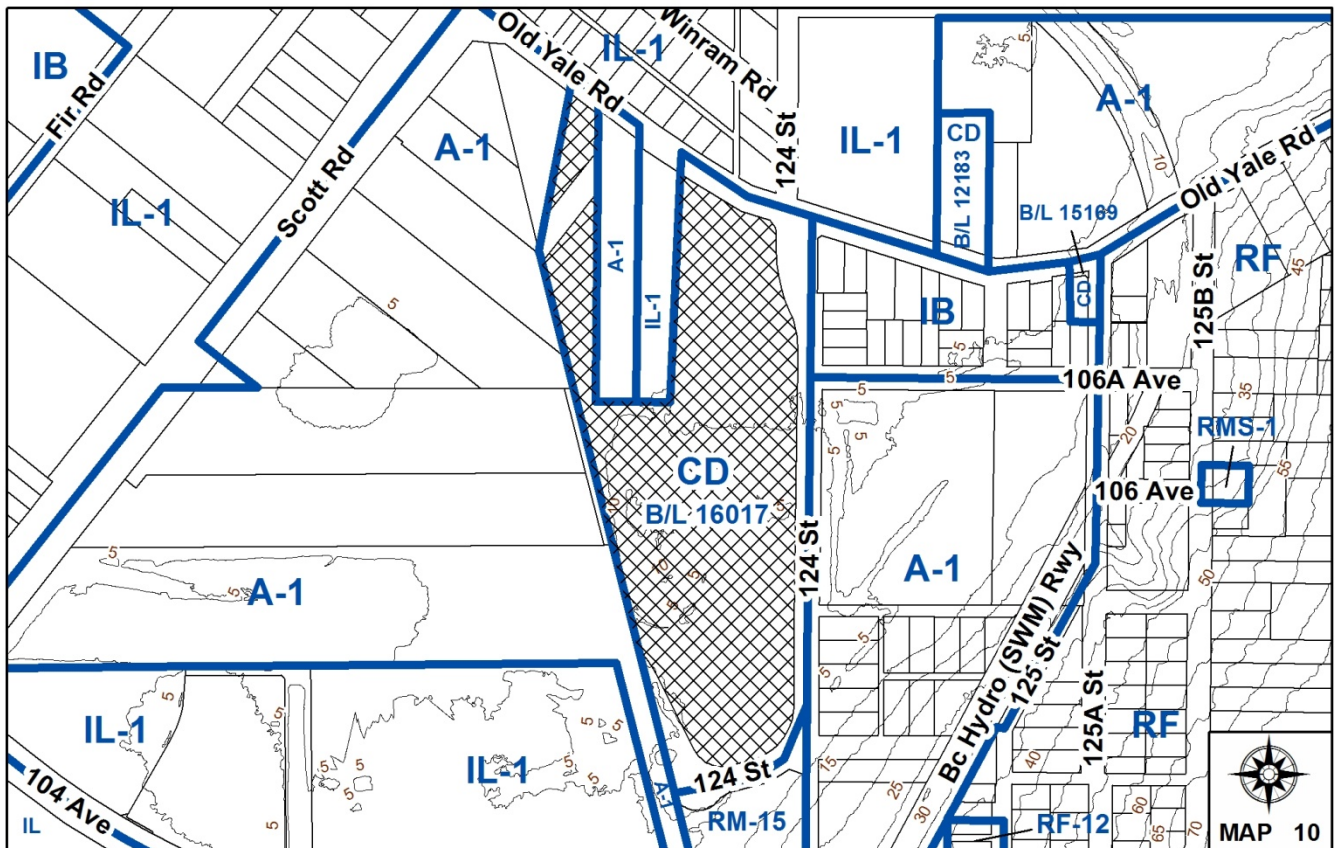
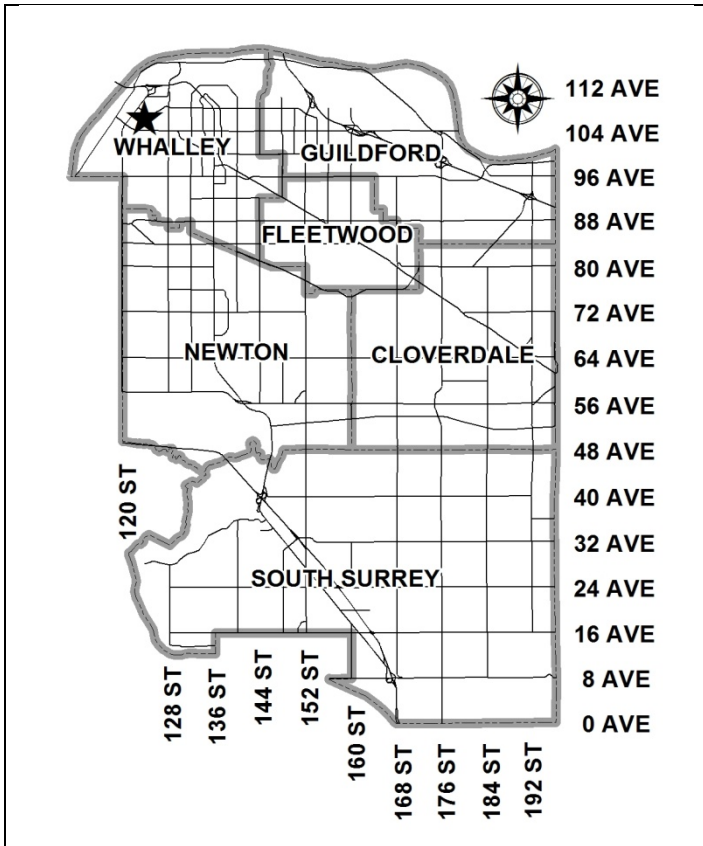


