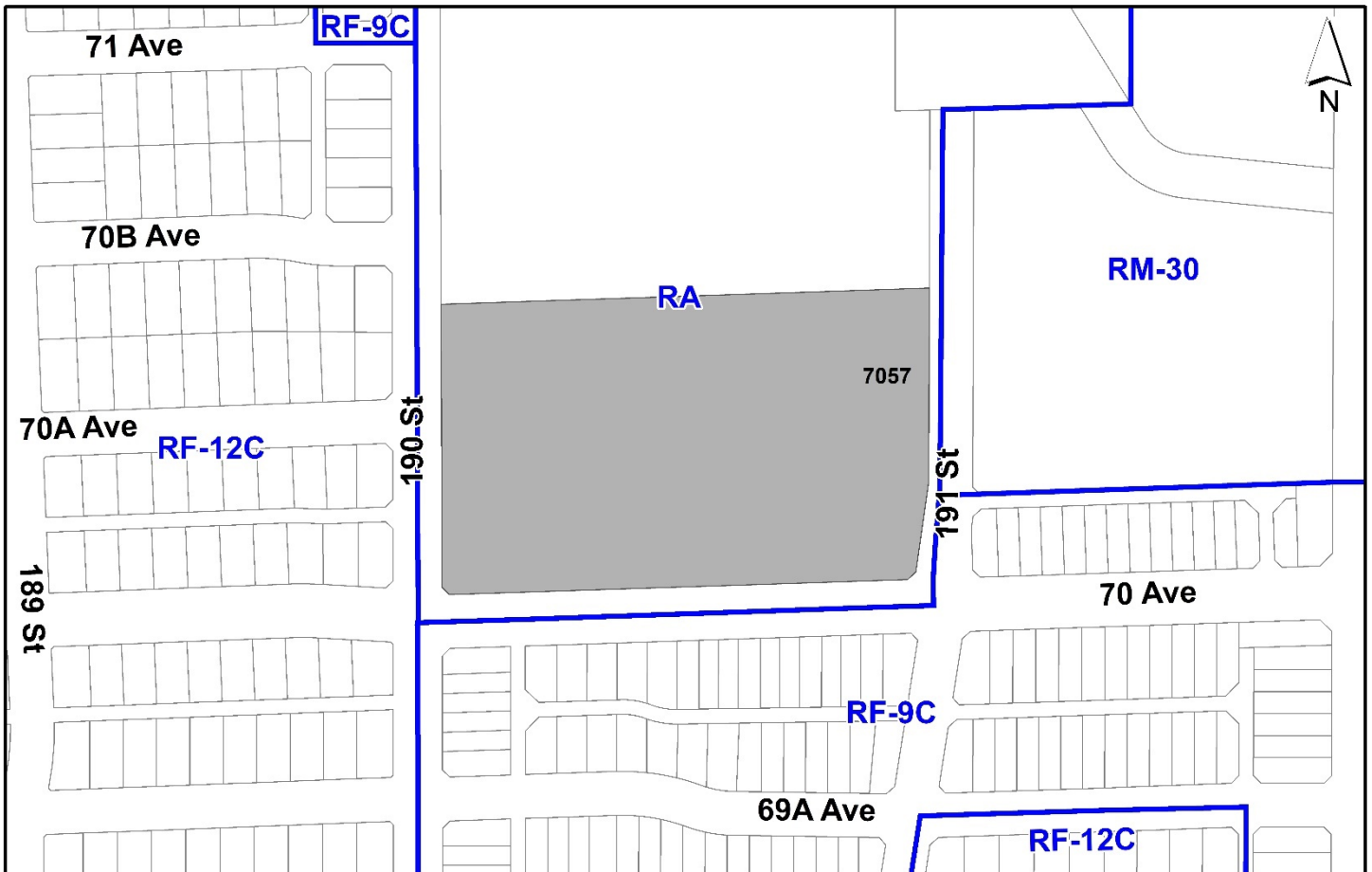


**PROPOSAL:**

- **Development Variance Permit**

to reduce the side (south) yard on flanking street setback to permit the retention of 8 portables on the site of an existing elementary school (Hazelgrove Elementary).

