

City of Surrey  
**PLANNING & DEVELOPMENT REPORT**

Application No.: 7920-0303-00

Planning Report Date: April 12, 2021

**PROPOSAL:**

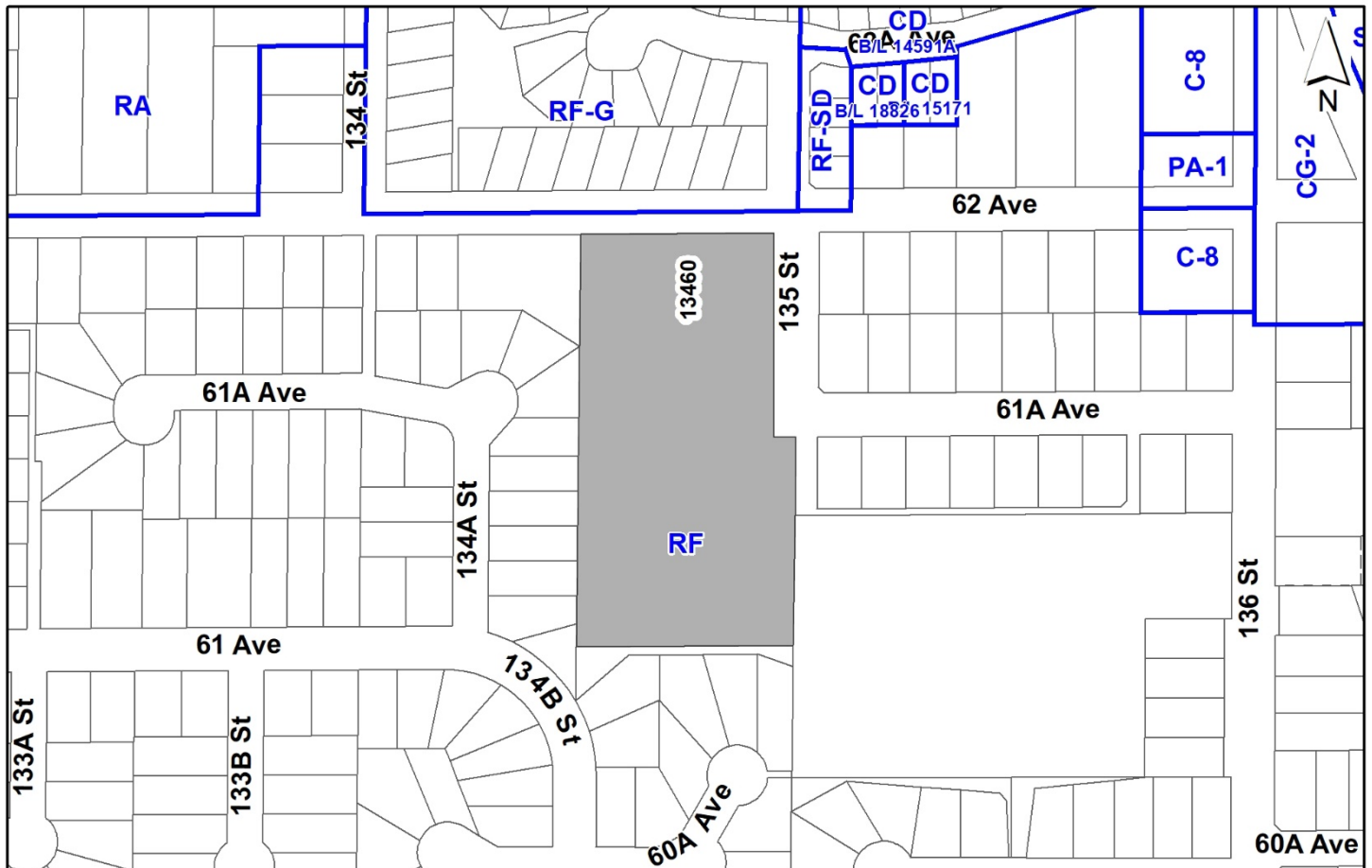
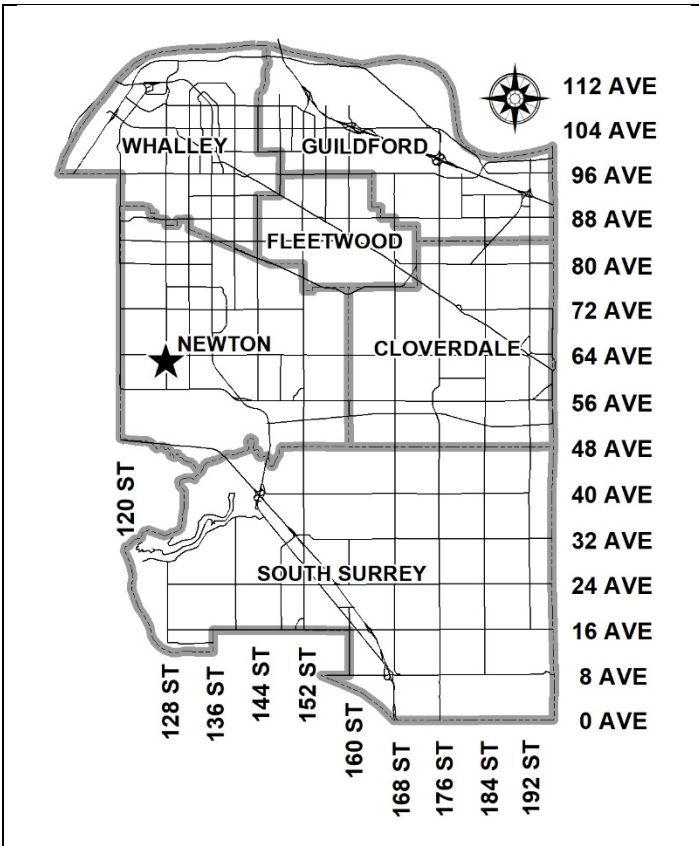
- **Development Variance Permit**

