



## RECOMMENDATION SUMMARY

- Approval for the Temporary Use Permit (TUP) to proceed to Public Notification.

## DEVIATION FROM PLANS, POLICIES OR REGULATIONS

- None.

## RATIONALE OF RECOMMENDATION

- The assembly hall and private school uses are permitted in existing CD Bylaw No. 13001. However, the CD Bylaw includes drawings which are attached as a schedule, and the bylaw indicates that the uses shall be located as shown on the schedule. These drawings are not up to date and do not allow the uses where they are proposed on the site.
- Staff have requested that the applicant submit a rezoning application to rezone the site to a new Comprehensive Development (CD) Zone, which will allow for the uses to be located where they are proposed on the site. The applicant has advised staff that they are working on this application submission.
- The applicant is planning on building a new school on the site, but this will take time. In the short term, the applicant plans to use the new assembly building (construction anticipated to complete Summer 2023) to operate a small elementary school, with a maximum of six (6) classrooms.
- There is an existing Child Care Centre in the Ragi Wing building, which is licenced as a Preschool under the Community Care and Assisted Living Act. Child Care Centre is not a permitted use in CD Bylaw No. 13001. It is, however, an appropriate use for the site and is permitted in the “Assembly Hall 1 Zone (PA-1)” and “Assembly Hall 2 Zone (PA-2)” in the Zoning Bylaw.
- The TUP will allow for the continued operation of the preschool. It is anticipated that the new CD Zone for the site, which will be submitted under a future application, will also accommodate child care as a permitted use. The intention is that this rezoning will be completed within one year, and at that time, the TUP will no longer be required.

## RECOMMENDATION

The Planning & Development Department recommends that Council approve Temporary Use Permit No. 7923-0143-00 (Appendix I) to proceed to Public Notification.

## SITE CONTEXT & BACKGROUND

| Direction                 | Existing Use  | OCP Designation                   | Existing Zone   |
|---------------------------|---|-----------------------------------|---|
| Subject Site              | Guru Nanak Sikh Gurdwara                              | Urban & Commercial                | CD Bylaw 13001  |
| North:                    | Commercial and multi-family residential developments. | Commercial & Multiple Residential | CD (By-law No. 11197), RM-45, RM-30, RA & C-8 (7072 120 Street) |
| East (Across 122 Street): | Greenbelt   | Urban                             | RF  |
| South:                    | Commercial building & Kabaddi Park                    | Commercial & Urban                | C-8 & RA  |
| West (Across 120 Street): | Commercial (Scottsdale Mall) in Corporation of Delta  | N/A                               | N/A   |

### Context & Background

- The subject site is located at the south edge of the commercial node at 72 Avenue and 120 Street. The site is designated Urban and Commercial in the Official Community Plan (OCP).
- The site is approximately 3.75 hectares (9.3 acres) in size and is located between 120 Street and 122 Street.
- There are currently four (4) 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;
  - The Seniors' Citizens Community Centre, which is located at the northeast corner of the site; and
  - A new assembly building located east of the Temple building, which is currently under construction.

### 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.                   |
| 2003 | 7903-0410-00            | Amendment to CD By-law No. 13001 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.  |
| 2010 | 7910-0268-00            | An application was made to rezone the site in order to permit an expansion to the Temple. This application was not completed and the application has been closed.   |
| 2011 | 7911-0273-00            | An application was made for a Development Variance Permit (DVP) in order to permit an expansion to the Temple on the west side of the building, facing 120 Street.  |

- A building permit has been issued to permit the construction of the new assembly building. The two-storey building is currently being constructed east of the existing temple and is anticipated to be completed by July 2023. The 505 square metres [5,500 ft<sup>2</sup>] building will accommodate a congregation hall on the first floor and eight offices located on the second floor. Six of the offices will be utilized as classroom as a temporary measure, until such time that the new school is constructed.

## DEVELOPMENT PROPOSAL

### Planning Considerations

- The applicant has applied for a Temporary Use Permit (TUP) in order to permit a private elementary school with a maximum of six classrooms, a child care centre for a maximum of 14 children, and an assembly hall, for a period not to exceed one (1) year from the time of issuance.
- The assembly hall and private school uses are permitted in CD Bylaw No. 13001. However, the CD Bylaw includes drawings which are attached as a schedule, and the bylaw indicates that the uses shall be located as shown on the schedule. These drawings are not up to date and do not allow the uses where they are proposed on the site.
- Staff have requested that the applicant submit a rezoning application to rezone the site to a new Comprehensive Development (CD) Zone, which will allow for the uses to be located where they are proposed on the site. The applicant has advised staff that they are working on this application submission.
- The applicant is planning on building a new school on the site, but this will take time. In the short term, the applicant plans to use the new assembly building (under construction) to operate a small elementary school, with a maximum of six (6) classrooms.
- There is an existing preschool in the Ragi Wing building. Child care is not a permitted use in CD Bylaw No. 13001. It is, however, an appropriate use for the site and is permitted in the “Assembly Hall 1 Zone (PA-1)” and “Assembly Hall 2 Zone (PA-2)” in the Zoning Bylaw. The TUP will allow for the continued operation of the preschool. It is anticipated that the new CD Zone for the site, which will be submitted under a future application, will also accommodate child care as a permitted use. The intention is that this rezoning will be completed within one year, and at that time, the TUP will no longer be required.
- There are currently 485 parking spaces provided on the site, which accommodates the current and proposed uses.

### Referrals

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

### PUBLIC ENGAGEMENT

- Pre-notification letters were sent on May 18, 2023, and the Development Proposal Signs were installed on May 17, 2023. Staff did not receive any comments in response.

**INFORMATION ATTACHED TO THIS REPORT**

The following information is attached to this Report:

Appendix I.        Temporary Use Permit No. 7923-0143-00  
Appendix II.        CD Bylaw No. 13001

*approved by Shawn Low*

Don Luymes  
General Manager  
Planning and Development

HK/ar

## CITY OF SURREY

(the "City")

**TEMPORARY USE PERMIT**

NO.: 7923-0143-00

Issued To:

(the "Owner")

Address of Owner:

1. This temporary use permit is issued subject to compliance by the Owner with all statutes, by-laws, orders, regulations or agreements, except as specifically varied by this temporary use permit.
2. This temporary use 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. The authority to issue Temporary Use Permits is granted to municipalities under Sections 492 and 493 of the *Local Government Act* R.S.B.C. 2015, c.1. Pursuant to Implementation, II(c) Implementation Instruments, Temporary Use Permits of Surrey Official Community Plan, 2013, No. 18020, as amended, the entire City of Surrey is designated a Temporary Use Permit area.
4. The temporary use permitted on the Land shall be for:
  - (a) A private elementary school with a maximum of six classrooms,
  - (b) An Assembly Hall; and
  - (c) A child care centre for a maximum of 14 children,

for a period not to exceed one (1) year from the date of issuance of this Temporary Use Permit.

5. The temporary use permitted on the Land shall be in accordance with:
  - (a) The appearance and location of the buildings as shown on Schedule A which is attached hereto and forms part of this permit.
  
6. The Land shall be developed strictly in accordance with the terms and conditions and provisions of this temporary use permit. This temporary use permit is not a building permit.
  
7. This temporary use permit is not transferable.
  
8. This temporary use permit shall lapse on or before one (1) year from the date of issuance.

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

---

Mayor – Brenda Locke

---

City Clerk – Jennifer Ficocelli



IN CONSIDERATION OF COUNCIL'S APPROVAL OF THIS TEMPORARY USE PERMIT AND OTHER GOOD AND VALUABLE CONSIDERATION, I/WE THE UNDERSIGNED AGREED TO THE TERMS AND CONDITIONS OF THIS TEMPORARY USE PERMIT AND ACKNOWLEDGE THAT WE HAVE READ AND UNDERSTOOD IT.

---

Owner: Signature

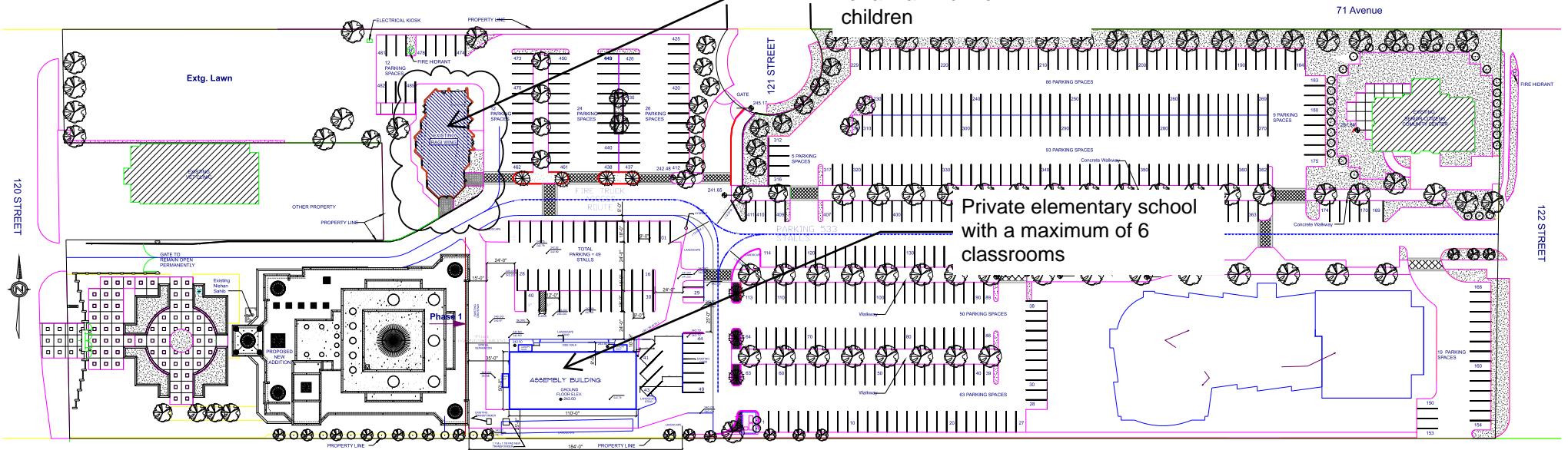
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Name: (Please Print)

# Schedule A

Child Care Centre located  
in the Ragi Wing building,  
for a maximum of 14  
children

