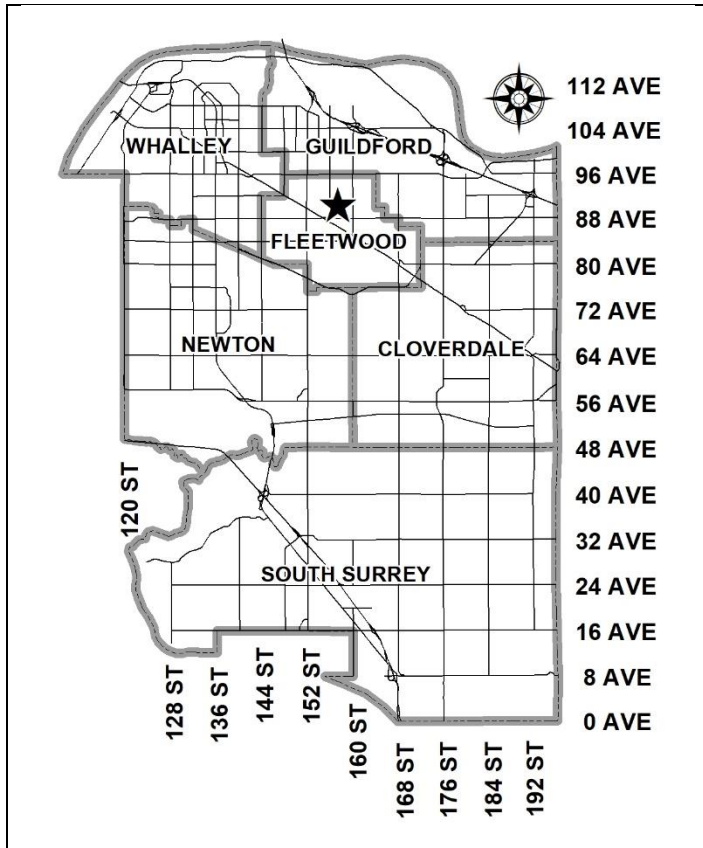


City of Surrey
PLANNING & DEVELOPMENT REPORT

Application No.: 7924-0010-00

Planning Report Date: February 26, 2024



PROPOSAL:

