

City of Surrey  
**PLANNING & DEVELOPMENT REPORT**

File: 7911-0002-00

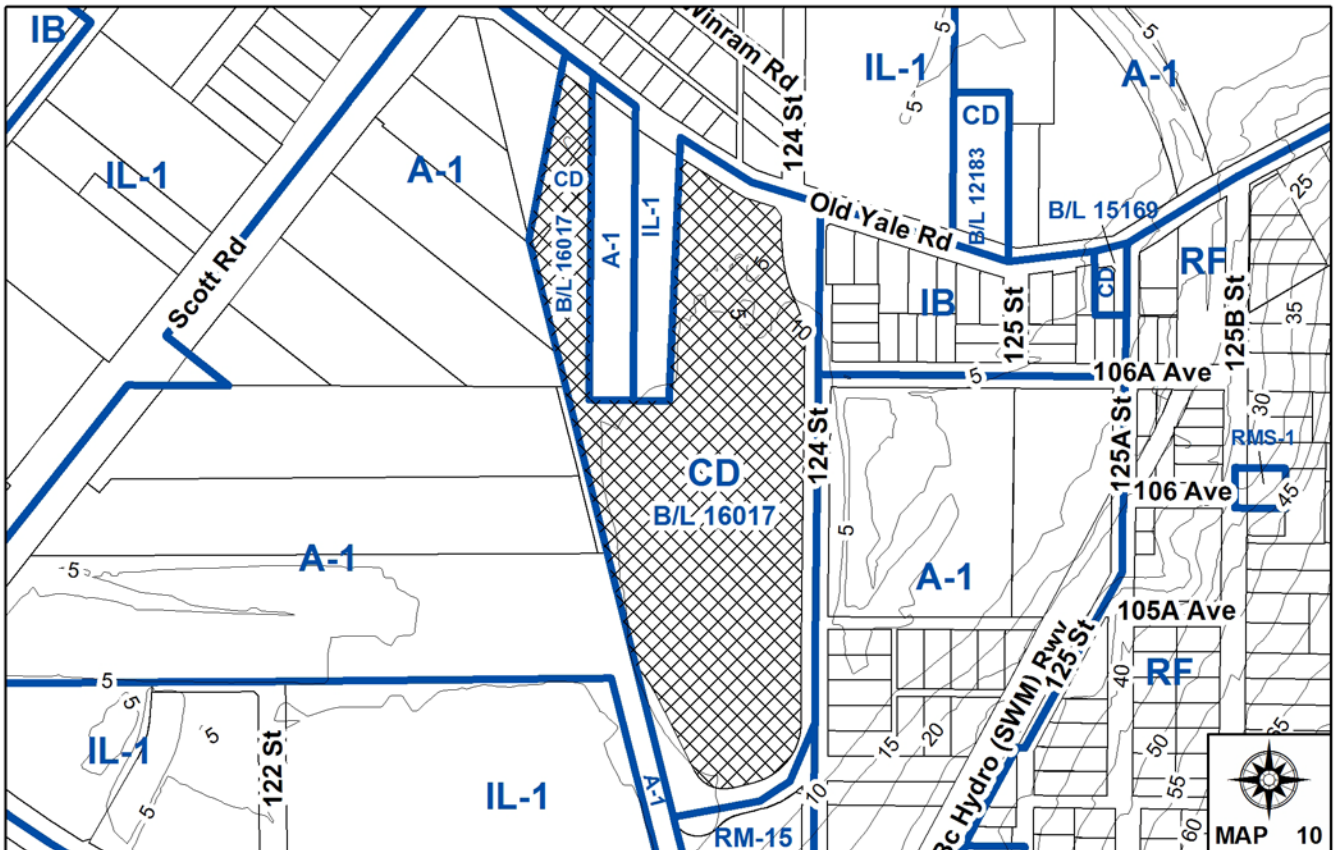
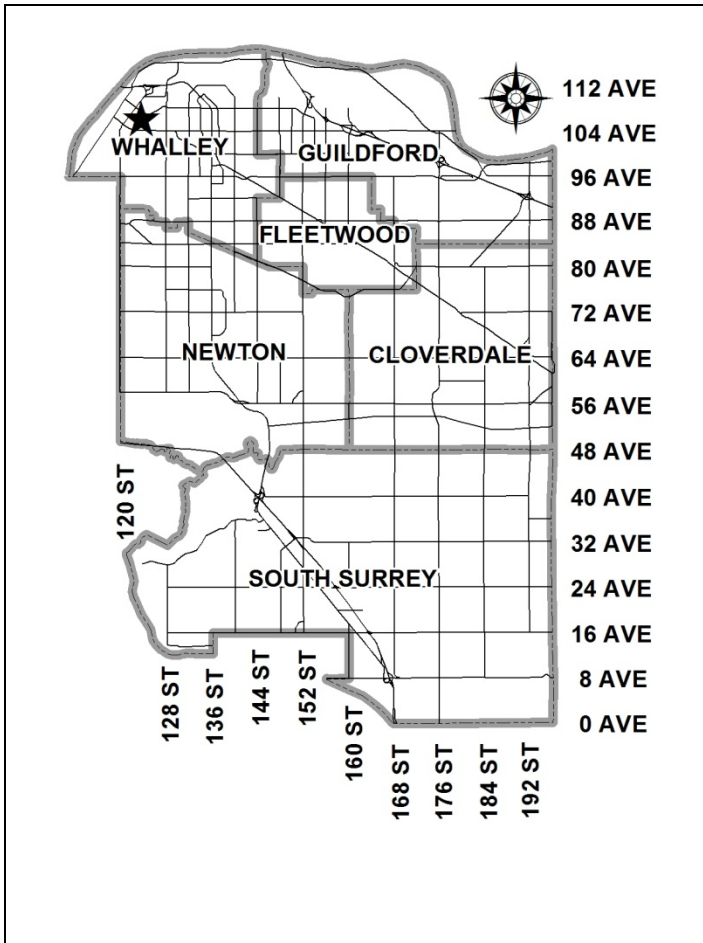
Planning Report Date: February 7, 2011