Planning Report Date: March 11, 2013

PROPOSAL:

- **Development Variance Permit**
 to vary the western side yard setback in order to permit the construction of a private secondary school.

LOCATION: 10677 - 124 Street
OWNER: Satnam Education Society Of British Columbia
ZONING: CD (By-law No. 16017)
OCP DESIGNATION: Industrial
NCP: School



RECOMMENDATION SUMMARY

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

DEVIATION FROM PLANS, POLICIES OR REGULATIONS

- Seeking a relaxation of the western side yard setback from 13.1 metres (43 ft.) to 9 metres (30 ft.) to permit construction of a private secondary school.

RATIONALE OF RECOMMENDATION

- Complies with intent of drawings submitted in conjunction with the original rezoning application for the site (Application No. 7906-0035-00).

RECOMMENDATION

The Planning & Development Department recommends that Council approve Development Variance Permit No. 7913-0023-00 (Appendix III) varying the following, to proceed to Public Notification:

- (a) to reduce the minimum western side yard setback of CD By-law No. 16017 (Surrey Zoning By-law, 1993, No. 12000, Amendment By-law, 2006, No. 16017) from 13.1 metres (43 ft.) to 9 metres (30 ft.).

REFERRALS

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

SITE CHARACTERISTICS

Existing Land Use: Khalsa Elementary School

Adjacent Area:

| Direction | Existing Use | NCP Designation | Existing Zone |
|-----------------------------------|---|------------------------|----------------------|
| North (Across Old Yale Road): | Mix of industrial and non-conforming residential uses. | Business Park | IL-1 |
| East (Across 124 Street): | Primarily vacant lands and large vacant lot under rezoning application to allow small single family lots (File No. 7906-0247-00 at Third Reading). | Business Park | IB and A-1 |
| South (Across 124 Street): | Vacant lot approved for 43 townhouse units (Development Permit No. 7906-0332-00 expired in October, 2012). | Low Density Townhouses | RM-15 |
| West (Across Orange-Coded Creek): | Primarily vacant lots with a mix of authorized and unauthorized truck parking as well as development applications for commercial and industrial developments. | Business Park | A-1 |
| West of Northeast Portion of Site | Auto and truck repair business. | Business Park | IL-1 |

