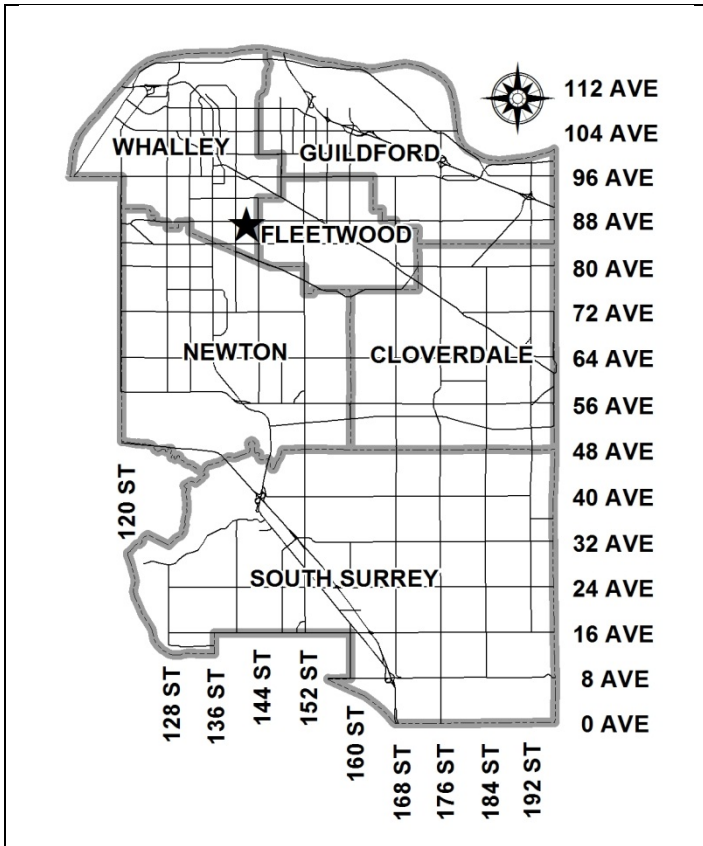


City of Surrey
PLANNING & DEVELOPMENT REPORT

File: 7911-0120-00

Planning Report Date: November 12, 2013



PROPOSAL:

- **Rezoning** a portion from RA and PA-1 to PA-2
- **Development Variance Permit**

in order to permit the expansion of the existing temple.

LOCATION:

14178 - 88 Avenue and
 14210 - 88 Avenue

OWNER:

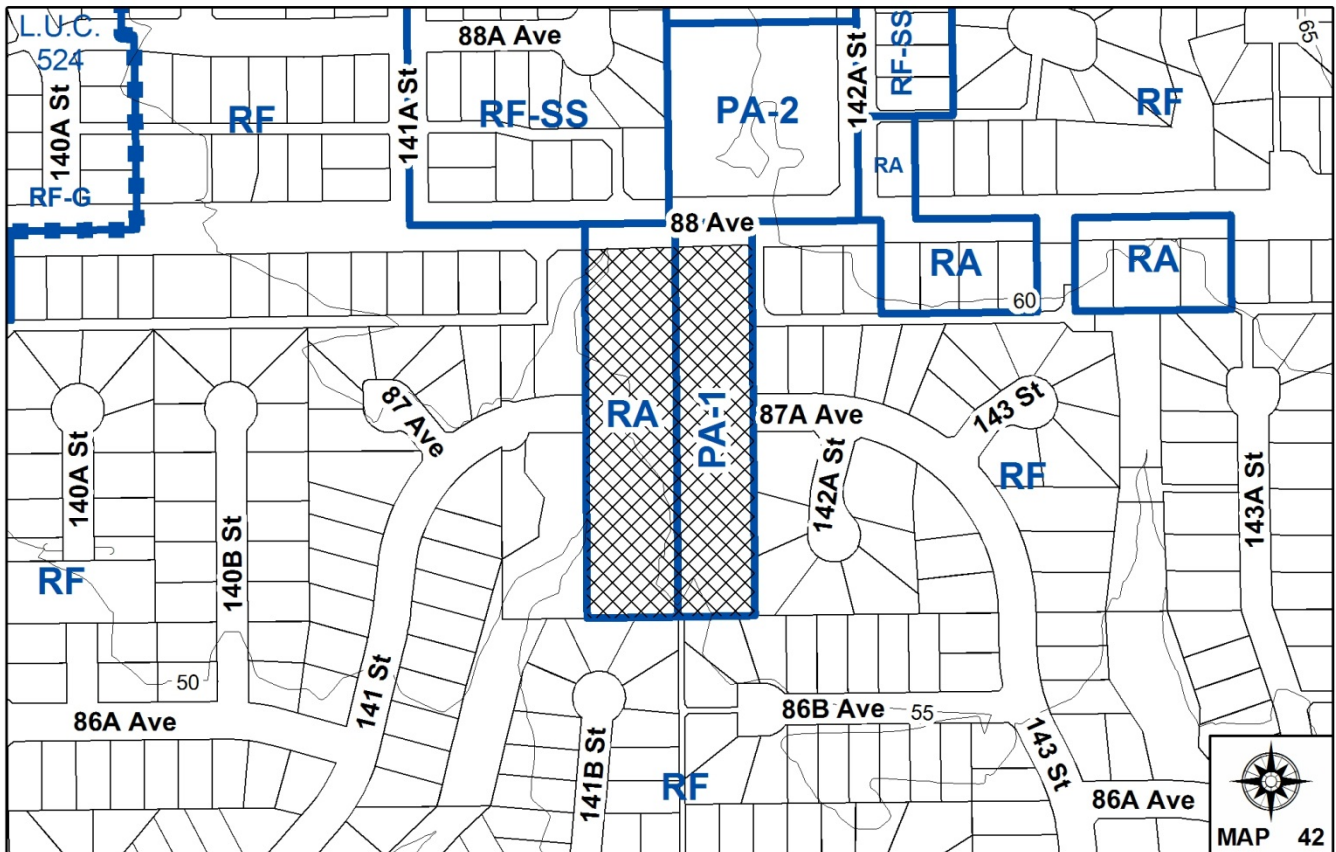
Gurdwara Nanaksar Satsang Sabha
 Society

ZONING:

RA and PA-1

OCP DESIGNATION:

Urban



RECOMMENDATION SUMMARY

- By-law Introduction and set date for Public Hearing for Rezoning.
- Approval for Development Variance Permit to proceed to Public Notification.

DEVIATION FROM PLANS, POLICIES OR REGULATIONS

- The applicant is seeking to vary the PA-2 Zone to increase the building height to accommodate two (2) temple domes; to reduce the minimum rear yard (south) and east side yard setbacks; to reduce to the minimum 3.0-metre (10 ft.) wide landscaping strip required along portions of the south and east property line; and to allow off-street parking to be located within the front yard setback.
- The applicant is seeking to vary the Sign By-law to permit two (2) additional fascia signs on the proposed building.

RATIONALE OF RECOMMENDATION

- Complies with the Urban designation in the OCP.
- The land use will remain the same but at a larger scale.
- The pedestrian connections through the site will be improved for the neighbouring community.
- The western portion of the site, which is approximately 6,130 square metres (1.5 acres) in size and represents over one-third of the subject site, will be dedicated to the City as open space to protect the riparian area.
- The proposed building height variance is minor and is only for the two (2) small temple domes located above the main entrance (north end) of the proposed building.
- The proposed setback relaxations will accommodate the temple expansion and is not expected to significantly impact the neighbouring single family lots to the south and east.
- The proposed relaxation to the landscaping is minor and is required in order to provide sufficient parking for the proposed temple expansion and to retain the existing temple building at the south-east corner of the site.

RECOMMENDATION

The Planning & Development Department recommends that:

1. a By-law be introduced to rezone a portion of the subject site, shown as Block A on the Survey Plan (attached as Appendix I) from "One-Acre Residential Zone (RA)" (By-law No. 12000) and "Assembly Hall 1 Zone (PA-1)" (By-law No. 12000) to "Assembly Hall 2 Zone (PA-2)" (By-law No. 12000), and a date be set for Public Hearing.
2. Council approve Development Variance Permit No. 7911-0120-00 (Appendix VI) varying the following, to proceed to Public Notification:
 - (a) to increase the maximum height of the PA-2 Zone for two (2) architectural projections (temple domes) on the proposed building from 9.0 metres (30 ft.) to 11.6 metres (38 ft.);
 - (b) to reduce the minimum rear yard (south) setback of the PA-2 Zone from 11.6 metres (38 ft.) to 8.9 metres (29 ft.);
 - (c) to reduce the minimum east side yard setback of the PA-2 Zone from 11.6 metres (38 ft.) to 8.6 metres (28 ft.);
 - (d) to relax the minimum 3.0-metre (10 ft.) wide landscaping strip along portions of the south and east property line to a minimum of 1.1 metres (3.6 ft.);
 - (e) to vary the PA-2 Zone to allow off-street parking within the front yard (north) setback; and
 - (f) to vary the Sign By-law to permit two (2) additional fascia signs on the proposed building.
3. Council instruct staff to resolve the following issues prior to final adoption:
 - (a) ensure that all engineering requirements and issues including restrictive covenants, dedications, and rights-of-way where necessary, are addressed to the satisfaction of the General Manager, Engineering;
 - (b) submission of a subdivision layout to the satisfaction of the Approving Officer;
 - (c) the applicant to provide habitat compensation as per City Policy No. P-15 for the setback relaxation from the watercourse, to the satisfaction of the General Manager, Engineering and the General Manager, Parks, Recreation and Culture;
 - (d) submission of a finalized tree survey and a statement regarding tree preservation to the satisfaction of the City Landscape Architect;
 - (e) submission of a landscaping plan and landscaping cost estimate to the specifications and satisfaction of the Planning and Development Department;
 - (f) resolution of all urban design issues to the satisfaction of the Planning and Development Department;

- (g) discharge two (2) existing statutory rights-of-way (BN119613 and BT470392) for public access;
- (h) discharge an existing restrictive covenant (BT379499) for driveway access restrictions;
- (i) demolition of the existing vacant building at the northeast corner of the subject site to the satisfaction of the Planning and Development Department; and
- (j) the applicant enter into a Good Neighbour Agreement to ensure that the operation of the temple is undertaken in a manner that does not negatively impact the adjacent single family neighbourhood.

REFERRALS

Engineering: The Engineering Department has no objection to the project subject to the completion of Engineering servicing requirements as outlined in Appendix III.

Parks, Recreation & Culture: No concerns. A P-15 agreement is required for monitoring and maintenance of replanting in the conveyed riparian areas.

Department of Fisheries and Oceans (DFO): The project was most recently presented to the City's Environmental Review Committee (ERC) on March 21, 2012. At the meeting, DFO agreed to a relaxation to the 30-metre (100 ft.) setback from the top of the bank (Bear Creek). The riparian area is to be conveyed to the City, without compensation, for conservation purposes.

Surrey Fire Department: No concerns.

SITE CHARACTERISTICS

Existing Land Use: Existing Gurdwara Sikh Temple situated near the southeast corner of the subject site, and a vacant building at the northeast corner of the site near 88 Avenue. Bear Creek flows along the western portion of the site. A Fortis Gas right-of-way runs east-west through the site, south of the 87A Avenue alignment.

Adjacent Area:

Direction	Existing Use	OCP Designation	Existing Zone
North (Across 88 Avenue):	Single family dwelling, City-owned detention pond and Green Timbers Covenant Church	Urban	RF-SS and PA-2

Direction	Existing Use	OCP Designation	Existing Zone
East:	Single family dwellings	Urban	RF
South:	Single family dwellings	Urban	RF
West:	City-owned greenbelt containing Bear Creek and unconstructed portion of 87A Avenue	Urban	RF

DEVELOPMENT CONSIDERATIONS

Background and Context

- The subject site is located along the south side of 88 Avenue near 142A Street within the Brookside neighbourhood, which is bounded by 88 Avenue to the north and 84 Avenue to the south, and 140 Street to the west and 144 Street to the east. The neighbourhood, which was approved in phases between 1988 and 1990, consists primarily of single family dwellings, but also encompasses Brookside Park and Brookside Elementary School.
- The subject site is approximately 1.7 hectares (4.3 acres) in size and is designated Urban in the Official Community Plan (OCP). The western subject property (14178 – 88 Avenue) is zoned "One-Acre Residential Zone (RA)", while the eastern subject property (14210 – 88 Avenue) is zoned "Public Assembly 1 Zone (PA-1)".
- The subject site is encumbered by a Class 'A' (red-coded) watercourse (Bear Creek) along the western property line, as well as a Fortis BC utility right-of-way, which traverses the middle of the site from west to east (south of the 87A Avenue alignment).
- Two (2) statutory rights-of-way (SROW) are registered on the subject site for public access. One SROW is for a north / south pedestrian pathway through the site, connecting 88 Avenue with the existing pedestrian pathway to the south, which links to 86B Avenue and 86 Avenue. The second SROW is for vehicular access through the site, connecting 88 Avenue to 87A Avenue. As part of the subject development application, the statutory rights-of-way will be discharged and new statutory rights-of-way will be registered to correspond with the current proposal.
- The subject site is currently occupied by two (2) buildings, one is located at the north-east corner along 88 Avenue and the second is located near the south-east corner. The building at the north-east corner is vacant, while the building at the south-east corner of the site currently operates as a Sikh temple.
- In 1993, the owners of the western property (14178 – 88 Avenue) applied to rezone the lot from "Suburban Residential Zone (RS)" (By-law No. 5942) to "Assembly Hall 2 Zone (PA-2)" under Development Application No. 5693-0310-00 to allow a temple. The development application was not supported, and the owners closed the file.

- The eastern lot (14210 – 88 Avenue) was not part of the 1993 proposal under Development Application No. 5693-0310-00.
- In 1996, the owners applied to rezone the current subject site (14178 – 88 Avenue and 14210 - 88 Avenue) to "Assembly Hall 2 Zone (PA-2)" under Development Application No. 7996-0075-00 to allow a large temple. The proposal was not supported by Council, and was closed. Subsequently, the owners constructed a smaller temple on the eastern subject lot (14210 - 88 Avenue) in accordance with the existing "Assembly Hall 1 Zone (PA-1)".
- The existing temple located at the south-east corner of the site was constructed under the existing PA-1 Zone, and has been in operation since 2003.
- The subject site (14178 and 14210 – 88 Avenue) was purchased by the current owners in 2007.

Current Proposal

- The applicant is proposing to rezone the eastern portion of the subject site from RA and PA-1 to PA-2 in order to allow for the proposed expansion of the existing temple.
- The western-most portion of the site, which is approximately 6,130 square metres (1.5 acres) in size, will remain RA-zoned and be dedicated to the City as open space to protect the riparian area.
- A Development Variance Permit (DVP) is also required (see By-law Variance Section) to:
 - Increase the maximum height of the proposed building to accommodate two (2) temple domes on the proposed building;
 - Reduce the rear yard (south) and east side yard setbacks;
 - Reduce the minimum width of the required landscape strip along portions of the south and east property lines;
 - Allow off-street parking to be located within the front yard (north) setback; and
 - Vary the Sign By-law to permit two (2) additional fascia signs on the proposed building.
- The PA-1 Zone, which regulates the existing temple on the eastern subject lot, limits the number of seats in a church or temple to 300. The proposed expansion will increase the capacity in the temple to approximately 1,600.
- The existing temple conducts daily prayer services seven days a week, with prayer services occurring throughout the day in the prayer hall on the main floor. There is no formal, established time when the congregation meets. There is also a Punjabi language class held on Sunday mornings. The proposed expansion of the temple will accommodate a larger congregation, and will not change the existing uses.

- The existing single-storey building near the south-east corner of the site is approximately 372 square metres (4,005 sq.ft.) in size, and is currently used as a temple. The applicant proposes to retain this building and to construct a single-storey addition, approximately 2,115 square metres (22,775 sq.ft.) in size, along the west side of the existing building.
- The windows shown along the upper portion of the proposed addition is decorative glazing only. A second floor is not proposed.
- The single-storey addition will consist of a prayer hall adjacent to the lobby on the main floor. The southern section of the proposed building consists of a kitchen and dining area, storage rooms, nine (9) priest rooms and the priests' living space. Eight (8) of the priest rooms are generally occupied on a daily basis. The largest room is only occupied when the priest (babaji) is visiting.
- The existing single-storey building located near the north-east corner of the site, along 88 Avenue, is vacant and will be demolished.
- The overall floor area of the facility (existing building to be retained and proposed addition) is approximately 2,490 square metres (26,780 sq.ft.) resulting in a proposed floor area ratio (FAR) of 0.23, which complies with the maximum FAR of 0.50 permitted in the PA-2 Zone.
- The applicant proposes surface and underground parking on the subject site. Based on the Zoning By-law, 209 parking spaces are required for the expanded temple. A total of 209 parking spaces will be provided.
- The proposed height of the new addition is approximately 8.9 metres (29 ft.) to the building parapet, which complies with the maximum building height of 9.0 metres (30 ft.) permitted in the PA-2 Zone. However, the two (2) temple domes result in a building height of 11.6 metres (38 ft.), and therefore, a development variance permit is required (see By-law Variance section).

