

City of Surrey
PLANNING & DEVELOPMENT REPORT
 Application No.: 7919-0149-00

Planning Report Date: May 10, 2021

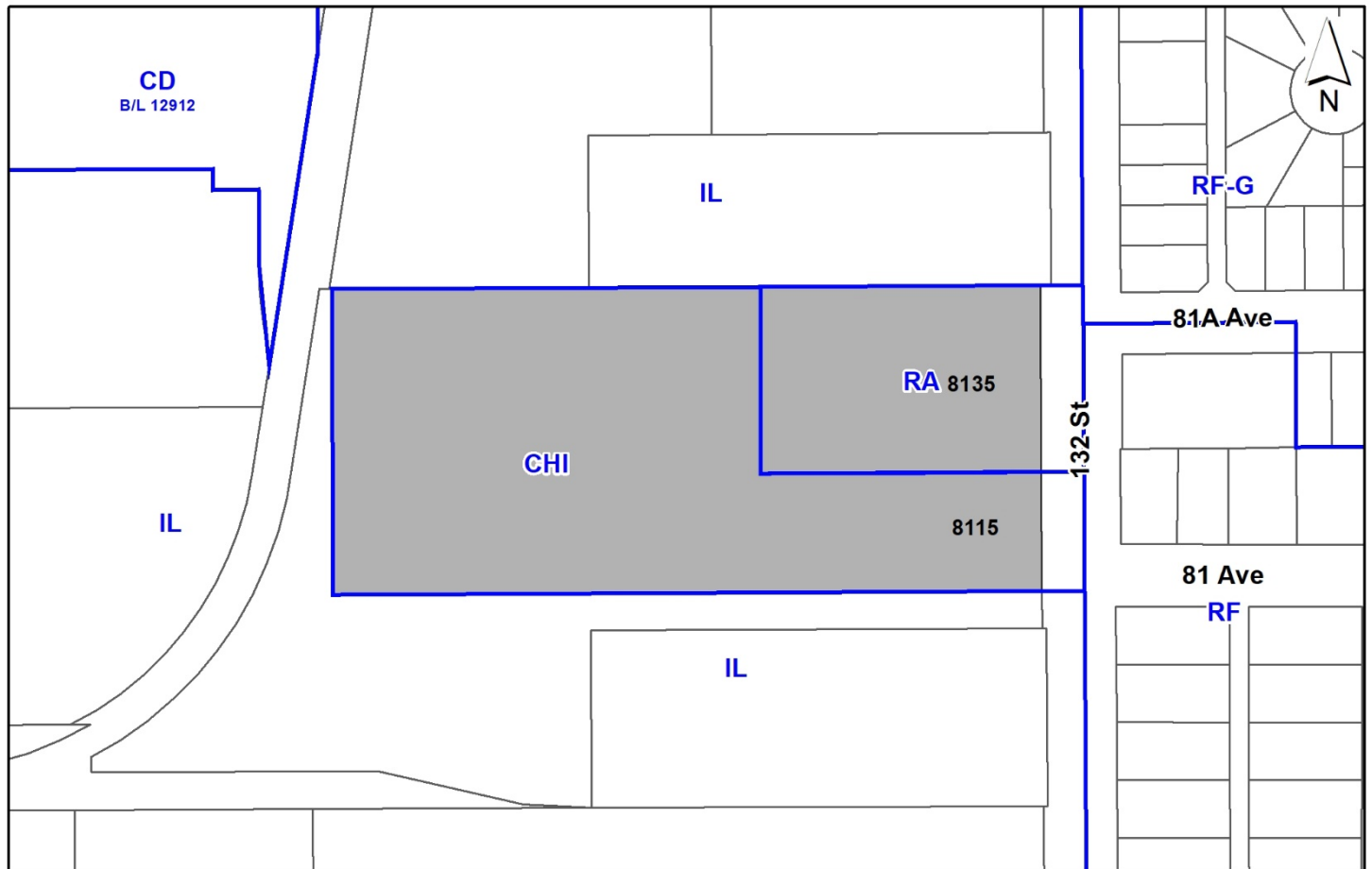
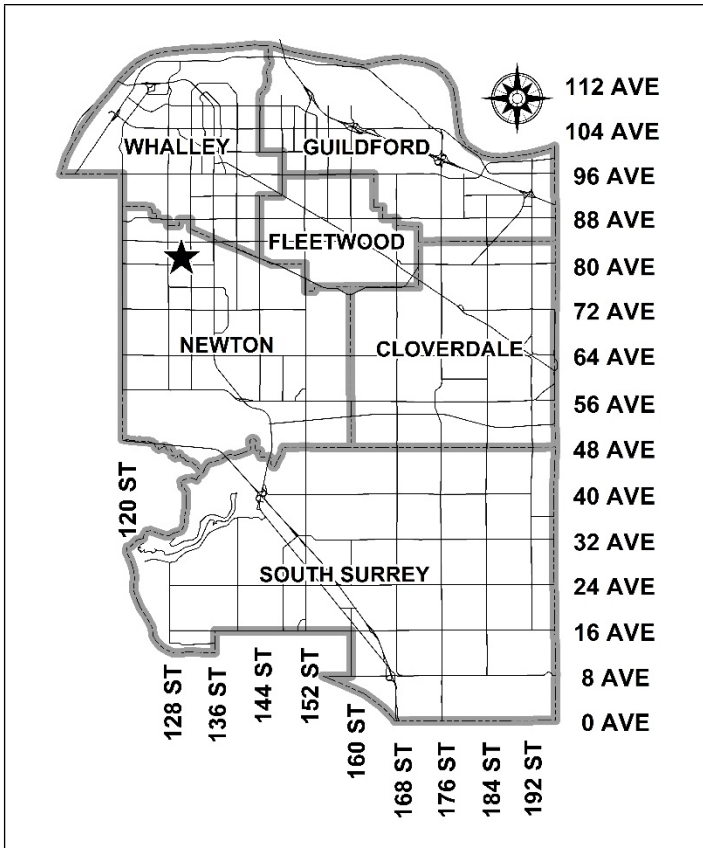
PROPOSAL:

- **Rezoning** from CHI and RA to CD to permit the development of a private school and temple.

LOCATION: 8135 - 132 Street
 8115 - 132 Street

ZONING: RA and CHI

OCP DESIGNATION: Mixed Employment



RECOMMENDATION SUMMARY

- By-law Introduction and set date for Public Hearing for Rezoning.

DEVIATION FROM PLANS, POLICIES OR REGULATIONS

- None.

RATIONALE OF RECOMMENDATION

- Complies with the Mixed Employment Designation in Official Community Plan.
- The proposed Gurdwara and Private School are an appropriate land use in compliance with OCP policies. Similarly, the use is in compliance with the City's Employment Lands Strategy and Economic Development Strategy.
- The subject site is currently being used efficiently as an institutional use (Gurdwara Sukh Sagar). The proposed rezoning will allow for a new gurdwara building to be constructed at the rear of the property and the existing building will be converted into a private school and daycare.
- The proposed building achieves a good architectural built form, through the use of high quality, contemporary materials to create an artistic statement.
- The proposed childcare provides a community amenity which benefits the public by providing additional childcare. Furthermore, the proposed private school alleviates pressure on the challenges with public school capacity. There is limited space for these types of institutional uses within the City.

RECOMMENDATION

The Planning & Development Department recommends that:

1. A By-law be introduced to rezone the subject site from RA and CHI to CD (based on PA-2) and a date be set for Public Hearing.
2. Council instruct staff to resolve the following issues prior to final 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;
 - (b) registration of blanket access and shared parking easements to ensure access to the proposed shared parking and amenity facilities within the development; and
 - (c) registration of a Section 219 Restrictive Covenant to adequately address the City's needs with respect to public art, to the satisfaction of the General Manager Parks, Recreation and Culture.

SITE CONTEXT & BACKGROUND

Direction	Existing Use	OCP Designation	Existing Zone
Subject Site	Temple	Mixed Employment	CHI
North:	Burnco Landscape Centre	Industrial	IL
East (Across 132 Street):	Single Family Residential	Urban	RF
South:	Industrial	Industrial	IL
West:	Industrial	Industrial	IL

Context & Background

- The subject site is located along the west side of 132 Street, north of 80 Avenue, is designated Mixed Employment in the Official Community Plan and zoned One Acre Residential (RA) and Highway Commercial (CHI).
- The proposed temple and private school are an appropriate land use and in compliance with OCP policies which encourage employment generation. Similarly, the uses are in compliance with the City's Employment Lands Strategy and Economic Development Strategy.
- The subject site is currently used as a Sikh Temple (Sri Guru Nanak Singh Sabha Gurdwara). The existing building will be re-developed into a new private school, and an additional building will be constructed at the rear of the property as the new temple.

DEVELOPMENT PROPOSAL

Planning Considerations

- Applicant is proposing to rezone the site from "Highway Commercial (CHI)" and "One Acre Residential (RA)" to Comprehensive Development (CD based on "Assembly Hall 2 (PA-2) Zone).

	Proposed
Lot Area	
Gross Site Area:	22,345 square metres
Road Dedication:	147 square metres
Net Site Area:	22, 198 square metres
Number of Lots:	2
Building Height:	School: 17.7 metres Temple: 18.3 metres Sikh Flag: 33.0 metres
Floor Area Ratio (FAR):	0.54
Floor Area	
School:	5,367 square metres
Temple:	5,450 square metres
Daycare:	365 square metres
Residential:	738 square metres
Total:	11,920 square metres

Referrals

Engineering: The Engineering Department has no objection to the project as outlined in Appendix II.

Parks, Recreation & Culture: Parks notes that all boulevard trees are proposed to be retained through this project. The project arborist will be required to provide additional information for methods of excavation and retaining wall removal that is required within the boulevard tree protection zones.

There are two boulevard trees that have a sidewalk located through their tree protection zones, which will require modified construction methods to retain.

Fire Department: Fire Department comments include the following:

The road over the parkade must be designed to support a fire truck of 80,000 lbs.

Provide a stairwell at or near the primary response point the provides access to all above grade and below grade storeys.

Transportation Considerations

Traffic Impacts

- A Traffic Impact Analysis (TIA), including a detailed review of access configuration, was required by Staff to determine the extent of off site requirements and any necessary on site requirements to improve safety and operations.
- Trip generation rates and volumes for the proposed land use of the development were based on the ITE Trip Generation Manual (10th Edition General Urban/Suburban rates). It is noted that the analysis assumed the Gurdwara will generate traffic as a similar rate as a Church (ITE does not provide trip rates for a Gurdwara).
- Using the ITE trip rates, the development is estimated to generate approximately 475 trips during the AM Peak and 350 trips during the PM peak. This equates, on average, 6 to 8 vehicles entering or leaving the site per minute during the peak hour periods. The TIA noted that there may be an opportunity for internal trips to be combined with the complimentary uses occurring on site (i.e. daycare and elementary school).
- The TIA recommends that:
 - a signalized intersection at the site access location, in alignment with 81A Avenue, to improve operation of the surrounding road network and allow for suitable access and egress to the site.
 - 132 Street be widened from the current 3-lane cross section to a 5-lane cross-section to support overall area densification and traffic growth.

Road Network & Infrastructure

- The applicant is required to dedicate lands on 132 Street to support the standard arterial 5 lane cross section. This corridor is currently planned for Arterial Widening and Improvements in Engineering's current 10-year (2021-2030) Servicing Plan project R-18501.
- The applicant is required to fully fund the construction of a signalized intersection at 81A Avenue and 132 Street, which will include any necessary infrastructure beyond the site frontage left turn bays, new pedestrian letdowns, and medians as required,

Access

- There is one existing access full movement access at 132 Street at the northeast portion of the site. A secondary access (exit only) to the south of the primary access exists along 132 Street which is limited to right-out movement
The applicant's transportation consultant explored two possible configurations for vehicle entry into the site:
 - The first configuration looked at signalizing 81 Avenue, as the main site vehicle entry at 81 Avenue and secondary right-in right-out exit at 81A Avenue.

- The second configuration looked at signaling 81A Avenue as the main site vehicle access and exit at 81 Avenue.
- Both configurations produced acceptable traffic operational results, the second configuration allows for better management of the future site access operations without compromising operations at 81 Avenue.
- An on-site queuing distance of approximately 27 metres is also provided.

Parking

- The parking requirements of the zoning by-law requires the following parking stalls to be located on the site based on the anticipated gross floor area of the proposed uses:
 - Place of Worship: 455
 - Mezzanine: 23
 - Residential: 11
 - School: 48
 - Childcare: 25
 - Total: 562
- The total of 562 required parking spaces is if all uses were to provide the parking separately. However, since the application will be accommodating the shared parking arrangement between the school, gurdwara and a future daycare, the provision of under Part 5 for "Alternate Hours of Use" apply as they have different temporal distributions for Parking.
- A reduction of the Place of Worship rate from 10 spaces per 100 square meters to 8 spaces per 100 square metres is supported by Staff based on a City initiated Places of Worship study. The findings of the study demonstrated that the peak demand rate per 100 square metres for the existing Gurdwara on site is 8 spaces per 100 square metres. As such, this rate can be supported for the new Gurdwara proposed within the site.
- A reduction of the mezzanine rate from 2.5 spaces per 100 square metres to 0.8 spaces per 100 square metres is also supported as the applicant has demonstrated that the mezzanine area will be used as an accessory use to the Prayer Hall within the Gurdwara. The City's Transportation Division has reviewed the rationale and supports that the mezzanine rate of 2.5 spaces per 100 square metres is based on traditional office use, whereas a 0.8 spaces per 100 square metres is more suited to the function of the mezzanine space within the Gurdwara.
- The revised overall requirement including reduced rate, and Alternate Hour of Use provision is 371. The applicant is providing 371 spaces on site.
- The development will provide an underground parking structure, with the access to the parkade provided on the west side of the site, next to the Gurdwara building. The underground parking structure provides 155 parking spaces. The surface parking provides an additional 216 spaces.
- As there are two legal lots, shared parking agreement is required. A Restrictive Covenant and blanket Cross Access Easement will be provided to ensure the shared parking is functional for this site.

Public Art Policy

- The applicant will be required to provide public art or register a Restrictive Covenant to adequately address the City's needs with respect to public art, in accordance with the City's Public Art Policy requirements.

While the private school and future child care centre are exempt under the policy, places of worship are subject to the provisions of the policy. Resolution of this requirement will be required prior to the issuance of any Building Permit on the property.

POLICY & BY-LAW CONSIDERATIONS

Regional Growth Strategy

- The two lots associated with this application are designated separately. Property located at 8135 132 Street is designated Industrial and property 8115 132 Street is designated Mixed Employment.
- Both RGS designations allow for school and assembly hall uses. Lot consolidation of the two properties is not necessary for the redevelopment of the two lots, therefore, an RGS Amendment is not required.

Official Community Plan

Land Use Designation

- The properties are designated Mixed Employment in the Official Community Plan. The mixed employment designation is intended to support a mix of industrial, commercial business and office uses. The proposed school and assembly hall uses are permitted within the Mixed Employment land uses designation.

CD By-law

- The applicant is proposing a "Comprehensive Development Zone (CD)" to accommodate a proposed school and temple on the subject site. The proposed CD By-law for the site identifies the uses, densities and setbacks that are proposed. The CD By-law will have provisions based on the "Assembly Hall 2 (PA-2) Zone".
- The CD By-law is divided into two Blocks. Block A comprises the proposed Assembly Hall, Private School, Child Care Centre, Community Centre, and Residential Accessory Use. Blocks B is for Parking and are regulated accordingly in the CD By-law.

- A comparison of the density, lot coverage, setbacks, building height and permitted uses in the PA-2 Zone and the proposed CD By-law is illustrated in the following table:

Zoning	PA-2 Zone	Proposed CD Zone
Floor Area Ratio (Block A):	0.5	0.72
Floor Area Ratio (Block B):	0	0
Yards and Setbacks (Block A)	Front: 7.5 m Rear: 7.5 m Side: 3.6 m Flanking: 7.5 m	North: 8.3 m South: 12.3 m (temple) 0 m (school) East: 9.6 m West: 9.0 m
Lot Coverage	40%	27%
Principal Building Height:	9.0 metres	Gurdwara: 18.3 metres Architectural Dome: 28.9 metres School: 17.7 metres Sikh Flag: 33.0 metres
Permitted Uses:	<ul style="list-style-type: none"> • Assembly Hall • Private Schools • Child Care Centres • Community Services • Accessory Use: One(1) or two(2) dwelling units for the accommodation of official, manager or caretaker of the principal use provided that such is use is limited in area to 260 square metres either accommodated in one separate building or within the principal building. 	<ul style="list-style-type: none"> • Assembly Hall (Place of Worship) • Private School • Child Care Centre • Community Services • Accessory Use: Ten bedrooms for the accommodation of official, manager or caretaker of the <i>principal use</i> provided that such use is limited in total area to 738 square metres within the <i>principal building</i> of the Gurdwara.
Parking (Part 5)		Proposed
Assembly Hall: 478 Residential: 11 Private School: 48 Day Care: 25 Total: 462		371 spaces (parking met utilizing the shared parking provision in the Zoning By-law)

- The proposed gross floor area of 11,920 square metres represents an FAR of 0.72 which is higher than the 0.50 FAR permitted under the PA-2 Zone. Should the subject properties be consolidated into one lot the proposed FAR would be 0.54 FAR, which is slightly higher than what is permitted under the PA-2 Zone (Maximum 0.5 FAR).
- The proposed rezoning does not result in any changes to the land uses already permitted on the land under the proposed zone.
- The PA-2 Zone requires a setback of 7.5 metres from all property lines, which has been reduced for the proposed addition of the existing building. A portion of the school building will be setback at 0 metres. All other property lines exceed the 7.5 metre setback.
- The PA-2 Zone requires a Building Height of 9.0 metre which has been increased to 18.3 metres for the Gurdwara building. There is an architectural dome located on top of the Gurdwara building that has a proposed height of 28.9 metres. The CD Zone also proposes a 17.7 metre height for the proposed school and 33 metres for the Sikh flag located outside of the Gurdwara building.
- The adjacent uses are industrial in nature, inclusive of some outdoor storage and thus the increased height should have minimal impact on these uses.

PUBLIC ENGAGEMENT

- Pre-notification letters were sent on December 11, 2020 and the Development Proposal Signs were installed on December 12, 2020. To date, staff have received no responses from neighbouring property owners.

BUILDING DESIGN

- A review of the form and massing for the proposed uses has been completed by staff in order to ensure that the proposed massing, height, and setbacks are appropriate for this location and compatible with existing and planned developments in the area.
- A Development Permit (DP) is not required for the proposed Gurdwara. Place of Worships and institutional uses are exempt from Development Permits for Form and Character.

Sikh Temple

- A Sikh Temple already exists on the subject site. The applicants are proposing to construct a new building along the east property line. The existing building will be converted to the proposed Private School.
- Sri Guru Singh Sabha is a community-based gurdwara, which has experienced significant growth in Greater Vancouver. The Gurdwara strives to be a positive influence locally and globally through its charitable initiatives within the immediate community and the greater global community.
- The programming for the proposed Temple will include:

- Darbar Hall: Two prayer halls with floor seating consisting of up to 1,500 persons is located on the second floor. The prayer hall consists of a staging area, and the Palkhi Sahib in each prayer hall which is a structure that contains a copy of the Sikh Holy Book (Guru Granth Sahib Ji).
 - Langar Hall: two open halls consisting of floor and table seating.
 - Archive Space: consisting of audio, video and picture and artifact exhibition. Five reading rooms and five bedrooms containing two twin beds and a closet in each room. The rooms are to house priests that are typically here from India to conduct prayers. Five additional bedrooms are located on the fourth floor.
 - Administration consisting of office space, bride and groom rooms, meeting, board rooms, and gathering spaces;
 - Kitchen consisting of a commercial kitchen, pantry, and equipment.
 - Residential Rooms: ten bedrooms consisting of two twin beds and a closet is located on the third and fourth floor.
- The proposed development includes a gross floor area of 5,367 square metres for the Private School, 5,450 square metres for the Sikh Gurdwara, 365 square metres for the childcare centre and 738 square metres is allocated to the residential bedrooms for a total of 11,920 square metres.
 - The proposed Gurdwara has a building height of 17.3 metres (56 feet) in a four (4) storey building form with three (3) levels of underground parking.