**PROPOSAL:**

- **Development Variance Permit**

in order to relax the side yard setback and the maximum height of an accessory structure to permit a 30.48-metre (100 ft.) high flagpole for a gurdwara.

**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

- Seeking increased height of an accessory structure, from 9 metres (29.5 ft.) to 30.48 metres (100 ft.), in order to permit a flagpole.
- Seeking relaxed side yard on flanking street setback from 7.5 metres (25 ft.) to 2.4 metres (8 ft.) for a flagpole.

### RATIONALE OF RECOMMENDATION

- The flagpole is related to religious uses on the subject property and is consistent with the height of other similar flagpoles in industrial areas.
- The proposed flagpole location within the side yard on a flanking street will not impact neighbouring properties.

RECOMMENDATION

The Planning & Development Department recommends that:

1. Council approve Development Variance Permit No. 7911-0002-00 (Appendix II) varying the following, to proceed to Public Notification:
  - (a) to vary Section G.3 of CD By-law No. 16017 to increase the maximum height of an accessory structure from 9 metres (29.5 ft.) to 30.48 metres (100 ft.) in order to permit a flagpole; and
  - (b) to vary Section F of CD By-law No. 16017 to decrease the minimum side yard on a flanking street setback from 7.5 metres (25 ft.) to 2.4 metres (8 ft.) for a flagpole.

REFERRALS

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

SITE CHARACTERISTICS

Existing Land Use: Khalsa Elementary School.

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 105 Avenue road dedication):	Vacant lot recently approved for 43 townhouse units (File No. 7906-0332-00).	Low Density Townhouses	RM-15

Direction	Existing Use	NCP Designation	Existing Zone
West (Across Orange-Coded Creek):	Primarily vacant lots with unauthorized truck parking. Two (2) lots under application for Temporary Use Permits (File Nos. 7909-0138-00 & 7910-0306-00)	Business Park	A-1
West of Northeast Portion of Site	Auto and truck repair business	Business Park	IL-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 place of worship, is in operation.
- On July 12, 2010, the gurdwara parapet was granted a variance to increase the height from 10.8 metres (35.5 ft.) to 11.6 metres (38 ft.) under Application No. 7910-0142-00.

### Current Proposal

- The applicant has requested a Development Variance Permit to increase the maximum height of an accessory structure from 9 metres (29.5 ft.) to 30.48 metres (100 ft.) and to vary the setback requirements, to permit a flagpole.
- The flagpole is an integral part of the gurdwara and has important cultural and religious significance in the Sikh tradition.
- The landscaping plan in the previously approved Development Permit requires modification by eliminating two trees from around the proposed base of the flagpole. This is considered a minor amendment that can be handled administratively.

BY-LAW VARIANCES AND JUSTIFICATION

## (a) Requested Variance:

- To increase the maximum height of an accessory structure in CD By-law No. 16017 from 9 metres (29.5 ft.) to 33.48 metres (100 ft.).

## Applicant's Justification:

- The flagpole is an integral part of the gurdwara.
- The proposed height is required to give direction to the faithful and the needy.
- The flagpole height was overlooked with the previous applications.
- The City has approved similar variances for the height of flagpoles associated with a gurdwara.

