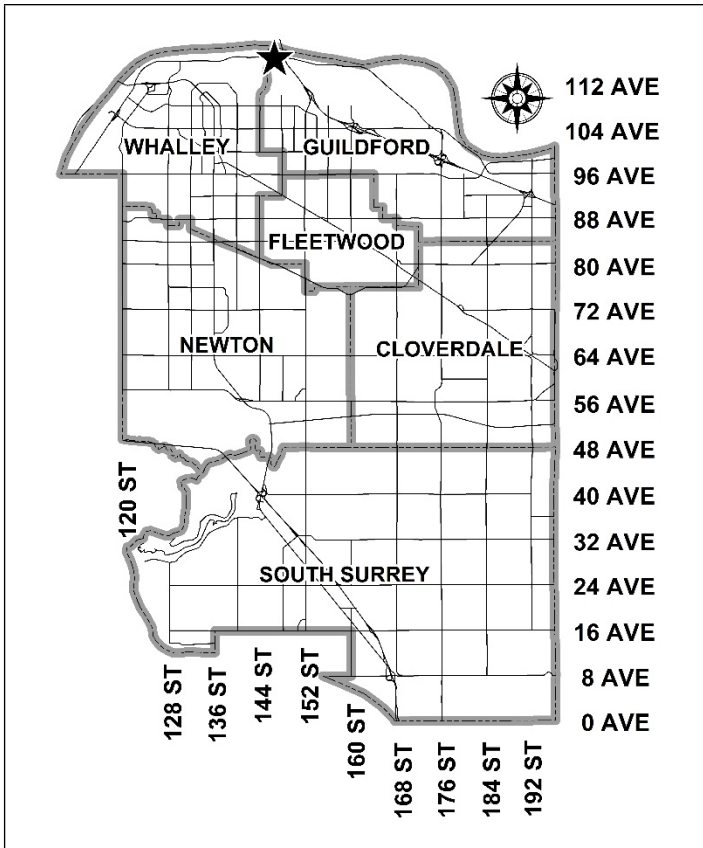


City of Surrey
PLANNING & DEVELOPMENT REPORT

Application No.: 7920-0214-00

Planning Report Date: June 27, 2024



PROPOSAL:

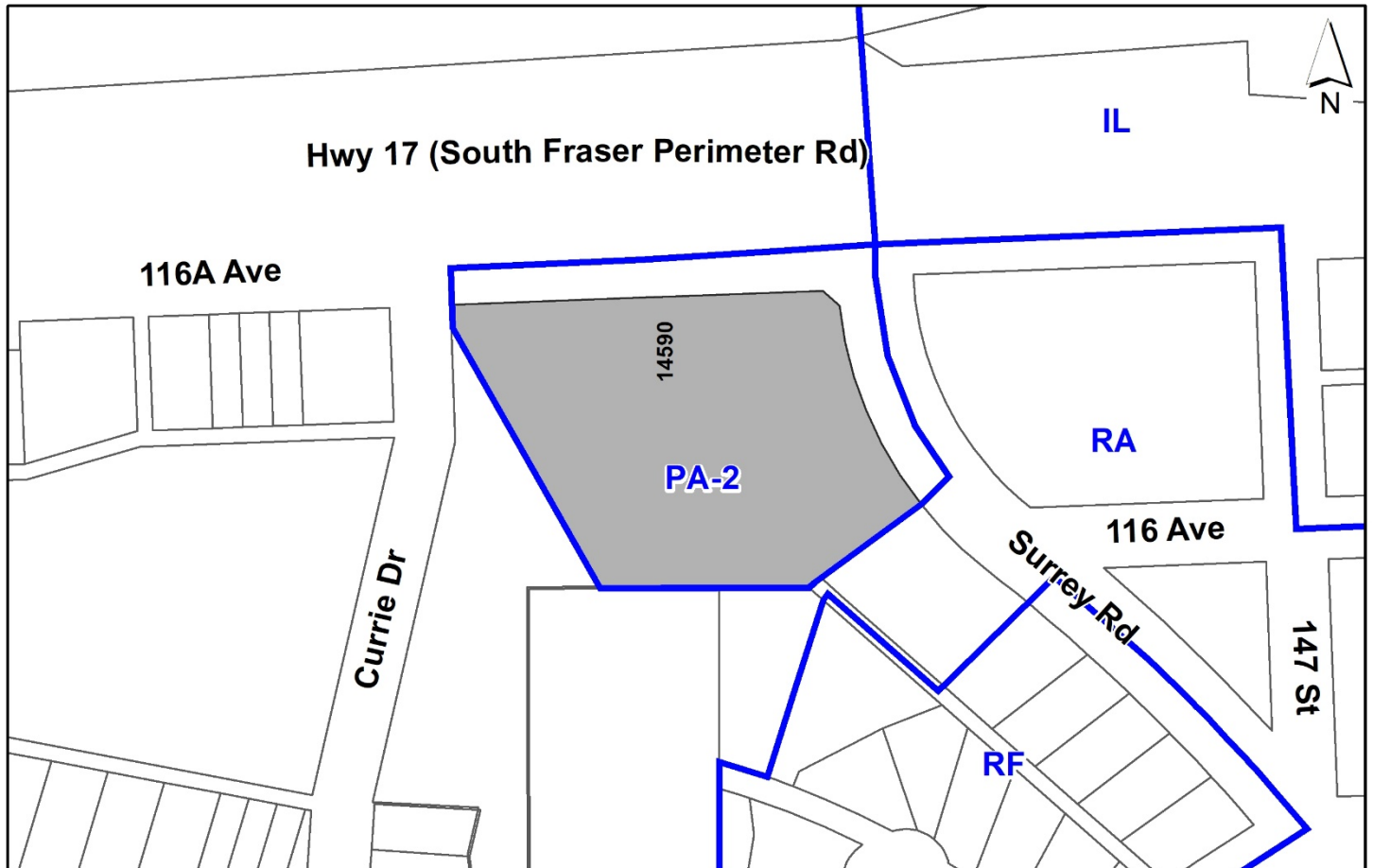
- Development Permit
- Development Variance Permit

To permit the development of an addition and two (2) portable classrooms to an existing Islamic Heritage Society School.

