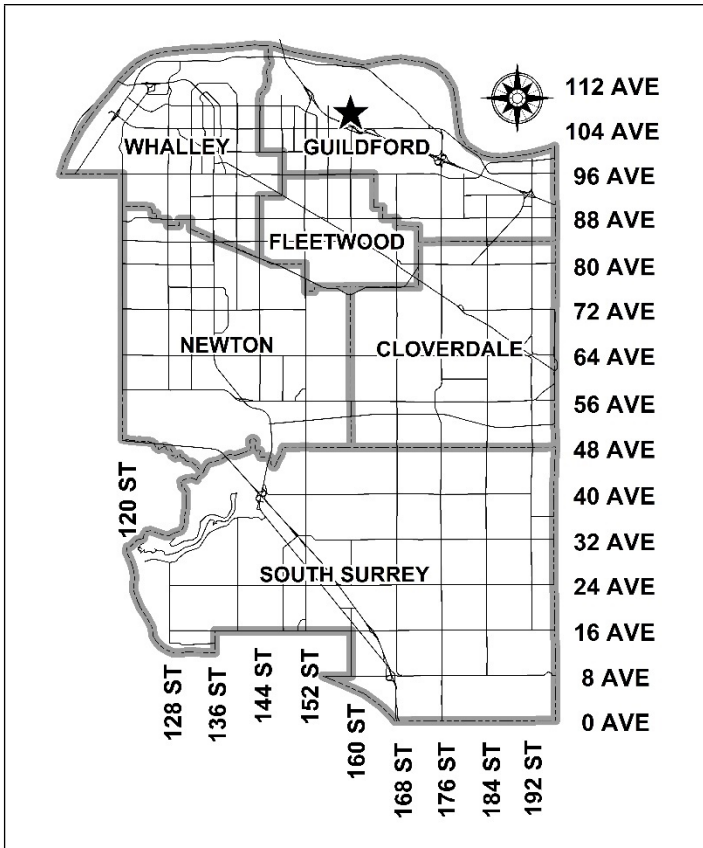


City of Surrey  
**PLANNING & DEVELOPMENT REPORT**  
 Application No.: 7920-0190-00  
 Planning Report Date: November 9, 2020



