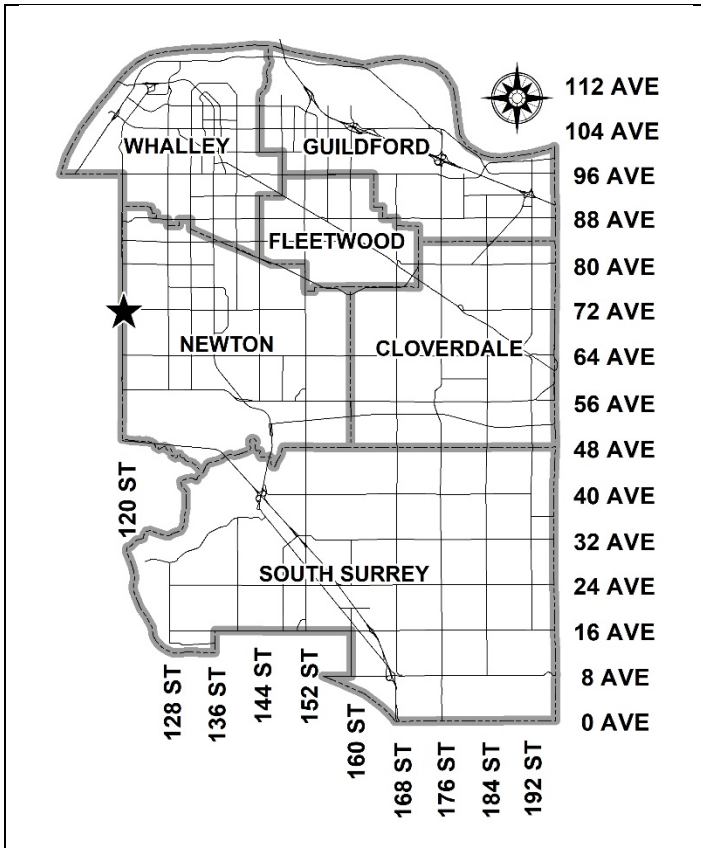


City of Surrey
PLANNING & DEVELOPMENT REPORT

Application No.: 7924-0089-00

Planning Report Date: July 8, 2024



PROPOSAL:

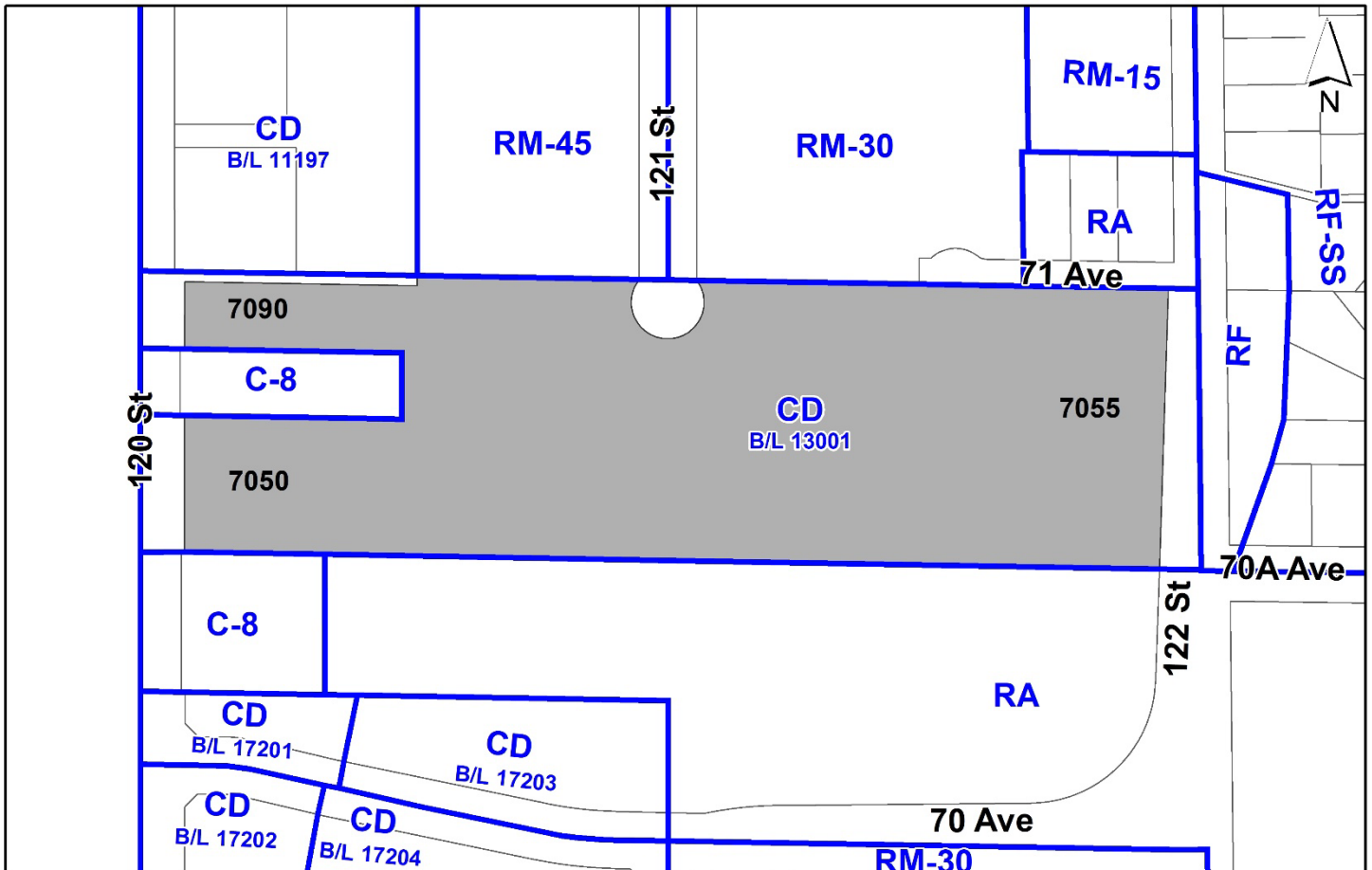
- **Temporary Use Permit**

to permit an assembly hall, private school and child care centre for a period of 3 years.

LOCATION: 7050 120 Street (7090 – 120 Street & 7055 – 122 Street)

ZONING: CD Bylaw No. 13001

OCP DESIGNATION: Urban and Commercial



RECOMMENDATION SUMMARY

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

DEVIATION FROM PLANS, POLICIES OR REGULATIONS

- None.

RATIONALE OF RECOMMENDATION

- The TUP is a renewal to the existing TUP that was granted on June 19th, 2023, and will allow for the continued operation of the preschool. It is anticipated that the new CD Zone for the site, which will be submitted under a future application, will also accommodate child care as a permitted use. The intention is that this rezoning will be completed within the next two years, and at that time, the TUP will no longer be required.
- The assembly hall and private school uses are permitted in existing CD Bylaw No. 13001. However, the CD Bylaw includes drawings which are attached as a schedule, and the bylaw indicates that the uses shall be located as shown on the schedule. These drawings are not up to date and do not allow the uses where they are proposed on the site.
- Staff have requested that the applicant submit a rezoning application to rezone the site to a new Comprehensive Development (CD) Zone, which will allow for the uses to be located where they are proposed on the site. The applicant has advised staff that they are working on this application submission.
- The applicant is planning on building a new school on the site, but this will take time. In the short term, the applicant plans to continue to use the new assembly building (construction anticipated to complete Summer 2023) to operate a small elementary school, with a maximum of six (6) classrooms.
- There is an existing Child Care Centre in the Ragi Wing building, which is licenced as a Preschool under the Community Care and Assisted Living Act. Child Care Centre is not a permitted use in CD Bylaw No. 13001, however, was authorized to operate with the existing Temporary Use Permit on the site for 14 children, which is now proposed to be increased to 24 children. It is, however, an appropriate use for the site and is permitted in the “Assembly Hall 1 Zone (PA-1)” and “Assembly Hall 2 Zone (PA-2)” in the Zoning Bylaw.

