

City of Surrey  
**PLANNING & DEVELOPMENT REPORT**

File: 7918-0335-00

Planning Report Date: November 19, 2018

**PROPOSAL:**

- **Development Variance Permit**

to reduce the number of required onsite parking spaces to accommodate two new portable classrooms

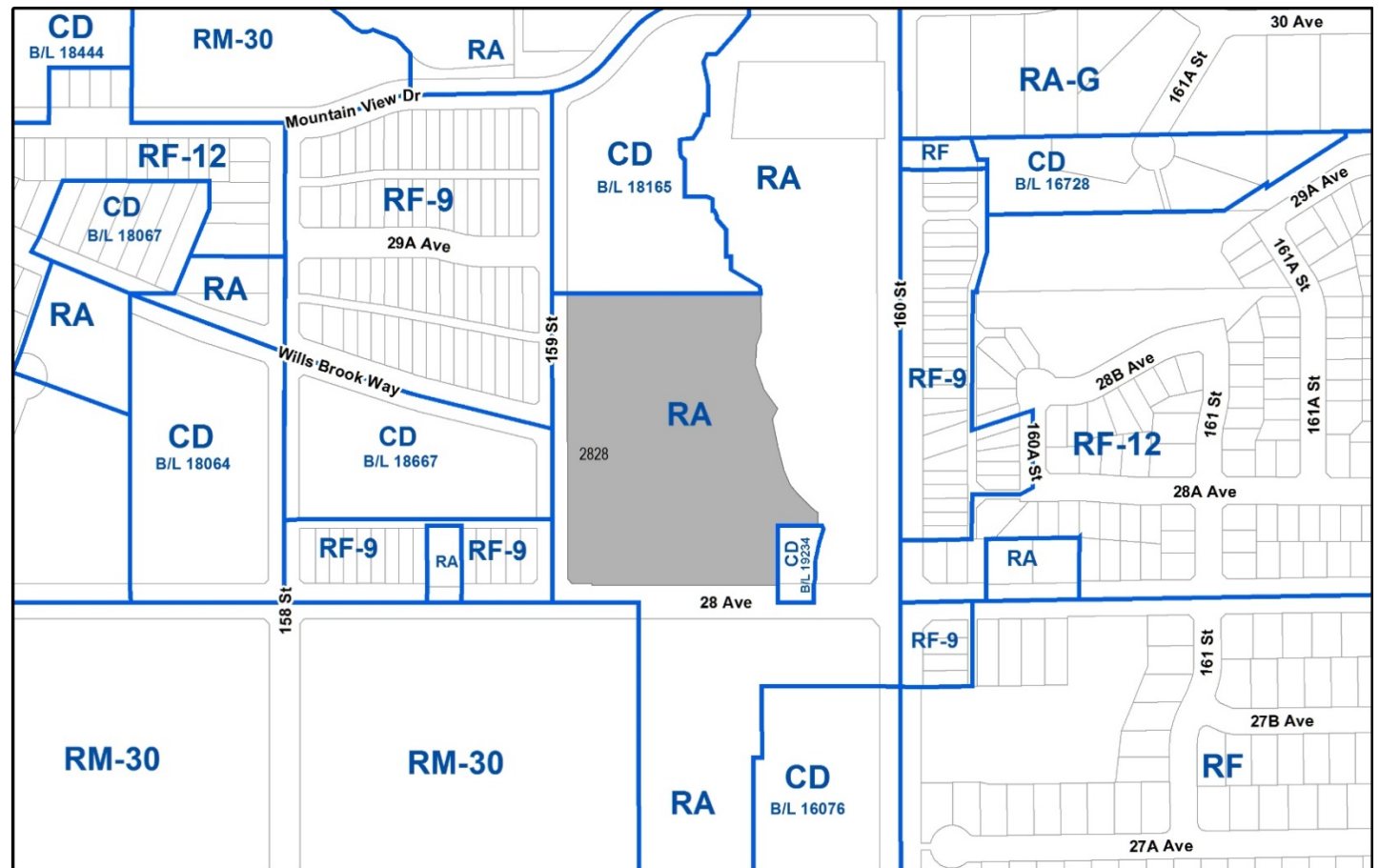
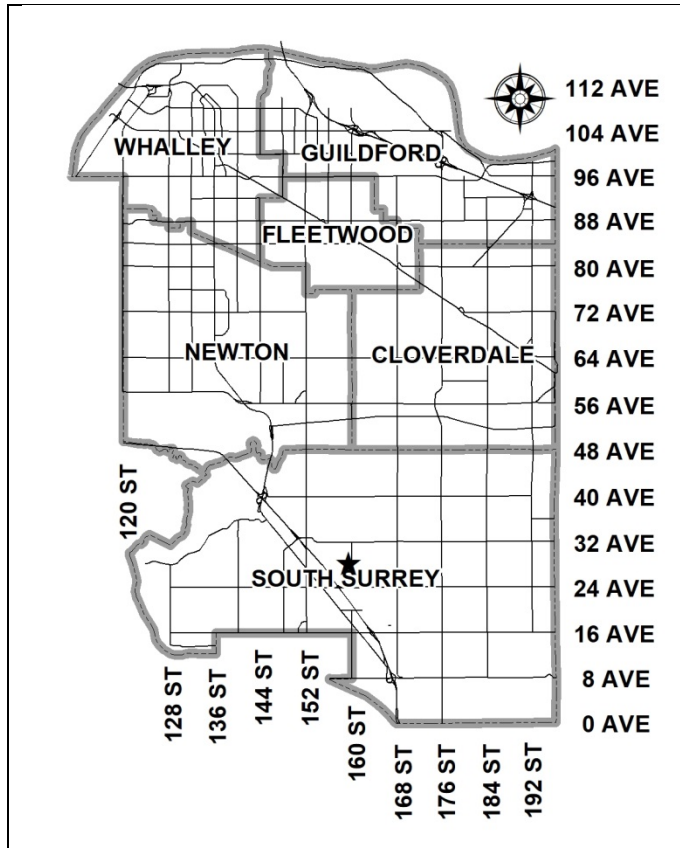
**LOCATION:** 2828 - 159 Street

