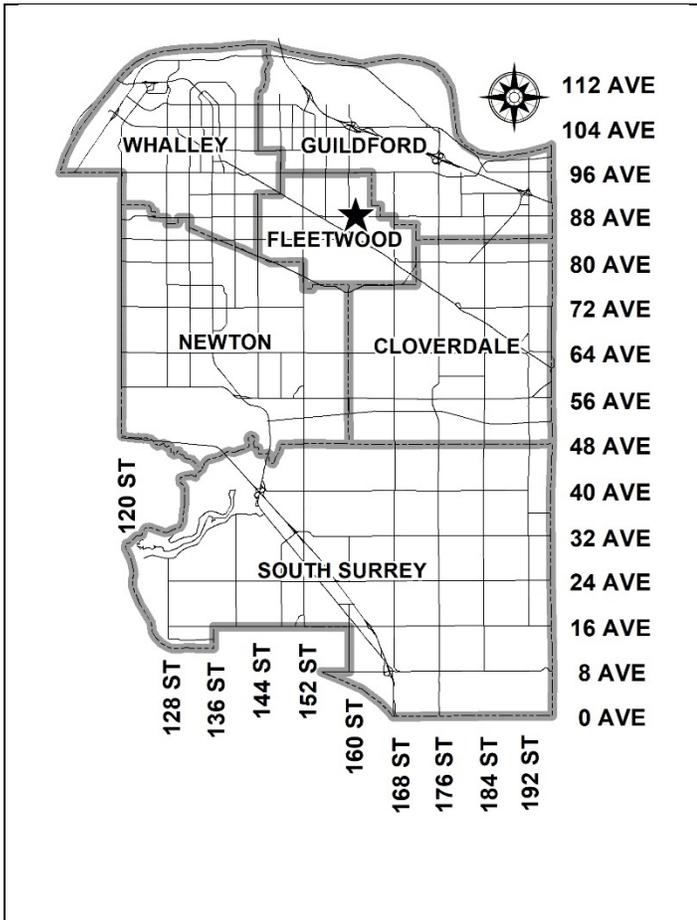


**City of Surrey  
PLANNING & DEVELOPMENT REPORT**

Application No.: 7922-0063-00

Planning Report Date: June 13, 2022



**PROPOSAL:**

- Temporary Use Permit
- Development Variance Permit

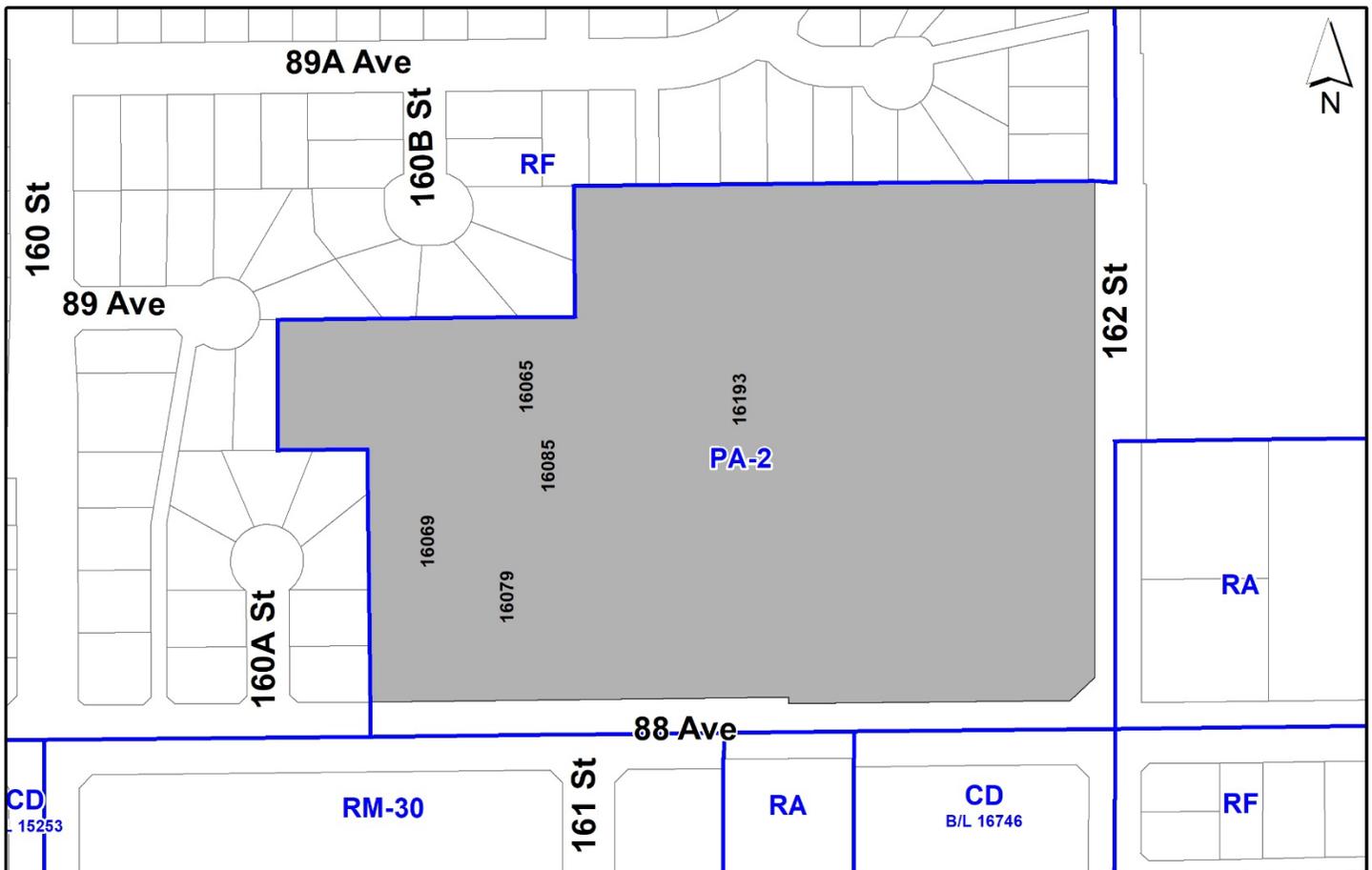
to allow a gravel field to be converted into temporary off-street parking spaces for a period not to exceed three years, to vary the building height of a proposed new secondary school building addition and to reduce the required number of bicycle parking spaces.

**LOCATION:** 16193 - 88 Avenue  
(16065 - 88 Avenue  
16069 - 88 Avenue  
16079 - 88 Avenue  
16085 - 88 Avenue)

**ZONING:** PA-2

**OCP DESIGNATION:** Urban

**TCP DESIGNATION:** Institutional/Civic  
(Fleetwood Plan)



## RECOMMENDATION SUMMARY

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

## DEVIATION FROM PLANS, POLICIES OR REGULATIONS

- The applicant is proposing to temporarily convert a gravel field into off-street parking spaces for a period not to exceed three years. The parking area will not be surfaced with asphalt, concrete, or similar pavement as per the requirement in Part 5 of the Zoning Bylaw 12000.
- The applicant is proposing to vary the building height of a proposed new secondary school building addition and reduce the required number of bicycle parking spaces of the PA-2 Zone.

## RATIONALE OF RECOMMENDATION

- The applicant is proposing to build a new secondary school building addition on their site in Fleetwood. In order to facilitate the project, a phased redevelopment plan was developed.
- A gravel field at the rear of the existing secondary school must be temporarily converted into a parking area in order to meet the required number of parking spaces at every phase of redevelopment. The gravel field will be reinstated as a secondary sports activity area in a later phase of redevelopment. The applicant has applied for a Temporary Use Permit (TUP) to allow the project to proceed.
- The proposed new secondary school addition is designed to be compact in order to reduce the building footprint and allow for more open space for students' outdoor activities and landscaping opportunities. The applicant is proposing to increase the new school building addition's height to 12.5 metres in order to benefit from economies of scale and maximize useable space for storage.
- The proposed increase in building height of the new building addition will not have shadowing or negative visual impact on any of the surrounding properties.
- There are currently 49 bicycle spaces on site. The applicant confirms that the bicycle spaces are rarely used and are more than enough to meet student demand, as the majority of the student population live more than 5 kilometres away from the school, out of biking range, and commute to/from school through private or public transportation. The proposed 65 bicycle spaces exceed current and anticipated student demand.

## RECOMMENDATION

The Planning & Development Department recommends that:

1. Council approve Temporary Use Permit No. 7922-0063-00 (Appendix IV) to proceed to Public Notification.
2. Council approve Development Variance Permit No. 7922-0063-00 (Appendix V) varying the following, to proceed to Public Notification:
  - (a) to vary the maximum building height allowed of the PA-2 Zone from 9 metres to 12.5 metres;
  - (b) to reduce the minimum number of on-site bicycle spaces from 324 to 65.
3. Council instruct staff to resolve the following issues prior to final approval:
  - (a) the applicant satisfy the deficiency in tree replacement on the site, to the satisfaction of the Planning and Development Department; and
  - (b) submission of a finalized tree survey and a statement regarding tree preservation to the satisfaction of the City Landscape Architect.

## SITE CONTEXT & BACKGROUND

Direction	Existing Use	OCP/TCP Designation	Existing Zone
Subject Site	Church, rectory, private elementary and secondary schools	Urban; Institutional/Civic	PA-2
North:	Single Family Dwellings	Urban; Urban Residential and Parks & Natural Areas	RF
East (Across 162 Street):	Single Family Dwellings and private school	Suburban; Parks & Natural Areas and Institutional/Civic	RA and PA-2
South (Across 88 Avenue):	Townhouses, Single Family Dwelling	Urban; Townhouse	RM-30, CD (Bylaw No. 16746) and RA
West:	Single Family Dwellings	Urban; Townhouse and Low Rise Residential	RF

### Context & Background

- The 53,111 square metre subject site consists of St. Matthew's Parish Church (16079 - 88 Avenue), church addition (16085 - 88 Avenue), rectory (16069 - 88 Avenue), St. Matthew's

Elementary School (16065 - 88 Avenue) and Holy Cross Regional School (16163 - 88 Avenue). St. Matthew’s Elementary School serves the areas of Fleetwood, Guildford, and Fraser Heights while Holy Cross Regional School serves the Fraser Valley (Surrey, White Rock, Delta, Langley). Both schools are private, Catholic schools in the Fleetwood area.

- The subject site is designated “Urban” in the Official Community Plan (OCP) and “Institutional/Civic” in the Fleetwood Plan. It is currently zoned “Assembly Hall 2 Zone (PA-2) under the Surrey Zoning Bylaw 12000.
- There are currently over 800 high school students attending Holy Cross Regional School. The secondary school is proposing to build a new school building addition on the subject site (Phase 1). The existing secondary school building is 39 years old and in need of structural and seismic upgrades. The long-term plan (Phase 2) is to completely replace the existing school building, projected in the next 10-15 years.

