

City of Surrey  
**PLANNING & DEVELOPMENT REPORT**

Application No.: 7923-0279-00

Planning Report Date: January 13, 2025

**PROPOSAL:**

- **Development Variance Permit**

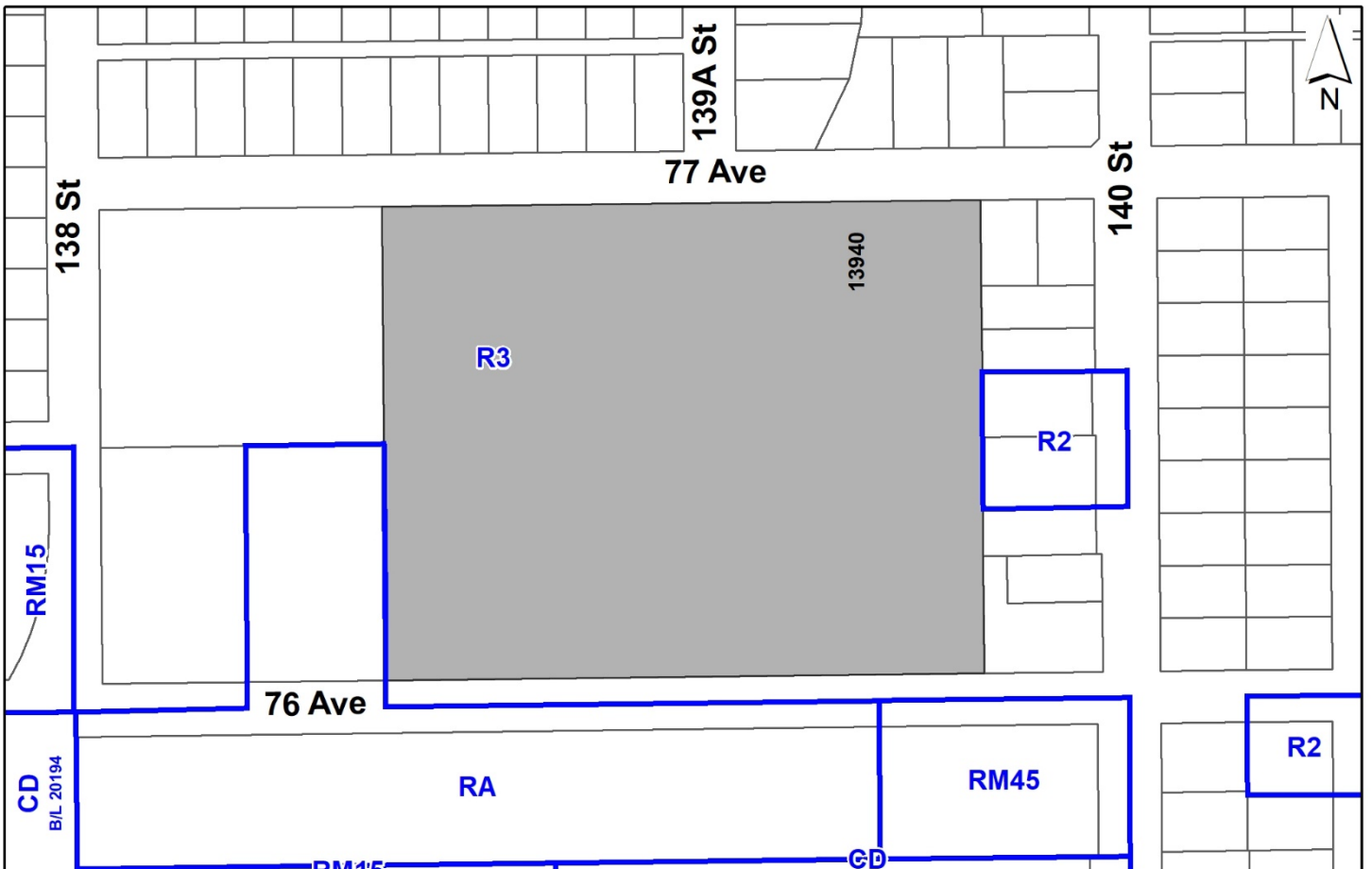
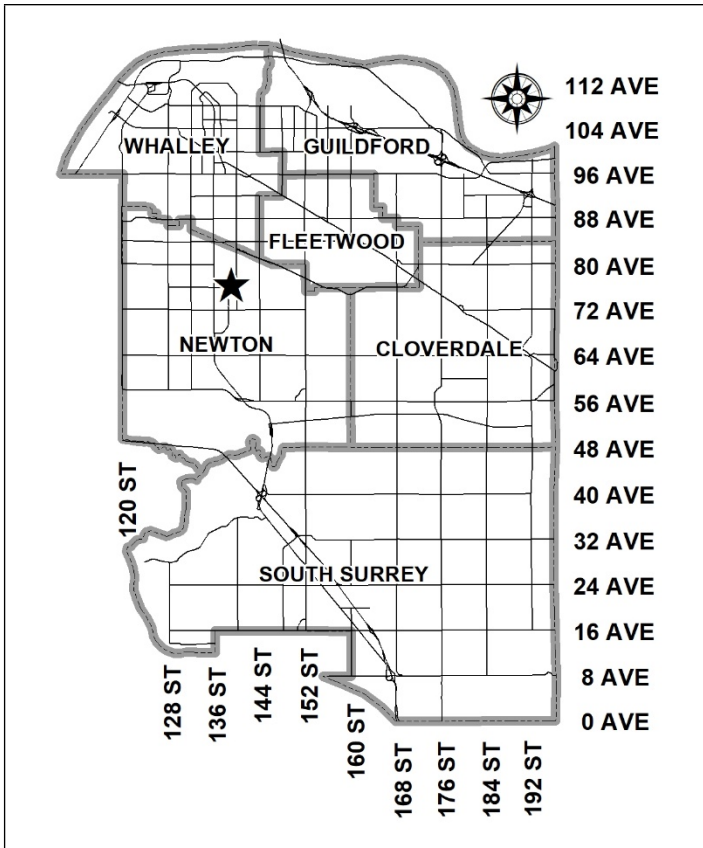
to reduce the required number of off-street parking spaces to permit two additional portable classrooms at Frank Hurt Secondary School.

