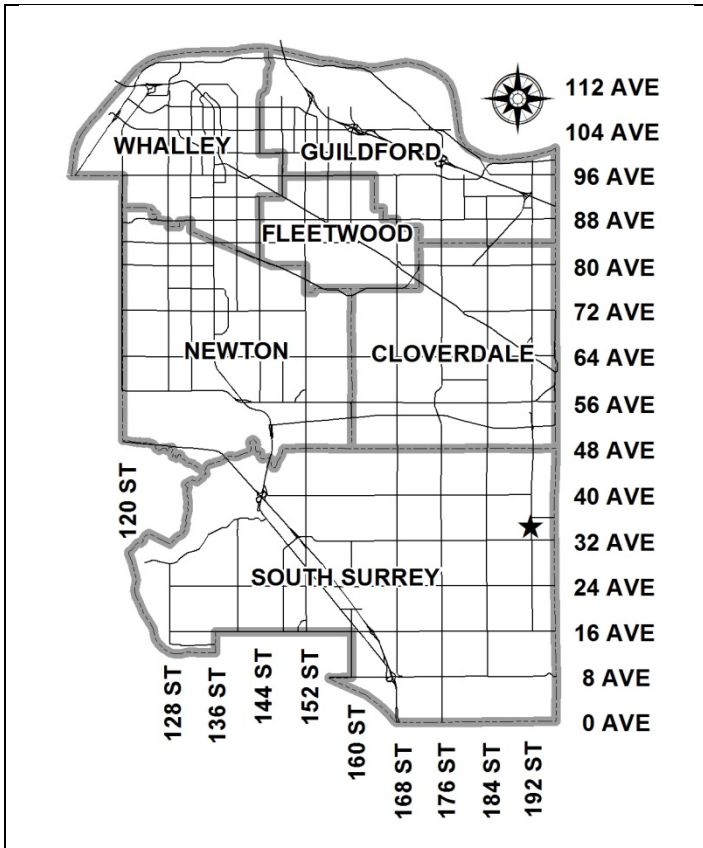


City of Surrey
PLANNING & DEVELOPMENT REPORT

File: 7915-0285-00

Planning Report Date: September 12, 2016



PROPOSAL:

- **Development Variance Permit**

to permit the installation of dust collection equipment to exceed the height requirement.

