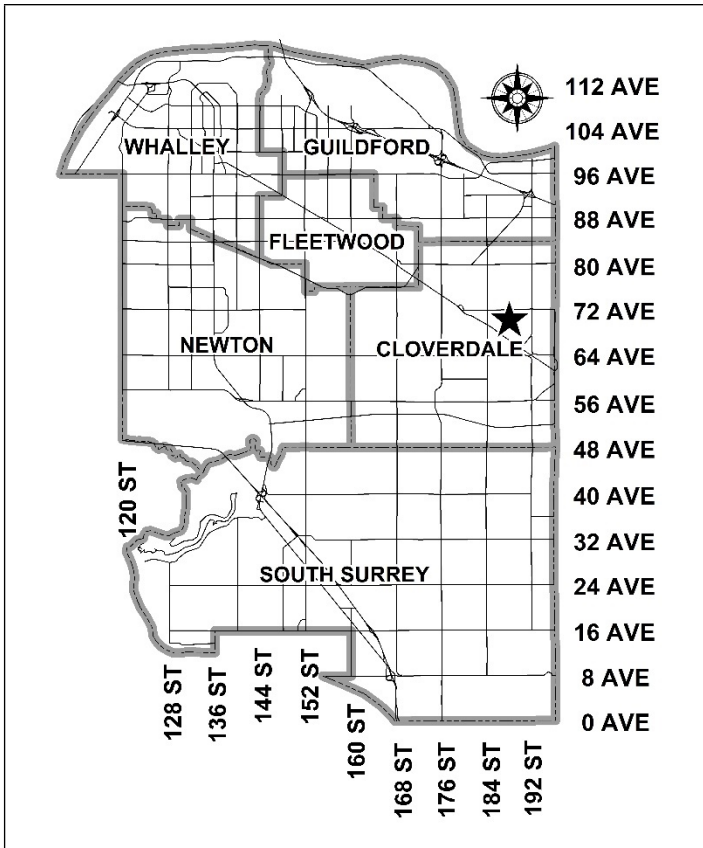


City of Surrey
PLANNING & DEVELOPMENT REPORT
 Application No.: 7920-0189-00
 Planning Report Date: November 9, 2020