RECOMMENDATION

1. The Planning & Development Department recommends that Council approve Temporary Use Permit No. 7924-0089-00 (Appendix I) to proceed to Public Notification.

SITE CONTEXT & BACKGROUND

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

Context & Background

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

Background

- A new assembly building was constructed on the site in 2023. The 505 square metre building accommodates a congregation hall on the first floor and eight offices located on the second floor. Six of the offices are being utilized as classrooms as a temporary measure, until such time that the new school is constructed.
- A Temporary Use Permit was applied for in June 2023 to allow for the private elementary school, and child care centre to operate out of this building for one (1) year. The permit has now expired, and the applicants have requested an extension of the temporary use permit for an additional three (3) years.

DEVELOPMENT PROPOSAL

Planning Considerations

- The applicant has applied for a renewal to the existing Temporary Use Permit (TUP) in order to permit a private elementary school with a maximum of six classrooms, a child care centre for a maximum of 24 children, and an assembly hall, for a period not to exceed three (3) year from the time of issuance.
- The assembly hall and private school uses are permitted in CD Bylaw No. 13001. However, the CD Bylaw includes drawings which are attached as a schedule, and the bylaw indicates that the uses shall be located as shown on the schedule. These drawings are not up to date and do not allow the uses where they are proposed on the site.
- Staff have requested that the applicant submit a rezoning application to rezone the site to a new Comprehensive Development (CD) Zone in the future, which will allow for the uses to be located where they are proposed on the site. The applicant has advised staff that they are working on this application submission.
- The applicant is planning on building a new school on the site, but this will take time. In the short term, the applicant plans to use the new assembly building to operate a small elementary school, with a maximum of six (6) classrooms.
- There is an existing preschool in the Ragi Wing building. Child care is not a permitted use in CD Bylaw No. 13001. It is, however, an appropriate use for the site and is permitted in the “Assembly Hall 1 Zone (PA-1)” and “Assembly Hall 2 Zone (PA-2)” in the Zoning Bylaw. The TUP will allow for the continued operation of the preschool. It is anticipated that the new CD Zone for the site, which will be submitted under a future application, will also accommodate child care as a permitted use. The intention is that this rezoning will be completed within the next three (3) years, and at that time, the TUP will no longer be required.
- There are currently 485 parking spaces provided on the site, which accommodates the current and proposed uses.

Referrals

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

TREES

There are no trees proposed to be removed as part of this Temporary Use Permit.

INFORMATION ATTACHED TO THIS REPORT

The following information is attached to this Report:

Appendix I. Temporary Use Permit No. 7924-0089-00
Appendix II. CD Bylaw No. 13001

approved by Shawn Low

Don Luymes
General Manager
Planning and Development

HK/ar

CITY OF SURREY

(the "City")

TEMPORARY USE PERMIT

NO.: 7923-0143-00

Issued To:

(the "Owner")

Address of Owner:

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

Parcel Identifier: 018-339-361

Lot A, Except: Part On Plan BCP17678 Section 18 Township 2 New Westminster District Plan
LMP11269

7050 - 120 Street

(the "Land")

3. The authority to issue Temporary Use Permits is granted to municipalities under Sections 492 and 493 of the *Local Government Act* R.S.B.C. 2015, c.1. Pursuant to Implementation, II(c) Implementation Instruments, Temporary Use Permits of Surrey Official Community Plan, 2013, No. 18020, as amended, the entire City of Surrey is designated a Temporary Use Permit area.
4. The temporary use permitted on the Land shall be for:
 - (a) A private elementary school with a maximum of six classrooms,
 - (b) An Assembly Hall; and
 - (c) A child care centre for a maximum of 24 children,

for a period not to exceed three (3) year from the date of issuance of this Temporary Use Permit.

5. The temporary use permitted on the Land shall be in accordance with:
 - (a) The appearance and location of the buildings as shown on Schedule A which is attached hereto and forms part of this permit.

6. The Land shall be developed strictly in accordance with the terms and conditions and provisions of this temporary use permit. This temporary use permit is not a building permit.

7. This temporary use permit is not transferable.

8. This temporary use permit shall lapse on or before one (1) year from the date of issuance.

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

Mayor – Brenda Locke

City Clerk and
Director Legislative Services
Jennifer Ficocelli

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

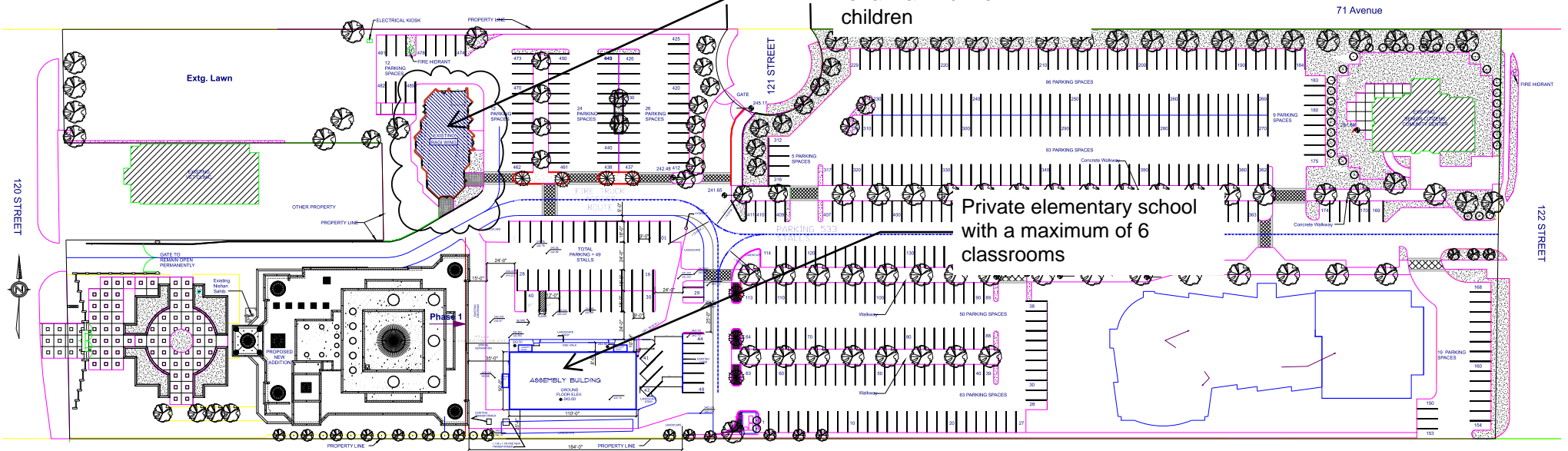
Owner: Signature

Name: (Please Print)

Schedule A

Child Care Centre located
in the Ragi Wing building,
for a maximum of 24
children

Private elementary school
with a maximum of 6
classrooms



SITEPLAN
SCALE: 1/40 = 1"

CLIENT:

GURU NANAK SIKH
GURDWARA SOCIETY

SITE ADDRESS:

7050 120 ST
SURREY, BC.