Private School & Child Care Centre

- The existing building on the property will be converted to a Private School and Child Care Centre. The applicant is also proposing an expansion to the existing building to accommodate a gymnasium, and additional classrooms.
- The proposed private school would be for grades Kindergarten through Grade 12 and would be regulated under the Independent Schools Act.
- The applicant is expecting a total of 100 students on opening day, with a maximum number of 552 students in the ultimate condition and an additional 35 students for the daycare. The classroom sizes and parking have been calculated based on the ultimate condition.
- The "One-Acre Residential (RA) Zone" and "Commercial Highway (CHI) Zone" which regulates development on the sites do not permit private schools and therefore the owner is proposing a rezoning to "Comprehensive Development (CD) Zone" based on the "Assembly Hall (2) Zone (PA-2)" to permit the private school and day care.
- The gross floor area of the school will be 5,367 square metres, consisting of 23 classrooms, gymnasium, archive space and daycare. At this time, they anticipate that this portion of their school will have an approximate total capacity of 552 elementary students.

- The child care centre will have 765 square metres of floor space, and a total capacity of 35 daycare students.
- Currently, private schools are only permitted under the "Institutional 1 Zone (PA-1)", with a limited enrolment of 50 students, and the "Assembly Hall 2 Zone (PA-2)" with unlimited enrollment. The proposed rezoning will allow for a private school to operate in a unique urban/industrial environment.
- The proposed private school and daycare is considered a complementary use to the new Gurdwara building.

Detailed drawings for the proposed childcare were not provided at this time. This information will be reviewed in the future through a Tenant Improvement Building Permit application. The applicants will be required to refer the building plans to the Fraser Health Authority to confirm that their requirements are being achieved. At time of application, a review of the landscaping will be required regarding location and adequacy of the proposed play area.

Building Design

- The existing building on the property will be converted into the new private school and day care. No changes are proposed to the existing façade at this time, however, the applicants can propose changes through a Tenant Improvement Building Permit application at a later time.
- The proposed private school design is contemporary in nature. The angulated entrance way delineates the formal straight lines of the building. The entry way is emphasized with the help of the enlarged canopy, which will also help serve as weather protection over the main façade.
- The windows in each classroom have deep boxing to increase the amount of indirect sunlight and diffuse the light penetrating into the classrooms. The window boxing has been accentuated with bright colors to create a sense of play to the façade and create interest in the elevations.

TREES

- Mike Fadum, ISA Certified Arborist of Mike Fadum & Associates prepared an Arborist Assessment for the subject property. The table below provides a summary of the tree retention and removal by tree species:

Table 1: Summary of Tree Preservation by Tree Species:

Tree Species	Existing	Remove	Retain
Alder and Cottonwood Trees			
Alder	1	1	0
Deciduous Trees (excluding Alder and Cottonwood Trees)			
Elm, American	1	0	1
Honelocust	15	14	1
Katsura	2	0	2
Maple, Norway - Crimson King	10	10	0

Oak, spp	52	51	1
Coniferous Trees			
Falsecypress	3	3	0
Pine	8	8	0
Spruce, Colorado Blue	1	1	0
Total (excluding Alder and Cottonwood Trees)	92	87	5
<hr/>			
Total Replacement Trees Proposed (excluding Boulevard Street Trees)	148		
Total Retained and Replacement Trees	153		
Contribution to the Green City Program	\$10,800		

- The Arborist Assessment states that there is a total of 92 mature trees on the site, excluding Alder and Cottonwood trees. 1 existing tree, approximately 1 % of the total trees on the site, is an Alder tree. It was determined that 5 trees can be retained as part of this development proposal. The proposed tree retention was assessed taking into consideration the location of services, building footprints, road dedication and proposed lot grading.
- For those trees that cannot be retained, the applicant will be required to plant trees on a 1 to 1 replacement ratio for the Alder tree, and a 2 to 1 replacement ratio for all other trees. This will require a total of 175 replacement trees on the site. Since only 148 replacement trees can be accommodated on the site, the deficit of 27 replacement trees will require a cash-in-lieu payment of \$10,800, representing \$400 per tree, to the Green City Program, in accordance with the City's Tree Protection By-law.
- The new trees on the site will consist of a variety of trees including Japanese Maple, October Glory Maple, European Hornbeam, Nootka Cypress, Marshall's Seedless Ash, Worplesdon Sweet Gum, Daybreak Cherry, Crown Right Pin Oak, Crimson Spire Oak and Bald Cypress.
- In summary, a total of 153 trees are proposed to be retained or replaced on the site with a contribution of \$10,800 to the Green City Program.

INFORMATION ATTACHED TO THIS REPORT

The following information is attached to this Report:

- Appendix I. Site Plan, Building Elevations, Landscape Plans and Perspective
- Appendix II. Engineering Summary
- Appendix III. Summary of Tree Survey and Tree Preservation
- Appendix IV. Tree Management Plan
- Appendix V. Block Plan

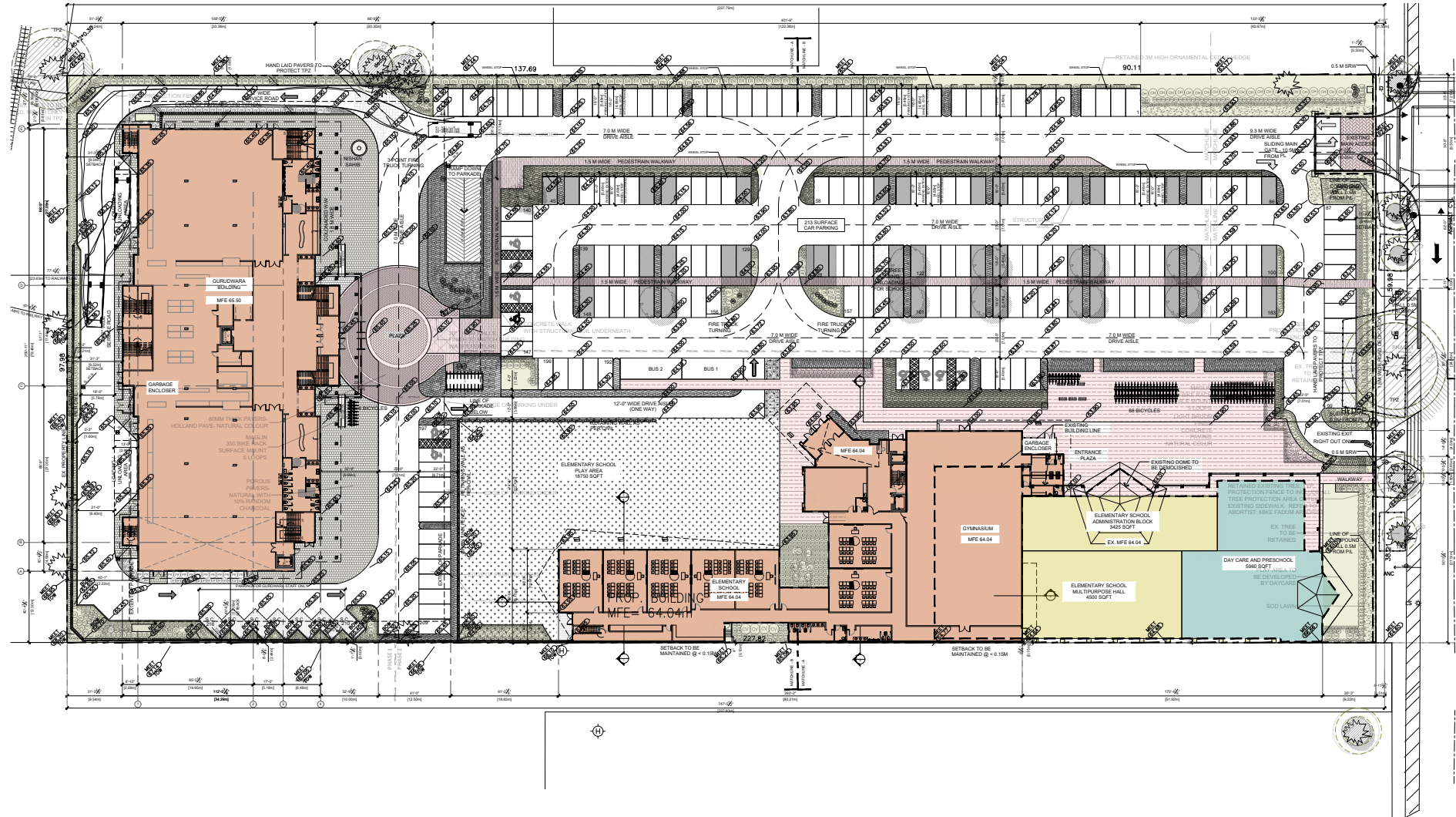
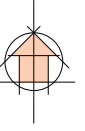
approved by Shawn Low

Jean Lamontagne
General Manager
Planning and Development

HS/cm

Appendix I

NOTES:



2021-03-04	K	REV. DP APPLICATION
2021-02-25	J	REV. AS PER CLIENT REQ.
2021-02-02	I	REV. DP APPLICATION
2021-01-05	H	REV. DP APPLICATION
2020-12-12	C	REV. DP APPLICATION
2020-11-04	F	REV. AS PER TRANSPORTATION
2020-10-15	E	REV. AS PER TRANSPORTATION
2020-07-30	D	DP APPLICATION
2019-10-31	C	RESUBMISSION AS / COMMENTS
2019-05-29	B	RESUBMISSION AS / COMMENTS
2019-04-09	A	PRELIMINARY SUBMISSION



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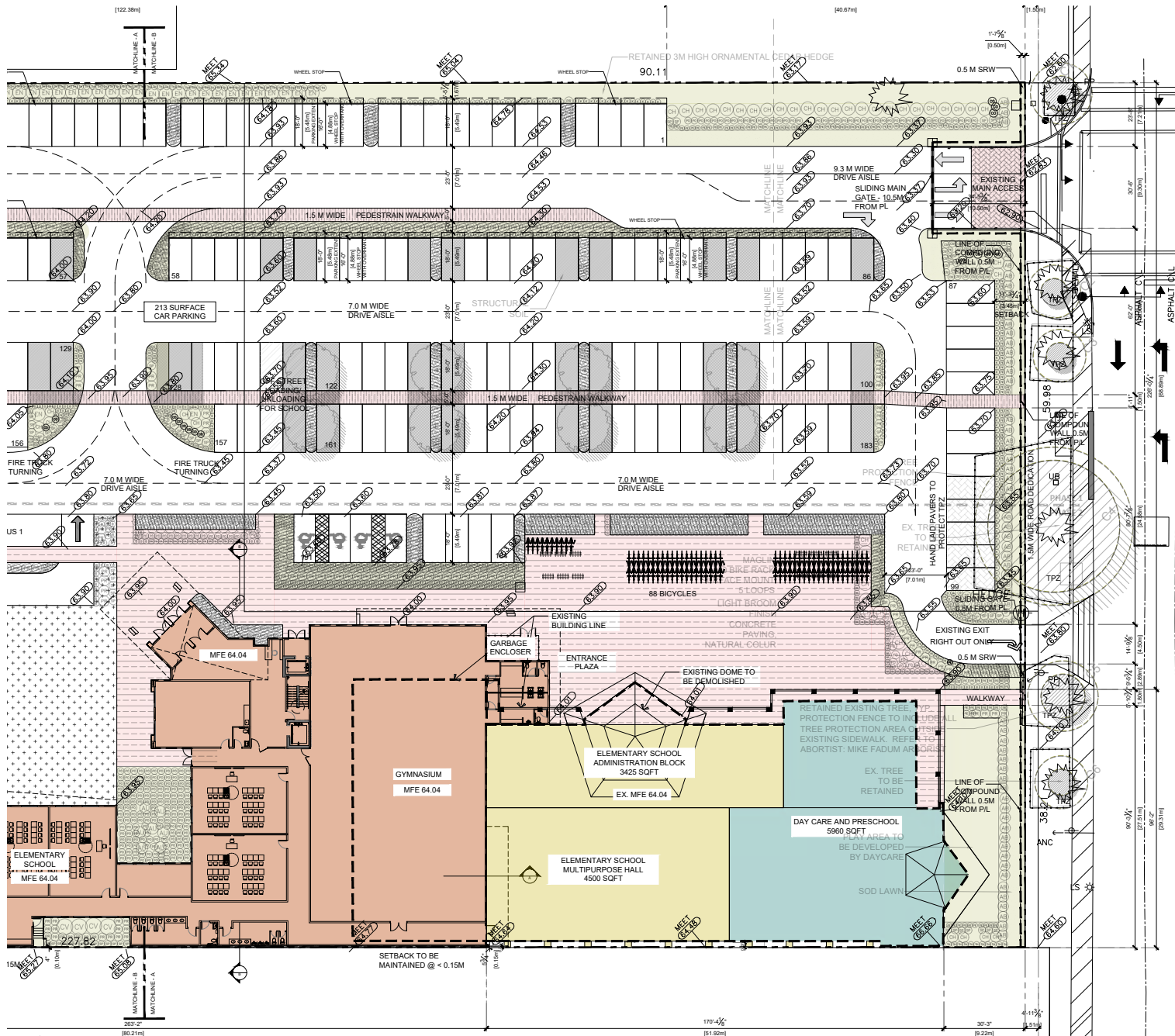
PROJECT:
**PROPOSED SIKH GURDWARA AND
SCHOOL COMPLEX
8115 & 8135 - 132nd AVENUE,
SURREY, BRITISH COLUMBIA**

CLIENT:
**SRI GURU SINGH SABHA GURDWARA
ASSOCIATION**

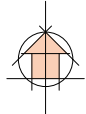
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DRAWN:	ZB
CHECKED:	JA
SCALE:	HTS
JOB No.:	SUR-110
DATE:	APR 2019
SHEET TITLE:	

SITE PLAN



NOTES:



2021-03-04	REV. OF APPLICATION
2021-02-25	REV. AS PER CLIENT REQ.
2021-02-02	REV. OF APPLICATION
2021-01-05	REV. OF APPLICATION
2020-12-12	REV. OF APPLICATION
2020-11-04	REV. AS PER TRANSPORTATION
2020-10-15	REV. AS PER TRANSPORTATION
2020-07-30	DP APPLICATION
2019-05-11	RESUBMISSION AS / COMMENTS
2019-05-09	RESUBMISSION AS / COMMENTS
2019-04-09	PRELIMINARY SUBMISSION



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PROJECT:
PROPOSED SIKH GURDWARA AND SCHOOL COMPLEX
 8115 & 8135 - 132ND AVENUE,
 SURREY, BRITISH COLUMBIA

CLIENT:
SRI GURU SINGH SABHA GURDWARA ASSOCIATION

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DRAWN:	ZAB
CHECKED:	JA
SCALE:	1"=0'-11/16"
JOB NO.:	SUR-110
DATE:	APR 2019
SHEET TITLE:	

PART B
 SITE PLAN

DRAWING NO.:	A-102	K
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PROJECT DATA

CIVIC ADDRESS :	8115 & 8135 - 132nd AVENUE, SURREY, BRITISH COLUMBIA		
LEGAL DESCRIPTION :	LOT 51 SECTION 29 TOWNSHIP 2 PLAN NWP59251 NWD EXCEPT PLAN PT DEDICATED RD ON LMP47874. LOT 51 SECTION 29 TOWNSHIP 2 PLAN NWP59251 NWD EXCEPT PLAN PT DEDICATED RD ON LMP47874.		
LOT INFO			
	182341.3 SQFT	16940.1 SQM	
	58175.7 SQFT	5404.7 SQM	
	240517.0 SQFT	22344.7 SQM	
	5.521 ac	2.234 ha	
	1585.0 SQFT	147.3 SQM	
NET AREA	238932.0 SQFT	22197.5 SQM	
ZONING			
EXISTING			CHI
PROPOSED			CD
NCP			MIXED EMPLOYMENT
OCP			-

FAR CALCULATION

GURDWARA COMPONENT			
FIRST FLOOR AREA (KITCHEN + DINING HALL FOR CONGREGATION OF PRAYER HALL 1 & 2)	18,732.94 SQFT	1740.3 SQM	
FIRST FLOOR CIRCULATION AND SERVICES AREA FOR PRAYER HALL 1 & 2 (LOBBY + SHOE AREA + WASHROOMS)	8,168.30 SQFT	758.9 SQM	
SECOND FLOOR AREA (PRAYER HALLS + MISC. + CIRCULATION)	22,046.76 SQFT	2048.2 SQM	
MEZZANINE FLOOR AREA (FOR READING SCRIPTURES + AUDIO/ PICTURE/ VIDEO EXHIBITION + ARTIFACTS EXHIBITION)	9,712.88 SQFT	902.4 SQM	
TOTAL	58,660.88 SQFT	5449.8 SQM	
RESIDENTIAL COMPONENT			
MAIN FLOOR (RESIDENTIAL LOBBY)	263.11 SQFT	24.4 SQM	
SECOND FLOOR AREA	2,638.04 SQFT	245.1 SQM	
MEZZANINE	2,522.12 SQFT	234.3 SQM	
FOURTH FLOOR AREA	2,522.12 SQFT	234.3 SQM	
TOTAL	7,945.39 SQFT	738.2 SQM	
ELEMENTARY SCHOOL			
FIRST FLOOR AREA	13,148.28 SQFT	1221.5 SQM	
GYMNASIUM (FIRST FLOOR)	7,800.00 SQFT	1393.5 SQM	
SECOND FLOOR AREA	12,674.25 SQFT	1177.5 SQM	
THIRD FLOOR AREA	12,674.25 SQFT	1177.5 SQM	
FOURTH FLOOR - SIKH ARCHIVES	11,447.62 SQFT	418.1 SQM	
TOTAL	57,744.40 SQFT	5364.6 SQM	
DAYCARE & PRESCHOOL			
FIRST FLOOR	1,962.00 SQFT	182.3 SQM	
MEZZANINE	1,962.00 SQFT	182.3 SQM	
TOTAL	3,924.00 SQFT	364.6 SQM	
TOTAL (ALL COMPONENTS)	128,274.67 SQFT	11917.1 SQM	
	FAR PROPOSED (NET)		0.54

OFF-STREET PARKING

GURDWARA COMPONENT				
	GROSS FLOOR AREA (SQM)	CARS PER 100 SQM	NO. OF CARS	SAY
FOR PRAYER HALL 1 & 2	2807.07	7.5	210.5	211.0
TOTAL				211
BICYCLE SPACES				
REQUIRED		6	6	
RESIDENTIAL COMPONENT				
				PROVIDED
TOTAL				3
BICYCLE SPACES				
REQUIRED		6	6	
ELEMENTARY SCHOOL				
		NO. OF CLASSES	NO. OF CARS	SAY
1.75 CAR PER CLASSROOM		22	38.5	39.0
DROP OFF PARKING SPACES		SHARED		
NO. OF PARKING PROVIDED				39
BUSES				
				2
FUTURE PRESCHOOL & DAYCARE				
	STAFF	NO. OF CARS	SAY	
0.70 PARKING SPACE PER EMPLOYEE	14	9.8	10.0	
0.15 PARKING SPACE PER CHILD		15.0	15.0	
NO. OF PARKING PROVIDED				25
TOTAL NUMBER OF PARKING SPACES REQUIRED - ALL COMPONENTS				
				278
PROVIDED				
SURFACE PARKING SPACES				216
UNDERGROUND BASEMENT PARKING SPACES				155
TOTAL PARKING SPACES PROVIDED				371

