

# City of Surrey PLANNING & DEVELOPMENT REPORT File: 7913-0087-00

Planning Report Date: September 9, 2013

#### **PROPOSAL:**

#### Development Permit

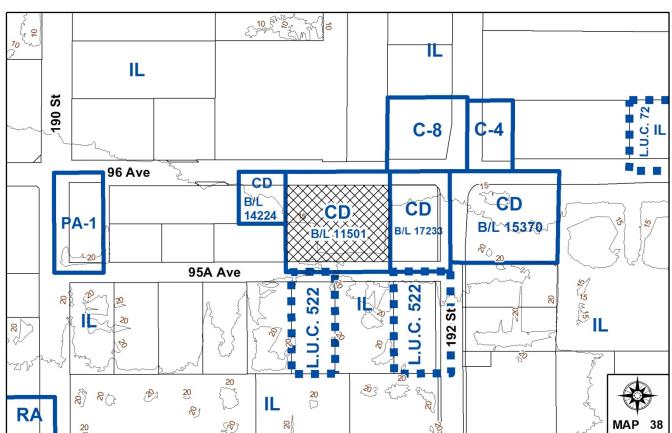
in order to permit the construction of an industrial building in Port Kells.

 LOCATION:
 19150 – 96 Avenue

 OWNER:
 1547314 Ontario Inc.

 ZONING:
 CD (By-law No. 11501)

**OCP DESIGNATION:** Industrial



## **RECOMMENDATION SUMMARY**

• Approval and issuance of Development Permit.

## **DEVIATION FROM PLANS, POLICIES OR REGULATIONS**

• None.

### **RATIONALE OF RECOMMENDATION**

- Complies with the Industrial designation in the Official Community Plan (OCP).
- The proposed building for the east portion of the site complies with the current zoning (CD By-law No. 11501) of the subject property.

#### **RECOMMENDATION**

The Planning & Development Department recommends that Council approve Development Permit No. 7913-0087-00 and authorize the Mayor and Clerk to execute the Permit.

**NOTE**: If the Development Permit, as presented, is not acceptable to Council in

relation to the character of the development, including landscaping and siting, form, exterior design and finish of the building and other structures, Council may refer the Development Permit back to staff with direction regarding any of

these matters.

**REFERRALS** 

Engineering: The Engineering Department has no concerns.

**SITE CHARACTERISTICS** 

<u>Existing Land Use:</u> Industrial building on western portion of property, which will be retained.

The eastern portion of property contains surface parking and an existing

structure, used for seasonal storage, which will be removed.

#### **Adjacent Area:**

Direction	Existing Use	OCP Designation	Existing Zone
North (Across 96 Avenue):	Steel fabrication facility and truck and equipment repair facility.	Industrial	IL
East:	Gas station under construction, which was recently approved under Development Application No. 7908-0249-00.	Industrial	CD (By-law No. 17233)
South (Across 95A Avenue):	Multi-tenant industrial buildings.	Industrial	L.U.C. 522 (underlying zone is IL)
West:	Multi-tenant industrial buildings.	Industrial	CD (By-law No. 14224) and IL

#### DEVELOPMENT CONSIDERATIONS

- The o.8 hectare (2 acre) subject site is located south of 96 Avenue, west of 192 Street, in the Port Kells area.
- The south-west corner of the site is encumbered by a Trans Mountain Oil right-of-way.

• The lot is currently designated Industrial in the Official Community Plan (OCP), and is currently zoned Comprehensive Development (CD By-law No. 11501). The site was rezoned to CD By-law No. 11501 in November 1992 to allow transportation-related industries, warehousing and general (light impact) industries.

- A 1,240-square metre (13,350 sq. ft.) industrial building currently exists on the western portion of the property. The building permit for the existing building was approved in December, 1992. The business (Drive Products) that currently occupies this building provides products and services for trucks.
- The applicant has submitted a Development Permit application to construct a second industrial building on the site, which will be located on the eastern portion of the property. The proposed building will accommodate the expansion of the current business on the property.
- The proposed development complies with all the requirements of CD By-law No. 11501, which is the current zoning of the property.
- No modifications are proposed to the existing industrial building.

#### **PRE-NOTIFICATION**

In accordance with Council policy, a development proposal sign was erected on the property. To date, staff have not received any comments with respect to the proposal.

#### **DESIGN PROPOSAL AND REVIEW**

## **Building Design**

- The proposed building will be two storeys in height and will be located along the eastern boundary of the subject site, fronting 96 Avenue.
- The proposed floor area is 1,402 square metres (15,100 sq. ft.).
- The proposed building is 10.2 metres (33.5 ft.) in height, which is lower than the maximum 18 metres (60 ft.) permitted in CD By-law No. 11501.
- The majority of the proposed building consists of loading bays, where trucks will be serviced. There is a small office component on the northern portion of the building, fronting 96 Avenue on the 2<sup>nd</sup> floor.
- The building, made of tilt-up concrete panels, consists of simple massing with clean lines. Subtle reveal lines within the concrete panels will add visual interest to the elevations.
- Glazing is prominent along the north (street-facing) elevation to provide additional interest.
- Decorative paving, a brown accent colour, and a partially cantilevered second storey help define the main entrance into the building, which is angled towards 96 Avenue.

