requirement for 11 parking spaces to be provided per 100 square metres (1,075 sq. ft.) of floor area for an associated gymnasium.

Applicant's Reasons:

- On regular school days, the gymnasium is used by the school's students and no outside visitors. These areas will not be used by the public during school hours. Therefore, there is no need to provide additional parking for those using the gymnasium.
- The Surrey School District reviewed the actual parking demand for three existing secondary schools in Surrey (Ecole Panorama Ridge Secondary, Clayton Heights

- Secondary and Ecole 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:

- A reduction of the parking requirements will facilitate the retention of 8 existing portable classrooms and placement of one new portable classroom on site.
- A review of the parking demand at existing secondary schools in Surrey has determined that actual demand for parking at secondary 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 been applied previously for Salish Secondary School through a separate Development Variance Permit application (e.g. 7915-0215-00).
- The Parking Review recommends: (1) increasing the parking requirement under the Zoning By-law from 3.0 to 3.8 stalls per classroom; (2) maintaining 2 parking spaces for drop off; and (3) waiving the by-law requirement for additional parking for associated gymnasium space.
- The peak parking demand of the subject site will be during the day, for school purposes. Scheduled events and performances within the gymnasium, theatre, and/or assembly areas will occur outside of school hours, and therefore, will not generate overlapping parking demand.
- The proposed parking reduction for the subject site would require 209 parking stalls for 55 classrooms (3.8 x 55 classrooms including 9 portable classrooms) and 2 parking stalls, as recommended in the Parking Study. There are currently 221 off-street parking stalls on the site.
- Staff support the requested variance to proceed to Public Notification.

INFORMATION ATTACHED TO THIS REPORT

The following information is attached to this Report:

- Appendix I. Lot Owners and Action Summary (Confidential)
- Appendix II. Development Variance Permit No. 7918-0329-00

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.: 7918-0329-00

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: 011-820-934
Parcel "1" Section 14 Township 1 New Westminster District Reference Plan 78770

15751 - 16 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 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 spaces to 3.8 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 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.

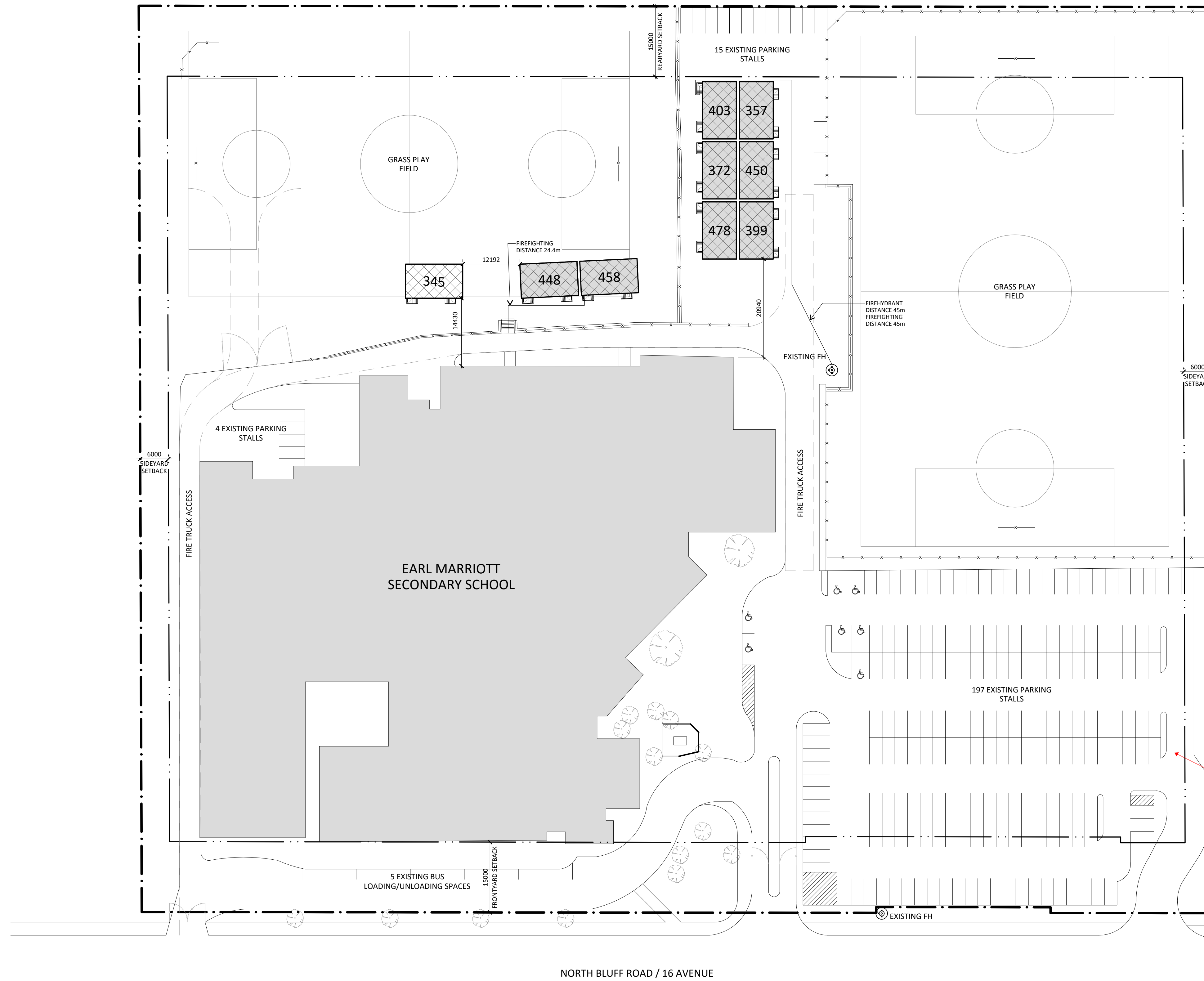
7. The terms of this development variance permit or any amendment to it, are binding on all persons who acquire an interest in the Land.

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



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.

LIST OF PORTABLES:

- NOT PERMITTING - #357
- NOT PERMITTING - #372
- NOT PERMITTING - #399
- NOT PERMITTING - #403
- NOT PERMITTING - #448
- NOT PERMITTING - #450
- NOT PERMITTING - #458
- NOT PERMITTING - #478
- PERMITTING - #345

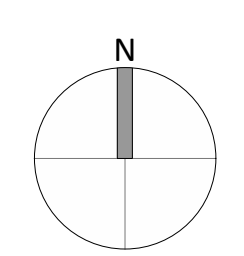
DRAWING LEGEND:

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

Development Variance Permit (a) to vary Part 5 Off-Street Parking and Loading/Unloading of Surrey Zoning By-law, 1993, No. 12000 to calculate the parking requirements for a secondary school at an increased standard from 3.0 spaces per classroom to 3.8 spaces per classroom; and

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Schedule A



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Issue Date	Issue Description
2018-09-23	PERMIT
2018-05-19	GLOBAL REVISIONS LIST*
1	2018-05-19 BP AMENDMENT

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 EARL MARRIOTT SECONDARY SCHOOL
 15751 16 Avenue, Surrey, B.C. V4A 1S1
 Drawing: SITE PLAN
 Project Number: 18693
 Sheet Number: A0.01
 Plot Date: 2018-09-25 File Path: I:\18693\sd36\portable_relocation\2.0\drawings\2.1\current\drawing\earl_marrriott_sd36\18693_s01.dwg