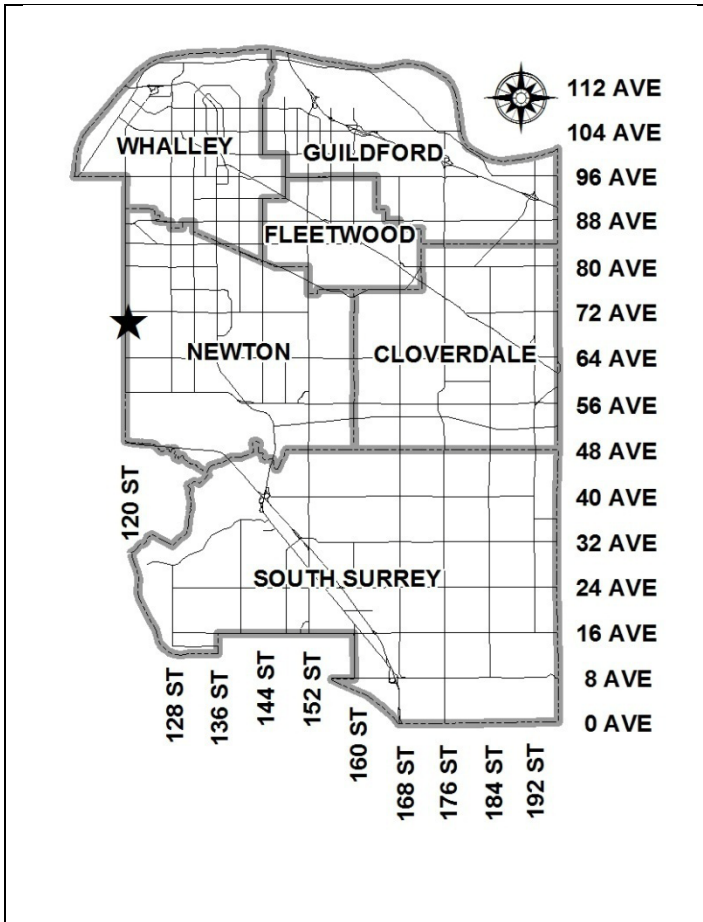


City of Surrey
PLANNING & DEVELOPMENT REPORT

File: 7911-0273-00

Planning Report Date: November 28, 2011

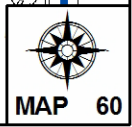
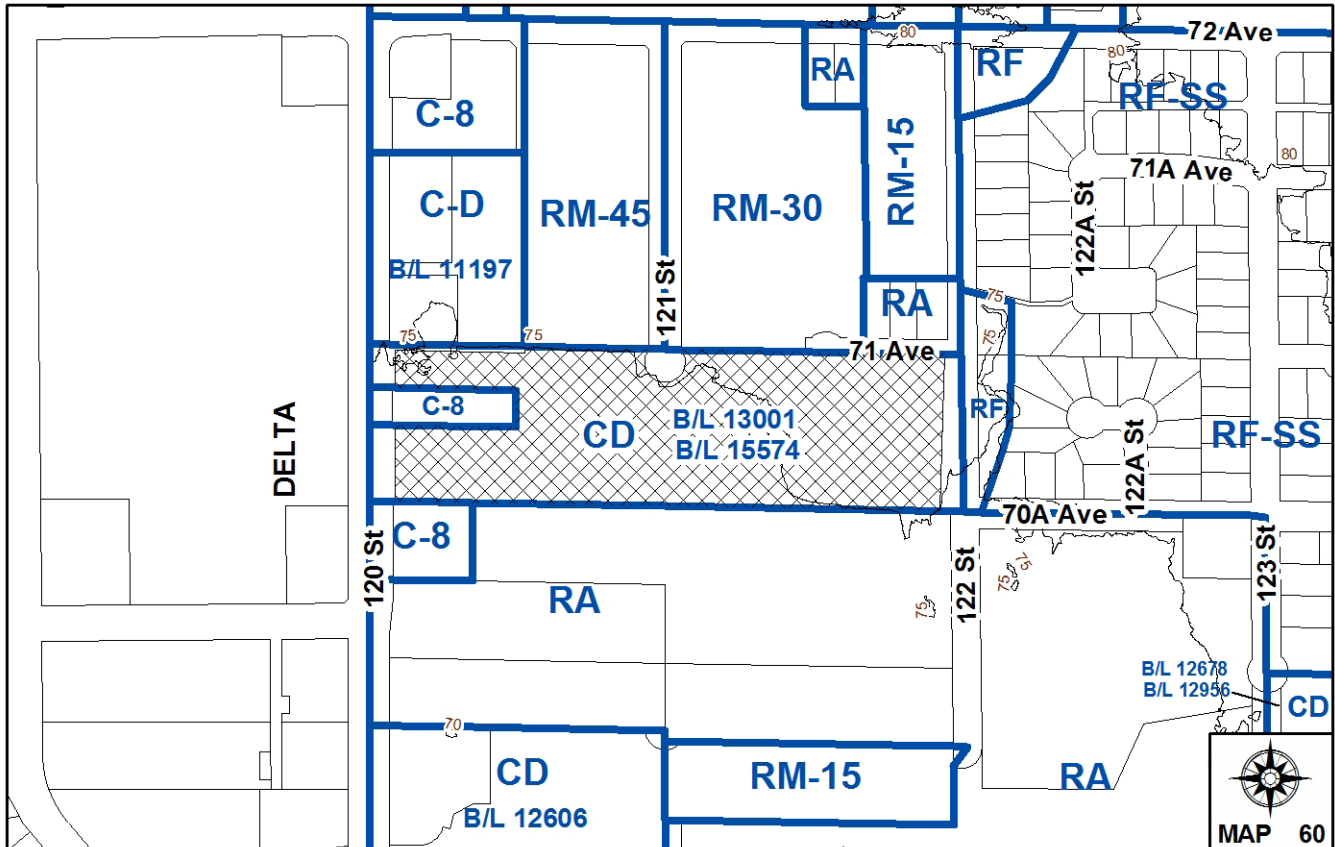


PROPOSAL:

- **Development Variance Permit**

in order to permit an addition to the existing Guru Nanak Sikh Gurdwara at 7050 - 120 Street.

LOCATION: 7050 - 120 Street
OWNER: Guru Nanak Sikh Gurdwara Society
ZONING: CD (By-law Nos. 13001 & 15574)
OCP DESIGNATION: Urban
LAP DESIGNATION: Institutional



RECOMMENDATION SUMMARY

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

DEVIATION FROM PLANS, POLICIES OR REGULATIONS

- The proposed addition does not comply with the required south property line setback to the Temple building, as stipulated in the CD Zone (By-laws 13001/15574). A DVP is required to vary this setback from 7.5 metres (25 ft.) to 3.9 metres (13 ft.).

RATIONALE OF RECOMMENDATION

- The proposed building siting will not cause any conflicts with adjacent buildings or uses. The south property line is shared with an existing park (Kabaddi Park), and an existing two-storey multi-tenant commercial building. Most of the Temple addition will be adjacent to the park, east of the back end of the commercial building. Further, the Gurdwara's existing decorative fencing and landscaping along the south property line provide an adequate buffer between the two buildings.
- The proposed Phase 1 addition will enhance the appearance of the Temple building's front façade. The Temple building is a prominent landmark on 120 Street.
- The proposed addition will improve the functionality of the Temple building, allowing the Guru Nanak Sikh Gurdwara to meet the needs of their large and growing congregation.

RECOMMENDATION

The Planning & Development Department recommends that:

1. Council approve Development Variance Permit No. 7911-0273-00 (Appendix IV) varying the following, to proceed to Public Notification:
 - (a) to reduce the minimum south property line setback to the Temple building of the CD Zone (By-laws 13001/15574) from 7.5 metres (25 ft.) to 3.9 metres (13 ft.).
2. Council instruct staff to resolve the following issues prior to approval:
 - (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; and
 - (b) resolution of all urban design issues to the satisfaction of the Planning and Development Department.