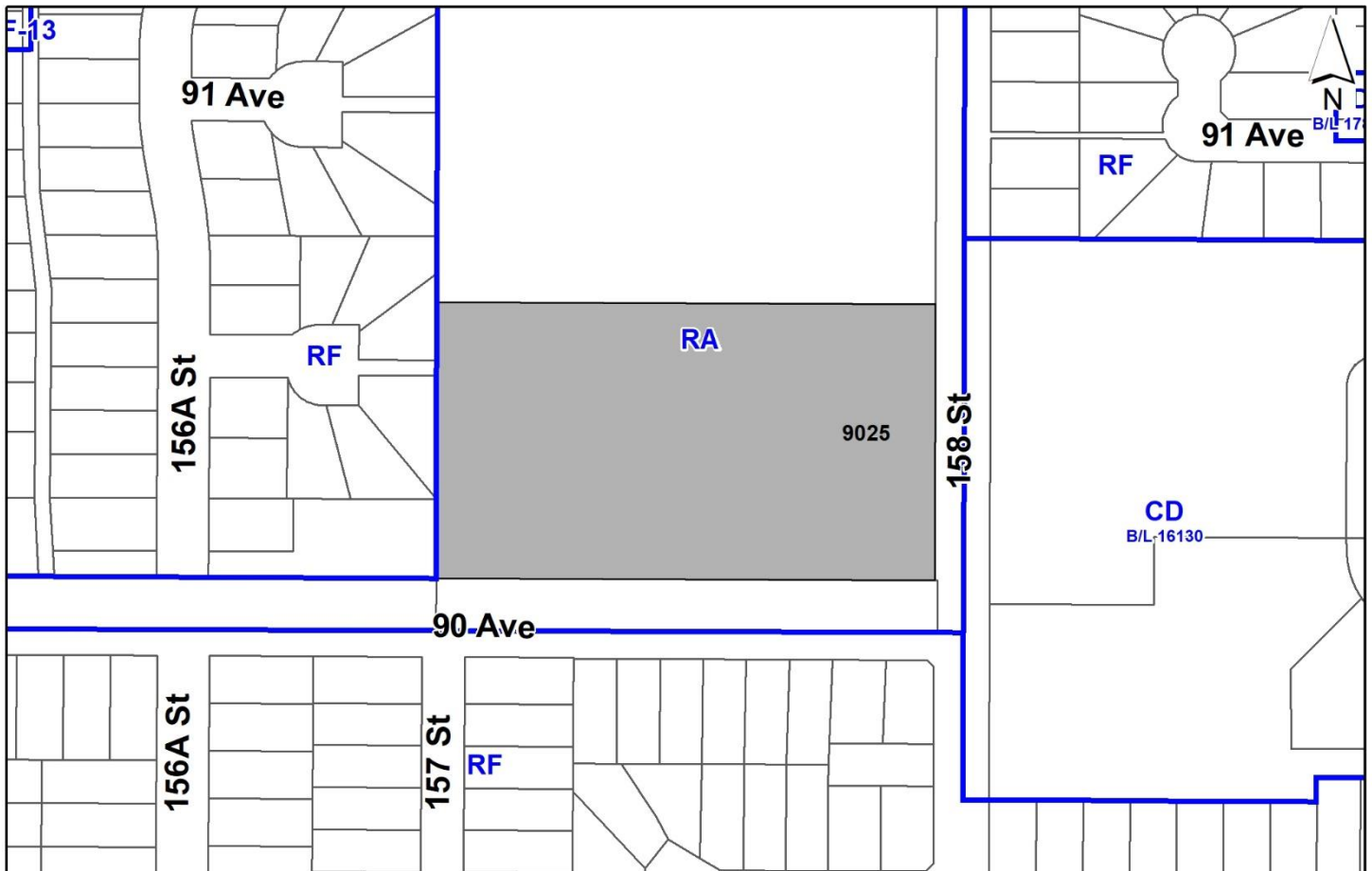
• **Development Variance Permit**

To reduce the required number of off-street parking spaces to permit the addition of 16 new classrooms to the existing Woodland Park Elementary School.

LOCATION: 9025 - 158 Street

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 reduce the total number of required off-street parking spaces in the Zoning Bylaw from 63 to 47 (a reduction of 16 spaces) to permit the addition of 16 new classrooms.

RATIONALE OF RECOMMENDATION

- Relaxation of the parking requirements will facilitate the construction of 16 new additional classrooms on site without compromising any outdoor play areas.
- The proposed reduction in parking complies with the findings of the *Woodland Park Elementary School, Surrey – Parking Space Demand Study* completed by Creative Transportation Solutions Ltd. (CTS) on November 28, 2023, and accepted by the Transportation Engineering staff.
- There are 47 off-street parking spaces existing currently. An additional 16 classrooms, increase the parking space requirement to 63 parking spaces, creating a parking space deficit of 16 parking spaces. However, the parking study indicates that there are currently 23 unused parking spaces in the AM peak period and 25 unused parking spaces in the PM peak period. The anticipated parking demand can therefore be met with the provision of 47 existing parking spaces.
- There are 9 drop-off stalls available on the subject site, which aligns with the parking requirement as per the Zoning Bylaw.
- The school's parking lots, and pick-up and drop-off areas are designed in such a way that the parking for staff and students is physically separated from the pick-up and drop-off areas. This has reduced conflicting vehicular movements on-site, as well as conflict with pedestrians, and creates a clear and legible pick-up and drop-off arrangement.

RECOMMENDATION

The Planning & Development Department recommends that:

1. Council approve Development Variance Permit No. 7924-0010-00 (Appendix II), varying the Zoning By-law to reduce the total number of required off-street parking spaces from 63 to 47 (a reduction of 16 spaces), for the existing Woodland Park Elementary School, to proceed to Public Notification.