• Six, 7.6-metre (25 ft.) high overhead doors are proposed along the west elevation to access the loading bays. The overhead doors will be painted brown to match the brown accent features of the building. A small band of glazing is proposed above the overhead doors to provide natural light into the loading bay area.

- The primary colour of the building will be beige. Brown will be used as an accent colour.
- The building will have a zero side yard setback along the east property line. The lot to the east
  was rezoned on April 18, 2013 and Development Permit No. 7908-0249-00 was issued for a gas
  station and truck card lock facility. The gas station and truck card lock facility are under
  construction and will not be impacted by the zero side yard setback of the proposed building
  on the subject site.
- The setbacks for the proposed building comply with CD By-law No. 11501.

#### **Landscaping**

- A 7.6-metre (25 ft.) wide landscape buffer is proposed along the 96 Avenue frontage of the subject site, between the proposed building and 96 Avenue. The proposed landscape buffer consists of trees, small shrubs and sod.
- The southeast corner of the site slopes steeply upwards and will need to be excavated in order to accommodate the proposed surface parking spaces at the rear of the building. Due to the steep slope, a 5-metre (16 ft.) tall retaining wall is proposed in the southeast portion of the site. The proposed retaining wall will match the height of an existing retaining wall along the southern property line, on the western half of the property.
- Existing vegetation that is not impacted by the proposed retaining wall, will remain along the south property line (95A Avenue).
- Nine trees (all Black Cottonwood) are proposed to be removed, but nine new trees are proposed. Ten existing trees within the development area of the site are proposed to be retained.

#### Parking and Circulation

- The proposed development will utilize the existing access from 96 Avenue.
- There is an additional driveway from 95A Avenue that provides access to a surface parking lot on the south side of the existing building. Due to the grading of the site there is no vehicle connection between this surface parking lot and the balance of the site.
- Nine (9) new surface parking spaces are proposed, including one handicap parking space, that will be located at the rear of the proposed building.
- In accordance with CD By-law No. 11501, which references Part V of Surrey Zoning By-law, 1979, No. 5942, as amended, the off-street parking requirement is calculated based on the number of employees. Based on this calculation, the applicant indicated 33 parking spaces are required for the entire site. With the nine (9) new parking spaces being proposed, there will be 37 parking spaces on site, exceeding the By-law requirement.

#### Free-standing Sign

• The applicant has requested a free-standing sign to be located at the entrance into the site along 96 Avenue. The 2.4-metre (8 ft.) high and 3-metre (10 ft.) wide sign is proposed to be constructed from concrete and painted to match the colour of the proposed building. It will have a sandblasted concrete cap.

- The proposed sign is located more than 2.0 metres (6.6 ft.) from the property line and complies with all requirements of the recently amended Sign By-law No. 13656.
- Currently, there is no free-standing sign on the subject site.

#### **ADVISORY DESIGN PANEL**

This application was not referred to ADP but was reviewed by Planning & Development staff and found to be generally acceptable.

#### **INFORMATION ATTACHED TO THIS REPORT**

The following information is attached to this Report:

Appendix I. Lot Owners, Action Summary and Project Data Sheets

Appendix II. Development Permit No. 7913-0087-00

original signed by Judith Robertson

Jean Lamontagne General Manager Planning and Development

#### JD/da

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## <u>Information for City Clerk</u>

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

1. (a) Agent: Name: Samuel Chan

Ionic Architecture Inc.

Address: 5500 - 152 Street, Unit 201

Surrey, BC V<sub>4</sub>S<sub>5</sub>J<sub>9</sub>

Tel: 778-571-0618 - Work

778-571-0618 - Fax

2. Properties involved in the Application

(a) Civic Address: 19150 - 96 Avenue

(b) Civic Address: 19150 - 96 Ave

Owner: 1547314 Ontario Inc

PID: 002-134-225

Parcel A (Y130687) Except: Part Dedicated Road on Plan LMP44216 Section 33 Township 8