## Staff Response:

- It is acknowledged that the flagpole is an integral feature of religious assembly halls within the Sikh tradition.
- The proposed variance is comparable to the height of flagpoles approved through a DVP process elsewhere in Surrey.
- The neighbouring property to the east is currently designated Industrial in the Official Community Plan and the proposed flagpole is not expected to create a negative impact on the nearby properties.
- Staff support the requested variance.

## (b) Requested Variance:

- To reduce the minimum side yard on a flanking street setback for an accessory structure in CD By-law No. 16017 from 7.5 metres (25 ft.) to 2.4 metres (8 ft.).

## Applicant's Justification:

- The flagpole is an integral part of the gurdwara and should be located at the front of the gurdwara so people can pay respect prior to entering the gurdwara.
- Other options would sit the flagpole at the rear or side of the gurdwara

## Staff Response:

- The proposed siting of the flagpole will not impact nearby properties.
- 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. 7911-0002-00

*original signed by Judith Robertson*

Jean Lamontagne  
General Manager  
Planning and Development

JKS/kms

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. 1/13/11 3:51 PM

Information for City Clerk

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

1. (a) Agent:      Name:                      Harinder Singh Sohi  
                         Address:                      6933 - 124 Street  
                                                              Surrey, BC  
                                                              V3W 3W6  
                         Tel:                                      604-591-2248

2.      Properties involved in the Application

(a)      Civic Address:                      10677 - 124 Street

(b)      Civic Address:                      10677 - 124 Street  
                         Owner:                                      Satnam Education Society of British Columbia, Inc. No.  
                            S0021979  
                         PID:    027-214-303  
                         Lot 1 Sections 19 and 20 block 5 North Range 2 West New Westminster District  
                         Plan BCP32461

3.      Summary of Actions for City Clerk's Office

(a)      Proceed with Public Notification for Development Variance Permit No. 7911-0002-00.

CITY OF SURREY

(the "City")

DEVELOPMENT VARIANCE PERMIT

NO. 7911-0002-00

Issued To: SATNAM EDUCATION SOCIETY OF BRITISH COLUMBIA,  
INC. NO. S0021979

(the "Owner")

Address of Owner: 6933 - 124 Street  
Surrey, BC  
V3W 3W6

1. This development variance permit is issued subject to compliance by the Owner with all statutes, by-laws, orders, regulations or agreements, except as specifically varied by this development variance permit.
2. This development variance permit applies to that real property including land with or without improvements located within the City of Surrey, with the legal description and civic address as follows:

Parcel Identifier: 027-214-303

Lot 1 Sections 19 and 20 Block 5 North Range 2 West New Westminster District Plan  
BCP32461

10677 - 124 Street

(the "Land")

3. Surrey Zoning By-law, 1993, No. 12000, Amendment By-law, 2006, No. 16017 is varied as follows:
  - (a) In Section G.3 the maximum structure height is increased from 9 metres (29.5 ft.) to 30.48 metres (100 ft).
  - (b) In Section F, the side yard on flanking street setback is reduced from 7.5 metres (25 ft.) to 2.4 metres (8 ft.) to permit a flagpole.
4. The siting of buildings and structures shall be in accordance with the drawings numbered 7910-0142-00 (A) to (D) which are attached hereto as Schedule A and form part of this development variance permit.



5. This development variance permit applies to only the flagpole structure on the Land shown on Schedule A which is attached hereto and forms part of this development variance permit. This development variance permit does not apply to additions to, or replacement of, any of the existing buildings shown on attached Schedule A, which is attached hereto and forms part of this development variance permit.
6. The Land shall be developed strictly in accordance with the terms and conditions and provisions of this development variance permit.
7. This development variance permit shall lapse if the Owner does not substantially start any construction with respect to which this development variance permit is issued, within two (2) years after the date this development variance permit is issued.
8. The terms of this development variance permit or any amendment to it, are binding on all persons who acquire an interest in the Land.
9. This development variance permit is not a building permit.

AUTHORIZING RESOLUTION PASSED BY THE COUNCIL, THE      DAY OF      , 20   .  
ISSUED THIS      DAY OF      , 20   .

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Mayor - Dianne L. Watts

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City Clerk - Jane Sullivan

CONTRACTOR SHALL VERIFY THE DRAWING AND RESOLUTION WITH THE CITY ENGINEER AND THE CITY ENGINEER SHALL BE RESPONSIBLE FOR THE ACCURACY OF THE DRAWING. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE ACCURACY OF THE INFORMATION PROVIDED TO THE ARCHITECT. THIS DRAWING IS NOT TO BE USED FOR ANY PURPOSES OTHER THAN THAT SPECIFICALLY INTENDED FOR CONSTRUCTION. ANY CHANGES TO THE DRAWING SHALL BE MADE BY THE ARCHITECT AND SHALL BE APPROVED BY THE CITY ENGINEER PRIOR TO CONSTRUCTION.

