

February 19, 2021

City of White Rock
15322 Buena Vista Avenue,
White Rock, BC
V4B 1Y6

Attn: Greg Newman, Manager of Planning

Re: SD36 White Rock Elementary Addition – DVP00014 1273 Fir Street

Dear Greg,

Thank you for hosting the Public Information Meeting (PIM), February 3rd from 5:30 pm to 6:30 pm (PST). Included in this letter is a summary of the questions asked at the meeting along with SD36 response. Out of the feedback we received directly at the PIM, we would note that there were 3 in opposition of the proposed variance, 3 neutral and 2 in support. In total 3 out of 8 were against the variance proposal.

Since the PIM, we have been notified that to date there has been over 60 positive submittals in favor of approval of the proposed variance. The summary below does not include this additional positive feedback as the District has only been provided the content from the PIM and any additional negative feedback from the PIM feedback forms. We have received 3 additional negative feedback forms from new participants, and 2 negative feedback forms from attendees of the PIM. We would also like to clarify that any questions in duplicate have only been responded to once below.

To recap, the project is an 8 classroom addition to the existing White Rock Elementary School to relocate students from 3 portables currently on the site. This addition is located on the eastern area of the site that was prepared during the 2007 reconstruction of the school. At the time of the 2007 reconstruction, the design of the building was specifically conceptualized to respond to the design of and pay homage to the existing 1914 building that was initially on this site. In addition, the east end of the building incorporated physical work in 2007 that prepared it for the future addition.

School buildings are long term elements in the urban fabric. Unlike commercial buildings, they tend to be in existence for 50 years or more. As a result, the character of these facilities should be respectful of the character and scale of the community. The current design of the school respects the character of the neighbourhood and White Rock by incorporating a residential design language, typical in seaside communities. This design was requested/encouraged by the City of White Rock and the community during the 2007 reconstruction.

LEADERSHIP IN LEARNING

The intent of the addition is to respect and compliment the strong identity and character created by the current school design by providing a seamless transition between the existing building and addition. In 2007 when the school was built, the zoning for this site did not limit the height of buildings, while the current bylaw does have a 10.7m height limit measured to the top of the ridge. The existing building is 12.4m to the ridge therefore, if we are to match that height we require a variance of 1.7m.

Enclosed is the updated view analysis completed for the proposed addition versus the impact of a 10.7m high flat, compliant roof structure (shown in red) that would have rooftop mechanical units (shown in yellow). This analysis identifies a rather minimal loss of view between the proposed option and the bylaw compliant option. Currently, the comments received from the City of White Rock are primarily focused on the small loss of view not the aesthetic considerations of respecting the existing school design. We also received comments based on the location of the proposed addition which we would like to reiterate is not a factor within the bylaw height variance.

Participant 1 (Andrew Sader):
Question + Answer from PIM:

Q1: Was an attempt made to comply with the current bylaw or has this always been the plan to go straight to the variance application? Also, why not build on the west side of the lot, where the current high density corridor is?

A: When the original building from 1914-1967 was identified for demolition and reconstruction, the City of White Rock originally asked SD36 to save the 1914 building. As this was not possible, the City then requested/encouraged SD36 to create a design that maintained the form and character of the original 1914 school, respectful of the seaside community aspect of White Rock while paying homage to the history of the site as the long-time home of the White Rock School. In undertaking the design of the addition and understanding that schools are in place for 50 years or more, we focused on achieving a seamless addition, respecting the original design and wishes of the community. The variance of 1.7m for height is relatively small versus leaving a 50 year mark on the community with a design not in keeping with the residential/seaside aesthetic of the area.

Refer question from Participant 6, Q1 with respect to the question about the west side of the site.

Response to Additional Feedback Form:

With respect to the feedback form, the comment on the aesthetic is addressed above, the comment on the cupola is addressed in question from Participant 5, Q2, the comment on the views is addressed in question from Participant 5, Q1.

Relative to the comment on the building location. This DVP is based solely on this addition in this location. Other locations on the site cannot be considered for reasons primarily focused on functionality of educational space. Other reasons include preparatory work already completed in 2007, BC Ministry of Education approval limits and topography of the site.

Participant 2 (Anne):

Q1: Is this plan for existing registered numbers, or planning for the future growth? What happens 5 years down the line when there are more students? Bring back the portables?

A: The long range facilities plan proposes a 6 classroom addition to Peace Arch Elementary to support future growth within the direct White Rock elementary community.