New Westminster District Plan 56186

3. Summary of Actions for City Clerk's Office

# **DEVELOPMENT DATA SHEET**

Existing Zoning: CD By-law No. 11501

Required Development Data	Minimum Required / Maximum Allowed	Proposed
LOT AREA (in square metres)		
Gross Total		8,100 sq. m.
Road Widening area		-
Undevelopable area		
Net Total		8,100 sq. m.
LOT COVERAGE (in % of net lot area)		
Buildings & Structures		33%
Paved & Hard Surfaced Areas		55%
Total Site Coverage		88%
MINIMUM SETBACKS (in metres)		
Front	7.5 m.	16.4 m.
Rear	7.5 m.	7.5 m.
East Side	o m.	o m.
West Side	o m.	1.5 m.
BUILDING HEIGHT (in metres/storeys)		
Principal	18 m.	11.12 m.
Accessory	6 m.	
NUMBER OF RESIDENTIAL UNITS		NA
Bachelor		
One Bed		
Two Bedroom		
Three Bedroom +		
Total		
FLOOR AREA: Residential		NA
FLOOR AREA: Commercial		NA
Retail		- 14 -
Office		
Total		
FLOOR AREA (for proposed building): Industrial		1,402 sq. m.
FLOOR AREA: Institutional		
TOTAL BUILDING FLOOR AREA (for existing and proposed building)		3,068 sq. m.

# Development Data Sheet cont'd

Required Development Data	Minimum Required / Maximum Allowed	Proposed
DENSITY		
# of units/ha /# units/acre (gross)		
# of units/ha /# units/acre (net)		
FAR (gross)	1.0	0.38
FAR (net)	1.0	0.38
AMENITY SPACE (area in square metres)		NA
Indoor		
Outdoor		
PARKING (number of stalls)		
Commercial		
Industrial	33	37
Residential Bachelor + 1 Bedroom		
2-Bed		
3-Bed		
Residential Visitors		
Institutional		
Total Number of Parking Spaces	33	37
Number of disabled stalls	1	1
Number of small cars		
Tandem Parking Spaces: Number / % of Total Number of Units		
Size of Tandem Parking Spaces width/length		

Heritage Site NO	Tree Survey/Assessment Provided	YES
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#### **CITY OF SURREY**

(the "City")

#### **DEVELOPMENT PERMIT**

NO.: 7913-0087-00

Issued To: 1547314 ONTARIO INC

("the Owner")

Address of Owner: 1665 - Shawson Drive

Mississauga, ON L4W 1T7

- 1. This development 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 permit.
- 2. This development 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: 002-134-225

Parcel A (Y130687) Except: Part Dedicated Road on Plan LMP44216 Section 33 Township 8 New Westminster District Plan 56186

19150 - 96 Avenue

(the "Land")

- 3. This development permit applies to only the portion of the Land shown on Schedule A which is attached hereto and forms part of this development permit.
- 4. The Land has been designated as a Development Permit Area in Surrey Official Community Plan, 1996, No. 12900, as amended.
- 5. The character of the development including landscaping and the siting, form, exterior design and finish of buildings and structures shall be in accordance with the drawings numbered 7913-0087-00 (A) through to and including 7913-0087-00 (F) (the "Drawings") which are attached hereto and form part of this development permit.
- 6. Minor changes to the Drawings that do not affect the general form and character of the landscaping and the siting, form, exterior design and finish of buildings and structures on the Land, may be permitted subject to the approval of the City.

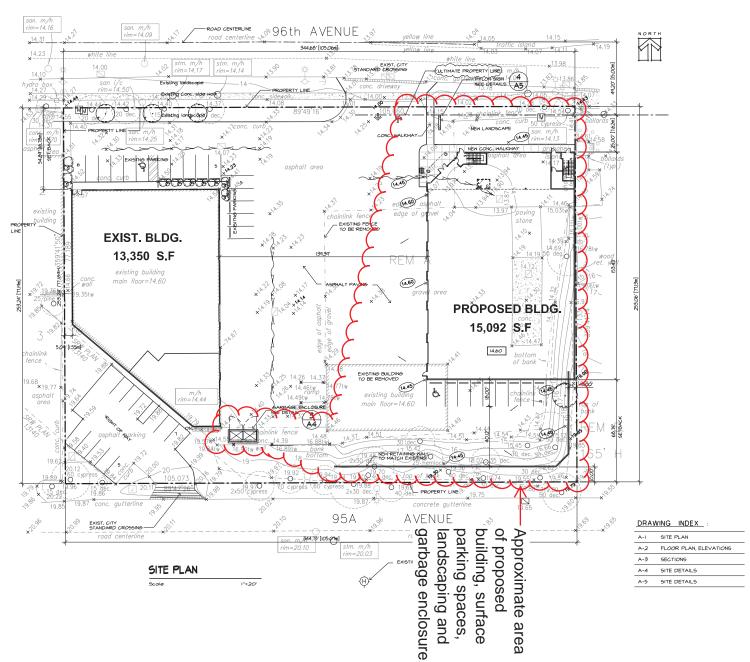
- 7. (a) The landscaping shall conform to drawings numbered 7913-0087-00 (A) through to and including 7913-0087-00 (C) (the "Landscaping").
  - (b) The Landscaping shall be completed within six (6) months after the date of the final inspection of the buildings and structures referred to in the Drawings.
  - (c) Prior to the issuance of the building permit for this development, security is to be submitted to ensure satisfactory completion of the Landscaping. The security for the Landscaping is to be submitted as follows:

An Irrevocable Letter of Credit, in a form acceptable to the City, in the amount of \$76,015.75

(the "Security")

- (d) i. When the Landscaping is substantially complete as determined by the City, without the City having to use the Security, 90% of the original Security will be returned. When the Landscaping receives final approval by the City, not earlier than twelve (12) months after the date of substantial completion of the Landscaping, 10% of the original Security will be returned.
  - ii. If final approval of the Landscaping is not given by the City, the City has the option of using the Security to complete the Landscaping and any remaining money shall be returned. The Owner hereby authorizes the City or its agents to enter upon the Land to complete the Landscaping.
  - iii. If the City elects not to enter upon the Land to complete the Landscaping and the Owner does not complete the Landscaping, the Security is forfeited to the City five (5) years after the date of the provisional or final inspection of the buildings and structures referred to in the Drawings.
- 8. The Land shall be developed strictly in accordance with the terms and conditions and provisions of this development permit.
- 9. This development permit shall lapse if the Owner does not substantially start any construction with respect to which this development permit is issued, within two (2) years after the date this development permit is issued.
- 10. The terms of this development permit or any amendment to it, are binding on all persons who acquire an interest in the Land.

11.	This development permit is not a building p	permit.
	ORIZING RESOLUTION PASSED BY THE CONTROL OF 100 CON	OUNCIL, THE DAY OF , 20 .
		Mayor – Dianne L. Watts
		City Clerk – Jane Sullivan
OTHE T	ONSIDERATION OF COUNCIL'S APPROVAL ER GOOD AND VALUABLE CONSIDERATION FERMS AND CONDITIONS OF THIS DEVELOTIVE HAVE READ AND UNDERSTOOD IT.	N, I/WE THE UNDERSIGNED AGREED TO
		mos
		Authorized Agent: (Signature)
		GAMUEL M CHAN
		Name: (Please Print)
OR		
		Owner: (Signature)
		Name: (Please Print)



#### SITE STATISTICS :

ADDRESS : 14150 46th AVENUE , SURREY, BC LEGAL DESCRIPTION: PARCEL A SEC 33 TMP & PL 56186

ZONING : EXISTING CD (BA. 11501)

STE AREA (RROSS)   (0.01 In)   (2.00 ACRES)   (0.01 SM)   (0.03 SF)			
DBSITY ALORED -   FAR. OF LOO	SITE AREA (GROSS) : (O.BI ha) (	2.00 ACRES) (8)0T	SM) 81,263 S.F.
DESITY PROVIDED -   FAR. 0F 0.38   35,001 SF.	SITE AREA (NET) : (O.81 ha)	2.00 ACRES) (8)01	SMJ 81,263 S.F.
ENSING BALDING - GROUND FLOOR - 12 July 13 J.  95COND FLOOR - 2 July 14 J.  95COND FLOOR - 2 July 15 J.  95COND FLOOR - 2 J.  95COND FL	DENSITY ALLOWED -	F.A.R. OF 1.00	81,263 S.F.
SECIDIO FLOOR   2   2   2   3   3   1   1   1   1   1   1   1   1	DENSITY PROVIDED -	F.A.R. OF 0.38	33,024 S.F.
STE COVERNOE ALLOWED.	SECOND FLO PROPOSED BUILDING - GROUND FLO	OOR: 2,61 s.f. OOR: 5,092 s.f. OOR: 2,420 s.f.	-
BULDING AREA.   EJISTING BILDING   19350   5F.   PROPRIED BILDING   19570   5F.   101A_1 - 20442   5F.   101A_2 - 20452   5F.   101A_2	TOTAL FLOOR AREA :		33,024 S.F.
FRONT NORTH    25'   5330'	BUILDING AREA.  EXISTING BUILDING: 13350 S.F. FROPOSED BUILDING: 5,042 S.F.  TOTAL - 28,442 S.F.		
SEAR (SOUTH)	SETBACKS :	REOD -	PROVIDED -
SOE (RAST)	FRONT (NORTH)	25'	53.10'
SOE NEST    U2   5' (EXISTING)   MAX. REGIRED   60'   36.5'	REAR (SOUTH)	25'	25'
MAX. REGIST 60 38.5"  PARKING PROVIDED 60 38.5"  30.320 S.F. 8 V I/OTS S.F. 21 STALLS  SECOND FLOOR OFFICE 4 MEZZANNE  5/61 S.F. 8 21 /OTS S.F. 6 STALLS  PARKING PROVIDED 7 (MILLIPING 2 ACCESSIBLE PARKING SPACES)  ACCESSIBLE PARKING 1 MEXING STALLS 1 MEXING 2 PARKING PARKING STALLS 1 MEXING 2 PARKING STALLS 2 PAR	SIDE (EAST)	ø	o
PARKING REQUIREMENT    GROUND FL.  30320 5F. @ V 1075 5F. 21 STALL5  SECOND FLOOR OFFICE I NEZZANNE  5/61 5F. @ 21 1075 5F. 6 5TALL5  TOTAL PARKING REQUIRED - 33 5TALL5  PARKING PROVINDO:  (RECURING 2 ACCESSIBLE PARKING SPACES)  31 STALL5  ACCESSIBLE PARKING    RECURING 2 ACCESSIBLE PARKING STALL5    RECURING 2 ACCESSIBLE PARKING STALL5	SIDE (NEST)	12'	5' (EXISTING)
SROND PL   30320 SF.   0 1/1075 SF. 21 STALL5	MAX, HEIGHT	60'	36.5"
(INCLIDING 2 ACCESSIBLE PARKING SPACES )  ACCESSIBLE PARKING -  SECON & IPER IOO PARKING STALLS 1    PROVIDED 12	GROUND FL.  30320 S.F. 0 V 1075 S.F. 21 STALLS  SECOND FLOOR OFFICE I MEZZANNE  5/61 S.F. 0 2/ 1075 S.F. 6 STALLS		
	(INCLIDING 2 ACCESSIBLE PARKING SPACES )  ACCESSIBLE PARKING I		
		0/D PR0	OVIDED - 2