**DEVELOPMENT PROPOSAL**

**Planning Considerations**

- Phase 1 of the Holy Cross Regional School redevelopment plan is divided into subphases as shown in the following table. Appendix I illustrates the number of parking spaces provided per parking area.

<p><b>Phase 1A</b> June – September 2022</p>	<ul style="list-style-type: none"> <li>○ Upgrade site services capacity for new school addition</li> <li>○ Relocate services from footprint of new school addition</li> <li>○ Site preparation for next phase</li> <li>○ Installation of P5 temporary parking area (TUP)</li> <li>○ Installation of P6 temporary parking area (if works not complete and school has opened) (TUP)</li> </ul>
<p><b>Phase 1B</b> January 2023 – September 2024</p>	<ul style="list-style-type: none"> <li>○ New secondary school addition construction</li> <li>○ Decommission P6 temporary parking area and re-installation to secondary sports activity area</li> </ul>
<p><b>Phase 1C</b> August 2024</p>	<ul style="list-style-type: none"> <li>○ Partial demolition of existing secondary school building (gymnasium, six classrooms)</li> <li>○ Seismic upgrades and retrofitting of existing secondary school building</li> <li>○ P4 parking area construction</li> </ul>
<p><b>Phase 1D</b> August 2024</p>	<ul style="list-style-type: none"> <li>○ Decommission P5 temporary parking area and re-installation of secondary sports activity area</li> </ul>

**Off-Street Parking:**

- The applicant is proposing a Temporary Use Permit to temporarily convert a gravel field into a parking area in order to meet the required number of parking spaces at every phase of

redevelopment. The gravel field will be reinstated as a secondary sports activity area in Phase 1D of redevelopment. Re-installation of the gravel field is essential to school operations as it is used as an overflow sports activity area when the gymnasium is full.

- The gravel parking area will not be surfaced with asphalt, concrete, or similar paving. It would be impractical to pave it over because it will be converted back to a secondary sports activity area. Concerns related to potholes and water pooling can be mitigated through proper maintenance of the gravel surface. The temporary parking spaces will be delineated by spray painted boundaries and pinned wheel stops. All temporary parking spaces will meet the required dimensions of off-street parking spaces. (Appendix I)
- The proposed temporary use permit not exceeding three years is an appropriate tool to accommodate temporary parking needs as the subject site is being redeveloped.
- The following table provides an analysis of parking space requirements of Part 5 of the Zoning Bylaw for places of worship, residential, private elementary and secondary school.

	Required Number of Off-street Parking Spaces
<b>Place of Worship (Church) 1,683 m2 GFA*** (St. Matthew's Church)</b>	
7.5 ps*/100 m2 GFA***	126
<b>Place of Worship (Church Addition) 566 m2 GFA*** (St. Matthew's Church)</b>	
7.5 ps*/100 m2 GFA***	42
<b>Rectory (residential)</b>	3
<b>Private Elementary School (St. Matthew's Elementary School)</b>	
1.75 ps*/classroom (11 classrooms)	19
9 ps* for drop-off	9
<b>Private Secondary School (Holy Cross Regional School)</b>	
3.8 ps*/classroom (25 classrooms + 8 portables)	125
3.8 ps*/classroom (19 classrooms + 8 portables) post demo**	103
9 ps* for drop-off	9
<b>New School Addition</b>	
3.8 ps*/classroom (8 classrooms)	30

\*ps - parking spaces

\*\* post-demo - six classrooms to be demolished along with gymnasium

\*\*\* GFA - gross floor area

Note: Loading/Unloading spaces are not counted as off-street parking spaces

- The following table shows how the required number of parking spaces will be met at each phase of redevelopment. During the school year, the "Alternate Hours of Use" parking provision for shared parking as noted in Part 5, Section D.2 of the Zoning Bylaw will be utilized, whereby each establishment (including institutional uses) may share a maximum of 25% of the individually required parking spaces.

Phasing	Required and Provided Number of Parking Spaces
<b>Phase 1A (before school opening)</b>	

	Required	<b>171</b> (126 + 42 + 3)
	Provided	P <sub>1</sub> + P <sub>2</sub> + P <sub>5</sub>
		98 + 60 + 51 = <b>209</b>
<b>Phase 1A (after school opening)</b>		
	Required	<b>333</b> (126 + 42 + 3 + 28 + 134)
	Required	<b>250</b>
	<i>where shared parking facilities are provided as per Part 5</i>	
	Provided	P <sub>1</sub> + P <sub>2</sub> + P <sub>5</sub> + P <sub>6</sub>
		98 + 60 + 51 + 52 = <b>261</b>
<b>Phase 1B</b>		
	Required	<b>333</b> (126 + 42 + 3 + 28 + 134)
	Required	<b>250</b>
	<i>where shared parking facilities are provided as per Part 5</i>	
	Provided	P <sub>1</sub> + P <sub>2</sub> + P <sub>3</sub> + P <sub>5</sub>
		98 + 60 + 69 + 51 = <b>278</b>
<b>Phase 1C</b>		
	Required	<b>341</b> (126 + 42 + 3 + 28 + 112 + 30)
	Required	<b>256</b>
	<i>where shared parking facilities are provided as per Part 5</i>	
	Provided	P <sub>1</sub> + P <sub>2</sub> + P <sub>3</sub> + P <sub>5</sub>
		98 + 60 + 69 + 51 = <b>278</b>
<b>Phase 1D</b>		
	Required	<b>341</b> (126 + 42 + 3 + 28 + 112 + 30)
	Required	<b>256</b>
	<i>where shared parking facilities are provided as per Part 5</i>	
	Provided	P <sub>1</sub> + P <sub>2</sub> + P <sub>3</sub> + P <sub>4</sub>
		98 + 60 + 69 + 50 = <b>277</b>

- Appendix I illustrates the number of parking spaces provided per parking area.

### Bicycle Spaces:

- The following table provides an analysis of bicycle space requirements of Part 5 of the Zoning Bylaw for places of worship, residential, private elementary and secondary school.

	Required Number of Bicycle Spaces
<b>Place of Worship (St. Matthew's Church)</b>	Not applicable
<b>Place of Worship (St. Matthew's Church Addition)</b>	Not applicable
<b>Rectory (residential)</b>	Not applicable
<b>Private Elementary School (St. Matthew's Elementary School)</b>	
4 visitor bicycle spaces/classroom (11 classrooms)	44
<b>Private Secondary School (Holy Cross Regional School)</b>	
8 visitor bicycle spaces/classroom (19 classrooms + 8 portables)	216
<b>New School Addition</b>	
8 visitor bicycle spaces/classroom (8 classrooms)	64
<b>TOTAL</b>	<b>324</b>



## POLICY & BY-LAW CONSIDERATIONS

### Zoning By-law

#### Building Height and Number of Bicycle Spaces Variances

- The applicant is requesting the following variances:
  - (a) to vary the maximum building height allowed of the PA-2 Zone from 9 metres to 12.5 metres;
  - (b) to reduce the minimum number of on-site bicycle spaces from 324 to 65.
- As noted previously in the “Building Height” section of this report, the highest building on the lot is currently St. Matthew’s Church with a parapet height of 11 metres, the highest point of the building. The proposed height of the new building addition will be 1.5 metres higher than St. Matthew’s Church (Appendix I).
- As noted previously in the “Bicycle Spaces” section, the applicant confirms that the existing bicycle spaces are rarely used and are more than enough to meet student demand. The proposed 65 bicycle spaces exceed current and anticipated student demand.
- Staff support the requested variances to proceed for consideration.

### TREES

- Yifan Yuan, ISA Certified Arborist of VDZ+A Consulting Inc. prepared an Arborist Assessment for the subject property. The table below provides a summary of the tree retention and removal by tree species:

**Table 1: Summary of Tree Preservation by Tree Species:**

Tree Species	Existing	Remove	Retain
<b>Deciduous Trees</b> (excluding Alder and Cottonwood Trees)			
Maple	31	11	20
Beech	3	3	0
Cherry Tree	6	3	3
Katsura	4	0	4
Birch	2	0	2
Dogwood	2	0	2
Mulberry Tree	1	1	0
Plum Tree	1	1	0
<b>Coniferous Trees</b>			
Douglas Fir	2	1	1
Cypress	6	0	6

<b>Total</b> (excluding Alder and Cottonwood Trees)	<b>58</b>	<b>20</b>	<b>38</b>
<b>Total Replacement Trees Proposed</b> (excluding Boulevard Street Trees)	<b>24</b>		
<b>Total Retained and Replacement Trees</b>	<b>62</b>		
<b>Contribution to the Green City Program</b>	<b>To be confirmed</b>		

- The Arborist Assessment states that there are a total of 58 mature trees on the site. There are no Alder and Cottonwood trees on site. It was determined that 38 trees can be retained as part of this development proposal. The proposed tree retention was assessed taking into consideration the location of services, building footprints, road dedication and proposed lot grading.
- For those trees that cannot be retained, the applicant will be required to plant trees on a 2 to 1 replacement ratio. This will require a total of 40 replacement trees on the site. The applicant is currently proposing 24 replacement trees, not meeting City requirements, subject to further review. The applicant will finalize the number of replacement trees that could be planted on site and provide a cash-in-lieu contribution to the Green City Program for trees that cannot be replaced.
- In summary, a total of 62 trees are proposed to be retained or replaced on the site with a cash-in-lieu contribution (to be finalized) to the Green City Program based on City policy.

**INFORMATION ATTACHED TO THIS REPORT**

The following information is attached to this Report:

- Appendix I. Site Plan, Building Elevations
- Appendix II. Shadow Study and Building Elevation Plan
- Appendix III. Summary of Tree Survey and Tree Preservation
- Appendix IV. Temporary Use Permit No. 7922-0063-00
- Appendix V. Development Variance Permit No. 7922-0063-00

*approved by Ron Gill*

Jeff Arason  
 Acting General Manager  
 Planning and Development

DQ/cm

## SITE PLAN GENERAL NOTES

- ALL AREAS DISTURBED BY NEW GRADING THAT ARE NOT RECEIVING ANOTHER SURFACE ARE TO BE NEW GRASS.
- ALL SITE AREAS TO BE GRASS LUSH.
- GENERAL CONTRACTOR TO MAINTAIN EXISTING FENCE AND MAINTAIN THE SECTIONS REMOVED TO THE MINIMUM REQUIRED.
- REFER TO CIVIL ENGINEERING PLAN FOR GRADING ELEVATIONS.
- PLANTING AND TREE COORDINATION ONLY. REFER TO LANDSCAPE DRAWINGS FOR EXACT QUANT AND SPECIFICATION.

