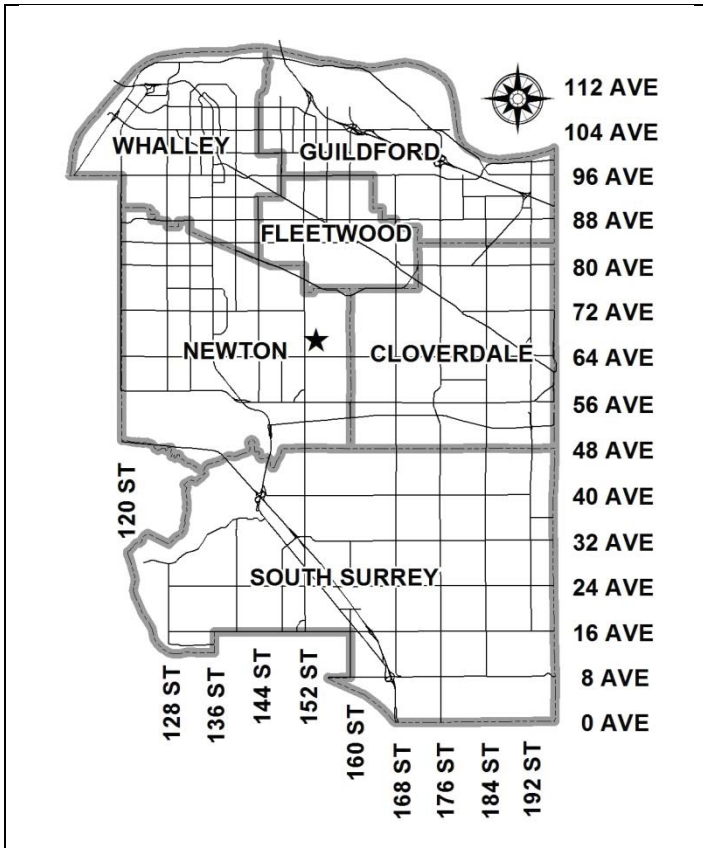


City of Surrey
PLANNING & DEVELOPMENT REPORT

File: 7915-0339-00

Planning Report Date: May 8, 2017

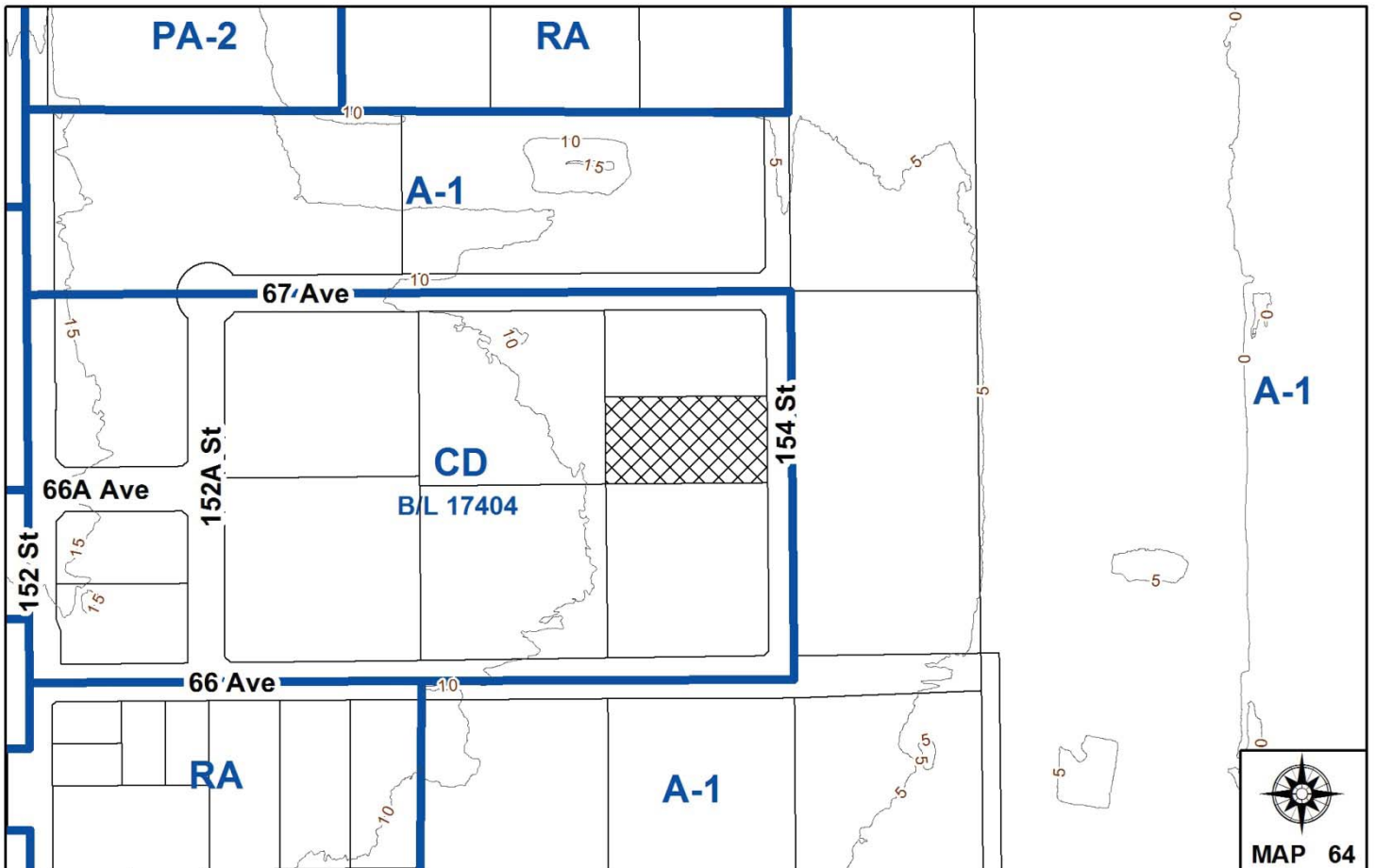


PROPOSAL:

- **Development Permit**
- **Development Variance Permit**

to permit the development of an adult education centre with accessory mosque.

LOCATION: 6655 - 154 Street
OWNER: Al-Kawthar Foundation
ZONING: CD By-law No. 17404
OCP DESIGNATION: Mixed Employment
NCP DESIGNATION: Business Park



RECOMMENDATION SUMMARY

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

DEVIATION FROM PLANS, POLICIES OR REGULATIONS

- A Development Variance Permit is required for four proposed variances:
 - Reduction in the south side yard setback from 3.6 metres (12 feet) to zero;
 - Reduction in the rear yard setback from 7.5 metres (25 feet) to 7.3 metres (24 feet);
 - Reduction in the minimum required parking from 77 spaces to 74; and
 - Elimination of the required berm within the front yard landscaping.

RATIONALE OF RECOMMENDATION

- The proposal complies with the Official Community Plan and the East Newton Business Park Neighbourhood Concept Plan.
- The proposed development is consistent with the design guidelines outlined in the East Newton Business Park NCP and the general development permit approved for this area.
- The reduced setbacks reflect the north and west setbacks on the property to the south.
- The proposed parking variance is minor and can be supported based on anticipated trip sharing between the childcare and the other uses on site.

RECOMMENDATION

The Planning & Development Department recommends that:

1. Council authorize staff to draft Development Permit No. 7915-0339-00 generally in accordance with the attached drawings (Appendix II).
2. Council approve Development Variance Permit No. 7915-0339-00 (Appendix IV) varying the following, to proceed to Public Notification:
 - (a) to reduce the minimum south side yard setback of the CD Zone from 3.6 metres (12 ft.) to 0 metres (0 ft.);
 - (b) to reduce the minimum rear yard setback of the CD Zone from 7.5 metres (25 ft.) to 7.3 metres (24 ft.);
 - (c) to reduce the minimum number of on-site parking spaces from 77 to 74; and
 - (d) to eliminate the requirement for an earth berm within the front yard landscaping.
3. Council instruct staff to resolve the following issues prior to approval:
 - (a) submission of a finalized tree survey and a statement regarding tree preservation to the satisfaction of the City Landscape Architect;
 - (b) submission of a landscaping plan and landscaping cost estimate to the specifications and satisfaction of the Planning and Development Department; and
 - (c) resolution of all urban design issues to the satisfaction of the Planning and Development Department.

REFERRALS

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

Surrey Fire Department: The Fire Department has no objection to the project.

SITE CHARACTERISTICS

Existing Land Use: Vacant business park lot.

Adjacent Area:

Direction	Existing Use	OCP/NCP Designation	Existing Zone
North:	Business Park building under construction.	Mixed Employment/ Business Park.	CD By-law No. 17404.
East (Across 154 Street):	Tentnology, a company that manufactures large tents.	Mixed Employment/ Business Park.	A-1
South and west:	Existing business park buildings.	Mixed Employment/ Business Park.	CD By-law No. 17404.

DEVELOPMENT CONSIDERATIONSContext and Background

- The subject property is designated "Mixed Employment" in the Official Community Plan (OCP) and "Business Park" in the East Newton Business Park Neighbourhood Concept Plan (NCP).
- The lot was created and zoned for business park use under CD By-law No. 17404. The rezoning and subdivision were completed in November 2011 under Development Application No. 7908-0128-00.
- A general Development Permit was registered as part of the rezoning application. The DP discusses detailed requirements for building design, drainage, and landscaping.

Proposal

- The applicant proposes an adult religious education centre, the Al Kawthar Education Centre, with an associated mosque.
- The education component is considered to be a general service use and the mosque is an assembly use. Both are permitted uses in CD By-law No. 17404, with the mosque being permitted only as accessory to the adult education centre. In accordance with the definition in the Zoning By-law, an accessory use can occupy a maximum of 49% of the gross floor area of a building. CD By-law No. 17404 further limits the size of an assembly use to no more than 700 square metres (7,500 square feet).
- The application is for a 1,951 square metre (21,000 square foot) two-storey facility containing a 438 square metre (4,719 square foot) lecture hall, meeting rooms, offices, a café, child-care centre, interior courtyard, and a 508 square metre (5,468 square foot) mosque. The size of the mosque is in compliance with the accessory use limitations of CD By-law No. 17404. Furthermore, the combined size of the mosque and the child care centre, which is also considered an accessory use, is in keeping with the 49% gross floor area limitation of the Zoning By-law.

- The roof height of the building is proposed to be 9.4 metres (31.0 feet) with some taller architectural elements. A minaret is proposed on the north side of the building, to the west of the mosque, reaching 15.24 metres (50 feet) in height. Although the maximum building height in the CD By-law is 12 metres (40 feet), a Development Variance Permit is not required for the minaret. The Zoning By-law allows an architectural feature such as a minaret to exceed the maximum building height as long as it occupies less than one percent of the lot area.
- The application includes four proposed variances, which are all supported and are discussed in more detail later in this report:
 - Reduce the south side yard setback from 3.6 metres (12 feet) to zero;
 - Reduce the rear (west) yard setback from 7.5 metres (25 feet) to 7.3 metres (24 feet);
 - Reduce the required parking from 77 spaces to 74 spaces; and
 - Eliminate the requirement for a berm within the landscaping adjacent to 154 Street.

PRE-NOTIFICATION

- Pre-notification letters were not required for this application.

DESIGN PROPOSAL AND REVIEW

Site Design and Landscaping

- One driveway is proposed, to be located on 154 Street.
- Pedestrian connections are provided from 154 Street to the main building entrances.
- A small pedestrian plaza is located on the east side of the building, in front of the main entrance to the mosque. The area will be laid with paving stones and broom-finished concrete in a decorative pattern. Two water features are proposed as well as landscape planting.
- Parking will be located to the east and north of the building.
- Two children's play areas are proposed in order to support the child care use. One play area will be located on the north side of the building. On the west side, within the rear yard setback, the applicant proposes a second play area and a courtyard with benches and landscape planting.
- A small interior courtyard is also proposed, with three trees and more decorative paving. The courtyard will only be accessible from the main floor of the building.