PRE-NOTIFICATION AND PUBLIC INFORMATION MEETINGS

Pre-notification letters were sent out to the neighbourhood on October 20, 2011, and staff received a significant number of responses from the surrounding neighbourhood regarding the proposed temple expansion. At that time, the proposal consisted of a similar-sized building to the current proposal, with variances including a parking relaxation, and a new road along the east property line connecting 87A Avenue with 88 Avenue (see Appendix VII for original proposal). In summary, staff received the following responses indicating opposition to the original proposal:

- Seventeen (17) telephone calls;
- Four (4) e-mails / letters of concern; and
- One (1) petition, totaling 341 signatures (further described below).

Petition

- On February 28, 2013, staff received a petition, opposing the proposed rezoning and expansion of the temple, from 341 area residents of 199 households (all within the Brookside neighbourhood).

- The petition noted that the proposal would have a negative impact on the Brookside neighbourhood, and identified a number of concerns relating to increased traffic, parking problems, safety, crime, and the degradation of the on-site creek.
- In response, the applicant agreed to organize a public information meeting (PIM) to share their proposal with area residents, to clarify any concerns and to answer any questions.

Public Information Meeting #1

- The applicant held a public information meeting (PIM) on Wednesday, June 26, 2013 at Bear Creek Elementary School. Approximately 300 individuals signed-in and attended the PIM, and a total of 240 comment sheets were submitted. Staff representatives from the Area Planning Division and the Transportation Engineering Division were in attendance at the PIM.
- A total of 14 comment sheets were received from Brookside residents in opposition of the proposal, while 13 comment sheets were received from Brookside residents in support of the proposal.
- The large majority of the remaining 213 comment sheets were submitted by supporters, who lived in Surrey, but outside the Brookside area. Some comment sheets were also received from supporters outside of Surrey.

Community Concerns to Initial Proposal

- The neighbourhood's response at the public information meeting was consistent with comments received in response to the pre-notification letters, and are summarized below.
- Proposed Road: The proposed road along the eastern property line (Appendix VII), which widens the existing lane and connects 88 Avenue with 87A Avenue, is a major concern for area residents. The proposed road will mainly serve the temple site and generate a significant amount of additional traffic through the Brookside neighbourhood, and as a result, the proposed road will create traffic congestion and safety concerns.

Applicant's response:

- A significant portion of the subject site will be dedicated to the City to construct the proposed road, and will ultimately provide pedestrian and vehicular access to 88 Avenue for the temple and area residents.

Staff comments:

- The Brookside subdivision was approved in phases between 1988 and 1990 based on the concept of a road network encircling the elementary school and park, with limited access points to the perimeter arterial roads. Due to the expense of crossing Bear Creek, the concept of connecting 87A Avenue through the subject site was abandoned.
- The proposed road will provide improved vehicular and pedestrian connectivity for the neighbourhood.

- **Traffic:** The proposed expansion of the temple will create significant traffic problems for the Brookside neighbourhood and for 88 Avenue, which is already heavily congested.
- **Parking:** The applicant is requesting a relaxation of 23 parking stalls. There are examples of other religious facilities in the City where parking is not adequate. An expanded temple in the Brookside neighbourhood will create a serious parking problem. The subject proposal should include adequate parking so that congregation members are discouraged from parking along the local streets of the neighbourhood.

Applicant's response:

- Congregation members will arrive and depart the site throughout the day in order to conduct their prayers. There is no formal, established time when the congregation will meet, and therefore, traffic will be dispersed throughout the day.
- Some congregation members live nearby, and will walk or take the bus to the temple. Many members will also carpool to the site.
- The proposed road connecting 88 Avenue and 87A Avenue should help to alleviate traffic problems to and from the site.
- An agreement has been made with the Green Timbers Evangelical Church, to the north across 88 Avenue, to utilize their parking lot during busy periods such as the new and full moon celebrations, which occur twice a month.
- No weddings or funerals are currently held in the existing temple, and none will be held as a result of the proposed expansion.

Staff comments:

- The applicant has consistently been encouraged to increase the number of parking stalls on the subject site to address the concerns expressed by staff and the neighbourhood. The applicant acknowledges these concerns, but is confident that the proposed number of on-site parking spaces, despite a shortfall of 23 parking spaces, will adequately service the proposed temple expansion.
- **Environmental concerns:** Area residents have expressed concerns regarding the protection of the red-coded creek (Bear Creek) that runs along the west property line of the subject site.

Applicant's response:

- A significant portion (35%) of the subject site is to be dedicated to the City to protect the creek. Additional planting will be installed to improve the riparian area.

Staff comments:

- As part of the subject development application, the applicant has agreed to dedicate approximately 6,130 square metres (1.5 acres) of the site to protect the riparian area. Additionally, the applicant is required to enter into a P-15 agreement with the City to

ensure the completion and maintenance of the riparian enhancement works on the dedicated lands.

- Noise and site conditions: Many local residents expressed concerns regarding the noise generated from the existing temple and worried that an expanded facility would only exacerbate the problem. Some residents noted that the site is often unsightly, with garbage and debris left out for an extended period of time. Additionally, residents expressed concerns regarding a large amount of fill that was previously deposited on the subject site, which has resulted in a change in the grades along the south and south-east portions of the subject site.

Applicant's response:

- The main entrance to the proposed temple expansion will face north towards 88 Avenue, and the existing parking spaces along the south and east property lines will be eliminated to accommodate the proposed building and landscaping. This will reduce vehicle noise and pollution for the adjacent home owners.
- The priests' living quarters, which is a quiet area, is to be located along the south and south-east portions of the proposed building. As a result, noise during the prayer services would be significantly reduced for the existing home owners to the east and south.
- The applicant has agreed to be more mindful of the condition of the subject site to ensure that the site is clean.
- The garbage and recycling receptacles are to be located within the underground parking garage, away from the adjacent single family dwellings.

Staff comments:

- Staff worked with the applicant and their architect to design the building to ensure that the main entrance, lobby and prayer hall are located within the north and west portions of the proposed building, away from the existing single family dwellings to the south and east, in order to minimize noise concerns expressed by area residents.
- Staff requested that the applicant acknowledge the concerns of their neighbours and be vigilant with the upkeep and maintenance of the subject site.

Community Support for the Initial Proposal

- Despite the concerns expressed by the local residents, there were some in attendance that stated their support for the proposal for the following reasons:
 - The proposal will increase the size of the temple to accommodate a growing congregation;
 - As a result of the subject development application, the portions of Bear Creek that run along the west side of the subject site will be protected and dedicated to the City;
 - The temple expansion will be an asset for the community; and

- The proposal will improve the existing site conditions.

Summary of Next Steps

- The applicant acknowledged the concerns that were expressed by area residents at the public information meeting (PIM), and agreed to review their proposal with City staff and seek opportunities to resolve some of the concerns.
- At the end of the PIM, the applicant advised the attendees that they would conduct a second PIM at a future date, prior to the development application being forwarded to Council for consideration, in order to ensure that area residents are well-informed about any updates or revisions to the proposal.

Revisions to the Initial Proposal

- As a result of the comments and concerns that were expressed at the first public information meeting (PIM), the applicant worked with staff to revise their initial proposal (Appendix VII). In response, the applicant agreed to incorporate the revisions to the site plan.
- Proposed Road: The proposed road along the eastern property line, connecting 88 Avenue with 87A Avenue was noted as a major concern for area residents at the PIM. As a result, staff agreed that the proposed road should be removed from the proposal and that any access from the subject site directly to 87A Avenue be limited to pedestrians only. The existing 6.0-metre (20 ft.) wide lane abutting the north-east corner of the subject site will however, be widened to 8.0 metres (26 ft.) to accommodate traffic to and from the subject site, including emergency vehicles. The expanded lane will not connect with 87A Avenue.
- Parking: The original proposal, as presented by the applicant at the PIM, included a Development Variance Permit (DVP) requesting a relaxation to the number of on-site parking spaces from 203 to 180 (a shortfall of 23 parking spaces). As a result of the decision to eliminate the proposed road connection from 88 Avenue to 87A Avenue due to public concern, the applicant revised the site plan to increase the number of on-site parking spaces. Although the parking shortfall was reduced, the site plan presented at the second PIM (see Public Information Meeting #2 section) still showed a shortfall of three (3) on-site parking spaces.

Public Information Meeting #2

- The applicant held a second public information meeting (PIM) on Friday, September 13, 2013 at the existing temple located on the subject site. A total of 87 people attended the PIM, and 74 comment sheets were submitted.
- Of the 74 comment sheets, 19 of them were submitted by individuals outside of Surrey and 11 of the mailing addresses noted on the comment sheets were unknown / unlisted.
- As a result, 44 comment sheets were officially recorded, and of them, 42 of the comment sheets expressed support for the proposal, while two (2) were opposed. There were several other attendees that verbally expressed their non-support for the proposal, but they did not submit a comment sheet.

Summary of Community Comments and Concerns

- Elimination of Proposed Road: Many of the area residents in attendance at PIM #2 expressed support regarding the elimination of the proposed road connecting 88 Avenue with 87A Avenue. They agreed that this would reduce vehicular traffic through the Brookside neighbourhood.

Applicant's response:

- In order to address concerns expressed by the neighbourhood, the site plan was revised showing the elimination of the proposed road and to show additional parking spaces.

Staff comments:

- Staff acknowledged that the proposed road represented a major concern for area residents, and agreed that the proposed road should be eliminated from the proposal.
- Several residents, who were in attendance at PIM #1, continued to express concerns regarding potential parking problems at PIM #2. Many were adamantly against any parking relaxations, and noted that the proposal should provide parking in excess of the minimum on-site parking requirements noted in the Zoning By-law.

Applicant's response:

- The revised proposal requires a minor parking relaxation of three (3) parking spaces.
- The prayer services will be held in either the prayer space in the new temple or in the existing building, but not in both spaces simultaneously. Additionally, the proposed priests' living quarters (approximately 690 square metres / 7,400 sq.ft. in size) will only be occupied by up to nine (9) priests sharing a single vehicle. As a result, the proposed on-site parking should be adequate.

Staff comments:

- City staff have expressed a concern regarding the variance for on-site parking, and have consistently requested that the applicant revise their proposal to provide the minimum requirement for on-site parking, as stated in the Zoning By-law.
- Two (2) area residents expressed safety concerns regarding the existing and proposed pathways connecting 88 Avenue, through the subject site, to 87A Avenue and 86B Avenue to the south. Conversely, one (1) area resident expressed support for the proposed pathways and sidewalks, which would improve the pedestrian connections in the neighbourhood.

Applicant's response:

- The existing pathways on the subject site will be improved and new sidewalks will be added as part of the current development application, and will serve the congregation and area residents.

Staff comments:

- The proposed pathways and sidewalks will form an integral part of the pedestrian connectivity in the Brookside neighbourhood.
- **Site conditions:** Some local residents continued to express concerns regarding the large amount of fill that was previously deposited on the subject site, which resulted in a change in the grades along the south and south-east portions of the subject site. These areas of the subject site have been raised several feet and now pose safety and privacy concerns for abutting property owners.

Applicant's response:

- The applicant stated that the fill was placed on the subject site by the previous owners, but acknowledged that they will be more mindful of the concerns expressed by area residents.

Staff comments:

- As part of the current proposal, the applicant is required to install significant landscaping along the east and south property lines in order to provide additional buffering and separation.
- City staff have requested the applicant enter into a Good Neighbour Agreement to ensure that the operation of the temple is undertaken in a manner that does not negatively impact the adjacent single family neighbourhood.

Summary of PIM #2 and Outcome

- The second public information meeting resulted in less opposition from the neighbourhood. The remaining concerns that were expressed – parking, traffic, safety, unsightly conditions – are similar to those expressed at PIM #1.
- At the end of PIM #2, staff requested that the applicant further revise their site plan in order to provide additional on-site parking. The applicant agreed to revisit the matter, and subsequently revised their site plan to provide a total of 209 on-site parking spaces, which complies with the minimum parking requirement as stated in the Zoning By-law. As a result, no parking variance is currently required.

DESIGN PROPOSAL AND REVIEW

Site Layout

- The existing temple is situated on the south-east portion of the subject site with the existing paved parking lot located to the west and south-west. On-site, overflow, gravel parking is also available directly north and northwest of the existing temple.

- The proposed temple expansion will be sited directly to the west of the existing temple and will be attached to the existing building. Due to the increased floor area, the parking lot will be expanded and paved, and an underground parking garage will be incorporated.
- Two (2) one-way vehicular access ramps to the underground parking garage are proposed. Vehicles will enter the underground parking garage via the ramp at the northwest corner of the proposed building, and exit via the ramp at the northeast corner adjacent to the existing temple that is to be retained.
- Currently, vehicular access to the subject site is limited to a right-in / right-out driveway directly to 88 Avenue. There is also a driveway access to the existing 6.0-metre (20 ft.) wide lane, which connects to 88 Avenue as well.
- The applicant is required to provide road widening: approximately 1.3 metres (4 ft.) increasing to 2.8 metres (9 ft.) from west to east, along 88 Avenue; as well as 2.0 metres (6.6 ft.) along the northeast portion of the subject site to widen the existing 6.0-metre (20 ft.) wide north-south lane to 8.0 metres (26 ft.). A 3.0-metre x 3.0-metre (10 ft. x 10 ft.) corner cut is also required at the corner of 88 Avenue and the proposed 8.0-metre (26 ft.) wide lane.
- The applicant proposes a 1.5-metre (5 ft.) wide pedestrian walkway that meanders along the western portion of the site, adjacent to the open space that is to be dedicated to the City to protect the riparian area. This walkway will connect the sidewalk along 88 Avenue with the existing walkway south of the subject site.
- Additional pedestrian pathways and sidewalks are proposed through the middle of the site and along the eastern property line, and will provide greater pedestrian connectivity. The pathway system will be located on private property and maintained by the owners of the temple. The City will secure public rights-of-passage, without vehicles, for the pathway system by requiring statutory rights-of-way as part of the subject development application.

Environmental Issues

- The proposal was most recently reviewed by the Environmental Review Committee (ERC) on March 21, 2012. At ERC, the applicant requested a relaxation of the 30-metre (100 ft.) riparian setback area in order to allow for the expansion of the existing temple.
- ERC, which included a representative from the Department of Fisheries & Oceans (DFO), reviewed the applicant's proposal and supported the proposed setbacks provided a number of conditions are met including the full dedication, to the City, of the creek area as open space.
- The proposed riparian encroachment area is approximately 1,465 square metres (15,750 sq.ft.). Based on a 2 to 1 ratio, a minimum area of 2,930 square metres (31,500 sq.ft.) is required for environmental habitat compensation. Currently, the applicant is proposing approximately 3,475 square metres (37,405 sq.ft.) of habitat compensation (Appendix V).
- The applicant is to install appropriate landscaping for the habitat compensation, as required under City Policy No. P-15 (Habitat Replacement on City Land). An agreement with the applicant, for maintenance purposes, will ensure that the trees and landscaping are installed and maintained.

Proposed Building Design

- The proposed temple addition exhibits a flat roof and is constructed of a steel structure with acrylic stucco-finished building façades and aluminum reveals. Grey brick veneer is also prominently featured in the design of the proposed building.
- The proposed front entrance (north building elevation) of the building is highlighted by a cantilevered roof canopy with glass panels in steel supports and timber purlins (beams). The canopy will provide weather protection for congregation members arriving at the temple.
- Proposed door and window frames are aluminum and painted blue. Double glazing will be installed to reduce interior heat loss and to limit noise emissions.
- The applicant is proposing two (2) pre-formed fiberglass domes on the roof of the proposed temple, near the front entrance along the north building elevation. The proposed domes rise approximately 2.7 metres (9 ft.) above the roofline of the proposed building, resulting in a total building height of 11.6 metres (38 ft.).
- The applicant proposes exterior renovations to the existing temple, including the replacement of the exterior finishes, windows and doors, in order to upgrade the facility to match the proposed temple expansion design. A new parapet will be affixed to the existing temple to match the flat roof design of the new building.
- New lighting is to be installed within the parking lot for improved safety and visibility. The proposed lighting will be downward facing and not create a significant glare on the nearby single family dwellings to the east and south.
- The proposed garbage and recycling receptacles are to be located within the underground parking garage.

Parking

- The applicant proposes surface parking and underground parking on the subject site.
- The initial proposal (Appendix VII) showed a single two-way entry/exit ramp along the east property line adjacent the existing temple. Staff expressed concerns regarding the width of the ramp as it reduced the width of the landscaping strip along the east lot line. The applicant acknowledged the concern, and revised the site plan to show narrower, one-way ramps along the west and east sides of the building. As a result, the landscape buffer along the east lot line, between the proposed one-way exit ramp and the existing single family dwellings to the east, is increased.
- Currently, a total of 209 parking spaces are proposed (127 surface and 82 underground parking spaces), which complies with the 209 parking spaces required based on 7.5 parking spaces for every 100 square metres (1,075 sq.ft.) of gross floor area, as stated in the Zoning By-law.

Proposed Signage

- The applicant proposes a total of three (3) fascia signs on the proposed temple addition – all on the north building elevation.
- The proposed ‘Gurdwara Nanaksar’ fascia sign located above the main entrance of the proposed building is constructed of individually illuminated channel letters painted blue. The proposed fascia sign is approximately 0.4 metre (1.2 ft.) high and 5.6 metres (18.3 ft.) wide.
- Two (2) Sikh symbol fascia signs (The Khanda) are also proposed, and are constructed of prefinished, non-illuminated metal painted blue. The proposed symbol signs are each approximately 1.2 metres (4 ft.) high and 0.9 metre (3 ft.) wide.
- A Development Variance Permit is required to allow two (2) additional fascia signs (see By-law Variance Section).
- No free-standing signs are proposed on the subject site.

