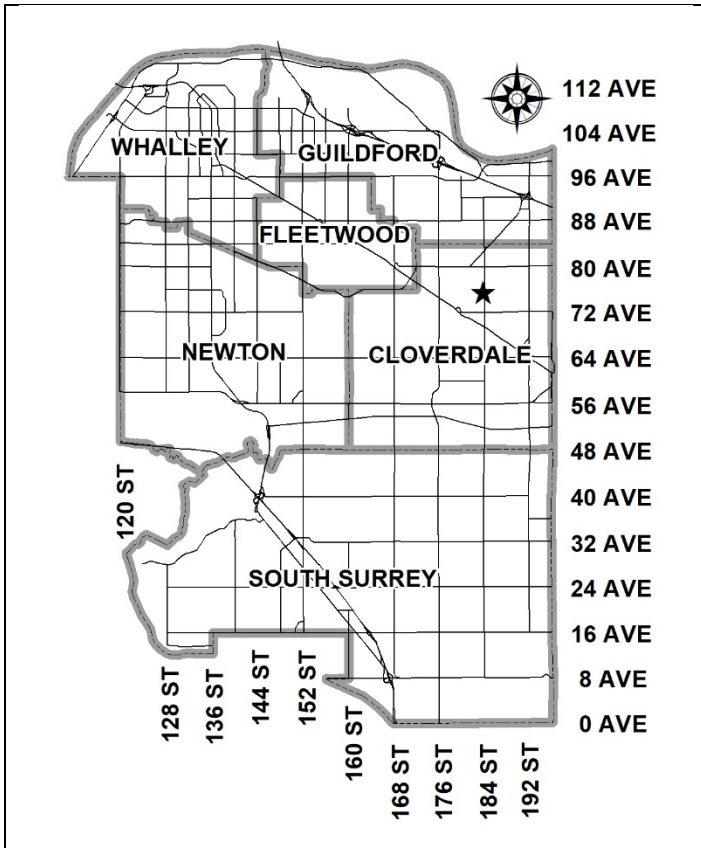


City of Surrey
PLANNING & DEVELOPMENT REPORT

File: 7919-0189-00

Planning Report Date: September 16, 2019



PROPOSAL:

- **Development Variance Permit**

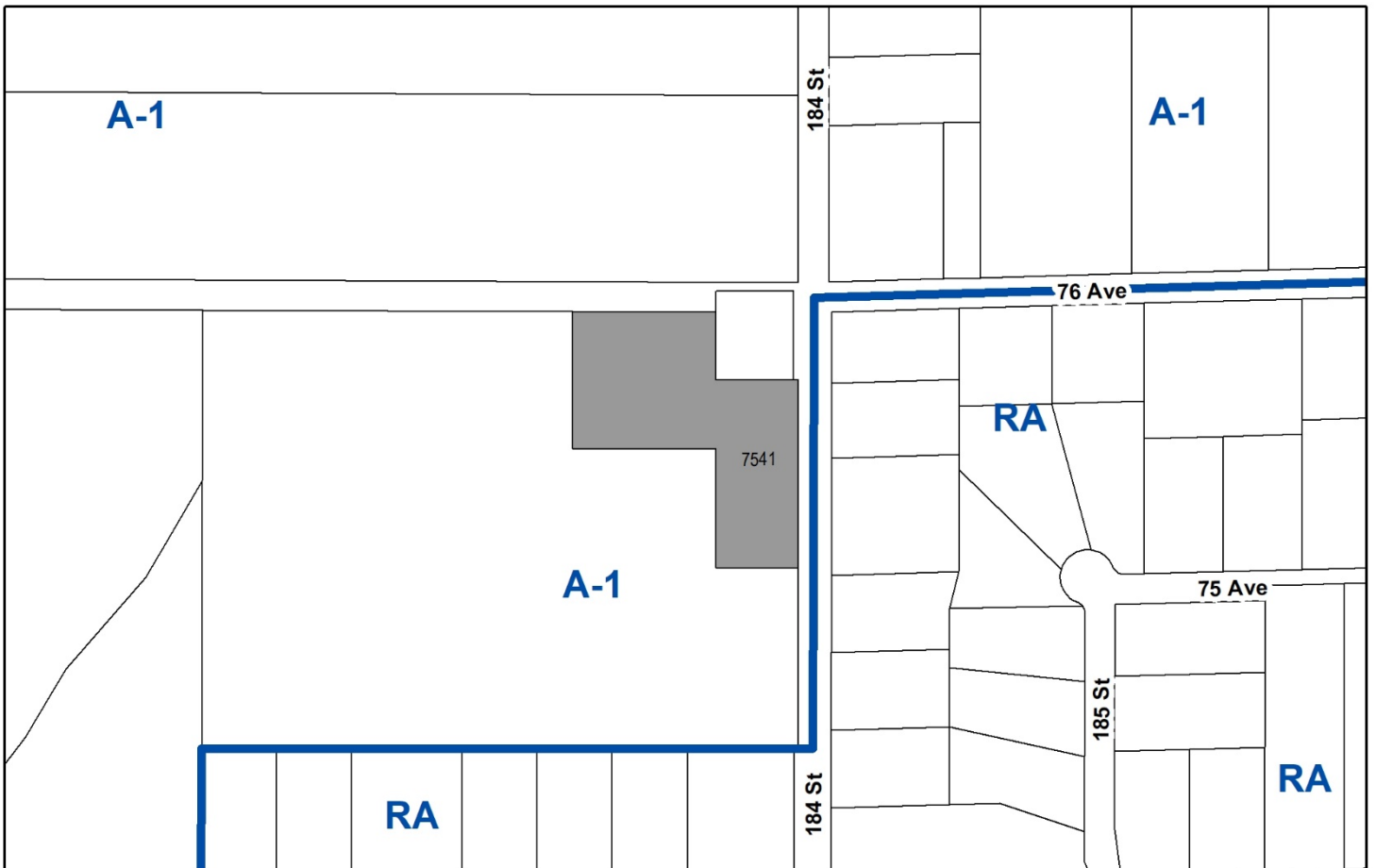
to reduce the rear (west) and side (south) yard setbacks to permit retention of two portable classrooms on the site of an existing elementary school (Clayton Elementary School).