## SITE PLAN LEGEND

- SCOPE BOUNDARY
- PROPERTY LINE
- UTILITY RIGHT OF WAY LINE
- NEW UNDERGROUND UTILITY
- EXISTING UNDERGROUND ELECTRICAL
- EXISTING MECHANICAL LINES
- EXISTING FENCE TO BE REMOVED
- EXISTING FENCE TO REMAIN
- NEW FENCE
- EXISTING BUILDINGS
- NEW ADDITIONS
- EXISTING TO BE REMOVED
- CONCRETE PAD SIDEWALK
- ASPHALT
- FIRE ACCESS ROUTE
- GRASS AREA
- EXISTING TREE
- NEW TREE
- NEW SHRUB BEDS
- EXISTING WASTE AND RECYCLING LOCATION
- NEW CATCH BASIN
- EXISTING WHEEL STOP
- EXISTING FIRE HYDRANT
- EXISTING FIRE HYDRANT
- PROPOSED ELEVATION m
- POWER POLE
- EXISTING POLE AND LIGHT
- MAIN ENTRANCE
- REGULAR PARKING STALL
- ACCESSIBLE PARKING STALL
- VAN ACCESSIBLE PARKING STALL
- LOADING/UNLOADING AREA
- SMALL CAR LOADING STALL

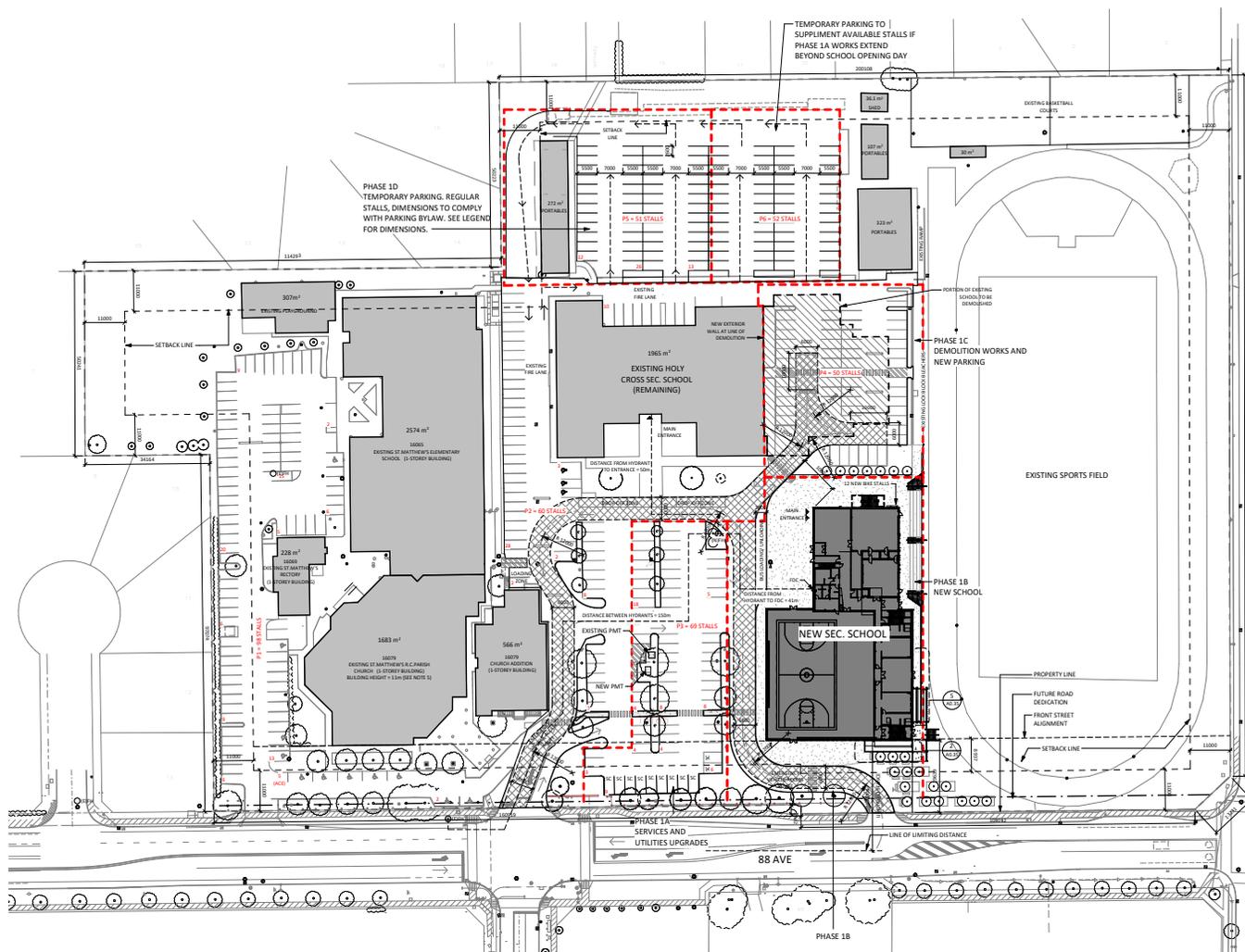
## NOTES:

- PHASE 1A PARKING CALCULATIONS ASSUME WORKS TO BE PERFORMED DURING SCHOOL SUMMER BREAK AND DO NOT EXTEND PAST SCHOOL OPENING DATE. ONLY THE EXISTING RECTORY, CHURCH AND CHURCH EXTENSION ASSUMED OPERATIONAL. THE 75% SHARED PARKING PROVISION IS NOT APPLIED. P6 TEMPORARY PARKING WILL BE USED TO SUPPLEMENT AVAILABLE PARKING IF WORKS GO PAST SCHOOL OPENING DATE. P6 PARKING WILL BE THEN DEMOLISHED AT THE END OF PHASE 1A.
- PHASE 1B PARKING CALCULATIONS ASSUME ALL BUILDINGS OPERATIONAL DURING CONSTRUCTION AND P3 PARKING IS COMPLETED. THE 75% SHARED PARKING PROVISION IS APPLIED.
- PHASE 1C PARKING CALCULATIONS ASSUME THE NEW BUILDING IS OCCUPIED AND PARTIAL DEMOLITION STARTS AT THE EXISTING SCHOOL. 5 CLASSROOMS ARE REMOVED FROM THE EXISTING SCHOOL AND 8 CLASSROOMS ARE ADDED FROM THE NEW. P4 PARKING TO BE COMPLETED DURING PHASE 1C.
- P5 NO LONGER REQUIRED AND THE SPORTS FIELD CAN BE RETURNED TO ORIGINAL STATE.
- PHASE 1D IS THE TALLEST BUILDING ON SITE (ST. MATTHEW'S CHURCH), MEASURED AS AVERAGE ELEVATION BETWEEN THE EAVES AND THE RIDGE OF THE SLOPED ROOF

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**HOLY CROSS REGIONAL SECONDARY**  
 210867  
 SITE PLAN  
 A0-32



1 SITE PLAN  
 1:500

### PROJECT STATISTICS:

<b>LEGAL DESCRIPTION:</b>	LOT 1, SECTION 36, TOWNSHIP 2, NEW WESTMINSTER DISTRICT, PLAN EPP 72433	
<b>PROJECT NAME &amp; ADDRESS:</b>	HOLY CROSS REGIONAL SECONDARY - 16193 88 AVENUE, SURREY, BC V4R 1G3	
<b>ZONING:</b>	PA-2 ASSEMBLY HALL 2 ZONE	
<b>PRINCIPAL USE:</b>	PRIVATE SCHOOL	
<b>SITE AREA:</b>	53,111.5 m <sup>2</sup>	
<b>SETBACKS</b>	<b>REQUIRED</b>	<b>PROVIDED</b>
FRONT YARD (SOUTH):	11m <sup>16</sup>	18.64m
SIDE YARD (WEST):	11m <sup>16</sup>	152.2m
SIDE YARD ON FLANKING STREET (EAST):	11m <sup>16</sup>	87.3m
SIDE YARD (NORTH):	11m <sup>16</sup>	109m
	<b>MAXIMUM</b>	<b>PROPOSED</b>
<b>BUILDING HEIGHT:</b>	9m (MAIN BUILDING)	12.5m (T.O. PARAPET)
	4m (ACCESSORY BUILDING)	
<b>LOT COVERAGE</b>		
PROJECTED BUILDING AREA:	9,874 m <sup>2</sup>	
SITE AREA:	53,112 m <sup>2</sup>	
<b>SITE COVERAGE</b>	<b>MAXIMUM</b>	<b>PROPOSED</b>
	40%	18.6%

### FAR CALCULATION

<b>LEVEL 1:</b>	NEW HOLY CROSS SEC. SCHOOL	2,090m <sup>2</sup>
	EXISTING BUILDINGS (AFTER EXISTING SCHOOL DEMOLITION):	7,784m <sup>2</sup>
	EXISTING HOLY CROSS SEC. SCHOOL	1965m <sup>2</sup>
	ST. MATTHEW'S ELEMENTARY SCHOOL	2574m <sup>2</sup>
	ST. MATTHEW'S R.C. PARISH CHURCH	1683m <sup>2</sup>
	ST. MATTHEW'S RECTORY CHURCH ADDITION	228m <sup>2</sup>
	CHURCH ADDITION (CLERGY BUILDING)	566m <sup>2</sup>
	PORTABLES	768m <sup>2</sup>
<b>LEVEL 2:</b>	NEW HOLY CROSS SEC. SCHOOL	983m <sup>2</sup>
	EXISTING BUILDING (AFTER EXISTING SCHOOL DEMOLITION):	1,965m <sup>2</sup>
	EXISTING HOLY CROSS SEC. SCHOOL	
<b>TOTAL FLOOR AREA:</b>		<b>12,822m<sup>2</sup></b>
	<b>MAXIMUM</b>	<b>PROPOSED</b>
<b>FLOOR SPACE RATIO:</b>	0.5	12,822/53,112=0.24

- LANDSCAPE AREAS**
- ALL DEVELOPED PORTIONS OF THE LOT NOT COVERED BY BUILDINGS, STRUCTURES OR PAVED AREAS SHALL BE LANDSCAPED INCLUDING THE RETENTION OF MATURE TREES. THIS LANDSCAPING SHALL BE MAINTAINED.
  - ALONG ALL LOT LINES OF THE DEVELOPED PORTION OF THE LOT, A 3 METER WIDE LANDSCAPED STRIP SHALL BE PROVIDED, CONSISTING OF HEDGES, GROUND COVER OR A DECORATIVE FENCE OR A COMBINATION THEREOF.