- The applicant proposes a decorative fence adjacent to 154 Street with a gate at the driveway entrance. The fence will be 1.2 metres (4.0 feet) tall with 1.4 metre (4.6 foot) high columns. The fence will be in aluminum with a herringbone lattice pattern and will be transparent.
- A concrete monument sign is proposed to be located south of the driveway entrance and set back 2.0 metres (6.6 feet) from the property line, in compliance with the Sign By-law.
- A 3.0 metre (9.8 feet) wide landscaped setback with a bio-filtration trench is located adjacent to 154 Street inside the proposed fencing. A restrictive covenant was registered on title at the time of rezoning and subdivision to ensure that each property's drainage requirements would be met by an infiltration trench adjacent to the front property line. The applicant's civil engineer has confirmed that the infiltration trench will function in compliance with the restrictive covenant.
- The landscaping is wide enough around the trench to allow a row of coniferous trees to be planted along 154 Street. Because the East Newton Business Park lands are higher than the surrounding agricultural lands, the park is very visible from the east. With the planting of larger coniferous trees on the east side of the building, the visual impact of the industrial buildings should be minimized.

Building Design

- The proposed building will cover approximately 31% of the site and have an FAR of 0.48. The proposed density is below the maximum 0.75 FAR permitted by the CD Zone (By-Law No. 17404).
- The building is proposed to be of concrete tilt-up construction with significant decorative elements.
- The mosque portion of the building, which will be oriented at an angle to the rest of the building, will include several tall frosted glass windows with a lattice pattern along the north and east sides. A decorative cornice is proposed on the northeast corner of the building. Black polished marble will be used as an accent material behind the water feature on the north side of the mosque. The rooftop dome will be finished with glazed ceramic tiles.
- The minaret will be constructed of concrete with extensive glazing using the same decorative lattice pattern as the mosque windows.
- The larger educational portion of the building will include concrete panels stamped with a decorative pattern and green tinted windows.

TREES

- Meredith Mitchell, ISA Certified Arborist of M2 Landscape Architecture 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 and cottonwood	0	0	0
Deciduous Trees (excluding Alder and Cottonwood Trees)			
crabapple	3	3	0
Coniferous Trees			
coniferous frees	0	0	0
Total (excluding Alder and Cottonwood Trees)	3	3	0
Total Replacement Trees Proposed (excluding Boulevard Street Trees)		28	
Total Retained and Replacement Trees		28	
Contribution to the Green City Fund		\$0	

- The Arborist Assessment states that there are a total of 3 protected trees on the site. All are crabapple trees and not good candidates for retention, therefore no trees will be retained as part of this development proposal.
- The applicant will be required to plant trees on a 2 to 1 replacement ratio. This will require a total of 6 replacement trees on the site. The applicant is proposing to plant 28 trees as part of the development.
- The new trees on the site will consist of a variety of trees including cypress, dogwood, sweetgum, and Chinese windmill palm.

SUSTAINABLE DEVELOPMENT CHECKLIST

The applicant prepared and submitted a sustainable development checklist for the subject site on April 27, 2017. The table below summarizes the applicable development features of the proposal based on the seven (7) criteria listed in the Surrey Sustainable Development Checklist.

Sustainability Criteria	Sustainable Development Features Summary
1. Site Context & Location (A1-A2)	<ul style="list-style-type: none"> • The site is located within the East Newton Business Park Neighbourhood Concept Plan area and is consistent with the plan.

Sustainability Criteria	Sustainable Development Features Summary
2. Density & Diversity (B1-B7)	<ul style="list-style-type: none"> • N/a
3. Ecology & Stewardship (C1-C4)	<ul style="list-style-type: none"> • The development proposes a bio-filtration trench to accommodate the site drainage. • Permeable pavers are proposed in certain locations within the parking lot. • The applicant proposes to plant 28 trees, which surpasses the 6 replacement trees required by By-law.
4. Sustainable Transport & Mobility (D1-D2)	<ul style="list-style-type: none"> • N/a
5. Accessibility & Safety (E1-E3)	<ul style="list-style-type: none"> • The site design considers CPTED principles. • The proposal includes daycare space with play areas as well as areas for community gathering.
6. Green Certification (F1)	<ul style="list-style-type: none"> • N/a
7. Education & Awareness (G1-G4)	<ul style="list-style-type: none"> • The site has been designed by the architect in association with the Al Kawthar Islamic Association, which owns the property and will operate the education centre and mosque in perpetuity.

ADVISORY DESIGN PANEL

- A referral to the Advisory Design Panel (ADP) was not required but the design was reviewed by City staff and found to be satisfactory.

BY-LAW VARIANCE AND JUSTIFICATION

(a) Requested Variance:

- Reduce the south side yard setback of CD By-law No. 17404 from 3.6 metres (12 feet) to zero.

Applicant's Reasons:

- The recently-constructed cold-storage warehouse on the property to the south (Development Application No. 7914-0184-00) was granted a Development Variance Permit to be constructed with zero setback to the shared property line. The proposed setback reduction on the subject site allows for the two buildings to be located side-by-side for a more attractive street presence.

Staff Comments:

- If the building were to be constructed with a 3.6 metre (12 foot) setback as required by the By-law, the resulting space in between the two buildings would be unattractive and undesirable from a CPTED perspective.

(b) Requested Variance:

- Reduce the rear (west) yard setback of CD By-law No. 17404 from 7.5 metres (25 feet) to 7.3 metres (24 feet).

Applicant's reasons:

- The adjacent cold-storage warehouse is set back 3.6 metres (12 feet) from the west property line so even with the slightly reduced setback on the subject site, the rear yard remains wider than the yard on the neighbouring lot.

Staff Comments:

- The impact of the variance on the rear yard will be minimal.
- The proposed variance is in keeping with the neighbourhood context, with the building to the south being set back 3.6 metres (12 feet) from the western property line.
- The applicant proposes an attractive plaza on the front (east side) of the building, with decorative paving, planting, and water features. This enhanced pedestrian area provides additional justification for the small setback relaxation at the rear of the site.

(c) Requested Variance:

- Reduce the minimum parking required under the Zoning By-law from 77 spaces to 74 spaces.

Applicant's Reasons:

- The application was submitted in September 2015, which was prior to changes being made to the parking requirements in the Zoning By-law. These changes were approved by Council on May 30, 2016.
- The Zoning By-law change that affected the subject site was the amendment to the parking rate for office uses. Previously, ground-floor offices were calculated at 3.0 spaces per 100 square metres (1,075 square feet) and upper-floor offices at 2.0 spaces per 100 square metres (1,075 square feet). Since May 30, 2016, a rate of 2.5 spaces per 100 square metres (1,075 square feet) applies to all office space.
- Significant design work was completed on the site before the parking updates were implemented. The proposed 74 parking spaces would comply with the requirements that were in place at the time that the application was submitted.

Staff Comments:

- When the application was originally submitted it included a more substantial proposed parking variance, which staff did not support. Over subsequent months staff and the applicant worked together to reduce the required parking relaxation.
- In response to comments from staff, the applicant has reduced the size of the building from what was originally proposed so that now 74 of the required 77 parking stalls can be accommodated on-site.
- Staff support a variance to reduce the required parking by three stalls on the basis that shared trips are expected between the proposed child care and the other uses on the site.
- The Zoning By-law requires that for childcare centres one parking stall must be provided for each staff member plus an equal number of stalls for pick-up and drop-off. The applicant has indicated that four staff will be required for the childcare centre, which means that eight parking stalls are needed (four for staff and four for pick-up/drop-off).
- Because in this case a portion of the child care users are also expected to be users of the education centre and mosque, it is reasonable for the applicant to provide only one stall for pick-up and drop-off purposes.

(d) Requested Variance:

- Eliminate the requirement for an earth berm within the 3.0 metres (9.8 feet) of required landscaping adjacent to 154 Street.

Applicant's reasons:

- The development to the south, as well as other recent developments in the East Newton Business Park, have eliminated the required berm. The applicant proposes to landscape the required 3.0 metre (9.8 foot) landscaped frontage with a row of coniferous trees and other plantings to be consistent with several neighbouring properties.

Staff Comments:

- Including a berm within the landscaped frontage restricts the types of planting that can be included in this area because drainage requirements must also be considered.
- Staff believe that planting a row of coniferous trees in this area is important due to the visibility of the business park from the agricultural lands to the east. The berm does not provide any additional benefit in this regard.
- Because several surrounding properties have eliminated the berm, it is appropriate for the berm to also be eliminated here.

INFORMATION ATTACHED TO THIS REPORT

The following information is attached to this Report:

- Appendix I. Lot Owners, Action Summary and Project Data Sheets
- Appendix II. Site Plan, Building Elevations, Landscape Plans and Perspective
- Appendix III. Summary of Tree Survey and Tree Preservation
- Appendix IV. Development Variance Permit No. 7915-0339-00

INFORMATION AVAILABLE ON FILE

- Complete Set of Architectural and Landscape Plans prepared by Stanley Paulus Architect Inc. and M2 Landscape Architecture, respectively, dated May 3, 2017.

original signed by Ron Hintsche

Jean Lamontagne
General Manager
Planning and Development

MJ/da

Information for City Clerk

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

1. (a) Agent: Name: Stanley Paulus
 Stanley Paulus Architect Inc.
 Address: 2751 - Cultus Avenue
 Coquitlam, BC V3C 5A2

2. Properties involved in the Application
 - (a) Civic Address: 6655 - 154 Street

 - (b) Civic Address: 6655 - 154 Street
 Owner: Al-Kawthar Foundation
 PID: 028-737-946
 Lot 9 Section 14 Township 2 New Westminster District Plan BCP49715

3. Summary of Actions for City Clerk's Office
 - (a) Proceed with Public Notification for Development Variance Permit No. 7915-0339-00 and bring the Development Variance Permit forward for an indication of support by Council. If supported, the Development Variance Permit will be brought forward for issuance and execution by the Mayor and City Clerk in conjunction with the final approval of the associated Development Permit.

DEVELOPMENT DATA SHEET

Existing Zoning: CD (By-law No. 17404)

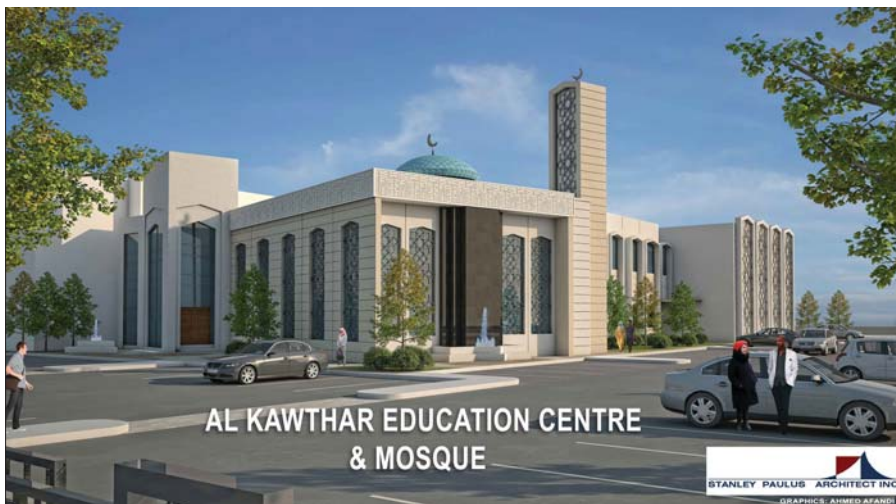
Required Development Data	Minimum Required / Maximum Allowed	Proposed
LOT AREA* (in square metres)	4,046	
Gross Total		
Road Widening area	n/a	
Undevelopable area	n/a	
Net Total	4,046	
LOT COVERAGE (in % of net lot area)		
Buildings & Structures	60	31
Paved & Hard Surfaced Areas		55.8
Total Site Coverage		86.8
SETBACKS (in metres)		
Front	7.5	25
Rear	7.5	7.3
Side #1 (North)	7.5	18
Side #2 (South)	3.6	0
BUILDING HEIGHT (in metres/storeys)		
Principal	12	10.3
Accessory	n/a	n/a
NUMBER OF RESIDENTIAL UNITS		
Bachelor		
One Bed		
Two Bedroom		
Three Bedroom +		
Total	n/a	n/a
FLOOR AREA: Residential		
FLOOR AREA: Commercial		
Retail		
Office		
Total		
FLOOR AREA: Industrial		
FLOOR AREA: Institutional		1,951
TOTAL BUILDING FLOOR AREA	3,034	1,951