REFERRALS

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

SITE CHARACTERISTICS

Existing Land Use: Guru Nanak Sikh Gurdwara

Adjacent Area:

Direction	Existing Use	OCP/LAP Designation	Existing Zone
North:	Commercial and multi-family residential developments.	Commercial & Multiple Residential / Commercial & Multi-Family Residential	CD (By-law No. 11197), RM-45, RM-30, RA & C-8 (7072 120 Street)
East (Across 122 Street):	Greenbelt.	Urban / Parks & Open Spaces	RF
South:	Commercial building and Kabaddi Park.	Commercial & Urban / Commercial & Parks & Open Spaces	C-8 & RA
West (Across 120 Street):	Commercial (Scottsdale Mall) in Corporation of Delta.	N/A	N/A

DEVELOPMENT CONSIDERATIONS

- The subject site is located at the south edge of the commercial node at 72 Avenue and 120 Street. The site is designated Commercial/Urban in the Official Community Plan (OCP) and Commercial/Institutional in the West Newton Local Area Plan (LAP).
- The site is approximately 3.75 hectares (9.3 acres) in size, and is located between 120 Street and 122 Street.
- Access to the site is obtained from 120 Street and 122 Street.
- There are currently three (3) buildings on the site:
 - The existing Temple building, which is located at the southwest corner of the site;
 - The Ragi Wing building, which is located on the west side of the site, north of the Temple building; and
 - The Seniors' Citizens Community Centre, which is located at the northeast corner of the site (Appendix II).

Background

- There have been a number of development applications made for the Guru Nanak Sikh Gurdwara site. These are summarized in the table below.

Year	Development Application	Details
1982	N/A	The original Temple building was completed.
1993	5690-0342-00	The site was rezoned from LUC 496 and RS (Zoning By-law No. 5942) to CD (By-law No. 11007), in order to allow an addition to the Temple, a senior citizens' community centre, and a retail/office building. Subsequent to rezoning approval, the senior citizens' community centre was constructed, but the retail/office building and addition to the Temple were not.
1994	5694-0404-00	An application was made to amend CD By-law No. 11007 to allow the development of an elementary school and gymnasium in the southeast corner of the site. This application received Third Reading on May 29, 1995, but was later closed at the applicant's request on October 28, 1996.
1998	7996-0246-00	The site was rezoned from CD (By-law No. 11007) to CD (By-law No. 13001) in order to allow for the development of an addition to the Temple, a Ragi Wing building, and a school and gymnasium building. Subsequent to rezoning approval, the Ragi Wing and Temple addition were constructed, but the retail/office and school/gym buildings were not.

Year	Development Application	Details
2003	7903-0410-00	Amendment to CD By-law No. 13001 (Amendment By-law 15574) to allow for an increase in the maximum permitted floor area for the Senior Citizens' Community Centre, and the deletion of the retail/office use from the CD Zone. The addition to the Senior Citizens' Community Centre was subsequently constructed.

Proposal

- The current proposal is for an addition to the existing Temple building. This addition will occur in two phases (Appendix II):
 - Phase 1 is for a proposed addition to the front (west side) of the Temple building, towards 120 Street. This addition is in the Gurdwara's short-term plans, to meet the present needs of the congregation. The total proposed addition will add approximately 1,150 square metres (12,370 sq. ft.) of floor area.
 - Phase 2 is for a proposed addition at the back (east side) of the existing Temple building. This addition is in the Gurdwara's longer-term plans. The Phase 2 addition will add approximately 4,275 square metres (46,015 sq. ft.) of floor area.
 - When both phases are completed, the additions will include an entrance canopy, foyer, new kitchen, dining room/gymnasium, ladies and gentleman's lounges, washrooms, offices, conference room, sukhasan room, private prayer hall, small prayer rooms, prayer hall, classrooms, exercise room, new store rooms, board room, recording studio and lounge, and other supporting service areas.
- The Phase 1 addition can be accommodated under the existing CD Zone (By-law Nos. 13001/15574). The addition complies with all aspects of the CD Zone, except for the south property line setback. Therefore, a Development Variance Permit (DVP) is required to vary the south yard setback from 7.5 metres (25 ft.) to 3.9 metres (13 ft.) (Appendix IV).
- Phase 2 of the addition will not comply with the density provisions of the CD Zone (By-law Nos. 13001/15574). Therefore, rezoning is required to accommodate Phase 2. The applicant has made a rezoning application (Development Application No. 7910-0268-00), in order to accommodate their Phase 2 plans for the Temple.
- The proposed additions and alterations have been designed with traditional Sikh religious architectural elements such as arched verandas, entrance canopies, corner accent forms with domes, rounded windows, and arched porticos. These elements have been designed to match and enhance the existing Temple building.
- The Gurdwara has indicated that they would like to commence construction of the Phase 1 addition in early 2012. Phase 2 is in their longer-term plans. In order to accommodate the Gurdwara's tight timeline for Phase 1 construction, Planning & Development Department staff have agreed to process the DVP for the south yard setback. Rezoning will be required in order to accommodate Phase 2 of the Temple expansion, but the rezoning application will be handled separately, under Development Application No. 7910-0268-00.

ADVISORY DESIGN PANEL

- The proposed Temple expansion, including Phase 1 and Phase 2, was reviewed by the Advisory Design Panel (ADP) on October 27, 2011.
- The ADP responded positively to the proposal, especially Phase 1. The Panel indicated that the Phase 1 addition achieves a better architectural expression for the existing Temple building.
- The ADP recommended a number of revisions be made to the Phase 2 plans, but did not recommend any revisions, other than the provision for power doors at entrances, for Phase 1 of the Temple expansion. The ADP recommended that the applicant address the issues raised to the satisfaction of the Planning & Development Department and revise and resubmit their plans to Planning staff for review and approval. The project does not require further review by the ADP.

BY-LAW VARIANCE AND JUSTIFICATION

(a) Requested Variance:

- To reduce the minimum south property line setback from 7.5 metres (25 ft.) to 3.9 metres (13 ft.).

Applicant's Reasons:

- The reduction in the south property line setback is necessitated by the need for covered walkways called "Parkarmas" in the Sikh religion, which have origins in the belief in walking around the Gurdwara. Normally all historic Gurdwaras have "Parkarmas". This also provides protection to Gurdwara patrons in harsh weather.
- All parking is east and north of the Temple, and it is currently a long walk in rain and snow to the front entrance, which is located on the west side of the building.
- This reduction in the setback helps in the design, size and usability of the new Private Prayer Hall #2, which is located on the second floor on the south side of the addition area (Appendix II).
- While the minimum setback is 3.9 metres (25 ft.), the Parkarmas have been set back 6.3 metres (21 ft.) from the south property line for approximately 50 percent of the total length of the south façade, providing a larger setback for a portion of the building.

Staff Comments:

- Staff support this variance for the following reasons:
 - The proposed building siting will not cause any conflicts with adjacent buildings or uses. The south property line is shared with an existing park (Kabaddi Park),

and an existing two-storey multi-tenant commercial building. Most of the Temple addition will be adjacent to the park, east of the rear portion of the commercial building. Further, the Gurdwara's existing decorative fencing and landscaping along the south property line provide an adequate buffer between the two buildings.

- The proposed Phase 1 addition will enhance the appearance of the Temple building's front façade, which has prominence on 120 Street.
- The proposed Phase 1 addition will improve the functionality of the Temple building, allowing the Guru Nanak Sikh Gurdwara to meet the needs of their large and growing congregation.

INFORMATION ATTACHED TO THIS REPORT

The following information is attached to this Report:

Appendix I.	Lot Owners, Action Summary and Project Data Sheets
Appendix II.	Site Plan, Floor Plans, and Building Elevations
Appendix III.	Engineering Summary
Appendix III.	Development Variance Permit No. 7911-0273-00

original signed by Nicholas Lai

Jean Lamontagne
General Manager
Planning and Development

HK/kms

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Information for City Clerk

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

1. (a) Agent: Name: Nirbhai Virdi
 Address: 11672 - 99 Avenue
 Surrey BC
 V3V 2M1

 Tel: 604-649-7110

2. Properties involved in the Application

- (a) Civic Address: 7050 - 120 Street

- (b) Civic Address: 7050 - 120 Street
 Owner: Guru Nanak Sikh Gurdwara Society
 PID: 018-339-361
 Lot A, Except: Part on Plan BCP17678 Section 18 Township 2 New Westminster District
 Plan LMP11269

3. Summary of Actions for City Clerk's Office

- (a) Proceed with Public Notification for Development Variance Permit No. 7911-0273-00 and bring the Development Variance Permit forward for an indication of support by Council. If supported, the Development Variance Permit will be brought forward for issuance and execution by the Mayor and City Clerk once all outstanding conditions have been met.

