

City of Surrey PLANNING & DEVELOPMENT REPORT File: 7915-0339-00

Planning Report Date: May 8, 2017

PROPOSAL:

• Development Permit

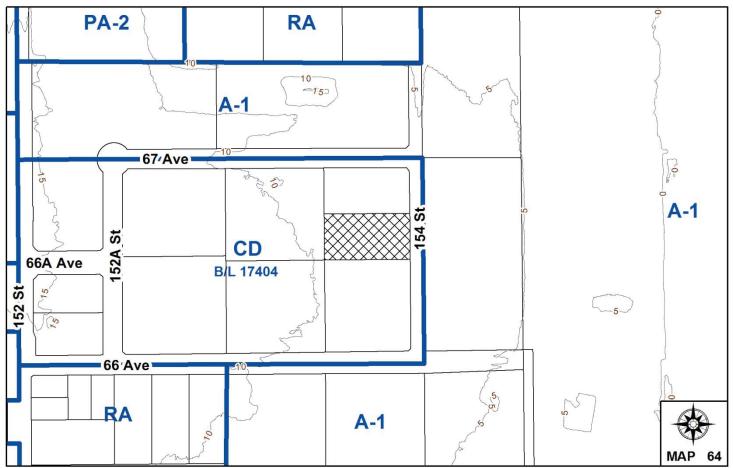
• Development Variance Permit

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:
 - o Reduction in the south side yard setback from 3.6 metres (12 feet) to zero;
 - o Reduction in the rear yard setback from 7.5 metres (25 feet) to 7.3 metres (24 feet);
 - o Reduction in the minimum required parking from 77 spaces to 74; and
 - o 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

<u>Existing Land Use:</u> Vacant business park lot.

Adjacent Area:

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

DEVELOPMENT CONSIDERATIONS

Context 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:
 - o Reduce the south side yard setback from 3.6 metres (12 feet) to zero;
 - o Reduce the rear (west) yard setback from 7.5 metres (25 feet) to 7.3 metres (24 feet);
 - o Reduce the required parking from 77 spaces to 74 spaces; and
 - o 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	Exis	ting	Remove	Retain
Alder and Cottonwood Trees				
alder and cottonwood	C)	0	0
	_			
	Deciduo Alder and		s wood Trees)	
crabapple	3	3	3	0
Coniferous Trees				
coniferous frees	C)	0	0
Total (excluding Alder and Cottonwood Trees)	3		3	o
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)	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)	• N/a
3. Ecology & Stewardship	• The development proposes a bio-filtration trench to accommodate the site drainage.
(C ₁ -C ₄)	 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	• N/a
Transport & Mobility (D1-D2)	
5. Accessibility &	• The site design considers CPTED principles.
Safety (E1-E3)	• The proposal includes daycare space with play areas as well as areas for community gathering.
6. Green Certification (F1)	• N/a
7. Education &	• The site has been designed by the architect in association with the Al
Awareness	Kawthar Islamic Association, which owns the property and will
(G1-G4)	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

<u>Information for City Clerk</u>

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 Da	Minimum Required / Maximum Allowed	Proposed
LOT AREA* (in square metre		
Gross Total	4,040	
Road Widening area	n/a	
Undevelopable area	n/a	
Net Total	4,046	
	17 1	
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	О
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	2 024	1.051
1017L DOILDING I LOOK /IKLA	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	i i	,
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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CD (BY-LAW No. 17404 / BLOCK "C")

RO ECT DESCRIPTION

ADULT EDUCATION CENTRE / SCHOOL OF THEOLOGY & ADMINISTRITIVE OFFICES.

ACCESSORY USES: MOSQUE & CHILD CARE CENTRE

RO ECT COM ONENTS

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

BUILDING AREAS: FIRST FLOOR = 1,257M2 SECOND FLOOR = 694M2

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

SITE STATISTICS ONING REQUIREMENTS

NET SITE AREA: 1 ACRE - 4,046 M2

NCP AREA DESIGNATION: EAST NEWTON BUSINESS PARK

LEGAL DESCRIPTION: LOT 9 SEC 14 TP 2 NWD PLAN BCP49715 CIVIC ADDRESS:

6655 154th St., Surrey, BC ZONING:

SETBACKS - MAIN & ACCESSORY BUILDINGS
MIN. REQ. PROPOSED FRONT YARD SIDE YARD (N) 7.5M 7.5M 25.4M 18.2M

SIDE YARD (S) REAR YARD 7.5M 7.5M 0.0M 7.3M HEIGHT LIMITATION

MAX. ALLOWED BUILDING HEIGHT 12 M - 40 FT AVERAGE GRADE 8.942M - 29.34FT. PROPOSED. BUILDING HEIGHT

10.24 M - 33.6 FT 8.38M - 27.5 FT. 11.35 M - 37.25 FT 15.24 M - 50 FT SCHOOL PARAPETS MOSQUE PARAPET ENTRANCE VESTIBULE MINARET

OFF-STREET PARKING

PER TABLE "C", PART 5 - SEE TABLE BELOW

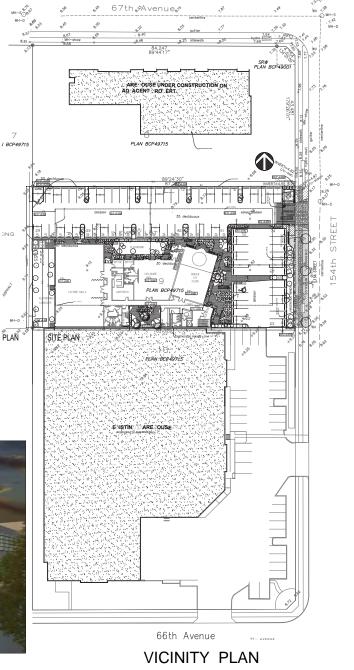
PARKING STALL REQUIREMENTS PER PART (5) - TABLE "C" AMENDMENT 18719 MIN. REQUIRED = 76.5 PROPOSED = 74

DISABILITY PARKING: STALL, PARKING / ISLE DIMENSIONS: SMALL CARS =35% = 26 DIMENSIONS = 12'X18' DIMENSIONS: 8.5'X16' 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





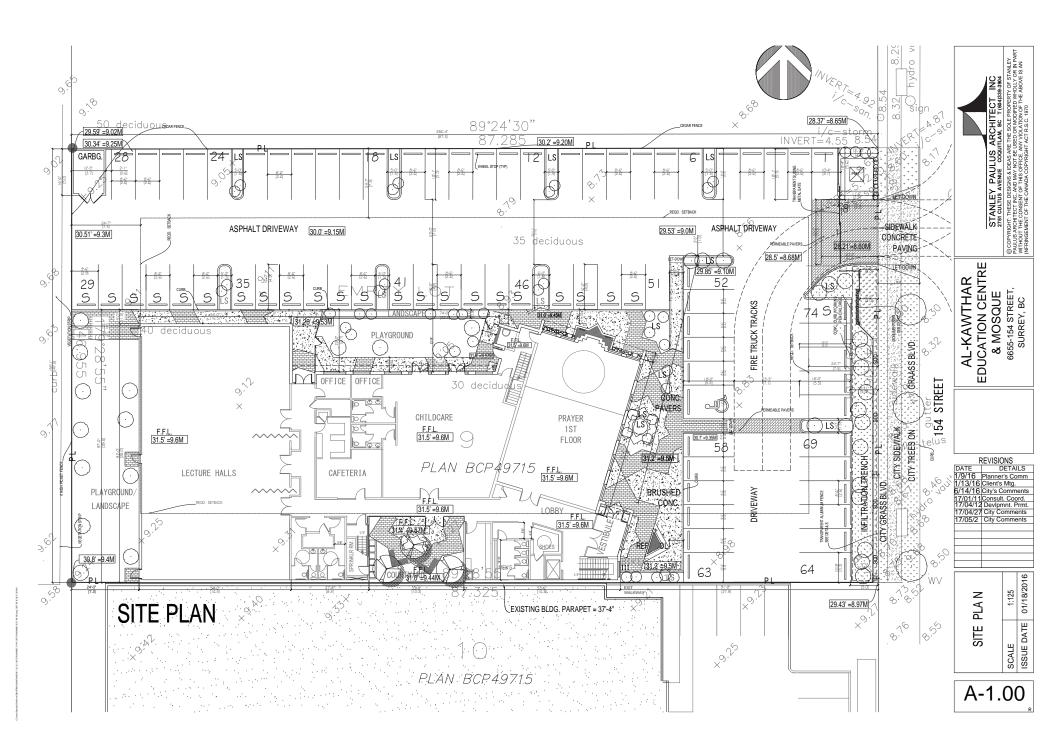




AL-KAWTHAR
EDUCATION CENTRE
& MOSQUE
6655-154 STREET,
SURREY, BC

REVISIONS DETAILS 1/9/16 Planner's Comm 1/13/16 Client's Mtg. 6/14/16 City's Comments 17/01/11 Consult. Coord. 17/04/12 Devlpmnt. Prmt. 17/04/27 City Comments ppendix COVER SHEET SCALE