Trees and Landscaping

- The applicant submitted an Arborist Report prepared by Mike Fadum and Associates Ltd. (Tree Summary in Appendix IV). The report and plans have been reviewed by staff and found generally acceptable, but will be further reviewed by the Parks Department.
- The chart below provides a summary of the tree removal and retention by species:

Tree Species	ON-SITE TREES		
	Total Trees	Retention	Removal
Big Leaf Maple	3	2	1
Douglas Fir	1	1	0
Red Alder	6	0	6
Black Cottonwood	4	3	1
Total	14	6	8

- The assessment identifies 14 trees on the subject site, all within the portion that is to be dedicated to the City as open space to protect the riparian area. The applicant proposes to remove eight (8) trees that are in a poor or decaying condition.
- Based on the tree replacement ratio in accordance with the Tree Protection By-law (No. 16100), a total of nine (9) replacement trees are required. Currently, 29 replacement trees are proposed on the subject site.
- The applicant’s environmental consultant will provide a detailed riparian planting plan (including additional trees to be planted) as part of City Policy No. P-15. The planting plan will be submitted for review and approval, prior to the final adoption of the associated Rezoning By-law.

BY-LAW VARIANCES AND JUSTIFICATION

(a) Requested Variance:

- To increase the maximum building height in the PA-2 Zone for two (2) architectural projections (temple domes) on the proposed building, from 9.0 metres (30 ft.) to 11.6 metres (38 ft.).

Applicant's Reasons:

- The proposed variance is minor and is to accommodate the two (2) domes located near the front entrance along the north building elevation.
- The proposed domes are small and will not pose a negative, visual impact upon the residents of the adjacent single family lots.

Staff Comments:

- The height of the proposed building to the top of the parapet is 8.9 metres (29 ft.), which complies with the maximum permitted building height of 9.0 metres (30 ft.) of the PA-2 Zone. However, the two (2) proposed domes rise approximately 2.7 metres (9 ft.) above the parapet, resulting in a total building height of 11.6 metres (38 ft.).
- Staff worked with the applicant to reduce the size and the number of domes on the proposed building. The current proposal includes two (2) small domes located near the front entrance along the north building elevation, away from the single family lots to the south and east.
- Staff support the variance.

(b) Requested Variances:

- To reduce the minimum rear yard (south) and east side yard setbacks of the PA-2 Zone from 11.6 metres (38 ft.) to 8.9 metres (29 ft.) and 8.6 metres (28 ft.), respectively.

Applicant's Reasons:

- The proposed setbacks are minor and should not negatively impact the existing single family dwellings to the south and east.
- The PA-2 Zone requires setbacks to match or exceed the proposed building height.
- The proposed setback variances are required due to the height of the domes. If the building height were measured to the highest parapet, only a variance for the east side yard setback from 8.9 metres (29 ft.) to 8.6 metres (28 ft.) would be required.

Staff Comments:

- The PA-2 Zone requires that all front yard, rear yard and side yard setbacks be greater than or equal to the height of the tallest building on the lot.
- Staff worked with the applicant to reduce the building height and increase the rear yard (south) and east side yard setbacks due to the proximity of the single family dwellings.
- The proposed setback relaxations will accommodate the temple expansion and the height of the domes, and is not expected to significantly impact the neighbouring single family lots to the south and east.
- Staff support the variance.

(c) Requested Variances:

- To reduce the minimum 3.0-metre (10 ft.) wide landscaping strip along portions of the south and east property lines to a minimum of 1.1 metres (3.5 ft.).

Applicant's Reasons:

- Due to site constraints and to ensure the feasibility of the project, minor relaxations to the landscaping are proposed.
- The proposed relaxation to the landscaping strips along portions of the south and east property line is in order to ensure adequate parking is provided for the temple.

Staff Comments:

- The proposed width of the landscaping strips along the east lot line range from 1.1 metres (3.6 ft.) to 3.0 metres (10 ft.).
- The proposed landscaping along the east lot line between 88 Avenue and 87A Avenue is adjacent to a 1.2-metre (4 ft.) wide pedestrian pathway, which results in a greater separation between the parking lot and the abutting single family lots to the east.
- The proposed landscaping along the east lot line, adjacent to the underground parking exit ramp, is approximately 2.5 metres (8.3 ft.) wide. The proposed trees (Serbian Spruce) within the landscape strip will provide an adequate buffer between the site and the adjacent single family lots.
- The proposed width of the landscaping strip along the south lot line is 3.0 metres (10 ft.), except for a small portion (approximately 2.0 metres (6.6 ft.) wide) to the south-west of the proposed building, adjacent to the proposed walkway.
- A tall, well-established hedge currently exists on the property directly to the south, and will provide a solid buffer between the two (2) lots. The proposed pedestrian walkway, which connects the sidewalk along 88 Avenue with the existing walkway south of the subject site, reduces the width of the landscaping at this location.

- The applicant has agreed to enhance the landscaping and plant additional trees, where possible, in order to establish a more significant buffer along the east and south property lines.
- Staff support the variance.

(d) Requested Variance:

- To vary the PA-2 Zone to allow off-street parking within the front yard (north) setback.

Applicant's Reasons:

- In order to retain and expand upon the existing temple near the south-east corner of the site, the off-street parking is proposed within the front yard setback.
- Due to the retention of the existing temple and the location of the existing Fortis Gas right-of-way, the temple expansion cannot be located in an alternative location. For logistical reasons, the two (2) buildings must connect.

Staff Comments:

- The subject site is constrained by the riparian area to the west, which results in approximately 35% of the site to be dedicated to the City and undevelopable. A Fortis Gas right-of-way bisects the site, with the existing temple to be retained and the proposed building located to the south of the ROW.
- A 6.0-metre (20 ft.) wide landscape buffer will be installed along the north property line along 88 Avenue to screen the parking lot and enhance the streetscape.
- Due to site constraints and the desire to retain the existing temple, the current proposal (parking lot within the front yard setback) represents the most practical site plan design.
- Staff support the variance.

(e) Requested Variance:

- To vary the Sign By-law to permit two (2) additional fascia signs on the proposed building.

Applicant's Reason:

- The two (2) proposed fascia signs depict the Khanda, which is the most important symbol of the Sikh religion.
- The proposed signs will provide the temple with adequate identification, but are small and will not negatively impact any abutting lots.

Staff Comments:

- The two (2) proposed fascia signs are of high quality, non-illuminated and are small in comparison with the size and scale of the proposal building.
- The two (2) proposed fascia signs are to be installed on the north building elevation, facing the internal parking lot.
- Staff support the proposed variance.

INFORMATION ATTACHED TO THIS REPORT

The following information is attached to this Report:

Appendix I.	Lot Owners, Action Summary, Project Data Sheets and Survey Plan
Appendix II.	Current Proposed Site Plan, Building Elevations and Landscape Plans
Appendix III.	Engineering Summary
Appendix IV.	Summary of Tree Survey and Tree Preservation
Appendix V.	Environmental Plan
Appendix VI.	Development Variance Permit No. 7911-0120-00
Appendix VII.	Initial Proposed Site Plan

original signed by Judith Robertson

Jean Lamontagne
General Manager
Planning and Development

DN/da

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DRV 11/7/13 11:21 AM

DEVELOPMENT DATA SHEET

Proposed Zoning: PA-2

Required Development Data	Minimum Required / Maximum Allowed	Proposed
LOT AREA		
Gross Total		
Road Widening area		217 sq.m.
Undevelopable area		6,130 sq.m.
Net Total		11,002 sq.m.
LOT COVERAGE (in % of net lot area)		
Buildings & Structures	40%	25%
Paved & Hard Surfaced Areas		65%
Total Site Coverage		90%
SETBACKS		
Front	11.6 metres	11.4 metres
Rear	11.6 metres	8.9 metres*
Side #1 (West)	11.6 metres	33 metres
Side #2 (East)	11.6 metres	8.6 metres*
BUILDING HEIGHT (in metres/storeys)		
Principal	9.0 metres	8.9 metres (to top of parapet) 11.6 metres (to top of domes)
Accessory	4.0 metres	N/A
NUMBER OF RESIDENTIAL UNITS		
Bachelor		
One Bed		
Two Bedroom		
Three Bedroom +		
Total		N/A
FLOOR AREA: Residential (priest rooms)		
		690 sq.m.
FLOOR AREA: Commercial		
Retail		N/A
Office		
Total		
FLOOR AREA: Industrial		
		N/A
FLOOR AREA: Institutional		
	5,501 sq.m.	2,488 sq.m.
TOTAL BUILDING FLOOR AREA		
	5,501 sq.m.	2,490 sq.m.

*** Variance requested.**

Development Data Sheet cont'd

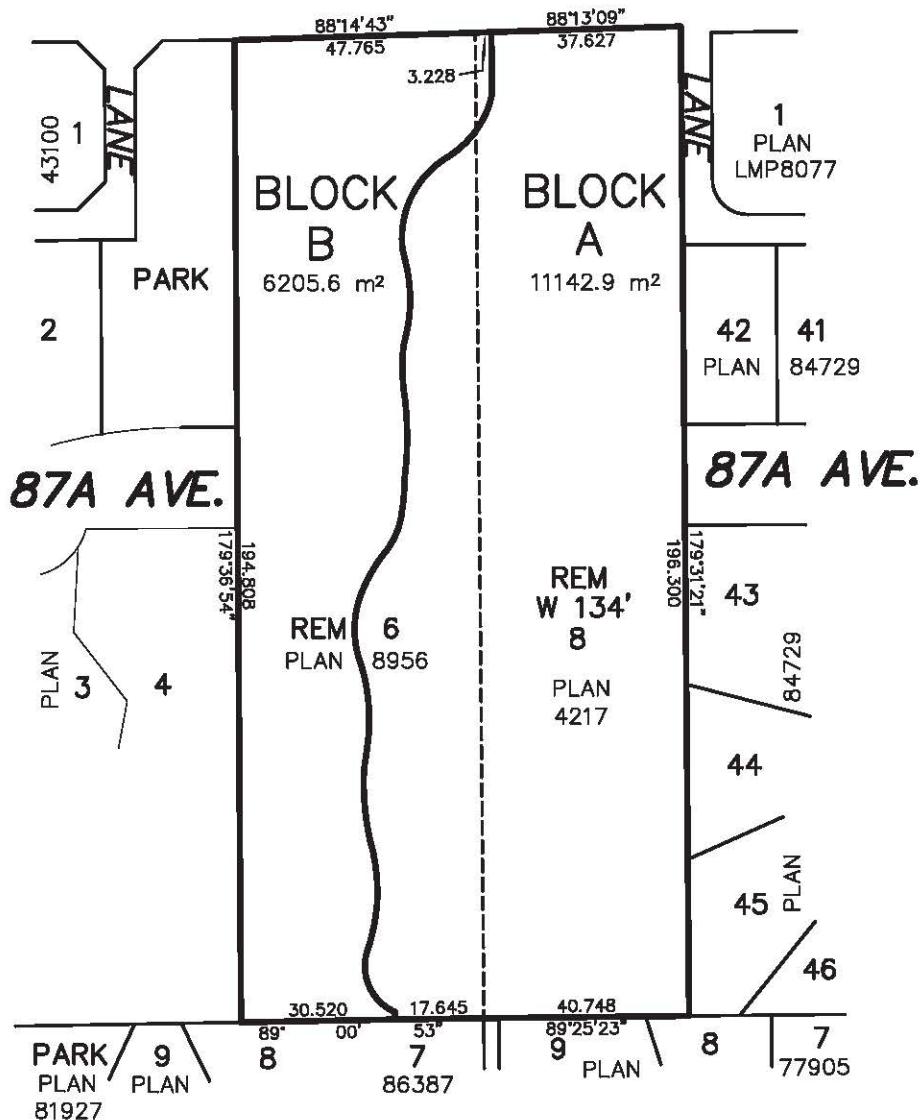
Required Development Data	Minimum Required / Maximum Allowed	Proposed
DENSITY		
# of units/ha /# units/acre (net)		
FAR (net)	0.50	0.23
AMENITY SPACE (area in square metres)		N/A
Indoor		
Outdoor		
PARKING (number of stalls)		
Commercial		N/A
Industrial		N/A
Residential Bachelor + 1 Bedroom		N/A
2-Bed		
3-Bed		
Residential Visitors		N/A
Institutional	209	209
Total Number of Parking Spaces	209	209
Number of disabled stalls	2	2
Number of small cars	52	39
Tandem Parking Spaces: Number / % of Total Number of Units		N/A
Size of Tandem Parking Spaces width/length		N/A

Heritage Site	NO	Tree Survey/Assessment Provided	YES
---------------	----	---------------------------------	-----

**SURVEY PLAN TO ACCOMPANY CITY OF SURREY BYLAW
 NO. _____ OVER WEST 134 FEET LOT 8 EXCEPT:
 PARCEL F (BYLAW PLAN LMP13689) PLAN 4217 AND LOT 6
 EXCEPT: FIRSTLY: WEST 147 FEET AND SECONDLY:
 PARCEL E (BYLAW PLAN LMP13689) PLAN 8956
 BOTH OF SECTION 28 TOWNSHIP 2 NEW WESTMINSTER DISTRICT
 CITY OF SURREY
 SCALE 1:1500**

88th AVENUE

- Property dimensions are derived from field survey.



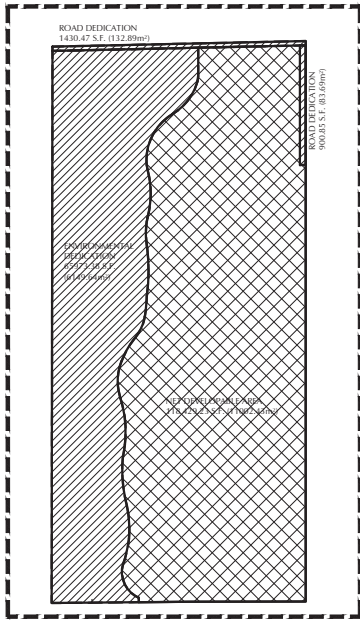
Certified correct according to field survey.
 this 4th day of November, 2013.

© COPYRIGHT
DHALIWAL AND ASSOCIATES
LAND SURVEYING INC.
 #216, 12899 76 Avenue
 Surrey, B.C. V3W 1E6
 Phone: 604 501-6188
 Fax: 604 501-6189
 File: 0806125-Z01.DWG

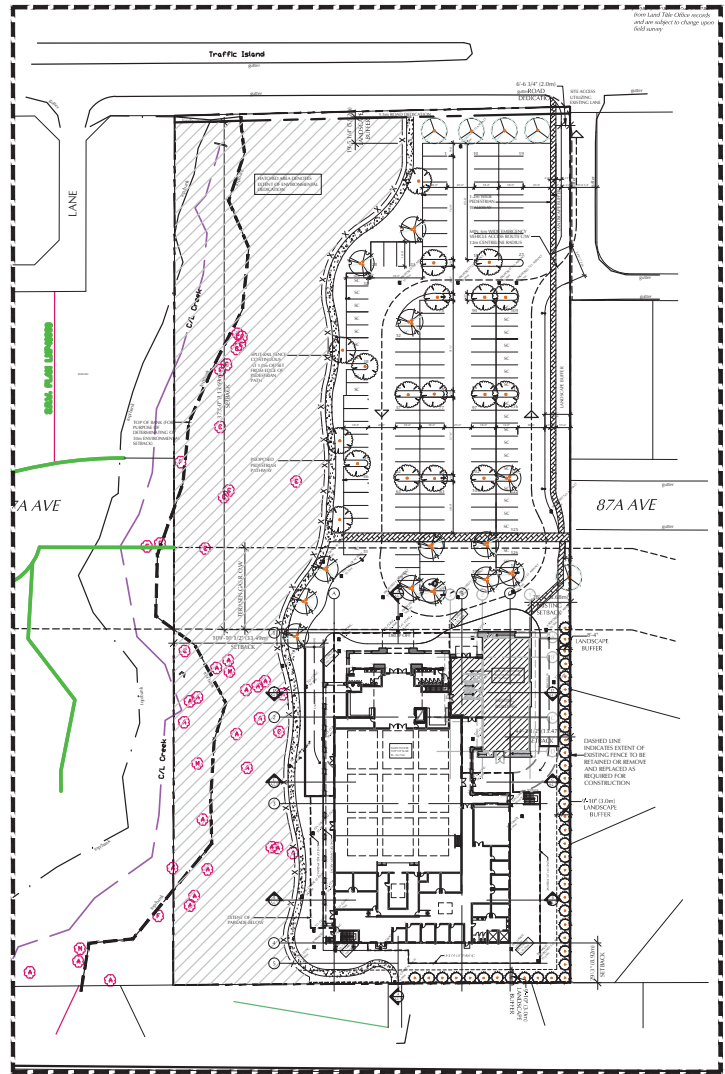
**THIS PLAN LIES WITHIN THE
 GREATER VANCOUVER REGIONAL DISTRICT**

GENE PAUL NIKULA B.C.L.S. 803

**THIS DOCUMENT IS NOT VALID UNLESS
 ORIGINALLY SIGNED AND SEALED**



2 SITE AREA SUMMARY
SCALE: N.T.S.



1 CONTEXT PLAN
SCALE: N.T.S.



SYNOPSIS

ZONING
CD-COMPREHENSIVE DEVELOPMENT
CIVIC ADDRESS
14178 & 14210 88TH AVENUE, SURREY B.C.