LOCATION: 14590 - 116A Avenue

ZONING: PA-2

OCP DESIGNATION: Urban



RECOMMENDATION SUMMARY

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

DEVIATION FROM PLANS, POLICIES OR REGULATIONS

- The applicant is seeking the following variances to facilitate construction of a proposed addition and two (2) portable classrooms to an existing Islamic Heritage Society School:
 - to reduce the minimum setback from top of bank for a “Channelized Class A Stream” watercourse from 25 metres to 20 metres;
 - to increase maximum building height of the PA-2 Zone from 9 metres to 10 metres for the proposed school addition; and
 - to reduce the north street side yard setback of the PA-2 Zone from 10 metres to 7.5 metres to the proposed portable classrooms.

RATIONALE OF RECOMMENDATION

- The proposal complies with the Urban designation in the Official Community Plan (OCP).
- The proposal complies with the General Urban designation in the Metro Vancouver Regional Growth Strategy (RGS).
- This application will help address the growing need for additional classrooms and capacity for an existing Heritage Islamic Heritage Society School (Iqra School).
- The existing school structures on the property were permitted through Development Applications 7997-0322-00 and 7904-0125-00 which included a west rear yard setback variance currently applicable to the existing buildings on the site.
- The proposed streamside setback reduction from 25 metres to 20 metres from top of bank from a “Channelized Class A Stream” effectively matches the existing Department of Fisheries and Oceans Canada (DFO) setback which was captured under an existing restrictive covenant registered on title of the property. This proposed setback reduction also exceeds the Provincial Riparian Area Protection Regulation (RAPR) setback of 10 metres.

-
- The existing school currently includes a surface parking lot that encroaches into the established DFO restrictive covenant area on the property. As part of the subject development proposal, the existing encroaching parking lot will be removed, and the area restored. The applicant's Qualified Environmental Professional (QEP) has submitted an Ecosystem Development Plan indicating that the proposed parking lot reconfiguration will minimize impacts to the watercourse and riparian area and proposed replanting and fencing will restore its habitat value.
 - The City will collect securities to ensure that the proposed habitat restoration including replanting and fencing is completed.
 - The construction of a school addition over an existing courtyard will have minimal impact on surrounding properties given the site location at the bottom of an escarpment.
 - The Yards and Setbacks requirements of Part 32 – Assembly Hall (PA-2) of the Zoning By-law require building setbacks to be equal to or greater than the measurement of the height of the highest building on the lot and the additional height also necessitates a further variance to the north flanking side yard building setback. The proposed 7.5 metre setback along 116A Avenue is considered a sufficient street fronting setback, consistent with other school sites in Surrey.
 - Staff supports the requested variances to proceed to Public Notification.

RECOMMENDATION

The Planning & Development Department recommends that:

1. Council authorize staff to draft Development Permit No. 7920-0214-00 for Sensitive Ecosystems (Streamside Areas) generally in accordance with the submitted Ecosystem Development Plan.
2. Council approve Development Variance Permit No. 7920-0214-00 (Appendix IV) varying the following, to proceed to Public Notification:
 - (a) to reduce the minimum setback area, measured from top of bank, for a Channelized Class A Stream in Part 7A of the Zoning Bylaw No. 12000 from 25 metres to 20 metres;
 - (b) to vary the maximum building height of the PA-2 Zone allowed from 9 metres to 10 metres; and
 - (c) to reduce the north street side yard setback of the PA-2 Zone from 10 metres to 7.5 metres to the proposed portable classrooms.
3. Council instruct staff to resolve the following issues prior to final approval:
 - (a) submission of a finalized Ecosystem Development Plan to the satisfaction of City Staff;
 - (b) registration of a combined Statutory Right-of-Way / Section 219 Restrictive Covenant over the designated Streamside Protection Area for both "No Build" and conveyance access;
 - (c) submission of financial securities to ensure completion of the proposed habitat restoration and fencing works on the site to the satisfaction of the General Manager, Planning & Development;
 - (d) Final Approval from BC Hydro; and
 - (e) Final Approval from Telus.

SITE CONTEXT & BACKGROUND

Direction	Existing Use	OCP Designation	Existing Zone
Subject Site	Islamic Heritage Society School (Iqra School)	Urban	PA-2
North (Across South Fraser Perimeter Road):	Canadian National Railway's Thornton Yard	Industrial	IL

Direction	Existing Use	OCP Designation	Existing Zone
East (Across Surrey Road):	Bon Accord Creek Natural Area	Industrial	RA
South:	Invergarry Park and Single family Dwellings	Conservation & Recreation and Urban	RA, RF
West:	Invergarry Park and Single family Dwellings	Conservation & Recreation and Urban	RA

Context & Background

- The 10,396 square metre property is located at 14590 – 116 Avenue, south of the South Fraser Perimeter Road. The site is designated “Urban” in the Official Community Plan (OCP) and is zoned “Assembly Hall 2 Zone (PA-2)”.
- The site is located at the bottom of the Fraser River escarpment in a valley created by Bon Accord Creek, which flows to the south of the subject site.
- The existing school use was first approved through Application No. 7997-0322-00 which rezoned the site from “One Acre Residential Zone (RA)” to “Assembly Hall 2 Zone (PA-2)” and allowed the existing buildings on the site to be used as an independent school and included a Development Variance Permit for setbacks and height.
- Under Application No. 7997-0322-00, in coordination with Fisheries and Oceans Canada (DFO), a 20 metre covenant/right-of-way was registered over a south portion of the site that prohibits development adjacent to Bon Accord Creek, which runs south of the subject property. The existing school parking lot encroaches into this protected DFO covenant area, which will be removed, and the area restored as part of the subject development application.
- The subsequent Development Application #7904-0125-00 consolidated what is now the east portion of the subject site into the parcel, thus permitting an expansion of the Islamic Heritage Society School.

DEVELOPMENT PROPOSAL

Planning Considerations

- The applicant is seeking variances to the streamside setback, building setbacks and building height in order to accommodate two new portable classrooms and an addition onto the existing Islamic Heritage Society School.
- The proposed addition will contain a library, classroom, staff room, remedial room and a resource room.
- The subject site is on the City of Surrey’s Heritage Registry. While institutional uses do not require a Development Permit for Form & Character, the applicant is agreeable to working

with staff to refine the design of the proposed school addition in order to mitigate impacts to the existing heritage school structure and character, prior to Building Permit issuance.

Referrals

Engineering:	The Engineering Department has no objection to the project.
Surrey Fire Service:	The Fire Service has no objection to the project.
BC Hydro:	BC Hydro review and approval is required prior to Final Approval.
Telus:	Telus review and approval is required prior to Final Approval.

