

City of Surrey
PLANNING & DEVELOPMENT REPORT

Application No.: 7924-0232-00

Planning Report Date: September 9, 2024

PROPOSAL:

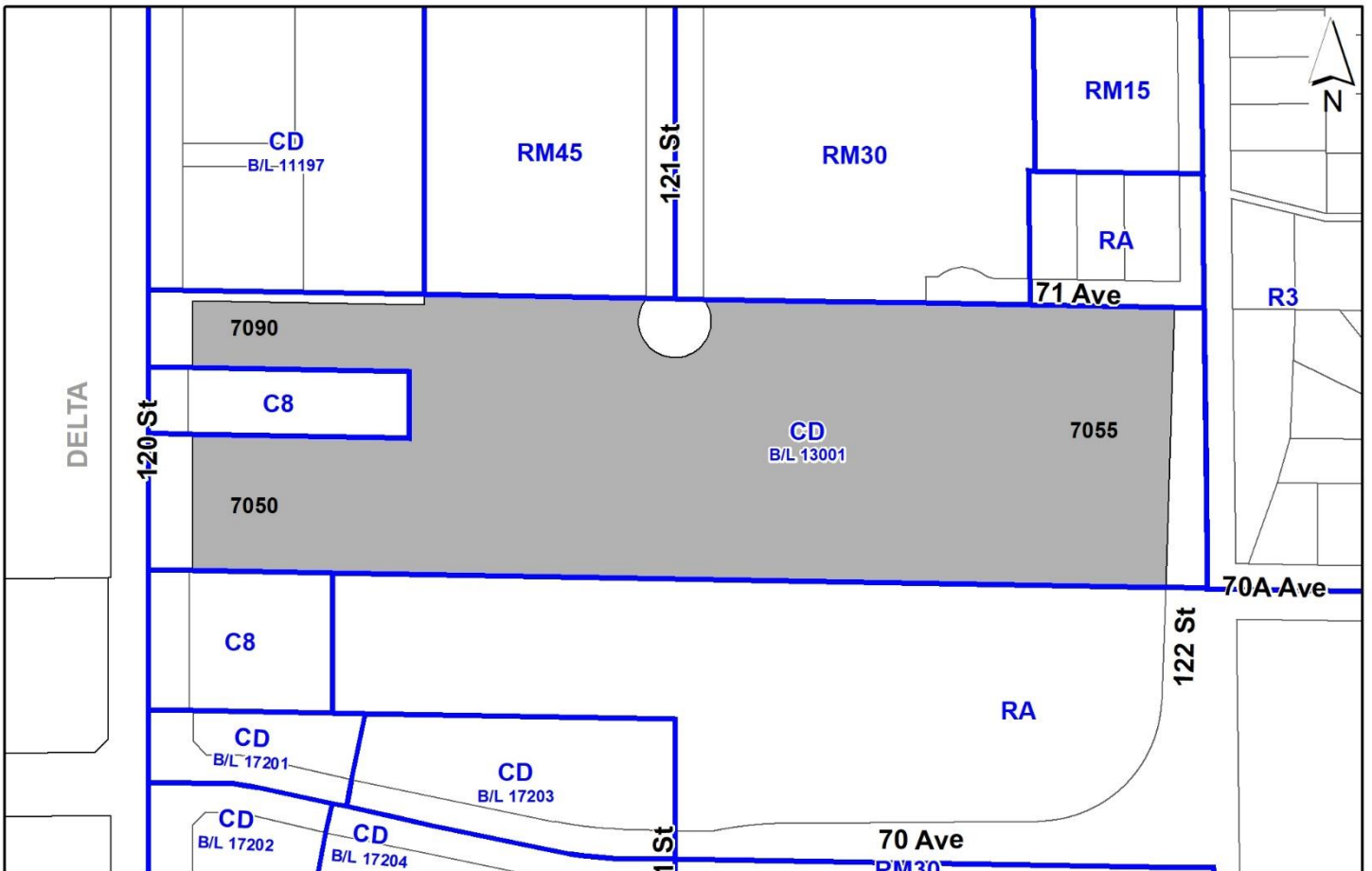
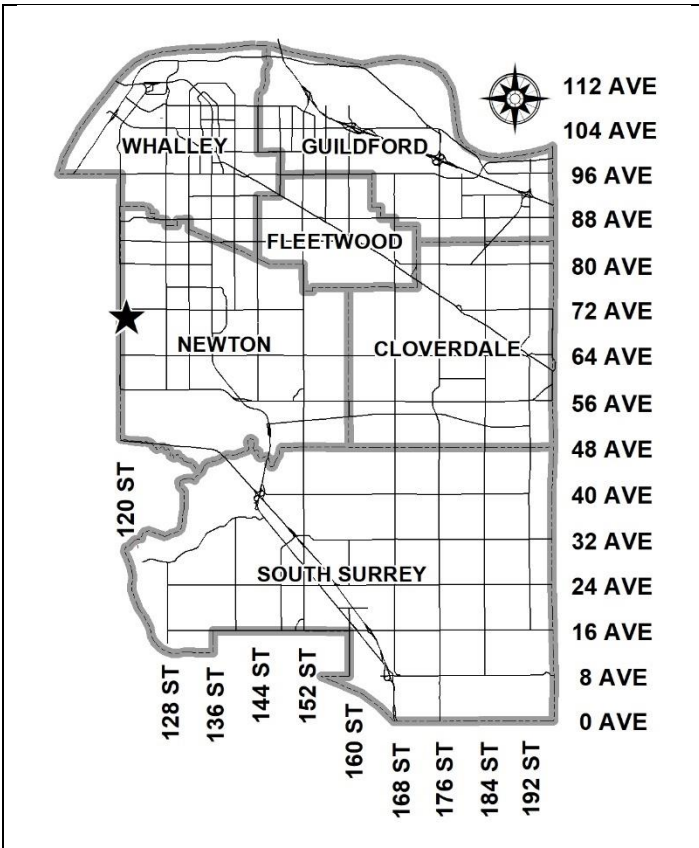
- **Development Variance Permit**