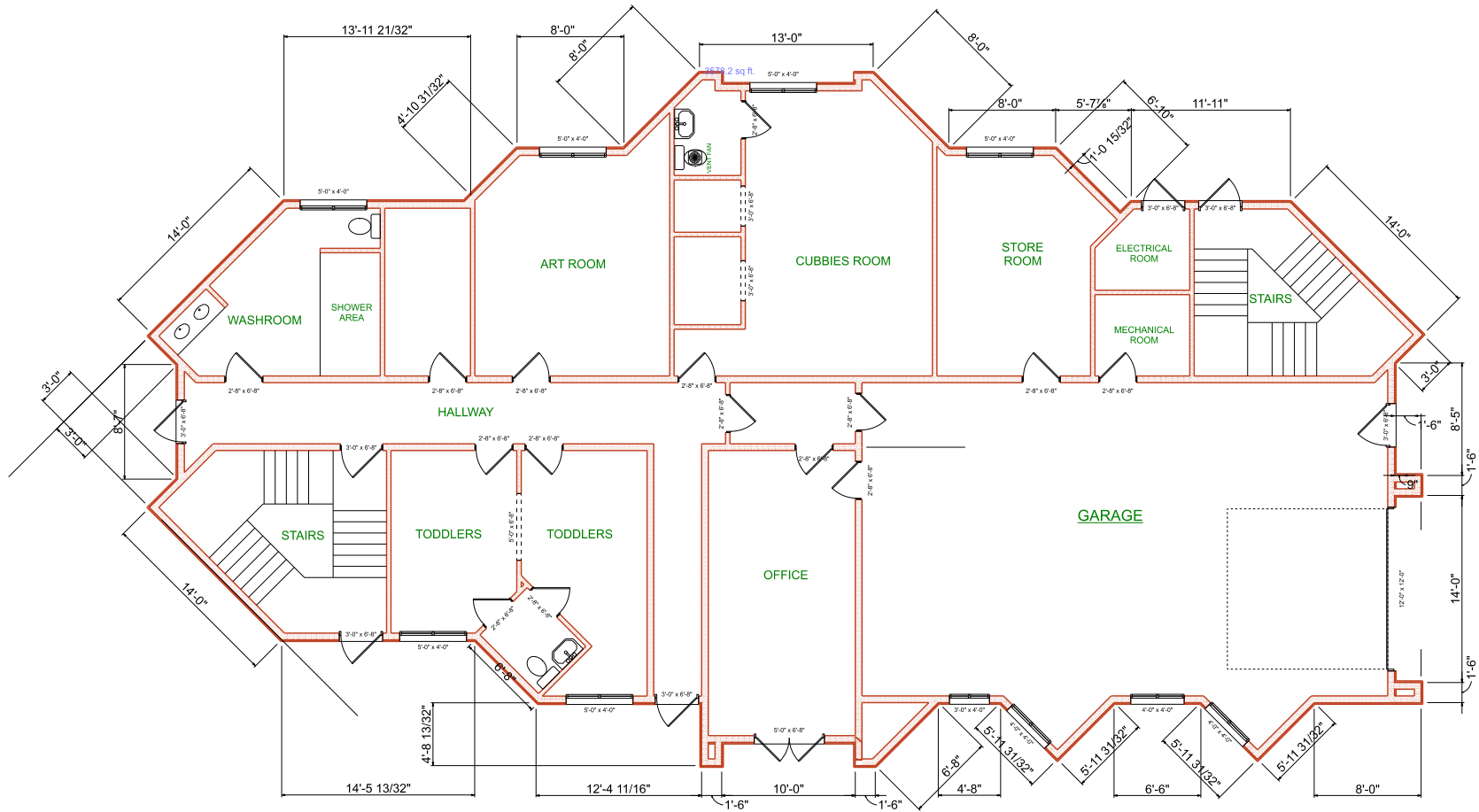
COPYRIGHT RESERVED. THIS DRAWING IS THE EXCLUSIVE PROPERTY OF JASCAN INTERIORS INC. AND CAN ONLY BE REPRODUCED WITH THEIR WRITTEN PERMISSION. ANY VARIATIONS AND MODIFICATIONS TO THESE DRAWINGS SHALL NOT BE CARRIED OUT WITHOUT WRITTEN PERMISSION FROM JASCAN INTERIORS INC. PLEASE NOTE THAT THIS DRAWING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

DATE
27-03-2023

PROJECT NO.
1-5-33

SHEET NO.
1

JasCan
Interiors Inc.



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

CLIENT:
 GURU NANAK SIKH
 GURDWARA SOCIETY

SITE ADDRESS:
 7050 120 ST
 SURREY, BC.

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

DATE
 27-03-2023

PROJECT NO.
 1-5-33

SHEET NO.
 2



CITY OF SURREYBY-LAW NO. 13001

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

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

.....

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

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

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

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

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

(7050 - 120 Street)

(hereinafter referred to as "the Lands")

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

A. INTENT

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

B. PERMITTED USES

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

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

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

C. LOT AREA

Not applicable to this zone.

D. DENSITY

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

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

E. LOT COVERAGE

The maximum lot coverage shall be 20%.

F. YARD AND SETBACKS

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

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

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

G. HEIGHT OF BUILDINGS

The maximum height of buildings or structures shall not exceed:

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

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

H. OFF-STREET PARKING

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

I. LANDSCAPING

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

J. SPECIAL REGULATIONS

Not applicable to this zone.

K. SUBDIVISION

Not applicable to this zone.

L. OTHER REGULATIONS

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

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

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

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

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

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

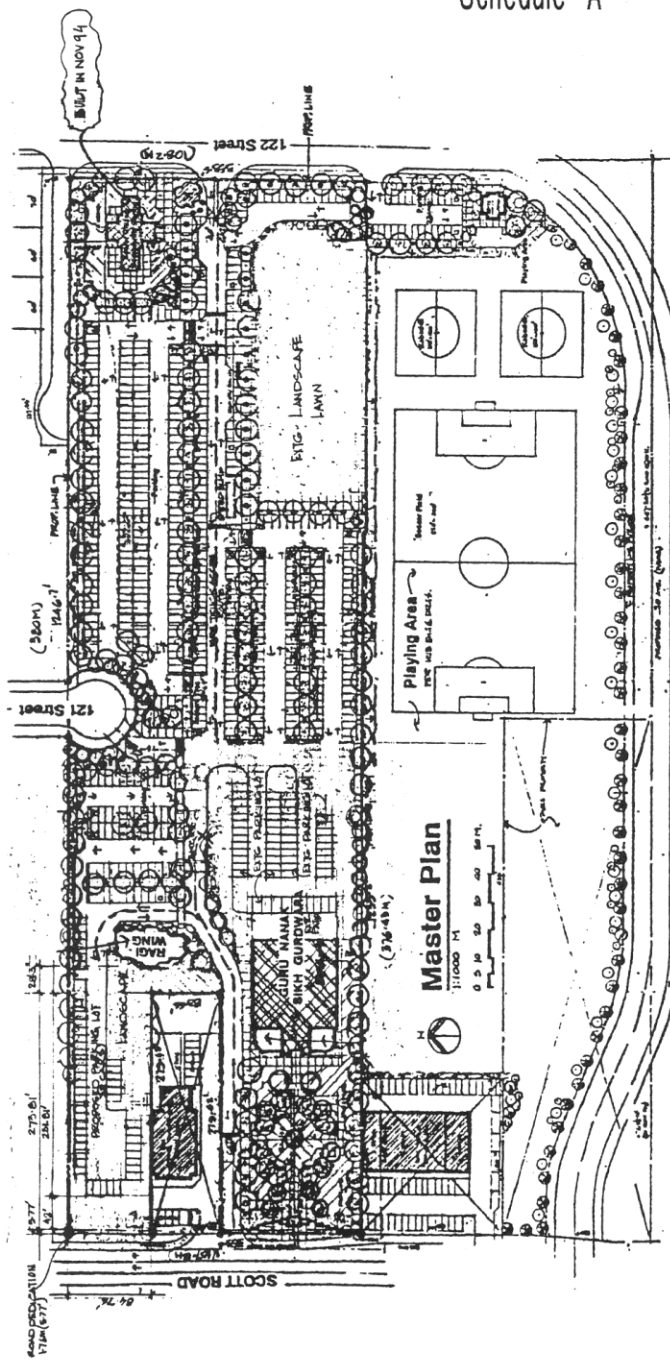
PASSED THIRD READING on the 22nd day of June, 1998.

