

City of Surrey
PLANNING & DEVELOPMENT REPORT

Application No.: 7920-0296-00

Planning Report Date: January 25, 2021

PROPOSAL:

- **Development Variance Permit**

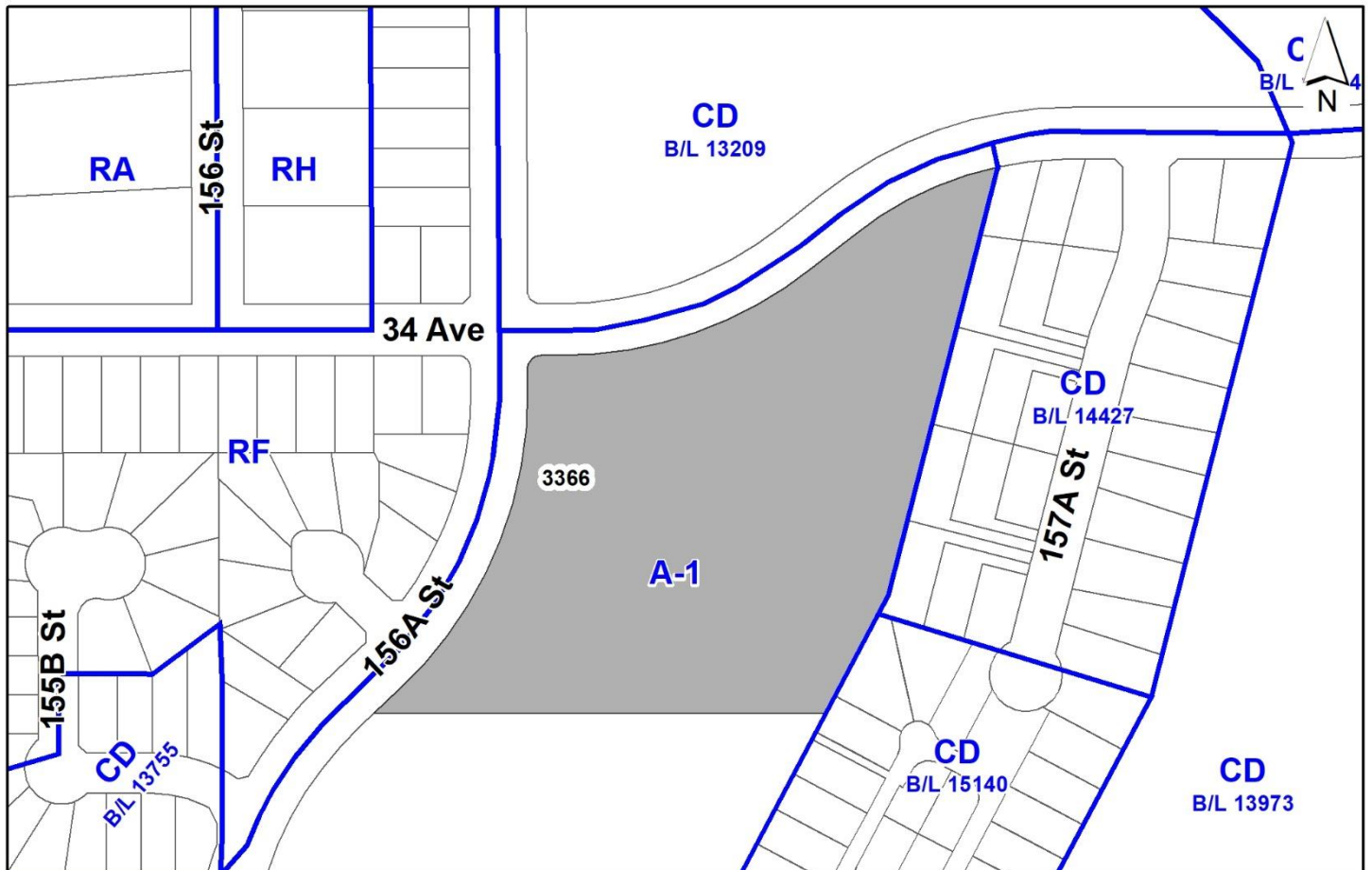
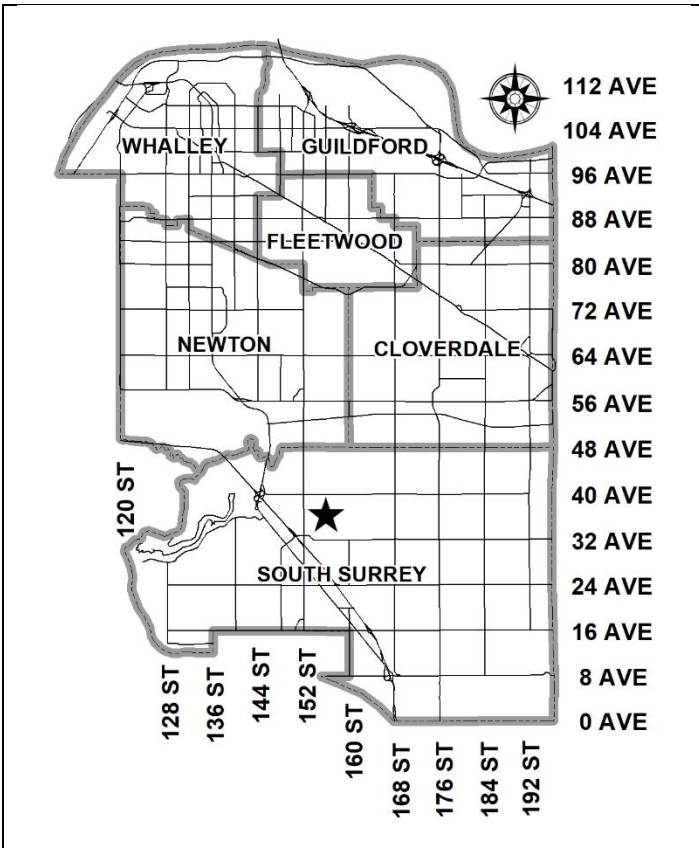
to reduce the side (north) yard on flanking street setback to permit the addition of eight classrooms to Morgan Elementary School.

