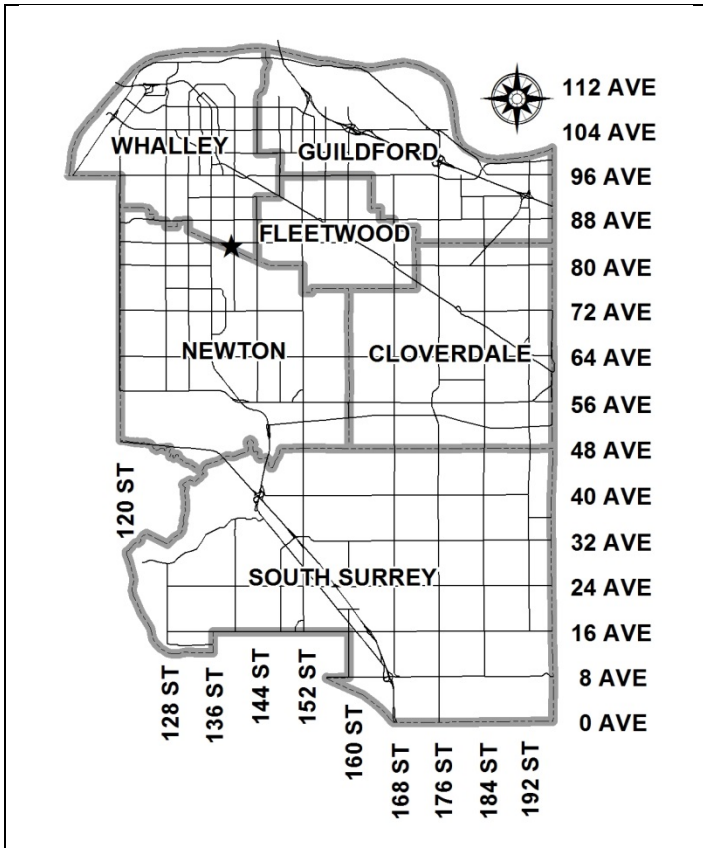


City of Surrey
PLANNING & DEVELOPMENT REPORT

File: 7917-0557-00

Planning Report Date: March 12, 2018



PROPOSAL:

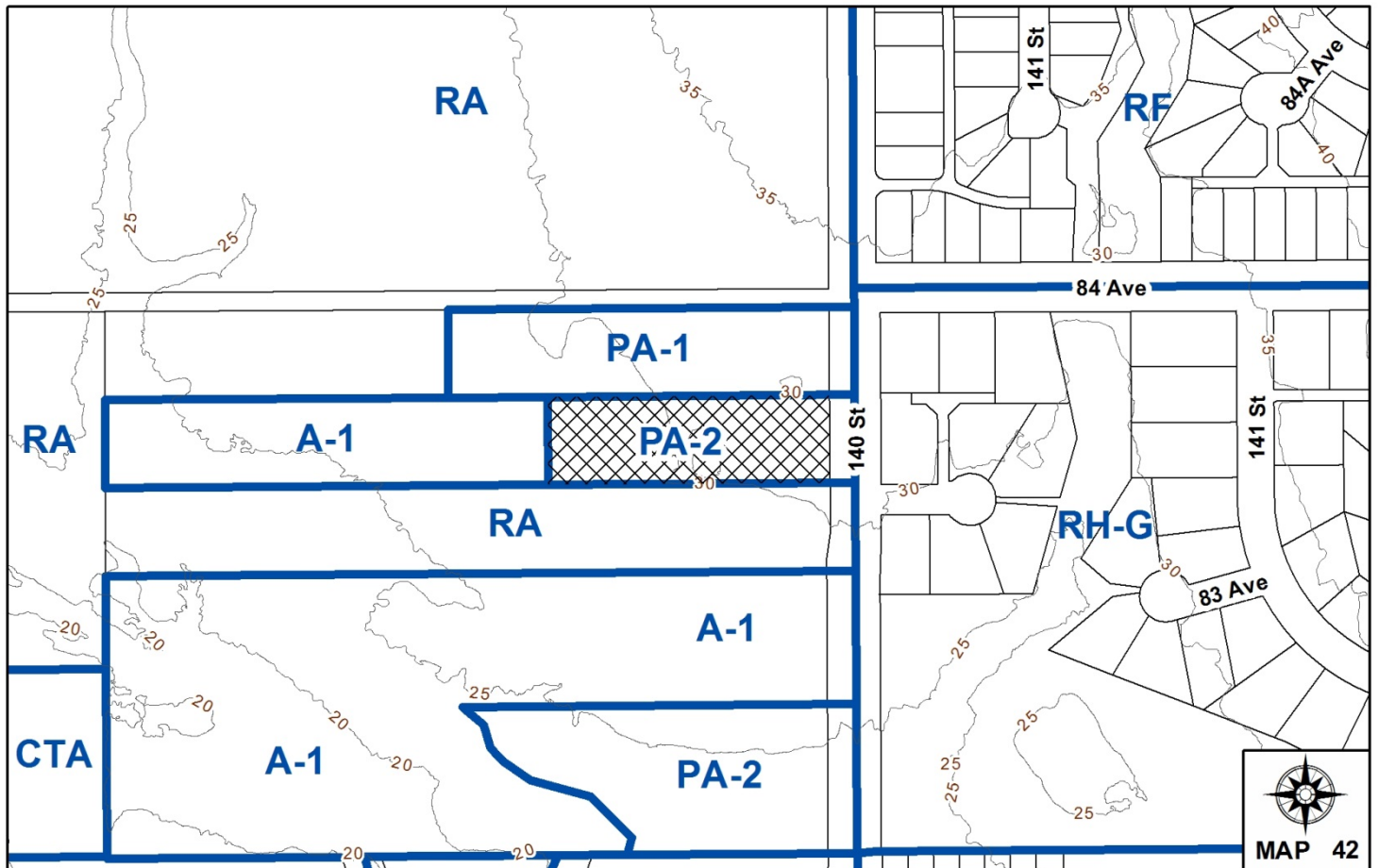
- **Development Variance Permit**

to relax the height and setback requirements of the PA-2 zone to permit the construction of a gateway arch for an existing Gurdwara (Gurdwara Sahib Brookside).

LOCATION: 8365 - 140 Street

ZONING: PA-2

OCP DESIGNATION: Suburban



RECOMMENDATION SUMMARY

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

DEVIATION FROM PLANS, POLICIES OR REGULATIONS

- The applicant is seeking to vary the PA-2 Zone to increase the maximum height of a structure (gateway arch) from 4 metres (13 ft.) to 7.7 metres (25 ft.) and to reduce the front yard setback from 7.5 metres (25 ft.) to 4.3 metres (14 ft.) in order to construct a gateway arch for an existing Gurdwara (Gurdwara Brookside).

RATIONALE OF RECOMMENDATION

- The requested variance is to accommodate a proposed gateway arch feature that is to be located in the front yard of the property.
- The proposed gateway arch feature is consistent with other Gurdwaras located throughout the City.
- The proposed variances will only apply to the gateway arch.
- The Fire Department has no objection to the proposal as the structure will not interfere with emergency access to the site.
- The site abuts a church to the north, Bear Creek park to the south and west, and is across 140 Street from residential lots to the east.
- City staff support the variance.

RECOMMENDATION

The Planning & Development Department recommends that Council approve Development Variance Permit No. 7917-0557-00 (Appendix II) varying the following, to proceed to Public Notification:

- (a) to reduce the minimum front yard (east) setback of the PA-2 Zone from 7.5 metres (25 ft.) to 4.3 metres (14 ft.) for a structure (gateway arch); and
- (b) to increase the maximum height of a structure (gateway arch) from 4 metres (13 ft.) to 7.7 metres (25 ft.).

