

City of Surrey
PLANNING & DEVELOPMENT REPORT

File: 7918-0394-00

Planning Report Date: January 30, 2019

PROPOSAL:

- **Development Variance Permit**

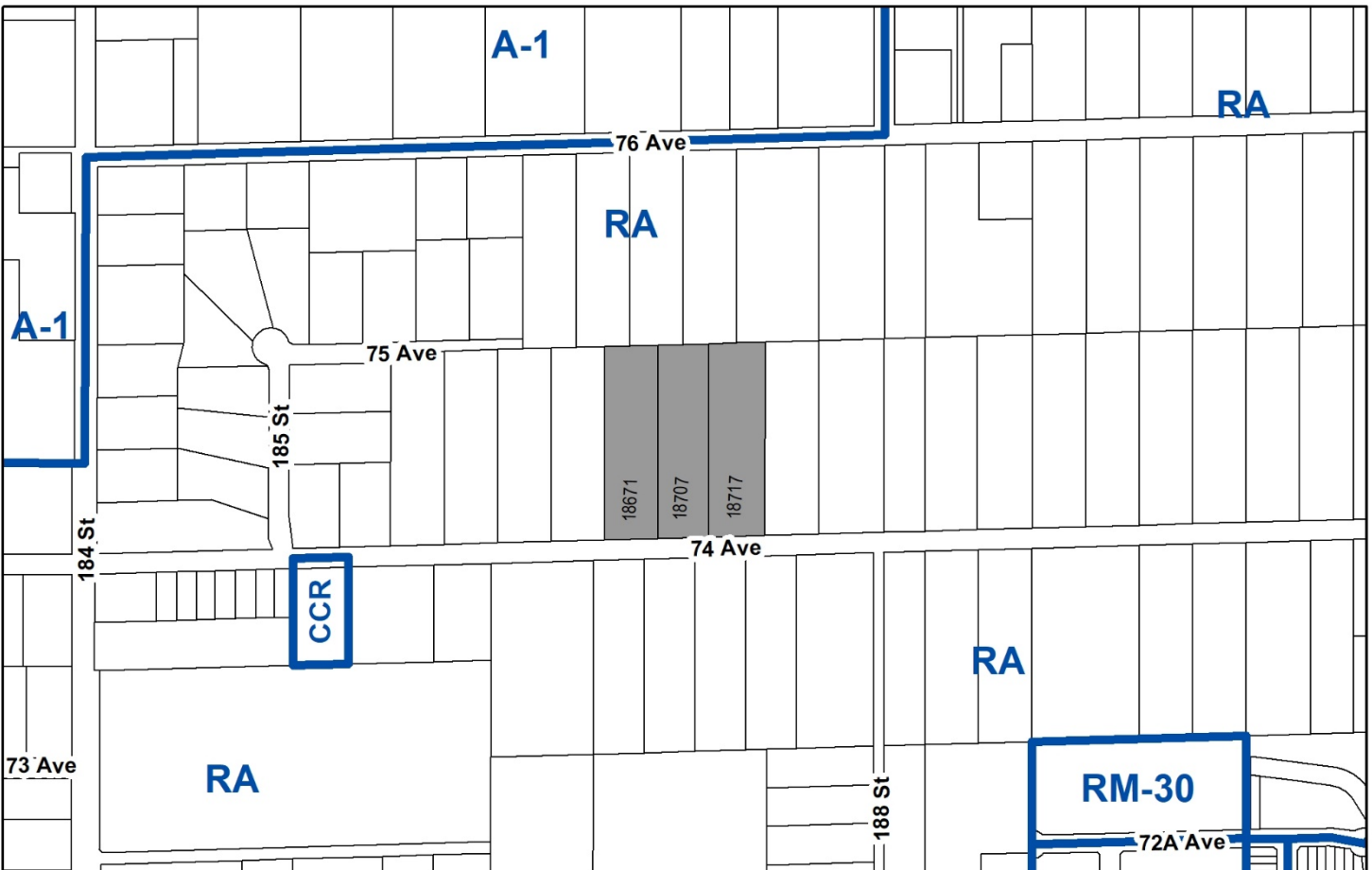
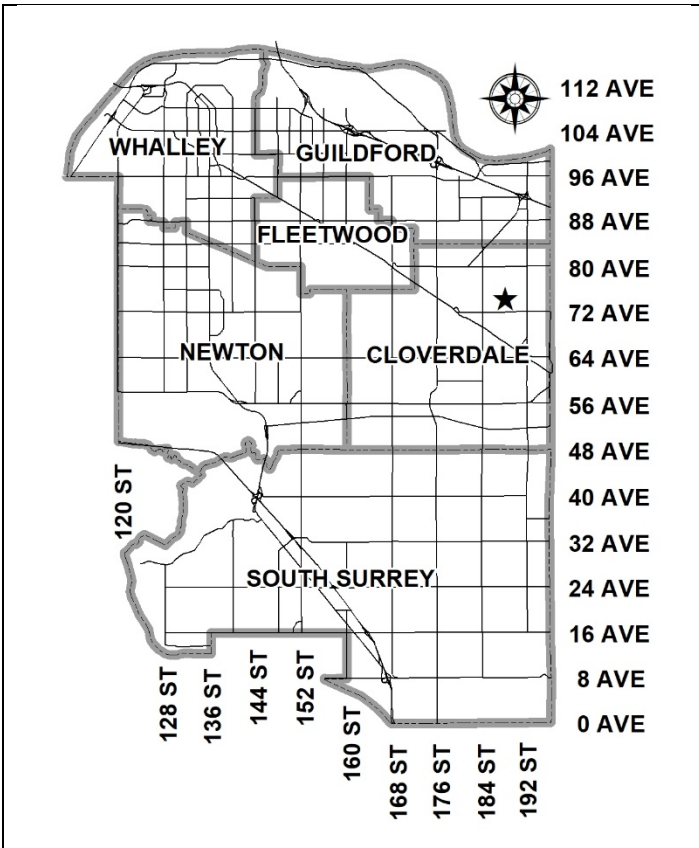
to vary the minimum off-street parking requirement for a proposed elementary school (Regent Road Elementary School).