LOCATION: 3366 - 156A Street

ZONING: A-1

OCP DESIGNATION: Urban

NCP DESIGNATION: Elementary School



RECOMMENDATION SUMMARY

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

DEVIATION FROM PLANS, POLICIES OR REGULATIONS

- The applicant is proposing to vary the side yard flanking (north) setback from 15 metres to 12.4 metres to the building face.

RATIONALE OF RECOMMENDATION

- Reducing the side yard (north) on flanking street setback will facilitate the building addition of eight classrooms and increased enrollment to the existing Morgan Creek Elementary School, which is currently over capacity.
- The proposed variance is minor in nature, reducing the minimum setback from 15 metres to 12.4 metres (2.6 metre reduction relative to By-law requirements) and will have minimal impacts to neighbouring properties.

RECOMMENDATION

The Planning & Development Department recommends that Council approve Development Variance Permit No. 7920-0296-00 (Appendix I) to reduce the minimum side yard (north) on flanking street setback under the General Provisions of Zoning By-law No. 12000 for a Public School building from 15 metres to 12.4 metres, to proceed to Public Notification.

SITE CONTEXT & BACKGROUND

Direction	Existing Use	NCP Designation	Existing Zone
Subject Site	Morgan Elementary School	Elementary School	A-1
North (Across 34 Avenue):	Cluster Single Family Residential	Clustering at Single Family Density	CD Zone (By-law No. 13209)
East:	Single Family Residential	Compact/Single Family Cluster & Clustering at Single Family Density	CD Zone (By-law No. 14427) & CD Zone (By-law No. 15140)
South:	Morgan Creek Park	Park/Open Space	A-1
West (Across 156A Street):	Single Family Residential	Single Family Residential	RF