2021-03-04	K	REV. DP APPLICATION
2021-02-25	F	REV. AS PER CLIENT REQ.
2021-02-02	I	REV. DP APPLICATION
2021-01-05	H	REV. DP APPLICATION
2020-12-12	C	REV. DP APPLICATION
2020-11-04	F	REV. AS PER TRANSPORTATION
2020-10-15	E	REV. AS PER TRANSPORTATION
2020-07-30	D	DP APPLICATION
2019-10-31	C	RESUBMISSION AS / COMMENTS
2019-08-09	B	RESUBMISSION AS / COMMENTS
2019-04-09	A	PRELIMINARY SUBMISSION



1205-4871 SHELL ROAD
RICHMOND, BRITISH COLUMBIA
CANADA V6V 3Z9
T (604)284-5194 F (604)284-5131
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PROJECT:
PROPOSED SIKH GURDWARA AND SCHOOL COMPLEX, 8115 & 8135 - 132nd AVENUE, SURREY, BRITISH COLUMBIA

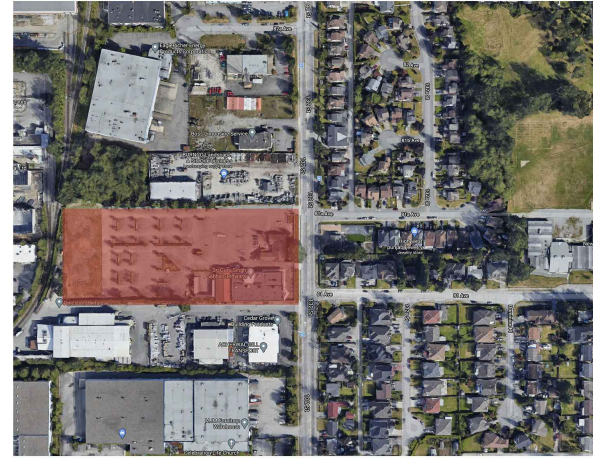
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SRI GURU SINGH SABHA GURDWARA ASSOCIATION

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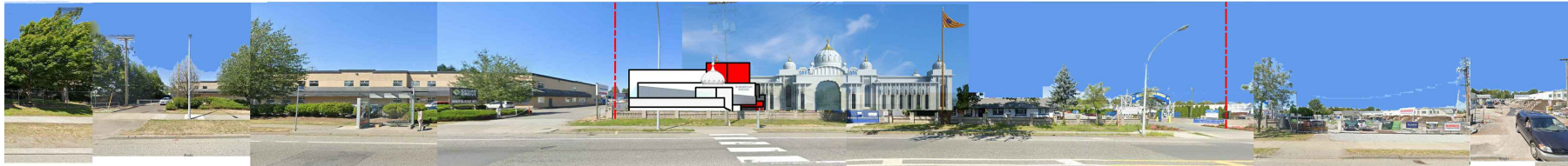
DRAWN:	ZB
CHECKED:	JA
SCALE:	NTS
JOB NO.:	SUR-110
DATE:	APR 2019
SHEET TITLE:	

PROJECT DATA

SITE STREETSCAPES



STREETSCAPE-1 ; FROM 132 STREET



8115 & 8135 132ND STREET
SURREY, B.C.

STREETSCAPE - 2 ; FROM 132 STREET (EXISTING)



SUBJECT LOT

NOTES:

2021-03-04	K	REV. DP APPLICATION
2021-02-25	F	REV. AS PER CLIENT REQ.
2021-02-02	T	REV. DP APPLICATION
2021-01-05	H	REV. DP APPLICATION
2020-12-12	C	REV. DP APPLICATION
2020-11-04	F	REV. AS PER TRANSPORTATION
2020-10-15	E	REV. AS PER TRANSPORTATION
2020-07-30	D	DP APPLICATION
2019-10-31	C	RESUBMISSION AS COMMENTS
2019-08-29	R	RESUBMISSION AS COMMENTS
2019-04-09	A	PRELIMINARY SUBMISSION



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PROJECT:
**PROPOSED SIKH GURDWARA AND
SCHOOL COMPLEX
8115 & 8135 - 132nd AVENUE,
SURREY, BRITISH COLUMBIA**

CLIENT:
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ASSOCIATION**

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SCALE:	HTS
JOB NO.:	SUR-110
DATE:	APR 2019
SHEET TITLE:	

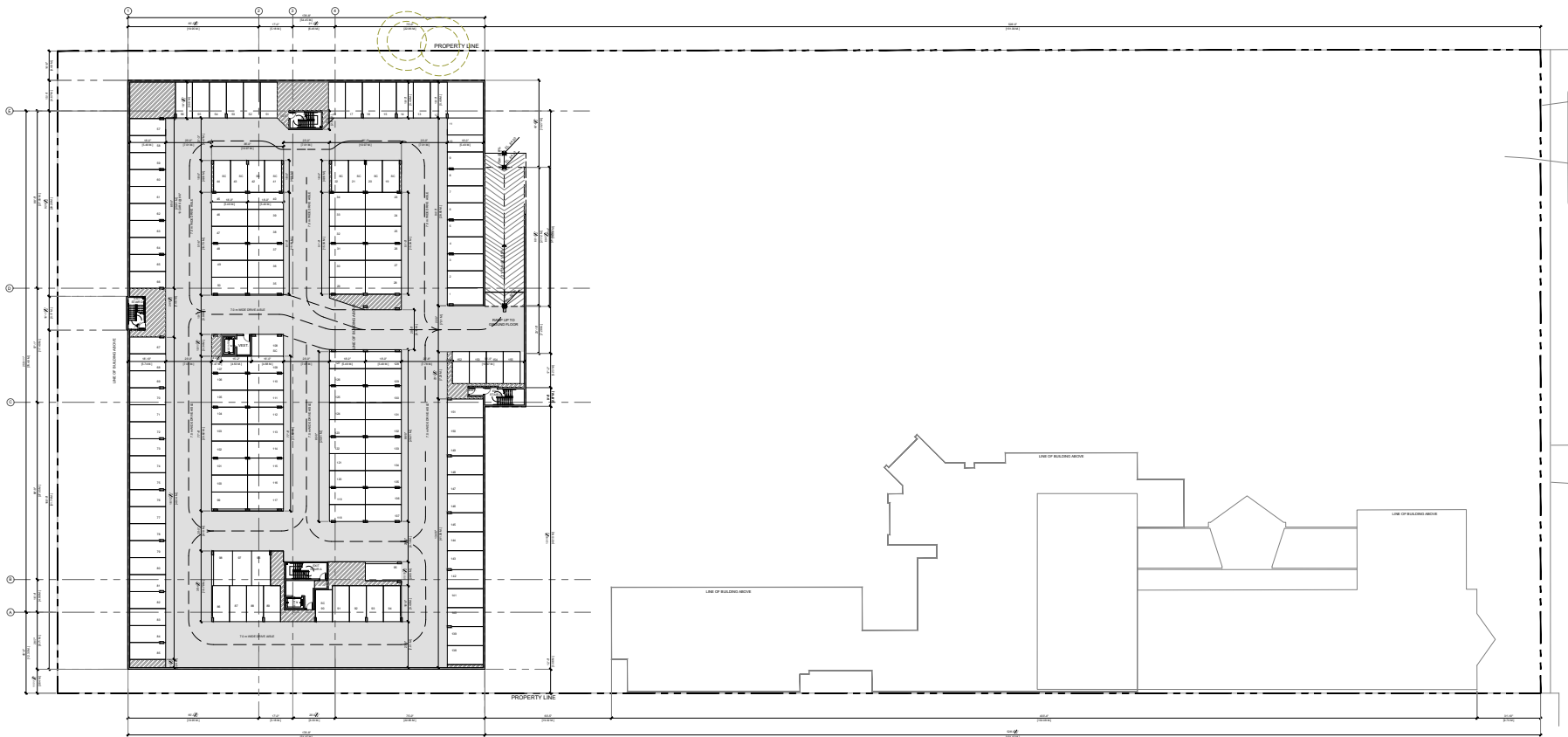
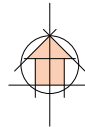
STREETSCAPE

DRAWING NO.:

A-004

K

NOTES:



2021-03-04	K	REV. DP APPLICATION
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2021-02-02	I	REV. DP APPLICATION
2021-01-05	H	REV. DP APPLICATION
2020-12-12	C	REV. DP APPLICATION
2020-11-04	F	REV. AS PER TRANSPORTATION
2020-10-15	E	REV. AS PER TRANSPORTATION
2020-07-30	D	DP APPLICATION
2019-10-31	C	RESUBMISSION AS COMMENTS
2019-08-09	B	RESUBMISSION AS COMMENTS
2019-04-09	A	PRELIMINARY SUBMISSION



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PROJECT:
 PROPOSED SIKH GURDWARA AND
 SCHOOL COMPLEX
 8115 & 8135 - 132nd AVENUE,
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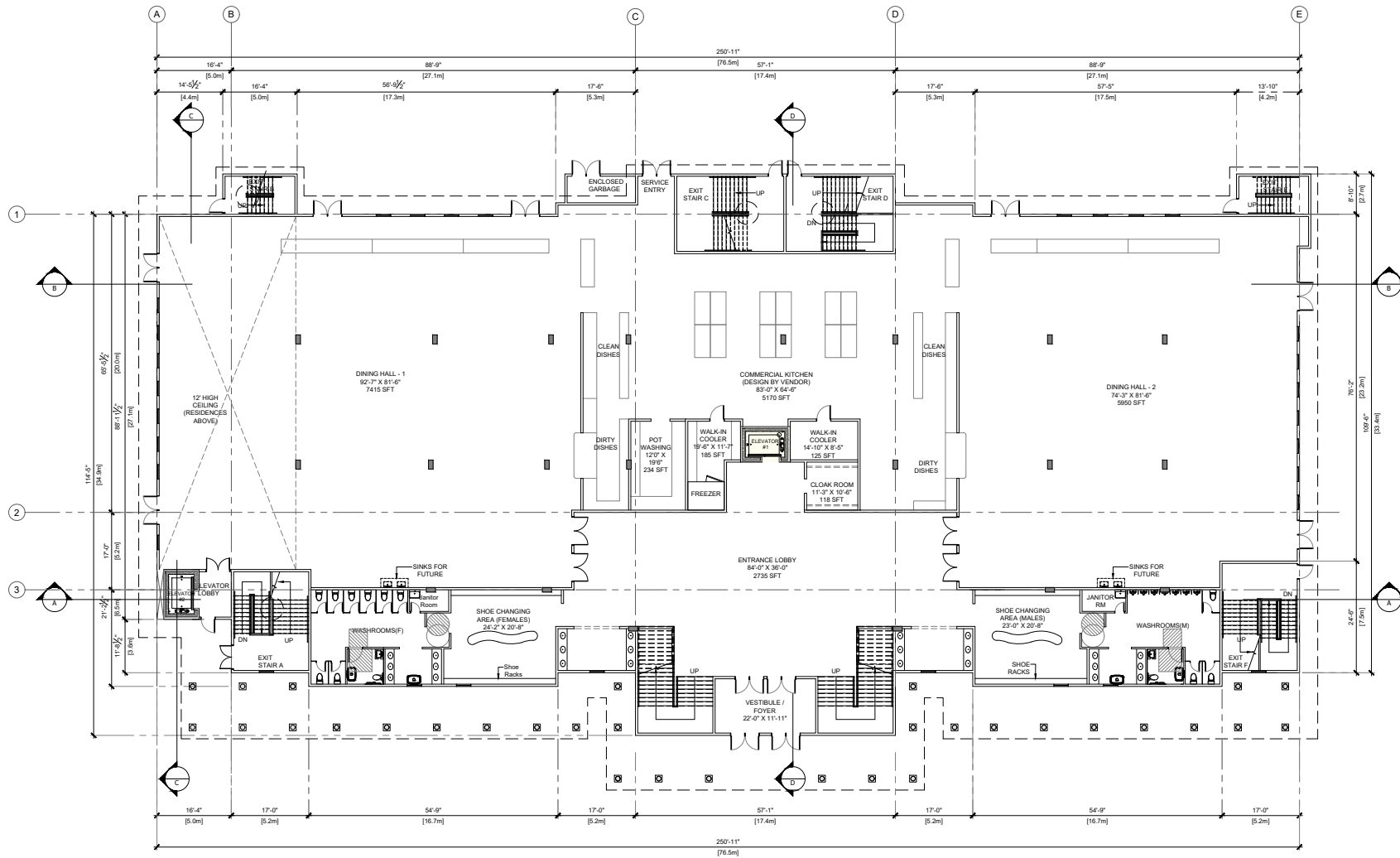
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SCALE:	HTS
JOB No.:	SUR-110
DATE:	APR 2019
SHEET TITLE:	

PARKADE LEVEL

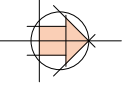
DRAWING NO.:

A-103

K



NOTES:



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2021-02-02	T	REV. DP APPLICATION
2021-01-05	H	REV. DP APPLICATION
2020-12-12	C	REV. DP APPLICATION
2020-11-04	F	REV. AS PER TRANSPORTATION
2020-10-15	E	REV. AS PER TRANSPORTATION
2020-07-30	D	DP APPLICATION
2019-10-31	C	RESUBMISSION AS / COMMENTS
2019-05-29	F	RESUBMISSION AS / COMMENTS
2019-04-09	A	PRELIMINARY SUBMISSION



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PROJECT:
**PROPOSED SIKH GURDWARA AND
 SCHOOL COMPLEX**
 8115 & 8135 - 132nd AVENUE,
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SCALE:	3/32" = 1'-0"
JOB NO.:	SUR-110
DATE:	APR 2019
SHEET TITLE:	

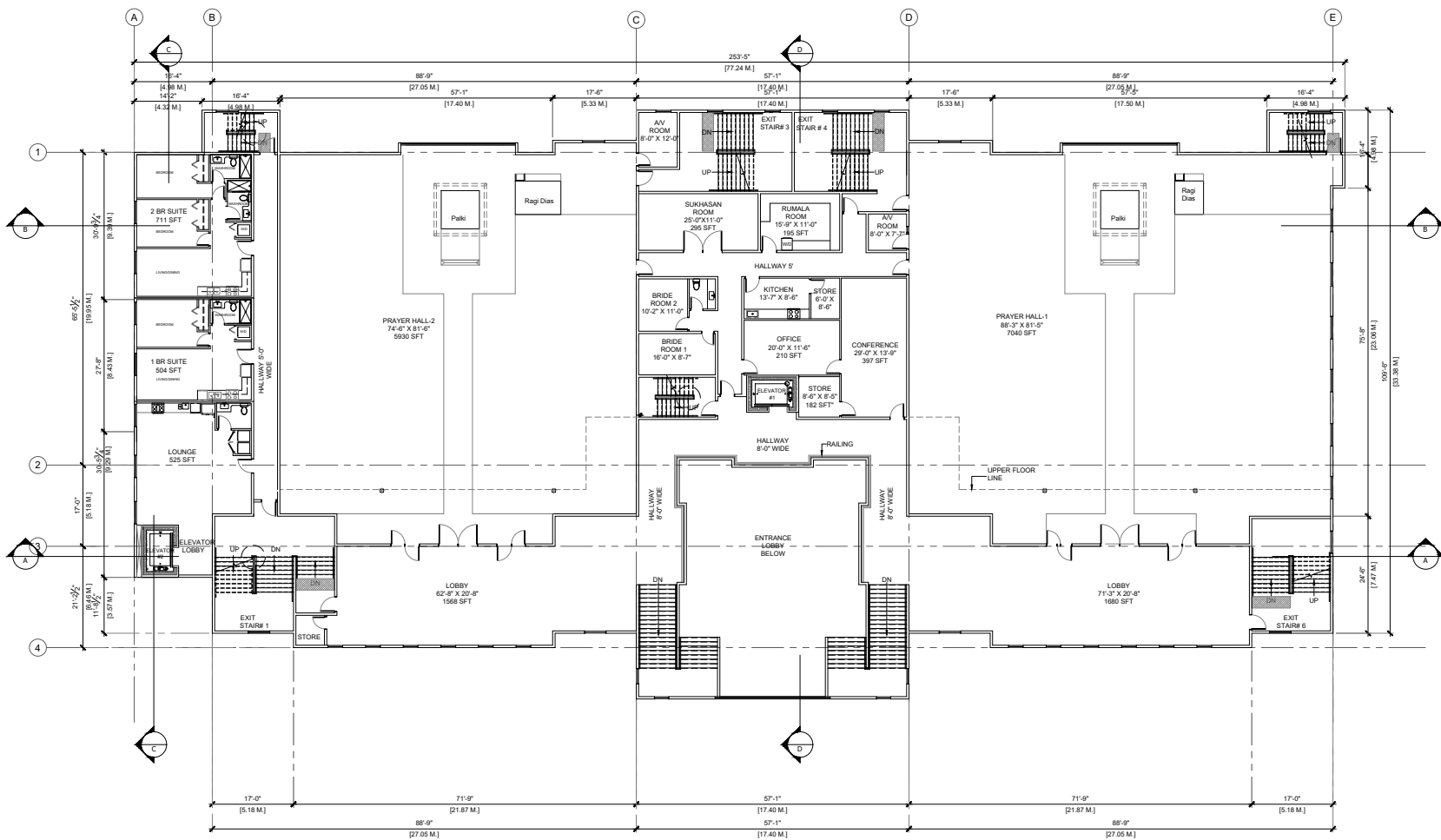
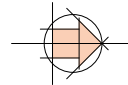
1 SIKH GURDWARA - FIRST FLOOR
 SCALE: 3/32" = 1'-0"

SIKH GURDWARA
 FLOOR PLANS

DRAWING NO.:

A-201

K



2021-03-04	K	REV. DP APPLICATION
2021-02-25	J	REV. AS PER CLIENT REQ.
2021-02-02	I	REV. DP APPLICATION
2021-01-05	H	REV. DP APPLICATION
2020-12-12	C	REV. DP APPLICATION
2020-11-04	F	REV. AS PER TRANSPORTATION
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2019-05-29	B	RESUBMISSION AS / COMMENTS
2019-04-09	A	PRELIMINARY SUBMISSION



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PROJECT:
**PROPOSED SIKH GURDWARA AND
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 8115 & 8135 - 132nd AVENUE,
 SURREY, BRITISH COLUMBIA