LOCATION: 18671 - 74 Avenue
 18717 - 74 Avenue
 18707 - 74 Avenue

ZONING: RA

OCP DESIGNATION: Urban

NCP DESIGNATION: Urban Residential (10+4 UPA Bonus), Wildlife Corridor and Existing and Proposed Roads



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 94 stalls to 83 stalls (a reduction of 11 stalls) to accommodate a new public elementary school (Regent Road Elementary School).

RATIONALE OF RECOMMENDATION

- The proposed parking relaxation will facilitate the construction of a new public elementary school on the subject site. The proposed school will relieve the pressure on several existing elementary schools as well as accommodate the growing population in the Clayton area.
- The proposed reduction in off-street parking complies with the recent 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 proposed relaxation in off-street parking on the subject property will allocate 71 parking stalls for classrooms (1.75 stalls X 27 classrooms plus a future 6 classroom addition and 6 portable classrooms) as well as 12 drop-off spaces. A total of 83 parking stalls will be provided on-site which is consistent with the recommendations of the Parking Study.
- The various uses on the site will have different temporal distributions of parking demand, thereby allowing for shared parking.

RECOMMENDATION

The Planning & Development Department recommends that:

1. Council approve Development Variance Permit No. 7918-0394-00 (Appendix IV) 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 gymnasium; and
 - (b) increase the required number of parking spaces per classroom from 1.0 parking spaces to 1.75 parking spaces per classroom.

This results in a total parking requirement reduction from 94 parking spaces to 83 parking spaces.

2. Council instruct staff to resolve the following issues prior to DVP issuance:
 - (a) submission of a subdivision layout, to the satisfaction of the Approving Officer, for the subdivision/consolidation of the subject site from three lots into two lots.

REFERRALS

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

SITE CHARACTERISTICS

Existing Land Use: Vacant parcels.