DEVELOPMENT DATA SHEET

Existing Zoning: CD (By-law No. 13001 & 15574)

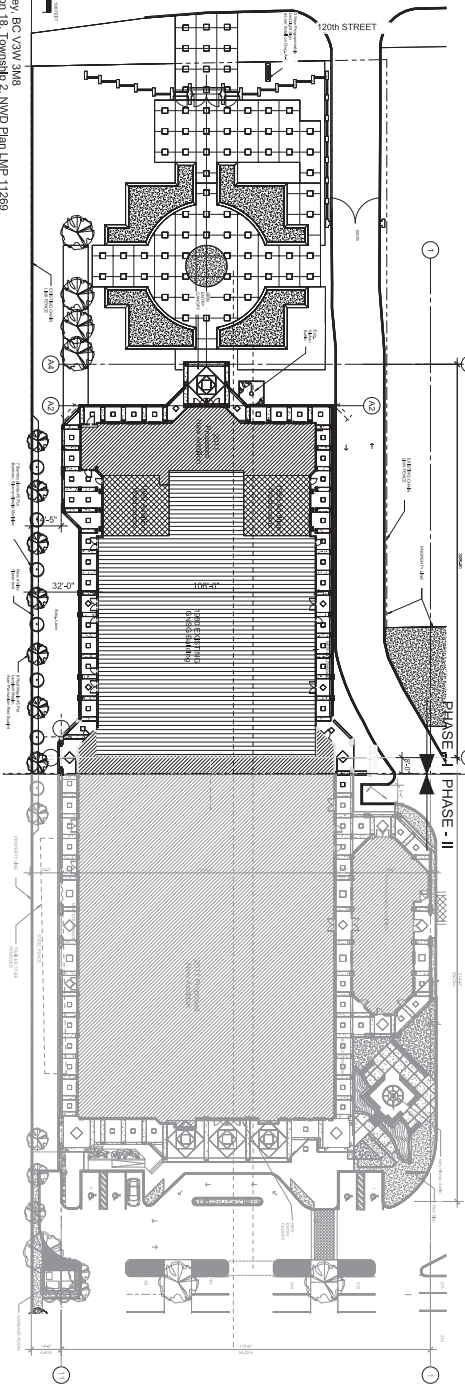
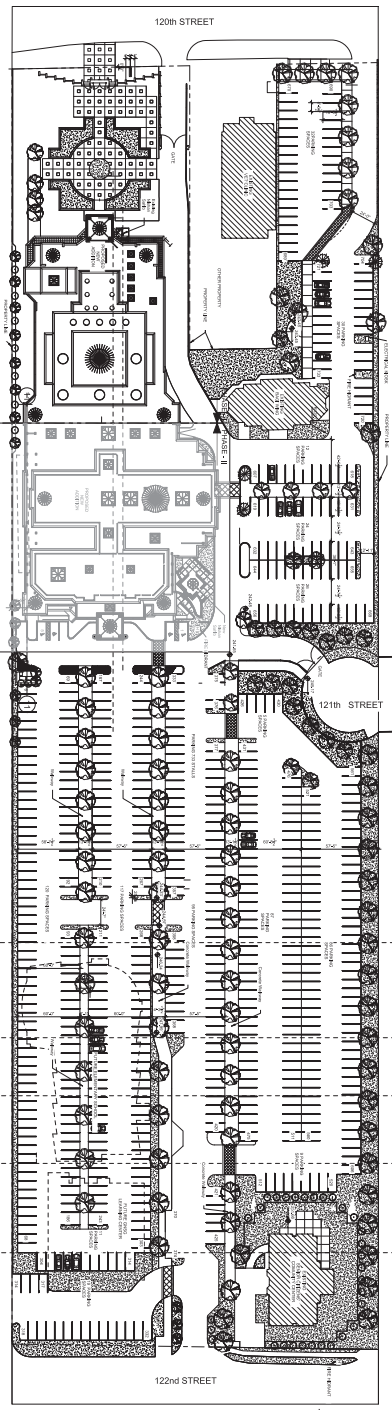
Required Development Data	Minimum Required / Maximum Allowed	Proposed
LOT AREA* (in square metres)		
Gross Total	4 hectares / 9.6 acres	
Road Widening area		
Undevelopable area		
Net Total		
LOT COVERAGE (in % of net lot area)	20%	14%
Buildings & Structures		
Paved & Hard Surfaced Areas		
Total Site Coverage		
SETBACKS (in metres)		
Front - from 120 Street	38.1 m	43.8 m
Side - from south property line	7.5 m	3.9 m
BUILDING HEIGHT (in metres/storeys)		
Principal	26 m	No change
NUMBER OF RESIDENTIAL UNITS	N/A	
Bachelor		
One Bed		
Two Bedroom		
Three Bedroom +		
Total		
FLOOR AREA: Residential	N/A	
FLOOR AREA: Commercial	N/A	
Retail		
Office		
Total		
FLOOR AREA: Industrial	N/A	
FLOOR AREA: Institutional	4,820 m ²	3,431 m ²
TOTAL BUILDING FLOOR AREA		3,431 m ²

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

Development Data Sheet cont'd

Required Development Data	Minimum Required / Maximum Allowed	Proposed
DENSITY		
# of units/ha /# units/acre (gross)		
# of units/ha /# units/acre (net)		
FAR (gross)	0.35	0.13
FAR (net)		
AMENITY SPACE (area in square metres)	N/A	
Indoor		
Outdoor		
PARKING (number of stalls)		
Commercial		
Industrial		
Residential Bachelor + 1 Bedroom		
2-Bed		
3-Bed		
Residential Visitors		
Institutional		
Total Number of Parking Spaces	515 stalls	548 stalls (unchanged)
Number of disabled stalls	5	9
Number of small cars		
Tandem Parking Spaces: Number / % of Total Number of Units		
Size of Tandem Parking Spaces width/length		

Heritage Site	NO	Tree Survey/Assessment Provided	NO
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Postal Address: 7050 - 120 Street, Surrey, BC V3W 3M8
 Legal Description: Lot A, NW 1/4, Section 18, Township 2, N.M.D. Plan LMP 11289

Typical Plans for this Addition: Additions
 1. Additions to Existing Buildings
 2. Additions to Existing Parking Lots
 3. Additions to Existing Landscaping
 4. Additions to Existing Utilities

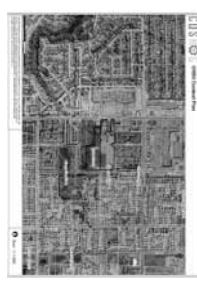
Site Plan, Project Analysis, Master Plan

NO. 1	NO. 2	NO. 3	NO. 4	NO. 5	NO. 6	NO. 7	NO. 8	NO. 9	NO. 10	NO. 11	NO. 12	NO. 13	NO. 14	NO. 15	NO. 16	NO. 17	NO. 18	NO. 19	NO. 20	NO. 21	NO. 22	NO. 23	NO. 24	NO. 25	NO. 26	NO. 27	NO. 28	NO. 29	NO. 30	NO. 31	NO. 32	NO. 33	NO. 34	NO. 35	NO. 36	NO. 37	NO. 38	NO. 39	NO. 40	NO. 41	NO. 42	NO. 43	NO. 44	NO. 45	NO. 46	NO. 47	NO. 48	NO. 49	NO. 50	NO. 51	NO. 52	NO. 53	NO. 54	NO. 55	NO. 56	NO. 57	NO. 58	NO. 59	NO. 60	NO. 61	NO. 62	NO. 63	NO. 64	NO. 65	NO. 66	NO. 67	NO. 68	NO. 69	NO. 70	NO. 71	NO. 72	NO. 73	NO. 74	NO. 75	NO. 76	NO. 77	NO. 78	NO. 79	NO. 80	NO. 81	NO. 82	NO. 83	NO. 84	NO. 85	NO. 86	NO. 87	NO. 88	NO. 89	NO. 90	NO. 91	NO. 92	NO. 93	NO. 94	NO. 95	NO. 96	NO. 97	NO. 98	NO. 99	NO. 100
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Site Plan, Project Analysis, Master Plan

