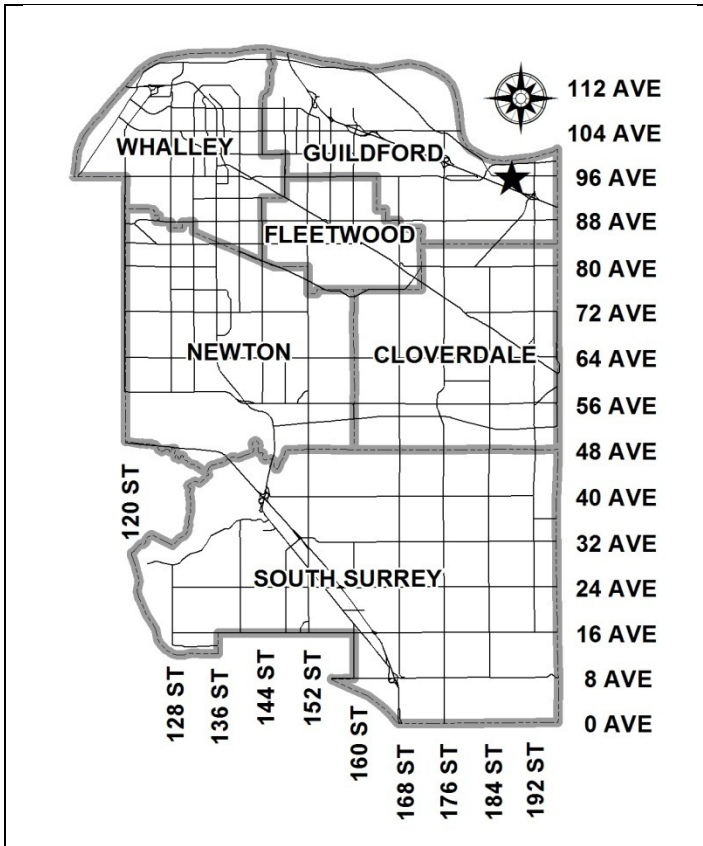


City of Surrey  
**PLANNING & DEVELOPMENT REPORT**

File: 7911-0080-00

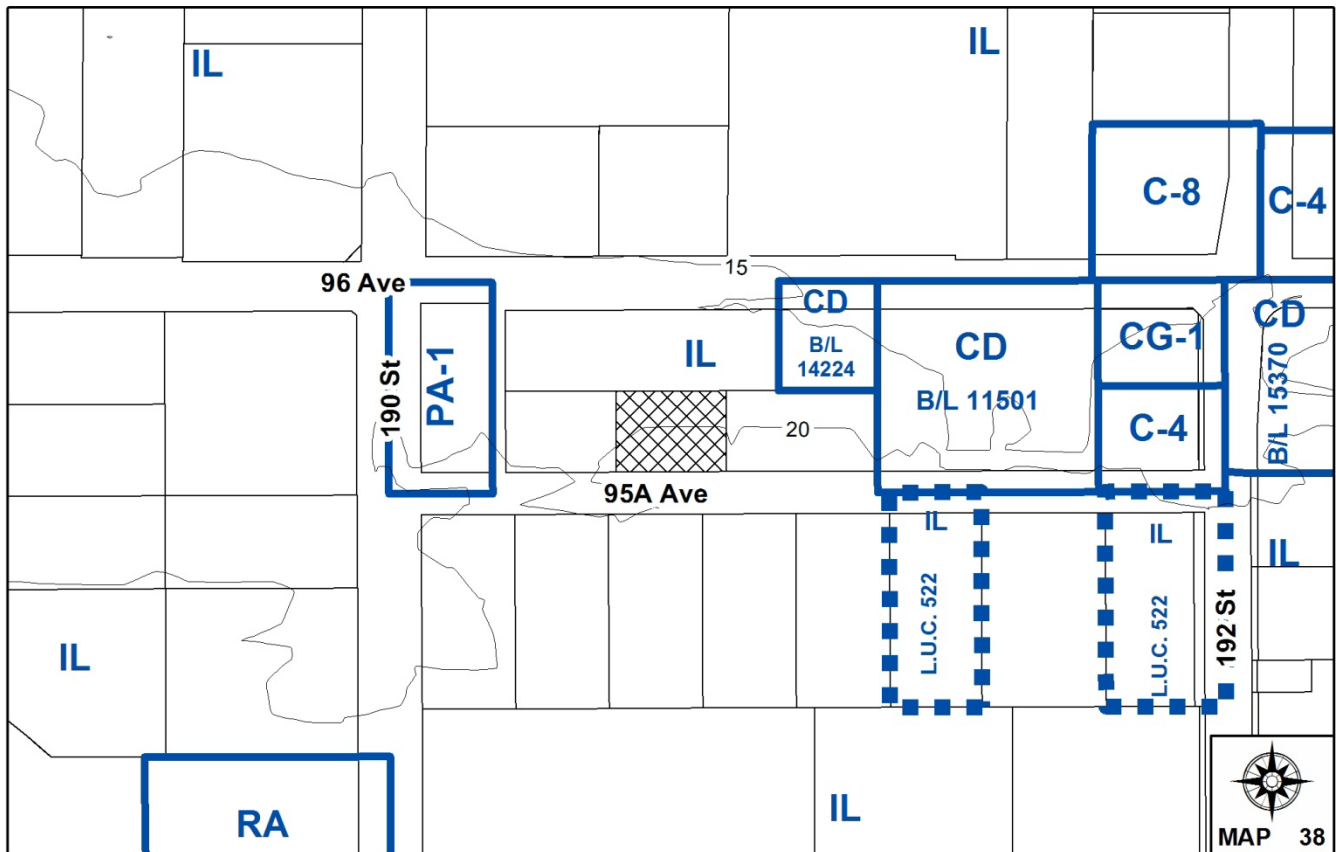
Planning Report Date: May 9, 2011



**PROPOSAL:**

- **Development Variance Permit**  
 in order to allow an addition to an existing industrial building in Port Kells, to accommodate ventilation equipment.

**LOCATION:** 19077 - 95A Avenue  
**OWNER:** Sheet Metal Workers Training Centre Society, Inc. No. S-45156  
**ZONING:** IL  
**OCP DESIGNATION:** Industrial



RECOMMENDATION SUMMARY

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

DEVIATION FROM PLANS, POLICIES OR REGULATIONS

- Seeking reduced rear yard setback for the addition of a steel structure to accommodate ventilation equipment.

RATIONALE OF RECOMMENDATION

- The proposed addition is at the rear of the building and will not be visible from the street.
- The exhaust from the proposed ventilation equipment will be upwards, away from neighbouring lots.
- An alternate location on site is not feasible due to the existing ventilation within the building.

RECOMMENDATION

The Planning & Development Department recommends that:

1. Council approve Development Variance Permit No. 7911-0080-00 (Appendix II) varying the following, to proceed to Public Notification:
  - (a) to reduce the minimum rear yard setback of the IL Zone from 7.5 metres (25 ft.) to 3.0 metres (10 ft.).

REFERRALS

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

SITE CHARACTERISTICS

Existing Land Use: Welding school.

Adjacent Area:

Direction	Existing Use	OCP Designation	Existing Zone
North:	Multi-tenant industrial building	Industrial	IL
East:	Industrial building	Industrial	IL
South (Across 95A Avenue):	Industrial buildings	Industrial	IL
West:	Vacant lot	Industrial	IL

DEVELOPMENT CONSIDERATIONS

- The 0.5 acre subject site is located at 19077 - 95A Avenue and is zoned Light Impact Industrial Zone (IL). It is designated Industrial in the Official Community Plan (OCP).
- The owner, Sheet Metal Workers Training Centre Society, intends to operate a metal works school within the existing building on the subject property. The school has been in operation since 1992 in Burnaby and relocated to Surrey earlier this year. The school is preparing to start courses this fall and is expecting 240 spaces available for students this year.
- The owner has submitted a Development Variance Permit application to reduce the rear yard setback of the IL Zone from 7.5 metres (25 ft.) to 3.0 metres (10 ft.) to construct a structural steel equipment stand. Ventilation equipment including both air intake and air exhaust equipment associated with the sheet metal training school will be installed on the

equipment stand. The ventilation system is intended for 10 welding booths within the rear of the building (Appendix II).

