

City of Surrey
PLANNING & DEVELOPMENT REPORT

Application No.: 7920-0177-00

Planning Report Date: October 5, 2020

PROPOSAL:

- **Development Variance Permit**

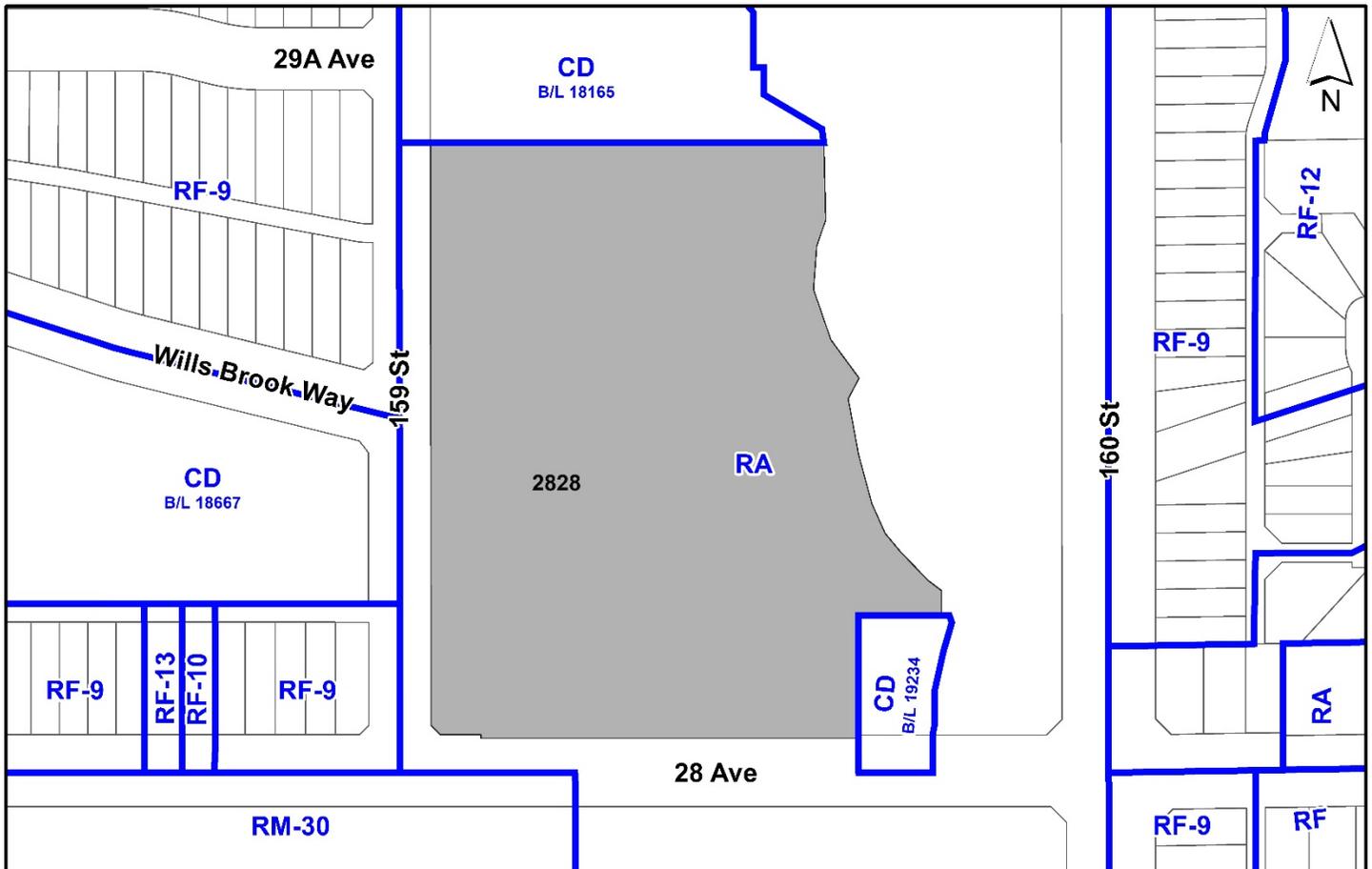
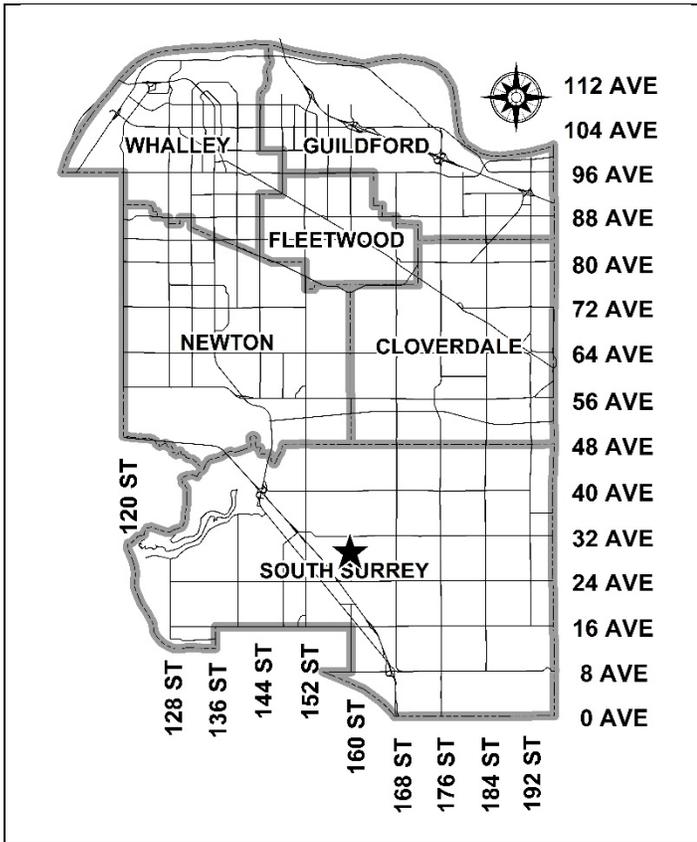
to reduce the bicycle parking requirements associated with an addition to Sunnyside Elementary School.

