

City of Surrey  
**PLANNING & DEVELOPMENT REPORT**

File: 7910-0223-00

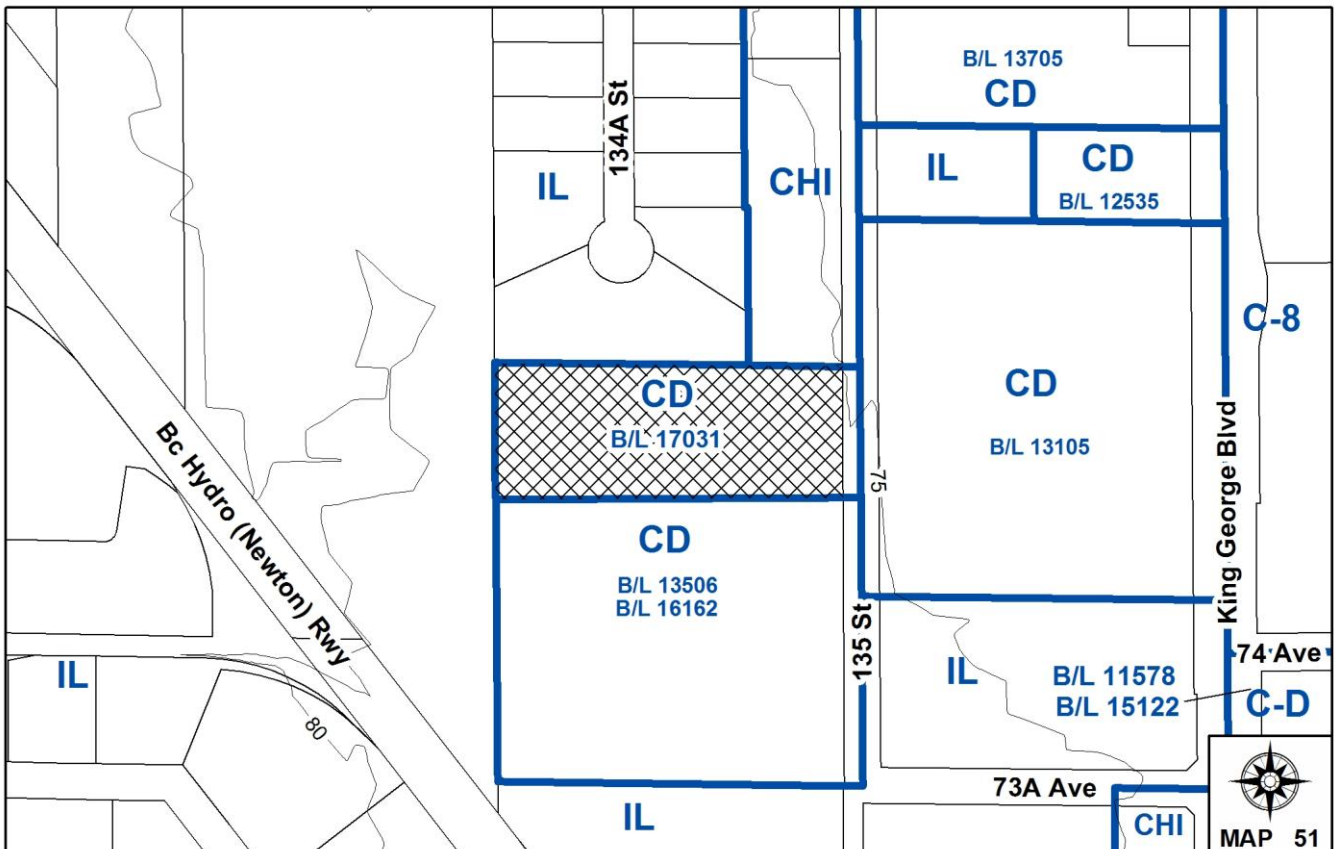
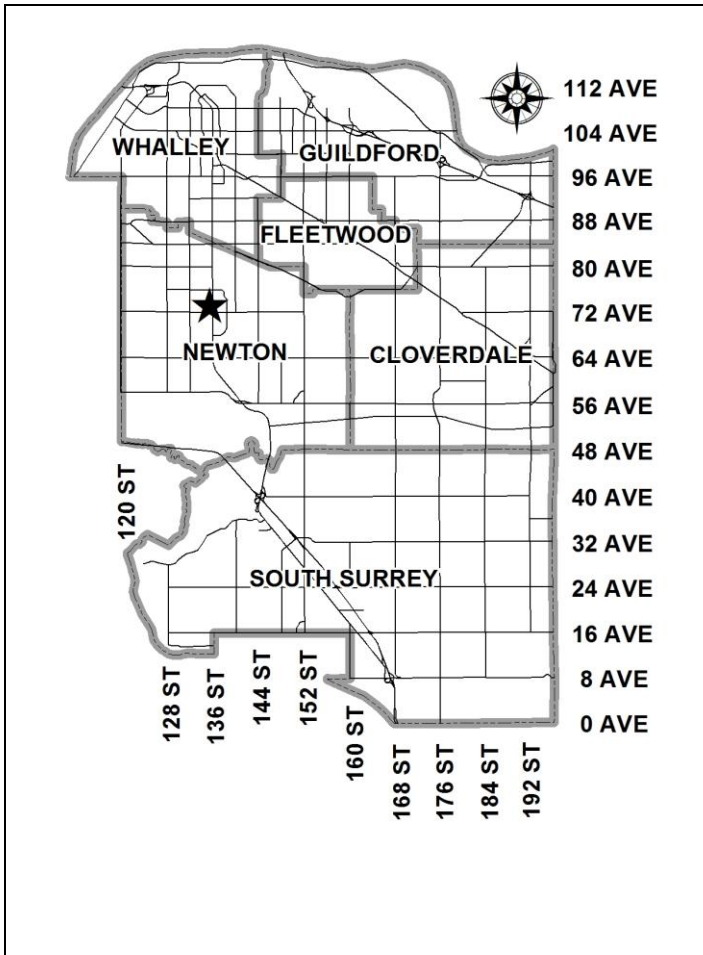
Planning Report Date: October 18, 2010