to allow for a proposed entry gate fronting 122 Street at the entrance to the Guru Nanak Sikh Gurdwara.

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

ZONING: CD Bylaw No. 13001

OCP DESIGNATION: Urban and Commercial



RECOMMENDATION SUMMARY

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

DEVIATION FROM PLANS, POLICIES OR REGULATIONS

- The proposal does not comply with the height and setback requirements under Comprehensive Development Bylaw No. 13001.

RATIONALE OF RECOMMENDATION

- The applicant is proposing a 7.25 metre high entry gate which is not anticipated to cause any conflicts with adjacent uses. The gate is proposed along the east property line, at the entrance from 122 Street. On the other side of 122 Street is a City-owned greenbelt and riparian protection area for Cougar Creek. Therefore the gate will not be incompatible with any adjacent residential development.
- The proposed gate meets engineering's requirements for queuing from the street.
- The applicant is proposing to build a memorial gate, monument and religious flag on the subject site, in memorial of Hardeep Singh Nijjar, who was murdered at the Gurdwara (Temple) on June 18, 2023.
- The memorial gate is to be built at the entrance of the Gurdwara Sahib, the religious place of Sikhs. According to the tradition of Sikhism, it is a common custom to make such a gate at the entrance of the Gurdwara Sahib. These gates welcome everyone without discrimination and are recognized as symbols of Sikh heritage. The proposed entry gate has cultural and religious significance.

RECOMMENDATION

The Planning & Development Department recommends that:

1. Council approve Development Variance Permit No. 7924-0232-00 (Appendix I) varying the following, to proceed to Public Notification:
 - (a) to vary Schedule B of CD Bylaw No. 13001 by including drawings which show the proposed entry gate, with a maximum height of 7.25 metres and a minimum setback of 6.0 metres to 122 Street.