- The dimensions of the equipment stand are approximately 3.7 metres (12 ft.) by 4.9 metres (16 ft.) with a height of 4.9 metres (16 ft.). The proposed addition is shorter than the existing building and will be located at the rear the building. The proposed structure will not be visible from the street and will have negligible impact on the neighbouring properties.
- The multi-tenant industrial building to the north is sited with a zero setback along the shared property line with no windows or doors facing the subject site.
- The proposed location at the northwest corner of the building is the only practical location for the proposed addition due to the location of the 10 welding booths within the building.
- The stand and ventilation equipment have recently been donated to the school by various companies. The stand and equipment will also include safety railing as it will also act as a working classroom to teach students about ventilation and the related equipment.
- The applicant advises that noise will be minimal. The only additional sound will be the air intake and exhaust. Fans and motors will be internal to the building.

#### BY-LAW VARIANCE AND JUSTIFICATION

(a) Requested Variance:

- To reduce the minimum rear yard setback in the IL Zone from 7.5 metres (25 ft.) to 3.0 metres (10 ft) to construct a steel structure to accommodate ventilation equipment.

Applicant's Reasons:

- Additional ventilation is required for the building for the purpose of operating a sheet metal training school.
- The only location feasible for the ventilation structure is at the rear of the building.
- Alternate locations for the equipment are not feasible due to location of the welding booths within the building.

Staff Comments:

- The proposed equipment will not be visible from the street.
- The industrial building to the north is sited with a zero setback along the shared property line and has no windows or doors facing the subject site.
- On-site parking will not be impacted by the proposed structure.

- Staff support the requested variance.

INFORMATION ATTACHED TO THIS REPORT

The following information is attached to this Report:

Appendix I. Lot Owners and Action Summary  
Appendix II. Proposed Site Plan  
Appendix III. Development Variance Permit No. 7911-0080-00

*original signed by Judith Robertson*

Jean Lamontagne  
General Manager  
Planning and Development

JKS/kms

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Information for City Clerk

Legal Description and Owners of all lots that form part of the application:

1. (a) Agent:      Name:                    Jude Martell, Sheet Metal Workers Training Society  
                         Address:                    19077 - 95A Ave  
                                                            Surrey BC  
                                                            V4N 4P3  
                         Tel:                                    6048827680 - Primary  
                                                            6048827680 - Fax
  
2.      Properties involved in the Application
  - (a)      Civic Address:                    19077 - 95A Avenue
  
  - (b)      Civic Address:                    19077 - 95A Avenue  
                         Owner:                                    Sheet Metal Workers Training Centre Society, Inc. No. S-45146  
                         PID:                                        018-210-881  
                         Lot:                                         Lot 2 Section 33 Township 8 New Westminster District Plan  
                                                                 LMP10028
  
3.      Summary of Actions for City Clerk's Office
  - (a)      Proceed with Public Notification for Development Variance Permit No. 7911-0080-00



CITY OF SURREY

(the "City")

DEVELOPMENT VARIANCE PERMIT

NO.: 7911-0080-00

Issued To: SHEET METAL WORKERS TRAINING CENTRE SOCIETY  
INC. No. S-45146

("the Owner")

Address of Owner: 19077 - 95A Avenue  
Surrey BC  
V4N 4P3

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: 018-210-881

Lot 2 Section 33 Township 8 New Westminster District Plan LMP10028

19077 95A Ave

(the "Land")

3. Surrey Zoning By-law, 1993, No. 12000, as amended is varied as follows:
  - (a) In Section F of Part 48 Light Impact Industrial Zone (IL) the minimum rear yard setback is reduced from 7.5 metres (25 ft.) to 3 metres (10 ft.) to allow construction of a structural equipment stand.
4. The siting of buildings and structures shall be in accordance with the drawings numbered 7911-0080-00(A) through to and including 7911-0080-00(E) (the "Drawings") which are attached hereto and form part of this development variance permit.
5. 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.
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 .