to reduce the required number of off-street parking spaces to permit two additional portable classrooms at Frank Hurt Secondary School.

**LOCATION:** 13940 - 77 Avenue

**ZONING:** R3

**OCP DESIGNATION:** Urban



**RECOMMENDATION SUMMARY**

- Approval for Development Variance Permit No.7923-0279-00 to proceed to Public Notification.

**DEVIATION FROM PLANS, POLICIES OR REGULATIONS**

- Proposing to reduce the total number of required off-street parking spaces requirements from 231 to 210 (a reduction of 21 spaces) under Part 5 Off-Street Parking and Loading/Unloading of the Zoning Bylaw.

**RATIONALE OF RECOMMENDATION**

- Relaxation of the parking requirements will facilitate the placement of 2 new portables in the parking lot without compromising the outdoor recreation area.
- The parking supply for Frank Hurt Secondary School was previously approved under Development Application No.7917-0208-00. However, the current proposal is for 2 new portable classrooms, which requires 3.8 parking spaces per classroom under the Zoning Bylaw.
- There are currently 9 parking spaces for drop-off, which complies with the parking requirements as per the Zoning Bylaw.
- The varied parking rates have been reviewed and accepted by the City's Engineering Transportation Division and the school has indicated that, functionally, there is an adequate number of stalls on-site.

## RECOMMENDATION

The Planning & Development Department recommends that:

1. Council approve Development Variance Permit No. 7923-0279-00 (Appendix I) varying the following, to proceed to Public Notification:
  - (a) to reduce the minimum number of off-street parking spaces of Part 5 Off-Street Parking and Loading/Unloading from 231 to 210 parking spaces.

## SITE CONTEXT & BACKGROUND

Direction	Existing Use	OCP Designation	Existing Zone
Subject Site	Frank Hurt Secondary School	Urban	R <sub>3</sub>
North (Across 77 Ave):	Single Family Dwellings	Urban	R <sub>3</sub>
East:	Single Family Dwellings	Urban	R <sub>3</sub> /R <sub>2</sub>
South:	Frank Hurt Park/ Low-Rise Residential	Multiple Residential	RA/ RM-45
West:	Frank Hurt Park	Urban	RA/R <sub>3</sub>