to reduce the front (north) yard setback to permit retention of two portable classrooms and to reduce the bicycle parking requirements of an existing elementary school (North Ridge Elementary).

**LOCATION:** 13460 - 62 Avenue

**ZONING:** RF

**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 front (north) yard setback from 15 metres to 6.1 metres to accommodate two portable classrooms recently installed on site.
- Seeking to vary the rate at which bicycle parking for an elementary school is calculated.

**RATIONALE OF RECOMMENDATION**

- Reduction of the front yard setback will facilitate the retention of two existing portable classrooms recently installed 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 neighbourhood as the portables fronting 62 Avenue have a comparable setback to nearby single family residential properties.
- Alternative locations were explored on site to accommodate the portable classrooms but were determined not viable due to vehicle parking requirements and fire truck access route implications.
- A reduction to the bicycle parking requirements will help to facilitate the introduction of two portable classrooms to North Ridge Elementary School.
- The School District advises that existing bike racks are currently underutilized and has committed to provide additional bicycle parking spaces in the future if demand warrants it.
- The North Road Elementary School Parent Advisory Committee (P.A.C.) submitted a letter in support of the proposal to vary the required number of bicycle parking spaces.

## RECOMMENDATION

The Planning & Development Department recommends that:

1. Council approve Development Variance Permit No. 7920-0303-00 (Appendix I) varying the following, to proceed to Public Notification:
  - (a) to reduce the minimum front (north) yard setback under the General Provisions of the Zoning By-law No. 12000 for Public School buildings from 15 metres to 6.1 metres; and
  - (b) to reduce the rate at which bicycle parking is calculated for an elementary school from 4 spaces per classroom to 2.85 spaces per classroom.

## SITE CONTEXT & BACKGROUND

Direction	Existing Use	OCP Designation	Existing Zone
Subject Site	Elementary School	Urban	RF
North (Across 62 Avenue):	Single Family Residential	Urban	RF-G
East (Across 135 Street):	Single Family Residential, Park	Urban	RF
South:	Single Family Residential	Urban	RF
West:	Single Family Residential, Detention Pond	Urban	RF

### Context & Background

- The subject site is approximately 1.8 hectares in size and is located at 13460 – 62 Avenue in Newton. The site is designated 'Urban' in the Official Community Plan (OCP) and is zoned 'Single Family Residential (RF)'.
- The site is occupied by North Road Elementary School. Presently, the school contains 17 classrooms, 4 portables and 49 parking spaces.

## DEVELOPMENT PROPOSAL

### Planning Considerations

- A Building Permit application was submitted in August 2020 for the installation of two portable classrooms for the 2020 school year intake, which have already been erected on site.