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

_____MAYOR

_____CLERK

Schedule "A"



LEGAL DESCRIPTION: LOT 4 NW1/4, SECTION 16, TOWNSHIP 2
NWD, PLAN LMP 110264

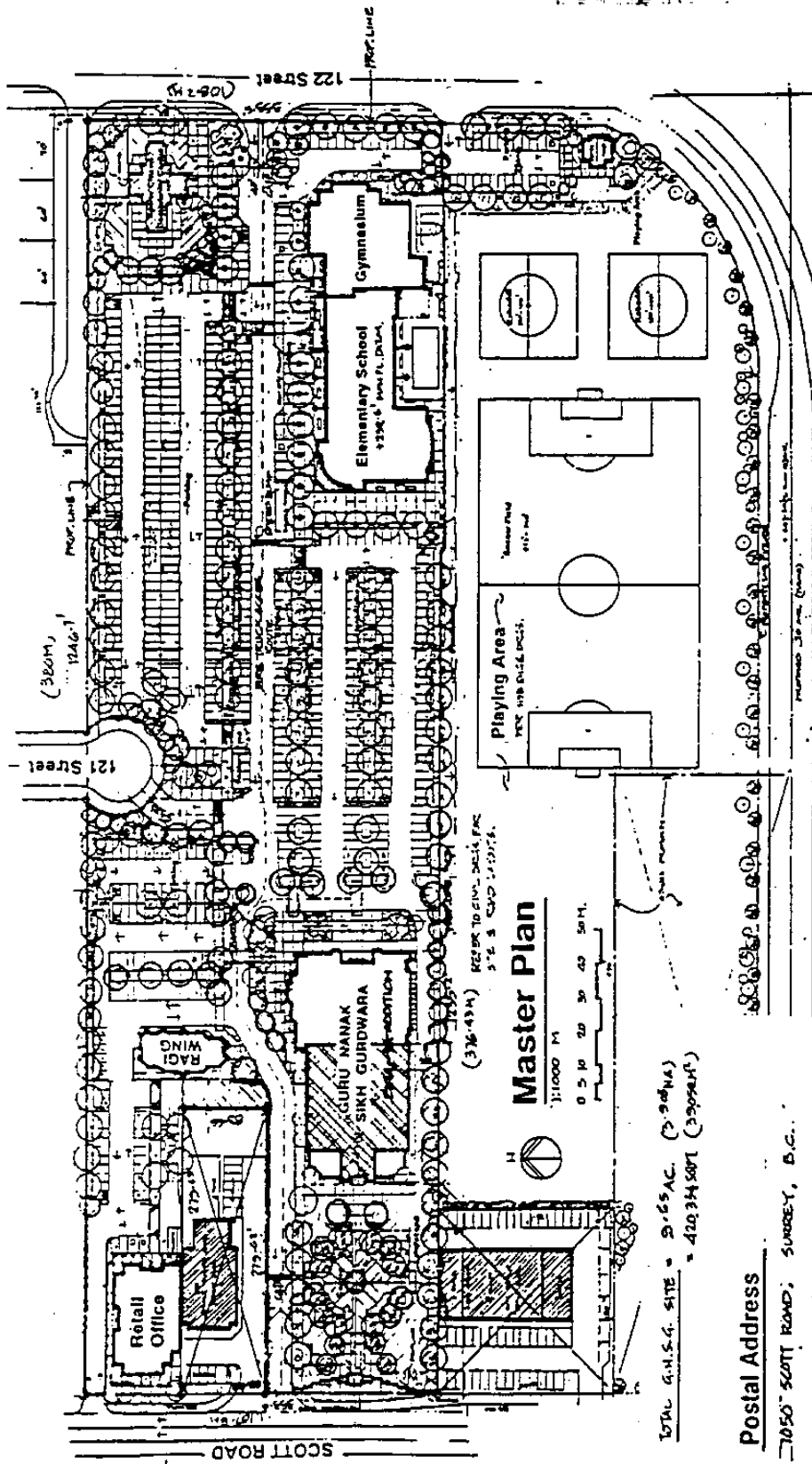
GURU NANAK SIKH GURDWARA
7050 120 ST
SURREY BC

Cherry Blomsh
architectural studio
14-1400-100 Ave, Surrey BC V3W 2E9
604-572-3000 Fax 604-572-3001

ZONING: AMENDING CD BY LAM 13001

PARKING

BUILDING TYPE	CROSS FLOOR AREA	PARKING REQD
GURDWARA	9,705 SQFT	216
RAGI WING	8,300 SQFT	24
SENIOR CITIZEN COMMUNITY CENTRE	6,160 SQFT	36
TOTAL PARKING REQD:		280 STALLS
EXISTING PARKING:		591 STALLS
ADDITIONAL PARKING PROPOSED		39 STALLS
TOTAL PARKING		630 STALLS



249

TOTAL G.M.S.G. SITE = 2.65 AC. (7.30 HA)
 = 42034 SQM (300000 SF)

Postal Address

1050 SCOTT ROAD, SURREY, B.C.

Legal Description

LOT 4, HWY 4, SECTION 10, TOWNSHIP 2,
 HMD, PLAN LMF 11262

SCHEDULE "B"

RENOVATIONS + ADDITIONS to

of street front

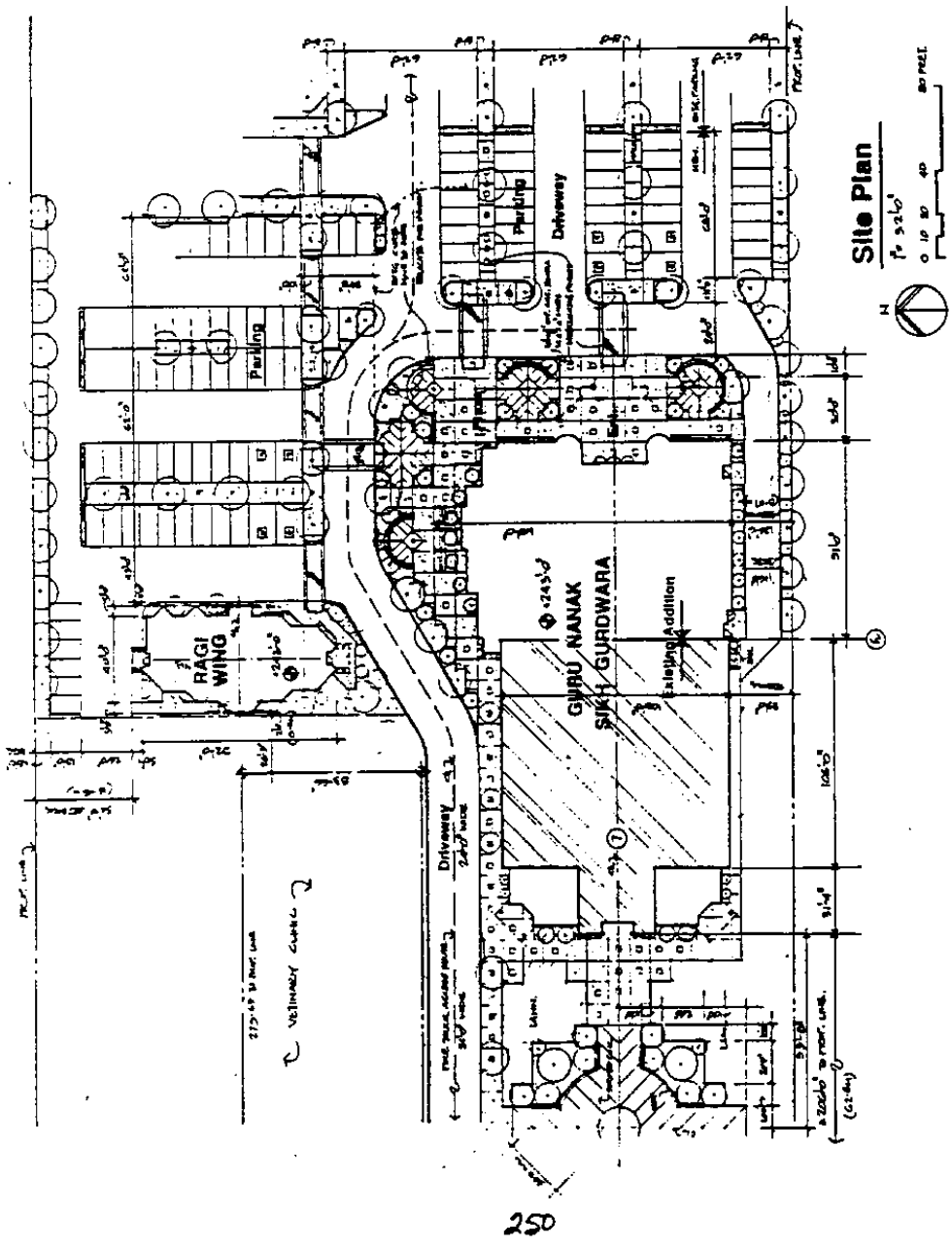
by **GURU NANAK SIKH GURDWARA**
 7050 - 120th STREET, SURREY, B.C. CANADA