Adjacent Area:

Direction	Existing Use	OCP/NCP Designation	Existing Zone
North:	Single family residential	Urban/Proposed Park, Medium Density Cluster, Green Density Transfer (Forest Preservation/Restoration) and Existing and Proposed Roads	RA

Direction	Existing Use	OCP/NCP Designation	Existing Zone
East:	Single family residential	Urban/Urban Residential (10+4 UPA Bonus) and Existing and Proposed Roads	RA
South (Across 74 Avenue):	Single family residential	Urban/Wildlife Corridor, Green Density Transfer (Forest Preservation/Restoration), High Density Cluster and Existing and Proposed Roads	RA
West:	Single family residential	Urban/Proposed Elementary School and Green Density Transfer (Forest Preservation/Restoration)	RA

DEVELOPMENT CONSIDERATIONS

- The subject property is approximately 3.03 hectares (7.49 acres) in size and located at 18671, 18707 and 18717 – 74 Avenue in West Clayton. The subject site is designated "Urban" in the Official Community Plan (OCP), "Urban Residential (10+4 UPA Bonus)", "Wildlife Corridor" as well as "Existing and Proposed Roads" in the West Clayton Neighbourhood Concept Plan (NCP) and zoned "One-Acre Residential (RA)".
- The School District is proposing to construct a new public elementary school on the subject site which will contain 27 classrooms with the potential for a future 6 classroom addition and 6 portable classrooms. In order to accommodate the proposed elementary school, the School District proposes to consolidate the parent parcels and further subdivide the subject site into two lots (Appendix II). Proposed Lot 1 will accommodate the future elementary school while Lot 2 will be conveyed to the City, without compensation, to protect a portion of the Green Infrastructure Network (GIN) corridor located on the subject site (see discussion below). As part of the approval process, the applicant is required to complete all outstanding conditions associated with the proposed subdivision/consolidation of the subject site from three lots into two lots before Council issues the proposed DVP to reduce the minimum on-site parking requirement.
- 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 gross floor area for associated gymnasium. This equates to a total requirement of 94 off-street parking spaces on the subject site.
- The School District is requesting a variance to reduce the off-street parking requirement to 83 stalls by eliminating the required parking for the associated gymnasium and increasing the required number of stalls per classroom to 1.75 parking spaces (see By-law Variance Section). The applicant will also provide 12 drop-off parking stalls which exceeds the minimum required under the Zoning By-law.

BIODIVERSITY CONSERVATION STRATEGY

- The City of Surrey Biodiversity Conservation Strategy (BCS) Green Infrastructure Networks (GIN) map, adopted by Council on July 21, 2014 (Corporate Report No. R141; 2014), identifies a Local BCS Corridor in the western portion of the subject site, in the Cloverdale BCS management Area, with a low ecological value.
- The BCS recommends a target Corridor width of 60 metres (197 ft.) and target area of 11,918 square metres (128,284 sq. ft.) which represents approximately 39% of the subject site.
- Protecting green infrastructure Hubs (large habitat areas) and Sites (smaller habitat areas) are critical to preserving natural habitat refuges and a diversity of habitat features while maintaining/enhancing Corridors ensures connectivity between fragmented hubs for genetic variation throughout the City. The closest Biodiversity Hub connection in the GIN is Hub C which is located roughly 257 metres (843 ft.) to the northeast of the subject site.
- The development proposal conserves approximately 945 square metres (10,172 sq. ft.) of the subject site through conveyance of proposed Lot 2 to the City, without compensation. The conveyance of proposed Lot 2 (5 metres/16 ft. wide) represents 8% of the target GIN area on the subject site. The City will offset the reduction in GIN corridor area, on the subject site, by purchasing the adjacent westerly property located at 18645 – 74 Avenue for the GIN corridor. This method of GIN conservation will assist in the long-term protection of the natural features and allow the City to better achieve biodiversity at this location by providing a north-south linkage for the Local BCS Corridor, consistent with the guidelines contained within the BCS.
- In order for the development proposal to fully comply with the BCS target requirement, an additional 10,973 square metres (2.71 acres) of GIN Corridor area would be required on the subject site. The applicant is unable to provide the balance of the GIN Corridor Area given the site constraints that include accommodating a future 39 classroom elementary school with on-site parking/drop-off spaces and sufficient outdoor play area.