SITE CONTEXT & BACKGROUND

Direction	Existing Use	OCP/NCP Designation	Existing Zone
Subject Site	Woodland Park Elementary School	Urban	RA
North:	Woodland Park	Urban	RA
East (Across 158 St):	Senior care community	Multiple residential	CD (Bylaw No. 16130)
South (Across 90 Ave):	Single family dwellings	Urban	RF
West:	Single family dwellings	Urban	RF

Context & Background

- The subject site is located at 9025 - 158 Street. The lot is approximately 20,375 square meters in size.
- The site is designated Urban in the Official Community Plan (OCP) and is zoned “One-Acre Residential (RA)” in the Zoning Bylaw.
- The existing Woodland Park Elementary School on the subject site has 20 classrooms and 4 portable classrooms. The Surrey School District (SD36) is proposing a new 400 capacity (16 classrooms) stand alone, prefabricated addition to serve elementary students in the Fleetwood area. The main objective of this addition is to provide space for the entire school population and to eliminate the number of portables on site. The addition is slated to open in the 2024/25 school year.
- The new addition is proposed to the west of the existing building. There is a 2 metre grade change between the existing school and the proposed location of the new addition.
- The school currently utilizes City land to the north (Woodland Park) for outdoor activity space.

DEVELOPMENT PROPOSAL

Planning Considerations

- As per Part 5, Section D. of the Zoning Bylaw, Elementary Public Schools require 1.75 parking spaces per classroom and 9 parking spaces for drop-off.
- There are 47 off-street parking spaces existing currently. An additional 16 classrooms increase the parking space requirement to 63 parking spaces, creating a parking space deficit of 16 parking spaces. However, the parking study indicates that there are currently 23 unused parking spaces in the AM peak period and 25 unused parking spaces in the PM peak period. The anticipated parking demand can therefore be met with the provision of 47 existing parking spaces.
- The applicant is proposing to reduce the total number of required off-street parking in the Zoning Bylaw from 63 to 47 (a reduction of 16 spaces) to permit the addition of 16 new classrooms.

	Required	Provided	Deficit
Parking spaces	63	47	16
Parking spaces for pick-up and drop-off	9	9	0

- The proposed reduction in parking complies with the findings of the *Woodland Park Elementary School, Surrey – Parking Space Demand Study* completed by Creative Transportation Solutions Ltd. (CTS) on November 28, 2023, and a by the Transportation Engineering staff.

Referrals

Engineering:

Engineering has no comments.

Parks, Recreation & Culture:

Parks staff have no concerns as no parkland or trees are proposed to be impacted.

POLICY & BY-LAW CONSIDERATIONS

Zoning By-law

Off street parking variance

- The applicant is requesting the following variance:
 - 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 elementary public schools are reduced from 63 to 47 (a reduction of 16 spaces).
- Staff support the requested variances to proceed for consideration.

TREES

- No trees are proposed to be removed to support the parking variance. Elvis Truong and Rhythm Batra, ISA Certified Arborists on behalf of Mike Fadum and Associates Ltd. prepared an Arborist Assessment for the subject property to address any tree removal as a result of the new addition to the school. This report will be reviewed by Trees and Landscaping staff in coordination with the Building Permit application.

INFORMATION ATTACHED TO THIS REPORT

The following information is attached to this Report:

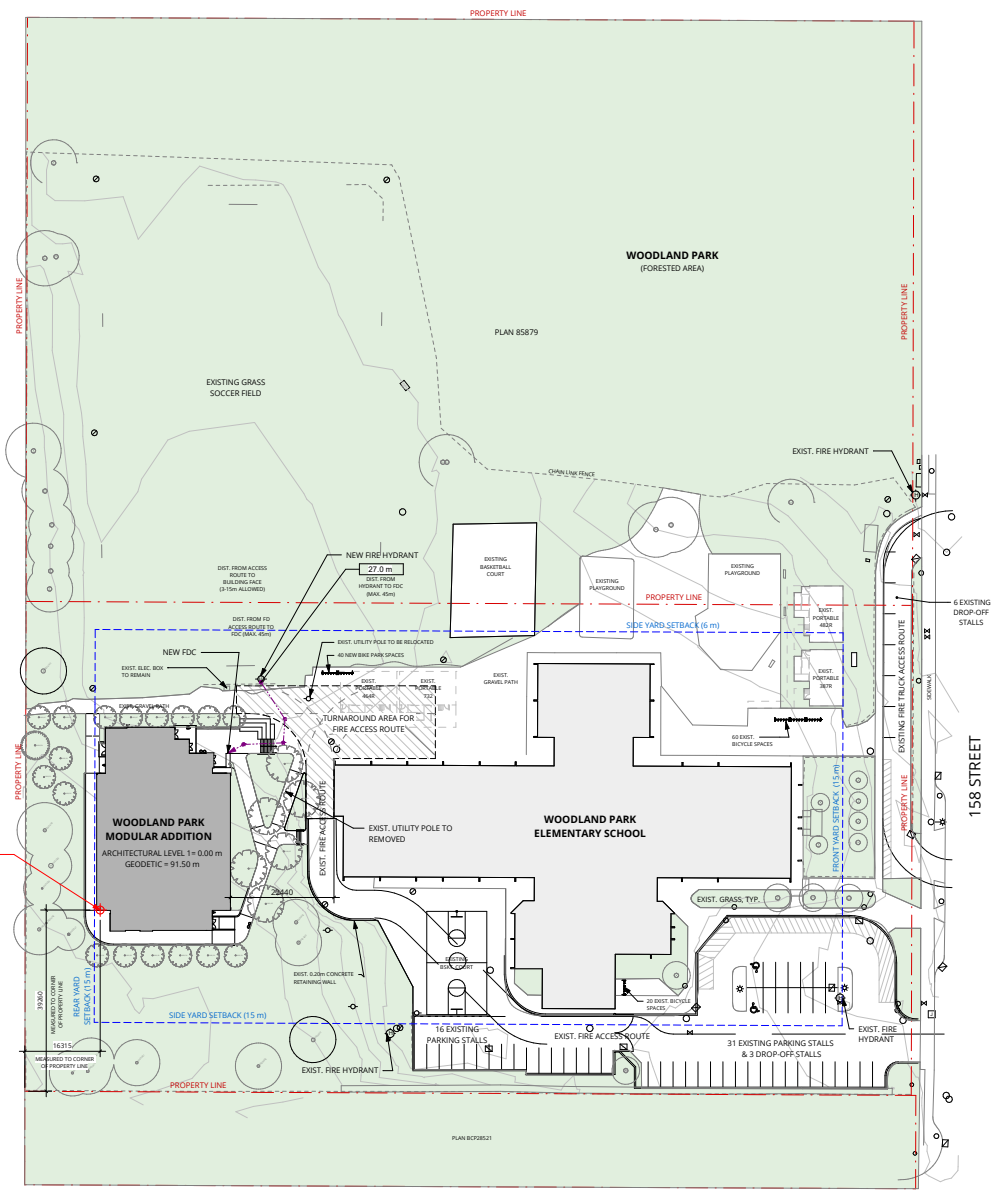
- Appendix I. Site Plan
Appendix II. Development Variance Permit No. 7924-0010-00

approved by Ron Gill

Don Luymes
General Manager
Planning and Development

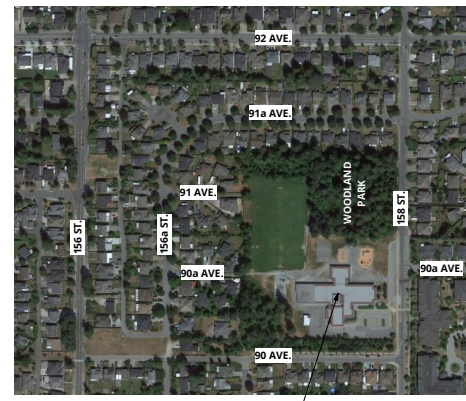
SVP/ar

Appendix I



WORK POINT AT GRIDLINES 2 & A

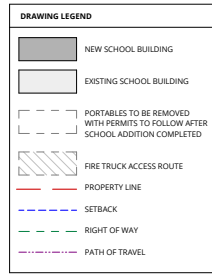
NOTE: CONTRACTOR TO ENSURE NO PORTION OF NEW BUILDING STRUCTURE (INCLUDING CLADDING) CROSSES ANY SETBACKS



① Location Plan
N.T.S.

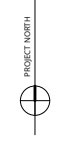
WOODLAND PARK
ELEMENTARY SCHOOL
9025 158 ST.