Transportation Considerations

- Access to the subject site is provided via 116A Avenue and Surrey Road. All required road dedication requirements have been provided through previous development applications.
- TransLink's Route 373 Guildford/Surrey Central Station has stops in the immediate vicinity of the subject site.
- The subject site is also in close proximity to the South Fraser Perimeter Road's Bike Route as well as a parks path that runs through Invergarry Park.

POLICY & BY-LAW CONSIDERATIONS

Zoning By-law

- The applicant is requesting the following variances to the "Assembly Hall 2 (PA2)" Zone of the Zoning By-law:
 - (a) to vary the maximum building height of the PA-2 Zone allowed from 9 metres to 10 metres for the proposed school addition; and
 - (b) to reduce the north street side yard setback of the PA-2 Zone from 10 metres to 7.5 metres to the proposed portable classrooms.
- The construction of a school addition over an existing courtyard will have minimal impact on surrounding properties given the site location at the bottom of an escarpment.
- The Yards and Setbacks requirements of Part 32 – Assembly Hall (PA-2) of the Zoning By-law require building setbacks to be equal to or greater than the measurement of the height of the highest building on the lot and the additional height also necessitates a further variance to the north flanking side yard building setback. The proposed 7.5 metre setback along 116A Avenue is considered a sufficient street fronting setback, consistent with other school sites in Surrey.
- Staff support the requested variances to proceed for consideration.

Streamside Variance

- The applicant is requesting the following streamside variance:
 - to reduce the minimum setback area, measured from top of bank, for a Channelized Class A Stream in Part 7A of the Zoning Bylaw No. 12000 from 25 metres to 20 metres.
- The applicant's Qualified Environmental Professional (QEP) has submitted an Ecosystem Development Plan that indicates that the proposed reduced streamside setbacks comply with the Provincial Riparian Areas Protection Regulation (RAPR) and proposed enhancements works will improve the functionality of the watercourses and riparian areas.
- In order to facilitate adequate remediation works within the streamside setback, existing parking stalls within this area will be removed and replaced by landscaping and fencing.
- The applicant is proposing to protect Bon Accord Creek through a combined Statutory Right-of-Way / Section 219 Restrictive Covenant over the designated Streamside Protection Area for both "No Build" and conveyance access. This Streamside Protection Area will align with the already existing DFO restrictive covenant, as the City is not party to this agreement.
- Staff support the requested variance to proceed for consideration.

DEVELOPMENT PERMITS

Sensitive Ecosystems (Streamside Areas) Development Permit Requirement

- The subject property falls within the Sensitive Ecosystems Development Permit Area (DPA) for Streamside Areas in the OCP, given the location of an existing Class A (red-coded) watercourse. The Sensitive Ecosystems (Streamside Areas) Development Permit is required to protect aquatic and terrestrial ecosystems associated with streams from the impacts of development.
- In accordance with Part 7A Streamside Protection setbacks of the Zoning By-law, a Class A (red-coded) watercourse requires a minimum streamside setback of 25 metres, as measured from the top of bank. The proposed setbacks do not comply with the requirements outlined in the Zoning By-law. As such, a variance from 25 metres to 20 metres from top of bank is proposed.
- The riparian area will be protected through the registration of a combined Restrictive Covenant/Right-of-Way against the property to ensure safeguarding and maintenance of the Protection Area in perpetuity, in compliance with the OCP.
- An Ecosystem Development Plan, prepared by Naomi Sands, *R.P. Bio.*, of Associated Environmental Consultants Inc., and dated April 15, 2024, was reviewed by staff and found to be generally acceptable, with some modifications to content and format of the report still required. The finalized report and recommendations will be incorporated into the Development Permit.
- The City will collect securities to ensure that the proposed habitat restoration including replanting and fencing is completed.

Sensitive Ecosystems (Green Infrastructure Areas) Development Permit Requirement

- The subject property falls within the Sensitive Ecosystems DPA for Green Infrastructure Areas in the OCP, given the location of a Biodiversity Conservation Strategy (BCS) Green Infrastructure Network (GIN) Corridor located on the south portion of the subject site. The Sensitive Ecosystems (Green Infrastructure Areas) Development Permit is required to protect environmentally sensitive and/or unique natural areas from the impacts of development.
- The City of Surrey Biodiversity Conservation Strategy (BCS) Green Infrastructure Network (GIN) map, adopted by Council on July 21, 2014 (Corporate Report No. R141; 2014), identifies a Regional BCS Corridor within the subject site, in the Fraser River Industrial BCS management area, with a High ecological value.
- The BCS further identifies the GIN area of the subject site as having a Moderate habitat suitability rating, derived from species at risk presence, species accounts and known ecosystem habitat inventories. The BCS recommends a target Corridor width of 100 meters.
- In order for the proposal to fully comply with the BCS target recommendations, an additional 2,486 square meters of the GIN area would be required. This has not been provided by the development proposal due to existing encroachments of onsite parking.
- The development proposal enhances approximately 1,025 square meters of the subject site through a Combination RC/SRW which is approximately 1184 square meters or 11 % of the total gross area of subject site. Complimentary to the proposed streamside protection and beautification, this method of GIN enhancement within an already protected area, will assist in the long-term protection of the natural features and allows the City to better achieve biodiversity at this location consistent with the guidelines contained in the BCS.
- An Ecosystem Development Plan, prepared by Naomi Sands, *R.P. Bio.*, of Associated Environmental Consultants Inc., and dated April 15, 2024, was reviewed by staff and found to be generally acceptable, with some modifications to content and format of the report still required. The finalized report and recommendations will be incorporated into the Development Permit.

TREES

- The proposed development has been determined to have no impact on existing onsite trees. As such, an arborist assessment was not required.
- New trees on the site and corresponding landscape planting for the Combination RC/SRW and GIN corridor planting on the site will consist of a variety of trees including Western Red Hemlock, Big Leaf Maple, Red Alder in addition to Salmonberry, Red Elderberry, Osoberry, Nootka Rose shrubs and Sword Ferns.