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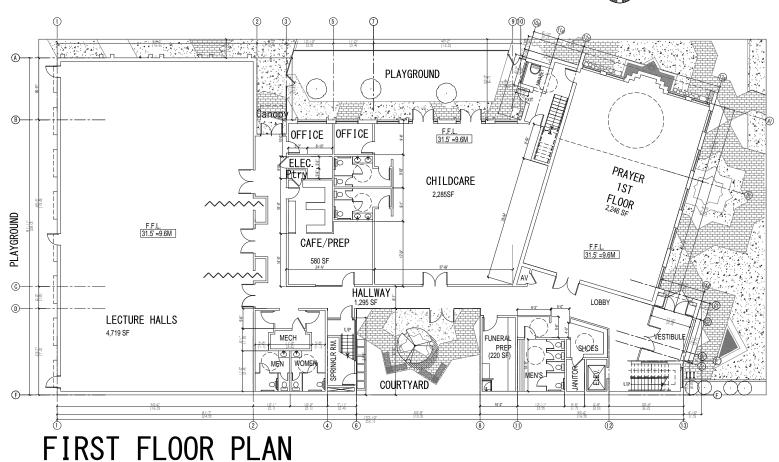


AL-KAWTHAR
EDUCATION CENTRE
& MOSQUE
6655-154 STREET,
SURREY, BC

| REVISIONS | DATE | DETAILS | 1/9/16 | Planner's Comm | 1/13/16 | Client's Mig. | 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 | Devlpmnt. Prmt. | 17/04/26 | City Comments | 17/04/26 |

FIRST FLOOR PLAN
SCALE 1/8:1.0"
ISSUE DATE 01/18/2016

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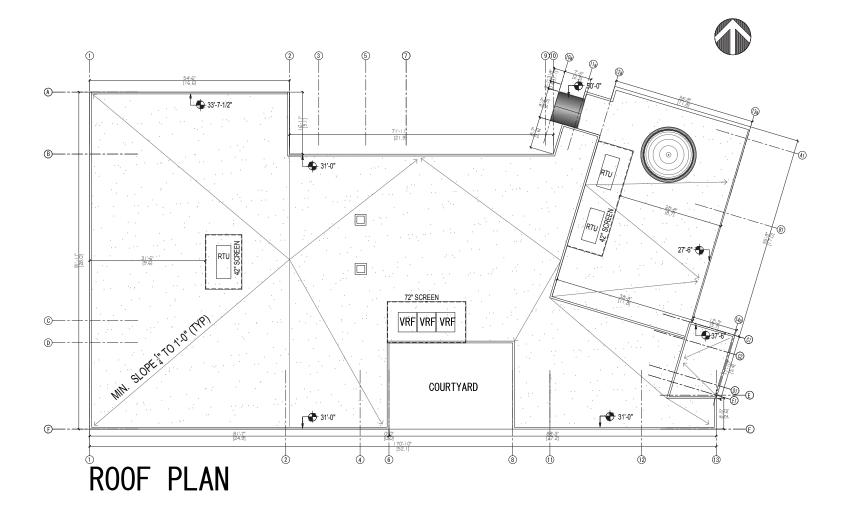




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6655-154 STREET,

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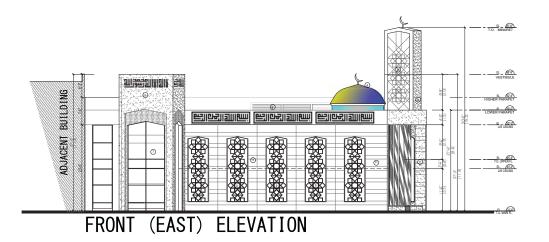
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AL-KAWTHAR
EDUCATION CENTRE
& MOSQUE
& MOSQUE
6655-154 STREET,
SURREY, BC

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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) ARRISCRAFT THIN BRICK NUTMEG ROCKED & SANDBLASTED