Nirbhai Virdi Architect



Number: **A1**
 Date: 11/20/2011



RENOVATIONS + ADDITIONS to

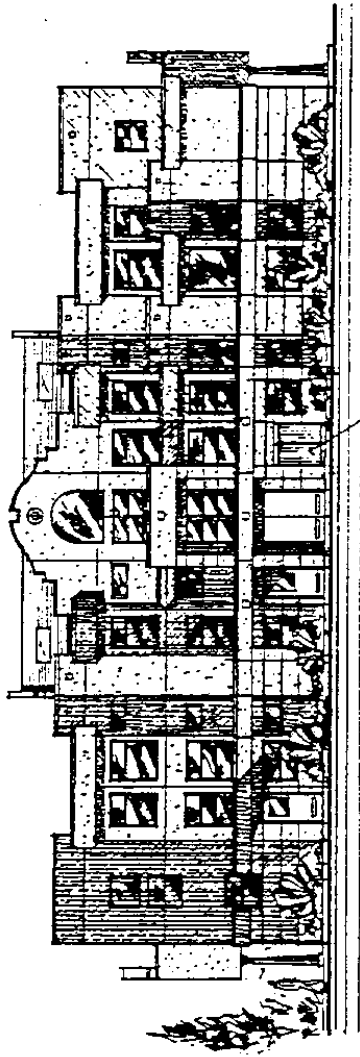
GURU NANAK SIKH GURDWARA
 12000 STREET, SURREY, CANADA



Nirbhai Viridi Architect

3
 33 NOV 20
 3 DEC 20
 A2 #10

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



East Elevation
1/8" = 1'-0"

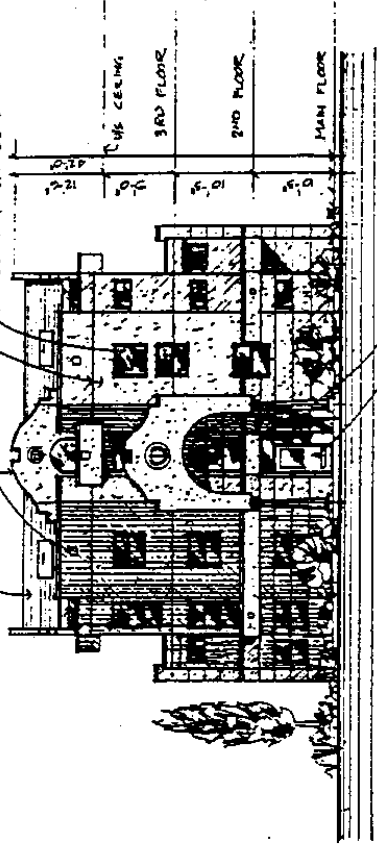
VEST. STEEL CHAIRING IN 2 1/2"
L FRAME BARS IN 2 1/2" L FRAME
DUE TO AIRSPACE RELATIONS. 2 1/2" MAX.
BY PAUL LUCK.

ONE, THE WORKING SIZE CORE.
PAINTED FLASHING.

1 1/2" FRONT FLOOR C.T.U.S.
THICK ACRYLIC STICCO
BY WANG MOULDINGS.

SEALED UNIT AL WINDOWS

PAINTED STEEL COLUMN
BY DODGE.



South Elevation
1/8" = 1'-0"

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

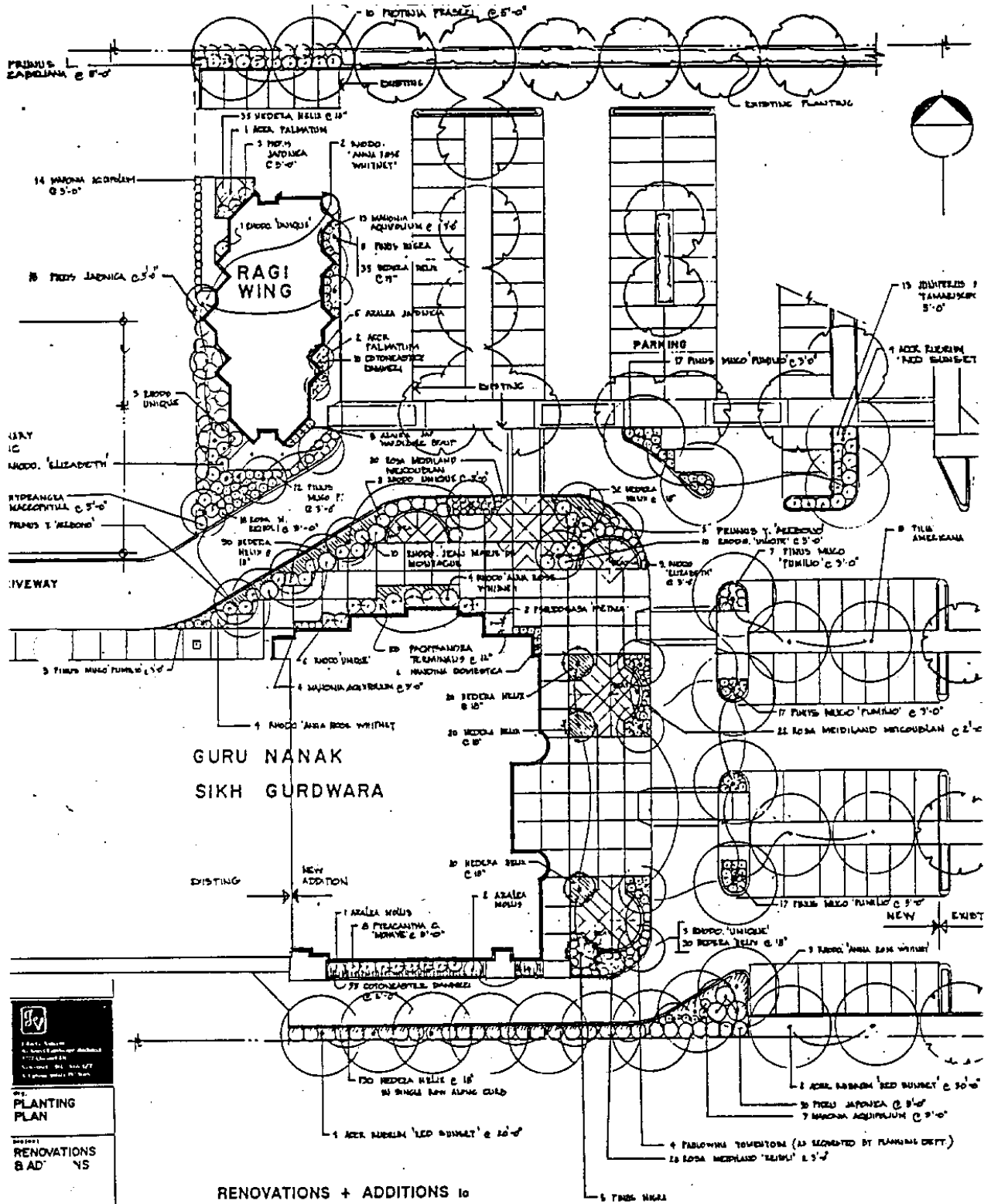
252

RAGI WING FOR

GURU NANAK SIKH GURDWARA
7088 - 13200 STREET, SURREY, B.C. CANADA



DATE: 20 MAY 2001
BY: [Signature]