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

Development Data Sheet cont'd

Required Development Data	Minimum Required / Maximum Allowed	Proposed
DENSITY		
# of units/ha /# units/acre (gross)		
# of units/ha /# units/acre (net)		
FAR (gross)	0.75	0.48
FAR (net)		
AMENITY SPACE (area in square metres)	n/a	n/a
Indoor		
Outdoor		
PARKING (number of stalls)		
Commercial		
Industrial		
Residential Bachelor + 1 Bedroom		
2-Bed		
3-Bed		
Residential Visitors		
Institutional	77	74
Total Number of Parking Spaces	77	74
Number of accessible stalls	1	1
Number of small cars	26	26
Tandem Parking Spaces: Number / % of Total Number of Units	n/a	n/a
Size of Tandem Parking Spaces width/length	n/a	n/a

Heritage Site	NO	Tree Survey/Assessment Provided	YES
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AL-KAWTHAR EDUCATION CENTRE & MOSQUE

STANLEY PAULUS ARCHITECT INC.
GRAPHICS: AHMED AFANZI

PROJECT DESCRIPTION:
 MAIN USE:
 ADULT EDUCATION CENTRE / SCHOOL OF THEOLOGY & ADMINISTRATIVE OFFICES.
 ACCESSORY USES:
 MOSQUE & CHILD CARE CENTRE

PROJECT COMMENTS:
 ADULT LEARNING CTR. / SCHOOL OF THEOLOGY; LECTURE HALLS, ADMINISTRATIVE AREA, OFFICES / SCHOLARS, CAFETERIA

MOSQUE:
 MAIN PRAYER HALL, UPPER (WOMEN'S) PRAYER AREA & CRYING ROOM, CLOAK / SHOE CLOSETS, WASHROOMS, BURIAL PREPARATION ROOM

CHILDREN DAYCARE:
 OFFICE, INDOOR PLAY AREA, SNACK AREA, WASHROOMS, OUTDOOR PLAY AREAS

SITE STATISTICS - MIN. REQUIREMENTS:
 LEGAL DESCRIPTION: LOT 9 SEC 14 TP 2 NWD PLAN BCP49715
 CIVIC ADDRESS: 6655 154th St., Surrey, BC
 ZONING: CD (BY-LAW No. 17404 / BLOCK 'C')
 NCP AREA DESIGNATION: EAST NEWTON BUSINESS PARK
 NET SITE AREA: 1 ACRE - 4,046 M2
 BUILDING AREAS:
 FIRST FLOOR = 1,257M2
 SECOND FLOOR = 694M2

FAR: 0.75 (3,034.5M2) 0.48 (1,951M2)
SITE COVERAGE: 60% (2,428 M2) 31% (1,257M2)

SETBACKS - MAIN & ACCESSORY BUILDINGS

	MINI REQ.	PROPOSED
FRONT YARD	7.5M	25.4M
SIDE YARD (N)	7.5M	18.2M
SIDE YARD (S)	7.5M	0.0M
REAR YARD	7.5M	7.3M

HEIGHT LIMITATION

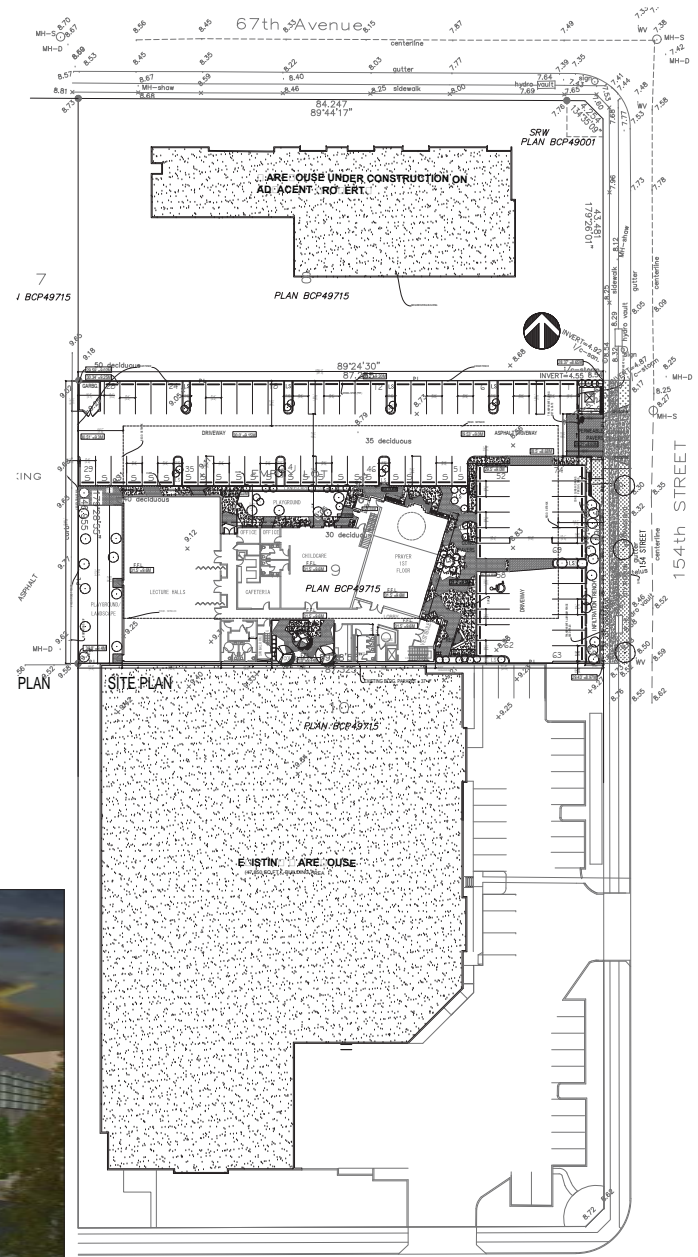
MAX. ALLOWED BUILDING HEIGHT	12 M - 40 FT
AVERAGE GRADE	8.942M - 29.34FT.
PROPOSED BUILDING HEIGHT	
SCHOOL PARAPETS	10.24 M - 33.6 FT
MOSQUE PARAPET	8.38M - 27.5 FT.
ENTRANCE VESTIBULE	11.35 M - 37.25 FT
MINARET	15.24 M - 50 FT

OFF-STREET PARKING
 PER TABLE 'C', PART 5 - SEE TABLE BELOW

PARKING STALL REQUIREMENTS PER PART (5) - TABLE 'C' AMENDMENT 18719
 MIN. REQUIRED = 76.5 PROPOSED = 74
 PARKING / ISLE DIMENSIONS: DISABILITY PARKING STALL SMALL CARS -35% = 26
 2.8MX5.0MX7M = 8.5X18'X23' DIMENSIONS = 12X18' DIMENSIONS: 8.5X16'
 REQUIRED BICYCLE SPACES PER PART (5): NO SECURE BICYCLE PARKING REQUIRED
 GROSS FLOOR AREA=20,766 S.F. < 21,528 S.F. # OF VISITOR BICYCLE PARKING REQUIRED=2 STALLS



KEY PLAN



VICINITY PLAN

STANLEY PAULUS ARCHITECT INC.
 275 HULLS AVENUE, SUITE 100, SURREY, BC V4A 1G4
 TEL: (604) 838-3900
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AL-KAWTHAR EDUCATION CENTRE & MOSQUE
 6655-154 STREET, SURREY, BC

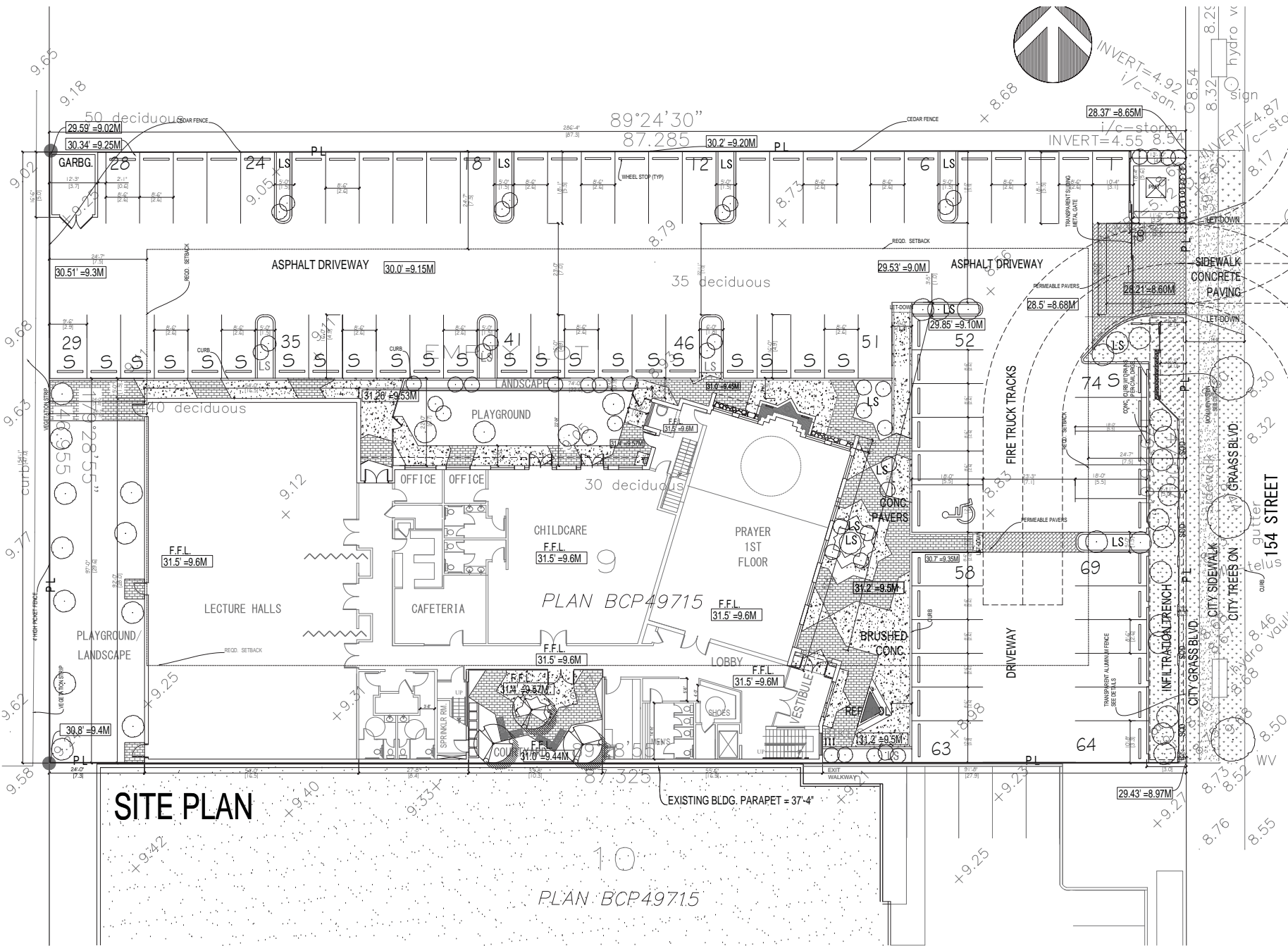
REVISIONS

DATE	DETAILS
1/9/16	Planner's Comm
1/13/16	Client's Mtg.
6/14/16	City's Comments
17/01/17	Consult. Coord.
17/04/17	Devlpmnt. Prmit.
17/04/17	City Comments

COVER SHEET
 SCALE 1:125

A-0.00

Appendix II



STANLEY PAULUS ARCHITECT INC.
 274 PAULUS AVENUE, SUITE 106, SURREY, BC V4A 1G4
 TEL: 604.593.0888
 FAX: 604.593.0889
 WWW.STANLEYPAULUS.COM

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**AL-KAWTHAR
 EDUCATION CENTRE
 & MOSQUE**
 6655-154 STREET,
 SURREY, BC

REVISIONS	
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17/04/12	Devlpmnt. Prmt.
17/05/2	City Comments

