

Planning Report Date: September 16, 2019

PROPOSAL:

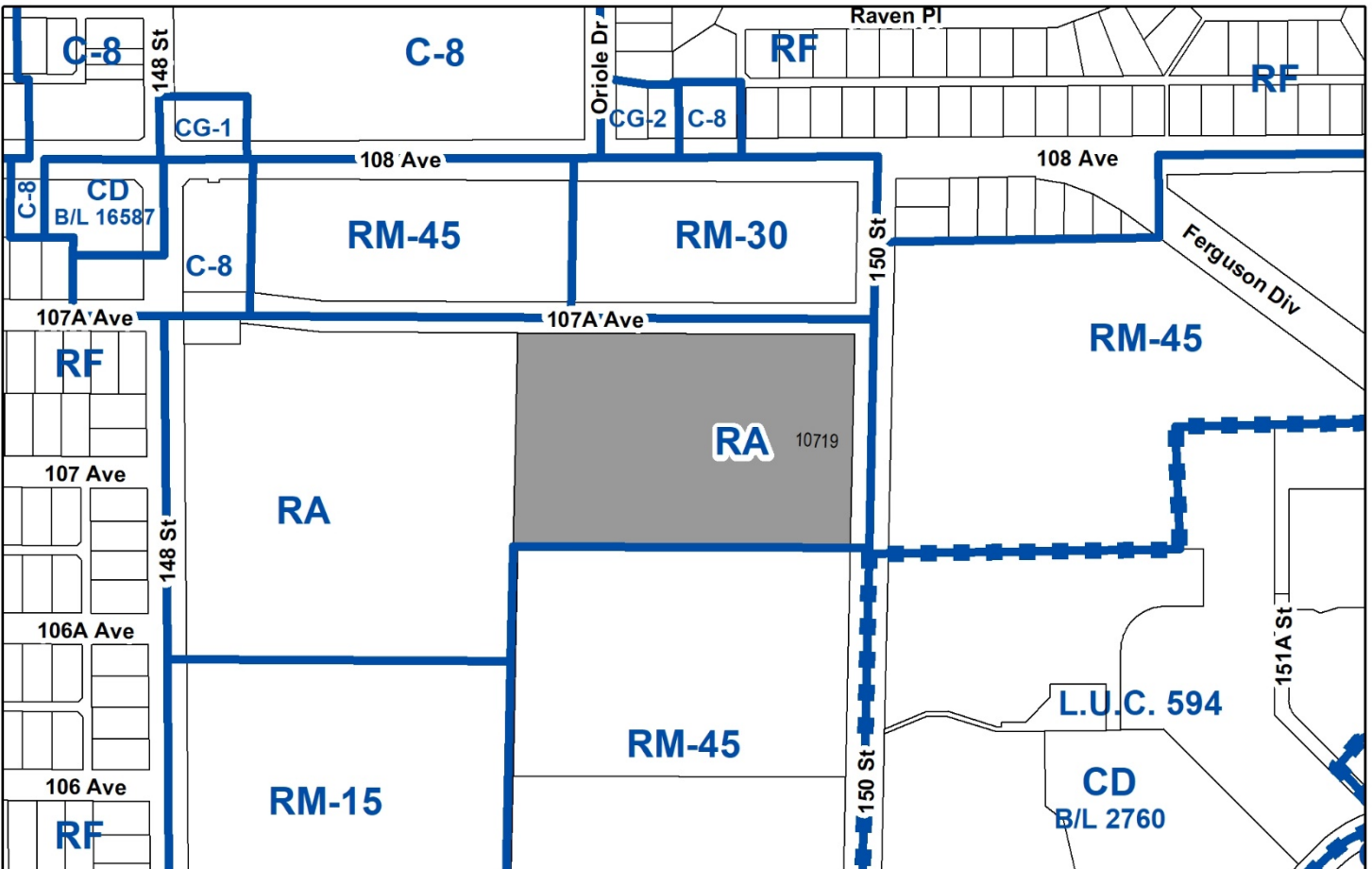
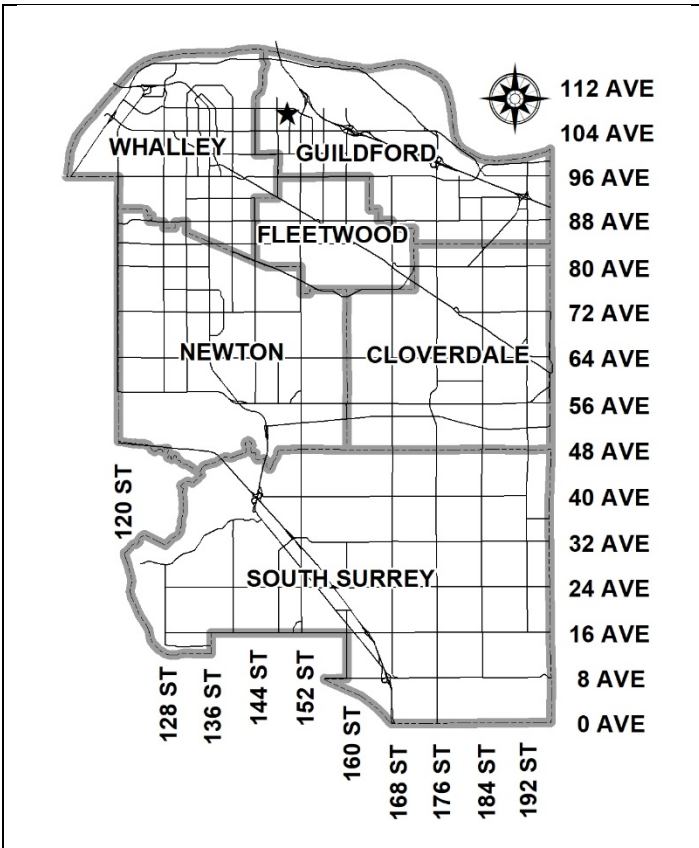
- **Development Variance Permit**

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

LOCATION: 10719 - 150 Street

ZONING: RA

OCP DESIGNATION: Multiple Residential



RECOMMENDATION SUMMARY

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

DEVIATION FROM PLANS, POLICIES OR REGULATIONS

- Seeking to reduce the front (east) yard setback from 15 metres (50 ft.) to 8.5 metres (28 ft.) and the side (south) yard setback from 6 metres (20 ft.) to 2.5 metres (8 ft.) to accommodate two portable classrooms already installed on site.

RATIONALE OF RECOMMENDATION

- Reduction of the front 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 yard setbacks do not create interface issues as both the east and south lot lines are heavily treed which screens the subject site from vehicles travelling on 150 street and residential buildings to the south.
- The portables have been in existence in their current location since May, 2010 with no concerns from the neighboring residents.

RECOMMENDATION

The Planning & Development Department recommends that Council approve Development Variance Permit No. 7919-0190-00 (Appendix III) varying the following, to proceed to Public Notification:

- (a) to reduce the front (east) yard setback of the General Provisions of Zoning By-law No. 12000 for public school buildings from 15 metres (50 ft.) to 8.5 meters (28 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 2.5 metres (8 ft.).

REFERRALS

Engineering: The Engineering Department has no objection or requirements relative to the issuance of the Development Variance Permit.

SITE CHARACTERISTICS

Existing Land Use: Holly Elementary School

Adjacent Area:

| Direction | Existing Use | OCP Designation | Existing Zone |
|-----------------------------|-----------------------------|----------------------|---------------|
| North (Across 107A Avenue): | 3-storey apartment building | Multiple Residential | RM-30 |
| East (Across 150 Street): | 3-storey apartment building | Multiple Residential | RM-45 |
| South: | 3-storey apartment building | Multiple Residential | RM-45 |
| West: | Holly Park | Multiple Residential | RA |

DEVELOPMENT CONSIDERATIONS

- The subject site is approximately 3 hectares (7.4 acres) in size and is located at 10719 -150 Street in Whalley. The site is zoned "One-Acre Residential Zone (RA)" and is designated "Multiple Residential" in the Official Community Plan.
- The site is occupied by Holly Elementary School. Presently, the school contains 23 classrooms, 4 portable classrooms, 332 square metres (3,573 square feet) of gymnasium space, and 56 parking spaces.

- Under Corporate Report No. 2019-R077, parking rates were amended under the Surrey Zoning By-law, 1993, No.12000, and given 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 47 off-street parking spaces on the subject property. The existing off-street parking count of 56 exceeds the parking requirements for 23 classrooms and 4 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.
- The two (2) existing portables do not meet the minimum setback requirements of the Zoning By-law No 12000 and as such a variance has been requested to facilitate retention of these portables in their current locations.
- The other two (2) existing portables to the north will be relocated to the southwest corner of the lot in compliance with setback requirements.

BY-LAW VARIANCE AND JUSTIFICATION

(a) Requested Variance:

- to reduce the front yard setback for public school buildings from 15 metres (50 ft.) to 8.5 metres (28 ft.); and
- to reduce the south side yard setback for public school buildings from 6 metres (20 ft.) to 2.5 metres (8 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 front yard setback is 15 metres (50 ft.) and the minimum side yard setback is 6 metres (20 ft.). The two subject portables are currently located 8.5 metres (28 ft.) from the front (east) lot line and 2.5 metres (8 ft.) from the side (south) lot line, respectively.
- The proposed setback variances do not pose any interface issues with 150 Street or the residential property to the south as both these lot lines are heavily treed.
- 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 7919-0190-00

original signed by Ron Gill

Jean Lamontagne
General Manager
Planning and Development

ELM/cm

Appendix I

DRAWING LEGEND:



PERMITTING PORTABLE



EXISTING BUILDING



PROPERTY LINE



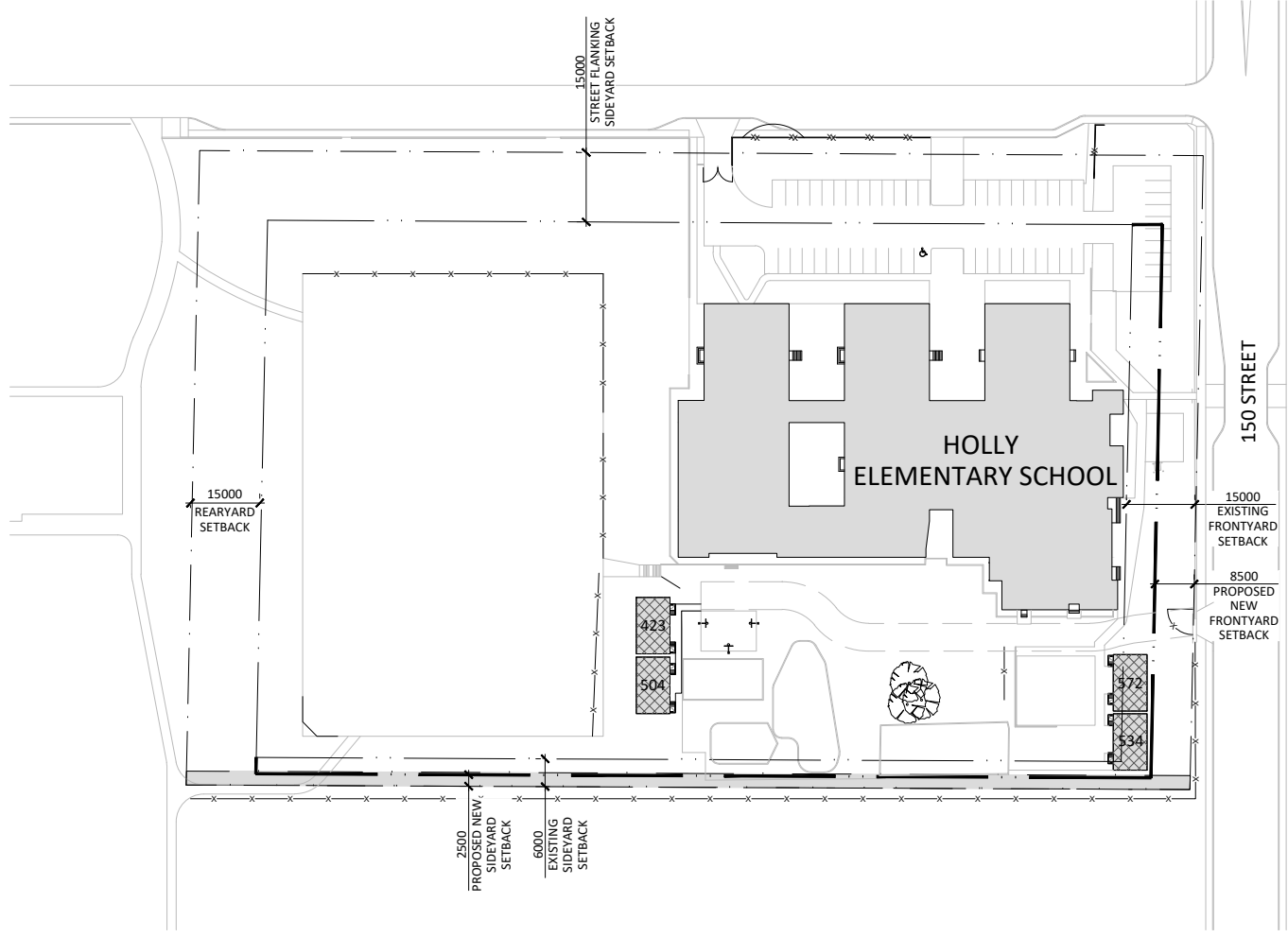
SETBACK LINE



PROPOSED NEW SETBACK LINE



MUNICIPAL R.O.W.



1
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SITE PLAN
1:1000

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Issued: 2019-06-17
PERMIT
REVISIONS LIST

| NO. | DESCRIPTION |
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|--------------------------------|---|--------|
| Project Number 19745 | Project SD36 PORTABLE ADDITION 2019 10719 150 STREET, SURREY B.C. V3R 4C8 | 1:1000 |
| Sheet Number A0.01a | Drawing SETBACK DVP SITE PLAN | |

File Path: I:\19745-4810-2019-portable-revisions\3.10a-swp\03.1-current-drawing\0309-v09-r01D_revisions\0309-r01D_revisions.dwg
Plot Date: 2019-07-11

CITY OF SURREY

(the "City")

DEVELOPMENT VARIANCE PERMIT

NO.: 7919-0190-00

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: 007-218-869

007-218-869

Lot 58 Section 20 Block 5 North Range 1 West New Westminster District Plan 35554

10719 - 150 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 front (east) yard setback for Public schools and School District Administration Buildings is reduced from 15 metres (50 ft.) to 8.5 metres (28 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 2.5 metres (8 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

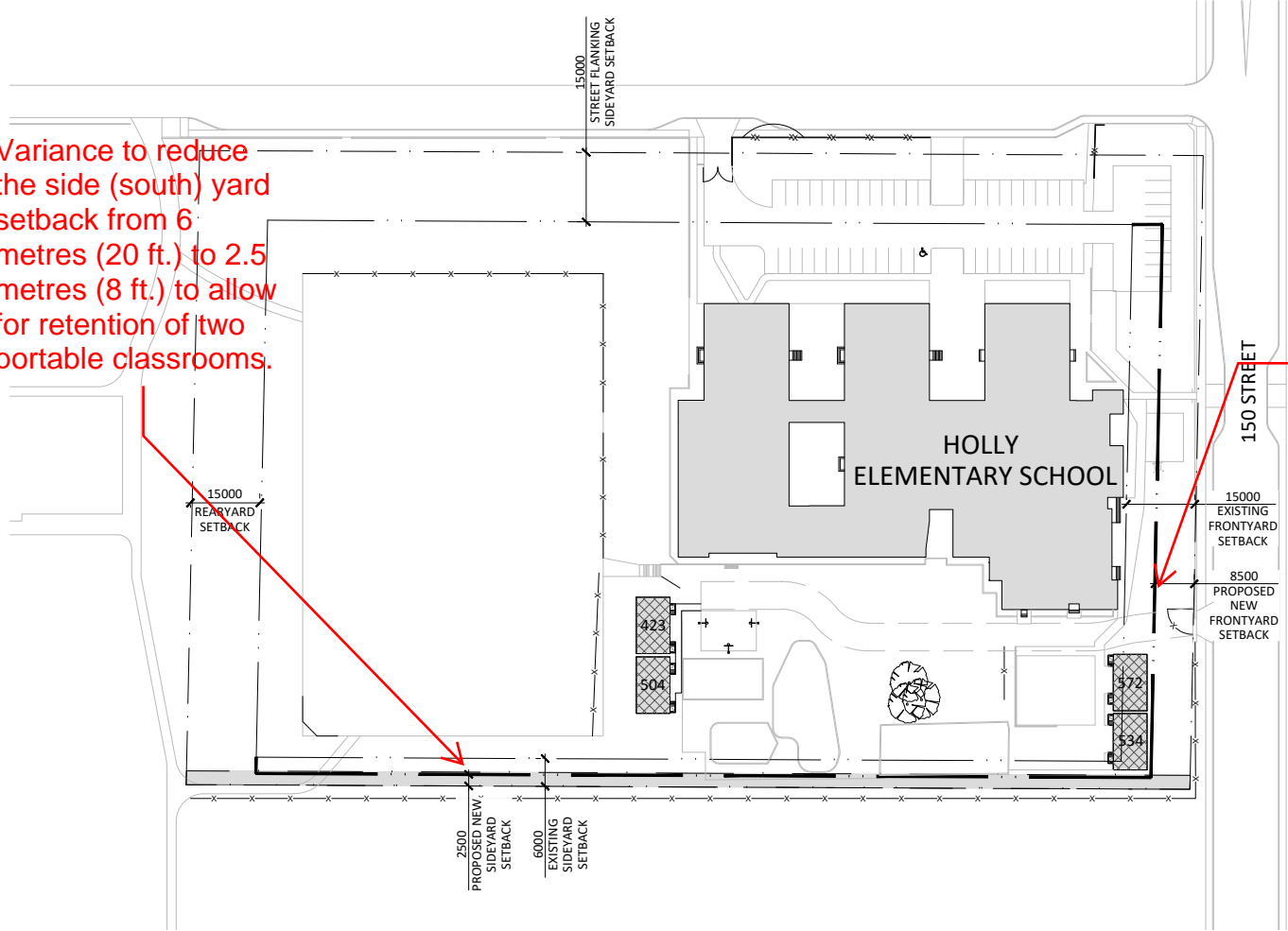
Schedule A

DRAWING LEGEND:

-  PERMITTING PORTABLE
-  EXISTING BUILDING
-  PROPERTY LINE
-  SETBACK LINE
-  PROPOSED NEW SETBACK LINE
-  MUNICIPAL R.O.W.

Variance to reduce the side (south) yard setback from 6 metres (20 ft.) to 2.5 metres (8 ft.) to allow for retention of two portable classrooms.

Variance to reduce the front (east) yard setback from 15 metres (50 ft.) to 8.5 metres (28 ft.) to allow for retention of two portable classrooms.



1 SITE PLAN
1:1000

Issued: 2019-06-17

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|-----------------------|
| PERMIT |
| REVISIONS LIST |
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| Project Number | 19745 |
| Project | SD36 PORTABLE ADDITION 2019 10719 150 STREET, SURREY B.C. V3R 4C8 |
| Sheet Number | A0.01a |
| Drawing | SETBACK DVP SITE PLAN |
| Scale | 1:1000 |

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