- SITE PLAN NOTES**
- ALL EXIST. SCHOOL BUILDINGS, VEHICULAR CIRCULATION, GARBAGE AND RECYCLING, SETBACKS, COMPATIBILITY WITH SURROUNDING USES, AND LANDSCAPE SHOWN ON SITE ARE EXISTING TO REMAIN (OTHER THAN DESCRIBED BELOW).
 - NO PROPOSED CHANGES TO ANY BUILDINGS OR STRUCTURES ON SITE OTHER THAN THE MODULAR SCHOOL ADDITION. EXISTING PORTABLES NOTED TO BE REMOVED WILL BE DONE SO WHEN NEW MODULAR BUILDING IS COMPLETE FOLLOWED BY PERMITS.
 - REFER TO LANDSCAPE DRAWINGS FOR WORK OUTSIDE BUILDING. ALL EXPOSED SOIL SURROUNDING PORTABLE TO BE PLANTED WITH HYDROSEED TO PREVENT DIRT/WATER RUNOFF UNLESS INDICATED OTHERWISE BY LANDSCAPE.
 - THIS SITE PLAN IS TO BE READ ALONG SIDE THE ARBORIST REPORT, AND CIVIL AND LANDSCAPE DRAWINGS.



① SITE PLAN
1:500

90 AVENUE



No.	Date	Issued For
1	01/12/2024	BUILDING PERMIT

I	#240131	FC
Rev.	Date	Description

This computer generated drawing is an electronic file and is not for construction. It is the property of Iredale Architecture. Use only for the project or as directed by Iredale Architecture.

IREDALE ARCHITECTURE

220 - 12 Water Street
Vancouver, BC V6B 1A5
604 - 736 - 5581
Vancouver Victoria
www.iredale.ca

WOODLAND PARK ELEMENTARY SCHOOL #SD36 MODULAR SCHOOL ADDITION

9025 158 STREET, SURREY BC

SITE PLAN

As indicated

Prepared By	Checked By	Reviewed By	Project No.
FS/LTN	MVB	GC	23063
Scale	Date	Sheet No.	Total No.
		5	A100

CITY OF SURREY

(the "City")

DEVELOPMENT VARIANCE PERMIT

NO.: 7924-0010-00

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: 016-144-121
Lot 2 Section 35 Township 2 New Westminster District Plan 85879
9025 - 158 Street

(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 elementary public schools is reduced from 63 to 47.

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.

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 – Brenda Locke

City Clerk – Jennifer Ficocelli

Schedule A



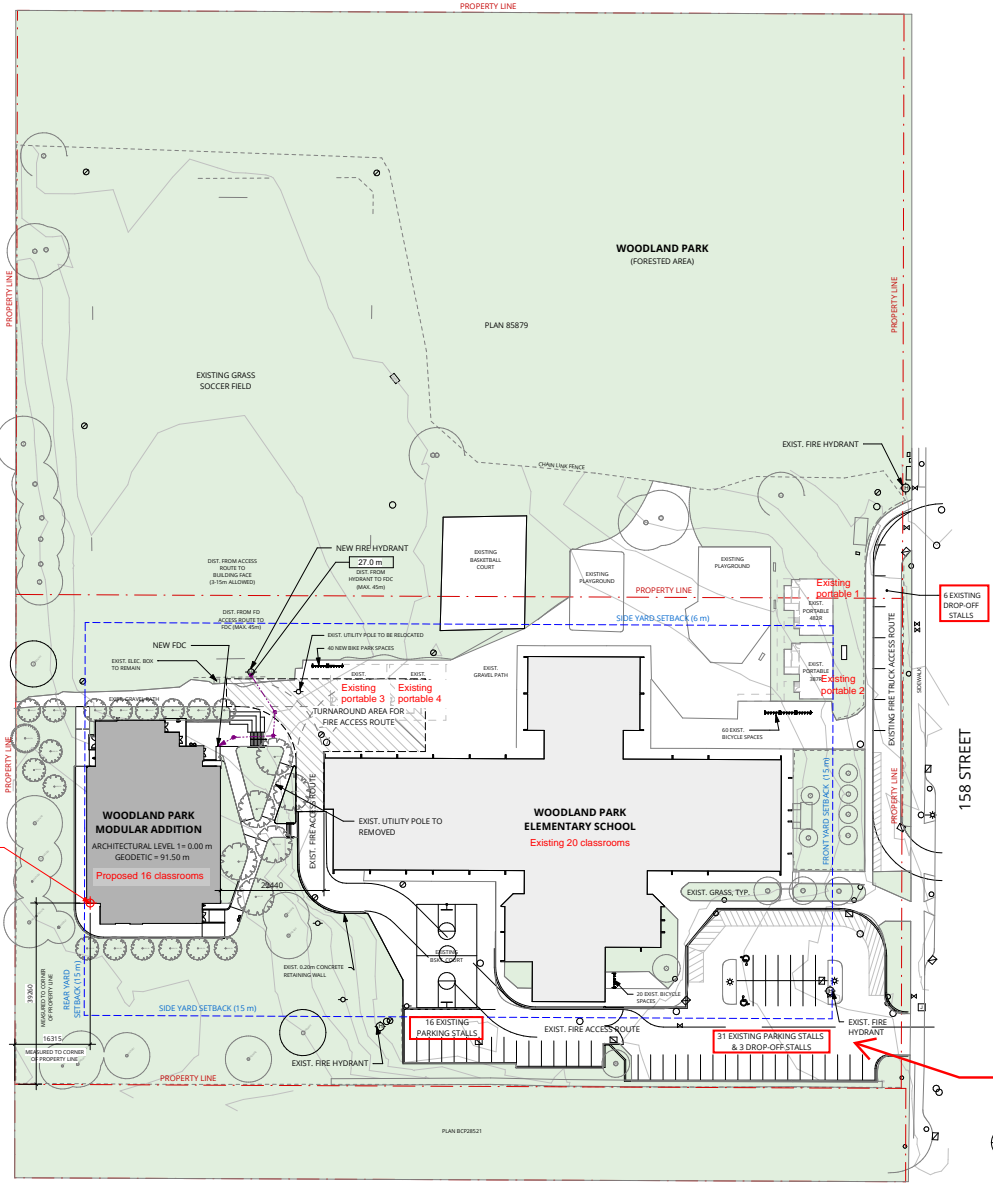
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① Location Plan
N.T.S.