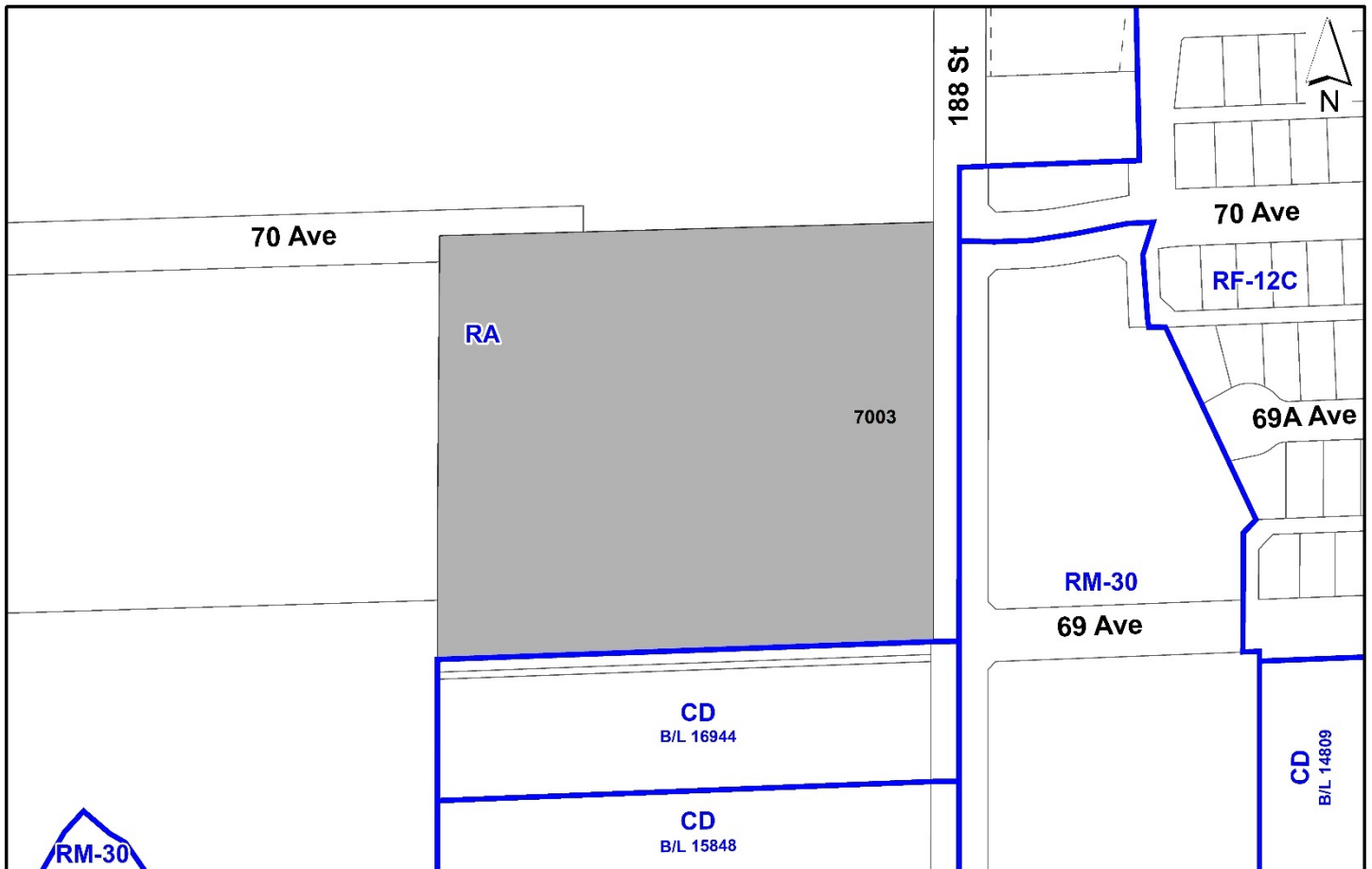


PROPOSAL:

- **Development Variance Permit**

to reduce the rear (west) yard setback to permit retention of two portable classrooms on the site of an existing secondary school (Clayton Heights Secondary).

LOCATION: 7003 - 188 Street
ZONING: RA
OCP DESIGNATION: Urban
NCP DESIGNATION: Existing School (East Clayton Extension West of 188 Street)



RECOMMENDATION SUMMARY

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

DEVIATION FROM PLANS, POLICIES OR REGULATIONS

- Seeking to reduce the rear (west) yard setback from 15 metres to 0 metres to accommodate two portable classrooms already on site.

RATIONALE OF RECOMMENDATION

- Reduction of the rear (west) yard setback will facilitate the retention of two existing portables classrooms on site to address a lack of capacity in the existing school building.
- The reduced setback does not create interface issues with the property to the west as this is a large parcel consisting of open space and fields owned by the School District.

RECOMMENDATION

The Planning & Development Department recommends that Council approve Development Variance Permit No. 7920-0189-00 (Appendix II) to reduce the minimum rear (west) yard setback under the General Provisions of the Zoning By-law No. 12000 for Public School buildings from 15 metres to 0.0 metres, to proceed to Public Notification:

SITE CONTEXT & BACKGROUND

Direction	Existing Use	NCP Designation	Existing Zone
Subject Site	Clayton Height Secondary School	Existing School in the East Clayton West Extension NCP	RA
North (Across unopened 70 Avenue):	City-owned park (Clayton Park and Clayton Dog Off-Leash Park)	Park in the West Clayton NCP	RA
East (Across 188 Street):	Townhouses	22-45 UPA (High Density) in the East Clayton NCP	RM-30
South:	Townhouses and City-owned park	22-45 UPA (High Density), and Public Open Space in the East Clayton West Extension NCP	CD (By-law No. 16944)
West:	Open space and play fields associated with Clayton Heights Secondary School	Existing School in the East Clayton West Extension NCP	RA

Context & Background

- The subject site is approximately 3 hectares in size and is located at 7003 - 188 Street in Clayton. The site is zoned "One-Acre Residential Zone (RA)" and designated Existing School in the East Clayton Extension West of 188 Street Neighborhood Concept Plan ("East Clayton West Extension NCP).
- The site is occupied by Clayton Heights Secondary. Presently, the school contains 35 classrooms, 4 portable classrooms, and 212 parking spaces.