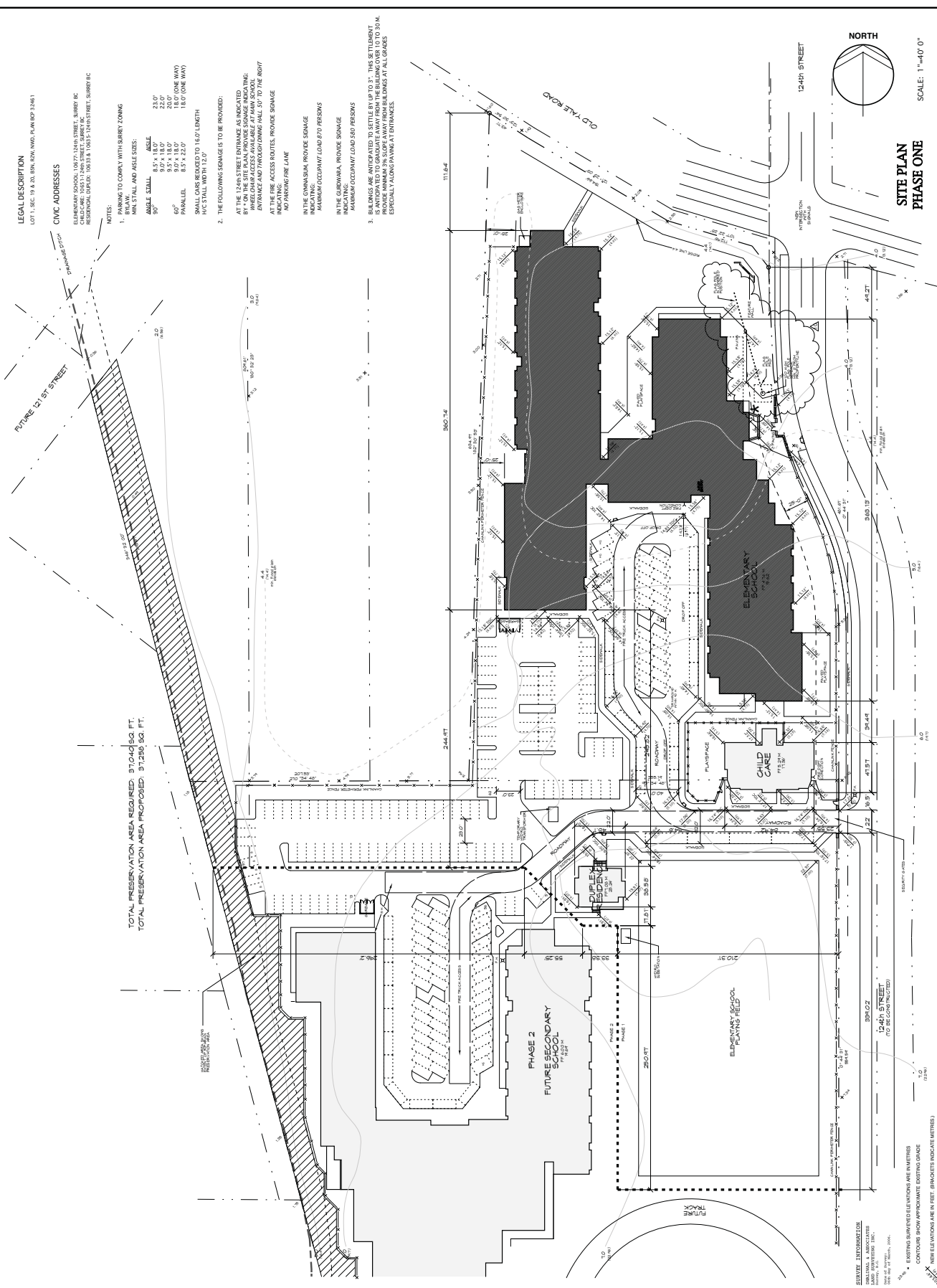
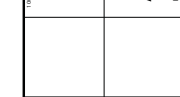
NO.	ISSUE DATES & REVISIONS
1	RELEASE DATE: 04/29/15
2	REVISED DATE: 07/02/15
3	REVISED DATE: 07/08/15
4	REVISED DATE: 07/09/15
5	REVISED DATE: 07/21/15
6	REVISED DATE: 07/21/15
7	REVISED DATE: 08/02/15
8	REVISED DATE: 10/05/15
9	REVISED DATE: 10/05/15
10	REVISED DATE: 11/01/15