**PROPOSAL:**

- Amend CD By-law No. 17031

in order to allow a private school use in an existing building.

**LOCATION:** 7475 - 135 Street  
**OWNER:** All Owners Under Strata Plan BCS1684  
**ZONING:** CD (By-law No. 17031)  
**OCP DESIGNATION:** Industrial  
**LAP DESIGNATION:** General Industrial



### RECOMMENDATION SUMMARY

- By-law Introduction and set date for Public Hearing for Amending CD By-law No. 17031.

### DEVIATION FROM PLANS, POLICIES OR REGULATIONS

- The applicant proposes to add a private school use to an existing building.

### RATIONALE OF RECOMMENDATION

- Complies with OCP designation.
- Private schools are permitted in the "Assembly Hall 1 Zone (PA-1)" and "Assembly Hall 2 Zone (PA-2)". Both of these zones are allowed within areas designated "Industrial" in the Official Community Plan. Therefore, the proposed expansion in permitted uses to allow for a private school remains consistent with the Industrial designation in the OCP.
- The school will occupy approximately 265.4 square metres (2,857 sq.ft.) of floor area. This accounts for approximately 4 per cent of the floor area of the building. The private school use is secondary to the principal industrial and commercial uses.

RECOMMENDATION

The Planning & Development Department recommends that:

1. a By-law be introduced to amend Comprehensive Development By-law No. 17031 and a date be set for Public Hearing.

REFERRALS

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

SITE CHARACTERISTICS

Existing Land Use: Existing strata building with multiple units on the ground floor and a banquet hall on the second floor.

Adjacent Area:

| Direction                 | Existing Use  | OCP/NCP Designation               | Existing Zone                         |
|---------------------------|---|-----------------------------------|---------------------------------------|
| North:                    | Light Industrial and Highway Commercial businesses. | Industrial/General Industrial     | IL and CHI                            |
| East (Across 135 Street): | Costco store.                                       | Industrial/General Industrial     | CD (By-law No. 13105)                 |
| South:                    | Nav Canada building.                                | Industrial/General Industrial     | CD (By-law Nos. 13506, 16162 & 17030) |
| West:                     | Vacant land adjacent to BC Hydro Railway.           | Industrial/High Impact Industrial | IL                                    |

DEVELOPMENT CONSIDERATIONS

- The subject site is located on the west side of 135 Street in Central Newton, immediately across 135 Street from Costco. The site is designated "Industrial" in the Official Community Plan (OCP) and "General Industrial" in the Central Newton Local Area Plan (LAP).
- The subject site was rezoned in 2009 under Development Application No. 7909-0178-00, from Comprehensive Development (CD) Zone, By-laws No. 13506 and 16162, to CD By-law No. 17031. By-laws 13506 and 16162 remain in place over the neighbouring property to the south, at 7421 - 135 Street. CD By-laws 13506 and 16162 permits a range of light industrial, service and retail uses, with restricted office uses, such as architectural and landscape architectural offices, engineering and surveying office, and general contractor offices. Under Development Application No. 7909-0178-00, the subject site was rezoned to CD By-law 17031, to allow for office uses more generally, in addition to the range of light industrial, service and retail uses.