- Under Corporate Report No. 2019-R077, parking rates were amended under the Surrey Zoning By-law, 1993, No.12000, and granted final adoption under Bylaw No. 19817 on May 27, 2019. The Secondary School parking requirements were amended to 2 bus loading and loading stalls and 3.8 stalls per classroom. This equates to a total parking requirement of 147 off-street parking spaces on the subject property. The existing parking on-site exceeds the parking requirements for 35 classrooms and 4 portables.
- The portable classrooms have been placed on site to accommodate increasing enrollment pressures, a lack of capacity in the existing school building, and the Supreme Court of Canada's ruling on maximum class sizes.
- Two (2) of four (4) already installed portables do not meet the minimum setback requirements of the Zoning By-law No 12000 and as such a variance has been requested to retain these portables in their current location.

DEVELOPMENT PROPOSAL

Planning Considerations

- The applicant is proposing to reduce the minimum rear (west) yard setback under the General Provisions of the Zoning By-law No. 12000 for retention of 2 existing portables.

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

POLICY & BY-LAW CONSIDERATIONS

Regional Growth Strategy

- The subject property is designated General Urban in the Regional Growth Strategy (RGS). The existing school use complies with the General Urban Designation.

Official Community Plan

Land Use Designation

- The subject property is designated Urban in the Official Community Plan (OCP). The existing school use complies with the Urban designation.

Secondary Plans

Land Use Designation

- The subject property is designated Existing School in the East Clayton West Extension (NCP). The existing school use complies with the NCP designation.

Zoning By-law

- The subject property is zoned RA.

Variations

- The applicant is requesting to reduce the minimum rear (west) yard setback under the General Provisions of the Zoning By-law No. 12000 for Public School buildings from 15 metres to 0.0 metres.
- The proposed setback variations do not pose any interface issues with the adjacent property to the west which is owned by the School District and also identified as Existing School in the East Clayton West Extension NCP.
- Under the Zoning By-law No. 12000, public schools are permitted in any zone provided that school buildings comply with certain setback requirements. The minimum rear (west) yard setback is 15 metres. The two subject portables are currently located 0.0 metres from the rear lot line.
- Staff support the proposed variations.