The current 8 classroom addition at White Rock Elementary will remove the 3 portables currently onsite and address projected future growth.

Participant 3 (Anonymous):

Q1: Will there be improvements to traffic flow?

A: The existing parking lot and drop off area was originally sized to support this addition and meets the current by-law. The existing entry to the school and parking will not be impacted.

Q2: Why not build to the south, where ample space is available?

A: We have funding approval from the Ministry of Education to proceed only with the addition located to the east of the existing building, as preparation for tie-in and design planning was established in 2007 when the current existing building was demolished and rebuilt. Our business case also found other factors that contributed to this decision:

- Locating the students to the south will require a larger addition and renovation to the existing building would be significant resulting in displacement of students during the project.
- The existing grade differential between the ground just outside the school and the lower back south of the school is greater than 2m.
- The current configuration of the building requires a relatively straight forward realignment to the Hydro and TELUS services. A new building would require a much larger relocation/extension around the perimeter of the building.
- This would also significantly disrupt the planting and existing trees along the south edge of the school, which we are currently retaining.
- The students need to remain in the existing portables established in the west until the addition is complete.

Q3: Will there be noise abatement to shield neighbours from the new east side plaza?

A: Currently this area is a play field used by many students during the school day. The new addition will provide landscaping and new trees between the streetscape and the addition/ plaza.

The plaza will provide access to the classrooms within the addition.

Q4: Will there be accommodations for construction equipment and materials that will not interfere with Fir Street residences?

A: All construction onsite will meet current City of White Rock construction and noise bylaws.

Q5: What are the school district's projections for enrollment at WR Elementary over the next 5-10 years?

A: Listed in the 2020-21 Long Range Facilities Plan the 10 year student enrolment projection for South Surrey/ White Rock area is to increase from 4,613 to 4,840 by 2029. The future 6 classroom addition planned at Peace Arch Elementary in White Rock, as well as an 8 classroom addition planned at South Meridian Elementary will assist in creating additional space for the South Surrey and White Rock elementary community.

The current 8 classroom addition at White Rock Elementary will remove the 3 portables currently onsite and address projected future growth.

Q6: Is there any other school in Surrey that is positioned this close to a residential street (Fir)?

A: This building is within the established setbacks for this site. It is common at all school sites throughout the district (Surrey and White Rock) to construct the facility close to the existing building setback lines established by the municipality.

Participant 4 (Anonymous):

Q1: I think what most of the neighbours need to understand is that the addition is going to happen to move the students out of the portables. Would you prefer to look at an addition that matches the existing, or something that doesn't match and then mechanical equipment on the roof?

A: Please see updated view analysis completed for the proposed addition versus the impact of a 10.7m high compliant roof structure (shown in red) that would have rooftop mechanical units (shown in yellow).

The district believes that the most responsible approach for the community is to continue the existing design aesthetic that was completed with input from the City of White Rock and the community in 2007. A seamless addition will fit best into the community and continue to be an identifiable landmark for the next 50 years.

Participant 5 – (Don + Karen McNulty):

Question + Answers from PIM:

Q1: Not an insignificant difference on the height. When we purchased we checked the by laws and the limit of 10.7 was provided. This addition effectively reduces the view for our property significantly especially if allowed to be increased in height from the current by laws.

A: Please see updated view analysis completed for the proposed addition versus the impact of a 10.7m high compliant roof structure (shown in red) that would have rooftop mechanical units (shown in yellow). The current proposal versus the complaint roof design with the mechanical

units are similar in height. This analysis identifies a rather minimal loss of view between the proposed option and the bylaw compliant option.

Q2: Can we use skylights instead of the cupola?

A: The purpose of the cupola is primarily as a mechanical element to facilitate natural ventilation. Its secondary use is to allow natural light into the interior spaces of the school. The cupola is classified as a dome/ chimney under the bylaw and is not included in the total building height calculation. For natural ventilation, the cupola has louvers to relieve excess air out of the building to prevent over-pressurization, a mechanical function that matches all of the existing cupolas, and existing systems in the rest of the school. Removing the cupola would require mechanical ventilation units to be installed on the roof.

Q3: How tall are the current ceilings in each classroom on the second floor?

A: The second floor ceiling is a sloped from a scissor-truss and starts at 11'-0" to approximately 14'-0" in total.

Response to Additional Feedback Form:

There are a number of comments in two feedback forms from both members of this household, most of which are already addressed in this response.

The district confirms that in order to provide an accurate view analysis, the balconies of the noted properties as well as the streets and existing buildings were surveyed. Further, a significant amount of time and energy has been expended to confirm the information on the view analysis and it accurately represents the view impacts of this development.

The comment about moving the west side of the school has been addressed in in the questions from Participant 6, Q1 and comment form response from Participant 1. The comment on the view has been addressed above in response to Q1 as well as in response to Participant 4, Q1. The building aesthetic comments have been addressed in responses to Participant 1, Q1 and Participant 4, Q1.

Further to these responses, we provide the following: SD36 proposes to respect the original direction of the City of White Rock and the community in 2007 and provide an addition that seamlessly extends the original building. We believe that this is the right thing to do for the community, as this building can be expected to be hear for at least 50 years. The location of this addition was selected in 2007 and the existing floor plan and servicing was structured to support this future addition. BC Ministry of Education would not support an addition to this building in another location on the site as they have already supported the "rough-in" work to prepare for this addition that was completed in 2007. Further, the current approved funding for this addition does not include any renovations of the existing building as the work to support this addition was completed in 2007.

Participant 6 – (Steve Swenson):

Q1: Why not build on the west side where there is a great deal of space for building and construction equipment/supplies, with no obstruction of residential properties?

A: Notwithstanding the number of comments seeing to move the addition to another location on

the site, this DVP submission is specific to this addition at this location and height remains the only consideration of the variance request.

The location of the proposed addition at the eastern side of the existing building has very important features to the students and teaching staff. From a teaching perspective it is very important for the Kindergarten classrooms and Grade 1-7 classrooms to have close adjacencies to one another for teaching support and student safety. From a student perspective creating community and mentorship between grades is critical for development of care for self and others. Other locations on the site cannot be considered as teaching adjacencies will be lost, as will functionality of the educational space.

The location of this addition was selected in 2007 and the existing floor plan and servicing was structured to support this future addition. BC Ministry of Education would not support an addition to this building in another location on the site as they have already supported the “rough-in” work to prepare for this addition that was completed in 2007. Further, the current approved funding for this addition does not include any renovations of the existing building as the work to support this addition was completed in 2007.

Lastly, the topography of the site presents limits to where an addition can be located as we cannot provide internal ramps and stairs in corridors in an elementary setting as this presents hazards to the youngest students. In addition, the 3 existing portables need to remain and host student's onsite until the addition is completed.

Participant 7 – (Tim):

Q1: Have sightline analysis from the roof top patios of 1321 Fir Street?

A: Yes, this was included in the original presentation and is included in our updated view analysis attached.

Participant 8 – (Wendy):

Q1: When will work begin?

A: Assuming that the DVP application is approved, construction will begin in the summer of 2021. Should this variance not be accepted, the project will be forced into redesign which means that the critical summer construction season will be lost. We estimate that the project delay could be as much as a year which would have substantial impacts on costs due to escalation in the market. The redesign and escalation costs are not included within the current budget approval and may result in a need to go back to the Ministry of Education for additional funding. If additional funding is not granted, there is a real threat that the project could be cancelled entirely resulting in the addition of more portables to the site, to address the projected growth in the community.

Statement: I like the proposed Addition. Adds more character to the school, than a box.

To summarize, this project is to be built in an area of the site that was designated for this purpose in 2007. The design respects the intent of the City of White Rock and the community from 2007 and provides a seamless transition between the existing school and the addition, maintaining the current strong visual identity. In order to maintain the seamlessness of the addition a 1.7m variance to the new height bylaw is required which will allow us to match the heights of the existing building.

This addition is also a very important benefit to the community to provide quality spaces for our learners and future growth by removing them from portables, and also respecting the community fabric by ensuring that important architectural elements are maintained.

We look forward to continuing to work with the City of White Rock to build the future eight classroom addition at the White Rock elementary school.

Sincerely,

Alana Kuroyama, BID PMP

A handwritten signature in black ink, appearing to read "Alana Kuroyama".

