

City of Surrey
PLANNING & DEVELOPMENT REPORT

File: 7909-0164-00

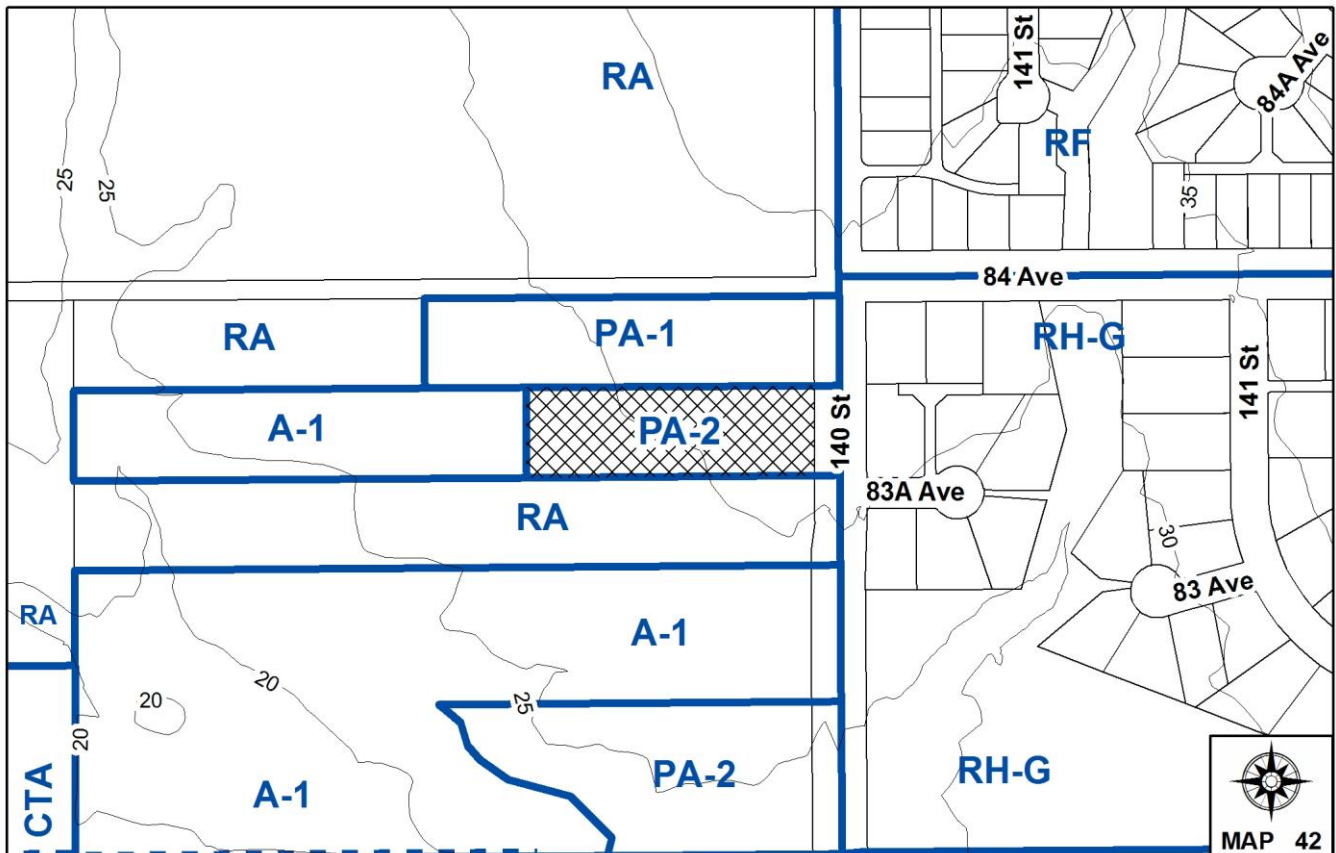
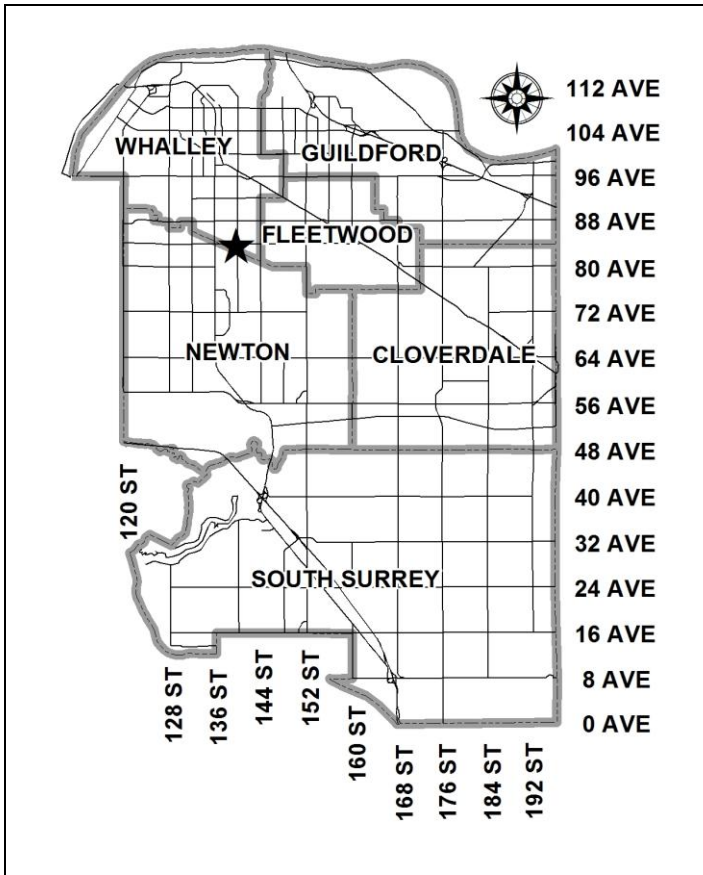
Planning Report Date: October 5, 2009