Site Plan, Project Analysis, Master Plan

A-01





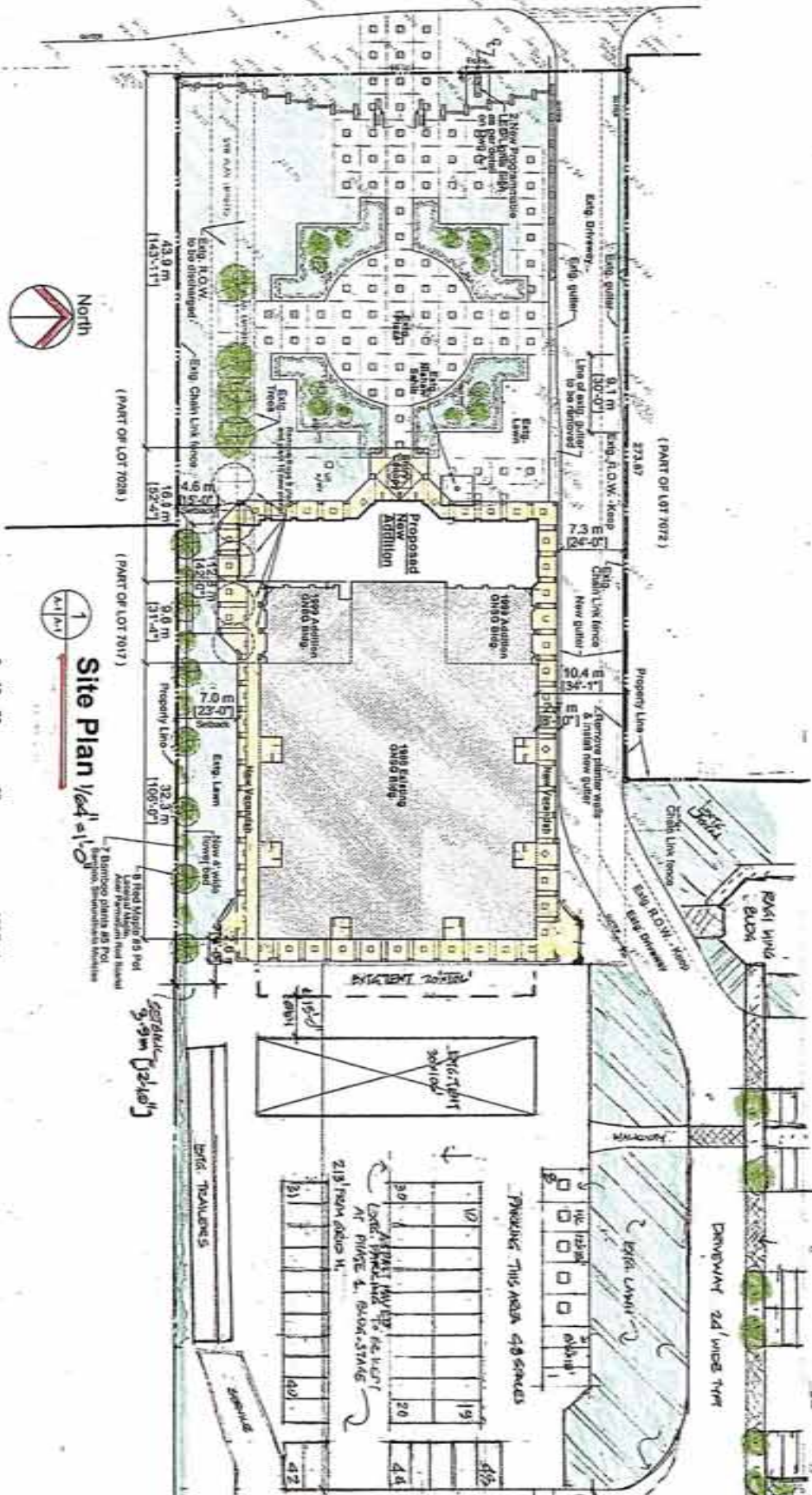
Master Plan: showing Parking Layout after Phase 1 is built.

Proposed Parking = 500 + 48 @ Phase 2 area
= 548 spaces. [includes 9 H/C stalls]
1/96" = 1'-0"
Nov. 6, 2011

Designed, Maintained, Administered + Allocated

BY THE
GURU NANAK SIKH GURDWARA
 7500 - 120th STREET - SUITE 101 - S. C. CANADA

120 Street



PROJEC

Proposed Main Guardwara Additions + Alterations

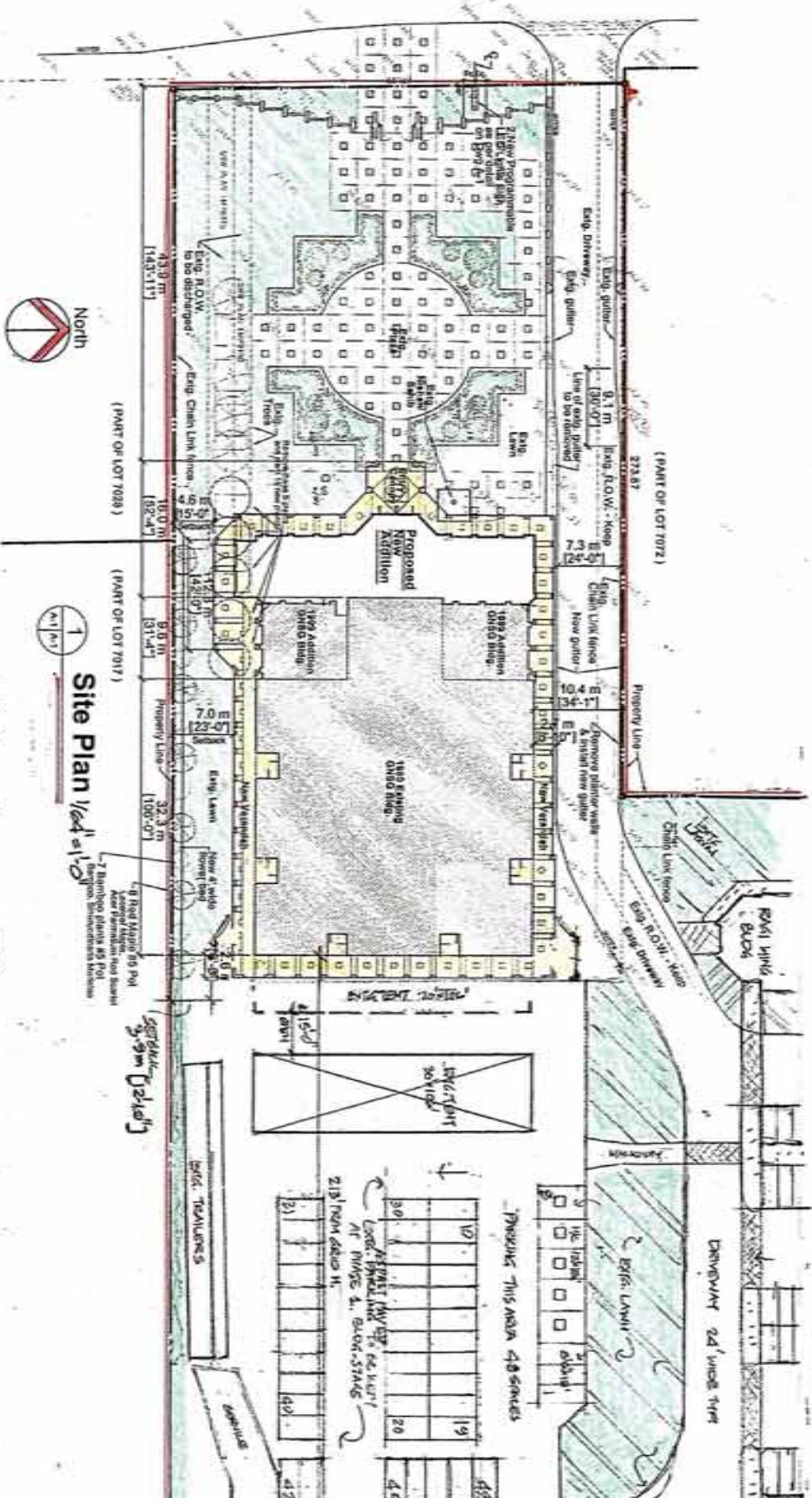
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GURU NANAK SIKH GURDWARA

7080 - 130th STREET, SURREY, B. C. CANADA.

Site Plan showing Landscaping Plan
after Phase 1 is built.
1/64" = 1'-0"

120 Street



PROJEC 2

Proposed Main Building Additions + Alterations

of area unit

104 2000 1000 800 600 400 200 0

GURU NANAK SIKH GURDWARA

7050 - 120th STREET, SURREY, B. C. CANADA.