\*SUBJECT TO CITY OF SURREY APPROVAL

**NEW KENNEDY SCHOOL CAMPUS**  
**PHASE 1**  
**ELEMENTARY SCHOOL**  
 1000 SURREY ST.  
 SURREY, BC

**MSAAR**  
 ARCHITECTURE  
 1000 SURREY ST.  
 SURREY, BC V3R 1A4  
 TEL: (604) 685-2535  
 FAX: (604) 685-2550

7911-0002-00 (A)



**LEGAL DESCRIPTION**  
 LOT 1, SEC. 89 & 90, DIV. 16, REG. PLAN NO. W6-46-07-2461

**CIVIC ADDRESSES**  
 ELEMENTARY SCHOOL: 10077, 124th STREET, SURREY, BC  
 CHILD CARE: 10051, 124th STREET, SURREY, BC  
 FUTURE SECONDARY SCHOOL: 10051, 124th STREET, SURREY, BC

**NOTES:**

- PARKING TO COMPLY WITH SURREY ZONING AND STALL AND ANGLE SIZES:

ANGLE	STALL	ANGLE
30°	8.5' x 18.0'	23.0'
45°	9.0' x 18.0'	22.0'
60°	9.0' x 18.0'	18.0' (ONE WAY)
PARALLEL	8.5' x 22.0'	18.0' (ONE WAY)

SMALL CARS REDUCED TO 16.0' LENGTH  
 40° STALL, 100' IN 12.0'

2. THE FOLLOWING SIGNAGES TO BE PROVIDED:

AT THE 124th STREET ENTRANCE AS INDICATED BY 'X' ON THE SITE PLAN, PROVIDE SIGNAGE INDICATING: 'SCHOOL' AND 'CHILD CARE' AND THROUGHOUT THE 50' TO THE RIGHT AT THE FIRE ACCESS ROUTES, PROVIDE SIGNAGE INDICATING:

- NO PARKING FIRE LANE
- IN THE CHINA/SUM, PROVIDE SIGNAGE INDICATING: 'AMPHIBIOUS OCCUPANT LOAD 870 PERSONS IN THE GUARDWALL, PROVIDE SIGNAGE INDICATING: 'AMPHIBIOUS OCCUPANT LOAD 580 PERSONS'

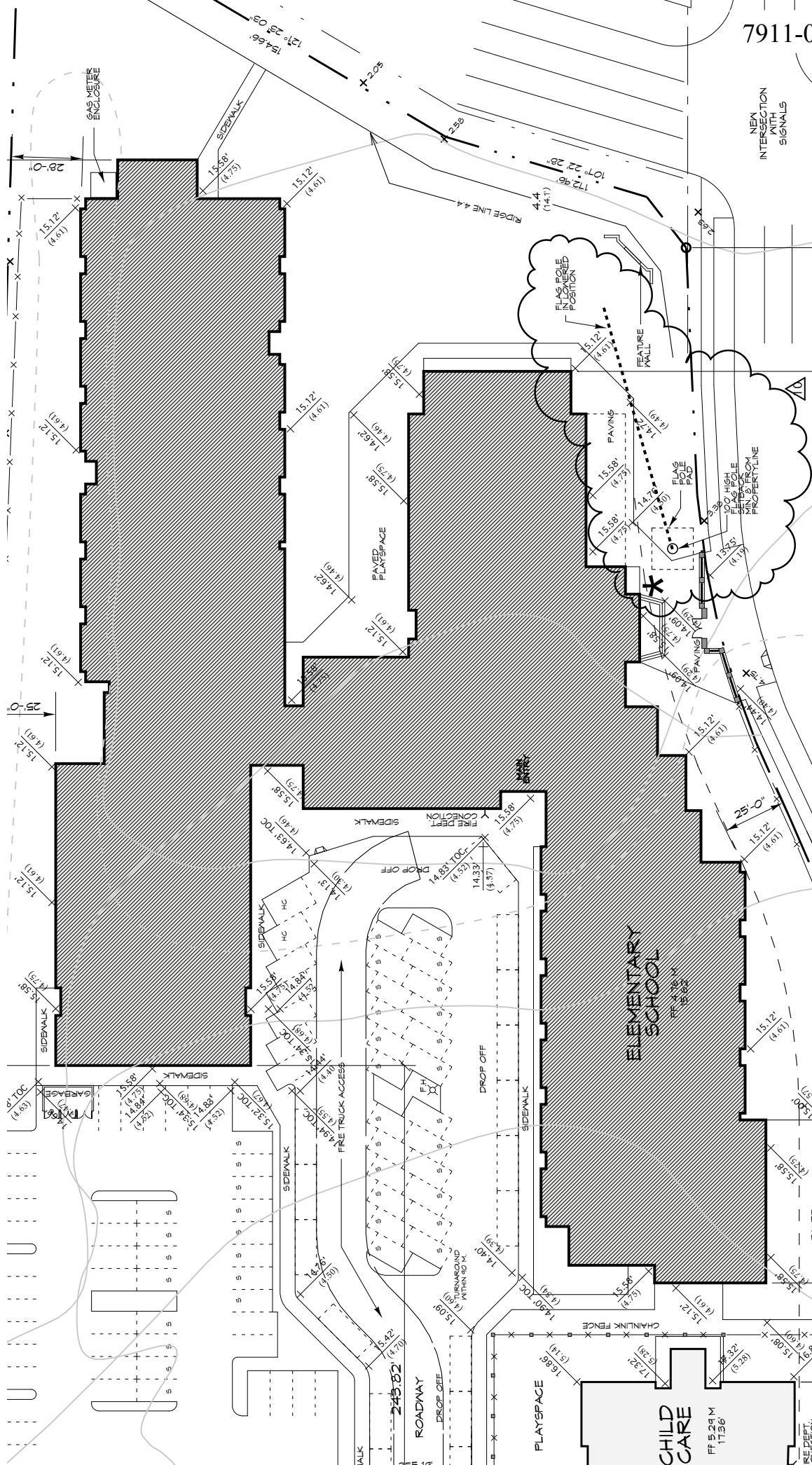
3. BUILDINGS ARE ANTICIPATED TO SETTLE BY UP TO 3". THIS SETTLEMENT PROVIDE MINIMUM 3% SLOPE AWAY FROM BUILDINGS AT ALL GRADIES ESPECIALLY ALONG PAVING AT ENTRANCES.