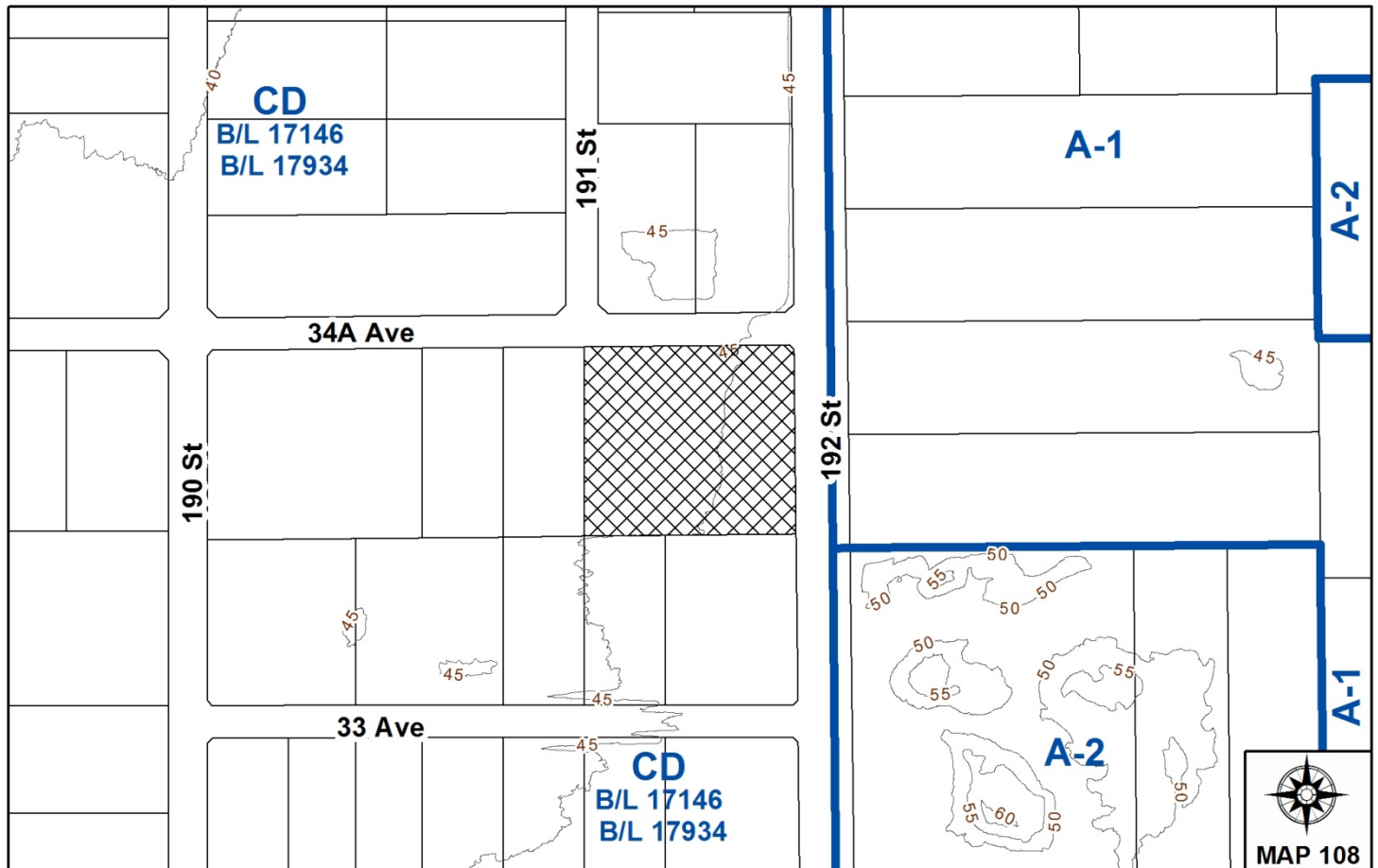
LOCATION: 19178 - 34A Avenue

OWNER: A-Class Holdings Ltd.

ZONING: CD By-law No. 17146

OCP DESIGNATION: Mixed Employment

LAP DESIGNATION: Business Park



RECOMMENDATION SUMMARY

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

DEVIATION FROM PLANS, POLICIES OR REGULATIONS

- The applicant is seeking a variance to increase the maximum height of an accessory structure from 6 metres (20 ft.) to 7.4 metres (24 ft.).

RATIONALE OF RECOMMENDATION

- The dust collection equipment is located at the rear of the facility which will minimize visibility of the proposed structure.
- The applicant has demonstrated that the proposed dust collection equipment will not pose any negative impacts to adjacent property owners in terms of safety, noise, or emissions.

RECOMMENDATION

The Planning & Development Department recommends that Council approve Development Variance Permit No. 7915-0285-00 (Appendix IV), to vary the maximum accessory structure height under the CD By-law No. 17146, as amended by By-law No. 17934, from 6 metres (20 ft.) to 7.4 metres (24 ft.), to proceed to Public Notification:

REFERRALS

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

SITE CHARACTERISTICS

Existing Land Use: Furniture warehousing and manufacturing facility.

Adjacent Area:

Direction	Existing Use	OCP/NCP Designation	Existing Zone
North (Across 34A Avenue):	Vacant industrial land	Mixed Employment/ Business Park	CD By-law Nos. 17146 & 17934
East (Across 192 Street):	Single family residential on 5 acre properties	Mixed Employment/ Business Park	IB-1
South:	Industrial warehousing and processing facilities	Mixed Employment/ Business Park	CD By-law Nos. 17146 & 17934
West:	Vacant industrial land	Mixed Employment/ Business Park	CD By-law Nos. 17146 & 17934

DEVELOPMENT CONSIDERATIONSContext

- The subject site is located at the southwest corner of 34A Avenue and 192 Street in Campbell Heights. The site is designated “Mixed Employment” in the Official Community Plan (OCP) and “Business Park” in the Campbell Heights Local Area Plan (LAP).
- The subject site was created as part of the Campbell Heights North (Phase 1) development under Development Application No. 7910-0179-00. In May 2013, CD By-law No. 17146 was amended (under By-law No. 17934) to adjust the outdoor storage area boundaries.