DEVELOPMENT CONSIDERATIONS

Background

- The subject site is located at the southwest corner of Old Yale Road and 124 Street in South Westminster. It is designated Industrial in the Official Community Plan (OCP) and is designated Schools in the South Westminster Neighbourhood Concept Plan (NCP).
- The subject site was rezoned from "General Agricultural Zone (A-1)" to "Comprehensive Development Zone (CD)" (By-law No. 16017) to allow for the construction of a private elementary school and a private high school, along with associated outdoor playing fields and recreation spaces (Application No. 7906-0035-00). It was also intended that a child care facility would be located in the elementary school and that both the elementary school and secondary school would contain places of worship (gurdwara).
- The elementary school proposed under the original application has now been constructed and is in operation. As originally proposed, the elementary school contains both a child care centre and a place for worship.

Current Proposal

- When the rezoning was approved in June 2007 for the subject site, the setback requirements contained within CD By-law No. 16017 were based on the site plan that had been submitted (Application No. 7906-0035-00).
- In preparing construction drawings for the proposed secondary school, it was discovered that the site plan submitted with the original development application contained an error with respect to the setback of the proposed secondary school from the western lot line. The original site plan indicated that the setback of the secondary school from the western lot line was 13.1 metres (43 ft.) when, in fact, it was intended that the secondary school be set back 9 metres (30 ft.) from the western property line. Based on the dimensions shown on the original site plan, a minimum required western side yard setback of 13.1 metres (43 ft.) was incorporated in CD By-law No. 16017.
- As the applicant now wishes to proceed with the construction of the secondary school in accordance with the original, but incorrectly dimensioned, site plan, a Development Variance Permit (DVP) application is sought, to relax the western side yard setback from 13.1 metres (43 ft.) to 9 metres (30 ft.).
- The proposed high school will be approximately 9,200 square metres (99,000 sq. ft.) in size and will be comprised of 32 classrooms. Construction is planned to be completed by May, 2014 for a proposed opening in September, 2014. The proposed school will have a student capacity of 600 and is predicted to reach capacity by 2016.

BY-LAW VARIANCE AND JUSTIFICATION

(a) Requested Variance:

- To reduce the minimum western side yard setback in CD By-law No. 16017 from 13.1 metres (43 ft.) to 9 metres (30 ft.).

Applicant's Reasons:

- The original site plans, on which the setback requirements in CD By-law No 16017 were based, contained incorrect information with respect to the location of the secondary school from the western property line.

Staff Comments:

- The siting of the proposed secondary school is consistent with the original site plan submitted in conjunction with Application No. 7906-0035-00.
- The proposed western side yard setback will have no impact on the future commercial/industrial development of adjacent lands to the west.
- As a result, staff support the requested variance.

INFORMATION ATTACHED TO THIS REPORT

The following information is attached to this Report:

| | |
|---------------|--|
| Appendix I. | Lot Owners and Action Summary |
| Appendix II. | Proposed Site Plan |
| Appendix III. | Development Variance Permit No. 7913-0023-00 |

original signed by Judith Robertson

Jean Lamontagne
General Manager
Planning and Development

JKS/da

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DRV 3/7/13 11:39 AM

Information for City Clerk

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

1. (a) Agent: Name: Harinder Singh Sohi
 Satnam Education Society of British Columbia
 Address: 6933 - 124 Street
 Surrey, BC V3W 3W6

 Tel: 604-591-2248 - Work
 604-591-2248 - Cellular

2. Properties involved in the Application
 - (a) Civic Address: 10677 - 124 Street

 - (b) Civic Address: 10677 - 124 Street
 Owner: Khalsa School Surrey Satnam Education Society of British Columbia
 PID: 027-214-303
 Lot 1 Sections 19 and 20 Block 5 North Range 2 West New Westminster District Plan
 BCP32461

3. Summary of Actions for City Clerk's Office
 - (a) Proceed with Public Notification for Development Variance Permit No. 7913-0023-00 and
 bring the Development Variance Permit forward for issuance and execution by the Mayor
 and City Clerk.