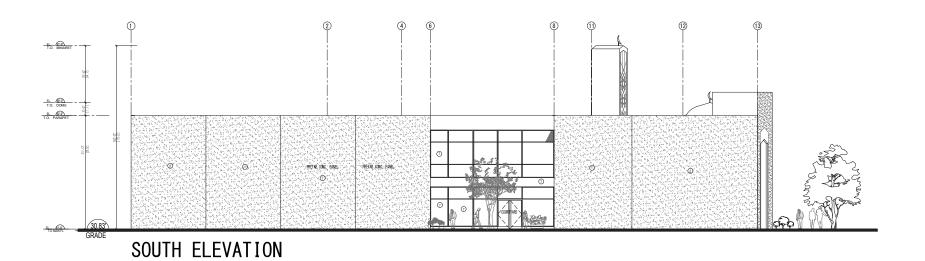
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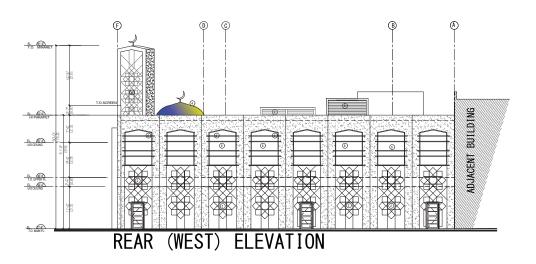
AL-KAWTHAR
EDUCATION CENTRE
& MOSQUE
6655-154 STREET,
SURREY, BC

| REVISIONS | DATE | DETAILS | 1/9/16 | Planner's Comm | 1/13/16 Client's Mg. | 6/14/16 City's Comments | 12/8/16 City's Comments | 12/8/16 | Fla ade Coordin. | 17/04/12 | Devlpmnt. Prmt. | 17/04/27 | City Comments | 17/04/27 | City Comm

EAST & NORTH
ELEVATIONS
SCALE 118"-1"0"
ISSUE DATE 01/18/2016

A-2.01





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
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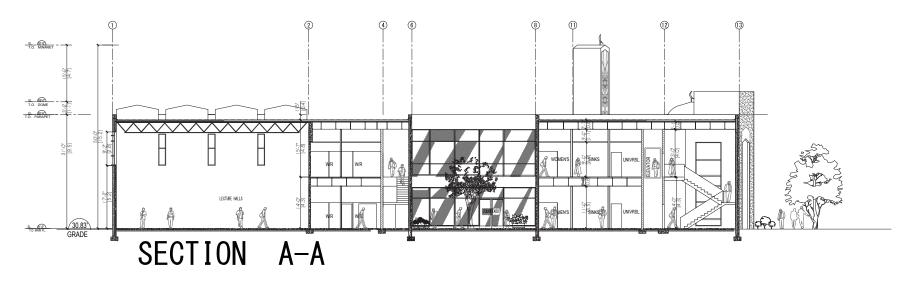


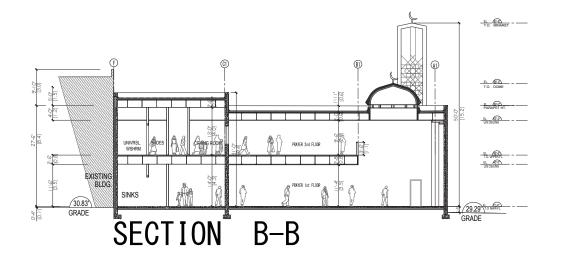
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EDUCATION CENTRE
& MOSQUE
6655-154 STREET,

| REVISIONS | DETAILS | 1/9/16 | Planner's Comm | 1/13/16 | Planner's Comm | 1/13/16 | Client's Mig. | 6/14/16 | City's Comments | 12/8/16 | City's Comments | 12/9/16 | Eade Coordin. | 17/04/12 | Devipmnt. Prmt. | 17/04/27 | City Comments | 17/04/27 | City Comment

