

**PROPOSAL:**

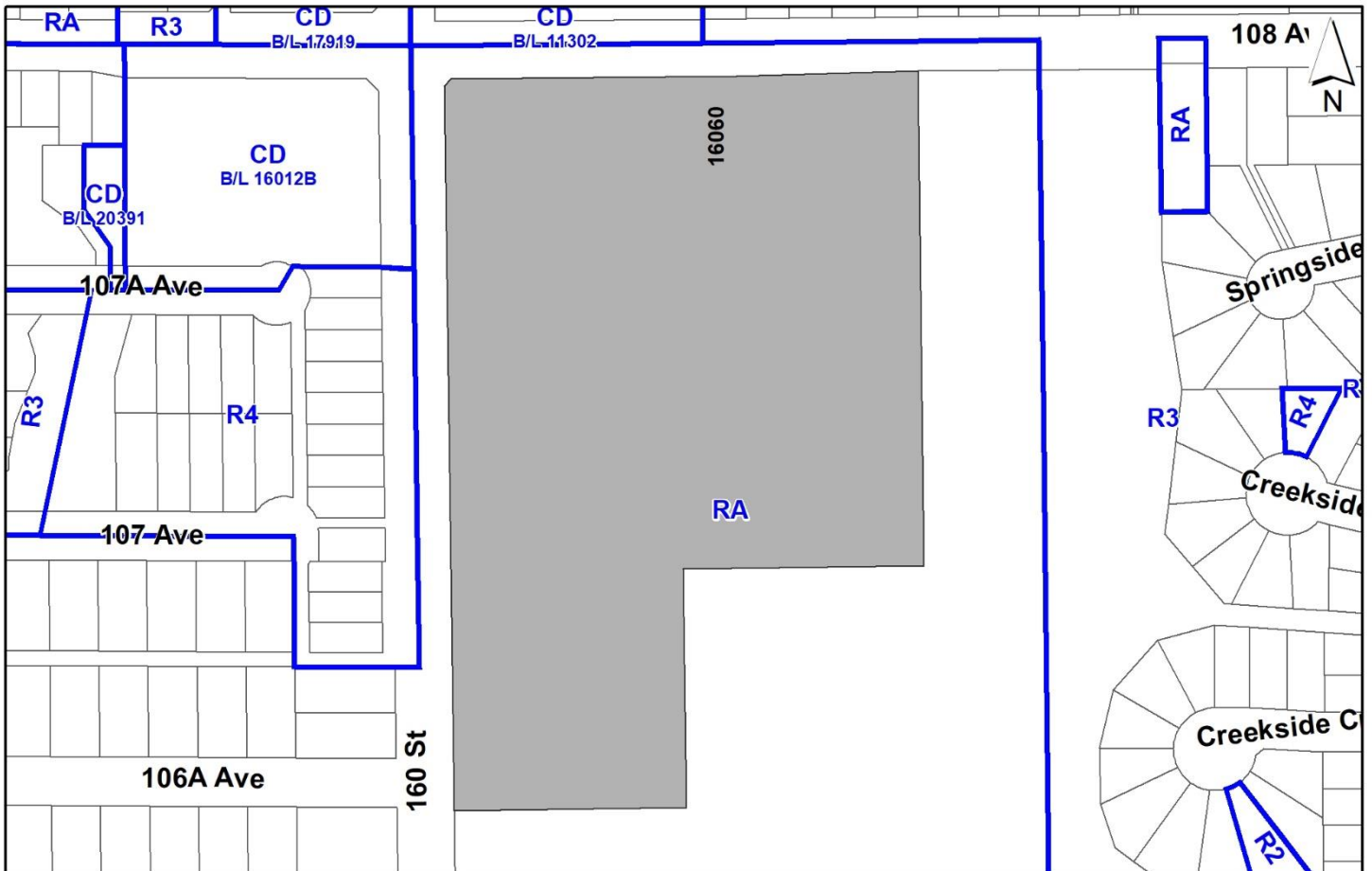
- **Development Variance Permit**

to allow a shipping container for storage purposes on an existing secondary school site (Fraser Heights Secondary).

**LOCATION:** 16060 - 108 Avenue

**ZONING:** RA

**OCP DESIGNATION:** Urban



### **RECOMMENDATION SUMMARY**

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

### **DEVIATION FROM PLANS, POLICIES OR REGULATIONS**

- Proposing to vary the General Provisions of the Zoning Bylaw to allow a shipping container to be installed and used for storage purposes on an existing school site, zoned "Acreage Residential Zone (RA)".