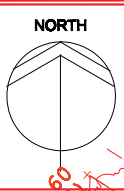
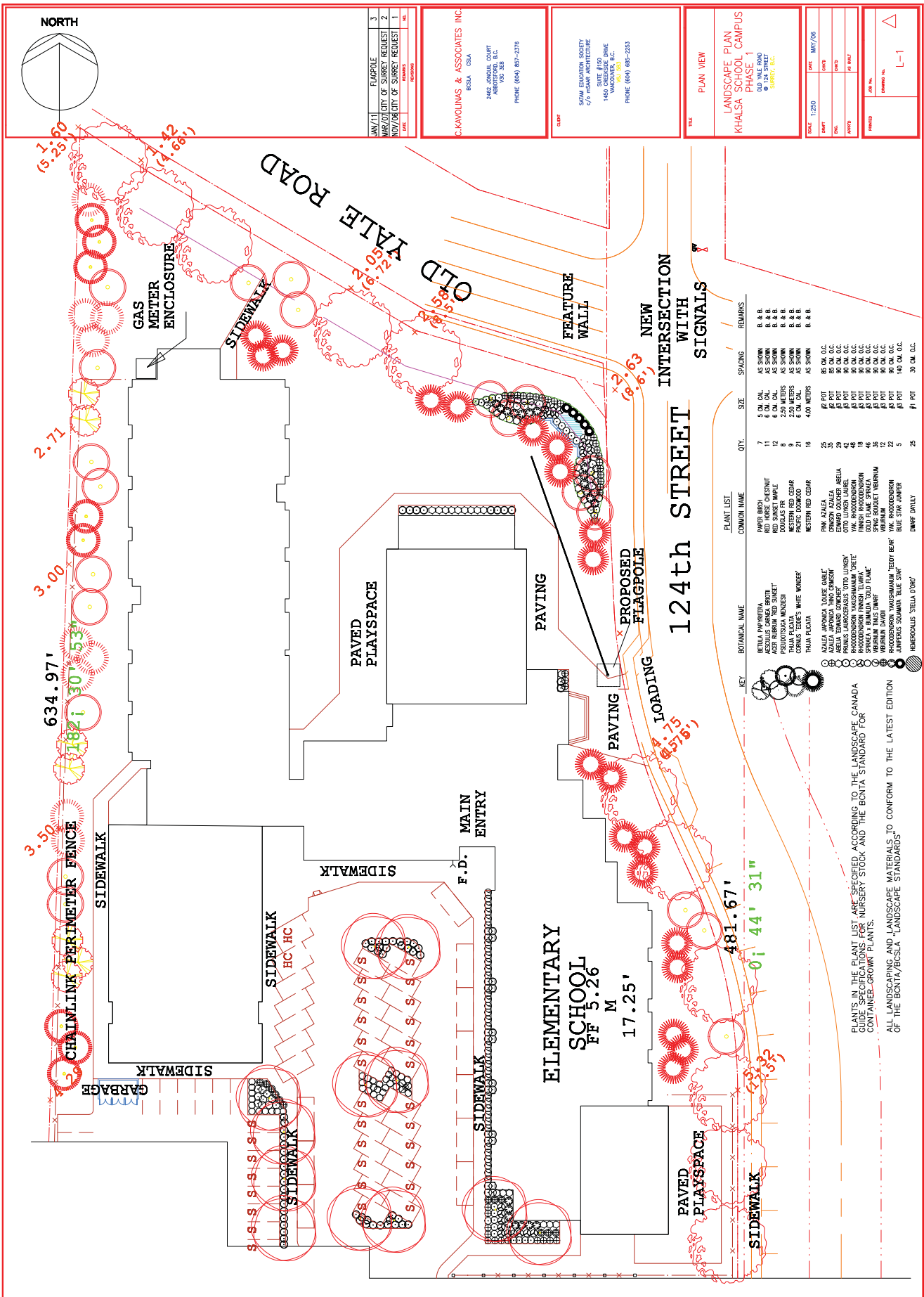
TOTAL PRESERVATION AREA REQUIRED: 31040 SQ. FT.  
 TOTAL PRESERVATION AREA PROPOSED: 31280 SQ. FT.