LEGAL DESCRIPTION
W 134 FT LOT 8 EXCEPT PCL F
(BL PLAN LMP13689) PLAN 4217
AND LOT 6 EXCEPT: FIRSTLY: W 147FT &
SECONDLY PCL E (BL PLAN LMP13689)
PLAN B956 BOTH OF SECTION 28
TOWNSHIP 2 NEW WESTMINSTER DISTRICT

SITE AREA
GROSS SITE AREA = 17 348.25m² (186 735 SF)
ROAD DEDICATIONS:
1.5m NORTH AT 88TH AVE: = 132.89m² (1430.47 S.F.)
2m WEST AT LANE: = 83.69m² (900.85 S.F.)
UNDEVELOPABLE AREA DUE TO ENVIRONMENTAL REQUIREMENTS (WEST PROPERTY LINE TO 1m WEST OF PATHWAY) = 6129.13m² (65 973.38 S.F.)
NET SITE AREA EXCLUDING ROAD DEDICATION AND ENVIRONMENTAL REQUIREMENTS (NOTE: PEDESTRIAN PATHWAY AND 1m WEST OFFSET WITH TOTAL AREA OF 573.84m² INCLUDED IN NET SITE AREA CALCULATION) = 11 002.43m² (118 429.23 S.F.)

SITE COVERAGE
EXISTING BUILDING TO BE RETAINED = 371.9m² (4003 SF)
PROPOSED NEW CONSTRUCTION = 2417.5m² (26 021 SF)
PROPOSED SITE COVERAGE = 2789.39m² / 11002.43m² = 0.253

FLOOR AREA
EXISTING TO BE RETAINED = 371.9m² (4003 SF)
PROPOSED NEW CONSTRUCTION = 2115.93m² (22 775.63 S.F.)
TOTAL FLOOR AREA = 2487.82m² (26 778.63 SF)

FLOOR AREA RATIO PROPOSED
2487.82m² / 11 002.43m² = 0.226

PARKING REQUIREMENTS PROPOSED
2783.38m² / 100 x 7.5 = 209 REQ'D
209 STALLS
(CALCULATION BASED ON MAIN FLOOR GROSS FLOOR AREA + EXISTING BUILDING UPPER AND BASEMENT FLOOR AREAS (EXCLUDES STAIRS, MECHANICAL AND ELECTRICAL ROOMS AT EXISTING AND NEW CONSTRUCTION))

BUILDING HEIGHT
TO TOP OF PARAPET: 8.89m (29'-2")
TO TOP OF DOME: 11.64m (38'-2")

SETBACKS PROPOSED
NORTH 113.69m -R TO NEW BLDG STRUCT. (ON FACE OF CURB)
SOUTH (MINIMUM) 8.92m -R TO NEW BLDG STRUCT.
EAST 13.47m -R TO NEW BLDG STRUCT.
WEST 33.49m -R TO NEW BLDG STRUCT.

NO.	DATE	DESCRIPTION	BY
10	NOV 01 2011	CITY OF SURREY REVIEW FOR REVISION AND L.P.	NAL
9	NOV 01 2011	CITY OF SURREY REVIEW FOR REVISION AND L.P.	NAL
8	NOV 01 2011	CITY OF SURREY REVIEW FOR REVISION AND L.P.	NAL
7	NOV 01 2011	CITY OF SURREY REVIEW FOR REVISION AND L.P.	NAL
6	NOV 01 2011	CITY OF SURREY REVIEW FOR REVISION AND L.P.	NAL
5	NOV 01 2011	CITY OF SURREY REVIEW FOR REVISION AND L.P.	NAL
4	NOV 01 2011	CITY OF SURREY REVIEW FOR REVISION AND L.P.	NAL
3	NOV 01 2011	CITY OF SURREY REVIEW FOR REVISION AND L.P.	NAL
2	NOV 01 2011	CITY OF SURREY REVIEW FOR REVISION AND L.P.	NAL
1	NOV 01 2011	CITY OF SURREY REVIEW FOR REVISION AND L.P.	NAL
REV	DATE	DESCRIPTION	BY



PROPOSED GURDWARA NANAKSAR

14178 & 14210 88th AVENUE, SURREY B.C.

1101

A1.0

Ankenman Associates Architects Inc.
12321 Beecher St., Crescent Beach, BC V4A 3A7 604.536.1600

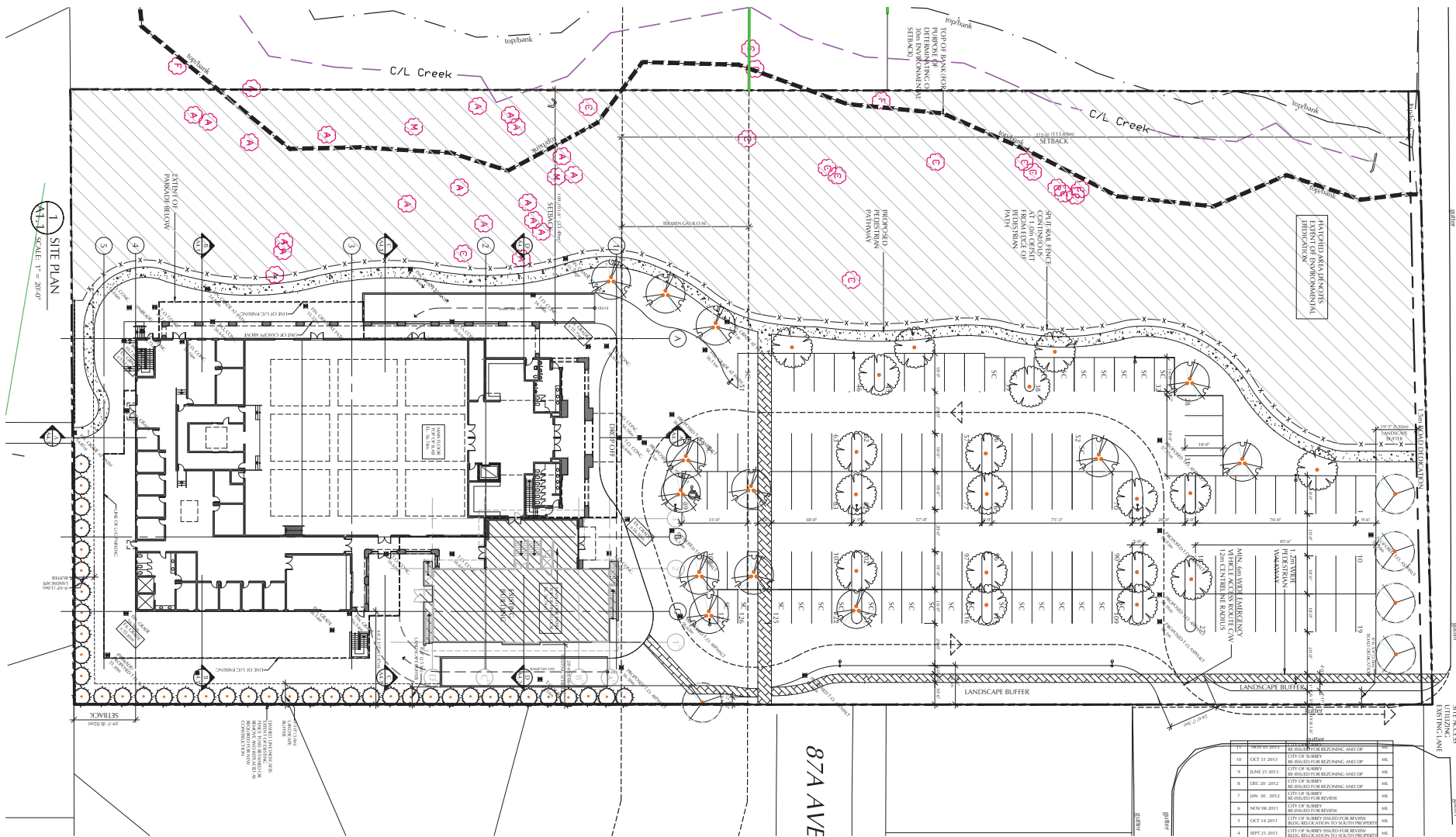
NANAKSAR SATSANG SABHA SOCIETY

CONTEXT PLAN AND SYNOPSIS



SCALE: 1"=40'

NOV 01 13



1 SITE PLAN
A1.1
SCALE 1" = 20'

HATCHED AREA INDICATES
EXTENT OF ENVIRONMENTAL
SENSITIVITY

REV	DATE	DESCRIPTION
1	NOV 01 2011	ISSUED FOR REVIEW AND E.D.P.
2	MAY 20 2011	ISSUED FOR CITY OF ALBERTA PERMITS
3	NOV 08 2011	REVISED PARKING CAPACITY
4	MAY 17 2011	CITY OF SURREY ISSUED FOR REVIEW PERMITS FOR ACCESS TO HEALTH PROPERTY
5	NOV 14 2011	CITY OF SURREY ISSUED FOR REVIEW PERMITS FOR ACCESS TO HEALTH PROPERTY
6	NOV 08 2011	CITY OF SURREY ISSUED FOR REVIEW PERMITS FOR ACCESS TO HEALTH PROPERTY
7	NOV 08 2011	CITY OF SURREY ISSUED FOR REVIEW PERMITS FOR ACCESS TO HEALTH PROPERTY
8	NOV 08 2011	CITY OF SURREY ISSUED FOR REVIEW PERMITS FOR ACCESS TO HEALTH PROPERTY
9	JUNE 21 2011	CITY OF SURREY ISSUED FOR REVIEW PERMITS FOR ACCESS TO HEALTH PROPERTY
10	NOV 01 2011	CITY OF SURREY ISSUED FOR REVIEW PERMITS FOR ACCESS TO HEALTH PROPERTY
11	NOV 01 2011	CITY OF SURREY ISSUED FOR REVIEW PERMITS FOR ACCESS TO HEALTH PROPERTY



PROPOSED GURDWARA NANAKSAR

14178 & 14210 88th AVENUE, SURREY B.C.

SITE PLAN 1101

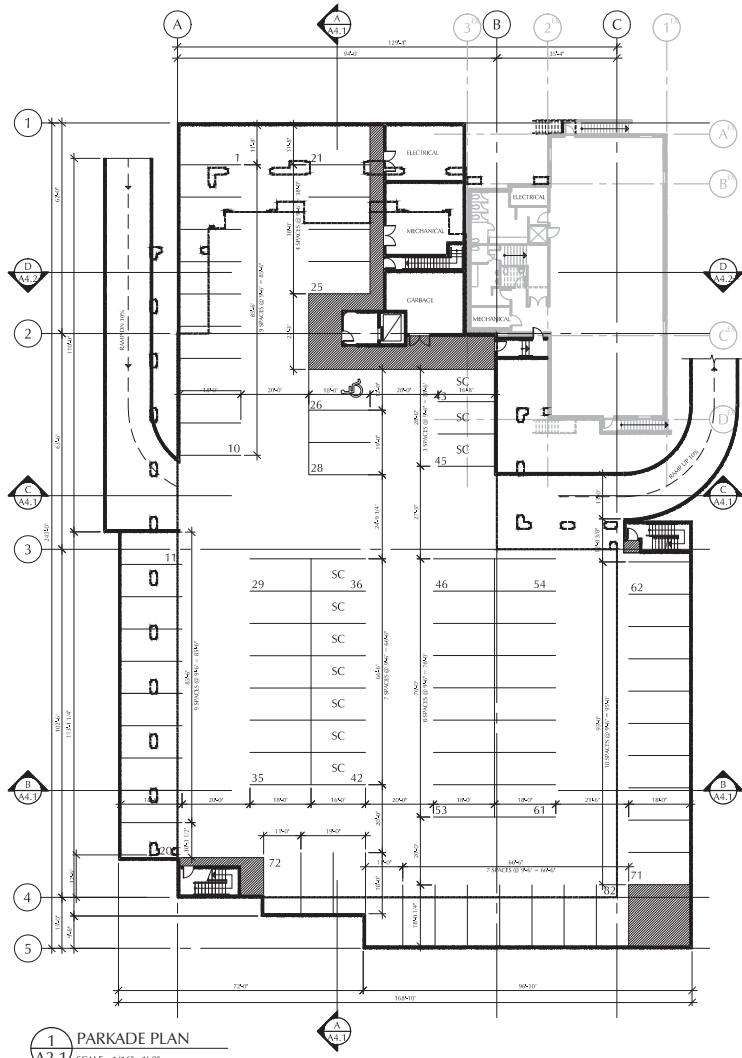
A1.1

Ankenman Associates Architects Inc.
12321 Beecher St., Crescent Beach, BC V4A 3A7 604.536.1600

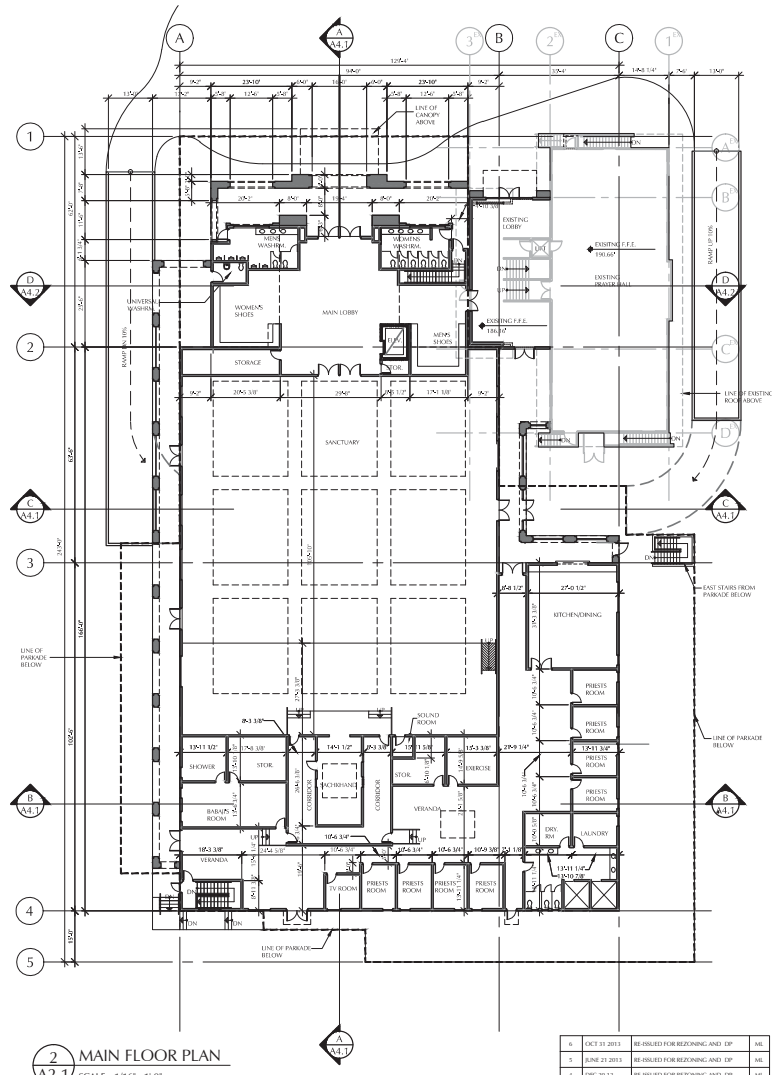
NANAKSAR SATSANG SABHA SOCIETY

SCALE: 0' 20' 60' SCALE: 1" = 20'

NOV. 01 13



1 PARKADE PLAN
A2.1 SCALE: 1/16"=1'-0"



2 MAIN FLOOR PLAN
A2.1 SCALE: 1/16"=1'-0"

NO.	DATE	DESCRIPTION	BY
6	OCT 31 2013	REVISION FOR REZONING AND EP	AA
5	JUNE 21 2013	REVISION FOR REZONING AND EP	AA
4	OCT 29 12	REVISION FOR REZONING AND EP	AA
3	OCT 08 2012	CITY OF SURREY REVISION FOR REVIEW	AA
2	MAY 08 2012	CITY OF SURREY REVISION FOR REVIEW	AA
1	OCT 14 2011	CITY OF SURREY PROJECT FOR REVIEW RELOC. RELATION TO SOUTH PROPERTY	AA
REV.	DATE	DESCRIPTION	BY



PROPOSED GURDWARA NANAKSAR 14178 & 14210 88th AVENUE, SURREY B.C. FLOOR PLAN 1101

Ankenman Associates Architects Inc. NANAKSAR SATSANG SABHA SOCIETY
12321 Beecher St., Crescent Beach, BC V4A 3A7 604.536.1600

SCALE: 1/16"=1'-0"

A2.1
OCT 31 13



NORTHWEST VIEW



NORTHEAST VIEW



SOUTHEAST VIEW



SOUTHWEST VIEW



PROPOSED GURDWARA NANAKSAR 14178 & 14210 88th AVENUE, SURREY B.C.