LOCATION: 2828 - 159 Street

ZONING: RA

OCP DESIGNATION: Urban

NCP DESIGNATION: Elementary School



RECOMMENDATION SUMMARY

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

DEVIATION FROM PLANS, POLICIES OR REGULATIONS

- The applicant is proposing to vary the rate at which bicycle parking for an elementary school is calculated.

RATIONALE OF RECOMMENDATION

- A reduction to the bicycle parking requirements will help facilitate an addition to Sunnyside Elementary School which includes 10 classrooms.
- The School District advises that existing bike racks are currently underutilized.
- The School District has committed to provide additional bicycle parking spaces in the future if demand warrants it.
- The Sunnyside Elementary School Parent Advisory Committee (P.A.C.) submitted a letter in support of the proposal to reduce the required number of bicycle parking spaces.

RECOMMENDATION

The Planning & Development Department recommends that Council approve Development Variance Permit No. 7920-0177-00 (Appendix I) to reduce the rate at which bicycle parking for an elementary school is calculated from 4 spaces per classroom to 3.33 spaces per classroom, to proceed to Public Notification.

SITE CONTEXT & BACKGROUND

Direction	Existing Use	NCP Designation	Existing Zone
Subject Site	Elementary School	Elementary School	RA
North:	Multi-Family Residential	Multiple Residential (15-25 upa)	CD (Bylaw No. 18165)
East:	Park; Child Care Centre	Environmental Area; Cluster Housing (6-8 upa)	RA; CD (Bylaw No. 19234)
South (Across 28 Avenue):	Park; Multi-Family Residential	Park/ Open Space; 10-15 upa Medium Density	RA; RM-30
West (Across 159 Street):	Single Family Residential; Multi-Family Residential	Single Family Small Lots; Multiple Residential (15-25 upa)	RF-9; CD (Bylaw No. 18667)

Context & Background

- The Sunnyside Elementary School site, located at 2828 – 159 Street, is designated ‘Urban’ in the Official Community Plan (OCP), ‘Elementary School’ in the North Grandview Heights Neighbourhood Concept Plan (NCP), and zoned ‘One Acre Residential Zone (RA)’.