GURU NANAK
SIKH GURDWARA

RENOVATIONS + ADDITIONS to
of drive yard

ਗੁਰੂ ਨਾਨਕ ਸਿੱਖ ਗੁਰਦੁਆਰਾ, ਸਿਰਸਾ-ਰੋੜੀ, ਸੀ. ਐ. ਭਾਰਤ
GURU NANAK SIKH GURDWARA
7066 - 120th STREET, SURREY, B.C. CANADA

253

PLANTING PLAN

RENOVATIONS & ADDITIONS

DATE: 11/11/11

SCALE: 1" = 10'-0"

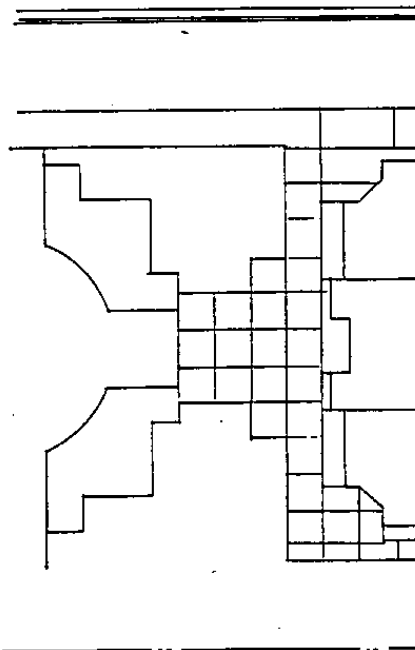
PROJECT: GURU NANAK SIKH GURDWARA

CLIENT: GURU NANAK SIKH GURDWARA

DESIGNER: [Signature]

BOTANICAL NAME		COMMON NAME	SIZE	QUANTITY
TREES				
ACER PALMATUM	JAPANESE MAPLE	3.0 M POT.	3	
ACER RUBRUM BIRD SUNSET	BIRD SUNSET MAPLE	7.0 CM CAL.	13	
PAULOWNIA TOMENTOSA	EMPEROR TREE	3.0 CM CAL.	4	
PINUS NIGRA	AUSTRIAN PINE	3.0 M POT.	10	
PRUNUS YEDOENSIS AKIBONO	FLOWERING CHERRY	3.0 CM CAL.	10	
QUERCUS PALUSTRIS	PIN OAK	7.0 CM CAL.	2	
TILIA AMERICANA	LINDEN	3 CM CAL.	8	
SHRUBS				
AZALEA JAP. "MARDISSA BEAUTY"	JAPANESE AZALEA	NO.3 POT	11	
AZALEA MOLLE	MOLLE AZALEA	NO.3 POT	3	
HYDRANGEA MACROPHYLLUM	BIG LEAF HYDRANGEA	NO.3 POT	8	
JUNIPERUS SABINA "TANABISICIFOLIA"	TAN JUNIPER	NO.3 POT	13	
MAHONIA AQUIFOLIUM	OREGON GRAPE	NO.3 POT	30	
MANDARIN DOMESTICA	FALSE BAMBOO	NO.3 POT	6	
PHOTINIA FRAXEAE	PHOTINIA	NO.3 POT	10	
PIERIS JAPONICA	JAP. PIERIS	NO.3 POT	21	
PIRUS BUDO FANLILIO	SWART BUDO PINE	NO.3 POT	73	
PRUNUS L. SABELLINA	SABEL'S LAUREL	NO.3 POT	10	
PSEUDOSAP. JAP. METAKE	METAKE BAMBOO	NO.3 POT	3	
PTERACANTHA C. MONIVA	PIRETHORN	NO.2 POT	8	
ROSA HEIDELBERG HEITOLI	SHRUB ROSE	NO.2 POT	46	
ROSA HEIDELBERG REICOUPLAN	SHRUB ROSE	NO.3 POT	42	
RHODO. ANNA ROSE WHITNEY	RHODODENDRON	NO.3 POT	13	
RHODO. ELIZABETH	RHODODENDRON	NO.3 POT	12	
RHODO. IRIS MARIE	RHODODENDRON	NO.3 POT	10	
DE MONTAQUE	RHODODENDRON	NO.3 POT	30	
RHODO. UNIQUE	RHODODENDRON	NO.3 POT	30	
VINES & GROUNDCOVERS				
COTONEASTER DAMMERI	DAMMERI COTONEASTER	10 CM POT	45	
HEDERA HELIX	ENGLISH IVY	NO.1 POT	112	
PACHYSANDRA TERMINALIS	JAPANESE SPURGE	10 CM POT	100	

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



RENOVATIONS + ADDITIONS to
 of the site
 GURU NANAK SIKH GURDWARA
 7000 - 1200 STREET, BURNABY, B.C. CANADA
 254

REV./M

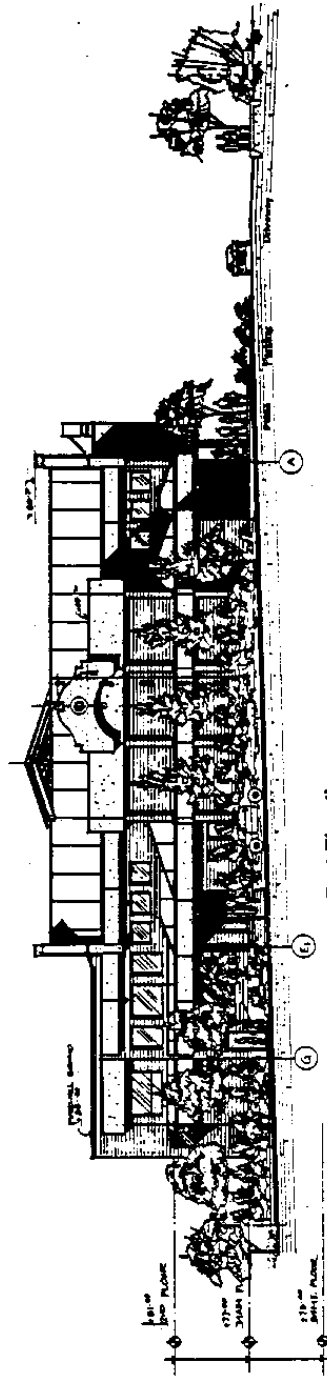
1314 Vincent
 50 West Larchmont Avenue
 Vancouver, B.C. V6N 1V7
 Telephone (604) 271-2885