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

A-2.02





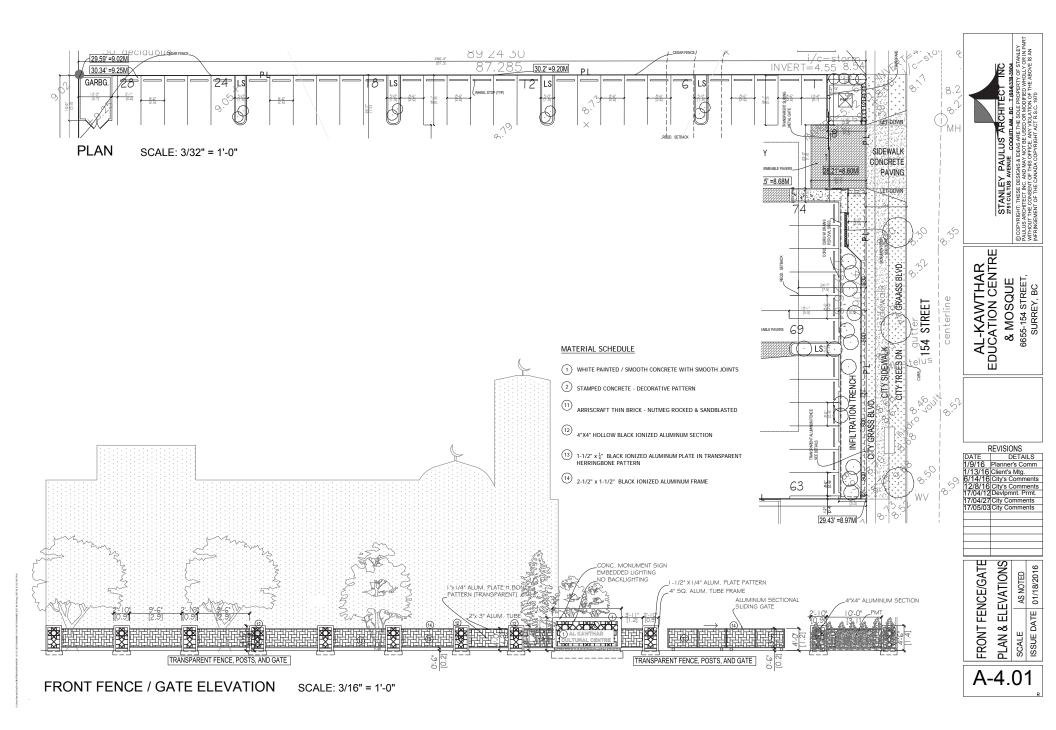


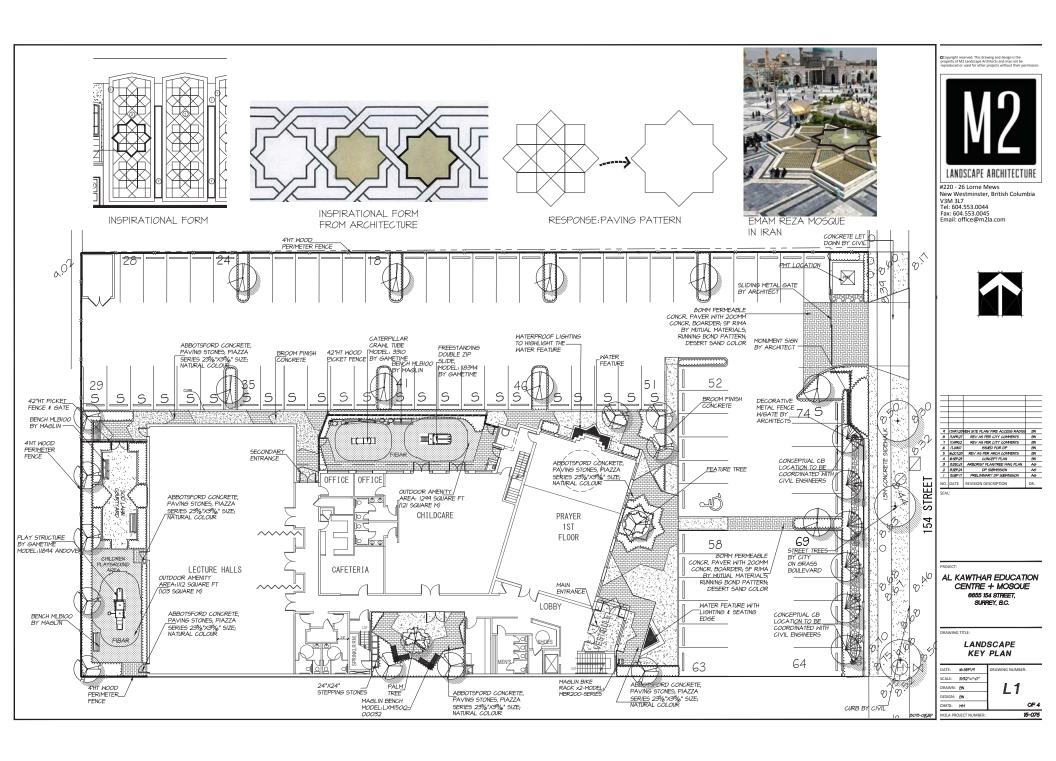
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EDUCATION CENTRE
& MOSQUE
6655-154 STREET,