DEVELOPMENT PROPOSAL

Planning Considerations

- The site is occupied by Sunnyside Elementary School.
- Currently, Sunnyside Elementary School contains 26 classrooms, including 12 portables. The total number of existing bicycle parking spaces located on the site is 80.
- A Building Permit application was submitted on August 31, 2020 for a proposed addition to the elementary school that will add 10 classrooms. All 12 of the existing portables will be removed once the addition is completed. The proposed addition will bring the total number of classrooms on site to 24.

INFORMATION ATTACHED TO THIS REPORT

The following information is attached to this Report:

Appendix I. Development Variance Permit No. 7920-0177-00

approved by Shawn Low

Jean Lamontagne
General Manager
Planning and Development

SR/cm

CITY OF SURREY

(the "City")

DEVELOPMENT VARIANCE PERMIT

NO.: 7920-0177-00

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: 028-179-285
Lot A Section 23 Township 1 New Westminster District Plan BCP 44133

2828 - 159 St

(the "Land")
3. Surrey Zoning By-law, 1993, No. 12000, as amended is varied as follows:
 - (a) In Part 5 Off-Street Parking and Loading/Unloading, the minimum number of bicycle parking spaces per classroom for an elementary school is reduced from 4 spaces per classroom to 3.33 spaces per classroom.
4. This development variance permit applies to only that portion of the buildings and structures on the Land shown on Schedule A which is attached hereto and forms 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.

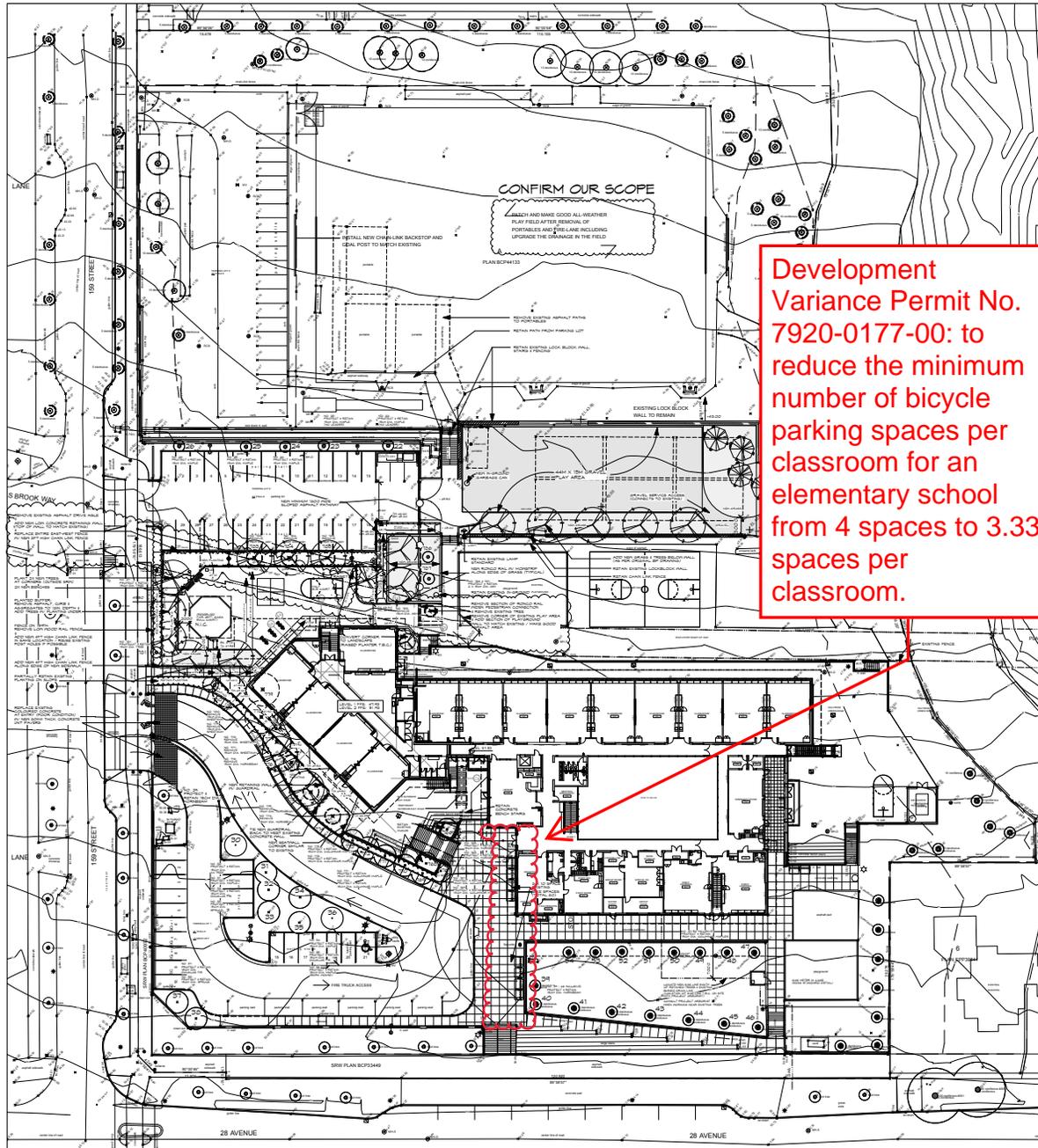
7. The terms of this development variance permit or any amendment to it, are binding on all persons who acquire an interest in the Land.