### REQUIRED PARKING :

EXISTING ST. MATTHEW'S ELEMENTARY SCHOOL:	28 STALLS
CLASSROOMS: 1.75 STALLS *11 CLASSROOMS = 19 STALLS	
DROP-OFF/PICK UP: 9 STALLS	
PRIVATE BUS DROP-OFF: 3 STALLS	
EXISTING ST. MATTHEW'S RECTORY:	3 STALLS
3 STALLS PER SINGLE FAMILY DWELLING	
EXISTING ST. MATTHEW'S CHURCH:	126 STALLS
7.5 STALLS PER 100M <sup>2</sup> GFA (1683M <sup>2</sup> GFA)	
EXISTING ST. MATTHEW'S CHURCH ADDITION:	42 STALLS
7.5 STALLS PER 100M <sup>2</sup> GFA (566M <sup>2</sup> GFA)	
EXISTING HOLY CROSS SEC. SCHOOL:	125 STALLS
CLASSROOMS PRE-DEMOLITION: 3.8 STALLS *33 CLASSROOMS = 125 STALLS	
CLASSROOMS POST-DEMOLITION: 3.8 STALLS *27 CLASSROOMS = 103 STALLS	
DROP-OFF/PICK UP: 9 STALLS	
BUS LOADING/UNLOADING: 4 STALLS	
NEW HOLY CROSS SEC. SCHOOL (8 CLASSROOMS):	30 STALLS
CLASSROOMS: 3.8 STALLS *8 CLASSROOMS = 30 STALLS	

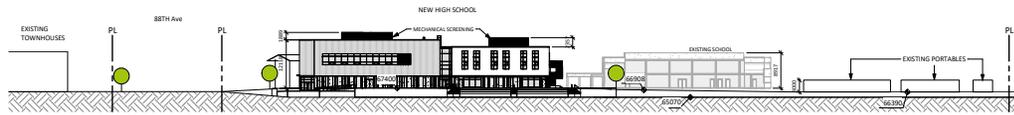
### PHASE

PHASE	REQUIRED	PROVIDED	SHARED PARKING
PHASE 1A <sup>1</sup> PAST SCHOOL OPENING DATE <sup>2</sup>	171 STALLS 333 STALLS	P1+P2+P5 = 209 STALLS P1+P2+P5+P6 = 261 STALLS	N/A 250 STALLS
PHASE 1B <sup>2</sup>	333 STALLS	P1+P2+P3+P5 = 278 STALLS	250 STALLS
PHASE 1C <sup>3</sup>	341 STALLS	P1+P2+P3+P5 = 278 STALLS	256 STALLS
PHASE 1D	341 STALLS	P1+P2+P3+P4 = 277 STALLS	256 STALLS

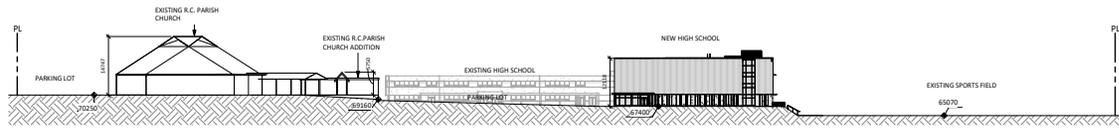
### BICYCLE SPACES:

EXISTING	REQUIRED	PROVIDED
ELEMENTARY SCHOOL	44 STALLS (4*11 CLASSROOMS)	2 STALLS
EXISTING SECONDARY SCHOOL	216 STALLS (8*27 CLASSROOMS)	47 STALLS
NEW SECONDARY SCHOOL	64 STALLS (8*8 CLASSROOMS)	16 STALLS
<b>TOTAL</b>	<b>324 STALLS</b>	<b>65 STALLS</b>

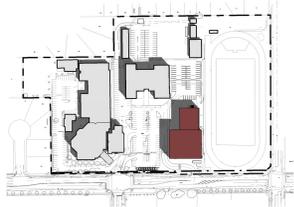




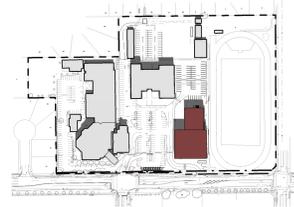
1 EAST SITE ELEVATION - VIEW FROM SPORTS FIELD  
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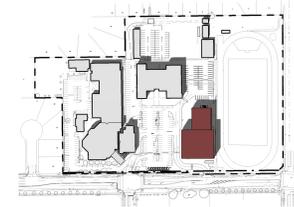
2 SOUTH SITE ELEVATION - VIEW FROM 88TH AVE  
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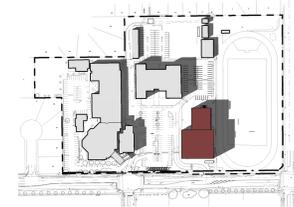
3 SPRING EQUINOX - 10AM  
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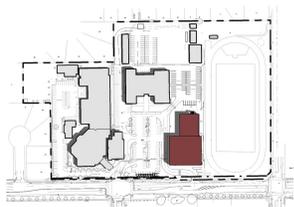
4 SPRING EQUINOX - 12PM  
1:2500



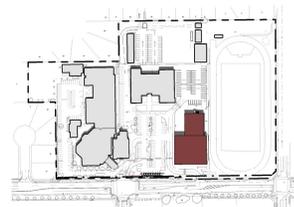
5 SPRING EQUINOX - 2PM  
1:2500



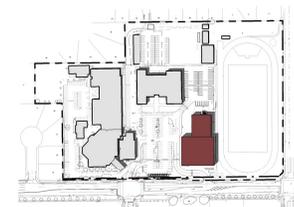
6 SPRING EQUINOX - 4PM  
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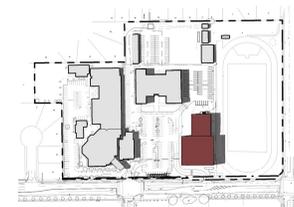
7 SUMMER SOLSTICE - 10AM  
1:2500



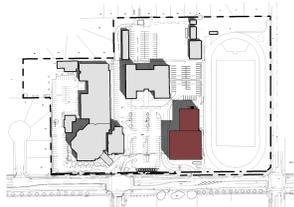
10 SUMMER SOLSTICE - 12PM  
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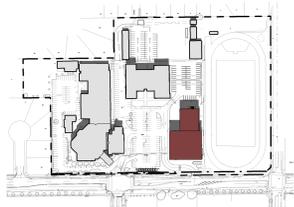
11 SUMMER SOLSTICE - 2PM  
1:2500



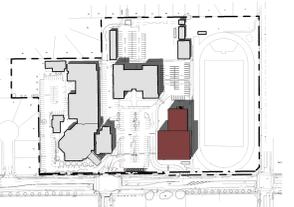
12 SUMMER SOLSTICE - 4PM  
1:2500



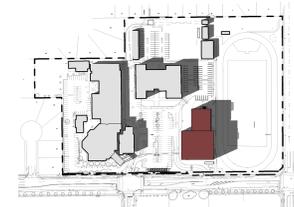
8 FALL EQUINOX - 10AM  
1:2500



13 FALL EQUINOX - 12PM  
1:2500



14 FALL EQUINOX - 2PM  
1:2500



15 FALL EQUINOX - 4PM  
1:2500



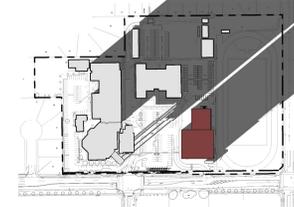
9 WINTER SOLSTICE - 10AM  
1:2500



16 WINTER SOLSTICE - 12PM  
1:2500



17 WINTER SOLSTICE - 2PM  
1:2500



18 WINTER SOLSTICE - 4PM  
1:2500

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DATE	NO.	DESCRIPTION

**thinkspace**  
architecture planning interior design  
305 - 145 80 157A Street Surrey, BC V3R 1J7  
(604) 840-9888 (604) 381-8248 [www.thinkspace.ca](http://www.thinkspace.ca)

HOLY CROSS REGIONAL SECONDARY  
210867  
A0.33  
BUILDING ELEVATIONS & SHADOW STUDY

**Table 1 : Tree Preservation Summary**

**Surrey Project No:** TBD  
**Address:** 16193 88 Avenue, Surrey, BC  
**Registered Arborist:** Yifan Yuan - ISA Certified Arborist PN-9229A

<b>On-Site Trees</b>	<b>Number of Trees</b>
<b>Protected Trees Identified</b> (on-site and shared trees, including trees within boulevards and proposed streets and lanes, but excluding trees in proposed open space or riparian areas)	58
<b>Protected Trees to be Removed</b>	20
<b>Protected Trees to be Retained</b> (excluding trees within proposed open space or riparian areas)	38
<b>Total Replacement Trees Required:</b> Alder & Cottonwood Trees Requiring 1 to 1 Replacement Ratio $0 \times \text{one (1)} = 0$ All other Trees Requiring 2 to 1 Replacement Ratio $20 \times \text{two (2)} = 40$	40
<b>Replacement Trees Proposed</b>	24
<b>Replacement Trees in Deficit</b>	16
<b>Protected Trees to be Retained in Proposed [Open Space / Riparian Areas]</b>	n/a
<b>Off-Site Trees</b>	<b>Number of Trees</b>
<b>Protected Off-Site Trees to be Removed</b>	0
<b>Total Replacement Trees Required:</b> Alder & Cottonwood Trees Requiring 1 to 1 Replacement Ratio $0 \times \text{one (1)} = 0$ All other Trees Requiring 2 to 1 Replacement Ratio $0 \times \text{two (2)} = 0$	0
<b>Replacement Trees Proposed</b>	0
<b>Replacement Trees in Deficit</b>	0

(the "City")

**TEMPORARY USE PERMIT**

NO.: 7922-0063-00

Issued To:

Address of Owner:

Issued To:

Address of Owner:

(collectively referred to as the "Owner")

1. This temporary use permit is issued subject to compliance by the Owner with all statutes, by-laws, orders, regulations, or agreements, except as specifically varied by this temporary use permit.
2. This temporary use 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: 030-356-547  
Lot 1 Section 36 Township 2 New Westminster District Plan EPP72433  
16193 - 88 Avenue

(the "Land")

3. The authority to issue Temporary Use Permits is granted to municipalities under Sections 492 and 493 of the *Local Government Act* R.S.B.C. 2015, c.1. Pursuant to Implementation, II(c) Implementation Instruments, Temporary Use Permits of Surrey Official Community Plan, 2013, No. 18020, as amended, the entire City of Surrey is designated a Temporary Use Permit area.
4. The temporary use permitted on the Land shall be for the temporary conversion of the gravel field into a parking area in order to meet the required number of parking spaces at every phase of the Holy Cross Regional School redevelopment project.

5. The temporary use permitted on the Land shall be in accordance with:
  - (a) The appearance and location of the access and parking as shown on Schedule A which is attached hereto and forms part of this permit.
  
6. Surrey Zoning By-law, 1993, No. 12000, as amended is varied as follows:
  - (a) In Section G.1 of Part 32 "Assembly Hall 2 Zone (PA-2)," the maximum building height of a private school building is increased from 9 metres to 12.5 metres.
  - (b) In Table D.1 of Part 5 "Off-Street Parking and Loading/Unloading," the minimum number of bicycle spaces per classroom is reduced from 324 to 65 bicycle spaces.
  
7. The Owner covenants and agrees that the pre-servicing requirements attached as Schedule B (the "Pre-Servicing Requirements) which is attached hereto and forms part of this permit, will be completed and will be maintained for the duration of the Temporary Use Permit.
  