Context & Background

- The subject property, located at 3366 – 156A Street, is designated "Urban" in the Official Community Plan (OCP), "Elementary School" in the Rosemary Heights Central Neighbourhood Concept Plan (NCP), and zoned "General Agricultural (A-1) Zone".
- Morgan Elementary School currently has 18 classrooms, including portable classrooms, and 74 parking spaces.
- The parking requirements for Elementary Schools are 9 drop-off/pick-up stalls and 1.75 stalls per classroom. This equates to a total parking requirement of 46 off-street parking spaces on the subject property. The available on-site parking exceeds the required parking for the proposed 26 classrooms (inclusive of an 8 classrooms addition).

DEVELOPMENT PROPOSAL

Planning Considerations

- The applicant is proposing to reduce the minimum side yard (north) on flanking street setback under the General Provisions of the Zoning Bylaw No. 12000 to facilitate the addition of eight classrooms to the existing school building.

Referrals

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

POLICY & BY-LAW CONSIDERATIONS

Zoning By-law

Setback Variance

- The applicant is requesting the following variances:
 - Reduce the minimum side yard (north) on flanking street setback required under Section A.1 of Part 4 General Provisions of Zoning By-law No. 12000 for Public Schools from 15 metres to 12.4 metres to permit an addition to Morgan Elementary School.
- The proposed variance is minor in nature reducing the minimum setback from 15 metres to 12.4 metres and will have minimal impacts to neighbouring properties.
- Reducing the side yard (north) on flanking street setback will facilitate the building addition of eight classrooms and increased enrollment to the existing Morgan Creek Elementary School, which is currently over capacity.
- The townhouse units on the north side of 34 Avenue have a significant landscape buffer that provides separation from the street which will provide visual screening from the school addition.
- Under the Zoning Bylaw No. 12000, public schools are permitted in any zone provided that school buildings comply with specific setback requirements. The minimum side yard (north) on flanking street setback is 15 metres. The proposed variance will reduce the setback from 15 metres to 12.4 metres, a reduction of 2.6 metres.
- Staff support the requested variances to proceed for consideration.

INFORMATION ATTACHED TO THIS REPORT

The following information is attached to this Report:

Appendix I. Development Variance Permit No. 7920-0296-00

approved by Shawn Low

Jean Lamontagne
General Manager
Planning and Development

DZ/cm

CITY OF SURREY

(the "City")

DEVELOPMENT VARIANCE PERMIT

NO.: 7920-0296-00

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: 024-606-359

Lot A Section 26 Township 1 New Westminster District Plan LMP43394

3366 - 156A 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 side yard (north) on flanking street setback for Public Schools and School District Administration Buildings is reduced from 15 metres to 12.4 metres.
4. This development variance permit applies to only the 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

ZONING REQUIREMENTS:
(Surrey Zoning By-Law 12009)

- SETBACKS (Public Schools)**
 Front Yard Setback 15m
 Rear Yard Setback 15m
 Side Yard Setback 6m
 Side Yard on Flanking St 15m

Refer to setback line on adjacent site plan for slight

- HEIGHT (A-1 Zone)**
 Maximum Height 12m

The addition is a single story building that will not exceed 8m

- CAR PARKING**
 1.75 parking spaces per classroom
 9 parking spaces for drop-off