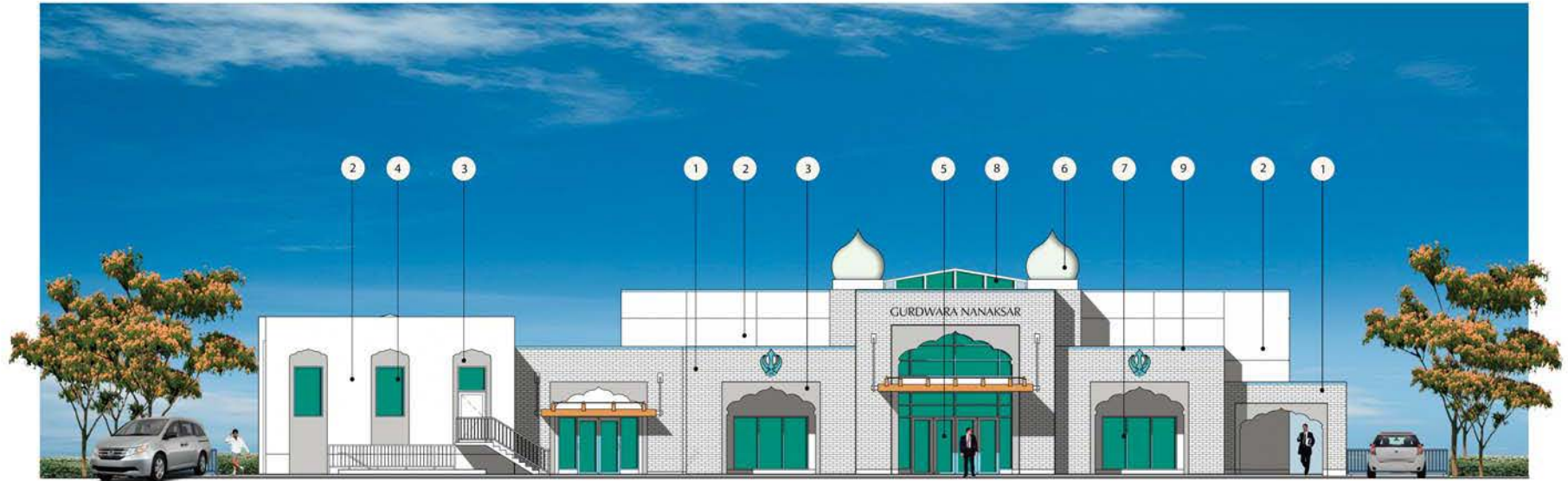
Ankenman Associates Architects Inc.
12321 Beecher St., Crescent Beach, BC V4A 3A7 604.536.1600

NANAKSAR SATSANG SABHA SOCIETY

1101
3D MODEL

A5.2

OCTOBER 31 13



1

BRICK VENEER-
MUTUAL MATERIAL
GRANITE



2

ACRYLIC STUCCO
FINISH TO MATCH
BENJAMIN MOORE
2125-50 SWEET
INNOCENSE



3

ACRYLIC STUCCO
FINISH TO MATCH
BENJAMIN MOORE
2143-60 MOONLIGHT
WHITE



4

THERMALLY BROKEN
ALUMINUM WINDOW
DOUBLE GLAZED W/
LOW-E COATING
BM HC-153
MARLBORO BLUE



5

THERMALLY BROKEN
ALUMINUM DOOR
DOUBLE GLAZED W/
LOW-E COATING
BM HC-153
MARLBORO BLUE



6

FIBRE GLASS PANEL
DOME PREFORMED



7

HORIZONTALLY &
VERTICALLY
INSTALLED ALUM.
REVEALS



8

STEEL FRAMED
KALWALL SKYLIGHT
SYSTEM ON STEEL
FRAME PANELS



9

ALUMINUM FLASHING
COLOUR TO MATCH
BENJAMIN MOORE
HC-153 MARLBORO
BLUE



PROPOSED GURDWARA NANAKSAR

Ankenman Associates Architects Inc. NANAKSAR SATSANG SABHA SOCIETY
12321 Beecher St., Crescent Beach, BC V4A 3A7 604.536.1600

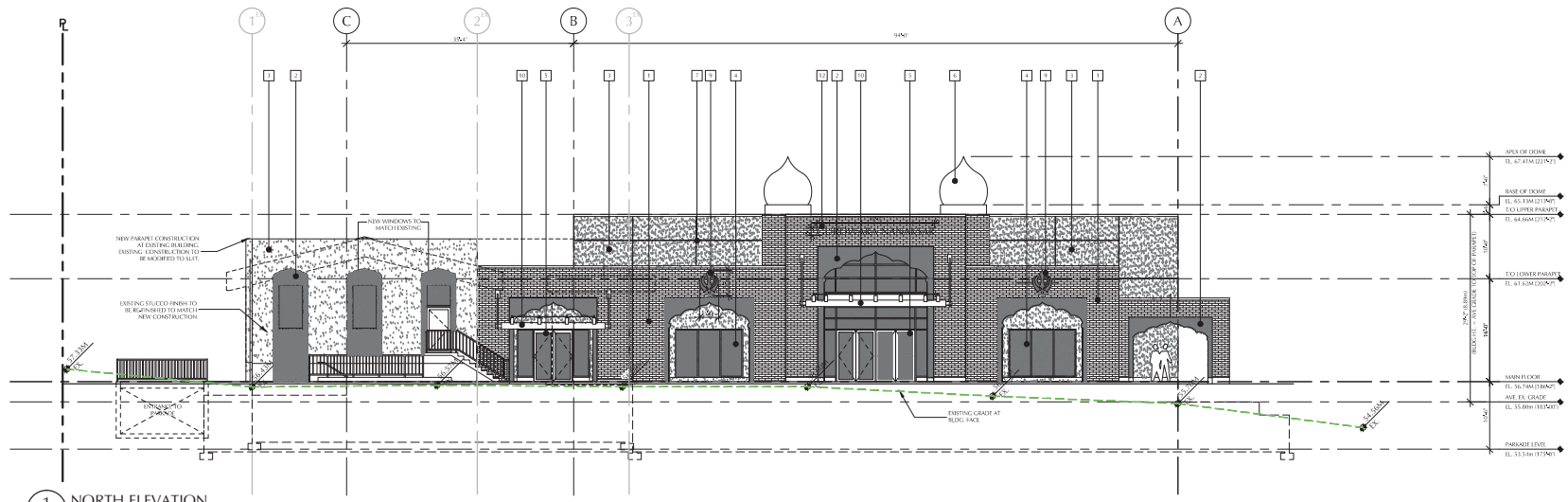
14178 & 14210 88th AVENUE, SURREY B.C.

1101

COLOUR BOARD

A5.1

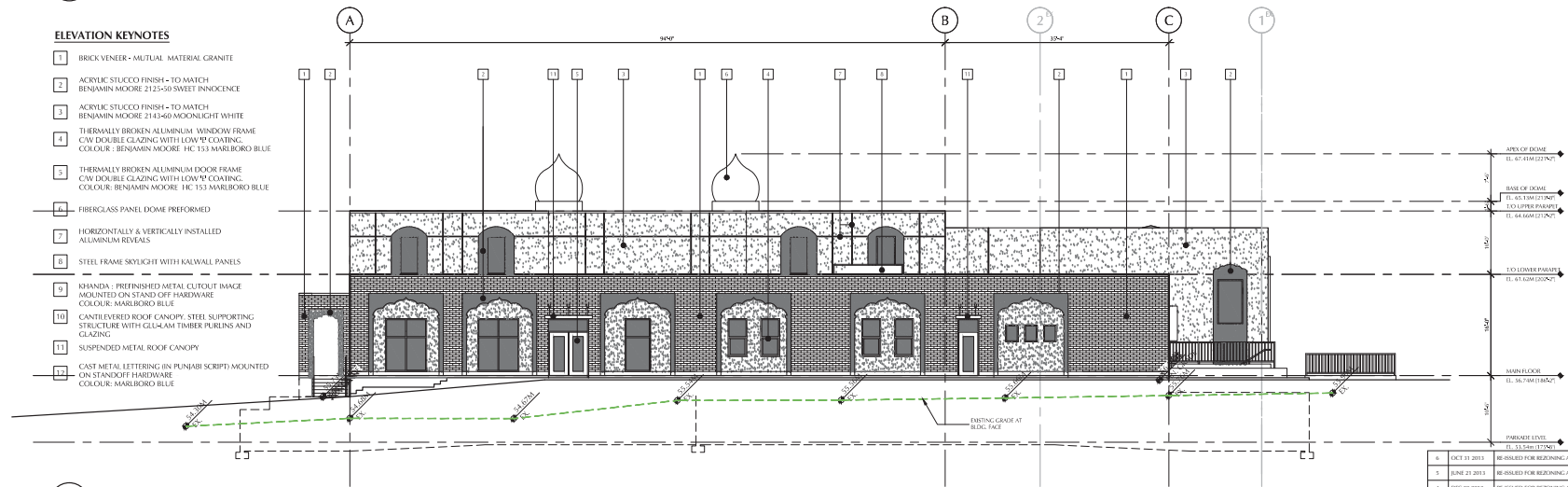
OCTOBER 31 13



1 NORTH ELEVATION
 A3.1 SCALE: 1/8"=1'-0"

ELEVATION KEYNOTES

- 1 BRICK VENEER - MIXTIAL MATERIAL GRANITE
- 2 ACRYLIC STUCCO FINISH - TO MATCH BENJAMIN MOORE 2123-50 SWEET INNOCENCE
- 3 ACRYLIC STUCCO FINISH - TO MATCH BENJAMIN MOORE 2143-60 MOONLIGHT WHITE
- 4 THERMALLY BROKEN ALUMINUM WINDOW FRAME CW DOUBLE GLAZING WITH LOW-E COATING. COLOUR: BENJAMIN MOORE 1HC 153 MARLBORO BLUE
- 5 THERMALLY BROKEN ALUMINUM DOOR FRAME CW DOUBLE GLAZING WITH LOW-E COATING. COLOUR: BENJAMIN MOORE 1HC 153 MARLBORO BLUE
- 6 FIBERGLASS PANEL DOME PREFORMED
- 7 HORIZONTALLY & VERTICALLY INSTALLED ALUMINUM REVEALS
- 8 STEEL FRAME SKYLIGHT WITH KALWALL PANELS
- 9 KHANDA - PREFINISHED METAL CUTOUT IMAGE MOUNTED ON STAND OFF HARDWARE COLOUR: MARLBORO BLUE
- 10 CANTILEVERED ROOF CANOPY: STEEL SUPPORTING STRUCTURE WITH GLU-LAM TIMBER PURLINS AND GLAZING
- 11 SUSPENDED METAL ROOF CANOPY
- 12 CAST METAL LETTERING (IN PUNJABI SCRIPT) MOUNTED ON STANDOFF HARDWARE COLOUR: MARLBORO BLUE



2 SOUTH ELEVATION
 A3.1 SCALE: 1/8"=1'-0"

REV.	DATE	DESCRIPTION	BY
01	OCT 11 2011	RE-SUBMITTED FOR REZONING AND DVP	ML
02	JUNE 21 2011	RE-SUBMITTED FOR REZONING AND DVP	ML
03	DEC 20 2012	RE-SUBMITTED FOR REZONING AND DVP	ML
04	FEB 15 2012	LIST OF PERMITS	ML
05	JAN 30 2012	RE-SUBMITTED FOR REVIEW	ML
06	MAY 08 2011	RE-SUBMITTED FOR REVIEW	ML
07	OCT 14 2011	LIST OF PERMITS PREPARED FOR REVIEW BLDG. RELOCATION TO SOCIETY PROPERTY	ML
REV.	DATE	DESCRIPTION	BY

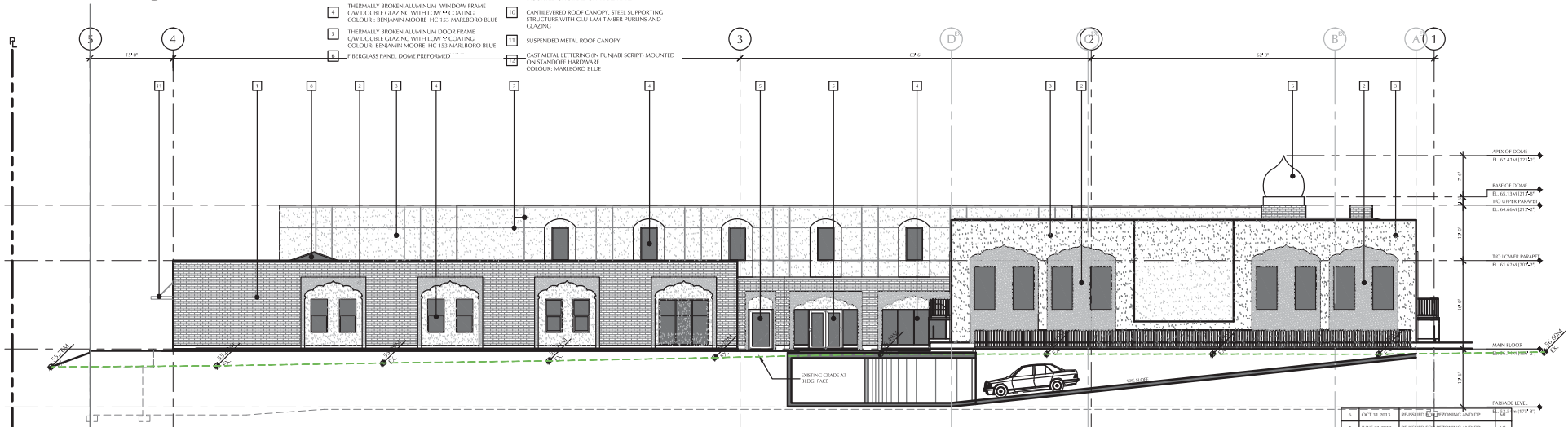
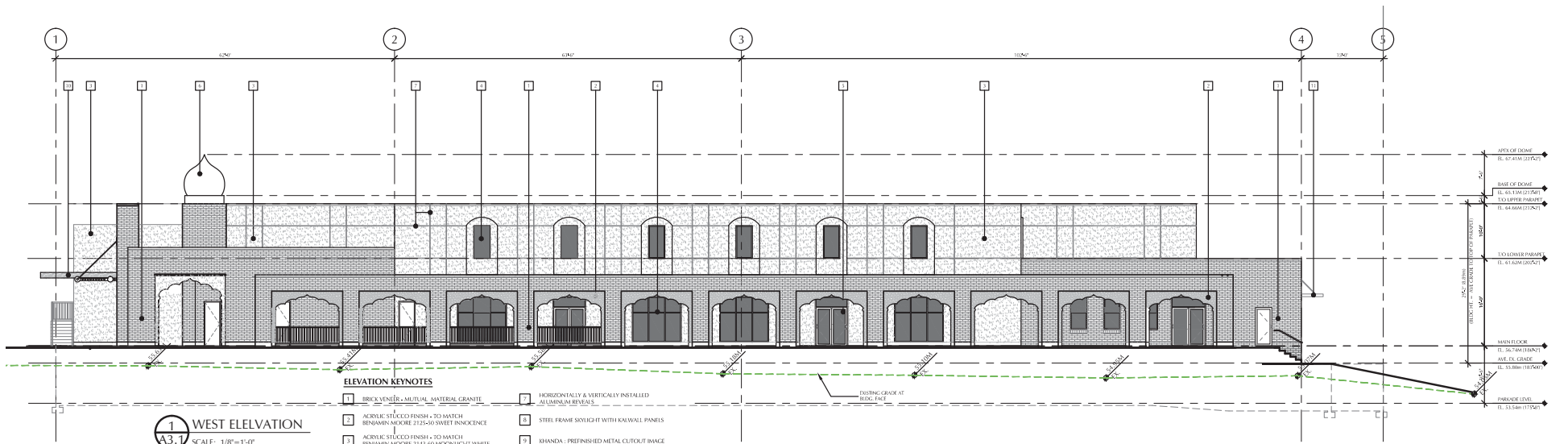


PROPOSED GURDWARA NANAKSAR 14178 & 14210 88th AVENUE, SURREY B.C. ELEVATIONS 1101

Ankenman Associates Architects Inc. NANAKSAR SATSANG SABHA SOCIETY
 12321 Beecher St., Crescent Beach, BC V4A 3A7 604.536.1600

A3.1
 SCALE: 1/8"=1'-0"

OCT 31 13



REV.	DATE	DESCRIPTION	BY
A1	04/21/2013	REVISIONS TO REZONING AND L.P.	AW
A2	04/21/2013	REVISIONS TO REZONING AND L.P.	AW
A3	04/23/2013	REVISIONS TO REZONING AND L.P.	AW
A4	05/06/2013	CITY OF SURREY	AW
A5	05/06/2013	REVISIONS TO BE REVIEW	AW
A6	05/06/2013	CITY OF SURREY	AW
A7	05/06/2013	CITY OF SURREY PROCEED FOR REVIEW	AW
A8	05/14/2013	CITY OF SURREY PROCEED FOR REVIEW	AW
REV.	DATE	DESCRIPTION	BY

