

City of Surrey  
**PLANNING & DEVELOPMENT REPORT**

File: 7910-0225-00

Planning Report Date: October 18, 2010

**PROPOSAL:**

- **Development Variance Permit**

in order to permit an addition to a school and the placement of portables at Hillcrest Elementary School.

**LOCATION:**

18599 – 65 Avenue

**OWNER:**

The Board of School Trustees of  
 School District No. 36 (Surrey)

**ZONING:**

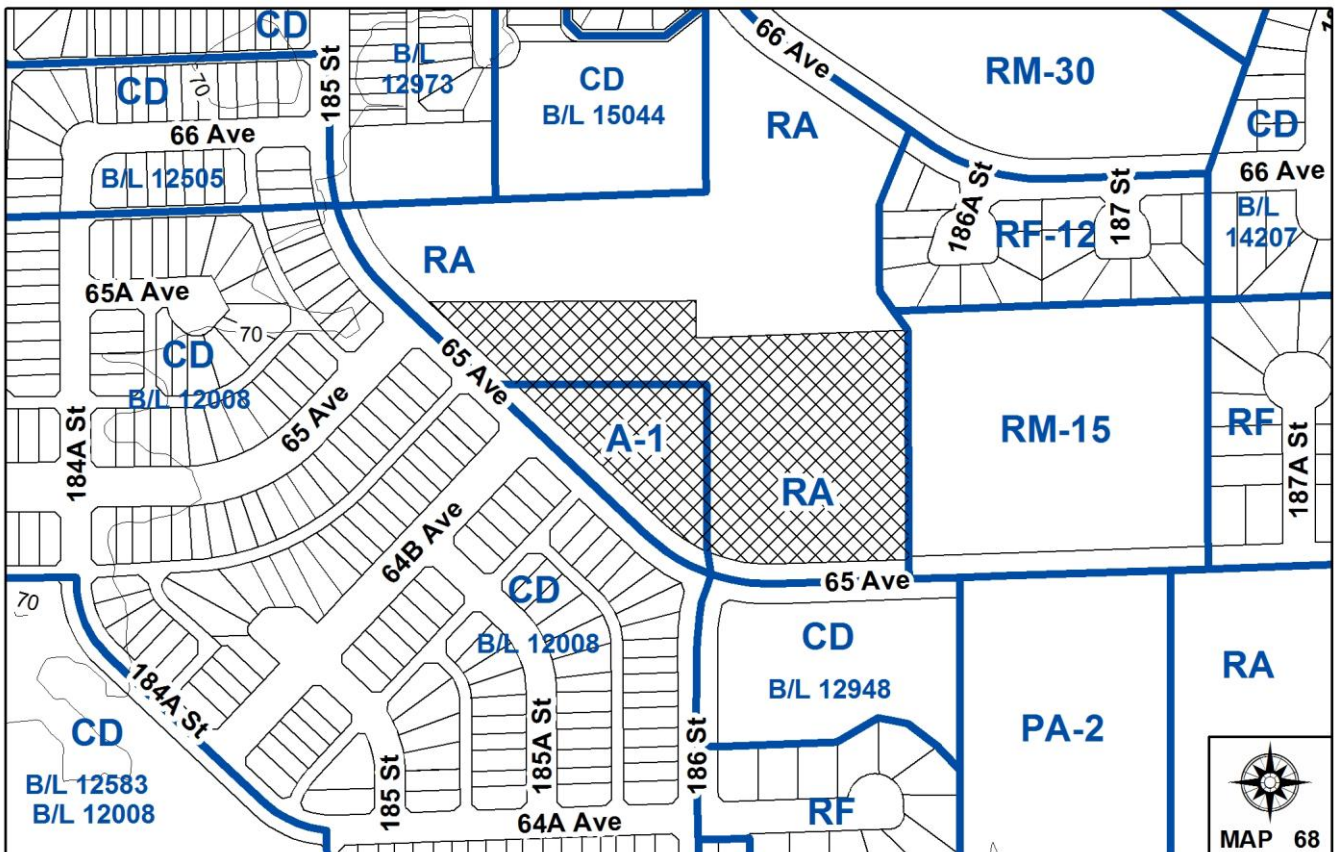
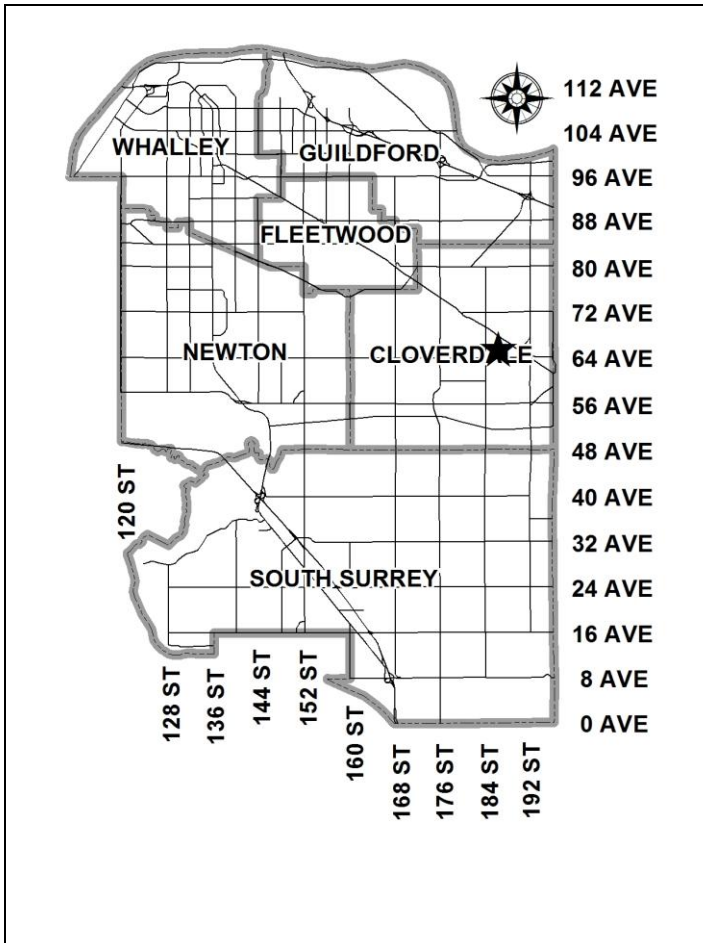
A-1 & RA