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 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 increasing the required number of parking spaces for every classroom from 1.0 parking spaces to 1.75 parking spaces.

Applicant's Reasons:

- The proposed relaxation in on-site parking will facilitate the construction of a new public elementary school on the subject site and, thereby, relieve the pressure on several existing elementary schools in the growing Clayton area.

- On regular school days, the gymnasium space is used by the school's students, not outside visitors utilizing various community-based programs. In addition, special events that would require additional parking only happen a few times a year. As a result, there is no need to provide more on-site parking for the gymnasium space.

Staff Comments:

- The proposal 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 minimum parking requirement under the Zoning By-law from 1.0 to 1.75 parking stalls per classroom; [2] maintaining a minimum of 9 additional parking stalls for drop-off; and [3] waiving the by-law requirement to provide additional off-street parking for the gymnasium space.
- The proposed parking relaxation on the subject property will allocate 71 parking stalls for classrooms (1.75 stalls X 27 classrooms plus a future 6 classroom addition and 6 portable classrooms) as well as 12 drop-off spaces. A total of 83 parking stalls will be provided on-site which is consistent with recommendations of the Parking Study.
- The various uses on the site have different temporal distribution, in terms of parking demand, thereby allowing for shared parking.
- 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)
Appendix II.	Subdivision Plan
Appendix III.	Site Plan and Parking Calculations
Appendix IV.	Development Variance Permit No. 7918-0394-00