8. The temporary use shall be carried out according to the following conditions:
  
9.
  - (a) The Landscaping shall be completed within six (6) months after the date of the final inspection of the buildings and structures referred to in the Drawings.
  - (b)
    - i. When the Landscaping is substantially complete as determined by the City, without the City having to use the Security, 90% of the original Security will be returned. When the Landscaping receives final approval by the City, not earlier than twelve (12) months after the date of substantial completion of the Landscaping, 10% of the original Security will be returned;
    - ii. If final approval of the Landscaping is not given by the City, the City has the option of using the Security to complete the Landscaping and any remaining money shall be returned. The Owner hereby authorizes the City or its agents to enter upon the Land to complete the Landscaping; and
    - iii. If the City elects not to enter upon the Land to complete the Landscaping and the Owner does not complete the Landscaping, the Security is forfeited to the City five (5) years after the date of the provisional or final inspection of the buildings and structures referred to in the Drawings.
  
10. The Land shall be developed strictly in accordance with the terms and conditions and provisions of this temporary use permit. This temporary use permit is not a building permit.

11. An undertaking submitted by the Owner is attached hereto as Appendix I and forms part of this temporary use permit.
12. This temporary use permit is not transferable.
13. This temporary use permit shall lapse on or before three years from date of issuance.

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

ISSUED THIS      DAY OF      , 20 .

---

Mayor – Doug McCallum

---

City Clerk – Jennifer Ficocelli

IN CONSIDERATION OF COUNCIL'S APPROVAL OF THIS TEMPORARY USE PERMIT AND OTHER GOOD AND VALUABLE CONSIDERATION, I/WE THE UNDERSIGNED AGREED TO THE TERMS AND CONDITIONS OF THIS TEMPORARY USE PERMIT AND ACKNOWLEDGE THAT WE HAVE READ AND UNDERSTOOD IT.

---

Owner: Signature

---

Name: (Please Print)

TO THE CITY OF SURREY:

I, \_\_\_\_\_ (Name of Owner)

being the owner of \_\_\_\_\_  
(Legal Description)

known as \_\_\_\_\_  
(Civic Address)

hereby undertake as a condition of issuance of my temporary use permit to:

- (a) demolish or remove all buildings and/or structures that are permitted to be constructed pursuant to the temporary use permit issued to me; and
- (b) restore the land described on the temporary use permit to a condition specified in that permit;

all of which shall be done not later than the termination date set out on the temporary use permit.

I further understand that should I not fulfill the undertaking described herein, the City or its agents may enter upon the land described on the temporary use permit and perform such work as is necessary to eliminate the temporary use and bring the use and occupancy of the land in compliance with Surrey Zoning By-law, 1993, No. 12000, as amended, and that any securities submitted by me to the City pursuant to the temporary use permit shall be forfeited and applied to the cost of restoration of my land as herein set out.

This undertaking is attached hereto and forms part of the temporary use permit.

\_\_\_\_\_  
(Owner)

\_\_\_\_\_  
(Witness)

# Schedule A

## SITE PLAN GENERAL NOTES

- ALL AREAS DISTURBED BY NEW GRADING THAT ARE NOT RECEIVING ANOTHER SERVICE ARE TO BE NEW GRASS.
- ALL SITE AREAS TO BE GRASS UNLESS OTHERWISE NOTED.
- GENERAL CONTRACTOR TO MAINTAIN EXISTING FENCE AND MAINTAIN THE SECTIONS REMOVED TO THE MINIMUM REQUIRED.
- REFER TO CIVIL ENGINEERING PLAN FOR GRADING ELEVATIONS.
- PLANTING AND TREE COORDINATION ONLY. REFER TO LANDSCAPE DRAWINGS FOR EXACT QUANT AND LOCATION.

## SITE PLAN LEGEND

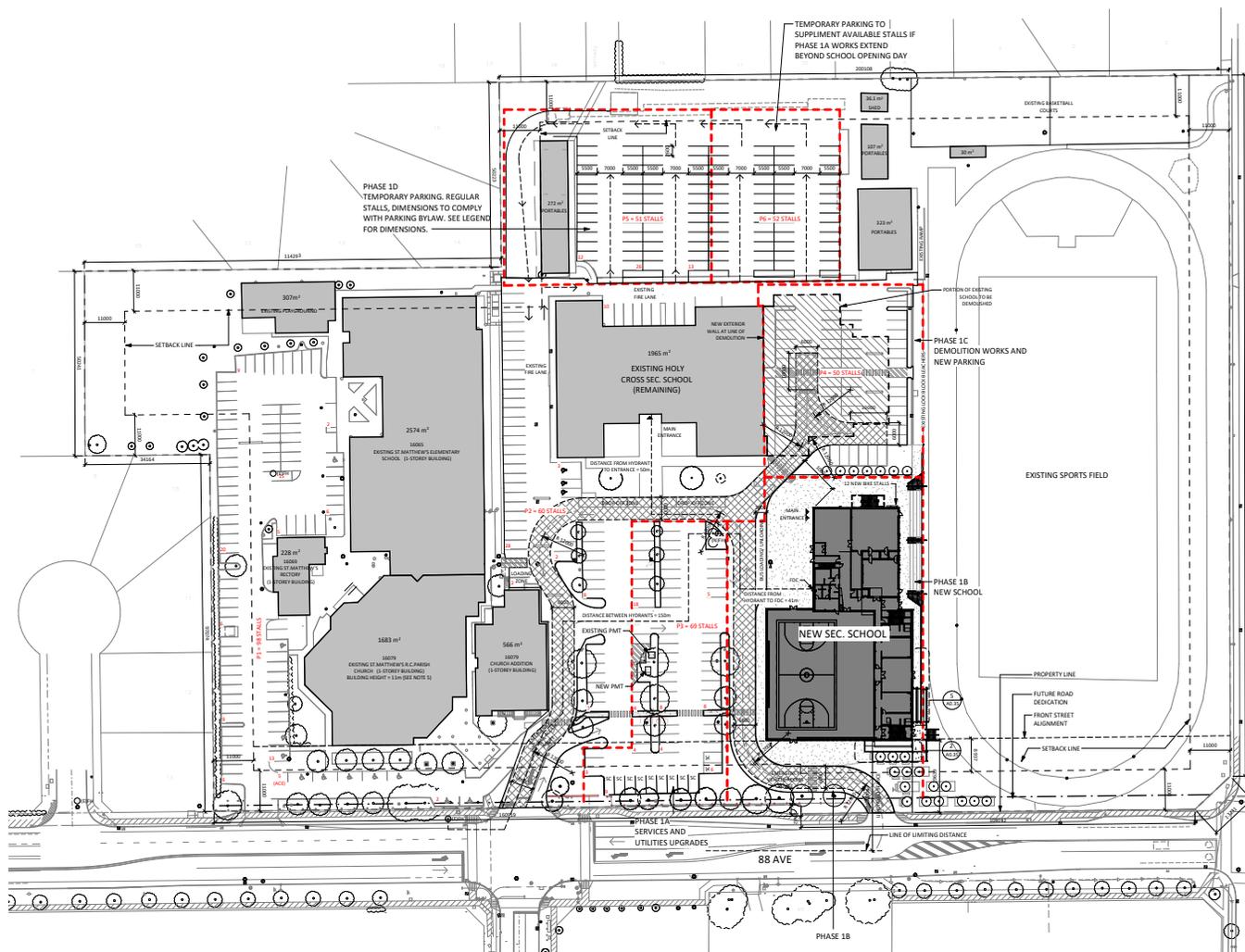
- SCOPE BOUNDARY
- PROPERTY LINE
- UTILITY RIGHT OF WAY LINE
- NEW UNDERGROUND UTILITY
- EXISTING UNDERGROUND ELECTRICAL
- EXISTING MECHANICAL LINES
- EXISTING FENCE TO BE REMOVED
- EXISTING FENCE TO REMAIN
- NEW FENCE
- EXISTING BUILDINGS
- NEW ADDITIONS
- EXISTING TO BE REMOVED
- CONCRETE PAD SIDEWALK
- ASPHALT
- FIRE ACCESS ROUTE
- GRASS AREA
- EXISTING TREE
- NEW TREE
- NEW SHRUB BEDS
- EXISTING WASTE AND RECYCLING LOCATION
- NEW CATCH BASIN
- EXISTING WHEEL STOP
- EXISTING FIRE HYDRANT
- EXISTING FIRE HYDRANT
- EXISTING FIRE HYDRANT
- PROPOSED ELEVATION m
- POWER POLE
- EXISTING POLE AND LIGHT
- MAIN ENTRANCE
- REGULAR PARKING STALL
- ACCESSIBLE PARKING STALL
- VAN ACCESSIBLE PARKING STALL
- LOADING/UNLOADING AREA
- SMALL CAR LOADING STALL

- NOTES:**
- PHASE 1A PARKING CALCULATIONS ASSUME WORKS TO BE PERFORMED DURING SCHOOL SUMMER BREAK AND DO NOT EXTEND PAST SCHOOL OPENING DATE. ONLY THE EXISTING RECTORY, CHURCH AND CHURCH EXTENSION ASSUMED OPERATIONAL. THE 75% SHARED PARKING PROVISION IS NOT APPLIED. P6 TEMPORARY PARKING WILL BE USED TO SUPPLEMENT AVAILABLE PARKING IF WORKS GO PAST SCHOOL OPENING DATE. P6 PARKING WILL BE THEN DEMOLISHED AT THE END OF PHASE 1A.
  - PHASE 1B PARKING CALCULATIONS ASSUME ALL BUILDINGS OPERATIONAL DURING CONSTRUCTION AND P3 PARKING IS COMPLETED. THE 75% SHARED PARKING PROVISION IS APPLIED.
  - PHASE 1C PARKING CALCULATIONS ASSUME THE NEW BUILDING IS OCCUPIED AND PARTIAL DEMOLITION STARTS AT THE EXISTING SCHOOL. 5 CLASSROOMS ARE REMOVED FROM THE EXISTING SCHOOL AND 8 CLASSROOMS ARE ADDED FROM THE NEW. P4 PARKING TO BE COMPLETED DURING PHASE 1C.
  - P5 NO LONGER REQUIRED AND THE SPORTS FIELD CAN BE RETURNED TO ORIGINAL STATE.
  - PHASE 1C DEMOLITION WORKS AND NEW PARKING

**thinkspace**  
architecture planning interior design  
301-10190 152A Street Surrey, BC V3R 1T7  
604-894-9944  
www.thinkspace.ca