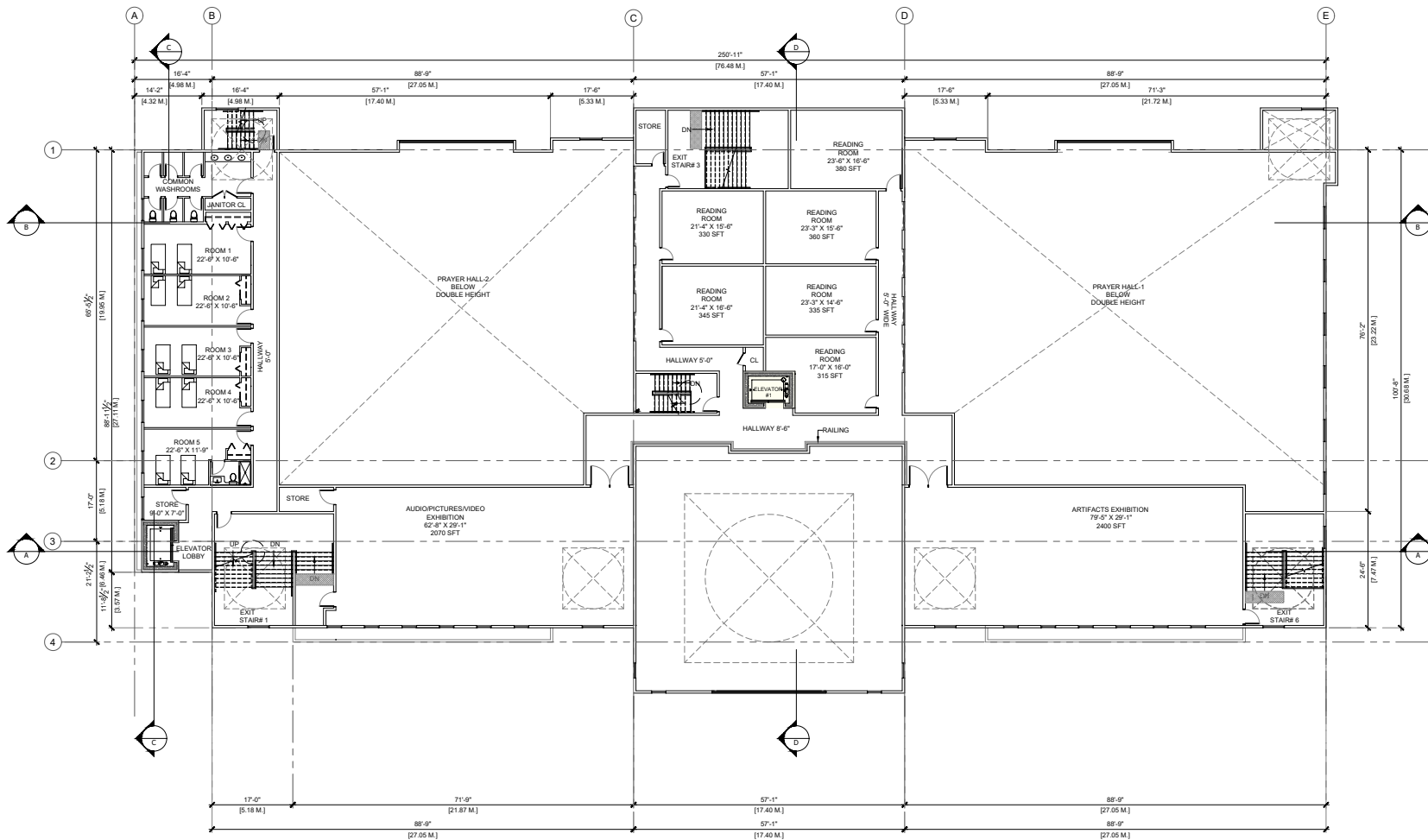
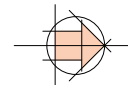
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SCALE:	3/32" = 1'-0"
JOB NO.:	SUR-110
DATE:	APR 2019
SHEET TITLE:	

1 SIKH GURDWARA - SECOND FLOOR
 SCALE: 3/32" = 1'-0"

**SIKH GURDWARA
 FLOOR PLANS**



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2020-11-04	F	REV. AS PER TRANSPORTATION
2020-10-15	E	REV. AS PER TRANSPORTATION
2020-07-30	D	DP APPLICATION
2019-10-31	C	RESUBMISSION AS / COMMENTS
2019-05-29	B	RESUBMISSION AS / COMMENTS
2019-04-09	A	PRELIMINARY SUBMISSION



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PROJECT:
**PROPOSED SIKH GURDWARA AND
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 8115 & 8135 - 132nd AVENUE,
 SURREY, BRITISH COLUMBIA

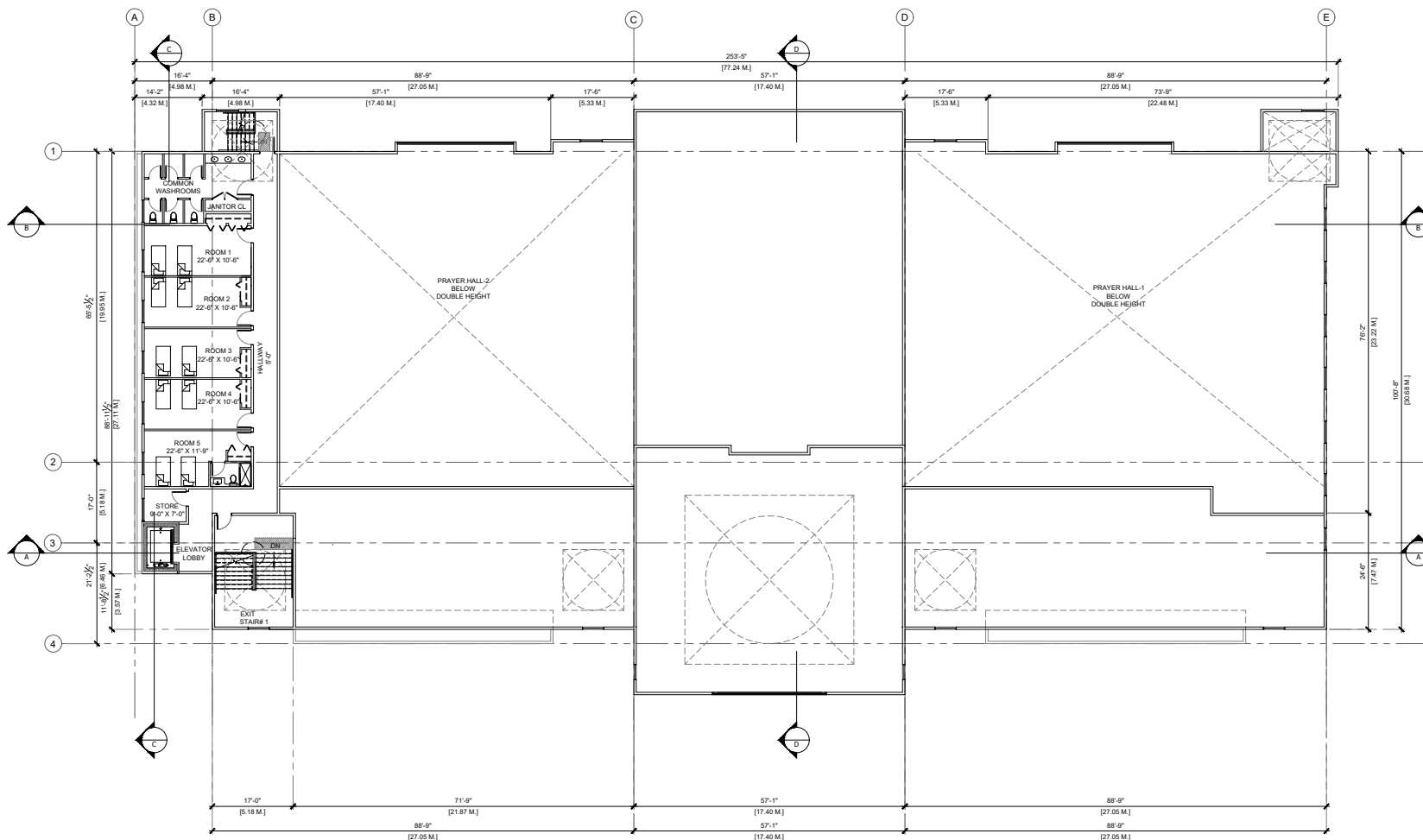
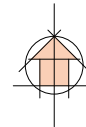
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SCALE	3/32" = 1'-0"
JOB NO./SUR	110
DATE	APR 2019
SHEET TITLE	

1 SIKH GURDWARA - THIRD FLOOR
 SCALE: 3/32" = 1'-0"

SIKH GURDWARA
 FLOOR PLANS



1 SIKH GURDWARA - FOURTH FLOOR
SCALE: 3/32" = 1'-0"

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2021-01-05	H	REV. DP APPLICATION
2020-12-12	G	REV. DP APPLICATION
2020-11-04	F	REV. AS PER TRANSPORTATION
2020-10-15	E	REV. AS PER TRANSPORTATION
2020-07-30	D	DP APPLICATION
2019-10-31	C	RESUBMISSION AS / COMMENTS
2019-05-09	B	RESUBMISSION AS / COMMENTS
2019-04-09	A	PRELIMINARY SUBMISSION



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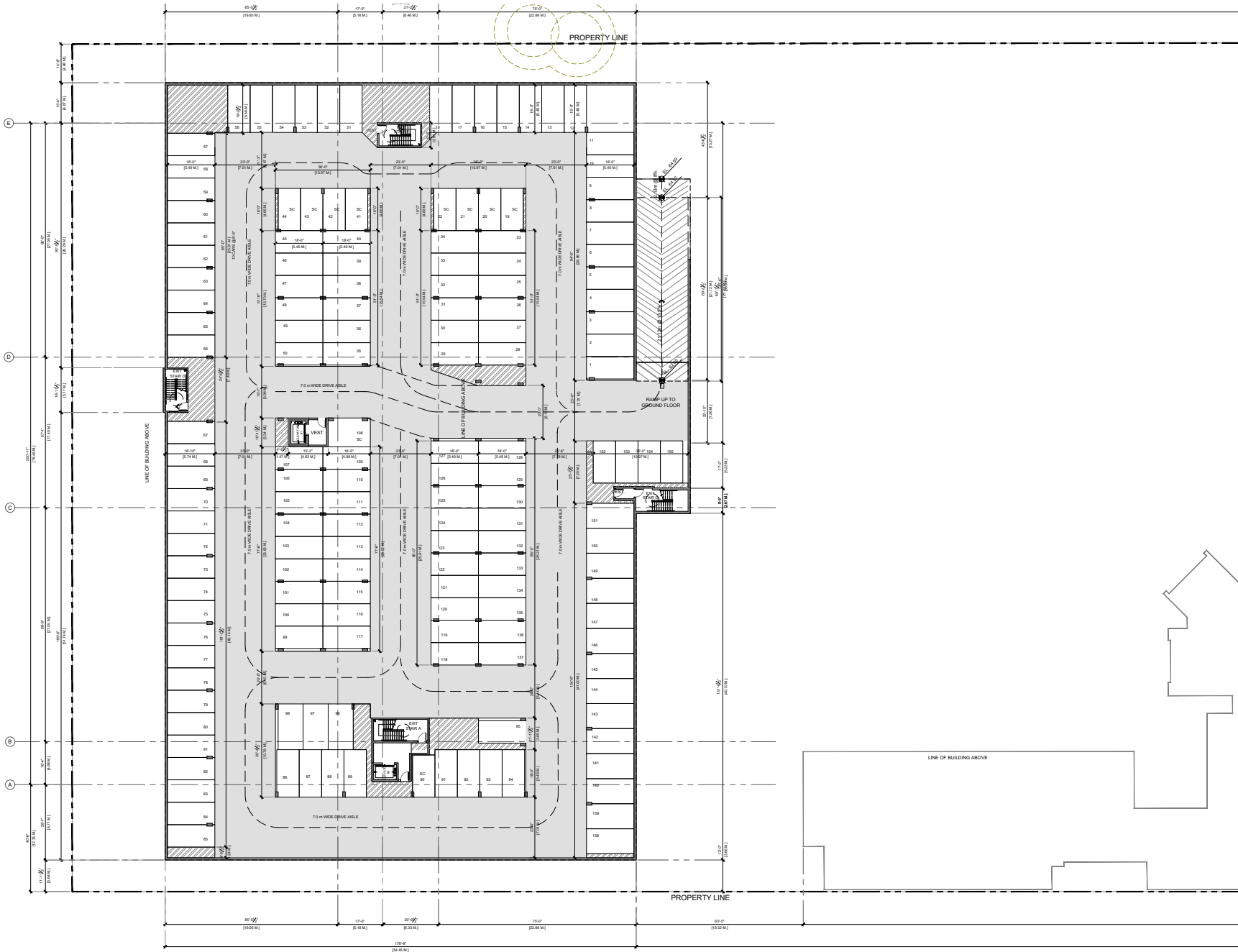
PROJECT:
**PROPOSED SIKH GURDWARA AND
SCHOOL COMPLEX**
8115 & 8135 - 132nd AVENUE,
SURREY, BRITISH COLUMBIA

CLIENT:
**SRI GURU SINGH SABHA GURDWARA
ASSOCIATION**

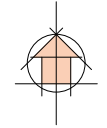
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SCALE:	1/16" = 1'-0"
JOB NO.:	SM-110
DATE:	APR 2019
SHEET TITLE:	

SIKH GURDWARA
FLOOR PLANS



NOTES:



2021-03-04	K	REV. DP APPLICATION
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2020-11-04	F	REV. AS PER TRANSPORTATION
2020-10-15	E	REV. AS PER TRANSPORTATION
2020-07-30	D	DP APPLICATION
2019-10-31	C	RESUBMISSION AS / COMMENTS
2019-05-29	B	RESUBMISSION AS / COMMENTS
2018-04-09	A	PRELIMINARY SUBMISSION



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PROJECT:
**PROPOSED SIKH GURDWARA AND
 SCHOOL COMPLEX**
 8115 & 8135 - 132nd AVENUE,
 SURREY, BRITISH COLUMBIA

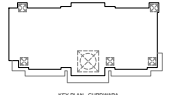
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SCALE:	1/16" = 1'-0"
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DATE:	APR 2019
SHEET TITLE:	

**SIKH GURDWARA
 PARKADE**

NOTES:



KEY PLAN - GURDWARA



2021-03-04	K	REV. DP APPLICATION
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REVISION



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DWG NO.:	SUR-110
DATE:	APR 2019
SHEET TITLE:	

RENDERINGS

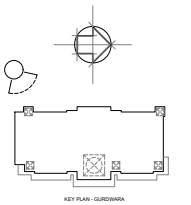
DRAWING NO.:	A-301	K
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○ RENDERING 1 - FROM EAST



NOTES:



2021-03-04	K	REV. DP APPLICATION
2021-02-25	F	REV. AS PER CLIENT REQ.
2021-02-02	T	REV. DP APPLICATION
2021-01-05	H	REV. DP APPLICATION
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 8115 & 8135 - 132nd AVENUE,
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CLIENT:
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 ASSOCIATION**

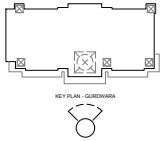
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SCALE:	HTS
JOB No.:	SUR-110
DATE:	APR 2019
SHEET TITLE:	

RENDERINGS

○ RENDERING 3 - FROM SOUTH-WEST

NOTES:



2021-03-04	K	REV. DP APPLICATION
2021-02-25	J	REV. AS PER CLIENT REQ.
2021-02-02	I	REV. DP APPLICATION
2021-01-05	H	REV. DP APPLICATION
2020-12-12	C	REV. DP APPLICATION
2020-11-04	F	REV. AS PER TRANSPORTATION
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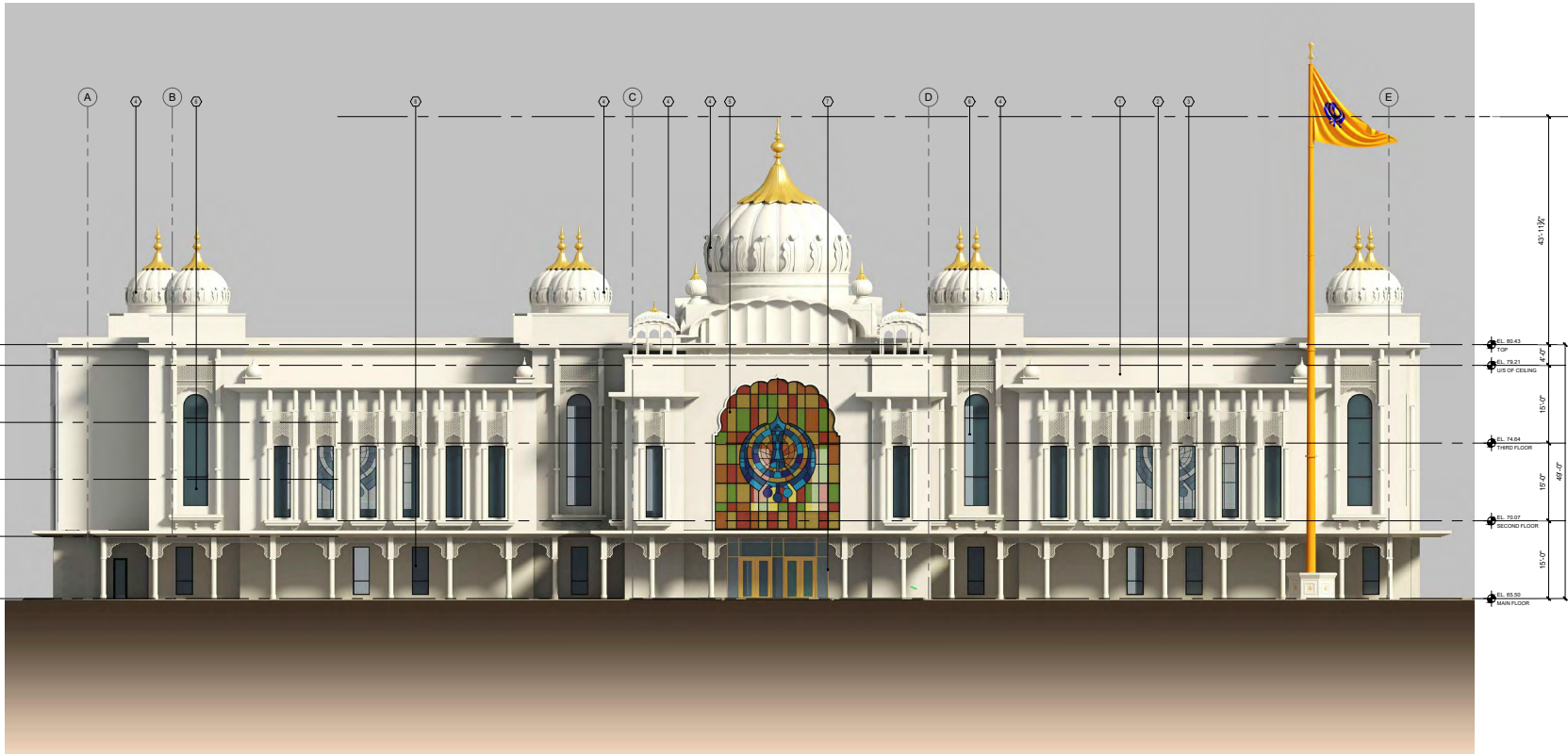
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JOB NO.:	SUR-110
DATE:	APR 2019
SHEET TITLE:	

ELEVATION

DRAWING NO.:
A-305 K

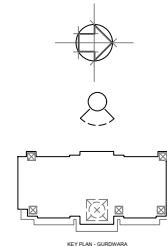


1 EAST ELEVATION (FRONT)
 SCALE 3/32" = 1'-0"

SCHEDULE OF FINISHES

- | | | |
|--|---|--|
| 1. ACRYLIC SMOOTH FINISH STUCCO
COLOR : WHITE | 4. FIBRE REINFORCED CONCRETE
(FRC) DOMES
COLOR : WHITE & GOLD | 6. CURTAIN WALL
MULLION : BLACK
GLASS : CLEAR TRANSPARENT
SPANDREL GLASS : STEEL GRAY |
| 2. AESTHETIC ELEMENTS - COLUMNS,
ARCHES, PROJECTIONS
COLOR : WHITE | 5. GLASS MOSAIC CURTAIN WALL
MULLION : BLACK
GLASS : SEMI TRANSLUCENT
STAINED GLASS (AS SHOWN) | 7. ALUMINUM DOOR-WINDOW
COLOR : METALLIC GOLD |
| 3. AESTHETIC METAL / OR FRC
SCREENS
COLOR : WHITE | 8. ALUMINUM DOOR-WINDOW
COLOR : BLACK | |