#### NOTES :

TYPICAL PARKING SPACE 8.5'x16' SMALL SPACE 8.5'x16' HANDICAP SPACE 12.5'x16'

PROVIDE CURB LET DOWNS TO ALL PATHS AND WALKHAYS FROM PARKING AREAS AT LOCATIONS INDICATED.

PROVIDE 6" EXTRUDED CONCRETE CURB AT LANDSCAPING AREAS & PARKING ISLANDS AS INDICATED.

PROVIDE 6" CONC. WHEEL STOPS SECURED BY DEFORMED BARS WHERE THERE IS NO CURB.

PARKING PAINTED LINES ; 3" MIDE WHITE PAIN LINE FOR PARKING SPACES TYP, LETTERS TO BE IO" HIGH " SMALL CAR ONLY" FOR SMALL CAR SPACES, DENOTED AS "SC" ON PLAN.

SIDEMALKS - 4" CONC. ( WSTEEL MESH ) ON MIN. 6" COMPACTED GRANULAR FILL, PROVIDE FIBREBOARD MHEN ADJOINING BLIDE, AS SEPARATOR, CONTROL JOINTS & 5" OC. MAX. (ZIP STRIPS), FINISHES - BROOM FINISH OR EXPOSED AGGREGATE WHERE NOTED.

#### GRADING KEY :

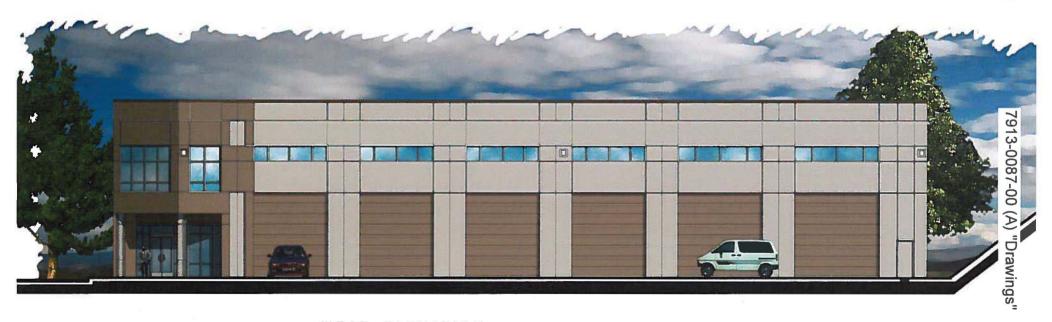


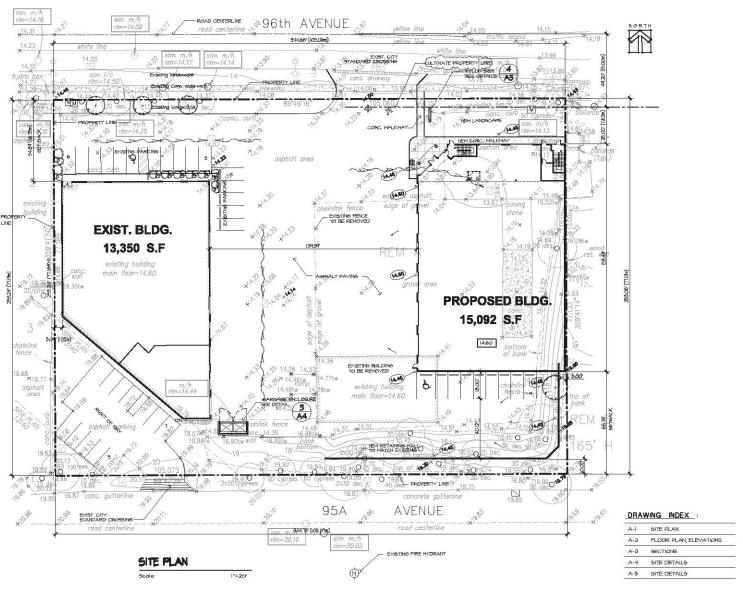
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NORTH ELEVATION