**PROPOSAL:**

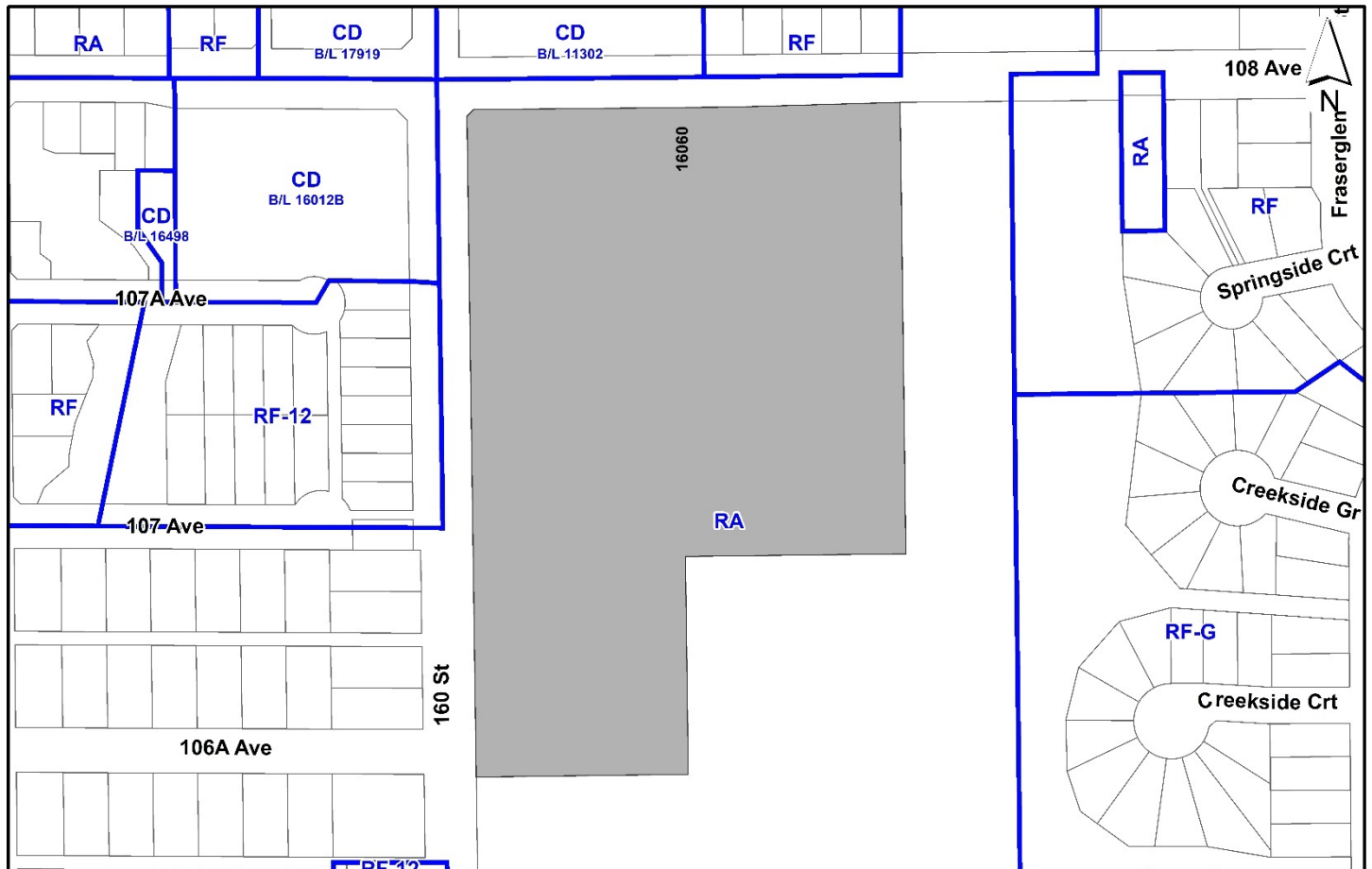
- **Development Variance Permit**

to reduce the side (east) yard setback to permit retention of two portable classrooms on the site of an existing secondary school (Fraser Heights Secondary).

**LOCATION:** 16060 - 108 Avenue

**ZONING:** RA

**OCP DESIGNATION:** Urban



### **RECOMMENDATION SUMMARY**

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

### **DEVIATION FROM PLANS, POLICIES OR REGULATIONS**

- Seeking to reduce the side (east) yard setback from 6 metres to 1.3 metres to accommodate two portable classrooms already on site.

### **RATIONALE OF RECOMMENDATION**

- Reduction of the side 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 east as this is a large City owned park (Fraser Heights Park).

## RECOMMENDATION

The Planning & Development Department recommends that Council approve Development Variance Permit No. 7920-0190-00 (Appendix II) to reduce the minimum side (east) yard setback under the General Provisions of the Zoning By-law No. 12000 for a Public School building from 6 metres to 1.3 metres, to proceed to Public Notification:

## SITE CONTEXT & BACKGROUND

Direction	Existing Use	OCP Designation	Existing Zone
Subject Site	Fraser Heights Secondary School	Urban	RA
North (Across 108 Avenue):	Commercial shopping centre and single family homes	Commercial and Urban	CD (Bylaw No. 11302) and RF
East:	Fraser Heights Park	Urban	RA
South:	Fraser Heights Recreation Centre and Fraser Heights Park	Urban	RA
West (Across 160 street):	Commercial shopping centre, single family homes, and vacant single family lot	Urban in the OCP and Existing School in the NCP	CD (Bylaw No. 16012B), RF-12, RF-13 and RA

### Context & Background

- The subject site is approximately 4.8 hectares in size and is located at 16060 - 108 Avenue in Fraser Heights. The site is zoned "One-Acre Residential Zone (RA)" and designated Urban in the Official Community Plan (OCP).
- The site is occupied by Fraser Heights Secondary School. Presently, the school contains 47 classrooms, 7 portable classrooms, and 378 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 207 off-street parking spaces on the subject property. The existing parking on-site exceeds the parking requirements for 47 classrooms and 7 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 seven (7) 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 side (east) 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.

