

City of Surrey  
**PLANNING & DEVELOPMENT REPORT**

File: 7909-0126-00

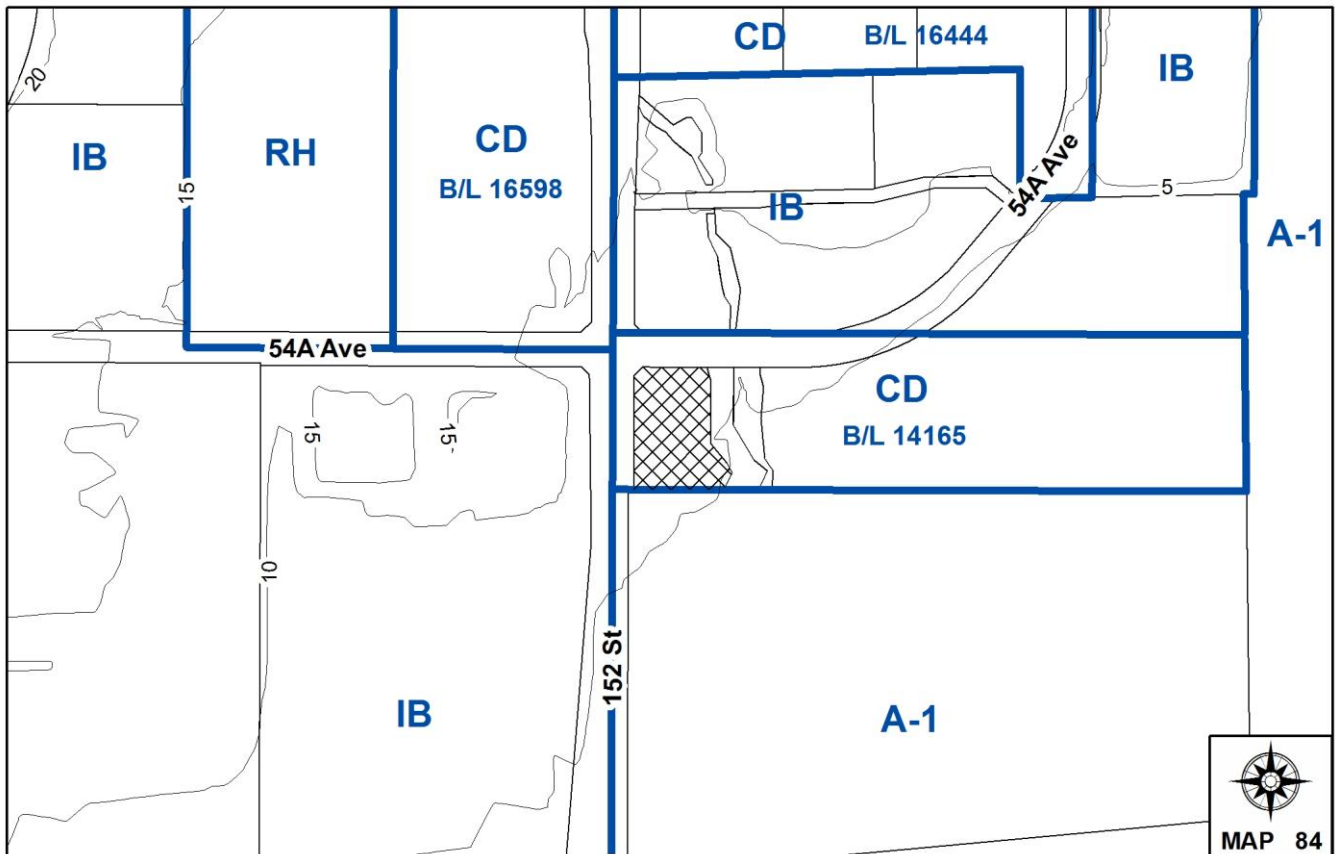
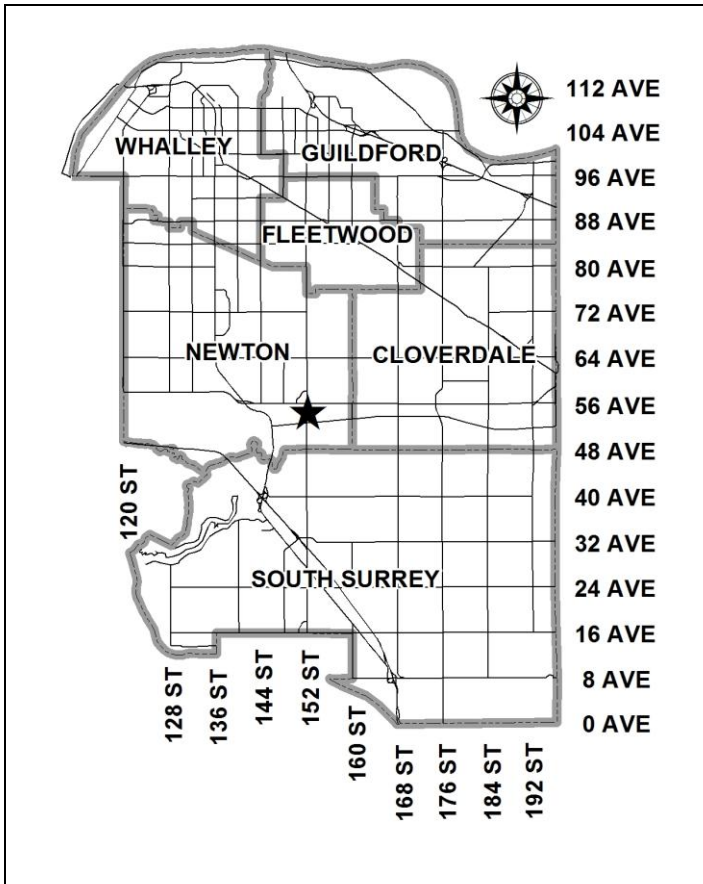
Planning Report Date: September 14, 2009