8. This development variance permit is not a building permit.

AUTHORIZING RESOLUTION PASSED BY THE COUNCIL, THE DAY OF , 20 .
ISSUED THIS DAY OF , 20 .

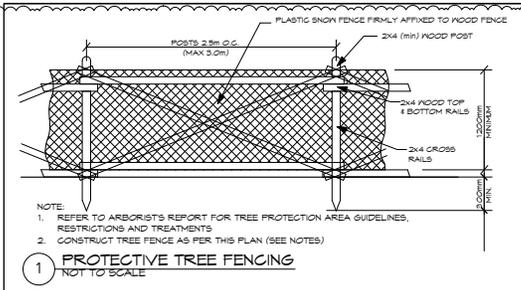
Mayor – Doug McCallum

City Clerk – Jennifer Ficocelli



Development Variance Permit No. 7920-0177-00: to reduce the minimum number of bicycle parking spaces per classroom for an elementary school from 4 spaces to 3.33 spaces per classroom.

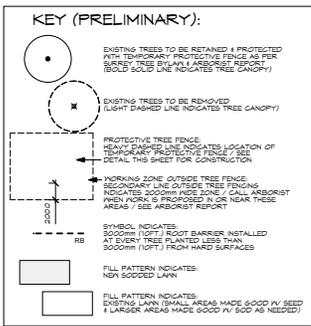
OVERALL LANDSCAPE PLAN
SCALE 1:400



- NOTE:
1. REFER TO ARBORIST'S REPORT FOR TREE PROTECTION AREA GUIDELINES, RESTRICTIONS AND TREATMENTS.
2. CONSTRUCT TREE FENCE AS PER THIS PLAN (SEE NOTES)
- 1 PROTECTIVE TREE FENCING**
NOT TO SCALE