Parks, Recreation & Culture: The Parks, Recreation & Culture 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.

### **Zoning By-law**

- The subject property is zoned RA.

#### Variances

- The applicant is requesting to reduce the minimum side (east) yard setback under the General Provisions of the Zoning By-law No. 12000 for a Public School building from 6 metres to 1.3 metres.
- The proposed setback variance does not pose any interface issues with the property to the east as this is a large City owned lot (Fraser Heights Park).
- 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 side (east) yard setback is 6 metres. The two subject portables are currently located 1.3 metres from the side lot line.

- Staff support the proposed variances to Proceed to Public Notification.

**INFORMATION ATTACHED TO THIS REPORT**

The following information is attached to this Report:

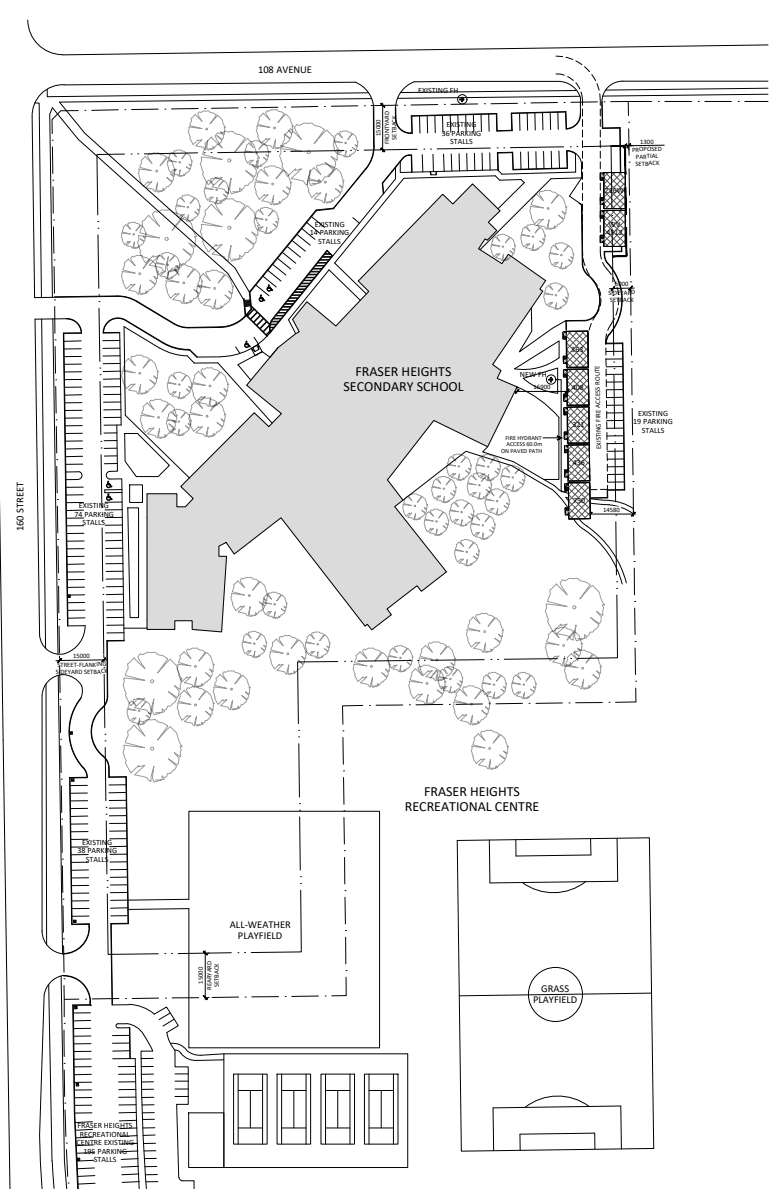
Appendix I.        Site Plan  
Appendix II.      Development Variance Permit No. 7920-0190-00