#### SITE STATISTICS .

MISO 46th AVENUE, SURREY, BC LEGAL DESCRIPTION PARCEL A SEC 30 TAP & PL 9000

SITE AREA (GROSS) - (OJO Inc.) (2,000 ACRES) (BJ07 S.H.) - 81,268 SIF.

ZONNO . EXISTING CO ( BIL IBOD

DESCRIT, ALTONED -	FAR OF LOO	81,268 53
DESERT PROVIDED -	FAR OF 038	30,029 SJ
ENSTING BUILDING - GROWD	FLOOR DISSO	j.
5500ND 1	FLOOR: 2/61 s.	t.
PROPOSED BUILDING - GROUND I		
5ECOND	FLOOR: 2,420 s	100
	95,024	M.
TOTAL FLOOR AREA		88,024 S.F.
SITE COVERAGE ALLOHED (60	96)	
BULDING AREA		
EXISTING BUILDIN		
PROPOSED BULL		
TOTAL -	1000000	5r. (*35
AIL DOVERAGE PROVI	old :	130%
SETBACKS :	RESTO -	PROMDED
FRONT DICKTHD	25"	55.70"
REAR (SOUTH)	25'	25'
SIDE (EAST)	ø	Ø
SUE (MEST)	12'	5' ČEKISTNO
HAX. HEIGHT	60'	36.5
PARKING PEDIMENENT .  6ROUND FL.  30,000 SF.  5ECOND FLOOR OFFICE 4 NEZZA 5,6T SF.	● V 1075 9F. 27 NNE ● 2V 1015 9F. 6	
TOTAL PARKING	REGURED - 80	STALLS
PARKING PROVIDED - (INCLIDING 2 AÇCESSIBLE PARI	SING SPACES )	1 STALLS
ACCESSIBLE PARKING .		
ACCESSIBLE PARKING . 1800 to 1 MBR 100 MARKI 1804/1000 i 2	I s ellate ca	

#### NOTES:

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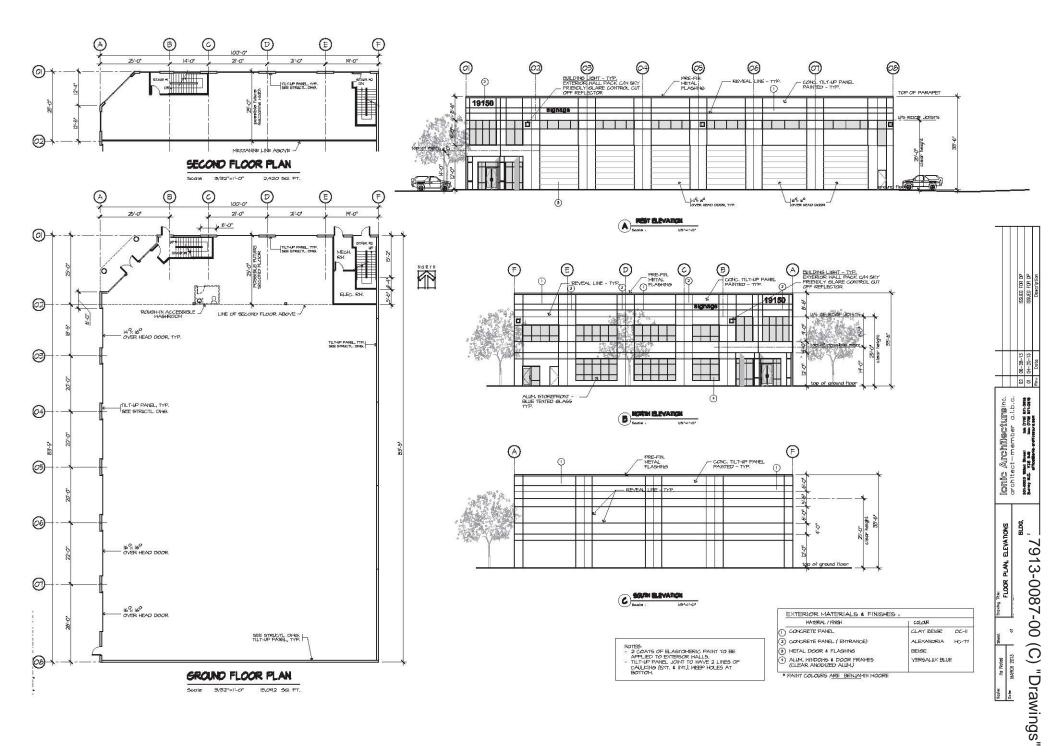
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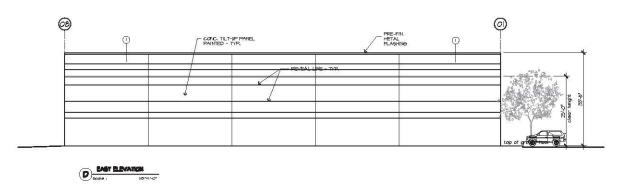