### Context & Background

- The subject site is Frank Hurt Secondary School located at 13940 77 Avenue. The lot is approximately 42,100 square meters in size.
- The subject site is designated Urban under the Official Community Plan and falls under the "Urban Residential Zone" (R<sub>3</sub>).
- The existing Frank Hurt Secondary School on the subject site has 54 classrooms in the main building and the portable complex as well as 2 existing portable classrooms with a large parking lot and sport fields. The Surrey School District (SD36) is proposing to add 2 new portables within the existing parking lot in order to accommodate the increasing student enrollment numbers. The main objective of these additional portables will address the school's current lack of classroom capacity in the existing main building.
- The 2 new portables are proposed in the south portion of the central area of the school parking lot. One portable is proposed adjacent to an existing portable and the other adjacent to the soccer field.
- In 2017, a variance to reduce off-street parking spaces was proposed under Development Application No. 7917-0208-00 in order to permit the placement of one portable classroom within the parking lot.



- The varied parking rates have been reviewed and accepted by the City's Engineering Transportation Division and the school has indicated that, functionally, there is an adequate number of stalls on-site.
- Staff support the requested variance to proceed for notification.

### TREES

- No trees will be impacted by the installation of the 2 new portable classrooms.

### INFORMATION ATTACHED TO THIS REPORT

The following information is attached to this Report:

Appendix I. Development Variance Permit No. 7923-0279-00

*approved by Shawn Low*

Ron Gill  
General Manager  
Planning and Development

AB/cb

CITY OF SURREY

(the "City")

DEVELOPMENT VARIANCE PERMIT

NO.: 7923-0279-00

Issued To: The 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: 006-349-706  
Lot 123 Section 21 Township 2 New Westminster District Plan 48910  
13940 - 77 Avenue

(the "Land")

3. Surrey Zoning By-law, 1993, No. 12000, as amended is varied as follows:
  - (a) In Section D, Table D.1. of Part 5 Off-Street Parking and Loading/Unloading of the Zoning Bylaw No. 12000, the required number of off-street parking spaces for public secondary schools are reduced from 231 to 210.
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 COUNCIL, THE  
DAY OF           , 20 .

ISSUED THIS    DAY OF           , 20 .

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Mayor – Brenda Locke

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City Clerk and  
Director Legislative Services  
Jennifer Ficocelli

## FIRE DEPARTMENT REQUIREMENTS:

All portable building shall conform to the requirements of the BC Building Code and must be located within 147 ft (45 m) of a fire department access route. For clusters of 3 or more portables, or if the building area exceeds 2000 ft<sup>2</sup> (186 m<sup>2</sup>), each of the portable building's principal entrance must within 295 ft (90 m) of a fire hydrant. Clusters of 2 portables are not required to be within 295 ft (90 m) of a fire hydrant. Maximum of 6 portable building per cluster (6000 ft<sup>2</sup> or 557 m<sup>2</sup>). Portable building must have a minimum setback of 40 ft (12 m) from other buildings.