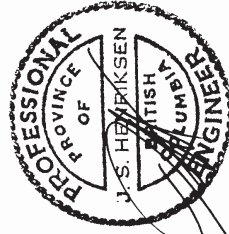
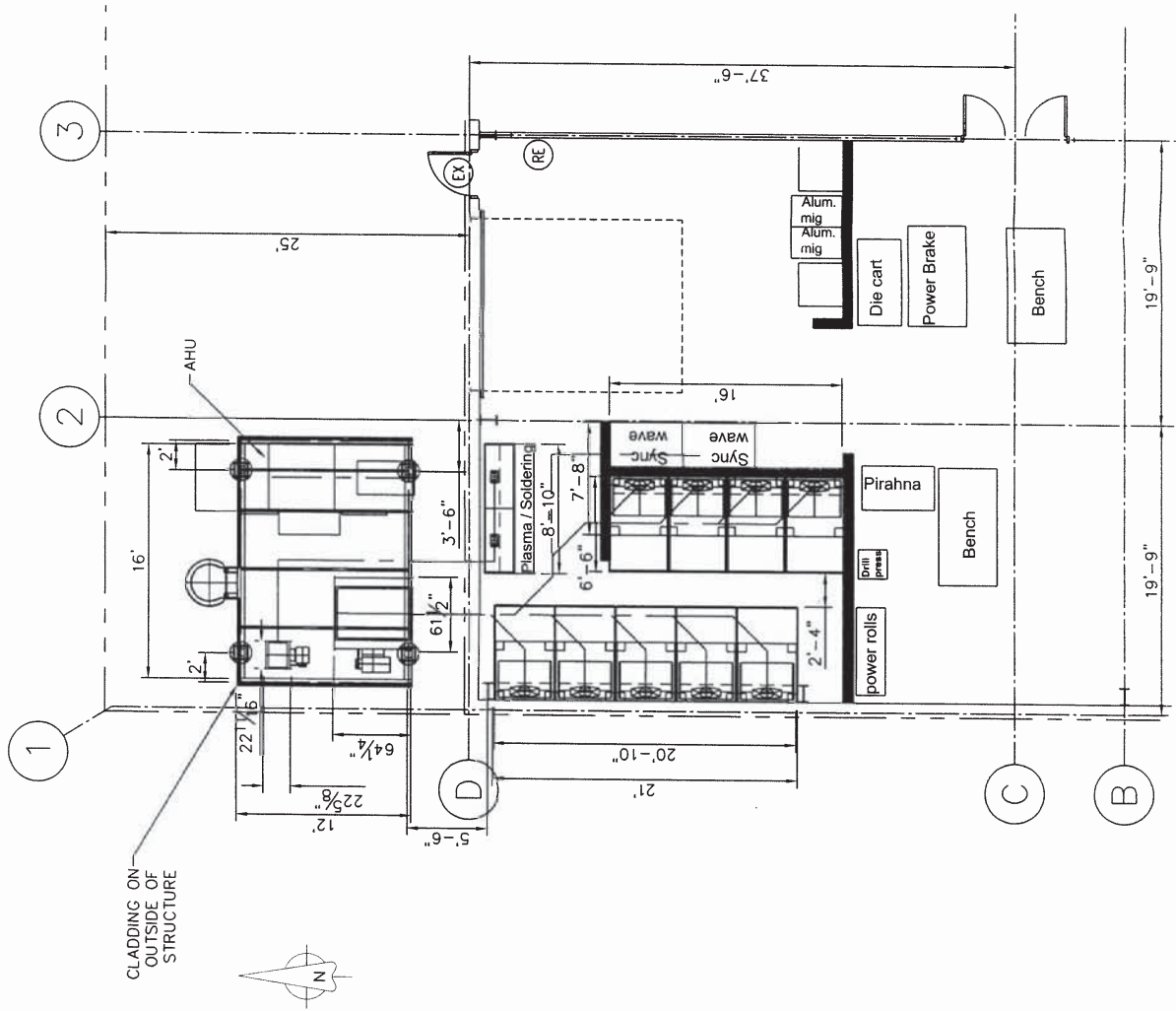
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Mayor – Dianne L. Watts

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City Clerk – Jane Sullivan





110117

NO.	REVISIONS	DATE
1	GENERAL ARRANGEMENT	1/11/21
2	PL AN	1/11/21
3	DATE	1/11/21
4	DATE	1/11/21
5	DATE	1/11/21

**ALLIED BLOWER**  
 SHEET METAL WORKERS TRAINING CENTRE  
 WELDING EXHAUST FOR NEW SCHOOL  
 SHREY  
 GENERAL ARRANGEMENT  
 PL AN  
 02211-0403-

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PERMISSION