INFORMATION ATTACHED TO THIS REPORT

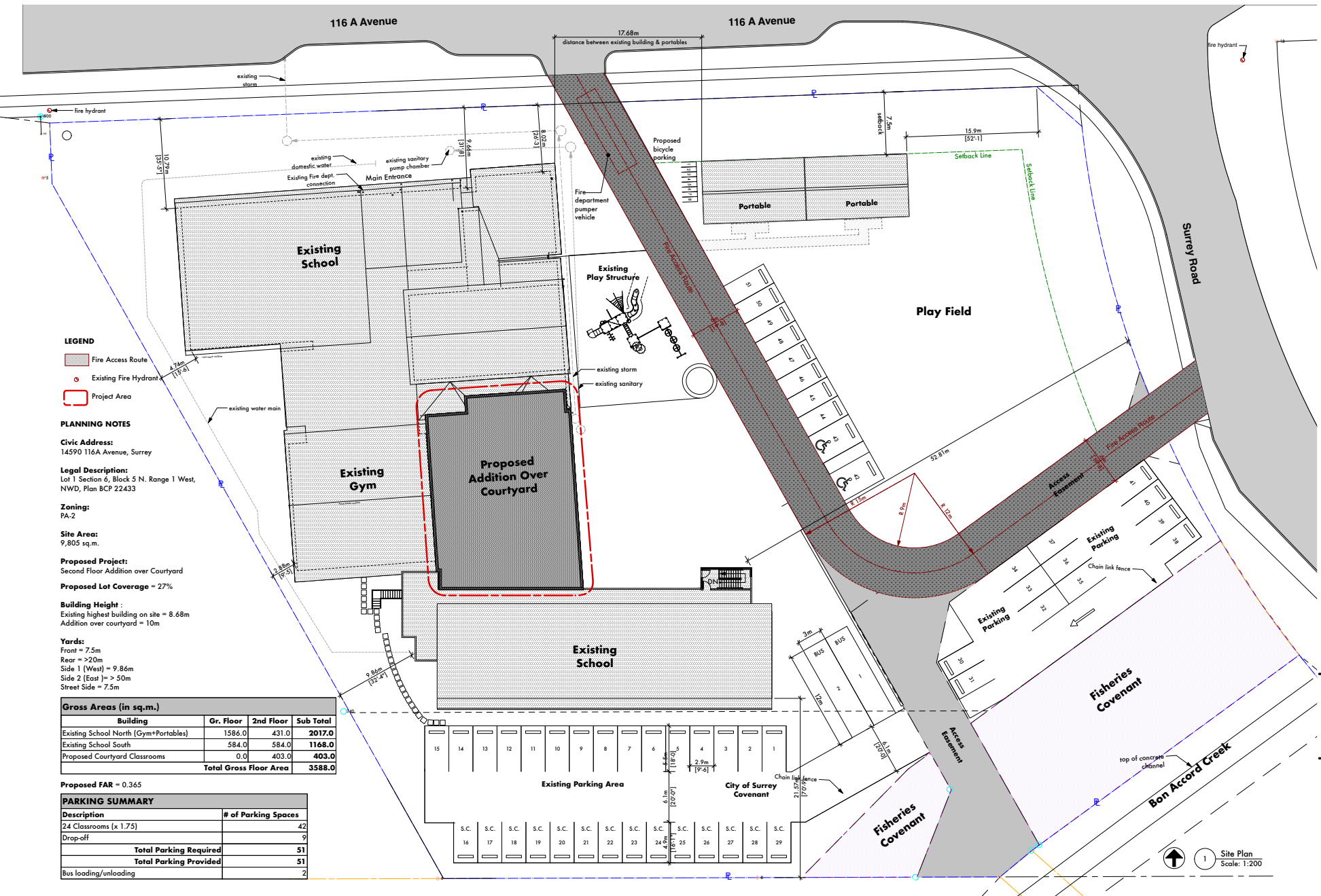
The following information is attached to this Report:

- Appendix I. Site Plan and Building Elevations
- Appendix II. Streamside Setbacks
- Appendix III. Landscape Plans
- Appendix IV. Development Variance Permit No. 7920-0214-00

approved by Ron Gill

Don Luymes
General Manager
Planning and Development

EM/ar



LEGEND

- Fire Access Route
- Existing Fire Hydrant
- Project Area

PLANNING NOTES

Civic Address:
14590 116A Avenue, Surrey

Legal Description:
Lot 1 Section 6, Block 5 N, Range 1 West, NWD, Plan BCP 22433

Zoning:
PA-2

Site Area:
9,805 sq.m.

Proposed Project:
Second Floor Addition over Courtyard

Proposed Lot Coverage = 27%

Building Height :
Existing highest building on site = 8.68m
Addition over courtyard = 10m

Yards:
Front = 7.5m
Rear = >20m
Side 1 (West) = 9.86m
Side 2 (East) = >50m
Street Side = 7.5m

Gross Areas (in sq.m.)			
Building	Gr. Floor	2nd Floor	Sub Total
Existing School North (Gym+Portables)	1586.0	431.0	2017.0
Existing School South	584.0	584.0	1168.0
Proposed Courtyard Classrooms	0.0	403.0	403.0
Total Gross Floor Area			3588.0

Proposed FAR = 0.365

PARKING SUMMARY	
Description	# of Parking Spaces
24 Classrooms (x 1.75)	42
Drop-off	9
Total Parking Required	51
Total Parking Provided	51
Bus loading/unloading	2