- TREE PROTECTION NOTES:**
- NO WORK OF ANY KIND IN ANY TREE PROTECTION AREA INCLUDING PRUNING MAY OCCUR WITHOUT SUPERVISION OF PROJECT ARBORIST. REPORT PROTECTIVE MEASURES IN ADVANCE OF ANY WORK TO PROJECT ARBORIST.
 - MANUALLY REMOVE EXISTING FENCES, GATES & POSTS. RETAIN EXISTING BASE MATERIALS IN PLACE. INSTALL NEW PAVING AT OR ABOVE EXISTING GRADE OVER EXISTING BASE MATERIALS. NO EXTERIOR EXCAVATION WITHIN TREE PROTECTION ZONES (T.P.Z.) IS PERMITTED. INSTALL FENCES, GATES & POSTS WITHIN THE SAME FOOTPRINT AS EXISTING.
 - NO GRASS GRASSES, TRELLIS OR OTHER SOFT GROWING PLANTS T.P.Z. DO NOT ADD MORE THAN 3IN DEPTH OF ADDITIONAL GROWING MEDIUM WITHIN T.P.Z. (TYPICAL).
 - PROPERLY PRUNE ANY EXPOSED ROOTS. IF LARGE ROOTS (OVER 1.5IN DIA) ARE ENCOUNTERED, SHIFT PLANTING TO ADJACENT AREAS.
 - INSTALL MULCH WITHIN NO PLANTING ZONE (3IN DIA FROM BASE OF RETAINED TREE).
 - APPLY DEEP ROOT FERTIGATION TO CRITICAL ROOT ZONE OF RETAINED TREES (IF REQUIRED IN ARBORIST REPORT).
 - TO PROTECT RETAINED TREES FROM POTENTIAL CONSTRUCTION DAMAGE, TREES MUST REMAIN FENCED. EXISTING DAMAGE TO TRUNKS, LIMBS &/OR ROOTS CANNOT BE REPAIRED. TREES MAY DIE AS A RESULT OF POUNDING &/OR ROOT LOSS &/OR COMPACTION &/OR MECHANICAL DAMAGE.
 - MAINTAIN PROTECTIVE FENCING IN GOOD CONDITION UNTIL SUBSTANTIAL COMPLETION OF THE ENTIRE PROJECT. REMOVE PROTECTIVE FENCING WITHIN 2 WEEKS OF PROJECT COMPLETION.
 - EXCAVATION FOR UNDERGROUND SERVICES, DRAINAGE PIPES, IRRIGATION LINES OR SWALES OR GRADING SHALL NOT CAUSE ANY ROOT DAMAGE OR GRADE CHANGES WITHIN THE TREE PROTECTION ZONES (T.P.Z.).
 - VEHICLES / MACHINERY MAY NOT PASS WITHIN THE PROTECTION ZONE. NO SOIL, SPECIES, AGGREGATE, CONSTRUCTED SUPPLIES, CONSTRUCTION MATERIALS OR WASTE MATERIALS MAY BE DEPOSITED WITHIN TREE PROTECTION ZONE.
 - MANUALLY REMOVE TREES THROUGHOUT THE GROWING SEASON ON A WEEKLY SCHEDULE. SOAK AREA IMMEDIATELY BELOW THE TREE CROWN SUFFICIENT TO REACH THE FEEDER BARK. WHEN WEATHER CONDITIONS ARE NOT ENOUGH TO SUPPLY WATER, WATERING CAN BE PROVIDED.
 - TREES MORALLY DAMAGED BY THE CONTRACTOR MUST BE REPLACED BY THE CONTRACTOR AT THE CONTRACTOR'S COST.
- NOTE:
TREE PROTECTION TO BE COORDINATED WITH ARBORIST REPORT PREPARED BY ARBORIST & CONSULTING T.P.Z. NOT AVAILABLE FOR 50% SUBMISSION