**HOLY CROSS REGIONAL SECONDARY**  
210867  
A0-32  
SITE PLAN

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## 1 SITE PLAN

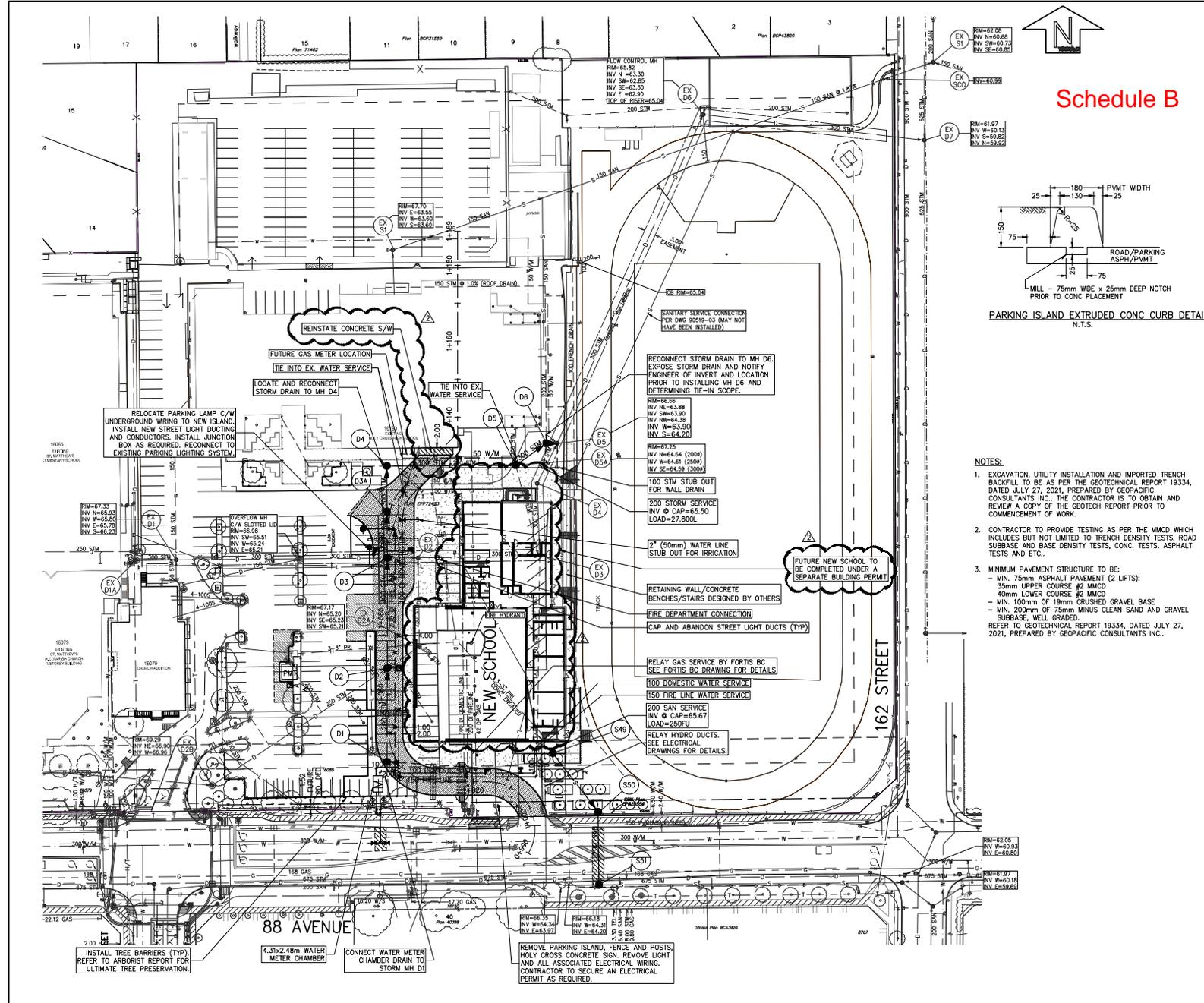
PROJECT STATISTICS:		
<b>LEGAL DESCRIPTION:</b>	LOT 1, SECTION 36, TOWNSHIP 2, NEW WESTMINSTER DISTRICT, PLAN EPP 72433	
<b>PROJECT NAME &amp; ADDRESS:</b>	HOLY CROSS REGIONAL SECONDARY - 16193 88 AVENUE, SURREY, BC V4R 1G3	
<b>ZONING:</b>	PA-2 ASSEMBLY HALL 2 ZONE	
<b>PRINCIPAL USE:</b>	PRIVATE SCHOOL	
<b>SITE AREA:</b>	53,111.5 m <sup>2</sup>	
<b>SETBACKS</b>	<b>REQUIRED</b>	<b>PROVIDED</b>
FRONT YARD (SOUTH):	11m <sup>16</sup>	18.64m
SIDE YARD (WEST):	11m <sup>16</sup>	152.2m
SIDE YARD ON FLANKING STREET (EAST):	11m <sup>16</sup>	87.3m
SIDE YARD (NORTH):	11m <sup>16</sup>	109m
	<b>MAXIMUM</b>	<b>PROPOSED</b>
<b>BUILDING HEIGHT:</b>	9m (MAIN BUILDING)	12.5m (T.O. PARAPET)
	4m (ACCESSORY BUILDING)	
<b>LOT COVERAGE</b>		
PROJECTED BUILDING AREA:	9,874 m <sup>2</sup>	
SITE AREA:	53,111.5 m <sup>2</sup>	
<b>SITE COVERAGE</b>	<b>MAXIMUM</b>	<b>PROPOSED</b>
	40%	18.6%

FAR CALCULATION		
<b>LEVEL 1:</b>	NEW HOLY CROSS SEC. SCHOOL	2,090m <sup>2</sup>
	EXISTING BUILDINGS (AFTER EXISTING SCHOOL DEMOLITION):	7,784m <sup>2</sup>
	EXISTING HOLY CROSS SEC. SCHOOL	1965m <sup>2</sup>
	ST. MATTHEW'S ELEMENTARY SCHOOL	2574m <sup>2</sup>
	ST. MATTHEW'S R.C. PARISH CHURCH	1683m <sup>2</sup>
	ST. MATTHEW'S RECTORY	228m <sup>2</sup>
	CHURCH ADDITION	566m <sup>2</sup>
	PORTABLES	768m <sup>2</sup>
<b>LEVEL 2:</b>	NEW HOLY CROSS SEC. SCHOOL	983m <sup>2</sup>
	EXISTING BUILDING (AFTER EXISTING SCHOOL DEMOLITION):	1,965m <sup>2</sup>
	EXISTING HOLY CROSS SEC. SCHOOL	
<b>TOTAL FLOOR AREA:</b>		<b>12,822m<sup>2</sup></b>
	<b>MAXIMUM</b>	<b>PROPOSED</b>
<b>FLOOR SPACE RATIO:</b>	0.5	12,822/53,112=0.24
<b>LANDSCAPE AREAS</b>		
	1. ALL DEVELOPED PORTIONS OF THE LOT NOT COVERED BY BUILDINGS, STRUCTURES OR PAVED AREAS SHALL BE LANDSCAPED INCLUDING THE RETENTION OF MATURE TREES. THIS LANDSCAPING SHALL BE MAINTAINED.	
	2. ALONG ALL LOT LINES OF THE DEVELOPED PORTION OF THE LOT, A 3 METER WIDE LANDSCAPED STRIP SHALL BE PROVIDED, CONSISTING OF HEDGES, GROUND COVER OR A DECORATIVE FENCE OR A COMBINATION THEREOF.	

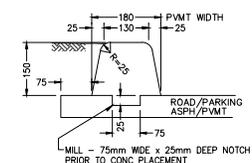
REQUIRED PARKING :		
EXISTING ST. MATTHEW'S ELEMENTARY SCHOOL:	28 STALLS	
CLASSROOMS: 1.75 STALLS *11 CLASSROOMS = 19 STALLS		
DROP-OFF/PICK UP: 9 STALLS		
PRIVATE BUS DROP-OFF: 3 STALLS		
EXISTING ST. MATTHEW'S RECTORY:	3 STALLS	
3 STALLS PER SINGLE FAMILY DWELLING		
EXISTING ST. MATTHEW'S CHURCH:	126 STALLS	
7.5 STALLS PER 100M <sup>2</sup> GFA (1683M <sup>2</sup> GFA)		
EXISTING ST. MATTHEW'S CHURCH ADDITION:	42 STALLS	
7.5 STALLS PER 100M <sup>2</sup> GFA (566M <sup>2</sup> GFA)		
EXISTING HOLY CROSS SEC. SCHOOL:	125 STALLS	
CLASSROOMS PRE-DEMOLITION: 3.8 STALLS *33 CLASSROOMS = 125 STALLS		
CLASSROOMS POST-DEMOLITION: 3.8 STALLS *27 CLASSROOMS = 103 STALLS		
DROP-OFF/PICK UP: 9 STALLS		
BUS LOADING/UNLOADING: 4 STALLS		
NEW HOLY CROSS SEC. SCHOOL (8 CLASSROOMS):	30 STALLS	
CLASSROOMS: 3.8 STALLS *8 CLASSROOMS = 30 STALLS		

PHASE	REQUIRED	PROVIDED	SHARED PARKING
PHASE 1A <sup>1</sup>	171 STALLS	P1+P2+P5 = 209 STALLS	N/A
PAST SCHOOL OPENING DATE <sup>2</sup>	333 STALLS	P1+P2+P5+P6 = 261 STALLS	250 STALLS
PHASE 1B <sup>2</sup>	333 STALLS	P1+P2+P3+P5 = 278 STALLS	250 STALLS
PHASE 1C <sup>3</sup>	341 STALLS	P1+P2+P3+P5 = 278 STALLS	256 STALLS
PHASE 1D	341 STALLS	P1+P2+P3+P4 = 277 STALLS	256 STALLS
<b>BICYCLE SPACES:</b>	<b>REQUIRED</b>	<b>PROVIDED</b>	
EXISTING ELEMENTARY SCHOOL	44 STALLS	2 STALLS	
(4*11 CLASSROOMS)			
EXISTING SECONDARY SCHOOL	216 STALLS	47 STALLS	
(8*27 CLASSROOMS)			
NEW SECONDARY SCHOOL	64 STALLS	16 STALLS	
(8*8 CLASSROOMS)			
<b>TOTAL</b>	<b>324 STALLS</b>	<b>65 STALLS</b>	





**Schedule B**



**NOTES:**

- EXCAVATION, UTILITY INSTALLATION AND IMPORTED TRENCH BACKFILL TO BE AS PER THE GEOTECHNICAL REPORT 19334, DATED JULY 27, 2021, PREPARED BY GEOCAPIC CONSULTANTS INC. THE CONTRACTOR IS TO OBTAIN AND REVIEW A COPY OF THE GEOTECH REPORT PRIOR TO COMMENCEMENT OF WORK.
- CONTRACTOR TO PROVIDE TESTING AS PER THE MMCD WHICH INCLUDES BUT NOT LIMITED TO TRENCH DENSITY TESTS, ROAD SUBBASE AND BASE DENSITY TESTS, CONC. TESTS, ASPHALT TESTS AND ETC..
- MINIMUM PAVEMENT STRUCTURE TO BE:
  - MIN. 75mm ASPHALT PAVEMENT (2 LIFTS):
    - 35mm UPPER COURSE #2 MMCD
    - 40mm LOWER COURSE #2 MMCD
  - MIN. 100mm of 19mm CRUSHED GRAVEL BASE
  - MIN. 200mm OF 75mm MINUS CLEAN SAND AND GRAVEL SUBBASE, WELL GRADED.
 REFER TO GEOTECHNICAL REPORT 19334, DATED JULY 27, 2021, PREPARED BY GEOCAPIC CONSULTANTS INC..