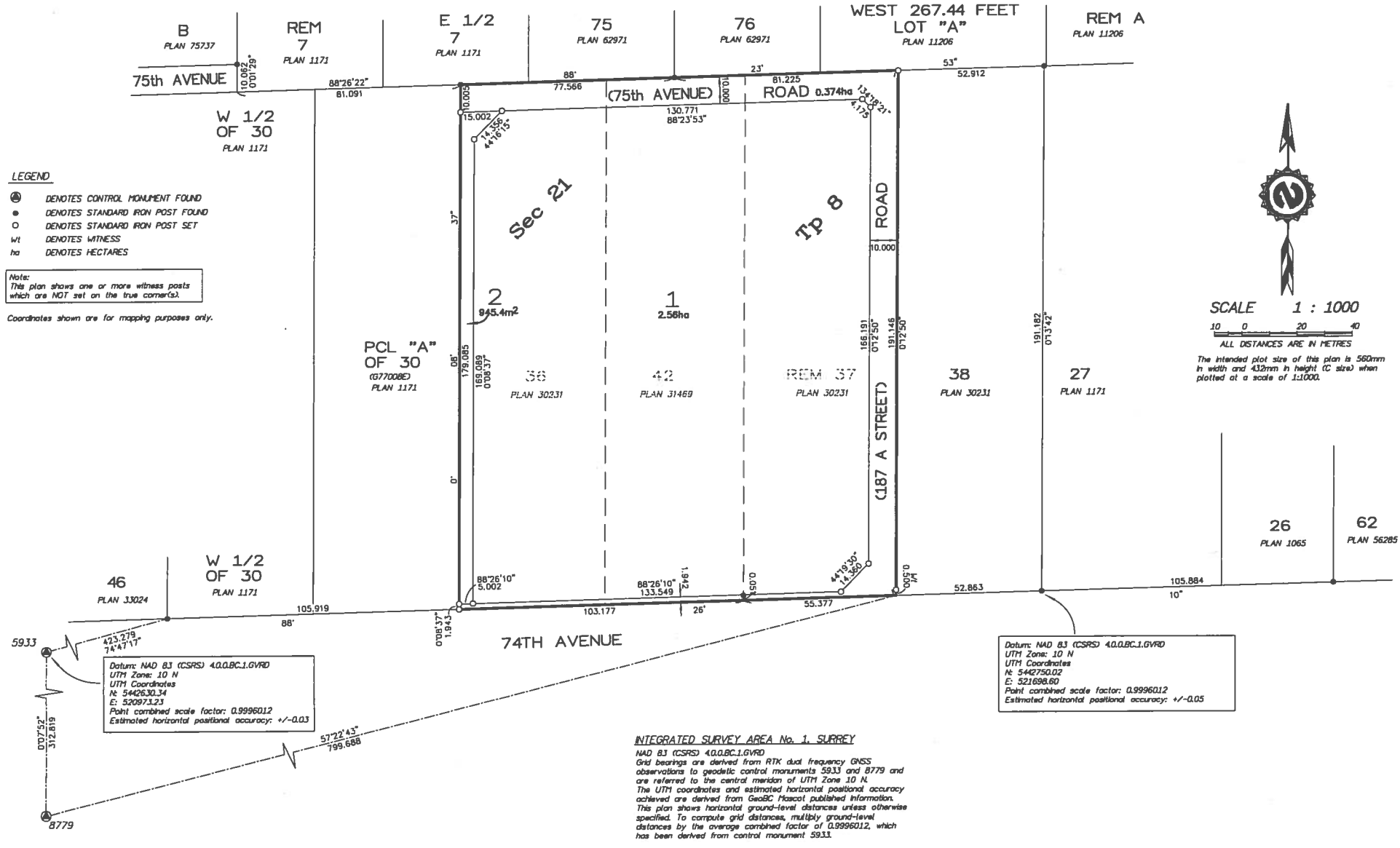
original signed by Ron Gill

Jean Lamontagne
General Manager
Planning and Development

MRJ/cm

**SUBDIVISION PLAN OF:
LOT 36 PLAN 30231
LOT 42 PLAN 31469 AND
LOT 37 EXCEPT PART SUBDIVIDED BY PLAN 31469, PLAN 30231
ALL OF SEC 21 TP 8 NWD**

B.C.G.S. 926.017



LEGEND

- ⊙ DENOTES CONTROL MONUMENT FOUND
- DENOTES STANDARD IRON POST FOUND
- DENOTES STANDARD IRON POST SET
- W DENOTES WITNESS
- ha DENOTES HECTARES

Note:
This plan shows one or more witness posts which are NOT set on the true corners.

Coordinates shown are for mapping purposes only.



The intended plot size of this plan is 560mm in width and 432mm in height (C size) when plotted at a scale of 1:1000.

Datum: NAD 83 (CSRS) 40.0.BC.1.GVRD
UTM Zone: 10 N
UTM Coordinates
N: 544230.34
E: 520973.23
Point combined scale factor: 0.9996012
Estimated horizontal positional accuracy: +/- 0.03

Datum: NAD 83 (CSRS) 40.0.BC.1.GVRD
UTM Zone: 10 N
UTM Coordinates
N: 5442750.02
E: 521698.60
Point combined scale factor: 0.9996012
Estimated horizontal positional accuracy: +/- 0.05

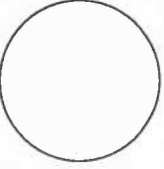
INTEGRATED SURVEY AREA No. 1. SURVEY
NAD 83 (CSRS) 40.0.BC.1.GVRD
Grid bearings are derived from RTK dual frequency GNSS observations to geodetic control monuments 5933 and 8779 and are referred to the central meridian of UTM Zone 10 N.
The UTM coordinates and estimated horizontal positional accuracy achieved are derived from Geosc BC published information.
This plan shows horizontal ground-level distances unless otherwise specified. To compute grid distances, multiply ground-level distances by the average combined factor of 0.9996012, which has been derived from control monument 5933.

This plan lies within the jurisdiction of the Approving Officer for the City of Surrey.