- GENERAL NOTES:**
- NEW TREES:** LOCATIONS OF ALL NEW TREES ARE TO BE STAGED / APPROVED ON SITE. SEE PROPOSED SOIL & TOP SOIL PLANTING, etc.
 - ROOT BARRIERS:** INSTALL CONTINUOUS 3000MM X 10 FOOT LENGTH - 15IN DEEP ROOT BARRIER WITHIN TREE PROTECTION ZONE (T.P.Z.) IN ALL LOCATIONS WHERE TREES ARE PLANTED. USE FEELER PROBES TO VERIFY PROPER INSTALLATION. AFTER INSTALLATION, INSTALLATION OF ROOT BARRIER TO BE REVIEWED PRIOR TO BACKFILLING AND/OR BURYING.
 - MULCH:** INSTALL A 30MM (2 IN) DEEP LAYER OF HIGH-FIBRE BARK MULCH OVER ALL PLANTING. EXISTING MULCH SHALL NOT BE USED. DO NOT REDUCE THE LAYER OF FEEDER BARK. MULCH SHALL NOT BE IN LAYERS (AS DETAILED). NO CO-POSTED MULCH.
 - SUBSTANTIAL DRAINAGE:** 150MM (6IN) REQUIRED SOIL DEPTH ACHIEVED AS FOLLOWS:
NEW LAWN: 150MM (6IN) DEPTH OF IMPORTED GROWING MEDIUM OVER EXISTING SUBGRADE.
300MM (12IN) DEPTH OF US SIEVED GROWING MEDIUM (16 - 100% S.P.D.) OVER EXISTING SUBGRADE.
150MM (6IN) DEPTH OF IMPORTED SOIL (REFER TO DETAIL)
 - PLANTING BLANKS WITHIN OR ADJACENT TO PARKING LOTS & PAVED SURFACES:** INSTALL 150MM (6IN) DEPTH OF IMPORTED GROWING MEDIUM (REFER TO DETAIL)
 - LANDSCAPE SPECIFICATION:** A COMPREHENSIVE LANDSCAPE SPECIFICATION OF THIS WORK, WITHOUT REFERRING TO THE REQUIREMENTS OF THE LANDSCAPE SPECIFICATION.
 - REVISIONS:** REFER TO CIVIL & ARCHITECTURAL DRAWINGS FOR GRADING INFORMATION.
 - SEE SPECIFICATIONS:** SERVICES SHOWN ARE APPROXIMATE LOCATIONS. THE CONTRACTOR SHALL STRUCTURE LOCATION OF / PROTECT ALL UNDERGROUND UTILITIES AND DRAINAGE. LOCATE SERVICES TO STARTING CONSTRUCTION CALL BE ORIGINAL (1-800-444-8888) & LOCATE SERVICES BY HAND OR MACHINE.
 - LANDSCAPE STANDARDS:** ALL LANDSCAPING & LANDSCAPE MATERIALS MUST COMPLY WITH THE LATEST EDITION OF THE BGS/ALA/BGMA LANDSCAPE STANDARD # 1E (GROWING MEDIUM).
 - RETAINED TREES:** WATER ALL RETAINED TREES FOR THE DURATION OF CONSTRUCTION THROUGHOUT THE GROWING SEASON, ON A WEEKLY SCHEDULE (SEE SPECS).



Schedule A

NOTE:
RETAINED TREES NEAR ADDITION TO BE FENCED / EXTENT OF TREE FENCING TO BE DETERMINED FOLLOWING RECEIPT OF ARBORIST REPORT (SEE BELOW)

31 JUL 20	COORDINATION
19 JUL 20	ISSUED FOR 50% REVIEW / PROG
07 JUL 20	ISSUED FOR REVIEW / GOOD
18 JUN 20	ISSUED FOR 20% CLIENT REVIEW
09 MAY 20	ISSUED FOR CLIENT REVIEW
22 APR 20	ISSUED FOR CLIENT REVIEW

VIEWPOINT
LANDSCAPE ARCHITECTS

5244 Prince Edward St.
Vancouver, BC V6W 2K5
tel: 604-669-9201
fax: 604-669-3278

project:
SUNNYSIDE ELEMENTARY ADDITION
2828 - 15TH STREET,
SURREY, B.C.

for:
SD 36 (SURREY)

drawing title:
OVERALL LANDSCAPE PLAN

project no.:	2020-04	drawn by:	JAH/JCK
date:	APRIL 2020	scale:	1:400
date revised:	31 JULY 2020	sheet no.:	L1 of 3

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