PLANTING PLAN

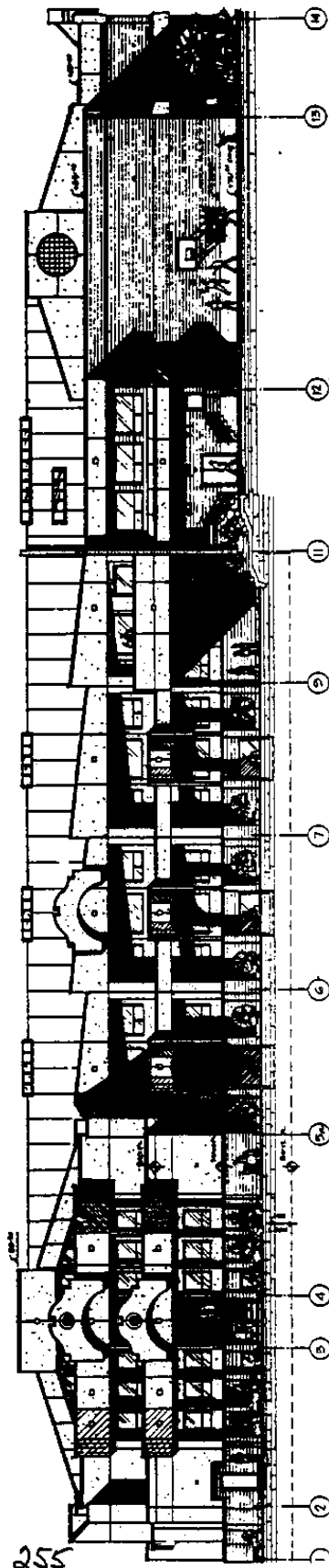
PROJECT
 RENOVATIONS & ADDITIONS

drawn JL	date OCT
scale 1:200	job no. 01-02/11-10

L1
 -B



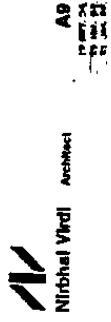
East Elevation
1/1600



South Elevation
1/1600

ELEMENTARY SCHOOL
GYMNASIUM FOR

GURU NANAK SIKH TEMPLE
100 - 100 STREET, SUDBURY, O.C. CANADA



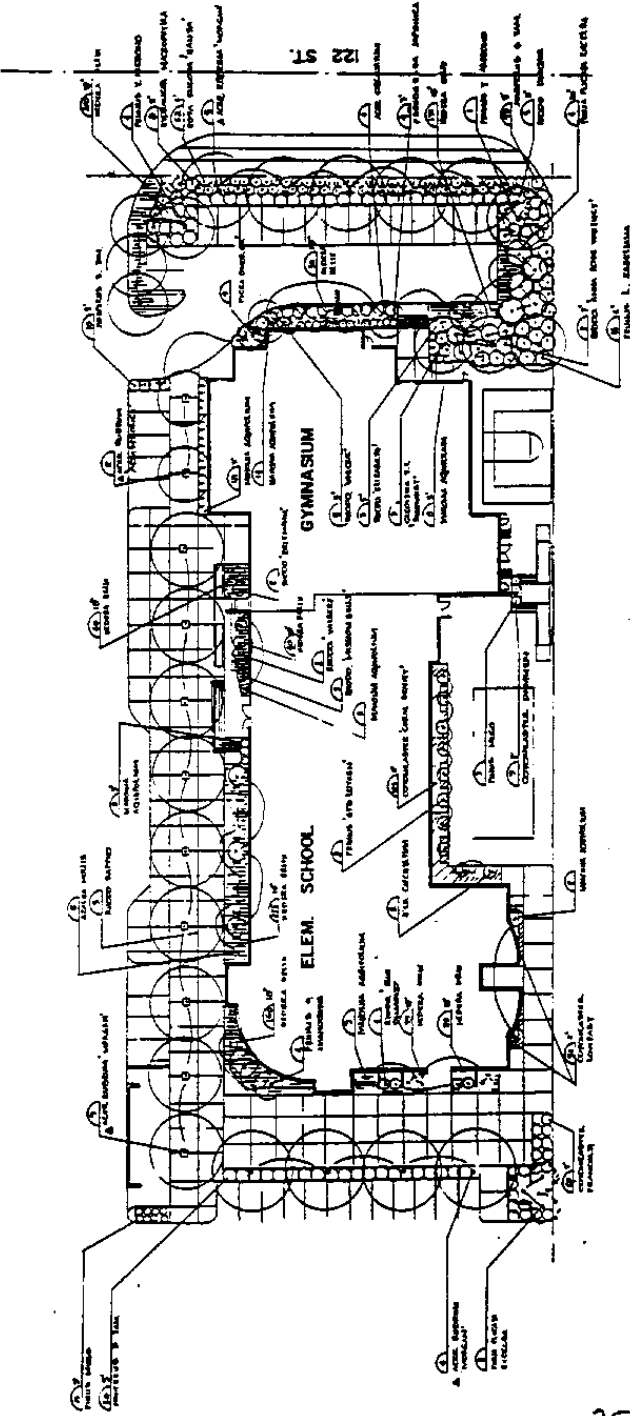
AS
10/10/2004
10/10/2004
10/10/2004

DATE
 12/28
 1967

PLANTING
 PLAN

PROJECT
 ELEMENTARY
 SCHOOL
 &
 GYMNASIUM

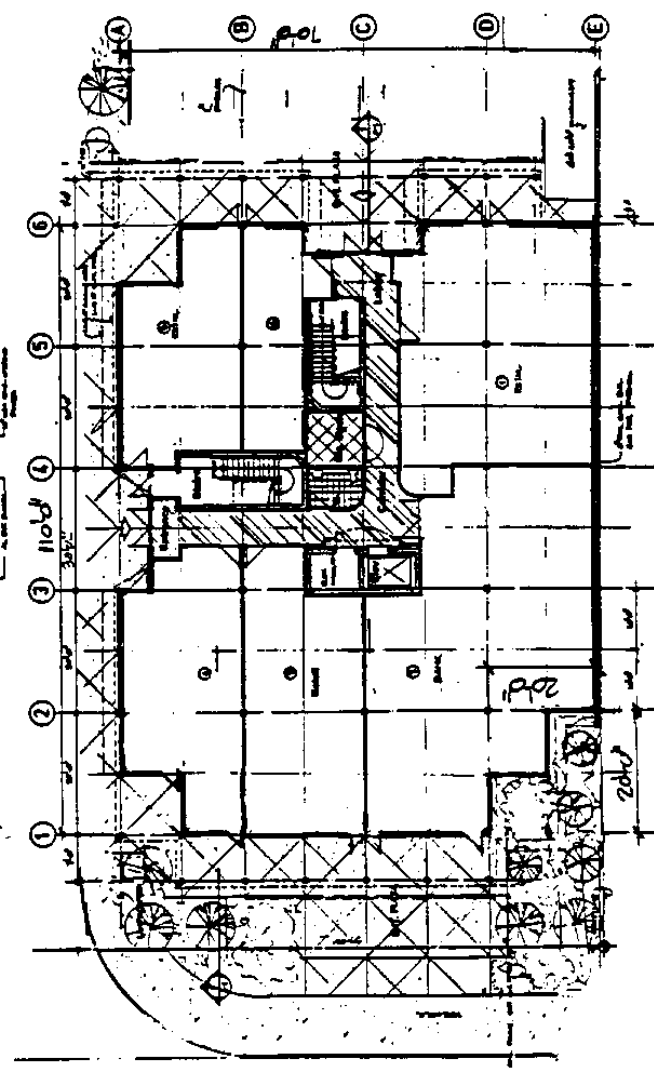
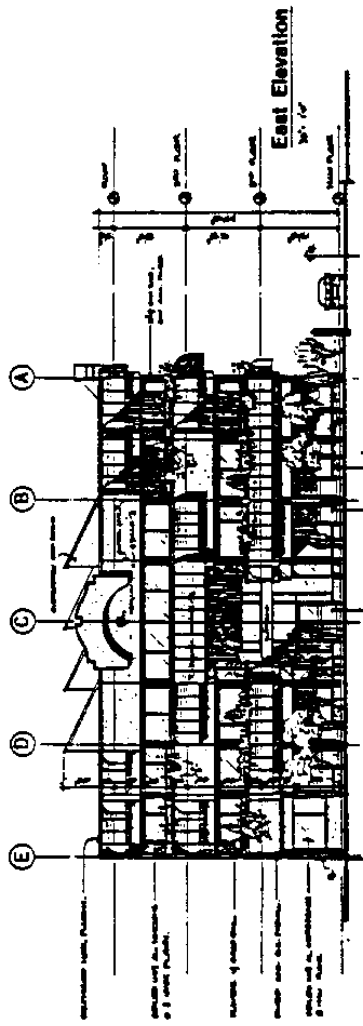
SCALE
 1" = 10'