INFORMATION ATTACHED TO THIS REPORT

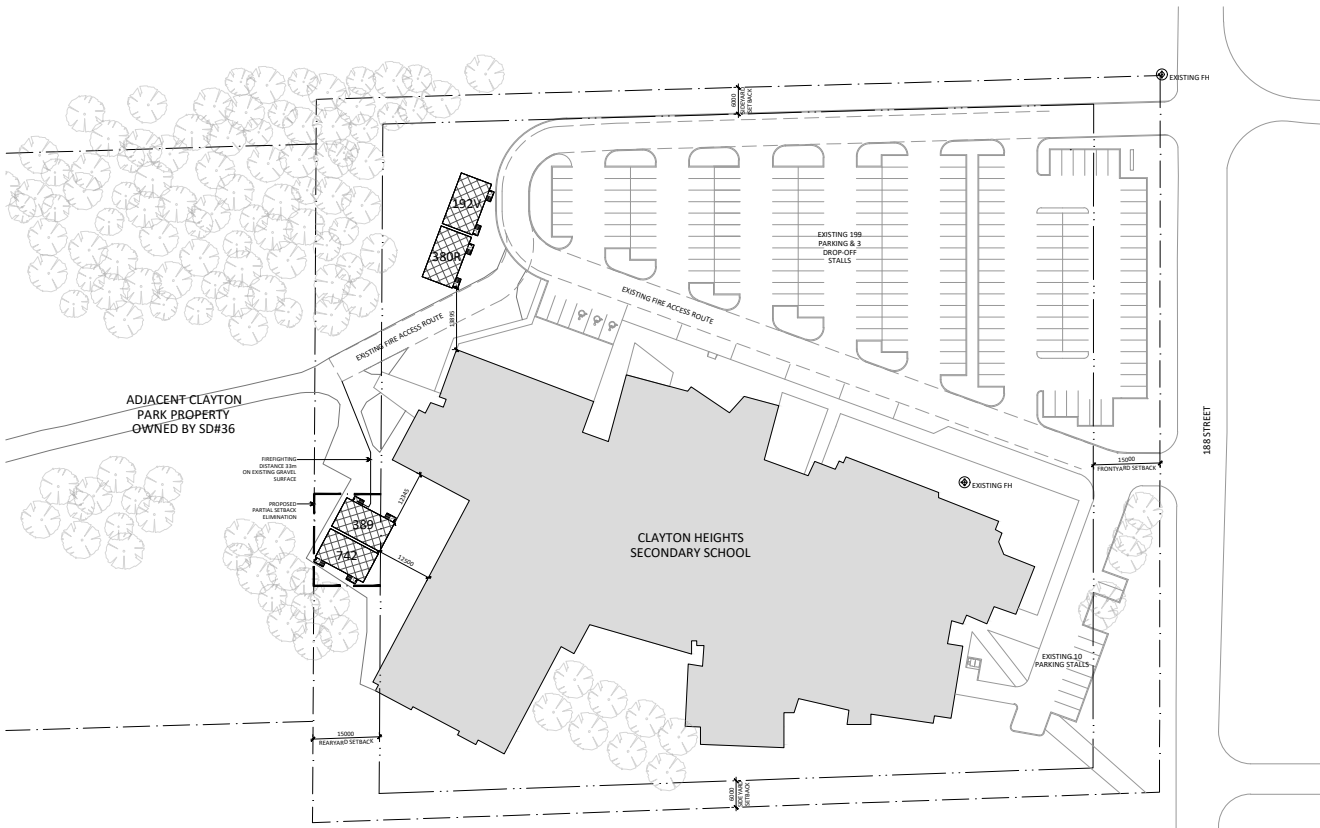
The following information is attached to this Report:

Appendix I. Site Plan
Appendix II. Development Variance Permit No. 7920-0189-00

approved by Ron Gill

Jean Lamontagne
General Manager
Planning and Development

ELM/cm



FIRE DEPARTMENT REQUIREMENTS:

All portable building shall conform to the requirements of the BC Building Code and must be located within 147 ft (45 m) of a fire department access route. For clusters of 3 or more portables, or if the building area exceeds 2000 ft² (186 m²), each of the portable building's principal entrance must be within 295 ft (90 m) of a fire hydrant. Clusters of 2 portables are not required to be within 295 ft (90 m) of a fire hydrant. Maximum of 6 portable building per cluster (6000 ft² or 557 m²). Portable building must have a minimum setback of 40 ft (12 m) from other buildings.

DRAWING LEGEND:

- EXISTING FIRE HYDRANT
- NEW PORTABLE
- PROPERTY LINE
- SETBACK LINE
- FIRE TRUCK ACCESS ROUTE
- FIREFIGHTING DISTANCE

1 SITE PLAN
1:500



thinkspace
ARCHITECTURE
interior design
800-463-0124 152A Street, Surrey, BC V3R 1V6
604-582-8338 <http://www.thinkspace.ca>

Project: SD36 PORTABLE RELOCATION 2020
CLAYTON HEIGHTS SECONDARY SCHOOL
200801
Date: 188 STREET - 2020
Project: SD36 PORTABLE RELOCATION 2020
CLAYTON HEIGHTS SECONDARY SCHOOL
200801
Date: 188 STREET - 2020
Project: SD36 PORTABLE RELOCATION 2020
CLAYTON HEIGHTS SECONDARY SCHOOL
200801
Date: 188 STREET - 2020