SITE PLAN	
SCALE	1:125
ISSUE DATE	01/18/2016

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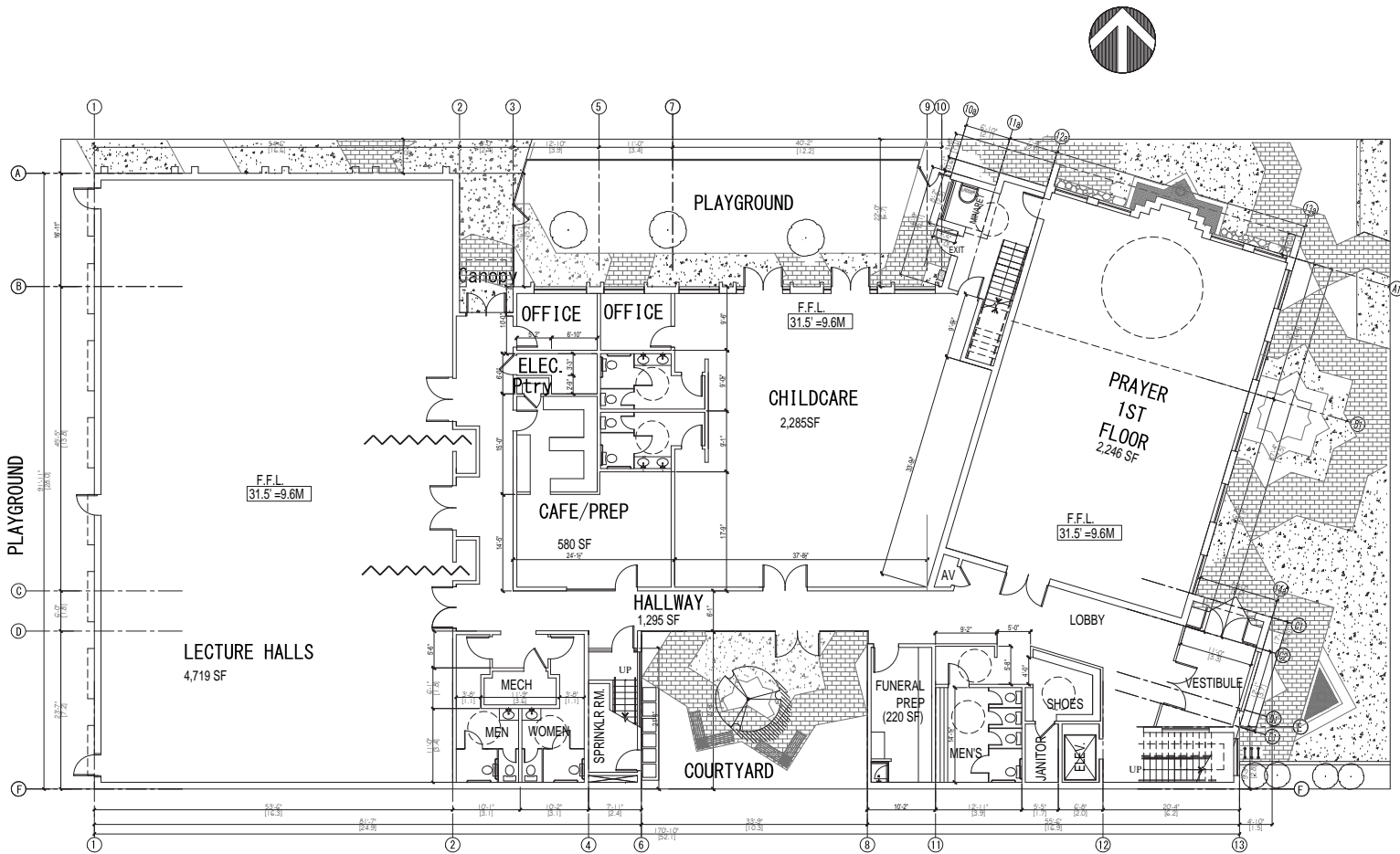


REVISIONS

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1/13/16	Client's Mtg.
6/14/16	City's Comments
10/14/16	City's Comments
12/7/16	City's Comments
17/01/05	Client's Coord.
17/04/12	Deviprint. Prmt.
17/04/26	City Comments

FIRST FLOOR PLAN	
SCALE	1/8"=1'-0"
ISSUE DATE	01/18/2016

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FIRST FLOOR PLAN

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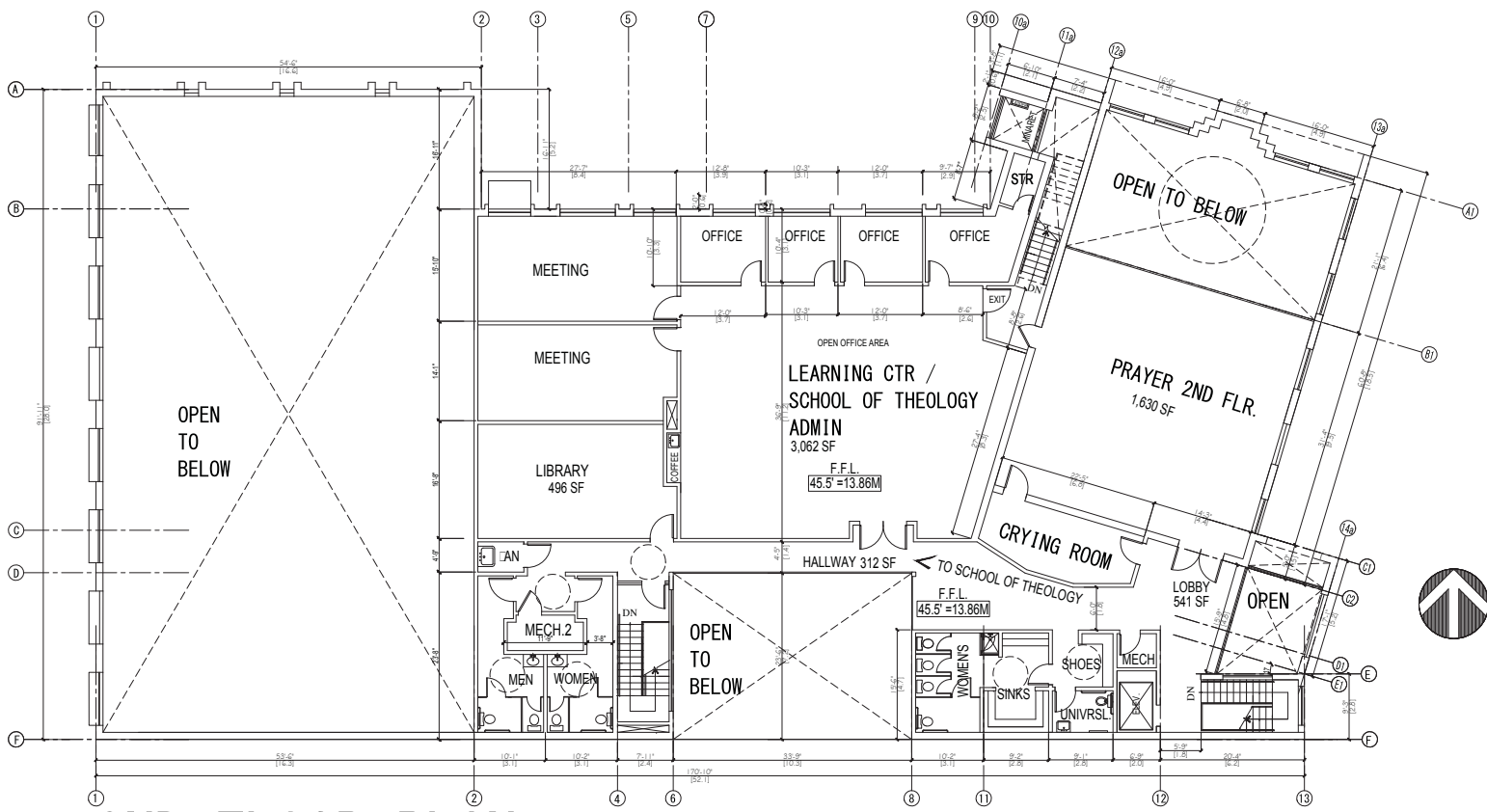


REVISIONS

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6/14/16	City's Comments
10/14/16	City's Comments
12/7/16	City's Comments
17/01/05	Client's Coord.
17/04/12	Devipmnt. Prmt.
17/04/27	City Comments

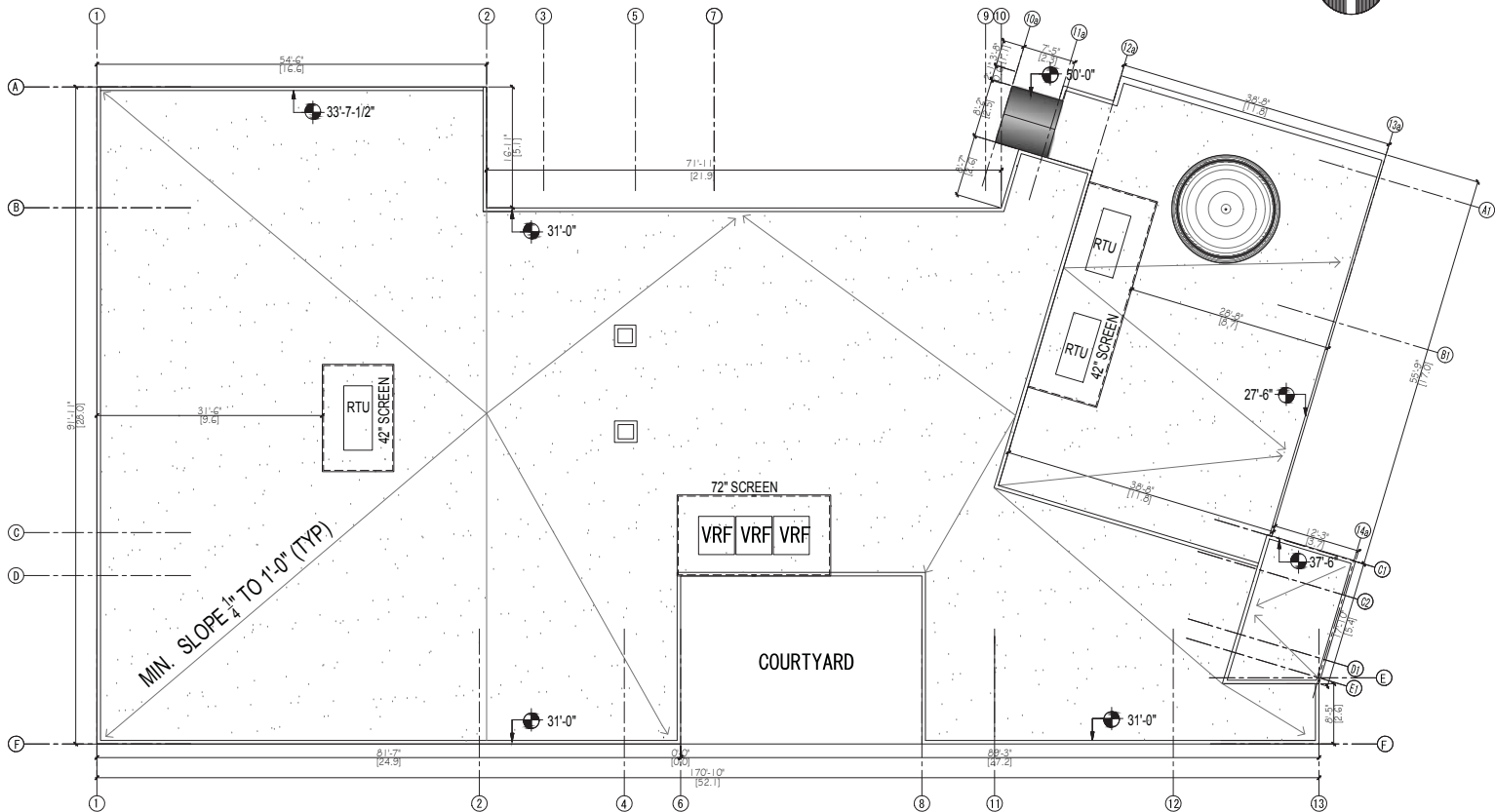
2ND FLOOR PLAN	
SCALE	1/8"=1'-0"
ISSUE DATE	01/18/2016