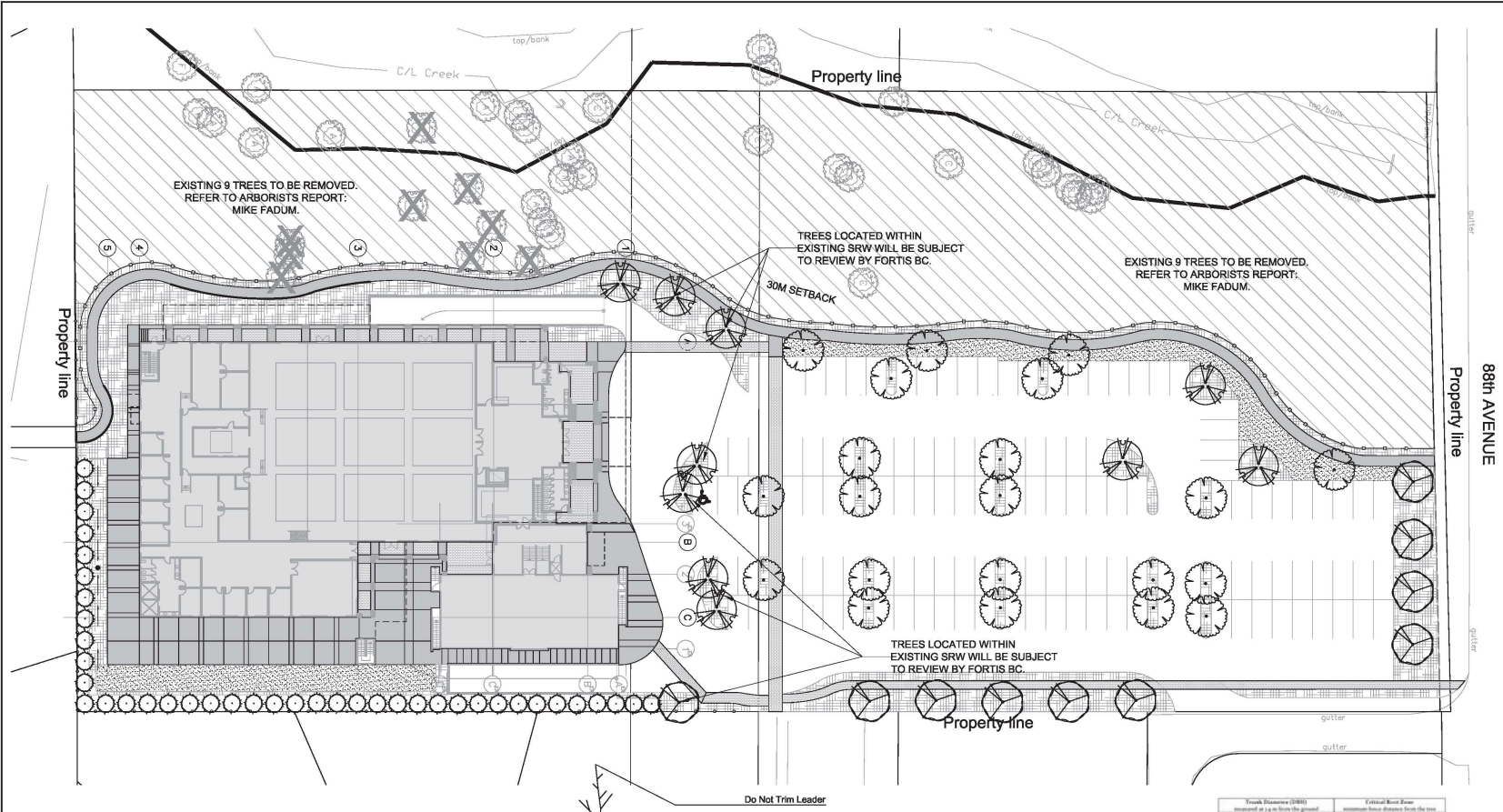


PROPOSED GURDWARA NANAKSAR 14178 & 14210 88th AVENUE, SURREY B.C. ELEVATIONS

Ankenman Associates Architects Inc. NANAKSAR SATSANG SABHA SOCIETY
 12321 Beecher St., Crescent Beach, BC V4A 3A7 604.536.1600

1101 **A3.2**
 SCALE: 1/8"=1'-0"

OCT 31 13

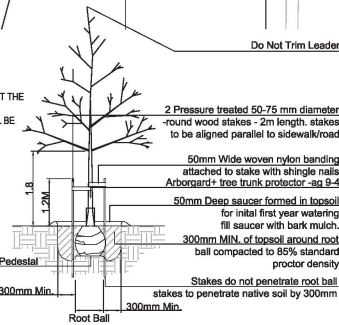


NOTES:

- ALL PLANT MATERIAL SHALL MEET OR EXCEED STANDARDS REQUIRED BY BCLNA OR BCLSA GUIDELINES.
- TOPSOIL SUPPLIED SHALL BE FROM A REPUTABLE SOURCE. A FULL ANALYSIS OF THE TOPSOIL WILL BE REQUIRED AT THE CONTRACTOR'S EXPENSE. SUBMIT TO LANDSCAPE CONSULTANT FOR APPROVAL.
- AMEND TOPSOIL PER SOIL ANALYSIS RECOMMENDATIONS PRIOR TO SPREADING ON SITE. REJECTED TOPSOIL SHALL BE REMOVED OFF SITE IMMEDIATELY AT THE LANDSCAPE CONTRACTORS EXPENSE.
- REMOVE OFF SITE IMMEDIATELY AT THE LANDSCAPE CONTRACTORS EXPENSE.
- GROUNDCOVERS: 300MM
 - A. GROUNDCOVERS: 300MM
 - B. SHRUBS: 450MM
 - C. TREE PITTS: 1000MM WITH 300MM (BELOW ROOT BALL)
- 50MM OF 1"MINUS COMPOST MULCH TO BE INSTALLED IN ALL SHRUB PLANTING AREAS.

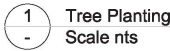
NOTE: PLANT LIST FOR THE ENTIRE PROJECT SITE

TREES	CODE	QTY	BOTANICAL NAME / COMMON NAME	CONT	CAL.	SIZE
	CO	10	Cornus kousa chinensis / Chinese Dogwood	B & B	6 cm CAL.	3m HT.
	FR	21	Fraxinus pennsylvanica 'Prairie Spire' / Prairie Spire Ash	B & B	6 cm CAL.	3m HT.
	PI	40	Picea omorika / Serbian Spruce	B & B		4m HT.
	ST	10	Syrax japonicus 'Snowcone' / Japanese Snowbell	B & B	6 cm CAL.	3m HT.

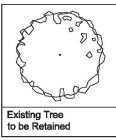


NOTES:

- Sacking/burlap to be loosened and dropped to the bottom of the planting hole, all string, twine, etc. to be removed.
- All wire baskets shall have the top 1/3 of the wire removed prior to planting
- All trees shall be single stem.



EXISTING 9 TREES TO BE REMOVED. REFER TO ARBORISTS REPORT: MIKE FADUM.



City of Surrey Tree Protection Requirements

- Specifications for Construction
- Use 2" x 4" x 4' length.
 - Use 2" x 4" x 4' length for vertical posts, top end bottom ends and cross-bracing for 2" x 4" x 4' wood.
 - Use treated vertical posts may be used with a minimum diameter of 60mm.
 - Spacing between vertical posts shall not be greater than 20% of tree trunk diameter.
 - Stakes must be sturdy with vertical posts driven directly into the ground.
 - Construction of stakes must be centered for a single stem tree.
 - Post must include signage advising that no construction inside the protected area is to be allowed.

Tree Species (DBH)	Critical Root Zone
0.00 - 0.09 (1")	1.0 m (3.3')
0.10 - 0.15 (1.5")	1.5 m (4.9')
0.16 - 0.20 (2")	2.0 m (6.6')
0.21 - 0.25 (2.5")	2.5 m (8.2')
0.26 - 0.30 (3")	3.0 m (9.8')
0.31 - 0.35 (3.5")	3.5 m (11.5')
0.36 - 0.40 (4")	4.0 m (13.1')
0.41 - 0.45 (4.5")	4.5 m (14.8')
0.46 - 0.50 (5")	5.0 m (16.4')

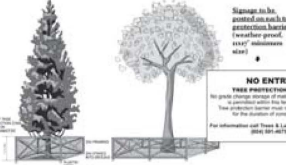
* In diameter measurement the leader should be 100% free only for 2m.
* Example: No tree < 2.0m x 4.0m

If There Are Obstacles to Avoid on the Construction Site

If the critical root zone of any tree is within an existing building, within an existing building, an independent Certified Arborist must be consulted during construction. The barrier shall be constructed at the appropriate distance before the building footprint will be used.

Shield Obstacles Trees and Neighbour's Trees

- The shoring shall allow trees to be used to determine location of tree protection barrier around trees and trees on adjacent properties, if any exist.
- Barriers for shared trees and trees on adjacent property must be installed on the property line.
- When shared trees and trees on adjacent property may require removal, written authorization from the neighbour must be obtained before applying for a tree cutting permit.



No.	By:	Description	Date
5	RS	ISSUED FOR INFORMATION	NOV. 1, 2013
4	RS	ISSUED FOR INFORMATION	OCT. 31, 2013
3	RS	ISSUED FOR INFORMATION	JUNE 8, 2013
2	RS	RE-ISSUED FOR REVISION	APR. 26, 2013
1	RS	ISSUED FOR DP	DEC. 20, 2012

REVISIONS TABLE FOR DRAWINGS
 © Copyright reserved. This drawing and design are the property of van der Zalm + associates inc. and may not be reproduced or used for other projects without permission.

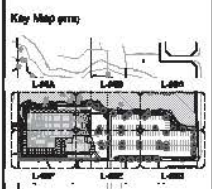
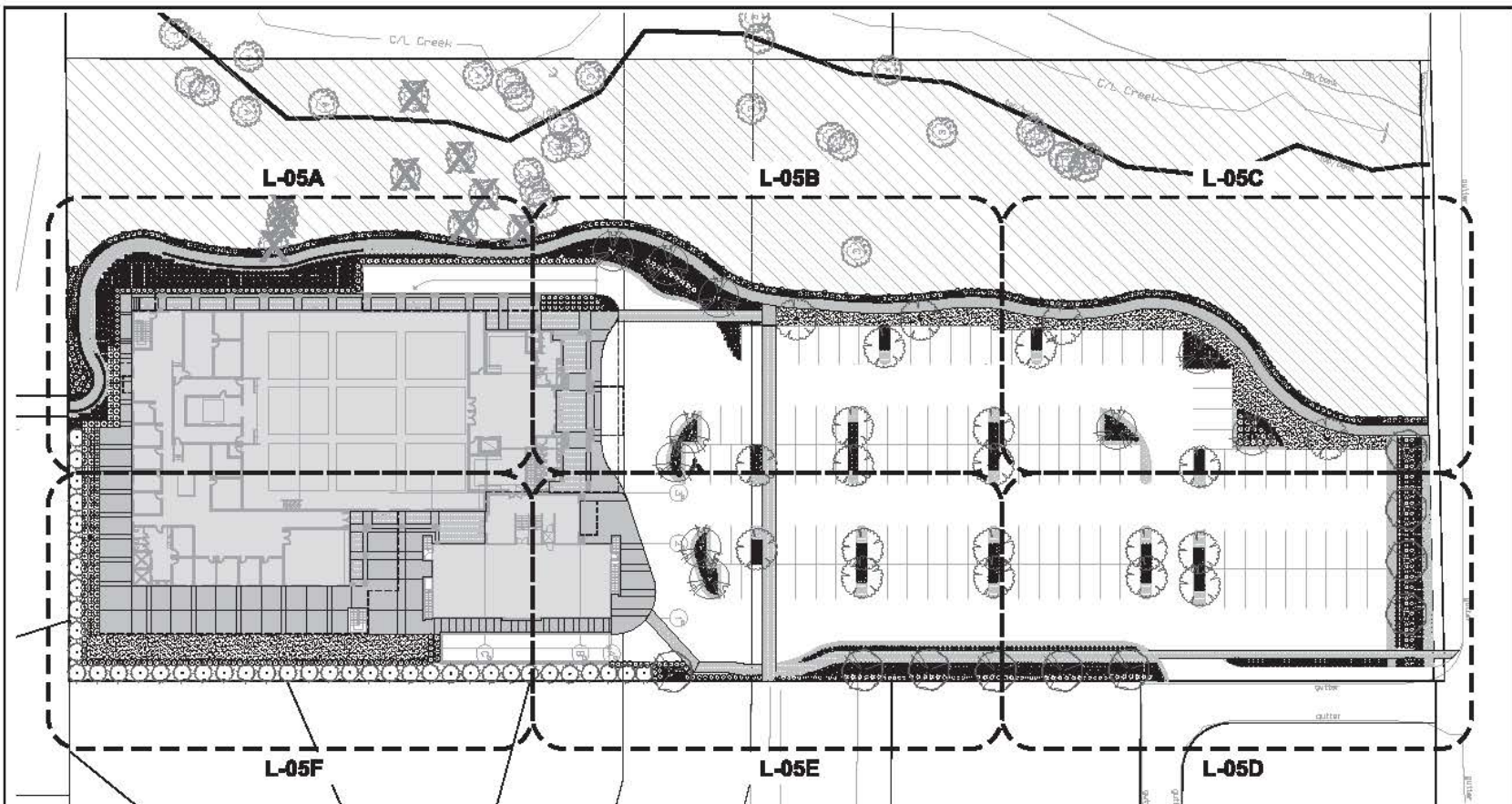
Project:
**PROPOSED
 GURDWARA NANAKSAR**

Location:
 14178 & 14210 88TH AVENUE
 SURREY, BC

Drawn: RS
 Stamp:

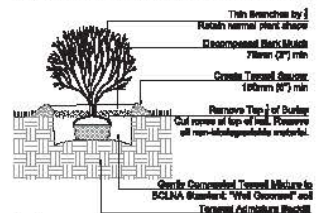
Checked: MVDZ
 Approved: MVDZ
 Original Start Date: 2012/1/201

Scale: 1:300
 CONTRACTOR SHALL CHECK ALL DIMENSIONS ON THE WORK AND REPORT ANY DISCREPANCY TO THE CONSULTANT BEFORE PROCEEDING. THE EXCLUSIVITY OF SPECIFICATIONS ARE THE EXCLUSIVE PROPERTY OF THE OWNER AND MUST BE RETURNED AT THE COMPLETION OF THE WORK.



No.	By	Description	Date
1	RS	ISSUED FOR PERMITS	NOV. 4, 2019
2	RS	ISSUED FOR INFORMATION	OCT. 24, 2019
3	RS	ISSUED FOR INFORMATION	JUNE 4, 2019
4	RS	ISSUED FOR INFORMATION	APR. 24, 2019
5	RS	ISSUED FOR REVIEW	FEB. 01, 2019

- NOTES:**
- ALL PLANT MATERIAL SHALL MEET OR EXCEED STANDARDS REQUIRED BY BCNA OR BCNA GUIDELINES.
 - TOPSOIL SUPPLIED SHALL BE FROM A REPUTABLE SOURCE. A FULL ANALYSIS OF THE TOPSOIL WILL BE REQUIRED AT THE CONTRACTOR'S EXPENSE. SUBMIT TO LANDSCAPE CONSULTANT FOR APPROVAL.
 - AMENDED TOPSOIL FOR SOIL ANALYSIS RECOMMENDATIONS PRIOR TO SPREADING ON SITE. UNSELECTED TOPSOIL SHALL BE REMOVED OFF SITE IMMEDIATELY AT THE LANDSCAPE CONTRACTOR'S EXPENSE.
 - TOPSOIL DEPTHS FOR PLANTING AS FOLLOWS:
 - GROUND COVER: 300mm
 - SHRUBS: 400mm
 - TREE: 1200mm WITH 300mm BELOW ROOT BALL
 - 300mm OF FINISH COMPOST MULCH TO BE INSTALLED IN ALL SHRUB PLANTING AREAS.



1 Shrub Planting
 Scale nts

NOTE: PLANT LIST FOR THE ENTIRE PROJECT SITE

SYMBOL	CODE	CITY	BOTANICAL NAME / COMMON NAME	QTY	PRICE	SYMBOL	CODE	CITY	BOTANICAL NAME / COMMON NAME	QTY	PRICE
⊕	A4	120	Justicia caroliniana 'Dobsonii' / Redland Pans Opales	81	PAK \$1,000 ea	☼	03A	880	Clusia leucostachya / Leather Leaf Shrub	42	PAK \$250 ea
⊕	B8	500	Rosa x Indica 'Yellow Rose' / Knockout Red White Knock	86	PAK \$1,400 ea	☼	PC	877	Parthenocarpus 'Spartan' / Hamamelis Florida Green	81	PAK \$1,000 ea
⊕	LD	120	Larix laricina / Potted Douglas Spruce	82	PAK \$1,000 ea	☼	0305	0305	Parthenocarpus 'Spartan' / Hamamelis Florida Green	81	PAK \$1,000 ea
⊕	NA	118	Wisteria floribunda 'Blue Dawn' TM / Heavenly Bluebells	86	PAK \$1,700 ea	☼	AN	437	Andropogon scoparius 'Spartan' / Hamamelis Florida Green	81	PAK \$1,000 ea
⊕	RI	60	Rhododendron 'Garden of Eatin'' / Hardy	86	PAK \$60 ea	☼	03B	880	Clusia leucostachya 'Spartan' / Hamamelis Florida Green	81	PAK \$1,000 ea
⊕	RF	402	Rhododendron 'Garden of Eatin'' / Hardy	81	PAK \$1,400 ea						
⊕	GA	170	Gardenia 'Garden of Eatin'' / Hardy	86	PAK \$1,700 ea						
⊕	GB	200	Gardenia 'Garden of Eatin'' / Hardy	86	PAK \$1,000 ea						
⊕	BY	118	Berberis thunbergii 'Spartan' / Hardy	86	PAK \$1,000 ea						
⊕	VA	100	Vaccinium 'Spartan' / Hardy	86	PAK \$1,000 ea						

Project:
**PROPOSED
 GURDWARA NANAKSAR**

Location:
 14178 & 14216 88TH AVENUE
 SURREY, BC

Drawn RS	Went
Checked AVDZ	
Approved AVDZ	Original Issue Date 2019/11/20/1
Scale: 1:200	CONTRACTOR SHALL OBTAIN ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES PRIOR TO THE COMMENCEMENT OF THE PROJECT.