BENCHMARK & CONTROL  
 ALL ELEV. ARE GEODETIC AND REFER TO MON. NO. 5259  
 LOCATED AT THE INTERSECTION OF 88 AVENUE AND 162 STREET  
 ELEV. 61.481m

LEGAL DESCRIPTION OF PROPERTY  
 LOT 1, SECTION 36, TOWNSHIP 2,  
 NEW WESTMINSTER DISTRICT, PLAN EPP72433

TOPOGRAPHIC SURVEY PROVIDED BY CAMERON LAND SURVEYING LTD.

**ENGINEERING LEGEND**

	PROPOSED	EXISTING
CURB & GUTTER		
PAVEMENT		
SIDEWALK (ASPHALT)		
SIDEWALK (CONCRETE)		
ELEVATION		
STORM SEWER		
BUILDERS SWALE		
CONTRACTORS SWALE		
DITCH		
SANITARY SEWER		
WATERMAIN		
ORNAMENTAL STREETLIGHT		
GAS MAIN		
UTILITY POLES		
UTILITY POLES WITH DIP		
UNDERGROUND HYDRO		
UNDERGROUND TELEPHONE		
UNDERGROUND HYDRO/TEL		
U/G HYDRO/TEL/CABLE		

TREE TO BE REMOVED, REFER TO ARBORIST REPORT FOR ULTIMATE TREE PRESERVATION.

TREE TO BE PROTECTED, REFER TO ARBORIST REPORT FOR ULTIMATE TREE PRESERVATION.

- GENERAL NOTES:**
- ALL MATERIALS & CONSTRUCTION SHALL CONFORM TO CITY OF SURREY ENGINEERING STANDARDS, THE CITY BUILDING SPECIFICATIONS, THE B.C. PLUMBING CODE, AND THE MMCD'S (MASTER MUNICIPAL CONTRACT DOCUMENTS)
  - THE DRAWING SHALL BE READ IN CONJUNCTION WITH OTHER CONSULTANTS DRAWINGS INCLUDING ARCHITECTURAL, STRUCTURAL, MECHANICAL, ELECTRICAL AND LANDSCAPE DRAWINGS.
  - THE LOCATION AND ELEVATION OF ALL EXISTING SERVICES ARE APPROXIMATE ONLY AND SHOULD BE CONFIRMED BY MANUAL DIGGING OR BY THE USE OF A PIPE LOCATOR AND ANY CONFLICT SHOULD BE REPORTED TO THE ENGINEER PRIOR TO CONSTRUCTION.
  - ALL TOP ELEVATIONS OF MANHOLES, I.C.'S, CLEANOUTS AND BUILDING SUMP COVERS IN ROADWAY AND/OR PARKING SHALL TO BE FLUSH WITH FINISHED GRADE, UNLESS OTHERWISE NOTED.
  - STORM SEWER PIPE GREATER THAN 150mm DIAMETER TO BE PVC SDR35. STORM SEWER PIPE LESS THAN OR EQUAL TO 150mm DIAMETER TO BE PVC SDR28.
  - ALL STORM SEWER WITH LESS THAN 0.90m OF COVER TO BE DWP CERTIFIED OR APPROVED EQUIVALENT.
  - SEE MECHANICAL DRAWINGS FOR BUILDING STORM SUMP, SANITARY CLEANOUTS AND WATER CONNECTION METER/VALVE/MANFOLD DETAILS. THESE SERVICES ARE TO BE CONSTRUCTED UNDER THE MECHANICAL CONTRACT.
  - ALL DIMENSIONS AND ELEVATIONS ARE IN METRIC UNITS.
  - INSTALL CONCRETE HAUNCHING AROUND MH/CB FRAME PRIOR TO ASPHALT PAVING.
  - CONTRACTOR TO ENSURE A MINIMUM OF 1.0m COVER OVER THE WATERMAIN AND A MINIMUM OF 1.3m COVER AT ALL HYDRO, GAS, SHAW AND TELUS CROSSINGS.
  - ALL LAWN BASIN LEADS TO BE 150mm DIAMETER. ALL CATCH BASIN LEADS TO BE 150mm DIAMETER.
  - ALL STORM AND SANITARY MANHOLES ARE 100mm DIAMETER UNLESS OTHERWISE NOTED.
  - ALL STORM AND SANITARY SERVICES EQUAL TO 200mm AND GREATER ARE TO BE CONNECTED TO A MANHOLE AS PER THE BC PLUMBING CODE.
  - ALL PARKING ISLAND CURBS TO BE EXTRUDED 0.15m HIGH CONCRETE.
  - BARRIER CURB FOR DRIVE AISLE TO BE AS PER MMCD C4.
  - CURBS MUST BE INSTALLED WITHIN VERTICAL TOLERANCE OF 5mm OR ARE SUBJECT TO REPLACEMENT AT CONTRACTOR'S COST.
  - PRIOR TO INSTALLATION, CONTRACTOR TO ENSURE FIRE HYDRANTS ARE A MINIMUM 1.2m CLEAR OF ANY ABOVE GROUND OBSTRUCTIONS.

**ISSUED FOR BP**

**NOTE:**  
 PRIOR TO ANY CONSTRUCTION THE CONTRACTOR IS TO VERIFY INVERTS & LOCATIONS OF EXISTING SERVICES AND NOTIFY THE ENGINEER OF ANY CONFLICTS.

2	2022/05/26	FUTURE BUILDING DEMOLITION AND PARKING LOT WORKS DELETED	LC	DC
1	2022/04/28	ADDED OIL INTERCEPTOR/REVISED PER CITY COMMENTS	LC	DC
No.	Date	Revision	Dr	Ch

**CitiWest Consulting Ltd.**  
 No.101-9030 KING GEORGE BLVD., SURREY, BC, V3V 7Y3  
 TELEPHONE 604-591-2213 FAX 604-591-5518  
 E-MAIL: office@citiwest.com



HOLY CROSS REGIONAL HIGH SCHOOL  
 4885 SAINT JOHN PAUL B WAY, VANCOUVER, BC V5Z 0G3  
**HOLY CROSS REGIONAL HIGH SCHOOL**  
**ONSITE SERVING PLAN**  
 SITE AT 16193 - 88 AVENUE, SURREY, BC

Scale: 1:500	Mun. Proj. No. BP22-05629	Dwg. No. C01
Drawn: LC	Mun. Dwg. No.	10
Designed: DC	Job No. 21-4420	Of
P.U.	Date AUG/2014	Revision 2
Approved:		destroy all prints bearing previous number

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(the "City")

**DEVELOPMENT VARIANCE PERMIT**

NO.: 7922-0063-00

Issued To:

Address of Owner:

Issued To:

Address of Owner:

(collectively referred to as the "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: 030-356-547  
Lot 1 Section 36 Township 2 New Westminster District Plan EPP72433

16193 - 88 Avenue

(the "Land")

3. Surrey Zoning By-law, 1993, No. 12000, as amended is varied as follows:
  - (a) In Section G.1 of Part 32 "Assembly Hall 2 Zone (PA-2)," the maximum building height of a private school building is increased from 9 metres to 12.5 metres.
  - (b) In Table D.1 of Part 5 "Off-Street Parking and Loading/Unloading," the minimum number of bicycle spaces per classroom is reduced from 324 to 65 bicycle spaces.

4. This development variance permit applies to 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. This development variance permit does not apply to additions to, or replacement of, any of the existing buildings shown on attached 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 .

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Mayor – Doug McCallum

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City Clerk – Jennifer Ficocelli

# Schedule A

## SITE PLAN GENERAL NOTES

- ALL AREAS DISTURBED BY NEW GRADING THAT ARE NOT RECEIVING ANOTHER SURFACE ARE TO BE NEW GRASS.
- ALL SITE AREAS TO BE GRADED SLOPE.
- GENERAL CONTRACTOR TO MAINTAIN EXISTING FENCE AND MAINTAIN THE SECTIONS REMOVED TO THE MINIMUM ALLOWED. REFER TO CIVIL DRAWINGS FOR EXISTING ELEVATIONS.
- PLANTING AND TREE COORDINATION ONLY. REFER TO LANDSCAPE DRAWINGS FOR EXACT QUANT AND LOCATION.

## SITE PLAN LEGEND

- SCOPE BOUNDARY
- PROPERTY LINE
- UTILITY RIGHT OF WAY LINE
- NEW UNDERGROUND UTILITY
- EXISTING UNDERGROUND ELECTRICAL
- EXISTING MECHANICAL LINES
- EXISTING FENCE TO BE REMOVED
- EXISTING FENCE TO REMAIN
- NEW FENCE
- EXISTING BUILDINGS
- NEW ADDITIONS
- EXISTING TO BE REMOVED
- CONCRETE PAD SIDEWALK
- ASPHALT
- FIRE ACCESS ROUTE
- GRASS AREA
- EXISTING TREE
- NEW TREE
- NEW SHRUB BEDS
- EXISTING WASTE AND RECYCLING LOCATION
- NEW CATCH BASIN
- EXISTING WHEEL STOP
- EXISTING FIRE HYDRANT
- EXISTING FIRE HYDRANT
- PROPOSED ELEVATION m
- POWER POLE
- EXISTING POLE AND LIGHT
- MAIN ENTRANCE
- REGULAR PARKING STALL
- ACCESSIBLE PARKING STALL
- VAN ACCESSIBLE PARKING STALL
- LOADING/UNLOADING AREA
- SMALL CAR LOADING STALL

## NOTES:

- PHASE 1A PARKING CALCULATIONS ASSUME WORKS TO BE PERFORMED DURING SCHOOL SUMMER BREAK AND DO NOT EXTEND PAST SCHOOL OPENING DATE. ONLY THE EXISTING RECTORY, CHURCH AND CHURCH EXTENSION ASSUMED OPERATIONAL. THE 75% SHARED PARKING PROVISION IS NOT APPLIED. P6 TEMPORARY PARKING WILL BE USED TO SUPPLEMENT AVAILABLE PARKING IF WORKS GO PAST SCHOOL OPENING DATE. P6 PARKING WILL BE THEN DEMOLISHED AT THE END OF PHASE 1A.
- PHASE 1B PARKING CALCULATIONS ASSUME ALL BUILDINGS OPERATIONAL DURING CONSTRUCTION AND P3 PARKING IS COMPLETED. THE 75% SHARED PARKING PROVISION IS APPLIED.
- PHASE 1C PARKING CALCULATIONS ASSUME THE NEW BUILDING IS OCCUPIED AND PARTIAL DEMOLITION STARTS AT THE EXISTING SCHOOL. 5 CLASSROOMS ARE REMOVED FROM THE EXISTING SCHOOL AND 8 CLASSROOMS ARE ADDED FROM THE NEW. P4 PARKING TO BE COMPLETED DURING PHASE 1C.
- P5 NO LONGER REQUIRED AND THE SPORTS FIELD CAN BE RETURNED TO ORIGINAL STATE.
- BASED ON THE TALLEST BUILDING ON SITE (ST. MATTHEW'S CHURCH), MEASURED AS AVERAGE ELEVATION BETWEEN THE EAVES AND THE RIDGE OF THE SLOPED ROOF