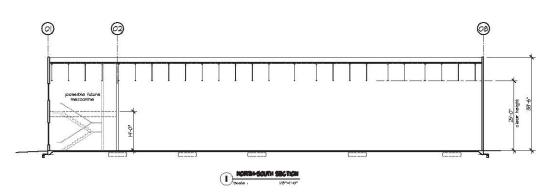
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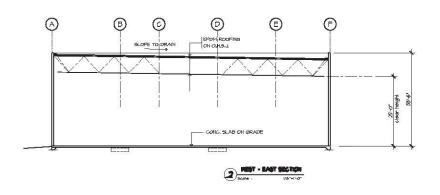
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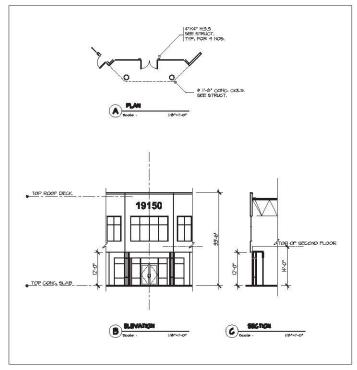
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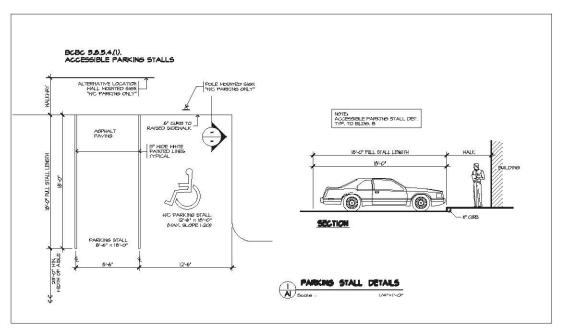


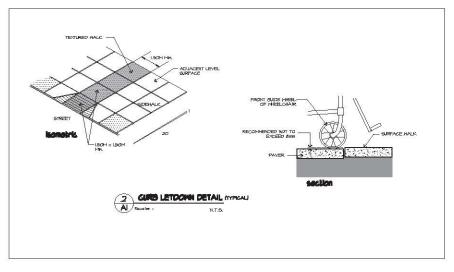


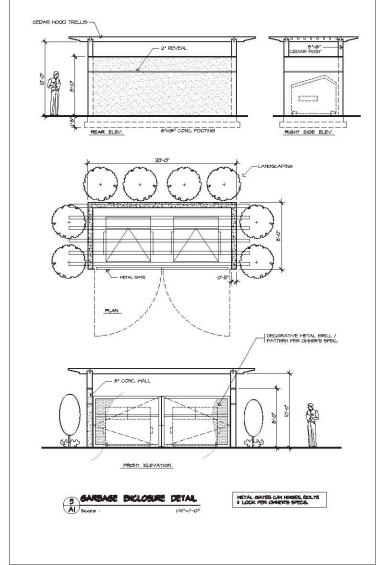




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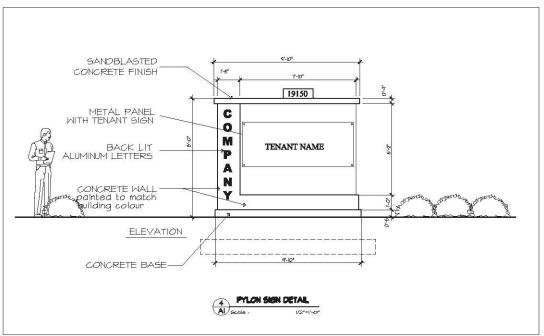
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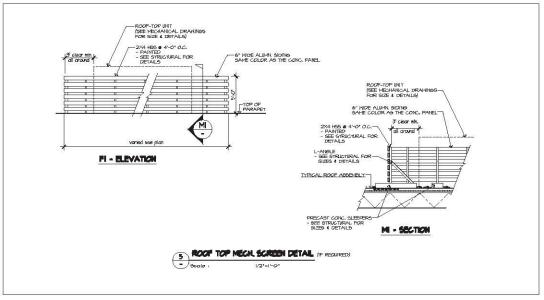
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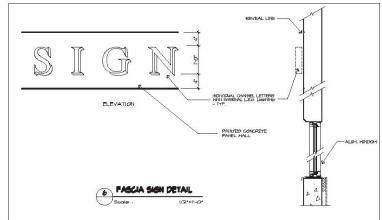
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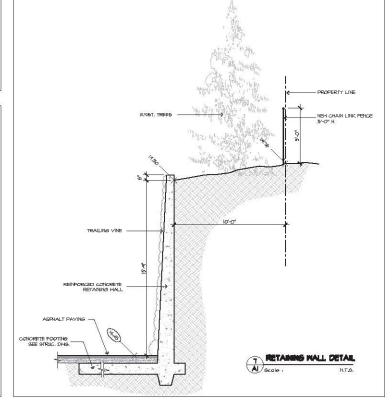
7913-0087-00 (E) "Drawings"