*approved by Ron Gill*

Jean Lamontagne  
General Manager  
Planning and Development

ELM/cm

1 SITE PLAN  
12/22



**FIRE DEPARTMENT REQUIREMENTS:**

All portable buildings 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 ft<sup>2</sup> (186 m<sup>2</sup>), 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 ft<sup>2</sup> or 557 m<sup>2</sup>). 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

**thinkspace**  
 ARCHITECTURE  
 905-10180 198A Street Surrey, BC | V3R 1J7  
 C (604) 882-8128 | (604) 882-8128 [www.thinkspace.ca](http://www.thinkspace.ca)

Project: SDB PORTABLE RELOCATION 2020  
 FRASER HEIGHTS SECONDARY SCHOOL  
 200801  
 1080 108 AVENUE, SURREY, BC, CANADA  
 Draw Number: **A0.01**  
**SITE PLAN**

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 2020-12-22  
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**BUILDING PERMIT**  
 NO. DATE DESCRIPTION

\*SEE CHANGE LOG FOR ALL REVISIONS

PROJECT: 2020-12-22 10:00AM 1288-2020 PORTABLE RELOCATION 2020 FRASER HEIGHTS SECONDARY SCHOOL 1080 108 AVENUE SURREY BC CANADA

# FRASER HEIGHTS SECONDARY SCHOOL SD36 PORTABLE RELOCATION 2020

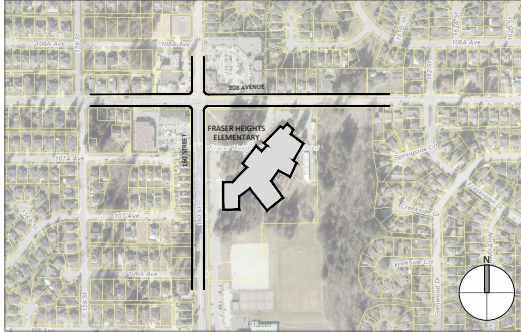
16060 108 AVE, SURREY, B.C. V4N 1M1

## BUILDING PERMIT

LOT A SECTION 23 RANGE 1 PLAN LMP5159 NWD FRASER HEIGHTS

### 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, NORTH:	15.0	15.0
SETBACK, REAR, SOUTH:	15.0	15.0
SETBACK, SIDE, WEST:	15.0	15.0
SETBACK, SIDE, EAST:	6.0	1.3

#### PARKING REQUIREMENTS

##### PUBLIC SECONDARY SCHOOL PARKING REQUIRED (SURREY ZONING BYLAW PART 5)

3.8 SPACE/CLASSROOM (47 CLASSROOMS + 7 PORTABLES)	205
3.9 SPACE ACCESSIBLE (2% OF REQUIRED STANDARD SPACE)	(4)
2 SPACE FOR LOADING/UNLOADING OF BUSES	2
<b>TOTAL SPACE</b>	<b>207</b>

##### PARKING PROVIDED:

STANDARD SPACE	181
STANDARD SPACE @ FRASER HEIGHTS RECREATIONAL CENTRE (SHARED PARKING AGREEMENT)	195
ACCESSIBLE SPACE	(3)
BUS SPACE	2
<b>TOTAL SPACE</b>	<b>378</b>

### B.C. BUILDING CODE 2018 DIVISION B PART 3

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

PROJECTED STAFF COUNT	200
PROJECTED STUDENT COUNT	2363
TOTAL	3463
OCCUPANTS / SEX (TOTAL BUILDING OCCUPANCY - 107) / 2	
REQUIRED	PROVIDED
MALES	24
FEMALES	28
UNIVERSAL	5
<b>TOTAL</b>	<b>57</b>

\*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 50.