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 two accesses for the site: one on 120 Street and one on 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.

DEVELOPMENT PROPOSAL

Planning Considerations

- The applicant is proposing to build a memorial gate, monument and religious flag on the subject site, in memorial of Hardeep Singh Nijjar, who was murdered at the Gurdwara site on June 18, 2023.
- The memorial gate is to be built at the entrance of the Gurdwara Sahib, the religious place of Sikhs. According to the tradition of Sikhism, it is a common custom to make such a gate at the entrance of the Gurdwara Sahib. These gates welcome everyone without discrimination and are recognized as symbols of Sikh heritage.
- The proposed monument and religious flag (called Nishan Sahib) do not require any variances to the CD Bylaw No. 13001.
- The proposed entrance gate requires a variance to the CD Bylaw to allow for the proposed height of 7.25 metres. CD Bylaw No. 13001 provides maximum building heights for all of the buildings either existing or permitted on the site, and references a Schedule B, which forms part of the Bylaw.
- The proposed gate structure is not one of the buildings or structures referenced in the CD Bylaw, however the Bylaw also references Schedule B and the gate is not shown on Schedule B.

Referrals

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

Transportation Considerations

- The proposed gate is inset from the property line by 6 metres which meets Transportation Engineering's requirements for queuing storage.

Proposed Variance

- The applicant is requesting the following variance:
 - to vary Schedule B of CD Bylaw No. 13001 by including drawings which show the proposed entry gate, with a maximum height of 7.25 metres and a minimum setback of 6.0 metres to 122 Street.
- The proposed entry gate will not cause any conflicts with adjacent uses. The gate is proposed along the east property line, at the entrance from 122 Street. On the other side of 122 Street is

a City-owned greenbelt and riparian protection area for Cougar Creek. Therefore, the gate will not be incompatible with any adjacent residential development.

- The proposed entry gate has cultural and religious significance.
- Staff support the requested variances to proceed for consideration.

INFORMATION ATTACHED TO THIS REPORT

The following information is attached to this Report:

Appendix I. Development Variance Permit No. 7924-0232-00

approved by Shawn Low

Ron Gill
Acting General Manager
Planning and Development

HK/cm

CITY OF SURREY

(the "City")

DEVELOPMENT VARIANCE PERMIT

NO.: 7924-0232-00

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: 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. Surrey Zoning By-law, 1993, No. 12000, Amendment By-law, 1997, No. 13001 is varied as follows:
 - (a) Schedule B is varied to include additional drawings which show the proposed entry gate, with a setback of 6.0 metres and a maximum height of 7.25 metres.
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.
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 .

