

Planning Report Date: July 12, 2010

PROPOSAL:

- **Development Variance Permit**

in order to vary the maximum height of the parapet and dome of a private school under construction.

LOCATION:

10677 - 124 Street

OWNER:

Satnam Education Society of British Columbia

ZONING:

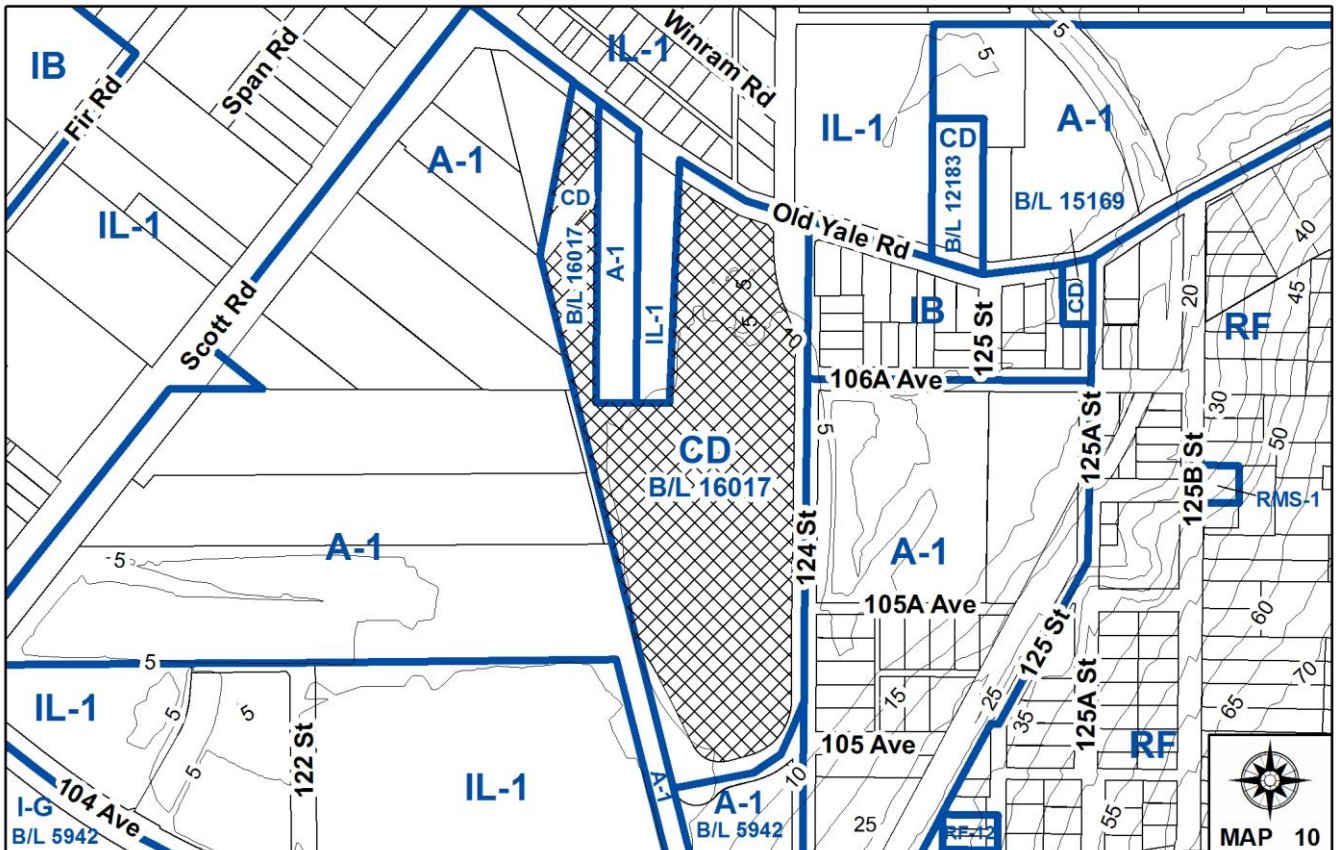
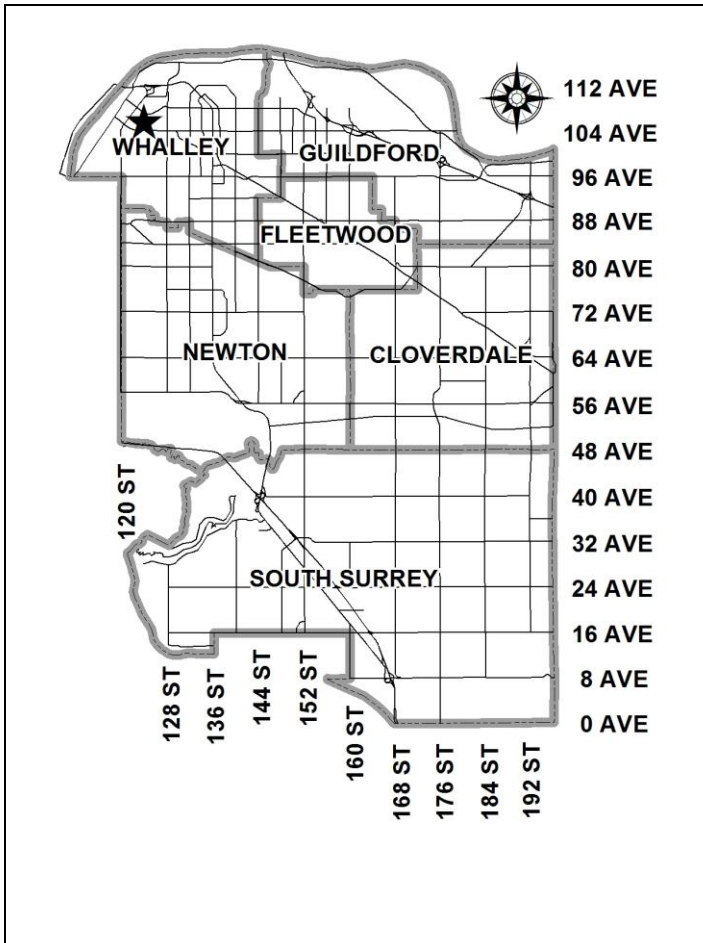
CD (By-law No. 16017)