- Reduction of the front yard setback will facilitate the retention of two existing portable classrooms recently installed 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 neighbourhood as the portables fronting 62 Avenue have a comparable setback to nearby residential properties. To the north of the subject site, across 62 Avenue, properties are zoned "Single Family Residential Gross Density (RF-G)", where the permitted front yard setback is 7.5 metres, which can be further reduced to 5.5 metres for up to 50% of the length of the dwelling, excluding the garage.
- Alternative locations were explored on site to accommodate the portable classrooms but were determined to not be viable due to vehicle parking requirements and fire truck access route implications.
- A reduction of bicycle parking requirements will facilitate two additional portable classrooms on site.
- The School District provided a letter indicating that current bicycle parking spaces are underutilized and committed to providing additional spaces should the demand warrant it in the future (Appendix II).
- The North Road Elementary School Parent Advisory Committee (P.A.C.) submitted a letter in support of the proposed variance to reduce the required number of parking spaces.
- 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. 7920-0303-00
Appendix II.	Letters from School District and North Road Elementary Parent Advisory Committee

*approved by Shawn Low*

Jean Lamontagne  
General Manager  
Planning and Development

SR/cm

CITY OF SURREY

(the "City")

DEVELOPMENT VARIANCE PERMIT

NO.: 7920-0303-00

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: 010-698-485

Lot 1 Block "B" Section 8 Township 2 New Westminster District Plan 2714 Except: Plan BCP41382

13460 - 62 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 Provision the minimum front (north) yard setback for Public schools and School District Administration Buildings is reduced from 15 metres to 6.1 metres; and
  - (b) In Section D Bicycle Spaces and Secure Bicycle Parking Areas of Part 5 Off-Street Parking and Loading/Unloading, the minimum number of bicycle parking spaces per classroom for elementary schools is reduced from 4 spaces to 2.85 spaces per classroom.
4. This development variance permit applies to only the portion of the Land shown on 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



March 9, 2021

Sarah Robertson, Planning Technician  
City of Surrey  
Planning & Development Department | Area Planning – South Division  
13450 104<sup>th</sup> Avenue, Surrey BC V3T 1V8

**RE: NORTH RIDGE ELEMENTARY SCHOOL - DVP APPLICATION FOR BICYCLE PARKING  
13460 62 AVE, SURREY, BC**

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Dear Sarah,

I am writing you regarding the City of Surrey Bylaw 5.17.D which refers to the amount of Bicycle Space Requirements.

We are coordinating the installation of and additional portable and relocation of one portable at the above noted project. Under the current bylaw, an additional 24 bicycle parking spaces would be required in addition to the 60 spaces already installed. The staff at North Ridge see this is an excessive number given that the existing bike racks are underutilized. We would like to request that no new additional spaces be required.

Please be assured that the School District will provide the additional bicycle spaces should the school require additional spaces in the future.

Attached is a letter from the Parent Advisory Committee supporting the reduced amount of bicycle parking spaces.

Please do not hesitate to contact me with any questions.

Sincerely,

A handwritten signature in blue ink, appearing to read "Greg Forbes-King", with a long horizontal flourish extending to the right.

Greg Forbes-King  
Director, Facilities & Transportation Services

LEADERSHIP IN LEARNING



Parent Advisory Committee  
North Ridge Elementary School  
13460 62 Avenue, Surrey, BC V3X 2J2

Mayor and Council City of Surrey  
13450 –104 Avenue  
Surrey, BC, V3T 1V8

March 4, 2021

Dear Mayor and Council,

**Subject: Development Variance Permit Application for Bicycle Parking**

Please accept this letter as acknowledgment from the Parent Advisory Committee (PAC) of North Ridge Elementary School that School District #36 (Surrey) is applying for a Development Variance Permit application for Bicycle Parking. We understand that the current bylaw for bicycle parking would mandate an additional 24 bicycle parking spaces.

We feel that 24 additional spaces is not necessary for our school. The school currently has 60 spaces, which well exceeds the need for this student population. We fully support School District #36 (Surrey) in their application for a reduced number of bicycle racks.

Sincerely,

A handwritten signature in blue ink that reads "P. Minhas". The signature is written in a cursive style with a small flourish at the end.

Parvinder Minhas  
PAC President – North Ridge Elementary