### **RATIONALE OF RECOMMENDATION**

- The proposed shipping container will function as a storage facility for the existing school and is not anticipated to have any negative impact on the school or its surrounding properties.

## RECOMMENDATION

The Planning & Development Department recommends that:

1. Council approve Development Variance Permit No. 7924-0165-00 (Appendix I) varying the following, to proceed to Public Notification:
  - (a) to vary Part 4. General Provisions, Section B.17, to allow a shipping container to be installed and used for storage purposes on an existing school site that is zoned "Acreage Residential Zone (RA)".

## SITE CONTEXT & BACKGROUND

Direction	Existing Use	OCP Designation	Existing Zone
Subject Site	Fraser Heights Secondary School	Urban	RA
North (Across 108 Avenue):	Commercial shopping centre and single-family homes	Commercial and Urban	CD (By-law No. 11302) and R3
East:	Fraser Heights Park	Urban	RA
South:	Fraser Heights Recreation Centre and Fraser Heights Park	Urban	RA
West:	Commercial shopping centre, single family homes, and vacant single-family lot	Urban	CD (Bylaw No. 16012B), R4 and RA

### Context & Background

- The subject site is approximately 4.8 hectares in size and is located at 16060 - 108 Avenue in Fraser Heights. The site is zoned "Acreage Residential Zone (RA)" and designated Urban in the Official Community Plan (OCP).
- The site is occupied by Fraser Heights Secondary School. Presently, the school contains 47 classrooms, 12 portable classrooms, and 349 parking spaces.
- Under Application no. 7920-0190-00, Council approved a Development Variance Permit to allow a reduced setback for the side (east) yard setback from 6 metres to 1.3 metres to accommodate two portable classrooms.
- The Planning & Development Department is also in receipt of another Application No. 7923-0341-00, which proposes to reduce the minimum street side (west) yard setback from 15 metres to 2.5 metres to accommodate two more portable classrooms. The application is still active and in process.



- The proposed shipping container will provide necessary additional storage space for the secondary school currently operating on the property.
- The applicant will be required to obtain a building permit for the installation of the shipping container, should this Development Variance Permit be supported by Council.
- Staff support the proposed variances to Proceed to Public Notification.

**INFORMATION ATTACHED TO THIS REPORT**

The following information is attached to this Report:

- Appendix I. Site Plan
- Appendix II. Development Variance Permit No. 7924-0165-00

*approved by Ron Gill*

Don Luymes  
General Manager  
Planning and Development

SPV/ar

# Appendix I

## FIRE DEPARTMENT REQUIREMENTS:

All portable building shall conform to the requirements of the BC Building Code and must be located within 1.47 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 be 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:

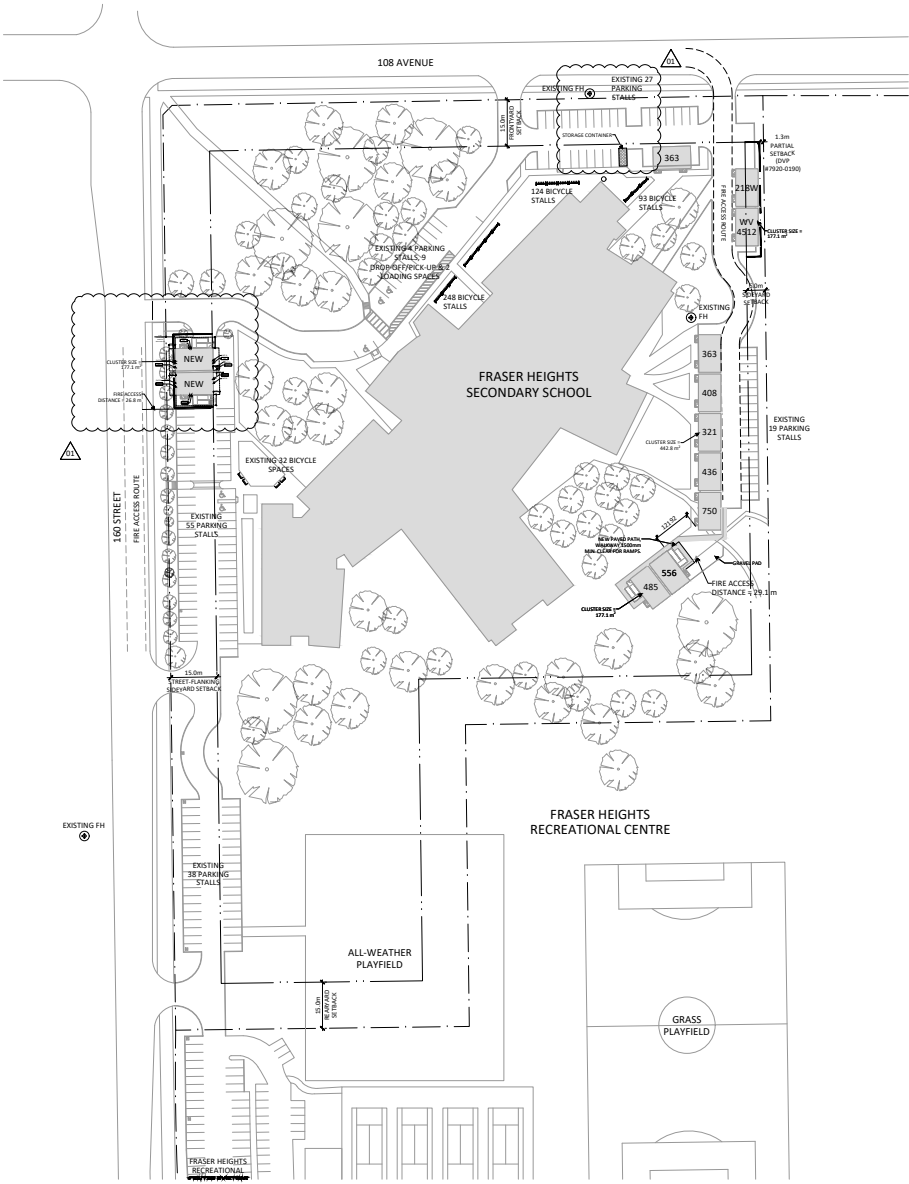
- ⊙ EXISTING FH      ⊙ EXISTING FIRE HYDRANT
- ▨ STORAGE CONTAINER
- ### EXISTING PORTABLE
- - - - PROPERTY LINE
- - - - SETBACK LINE
- - - - FIRE TRUCK ACCESS ROUTE
- - - - FIREFIGHTING DISTANCE

## PARKING REQUIREMENTS

PUBLIC SECONDARY SCHOOL PARKING REQUIRED (SURREY ZONING BYLAW PART 5):	
1.8 SPACE/CLASSROOM (47 CLASSROOMS + 122 PORTABLES)	224
1 SPACE ACCESSIBLE (2% OF REQUIRED STANDARD SPACE)	(4)
2 SPACE FOR LOADING/UNLOADING OF BUSES	2
3 SPACES FOR DROP-OFF/PICK-UP	9
<b>TOTAL SPACE</b>	<b>235</b>

PARKING PROVIDED:	
STANDARD SPACE	143
STANDARD SPACE @ FRASER HEIGHTS RECREATIONAL CENTRE (SHARED PARKING AGREEMENT)	195
ACCESSIBLE SPACE	(5)
BUS SPACE	2
3 SPACES FOR DROP-OFF/PICK-UP	9
<b>TOTAL SPACE</b>	<b>349</b>



1 SITE PLAN  
1/15/21

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NO.	DATE	DESCRIPTION
01	2021.07.12	DATE PLOTTED

PROJECT CHARGED: LOCATION AND HEIGHT REQUIREMENTS

**thinkspace**  
 architecture planning interior design ltd.  
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 T 604.581.8128 | W thinkspace.ca

Project: **5036 PORTABLE RELOCATION 2021**  
**FRASER HEIGHTS SECONDARY SCHOOL**  
 10400 FRASER, SURREY, B.C. CANADA  
 Sheet Number: **A0.01**  
**SITE PLAN**  
 Project Number: **210875**  
 Project: 15120B-PC-18-57202-portable-relocation-project/15120b-57202-01-01-01-site-plan/15120b-57202-01-01-01-site-plan.dwg  
 Plot Date: 2021/07/12 11:59:57 AM

(the "City")

**DEVELOPMENT VARIANCE PERMIT**

NO.: 7924-0165-00

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: 018-070-922

Lot A Section 23 Block 5 North Range 1 West New Westminster District Plan LMP5159  
16060 - 108 Avenue

(the "Land")

3. Surrey Zoning By-law, 1993, No. 12000, as amended is varied as follows:
  - (a) Part 4. General Provisions, Section B.17 is varied to allow a shipping container to be installed and used for storage purposes on an existing school site that is zoned "Acreage Residential Zone (RA)".
4. The landscaping and the siting of buildings and structures shall be in accordance with the drawings (the "Drawings") which are attached hereto as Schedule A and form 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/DELEGATED OFFICIAL, THE  
DAY OF       , 20 .