**SITE PLAN**  
**PHASE ONE**

SCALE: 1"=40' 0"

EXISTING SURFACE ELEVATIONS ARE IN METERS  
 CONTOURS SHOW APPROXIMATE EXISTING GRADE  
 NEW ELEVATIONS ARE IN FEET (BRACKETS INDICATE METERS)





DATE	DESCRIPTION	BY	NO.
JAN/11	FLAGPOLE	3	
MAY/07	CITY OF SURREY REQUEST	2	
NOV/04	CITY OF SURREY REQUEST	1	

**C. KAVOLINS & ASSOCIATES INC.**  
 BC SIA CISA  
 4405 JENNIFER DRIVE  
 AGRESTA, B.C.  
 V3B 3E9  
 PHONE (604) 877-2376

**CLIENT**  
 SALEM EDUCATION SOCIETY  
 475 HURON STREET  
 SUITE 400  
 1450 OREGON DRIVE  
 VANCOUVER, B.C.  
 V6J 5S5  
 PHONE (604) 885-2253

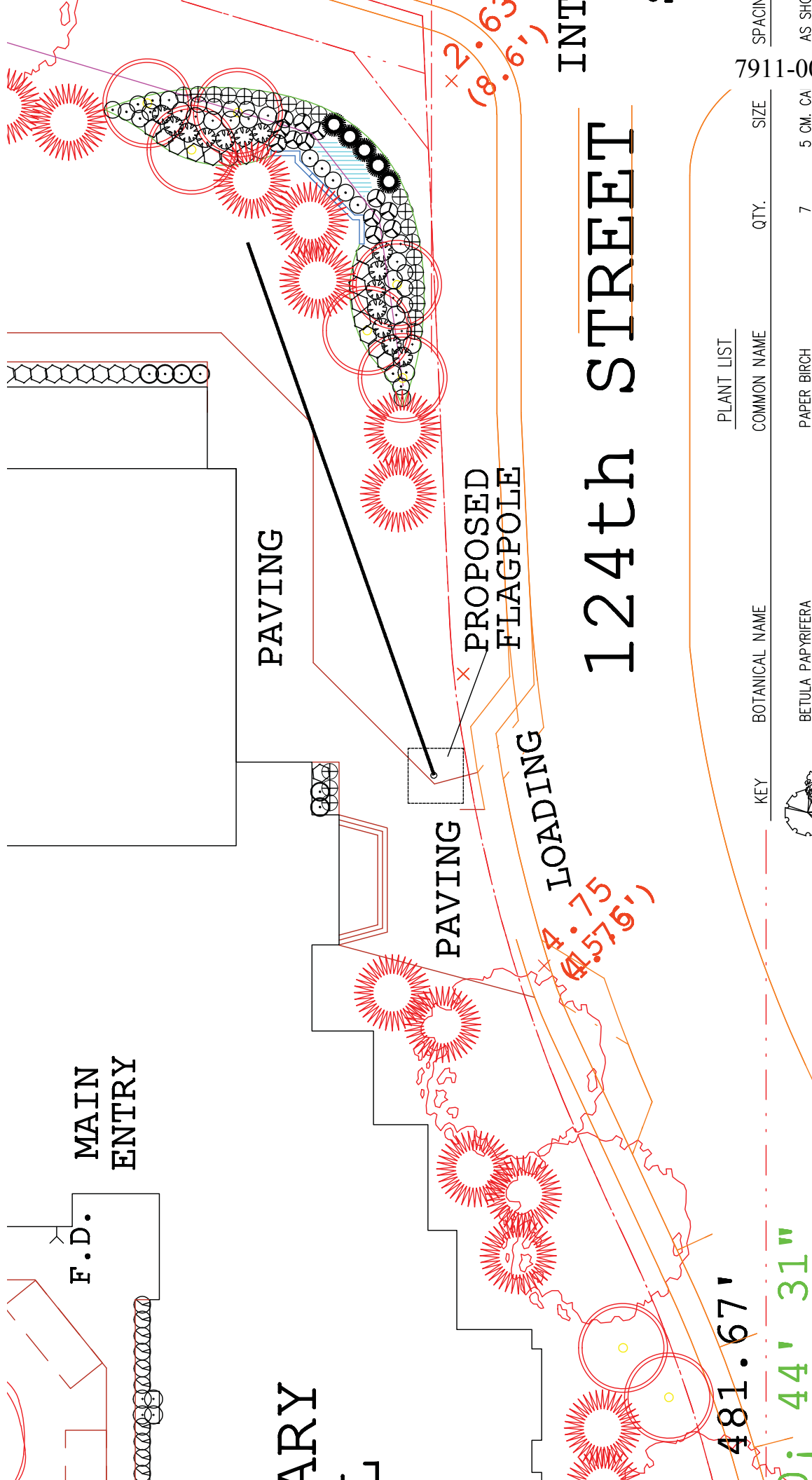
**TITLE**  
 LANDSCAPE PLAN  
 KHALISA SCHOOL CAMPUS  
 PHASE 1  
 9124 STREET  
 SURREY, B.C.