\*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
1 STREET:	NO
SPRINKLERS:	NO
BUILDING AREA:	88.56 M <sup>2</sup>

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

### PROJECT STATISTICS

#### LOT COVERAGE

(ALL AREAS IN M<sup>2</sup>)

BUILDING NAME	AREA	# OF BUILDINGS/FLOORS	TOTAL AREA
EXISTING SCHOOL	8928.16	1	8928.16
STANDARD PORTABLE	88.56	7	619.92
<b>TOTAL LOT COVERAGE</b>			<b>9548.08</b>

TOTAL LOT AREA: 48737.00  
DENSITY (TOTAL BUILDING AREA / TOTAL PROPERTY AREA): 20%

#### GROSS FLOOR AREAS

(ALL AREAS IN M<sup>2</sup>)

BUILDING NAME	AREA	# OF BUILDINGS/FLOORS	TOTAL AREA
EXISTING SCHOOL	8928.16	2	17856.32
STANDARD PORTABLE	88.56	7	619.92
<b>TOTAL LOT COVERAGE</b>			<b>18476.24</b>

#### BUILDING HEIGHTS

(ALL MEASUREMENTS IN M)

EXISTING SCHOOL	22.02
PERMITTED PORTABLE	2.80

#### CONSULTANT AND DRAWING LIST

##### ARCHITECTURAL

##### THINKSPACE ARCHITECTURE PLANNING INTERIOR DESIGN

SUITE 300 - 10190 153A STREET,  
SURREY, B.C. V3R 1J7  
PH: (604) 583-8128  
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.

2383 HARPER DRIVE,  
ABBOTSFORD, B.C. V3G 2B2  
PH: (604) 850-8664

S01 - 218W	FOUNDATION PLAN NOTES & DETAILS
S01 - 221	FOUNDATION PLAN NOTES & DETAILS
S01 - 363	FOUNDATION PLAN NOTES & DETAILS
S01 - 408	FOUNDATION PLAN NOTES & DETAILS
S01 - 486	FOUNDATION PLAN NOTES & DETAILS
S01 - 760	FOUNDATION PLAN NOTES & DETAILS
S01 - WW452	FOUNDATION PLAN NOTES & DETAILS

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New Brunswick: 2019-01-01  
British Columbia: 2019-01-01  
Alberta: 2019-01-01  
Saskatchewan: 2019-01-01  
Manitoba: 2019-01-01  
Ontario: 2019-01-01  
Quebec: 2019-01-01  
Atlantic: 2019-01-01  
BY: W.M. PERKINS INC.

NO.	DATE	DESCRIPTION

PERMIT NUMBER: 2020-001-001  
PROJECT NUMBER: 200801  
DRAWING NUMBER: A0.00

**thinkspace**  
ARCHITECTURE PLANNING INTERIOR DESIGN  
100-15150 153A STREET, SUITE 300, SURREY, BC V3R 1J7  
PH: (604) 583-8128  
EMAIL: admin@thinkspace.ca

Project: SD36 PORTABLE RELOCATION 2020  
FRASER HEIGHTS SECONDARY SCHOOL  
200801  
A0.00  
COVER SHEET

(the "City")

**DEVELOPMENT VARIANCE PERMIT**

NO.: 7920-0190-00

Issued To: School District No. 36 (Surrey)  
(the "Owner")

Address of Owner: 14033 – 92 Avenue  
Surrey, BC V3V 0B7

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: 018-070-922  
Lot A Section 23 Block 5 North Range 1 New Westminster District Plan LMP5159

16060 - 108 Avenue

(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 side (east) yard setback for Public schools and School District Administration Buildings is reduced from 6 metres to 1.3 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 .

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Mayor – Doug McCallum

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City Clerk – Jennifer Ficocelli

