

City of Surrey
PLANNING & DEVELOPMENT REPORT
File: 7909-0043-00

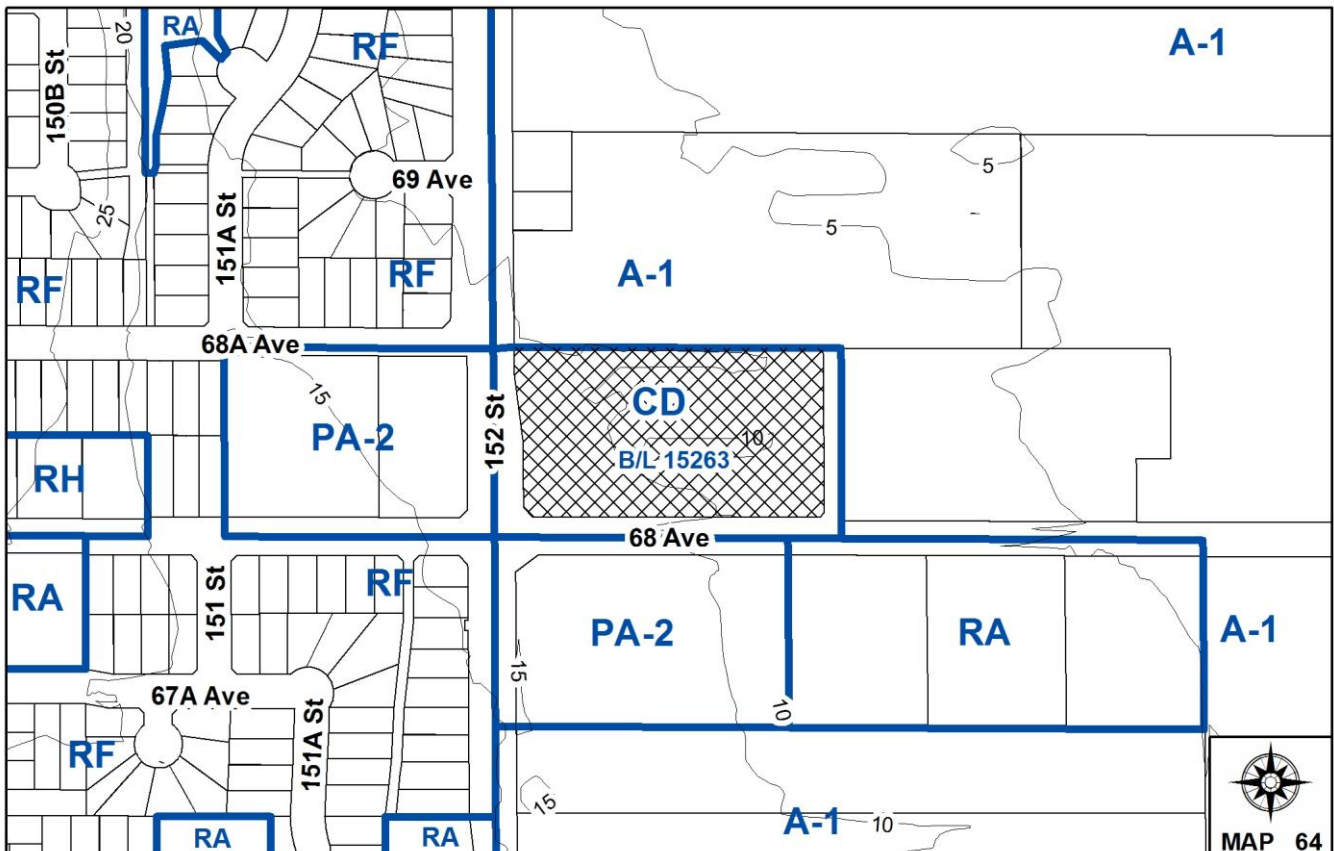
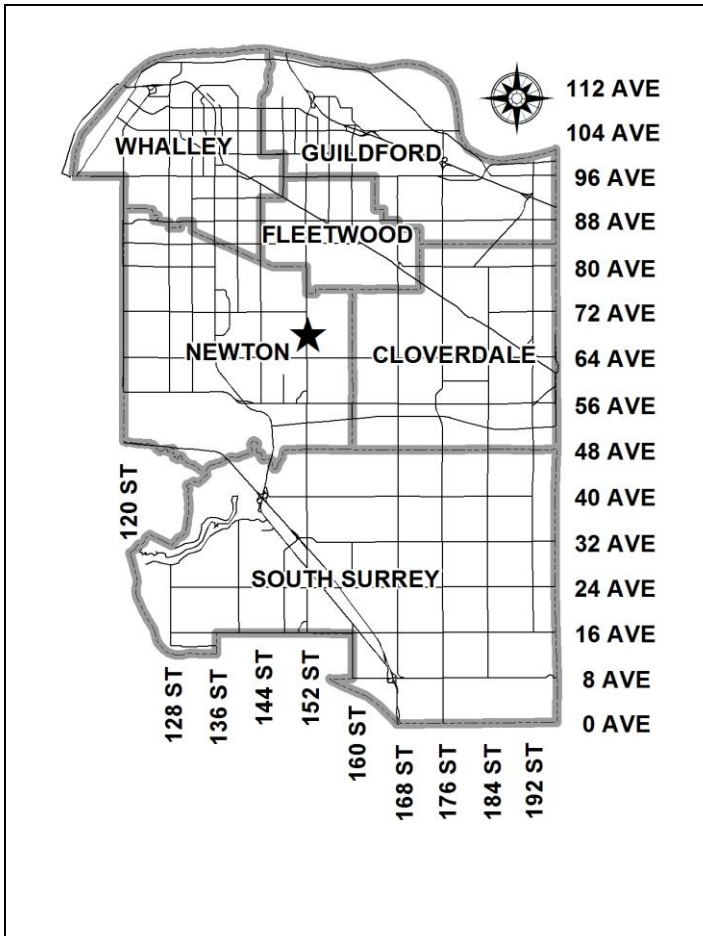
Planning Report Date: May 25, 2009