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: Existing Gurdwara (Gurdwara Brookside)

Adjacent Area:

Direction	Existing Use	OCP Designation	Existing Zone
North:	Church (Bear Creek Church)	Suburban	PA-1
East (Across 140 Street):	Single family dwellings	Suburban	RH-G
South:	Bear Creek Park	Conservation and Recreation	RA
West:	Bear Creek Park	Conservation and Recreation	A-1

DEVELOPMENT CONSIDERATIONSBackground

- The subject property is located at 8365 – 140 Street and is zoned "Assembly Hall 2 Zone (PA-2)". The site is designated Suburban in the Official Community Plan (OCP).
- In May 2007, a rezoning was approved (File No. 7903-0375-00) to permit the construction of a 1,961-sq. m. (21,108-sq. ft.) Gurdwara. Associated Development Variance Permit No. 7903-0375-00 was also approved to increase the maximum building height of the principal building from 9 metres (30 ft.) to 12.8 metres (42 ft.), to reduce setbacks, to reduce perimeter landscaping and to allow parking in the front yard setback.

- In October 2009, Council issued Development Variance Permit No. 7909-0164-00 in order to relax the maximum height of an accessory structure, to permit a 18.74 metres (60 ft.) high flagpole for the existing Gurdwara.

Proposal

- The applicant is proposing to install a new gateway arch at the entrance to the Gurdwara Sahib Brookside off of 140 Street.
- Gurdwara Sahib Brookside has based the design for the gateway arch on the historic design for the gate at Ramgarh Fort, which was built in the eighteenth century in Amritsar, Punjab, India. The gate at Ramgarh Fort has a special place in Sikh history.
- The applicant has indicated that a new entrance feature will help to identify the Gurdwara to passersby and welcome visitors to the site.
- The proposed gateway arch will be constructed of an aluminum frame and covered with blue and yellow powder coated brick to match the main brick building and black fence.
- The proposed gateway arch will be 7.7 metres (25 ft.) tall, 9.4 metres (30 ft. 9 in) wide and setback 4.3 metres (14 ft.) from the existing east property line along 140 Street.
- For vehicles accessing the site, the proposed structure will provide approximately 5.1 metres (16 ft. 7 in.) of vertical and 6.7 metres (22 ft. 1 in.) of horizontal clearance.
- 140 Street is classified as an Arterial road with an ultimate road allowance of 27 metres (89 ft.). As 140 Street is already constructed to its ultimate width, the proposed gateway arch will not interfere with future road widening.
- The proposed gateway arch meets the minimum required clearance of 5 metres (16 ft. 5 in.) vertical and 6 metres (19 ft. 8 in.) horizontal, as required by the Fire Department.

BY-LAW VARIANCE AND JUSTIFICATION

(a) Requested Variance:

- To vary the front yard setback in the PA-2 Zone from 7.5 metres (25 ft.) to 4.3 metres (14 ft.) for a proposed structure (gateway arch).

Applicant's Reasons:

- The gateway arch is being constructed at 4.3 metres (14 ft.) from the east property line because there is currently an operational gate at 5.6 metres (18 ft. 5 in) from the same east property line. Having both the gateway arch and the operational gate at the same location would require the gate to roll through the gateway archway and is not feasible.

Staff Comments:

- As 140 Street is already constructed to its ultimate width, the gateway arch will not interfere with future road widening.
- City staff support the requested variance.

(b) Requested Variance:

- To vary the maximum height in the PA-2 Zone from 4 metres (13 ft.) to 7.7 metres (25 ft.) for a proposed structure (gateway arch).

Applicant's Reasons:

- The height is required in order to facilitate the movement of waste removal vehicles and for future use of a heavy lifting crane in case there is any need to replace heavy equipment that is located on the roof of the main building.

Staff Comments:

- The height of the gateway arch will allow access for emergency vehicles, specifically fire trucks in case of a fire or other emergency on site.
- The site abuts a church to the north, Bear Creek park to the south and west, and is across 140 Street (approximately 27 metres/89 ft. in width) from residential lots to the east.
- City staff support the requested variance to proceed to Public Notification.