The field survey represented by this plan was completed on the 6th day of November, 2018.
Pt. Adam Fulkerson, B.C.S. 906

THIS PLAN LIES WITHIN THE METRO VANCOUVER REGIONAL DISTRICT

CRAVEN | HUSTON | POWERS ARCHITECTS ARCHITECTURE AND LANDSCAPE ARCHITECTURE 9355 YOUNG ROAD, CHILLIWACK B.C. V2P 4S3 TEL: (604) 793-9445

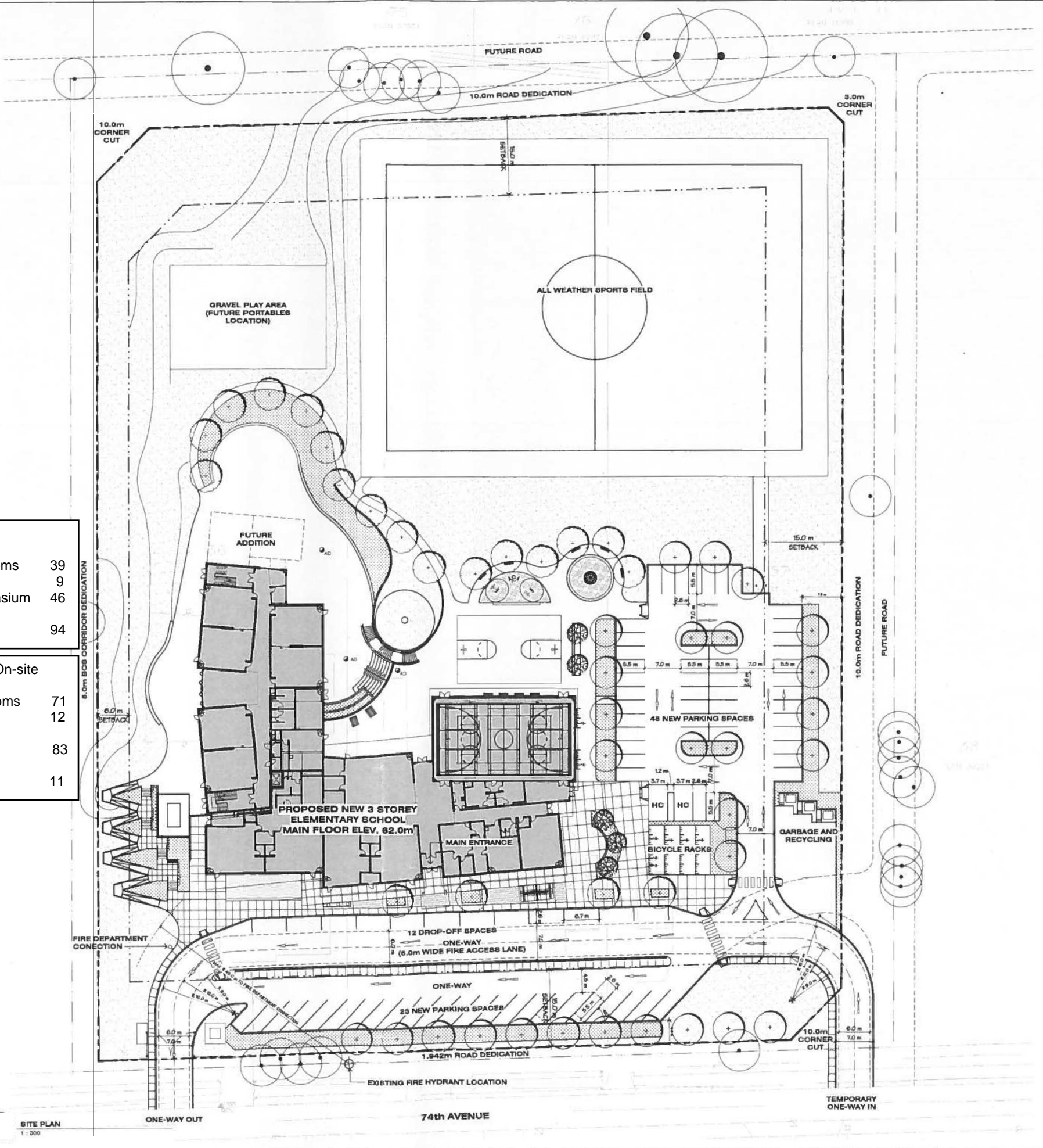


DEVELOPER NAME
Site 218 - Regent Road Elementary
 18711 - 74th Avenue, Surrey BC
 Surrey Schools
 LEADERSHIP IN LEARNING