NOTES:



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DATE:	APR 2019

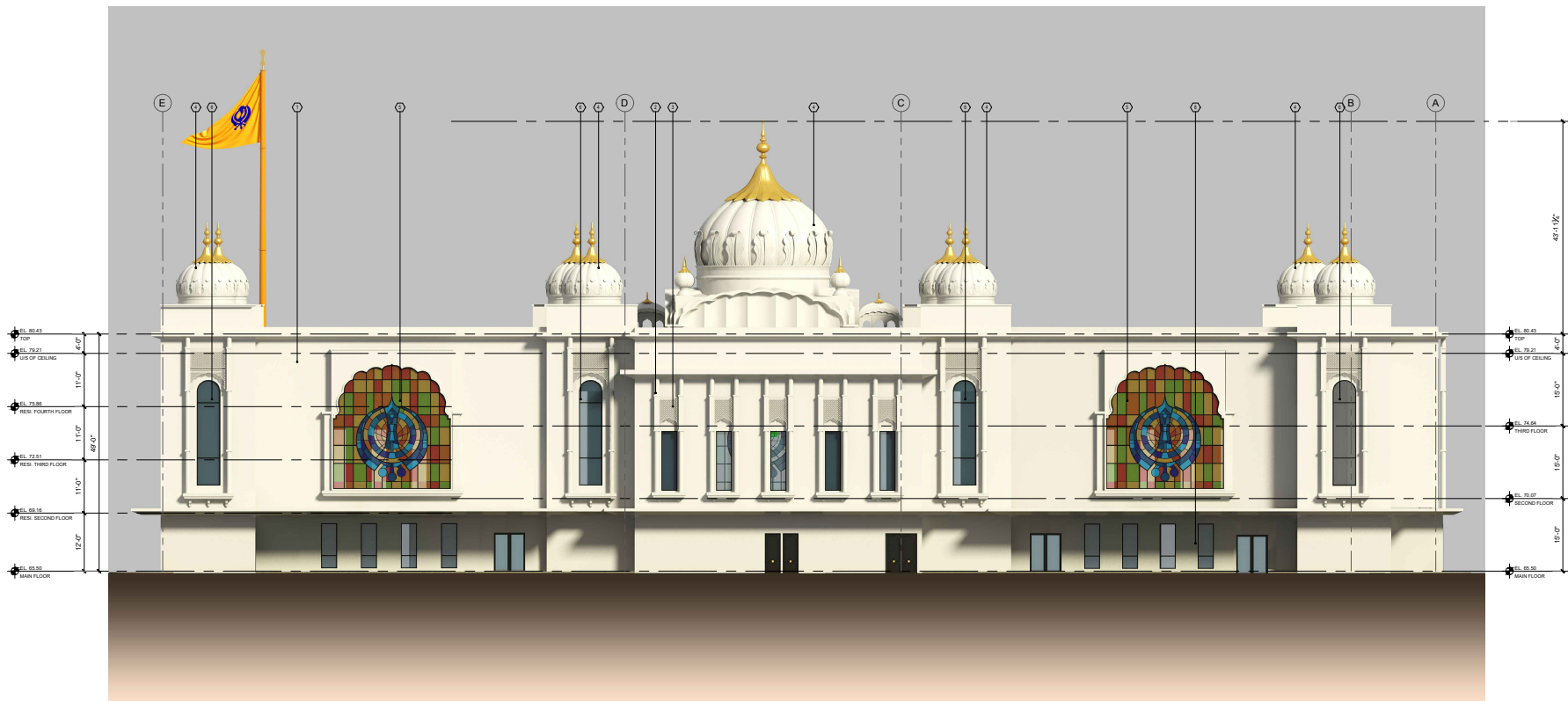
SHEET TITLE:

ELEVATION

DRAWING NO.:

A-306

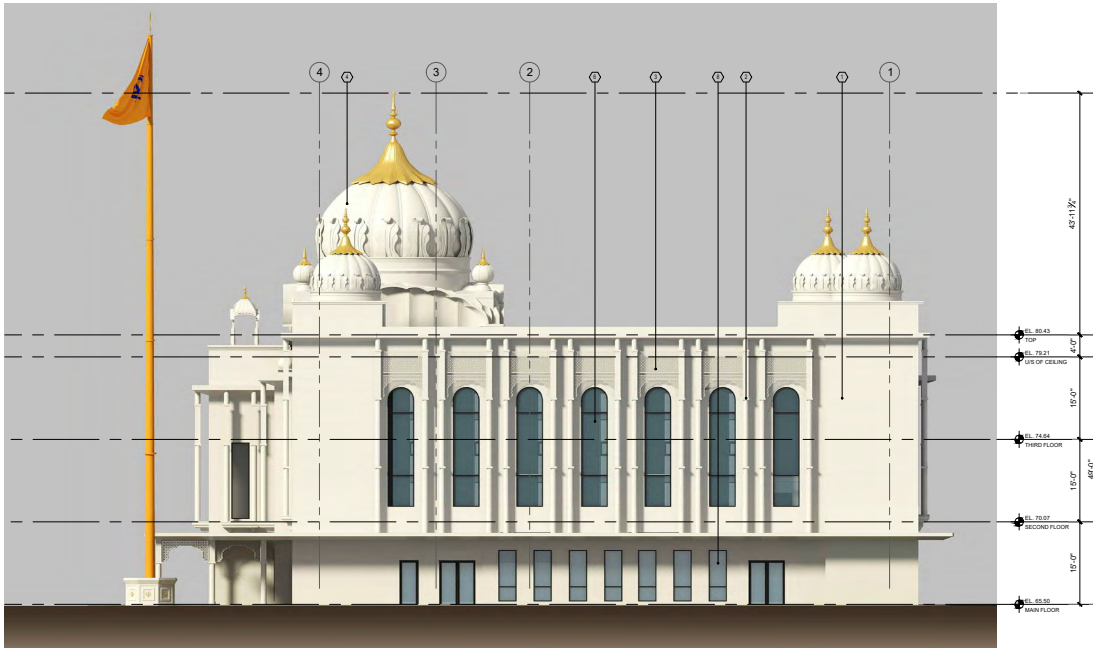
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2 WEST ELEVATION (REAR)
 SCALE 3/32" = 1'-0"

SCHEDULE OF FINISHES

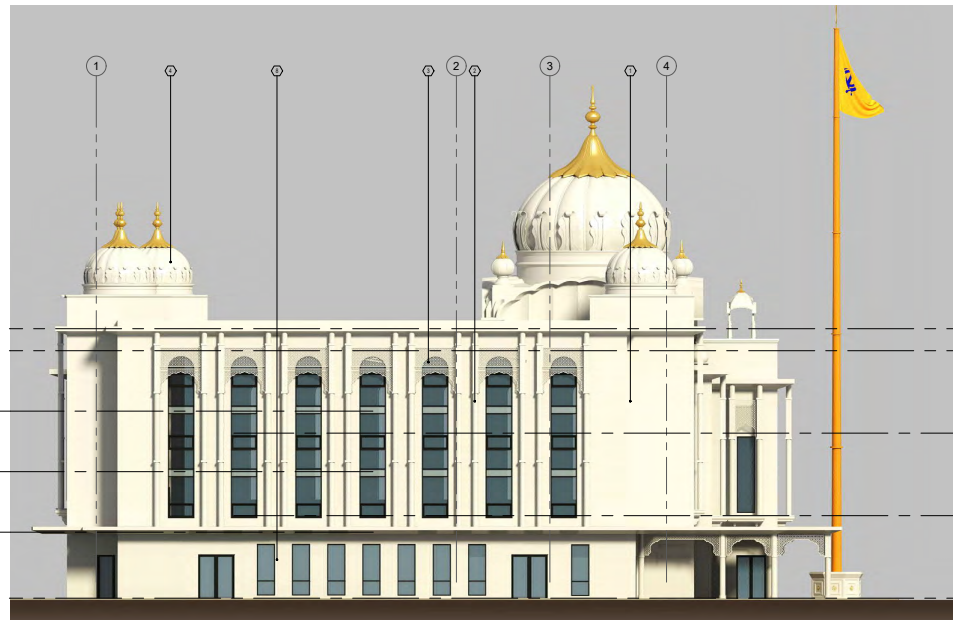
- | | | | | | |
|--|--|--|---|--|--|
| | 1. ACRYLIC SMOOTH FINISH STUCCO
COLOR : WHITE | | 4. FIBRE REINFORCED CONCRETE
(FRC) DOMES
COLOR : WHITE & GOLD | | 6. CURTAIN WALL
MULLION : BLACK
GLASS : CLEAR TRANSPARENT
SPANDREL GLASS : STEEL GRAY |
| | 2. AESTHETIC ELEMENTS - COLUMNS,
ARCHES, PROJECTIONS
COLOR : WHITE | | 5. GLASS MOSAIC CURTAIN WALL
MULLION : BLACK
GLASS : SEMI TRANSLUCENT
STAINED GLASS (AS SHOWN) | | 7. ALUMINUM DOOR-WINDOW
COLOR : METALLIC GOLD |
| | 3. AESTHETIC METAL / OR FRC
SCREENS
COLOR : WHITE | | | | 8. ALUMINUM DOOR-WINDOW
COLOR : BLACK |



3 NORTH ELEVATION (RIGHT SIDE)
SCALE 3/32" = 1'-0"

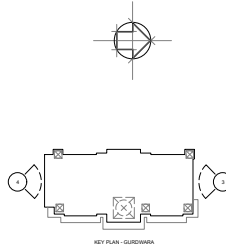
SCHEDULE OF FINISHES

- 1. ACRYLIC SMOOTH FINISH STUCCO
COLOR : WHITE
- 2. AESTHETIC ELEMENTS - COLUMNS,
ARCHES, PROJECTIONS
COLOR : WHITE
- 3. AESTHETIC METAL / OR FRC
SCREENS
COLOR : WHITE
- 4. FIBRE REINFORCED CONCRETE
(FRC) DOMES
COLOR : WHITE & GOLD
- 5. GLASS MOSAIC CURTAIN WALL
MULLION : BLACK
GLASS : SEMI TRANSLUCENT
STAINED GLASS (AS SHOWN)
- 6. CURTAIN WALL
MULLION : BLACK
GLASS : CLEAR TRANSPARENT
SPANDREL GLASS : STEEL GRAY
- 7. ALUMINUM DOOR-WINDOW
COLOR : METALLIC GOLD
- 8. ALUMINUM DOOR-WINDOW
COLOR: BLACK



4 SOUTH ELEVATION (LEFT SIDE)
SCALE 3/32" = 1'-0"

NOTES:



KEY PLAN - GURDWARA

2021-03-04	K	REV. DP APPLICATION
2021-02-25	J	REV. AS PER CLIENT REQ.
2021-02-02	I	REV. DP APPLICATION
2021-01-05	H	REV. DP APPLICATION
2020-12-12	C	REV. DP APPLICATION
2020-11-04	F	REV. AS PER TRANSPORTATION
2020-10-15	E	REV. AS PER TRANSPORTATION
2020-07-30	D	DP APPLICATION
2019-10-31	C	RESUBMISSION AS / COMMENTS
2019-05-09	B	RESUBMISSION AS / COMMENTS
2019-04-09	A	PRELIMINARY SUBMISSION



1205-4871 SHELL ROAD
RICHMOND, BRITISH COLUMBIA
CANADA V6V 3Z8
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PROJECT:
PROPOSED SIKH GURDWARA AND
SCHOOL COMPLEX
8115 & 8135 - 132nd AVENUE,
SURREY, BRITISH COLUMBIA

CLIENT:
SRI GURU SINGH SABHA GURDWARA
ASSOCIATION

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SCALE:	NTS
JOB No.:	SUR-110
DATE:	APR 2019
SHEET TITLE:	

ELEVATION

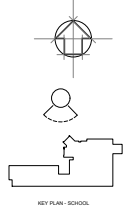
DRAWING NO.:

A-307

K



NOTES:



KEY PLAN - SCHOOL

2021-03-04	K	REV. DP APPLICATION
2021-02-25	F	REV. AS PER CLIENT REQ.
2021-02-02	T	REV. DP APPLICATION
2021-01-05	H	REV. DP APPLICATION
2020-12-12	C	REV. DP APPLICATION
2020-11-04	F	REV. AS PER TRANSPORTATION
2020-10-15	E	REV. AS PER TRANSPORTATION
2020-07-30	D	DP APPLICATION
2019-10-31	C	RESUBMISSION AS / COMMENTS
2019-05-29	H	RESUBMISSION AS / COMMENTS
2019-04-09	A	PRELIMINARY SUBMISSION



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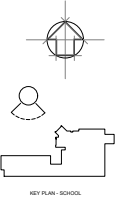
DRAWN:	ZAB
CHECKED:	JA
SCALE:	HTS
JOB No.:	SUR-110
DATE:	APR 2019
SHEET TITLE:	

RENDERINGS

DRAWING NO.:	A-601	K
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NOTES:



KEY PLAN - SCHOOL

2021-03-04	K	REV. DP APPLICATION
2021-02-25	F	REV. AS PER CLIENT REQ.
2021-02-02	T	REV. DP APPLICATION
2021-01-05	H	REV. DP APPLICATION
2020-12-12	C	REV. DP APPLICATION
2020-11-04	F	REV. AS PER TRANSPORTATION
2020-10-15	E	REV. AS PER TRANSPORTATION
2020-07-30	D	DP APPLICATION
2019-10-31	C	RESUBMISSION AS / COMMENTS
2019-05-29	B	RESUBMISSION AS / COMMENTS
2019-04-09	A	PRELIMINARY SUBMISSION

REVISION



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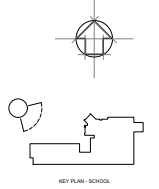
DRAWN:	ZAB
CHECKED:	JA
SCALE:	NTS
JOB NO.:	SUR-110
DATE:	APR 2019
SHEET TITLE:	

RENDERINGS

DRAWING NO.:	A-602	K
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NOTES:



2021-03-04	K	REV. DP APPLICATION
2021-02-25	J	REV. AS PER CLIENT REQ.
2021-02-02	I	REV. DP APPLICATION
2021-01-05	H	REV. DP APPLICATION
2020-12-12	C	REV. DP APPLICATION
2020-11-04	F	REV. AS PER TRANSPORTATION
2020-10-15	E	REV. AS PER TRANSPORTATION
2020-07-30	D	DP APPLICATION
2019-10-31	C	RESUBMISSION AS / COMMENTS
2019-05-29	B	RESUBMISSION AS / COMMENTS
2019-04-09	A	PRELIMINARY SUBMISSION



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PROJECT:
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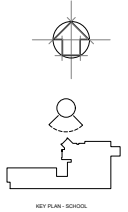
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SCALE:	HTS
JOB NO.:	SUR-110
DATE:	APR 2019
SHEET TITLE:	

RENDERINGS



NOTES:



REV PLAN - SCHOOL

2021-03-04	K	REV. DP APPLICATION
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2020-07-30	D	DP APPLICATION
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2019-05-29	H	RESUBMISSION AS / COMMENTS
2019-04-09	A	PRELIMINARY SUBMISSION



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CLIENT:
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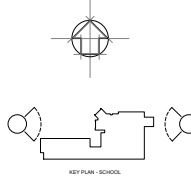
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SCALE:	HTS
JOB No.:	SUR-110
DATE:	APR 2019
SHEET TITLE:	

RENDERINGS

DRAWING NO.:	A-604	K
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NOTES:



1 SCHOOL- WEST ELEVATION
SCALE : 3/32" = 1'-0"

- SCHEDULE OF FINISHES**
- ALUMINUM COMPOSITE PANELING
AL13 OR EQUIVALENT
COLOR : SOLID RED
 - STONE CLADDING
STYLE : FIELDSTONE
COLOR: DARK GRAY
 - METAL CLADDING PANELS
STYLE : INTERLOCKING WITH 1" REVEAL
COLOR: BRIGHT SILVER
 - SMOOTH FINISH STUCCO
COLOR: WHITE
 - CURTAIN WALL SYSTEM
MULLION : BENJAMIN MOORE GRAPHITE 1603
SPANDREL GLASS: WHITE
 - PREFINISHED POWDER COATED METAL CLADDLED
BOXED WINDOWS FITTED WITH WINDOW
COLOR : BASIC GREEN, YELLOW & BLUE
 - CONCRETE COLUMN
 - ALUMINUM / VINYL DOORS & WINDOWS
COLOR : BENJAMIN MOORE GRAPHITE 1603

2021-03-04	K	REV. DP APPLICATION
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2020-11-04	F	REV. AS PER TRANSPORTATION
2020-10-15	E	REV. AS PER TRANSPORTATION
2020-07-30	D	DP APPLICATION
2019-10-31	C	RE-SUBMISSION AS / COMMENTS
2019-08-29	B	RE-SUBMISSION AS / COMMENTS
2019-04-09	A	PRELIMINARY SUBMISSION



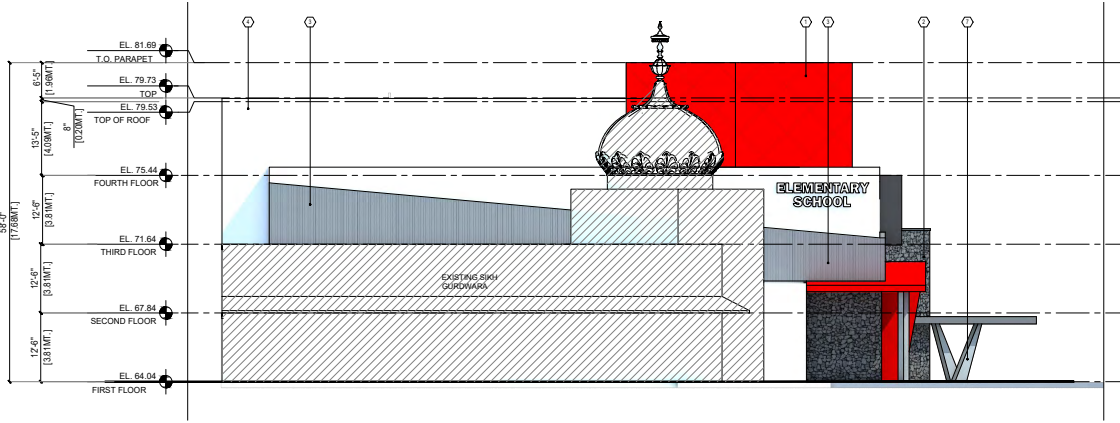
1205-4871 SHELL ROAD
RICHMOND, BRITISH COLUMBIA
CANADA V6V 3Z8
T (604)284-5194 F (604)284-5131
info@dfarchitecture.ca