**OCP DESIGNATION:**

Urban

**NCP DESIGNATION:**

Schools



RECOMMENDATION SUMMARY

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

DEVIATION FROM PLANS, POLICIES OR REGULATIONS

- Seeking building setback relaxations.

RATIONALE OF RECOMMENDATION

- Alternatives for location of building addition and portables are limited.

RECOMMENDATION

The Planning & Development Department recommends that:

1. Council approve Development Variance Permit No. 7910-0225-00, (Appendix III) varying the following Zoning By-law requirements to proceed to Public Notification:
  - (a) to reduce the minimum front yard setback for public schools from 15 metres (50 ft.) to 5.8 metres (19 ft.) for portable buildings; and
  - (b) to reduce the minimum rear side yard setback for public schools from 15 metres (50 ft.) to 7.5 metres (25 ft.) for a school addition and from 15 metres (50 ft.) to 3.6 metres (12 ft.) for a portable building.

REFERRALS

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

SITE CHARACTERISTICS

Existing Land Use: Hillcrest Elementary School.

Adjacent Area:

Direction	Existing Use	NCP Designation	Existing Zone
North:	Hillcrest Park.	Public Open Space and Park	RA
East:	Townhouses.	Townhouse/Cluster (8-15 upa)	RM-15
South (Across 65 Avenue):	Single family dwellings and townhouses.	Single Family Residential and Townhouse/Cluster (8-15 upa)	CD (By-law No. 12008) and CD (By-law No. 12948)
West (Across 185 Street):	Single family dwellings.	Single Family Residential	CD (By-law No. 12008)

DEVELOPMENT CONSIDERATIONS

- The subject property is located at 18599 – 65 Avenue is designated Urban in the Official Community Plan (OCP) and has a Schools designation in the North Cloverdale East NCP. Hillcrest Elementary School is located on the subject property.
- With recent Provincial changes to all-day kindergarten, the applicant is requesting an addition to the elementary school and relocation of the existing portables.

- The proposed 4-classroom addition is approximately 427 m<sup>2</sup> (4,600 sq. ft.) and is proposed to be an extension to the north wing of the existing school. A Development Variance Permit is required to reduce the rear yard setback.
- Five existing portables are currently located on the west side of the elementary school building. As part of the relocation of portables and addition of four (4) classrooms, the applicant proposes to construct an additional eight new parking spaces.
- The School District proposes to remove two of the existing portables and relocate three portables further to the west. The proposed portable siting however requires Council approval of setback variances.
- Another portable was located to the northeast of the school without permits and is to be retained in its existing location. A variance is required to reduce the minimum rear yard setback.

#### BY-LAW VARIANCES AND JUSTIFICATION

(a) Requested Variance:

- To vary Part 4 General Provisions of Surrey Zoning By-law No. 12000, to reduce the minimum front yard setback for a public school from 15 metres (50 ft.) to 5.8 metres (19 ft.) for portables on a public school site.

Applicant's Reasons:

- Relocation of the portables is required to expand the parking lot.
- Available relocation sites for the portables are limited. While the portables could be moved farther to the north, this would take land away from the playfield. The proposed location is the most efficient use of land.

Staff Comments:

- Public schools are a permitted use in all zones provided that buildings are sited with a minimum 15-metre (50 ft.) front yard setback.
- Staff concur with the applicant and support the requested variance.

(b) Requested Variances:

- To vary Part 4 General Provisions of Surrey Zoning By-law No. 12000, to reduce the minimum rear yard setback for a public school from 15 metres (50 ft.) to 7.5 metres (25 ft.) for a public school addition and from 15 metres (50 ft.) to 3.6 metres (12 ft.) for a portable building.

Applicant's Reasons:

- An addition to the north of the school is the only feasible location. The existing City-owned park to the north of the school site limits impact of the proposed addition, on neighbouring residential lots.

- The existing portable is located southwest of the lot line that separates the school and Hillcrest Park.

Staff Comments:

- Due to the design of the school, expansion options are limited.
- The existing portable is located away from roads and residential areas.
- Staff support the requested variances.

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. Development Variance Permit No. 7910-0225-00

Jean Lamontagne  
General Manager  
Planning and Development

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