PROPOSAL:

- **Development Variance Permit**

in order to relax the height requirement to permit a 30.5 metre (100 ft.) high flagpole for an existing Sikh temple.

LOCATION: 15255 - 68 Avenue
OWNER: Owners of Common Property of Strata Plan BCS2221
ZONING: CD (By-law No. 15263)
OCP DESIGNATION: Industrial
NCP DESIGNATION: Business Park



RECOMMENDATION SUMMARY

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

DEVIATION FROM PLANS, POLICIES OR REGULATIONS

- The applicant is requesting a variance to the Zoning By-law to increase the allowable height from 6 metres (20 ft.) to 30.5 metres (100 ft.) in order to permit a flagpole for an existing Sikh temple.

RATIONALE OF RECOMMENDATION

- The proposed relaxation will have a negligible impact on the aesthetics of the proposed building or adjacent properties, as the proposed flagpole has been sited at an internal location within the site.
- The flagpole is related to religious uses on the subject property and is consistent with the height of other applications for flagpoles on other religious facilities.
- The flagpole and flag are intended to provide a religious symbol, and will not be used for signage or advertising.

RECOMMENDATION

The Planning & Development Department recommends that:

1. Council approve Development Variance Permit No. 7909-0043-00, (Appendix II) varying the following, to proceed to Public Notification:
 - (a) In Section 2.G.2 of Comprehensive Development Zone (CD) By-law No. 15263, the allowable height of a structures is varied from 6.0 metres (20 ft.) to 30.5 metres (100 ft.), in order to permit the installation of a flag pole for religious purposes only.

REFERRALS

Engineering: There are no engineering requirements relative to the issuance of the Development Variance Permit.

SITE CHARACTERISTICS

Existing Land Use: Business Park uses and accessory Religious Assembly/Wedding Palace use.

Adjacent Area:

Direction	Existing Use	OCP/NCP Designation	Existing Zone
North and East:	Acreage residential.	Industrial/Business Park and Open Space/Linear Park Buffers	A-1
South (Across 68 Avenue):	Institutional/Church and business park.	Industrial/Institutional and Business Park	PA-2
West (Across 152 Street):	Institutional/Church	Urban/Institutional	PA-2

DEVELOPMENT CONSIDERATIONSBackground

- The subject property is located on the northeast corner of 68 Avenue and 152 Street and is zoned "Comprehensive Development Zone (CD)" (By-law No. 15263). The site is designated "Industrial" in the Official Community Plan (OCP) and "Business Park" in the East Newton Business Park Neighbourhood Concept Plan (NCP).
- In November 2005, a Development Permit was approved (File No. 7902-0340-00) for the construction of a 4,542 sq. m. (48,893 sq. ft.) multi-tenant industrial building and 2,737 sq. m. (24,463 sq. ft.) Wedding Palace, containing a religious assembly hall and banquet facilities as accessory uses. The site has been stratified and developed and the industrial and

religious/banquet uses are in operation. As part of the approved Development Permit, the applicant's installed a 6 metre (20 ft.) high flagpole on the site for religious purposes.