**PROPOSAL:**

- **Temporary Use Permit**

in order to allow continued operation of a private school and daycare through the 2009/2010 school year.

**LOCATION:** 5446 - 152 Street  
**OWNER:** Panorama Business Centre Ltd.  
**ZONING:** CD (By-law No. 14165)  
**OCP DESIGNATION:** Industrial  
**LAP DESIGNATION:** Private School/Business Park



### RECOMMENDATION SUMMARY

- Approval for Temporary Use Permit to proceed to Public Notification.

### DEVIATION FROM PLANS, POLICIES OR REGULATIONS

- The proposed private school and daycare use is not consistent with the Business Park uses permitted on this site by CD By-law No. 14165.

### RATIONALE OF RECOMMENDATION

- Complies with OCP Designation.
- The applicant, Radicalus Montessori, proposes a Temporary Use Permit (TUP) to allow the private school to operate through the 2009-2010 school year.
- The applicant is proceeding with the necessary application to allow for a school to be constructed on the adjacent property at 15250 - 54A Avenue, which is zoned for school and day care use. The applicant is seeking to vacate the subject site and move to this adjacent property in the summer of 2010.

RECOMMENDATION

The Planning & Development Department recommends that:

1. Council approve Temporary Use Permit No. 7909-0126-00 (Appendix II) to allow a temporary private school use to proceed to Public Notification.

REFERRALS

Engineering: The Engineering Department has no objection to the project as outlined in Appendix III.

SITE CHARACTERISTICS

Existing Land Use: Roots and Wings Montessori school and daycare is operating on the site in portable buildings.

Adjacent Area:

<b>Direction</b>	<b>Existing Use</b>	<b>OCP/LAP Designation</b>	<b>Existing Zone</b>
North (Across 54A Avenue):	Panorama Business Park buildings.	Industrial/Business Park	IB
East:	Mostly vacant, except for McKettrick House heritage building.	Industrial Private School and Business Park	CD (By-law No. 14165)
South:	Agricultural property located in the Agricultural Land Reserve (ALR).	Agricultural/Agricultural	A-1
West (Across 152 Street):	BC Hothouse distribution centre.	Industrial/Business Park	IB

DEVELOPMENT CONSIDERATIONSBackground

- In June 2000, the applicant (Radicalus Montessori Society) submitted an application on the subject property (5446 – 152 Street) and the adjacent easterly parcel (15250 – 54A Avenue) 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. This Rezoning/Development Permit (File No. 7900-0163-00) was finalized on July 9, 2007.

- During the application process for the Rezoning/Development Permit file, the Montessori school obtained Council approval to operate under a series of Temporary Use Permits (TUPs), as the applicant took longer to complete the Rezoning/Development Permit application than anticipated. A 2-year TUP was issued in 2002 and was renewed in 2004. In 2006 a 4-month TUP was issued as the applicant anticipated finishing their rezoning file in 4 months. The applicant operated without a TUP until from September 2006 to September 2007 when they received a 1-year TUP, which expired August 31, 2008. The school operated without a TUP in the 2008/09 school year. The applicant is now applying for a TUP for the 2009/10 school year.

### Current Application

- The subject site is zoned Comprehensive Development (CD) By-law No. 14165 and only Business Park uses are permitted on the subject site (which is Block B in the CD By-law). The applicant is requesting a TUP to allow for the continued operation of a private daycare, preschool, elementary and limited secondary (Grade 8/9 only) school for the period up to August 31, 2010. 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 intends to move the school to the adjacent property to the east (15250 – 54A Avenue) in time for the 2010/11 school year. This neighbouring parcel is also zoned CD By-law No. 14165 and forms Block A of the CD Zone. Private school and daycare uses are permitted on this site. Although the Development Permit approved under File No. 7900-0163-00 shows a large school at this site, the applicant has indicated that they cannot build this large school and their intentions are to build a smaller school. Therefore, the applicant is intending to proceed to submit the necessary development applications in this regard.
- On the subject site, the school and daycare structure is approximately 892 square metres (9,600 sq.ft.) in area and 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 54A Avenue and 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 TUP.

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. Temporary Use Permit No. 7909-0126-00
- Appendix III. Engineering Summary

Jean Lamontagne  
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:                                      Panorama Business Centre Ltd., Inc. No. BC0804464  
                         PID:    027-239-586  
                         Lot 1 District Lot 167 Group 2 New Westminster District Plan BCP32709
  
3.      Summary of Actions for City Clerk's Office
  - (a)      Proceed with Public Notification for Temporary Use Permit No. 7909-0126-00.