A0.01
SITE PLAN

PROJECT: SD36 PORTABLE RELOCATION 2020
CLAYTON HEIGHTS SECONDARY SCHOOL
200801
DATE: 188 STREET - 2020

NO.	DATE	DESCRIPTION

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Thinkspace Architecture Ltd.
152A Street, Surrey, BC V3R 1V6
604-582-8338
www.thinkspace.ca

CLAYTON HEIGHTS SECONDARY SCHOOL SD36 PORTABLE RELOCATION 2020

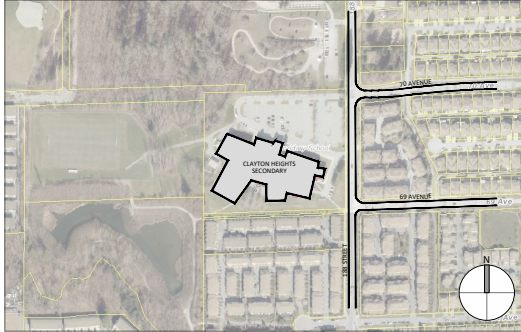
7003 188 STREET, SURREY, B.C. V4N 3G6

BUILDING PERMIT

LOT A SECTION 16 TOWNSHIP 8 PLAN LMP12578
NWD CLAYTON HEIGHTS SECONDARY

CONTEXT PLAN

N.T.S.



CITY OF SURREY BY-LAWS

GEN. PROVISIONS - PUBLIC SCHOOL REQUIREMENTS

(ALL MEASUREMENTS IN M)

REQUIRED DATA	BUILDING MINIMUM/MAXIMUM REQUIRED	PROPOSED
SETBACK, FRONT, EAST:	15.0	15.0
SETBACK, REAR, WEST:	15.0	0.0
SETBACK, SIDE, NORTH:	5.0	6.0
SETBACK, SIDE, SOUTH:	6.0	6.0

PARKING REQUIREMENTS

PUBLIC SECONDARY SCHOOL PARKING (SURREY ZONING BYLAW PART 5)

1.8 SPACE/CLASSROOM (35 CLASSROOMS + 4 NEW PORTABLES)	145
1 SPACE ACCESSIBLE (2% OF REQUIRED STANDARD SPACE)	(3)
2 SPACE FOR LOADING/UNLOADING OF BUSES	2
TOTAL SPACE	147

PARKING PROVIDED:

STANDARD SPACE	209
ACCESSIBLE SPACE	(3)
DROP-OFF SPACE	3
TOTAL SPACE	212

B.C. BUILDING CODE 2018 DIVISION B PART 3

BUILDING OCCUPANT LOAD & REQUIRED WATER CLOSETS (BCBC 3.7.2.2.A)

	REQUIRED	PROVIDED
PROJECTED STAFF COUNT	90	2100
PROJECTED STUDENT COUNT	1400	
OCCUPANTS / SEX = (TOTAL BUILDING OCCUPANCY - 107) / 2		
MALES	9	15
FEMALES	17	20
UNIVERSAL	1	1
TOTAL	27	40

*3.7.2.2.2) IF A SINGLE UNIVERSAL TOILET ROOM IS PROVIDED IN ACCORDANCE WITH THE REQUIREMENTS OF SECTION 3.8, THE TOTAL NUMBER OF PERSONS IN THE BUILDING USED TO DETERMINE THE NUMBER OF WATER CLOSETS TO BE PROVIDED IS PERMITTED TO BE REDUCED BY 10.

*3.7.2.2.4) THE NUMBER OF WATER CLOSETS REQUIRED FOR ASSEMBLY OCCUPANCIES SHALL CONFORM TO TABLE 3.7.2.2.A

*3.8.2.8.3) IN BUILDINGS AND OCCUPANCIES WHERE WATER CLOSETS ARE REQUIRED, AT LEAST ONE UNIVERSAL TOILET ROOM SHALL BE PROVIDED

*A LETTER FROM THE SCHOOL DISTRICT REGARDING MODE OF WATER CLOSET CALCULATION WILL BE PROVIDED WITH THE BUILDING PERMIT APPLICATION