DATE	DATE	DATE	DATE
12/20	11/17/06		
11/07	11/07	11/07	11/07
11/07	11/07	11/07	11/07
11/07	11/07	11/07	11/07

Scale: 1" = 10'-0"

PLANT LIST	COMMON NAME	QTY.	SIZE	SPACING	REMARKS
1	WESTERN RED CEDAR	7	6 CM CAL.	AS SHOWN	E & B
2	RED SPICE CHENOPodium	12	6 CM CAL.	AS SHOWN	E & B
3	RED SPICE CHENOPodium	12	6 CM CAL.	AS SHOWN	E & B
4	DOUGLAS FIR	8	250 METERS	AS SHOWN	E & B
5	WESTERN RED CEDAR	21	6 CM CAL.	AS SHOWN	E & B
6	WESTERN RED CEDAR	16	4.00 METERS	AS SHOWN	E & B
7	PINK AZALEA	25	45 CM O.C.	AS SHOWN	E & B
8	CHINQUAPIN	35	45 CM O.C.	AS SHOWN	E & B
9	PRINCE OF WALES LILAC	22	45 CM O.C.	AS SHOWN	E & B
10	YAK. RHODODENDRON	48	45 CM O.C.	AS SHOWN	E & B
11	YAK. RHODODENDRON	48	45 CM O.C.	AS SHOWN	E & B
12	YAK. RHODODENDRON	48	45 CM O.C.	AS SHOWN	E & B
13	SPRING BOUTLET VIBERNUM	36	45 CM O.C.	AS SHOWN	E & B
14	SPRING BOUTLET VIBERNUM	36	45 CM O.C.	AS SHOWN	E & B
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83	SPRING BOUTLET VIBERNUM	36	45 CM O.C.	AS SHOWN	E & B
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93	SPRING BOUTLET VIBERNUM	36	45 CM O.C.	AS SHOWN	E & B
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95	SPRING BOUTLET VIBERNUM	36	45 CM O.C.	AS SHOWN	E & B
96	SPRING BOUTLET VIBERNUM	36	45 CM O.C.	AS SHOWN	E & B
97	SPRING BOUTLET VIBERNUM	36	45 CM O.C.	AS SHOWN	E & B
98	SPRING BOUTLET VIBERNUM	36	45 CM O.C.	AS SHOWN	E & B
99	SPRING BOUTLET VIBERNUM	36	45 CM O.C.	AS SHOWN	E & B
100	SPRING BOUTLET VIBERNUM	36	45 CM O.C.	AS SHOWN	E & B

PLANTS IN THE PLANT LIST ARE SPECIFIED ACCORDING TO THE LANDSCAPE CANADA GUIDE SPECIFICATIONS FOR NURSERY STOCK AND THE BCNTA STANDARD FOR CONTAINER-GROWN PLANTS.  
 ALL LANDSCAPING AND LANDSCAPE MATERIALS TO CONFORM TO THE LATEST EDITION OF THE BCNTA/BCSLA "LANDSCAPE STANDARDS"



PLANT LIST	BOTANICAL NAME	KEY	QTY.	SIZE	SPACING
COMMON NAME	BETULA PAPERIFERA		7	5 CM. CA.	AS SH
	PAPER BIRCH				

7911-0002-00 (D)

INT