ISSUED THIS    DAY OF       , 20 .

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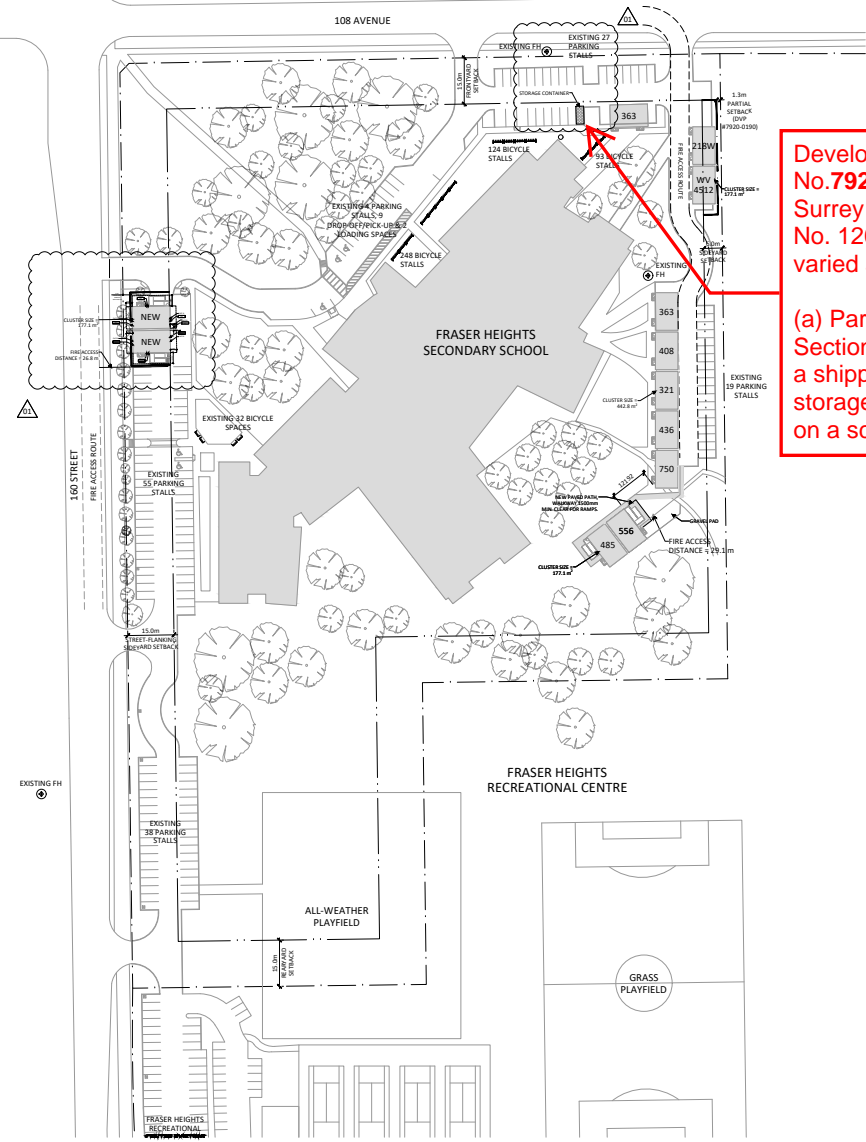
Mayor – Brenda Locke

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City Clerk and  
Director Legislative Services  
Jennifer Ficocelli



# Schedule A



**Development Variance Permit No. 7924-0165-00; Surrey Zoning By-law, 1993, No. 12000, as amended is varied as follows:**

**(a) Part 4. General Provisions, Section B.17 is varied to allow a shipping container as a storage building to be located on a school site, zoned RA.**

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Project: **SD36 PORTABLE RELOCATION 2021**  
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 Sheet Number: **A0.01**  
**SITE PLAN**  
 Project Number: **210875**  
 Date: 2021-02-12

1 SITE PLAN  
1/25%