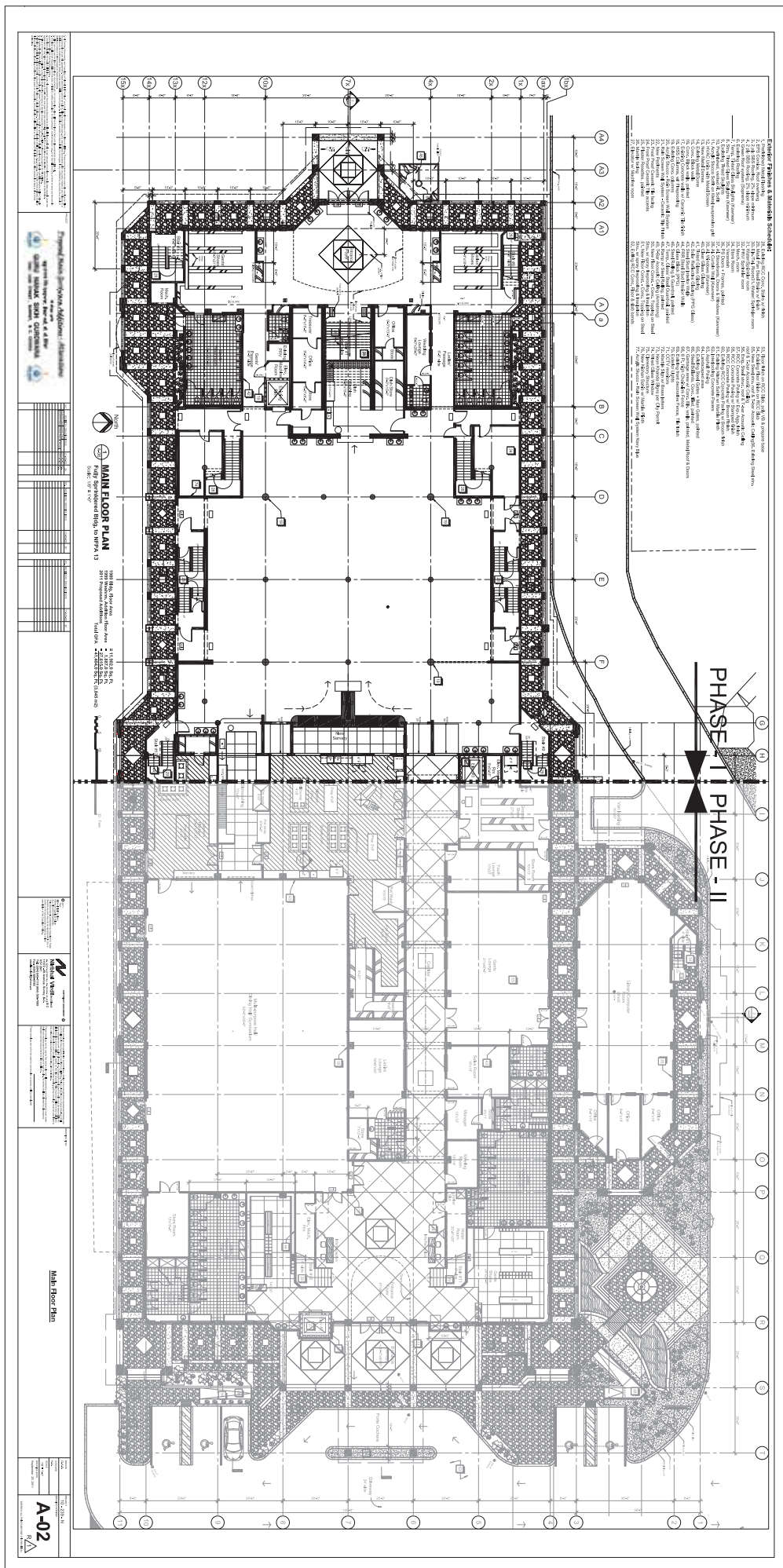
Site Plan showing Parking Layout

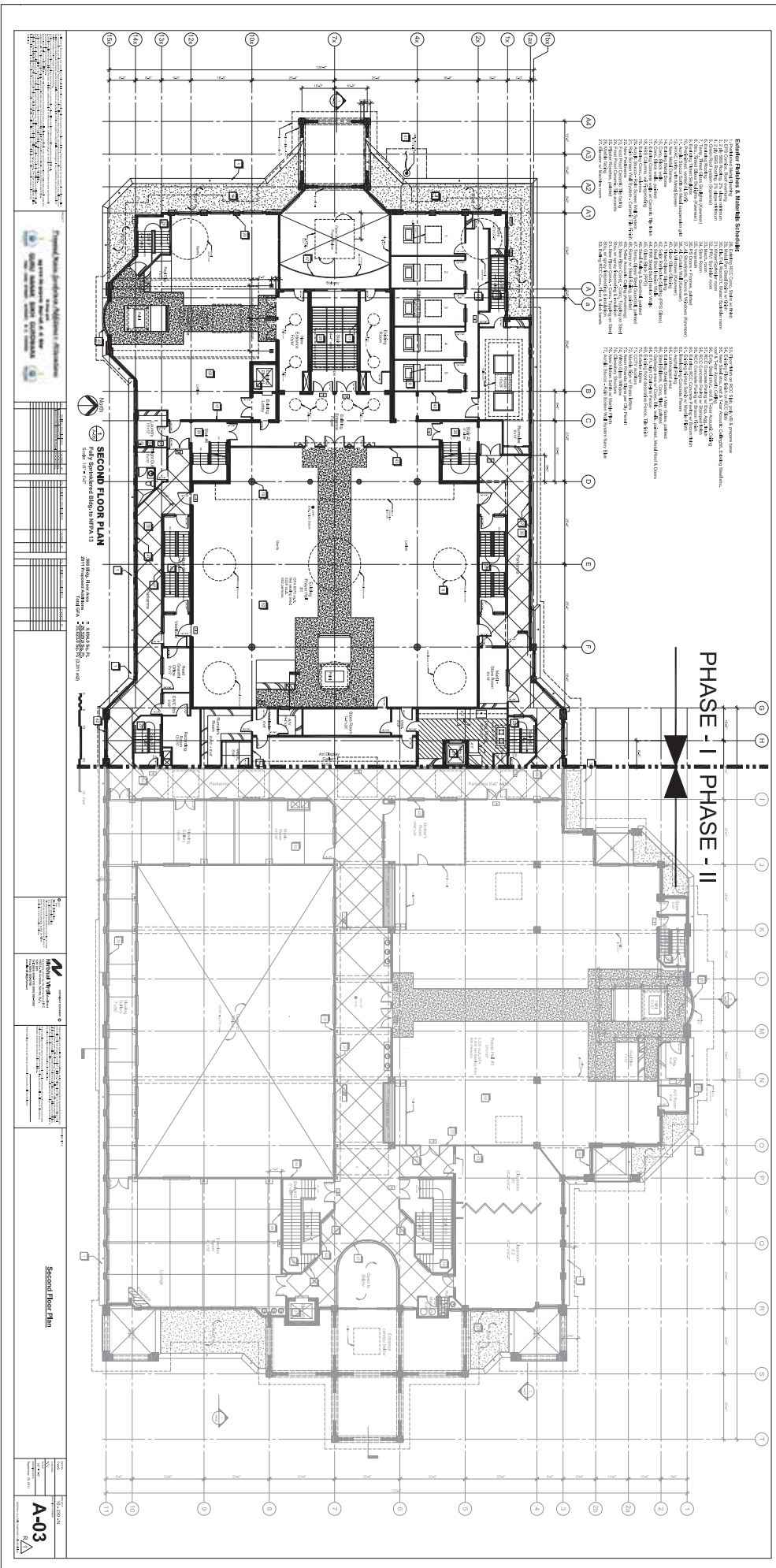
after Phase 1 is built.