INTER-OFFICE MEMO

TO: **Manager, Area Planning & Development
- North Surrey Division
Planning and Development Department**

FROM: **Development Services Manager, Engineering Department**

DATE: **November 6, 2013** PROJECT FILE: **7811-0120-00
(Supercedes Jun.21/13)**

RE: **Engineering Requirements (Commercial/Industrial)
Location: 14178 88 Ave**

REZONE/SUBDIVISION***Property and Right-of-Way Requirements***

- Dedicate 1.285 to 2.809 varying dedication on 88 Avenue for a total of 30.000 metres;
- Dedicate 2.0 metres for lane for a total of 8.0 metres;
- Dedicate 3.0m x 3.0m corner cut at the intersection of 88 Avenue and the lane;
- Provide 0.5 metre wide statutory right-of-way (SROW) along 88 Avenue;
- Provide three (3) on-site 1.5 metre wide SROW's for pathways; and
- Provide minimum 3.0 metre wide SROW for looped water main.

Works and Services

- Extend raised median on 88 Avenue further to the east;
- Construct 8.0 metre wide north-south lane;
- Construct storm sewer main (if required);
- Construct and loop water main between 87A Avenue and 88 Avenue;
- Provide restrictive covenant for water quality/sediment control inlet chamber; and
- Provide working easements, if applicable.

A Servicing Agreement is required prior to Rezone/Subdivision.

DEVELOPMENT PERMIT

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



Rémi Dubé, P.Eng.
Development Services Manager

HB

MIKE FADUM AND ASSOCIATES LTD.
VEGETATION CONSULTANTS

SURREY TREE PRESERVATION SUMMARY

Surrey Project No: 11-0120-00
Project Location: 14178 / 14280 - 88 Avenue
Arborist: Peter Mennel ISA (PN-5611A)

Detailed Assessment of the existing trees or an Arborist's Report is submitted on file.
The following is a summary of the tree assessment report for quick reference.

1. General Tree Assessment

The tree resource is concentrated across the west half of the western lot and consists of native broadleaf and coniferous species. Much of the understory vegetation includes thick patches of invasive Himalayan blackberry. The majority of the trees are pioneer species including red alder and black cottonwood. The cottonwoods are generally of good health and typical form while the alder are in decline and display multiple defects including codominant attachments and extensive internal decay.

2. Summary of Proposed Tree Removal and Replacement

Number of Protected Trees identified	(A)	14
Number of Protected Trees declared hazardous due to natural causes	(B)	0
Number of Protected Trees to be removed	(C)	8
Number of Protected Trees to be retained (A-C)	(D)	6
Number of Replacement Trees required (7 alder and cottonwood X 1 and 1 others X 2)	(E)	9
Number of Replacement Trees proposed	(F)	29
Number of Replacement Trees in deficit (E-F)	(G)	0
Total number of Prot. and Rep. Trees on site (D+F)	(H)	35
Number of lots proposed in the project	(I)	NA
Average number of Trees per Lot	(H/I)	(J) NA

3. Tree Survey and Preservation/Replacement Plan

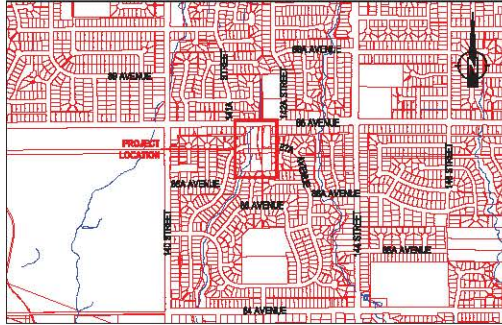
Tree Survey and Preservation Plan is attached.

Summary and plan prepared and submitted by Mike Fadum and Associates Ltd.

June 10, 2013



LOCATION
SCALE 1:10000



LEGEND

-  Building Encroachment Area = 1485m²
-  Additional Area = 175m²
-  Potential Enhancement Area = 3302m²

PLAN
SCALE 1:500



REFERENCE DRAWINGS

1. Email: 1101 - A1.1 - Site Plan Revised 14 Temp.dwg. Received October 28, 2013. Ankenman Associates Architects Inc.
2. 2011 Legal Base from City of Surrey.

**GURDWARA NANAKSAR SATSANG SABHA
SOCIETY**

14178 / 14210 88 AVENUE
Surrey, BC

envirowest consultants inc.
Suite 101 - 1515 Broadway Street
Port Coquitlam, British Columbia
Canada V3C 6K2
office: 604-944-0502
facsimile: 604-944-0507
www.envirowest.ca

SETBACKS

DESIGN: KC	DRAWN: CEV/SCM	CHECKED: MWW	REVISION: D3	REVISION DATE: October 31, 2013
SCALE: As Shown			DRAWING NUMBER: 1598-01-01	
DATE: May 31, 2011				

CITY OF SURREY

(the "City")

DEVELOPMENT VARIANCE PERMIT

NO.: 7911-0120-00

Issued To: Gurdwara Nanaksar Satsang Sabha Society
("the Owner")

Address of Owner: 19740 - 71B Avenue
Langley, BC V2Y 3G8

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: 001-876-147

Lot 6 Except: Firstly: West 147 Feet And Secondly: Parcel E (Bylaw Plan LMP13689), Section 28
Township 2 New Westminster District Plan 8956

14178 - 88 Avenue

Parcel Identifier: 010-516-689

West 134 Feet Lot 8 Except: Parcel F (By-law Plan LMP13689), North East Quarter Section 28
Township 2 New Westminster District Plan 4217

14210 - 88 Avenue

(the "Land")

3. (a) As the legal description of the Land is to change, the City Clerk is directed to insert the new legal description for the Land once title(s) has/have been issued, as follows:

Parcel Identifier:

- (b) If the civic address(es) change(s), the City Clerk is directed to insert the new civic address(es) for the Land, as follows:

4. Surrey Zoning By-law, 1993, No. 12000, as amended is varied as follows:
- (a) to increase the maximum height of two (2) architectural projections (temple domes) on the proposed building from 9.0 metres (30 ft.) to 11.6 metres (38 ft.);
 - (b) to reduce the minimum rear yard (south) setback of the PA-2 Zone from 11.6 metres (38 ft.) to 8.9 metres (29 ft.);
 - (c) to reduce the minimum east side yard setback of the PA-2 Zone from 11.6 metres (38 ft.) to 8.6 metres (28 ft.);
 - (d) to relax the minimum 3.0-metre (10 ft.) wide landscaping strip along portions of the south and east property line to a minimum of 1.1 metres (3.6 ft.); and
 - (e) to vary Section H.2, Off-Street Parking and Loading/Unloading, of the PA-2 Zone to allow off-street parking within the front yard (north) setback.

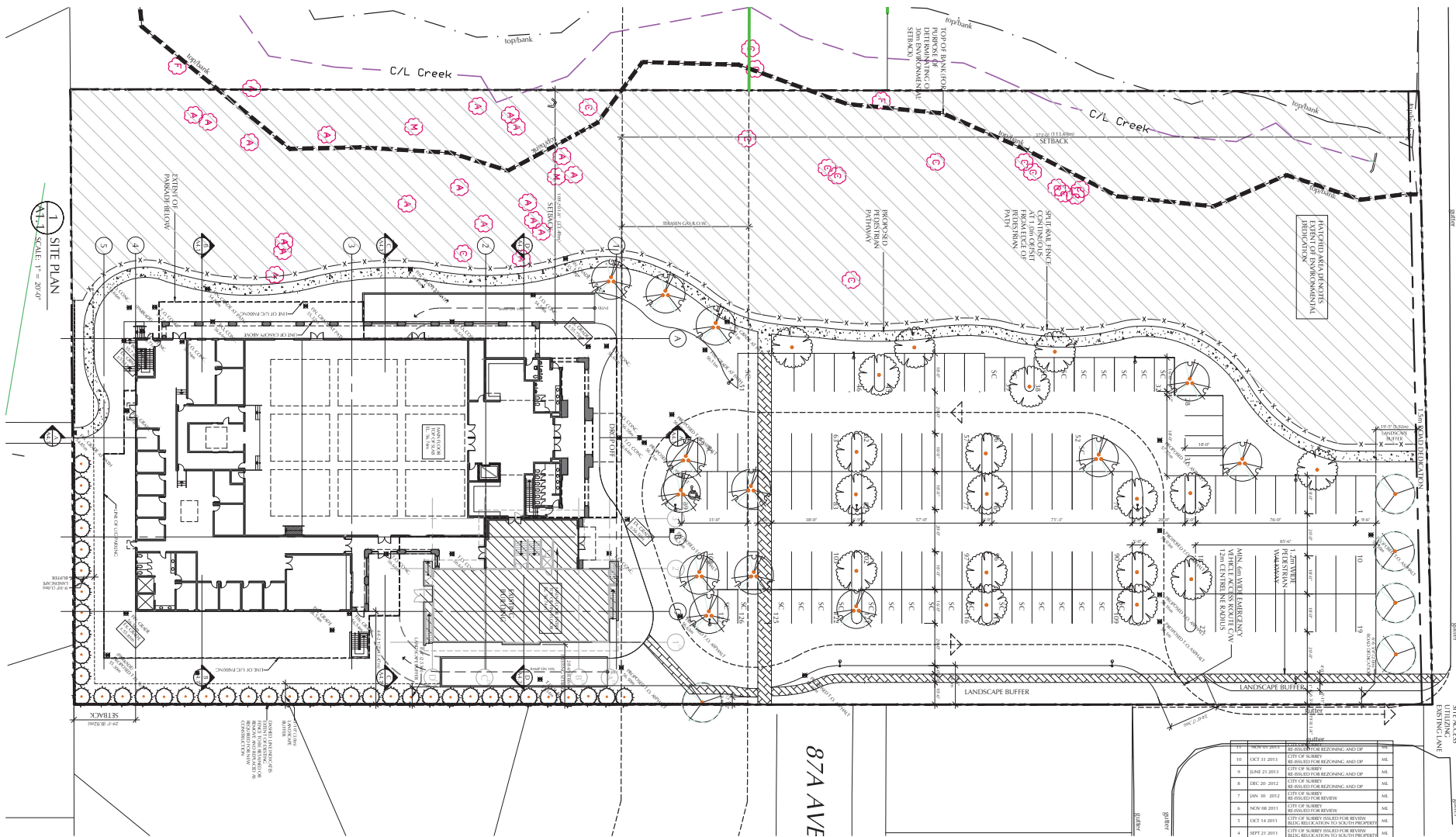
Surrey Sign By-law, 1999, No. 13656, as amended is varied as follows:

- (a) Sub-section 35(2)(a) of Part 7 Signs in Institutional Zones is varied to allow two (2) additional fascia signs on the proposed building on the subject property.
5. This development variance permit applies to only that portion of the buildings and structures on the Land shown on 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 unless the subdivision, as conceptually shown on Schedule A, which is attached hereto and forms part of this development variance permit, is registered in the New Westminster Land Title Office within three (3) 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____.

Mayor – Dianne L. Watts

City Clerk – Jane Sullivan



1 SITE PLAN
A1.1
SCALE: 1" = 20'

REV	DATE	DESCRIPTION	BY
1	2011.01.11	REVISED PARKING CAPACITY	AS
2	2011.08.08	REVISED FOR CITY OF ALBERTA FEE	AS
3	2011.08.08	REVISED FOR CITY OF ALBERTA FEE	AS
4	2011.08.08	REVISED FOR CITY OF ALBERTA FEE	AS
5	2011.08.08	REVISED FOR CITY OF ALBERTA FEE	AS
6	2011.08.08	REVISED FOR CITY OF ALBERTA FEE	AS
7	2011.08.08	REVISED FOR CITY OF ALBERTA FEE	AS
8	2011.08.08	REVISED FOR CITY OF ALBERTA FEE	AS
9	2011.08.08	REVISED FOR CITY OF ALBERTA FEE	AS
10	2011.08.08	REVISED FOR CITY OF ALBERTA FEE	AS
11	2011.08.08	REVISED FOR CITY OF ALBERTA FEE	AS



PROPOSED GURDWARA NANAKSAR

14178 & 14210 88th AVENUE, SURREY B.C.

SITE PLAN 1101

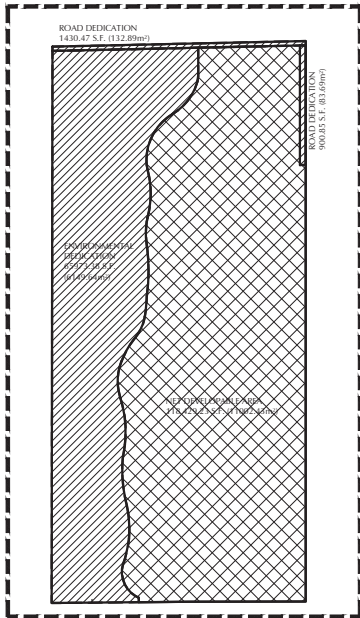
A1.1

Ankenman Associates Architects Inc.
12321 Beecher St., Crescent Beach, BC V4A 3A7 604.536.1600

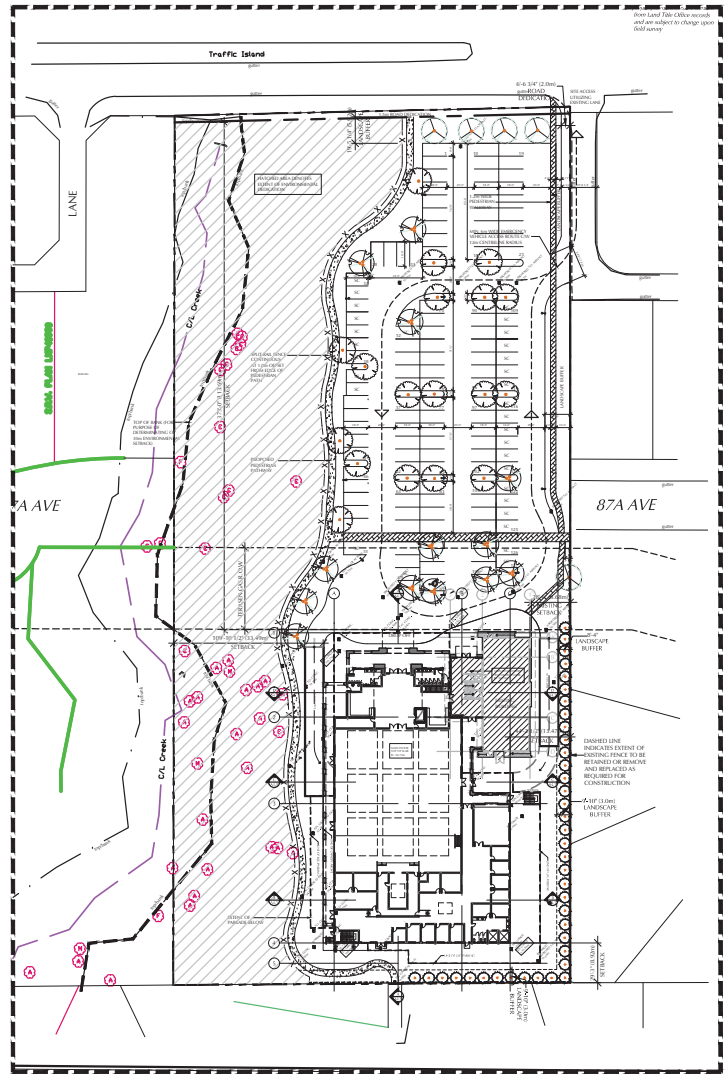
NANAKSAR SATSANG SABHA SOCIETY



NOV. 01 13



2 SITE AREA SUMMARY
SCALE: N.T.S.



1 CONTEXT PLAN
SCALE: N.T.S.



SYNOPSIS

ZONING
CD-COMPREHENSIVE DEVELOPMENT
CIVIC ADDRESS
14178 & 14210 88TH AVENUE, SURREY B.C.

LEGAL DESCRIPTION
W 134 FT LOT 8 EXCEPT PCL F
(BL PLAN LMP13689) PLAN 4217
AND LOT 6 EXCEPT: FIRSTLY: W 147 FT &
SECONDLY PCL E (BL PLAN LMP13689)
PLAN B956 BOTH OF SECTION 28
TOWNSHIP 2 NEW WESTMINSTER DISTRICT

SITE AREA
GROSS SITE AREA = 17 348.25m² (186 735 SF)
ROAD DEDICATIONS:
1.5m NORTH AT 88TH AVE: = 132.89m² (1430.47 S.F.)
2m WEST AT LANE: = 83.69m² (900.85 S.F.)
UNDEVELOPABLE AREA DUE TO ENVIRONMENTAL REQUIREMENTS (WEST PROPERTY LINE TO 1m WEST OF PATHWAY) = 6129.13m² (65 973.38 S.F.)
NET SITE AREA EXCLUDING ROAD DEDICATION AND ENVIRONMENTAL REQUIREMENTS (NOTE: PEDESTRIAN PATHWAY AND 1m WEST OFFSET WITH TOTAL AREA OF 573.84m² INCLUDED IN NET SITE AREA CALCULATION) = 11 002.43m² (118 429.23 S.F.)