LEGAL DESCRIPTION
 Lot 1, Section 19 & 20, Block 5, North Range 2 West
 NWD, Plan BCP

CIVIC ADDRESSES
 ELEMENTARY SCHOOL: 10677-124th STREET, SURREY BC
 SECONDARY SCHOOL: N/A
 CHILD CARE: 10651-124th STREET, SURREY BC
 RESIDENTIAL DUPLEX: 10433 & 10435-124th STREET, SURREY BC

NOTES
 1. CHAINLINK PERIMETER FENCE AND GATES TO BE BLACK VINYL COATED, 5' HIGH.
 2. ALL EXTERIOR LIGHTS INCLUDING LAMP STANDARDS TO BE "DARK SKY" TYPE MINIMIZING LIGHT SPILLAGE TO THE RESIDENTIAL AREAS AT HIGHER ELEVATIONS.

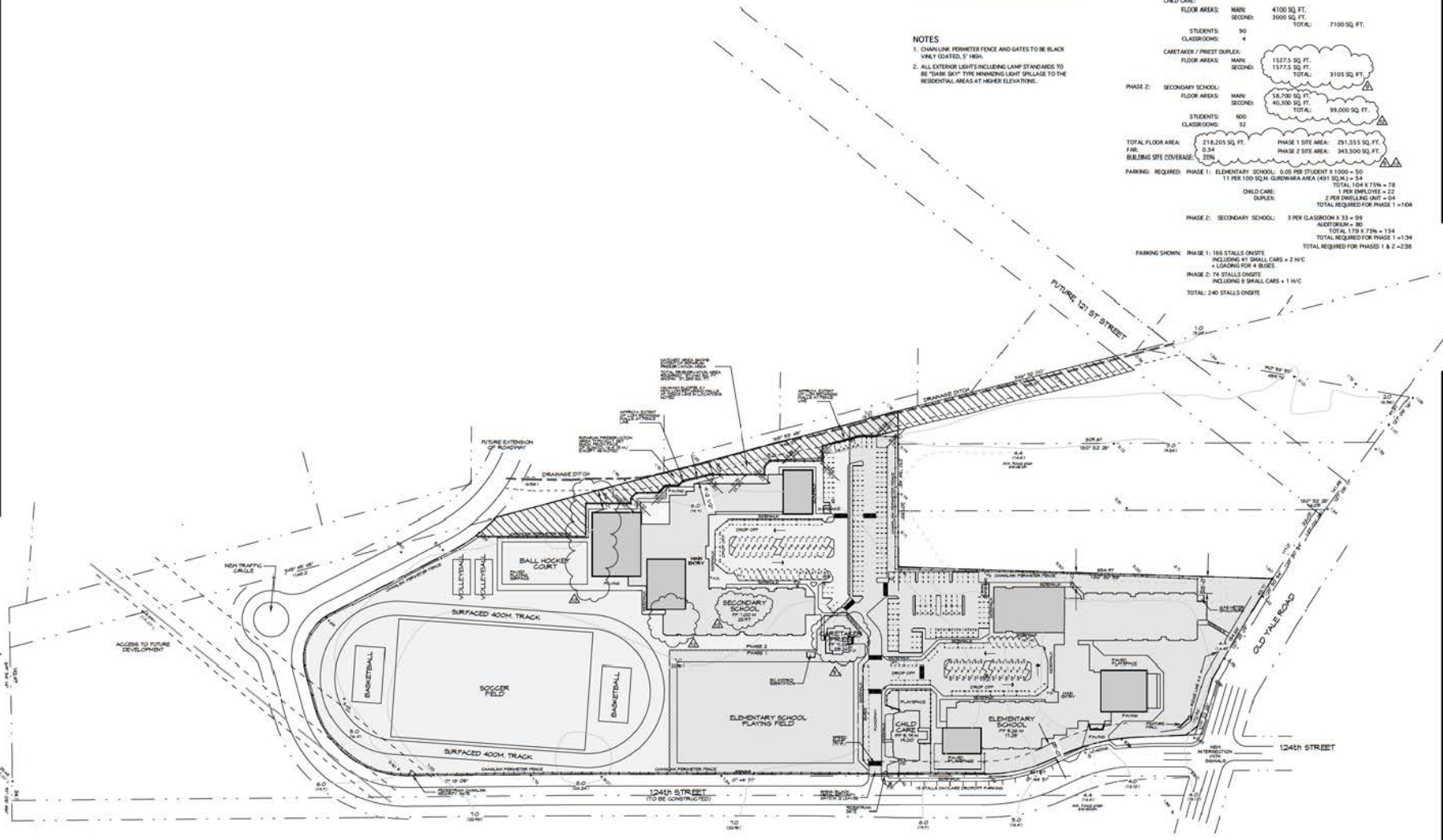
STATISTICS

| PROPOSED ZONING: | CD |
|------------------------------------|--|
| NET SITE AREA (PHASES 1 & 2 ONLY): | 635,000 SQ. FT. (14.58 ACRES) |
| PHASE 1: ELEMENTARY SCHOOL: | |
| FLOOR AREAS: MAIN | 60,000 SQ. FT. |
| SECOND: | 49,000 SQ. FT. |
| TOTAL: | 109,000 SQ. FT. |
| STUDENTS: | 1000 |
| CLASSROOMS: | 42 |
| CHILD CARE: | |
| FLOOR AREAS: MAIN | 4100 SQ. FT. |
| SECOND: | 3000 SQ. FT. |
| TOTAL: | 7100 SQ. FT. |
| STUDENTS: | 90 |
| CLASSROOMS: | 4 |
| CARETAKER / PRIEST DUREL: | |
| FLOOR AREAS: MAIN | 1577.5 SQ. FT. |
| SECOND: | 1577.5 SQ. FT. |
| TOTAL: | 3155 SQ. FT. |