SITE DETAILS







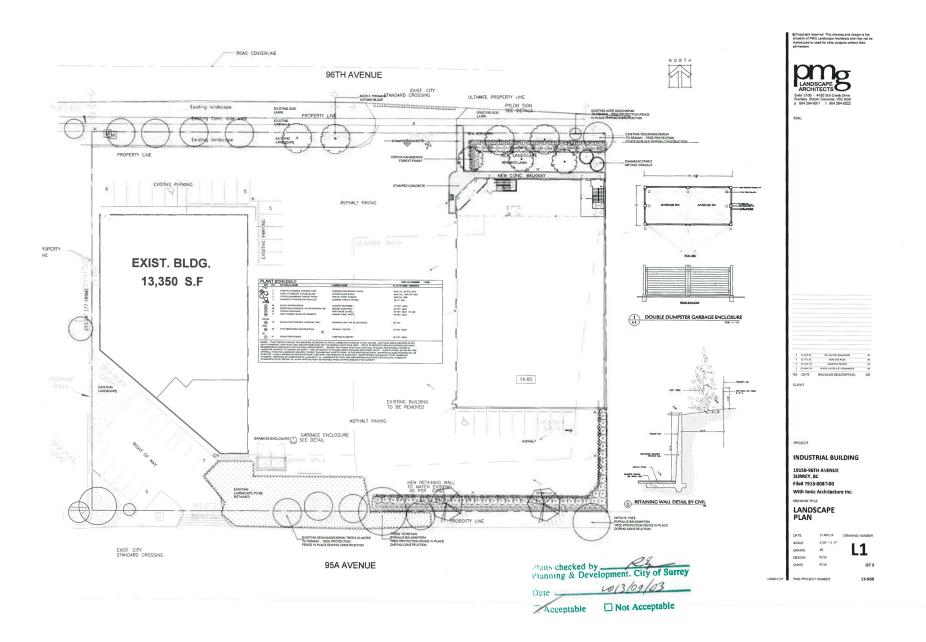


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ISSUED FOR DP

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INDUSTRIAL BUILDIN

19150-96TH AVENUE SURREY, BC

With Ionic Architecture Inc.

TREE MANAGEME PLAN

DATE:	13.APR.24	DRAW
SCALE:	1/16" = 1'-0"	
DRAWN:	NT	
DESIGN:	PCM	
CHKD:	PCM	

13060-3.ZIP PMG PROJECT NUMBER:

7913-0087-00 (B) "Landscaping"

#### PART ONE GENERAL REQUIREMENTS PART THREE SOFT LANDSCAPE DEVELOPMENT n name ve com an mus. A Pierta ny serkenske - prived halekan hees er pari grephyn hikoled sa redskul sa keskupe plan sa regelalism erbal na res. 31 km nas krimana hia Ludic nya Adriket sa kup transce se na hia Discon fra ndarka mus at a hiat-ap matra pik tin Lunikaya Arbibat. 2. A pigeskal barrier spet he jost alled to delicado closelegituendorius. Befor is physical barrier detail. If chivil not pro 2. BC Lasticope Stanford, Whindfron 2041, prepared by the EC Sector of Lasticope intrincts and the EC Lasticope interpretable in the Lasticope 3. Showed so from through or while prophythe referbles game or union groups of from to be a chief to place of 3 INSTEPRINENT. SPECIFICATIONS & STATEAST DETICES, 2003 widther, prepared by the Consulting Engineers of British Columbia, Readed Many and Hon-forwarding, and the Parable Columbia. 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PART THREE SOFT LANDSGAPE DEVELOPMENT - CONT	PARTTHREE SOFT LANDSCAPE DEVELOPMENT-CONT
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SEAL:

CLIENT

INDUSTRIAL BUILDING

13.MAY.28 REVISE AS PER CITY COM NO. DATE

REVISION DESCRIPTION

19150-96TH AVENUE SURREY, BC

With Ionic Architecture Inc.

LANDSCAPE SPECIFICATIONS

DATE:	13.APR.24
SCALE:	1/16" = 1'-1
DRAWN:	NT
DESIGN:	PCM
CHKD:	PCM

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13060-3.2IP PMG PROJECT NUMBER: