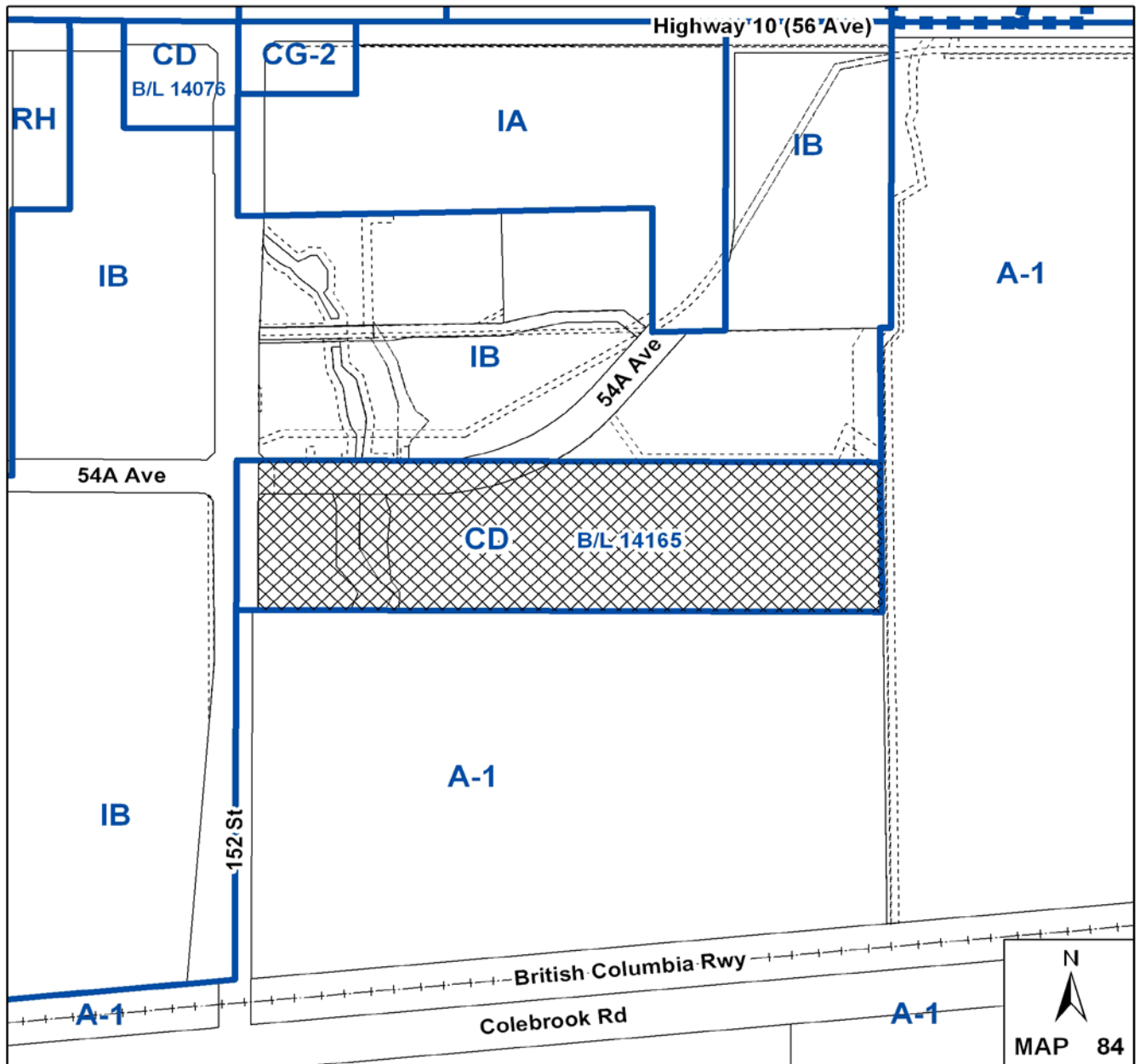


Proposal:	Temporary Use Permit to allow a private school and daycare.		
Recommendation:	Approval to Proceed		
Location:	5446 - 152 Street	Zoning:	CD By-law No. 14165
OCP Designation:	Industrial	Owner:	Radicalus Montessori Society
LAP Designation:	Private School/ Business Park		



PROJECT TIMELINE

Completed Application Submission Date: June 9, 2007
Planning Report Date: July 23, 2007

PROPOSAL

The applicant is proposing:

- a Temporary Use Permit

in order to permit a Montessori private school and daycare to continue to operate at 5446 - 152 Street until August 31, 2008.

RECOMMENDATION

The Planning & Development Department recommends that:

1. Council approve Temporary Use Permit No. 7906-0221-00 (Appendix III) to proceed to Public Notification.

REFERRALS

Engineering: The Engineering Department has no objection to the project (Appendix IV).

SITE CHARACTERISTICS

- **Existing Land Use** The 9.5 acre (3.6 hectare) site contains a heritage designated single family dwelling (McKettrick House), agricultural out-buildings and temporary mobile buildings housing a Montessori elementary school. A rezoning application (File No. 7900-0163-00) to develop the site into a business park component and a private school component received Final Adoption at the July 9, 2007 Council meeting. The school has been in operation under several Temporary Use Permits since 2003.
- **Significant Site Attributes** Gray Creek, a Class "A" watercourse, traverses the property from north to south and along the south property line.
- **East and South:** Agricultural properties located in the Agricultural Land Reserve, zoned A-1, designated "Agricultural" in the East Panorama Ridge Local Area Plan and "Agricultural" in the OCP.

- **West:** Across 152 Street, the BC Hydro Hothouse distribution centre, zoned IB, designated "Business Park" in the East Panorama Ridge Local Area Plan and "Industrial" in the OCP.
- **North:** The Panorama Business Park, zoned IB, designated "Business Park" in the East Panorama Ridge Local Area Plan and "Industrial" in the OCP.

PLAN AND POLICY COMPLIANCE

- OCP Designation: Agricultural. The site was designated a Temporary Use Permit area in 2003 when the original TUP for the existing temporary school use was approved.
- LAP Designation: Private School/Business Park. The site was redesignated from Agro-Industrial to Private School/Business Park under Rezoning Application No. 7900-0163-00 at the July 9, 2007 Council meeting.

DEVELOPMENT CONSIDERATIONS

Background

- In June 2000, the applicant (Radicalus Montessori Society) submitted an application on the subject property (File No. 7900-0163-00) for Rezoning from A-1 to CD and for a Development Permit to allow development of a private Montessori elementary school and future development of an industrial business park building on the west portion of the site fronting 152 Street (Appendix V). The Public Hearing for the rezoning by-law was held on November 20, 2000 and Council granted Third Reading on the same day.
- Since that time, the applicant has not been able to complete the subject conditions and requirements of the rezoning application due to the magnitude of the costs and the funding limitations of their non-profit society. In particular, the key requirement identified for the Rezoning/Development Permit application is the dedication and construction of 54A Avenue through the site, which is very costly.

Previous Temporary Use Permits

- Due to the delay in completing the Rezoning/Development Permit application for the permanent school site, in 2002 the applicant applied for a Temporary Use Permit (TUP) (File No. 7902-0212-00) to allow the school to operate with mobile buildings in the interim, and provide the time required to secure the necessary funds to complete the Rezoning/Development Permit application. On January 20, 2003, TUP No. 7902-0212-00 was issued by Council to allow the temporary private school to operate on the site up to January 20, 2004.
- In December 2003, the applicant applied for a two (2) year renewal of the TUP (File No. 7902-0212-01). On March 22, 2004, a two (2) year TUP renewal was issued by Council. This TUP expired on March 22, 2006.

- On April 10, 2006 a new TUP was issued for the period up to August 31, 2006. It was anticipated that the Rezoning/Development Permit application would be complete by this time. However, the applicant was not able to complete the Rezoning/Development Permit application and the TUP expired on August 31, 2006. The school has been operating on the site without a valid TUP since that time.
- The applicant has been working with staff to complete the Rezoning/Development Permit application. This application received final approval from Council at the July 9, 2007 Council meeting.
- As part of the completion of the Rezoning/Development Permit application, the McKettrick House, which is a Heritage Registry Site, was moved from its original location on the west side of Gray Creek to the east side of Gray Creek. The house was located in the proposed 54A Avenue road right-of-way.
- As a result of the completion of the Rezoning/Development Permit application, 54A Avenue will be constructed and a signalized intersection will be placed at 152 Street. This will allow for completion of the southern end of the by-pass road, which is to connect 152 Street and Highway No. 10, by-passing the intersection at 152 Street and Highway No. 10.
- On the basis of the completion of the Rezoning/Development Permit application, the applicant is seeking a new TUP to allow the temporary school use to continue until the school site is developed, or they move to another site.

Current Application

- The applicant is requesting a Temporary Commercial Use Permit to allow for the continuation of the interim use of the land for a private daycare, preschool and elementary school for the period up to August 31, 2008. The subject site was previously declared a Temporary Permit Use Area by Council on January 20, 2003 as part of the original TUP approvals, and thus an OCP Amendment to redesignate the site as a Temporary Permit Use Area is not required.
- The applicant wishes to stay at the current site for the 2007/08 school year. They have indicated that, after the 2007/08 school year, they will move to another site. Thus, the proposed TUP is for the period extending up to August 31, 2008. The applicant is presently in discussions with other developers and/or tenants to determine the final development of the site, and this may involve future applications on this property.
- The interim school and daycare structure is approximately 892 square metres (9,600 sq.ft.). The structure consists of 10 portables joined together and linked via a common interior corridor. Each portable has its own exterior access. The building has an institutional character and the exterior is a green profiled steel cladding with heavy profiled grey steel fascia. There are no changes proposed to the site or the building.
- The school site is screened from 152 Street by a 2.5 metre (8 feet) high berm which is planted with grass. Vehicular access to the site is from 152 Street and thirty-seven (37) parking spaces are provided. In addition to these parking spaces, a large drop-off area is also provided.

- The applicant has provided a financial security in the amount of \$15,000 to ensure the removal of the temporary structure from the site and for the site to be returned to its original condition prior to the issuance of the Temporary Use Permit.

PRE-NOTIFICATION

Pre-notification letters were sent on June 29, 2007 and staff received no comments.

INFORMATION ATTACHED TO THIS REPORT

The following information is attached to this Report:

Appendix I.	Lot Owners, Action Summary and Project Data Sheets
Appendix II.	Contour Map
Appendix III.	Temporary Commercial Use Permit No. 7906-0211-00
Appendix IV.	Engineering Summary
Appendix V.	Proposed Private Elementary School and Industrial Business Park Building

INFORMATION AVAILABLE ON FILE

- Detailed Engineering Comments dated July 3, 2007.
- Soil Contamination Review Questionnaire prepared by Kristin Carsie dated March 15, 2006.

How Yin Leung
Acting General Manager
Planning and Development

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Information for City Clerk

Legal Description and Owners of all lots that form part of the application:

1. (a) Agent: Name: Kristin Cassie
 Address: 5446 - 152 Street
 Surrey, BC
 V3S 5J9
 Tel: 604-574-5399

2. Properties involved in the Application
 - (a) Civic Address: 5446 - 152 Street

 - (b) Civic Address: 5446 - 152 Street
 Owner: Radicalus Montessori Society
 PID: 013-028-375
 Parcel "B" (Reference Plan 3904) District Lot 167 Group 2 Except: Firstly:
 Parcel "C" (Reference Plan 4579), Secondly: Part in Plan LMP 15992 New
 Westminster District

3. Summary of Actions for City Clerk's Office
 - (a) Proceed with Public Notification for Temporary Commercial Use Permit No. 7906-0221-00.

CONTOUR MAP FOR SUBJECT SITE