- In February 2014, a Development Permit was issued to Van Gogh Designs in order to permit the development of a 8,399 square metre (90,400 sq.ft.) furniture warehousing and manufacturing facility. The development complies with the form, character and density of the Campbell Heights LAP and the requirements of the CD By-law No. 17146, as amended by By-law No. 17934.

Current Proposal

- The applicant is proposing to install dust collection equipment at the southwest corner of the subject property at the rear exterior of the facility and abutting the south property line (Appendix II). The dust collector consists of a large fan connected to the facility by a duct and the waste output (dust) is discharged into a sealed waste bin (Appendix III).
- The applicant has indicated that the dust collection equipment is National Fire Protection Association (NFPA) compliant and does not constitute any unusual fire, explosion or safety hazard in accordance with the requirements of the Zoning By-law.
- The applicant has also indicated that the noise emitted by the dust collection equipment is 69 dBA as measured from the closest property line (south), which does not exceed the Zoning By-law noise level requirement of 70 dBA.
- The dust collection equipment will not produce heat or glare perceptible beyond any property lines.
- Metro Vancouver has also reviewed the proposal and advised that an air quality permit is not required.

BY-LAW VARIANCE AND JUSTIFICATION

(a) Requested Variance:

- to reduce the maximum height of an accessory structure from 6 metres (20 ft.) to 7.4 metres (24 ft.).

Applicant's Reasons:

- The proposed dust collection equipment is located on the southwest corner of the subject site at the rear exterior of the facility away from any street frontage.
- The dust collection equipment complies with the Zoning By-law with respect to safety, noise, and emission requirements.

Staff Comments:

- The dust collection equipment is located at the rear of the facility minimizing visibility of the structure from any street frontage and meets the minimum setbacks of the Zoning By-law.

- The applicant has provided documentation which supports that the proposed equipment will not pose any negative impacts to adjacent property owners in terms of safety, noise, or emissions.

INFORMATION ATTACHED TO THIS REPORT

The following information is attached to this Report:

Appendix I.	Lot Owners and Action Summary
Appendix II.	Site Plan and Elevations
Appendix III.	Photos of Proposed Dust Collection Equipment
Appendix IV.	Development Variance Permit No. 7915-0285-00

original signed by Ron Hintsche

Jean Lamontagne
General Manager
Planning and Development

DH/ar

Information for City Clerk

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

1. (a) Agent: Name: Simon Gill
 A-Class Holdings Ltd.
 Address: 19178 - 34A Avenue
 Surrey, BC V3Z 1A7

 Tel: 604-543-9200

2. Properties involved in the Application

- (a) Civic Address: 19178 - 34A Avenue

- (b) Civic Address: 19178 - 34A Avenue
 Owner: A-Class Holdings Ltd.
 PID: 029-242-070
 Parcel D (being a consolidation of Lots 6 & 7, See CA3400069) Section 28 Township 7 New
 Westminster District Plan BCP50753

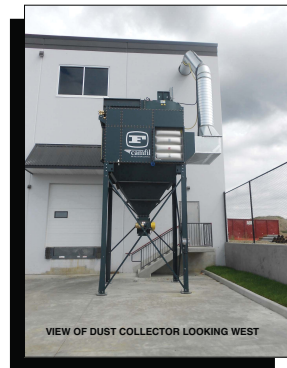
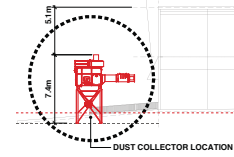
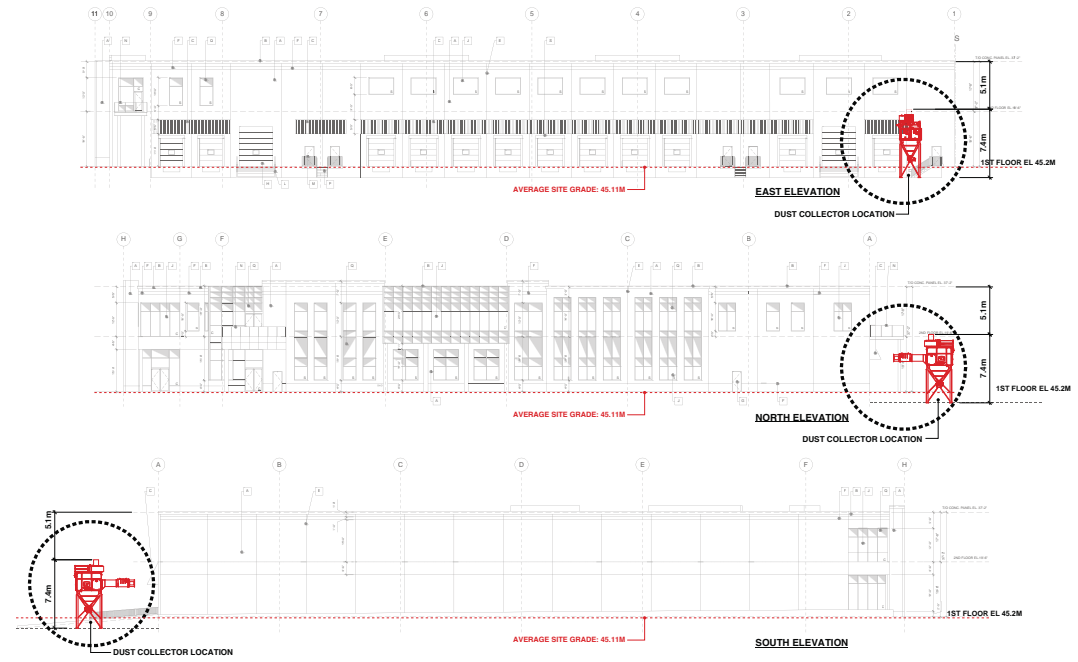
3. Summary of Actions for City Clerk's Office

- (a) Proceed with Public Notification for Development Variance Permit No. 7916-0285-00 and
 bring the Development Variance Permit forward for issuance and execution by the Mayor
 and City Clerk.



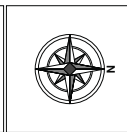
SITE PLAN

192ND STREET



VIEW OF DUST COLLECTOR LOOKING WEST

REV	DATE	REMARKS
A	AUG18.15	DVP SUBMISSION BY VAN GOGH



ARCHITECTURE & ENGINEERING
 VAN GOGH DESIGNS
 19178 34A AVE
 SURREY, BC V4N 4A1
 TEL: 604.755.7551
 FAX: 604.755.7551
cta
 cda cleanair technologies
 QUALITY AIRWORK FOR THE FUTURE
 2010
 Written dimensions shall take precedence over verbal dimensions. The General Contractor shall verify all dimensions. Measurements shall be taken perpendicular to the work surface with any work used in possession of "FOR CONSTRUCTION" only. Measurements shall be taken perpendicular to the work surface. This drawing and all other drawings are the exclusive property of CTA Design Group and may not be reproduced or altered without written consent of CTA Design Group.

THE ART OF COMFORT
vangogh
 DESIGNS

DEVELOPMENT VARIANCE PERMIT APPLICATION
 -DUST COLLECTOR INSTALLATION-
 FOR
VAN GOGH DESIGNS
 19178 34A AVE
 CAMPBELL HEIGHTS NORTH
 SOUTH SURREY BC
 DP# 7813-0279-00

TITLE: -SITE PLAN -ELEVATIONS	
DRAWN: JK	CHECKED: JK
SCALE: 1:250	FILE:
DRAWING NUMBER: ----	VERSION: A



CITY OF SURREY

(the "City")

DEVELOPMENT VARIANCE PERMIT

NO.: 7915-0285-00

Issued To: A-Class Holdings Ltd.
 ("the Owner")

Address of Owner: 19178 - 34A Avenue
 Surrey, BC V3Z 1A7

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: 029-242-070
 Parcel D (being a consolidation of Lots 6 & 7, See CA3400069) Section 28
 Township 7 New Westminster District Plan BCP50753
 19178 34A Ave

(the "Land")

3. Surrey Zoning By-law, 1993, No. 12000, as amended is varied as follows:
 - (a) In Section G Height of Buildings of "Comprehensive Development Zone (CD)" (By-law No. 17146, as amended by By-law No. 17934), the maximum height of accessory structures is increased from 6 metres (20 ft.) to 7.4 metres (24 ft.).
4. The landscaping and the siting of buildings and structures shall be in accordance with the drawings labelled Schedule A (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.