Proposal

- The strata has requested permission to install a 31 metre (100 ft.) flagpole on the site for religious purposes. The existing 6 metre (20 ft.) flagpole is proposed to be removed.
- A Development Variance Permit (DVP) is required to increase the allowable height for a structure under the CD By-law (No. 15263) from 6.0 metres (20 ft.) to 30.5 (100 ft.) for this purpose.
- The flagpole is proposed to be located at the southeast corner of the Wedding Palace building, internal to the site.
- The applicant proposes to establish hard landscaping around the new flagpole in the form of a ceremonial plaza. The existing flagpole at the southwest corner of the site will be removed. The applicant has committed to reinstating and completing the landscaping at this location in accordance with the approved Development Permit.

BY-LAW VARIANCE AND JUSTIFICATION

(a) Requested Variance:

- To increase the maximum allowable height requirement for a structure from 6.0 metres (20 ft.) to 30.5 metres (100 ft.).

Applicant's Reasons:

- The flagpole is directly related to the religious functions on the subject property. In addition, tall flagpoles are integral features of traditional religious assembly halls (Gurdwaras) within the Sikh tradition.

Staff Comments:

- The proposed variance is comparable in height of flagpoles approved elsewhere in Surrey for other Gurdwaras, which range from 35 metres (115 ft.) to 45 metres (148 ft.).
- The strata proposes to install the flagpole adjacent to the existing building and approximately 15.5 m. (51 ft.) from the southern property line. The poles will have a pre-fabricated, steel tubing exterior with a 4.3 metre x 4.3 metre (14 ft. x 14 ft.) concrete base which extends roughly 1.2 m. to 1.4 m. (4 ft. to 4.5 ft.) above ground. (Appendix II, Schedule A)
- The selected location will reduce the visual impact of the flagpole and base on the streetscape and adjacent properties. In addition, the base of the flagpole will be covered with decorative tile in order to better integrate the structure within the overall building and site design.
- The flagpole will be used for religious purposes only, and not for signage or advertising.

INFORMATION ATTACHED TO THIS REPORT

The following information is attached to this Report:

- Appendix I. Lot Owners, Action Summary and Project Data Sheets
- Appendix II. Development Variance Permit No. 7909-0043-00

Jean Lamontagne
General Manager
Planning and Development

MRJ/TW/kms

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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: Anup Loodu
 Address: 8334 - 128 Street, Unit 201
 Surrey, BC
 V3W 4G2
 Tel: 604-783-6466

2. Properties involved in the Application
 - (a) Civic Address: 15255 - 68 Avenue

 - (b) Civic Address: 15255 - 68 Avenue
 Owner: Owners of Common Property of Strata Plan BCS2221
 Common Property of Strata Plan BCS2221 Section 14 Township 2 New
 Westminster District Plan BCS2221

3. Summary of Actions for City Clerk's Office
 - (a) Proceed with Public Notification for Development Variance Permit No. 7909-0043-00.

DEVELOPMENT DATA SHEET

Existing Zoning: CD

Required Development Data	Minimum Required / Maximum Allowed	Proposed
LOT AREA* (in square metres)		
Gross Total		18,970 sq.m.
Road Widening area		
Undevelopable area		
Net Total		17,587.5 sq.m.
LOT COVERAGE (in % of net lot area)		
Buildings & Structures		
Paved & Hard Surfaced Areas		
Total Site Coverage	45%	30.5%
SETBACKS (in metres)		
Front	7.5 m	7.5 m
Rear	7.5 m	7.5 m
Side	7.5 m	7.5 m
Side (Flanking)	7.5 m	7.5 m
BUILDING HEIGHT (in metres/storeys)		
Principal Structure	12 m	12 m
Structure	6 m	30.5 m
NUMBER OF RESIDENTIAL UNITS		
Bachelor		
One Bed		
Two Bedroom		
Three Bedroom +		
Total		
FLOOR AREA: Residential		
FLOOR AREA: Commercial		
Retail		
Office		
Total		
FLOOR AREA: Industrial		
FLOOR AREA: Institutional		
TOTAL BUILDING FLOOR AREA		

** If the development site consists of more than one lot, lot dimensions pertain to the entire site.*