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2ND FLOOR PLAN

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ROOF PLAN



STANLEY PAULUS ARCHITECT INC.
 2751 PAULUS AVENUE, SUITE 100
 SURREY, BC V4A 4L1
 TEL: (604) 983-3904
 FAX: (604) 983-3905
 WWW.STANLEYPAULUSARCHITECT.COM
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**AL-KAWTHAR
 EDUCATION CENTRE
 & MOSQUE**
 6655-154 STREET,
 SURREY, BC

REVISIONS

DATE	DETAILS
1/9/16	Planner's Comm
1/13/16	Client's Mtg.
6/14/16	City's Comments
17/01/17	Consult. Coord.
17/04/17	Developmt. Prmt.
17/04/17	City Comments

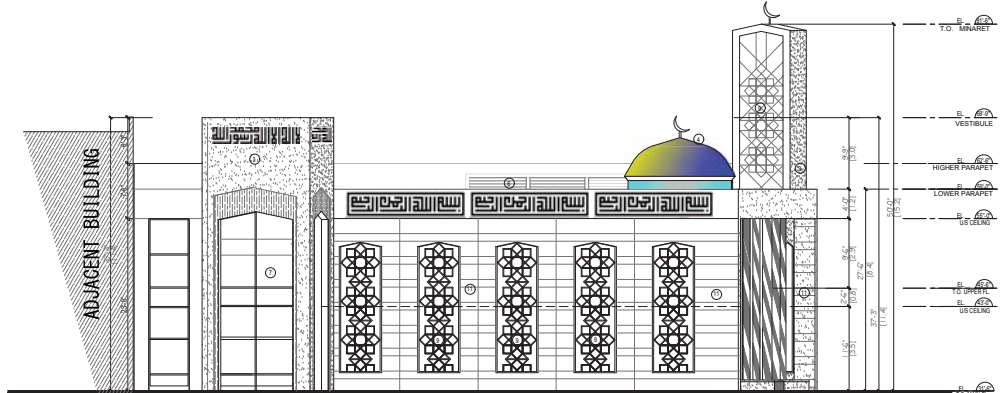
ROOF PLAN	SCALE	1/8" = 1'-0"
	ISSUE DATE	01/18/2016

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SIDE (NORTH) ELEVATION



FRONT (EAST) ELEVATION

MATERIAL SCHEDULE

- ① PAINTED / SMOOTH CONCRETE WITH SMOOTH JOINTS
- ② STAMPED CONCRETE - DECORATIVE PATTERN
- ③ SAND BLASTED CONCRETE
- ④ GLAZED CERAMIC TILES
- ⑤ BLACK POLISHED MARBLE
- ⑥ BLACK ANODIZED ALUMINUM LOUVER
- ⑦ GREEN TINTED GLASS IN BLACK ANODIZED ALUMINUM FRAME
- ⑧ FROSTED GLASS IN BLACK ANODIZED ALUMINUM FRAME
- ⑨ FROSTED GLASS WITH DECORATIVE PATTERN IN BLACK ANODIZED ALUMINUM FRAME
- ⑩ FROSTED GLASS/BLACK ANODIZED ALUMINUM CANOPY
- ⑪ ARRISCRRAFT THIN BRICK - NUTMEG ROCKED & SANDBLASTED

STANLEY PAULLUS ARCHITECT INC
 2751 CULTUS AVENUE COQUITLAM, BC T (604)389-3904

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**AL-KAWTHAR
 EDUCATION CENTRE
 & MOSQUE**
 6655-154 STREET,
 SURREY, BC



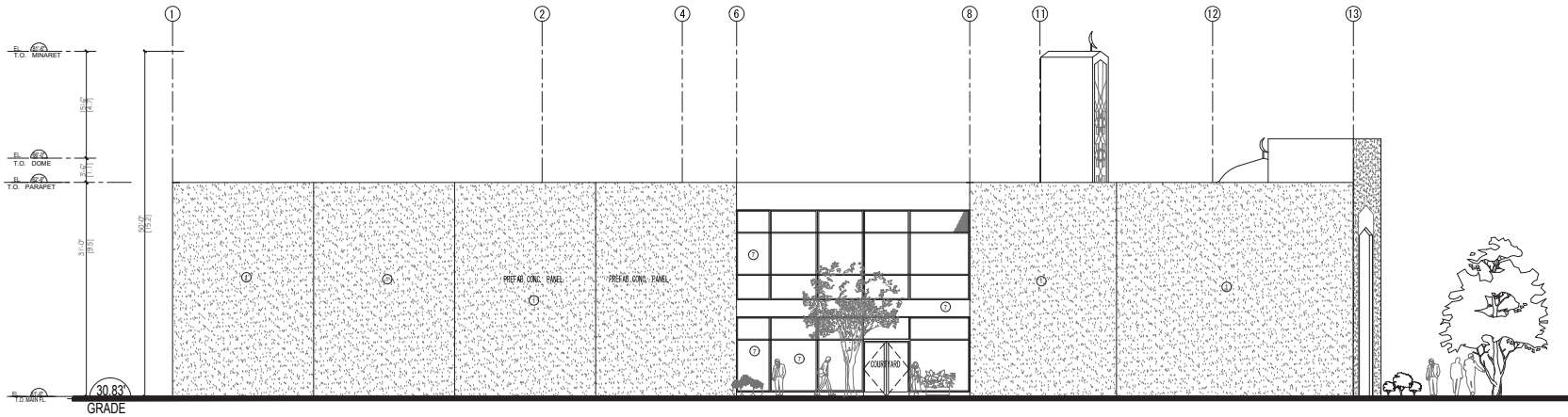
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DATE	DETAILS
1/9/16	Planner's Comm
1/13/16	Client's Mtg.
6/14/16	City's Comments
12/8/16	City's Comments
12/9/16	Face Coordn
17/04/17	Devlpmnt. Frmt.
17/04/27	City Comments

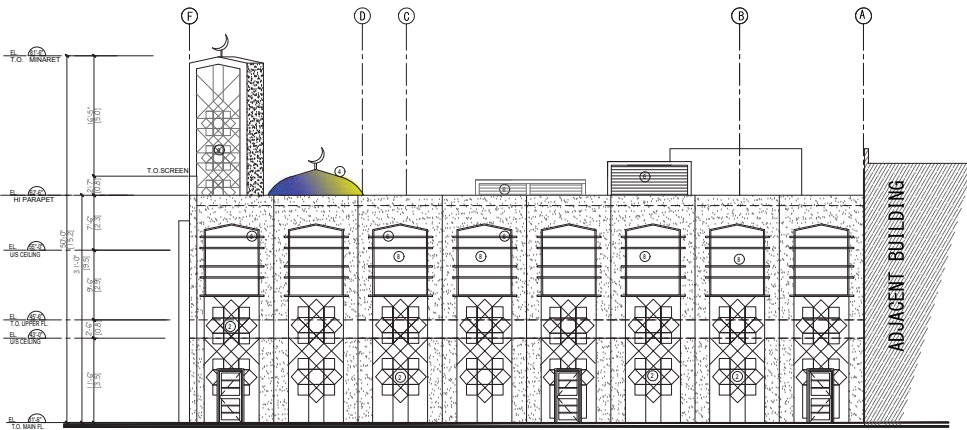
EAST & NORTH ELEVATIONS	SCALE	1/8"=1'-0"
	ISSUE DATE	01/18/2016

A-2.01

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SOUTH ELEVATION



REAR (WEST) ELEVATION

MATERIAL SCHEDULE

- ① PAINTED / SMOOTH CONCRETE WITH SMOOTH JOINTS
- ② STAMPED CONCRETE - DECORATIVE PATTERN
- ③ SAND BLASTED CONCRETE
- ④ GLAZED CERAMIC TILES
- ⑤ BLACK POLISHED MARBLE
- ⑥ BLACK ANODIZED ALUMINUM LOUVER
- ⑦ GREEN TINTED GLASS IN BLACK ANODIZED ALUMINUM FRAME
- ⑧ FROSTED GLASS IN BLACK ANODIZED ALUMINUM FRAME
- ⑨ FROSTED GLASS WITH DECORATIVE PATTERN IN BLACK ANODIZED ALUMINUM FRAME
- ⑩ FROSTED GLASS/BLACK ANODIZED ALUMINUM CANOPY
- ⑪ ARRISCRRAFT THIN BRICK - NUTMEG ROCKED & SANDBLASTED

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 & MOSQUE**
 6655-154 STREET,
 SURREY, BC

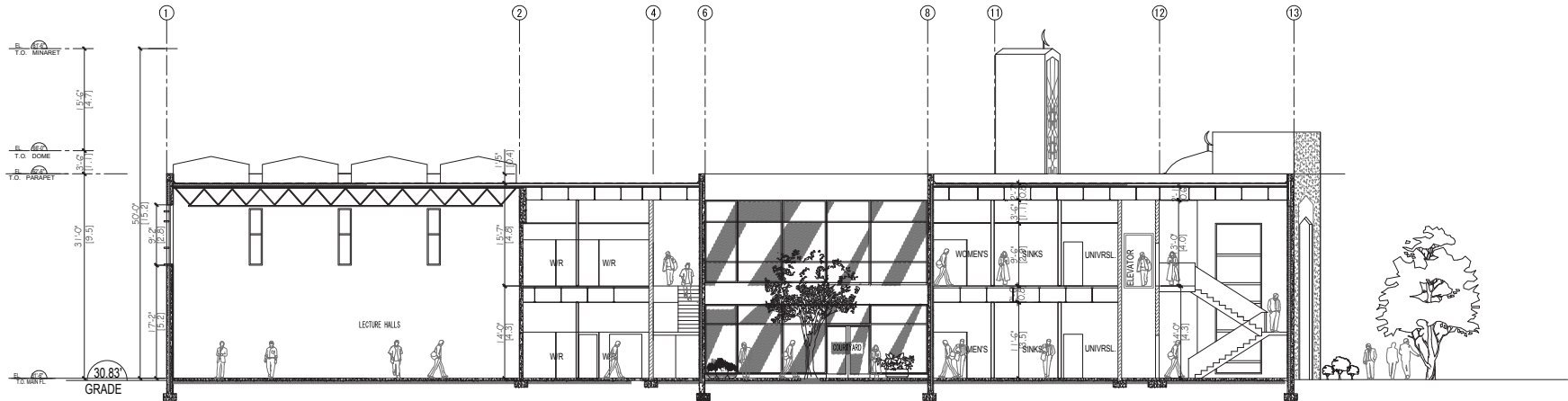
REVISIONS

DATE	DETAILS
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1/13/16	Client's Mtg.
6/14/16	City's Comments
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17/04/12	Devlpmnt. Frmt.
17/04/27	City Comments

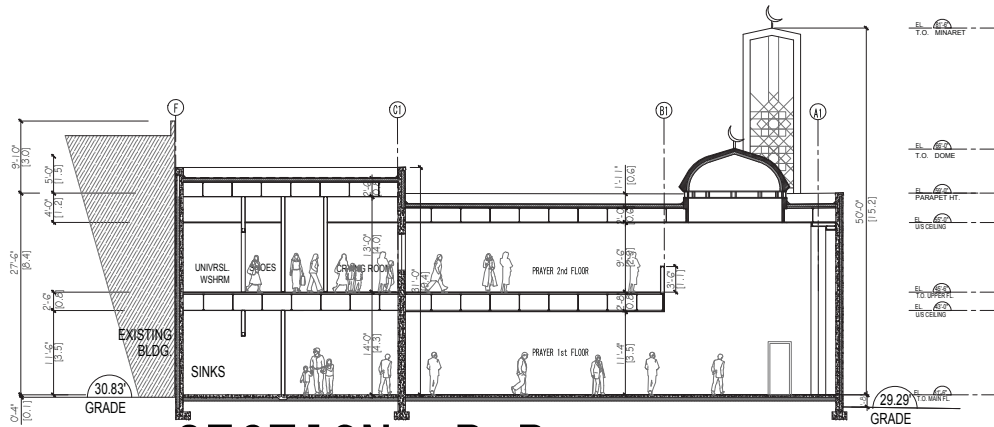
SOUTH & WEST ELEVATIONS	SCALE	1/8"=1'-0"
	ISSUE DATE	01/18/2016