OCP DESIGNATION:

Industrial

NCP DESIGNATION:

School



RECOMMENDATION SUMMARY

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

DEVIATION FROM PLANS, POLICIES OR REGULATIONS

- Requires an increase in the building heights specified in the CD By-law No. 16017 to accommodate the temple parapet and temple dome.

RATIONALE OF RECOMMENDATION

- The proposed building height variances are minor and in keeping with the size and scale of the school currently under construction.

RECOMMENDATION

The Planning & Development Department recommends that:

1. Council approve Development Variance Permit No. 7910-0142-00, (Appendix II) varying the following, to proceed to Public Notification:
 - (a) to vary Sections G.1 and 2 of CD By-law No. 16017 to increase the maximum building height of the principal building from 10.8 metres (35.5 ft.) to 11.6 metres (38 ft.) measured to the top of the parapet and to increase the maximum combined building height of the principal building and any architectural projection from 13.6 metres (44.6 ft.) to 18 metres (59 ft.).

REFERRALS

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

SITE CHARACTERISTICS

Existing Land Use: Private Khalsa elementary school under construction.

Adjacent Area:

Direction	Existing Use	NCP Designation	Existing Zone
North (Across Old Yale Road):	Mix of industrial and non-conforming residential uses.	Business Park	IL-1
East (Across 124 Street):	Primarily vacant lands and large vacant lot under application to allow single family residential lots (File No. 7906-0247-00 (referred back to staff by Council).	Business Park	IB and A-1
South (Across unconstructed 105 Avenue road dedication:	Vacant lot under application (File No. 7906-0332-00) for townhouses (Third Reading).	Public Open Space and Park (proposed for Low Density Townhouses)	A-1 (By-law No. 5942)
West (Across orange-coded creek):	Primarily vacant lots with truck parking. Two (2) lots under application for Temporary Use Permits (File No. 7909-0138-00 at Third Reading and 7905-0299-00 at Third Reading) .	Business Park	IL-1 and A-1

DEVELOPMENT CONSIDERATIONS

Background

- The subject site is located at the southwest corner of Old Yale Road and 124 Street. It is designated Industrial in the Official Community Plan (OCP) and is designated Schools in the South Westminster Neighbourhood Concept Plan (NCP).
- The site was the subject of a previous land development application submitted in 2006 (File No. 7906-0035-00) to rezone the property from General Agricultural Zone (A-1) to CD (By-law No. 16017) to allow for the construction of one private elementary school and one private high school, a child care facility, assembly uses as well as track and playing fields. Council granted final adoption to the rezoning by-law on June 25, 2007.
- The elementary school component of this phased development, which includes a temple is currently under construction.

Current Proposal

- While under construction, it was determined that an additional 0.76 metres (2.5 feet) in height is required for the parapet to allow for roof trusses.
- As a result, the applicant has requested a Development Variance Permit to increase the maximum building height permitted under CD By-law No. 16017 from 10.8 metres (35.5 ft.) to 11.6 metres (38 ft.) to accommodate the additional height of the temple parapet.
- An additional variance is also needed to address the actual combined height of the principal building and the tallest architectural projection (i.e. dome).

BY-LAW VARIANCES AND JUSTIFICATION

(a) Requested Variance:

- To increase the maximum building height of a principal building in CD By-law No. 16017 from 10.8 metres (35.5 ft.) to 11.6 metres (38 ft.) to the top of the parapet of the elementary school's temple.

Applicant's Justification:

- Trusses ordered for the temple parapet are 0.76 metres (2.5 ft.) higher than shown in the design drawings.

Staff Response:

- The requested variance is limited only to the temple parapet and is required for structural integrity. The proposed variance is minor in nature and in keeping with the overall size and scale of the elementary school.
- Staff support the requested variance.

(b) Requested Variance:

- To increase the maximum combined building height of the principal building and any architectural projection in CD By-law No. 16017, from 13.6 metres (44.6 ft.) to 18 metres (59 ft.).

Applicant's Justification:

- The height of the dome on top of the temple parapet remains the same at 6.2 metres (20.5 ft.). However, when combined with the increased height of the temple parapet, the overall height of the principal building and dome increases.

Staff Response:

- Staff support the requested variance.

INFORMATION ATTACHED TO THIS REPORT

The following information is attached to this Report:

Appendix I. Lot Owners and Action Summary
Appendix II. Development Variance Permit No. 7910-0142-00

Jean Lamontagne
General Manager
Planning and Development

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