PROJECT:
**PROPOSED SIKH GURDWARA AND
SCHOOL COMPLEX
8115 & 8135 - 132nd AVENUE,
SURREY, BRITISH COLUMBIA**

CLIENT:
**SRI GURU SINGH SABHA GURDWARA
ASSOCIATION**

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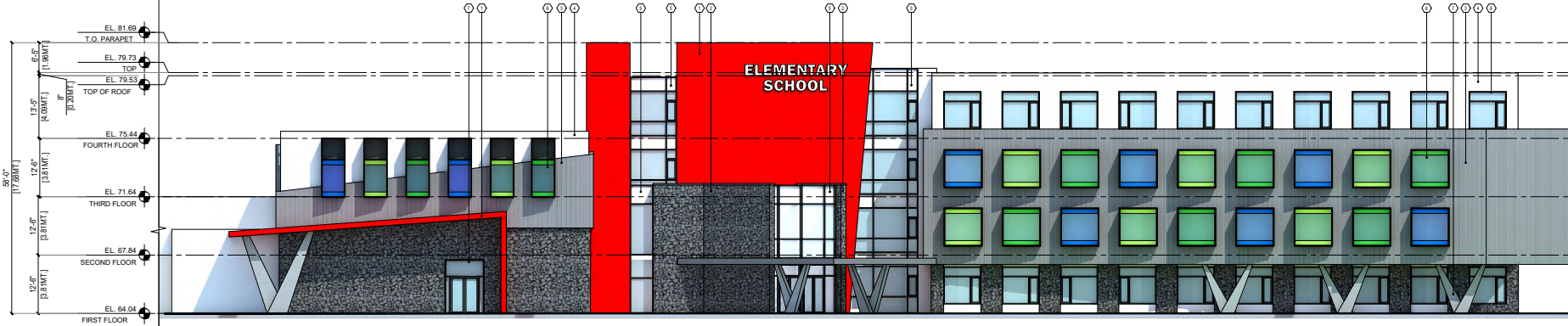
DRAWN:	MS
CHECKED:	JA
SCALE:	3/32" = 1'-0"
JOB No.:	SUR-110
DATE:	APR 2019
SHEET TITLE:	



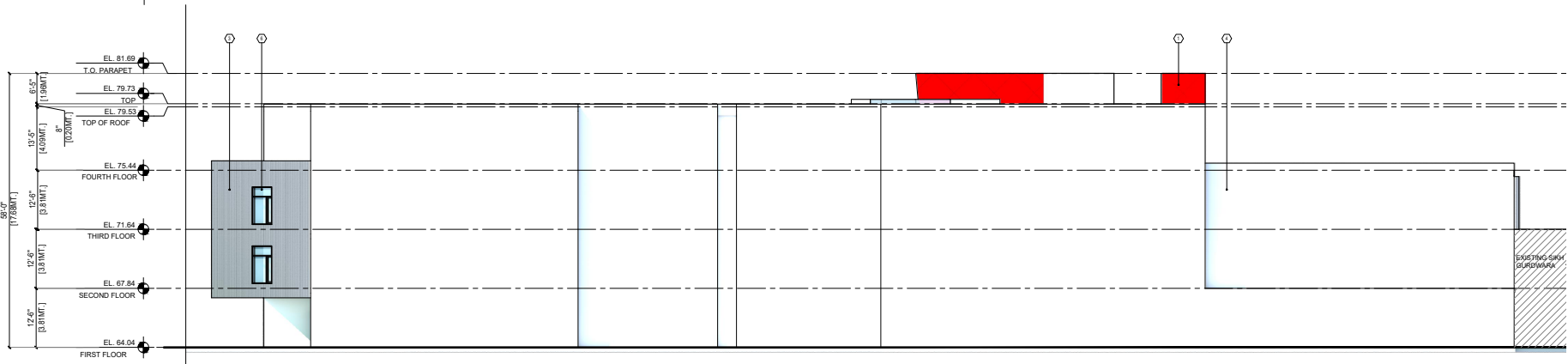
2 SCHOOL- EAST ELEVATION
SCALE : 3/32" = 1'-0"

SCHOOL
ELEVATIONS

DRAWING NO.:
A-701 **K**



3 SCHOOL - NORTH ELEVATION
SCALE: 3/32" = 1'-0"

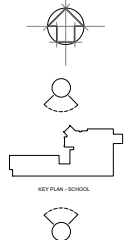


4 SCHOOL - SOUTH ELEVATION
SCALE: 3/32" = 1'-0"

SCHEDULE OF FINISHES

1. ALUMINUM COMPOSITE PANELING
AL-13 OR EQUIVALENT
COLOR: SOLID RED
2. STONE CLADDING
STYLE: FIELDSTONE
COLOR: DARK GRAY
3. METAL CLADDING PANELS
STYLE: INTERLOCKING WITH 1" REVEAL
COLOR: BRIGHT SILVER
4. SMOOTH FINISH STUCCO
COLOR: WHITE
5. CURTAIN WALL SYSTEM
MULLION : BENJAMIN MOORE GRAPHITE 1603
SPANDREL GLASS: WHITE
6. PREFINISHED POWDER COATED METAL CLADDED
BOXED WINDOWS FITTED WITH WINDOW
COLOR : BASIC GREEN, YELLOW & BLUE
7. CONCRETE COLUMN
8. ALUMINUM / VINYL DOORS & WINDOWS
COLOR : BENJAMIN MOORE GRAPHITE 1603

NOTES:



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2021-01-05	H	REV. DP APPLICATION
2020-12-12	C	REV. DP APPLICATION
2020-11-04	F	REV. AS PER TRANSPORTATION
2020-10-15	E	REV. AS PER TRANSPORTATION
2020-07-30	D	DP APPLICATION
2019-10-31	C	RESUBMISSION AS / COMMENTS
2019-05-29	K	RESUBMISSION AS / COMMENTS
2019-04-09	A	PRELIMINARY SUBMISSION



1205-4871 SHELL ROAD
RICHMOND, BRITISH COLUMBIA
CANADA V6V 3Z8
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PROJECT:
PROPOSED SIKH GURDWARA AND
SCHOOL COMPLEX
8115 & 8135 - 132nd AVENUE,
SURREY, BRITISH COLUMBIA

CLIENT:
SRI GURU SINGH SABHA GURDWARA
ASSOCIATION

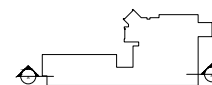
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SCALE: 3/32" = 1'-0"	
JOB No.: SUR-110	
DATE: APR 2019	
SHEET TITLE:	

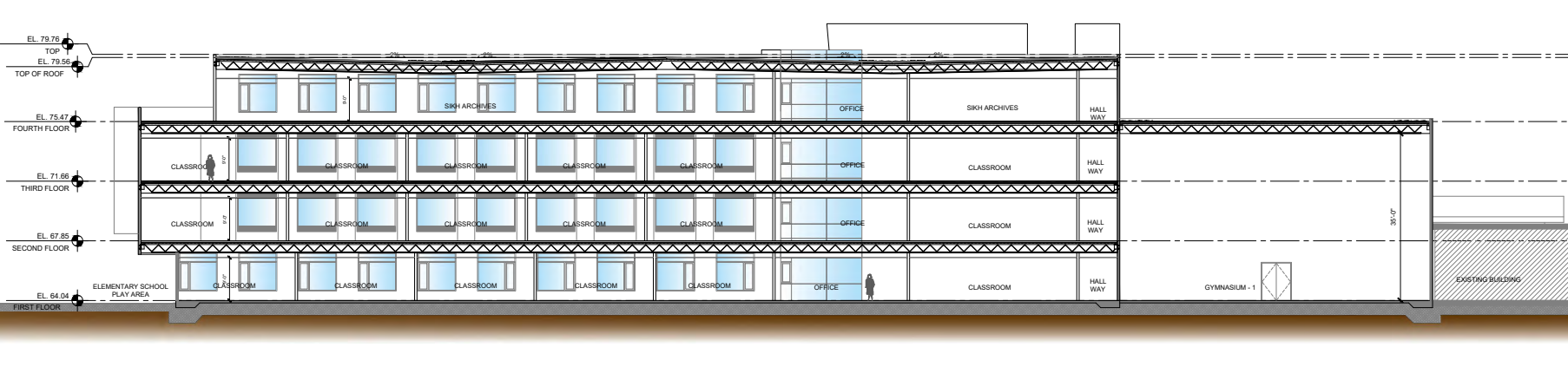
SCHOOL
ELEVATIONS

DRAWING NO.:
A-702 **K**

NOTES:



KEY PLAN - SCHOOL



2021-03-04	K	REV. DP APPLICATION
2021-02-25	F	REV. AS PER CLIENT REQ.
2021-02-02	I	REV. DP APPLICATION
2021-01-05	H	REV. DP APPLICATION
2020-12-12	C	REV. DP APPLICATION
2020-11-04	F	REV. AS PER TRANSPORTATION
2020-10-15	E	REV. AS PER TRANSPORTATION
2020-07-30	D	DP APPLICATION
2019-10-31	C	RE-SUBMISSION AS / COMMENTS
2019-05-29	B	RE-SUBMISSION AS / COMMENTS
2019-04-09	A	PRELIMINARY SUBMISSION



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PROJECT:
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SURREY, BRITISH COLUMBIA**

CLIENT:
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ASSOCIATION**

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CHECKED:	JA
SCALE:	3/32" = 1'-0"
JOB NO.:	SUR-110
DATE:	APR 2019
SHEET TITLE:	

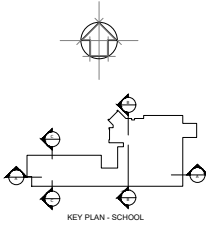
SCHOOL
SECTIONS

DRAWING NO.:
A-801

K

1 SIKH GURDWARA (SCHOOL) - SECTIONS A
SCALE : 3/32 = 1'-0"

NOTES:



2021-03-04	K	REV. DP APPLICATION
2021-02-25	F	REV. AS PER CLIENT REQ.
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2021-01-05	H	REV. DP APPLICATION
2020-12-12	C	REV. DP APPLICATION
2020-11-04	F	REV. AS PER TRANSPORTATION
2020-10-15	E	REV. AS PER TRANSPORTATION
2020-07-30	D	DP APPLICATION
2019-10-31	C	RESUBMISSION AS / COMMENTS
2019-05-29	A	RESUBMISSION AS / COMMENTS
2018-04-09	A	PRELIMINARY SUBMISSION



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PROJECT:
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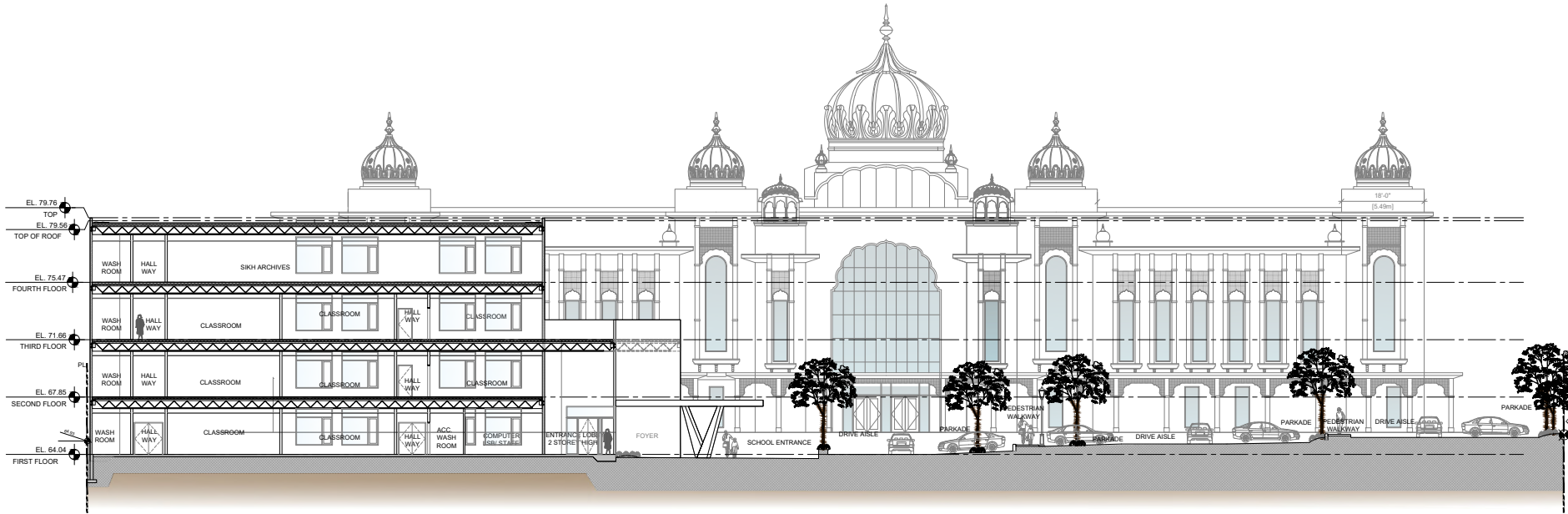
CLIENT:
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ASSOCIATION

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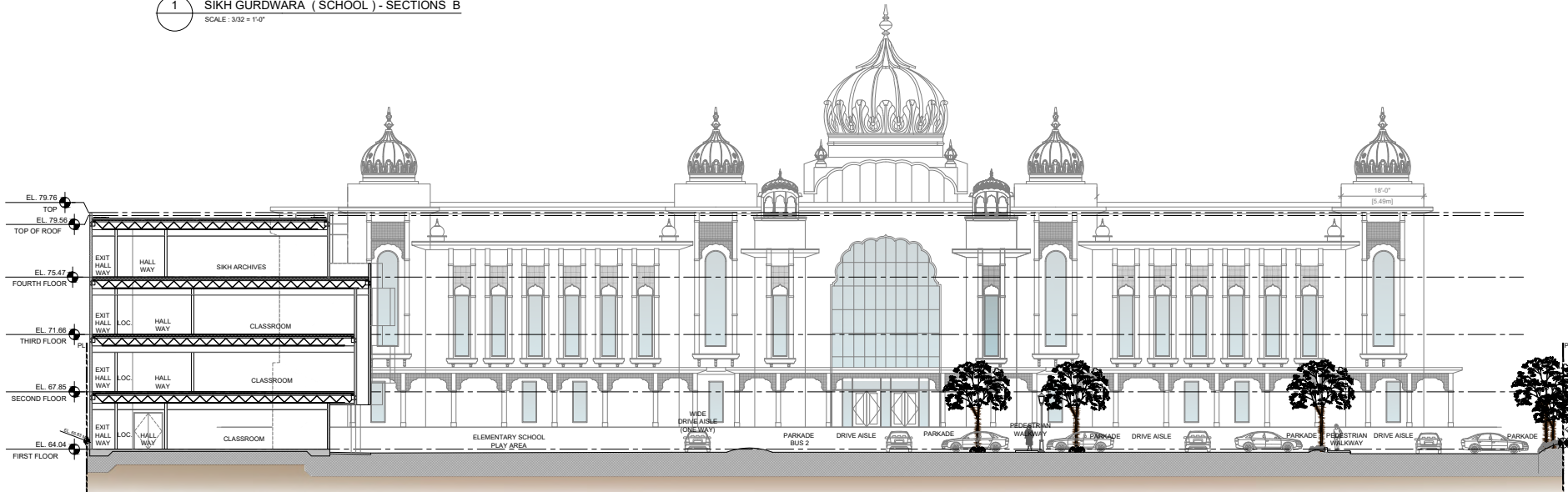
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JOB NO.:	SUR-110
DATE:	APR 2019
SHEET TITLE:	

SCHOOL SECTIONS

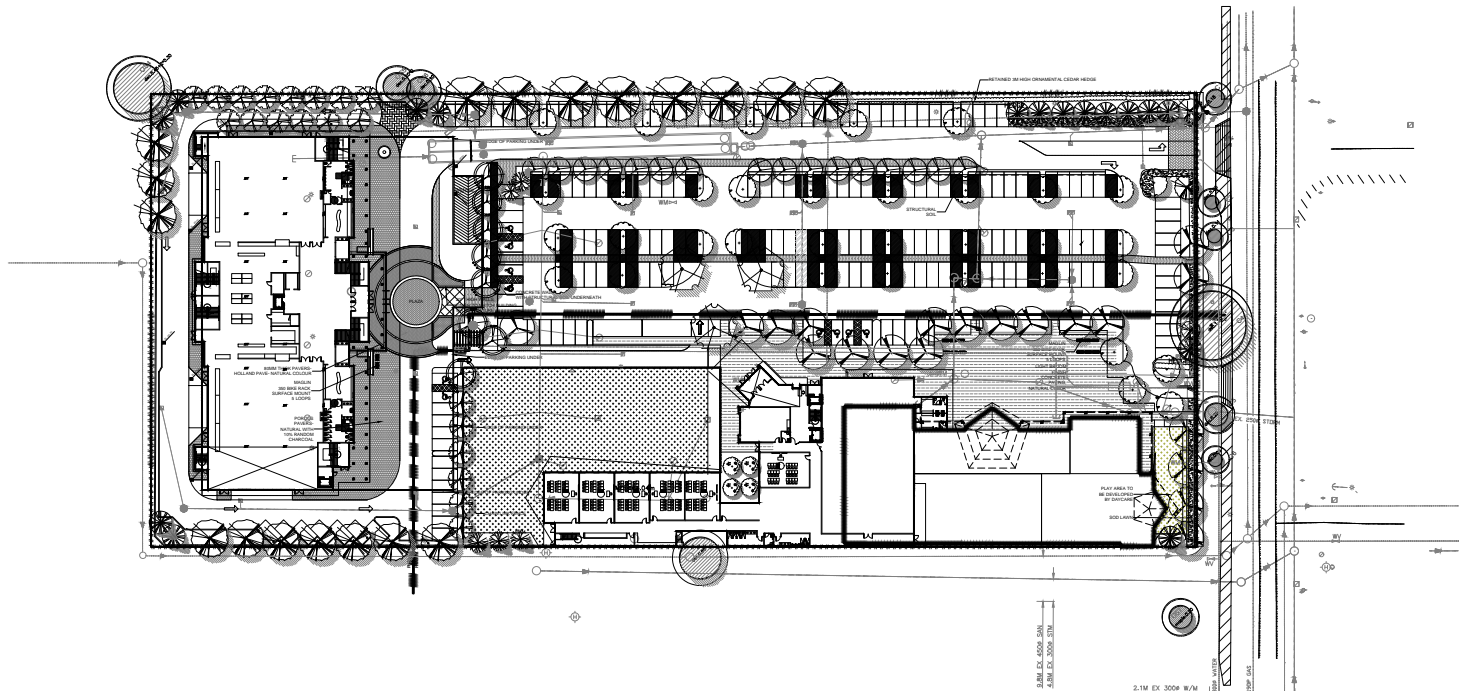
DRAWING NO.:
A-802 **K**



1 SIKH GURDWARA (SCHOOL) - SECTIONS B
SCALE : 3/32 = 1'-0"



2 SIKH GURDWARA (SCHOOL) - SECTIONS C
SCALE : 3/32 = 1'-0"



PLANT SCHEDULE		TOTAL	PMG PROJECT NUMBER: 20-042	
KEY	QTY	BOTANICAL NAME	COMMON NAME	PLANTED SIZE / REMARKS
TREE				
4	4	ACER PALMATUM	JAPANESE MAPLE	5CM CAL: 888 MATCHING
35	20	ACER RUBRUM 'OCTOBER GLORY'	OCTOBER GLORY MAPLE	6CM CAL: 2M STD: 888
	20	CARPINUS BETULUS	EUROPEAN HORNBEEAM	5CM CAL: 1.2M STD: 888
16	20	CHAMAECYPARIS NOOTKATENSIS	NOOTKA CYPRESS	3M HT: 888
20	20	FRAXINUS PENNYNANICA 'MARSHALL'	MARSHALL'S BEE-LESS ASH	6CM CAL: 1.8M STD: 888
3	3	LIQUIDAMBAR STYRACIFLUA 'WORPLESDON'	WORPLESDON SWEET GUM	6CM CAL: 2M STD: 888
8	8	PRUNUS YEDONENSIS 'AWESOME'	DAYBREAK CHERRY	6CM CAL: 1.8M STD: 888
21	21	QUERCUS PALUSTRIS 'CROWN RIGHT'	CROWN RIGHT PIN OAK	6CM CAL: 2M STD: 888
16	16	QUERCUS ROBUR 'CRIMSON SPIRE'	CRIMSON SPIRE OAK	6CM CAL: 1.8M STD: 888
5	5	TAXODIUM DISTICHUM	BAIRD CYPRESS	3M: 888