A-2.02

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SECTION A-A



SECTION B-B

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 & MOSQUE**
 6655-154 STREET,
 SURREY, BC

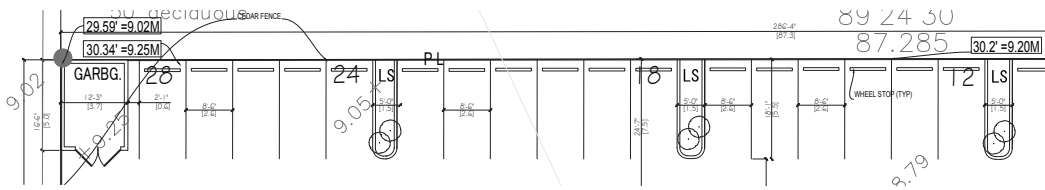
REVISIONS

DATE	DETAILS
1/9/16	Planner's Comm
1/13/16	Client's Mtg.
6/14/16	City's Comments
12/8/16	City's Comments
17/04/12	Devlpmnt. Prmt.
17/04/27	City Comments

**SECTIONS
 A-A & B-B**

SCALE 1/8" = 1'-0"
 ISSUE DATE 01/18/2016

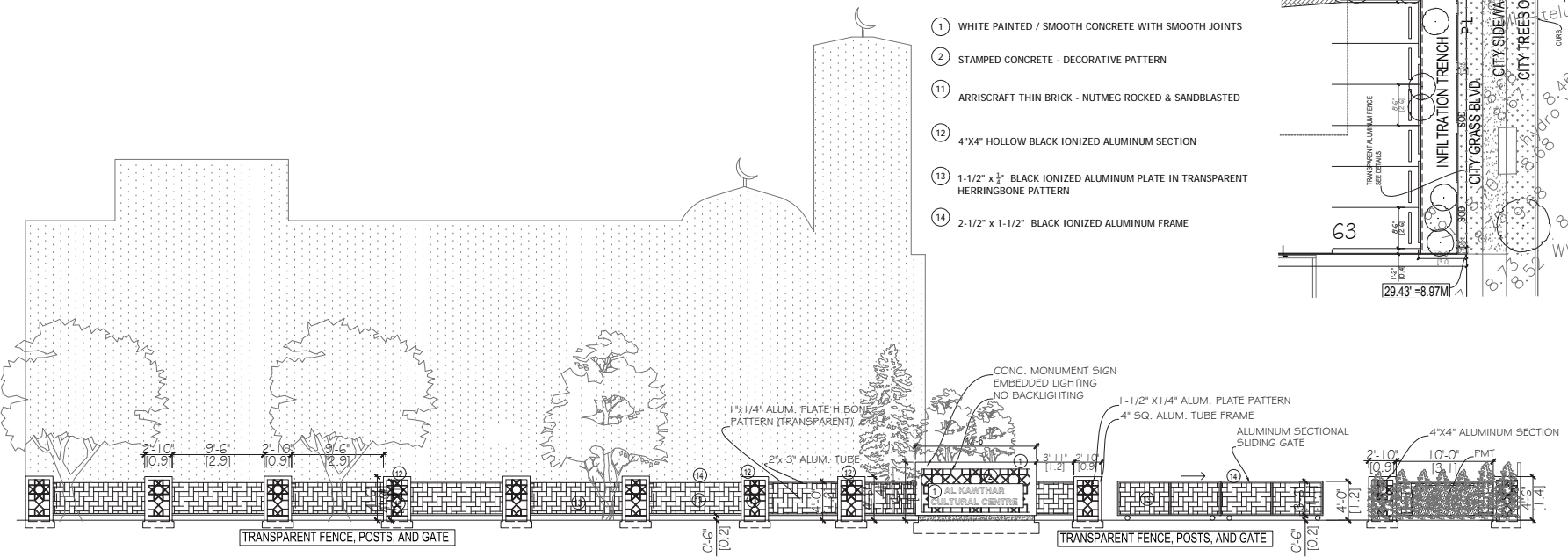
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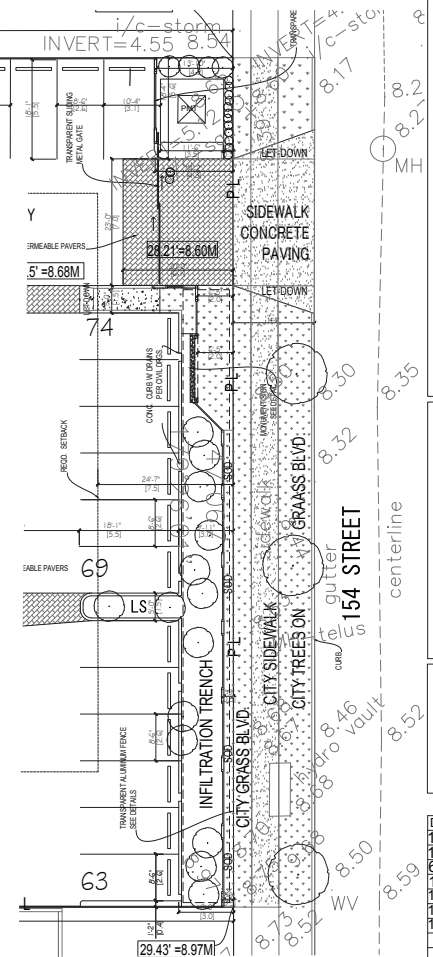
PLAN SCALE: 3/32" = 1'-0"

MATERIAL SCHEDULE

- ① WHITE PAINTED / SMOOTH CONCRETE WITH SMOOTH JOINTS
- ② STAMPED CONCRETE - DECORATIVE PATTERN
- ⑪ ARRISCRRAFT THIN BRICK - NUTMEG ROCKED & SANDBLASTED
- ⑫ 4"x4" HOLLOW BLACK IONIZED ALUMINUM SECTION
- ⑬ 1-1/2" x 1/4" BLACK IONIZED ALUMINUM PLATE IN TRANSPARENT HERRINGBONE PATTERN
- ⑭ 2-1/2" x 1-1/2" BLACK IONIZED ALUMINUM FRAME



FRONT FENCE / GATE ELEVATION SCALE: 3/16" = 1'-0"



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AL-KAWTHAR EDUCATION CENTRE & MOSQUE
 6655-154 STREET, SURREY, BC

REVISIONS

DATE	DETAILS
1/9/16	Planner's Comm
1/13/16	Client's Mtg.
6/14/16	City's Comments
12/8/16	City's Comments
17/04/17	Development Prmt.
17/04/27	City Comments
17/05/03	City Comments

FRONT FENCE/GATE PLAN & ELEVATIONS	
SCALE	AS NOTED
ISSUE DATE	01/18/2016

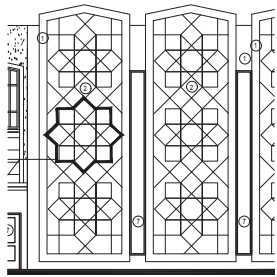
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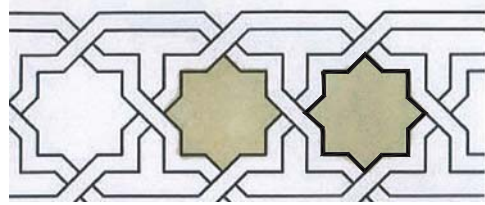
#220 - 26 Lorne Mews
 New Westminster, British Columbia
 V3M 3L7
 Tel: 604.553.0044
 Fax: 604.553.0045
 Email: office@m2la.com



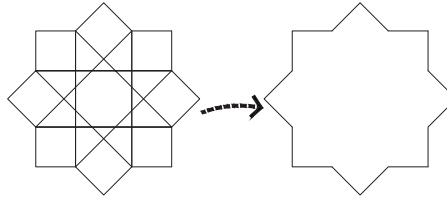
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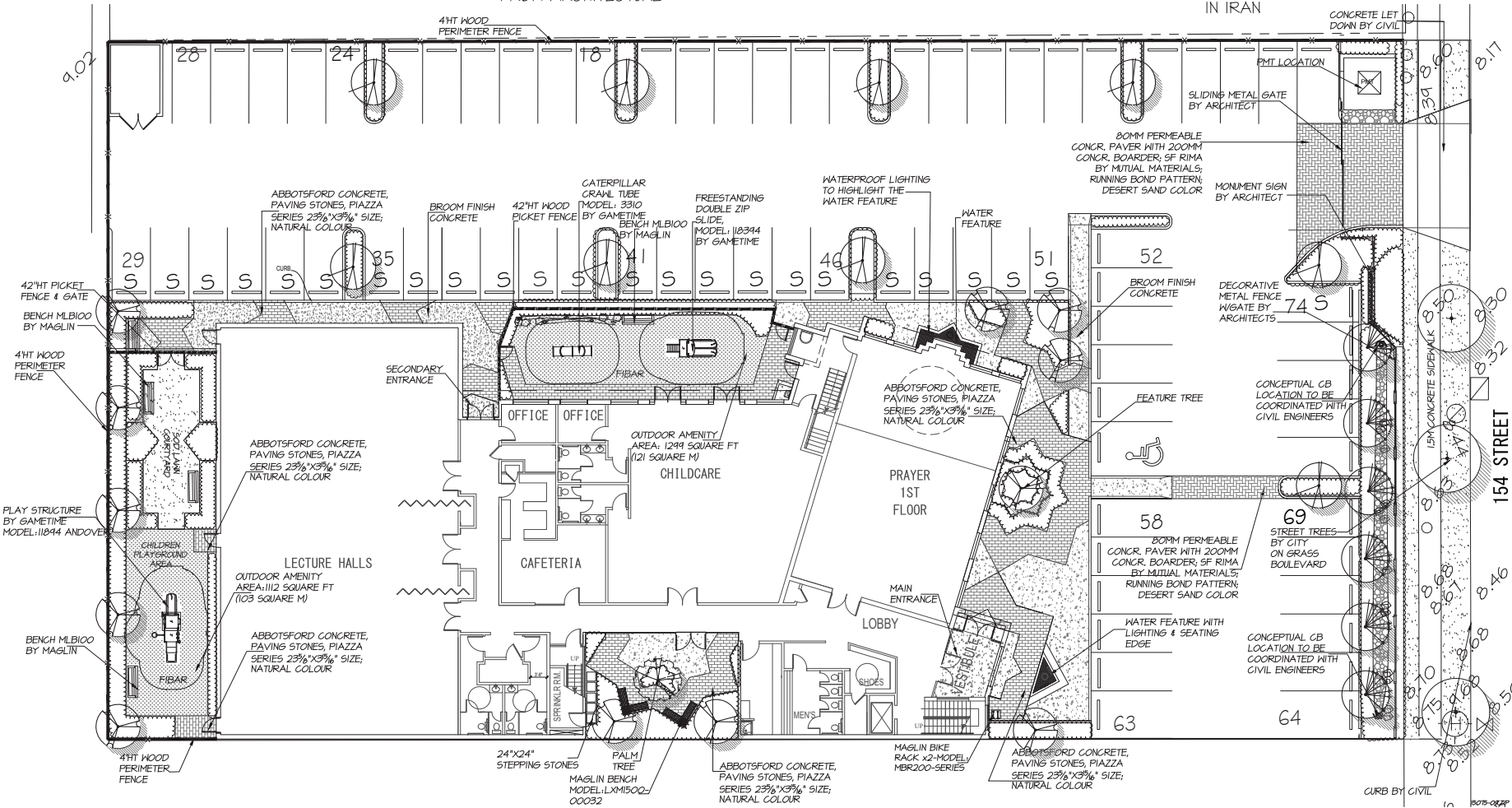
INSPIRATIONAL FORM



INSPIRATIONAL FORM
 FROM ARCHITECTURE



RESPONSE: PAVING PATTERN



NO.	DATE	REVISION DESCRIPTION	DR.
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PROJECT:
AL KAWTHAR EDUCATION CENTRE + MOSQUE
 6655 154 STREET,
 SURREY, B.C.