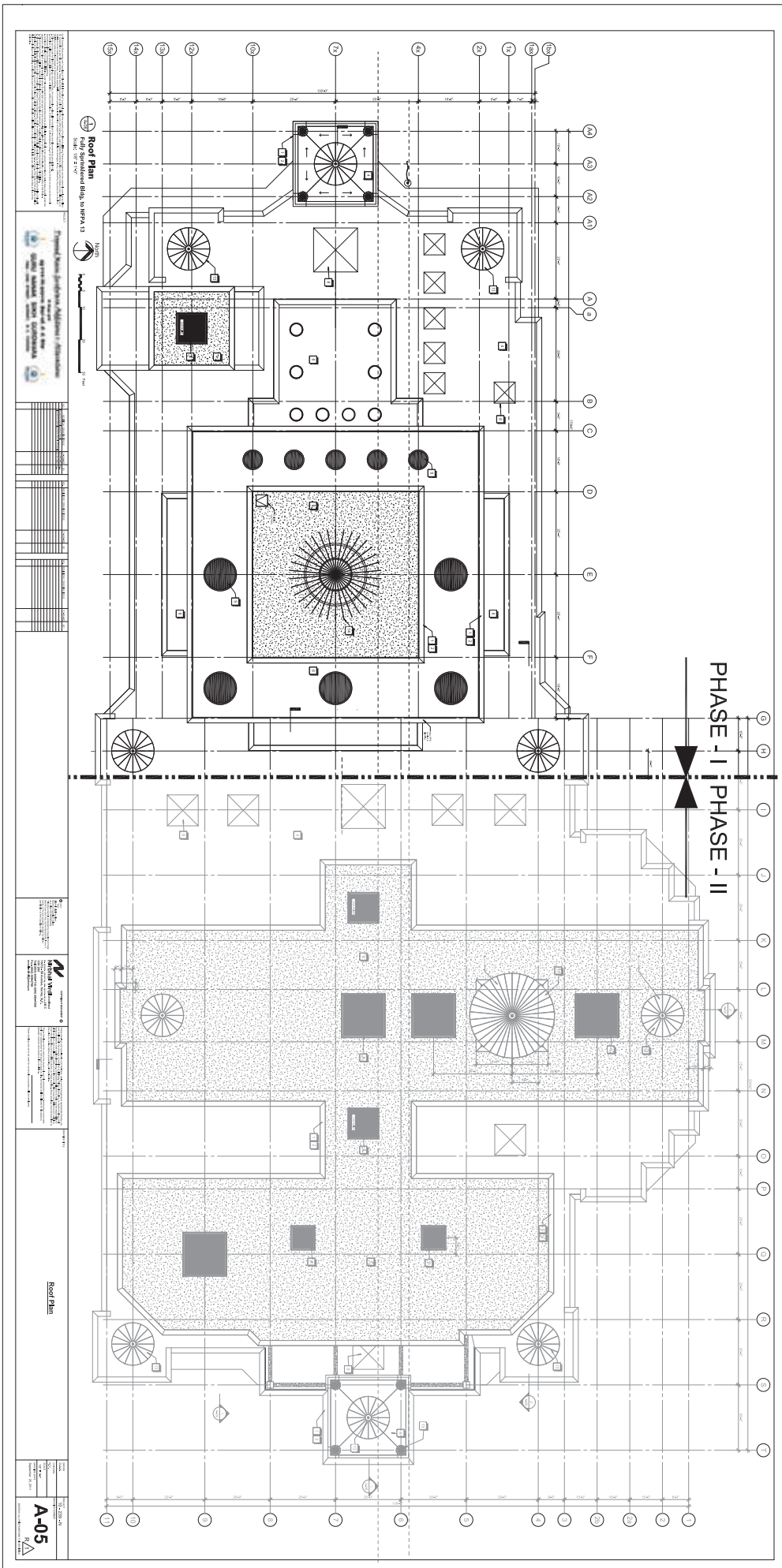
1/64" = 1'-0"



Site Plan 1/64" = 1'-0"







Roof Plan
Fully Suspendable Bldg. to NFPA 13

Typical Room Schedule: All Rooms / All Rooms
All Rooms: 10' x 10' x 8' 6" (3.05 x 3.05 x 2.59)
All Rooms: 10' x 10' x 8' 6" (3.05 x 3.05 x 2.59)
All Rooms: 10' x 10' x 8' 6" (3.05 x 3.05 x 2.59)

Room No.	Room Name	Area (sq. ft.)	Volume (cu. ft.)
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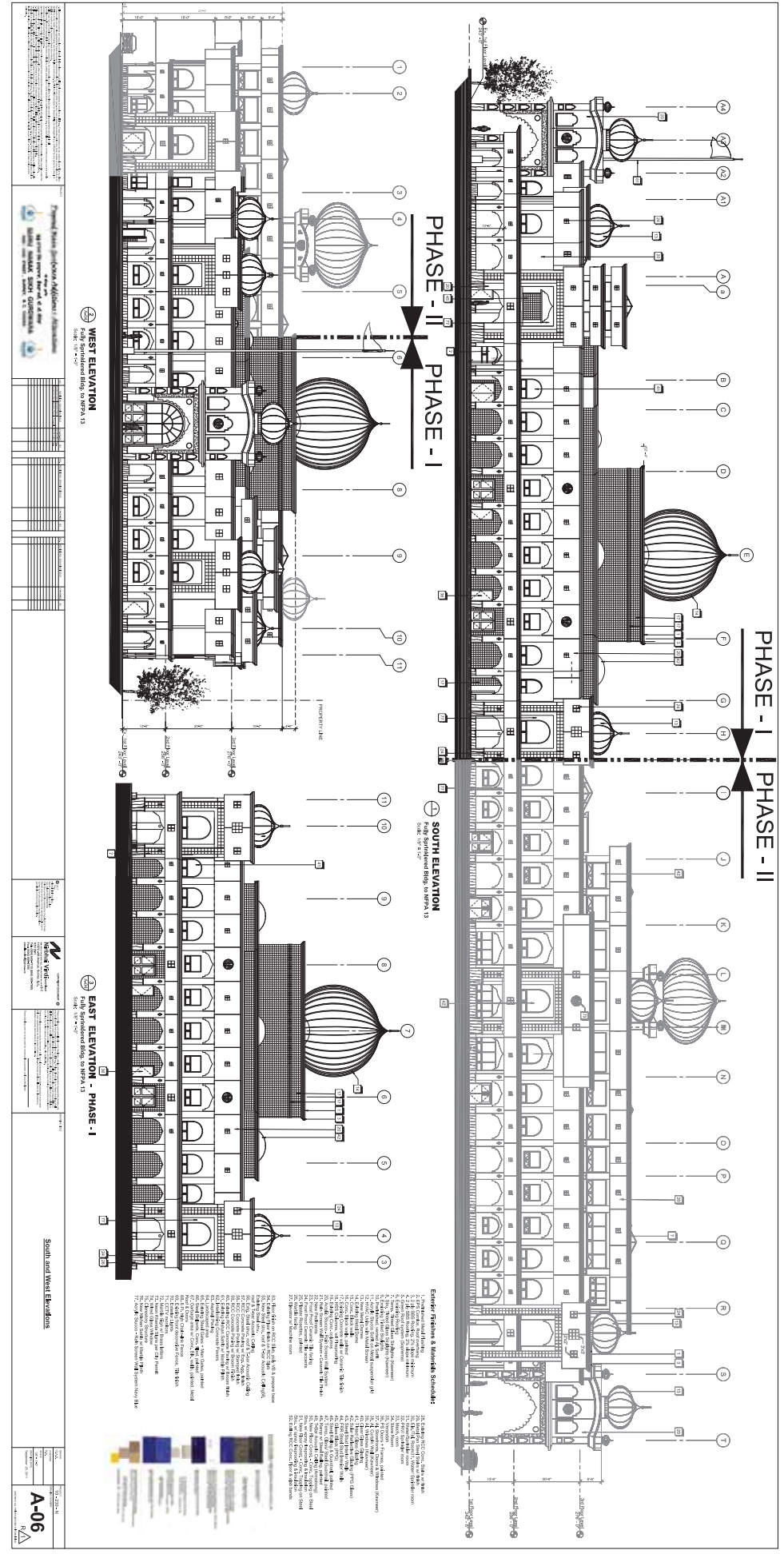
Roof Plan

