

City of Surrey  
**PLANNING & DEVELOPMENT REPORT**

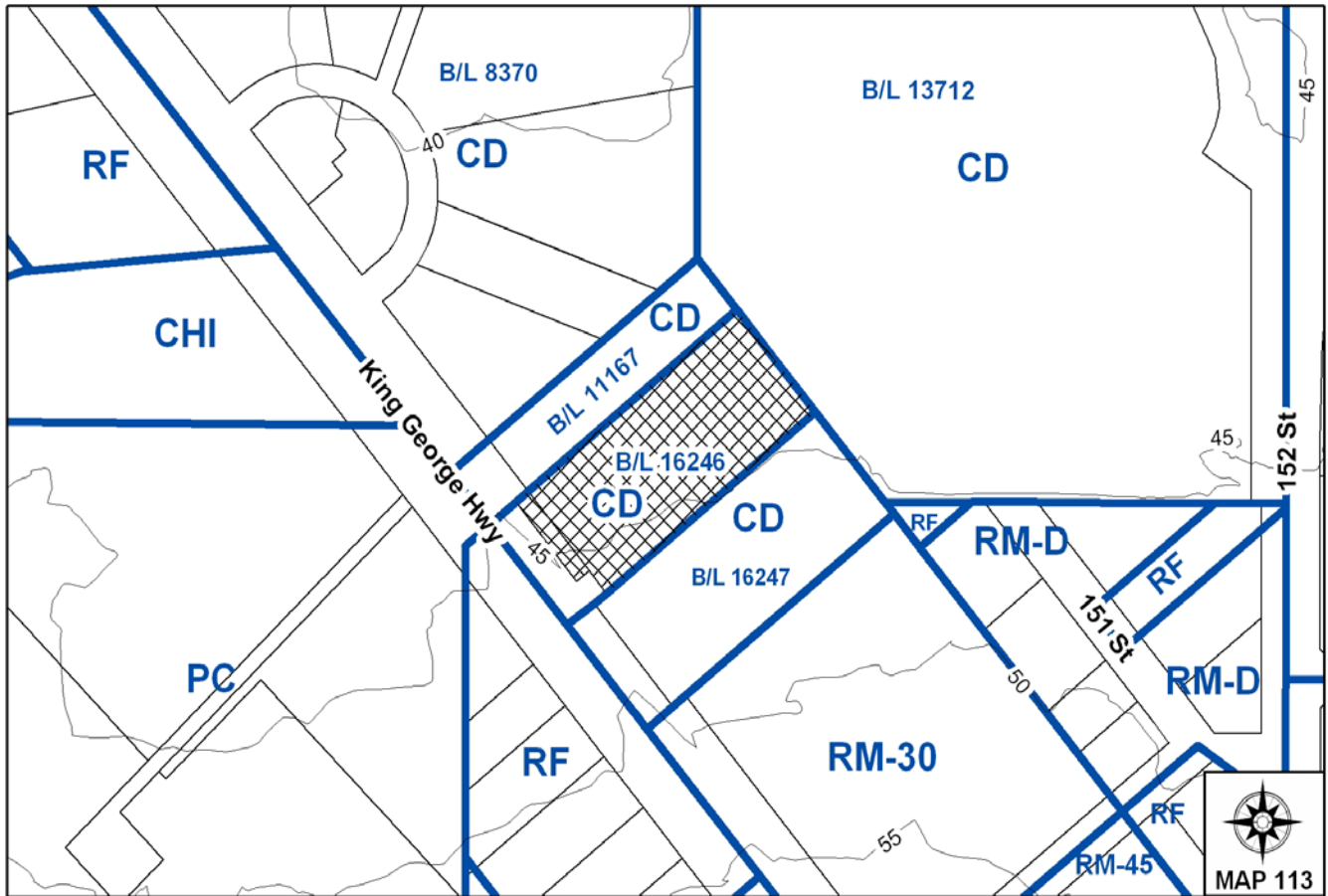
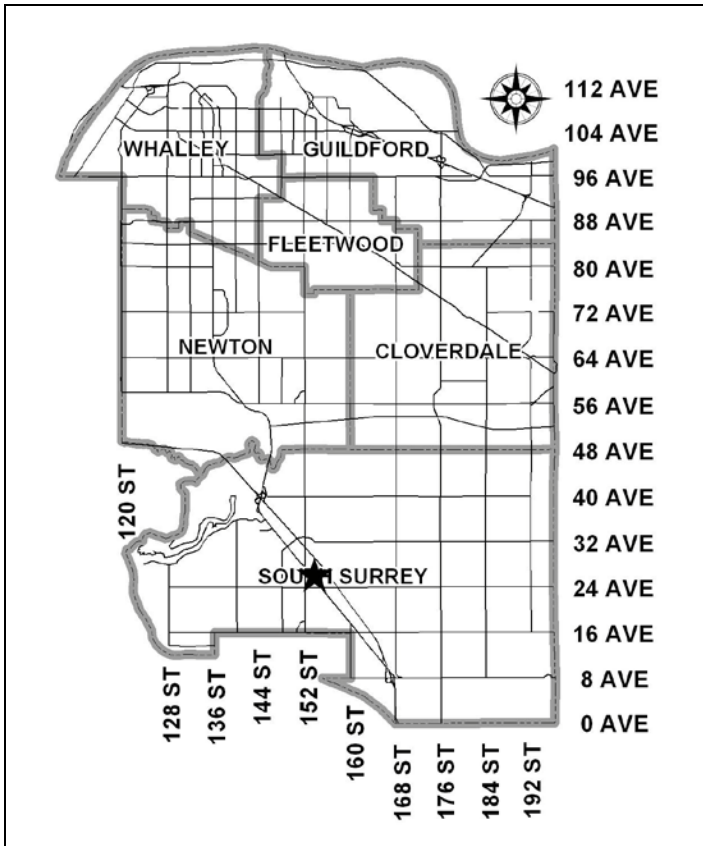
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Planning Report Date: October 1, 2007

**PROPOSAL:**

- **Development Variance Permit** to vary maximum height requirement for a four (4) storey mixed-use building.