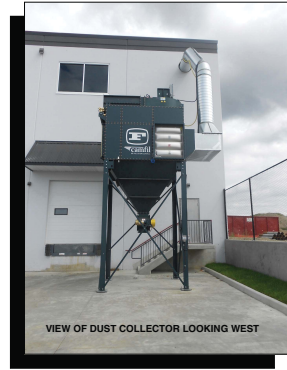
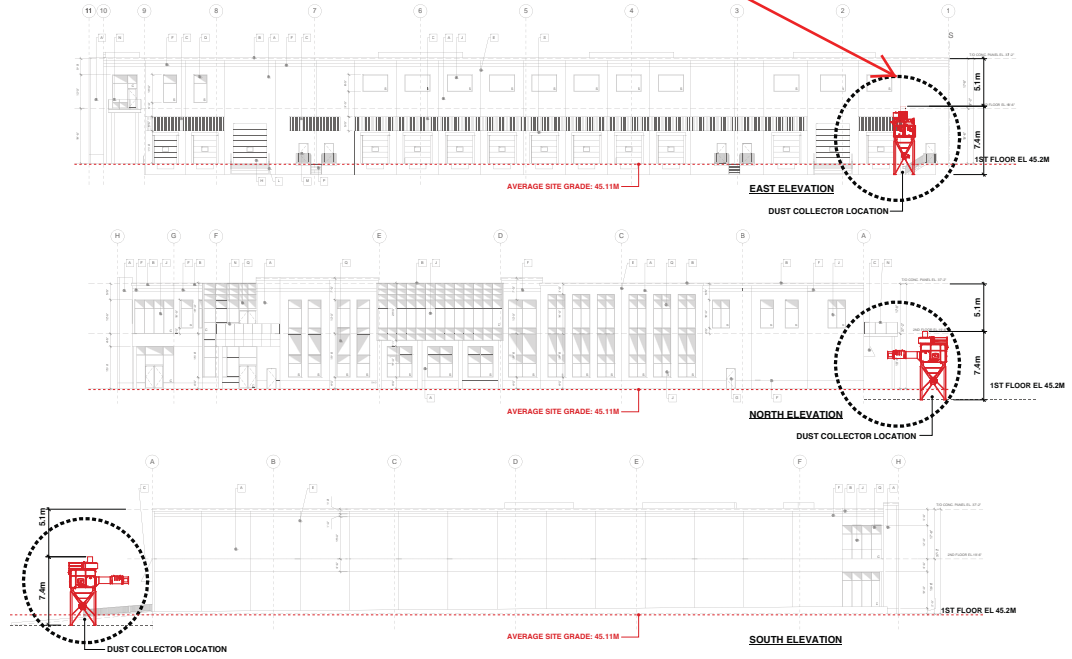
6. The Land shall be developed strictly in accordance with the terms and conditions and provisions of this development variance permit.
7. This development variance permit shall lapse if the Owner does not substantially start any construction with respect to which this development variance permit is 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 .

Mayor – Linda Hepner

City Clerk – Jane Sullivan

DVP 7915-0285-00:
Height of accessory structure increased from 6.0m (20ft.) to 7.4m (24ft.).



REV	DATE	REMARKS
A	AUG18.15	DVP SUBMISSION BY VAN GOGH

	<p>ARCHITECTURE & ENGINEERING VAN GOGH DESIGN 19178 34A AVE SOUTH SURREY BC V4W 2R4 TEL: 604.755.7221 FAX: 604.755.7221</p> <p>cta CONSTRUCTION TECHNOLOGIES AND SERVICES INC. A DIVISION OF VAN GOGH DESIGN</p> <p><small>Written dimensions shall take precedence over verbal dimensions. The General Contractor shall verify all dimensions. All work shall be done in accordance with the approved drawings. All work shall be done in accordance with the approved drawings. All work shall be done in accordance with the approved drawings. All work shall be done in accordance with the approved drawings.</small></p>	<p>THE ART OF COMFORT vangogh DESIGNS</p>	<p>DEVELOPMENT VARIANCE PERMIT APPLICATION -DUST COLLECTOR INSTALLATION-</p> <p>FOR VAN GOGH DESIGNS 19178 34A AVE CAMPBELL HEIGHTS NORTH SOUTH SURREY BC DP# 7913-0279-00</p>	<p>TITLE: -SITE PLAN -ELEVATIONS</p>	
				<p>SCALE: 1:250</p>	<p>FILE: SK1</p>