NO. OR NAME	COMMON NAME	SIZE	QUANTITY
1	10' x 12' BIRCH	10' x 12'	4
2	6' x 8' HYDRANGEA	6' x 8'	2
3	12' x 18' OAK	12' x 18'	2
4	8' x 10' HYDRANGEA	8' x 10'	2
5	12' x 18' OAK	12' x 18'	2
6	12' x 18' OAK	12' x 18'	2
7	12' x 18' OAK	12' x 18'	2
8	12' x 18' OAK	12' x 18'	2
9	12' x 18' OAK	12' x 18'	2
10	12' x 18' OAK	12' x 18'	2
11	12' x 18' OAK	12' x 18'	2
12	12' x 18' OAK	12' x 18'	2
13	12' x 18' OAK	12' x 18'	2
14	12' x 18' OAK	12' x 18'	2
15	12' x 18' OAK	12' x 18'	2
16	12' x 18' OAK	12' x 18'	2
17	12' x 18' OAK	12' x 18'	2
18	12' x 18' OAK	12' x 18'	2
19	12' x 18' OAK	12' x 18'	2
20	12' x 18' OAK	12' x 18'	2
21	12' x 18' OAK	12' x 18'	2
22	12' x 18' OAK	12' x 18'	2
23	12' x 18' OAK	12' x 18'	2
24	12' x 18' OAK	12' x 18'	2
25	12' x 18' OAK	12' x 18'	2
26	12' x 18' OAK	12' x 18'	2
27	12' x 18' OAK	12' x 18'	2
28	12' x 18' OAK	12' x 18'	2
29	12' x 18' OAK	12' x 18'	2
30	12' x 18' OAK	12' x 18'	2
31	12' x 18' OAK	12' x 18'	2
32	12' x 18' OAK	12' x 18'	2
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34	12' x 18' OAK	12' x 18'	2
35	12' x 18' OAK	12' x 18'	2
36	12' x 18' OAK	12' x 18'	2
37	12' x 18' OAK	12' x 18'	2
38	12' x 18' OAK	12' x 18'	2
39	12' x 18' OAK	12' x 18'	2
40	12' x 18' OAK	12' x 18'	2
41	12' x 18' OAK	12' x 18'	2
42	12' x 18' OAK	12' x 18'	2
43	12' x 18' OAK	12' x 18'	2
44	12' x 18' OAK	12' x 18'	2
45	12' x 18' OAK	12' x 18'	2
46	12' x 18' OAK	12' x 18'	2
47	12' x 18' OAK	12' x 18'	2
48	12' x 18' OAK	12' x 18'	2
49	12' x 18' OAK	12' x 18'	2
50	12' x 18' OAK	12' x 18'	2

ALL QUANTITIES SHOWN ON THIS PLAN ARE APPROXIMATE AND SUBJECT TO CHANGE BY PLANNING DEPT.
 ALL WORK IS MATERIAL TO BE SUPPLIED BY CONTRACTOR.

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SCOTT GRAY

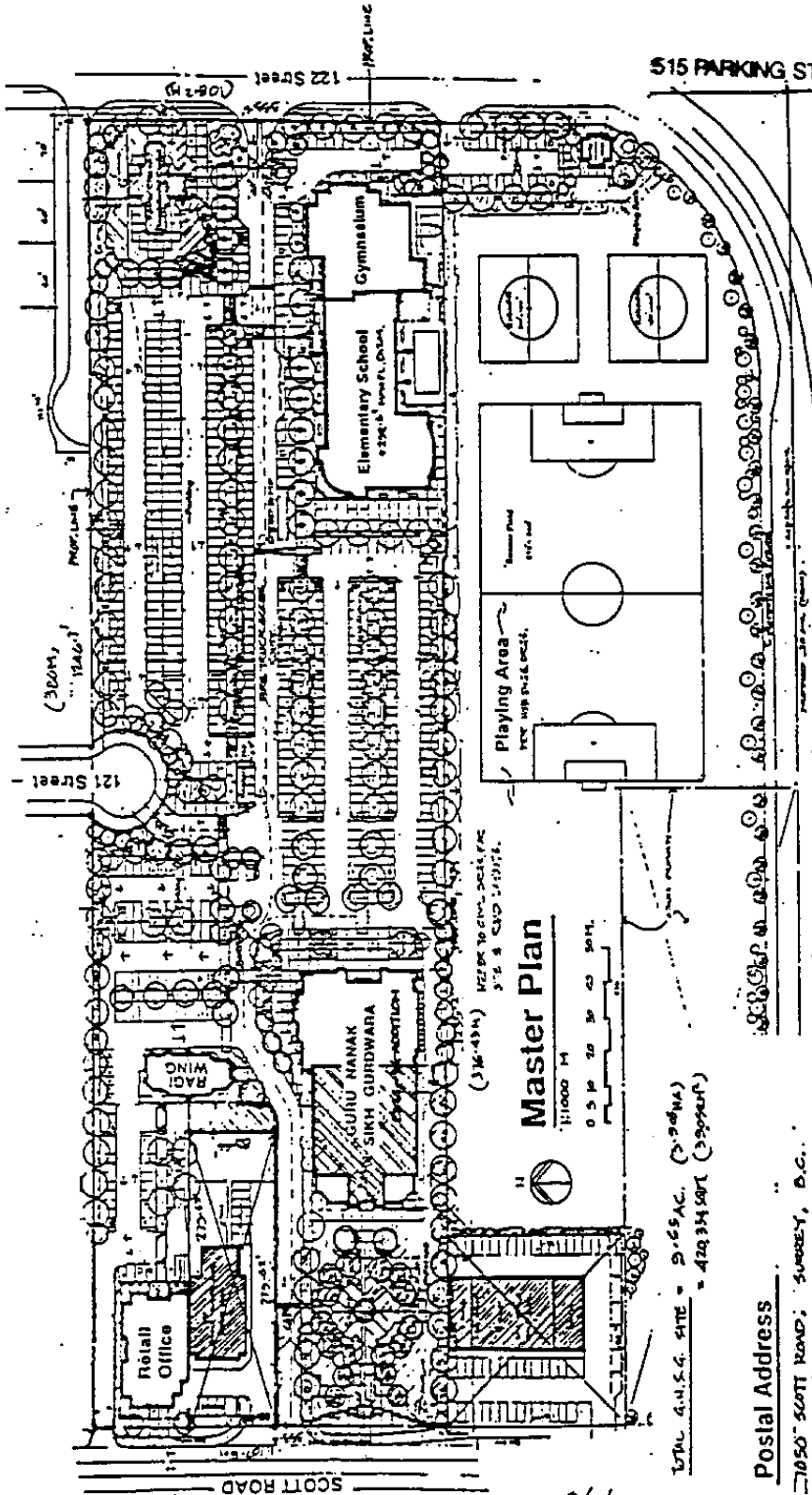
259

1108X-24

<p>Project: GURU NANAK SINGH TEMPLE</p> <p>Architect: SCOTT GRAY</p>	<p>Scale: 1/8" = 1'-0"</p>	<p>Sheet: A-2</p>
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SCHEDULE "C"

Architect
A1 #10
 2005-2006



Master Plan

1:11000

TOTAL G.N.S.G. SITE = 2.65 AC. (200000 sq ft)
 = 420341 SQ FT (2000000 sq ft)

Postal Address
 7050 SCOTT ROAD, SURREY, B.C.

Legal Description
 LOT 4, HWY 4, SECTION 10, TOWNSHIP 2,
 N.W.R. PLAN L.M.P. 11222

RENOVATIONS + ADDITIONS to
 GURU NANAK SIKH GURDWARA
 7050 - 120th STREET, SURREY, B.C. CANADA



Nirbhai Virdi Architect