**LOCATION:** 2970 King George Highway  
**OWNER:** The Watermark at Southpointe Holdings Inc.  
**ZONING:** CD (By-law No. 16246)  
**OCP DESIGNATION:** Multiple Residential  
**LAP DESIGNATION:** Commercial Residential



### 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 maximum height requirement from 16.0 metres (52.5 ft.) to 18.3 metres (60 ft.) for a portion of the mixed-use building.

### RATIONALE OF RECOMMENDATION

- The proposed height variance is required only for cornice projections.
- The proposed height constitutes a minor deviation from the maximum height requirement of the zone and will not have a negative impact on the character of the surrounding area.

RECOMMENDATION

The Planning & Development Department recommends that:

1. Council approve Development Variance Permit No. 7907-0212-00, (Appendix IV) varying the following, to proceed to Public Notification:
  - (a) to vary the maximum building height of the CD Zone (By-law No. 16246) allowed from 16 metres (52.5 ft.) to 18.3 metres (60 ft.).

REFERRALS

Engineering: The Engineering Department has no objection to the project, as outlined in Appendix III.

SITE CHARACTERISTICS

Existing Land Use: Vacant land. The Planning and Development Department has received a building permit application for a four-storey mixed use building on the subject site.

Adjacent Area:

<b>Direction</b>	<b>Existing Use</b>	<b>OCP Designation</b>	<b>Existing Zone</b>
North-East:	Southpointe Shopping Centre	Commercial	CD (By-law No. 13721)
South-East:	Vacant. A four-storey mixed-use building is approved on the site.	Multiple Residential	CD (By-law No. 16247)
South-West:	Single family residential dwellings.	Urban	RF
North-West:	Auto Mall.	Commercial	CD (By-law Nos. 8370, 12888 and 11167)

DEVELOPMENT CONSIDERATIONSBackground

- The subject site is located at 2970 King George Highway. On June 26, 2007, Council approved the Rezoning and Development Permit applications to allow the development of a four-storey mixed-use commercial/residential building (Project No. 7906-0360-00), on this site. A similar application was also approved for the development the properties immediately to the south (Project No 7906-0329-00). Both proposals were coordinated to share services, road access and surface parking.

- The development proposal, on this site, presented to Council on January 22, 2007, includes a building height of 15.93 metres and the CD By-law was written to allow a 16.0-metre (52.5 feet) high building. However, following completion of detailed engineering design for road and service elevations to accommodate services and road elevations on the subject site and the nearby property to the south, the finished grade, as defined in the zoning by-law for the subject site, was discovered to be lower than the final grade for the main level of portions of the building, by approximately 2.3 metres (7.5 feet).
- To accommodate the additional height, a Development Variance Permit is required to relax the maximum height requirement of the CD Zone (By-law No. 16346).

### BY-LAW VARIANCE AND JUSTIFICATION

#### (a) Requested Variance:

- To vary the maximum height of the building described in Section G.1. of CD By-law (No. 16246) from 16.0 metres (52.5 ft.) to 18.3 metres (60 ft.).

#### Applicant's Reasons:

- The project will be constructed in accordance with the approved Development Permit drawings.
- At the time of application, without all the engineering data being available, it was not possible to determine the final building elevation interface between the subject site and the site to the south (which share the same service and road elevation with the subject site). Consequently, the finished road grades established between the two projects dictated the commercial floor elevations on both sites. As the commercial floor elevations of the subject site has to be the same as that of the site to the south because they share a road, the buildings on the subject site had to be raised.
- It is noted that the point of maximum height proposed (18.3 m/60 ft.) of the project occurs only at the top of elevator shaft of one of the buildings. This height is determined by the function of the elevator machinery, not by architectural design, and camouflaged by cornices at the parapet level. The majority of the building complies with the existing height requirement of 16 metres (52.5 ft.).

#### Staff Comments:

- Given the volume of the structures on the site and the treatment of the final grade, the proposed height increase, will not be visually noticed.
- The proposed variance is only required for cornice projections.
- The proposed structures are not next to any established residential zone, therefore, the increased height will not negatively impact the surround properties.
- Staff, therefore, support the proposed relaxation.

INFORMATION ATTACHED TO THIS REPORT

The following information is attached to this Report:

- Appendix I. Lot Owners, Action Summary and Project Data Sheets and Survey Plan
- Appendix II. Site Plan and Building Elevations
- Appendix III. Engineering Summary
- Appendix IV. Development Variance Permit No. 7907-0212-00
- Appendix V. Elevation Comparison with Development to the South

Jean Lamontagne  
General Manager, Planning and Development

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Information for City Clerk

Legal Description and Owners of all lots that form part of the application:

1. (a) Agent:      Name:                Carson Nofle  
                                 Address:            109 - 1528 McCallum Road  
                                                            Abbotsford, B.C. V2S 8A3  
                                 Tel:                        1-604-853-5222
  
2.      Properties involved in the Application
  - (a)      Civic Addresses:      2970 King George Highway
  
  - (b)      Civic Address:            2970 King George Highway  
                 Owner:                        The Watermark at Southpointe Holdings Inc.  
                 PID:                                011-355-913  
                 Lot 13 Section 22 Township 1 New Westminster District Plan 8888
  
3.      Summary of Actions for City Clerk's Office
  - (a)      Public Notification of Development Variance Permit No. 7907-0212-00.