REV.	DATE	DESCRIPTION
1	2018 10 23	ISSUED FOR INTERIM PERMIT

DEVELOPER NAME
SITE PLAN
 DRAWING NO. 17160
 DATE 2018 10 23

IF A PROFESSIONAL ARCHITECT OR ENGINEER HAS PREPARED THIS DRAWING, IT IS THE RESPONSIBILITY OF THE ARCHITECT OR ENGINEER TO ENSURE THAT THE DRAWING IS ACCORDING TO THE REQUIREMENTS OF THE BC ACTS AND REGULATIONS. THE ARCHITECT OR ENGINEER IS NOT RESPONSIBLE FOR THE ACCURACY OF THE INFORMATION PROVIDED BY THE CLIENT. THE ARCHITECT OR ENGINEER IS NOT RESPONSIBLE FOR THE ACCURACY OF THE INFORMATION PROVIDED BY THE CLIENT. THE ARCHITECT OR ENGINEER IS NOT RESPONSIBLE FOR THE ACCURACY OF THE INFORMATION PROVIDED BY THE CLIENT.



Zoning By-law No. 12000 - Parking Requirement	
27 Classrooms + 6 Classroom Addition + 6 Portable Classrooms	39
9 Parking Spaces for Pick-up/Drop-off	9
11 Parking Spaces/100 sq. m. of Gross Floor Area for Gymnasium	46
Total Parking Spaces Required	94

Development Variance Permit - Proposed Parking Provided On-site	
27 Classrooms + 6 Classroom Addition + 6 Portable Classrooms	71
12 Parking Spaces for Pick-up/Drop-off	12
Total Parking Spaces Provided On-site	83
Proposed Overall Parking Stall Reduction	11

SITE PLAN
 1:300

(the "City")

DEVELOPMENT VARIANCE PERMIT

NO.: 7918-0394-00

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: 006-459-242
Lot 36 Section 21 Township 8 New Westminster District Plan 30231

18671 – 74 Avenue

Parcel Identifier: 004-176-065
Lot 37 Except: Part Subdivided by Plan 31469, Section 21 Township 8 New Westminster
District Plan 30231

18717 – 74 Avenue

Parcel Identifier: 006-594-743
Lot 42 Section 21 Township 8 New Westminster District Plan 31469

18707 – 74 Avenue

(the "Land")

3. (a) As the legal description of the Land is to change, the City Clerk is directed to insert the new legal description for the Land once title(s) has/have been issued, as follows:

Parcel Identifier:

- (b) If the civic address(es) change(s), the City Clerk is directed to insert the new civic address(es) for the Land, as follows:
-

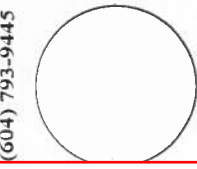
- 4. Surrey Zoning By-law, 1993, No. 12000, as amended is varied as follows:
 - (a) In Table C.1 of Part 5 Off-Street Parking and Loading/Unloading for a public elementary school, the requirement to provide 11 parking spaces for every 100 square metres (1,075 sq. ft.) of gross floor area for associated 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.
- 5. 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.
- 6. The Land shall be developed strictly in accordance with the terms and conditions and provisions of this development variance permit.
- 7. 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.
- 8. The terms of this development variance permit or any amendment to it, are binding on all persons who acquire an interest in the Land.
- 9. 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