| PHASE 2: SECONDARY SCHOOL: | |
| FLOOR AREAS: MAIN | 58,700 SQ. FT. |
| SECOND: | 40,300 SQ. FT. |
| TOTAL: | 99,000 SQ. FT. |
| STUDENTS: | 600 |
| CLASSROOMS: | 32 |
| TOTAL FLOOR AREA: | 218,205 SQ. FT. |
| PHASE 1 SITE AREA: | 291,355 SQ. FT. |
| PHASE 2 SITE AREA: | 343,500 SQ. FT. |
| FAR: | 0.24 |
| BUILDING SITE COVERAGE: | 20% |
| PARKING REQUIRED: | PHASE 1: ELEMENTARY SCHOOL: 0.05 PER STUDENT X 1000 = 50 11 PER 100 SQ. M. GURDWARA AREA (491 SQ. M.) = 54 TOTAL 104 X 75% = 78 CHILD CARE: 2 PER EMPLOYEE = 22 DUREL: 2 PER EMPLOYEE = 04 TOTAL REQUIRED FOR PHASE 1 = 104 |
| | PHASE 2: SECONDARY SCHOOL: 3 PER CLASSROOM X 32 = 96 RESTROOMS = 80 TOTAL 176 X 75% = 134 TOTAL REQUIRED FOR PHASE 2 = 134 |
| PARKING SHOWN: | PHASE 1: 166 STALLS ON SITE INCLUDING 41 SMALL CARS + 2 HVC + 1 LOADING FOR 4 BUSES PHASE 2: 74 STALLS ON SITE INCLUDING 8 SMALL CARS + 1 HVC TOTAL: 240 STALLS ON SITE |

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 THIS DRAWING IS NOT TO BE USED FOR CONSTRUCTION UNLESS NOTED AS ISSUED FOR CONSTRUCTION.
 ALL DIMENSIONS SHALL BE VERIFIED BY CONTRACTOR PRIOR TO CONSTRUCTION.

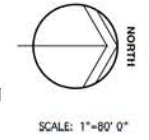
ISSUE DATES & REVISIONS

| No. | ISSUED FOR | DATE |
|-----|----------------------------|------------|
| 1 | PRELIMINARY RECORDING | 12/21/2006 |
| 2 | RECORDING | 03/19/2008 |
| 3 | REVISED | 27/10/2008 |
| 4 | COMPENSATION AREA ADJUSTED | 04/21/2008 |
| 5 | REVISED | 18/02/2008 |
| 6 | REVISED | 29/06/2008 |
| 7 | REVISED | 14/06/2008 |
| 8 | REVISED | 13/04/2007 |
| 9 | DUPLEX REVISED | 07/26/2010 |
| 10 | SEC. SCHOOL REVISED | 18/04/2012 |
| 11 | DEV VARIANCE PERMIT | 25/02/2013 |



SURVEY INFORMATION
 BRADY & ASSOCIATES
 LAND SURVEYORS INC.
 100-11 PERRY
 100 West 18 Street, 1000

EXISTING SURVEYED ELEVATIONS ARE IN METERS
 NEW SURVEYING ARE IN FEET. (BRACKETS INDICATE METERS.)



**NEW
 KHALSA
 SCHOOL
 CAMPUS**
 Old Yale Rd. & 124th St.
 Surrey BC

M SAAR
 ARCHITECTURE
 A
 ARCHITECTURE
 VANCOUVER 1-1111
 VANCOUVER 688-2263
 VANCOUVER 688-2263
 VANCOUVER 688-2263

CITY OF SURREY

(the "City")

DEVELOPMENT VARIANCE PERMIT

NO.: 7913-0023-00

Issued To: SATMAN EDUCATION SOCIETY OF BRITISH COLUMBIA
("the Owner")

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

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

Parcel Identifier: 027-214-303
Lot 1 Sections 19 and 20 Block 5 North Range 2 West New Westminster District Plan BCP32461

10677 - 124 Street

(the "Land")

3. Surrey Zoning By-law, 1993, No. 12000, Amendment By-law, 2006, No. 16017 is varied as follows:
 - (a) In Section F, Yards and Setbacks, the minimum western side yard setback is reduced from 13.1 metres (43 ft.) to 9 metres (30 ft.).
4. The siting of buildings and structures shall be in accordance with the drawings numbered 7913-0023-00 (A) through to and including (B)(the "Drawings") which are attached hereto and form part of this development variance permit.
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. This development variance permit does not apply to additions to, or replacement of, any of the existing buildings shown on attached Schedule A, which is attached hereto and forms part of this development variance permit.

6. The Land shall be developed strictly in accordance with the terms and conditions and provisions of this development variance permit.
7. This development variance permit shall lapse if the Owner does not substantially start any construction with respect to which this development variance permit is issued, within two (2) years after the date this development variance permit is issued.
8. The terms of this development variance permit or any amendment to it, are binding on all persons who acquire an interest in the Land.
9. This development variance permit is not a building permit.

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

Mayor – Dianne L. Watts

City Clerk – Jane Sullivan

LEGAL DESCRIPTION
 Lot 1, Section 19 & 20, Block 5, North Range 2 West NWD, Plan BCP

CIVIC ADDRESSES
 ELEMENTARY SCHOOL: 10677-124th STREET, SURREY BC
 SECONDARY SCHOOL: N/A
 CHILD CARE: 10651-124th STREET, SURREY BC
 RESIDENTIAL DUPLEX: 10433 & 10435-124th STREET, SURREY BC

NOTES
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 2. ALL EXTERIOR LIGHTS INCLUDING LAMP STANDARDS TO BE "DARK SKY" TYPE MINIMIZING LIGHT SPILLAGE TO THE RESIDENTIAL AREAS AT HIGHER ELEVATIONS.