Private elementary school  
with a maximum of 6  
classrooms



**SITEPLAN**  
SCALE: 1/40 = 1"

**CLIENT:**  
GURU NANAK SIKH  
GURDWARA SOCIETY

**SITE ADDRESS:**  
7050 120 ST  
SURREY, BC.

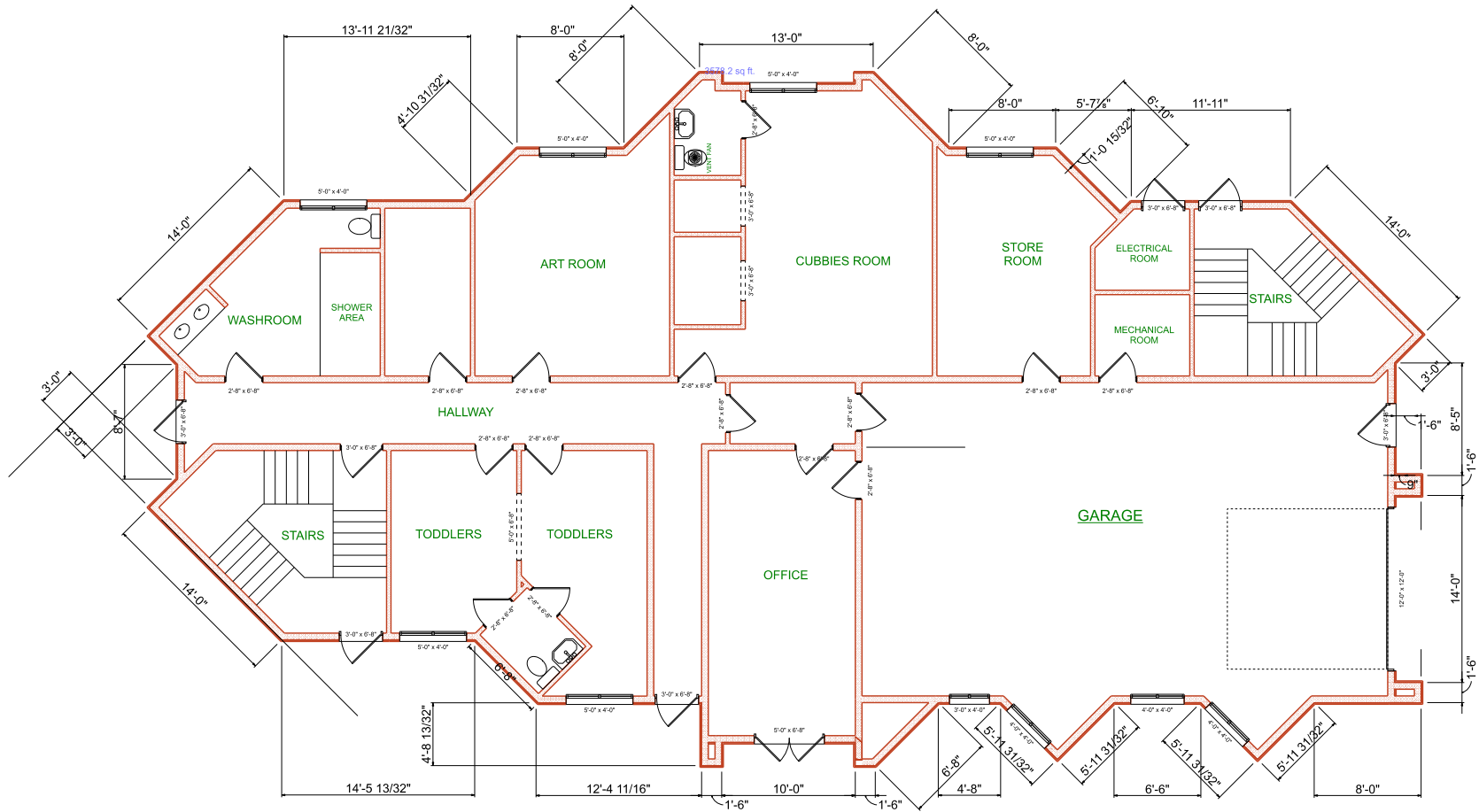
COPYRIGHT RESERVED. THIS DRAWING IS THE EXCLUSIVE PROPERTY OF JASCAN INTERIORS INC. AND CAN ONLY BE REPRODUCED WITH THEIR WRITTEN PERMISSION. ANY VARIATIONS AND MODIFICATIONS TO THESE DRAWINGS SHALL NOT BE CARRIED OUT WITHOUT WRITTEN PERMISSION FROM JASCAN INTERIORS INC. PLEASE NOTE THAT THIS DRAWING IS FOR PERMIT APPLICATION PURPOSES AND NOT INTENDED TO BE ISSUED FOR CONSTRUCTION UNTIL APPROVED BY CITY.

**DATE**  
27-03-2023

**PROJECT NO.**  
1-5-33

**SHEET NO.**  
1





**MAIN FLOOR PLAN**  
 SCALE: 1/4" = 1'  
 GROSS FLOOR AREA 3,578 SFT

**CLIENT:**  
 GURU NANAK SIKH  
 GURDWARA SOCIETY

**SITE ADDRESS:**  
 7050 120 ST  
 SURREY, BC.

COPYRIGHT RESERVED. THIS DRAWING IS THE EXCLUSIVE PROPERTY OF JASCAN INTERIORS INC. AND CAN ONLY BE REPRODUCED WITH THEIR WRITTEN PERMISSION. ANY VARIATIONS AND MODIFICATIONS TO THESE DRAWINGS SHALL NOT BE CARRIED OUT WITHOUT WRITTEN PERMISSION FROM JASCAN INTERIORS INC. PLEASE NOTE THAT THIS DRAWING IS FOR PERMIT APPLICATION PURPOSES AND NOT INTENDED TO BE ISSUED FOR CONSTRUCTION UNTIL APPROVED BY CITY.

**DATE**  
 27-03-2023

**PROJECT NO.**  
 1-5-33

**SHEET NO.**  
 2





CITY OF SURREYBY-LAW NO. 13001

A by-law to amend "Surrey Zoning By-law, 1993, No. 12000."

As amended by Bylaw No: 15574, 12/15/04

.....

THIS IS A CONSOLIDATED BY-LAW PREPARED BY THE CITY OF SURREY FOR CONVENIENCE ONLY. THE CITY DOES NOT WARRANT THAT THE INFORMATION CONTAINED IN THIS CONSOLIDATION IS CURRENT. IT IS THE RESPONSIBILITY OF THE PERSON USING THIS CONSOLIDATION TO ENSURE THAT IT ACCURATELY REFLECTS CURRENT BY-LAW PROVISIONS.

The Council of the City of Surrey, in open meeting assembled, ENACTS AS FOLLOWS:

1. "Surrey Zoning By-law, 1993, No. 12000," as amended, is hereby further amended, pursuant to the provisions of Section 963 of the "Municipal Act," and the classification of the following parcels of land, presently shown upon the maps designated as the "Zoning Maps" and marked as Schedule "A" under Part 3 of the said By-law No. 12000, is hereby amended as follows:

FROM:           COMPREHENSIVE DEVELOPMENT ZONE (CD)  
 TO:               COMPREHENSIVE DEVELOPMENT ZONE (CD)

Lot A, Section 18, Township 2, New Westminster District,  
 Plan LMP11269.

(7050 - 120 Street)

(hereinafter referred to as "the Lands")

2. The following regulations shall apply to the Lands herein:

A.     INTENT

This Comprehensive Development Zone is intended to accommodate and regulate the development of religious, community, educational and *Assembly Hall* facilities.

B. PERMITTED USES

The land and structures shall be used for the following uses only, or for a combination of such uses:

1. Temple
2. Senior Citizens' Community Centre
3. Ragi Wing (Priests' Lodging)
4. Private School and Gymnasium

and the buildings to contain the above uses shall be located as shown on Schedule "A" attached to and forming part of this By-law.

C. LOT AREA

Not applicable to this zone.

D. DENSITY

The maximum density over the entire site shall not exceed a floor space ratio of 0.35 provided that the maximum floor areas to be constructed for each use permitted under Section "B" of this zone shall be as follows:

|                                   |                      |                  |
|-----------------------------------|----------------------|------------------|
| Temple and Addition               | 4,820 m <sup>2</sup> | [51,785 sq. ft.] |
| Senior Citizens' Community Centre | 699 m <sup>2</sup>   | [7,524 sq. ft.]  |
| Ragi Wing [Priests' Lodging)      | 772 m <sup>2</sup>   | [8,300 sq. ft.]  |
| Private School                    | 4,414 m <sup>2</sup> | [47,505 sq. ft.] |
| Gymnasium                         | 1,295 m <sup>2</sup> | [13,935 sq. ft.] |

E. LOT COVERAGE

The maximum lot coverage shall be 20%.

F. YARD AND SETBACKS

The minimum setback of Buildings and Structures shall be as follows:

|                                      |                            |                  |
|--------------------------------------|----------------------------|------------------|
| Temple                               | - from Scott Road          | 38.1 m [125 ft.] |
|                                      | - from south property line | 7.5 m [25 ft.]   |
| Senior Citizens'<br>Community Centre | - 122 Street               | 6 m [20 ft.]     |
|                                      | - from north property line | 6 m [20 ft.]     |
| Ragi Wing<br>(Priests' Lodging)      | - from west property line  | 4.0 m [13 ft.]   |
|                                      | - from north property line | 7.5 m [25 ft.]   |
| Private School                       | - from south property line | 2.7 m [9 ft.]    |
| Gymnasium                            | - from 122 Street          | 16.5 m [54 ft.]  |
|                                      | - from south property line | 3.6 m [12 ft.]   |

And as further provided for and illustrated on Schedule "B" attached to and forming part of this By-law.

G. HEIGHT OF BUILDINGS

The maximum height of buildings or structures shall not exceed:

|                                      |             |           |
|--------------------------------------|-------------|-----------|
| 1. Temple                            | 26.0 metres | [85 feet] |
| 2. Senior Citizens' Community Centre | 11.0 metres | [36 feet] |
| 3. Ragi Wing (Priests' Lodging)      | 12.8 metres | [42 feet] |
| 4. Private School                    | 15.0 metres | [48 feet] |
| 5. Gymnasium                         | 13.0 metres | [43 feet] |

And as further provided for and illustrated on Schedule "B" attached to and forming part of this By-law.

H. OFF-STREET PARKING

- 515 parking stalls shall be provided on site as shown on Schedule "C" attached to and forming part of this By-law.
- Additional off-street parking requirements are set out in Part 5 Off-Street Parking of "Surrey Zoning By-law, 1993, No. 12000," as amended.

I. LANDSCAPING

1. Landscaping shall be provided in accordance with the landscaping plans included in Schedule "B" and Schedule "B-1" attached to and forming part of this By-law.

J. SPECIAL REGULATIONS

Not applicable to this zone.

K. SUBDIVISION

Not applicable to this zone.

L. OTHER REGULATIONS

In addition, land use regulations including the following are applicable:

1. Definitions are as set out in Part 1 Definitions of "Surrey Zoning By-law, 1993, No. 12000," as amended.
2. Prior to any use, the Lands must be serviced as set out in Part 2 Uses Limited, of "Surrey Zoning By-law, 1993, No. 12000," as amended and in accordance with the servicing requirements for the C-15 Zone as set forth in "Surrey Subdivision and Development By-law, 1986, No. 8830," as amended.
3. General provisions on use are as set out in Part 4 General Provisions of "Surrey Zoning By-law, 1993, No. 12000," as amended.
4. Sign regulations are as set out in Part 6 Signs, "Surrey Zoning By-law, 1993, No. 12000," as amended.



5. Building permits shall be subject to the "Surrey Building By-law, 1987, No. 9011," as amended, and the "Surrey Development Cost Charge By-law, 1993, No. 11951," as amended, and the development cost charges shall be based on:
  - PA-2 Zone for the Temple (Gurdwara), School, Gymnasium and Senior Citizen's Community Centre;
  - RM-45 Zone for the Ragi Wing (Priests' lodging) and float storage.
6. Provincial licensing of child care centres is regulated by the Community Care Facility Act R.S.B.C. 1979, c. 57 and the Child Care Regulations set out under B.C. Reg 319/89/213.

3. This By-law shall be cited for all purposes as "Surrey Zoning By-law, 1993, No. 12000, Amendment By-law, 1997, No. 13001."