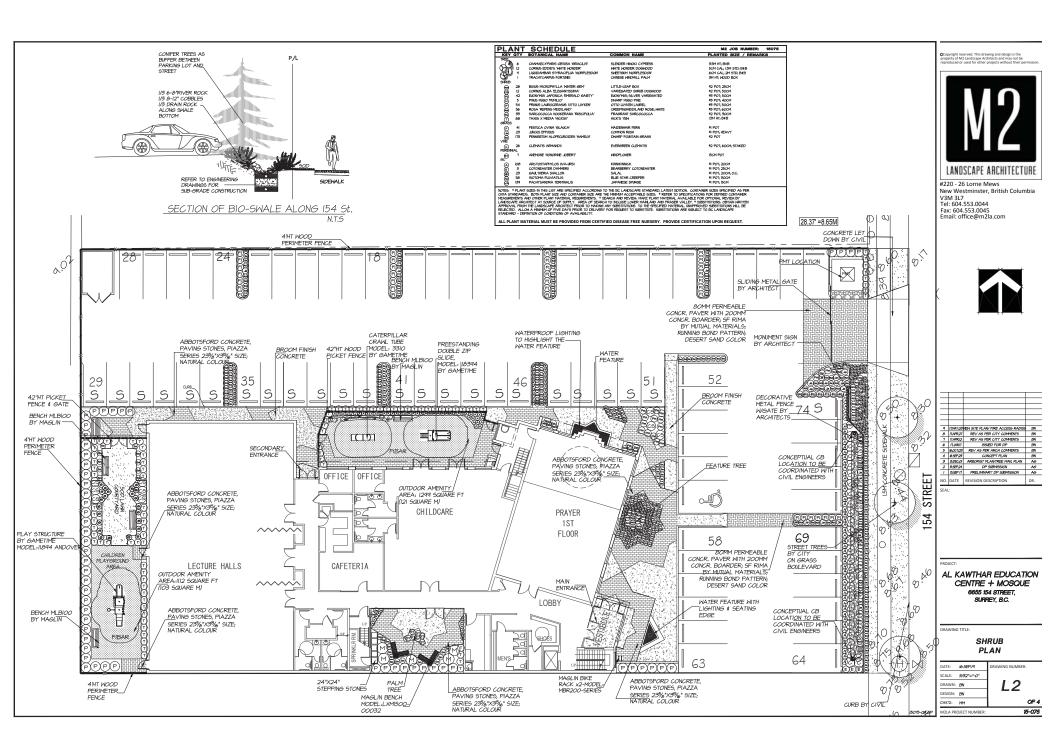
F	REVISIONS
DATE	DETAILS
1/9/16	Planner's Comm
1/13/16	Client's Mtg.
6/14/16	City's Comments
12/8/16	City's Comments Devlpmnt. Prmt.
17/04/12	Devlpmnt. Prmt.
17/04/27	City Comments

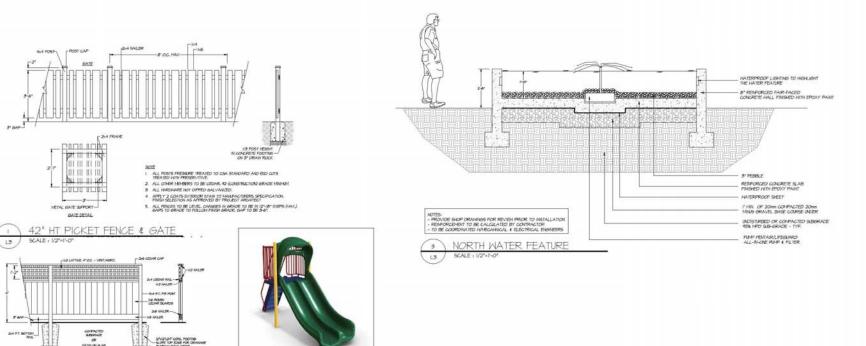
SECTIONS
A-A & B-B
SCALE
ISSUE DATE 01/18/2016

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LANDSCAPE ARCHITECTURE #220 - 26 Lorne Mews New Westminster, British Columbia

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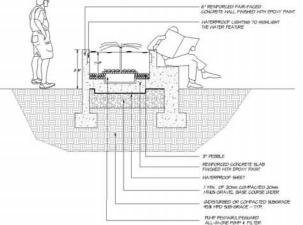
Tel: 604 553 0044 Fax: 604.553.0045 Email: office@m2la.com