STATISTICS

PROPOSED ZONING: CD
 NET SITE AREA (PHASES 1 & 2 ONLY): 633,000 SQ. FT. (14.38 ACRES)
PHASE 1: ELEMENTARY SCHOOL:
 FLOOR AREAS: MAIN: 60,000 SQ. FT., SECOND: 49,000 SQ. FT., TOTAL: 109,000 SQ. FT.
 STUDENTS: 1000
 CLASSROOMS: 42
CHILD CARE:
 FLOOR AREAS: MAIN: 4100 SQ. FT., SECOND: 3000 SQ. FT., TOTAL: 7100 SQ. FT.
 STUDENTS: 90
 CLASSROOMS: 4
CARETAKER / PRIEST DUREX:
 FLOOR AREAS: MAIN: 1577.5 SQ. FT., SECOND: 1577.5 SQ. FT., TOTAL: 3155 SQ. FT.

PHASE 2: SECONDARY SCHOOL:
 FLOOR AREAS: MAIN: 58,700 SQ. FT., SECOND: 40,300 SQ. FT., TOTAL: 99,000 SQ. FT.
 STUDENTS: 600
 CLASSROOMS: 32
PHASE 1 SITE AREA: 291,355 SQ. FT.
PHASE 2 SITE AREA: 343,500 SQ. FT.
TOTAL: 634,855 SQ. FT.
TOTAL FLOOR AREA: 218,203 SQ. FT.
FAR: 0.34
BUILDING SITE COVERAGE: 20%
PARKING REQUIRED: PHASE 1: ELEMENTARY SCHOOL: 0.05 PER STUDENT X 1000 = 50
 11 PER 100 SQ. M. GYMNASIUM AREA (431 SQ. M.) = 54
 TOTAL 104 X 75% = 78
CHILD CARE: 2 PER EMPLOYEE = 22
 2 PER DUREX UNIT = 04
 TOTAL REQUIRED FOR PHASE 1 = 104
PHASE 2: SECONDARY SCHOOL: 3 PER CLASSROOM X 33 = 99
 1 PER 1000 SQ. M. = 80
 TOTAL 179 X 75% = 134
TOTAL REQUIRED FOR PHASES 1 & 2 = 238