Iqra School Courtyard 2nd Level Classrooms
14590 116A Surrey, BC

Studio Sendel and Inc. N Vancouver, B.C.
T: 604.605.6956
www.studiosendel.com

Notes

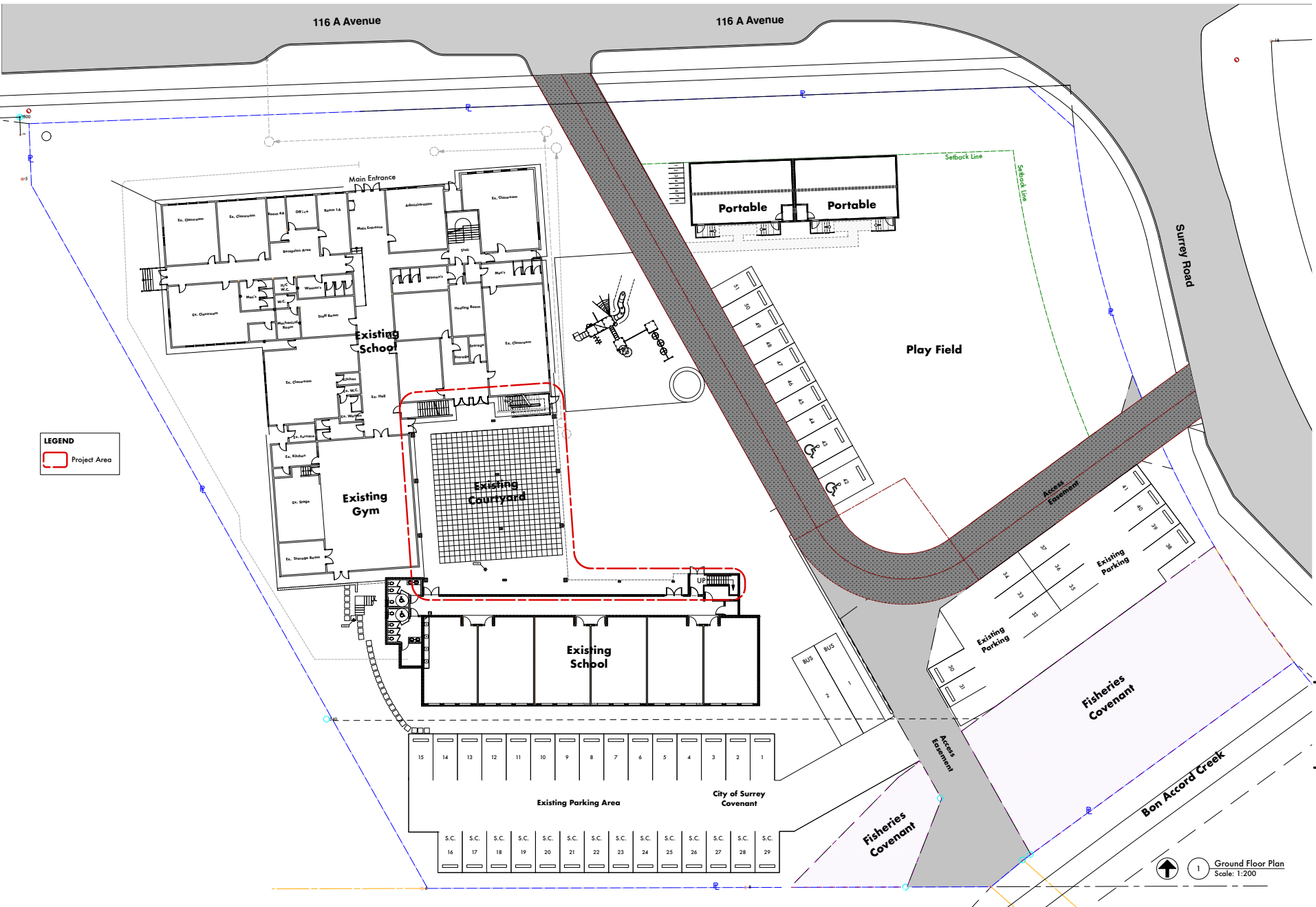
- 22Jun'23 Issued for Planning Review
- 03Aug'23 Issued for Planning Review
- 07Mar'24 Issued for Planning Review
- 03Jun'24 Issued for DVP

Site Plan

page no. **A101**



Site Plan
Scale: 1:200



116 A Avenue

116 A Avenue

Surrey Road

Main Entrance

Portable Portable

Play Field

Existing School

Existing Gym

Existing Courtyard

Existing School

Fisheries Covenant

Existing Parking Area

City of Surrey Covenant

Fisheries Covenant

Bon Accord Creek

LEGEND
Project Area



1 Ground Floor Plan
Scale: 1:200

Iqra School Courtyard 2nd Level Classrooms
14590 116A
Surrey, BC

Studio Sendel and Inc. N
Vancouver, B.C. V5X 4V7
Tel: 604.605.8995
www.studiosendel.com

notes

- issue
- 22Jun'23 Issued for Planning Review
 - 03Aug'23 Issued for Planning Review
 - 03Jun'24 Issued for DVP

drawing
Ground Floor Plan

page no.
A201





LEGEND
 Project Area

Iqra School Courtyard 2nd Level Classrooms 14590 116A Surrey, BC
 Studio Sendel and Inc. N Vancouver B.C. V5X 4V7
 Tel: 604.605.8995
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notes

- issue
- 22Jun'23 Issued for Planning Review
 - 03Aug'23 Issued for Planning Review
 - 03Jun'24 Issued for DVP

drawing
Second Floor Plan

page no.
A202



1 2nd Floor Plan
 Scale: 1:200

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**Iqra School
Courtyard
2nd Level
Classrooms**
14590 116A
Surrey, BC

Studio Sendel Architecture + Design
1160 West 104th Street, Suite 101
Vancouver, B.C. V6P 6M5
Tel: 604.605.8995
www.studi SENDEL.com

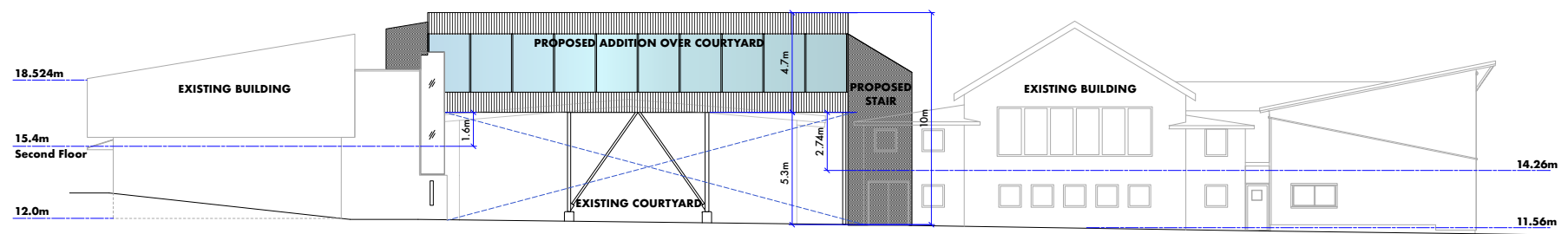
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issue