**OWNER:** Board of Education of School District No.36 (Surrey)

**ZONING:** RA

**OCP DESIGNATION:** Urban

**NCP DESIGNATION:** Elementary School



### RECOMMENDATION SUMMARY

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

### DEVIATION FROM PLANS, POLICIES OR REGULATIONS

- The applicant is seeking to vary the rate at which off-street parking for an elementary school is calculated, resulting in a reduction from the required 84 off-street stalls to 56 off-street stalls.

### RATIONALE OF RECOMMENDATION

- Reduction of the parking requirements will facilitate the placement of two portable classrooms on the site.
- The proposed reduction in parking complies with the findings of the Surrey Elementary School Parking Study completed by Wildes Consulting Inc., dated January 2017, which was reviewed and accepted by the City's Transportation Planning Division.

RECOMMENDATION

The Planning & Development Department recommends that:

1. Council approve Development Variance Permit No. 7918-0335-00 (Appendix II), varying the following, to proceed to Public Notification:
  - (a) to vary Part 5 of Surrey Zoning By-law, 1993, No. 12000 to calculate the parking requirements for an elementary school at an increased standard 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 project.

SITE CHARACTERISTICS

Existing Land Use: Sunnyside Elementary School

Adjacent Area:

Direction	Existing Use	NCP Designation	Existing Zone
North:	Townhouses	Multiple Residential (15-25 upa)	CD (By-law No. 18165)
East:	Wills Brook Park	Environmental Area and Cluster Housing (6-8 upa) at southeast corner	RA and CD (Bylaw No. 19234) at Southeast corner
South (Across 28 Avenue):	Oliver Park	Parks/Open Space and 10-15 upa (Medium Density)	RA and RM-30
West (Across 159 Street):	Single family dwellings, townhouse	Single Family Small Lots and Multiple Residential (15-25 upa)	CD (By-law No. 18667) and RF-9

DEVELOPMENT CONSIDERATIONS

- The subject site, located at 2828 159 Street, is zoned "One Acre Residential Zone (RA)" and designated "Urban" in the Official Community Plan and "Elementary School" in the North Grandview Heights Neighbourhood Concept Plan.
- The site is occupied by Sunnyside Elementary School. Currently, the school contains 24 classrooms, including 7 portables and a gymnasium with a floor area of 434 square metres (4,670 sq.ft.). The site currently has a total of 67 existing parking spaces.

- A building permit application has been submitted for two portable classrooms to be located north-west of the school building.
- Under Part 5 of Surrey Zoning By-Law, 1993, No.12000, public elementary schools require 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 an associated gymnasium. This equates to a total parking requirement of 84 parking spaces for the site.

#### 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, and 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:

- The proposed variance will allow the placement of two portable classrooms on the site.
- On regular school days, 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 proposed variance complies with the findings of the Surrey Elementary School Parking Study, conducted by Wildes Consulting Inc. (January 2017). The study has been reviewed and accepted by the City's Transportation Planning Division staff.
- 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 parking spaces for drop off; and (3) waiving the by-law requirement for additional parking for associated gymnasium space.
- The total proposed parking for the school allocates 46 spaces for classrooms (1.75 spaces x 26 classrooms, including the two proposed portable classroom), 1 accessible parking, and 9 drop off space, totaling 56 parking spaces. There are currently 67 off-street parking spaces on the site.
- A reduction of the parking requirements will facilitate the placement of two portable classrooms on site.
- Staff supports 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.7918-0335-00

*original signed by Ron Hintsche*

Jean Lamontagne  
General Manager  
Planning and Development

CL/cm

APPENDIX I HAS BEEN  
REMOVED AS IT CONTAINS  
CONFIDENTIAL INFORMATION

CITY OF SURREY

(the "City")

DEVELOPMENT VARIANCE PERMIT

NO.: 7918-0335-00

Issued To: Board of Education of School District No.36 (Surrey)

("the Owner")

Address of Owner: 2828-159 Street

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: 028-179-285  
Lot A Section 23 Township 1 Plan BCP44133 NWD

2828-159 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 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 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.

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 .

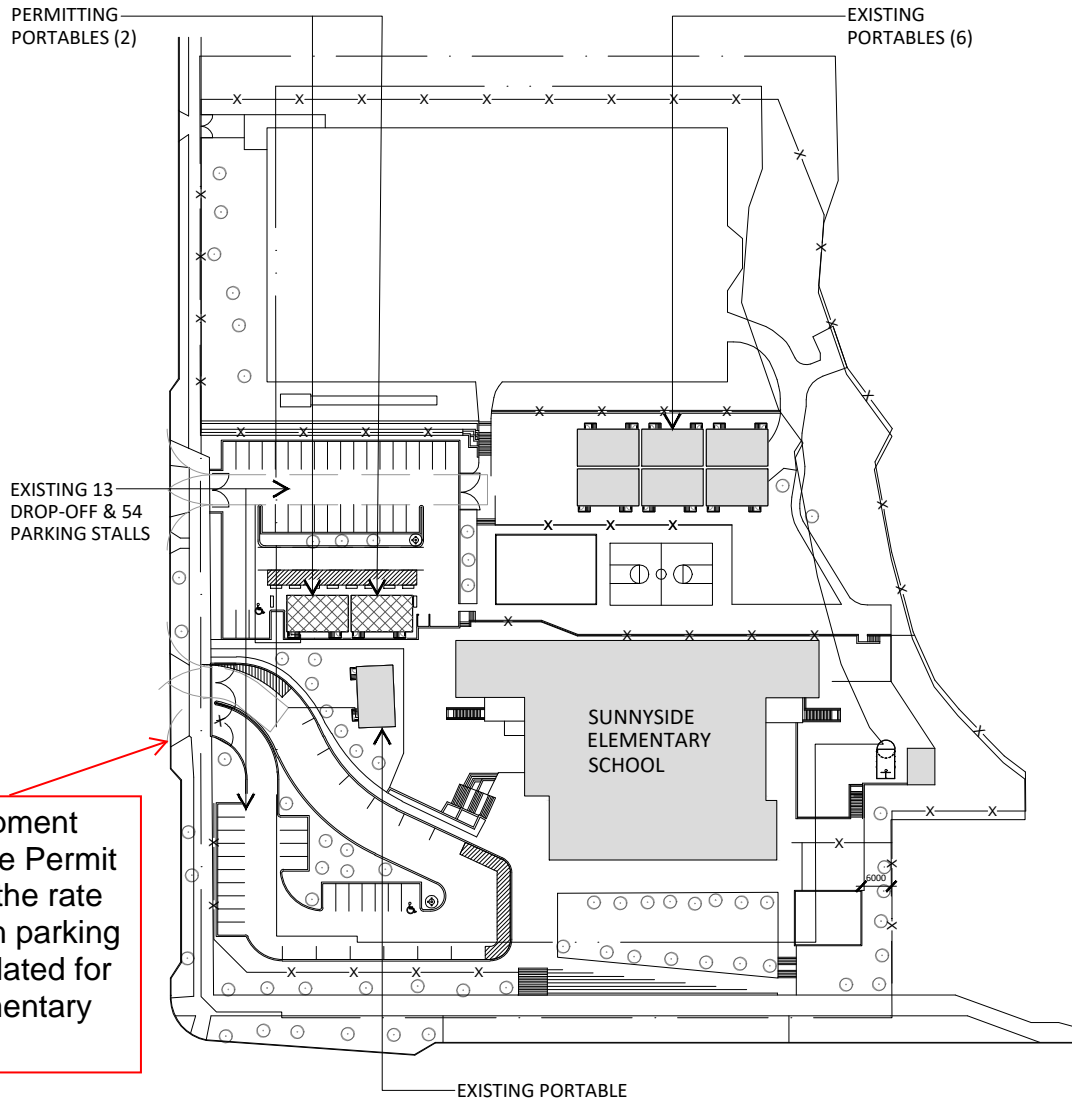
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Mayor – Doug McCallum

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City Clerk – Jane Sullivan





Development Variance Permit to vary the rate at which parking is calculated for an elementary school

**PARKING APPLICATION STATISTICS:**

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

1 SPACE/CLASSROOM (17 CLASSROOMS + 7 PORTABLES + 2 NEW PORTABLE)	26
11 SPACE/100 M <sup>2</sup> OF ASSEMBLY SPACE (434 M <sup>2</sup> /100 X 11)	48
9 SPACE FOR DROP-OFF/PICK-UP	9
1 SPACE FOR ACCESSIBLE PARKING	1
<b>TOTAL SPACE</b>	<b>84</b>

**EXISTING PARKING COUNT**

STANDARD SPACE	52
ACCESSIBLE SPACE	2
DROP-OFF SPACE	13
<b>TOTAL SPACE</b>	<b>67</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 (17 CLASSROOMS + 7 PORTABLES+ 2 NEW PORTABLE)	46
1 SPACE FOR ACCESSIBLE PARKING	1
9 SPACE FOR DROP-OFF/PICK-UP	9
<b>TOTAL SPACE</b>	<b>56</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** 28

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

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

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<b>REVISIONS LIST</b>

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