

City of Surrey
PLANNING & DEVELOPMENT REPORT

Application No.: 7918-0466-00

Planning Report Date: March 9, 2020

PROPOSAL:

- **Development Variance Permit**

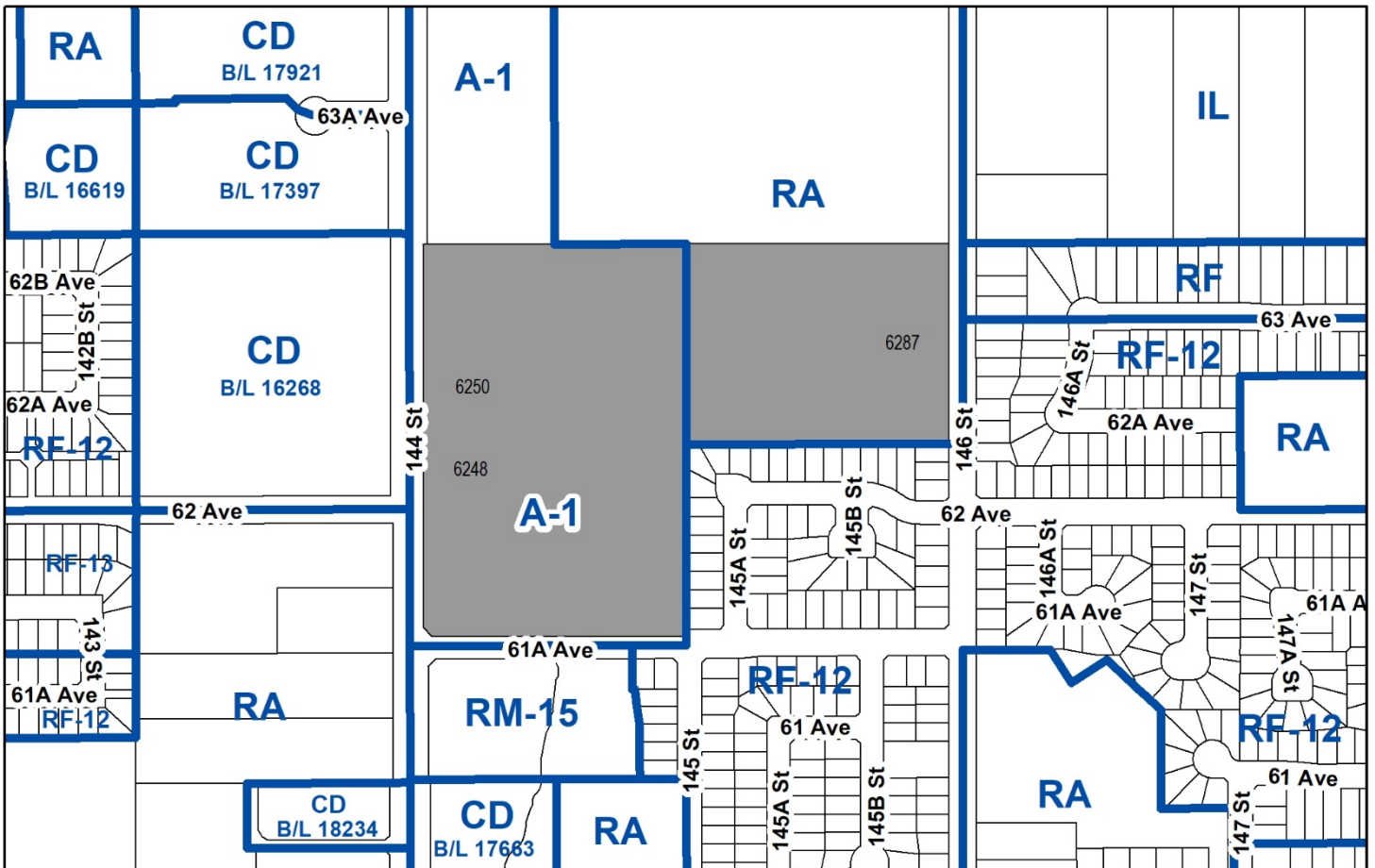
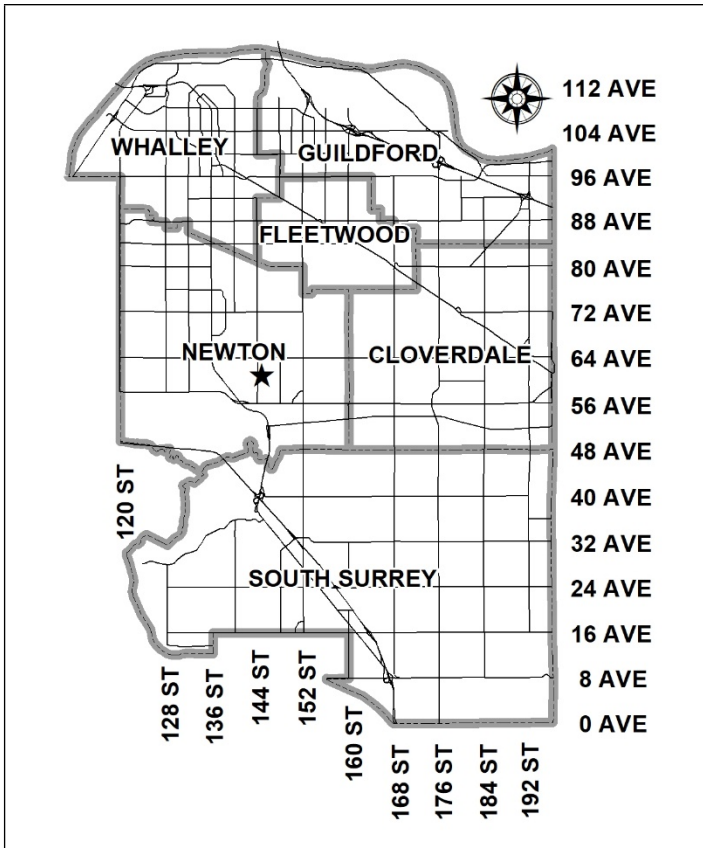
to reduce the bicycle parking requirements associated with an addition to Sullivan Heights Secondary School.