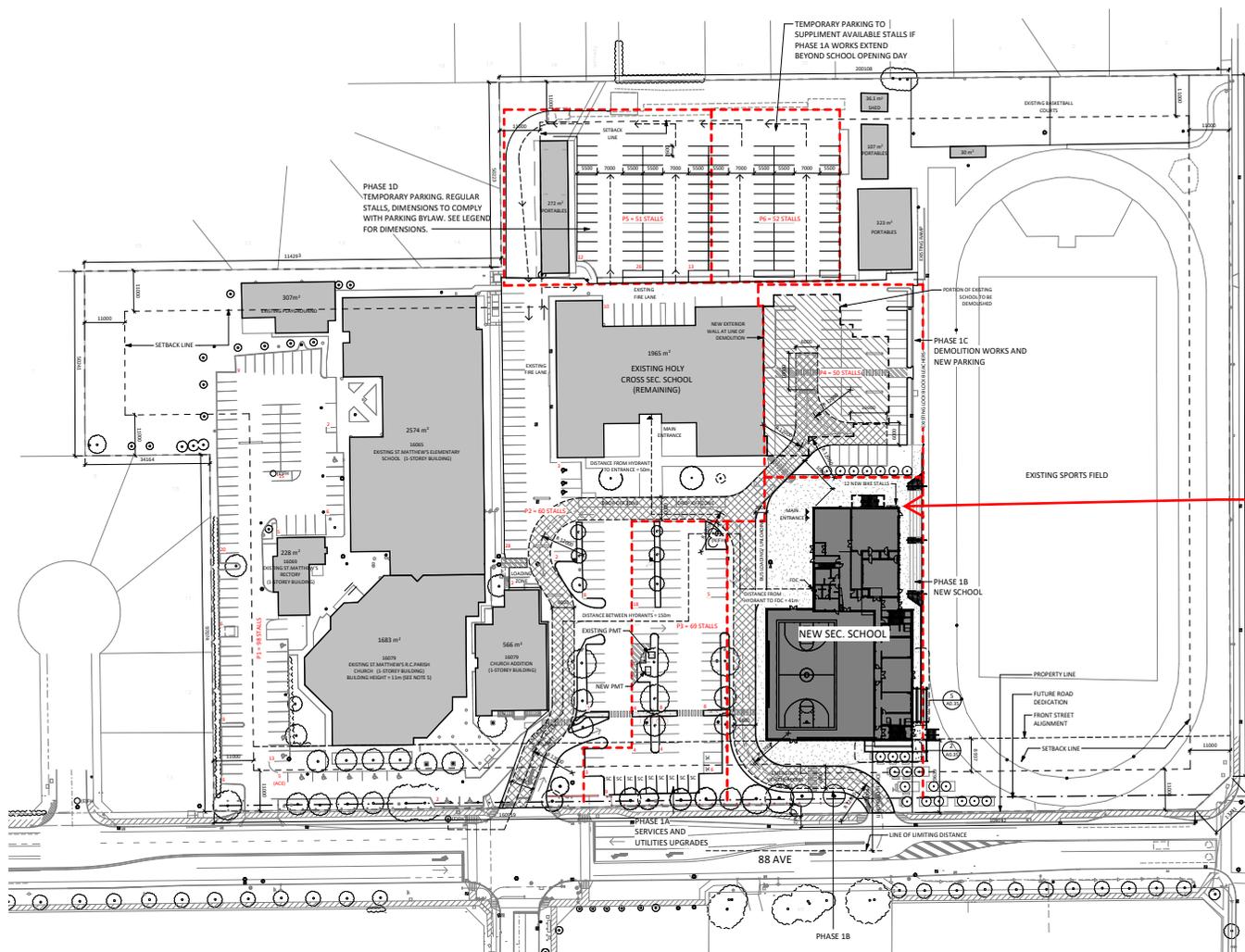
**BUILDING PERMIT**

PROJECT NO.	210867
DATE	2024.04.22
ISSUED FOR	CONSTRUCTION
ISSUED BY	THINKSPACE ARCHITECTURE
ISSUED FOR	THINKSPACE ARCHITECTURE
ISSUED BY	THINKSPACE ARCHITECTURE
ISSUED FOR	THINKSPACE ARCHITECTURE
ISSUED BY	THINKSPACE ARCHITECTURE

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 architecture planning interior design  
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 www.thinkspace.ca

**HOLY CROSS REGIONAL SECONDARY**  
 210867  
 CONSTRUCTION  
 SITE PLAN  
 A0.32



to reduce the number of on-site bicycle spaces from 324 to 65.

1 SITE PLAN  
 1:100

### PROJECT STATISTICS:

<b>LEGAL DESCRIPTION:</b>	LOT 1, SECTION 36, TOWNSHIP 2, NEW WESTMINSTER DISTRICT, PLAN EPP 72433	
<b>PROJECT NAME &amp; ADDRESS:</b>	HOLY CROSS REGIONAL SECONDARY - 16193 88 AVENUE, SURREY, BC V4R 1G3	
<b>ZONING:</b>	PA-2 ASSEMBLY HALL 2 ZONE	
<b>PRINCIPAL USE:</b>	PRIVATE SCHOOL	
<b>SITE AREA:</b>	53,111.5 m <sup>2</sup>	
<b>SETBACKS</b>	<b>REQUIRED</b>	<b>PROVIDED</b>
FRONT YARD (SOUTH):	11m <sup>16</sup>	18.64m
SIDE YARD (WEST):	11m <sup>16</sup>	152.2m
SIDE YARD ON FLANKING STREET (EAST):	11m <sup>16</sup>	87.3m
SIDE YARD (NORTH):	11m <sup>16</sup>	109m
	<b>MAXIMUM</b>	<b>PROPOSED</b>
<b>BUILDING HEIGHT:</b>	9m (MAIN BUILDING)	12.5m (T.O. PARAPET)
	4m (ACCESSORY BUILDING)	
<b>LOT COVERAGE</b>		
PROJECTED BUILDING AREA:	9,874 m <sup>2</sup>	
SITE AREA:	53,112 m <sup>2</sup>	
<b>SITE COVERAGE</b>	<b>MAXIMUM</b>	<b>PROPOSED</b>
	40%	18.6%

### FAR CALCULATION

<b>LEVEL 1:</b>	NEW HOLY CROSS SEC. SCHOOL	2,090m <sup>2</sup>
	EXISTING BUILDINGS (AFTER EXISTING SCHOOL DEMOLITION):	7,784m <sup>2</sup>
	EXISTING HOLY CROSS SEC. SCHOOL	1965m <sup>2</sup>
	ST. MATTHEW'S ELEMENTARY SCHOOL	2574m <sup>2</sup>
	ST. MATTHEW'S R.C. PARISH CHURCH	1683m <sup>2</sup>
	ST. MATTHEW'S RECTORY	228m <sup>2</sup>
	CHURCH ADDITION	566m <sup>2</sup>
	PORTABLES	768m <sup>2</sup>
<b>LEVEL 2:</b>	NEW HOLY CROSS SEC. SCHOOL	983m <sup>2</sup>
	EXISTING BUILDING (AFTER EXISTING SCHOOL DEMOLITION):	1,965m <sup>2</sup>
	EXISTING HOLY CROSS SEC. SCHOOL	
<b>TOTAL FLOOR AREA:</b>		<b>12,822m<sup>2</sup></b>
	<b>MAXIMUM</b>	<b>PROPOSED</b>
<b>FLOOR SPACE RATIO:</b>	0.5	12,822/53,112=0.24

- LANDSCAPE AREAS**
- ALL DEVELOPED PORTIONS OF THE LOT NOT COVERED BY BUILDINGS, STRUCTURES OR PAVED AREAS SHALL BE LANDSCAPED INCLUDING THE RETENTION OF MATURE TREES. THIS LANDSCAPING SHALL BE MAINTAINED.
  - ALONG ALL LOT LINES OF THE DEVELOPED PORTION OF THE LOT, A 3 METER WIDE LANDSCAPED STRIP SHALL BE PROVIDED, CONSISTING OF HEDGES, GROUND COVER OR A DECORATIVE FENCE OR A COMBINATION THEREOF.

### REQUIRED PARKING :

EXISTING ST. MATTHEW'S ELEMENTARY SCHOOL:	28 STALLS
CLASSROOMS: 1.75 STALLS *11 CLASSROOMS = 19 STALLS	
DROP-OFF/PICK UP: 9 STALLS	
PRIVATE BUS DROP-OFF: 3 STALLS	
EXISTING ST. MATTHEW'S RECTORY:	3 STALLS
3 STALLS PER SINGLE FAMILY DWELLING	
EXISTING ST. MATTHEW'S CHURCH:	126 STALLS
7.5 STALLS PER 100M <sup>2</sup> GFA (1683M <sup>2</sup> GFA)	
EXISTING ST. MATTHEW'S CHURCH ADDITION:	126 STALLS
7.5 STALLS PER 100M <sup>2</sup> GFA (566M <sup>2</sup> GFA)	
EXISTING HOLY CROSS SEC. SCHOOL:	42 STALLS
CLASSROOMS PRE-DEMOLITION: 3.8 STALLS *11 CLASSROOMS = 42 STALLS	
CLASSROOMS POST-DEMOLITION: 3.8 STALLS *27 CLASSROOMS = 103 STALLS	
DROP-OFF/PICK UP: 9 STALLS	
BUS LOADING/UNLOADING: 4 STALLS	
NEW HOLY CROSS SEC. SCHOOL (8 CLASSROOMS):	30 STALLS
CLASSROOMS: 3.8 STALLS *8 CLASSROOMS = 30 STALLS	

### PHASE

PHASE	REQUIRED	PROVIDED	SHARED PARKING
PHASE 1A <sup>1</sup> PAST SCHOOL OPENING DATE <sup>2</sup>	171 STALLS 333 STALLS	P1+P2+P5 = 209 STALLS P1+P2+P5+P6 = 261 STALLS	N/A 250 STALLS
PHASE 1B <sup>2</sup>	333 STALLS	P1+P2+P3+P5 = 278 STALLS	250 STALLS
PHASE 1C <sup>3</sup>	341 STALLS	P1+P2+P3+P5 = 278 STALLS	256 STALLS
PHASE 1D	341 STALLS	P1+P2+P3+P4 = 277 STALLS	256 STALLS

### BICYCLE SPACES:

EXISTING	REQUIRED	PROVIDED
ELEMENTARY SCHOOL	44 STALLS (4*11 CLASSROOMS)	2 STALLS
EXISTING SECONDARY SCHOOL	216 STALLS (8*27 CLASSROOMS)	47 STALLS
NEW SECONDARY SCHOOL	64 STALLS (8*8 CLASSROOMS)	16 STALLS
<b>TOTAL</b>	<b>324 STALLS</b>	<b>65 STALLS</b>