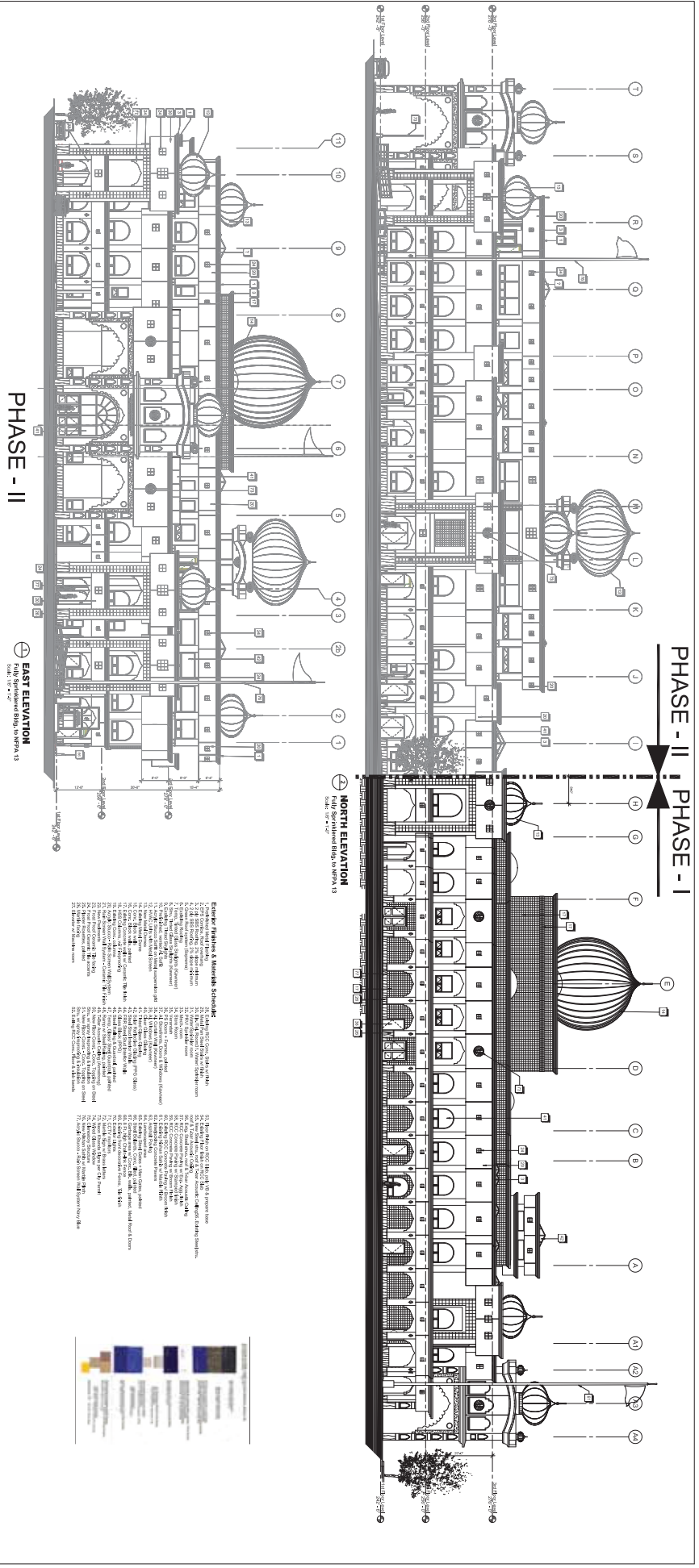
Roof Plan

Roof Plan

Roof Plan

A-05

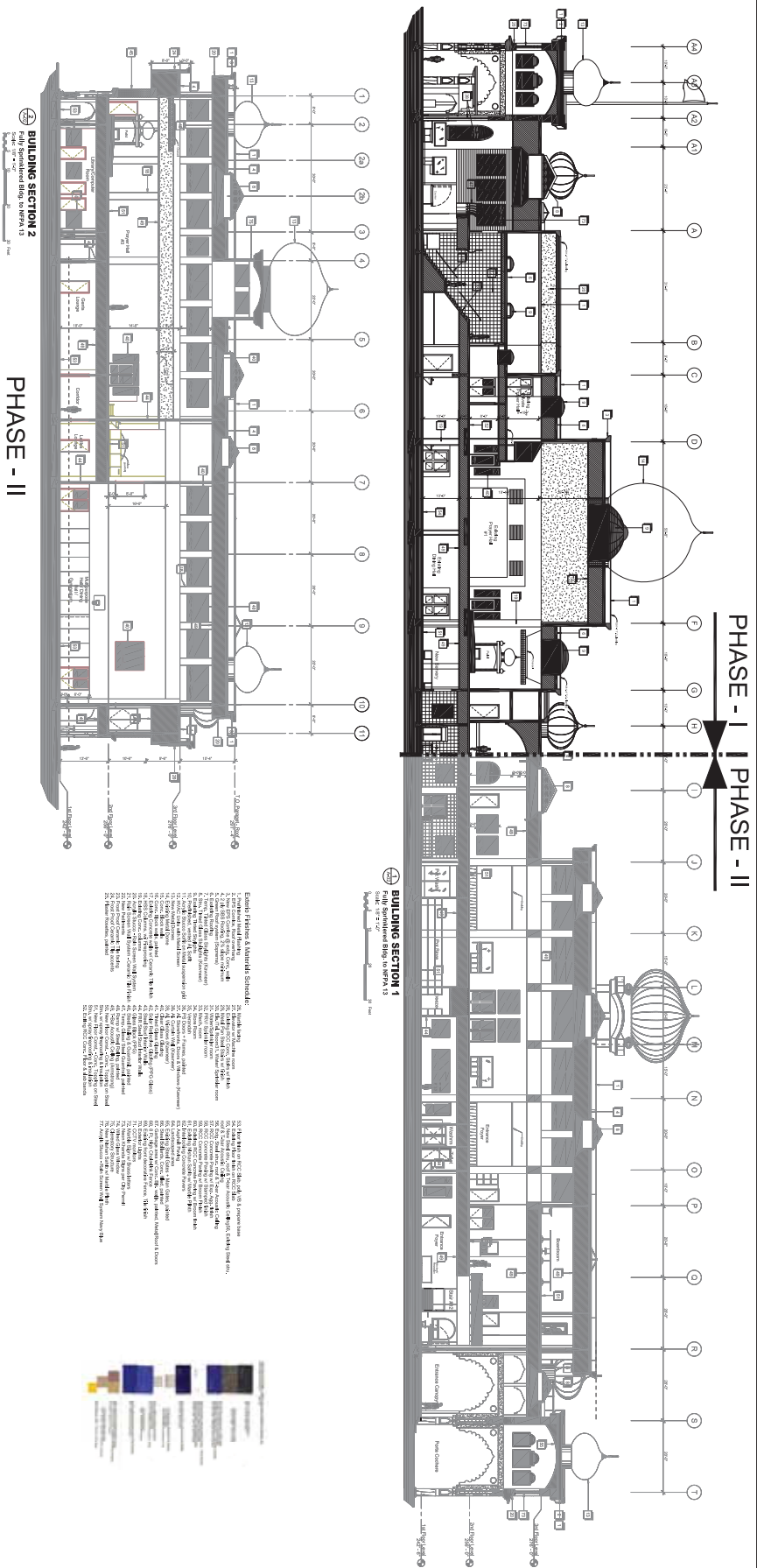




- Energy Profiles & Material Schedule**
- Energy Profiles:**
- 1. Energy Profile for the building is as per the attached drawing.
 - 2. The energy profile is as per the attached drawing.
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 - 100. The energy profile is as per the attached drawing.
- Material Schedule:**
- 1. Concrete: M20
 - 2. Brick: 100mm
 - 3. Sand: 300mm
 - 4. Cement: 42.5
 - 5. Steel: Fe 415
 - 6. Glass: 6mm
 - 7. Paint: Emulsion
 - 8. Plaster: 12mm
 - 9. Putty: 2mm
 - 10. Sand: 150mm
 - 11. Cement: 42.5
 - 12. Steel: Fe 415
 - 13. Glass: 6mm
 - 14. Paint: Emulsion
 - 15. Plaster: 12mm
 - 16. Putty: 2mm
 - 17. Sand: 150mm
 - 18. Cement: 42.5
 - 19. Steel: Fe 415
 - 20. Glass: 6mm
 - 21. Paint: Emulsion
 - 22. Plaster: 12mm
 - 23. Putty: 2mm
 - 24. Sand: 150mm
 - 25. Cement: 42.5
 - 26. Steel: Fe 415
 - 27. Glass: 6mm
 - 28. Paint: Emulsion
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 - 32. Cement: 42.5
 - 33. Steel: Fe 415
 - 34. Glass: 6mm
 - 35. Paint: Emulsion
 - 36. Plaster: 12mm
 - 37. Putty: 2mm
 - 38. Sand: 150mm
 - 39. Cement: 42.5
 - 40. Steel: Fe 415
 - 41. Glass: 6mm
 - 42. Paint: Emulsion
 - 43. Plaster: 12mm
 - 44. Putty: 2mm
 - 45. Sand: 150mm
 - 46. Cement: 42.5
 - 47. Steel: Fe 415
 - 48. Glass: 6mm
 - 49. Paint: Emulsion
 - 50. Plaster: 12mm
 - 51. Putty: 2mm
 - 52. Sand: 150mm
 - 53. Cement: 42.5
 - 54. Steel: Fe 415
 - 55. Glass: 6mm
 - 56. Paint: Emulsion
 - 57. Plaster: 12mm
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 - 130. Cement: 42.5
 - 131. Steel: Fe 415
 - 132. Glass: 6mm
 - 133. Paint: Emulsion
 - 134. Plaster: 12mm
 - 135. Putty: 2mm
 - 136. Sand: 150mm
 - 137. Cement: 42.5
 - 138. Steel: Fe 415
 - 139. Glass: 6mm
 - 140. Paint: Emulsion
 - 141. Plaster: 12mm
 - 142. Putty: 2mm
 - 143. Sand: 150mm
 - 144. Cement: 42.5
 - 145. Steel: Fe 415
 - 146. Glass: 6mm
 - 147. Paint: Emulsion
 - 148. Plaster: 12mm
 - 149. Putty: 2mm
 - 150. Sand: 150mm