LOCATION: 7541 - 184 Street

ZONING: A-1

OCP DESIGNATION: Urban

WEST CLAYTON NCP DESIGNATION: Existing Elementary School; and Creek Buffer



RECOMMENDATION SUMMARY

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

DEVIATION FROM PLANS, POLICIES OR REGULATIONS

- Seeking to reduce the rear (west) yard setback from 15 metres (50 ft.) to 4.5 metres (15 ft.) and the side (south) yard setback from 6 metres (20 ft.) to 4.5 metres (15 ft.) to accommodate two portable classrooms already installed on site.

RATIONALE OF RECOMMENDATION

- Reduction of the rear and side yard setbacks will facilitate the retention of two existing portable classrooms on site to address a lack of capacity in the existing school building.
- The reduced setbacks do not create interface issues with the property to the south and west as this is a large neighboring City owned lot identified for Park/School uses in the West Clayton NCP.

RECOMMENDATION

The Planning & Development Department recommends that Council approve Development Variance Permit No. 7919-0189-00 (Appendix III) varying the following, to proceed to Public Notification:

- (a) to reduce the rear (west) yard setback of the General Provisions of Zoning By-law No. 12000 for public school buildings from 15 metres (50 ft.) to 4.5 metres (15 ft.); and
- (b) to reduce the side (south) yard setback of the General Provisions of Zoning By-law No. 12000 for public school buildings from 6 metres (20 ft.) to 4.5 metres (15 ft.).

REFERRALS

- Engineering:** The Engineering Department has no objection or requirements relative to the issuance of the Development Variance Permit.
- BC Hydro:** BC Hydro has no objection to the proposed Development Variance Permit.
- Fortis BC:** FortisBC has no objection to the Development Variance Permit request. Note that a FortisBC permit is required for all proposed works within 10m of a FortisBC transmission pressure gas pipeline and within a FortisBC right-of-way.

SITE CHARACTERISTICS

Existing Land Use: Clayton Elementary School.

Adjacent Area:

Direction	Existing Use	West Clayton NCP Designation	Existing Zone
North:	Single family dwelling	Creek Buffer Class A and Class AO	A-1
East (Across 184 Street):	Single family dwelling	Medium density cluster, Creek Buffer Class A and Class AO	RA
South:	Single family dwelling	Future school/park	A-1
West:	Single family dwelling	Proposed Park	A-1

DEVELOPMENT CONSIDERATIONS

- The subject site is approximately 1.5 hectares (3.8 acres) in size and is located at 7541 - 184 Street in Clayton. The site is zoned "General Agricultural Zone (A-1)" and is designated "Urban" in the Official Community Plan and Existing Elementary School, Creek Buffer Class A and Class AO and Existing and Proposed Roads in the West Clayton Neighborhood Concept Plan (NCP).
- The site is occupied by Clayton Elementary School. Presently, the school contains 6 classrooms, 8 portable classrooms, 166 square metres (1,786 square feet) of gymnasium space, and 34 parking spaces.
- Under Corporate Report No. 2019-R077, parking rates were amended under the Surrey Zoning By-law, 1993, No.12000, and granted final adoption under Bylaw No. 19817 on May 27, 2019. The Elementary School parking requirements were amended to 9 drop off stalls and 1.75 stalls per classroom. This equates to a total parking requirement of 25 off-street parking spaces on the subject property. The existing parking on-site exceeds the parking requirements for 6 classrooms and 8 portables.
- The portable classrooms have been placed on site to accommodate increasing enrollment pressures, a lack of capacity in the existing school building, and the Supreme Court of Canada's ruling on maximum class sizes.
- Two (2) of eight (8) already installed portables do not meet the minimum setback requirements of the Zoning By-law No 12000 and as such a variance has been requested to retain these portables in their current location.

BY-LAW VARIANCE AND JUSTIFICATION

(a) Requested Variance:

- to reduce the rear (west) yard setback for public school buildings from 15 metres (50 ft.) to 4.5 metres (15 ft.); and
- to reduce the side (south) yard setback for public school buildings from 6 metres (20 ft.) to 4.5 metres (15 ft.).

Applicant's Reasons:

- The portables are necessary to accommodate increasing enrollment pressures, a lack of capacity in the existing school building, and the Supreme Court of Canada's ruling on maximum class sizes.

Staff Comments:

- Under the Zoning By-law No. 12000, public schools are permitted in any zone provided that school buildings comply with certain setback requirements. The minimum rear (west) yard setback is 15 metres (50 ft.) and the minimum side (south) yard setback is 6 metres (20 ft.). The two subject portables are currently located 4.5 metres (15 ft.) from the rear lot line and 4.5 metres (15 ft.) from the side lot line, respectively.
- The proposed setback variances do not pose any interface issues with the adjacent property to the south and west which is a City owned property identified for Park/School Use in the West Clayton NCP.
- Staff support the proposed variances.

INFORMATION ATTACHED TO THIS REPORT

The following information is attached to this Report:

- | | |
|--------------|--|
| Appendix I. | Site Plan |
| Appendix II. | Development Variance Permit No. 7919-0189-00 |







original signed by Ron Gill

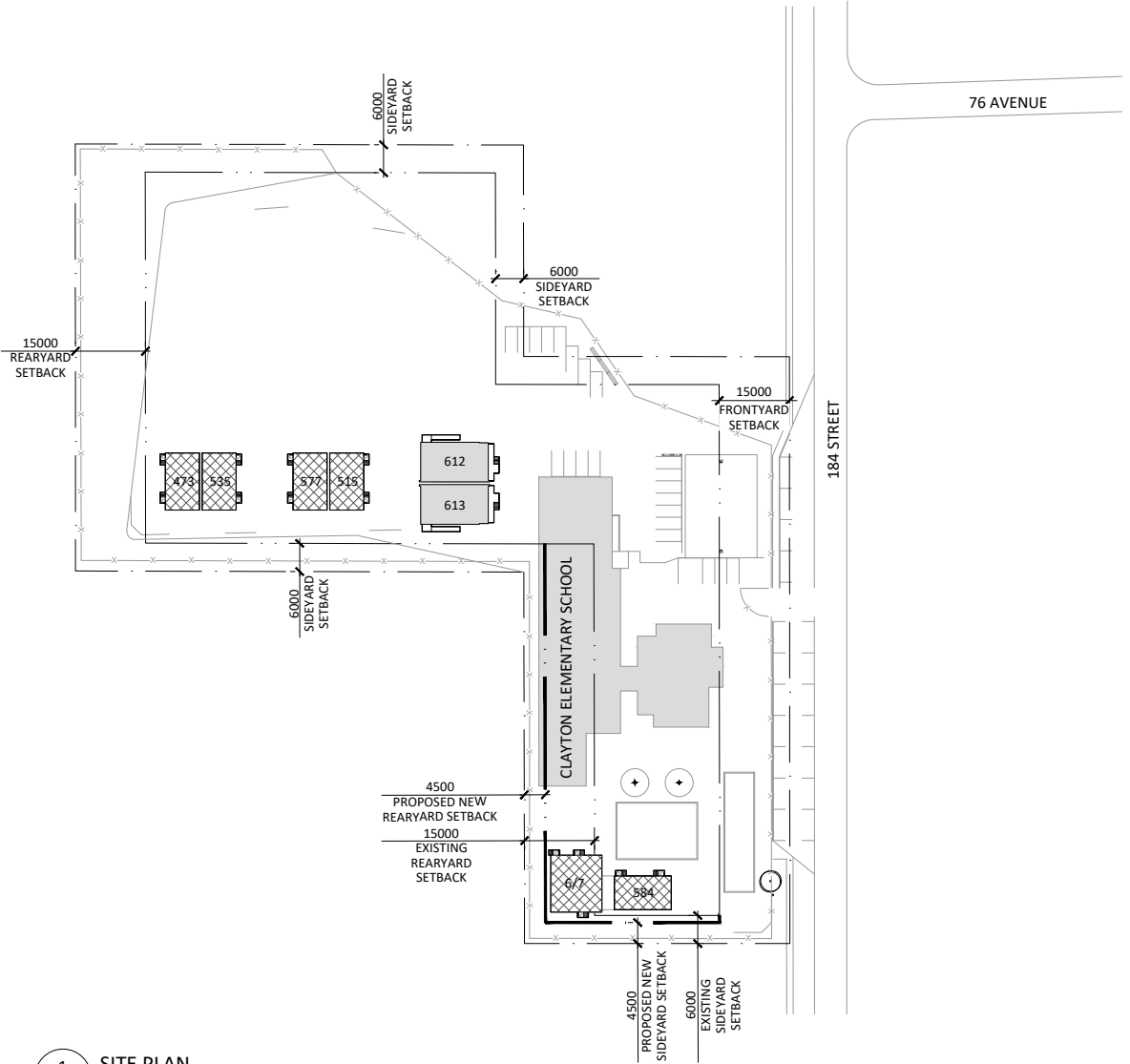
Jean Lamontagne
General Manager
Planning and Development

ELM/cm

Appendix I

DRAWING LEGEND:

-  PERMITTING PORTABLE
-  EXISTING PORTABLE
-  EXISTING BUILDING
-  PROPERTY LINE
-  SETBACK LINE
-  PROPOSED NEW SETBACK LINE



1 SITE PLAN
1:1000

Project Number	19745	Project	SD36 PORTABLE RELOCATION 2019 7541 184 STREET, SURREY, B.C. VAN 5V3
Sheet Number	A0.01a	Drawing	SETBACK DVP SITE PLAN
		Scale	1:1000

thinkspace
architectural planning interior design
900-10100 182A Street Surrey, BC V1K 3J7
(604) 982-8228 (604) 982-8248 www.thinkspace.ca

Issued: 2019-06-14

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File Name: E:\02945_45102\2019-portable-relocation\3-1018-rang\03-11-current-drawing\clayton-es\01plan.ec.dwg
Plot Date: 2019-06-14

CITY OF SURREY

(the "City")

DEVELOPMENT VARIANCE PERMIT

NO.: 7919-0189-00

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: 007-420-498
Lot 24 Section 20 Township 8 New Westminster District Plan 36840

7541 - 184 Street

(the "Land")

3. Surrey Zoning By-law, 1993, No. 12000, as amended is varied as follows:
 - (a) In Section A Uses Permitted in All Zones of Part 4 General Provisions, the minimum rear (west) yard setback for Public schools and School District Administration Buildings is reduced from 15 metres (50 ft.) to 4.5 metres (15 ft.); and
 - (b) In Section A Uses Permitted in All Zones of Part 4 General Provisions, the minimum side (south) yard setback for Public Schools and School District Administration Buildings is reduced from 6 metres (20 ft.) to 4.5 metres (15 ft.).
4. 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.

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 .