WOODLAND PARK
ELEMENTARY SCHOOL
9025 158 ST.



WORK POINT AT GRIDLINES 2 & A
NOTE: CONTRACTOR TO ENSURE NO PORTION OF NEW BUILDING STRUCTURE (INCLUDING CLADDING) CROSSES ANY SETBACKS

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- ALL EXIST. SCHOOL BUILDINGS, VEHICULAR CIRCULATION, GARBAGE AND RECYCLING, SETBACKS, COMPATIBILITY WITH SURROUNDING USES, AND LANDSCAPE SHOWN ON SITE ARE EXISTING TO REMAIN (OTHER THAN DESCRIBED BELOW).
 - NO PROPOSED CHANGES TO ANY BUILDINGS OR STRUCTURES ON SITE OTHER THAN THE MODULAR SCHOOL ADDITION. EXISTING PORTABLES NOTED TO BE REMOVED WILL BE DONE SO WHEN NEW MODULAR BUILDING IS COMPLETE FOLLOWED BY PERMITS.
 - REFER TO LANDSCAPE DRAWINGS FOR WORK OUTSIDE BUILDING. ALL EXPOSED SOIL SURROUNDING PORTABLE TO BE PLANTED WITH HYDROSEED TO PREVENT DIRT/WATER RUNOFF UNLESS INDICATED OTHERWISE BY LANDSCAPE.
 - THIS SITE PLAN IS TO BE READ ALONG SIDE THE ARBORIST REPORT, AND CIVIL AND LANDSCAPE DRAWINGS.

DRAWING LEGEND

	NEW SCHOOL BUILDING
	EXISTING SCHOOL BUILDING
	PORTABLES TO BE REMOVED WITH PERMITS TO FOLLOW AFTER SCHOOL ADDITION COMPLETED
	FIRE TRUCK ACCESS ROUTE
	PROPERTY LINE
	SETBACK
	RIGHT OF WAY
	PATH OF TRAVEL

Development Variance Permit No. 7924-0010-00: to reduce the total number of required off-street parking spaces in the Zoning Bylaw from 63 to 47 (a reduction of 16 spaces) to permit the addition of 16 new classrooms.

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① SITE PLAN
1:500

90 AVENUE

WOODLAND PARK
ELEMENTARY
#SD36 MODULAR SCHOOL
ADDITION

9025 158 STREET, SURREY BC

SITE PLAN

As indicated

FS/LTN	MVB	GC
23063		
5	A100	