PASSED FIRST AND SECOND READING on the 27th day of January, 1997.

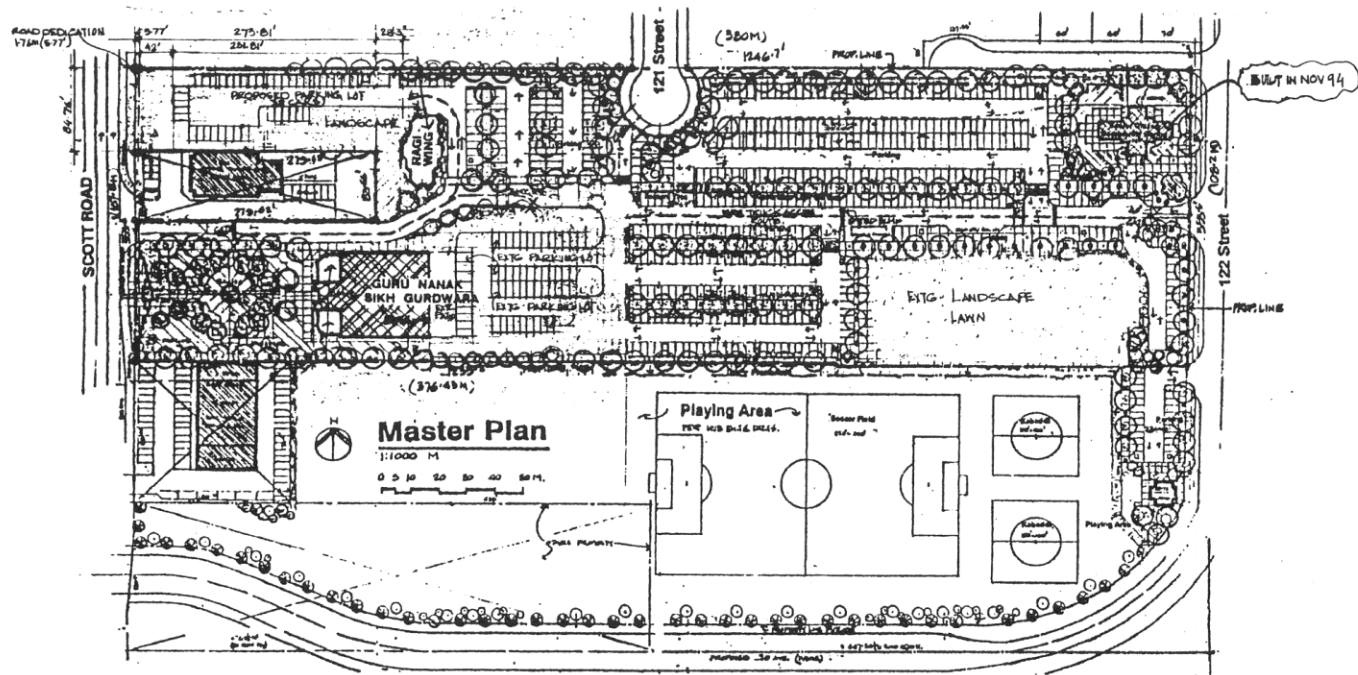
PUBLIC HEARING HELD thereon on the 3rd day of March, 1997.

PASSED THIRD READING on the 22nd day of June, 1998.

RECONSIDERED AND FINALLY ADOPTED, signed by the Mayor and Clerk, and sealed with the Corporate Seal on the 26th day of October, 1998.

\_\_\_\_\_MAYOR

\_\_\_\_\_CLERK



Schedule "A"

ZONING : AMENDING CD BY-LAW 13001

LEGAL DESCRIPTION : LOT 4, NW 1/4, SECTION 16, TOWNSHIP 2  
NW 1/4, PLAN LMP 11269

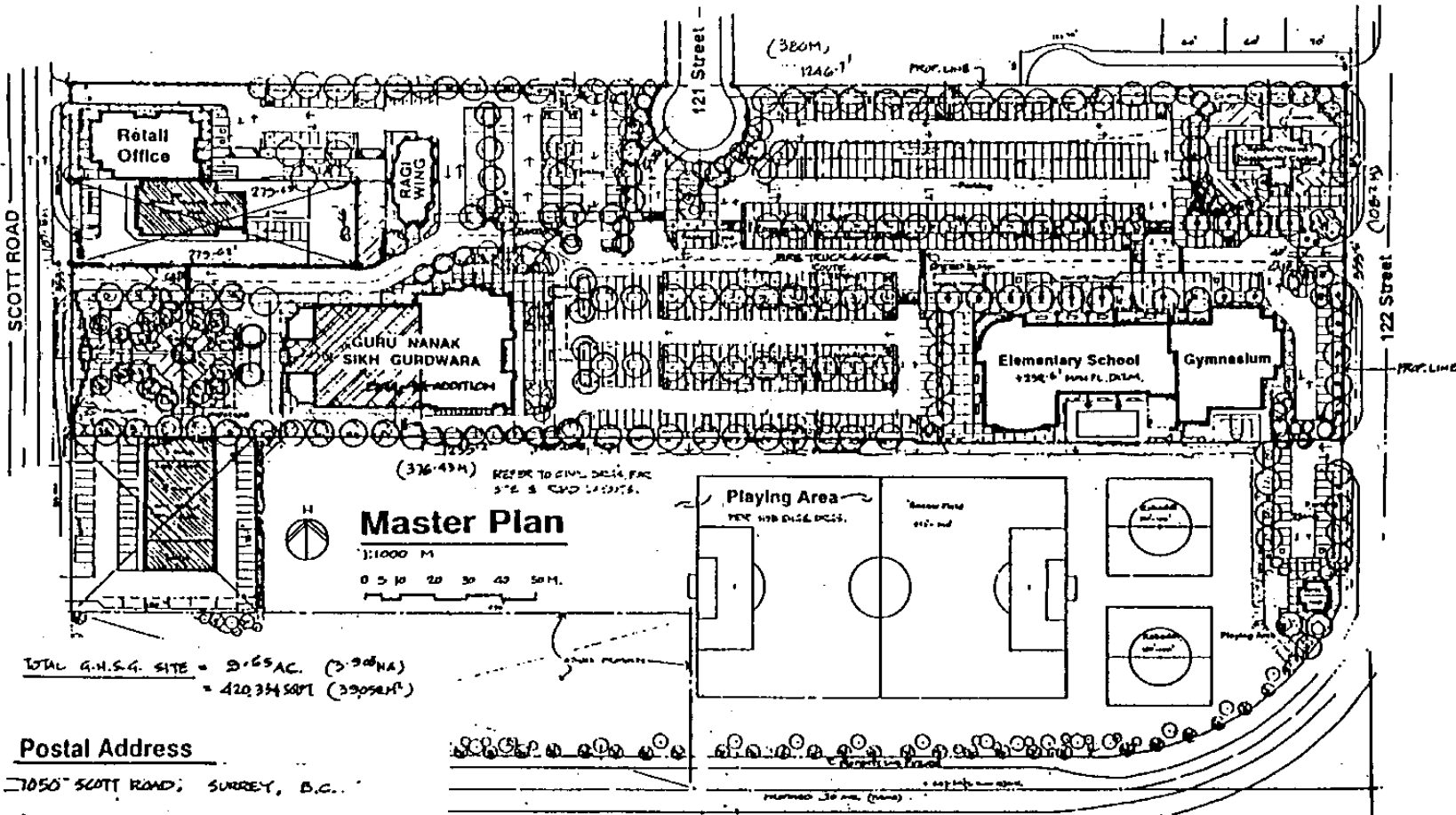
PARKING

| BUILDING TYPE                   | GROSS FLOOR AREA | PARKING REQ'D |
|---------------------------------|------------------|---------------|
| GURUDWARA                       | 5,785 SQ FT      | 216           |
| RAGI WING                       | 8,300 SQ FT      | 24            |
| SENIOR CITIZEN COMMUNITY CENTRE | 6,160 SQ FT      | 38            |
| TOTAL PARKING REQ'D :           |                  | 280 STALLS    |
| EXISTING PARKING :              |                  | 551 STALLS    |
| ADDITIONAL PARKING PROPOSED     |                  | 39 STALLS     |
| TOTAL PARKING                   |                  | 590 STALLS    |

GURU NANAK SIKH GURDWARA  
7050 120 ST  
SURREY BC

**Gerry Dorey**  
architect malibu  
1A-12008 - 82nd Ave, Surrey BC V3W 2E8  
Tel 607-9558 Fax 672-3707

6/10



TOTAL G.H.S.G. SITE = 2.65 AC. (3.90 HA)  
 = 420,334 SQM (3,905,847 SQ FT)

**Postal Address**

1050 SCOTT ROAD, SURREY, B.C.

**Legal Description**

LOT A, HWY 4, SECTION 10, TOWNSHIP 2,  
 HWY, PLAN LMP 11262.