PERMITTING PORTABLE CONSTRUCTION REQUIREMENTS

MAJOR OCCUPANCY:	A2
NUMBER OF STOREYS:	1 STOREY
NUMBER OF STREETS FACING:	1 STREET
SPRINKLERS:	NO
BUILDING AREA:	88.56 M ²

*A LETTER FROM THE SCHOOL DISTRICT REGARDING RAMP EXEMPTION WILL BE PROVIDED WITH THE BUILDING PERMIT APPLICATION

PROJECT STATISTICS

LOT COVERAGE

(ALL AREAS IN M²)

BUILDING NAME	AREA	# OF BUILDINGS/FLOORS	TOTAL AREA
EXISTING SCHOOL	7921.14	1	7921.14
STANDARD PORTABLE	88.56	4	354.24
TOTAL LOT COVERAGE			8275.38

TOTAL LOT AREA	30917.00
DENSITY (TOTAL BUILDING AREA / TOTAL PROPERTY AREA)	27%

GROSS FLOOR AREAS

(ALL MEASUREMENTS IN M²)

BUILDING NAME	AREA	# OF BUILDINGS/FLOORS	TOTAL AREA
EXISTING SCHOOL	7921.14	2	15842.28
STANDARD PORTABLE	88.56	4	354.24
TOTAL LOT COVERAGE			16196.52

BUILDING HEIGHTS

(ALL MEASUREMENTS IN M)

EXISTING SCHOOL	12.51
PERMITTED PORTABLE	2.80

CONSULTANT AND DRAWING LIST

ARCHITECTURAL

THINKSPACE ARCHITECTURE PLANNING INTERIOR DESIGN

SUITE 300 - 10190 152A STREET,
SURREY, B.C. V3R 1J7
PH: (604) 581-8128
EMAIL: admin@thinkspace.ca

A0.00	COVER SHEET
A0.01	SITE PLAN
A0.02	PORTABLE STAIR, FLOOR, ROOF PLANS, ELEVATIONS & DETAILS

STRUCTURAL

LAWSON CONSULTANTS LTD.

2180 HANCOCK DRIVE,
ABBOTSFORD, B.C. V3G 2K2
PH: (604) 850-8654

S01 - 192V	FOUNDATION PLAN NOTES & DETAILS
S01 - 380R	FOUNDATION PLAN NOTES & DETAILS
S01 - 389	FOUNDATION PLAN NOTES & DETAILS
S01 - 742	FOUNDATION PLAN NOTES & DETAILS

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RAY WONG, ARCHITECT INC.

Project: 2000801
Drawing: A0.00
Date: 2020-07-29

BUILDING PERMIT
GLOBAL ENTERPRISES LTD.
NO. DATE DESCRIPTION

THINKSPACE ARCHITECTURE PLANNING INTERIOR DESIGN
10190 152A STREET SUITE 300 SURREY BC V3R 1J7
PH: (604) 581-8128 FAX: (604) 581-8129 WWW.THINKSPACE.CA

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Project: 2000801
Drawing: A0.00
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Project: SD36 PORTABLE RELOCATION 2020
CLAYTON HEIGHTS SECONDARY SCHOOL
7003 188 STREET, SURREY, B.C. V4N 3G6

THINKSPACE ARCHITECTURE PLANNING INTERIOR DESIGN
2180 HANCOCK DRIVE ABBOTSFORD BC V3G 2K2
PH: (604) 850-8654

COVER SHEET
A0.00

CITY OF SURREY

(the "City")

DEVELOPMENT VARIANCE PERMIT

NO.: 7920-0189-00

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: 018-478-450
Lot A Section 16 Township 8 New Westminster District Plan LMP12578

7003 - 188 Street

(the "Land")

3. Surrey Zoning By-law, 1993, No. 12000, as amended is varied as follows:
 - (a) In Section A Uses Permitted in All Zones of Part 4 General Provisions, the minimum rear (west) yard setback for Public Schools and School District Administration Buildings is reduced from 15 metres to 0.0 metres.
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. 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 .

Mayor – Doug McCallum

City Clerk – Jennifer Ficocelli