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

LANDSCAPE DETAILS

DATE: IASEPIN L3 DRAWN: EN DESIGN: AG CHK'D: ### OF 4 M2LA PROJECT NUMBER: 15-075

NOTES.
- PROVIDE SHOP DRAWNES FOR REVIEW PRIOR TO INSTALLATION
- REMFOREMENT TO BE CALCULATED BY CONTRACTOR
- TO BE COORDINATED WINECAMICAL & ELECTRICAL EMBNERS



EAST WATER FEATURE

13 / 5CALE : 1/2"=1"-0"

4' HT WOOD PERIMETER FENCE

SHAPE BENCH LXMI500-00032 BY MAGLIN



CATERPILLAR CRAWL TUBE MODEL #: 3310 BY GAMETIME



MODEL #: 18394 BY GAMETIME



MODEL #: 11894 BY GAMETIME

BENCH MLB970 SERIES BY MAGLIN



DART ONE DENERAL REQUIREMENTS ART TOREE SOUT LANDSCA E DEVELOUMENT Attion of Costino 1925. This he my wak on the - probab habitat hous or plant groupings believed as related to introduce plant as superates relative aroun. 3. In uses not seen the Landscape Architect witing from or or see to remain. Shows the reference around a starting entiting with the Landscape. 2. A proposal barriar man'i sa mathiliad ha debookle Goarnig boundaries. Refer ha physical barrier detail, if detail not 2. S.C. Lankscape Shelbard, TN edition 2003, prepared by the BLE Society of Lankscape Architects and the BLE Continues 8 Microscy Association, justice, All work and markets shall send observed as self-and in the BLE Lankscape Brokket defines approximately this specification or as distributed by Exabinate Architects.) By marker travel through or within regulation retention wear or under consens of front to be retained in allowed 3 PRESTANDARD SPETCATION & STANDARD SETARS, THIS edition, propert by the Copulting Displaces of British Calculate, Seathfulness and Heavy Constitution Seathfulness and Heavy Constitution Seathfulness and Heavy Constitution s. To not plackage said combustion materials or excepted materials within resolution referring press. 1. In set set, had or service relicion within resolution referring users. A STANDARD FOR LANDSCAPE IMPRICATION STIETOR, 2008 Proguent by the irrigative industry Association of Brillish Columbia. 3. He biblis, fires, pleasing fires or track burning shall be permitted within respective national arms. 5 PARKETAL BY, NAS AND ENGINEERING SPECIFICATIONS WHOSE WITES. No exceptions, then or service treather are any other disruption shall be permitted within negatialise extension are the luminous feetiles? 1. A convel 3nd more than not excelled for all proving nuclear to be used on this disclaracians. Provide and pay for Festing by an independent further called pre-secretarity for involvant individual festivation. Events are further proving nation feel models to be involved by the province. 3. Do not not inventors or marks of returned trees without the approval of the Landscape Architect. 3. Any dampe to usinting registron intended for preservation will be extract to evaluation by an LSA Certified Arts If there courses the right to treat or co-test materials, contractor cooperation to pay for healing it materials do not much specification. Replacement planting of equivalent rates to the distributors will be required. The cost of the occlusives and of the inversit Centrative and or the personal responsible for the distribution. 3. Any ellernate products differing twee that contract in the contract documents must be pro-approved by the Landscape Architect 3. In acceptation with specific from referring in growth before ensure requires to below 8. It alturious where required sentitivation may distort extelling sugetation inherent for preservation, contact Landso or tensor. On the land of the Landscare Andries? I centrall with the lower wall where the Landscape Andries is the designated reviews. 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Danise's standing valve from all familied grades. Provide a recent, firm and even nurtice and conform to grades a national polarity defined by the SLL Landscape Danise's. \$ Construct soules have to line and grade, smooth and free of sags or high points. Review plage TS, earlieur side of A Stope out the except the following backsone frough driver IV. (over 41) and only objectives 21. 7. Problem and faculty of publics he ready with proving progression. 3. Informal and assess Architect of completion of freely grade prior to placement of send seek stants or mainly LINDSCAPT CROWNIE 3. Analysis Since: Growing medius and Floids Growing Grows wass, Towar Strade, and Encodersoria, Manhara, CHI Males I likes otherwise instructed in the Contract December 1, the preparation of the subgrade shall be the respectfully of the Sear 4 Contractor. Pleaseast of growing medium asset follows constructed in the subgrade by the Landscape Contractor. Also subseques contractors in the subgrade required and the respectfully of the Landscape Contractor. 2. Vari tracked. Sin those grading and surface strategy, including an any incoming replaces derivate an instrument confliction and injustries arranged and in the confliction and injustries arranged and conflictions. In confliction are conflicted and injustries and injustries are designed conflictions and injustries a All wash and appointments shall be performed by personnel obtaint in benchmarked that the addition, all personnel applies benchmarks and or production shall have a common benchmark for appropriate activation. J. A site visit is required to increas fundar with also condition indirect billing and indirect start of week. A. Cartins bearing of all agricus before proceeding with any work. to tracking and backliking in accordance with engineering default and specificalisms. As their tracking and backliking in accordance with engineering default and then of sugar or high pastric. Sincare has 5. Notify Lauteupe Architect of any disresponse. Other appeals than Lauteupe Architect graw to designing from the plans. A. Take approprie newards in and entroperal datage. Do not top any under notation file under before, Contrar with all faderal, provided and local elitables and publishes. Common signing by all cellal indepressable synthesis through is a primarily aligned the primarile risk of the primarile is a primarile aligned by the primarile is a primarile aligned to the primarile independent of the primarile is a primarile aligned. The primarile is a primarile is a primarile independent of the primarile independent of the primarile is a primarile independent of the pri 8. 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Winh includes apply of all related flows and performing all eperatures recognize to real offices aroun. 2.3 Thereophy his required assembles in hire the fall depth of the growing hadium. 2.3 Seedal when was be required for earliest physikes. Refer to proving select by its hadiuslines. Place the amended growing medium is all grass and planting amore. Sprood growing medium in mittern layers not ex Kinner depths of growing section placed and comparted to ECS. 3. On gradie D-Dale "Cittand Shrudare rasa. "Cittand Sh TABLE ONE PROPERTY OF GROWING HEIGHT FOR LEVEL E GROWING AND LEVEL I PRODUCT AND AS Condension to Ad Department of Technol Data "Levely Serie" to "Series Laws". Lea Traffic Areas Trees and Large Shoule Production Type 1-55 1-95 1-98 Serger from Ton. I final ed grades shall conform by the elevations allows on landscape and other plans. 80/09/60/ACS ARIS - SCERNI "In General, Shapp group strong are naived as the Browings an "Baugh Group", Treat all evens defined as rating grant be Bankelikhan, in edge of march and laren. Properties of Serigers. To B.C. (undersoon Standard Clean & Arman Plaugh gross) Section 111.8. Clean existing sold by Sectional Arman of cleans one follow in any discourse Soughty grade seriation to allow for persistence specified and for profiles decrays. Time of Gentling Seed from early upring Spillurgity April Set In Sale Set Conjunition Station and year: Further as serviced. Auchin NA turns 55 Name IIS 5. Seed Supply & Testing: All seed exist to extract times incorpagations require and shall be if your minters in A.S. Analysis of the socie instance. 4.2. Analysis of the seed count right. 15-30% I. Fortillar: As angent, and in integrals compared containing hit report M. 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B REVOLUNG LANDSCAPE ON STRUCTURES