**RENOVATIONS + ADDITIONS to**

ਗੁਰੂ ਨਾਨਕ ਸਿੱਖ ਗੁਰਦੁਆਰਾ

ਗੁਰੂ ਨਾਨਕ ਸਿੱਖ ਗੁਰਦੁਆਰਾ, ਡੇਰਾ-ਸਰੀ, ਓ. ਸੀ. ਡੇਰਾ

**GURU NANAK SIKH GURDWARA**  
 7060 - 120th STREET, SURREY, B.C. CANADA

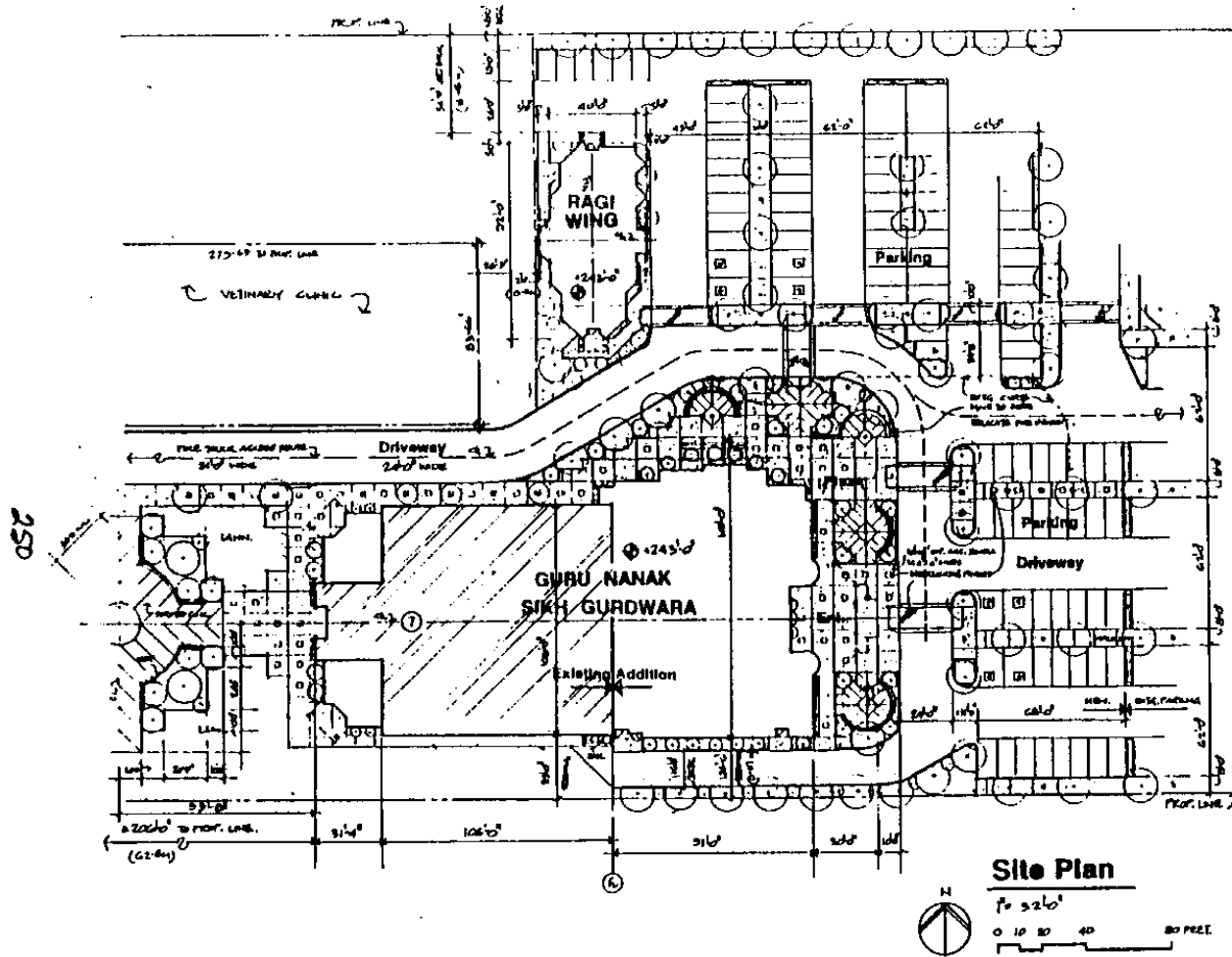


**Nirbhai Virdi** Architect

SCALE: 1:1000

**A1** #10

SCHEDULE "B"



**Site Plan**  
 1" = 32' 0"  
 0 10 20 40 80 FEET

PLAN FILE 96-0246-00  
 MITTED FOR  
**DESIGN PANEL EVALUATION**  
 16 OCTOBER 1996



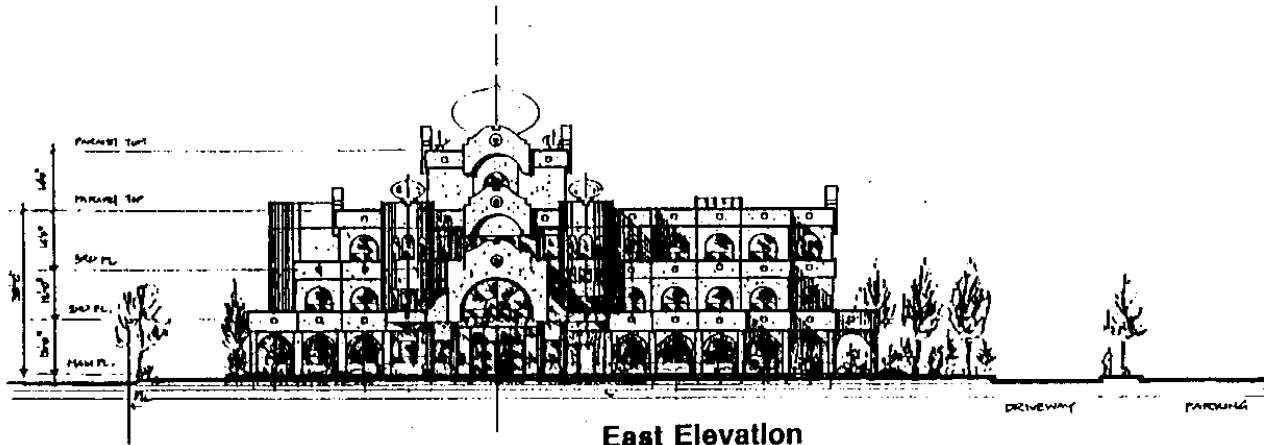
RENOVATIONS + ADDITIONS to  
 of the  
 GURU NANAK SIKH GURDWARA  
 1960 - 1300 STREET, BURNBY, CANADA



**Nirbhai Virdi** Architect

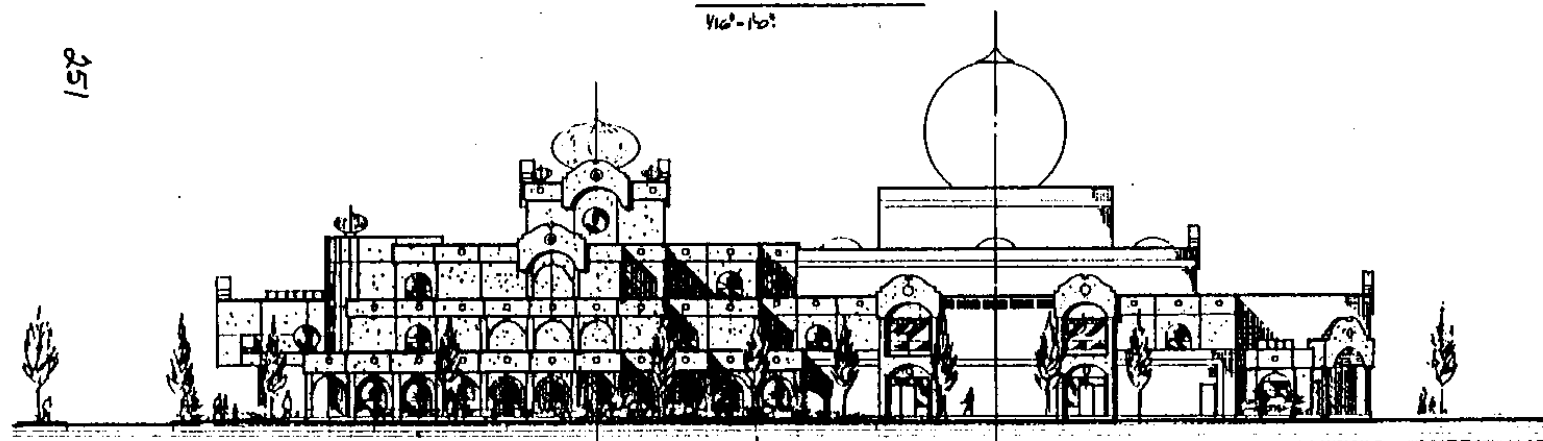
27 NOV. 96  
 3:00 PM  
**A2 of 10**

251



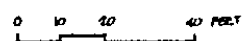
**East Elevation**

1/4" = 1'-0"



**North Elevation**

1/4" = 1'-0"



ALL DIM. EXTG.



ਗੁਰੂ ਨਾਨਕ ਸਿੱਖ ਟੈਂਪਲ, ਸਿਕਾ-ਸੀ. ਐ. ਟੀ. ਟੀ.  
**GURU NANAK SIKH TEMPLE**  
 1111 - 1108 STREET, BURNBY, B.C. CANADA

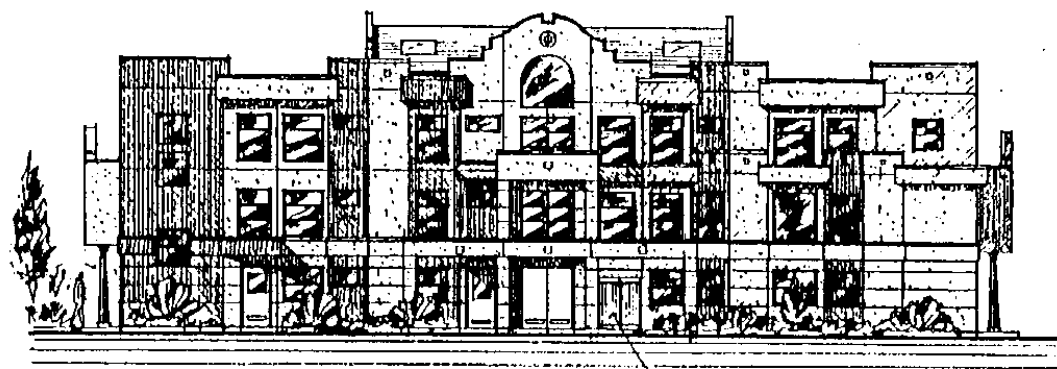


**Nirbhai Virdi** Architect

PLANNING FILE 96-0246-00  
 SUBMITTED FOR  
**DESIGN PANEL EVALUATION**  
 16 OCTOBER 1998

REVISION 30 NOV. 96  
 3 OCT. 96  
**A7** 10

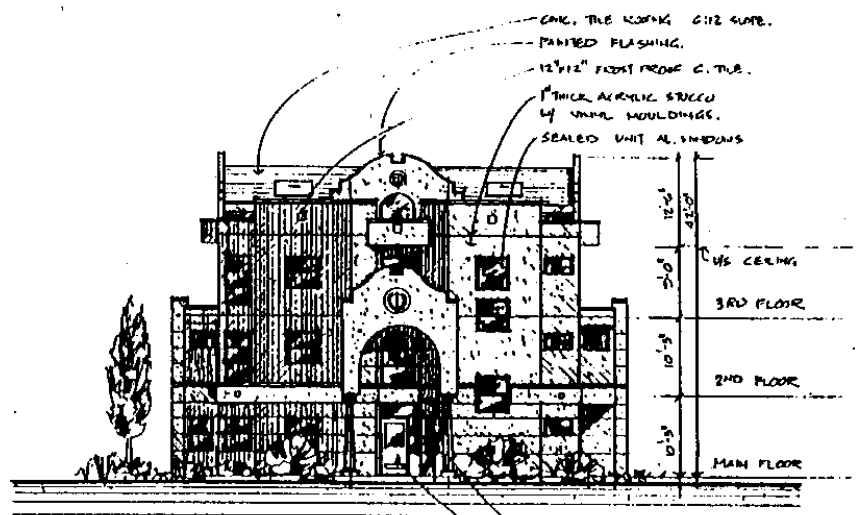
252



**East Elevation**

48' x 140'

VERT. STEEL CHAIRING IN 2"x8"  
L FRAME DOWN IN 2"x8" L FRAME  
DOWN TO GARAGE FLOORING 5'0" HIGH.  
1/4" GALV LUCK.