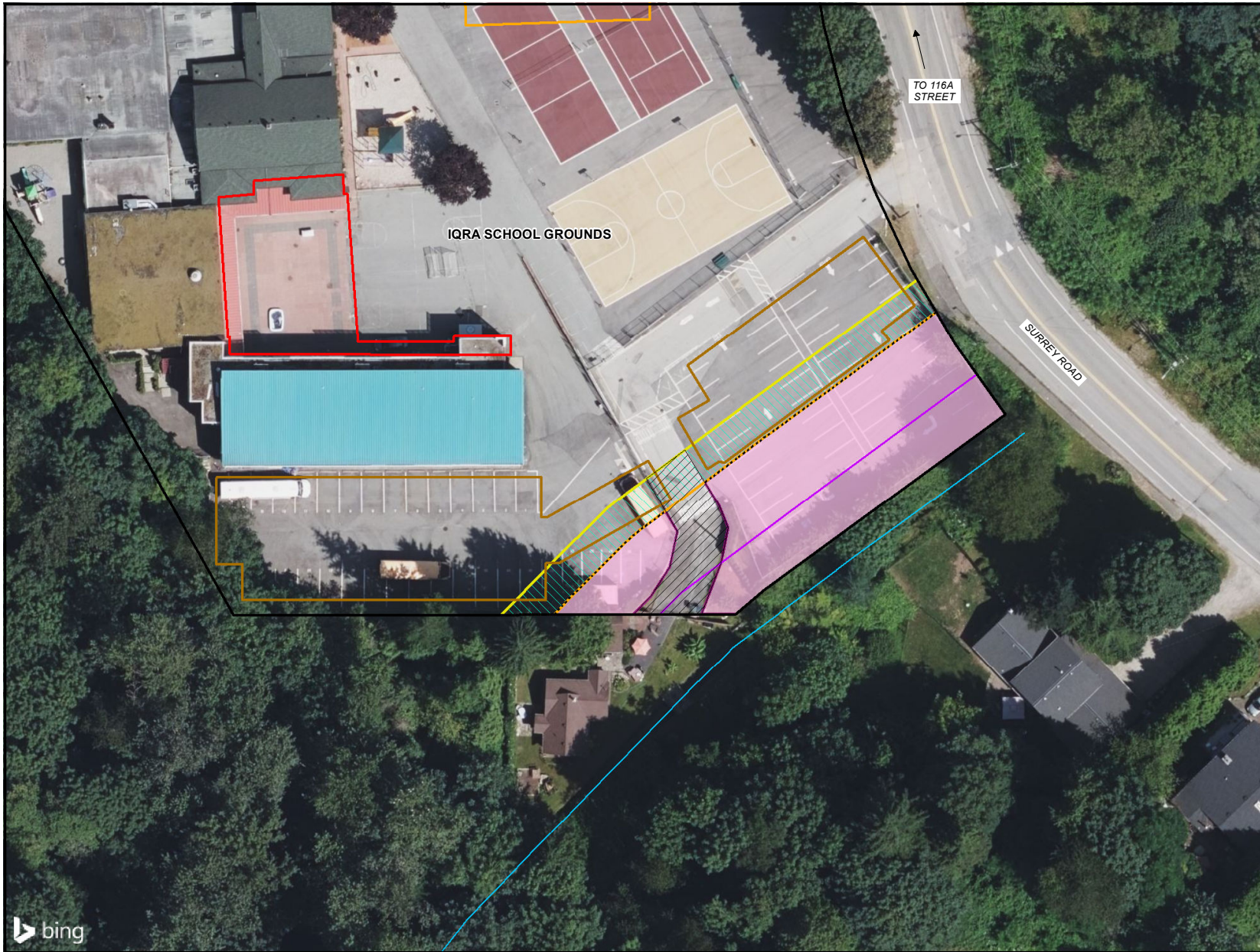
- 22Jun'23 Issued for Planning Review
- 03Aug'23 Issued for Planning Review
- 03Jun'24 Issued for DVP

drawing
**Diagrammatic
Section**

page no.
A401



1 Diagrammatic Section
Scale: 1:100



Legend

- Bon Accord Creek High-Water Mark / Top of Bank
- - - - Chain-Link Fence
- City of Surrey (25 m)
- Fisheries and Oceans Canada (DFO) (20 m)
- Riparian Areas Protection Regulation (RAPR) (10 m)
- Access
- Development Permit Variance
- No Disturbance Area
- Portables
- Property Boundary
- Proposed Addition Over Courtyard
- Rearranged Parking Lot

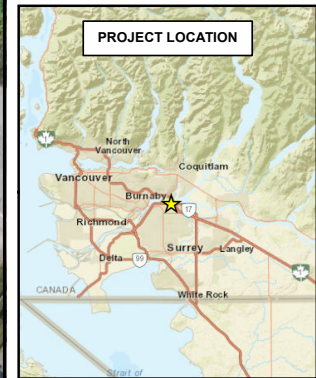
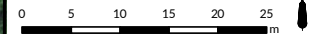


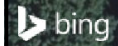
Figure 2-2 Streamside Protected Areas

Iqra Education Society
Iqra School Expansion

Ecosystem Development Plan

AE PROJECT No.	2021-8989
DATE	2024 MARCH
SCALE*	1:500
COORD. SYSTEM	NAD 1983 UTM Zone 10N
REV	01
DESCRIPTION	ISSUED FOR REPORT
DRAWN BY	WL
CHECKED BY	NS

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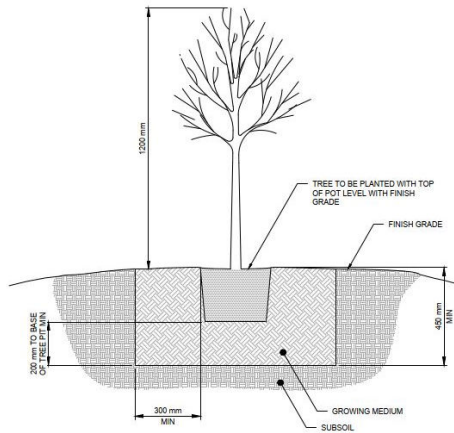
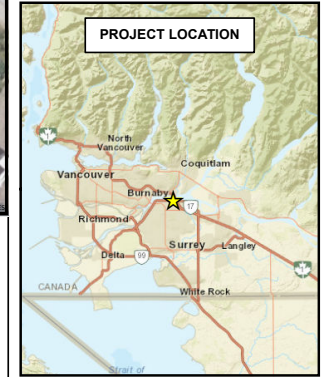




