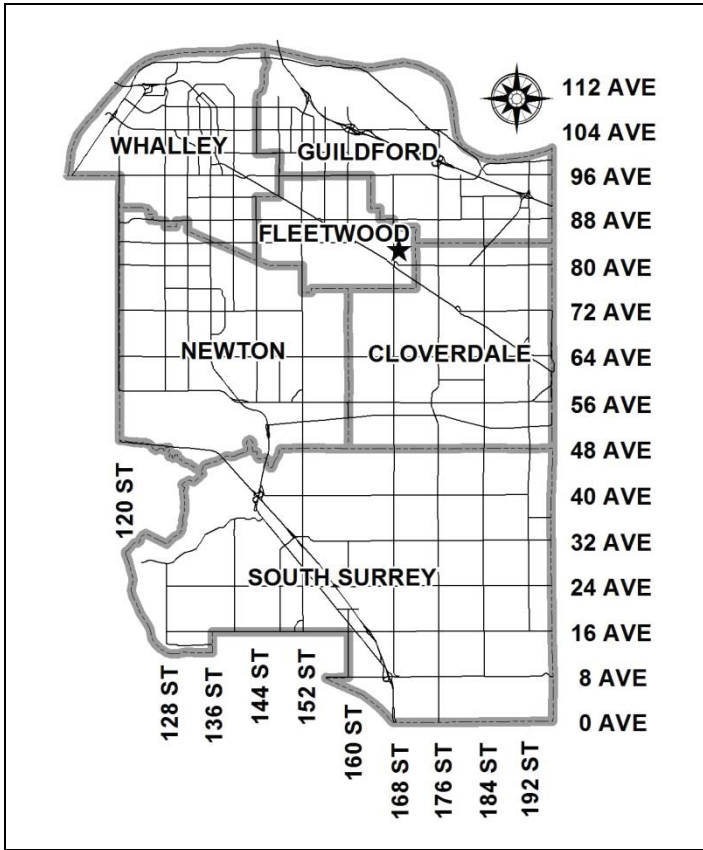


Planning Report Date: October 2, 2017



PROPOSAL:

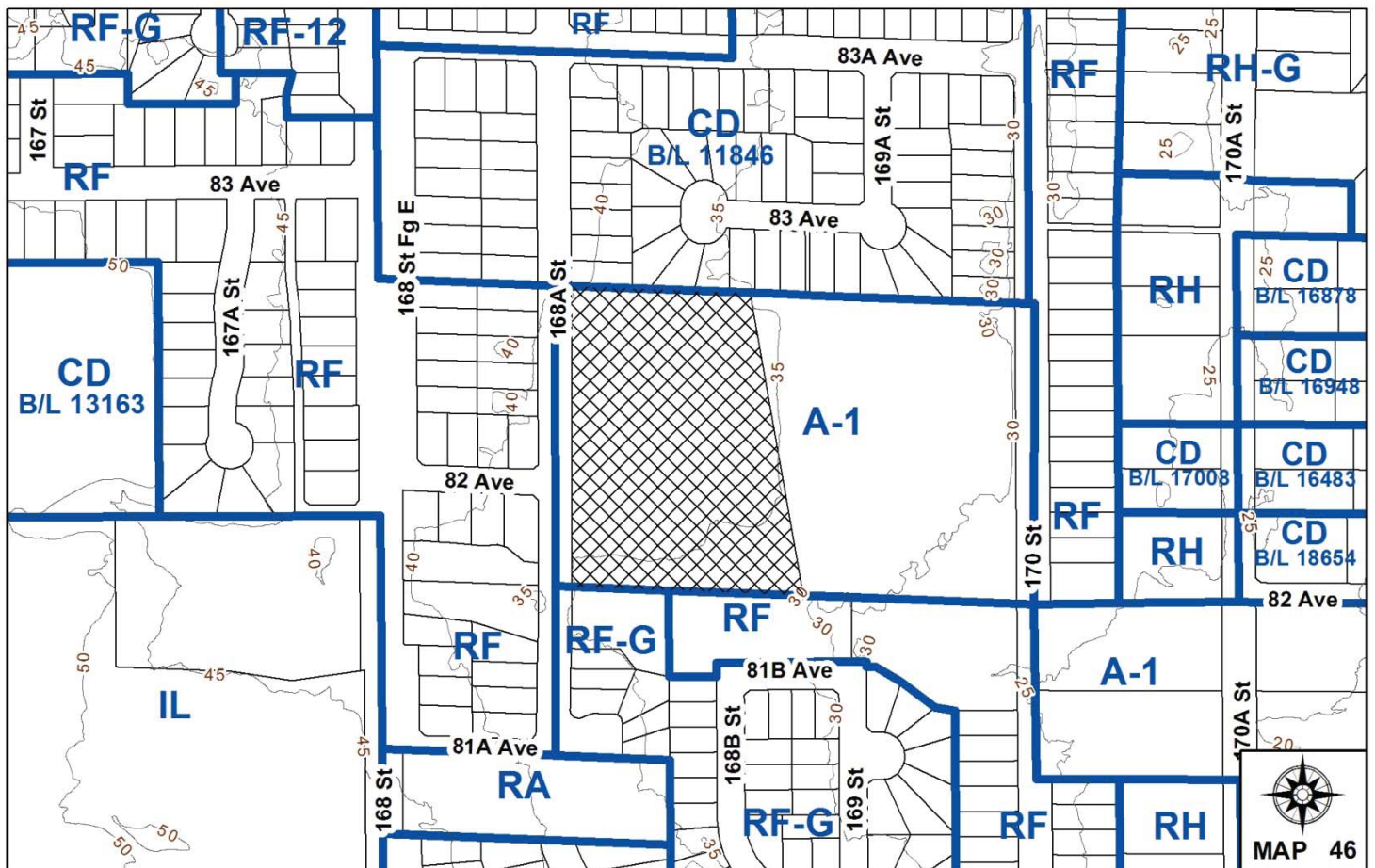
- **Development Variance Permit**

to vary the off-street parking requirement to permit placement of three portables classrooms on the site of an existing elementary school (Coast Meridian Elementary School).

LOCATION: 8222 - 168A Street

ZONING: A-1

OCP DESIGNATION: Urban



RECOMMENDATION SUMMARY

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

DEVIATION FROM PLANS, POLICIES OR REGULATIONS

- Seeking to reduce the total number of required off-street parking spaces in the Zoning By-law from 64 to 34 (a reduction of 30 spaces) to permit the retention of three portable classrooms.

RATIONALE OF RECOMMENDATION

- Relaxation of the parking requirements will facilitate the retention of three existing portable classrooms on site without compromising any outdoor play areas.
- The proposed reduction in parking complies with the findings of the Surrey Elementary School Parking Study completed by Wildes Consulting Inc. in January 2017, and endorsed by the City's Transportation Engineering staff.
- The Parking Study recommends: (1) increasing the parking requirement under the Zoning By-law from 1.0 to 1.75 parking spaces per classroom; (2) maintaining 9 parking spaces for drop off; and (3) waiving the additional by-law requirement for additional parking for associated gymnasium space.
- The proposed parking reduction for the subject site allocates 25 parking spaces for classrooms (1.75 stalls x 14 classrooms including the proposed portable classrooms) and 9 drop off stalls, as recommended in the Parking Study. A total of 34 stalls are required. Currently, there are 64 parking spaces on site.
- The various uses on the site will have different temporal distributions of parking demand, allowing for shared parking.

RECOMMENDATION

The Planning & Development Department recommends that Council approve Development Variance Permit No. 7917-0359-00 (Appendix III) varying the Zoning By-law by reducing the total number of required off-street parking spaces for an elementary school as follows, to proceed to Public Notification:

- (a) delete the requirement to provide 11 parking spaces for every 100 square metres (1,075 sq.ft.) of gross floor area for associated gymnasium; and
- (b) increase the required number of parking spaces for every classroom from 1.0 parking space to 1.75 parking spaces per classroom.

REFERRALS

Engineering: The Engineering Department has no objection to the project.

Parks, Recreation & Culture: The Parks, Recreation & Culture Department has no objection to the project.

SITE CHARACTERISTICS

Existing Land Use: Coast Meridian Elementary School

Adjacent Area:

Direction	Existing Use	OCP Designation	Existing Zone
North:	Single family dwellings	Urban	CD
East:	Coast Meridian Park	Urban	A-1
South:	City dedicated park – Drinkwater Creek	Urban	RF-G, RF
West (Across 168A Street):	Single family dwellings	Urban	RF

DEVELOPMENT CONSIDERATIONS

- The subject 2.16-hectare (5.34-acre) site is zoned "General Agricultural Zone (A-1)" and located at 8222 - 168A Street. The site is designated Urban in the Official Community Plan (OCP).
- The site is occupied by Coast Meridian Elementary School. The school contains 11 classrooms, 3 portable classrooms, and 369 square metres (3,972 square feet) of gymnasium space, and 64 parking spaces.

- A Building Permit application has been submitted for the three portable classrooms already installed on site. Two are located to the south of the school building. One is located to the north of the school building.
- The existing portable siting complies with minimum setback requirements for public school buildings as outlined in Part 4 General Provisions of Surrey Zoning By-law No. 12000.
- Under Part 5 Off-Street Parking of Surrey Zoning By-law No. 12000, a public elementary school requires 1 parking space per classroom, 9 parking spaces for drop-off, and 11 parking spaces per 100 square metres (1,075 sq.ft.) of floor area for the associated gymnasium. This equates to a total parking requirement of 64 parking spaces. A parking relaxation is being requested (see By-law Variance Section).
- The south portion of the site is subject to a Sensitive Ecosystem Development Permit Area for a 50 m streamside buffer along Drinkwater Creek. The application was exempted from the Sensitive Ecosystem Development Permit requirement on the premise that an existing easement E1999-0219 adequately preserves the streamside setback area. Further, the two portables on the south portion of the site have been existing since 2012 and no variances to the streamside setback requirements in the Zoning Bylaw are proposed.

BY-LAW VARIANCE AND JUSTIFICATION

(a) Requested Variance:

- To vary the Zoning By-law to reduce the minimum number of required off-street parking spaces for an elementary school by deleting the requirement to provide 11 parking spaces for every 100 square metres (1,075 sq.ft.) of gross floor area for associated gymnasium and by increasing the required number of parking spaces for every classroom from 1.0 parking space to 1.75 parking spaces per classroom.

Applicant's Reasons:

- The proposed variance allows for three portable classrooms already located on the site to remain.
- On regular school days, the gymnasium is used by the school's students and no outside visitors. Therefore, there is no need to separately provide more parking for those using the gymnasium.

Staff Comments:

- The proposed variance complies with the findings of the Surrey Elementary School Parking Study completed by Wildes Consulting Inc. in January 2017 and endorsed by the City's Transportation Engineering staff.
- The Parking Study recommends: (1) increasing the parking requirement under the Zoning By-law from 1.0 to 1.75 parking spaces per classroom; (2) maintaining 9 parking spaces for drop off; and (3) waiving the additional by-law requirement for additional parking for associated gymnasium space.

- The proposed parking reduction for the subject site allocates 25 parking spaces for classrooms (1.75 spaces x 14 classrooms, including the 3 proposed portable classrooms) and 9 drop off spaces, as recommended in the Parking Study.
- Although there are currently 64 parking spaces on the site, 30 of those spaces will be considered surplus and could facilitate future school expansion.
- The various uses on the site will have different temporal distributions of parking demand, allowing for shared parking.
- Relaxation of the parking requirements will facilitate the retention of three portable classrooms on site without compromising any outdoor play areas.

INFORMATION ATTACHED TO THIS REPORT

The following information is attached to this Report:

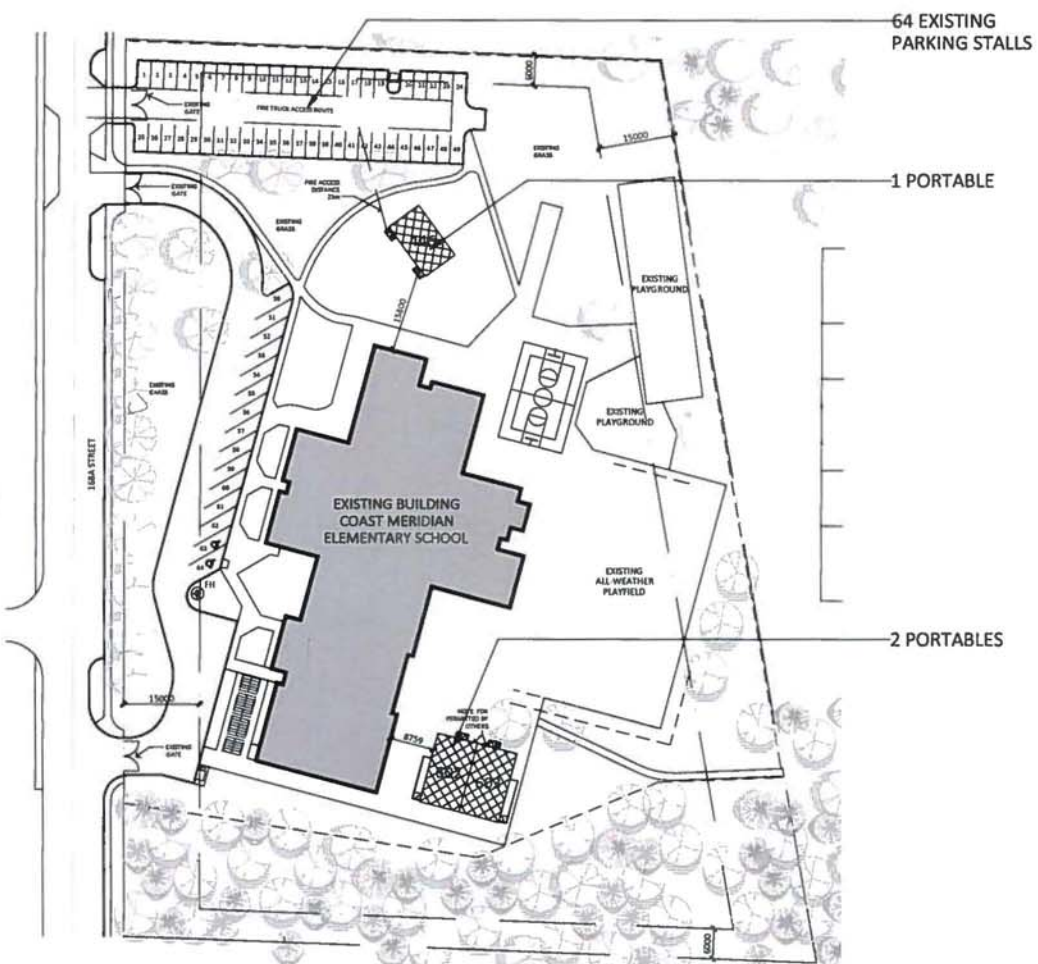
Appendix I.	Lot Owners and Action Summary (Confidential)
Appendix II.	Site Plan and Parking Calculations
Appendix III.	Development Variance Permit No. 7917-0359-00

original signed by Ron Gill

Jean Lamontagne
General Manager
Planning and Development

KL/da

APPENDIX I HAS BEEN
REMOVED AS IT CONTAINS
CONFIDENTIAL INFORMATION



PARKING APPLICATION STATISTICS:

PARKING COUNT UNDER "SURREY ZONING BYLAW 12000"

BYLAW 1200 REQUIRED PARKING COUNT:

1. 9 DROP OFF STALLS
 2. 14 CLASSROOMS (X1) = 14
 3. 11 PARKING SPACES PER 100M2 OF GYMNASIUM ->
369.00M2/100M2 X 11 = 41
- 64 TOTAL**

EXISTING PARKING COUNT:

1. 0 DROP OFF STALLS
 2. 62 REGULAR PARKING STALLS
 - 2.1. (2 ARE ACCESSIBLE)
- 64 TOTAL**

PROPOSED PARKING AS PER CITY OF SURREY TRANSPORTATION APPROVED PARKING STUDY COMPLETED BY WILDES CONSULTING INC. WITH THE FOLLOWING RECOMMENDATIONS FOR SCHOOL REQUIREMENTS:

1.75 STALLS PER CLASSROOM PLUS 9 REQUIRED DROP OFF STALLS

REQUIRED PARKING COUNT:

1. 9 DROP OFF STALLS
 2. 14 CLASSROOMS (X1.75) = 25
- 34 TOTAL**

THIS PARKING COUNT TAKES INTO ACCOUNT THE EXTRA PARKING THAT IS REQUIRED DUE TO THE USE OF TEMPORARY PORTABLE CLASSROOMS ON SITE.

PROPOSED OVERALL PARKING REDUCTION OF 30 STALLS



architecture planning interior design
300-10190 152A Street | Surrey, BC | V3R 1J7
t (604) 581 8128 f (604) 581 8148 www.thinkspace.ca

Project	Scale 1:1500	Project Number
SD 36 PORTABLE RELOCATION 2017	Date 07/25/2017	16586
COAST MERIDIAN ELEMENTARY SCHOOL	Revisions	Sheet Number
Drawing		A0.1a
DEVELOPMENT VARIANCE PERMIT		
PROPOSED PARKING SITE PLAN		

CITY OF SURREY

(the "City")

DEVELOPMENT VARIANCE PERMIT

NO.: 7917-0359-00

Issued To:

(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: 024-921-599
Lot A Section 30 Township 8 New Westminster District Plan LMP48365

8222 - 168A Street

(the "Land")

3. Surrey Zoning By-law, 1993, No. 12000, as amended is varied as follows:
 - (a) In Table C.1 of Part 5 Off-Street Parking and Loading/Unloading for a public elementary school the requirement to provide 11 parking spaces for every 100 square metres (1,075 sq.ft.) of gross floor area for associated gymnasium is deleted; and
 - (b) In Table C.1 of Part 5 Off-Street Parking and Loading/Unloading for a public elementary school the required number of parking spaces for every classroom is increased from 1.0 parking space to 1.75 parking spaces per classroom.
4. The Land shall be developed strictly in accordance with the terms and conditions and provisions of this development variance permit.

5. 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.

6. The terms of this development variance permit or any amendment to it, are binding on all persons who acquire an interest in the Land.

7. 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 – Linda Hepner

City Clerk – Jane Sullivan