**South Elevation**

48' x 140'

CONC. TILE ROOFING G1/2" GUTS.  
- PAINTED FLASHING.  
12"x12" FROST PROOF C. TUB.  
1" THICK ACRYLIC STRIPS  
BY VINYL MOLDINGS.  
SEALED UNIT AL WINDOWS

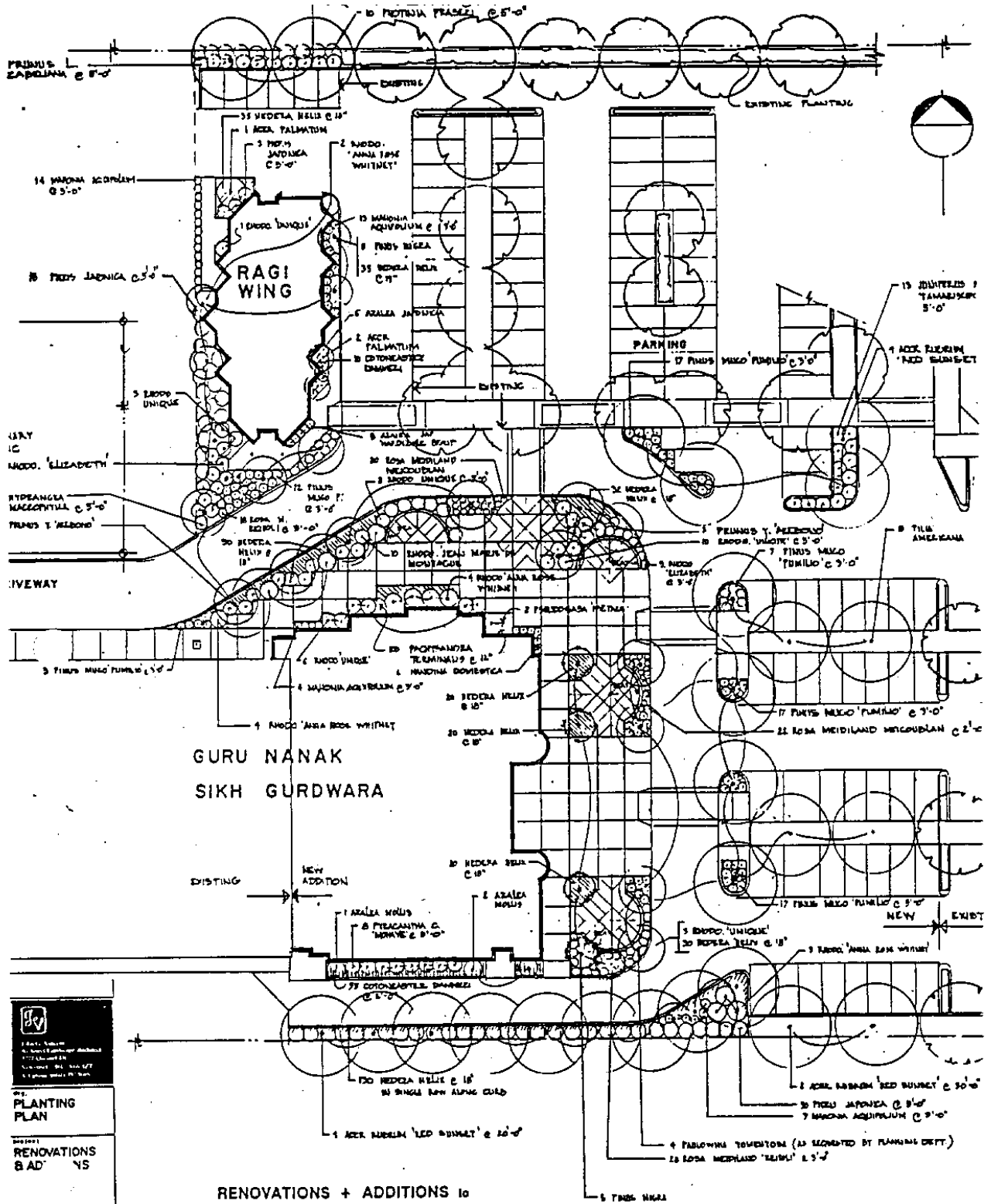
PAINTED STEEL CHAIRING  
DOWN DOOR.

PLANNING FILE 96-0246-00  
SUBMITTED FOR  
DESIGN PANEL EVALUATION  
16 OCTOBER 1996

RAGI WING for  
GURU NANAK SIKH GURDWARA  
7040-120th STREET, SURREY, B.C. CANADA



11500 20 NOV 96.  
2 OCT 96  
A 44



GURU NANAK  
SIKH GURDWARA

RENOVATIONS + ADDITIONS to  
of drive yard

ਗੁਰੂ ਨਾਨਕ ਸਿੱਖ ਗੁਰਦੁਆਰਾ, ਸਿਰਸਾ-ਰੋੜ, ਸੀ. ਏ. ਭਾਰਤ  
GURU NANAK SIKH GURDWARA  
7044 - 130th STREET, SURREY, B.C. CANADA

253

**PLANTING PLAN**

RENOVATIONS & ADDITIONS

Scale: 1" = 10'-0"

DATE: \_\_\_\_\_

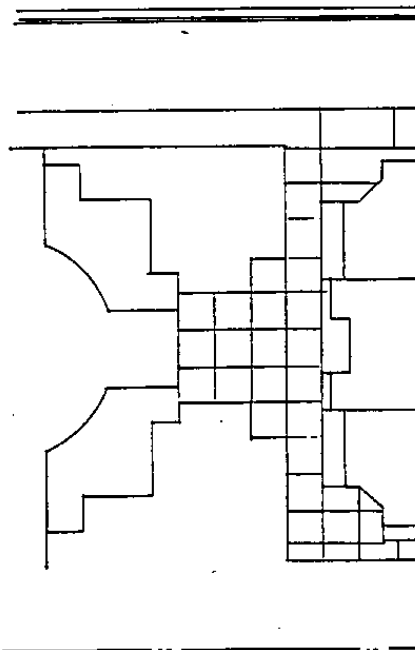
BY: \_\_\_\_\_

PROJECT: \_\_\_\_\_

CLIENT: \_\_\_\_\_

| BOTANICAL NAME                     |                     | COMMON NAME | SIZE | QUANTITY |
|------------------------------------|---------------------|-------------|------|----------|
| <b>TREES</b>                       |                     |             |      |          |
| ACER PALMATUM                      | JAPANESE MAPLE      | 3.0 M POT.  | 3    |          |
| ACER RUBRUM BIRD SUNSET            | BIRD SUNSET MAPLE   | 7.0 CM CAL. | 13   |          |
| PAULOWNIA TOMENTOSA                | EMPEROR TREE        | 3.0 CM CAL. | 4    |          |
| PINUS NIGRA                        | AUSTRIAN PINE       | 3.0 M POT.  | 10   |          |
| PRUNUS YEDOENSIS AKIBONO           | FLOWERING CHERRY    | 3.0 CM CAL. | 10   |          |
| QUERCUS PALUSTRIS                  | PIN OAK             | 7.0 CM CAL. | 2    |          |
| TILIA AMERICANA                    | LINDEN              | 7 CM CAL.   | 8    |          |
| <b>SHRUBS</b>                      |                     |             |      |          |
| AZALEA JAP. "MARDISSA BEAUTY"      | JAPANESE AZALEA     | NO.3 POT    | 11   |          |
| AZALEA MOLLE                       | MOLLE AZALEA        | NO.3 POT    | 3    |          |
| HYDRANGEA MACROPHYLLUM             | BIG LEAF HYDRANGEA  | NO.3 POT    | 8    |          |
| JUNIPERUS SABINA "TANABISICIFOLIA" | TAN JUNIPER         | NO.3 POT    | 13   |          |
| MAHONIA AQUIFOLIUM                 | OREGON GRAPE        | NO.3 POT    | 30   |          |
| MANDARIN DOMESTICA                 | FALSE BAMBOO        | NO.3 POT    | 6    |          |
| PHOTINIA FRAXEAE                   | PHOTINIA            | NO.3 POT    | 10   |          |
| PIERIS JAPONICA                    | JAP. PIERIS         | NO.3 POT    | 21   |          |
| PIRUS BUDO FANLILIO                | SWART' BUDO PINE    | NO.3 POT    | 73   |          |
| PRUNUS L. SABELLINA                | SABEL'S LAUREL      | NO.3 POT    | 10   |          |
| PSEUDOSAP. JAP. METAKE             | METAKE BAMBOO       | NO.3 POT    | 3    |          |
| PTERACANTHA C. MONIVA              | PIRETHORN           | NO.2 POT    | 8    |          |
| ROSA HEIDELAND HEITOLI             | SHRUB ROSE          | NO.2 POT    | 46   |          |
| ROSA HEIDELAND REICOUPLAN          | SHRUB ROSE          | NO.3 POT    | 42   |          |
| RHODO. ANNA ROSE WHITNEY           | RHODODENDRON        | NO.3 POT    | 13   |          |
| RHODO. ELIZABETH                   | RHODODENDRON        | NO.3 POT    | 12   |          |
| RHODO. IRIS MARIE                  | RHODODENDRON        | NO.3 POT    | 10   |          |
| DE MONTAQUE                        | RHODODENDRON        | NO.3 POT    | 30   |          |
| RHODO. UNIQUE                      | RHODODENDRON        | NO.3 POT    | 30   |          |
| <b>VINES &amp; GROUNDCOVERS</b>    |                     |             |      |          |
| COTONEASTER DAMMERI                | DAMMERI COTONEASTER | 10 CM POT   | 45   |          |
| HEDERA HELIX                       | ENGLISH IVY         | NO.1 POT    | 42   |          |
| PACHYSANDRA TERMINALIS             | JAPANESE SPURGE     | 10 CM POT   | 100  |          |

\*ALL MATERIALS AND WORK TO CONFORM TO BCCLA/BCHTA STANDARDS



RENOVATIONS + ADDITIONS to  
 of Gurudwara  
 ਗੁਰੂ ਨਾਨਕ ਸਿੱਖ ਗੁਰਦੁਆਰਾ, ਸੰਤ-ਗੰਗ, ਸ. ਸ. ਸਿੱਖ  
 GURU NANAK SIKH GURDWARA  
 7000 - 1300 STREET, BURNABY, B.C. CANADA

254

REV./M

1314 Vincent  
 50 West Lansdowne Avenue  
 Vancouver, B.C. V6S 1V7  
 Telephone (604) 271-2885

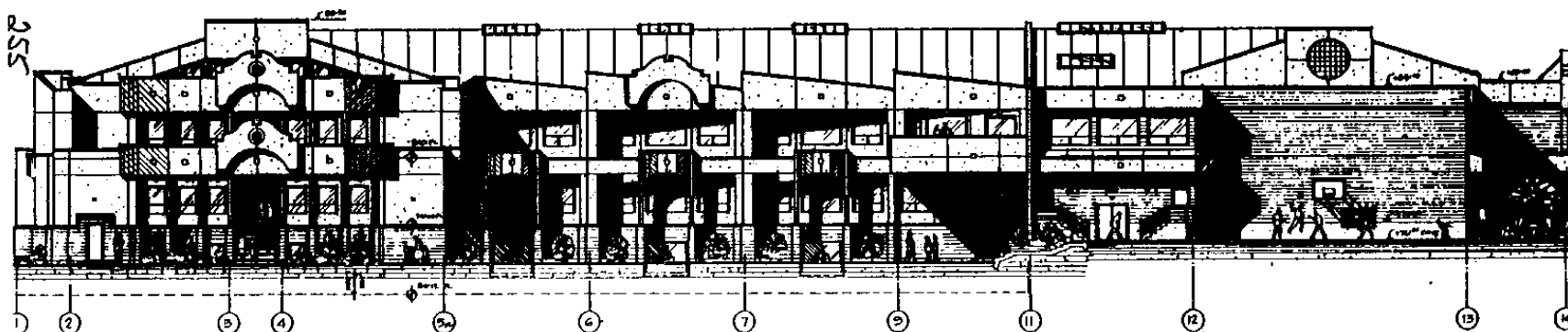
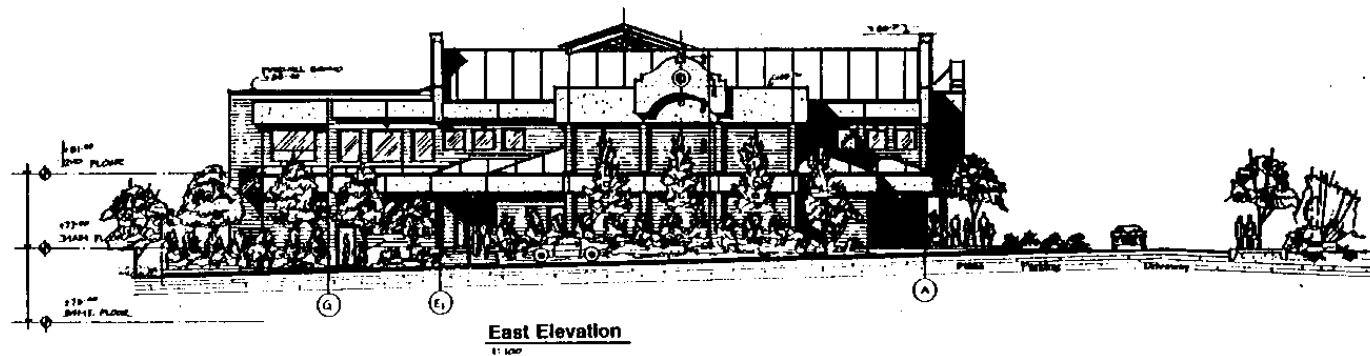
PLANTING PLAN