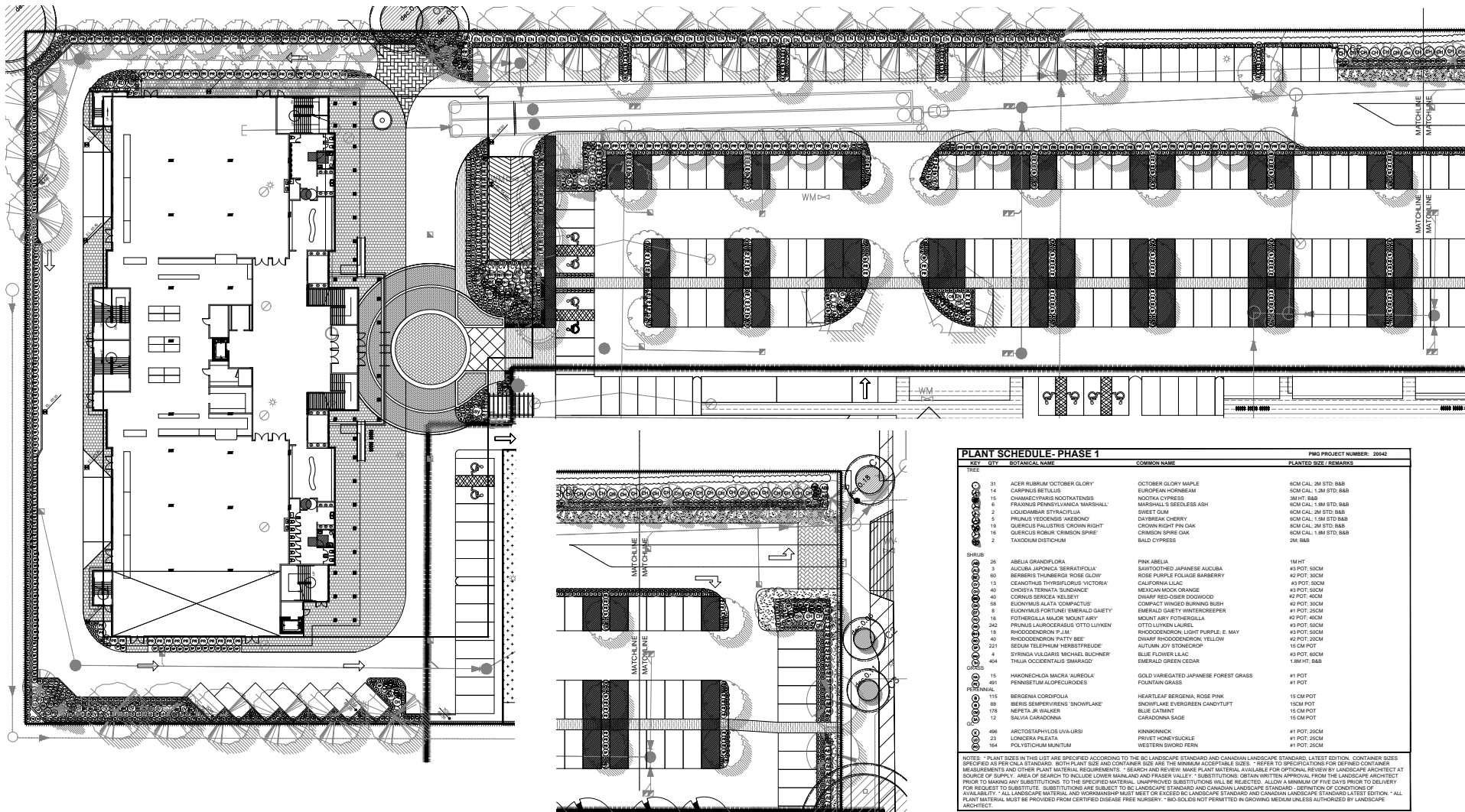
NOTES: * PLANT SIZES IN THIS LIST ARE SPECIFIED ACCORDING TO THE BC LANDSCAPE STANDARD AND CANADIAN LANDSCAPE STANDARD, LATEST EDITION. CONTAINER SIZES SPECIFIED AS PER CNLS STANDARD. BOTH PLANT SIZE AND CONTAINER SIZE ARE THE MINIMUM ACCEPTABLE SIZES. * REFER TO SPECIFICATIONS FOR DESIGNED CONTAINER MEASUREMENTS AND OTHER PLANT MATERIAL REQUIREMENTS. * SEARCH AND REVIEW: MAKE PLANT MATERIAL AVAILABLE FOR OPTIONAL REVIEW BY LANDSCAPE ARCHITECT AT SOURCE OF SUPPLY. AREA OF SEARCH TO INCLUDE LOWER MAINLAND AND FRASER VALLEY. * SUBSTITUTIONS OBTAIN WRITTEN APPROVAL FROM THE LANDSCAPE ARCHITECT PRIOR TO MAKING ANY SUBSTITUTIONS TO THE SPECIFIED MATERIAL. UNAPPROVED SUBSTITUTIONS WILL BE REJECTED. ALLOW A MINIMUM OF FIVE DAYS PRIOR TO DELIVERY FOR REQUEST TO SUBSTITUTE. SUBSTITUTIONS ARE SUBJECT TO BC LANDSCAPE STANDARD AND CANADIAN LANDSCAPE STANDARD. * DEFINITION OF CONDITIONS OF AVAILABILITY: * ALL LANDSCAPE MATERIAL AND WORKMANSHIP MUST MEET OR EXCEED BC LANDSCAPE STANDARD AND CANADIAN LANDSCAPE STANDARD LATEST EDITION. * ALL PLANT MATERIAL MUST BE PROVIDED FROM CERTIFIED DISEASE FREE NURSERY. * BIO-SOLIDS NOT PERMITTED IN GROWING MEDIUM UNLESS AUTHORIZED BY LANDSCAPE ARCHITECT.

TOTAL NUMBER OF REPLACEMENT TREES: 148



MAGLIN 350 BIKE RACK, SURFACE MOUNT, 1.00PS





PLANT SCHEDULE - PHASE 1				PMG PROJECT NUMBER: 19042
KEY	QTY	BOTANICAL NAME	COMMON NAME	PLANTED SIZE / REMARKS
31		ACER RUBRUM	OCTOBER GLORY	10 FT
14		CARPANUS BETULUS	EUROPEAN HORNEAM	5CM CAL, 2M STD, BAB
15		CHAMAECYPARISS NODIATENSIS	NODDIA CYPRESS	3M HT, BAB
8		FRAXINUS PENNSYLVANICA MARSHALL	MARSHAL'S BEECHLESS ASH	6CM CAL, 1.8M STD, BAB
2		LIQUIDAMBAR STRYACIFLUA	SWEET GUM	6CM CAL, 2M STD, BAB
19		PRUNUS VEDENSIS 'HARBOND'	DAIYREBARK CHERRY	6CM CAL, 1.8M STD, BAB
1		QUERCUS PALustris 'CROWN RIGHT'	CROWN RIGHT PIN OAK	8CM CAL, 2M STD, BAB
16		QUERCUS ROBUR 'CRIMSON SPIRE'	CRIMSON SPIRE OAK	6CM CAL, 1.8M STD, BAB
2		TAXODIUM DISTICHUM	BALM CYPRESS	2M, BAB
SHRUB				
26		ABELIA GRANDIFLORA	PINK ABELIA	1M HT
3		AUCUBA JAPONICA SERIATIFOLIA	SAINTOTHOM JAPANESE AUCUBA	45 POT, 50CM
10		BERBERIS THINEREGI ROSE GLOW	ROSE PURPLE FOLIAGE BARBERY	42 POT, 30CM
13		CEANOTHUS THYRSIFLORUS 'VICTORIA'	CALIFORNIA LILAC	45 POT, 50CM
40		CHESYA TENATA SUNDANCE	MENCIAN MUCK ORANGE	45 POT, 50CM
8		CORNUS SERICEA 'VELVETY'	DWARF RED-COSPER DOGWOOD	42 POT, 40CM
58		EUDONYMUS ALATA COMPACTUS	COMPACT WINGED BURNING BUSH	42 POT, 30CM
8		EUDONYMUS FORTUNEI EMERALD GAUITY	EMERALD GAUITY WINTERKEEPER	41 POT, 25CM
16		FOTYBERGELLA MAJOR 'MOUNT ARRY'	MOUNT ARRY FOTYBERGELLA	45 POT, 40CM
242		PRUNUS LAUROCEPATUS OTTO LYVKEN	OTTO LYVKEN LAUREL	45 POT, 50CM
18		RHOODODENDRON 'P.J.M.'	RHOODODENDRON LIGHT PURPLE E. MAY	45 POT, 50CM
40		RHOODODENDRON 'PATY BEE'	DWARF RHOODODENDRON, YELLOW	42 POT, 35CM
221		SEDUM TELEPHIUM HERBSTFREUDE	AUTUMN JOY STONECROP	15 CM POT
4		SYRINGA VILGARIS MICHAEL BUCHNER'	BLUE FLOWER LILAC	45 POT, 60CM
404		THUJA OCCIDENTALIS 'SMIRAGD'	EMERALD GREEN CEDAR	1.8M HT, BAB
PERENNIAL				
15		HAKKONCHOLA MACRA 'AURORELA'	GOLD VARIEGATED JAPANESE FOREST GRASS	41 POT
491		PENNISSETUM ALOPECUROIDES	FOUNTAIN GRASS	41 POT
FERN				
115		BERGEMIA CORDIFOLIA	HEARTLEAF BERGEMIA ROSE PINK	15 CM POT
88		BIERIA BESSYUBRINEI 'SNOWFLAKE'	SNOWFLAKE EVERGREEN CANTYPUT	15CM POT
178		NEPETA JR WALKER	BLUE CATMINT	15 CM POT
12		SALVIA CARADONNA	CANADONNA SAGE	15 CM POT
496		ARCTOSTAPHYLOS LIVARIENSIS	KIMKINONCH	41 POT, 20CM
23		LONGERA PILEATA	PIRETT HONEYBUCKLE	41 POT, 25CM
164		POLYSTICHUM MUNITUM	WESTERN SWORD FERN	41 POT, 25CM

NOTES: * PLANT SIZES IN THIS LIST ARE SPECIFIED ACCORDING TO THE BC LANDSCAPE STANDARD AND CANADIAN LANDSCAPE STANDARD, LATEST EDITION. CONTAINER SIZES SPECIFIED AS PER CANAL STANDARD. BOTH PLANT SIZE AND CONTAINER SIZE ARE THE MINIMUM ACCEPTABLE SIZES. ** REFER TO SPECIFICATIONS FOR DEFINED CONTAINER MEASUREMENTS AND OTHER PLANT MATERIAL REQUIREMENTS. * SEARCH AND REVIEW MAKE PLANT MATERIAL AVAILABLE FOR OPTIONAL REVIEW BY LANDSCAPE ARCHITECT AT SOURCE OF SUPPLY. ** AREA OF SEARCH TO INCLUDE LOWER MAINLAND AND FRASER VALLEY. * SUBSTITUTIONS OBTAIN WRITTEN APPROVAL FROM THE LANDSCAPE ARCHITECT PRIOR TO MAKING ANY SUBSTITUTIONS TO THE SPECIFIED MATERIAL. UNAPPROVED SUBSTITUTIONS WILL BE REJECTED. ALLOW A MINIMUM OF FIVE DAYS PRIOR TO DELIVERY FOR REQUEST TO SUBSTITUTE. SUBSTITUTIONS ARE SUBJECT TO BC LANDSCAPE STANDARD AND CANADIAN LANDSCAPE STANDARD. * DEFINITION OF CONDITIONS OF AVAILABILITY. * ALL LANDSCAPE MATERIAL AND WORKMANSHIP MUST MEET OR EXCEED BC LANDSCAPE STANDARD AND CANADIAN LANDSCAPE STANDARD LATEST EDITION. * ALL PLANT MATERIAL MUST BE PROVIDED FROM CERTIFIED DISEASE FREE NURSERY. * SO-ILS NOT PERMITTED IN GROWING MEDIUM UNLESS AUTHORIZED BY LANDSCAPE ARCHITECT.



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SIKH GURDWARA AND SCHOOL COMPLEX

8115 AND 8135 - 132ND STREET
SURREY

SHRUB PLAN PHASE 1

DATE:	20 APR 25		
SCALE:	1:250		
DRAWN:	DRN		
DESIGN:	DES		
CHKD:	PC		
DATE	REVISION DESCRIPTION	DR	PMG PROJECT NUMBER:
8 - 21 FEB 10	NEW SITE PLAN/ CITY COMMENTS	PMG	
1 - 21 JAN 11	CIVIL COORDINATION	DR	
11 - 21 JAN 18	NEW SITE PLAN	DR	
1 - 23 JAN 20	NEW SITE PLAN	PMG	
2 - 20 DEC 18	AMENDMENT REPORT COORDINATION	PMG	
1 - 20 DEC 14	NEW SITE PLAN	PMG	

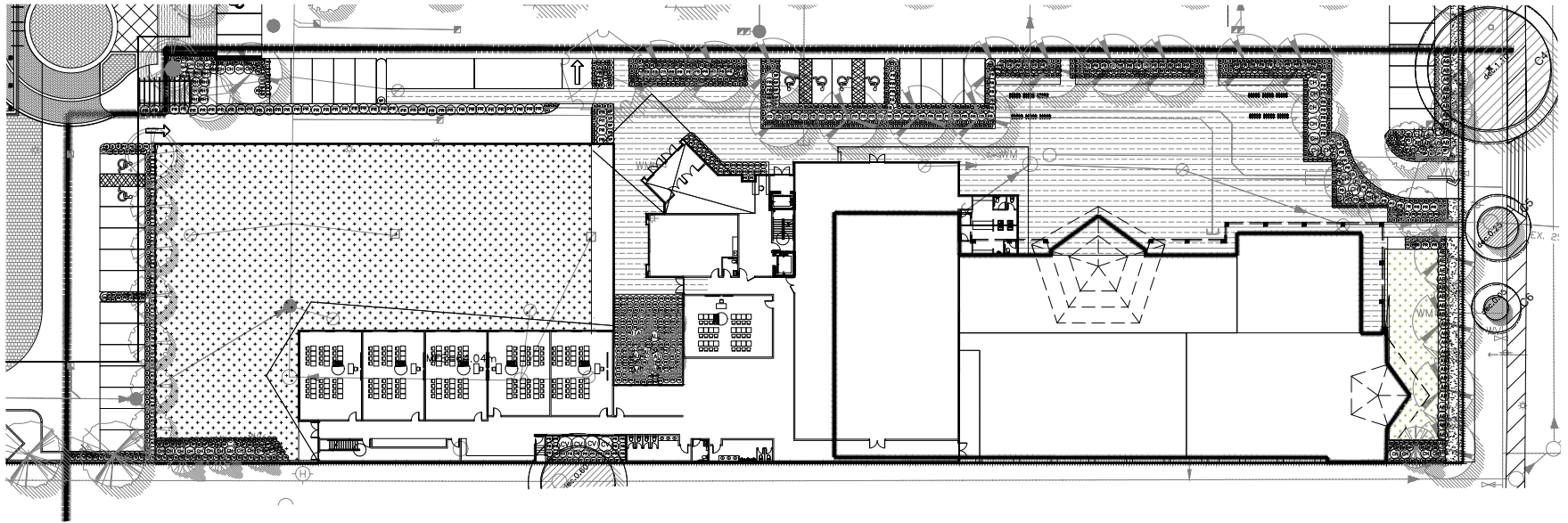
L2

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2024-2-2P

OF 5

20-042



PLANT SCHEDULE			PMG PROJECT NUMBER: 20042		
KEY	QTY	BOTANICAL NAME	COMMON NAME	PLANTED SIZE / REMARKS	
TREES	4	ACER PALMATUM	JAPANESE MAPLE	5CM CAL; BAB MATCHING	
	4	ACER RUBRUM 'OCTOBER GLORY'	OCTOBER GLORY MAPLE	6CM CAL; 2M STD; BAB	
	6	CARPINUS BETULUS	EUROPEAN HORNBEAM	5CM CAL; 1.5M STD; BAB	
	2	CHAMAECYPARIS NODIKATENSIS	NOOTKA CYPRESS	3M HT; BAB	
	14	FRAXINUS PENNSYLVANICA 'MARSHALL'	MARSHALL'S SEEDLESS ASH	6CM CAL; 1.8M STD; BAB	
	1	LIQUIDAMBAR STRYACIFLUA	SWEET GUM	6CM CAL; 2M STD; BAB	
	3	PRUNUS 'EDENSIS 'AUREO'	DAWNBREAK CHERRY	6CM CAL; 1.8M STD; BAB	
	2	QUERCUS PALUSTRIS 'CROWN RIGHT'	CROWN RIGHT PIN OAK	6CM CAL; 2M STD; BAB	
	3	TAXODIUM DISTICHUM	BALD CYPRESS	2M; BAB	
	SHRUBS	37	ABELIA GRANDIFLORA	PINK ABELIA	1.8M HT
		7	AUCUBA JAPONICA 'SERRATIFOLIA'	SAWTOOTHED JAPANESE AUCUBA	43 POT; 50CM
		4	CEANOTHUS THYRSIFLORUS 'VICTORIA'	CALIFORNIA LILAC	43 POT; 50CM
		26	CHOISYA TERNATA 'SUNSHINE'	MEXICAN MOCK ORANGE	43 POT; 50CM
		14	FOTHERGILLA MAJOR 'MOUNT AIRY'	MOUNT AIRY FOTHERGILLA	42 POT; 40CM
200		FRAXINUS LAUROCARPUS 'OTTO LUYKEN'	OTTO LUYKEN LAUREL	43 POT; 50CM	
14		RHOODODENDRON 'P.J.M.'	RHOODODENDRON LIGHT PURPLE; E. MAY	43 POT; 50CM	
1		RHOODODENDRON 'PATTY BEE'	DWARF RHOODODENDRON, YELLOW	42 POT; 20CM	
77		SPIREA JAPONICA 'SOLCOMOND'	DWARF SOLCOMOND SPIREA	41 POT; 50CM	
49		THUJA OCCIDENTALIS 'SMARAGD'	EMERALD GREEN CEDAR	1.8M HT; BAB	
GRASSES		220	HAKONECHLOA MACRA 'AUREOLA'	GOLD VARIEGATED JAPANESE FOREST GRASS	41 POT
		147	PENISTETUM ALOPECUROIDES	FOUNTAIN GRASS	41 POT
		PERENNIAL	321	BERGENA CORDIFOLIA	HEARTLEAF BERGENIA, ROSE PINK
81			BERIS BEARBERBERNIS 'SNOWFLAKE'	SNOWFLAKE EVERGREEN CANDYTUTT	15CM POT
13	NEPETA JR. WALKER		BLUE CATMINT	15 CM POT	
C.C.	88	ARCTOSTAPHYLOS LVA'LURIS	KINKINICK	41 POT; 20CM	
	302	POLYSTICHUM MUNITZUM	WESTERN SWOARD FERN	41 POT; 20CM	

NOTE: PLANT BASES IN THIS LIST ARE SPECIFIED ACCORDING TO THE BC LANDSCAPE STANDARD AND CANADIAN LANDSCAPE STANDARD, LATEST EDITION. CONTAINER BASES SPECIFIED AS PER CNLA STANDARD. BOTH PLANT SIZE AND CONTAINER SIZE ARE THE MINIMUM ACCEPTABLE SIZES. * REFER TO SPECIFICATIONS FOR DEFINED CONTAINER BE SUBSTITUTES AND OTHER PLANT MATERIAL REQUIREMENTS. * SUBSTITUTIONS ARE PERMITTED IF PLANT MATERIAL AVAILABLE FOR OPTIONAL USE BY LANDSCAPE ARCHITECT AT SOURCE OF SUPPLY. AREA OF SEARCH TO INCLUDE LOWER MAINLAND AND PRASER VALLEY. * SUBSTITUTIONS OBTAIN WRITTEN APPROVAL FROM THE LANDSCAPE ARCHITECT PRIOR TO MAKING ANY SUBSTITUTIONS. TO THE SPECIFIED MATERIAL. LANDSCAPE SUBSTITUTIONS WILL BE REJECTED. ALLOW A MINIMUM OF FIVE (5) DAYS PRIOR TO DELIVERY FOR REQUEST TO SUBSTITUTE. SUBSTITUTIONS ARE SUBJECT TO BC LANDSCAPE STANDARD AND CANADIAN LANDSCAPE STANDARD. DEFINITION OF CONDITIONS OF AVAILABILITY: ALL LANDSCAPE MATERIAL AND WORKMANSHIP MUST MEET OR EXCEED BC LANDSCAPE STANDARD AND CANADIAN LANDSCAPE STANDARD, LATEST EDITION. ALL PLANT MATERIAL MUST BE PROVIDED FROM CERTIFIED DISEASE FREE NURSERY. * BIO-SOLIDS NOT PERMITTED IN GROWING MEDIUM UNLESS AUTHORIZED BY LANDSCAPE ARCHITECT.