North and East Elevations

A-07



BUILDING SECTION 2
 Rasio: 1:200
 Rasio: 1:200

PHASE - II

BUILDING SECTION 1
 Rasio: 1:200
 Rasio: 1:200

PHASE - I | **PHASE - II**

Legenda

1. Struktur Beton
 2. Struktur Baja
 3. Struktur Kayu
 4. Struktur Gypsum
 5. Struktur Keramik
 6. Struktur Kaca
 7. Struktur Aluminium
 8. Struktur PVC
 9. Struktur Plastik
 10. Struktur Kanvas
 11. Struktur Kulit Kayu
 12. Struktur Kulit Kambing
 13. Struktur Kulit Sapi
 14. Struktur Kulit Banteng
 15. Struktur Kulit Gajah
 16. Struktur Kulit Harau
 17. Struktur Kulit Buaya
 18. Struktur Kulit Ular
 19. Struktur Kulit Kadal
 20. Struktur Kulit Biawak
 21. Struktur Kulit Penyu
 22. Struktur Kulit Ikan
 23. Struktur Kulit Burung
 24. Struktur Kulit Mamalia
 25. Struktur Kulit Reptil
 26. Struktur Kulit Amphibi
 27. Struktur Kulit Invertebrata
 28. Struktur Kulit Vertebrata
 29. Struktur Kulit Manusia
 30. Struktur Kulit Hewan Lain







Batas-batas

A-08

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

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

DATE: **November 22, 2011** PROJECT FILE: **7811-0273-00**

RE: **Engineering Requirements (Commercial/Industrial)
Location: 7050 120 St.**

DEVELOPMENT VARIANCE PERMIT

The proposed addition to the building is in conflict with two existing statutory rights-of-way. The following issues are to be addressed as a condition of issuance of the Development Variance Permit:

- Discharge existing statutory rights of way E92-415 and E92-454 and register a new 3.9m wide statutory right-of-way for multiple facilities without vehicles along the south property line of the site.



Bob Ambardar, P.Eng.
Development Project Engineer

BA

(the "City")

DEVELOPMENT VARIANCE PERMIT

NO.: 7911-0273-00

Issued To: GURU NANAK SIKH GURDWARA SOCIETY
("the Owner")

Address of Owner: 7050 - 120 Street
Surrey, BC
V3W 3M8

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: 018-339-361
Lot A, Except: Part on Plan BCP17678 Section 18 Township 2 New Westminster District
Plan LMP11269

7050 - 120 Street

(the "Land")

3. In Section F. of Part 2 of Surrey Zoning By-law, 1993, No. 12000, Amendment By-law, 1997, No. 13001, Amendment By-law, 2004, No. 15574 the minimum south property line setback from the Temple is varied from 7.5 metres (25 ft.) to 3.9 metres (13 ft.).
4. 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. 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.
5. The Land shall be developed strictly in accordance with the terms and conditions and provisions of this development variance permit.

6. 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.

7. The terms of this development variance permit or any amendment to it, are binding on all persons who acquire an interest in the Land.

8. This development variance permit is not a building permit.

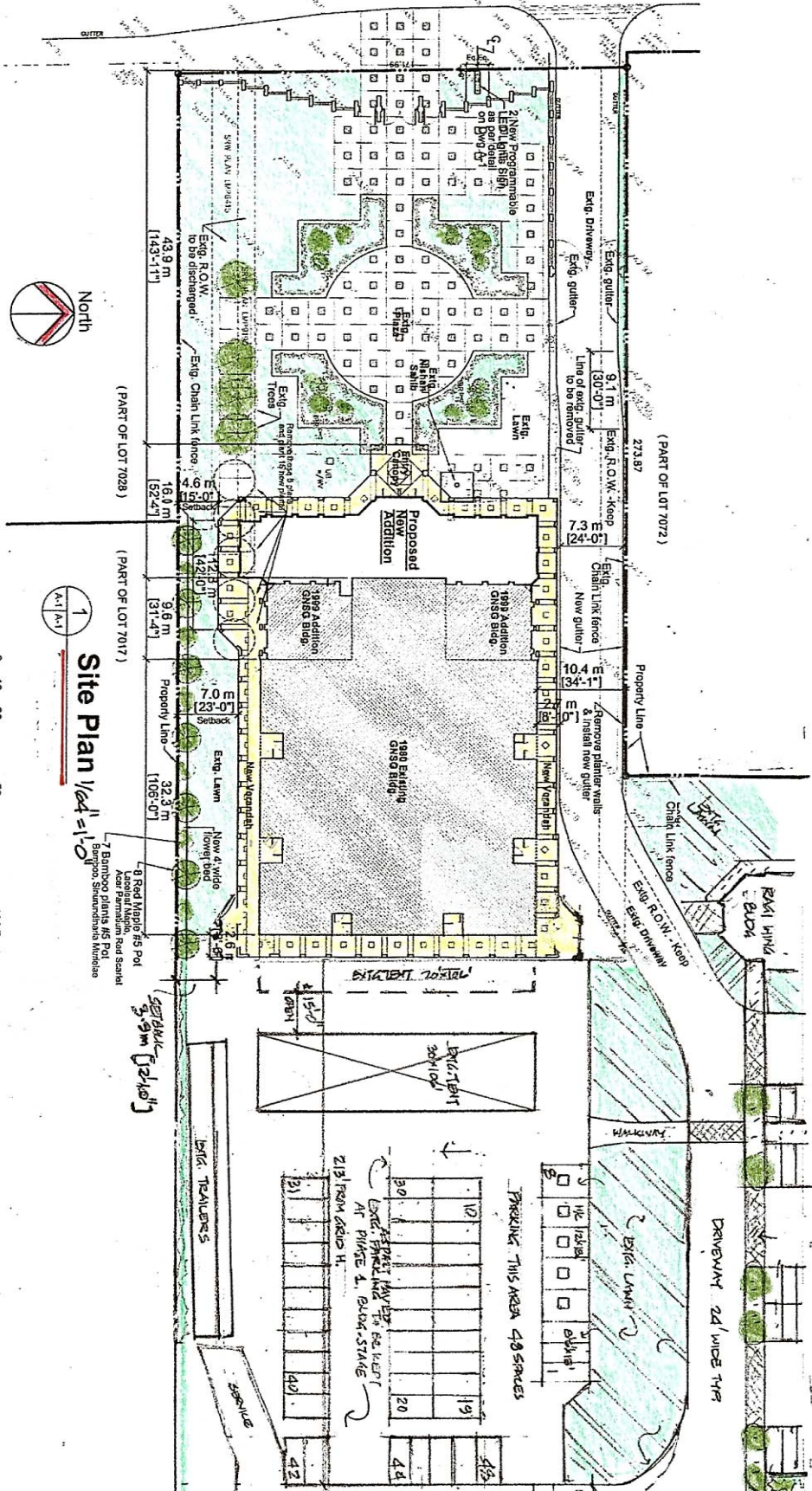
AUTHORIZING RESOLUTION PASSED BY THE COUNCIL, THE DAY OF , 20 .
ISSUED THIS DAY OF , 20 .

Mayor – Dianne L. Watts

City Clerk – Jane Sullivan

Schedule A

120 Street



Site Plan 1/4" = 1'-0"

Site Plan showing Landscaping Plan after Phase 1 is built.

1/64" = 1'-0"

PROJECT

Proposed Main Guardwara Additions + Alterations

48 Meters wide

ਗੁਰੂ ਨਾਨਕ ਸਿੱਖ ਗੁਰਦੁਆਰਾ, ਫੋਰ-ਹੀ, ਠੀ. ਐ. ਠੋਰ

GURU NANAK SIKH GURDWARA

7080 - 120th STREET, SURREY, B. C. CANADA.