PROJECT  
 RENOVATIONS & ADDITIONS

drawn *JL* date OCT  
 scale 1:300 job no. 01-02/11-10

L1  
 -B





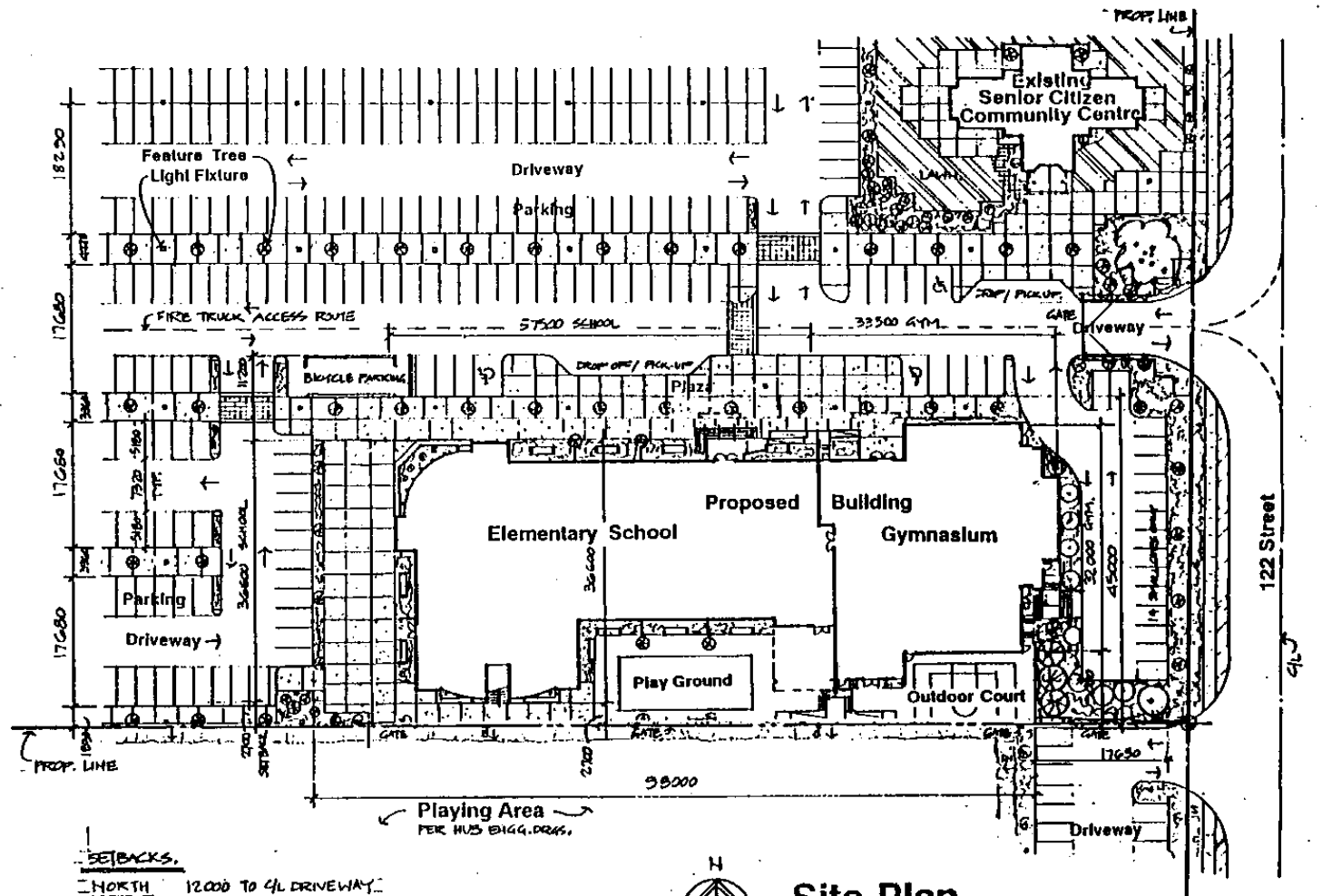
**South Elevation**  
 1"=100'  
 0 1 2 3 4 5 6 7 8 9 10 11 12 13 14

**ELEMENTARY SCHOOL  
 GYMNASIUM FOR**  
 GURU NANAK SIKH TEMPLE  
 200 - 126 STREET, TORONTO, B.C. CANADA

**Nirbhal Virdi** Architect

**A9**  
 19 MAY 24  
 19 JUN 22  
 19 JUN 22

956

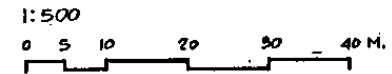


- SETBACKS.
- NORTH 12000 TO 4L DRIVEWAY.
  - EAST 17500 TO P.L.
  - SOUTH 2700 TO P.L.

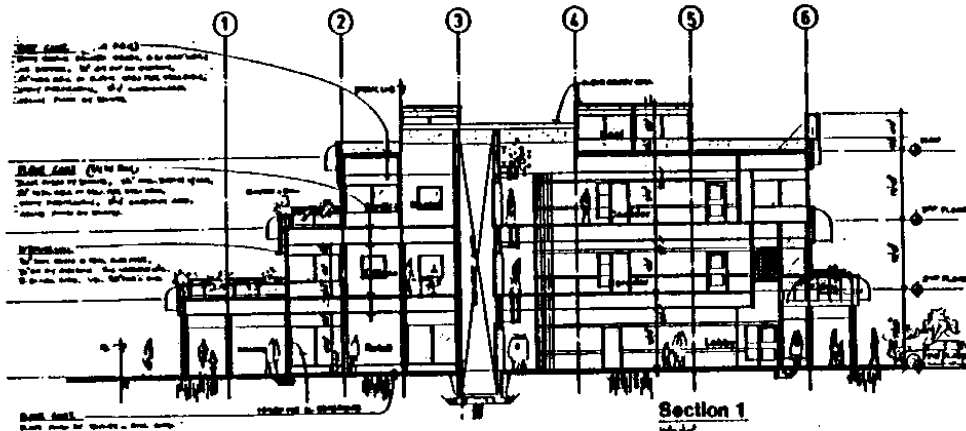
- PROPOSED HEIGHT.
- 12200 GRADE TO AV. ROOF HEIGHT.
  - 14500 TO TOP PARAPET HEIGHT.



### Site Plan

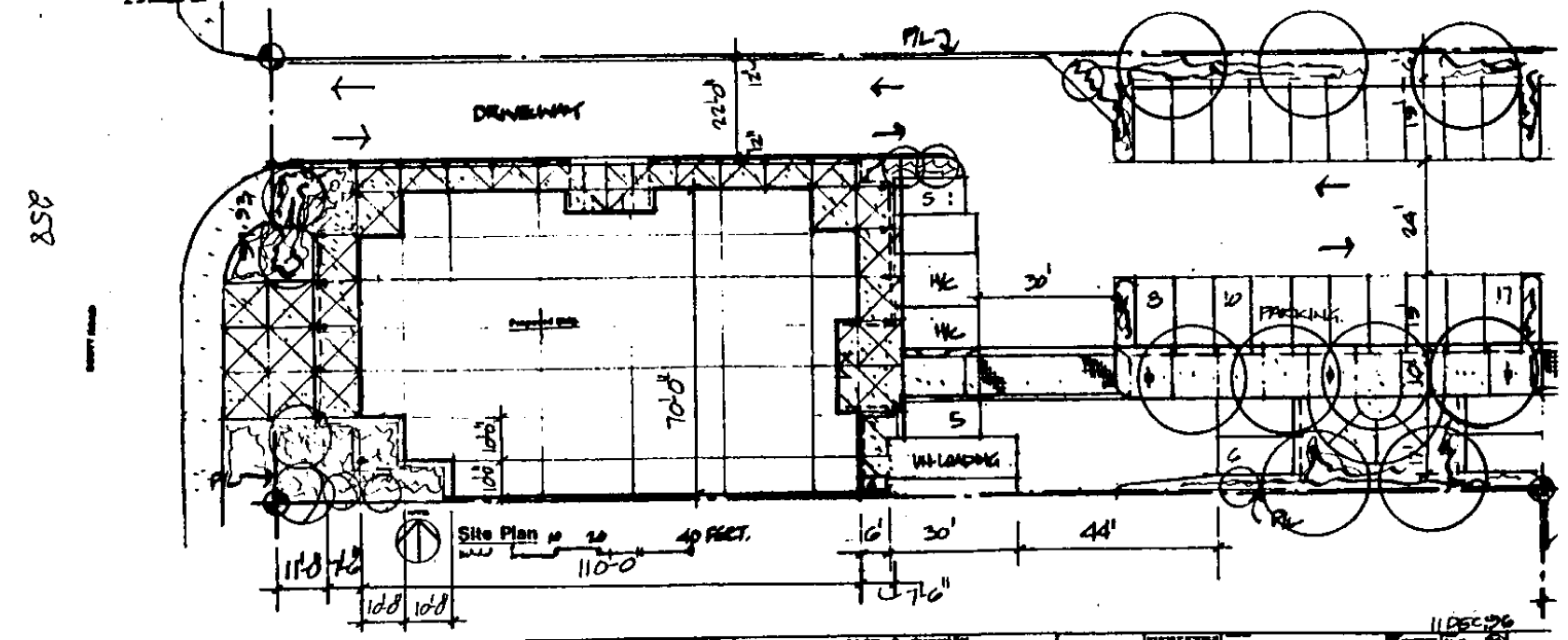






**Project Analysis**  
 1. **Site** - (1) (2) (3) (4) (5) (6)  
 2. **Structure** - (1) (2) (3) (4) (5) (6)  
 3. **Interior** - (1) (2) (3) (4) (5) (6)  
 4. **Exterior** - (1) (2) (3) (4) (5) (6)  
 5. **Foundation** - (1) (2) (3) (4) (5) (6)  
 6. **Roof** - (1) (2) (3) (4) (5) (6)  
 7. **Other** - (1) (2) (3) (4) (5) (6)