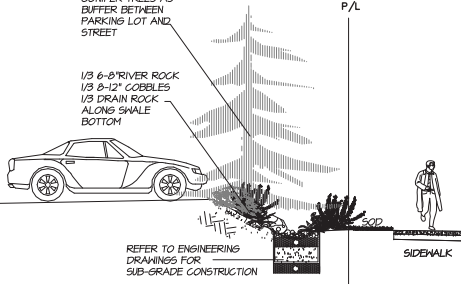
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LANDSCAPE KEY PLAN

DATE: 16-SEP-11	DRAWING NUMBER:
SCALE: 3/32" = 1'-0"	
DRAWN: EN	L1
DESIGN: EN	
CHKD: MM	
M2LA PROJECT NUMBER: 15-076	

OF 4

CONIFER TREES AS BUFFER BETWEEN PARKING LOT AND STREET

1/3 6-8" DRIVER ROCK
1/3 8-12" COBBLES
1/3 DRAIN ROCK
ALONG SHALE BOTTOM



SECTION OF BIO-SWALE ALONG 154 St.
N.T.S.

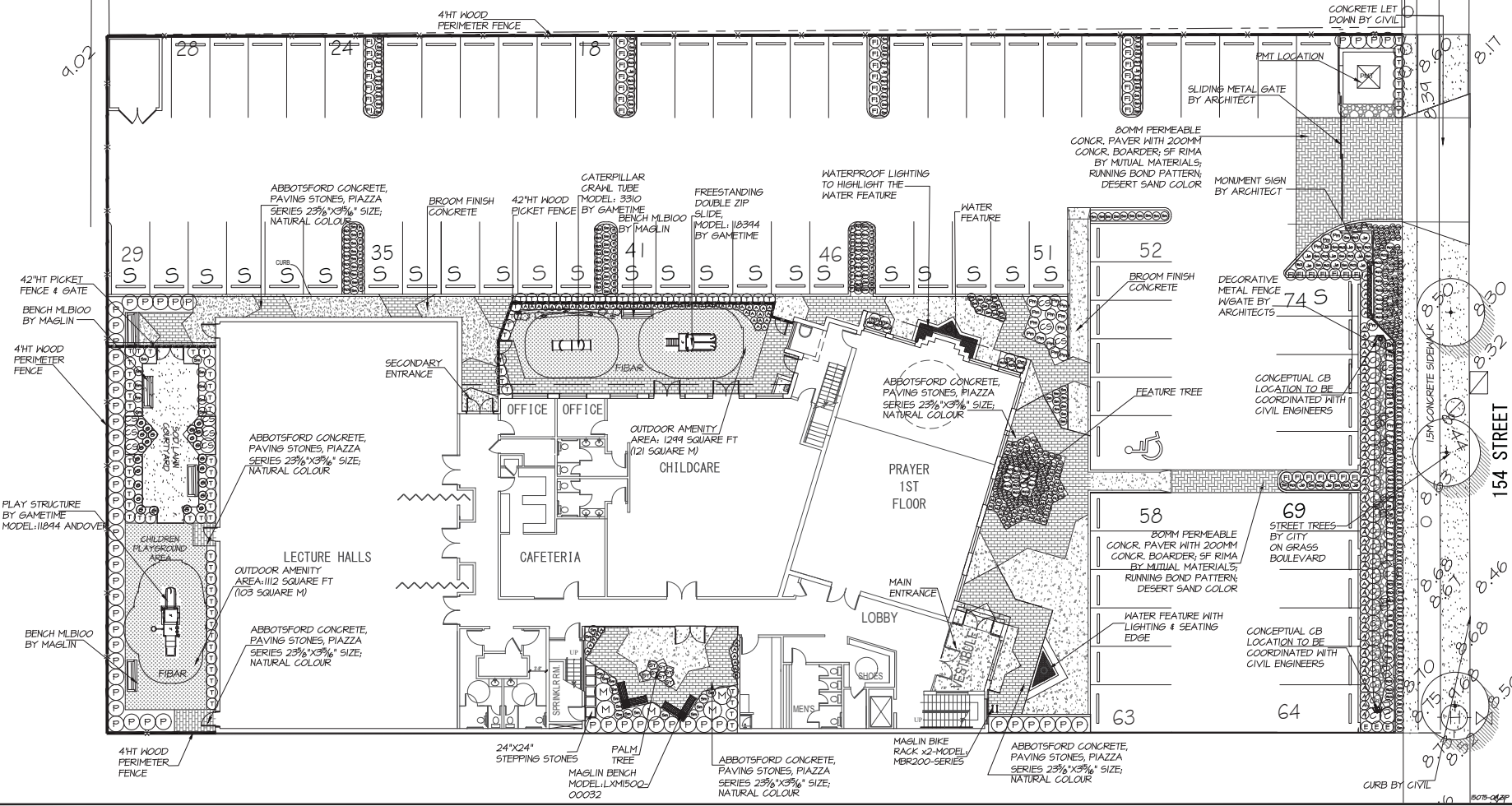
PLANT SCHEDULE

KEY	QTY	BOTANICAL NAME	COMMON NAME	PLANTED SIZE / REMARKS
TREE	6	GAMMELYPARIS GIBBSIA 'BRACALIS'	SLENDER HINGO CYPRESS	3/4" HT, 1/4" DB
	12	CORNUS BOJESII WHITE HORNER'	WHITE HORNER DOGWOOD	50" CAL, 15H STD, 1/4" DB
	1	LIQUIDAMBAR STRYACALIA 'VORLESBOON'	SHRETTIG YUPEE BLOOM	60" CAL, 20H STD, 1/4" DB
	1	TRAGYCARPUS FORTUNEI	CHINESE HINCHILL PALM	3M HT, HOOD BOX
SHRUB	28	BUXUS MICROPHYLLOIDES 'WINTER GEM'	LITTLE-LEAF BOX	1/2 POT, 25CM
	12	CORNUS ALBA 'ELEAGANTISSIMA'	VAREGATED SHIBE DOGWOOD	1/2 POT, 30CM
	42	BURNING JAPANESE 'EMERALD GEMMITY'	BURNING SILVER VAREGATED	1/2 POT, 30CM
	5	PRUNUS MICRO PINKILO	DWARF PINKO PINE	1/2 POT, 40CM
	14	PRUNUS LAURICERAGUS 'OTTO LUTHER'	OTTO LUTHER LABEL	1/2 POT, 30CM
	56	ROSA 'WITERS HEDLAND'	GREENHORNBLAND ROSE WHITE	1/2 POT, 40CM
	35	SARGOLGOGGA HOODERIANA 'RUSKOPOLIA'	FRAGRANT SARGOLGOGGA	1/2 POT, 30CM
	60	TAKUS X MEDIA 'HICKS'	HICKS' TEA	1/4 HT, 1/4 DB
GRASS	4	FESTUCA OVINA 'BLAUCA'	HAIDENHAR FERN	1/2 POT
	29	JUNCUS EFFRUSI	COMMON JUNCUS	1/2 POT, HEAVY
	175	FENESTRA ALPICOIDES 'WANELY'	DWARF 'WOMAN GRASS	1/2 POT
PERENNIAL	1	GLEMATIS ARMANDI	EVERGREEN GLEMATIS	1/2 POT, 40CM STAKED
	1	ARECHONE VONDRINE 'JOBERT'	HIEFLOHER	1/2 POT
	108	ARCTOSTAPHYLOS 'WALERS'	KNEEBUCK	1/2 POT, 20CM
	3	COTONEASTER 'DANNERS'	BEARSEBERRY COTONEASTER	1/2 POT, 25CM
	29	GALTHERIA SHALLOE	SALAL	1/2 POT, 20CM, D.C.
	36	SOTOLANA FLUWATILIA	BLUE STAR GREENER	1/2 POT, 30CM
	134	PACHYSANDRA TERMINALIS	JAPANESE SPURGE	1/2 POT, 15CM

NOTES: * PLANT SIZES IN THIS LIST ARE SPECIFIED ACCORDING TO THE BC LANDSCAPE STANDARD LATEST EDITION. CONTAINER SIZES SPECIFIED AS PER CANADA STANDARD. ROOT PLANT SIZE AND CONTAINER SIZE ARE THE MINIMUM ACCEPTABLE SIZES. ** REFER TO SPECIFICATIONS FOR PERMITTED CONTAINER MEASUREMENTS AND OTHER PLANT MATERIAL REQUIREMENTS. † SEARCH AND REVIEW MAKE PLANT MATERIAL AVAILABLE FOR OPTIONAL REVIEW BY LANDSCAPE ARCHITECT AT SCENE OF SITE. 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 REQUEST FOR SUBSTITUTIONS. SUBSTITUTIONS ARE SUBJECT TO LANDSCAPE ARCHITECT'S STANDARD - DEFINITION OF CONDITIONS OF AVAILABILITY.

ALL PLANT MATERIAL MUST BE PROVIDED FROM CERTIFIED DISEASE FREE NURSERY. PROVIDE CERTIFICATION UPON REQUEST.

28.37' = 8.65M



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Email: office@m2la.com

NO.	DATE	REVISION DESCRIPTION	DR.
1	12/04/21	REV AS PER CITY COMMENTS	EN
2	12/04/21	REV AS PER CITY COMMENTS	EN
3	12/04/21	REV AS PER CITY COMMENTS	EN
4	12/04/21	REV AS PER ARCH COMMENTS	EN
5	12/04/21	CONCEPT PLAN	EN
6	12/04/21	ARCHITECT PLANT TREE MAIL PLAN	AS
7	12/04/21	DP SUBMISSION	AS
8	12/04/21	PRELIMINARY DP SUBMISSION	AS

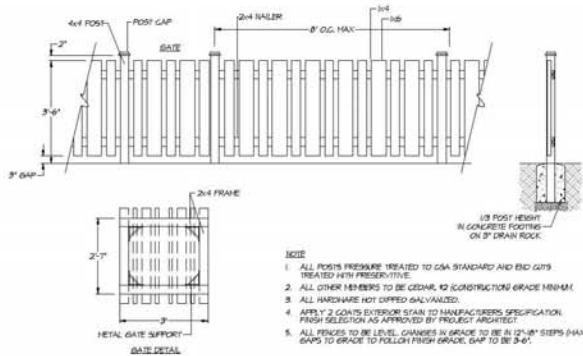
PROJECT:
AL KAWTHAR EDUCATION CENTRE + MOSQUE
0655 154 STREET,
SURREY, B.C.

DRAWING TITLE:
SHRUB PLAN

DATE: 16-SEP-21 DRAWING NUMBER:
SCALE: 3/32" = 1'-0"
DRAWN: EN
DESIGN: EN
CHK'D: MM
M2LA PROJECT NUMBER: 15-075

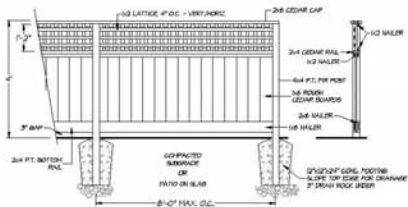
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OF 4

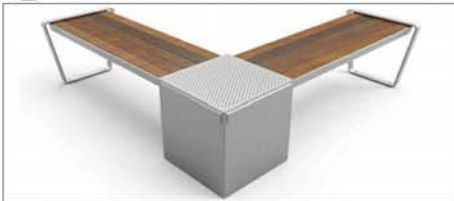


- NOTE**
1. ALL PICKETS PRESURE TREATED TO CCA STANDARD AND END CAPS TREATED WITH PRESERVATIVE.
 2. ALL OTHER MEMBERS TO BE CEDAR, KD (CONSTRUCTION GRADE MINIMUM).
 3. ALL HARDWARE HOT DIPPED GALVANIZED.
 4. APPLY 2 COATS EXTERIOR STAIN TO MANUFACTURERS SPECIFICATION. FINISH SELECTION AS APPROVED BY PROJECT ARCHITECT.
 5. ALL PICKETS TO BE LEVEL, CHANGES IN GRADE TO BE IN 2" X 8" STEPS (MAX.) GAUGS TO GRADE TO FOLLOW FINISH GRADE, GAP TO BE 5'-0".