INFORMATION ATTACHED TO THIS REPORT

The following information is attached to this Report:

- Appendix I. Lot Owners and Action Summary (Confidential)
Appendix II. Development Variance Permit No. 7917-0557-00

original signed by Ron Gill

Jean Lamontagne
General Manager
Planning and Development

RT/da

APPENDIX I HAS BEEN
REMOVED AS IT CONTAINS
CONFIDENTIAL INFORMATION

CITY OF SURREY

(the "City")

DEVELOPMENT VARIANCE PERMIT

NO.: 7917-0557-00

Issued To:

(the "Owner")

Address of Owner:

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

Parcel Identifier: 027-107-248
Lot 1 Section 28 Township 2 New Westminster District Plan BCP30823
8365 - 140 Street

(the "Land")

3. Surrey Zoning By-law, 1993, No. 12000, as amended is varied as follows:
 - (a) In Section F of Part 32 "Assembly Hall 2 Zone (PA-2)" the minimum front yard (east) setback for a structure (gateway arch) is reduced from 7.5 metres (25 ft.) to 4.3 metres (14 ft.); and
 - (b) In Section G of Part 32 "Assembly Hall 2 Zone (PA-2)", the maximum height for a structure (gateway arch) is increased from 4 metres (13 ft.) to 7.7 metres (25 ft.).
4. This development variance permit applies to only the portion of the Land OR that portion of the buildings and structures on the Land shown on Schedule A which is attached hereto and forms part of this development variance permit. This development variance permit does not apply to additions to, or replacement of, any of the existing buildings shown on attached Schedule A, which is attached hereto and forms part of this development variance permit.

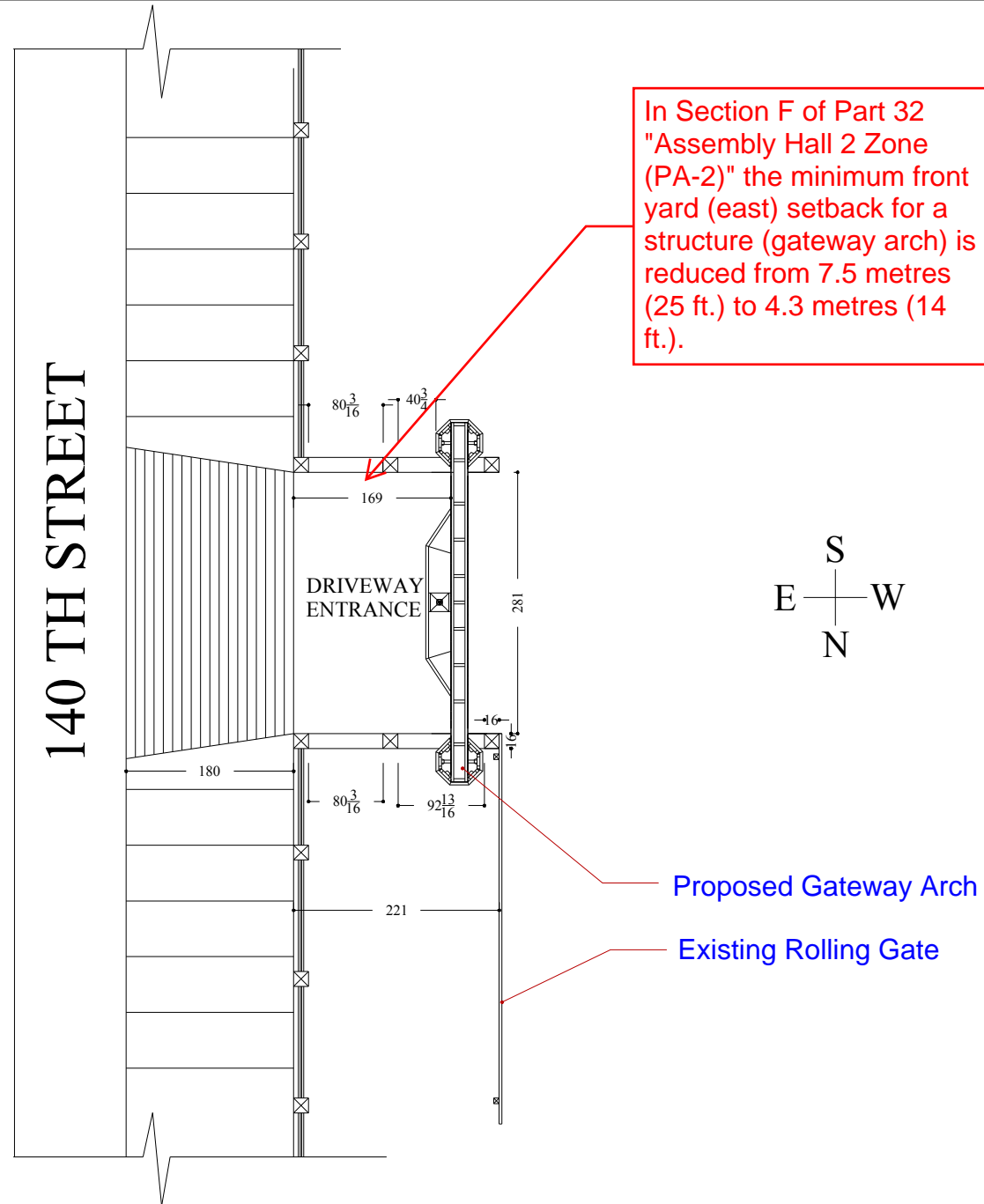
5. The Land shall be developed strictly in accordance with the terms and conditions and provisions of this development variance permit.
6. This development variance permit shall lapse if the Owner does not substantially start any construction with respect to which this development variance permit is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