- The area surrounding the subject property is considered a transition area between industrial uses to the north and west and commercial uses on the edge of the Newton Town Centre to the south and east. There are a number of similar sites in this area regulated by CD By-laws, permitting a limited variety of industrial, office, service and retail uses.

### Proposal

- The intent of the application is to add a private school use to the site.
- The school proposed is an elementary school, the Akal Elementary School, for children ages 4 to 12 (grades 1 through 7). The school is proposed to accommodate approximately 80 to 100 students. Two (2) units will be used for the private school use, totalling 265.4 square metres (2,857 sq. ft.) in floor area. Five (5) classrooms are proposed (Appendix III). The proposed school has received certification from the Ministry of Education.
- The applicant has indicated that there is a demand for a private elementary school in the neighbourhood, and that the location is desirable considering the proximity to residential areas in Newton.
- Private schools are permitted in the "Assembly Hall 1 Zone (PA-1)" and "Assembly Hall 2 Zone (PA-2)". Both of these zones are allowed within areas designated "Industrial" in the Official Community Plan (OCP). Therefore, the proposed expansion in permitted uses to allow for a private school remains consistent with the Industrial designation in the OCP.
- The school will occupy approximately 265.4 square metres (2,857 sq. ft.) of floor area. This accounts for approximately 4 percent of the floor area of the building. The CD Zone will limit the size of the private school to ensure that it remains a secondary use. The size of the school will be limited by floor area. The maximum floor area for the private school use allowed in the CD Zone is proposed at 265.4 square metres (2,857 sq.ft.).

### Parking

- The applicant was required to provide 305 parking spaces under the development permit issued in 2004. This number reflects a shared parking arrangement between the first floor retail / light industrial units and the second floor banquet hall.
- A total of 16 parking spaces are required for the private school use. This reflects the Zoning By-law requirement for 1 parking space for every classroom, 9 spaces for parent drop-off and pick-up, and 2 parking spaces for the loading and unloading of buses. Because there are 5 classrooms proposed, the parking requirement is for 16 stalls.
- The applicant has indicated that most of the children who will be attending the school will be picked up and dropped off by school bus. The hours of operation for the school are 8:30 am to 2:30 pm.

- Because most children are picked up by school bus, it is expected that the private school use, as opposed to a light industrial, retail or office use, will not generate a higher parking demand. Further, because the school operates until 2:30 pm only, the school and the banquet hall will be operating at different hours. There is a Section 219 Restrictive Covenant on title indicating that the banquet facility is not to be used for public or private functions between the hours of 7 am to 7 pm, Monday to Sunday. Therefore, a shared parking arrangement is reasonable.

### PRE-NOTIFICATION

The original pre-notification letters were sent out on September 24, 2010. However, the letters were sent to a wrong location. Subsequently, the pre-notification letters were sent to the proper addresses late in the process. Any responses received by the City will be conveyed to Council prior to the Public Hearing.

### INFORMATION ATTACHED TO THIS REPORT

The following information is attached to this Report:

|               |   |
|---------------|---|
| Appendix I.   | Lot Owners and Action Summary                             |
| Appendix II.  | Proposed CD By-law Amendment                              |
| Appendix III. | Existing Site Plan and Proposed Private School Floor Plan |

Jean Lamontagne  
General Manager  
Planning and Development

HK/kms

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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:                      Marjinder Bal  
                         Address:                      13956 – 56 Avenue  
                                                              Surrey, BC  
                                                              V3X 2Z8  
                         Tel:                                      604-807-3938
  
2.            Properties involved in the Application
  - (a)      Civic Address:                      Units #101 to 202, 7475 – 135 Street
  
  - (b)      Civic Address:                      Units #101 to 202, 7475 – 135 Street  
                         Owner:                                      All Owners Under Strata Plan BCS1684  
                         PID:    All PIDs under Strata Plan BCS1684  
                         Lots 1 to 33, District Lot 20 Township 2 New Westminster District Strata Plan  
                         Together with an Interest in the Common Property in Proportion to the Unit  
                         Entitlement of the Strata lots as shown on Form V.
  
3.            Summary of Actions for City Clerk's Office
  - (a)      Introduce a By-law to amend CD By-law No. 17031.