1 42" HT PICKET FENCE & GATE
SCALE: 1/2"=1'-0"



2 4' HT WOOD PERIMETER FENCE
SCALE: 1/2"=1'-0"



L SHAPE BENCH LXMI500-Q0032
BY MAGLIN



BENCH MLB970 SERIES
BY MAGLIN



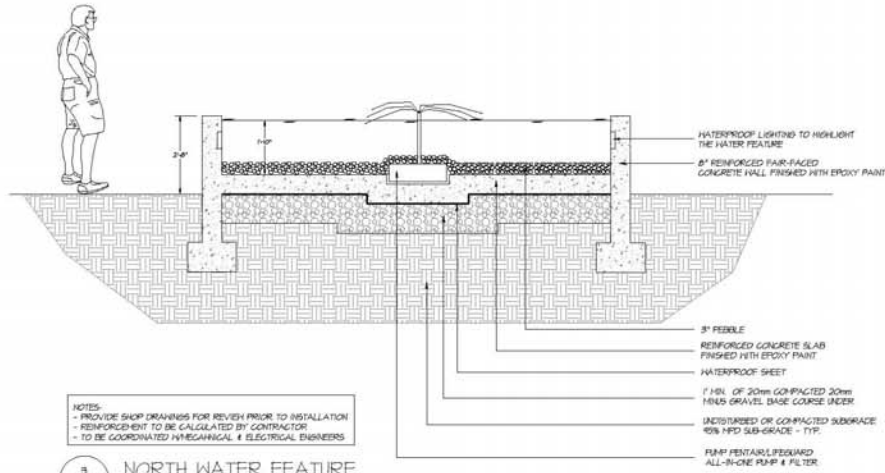
FREESTANDING DOUBLE ZIP SLIDE
MODEL #: 18394 BY GAMETIME



ANDOVER
MODEL #: 11894 BY GAMETIME

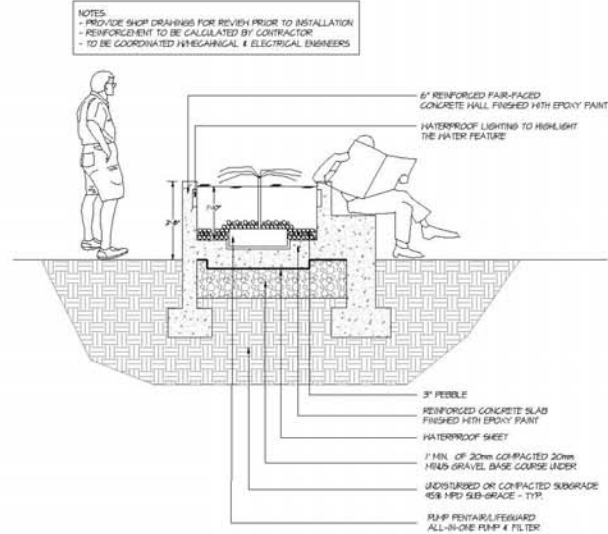


CATERPILLAR CRAWL TUBE
MODEL #: 3310 BY GAMETIME



- NOTES**
- PROVIDE SHOP DRAWINGS FOR REVIEW PRIOR TO INSTALLATION
 - REINFORCEMENT TO BE CALCULATED BY CONTRACTOR
 - TO BE COORDINATED HYDRAUNICAL & ELECTRICAL ENGINEERS

3 NORTH WATER FEATURE
SCALE: 1/2"=1'-0"



- NOTES**
- PROVIDE SHOP DRAWINGS FOR REVIEW PRIOR TO INSTALLATION
 - REINFORCEMENT TO BE CALCULATED BY CONTRACTOR
 - TO BE COORDINATED HYDRAUNICAL & ELECTRICAL ENGINEERS

3 EAST WATER FEATURE
SCALE: 3/8"=1'-0"

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PROJECT:
AL KAWTHAR EDUCATION CENTRE + MOSQUE
6655 154 STREET,
SURREY, B.C.

DRAWING TITLE:
LANDSCAPE DETAILS

DATE: 06/07/14	DRAWING NUMBER:
SCALE:	L3
DRAWN: BN	
DESIGN: AB	
CHK'D: HJ	
M2LA PROJECT NUMBER: 0075-04/14	15-075

Tree Preservation Summary

Surrey Project No: 15 075
 Address: 6655 154 St, Surrey
 Registered Arborist: Meredith Mitchell

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)	3
Protected Trees to be Removed	3
Protected Trees to be Retained (excluding trees within proposed open space or riparian areas)	0
Total Replacement Trees Required: - Alder & Cottonwood Trees Requiring 1 to 1 Replacement Ratio <u> 0 </u> X one (1) = 0 - All other Trees Requiring 2 to 1 Replacement Ratio <u> 3 </u> X two (2) = 6	6
Replacement Trees Proposed	28
Replacement Trees in Deficit	
Protected Trees to be Retained in Proposed [Open Space / Riparian Areas]	

Off-Site Trees	Number of Trees
Protected Off-Site Trees to be Removed	1
Total Replacement Trees Required: - Alder & Cottonwood Trees Requiring 1 to 1 Replacement Ratio <u> 1 </u> X one (1) = 1 - All other Trees Requiring 2 to 1 Replacement Ratio <u> 0 </u> X two (2) = 0	1
Replacement Trees Proposed	n/a
Replacement Trees in Deficit	n/a

Summary, report and plan prepared and submitted by:

Meredith Mitchell, ISA #6089A
 (Signature of Arborist)

11-Apr-17
 Date



CITY OF SURREY

(the "City")

DEVELOPMENT VARIANCE PERMIT

NO.: 7915-0339-00

Issued To: AL-KAWTHAR FOUNDATION

(the "Owner")

Address of Owner: 15910 - Fraser Hwy, Unit 388
Surrey, BC V4N 0X9

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

Parcel Identifier: 028-737-946
Lot 9 Section 14 Township 2 New Westminster District Plan BCP49715

6655 - 154 Street

(the "Land")

3. Surrey Zoning By-law, 1993, No. 12000, as amended is varied as follows:
 - (a) Part 5 Off-Street Parking and Loading/Unloading Section C Table C.1 is varied for Child Care Centre use to require 1 parking space for drop-off.
4. Surrey Zoning By-law, 1993, No. 12000, Amendment By-law, 2011, No. 17404, as amended, is varied as follows:
 - (a) Section F. Yards and Setbacks is varied to reduce the minimum side (south) yard setback for a principal building from 3.6 metres [12 ft.] to 0.0 m [0 ft.];
 - (b) Section F. Yards and Setbacks is varied to reduce the minimum rear yard setback for a principal building from 7.5 metres [25 ft.] to 7.3 metres [24 ft.]; and
 - (c) Section I. Landscaping Sub-section 2 is varied to eliminate the requirement for a 0.7 m [2 ft.] high berm located within the 3 metre [10 ft.] wide landscape buffer along 154 Street.

5. The landscaping and the siting of buildings and structures shall be in accordance with the drawing numbered 7915-0339-00 (A) (the "Drawing") which is attached hereto and forms part of this development variance permit.
6. The Land shall be developed strictly in accordance with the terms and conditions and provisions of this development variance permit.
7. This development variance permit shall lapse if the Owner does not substantially start any construction with respect to which this development variance permit is issued, within two (2) years after the date this development variance permit is issued.
8. The terms of this development variance permit or any amendment to it, are binding on all persons who acquire an interest in the Land.
9. This development variance permit is not a building permit.

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

Mayor – Linda Hepner

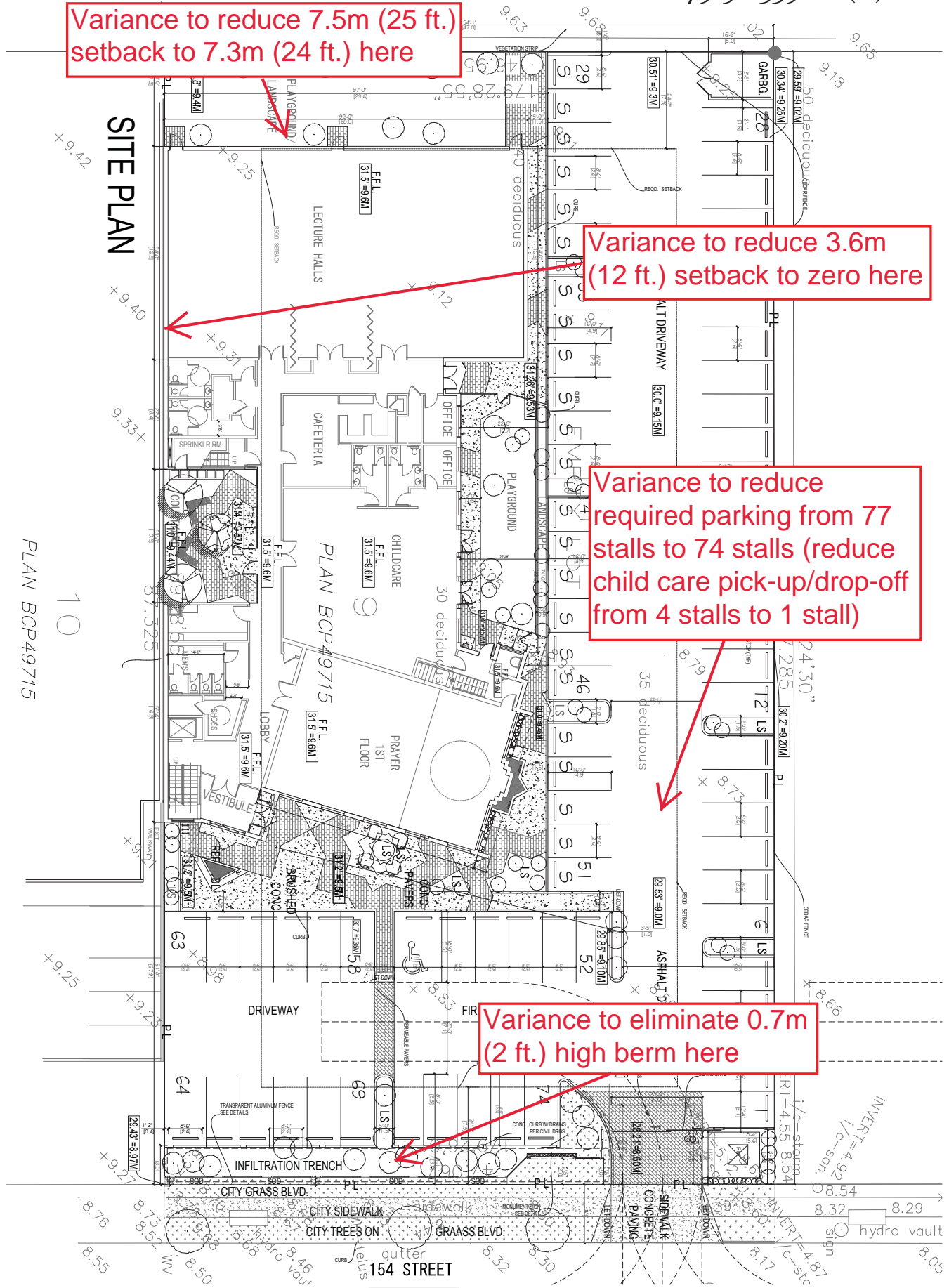
City Clerk – Jane Sullivan

Variance to reduce 7.5m (25 ft.) setback to 7.3m (24 ft.) here

Variance to reduce 3.6m (12 ft.) setback to zero here

Variance to reduce required parking from 77 stalls to 74 stalls (reduce child care pick-up/drop-off from 4 stalls to 1 stall)

Variance to eliminate 0.7m (2 ft.) high berm here



SITE PLAN

PLAN BCP49715

10

A-1.00

SITE PLAN - R1	
SCALE	1:125
ISSUE DATE	01/18/2016

DATE	REVISIONS
1/19/16	Planter's Comm
1/21/16	Planter's Impl. Notes
6/17/16	Consult Coord
11/04/17	Development Permit
11/04/17	City Comments
11/05/17	City Comments

**AL-KAWTHAR
EDUCATION CENTRE
& MOSQUE**
6655-154 STREET,
SURREY, BC

STANLEY PAULUS ARCHITECT INC
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