## DRAWING LEGEND:

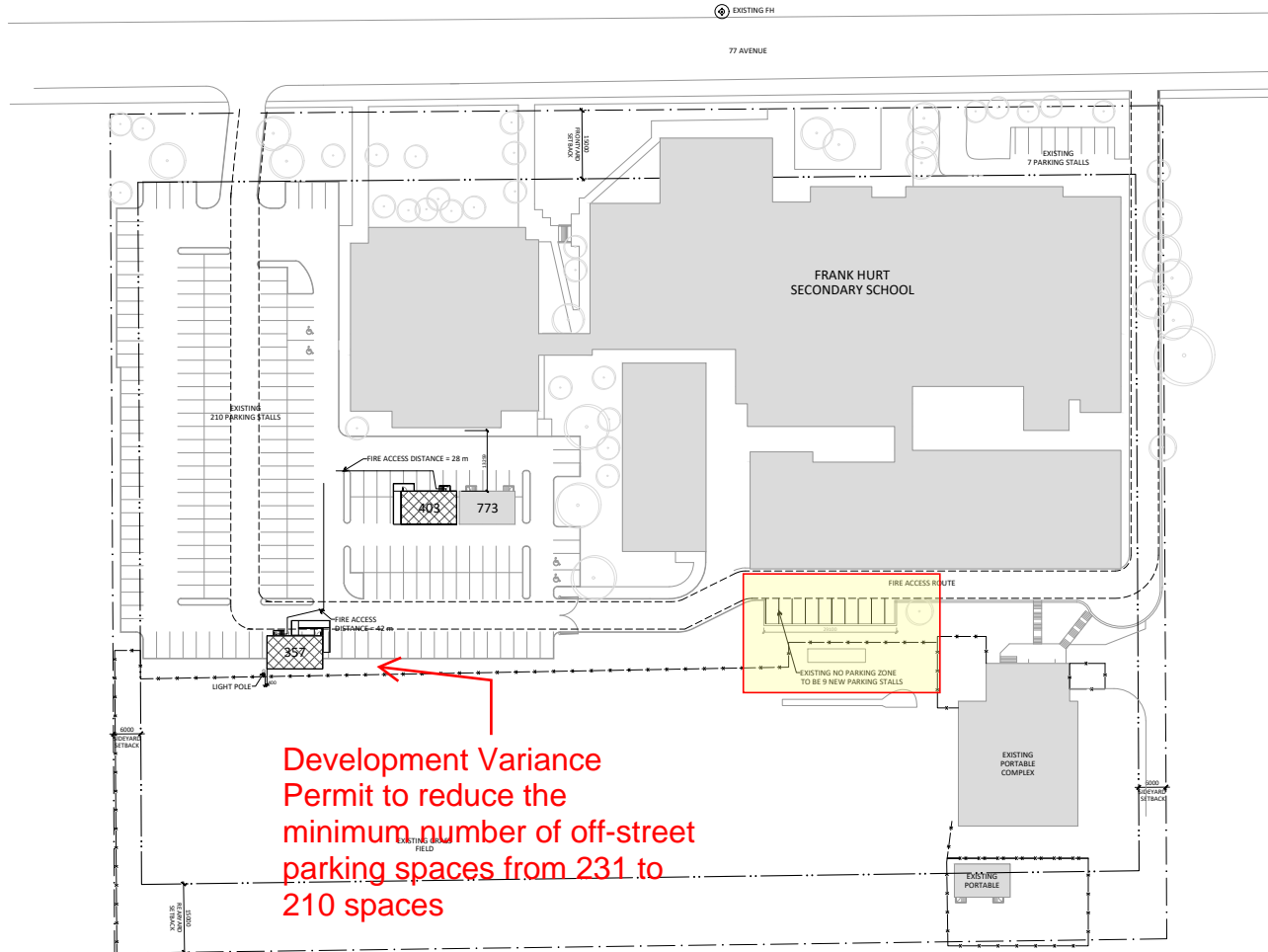
- ⊙ EXISTING FH EXISTING FIRE HYDRANT
- ▣ ## NEW PORTABLE
- ▣ ### EXISTING PORTABLE
- - - - - PROPERTY LINE
- - - - - SETBACK LINE
- ▭ PAVED ASPHALT AREA
- ▤ BIKE RACK

## PARKING REQUIRED AS PER CITY SUPPORTED PARKING STUDY BY SCHOOL DISTRICT 36:

3.8 SPACE/CLASSROOM (54 CLASSROOMS + 2 PORTABLES + 2 NEW PORTABLES)	220
1 SPACE ACCESSIBLE (2% OF REQUIRED STANDARD SPACE)	(4)
9 SPACES FOR PICK UP/DROP OFF	9
2 SPACE FOR LOADING/UNLOADING OF BUSES	2
<b>TOTAL SPACE</b>	<b>231</b>

## PARKING PROVIDED:

STANDARD SPACE	199
ACCESSIBLE SPACE	(4)
9 SPACES FOR PICK-UP/DROP-OFF	9
2 SPACE FOR LOADING/UNLOADING OF BUSES	2
<b>TOTAL SPACE</b>	<b>210</b>



**Development Variance Permit to reduce the minimum number of off-street parking spaces from 231 to 210 spaces**

1 SITE PLAN  
1:500



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PROJECT: SD36 PORTABLE RELOCATION 2023  
 PROJECT NUMBER: 230981  
 DRAWING NUMBER: A0.31 SITE PLAN  
 DATE: 2023-05-01

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 300 - 10190 152A St. Surrey, BC | V3R 1J7  
 604.581.8128 | w.thinkspace.ca

Project: SD36 PORTABLE RELOCATION 2023  
 FRANK HURT SECONDARY SCHOOL  
 15280-77 Avenue, Surrey, BC V3R 1J7  
 Project Number: 230981  
 Drawing Number: A0.31 SITE PLAN  
 Date: 2023-05-01