Project Manager
Capital Project Office

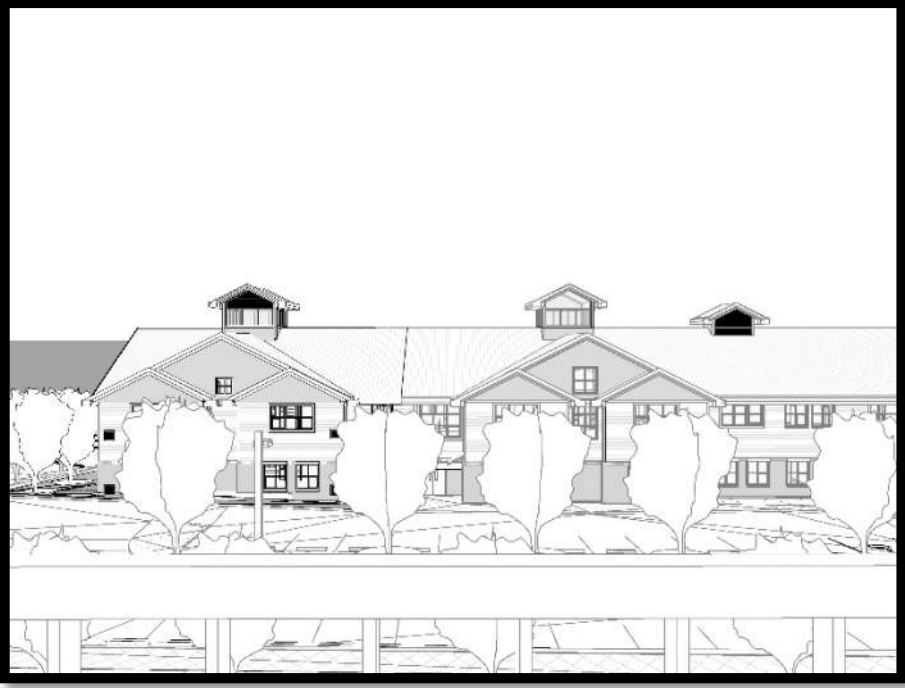
Context

View Analysis – View from neighboring residences

BYLAW COMPLIANT
OPTION



PROPOSED OPTION



15265 Roper Street South East Balcony View

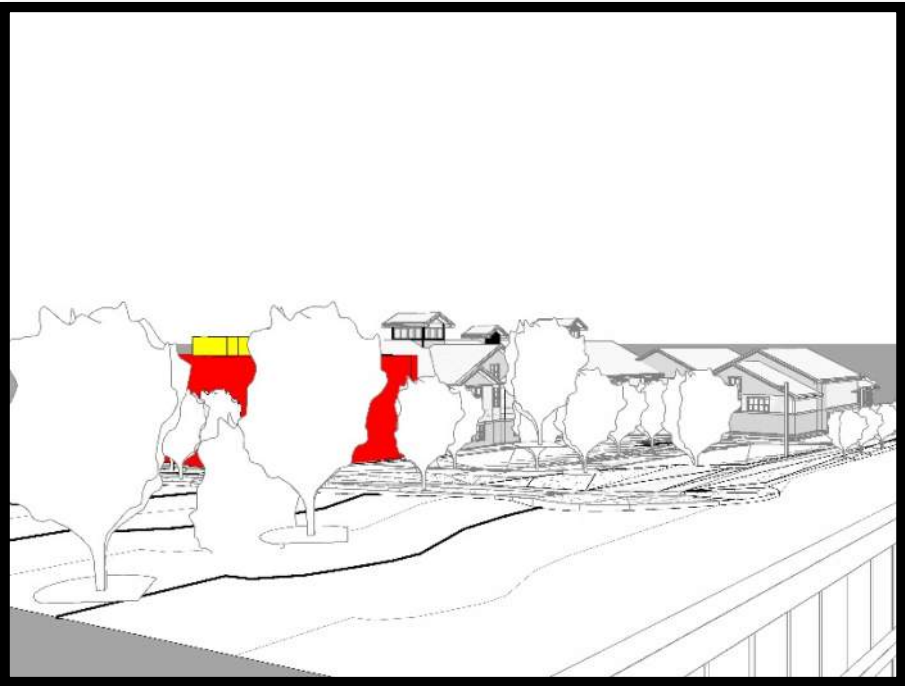
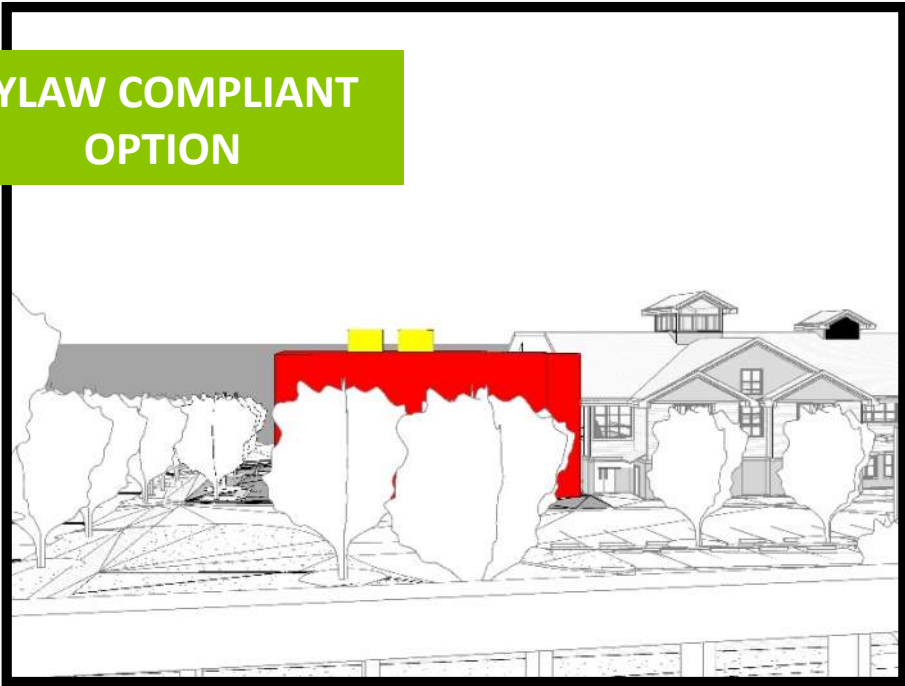
15265 Roper Street South Balcony View