SITE COVERAGE
EXISTING BUILDING TO BE RETAINED = 371.9m² (4003 SF)
PROPOSED NEW CONSTRUCTION = 2417.5m² (26 021 SF)
PROPOSED SITE COVERAGE = 2789.39m² / 11002.43m² = 0.253

FLOOR AREA
EXISTING TO BE RETAINED = 371.9m² (4003 SF)
PROPOSED NEW CONSTRUCTION = 2115.93m² (22 775.63 S.F.)
TOTAL FLOOR AREA = 2487.82m² (26 778.63 SF)

FLOOR AREA RATIO PROPOSED
2487.82m² / 11 002.43m² = 0.226

PARKING REQUIREMENTS PROPOSED
2783.38m² / 100 x 7.5 = 209 REQ'D
209 STALLS
(CALCULATION BASED ON MAIN FLOOR GROSS FLOOR AREA + EXISTING BUILDING UPPER AND BASEMENT FLOOR AREAS (EXCLUDES STAIRS, MECHANICAL AND ELECTRICAL ROOMS AT EXISTING AND NEW CONSTRUCTION))

BUILDING HEIGHT
TO TOP OF PARAPET: 8.89m (29'-2")
TO TOP OF DOME: 11.64m (38'-2")

SETBACKS PROPOSED
NORTH 113.69m -R TO NEW BLDG STRUCT. (ON FACE OF CURB)
SOUTH (MINIMUM) 8.92m -R TO NEW BLDG STRUCT.
EAST 13.47m -R TO NEW BLDG STRUCT.
WEST 33.49m -R TO NEW BLDG STRUCT.

NO	DATE	DESCRIPTION	BY
10	NOV 01 2011	CITY OF SURREY REVIEW FOR REVISION AND L.P.	NAL
9	NOV 01 2011	CITY OF SURREY REVIEW FOR REVISION AND L.P.	NAL
8	NOV 01 2011	CITY OF SURREY REVIEW FOR REVISION AND L.P.	NAL
7	NOV 01 2011	CITY OF SURREY REVIEW FOR REVISION AND L.P.	NAL
6	NOV 01 2011	CITY OF SURREY REVIEW FOR REVISION AND L.P.	NAL
5	NOV 01 2011	CITY OF SURREY REVIEW FOR REVISION AND L.P.	NAL
4	NOV 01 2011	CITY OF SURREY REVIEW FOR REVISION AND L.P.	NAL
3	NOV 01 2011	CITY OF SURREY REVIEW FOR REVISION AND L.P.	NAL
2	NOV 01 2011	CITY OF SURREY REVIEW FOR REVISION AND L.P.	NAL
1	NOV 01 2011	CITY OF SURREY REVIEW FOR REVISION AND L.P.	NAL
REV	DATE	DESCRIPTION	BY



PROPOSED GURDWARA NANAKSAR

14178 & 14210 88th AVENUE, SURREY B.C.

1101

A1.0

Ankenman Associates Architects Inc.
12321 Beecher St., Crescent Beach, BC V4A 3A7 604.536.1600

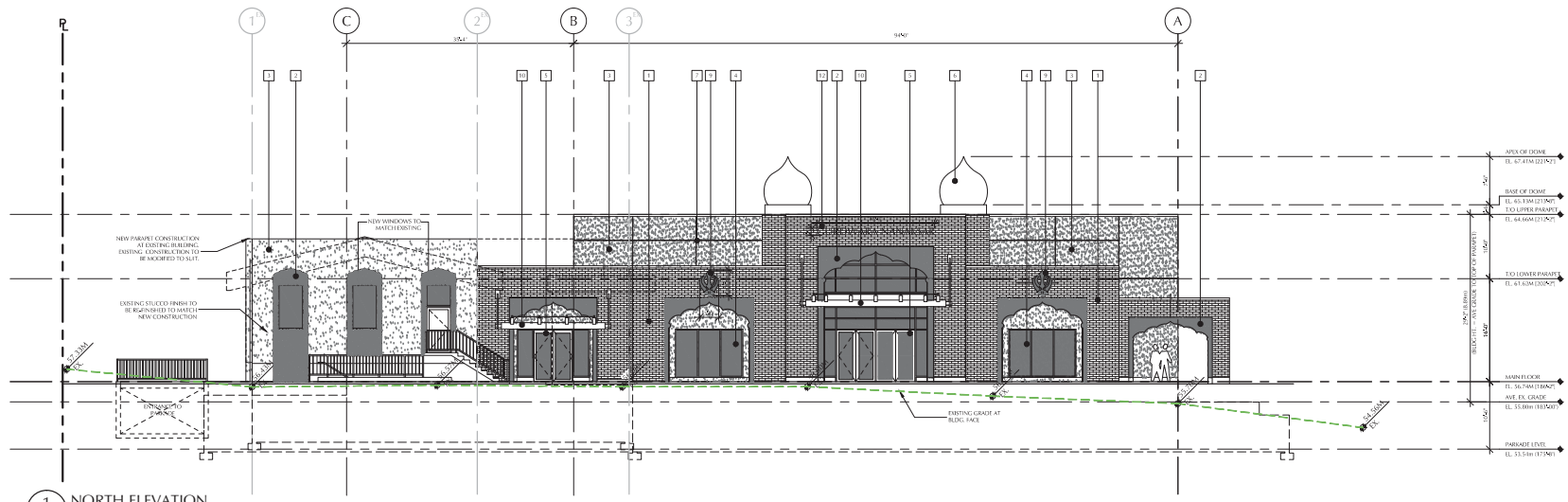
NANAKSAR SATSANG SABHA SOCIETY

CONTEXT PLAN AND SYNOPSIS



SCALE: 1"=40'

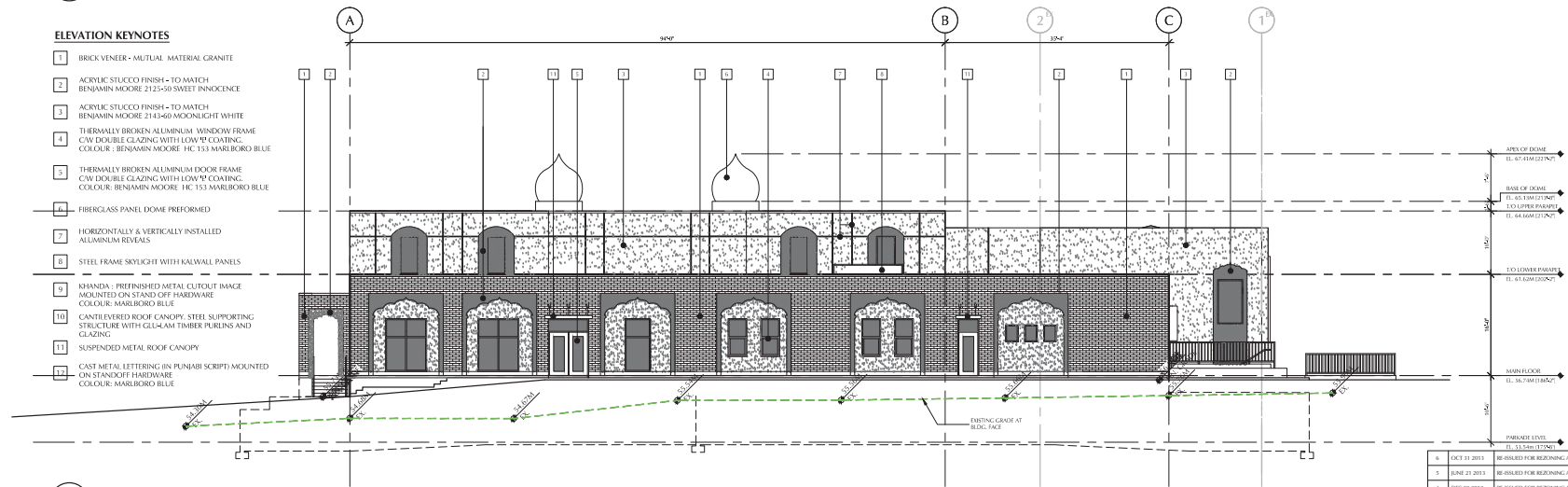
NOV 01 13



1 NORTH ELEVATION
 A3.1 SCALE: 1/8"=1'-0"

ELEVATION KEYNOTES

- 1 BRICK VENEER - MIXTIAL MATERIAL GRANITE
- 2 ACRYLIC STUCCO FINISH - TO MATCH BENJAMIN MOORE 2123-50 SWEET INNOCENCE
- 3 ACRYLIC STUCCO FINISH - TO MATCH BENJAMIN MOORE 2143-60 MOONLIGHT WHITE
- 4 THERMALLY BROKEN ALUMINUM WINDOW FRAME C/W DOUBLE GLAZING WITH LOW E COATING. COLOUR: BENJAMIN MOORE 1HC 153 MARLBORO BLUE
- 5 THERMALLY BROKEN ALUMINUM DOOR FRAME C/W DOUBLE GLAZING WITH LOW E COATING. COLOUR: BENJAMIN MOORE 1HC 153 MARLBORO BLUE
- 6 FIBERGLASS PANEL DOME PREFORMED
- 7 HORIZONTALLY & VERTICALLY INSTALLED ALUMINUM REVEALS
- 8 STEEL FRAME SKYLIGHT WITH KALWALL PANELS
- 9 KHANDA - PREFINISHED METAL CUTOUT IMAGE MOUNTED ON STAND OFF HARDWARE COLOUR: MARLBORO BLUE
- 10 CANTILEVERED ROOF CANOPY- STEEL SUPPORTING STRUCTURE WITH GLU-LAM TIMBER PURLINS AND GLAZING
- 11 SUSPENDED METAL ROOF CANOPY
- 12 CAST METAL LETTERING (IN PUNJABI SCRIPT) MOUNTED ON STANDOFF HARDWARE COLOUR: MARLBORO BLUE



2 SOUTH ELEVATION
 A3.1 SCALE: 1/8"=1'-0"

REV.	DATE	DESCRIPTION	BY
01	OCT 11 2011	RE-SUBMITTED FOR REZONING AND DVP	ML
02	JUNE 21 2011	RE-SUBMITTED FOR REZONING AND DVP	ML
03	DEC 20 2012	RE-SUBMITTED FOR REZONING AND DVP	ML
04	FEB 15 2012	REVISIONS TO BE REVIEWED	ML
05	JAN 30 2012	RE-SUBMITTED TO BE REVIEWED	ML
06	MAY 08 2011	RE-SUBMITTED TO BE REVIEWED	ML
07	OCT 14 2011	REVISIONS TO BE REVIEWED FOR REZONING AND DVP	ML
08	OCT 14 2011	REVISIONS TO BE REVIEWED FOR REZONING AND DVP	ML
09	OCT 14 2011	REVISIONS TO BE REVIEWED FOR REZONING AND DVP	ML
10	OCT 14 2011	REVISIONS TO BE REVIEWED FOR REZONING AND DVP	ML
11	OCT 14 2011	REVISIONS TO BE REVIEWED FOR REZONING AND DVP	ML
12	OCT 14 2011	REVISIONS TO BE REVIEWED FOR REZONING AND DVP	ML
13	OCT 14 2011	REVISIONS TO BE REVIEWED FOR REZONING AND DVP	ML
14	OCT 14 2011	REVISIONS TO BE REVIEWED FOR REZONING AND DVP	ML
15	OCT 14 2011	REVISIONS TO BE REVIEWED FOR REZONING AND DVP	ML
16	OCT 14 2011	REVISIONS TO BE REVIEWED FOR REZONING AND DVP	ML
17	OCT 14 2011	REVISIONS TO BE REVIEWED FOR REZONING AND DVP	ML
18	OCT 14 2011	REVISIONS TO BE REVIEWED FOR REZONING AND DVP	ML
19	OCT 14 2011	REVISIONS TO BE REVIEWED FOR REZONING AND DVP	ML
20	OCT 14 2011	REVISIONS TO BE REVIEWED FOR REZONING AND DVP	ML
21	OCT 14 2011	REVISIONS TO BE REVIEWED FOR REZONING AND DVP	ML
22	OCT 14 2011	REVISIONS TO BE REVIEWED FOR REZONING AND DVP	ML
23	OCT 14 2011	REVISIONS TO BE REVIEWED FOR REZONING AND DVP	ML
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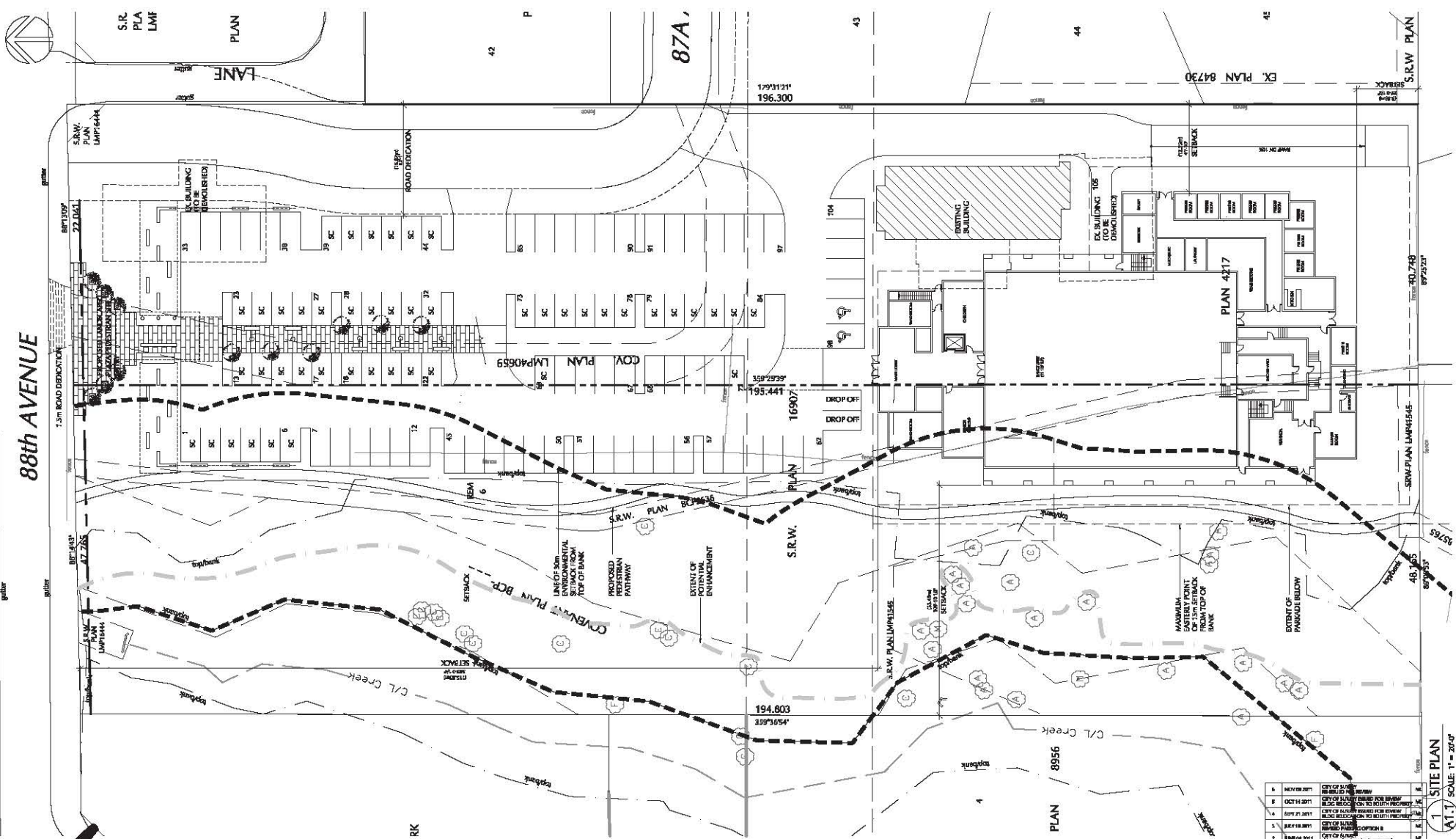


PROPOSED GURDWARA NANAKSAR 14178 & 14210 88th AVENUE, SURREY B.C. ELEVATIONS

Ankenman Associates Architects Inc. NANAKSAR SATSANG SABHA SOCIETY
 12321 Beecher St., Crescent Beach, BC V4A 3A7 604.536.1600

1101 **A3.1**
 SCALE: 1/8"=1'-0"

OCT 31 13



PROPOSED GURDWARA NANAKSAR

14178 & 14210 88th AVENUE, SURREY B.C. SITE PLAN 1101

A1.1

Ankenman Associates Architects Inc.
12321 Beecher St., Crescent Beach, BC V4A 3A7 604.536.1600

NANAKSAR SATSANG SABHA SOCIETY

SCALE: 1" = 20'

REV	DATE	DESCRIPTION
1	MAY 05 2011	CITY OF SURREY PERMITS FOR EXCAVATION AND D.C.
2	JUNE 04 2011	CITY OF SURREY PERMITS FOR CITY OF SURREY INC.
3	SEPT 08 2011	CITY OF SURREY PERMITS FOR OPTION B
4	SEPT 21 2011	CITY OF SURREY PERMITS FOR OPTION B
5	SEPT 08 2011	CITY OF SURREY PERMITS FOR OPTION B
6	SEPT 08 2011	CITY OF SURREY PERMITS FOR OPTION B
7	OCT 04 2011	CITY OF SURREY PERMITS FOR OPTION B
8	NOV 08 2011	CITY OF SURREY PERMITS FOR OPTION B

1 SITE PLAN
A1.1 SCALE: 1" = 20'