LOCATION: 6248 - 144 Street

ZONING: A-1

OCP DESIGNATION: Urban

NCP DESIGNATION: Existing & Future School and Creeks & Riparian Set-back



RECOMMENDATION SUMMARY

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

DEVIATION FROM PLANS, POLICIES OR REGULATIONS

- Proposing to vary the rate at which bicycle parking for a secondary school is calculated.

RATIONALE OF RECOMMENDATION

- A reduction to the bicycle parking requirements will facilitate an addition to Sullivan Heights Secondary School which includes 28 classrooms.
- The School District will be providing 50 bicycle parking spaces as part of the new addition and has committed to providing additional spaces in the future if demand warrants it.
- The Sullivan Heights Secondary School Parent Advisory Committee (P.A.C.) submitted a letter in support of the variance to reduce the required number of bicycle parking spaces required.

RECOMMENDATION

The Planning & Development Department recommends that Council approve Development Variance Permit No. 7918-0466-00 (Appendix I) to reduce the rate at which bicycle parking for a secondary school is calculated from 8 spaces per classroom to 1.3 spaces per classroom, to proceed to Public Notification.

SITE CONTEXT & BACKGROUND

| Direction | Existing Use | South Newton NCP Designation | Existing Zone |
|-----------------------------|---|--|---------------|
| Subject Site | Secondary School and Elementary School. | 'Existing & Future Schools' and 'Creek & Riparian Set-backs'. | A-1 / RA |
| North: | Sullivan Heights Park. | 'Existing & Future Parks', 'Creeks & Riparian Set-backs', and 'Detention Ponds'. | A-1 / RA |
| East: | Single Family Residential. | 'Single Family Residential Flex 6-14.5 upa'. | RF-12 |
| South (Across 61 A Avenue): | Townhouses, Greenbelt, and Single Family Residential. | 'Townhouse (15 upa max)', 'Creek & Riparian Set-backs', and 'Single Family Residential Flex (6-14.5 upa)'. | RM-15/ RF-12 |
| West (Across 144 Street): | Townhouses and Single Family Residential. | 'Townhouse (20 upa max)' and 'Townhouse (15 upa max)'. | CD/ RM-30/ RA |

Context & Background

- The Sullivan Heights Secondary School site, located at 6248 – 144 Street, is designated 'Urban' in the Official Community Plan (OCP), 'Existing & Future Schools' and 'Creeks & Riparian Set-backs' in the South Newton Neighbourhood Concept Plan (NCP), and zoned 'General Agriculture Zone (A-1)'.
- As part of Development Application No. 7918-0466-00, a Development Permit was issued on November 12, 2019, for Hazard Lands and Sensitive Ecosystems for the proposed addition to Sullivan Heights Secondary School.

DEVELOPMENT PROPOSAL

Planning Considerations

- The site is occupied by Sullivan Heights Secondary School and Gladstone Elementary School.
- Currently, Sullivan Heights Secondary School contains 53 classrooms, including 13 portables. The total number of existing bicycle parking spaces located on the secondary school portion of the site is 50.

INFORMATION ATTACHED TO THIS REPORT

The following information is attached to this Report:

Appendix I. Development Variance Permit No. 7918-0466-00

approved by Ron Hintsche

Jean Lamontagne
General Manager
Planning and Development

SR/cm

CITY OF SURREY

(the "City")

DEVELOPMENT VARIANCE PERMIT

NO.: 7918-0466-00

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: 028-783-123

Lot 1 Section 10 Township 2 New Westminster District Plan EPP18467

6248 - 144 Street

(the "Land")

3. Surrey Zoning By-law, 1993, No. 12000, as amended is varied as follows:
 - (a) In Part 5 Off-Street Parking and Loading/Unloading, the minimum number of bicycle parking spaces per classroom for secondary schools is reduced from 8 spaces to 1.3 spaces per classroom.
4. This development variance permit applies to only the portion of the Land OR 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.
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 – Jennifer Ficocelli

ASH TREE NO. 2 REMOVED TO ACCOMMODATE PHASE 1 SITE SERVICES / PLANT REPLACEMENT TREE IN PHASE 2 AS SHOWN

RETAIN & PROTECT EXISTING ASH TREES NOS. 3 - 9 AT PEDESTRIAN ENTRY

900mm SOIL DEPTH REQUIRED IN THIS AREA FOR MIN. SOIL VOLUME OF 10M³/TREE. SUB-GRADE TO BE APPROVED PRIOR TO PLACEMENT OF GROWING MEDIUM (TYPICAL)

ROOT BARRIER TYP. WHERE TREES ARE <10FT FROM ASPHALT / CONCRETE




REMOVE STUMPS OF TREES NOS. 20, 21, 22 & 23 TO PERMIT REGRADING & PLANTING (THESE TREES REMOVED IN PHASE 1)

POWER POLE C/M R.O.M. FOR GUY WIRES

Proposed variance to reduce the minimum number of required bicycle parking spaces per classroom for a secondary school from 8 spaces to 1.3 spaces per classroom

Schedule A

BICYCLE PARKING SUMMARY:

| | | |
|---|--------------|------------|
|  | EXISTING | 50 |
|  | PROPOSED | 50 |
|  | FUTURE | 124 |
| | TOTAL | 224 |

SULLIVAN HEIGHTS ADDITION BIKE PARKING

LSK-1 6248 - 144TH STREET SURREY, BC SCALE: 1:300 DATE: 5 MARCH 2020

VIEWPOINT LANDSCAPE ARCHITECTS

5244 Prince Edward St. Vancouver, BC V5W 2X5 tel: 604-669-3201 fax: 604-669-3278