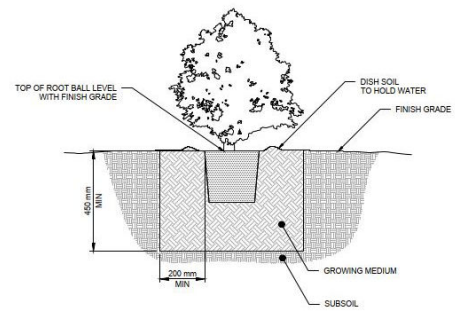
Legend

- Bon Accord Creek High-Water Mark / Top of Bank
- Chain-Link Fence
- Fisheries and Oceans Canada (DFO) Covenant (20 m)
- ▨ Access
- ▭ Property Boundary
- Restoration Area

0 5 10 15 20 25 m



TYPICAL DETAIL N.T.S.
TREE PLANTING (No. 5 POT)



TYPICAL DETAIL N.T.S.
SHRUB PLANTING (No. 2 POT)

PLANTING PLAN
PAGE 1 OF 2

Iqra School
14590-116A Avenue Surrey
Private School Setbacks

Restoration Plan

AE PROJECT No. 2021-8989
DATE 2022 APRIL
SCALE* 1:500
COORD. SYSTEM NAD 1983 UTM Zone 10N
REV 03
DESCRIPTION ISSUED FOR INFORMATION
DRAWN BY WL
CHECKED BY NS

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General Specifications

- All plant materials, site treatments, soils, labour, and plant installation shall be conducted in accordance with the current British Columbia Landscape Nursery Association Standard, the Ministry of Environment's (2008).
- All invasive non-native plant species identified on-site by a Qualified Environmental Professional (QEP) must be removed off-site during the five-year maintenance program.
- All debris and / or excess materials from landscape operations shall be collected and disposed of in accordance with all regulatory requirements.

Materials

- Species and quantities for planting are listed in Table 1.
- Trees are to be densely branched / well established and growing vigorously, with a minimum no. 5 pot size.
- Trees are to be a minimum of 1.2 m in height when purchased.
- Shrubs are to be densely branched/well establish, appear healthy and growing vigorously, with a minimum no. 2 pot size.
- Native topsoil shall be salvaged and reused as growing media where possible.
- Imported topsoil shall be of a sandy or dandy loam texture, free of subsoils, roots, noxious grass, weeds, toxic materials, stones over 30 mm diameter, foreign objects and possess a pH of 5.5-7.5.

Site preparation and installation

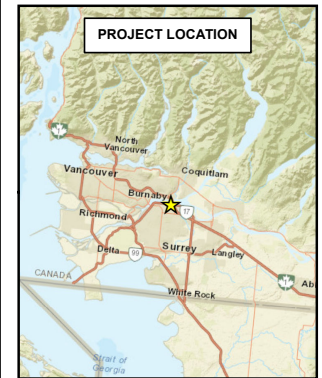
- All non-native vegetation (e.g., Himalayan blackberry) is to be cleared from the planting sites prior to planting.
- Till surface materials as much as feasible. Examine soil conditions prior to tilling to ensure soils are not overly wet or saturated to avoid mucking.
- Trees are to be spaced on minimum 3 m centres.
- Shrubs and ferns are to be spaced at 1 plant per 1 m² density.
- Shrubs of the same species should be grouped together in small clusters or patches (i.e., 4-10 specimens).
- Plant during fall (September-October) or spring (March-April).
- Install a minimum of 350 mm of appropriate and weed-free topsoil medium above the native soils to support replanting and promote plant survivorship.
- Apply wood chip mulch to exposed soils in sufficient thickness to inhibit regrowth of invasive species and reduce surface erosion.
- Plant trees and shrubs such that the level of the soil from the pot is approximately 2 cm below the adjacent soil elevation. Soil excavated to create the hole for each plant shall then be used to cover the soil from the pot.
- Vegetation is to well watered after planting.
- Do not disturb (i.e., salvage) native vegetation growing within restoration area.
- Replace any coarse wood salvaged during landscape operations and scatter within the restoration area.

Maintenance

- Replace any coarse wood salvaged during landscape operations and scatter within the conservation area.
- The contractor is to provide a minimum of five years of plant maintenance. Plant maintenance is to selective pruning or clearing of invasive non-native plant species and replacement of dead plants. Invasive species removal is to occur each spring using manual methods.
- Regular watering is required until plants are established.
- If greater than 80% survival for shrub species and 100% survival for tree species is not achieved in any one growing season, the QEP must ensure replacement plantings are installed at an appropriate time of the same year as per City of Surrey guidelines (2014).

Table 1
Planting Species

Plant Type	Common Name	Latin Name	Quantity
Coniferous	Western hemlock	<i>Tsuga heterophylla</i>	12
Deciduous	Bigleaf maple	<i>Acer macrophyllum</i>	20
	Red Alder	<i>Alnus rubra</i>	18
Shrub	Salmonberry	<i>Rubus spectabilis</i>	313
	Red elderberry	<i>Sambucus racemosa</i>	140
	Osoberry	<i>Osmaronia cerasiformis</i>	140
	Nootka rose	<i>Rosa nutkana</i>	175
Ground	Sword fern	<i>Polystichum munitum</i>	207



PLANTING PLAN
PAGE 2 OF 2

Iqra School
14590-116A Avenue Surrey
Private School Setbacks

Restoration Plan

AE PROJECT No. 2021-8989
DATE 2021 DECEMBER
SCALE* 1:1,269,231
COORD. SYSTEM NAD 1983 10TM AEP Forest
REV 01
DESCRIPTION ISSUED FOR INFORMATION
DRAWN BY JC
CHECKED BY NS

CITY OF SURREY

(the "City")

DEVELOPMENT VARIANCE PERMIT

NO.: 7920-0214-00

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: 026-605-104

Lot 1 Section 6 Block 5 North Range 1 West New Westminster District Plan BCP22433
14590 – 116A Avenue

(the "Land")

3. Surrey Zoning By-law, 1993, No. 12000, as amended is varied as follows:
 - (a) Section B.1 of Part 7A "Streamside Protection", the minimum distance (streamside setback area) from top of bank for a "Channelized Class A Stream" is reduced from 25 metres to 20 metres;
 - (b) Section G.1 of Part 32 Assembly Hall 2 Zone (PA-2), the maximum building height is increased from 9 metres to 10 metres.
 - (c) Section F.2 of Part 32 Assembly Hall 2 Zone (PA-2), the minimum north street side yard setback is reduced from 10 metres to 7.5 metres to the proposed portable classrooms.
4. This development variance permit applies to only 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.