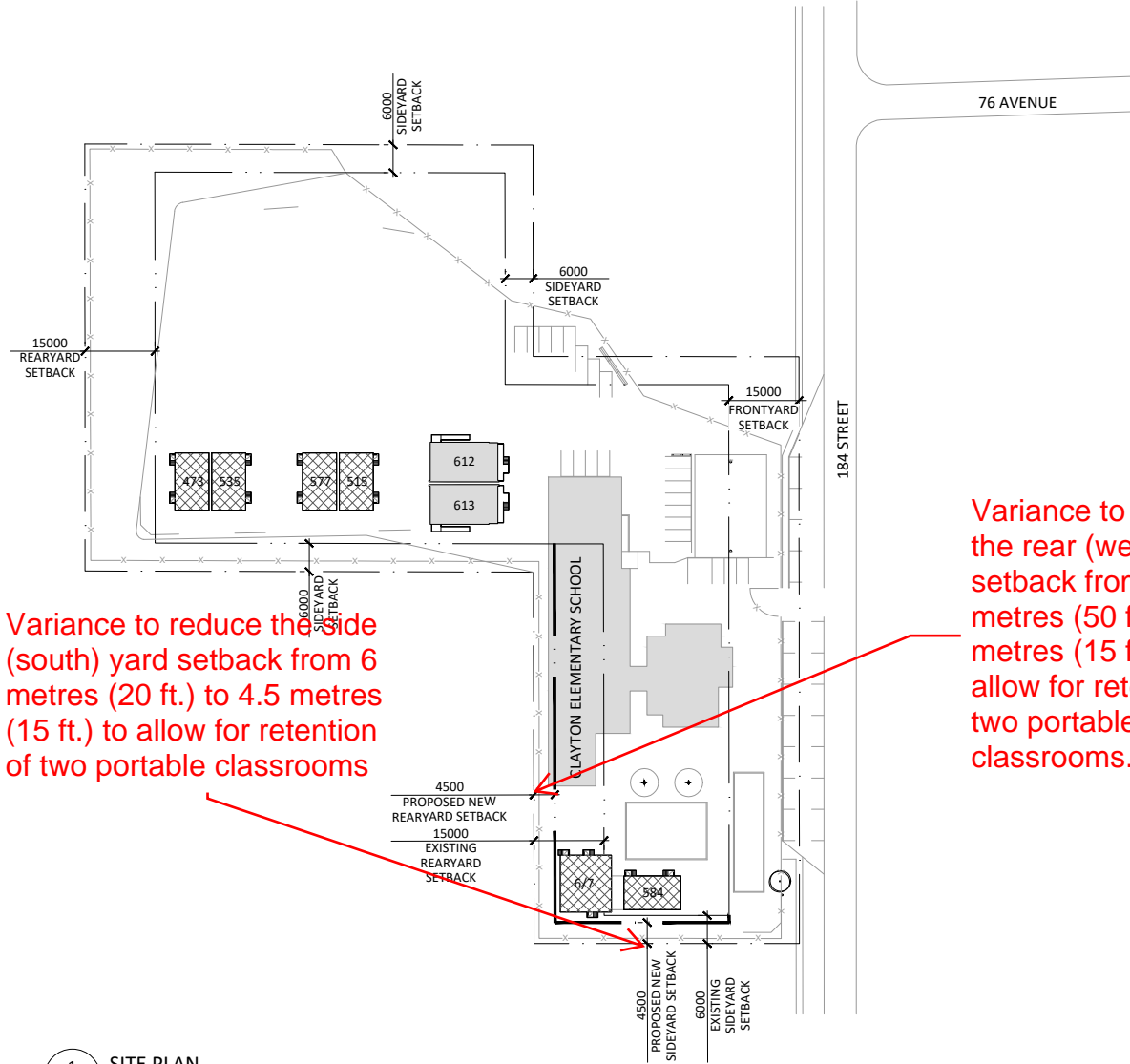
Mayor – Doug McCallum

City Clerk – Jennifer Ficocelli

Schedule A

DRAWING LEGEND:

-  PERMITTING PORTABLE
-  EXISTING PORTABLE
-  EXISTING BUILDING
-  PROPERTY LINE
-  SETBACK LINE
-  PROPOSED NEW SETBACK LINE



Variance to reduce the side (south) yard setback from 6 metres (20 ft.) to 4.5 metres (15 ft.) to allow for retention of two portable classrooms

Variance to reduce the rear (west) yard setback from 15 metres (50 ft.) to 4.5 metres (15 ft.) to allow for retention of two portable classrooms.

1 SITE PLAN
1:1000

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Project Number	19745	Project	SD36 PORTABLE RELOCATION 2019 7501 184 STREET, SURREY, B.C. VAN SV3	Scale	1:1000
Sheet Number	A0.01a	Drawing	SETBACK DVP SITE PLAN	File Name:	E:\02945-0508-2019-portable-relocation\3-1018-rang\03-11-current-drawing\03-dvp\plan-01.dwg