**LOCATION:** 7057 - 191 Street  
**ZONING:** RA  
**OCP DESIGNATION:** Urban  
**NCP DESIGNATION:** School & Park (East Clayton)



## **RECOMMENDATION SUMMARY**

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

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

- Seeking to reduce the side (south) yard on flanking street setback from 15 metres to 5 metres to accommodate 8 portable classrooms fronting 70 Avenue, already on the site.

## **RATIONALE OF RECOMMENDATION**

- Reduction of the side (south) yard on flanking street setback will facilitate the retention of eight existing portables classrooms on site to address a lack of capacity in the existing school building.
- The proposed setback variance does not create any new interface issues in the neighborhood as multiple portables fronting 70 Avenue have been located on the site for several years without concerns raised by surrounding neighbors.

## RECOMMENDATION

The Planning & Development Department recommends that Council approve Development Variance Permit No. 7920-0234-00 (Appendix II) to reduce the minimum side (south) yard on flanking street setback under the General Provisions of the Zoning Bylaw No. 12000 for Public School buildings from 15 metres to 5 metres, to proceed to Public Notification:

## SITE CONTEXT & BACKGROUND

Direction	Existing Use	NCP Designation	Existing Zone
Subject Site	Hazelgrove Elementary School	School & Park	RA
North:	Hazelgrove Park	School & Park	RA
East (Across 191 Street):	Townhouses and single family dwellings	15-25-UPA (Medium-High Density) and 10-15 UPA (Medium Density)	RM-30 and RF-9C
South (Across 70 Avenue):	Single family dwellings	6-10 UPA (Low Density)	RF-9C
West (Across 190 Street):	Single family dwellings	6-10 UPA (Low Density)	RF-12C

## Context & Background

- The subject site is approximately 2.37 hectares in size and is located at 7057 - 191 Street in Clayton. The site is zoned "One-Acre Residential Zone (RA)" and is designated School & Park in the East Clayton Neighborhood Concept Plan (NCP).
- The site is occupied by Hazelgrove Elementary School. Presently, the school contains 22 classrooms, 17 portables (1 installed without permits) and 77 parking spaces.
- Under Corporate Report No. 2019-Ro77, parking rates were amended under the Surrey Zoning Bylaw, 1993, No.12000, and granted final adoption under Bylaw No. 19817 on May 27, 2019. The Elementary School parking requirements were amended to 9 drop off stalls and 1.75 stalls per classroom. This equates to a total parking requirement of 77 off-street parking spaces on the subject property. The existing parking on-site meets the parking requirements for 22 classrooms and 17 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.
- Eight (8) of 17 already installed portables, one of which was installed without permits, do not meet the minimum setback requirements of the Zoning Bylaw 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 (south) yard on flanking street setback under the General Provisions of the Zoning Bylaw No. 12000 for retention of 8 existing portables.

### Referrals

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 & BYLAW 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 School & Park in the East Clayton (NCP). The existing school use complies with the NCP designation.

### Zoning Bylaw

- The subject property is zoned One-Acre Residential Zone (RA).

### Variances

- The applicant is requesting to reduce the minimum side (south) yard on flanking street setback under the General Provisions of the Zoning Bylaw No. 12000 for Public School buildings from 15 metres to 5 metres.
- The proposed setback variance does not create any new interface issues in the neighborhood as multiple portables fronting 70 Avenue have been located on the site for several years without concerns raised by surrounding neighbors.

- Under the Zoning Bylaw No. 12000, public schools are permitted in any zone provided that school buildings comply with certain setback requirements. The minimum side (south) yard on flanking street setback is 15 metres. The eight subject portables are currently located 5 metres from the south side lot line.
- Staff support the proposed variances.

#### INFORMATION ATTACHED TO THIS REPORT

The following information is attached to this Report:

- Appendix I. Site Plan
- Appendix II. Development Variance Permit No. 7920-0234-00

*approved by Ron Gill*

Jean Lamontagne  
General Manager  
Planning and Development

ELM/cm





CITY OF SURREY

(the "City")

DEVELOPMENT VARIANCE PERMIT

NO.: 7920-0234-00

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: 025-575-295  
Lot 2 Section 16 Township 8 New Westminster District Plan BCP3251  
7057 - 191 Street

(the "Land")

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 (south) yard on flanking street setback for Public Schools and School District Administration Buildings is reduced from 15 metres to 5 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