PLAN VIEW



Avant-Guard
 Gates and access Controls Ltd
 Unit B, 5421-180th
 Street Surrey, B.C
 Canada V3S 4K5
 PH: (604)-575-3174
 FAX: (604)-575-3172

PROJECT TITLE:
 GURDWARA SAHIB
 BROOKSIDE

SHEET TITLE:
 ENTRANCE TRELLIS-
 INTERNAL STEEL
 STRUCTURE.

SHEET NO. DRAWING NO.
1 D-2

SCALE: SIZE:
 NOT SHOWN **A**

DRAWN BY: DESIGN BY:
 M.T.

SUBMISSIONS/REVISIONS	DATE
1. ISSUED FOR REVIEW	03/04/18

GENERAL NOTES:

DISCLAIMER:

SEAL:

CHECKED BY:	DATE:	
APPROVED FOR:	BY:	DATE:
SUBMISSION		
FABRICATION		
CONSTRUCTION		

Schedule A

AVANTE-GUARD
 Gates And Access Controls Ltd.
 Unit B, 5421-180th
 Street Surrey, B.C
 Canada V3S 4K5
 PH: (604)-575-3174
 FAX: (604)-575-3172

PROJECT TITLE:
 GURDWARA SAHIB
 BRO KSID

SHEET TITLE:
 ENTRANCE TRELLIS

SHEET NO. DRAWING NO.
1 S1

SCALE: SIZE:
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DRB

SUBMISSIONS/REVISIONS DATE
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GENERAL NOTES:

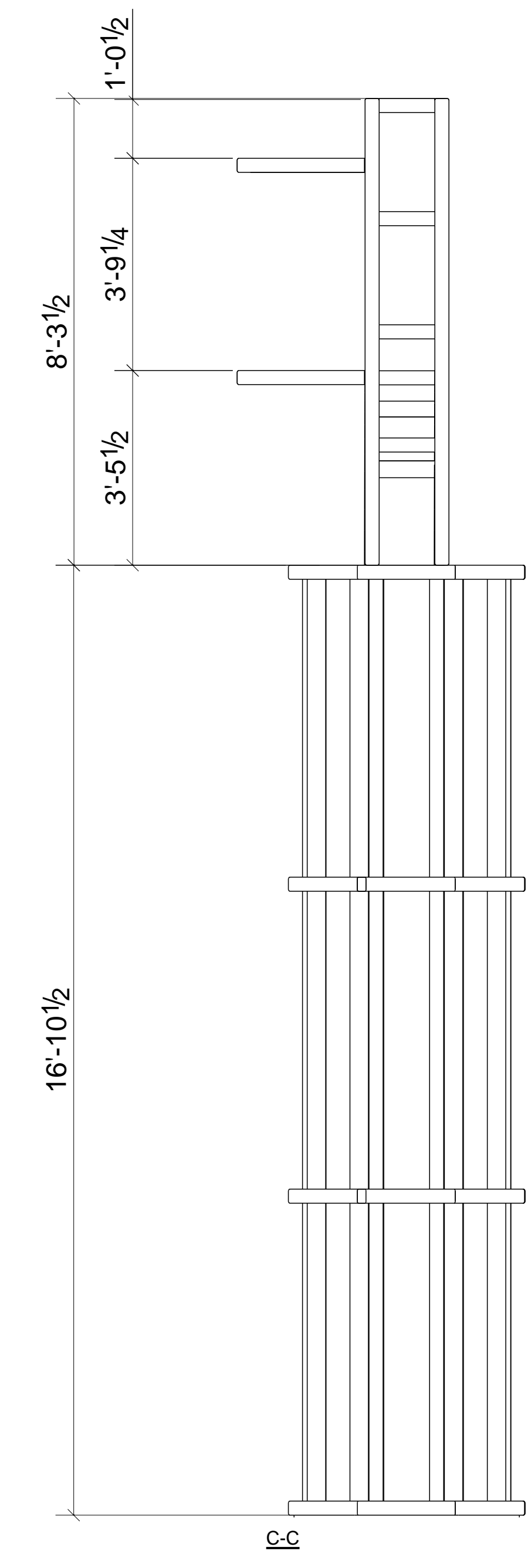
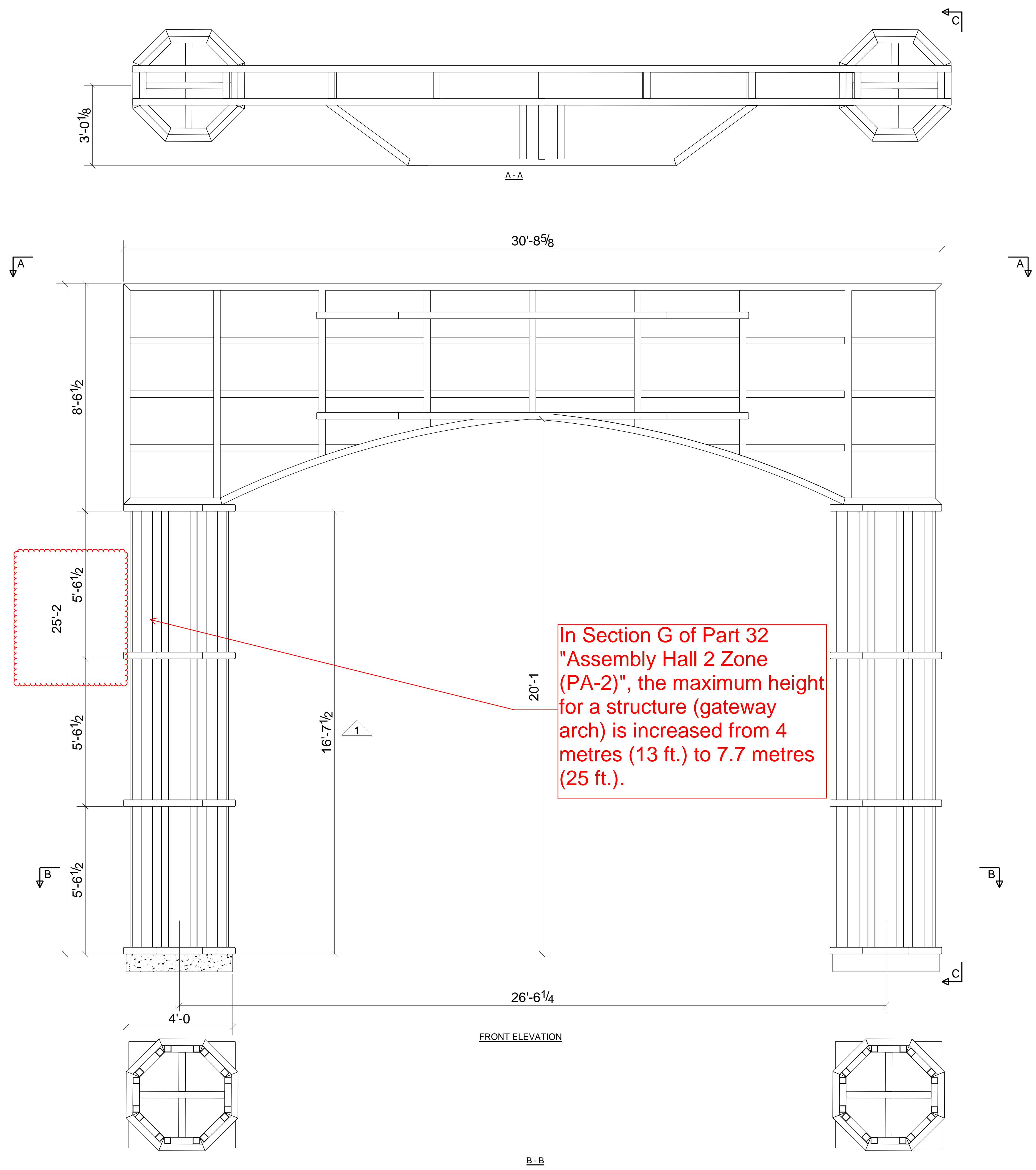
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SEAL:

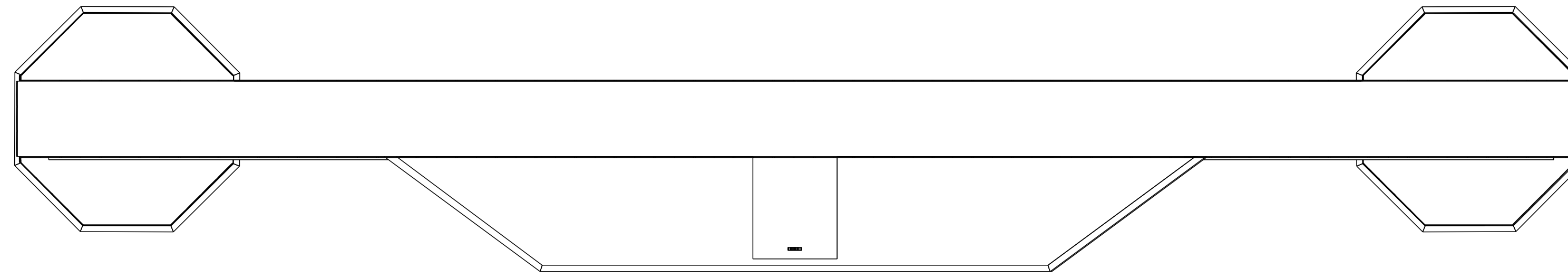
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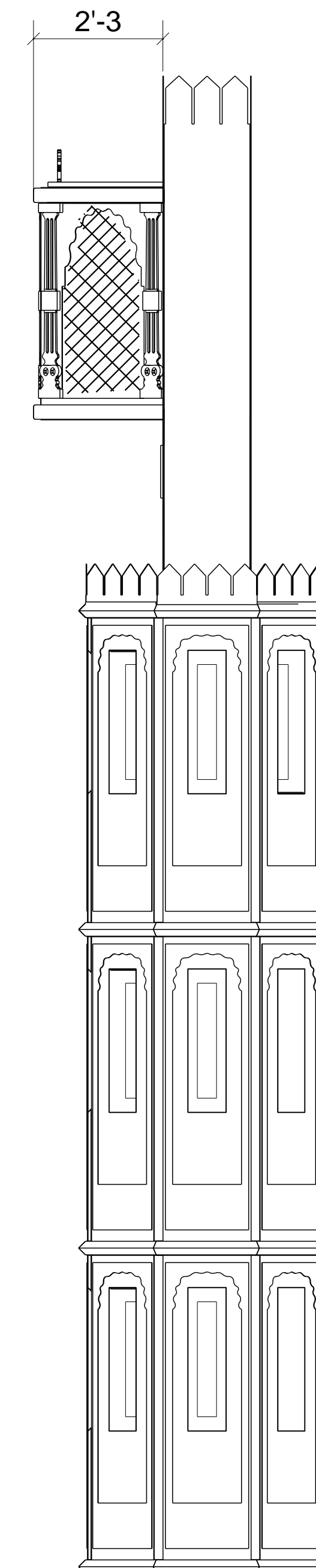
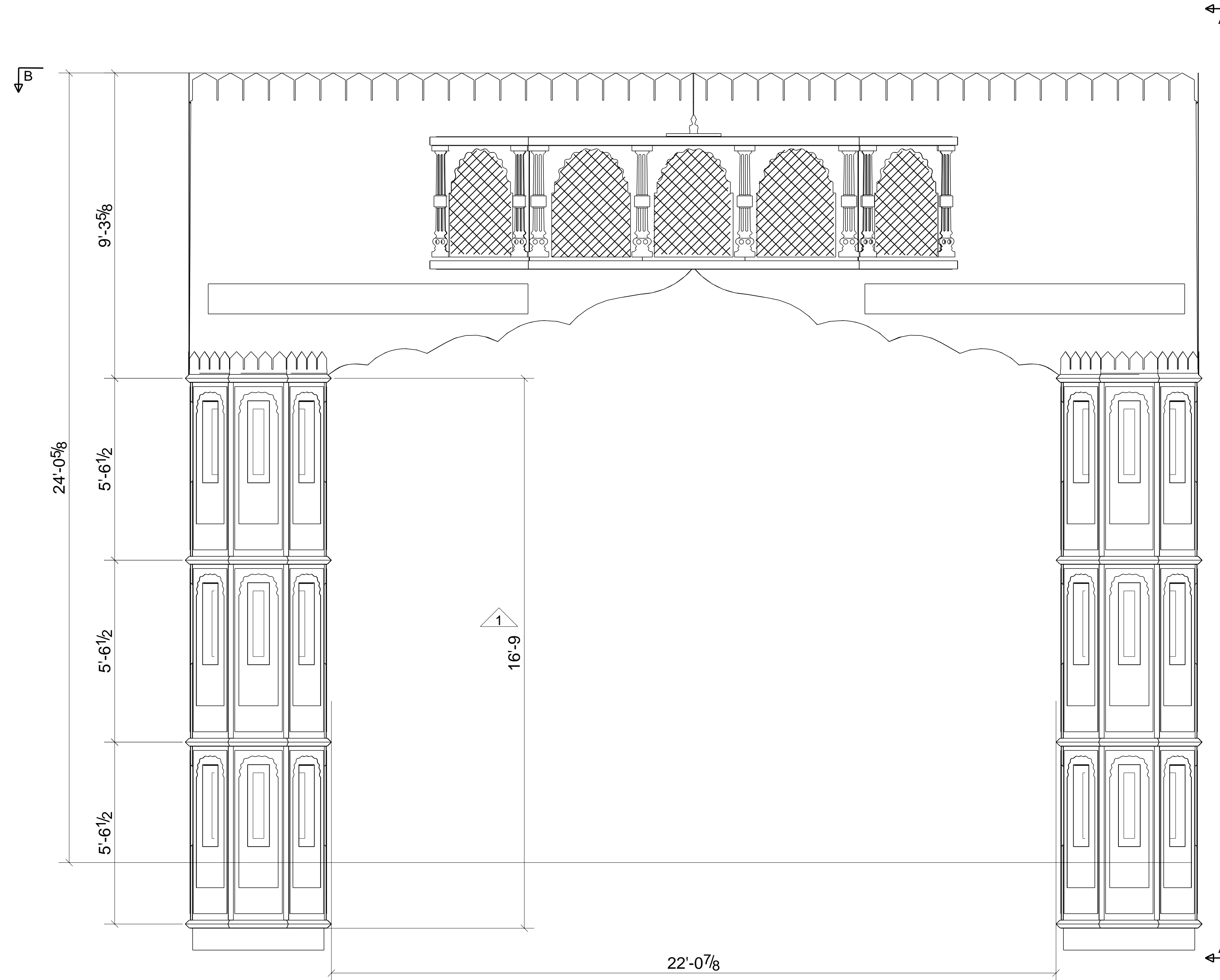
ROOS Engineering Ltd.
 DRAWING PREPARED BY ROOS ENGINEERING, SURREY, B.C.



Taha Structures



B-B



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1 S2

SCALE: SIZE:
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SUBMISSION	
FABRICATION	
CONSTRUCTION	