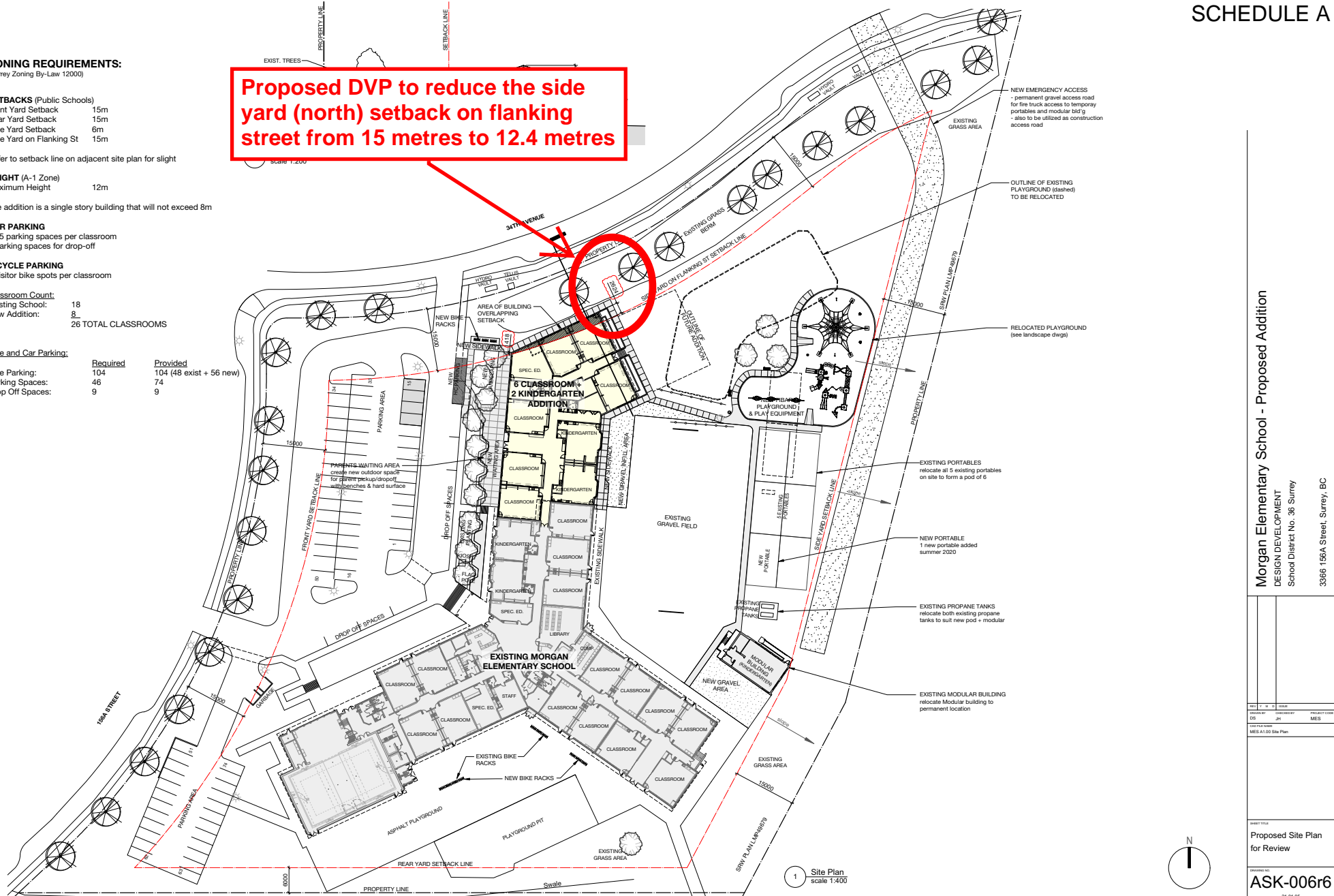
- BICYCLE PARKING**
 4 visitor bike spots per classroom

- Classroom Count:**
 Existing School: 8
 New Addition: 8
26 TOTAL CLASSROOMS

Bike and Car Parking:

	Required	Provided
Bike Parking:	104	104 (48 exist + 56 new)
Parking Spaces:	46	74
Drop Off Spaces:	9	9

Proposed DVP to reduce the side yard (north) setback on flanking street from 15 metres to 12.4 metres



Morgan Elementary School - Proposed Addition
 DESIGN DEVELOPMENT
 School District No. 36 Surrey
 3366 156A Street, Surrey, BC

DATE	BY	CHKD	REVISED
05/11/2020	JH	MES	

Proposed Site Plan for Review

ASK-006r6



1 Site Plan scale 1:400