15289 Roper Street Balcony View

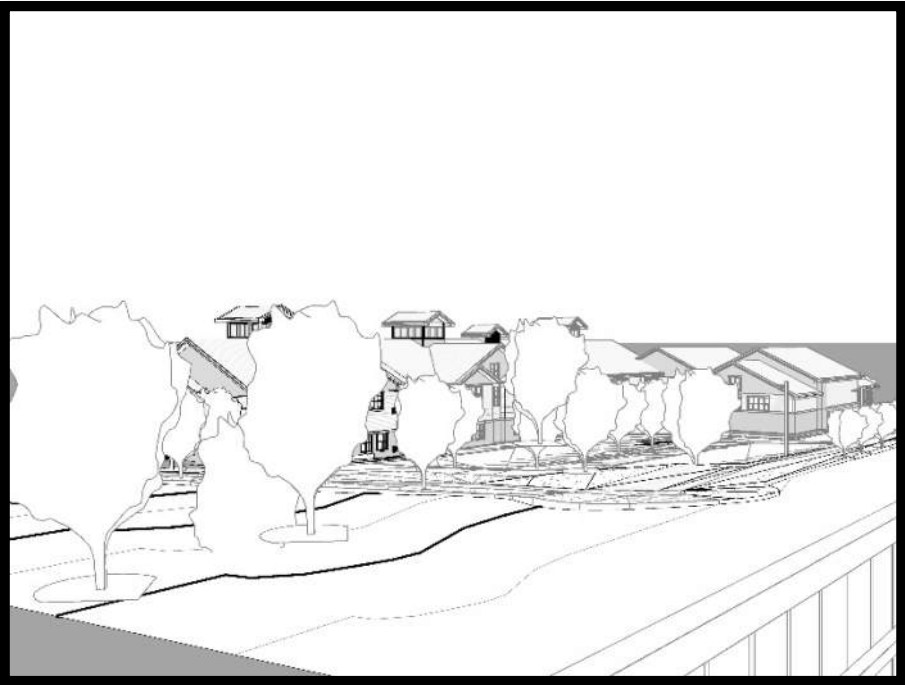
Context

View Analysis – View from neighboring residences

BYLAW COMPLIANT
OPTION



PROPOSED OPTION



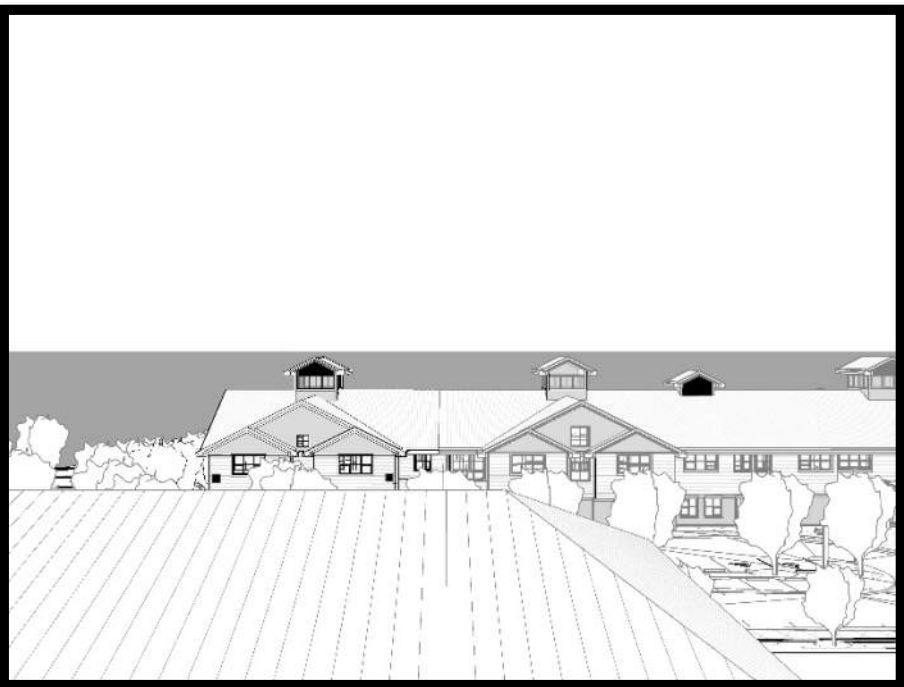
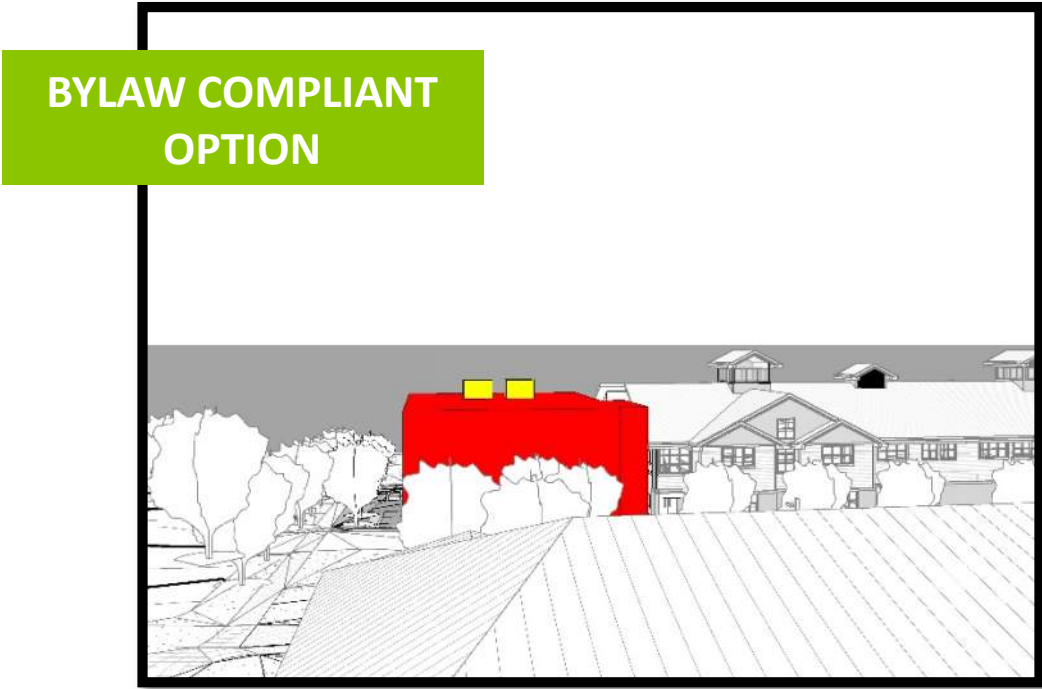
15299 Roper Street Balcony View

15311 Roper Street Balcony View

15303 Roper Street Balcony View

Context

View Analysis – View from neighboring residences



1321 Fir Street Front Building Rooftop View

1321 Fir Street Back Building Rooftop View