PROPOSAL:

- **Development Variance Permit**

in order to relax the maximum height of an accessory structure, to permit a 18.74-metre (60 ft.) high flagpole for a Sikh Temple currently under construction.

LOCATION: 8365 - 140 Street
OWNER: Canadian Ramgarhia Society
ZONING: PA-2
OCP DESIGNATION: Suburban



RECOMMENDATION SUMMARY

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

DEVIATION FROM PLANS, POLICIES OR REGULATIONS

- Seeking increased height of an accessory structure (flagpole), from 4 metres (13 ft.) to 18.74 metres (60 ft.), in order to permit a flagpole for a Sikh Temple under construction.

RATIONALE OF RECOMMENDATION

- The flagpole is related to religious uses on the subject property and is consistent with the height of other similar applications for flagpoles.

RECOMMENDATION

The Planning & Development Department recommends that:

1. Council approve Development Variance Permit No. 7909-0164-00, (Appendix II) varying the following, to proceed to Public Notification:
 - (a) to vary the maximum height of an accessory structure in the PA-2 Zone from 4 metres (13 ft.) to 18.74 metres (60 ft.).

REFERRALS

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

BC Hydro: This file has been referred to BC Hydro.

SITE CHARACTERISTICS

Existing Land Use: Sikh Temple under construction, with hydro corridor bisecting south-western portion of site.

Adjacent Area:

Direction	Existing Use	OCP Designation	Existing Zone
North:	Bear Creek Community Church.	Suburban	PA-1
East (Across 140 Street):	Single family lots.	Suburban	RH-G
South (Across Hydro ROW):	City-owned parking lot.	Suburban	RA
West:	Bear Creek Park.	Suburban	A-1

DEVELOPMENT CONSIDERATIONS

Background

- The subject property is located at 8365 – 140 Street and is zoned Assembly Hall 2 Zone (PA-2). The site is designated Suburban in the Official Community Plan (OCP).

- In May 2007, a rezoning was approved (File No. 7903-0375-00) to permit the construction of a 1,961-sq. m. (21,108-sq. ft.) Sikh temple. Associated Development Variance Permit No. 7903-0375-00 was also approved to increase the maximum building height of the principal building from 9 metres (30 ft.) to 12.8 metres (42 ft.), to reduce setbacks, to reduce perimeter landscaping and to allow parking in the front yard setback.

Proposal

- The applicant is requesting a Development Variance Permit to increase the allowable height for an accessory structure under the PA-2 Zone to permit an 18.74-metre (60 ft.) high flagpole.
- The flagpole is proposed to be located northeast of the temple adjacent to the driveway near the entrance to the site.
- The proposed flagpole will not require any modifications to the landscaping plan approved under DVP No. 7903-0375-00.
- The flagpole is engineered in such a way that it can be lowered in a horizontal manner using a pivot. The lowering will occur in a southerly direction in front of the temple entrance.
- The existing temple is under construction and is nearing completion. Approval of the flagpole will allow the flagpole foundation to be poured alongside other concrete work underway and will allow the flagpole to be in place for the temple's opening.

BY-LAW VARIANCE AND JUSTIFICATION

(a) Requested Variance:

- To vary the maximum height of an accessory structure in the PA-2 Zone from 4 metres (13 ft.) to 18.74 metres (60 ft.)

Applicant's Reasons:

- The flagpole is directly related to the religious functions on the subject property. Flagpoles are an integral feature of traditional religious assembly halls (Gurdwaras) within the Sikh tradition.

Staff Comments:

- The proposed variance is comparable to the height of flagpoles approved through a DVP process elsewhere in Surrey.
- The proposed location is located away from power lines.
- The flagpole will be used for religious purposes only, and not for signage or advertising.
- 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. 7909-0164-00

Jean Lamontagne
General Manager
Planning and Development

JKS/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: Balbir Singh Nanra
 Address: 5600 and 5606 Dorset Street
 Burnaby, BC
 V5J 1L7
 Tel: 604-583-6483

2. Properties involved in the Application
 - (a) Civic Address: 8365 – 140 Street

 - (b) Civic Address: 8365 – 140 Street
 Owner: Canadian Ramgarhia Society, Inc. No. S9876
 PID: 027-107-248
 Lot 1 Section 28 Township 2 New Westminster District Plan BCP30823

3. Summary of Actions for City Clerk's Office
 - (a) Proceed with Public Notification for Development Variance Permit No. 7909-0164-00.