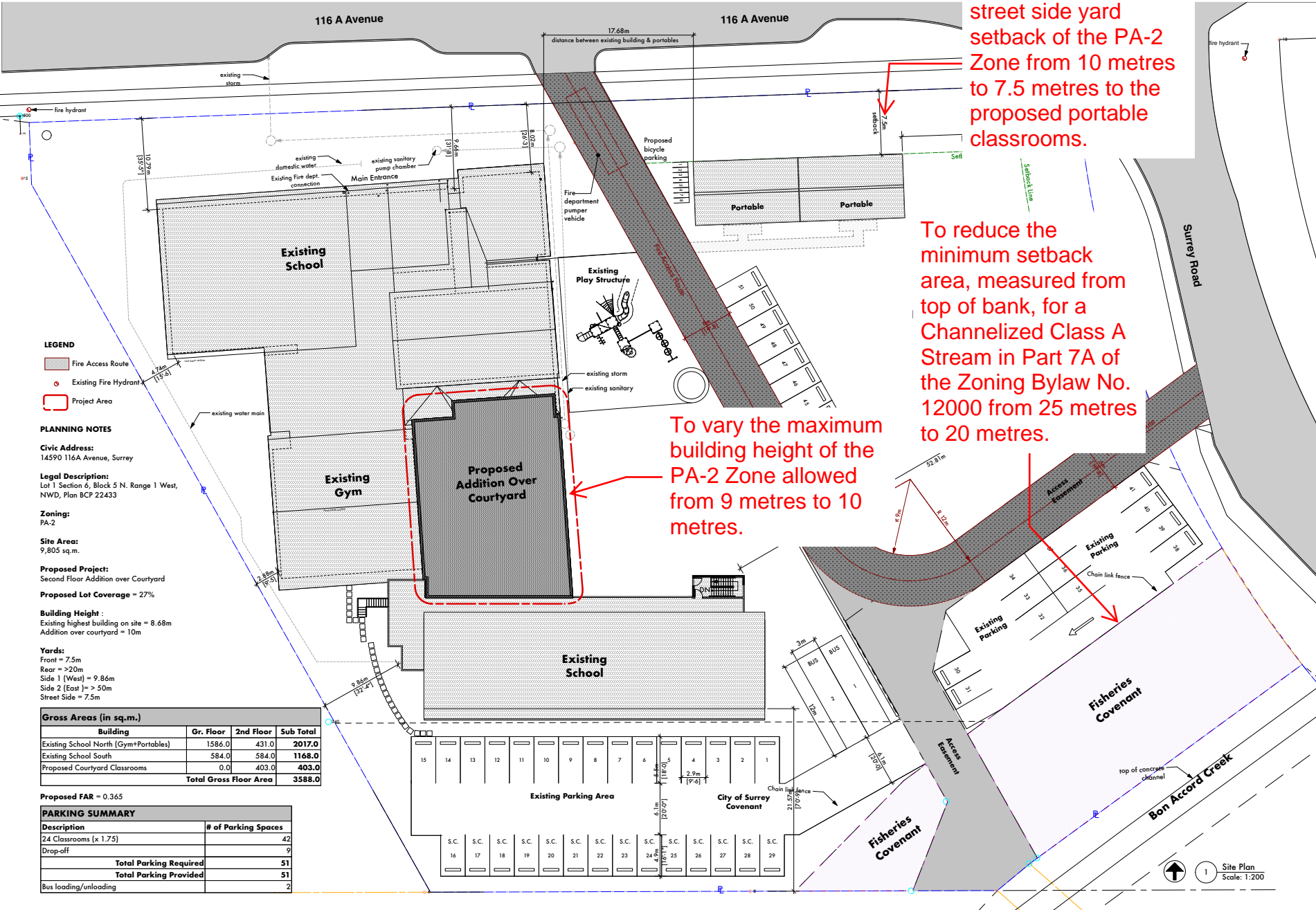
5. The Land shall be developed strictly in accordance with the terms and conditions and provisions of this development variance permit.
6. This development variance permit shall lapse if the Owner does not substantially start any construction with respect to which this development variance permit is 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/DELEGATED OFFICIAL, THE
DAY OF , 20 .

ISSUED THIS DAY OF , 20 .

Mayor – Brenda Locke

City Clerk and Director Legislative Services
– Jennifer Ficocelli



To reduce the north street side yard setback of the PA-2 Zone from 10 metres to 7.5 metres to the proposed portable classrooms.

To reduce the minimum setback area, measured from top of bank, for a Channelized Class A Stream in Part 7A of the Zoning Bylaw No. 12000 from 25 metres to 20 metres.

To vary the maximum building height of the PA-2 Zone allowed from 9 metres to 10 metres.

LEGEND
 Fire Access Route
 Existing Fire Hydrant
 Project Area

PLANNING NOTES
 Civic Address: 14590 116A Avenue, Surrey
 Legal Description: Lot 1 Section 6, Block 5 N, Range 1 West, NWD, Plan BCP 22433
 Zoning: PA-2
 Site Area: 9,805 sq.m.
 Proposed Project: Second Floor Addition over Courtyard
 Proposed Lot Coverage = 27%
 Building Height : Existing highest building on site = 8.68m Addition over courtyard = 10m
 Yards: Front = 7.5m Rear = >20m Side 1 (West) = 9.86m Side 2 (East) = >50m Street Side = 7.5m

Gross Areas (in sq.m.)			
Building	Gr. Floor	2nd Floor	Sub Total
Existing School North (Gym+Portables)	1586.0	431.0	2017.0
Existing School South	584.0	584.0	1168.0
Proposed Courtyard Classrooms	0.0	403.0	403.0
Total Gross Floor Area			3588.0

Proposed FAR = 0.365

PARKING SUMMARY	
Description	# of Parking Spaces
24 Classrooms (x 1.75)	42
Drop-off	9
Total Parking Required	51
Total Parking Provided	51
Bus loading/unloading	2

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 Iqra School Courtyard 2nd Level Classrooms 14590 116A Surrey, BC
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notes
 issue
 - 22Jun'23 Issued for Planning Review
 - 03Aug'23 Issued for Planning Review
 - 07Mar'24 Issued for Planning Review
 - 03Jun'24 Issued for DVP

Site Plan
 drawing
 page no. **A101**



Site Plan Scale: 1:200