**Legal Description**  
 1. **Parcel** - (1) (2) (3) (4) (5) (6)  
 2. **Address** - (1) (2) (3) (4) (5) (6)  
 3. **Owner** - (1) (2) (3) (4) (5) (6)  
 4. **Use** - (1) (2) (3) (4) (5) (6)



252

|          |          |          |          |          |          |
|----------|----------|----------|----------|----------|----------|
| <p>1</p> | <p>2</p> | <p>3</p> | <p>4</p> | <p>5</p> | <p>6</p> |
|----------|----------|----------|----------|----------|----------|

Site Plan # 20  
 40 FEET

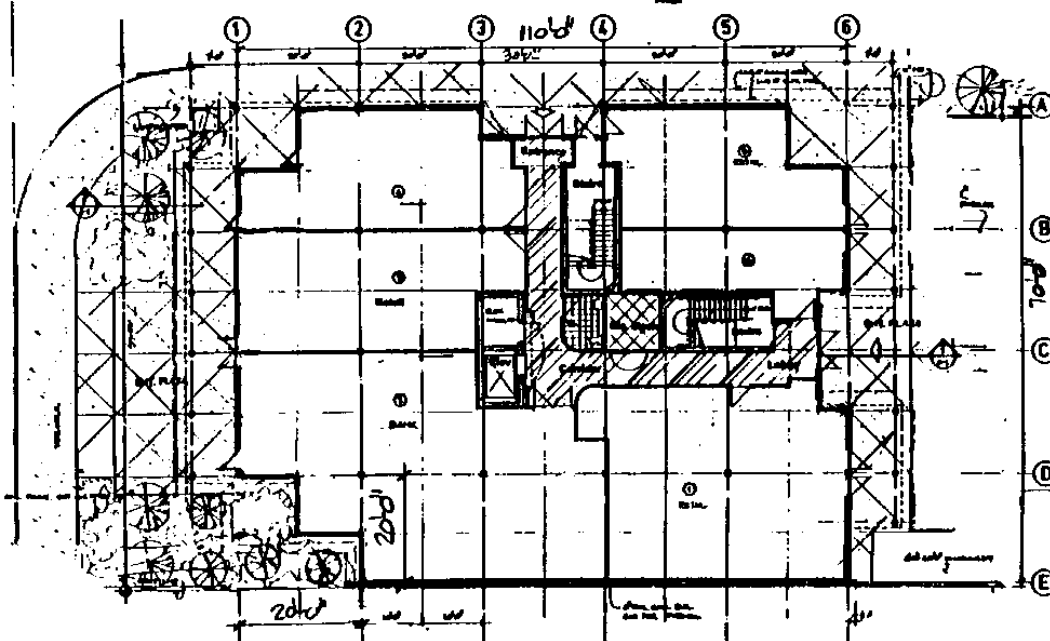
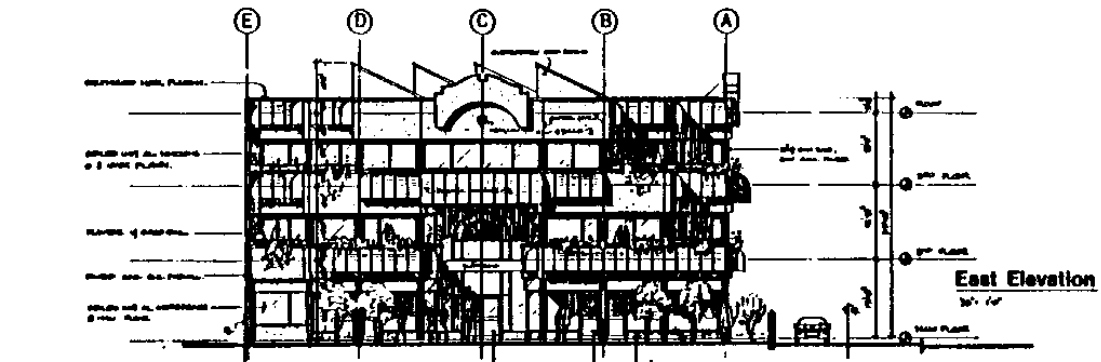
Site Plan  
 Section 1

11 DEC 96

A1

259

SCOTT ROAD

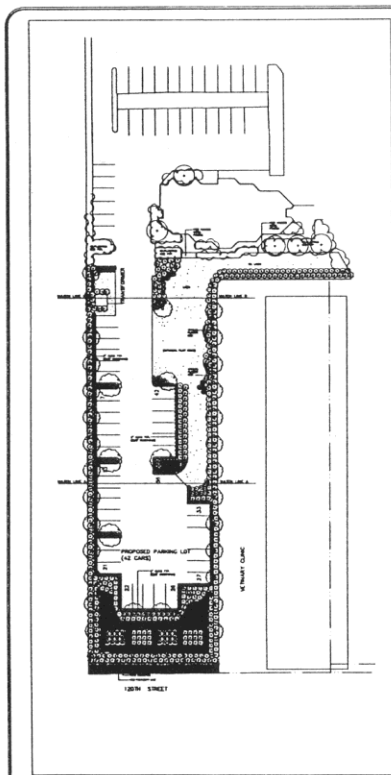


**Main Floor Plan**  
1/20' 1/4"  
11 DEC 2016

11 DEC 2016

|                             |   |                    |  |           |                    |
|-----------------------------|---|--------------------|--|-----------|--------------------|
| <p>2</p> <p>Michael Yap</p> | <p>Small &amp; Other Development For</p> <p>at the site</p> <p>by the Ministry, Council &amp; of the</p> <p><b>GURU NANAK SIKH TEMPLE</b></p> <p>at the site, Scott Road, Singapore</p> | <p>11 DEC 2016</p> | <p>Main Floor Plan</p> <p>East Elevation</p> | <p>A2</p> | <p>11 DEC 2016</p> |
|-----------------------------|---|--------------------|--|-----------|--------------------|





| Quantity   | Symbols | Botanical Name                           | Common Name                                 | Size               |
|--|---------|--|---|--------------------|
| <b>Trees</b>   |         |  |   |                    |
| 7A   |         | Acer rubrum 'Armstrong'                  | Armstrong Maple                             | 6cm cal B&B        |
| 29B  |         | Acer rubrum 'Bowhall'                    | Bowhall Maple                               | 6cm cal B&B        |
| 8C   |         | Cercidiphyllum japonica                  | Katsura                                     | 7cm cal B&B        |
| 2D   |         | Magnolia x soulangeana                   | Saucer Magnolia                             | 6cm cal B&B        |
| <b>Shrubs, Grasses, Perennials, Groundcovers &amp; Vines</b> |         |  |   |                    |
| 51a  |         | Azalea japonica 'Diamond Roof'           | Evergreen Azalea (April-May, purpleish red) | # 2 pot            |
| 22b  |         | Azalea japonica 'Hino Crimson'           | Evergreen Azalea (April-May, deep crimson)  | # 2 pot            |
| 52c  |         | Azalea japonica 'Hino White'             | Evergreen Azalea (April-May, white)         | # 2 pot            |
| 13c  |         | Buxus sempervirens                       | Common Boxwood                              | # 2 pot            |
| 60e  |         | Erica x darleyensis 'Mediterranean Pink' | Mediterranean Pink Heather                  | # 1 pot            |
| 39f  |         | Erica x darleyensis 'Siberschnelze'      | White Bell Heather                          | # 1 pot            |
| 7g   |         | Miscanthus sinensis 'Yaku Jima'          | Dwarf Maiden Grass                          | # 2 pot            |
| 83b  |         | Phloxes x Fraseri                        | Phloxes                                     | # 3 pot            |
| 14h  |         | Pieris japonica 'Variegata'              | Pieris                                      | # 2 pot            |
| 37j  |         | Prunus laurocerasus 'Otto Luyken'        | Otto Luyken Laurel                          | # 2 pot            |
| 12k  |         | Rhododendron 'Sonnar Waterer'            | Rhododendron (June, white)                  | # 3 pot            |
| 43l  |         | Rhododendron 'Ilan Violet'               | Rhododendron (April, violet purple)         | # 2 pot            |
| 5m   |         | Rhododendron 'Impedum'                   | Rhododendron (April, purple)                | # 2 pot            |
| 23n  |         | Rhododendron 'P. J. M.'                  | Rhododendron (April, purple)                | # 2 pot            |
| 41o  |         | Rhododendron 'Purple Splendor'           | Rhododendron (June, purple)                 | # 3 pot            |
| 14p  |         | Rhododendron 'Royal Pink'                | Rhododendron (April, Fuchsia Pink)          | # 3 pot            |
| 24q  |         | Hydrocotyloides sempervirens             | Blue Oat Grass                              | # 2 pot            |
| 54r  |         | Pinus mugo 'Pumilio'                     | Dwarf Mugo Pine                             | # 1 pot            |
| 1028s  |         | Arctostaphylos uva ursi 'Vancouver Jade' | Kinnikinnick                                | 10cm pot (15"o.c.) |

- NOTES:
1. All plants and planting to conform to BCSLA/BCNTA Landscape Standard Latest Edition.
  2. All growing medium to be tested by PSAI (604-273-8226) and amended as directed.
  3. All planting beds to be covered with 2" bark mulch.

| Item | Description | Quantity | Unit Price | Total       |
|------|-------------|----------|------------|-------------|
| 1    | Excavation  | 100      | \$100.00   | \$10,000.00 |
| 2    | Grading     | 100      | \$100.00   | \$10,000.00 |
| 3    | Planting    | 100      | \$100.00   | \$10,000.00 |
| 4    | Mulch       | 100      | \$100.00   | \$10,000.00 |
| 5    | Watering    | 100      | \$100.00   | \$10,000.00 |
| 6    | Site Prep   | 100      | \$100.00   | \$10,000.00 |
| 7    | Planting    | 100      | \$100.00   | \$10,000.00 |
| 8    | Mulch       | 100      | \$100.00   | \$10,000.00 |
| 9    | Watering    | 100      | \$100.00   | \$10,000.00 |
| 10   | Site Prep   | 100      | \$100.00   | \$10,000.00 |
| 11   | Planting    | 100      | \$100.00   | \$10,000.00 |
| 12   | Mulch       | 100      | \$100.00   | \$10,000.00 |
| 13   | Watering    | 100      | \$100.00   | \$10,000.00 |
| 14   | Site Prep   | 100      | \$100.00   | \$10,000.00 |
| 15   | Planting    | 100      | \$100.00   | \$10,000.00 |
| 16   | Mulch       | 100      | \$100.00   | \$10,000.00 |
| 17   | Watering    | 100      | \$100.00   | \$10,000.00 |
| 18   | Site Prep   | 100      | \$100.00   | \$10,000.00 |
| 19   | Planting    | 100      | \$100.00   | \$10,000.00 |
| 20   | Mulch       | 100      | \$100.00   | \$10,000.00 |
| 21   | Watering    | 100      | \$100.00   | \$10,000.00 |
| 22   | Site Prep   | 100      | \$100.00   | \$10,000.00 |
| 23   | Planting    | 100      | \$100.00   | \$10,000.00 |
| 24   | Mulch       | 100      | \$100.00   | \$10,000.00 |
| 25   | Watering    | 100      | \$100.00   | \$10,000.00 |
| 26   | Site Prep   | 100      | \$100.00   | \$10,000.00 |
| 27   | Planting    | 100      | \$100.00   | \$10,000.00 |
| 28   | Mulch       | 100      | \$100.00   | \$10,000.00 |
| 29   | Watering    | 100      | \$100.00   | \$10,000.00 |
| 30   | Site Prep   | 100      | \$100.00   | \$10,000.00 |
| 31   | Planting    | 100      | \$100.00   | \$10,000.00 |
| 32   | Mulch       | 100      | \$100.00   | \$10,000.00 |
| 33   | Watering    | 100      | \$100.00   | \$10,000.00 |
| 34   | Site Prep   | 100      | \$100.00   | \$10,000.00 |
| 35   | Planting    | 100      | \$100.00   | \$10,000.00 |
| 36   | Mulch       | 100      | \$100.00   | \$10,000.00 |
| 37   | Watering    | 100      | \$100.00   | \$10,000.00 |
| 38   | Site Prep   | 100      | \$100.00   | \$10,000.00 |
| 39   | Planting    | 100      | \$100.00   | \$10,000.00 |
| 40   | Mulch       | 100      | \$100.00   | \$10,000.00 |
| 41   | Watering    | 100      | \$100.00   | \$10,000.00 |
| 42   | Site Prep   | 100      | \$100.00   | \$10,000.00 |
| 43   | Planting    | 100      | \$100.00   | \$10,000.00 |
| 44   | Mulch       | 100      | \$100.00   | \$10,000.00 |
| 45   | Watering    | 100      | \$100.00   | \$10,000.00 |
| 46   | Site Prep   | 100      | \$100.00   | \$10,000.00 |
| 47   | Planting    | 100      | \$100.00   | \$10,000.00 |
| 48   | Mulch       | 100      | \$100.00   | \$10,000.00 |
| 49   | Watering    | 100      | \$100.00   | \$10,000.00 |
| 50   | Site Prep   | 100      | \$100.00   | \$10,000.00 |
| 51   | Planting    | 100      | \$100.00   | \$10,000.00 |
| 52   | Mulch       | 100      | \$100.00   | \$10,000.00 |
| 53   | Watering    | 100      | \$100.00   | \$10,000.00 |
| 54   | Site Prep   | 100      | \$100.00   | \$10,000.00 |
| 55   | Planting    | 100      | \$100.00   | \$10,000.00 |
| 56   | Mulch       | 100      | \$100.00   | \$10,000.00 |
| 57   | Watering    | 100      | \$100.00   | \$10,000.00 |
| 58   | Site Prep   | 100      | \$100.00   | \$10,000.00 |
| 59   | Planting    | 100      | \$100.00   | \$10,000.00 |
| 60   | Mulch       | 100      | \$100.00   | \$10,000.00 |
| 61   | Watering    | 100      | \$100.00   | \$10,000.00 |
| 62   | Site Prep   | 100      | \$100.00   | \$10,000.00 |
| 63   | Planting    | 100      | \$100.00   | \$10,000.00 |
| 64   | Mulch       | 100      | \$100.00   | \$10,000.00 |
| 65   | Watering    | 100      | \$100.00   | \$10,000.00 |
| 66   | Site Prep   | 100      | \$100.00   | \$10,000.00 |
| 67   | Planting    | 100      | \$100.00   | \$10,000.00 |
| 68   | Mulch       | 100      | \$100.00   | \$10,000.00 |
| 69   | Watering    | 100      | \$100.00   | \$10,000.00 |
| 70   | Site Prep   | 100      | \$100.00   | \$10,000.00 |
| 71   | Planting    | 100      | \$100.00   | \$10,000.00 |
| 72   | Mulch       | 100      | \$100.00   | \$10,000.00 |
| 73   | Watering    | 100      | \$100.00   | \$10,000.00 |
| 74   | Site Prep   | 100      | \$100.00   | \$10,000.00 |
| 75   | Planting    | 100      | \$100.00   | \$10,000.00 |
| 76   | Mulch       | 100      | \$100.00   | \$10,000.00 |
| 77   | Watering    | 100      | \$100.00   | \$10,000.00 |
| 78   | Site Prep   | 100      | \$100.00   | \$10,000.00 |
| 79   | Planting    | 100      | \$100.00   | \$10,000.00 |
| 80   | Mulch       | 100      | \$100.00   | \$10,000.00 |
| 81   | Watering    | 100      | \$100.00   | \$10,000.00 |
| 82   | Site Prep   | 100      | \$100.00   | \$10,000.00 |
| 83   | Planting    | 100      | \$100.00   | \$10,000.00 |
| 84   | Mulch       | 100      | \$100.00   | \$10,000.00 |
| 85   | Watering    | 100      | \$100.00   | \$10,000.00 |
| 86   | Site Prep   | 100      | \$100.00   | \$10,000.00 |
| 87   | Planting    | 100      | \$100.00   | \$10,000.00 |
| 88   | Mulch       | 100      | \$100.00   | \$10,000.00 |
| 89   | Watering    | 100      | \$100.00   | \$10,000.00 |
| 90   | Site Prep   | 100      | \$100.00   | \$10,000.00 |
| 91   | Planting    | 100      | \$100.00   | \$10,000.00 |
| 92   | Mulch       | 100      | \$100.00   | \$10,000.00 |
| 93   | Watering    | 100      | \$100.00   | \$10,000.00 |
| 94   | Site Prep   | 100      | \$100.00   | \$10,000.00 |
| 95   | Planting    | 100      | \$100.00   | \$10,000.00 |
| 96   | Mulch       | 100      | \$100.00   | \$10,000.00 |
| 97   | Watering    | 100      | \$100.00   | \$10,000.00 |
| 98   | Site Prep   | 100      | \$100.00   | \$10,000.00 |
| 99   | Planting    | 100      | \$100.00   | \$10,000.00 |
| 100  | Mulch       | 100      | \$100.00   | \$10,000.00 |

Schedule "B-1"

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| DATE | REVISIONS |
|------|-----------|
|      |           |
|      |           |
|      |           |

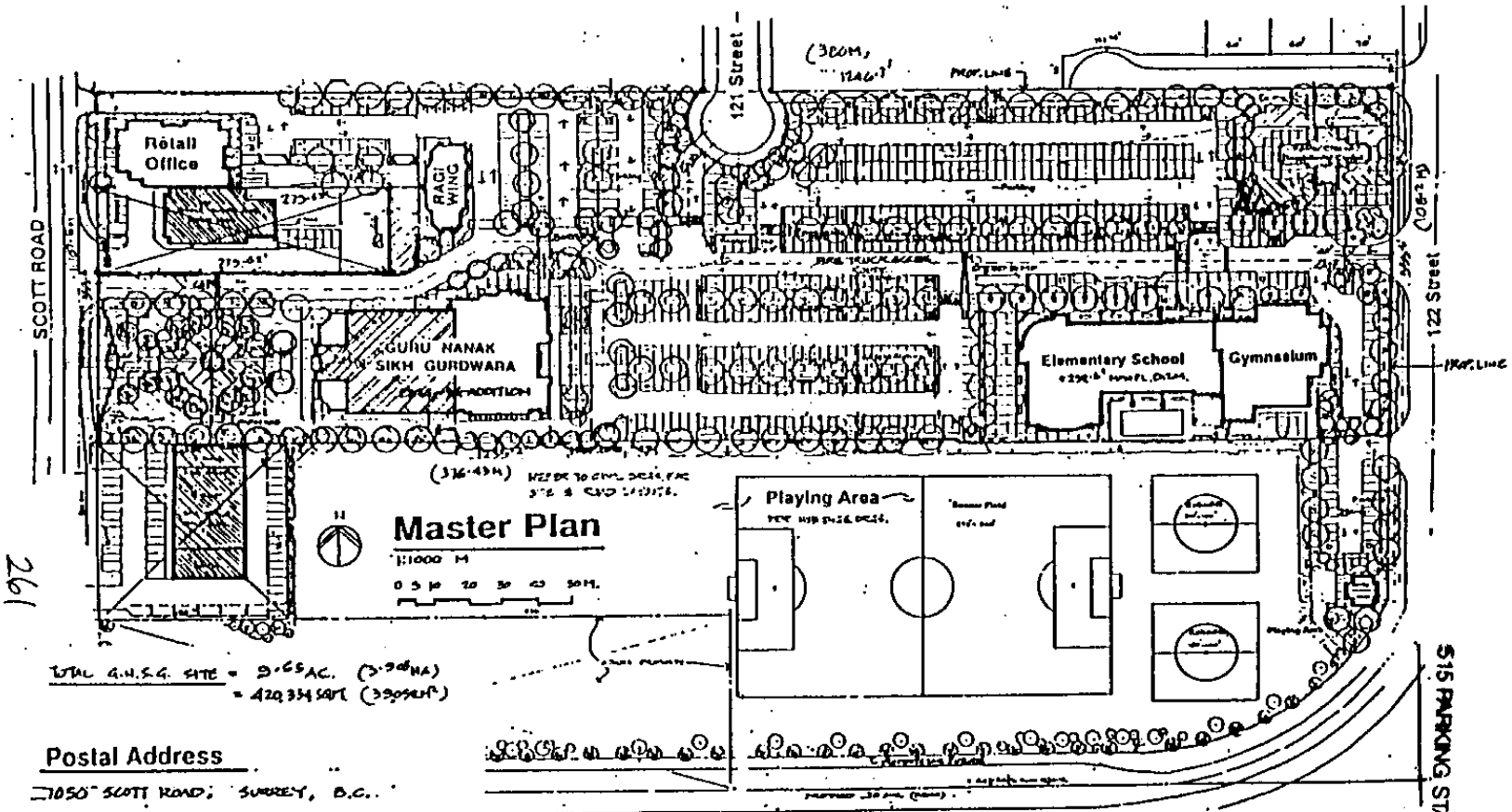
JHL Design Group Inc.  
 Landscape Architecture • Urban Design

1275 West Street, Vancouver, BC  
 Tel: 604-283-8813  
 Fax: 604-283-8813  
 Email: jhl@jhl-design.ca

| SCALE   |
|---------|
| Nov. 04 |
| JHL     |
| JHL     |

| PROJECT FILE                                    | DRAWING FILE           |
|---|------------------------|
| PROPOSED PARKING LOT<br>7050-120 St. Surrey, BC |                        |
|   | OVERALL REFERENCE PLAN |

SCALE NO: L-0



261

TOTAL G.H.S.G. SITE = 3.65 AC. (3.90 HA)  
 = 420,334 SQFT (39,000 SQM)

**Postal Address**

1050 SCOTT ROAD, SURREY, B.C.

**Legal Description**

LOT A, HWY 4, SECTION 10, TOWNSHIP 2,  
 IN HR. PLAN LMP 11262

515 PARKING STALLS PROVIDED

SCHEDULE 'C'

**RENOVATIONS + ADDITIONS to**

of the site  
 ਗੁਰੂ ਨਾਨਕ ਸਿੰਘ ਗੁਰਦੁਆਰਾ, ਰੋਡ-ਸਾਈ, ਐ. ਸੀ. ਚੈਨੇਰਾ  
**GURU NANAK SIKH GURDWARA**  
 7040 - 120th STREET, SURREY, B.C. CANADA



**Nirbhai Virdi** Architect

Scale: 1:100  
**A1** of 10  
 2001.05