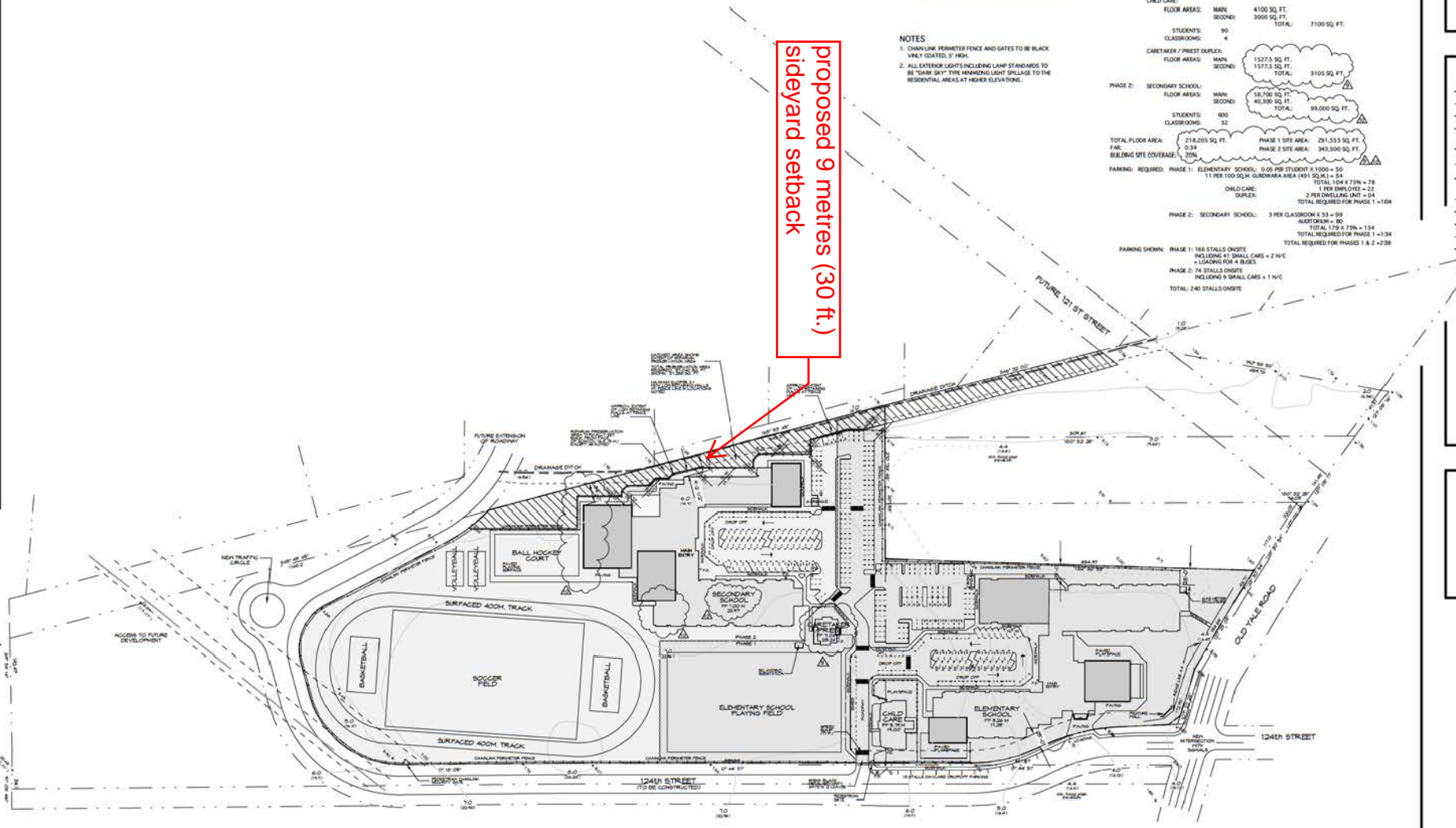
PARKING SHOWN: PHASE 1: 166 STALLS ONSITE INCLUDING 47 SMALL CARS + 2 HVC + 1 LOADING FOR 4 BUSES
 PHASE 2: 74 STALLS ONSITE INCLUDING 8 SMALL CARS + 1 HVC
TOTAL: 240 STALLS ONSITE

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ISSUE DATES & REVISIONS

| No. | ISSUED FOR | DATE |
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| 3 | REVISED | 27/10/2008 |
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| 9 | DUPLEX REVISED | 07/26/2010 |
| 10 | SEC. SCHOOL REVISED | 18/04/2012 |
| 11 | DEV. VARIANCE PERMIT | 25/02/2013 |

Proposed 9 metres (30 ft.)
 sideyard setback



SURVEY INFORMATION

BRANDAL & ASSOCIATES
 LAND SURVEYORS INC.
 100-11 PETER ST.
 VAN COV, BC V6C 3K8

EXISTING SURVEYED ELEVATIONS ARE IN METERS
 NEW SURVEYING ARE IN FEET. (BRACKETS INDICATE METERS.)



SITE PLAN

SCALE: 1"=80' 0"

**NEW
 KHALSA
 SCHOOL
 CAMPUS**
 Old Yale Rd. & 124th St.
 Surrey BC

M SAAR
 ARCHITECTURE
 VANCOUVER, BC
 1501-1684 688-2923 fax: (604) 685-2920

Schedule A

| | |
|-------|-----|
| 10000 | SK |
| | 0 |
| | MAR |

proposed 9 metres (30 ft.)
sideyard setback