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8115 AND 8135 - 132ND STREET
SURREY

SHRUB PLAN PHASE 2

DATE:	20.APR.23		
SCALE:	1:250		
DRAWN:	MM		
DESIGN:	MM		
CHKD:	PC		
DATE:	21.FEB.10	NEW SITE PLAN/ CITY COMMENTS	MM
DATE:	21.JAN.11	CIVIL COORDINATION	MM
DATE:	21.JAN.08	NEW SITE PLAN	MM
DATE:	23.JAN.06	NEW SITE PLAN	MM
DATE:	20.DEC.18	AMENDMENT REPORT COORDINATION	MM
DATE:	20.DEC.14	NEW SITE PLAN	MM

DRAWING NUMBER:

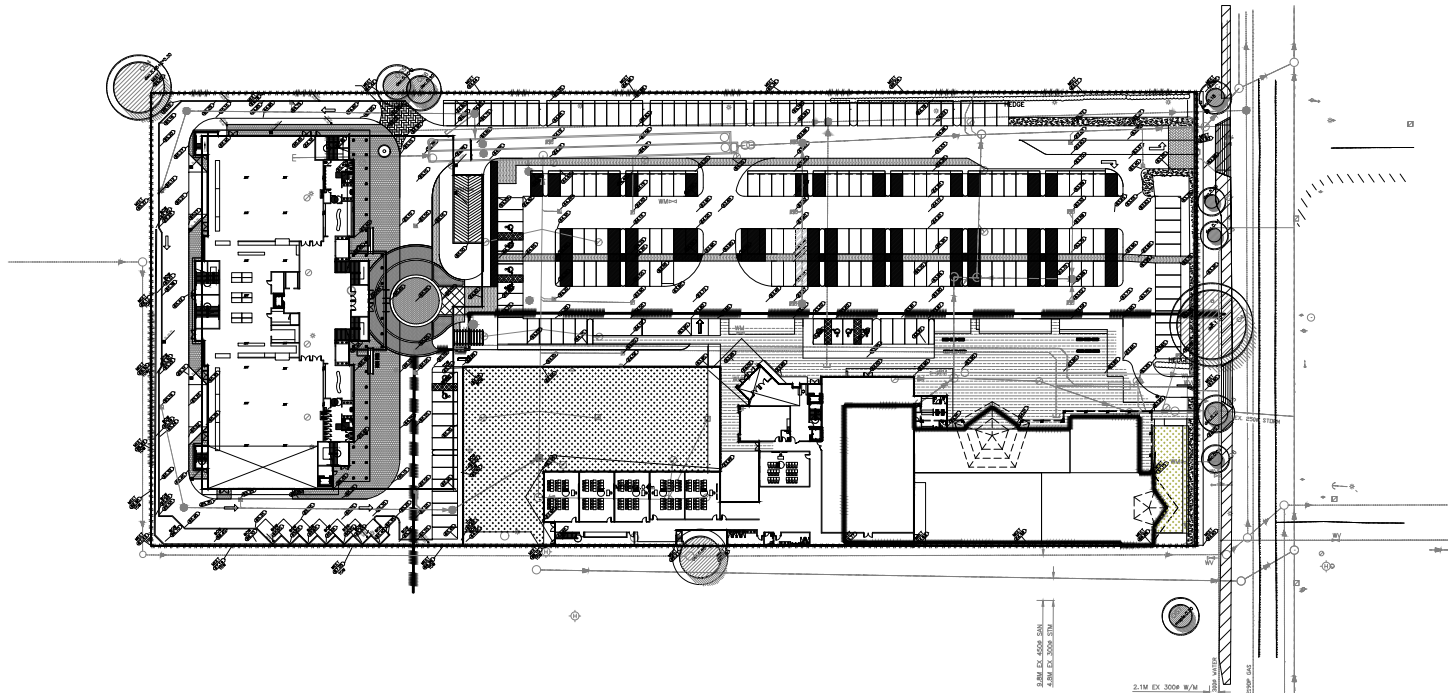
L3

OF 5

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NO. DATE REVISION DESCRIPTION DR. PMG PROJECT NUMBER:

20-042



20042-8.ZIP

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ARCHITECTS

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SIKH GURDWARA AND SCHOOL COMPLEX

8115 AND 8135 - 132ND STREET
SURREY

GRADING PLAN

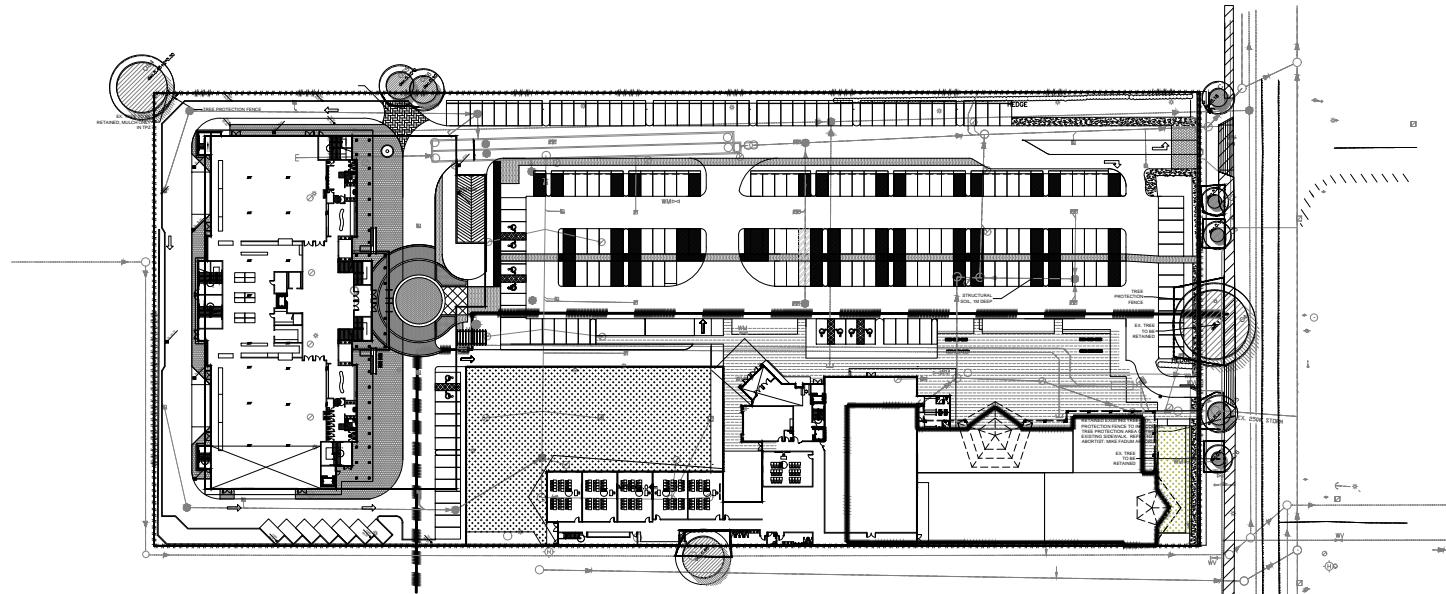
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SCALE:	1:500			
DRAWN:	MM			
DESIGN:	MM			
CHKD:	PC			
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NO.	DATE	REVISION DESCRIPTION	DR.	PMG PROJECT NUMBER:
6	21.FEB.10	NEW SITE PLAN/ CITY COMMENTS	MM	
5	21.JAN.11	CIVIL COORDINATION	MM	
4	21.JAN.08	NEW SITE PLAN	MM	
3	21.JAN.06	NEW SITE PLAN	MM	
2	20.DEC.18	AMENDMENT COORDINATION	MM	
1	20.DEC.14	NEW SITE PLAN	MM	

L4

OF 5

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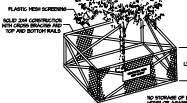


NOTE: ALL TREES IDENTIFIED BY THIS PLAN ARE IDENTIFIED IN THE TRANSPARENTLY SHADDED AREAS

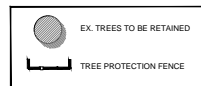
TREE ID	REVISION NUMBER	REVISION DESCRIPTION
1	1	INITIAL PLAN
2	2	REVISED PLAN
3	3	REVISED PLAN
4	4	REVISED PLAN
5	5	REVISED PLAN
6	6	REVISED PLAN
7	7	REVISED PLAN
8	8	REVISED PLAN
9	9	REVISED PLAN
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100	100	REVISED PLAN

COMPILE PROTECTION BARRIERS FOR EXISTING TREES TO BE MAINTAINED AT BREAK POINTS OF LAY FLIGHT BRACES

NO STORAGE OF BUILDING MATERIALS PERMITTED WITHIN PROTECTION BARRIERS



1 TREE PROTECTION BARRIER



2.0M EX. 3000 W/M
4.0M EX. 3000 W/M

2.1M EX. 3000 W/M



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SURREY

EX.TREE MANAGEMENT PLAN

NO.	DATE	REVISION DESCRIPTION	DR.	PMG PROJECT NUMBER:
1	20.DEC.14	NEW SITE PLAN	MM	
2	20.DEC.18	AMENDMENT COORDINATION	MM	
3	23.JAN.06	NEW SITE PLAN	MM	
4	23.JAN.06	NEW SITE PLAN	MM	
5	23.JAN.06	NEW SITE PLAN	MM	
6	21.FEB.10	NEW SITE PLAN/ CITY COMMENTS	MM	
7	21.JAN.11	CIVIL COORDINATION	MM	
8	21.JAN.11	NEW SITE PLAN	MM	

DATE: 20.APR.29
SCALE: 1:500
DRAWN: MM
DESIGN: MM
CHKD: PC

DRAWING NUMBER:

L5

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20-042

INTER-OFFICE MEMO

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

FROM: **Development Engineer, Engineering Department**

DATE: **May 05, 2021** PROJECT FILE: **7819-0149-00**

RE: **Engineering Requirements (Institutional)
Location: 8115 & 8135 132 Street**

REZONE

Property and Right-of-Way Requirements

- Dedicate approximately 1.5 m along 132 Street; and
- Register 0.5 m statutory right-of-way (SRW) along 132 Street frontage.

Works and Services

- Fund & construct signalized access at 132 Street and 81A Avenue to accommodate the increased traffic generated by the development;
- Ensure minimum of 12.0 m queuing distance;
- Abandon all sanitary, storm and water service connection no longer required or are greater than 30 years old and provide new adequately sized service connections to service the development;
- Provide on-lot storm water mitigation features to address the increase in impervious area;
- Applicant to review the existing restrictive covenants for the storm water detention, flow control and water quality/sediment control and update, as required, to meet existing standards;
- Provide a 2.0 m SRW along the south and west property line for the 450 mm AC Sanitary main, or extend any foundation wall proposed at the property line to meet full depth of the existing sanitary main;
- Applicant to submit a pre & post construction video inspection of the 450 mm AC Sanitary main to ensure its adequacy after construction;
- Applicant to register restrictive covenant for right-out only; and
- Applicant to discharge the existing on-site easement (E041-0044).

A Servicing Agreement is required prior to Rezone. A processing fee of \$7,785.75 is required.

DEVELOPMENT PERMIT

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



Jeff Pang, P.Eng.
Development Engineer
SC

MIKE FADUM AND ASSOCIATES LTD.
VEGETATION CONSULTANTS

Tree Preservation Summary

Surrey Project No: 19-0149-00

Address: 8115 / 8135 - 132 Street

Registered Arborist: Peter Mennel #PN-5611-A

On-Site Trees	Number of Trees
Protected Trees Identified (on-site and shared trees, including trees within boulevards and proposed streets and lanes, but excluding trees in proposed open space or riparian areas)	93
Protected Trees to be Removed	88
Protected Trees to be Retained (excluding trees within proposed open space or riparian areas)	5
Total Replacement Trees Required: <ul style="list-style-type: none"> - Alder & Cottonwood Trees Requiring 1 to 1 Replacement Ratio 1 X one (1) = <u>1</u> - All other Trees Requiring 2 to 1 Replacement Ratio 87 X two (2) = <u>174</u> 	175
Replacement Trees Proposed	148
Replacement Trees in Deficit	27
Protected Trees to be Retained in Proposed [Open Space / Riparian Areas]	NA

Off-Site Trees	Number of Trees
Protected Off-Site Trees to be Removed	4
Total Replacement Trees Required: <ul style="list-style-type: none"> - Alder & Cottonwood Trees Requiring 1 to 1 Replacement Ratio 4 X one (1) = 4 - All other Trees Requiring 2 to 1 Replacement Ratio 0 X two (2) = 0 	4
Replacement Trees Proposed	N/A
Replacement Trees in Deficit	N/A

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

Signature of Arborist:

Date: May 4, 2021



Mike Fadum and Associates Ltd.
#105, 8277-129 Street, Surrey, BC, V3W 0A6
Phone 778-593-0300 Fax 778-593-0302



**SURVEY PLAN TO ACCOMPANY CITY OF SURREY BYLAW NO. _____
 OF LOTS 51 AND 52 EXCEPT PARTS DEDICATED ROAD ON PLAN LMP47874,
 BOTH OF SECTION 29, TOWNSHIP 2, NEW WESTMINSTER DISTRICT, PLAN 59251**

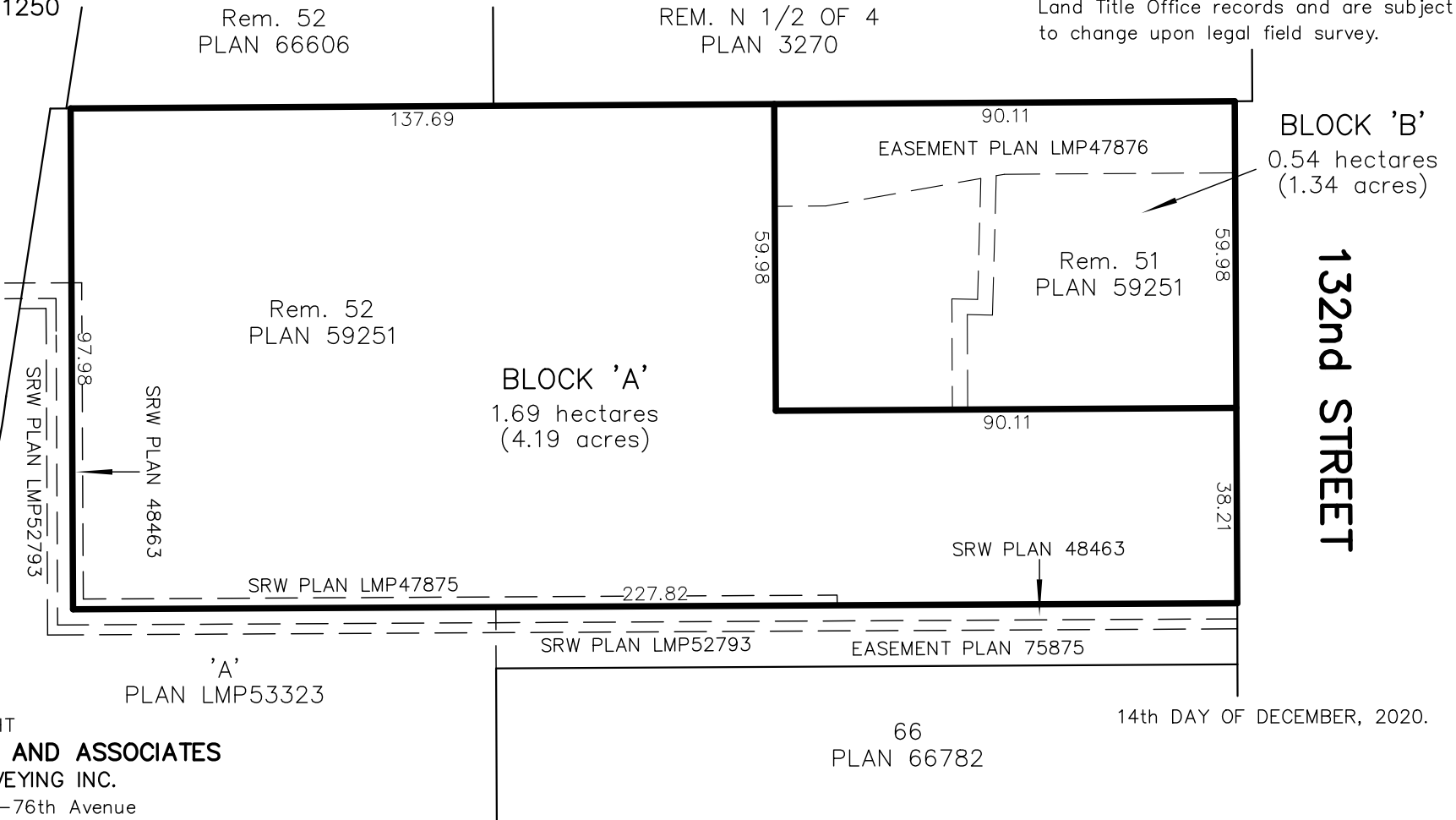
"FOR REZONING PURPOSES"

Current Civic Address:
 8115-8135 132 Avenue
 Surrey, BC

NOTES:

- All dimensions are in metres.
- This plan is NOT to be used for location of property lines.
- Lot dimensions have been derived from Land Title Office records and are subject to change upon legal field survey.

SCALE 1:1250



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 LAND SURVEYING INC.
 #216 12899-76th Avenue
 Surrey, B.C. V3W 1E6
 phone: (604) 601-6188
 email: info@dhaliwalsurvey.com
 File: 1910118-Z01
 Drawn by: MD

THIS DOCUMENT IS NOT VALID UNLESS
 ORIGINALLY SIGNED AND SEALED

14th DAY OF DECEMBER, 2020.

MARK J.R. DAILEY BCLS 867