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5 Schooling: Propose a schooling of unitegated visits and public to designated representative of start-up. Publishance aperations shall be carried out preferablely be graving season between Fanch but and forwarder 19th, Inspirer visits at other flows of the pass may be required. brance Lauri, Comply with B. C. Landscape Strenters, Section 18, Table 1, Hadrinson Carel, Weston

Materials Comply with Part Two of this specification.

1. Perficients: To the requirements of the B.C. Carolinage Shandard, Fernalistics, and value as required to sell besting.

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LANDSCAPE ARCHITECTURE

New Westminster, British Columbia

#220 - 26 Lorne Mews

Email: office@m2la.com

Fax: 604.553.0045

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

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5075-012P

SPECIFICATIONS

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	3
and lanes, but excluding trees in proposed open space or riparian areas)	
Protected Trees to be Removed	3
Protected Trees to be Retained	0
(excluding trees within proposed open space or riparian areas)	0
- Alder & Cottonwood Trees Requiring 1 to 1 Replacement Ratio X one (1) = 0 - All other Trees Requiring 2 to 1 Replacement Ratio 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 X one (1) = 1	1
- All other Trees Requiring 2 to 1 Replacement Ratio O X two (2) = 0	
Replacement Trees Proposed	n/a
Replacement Trees in Deficit	n/a

Date

ummary, report and plan prepared and submitted by:		M/
		MAL
Meredith Mitchell, ISA #6089A	11-Apr-17	

(Signature of Arborist)

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 oX₉

- 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	