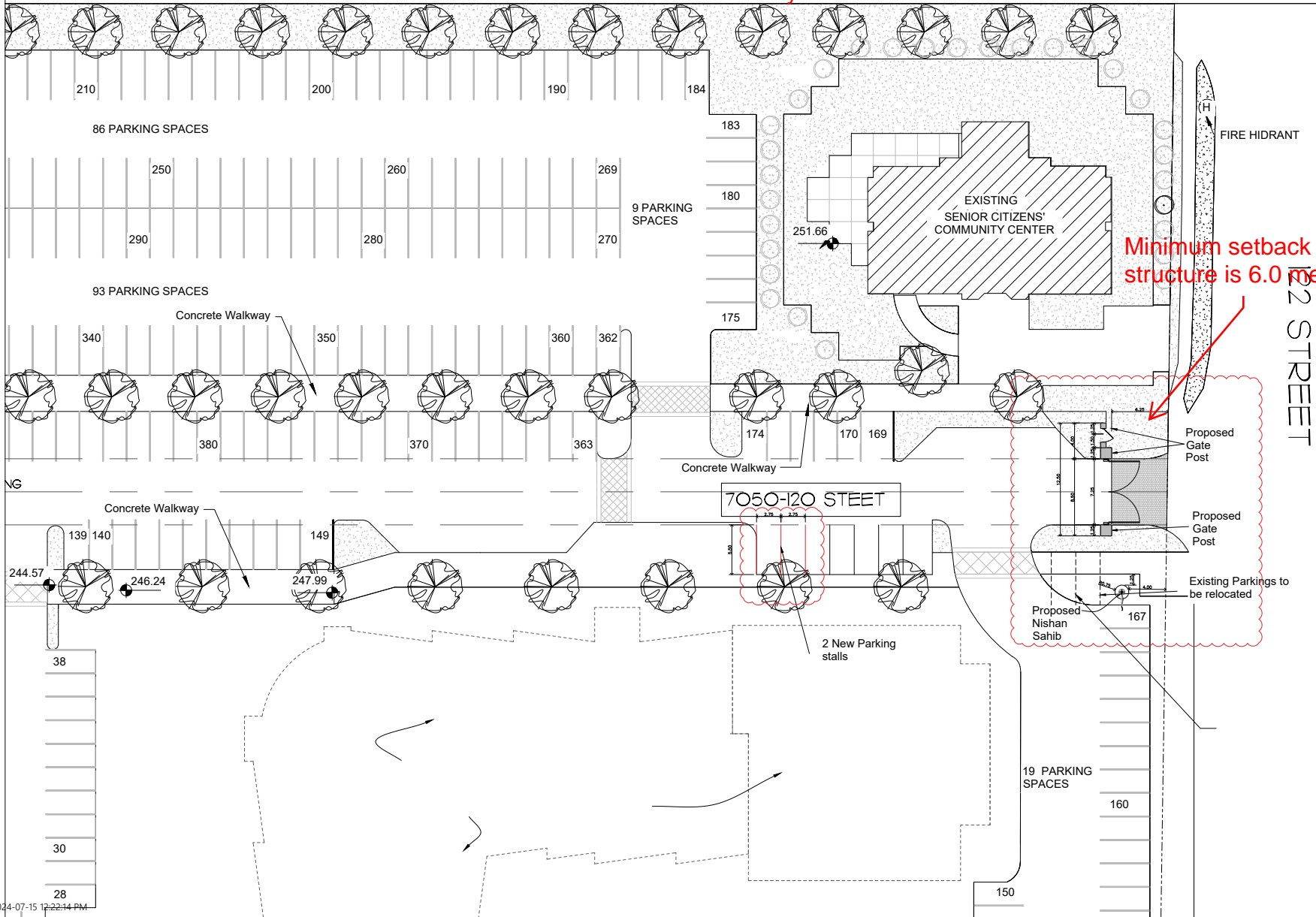
ISSUED THIS DAY OF , 20 .

Mayor – Brenda Locke

City Clerk and
Director Legislative Services
Jennifer Ficocelli

Schedule A 71 Avenue

Varies Schedule B of CD Bylaw No. 13001



1294 59 Avenue
Surrey, BC V3X 0C4

Email: jaswinder@cre8architecture.ca

Tel: (778) 891-0167

Cre 8 Architecture Ltd.



Project:
23-228
GURDWARA GURU NANAK SAHIB
7050 120 ST., SURREY, B.C.

Drawing:
Site Plan

Project Status:
PLANS

SUBMISSION	
Date (YY-MM-DD)	Description

REVISION		
No.	Date	Description

All drawings in this set to be read in conjunction with each other. Any errors or discrepancies to be reported to the Architect before commencing work. Contractors are responsible to verify that all work is approved by the Department of the appropriate Building Code Authority. © Copyright Cre 8 Architecture Ltd. All rights reserved.

Scale:
1/8" = 1'-0"

DWG. NO.
A.1.1

File Path
A.1.1 2024-07-15 12:22:44 PM

