

## City of Surrey PLANNING & DEVELOPMENT REPORT Application No.: 7920-0234-00

Planning Report Date: November 23, 2020

## **PROPOSAL:**

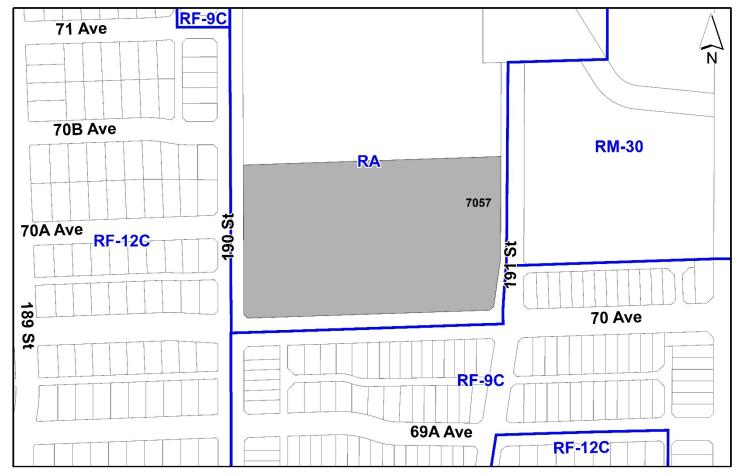
## • Development Variance Permit

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	<b>Existing Zone</b>
Subject Site	Hazelgrove	School & Park	RA
	Elementary School		
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 &

The Parks, Recreation & Culture Department has no objection to

Culture:

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:

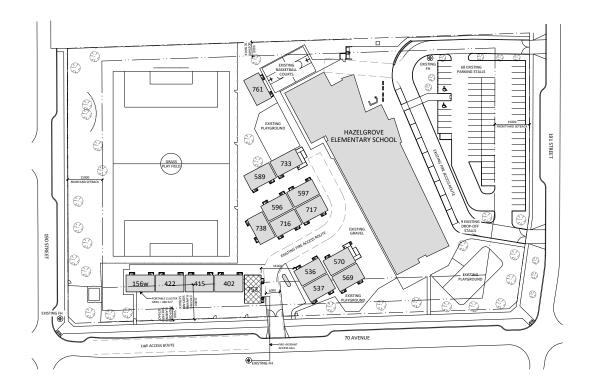
Appendix I. Site Plan

Appendix II. Development Variance Permit No. 7920-0234-00

approved by Ron Gill

Jean Lamontagne General Manager Planning and Development

ELM/cm



## Appendix I

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 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:

THE REPORT OF THE PERSON OF TH NEW PORTABLE EXISTING PORTABLE ----- PROPERTY LINE

EXISTING FIRE HYDRANT

---- SETBACK LINE FIRE TRUCK ACCESS ROUTE

FIREFIGHTING DISTANCE

#00-10190 1554 Street | Survey, #6 | VBA 177

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Popert
SD36 PORTABLE RELOCATION 2020
HAZELGROVE ELEMENTARY SCHOOL

Drawing SITE

A0.01



## HAZELGROVE ELEMENTARY SCHOOL SD36 PORTABLE RELOCATION 2020

CITY OF SURREY BY-LAWS

**BUILDING PERMIT** 

1416.96

1416.96

7057 191 ST, SURREY, B.C. V4N 6E5

LOT 2 SECTION 16 TOWNSHIP 8 PLAN BCP3251 NWD HAZELGROVE



	JBLIC SCHOOL REQUIREMENTS	(ALL MEASUREMENTS IN 6
REQUIRED DATA	BUILDING MINIMUM/MAXIMUM REQUIRED	PROPOSE
SETBACK, FRONT, EAST:	15.0	15.
SETBACK, REAR, WEST:	15.0	15.
SETBACK, SIDE, NORTH:	6.0	6.
SETBACK, SIDE, SOUTH:	15.0	5.0 (PROPOSED SETBACK VARIANCE
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TOTAL		
OCCUPANTS / SEX =((TOTAL BUILDIN	NG OCCUPANCY) - 10*) / 2	
	REQUIRED	PROVID
MALES	8	
FEMALES	14	
UNIVERSAL	1	
TOTAL	23	
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SURTE 300 - 1:0190 152A STREET,
SURREY, B.C. VSR 117
PP: (004) 531-3128
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 282
Pht. (604) 830-4664

M 789 SOUNDATION IN AN MOTES & DETAILS



SD36 PORTABLE RELOCATION 2020
SD36 PORTABLE RELOCATION 2020
PORTABLE SCHOOL
SD315 SB807, AC CWEGS
COVER SHEET

A0.00 CO

## 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 construction with respect to which this devel (2) years after the date this development variance	opment variance permit is issued, within two		
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.			
	ORIZING RESOLUTION PASSED BY THE CO D THIS DAY OF , 20 .	UNCIL, THE DAY OF , 20 .		
		Mayor – Doug McCallum		
		City Clerk – Jennifer Ficocelli		

# HAZELGROVE \(\right\) ELEMENTARY SCHOOL 0 0 70 AVENUE FIRE ACCESS ROUTE

Variance to reduce the side (south) yard on flanking street setback from 15 metres to 5 metres to allow for retention of 8 portable classrooms.

## Schedule A

FIRE DEPARTMENT REQUIREMENTS:

All portable building shall conform to the requirements of the SC Building Gode and must be located within 147 ft (45 m) of a fire department access route. For cluster of 3 or more portables, or if the building area exceeds 2000 ft? (186 m²), each of the portable building's principal entrance must within 295 ft (90 m) of a fire hydrant. Clusters of 2 portables are not required to be within 425 ft (90 m) of a fire hydrant. Ausimum 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

###

EXISTING PORTABLE

PROPERTY LINE

SETBACK LINE

FIRE TRUCK ACCESS ROUTE

FIREFIGHTING DISTANCE



Thinks of the parents in the parents

TYABLE RELOCATION 2020
OVE ELEMENTARY SCHOOL
FURCHMODES

TOST 2915T, SURREY, B.C. WINGE Crawleg SITE PLAN

200801 HAZ 1057 25 20et Number Downing