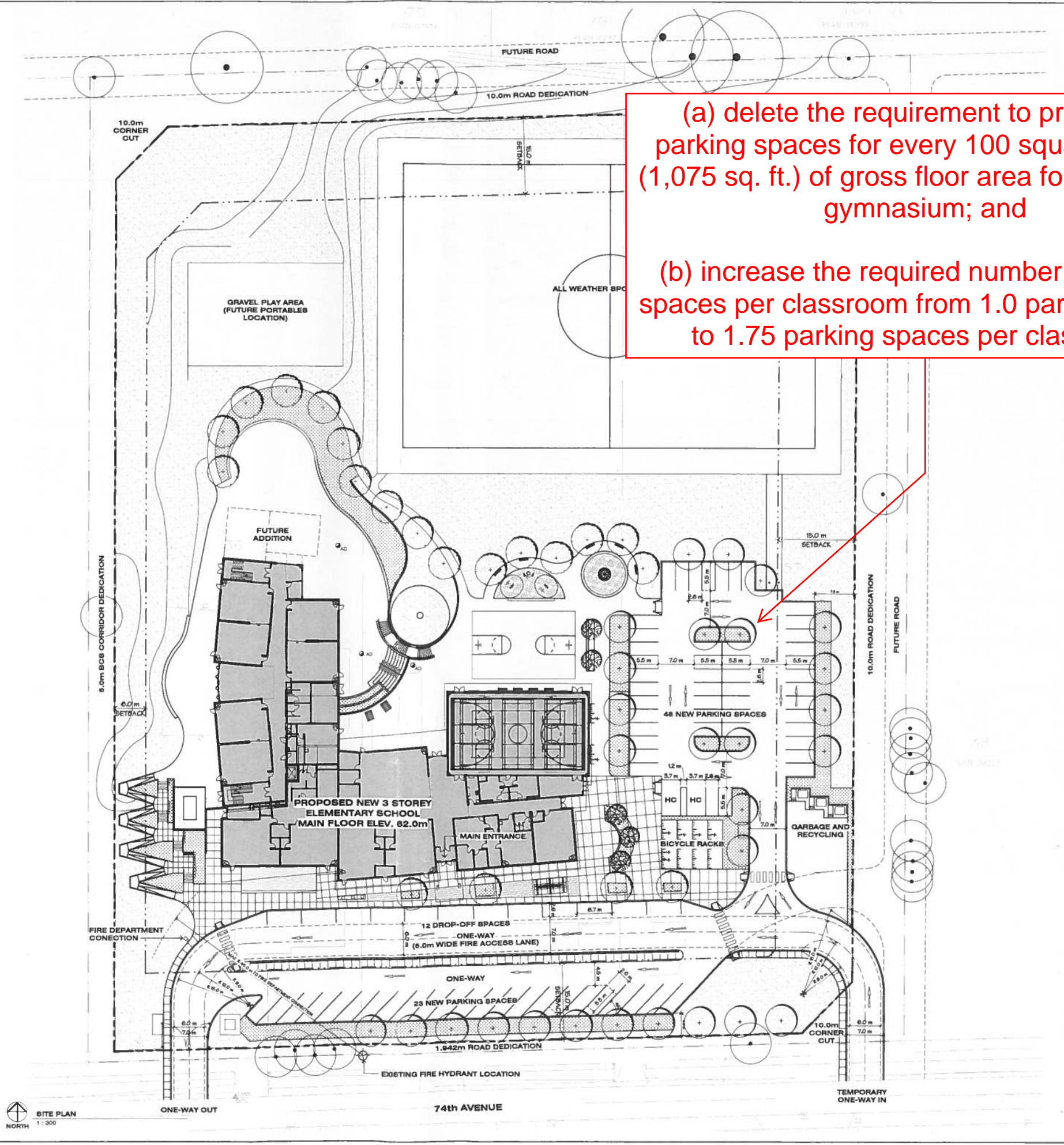
City Clerk

(604) 793-9445



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



SITE PLAN
1:300

CRAVEN | HUSTON | POWERS ARCHITECTS ARCHITECTURE AND LANDSCAPE ARCHITECTURE 9355 YOUNG

Site 218 - Regent Road Elementary

18711 - 74th Avenue, Surrey BC

Surrey Schools LEADERSHIP IN LEARNING

NO.	DATE	DESCRIPTION
1.	2018.10.23	ISSUE FOR BIDDING/PERMIT

SITE PLAN

PER NO. 17160
DATE: 2018.10.23

A1.1