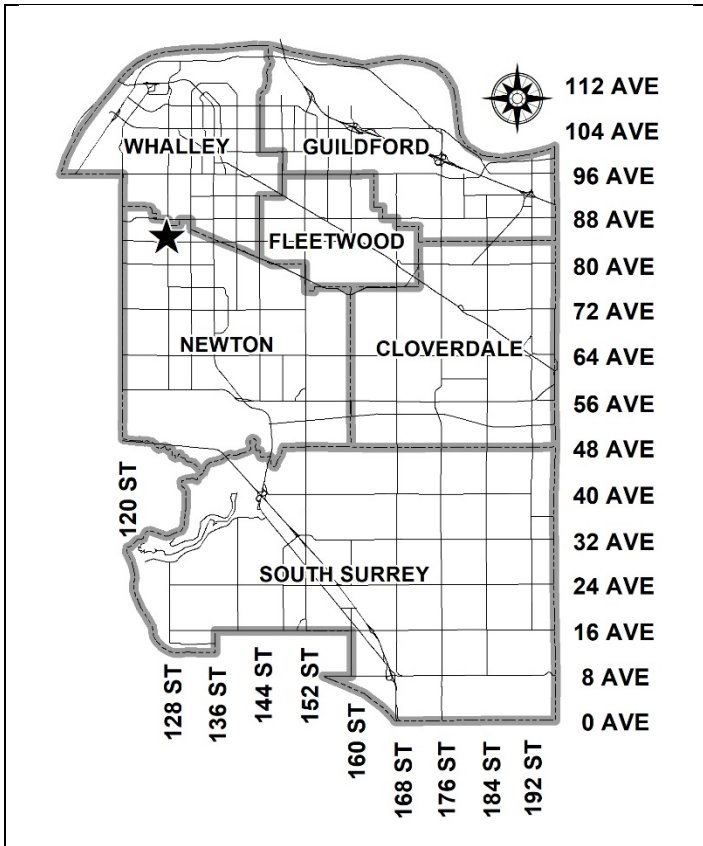


**City of Surrey
PLANNING & DEVELOPMENT REPORT**

Application No.: 7921-0356-00

Planning Report Date: March 6, 2023



PROPOSAL:

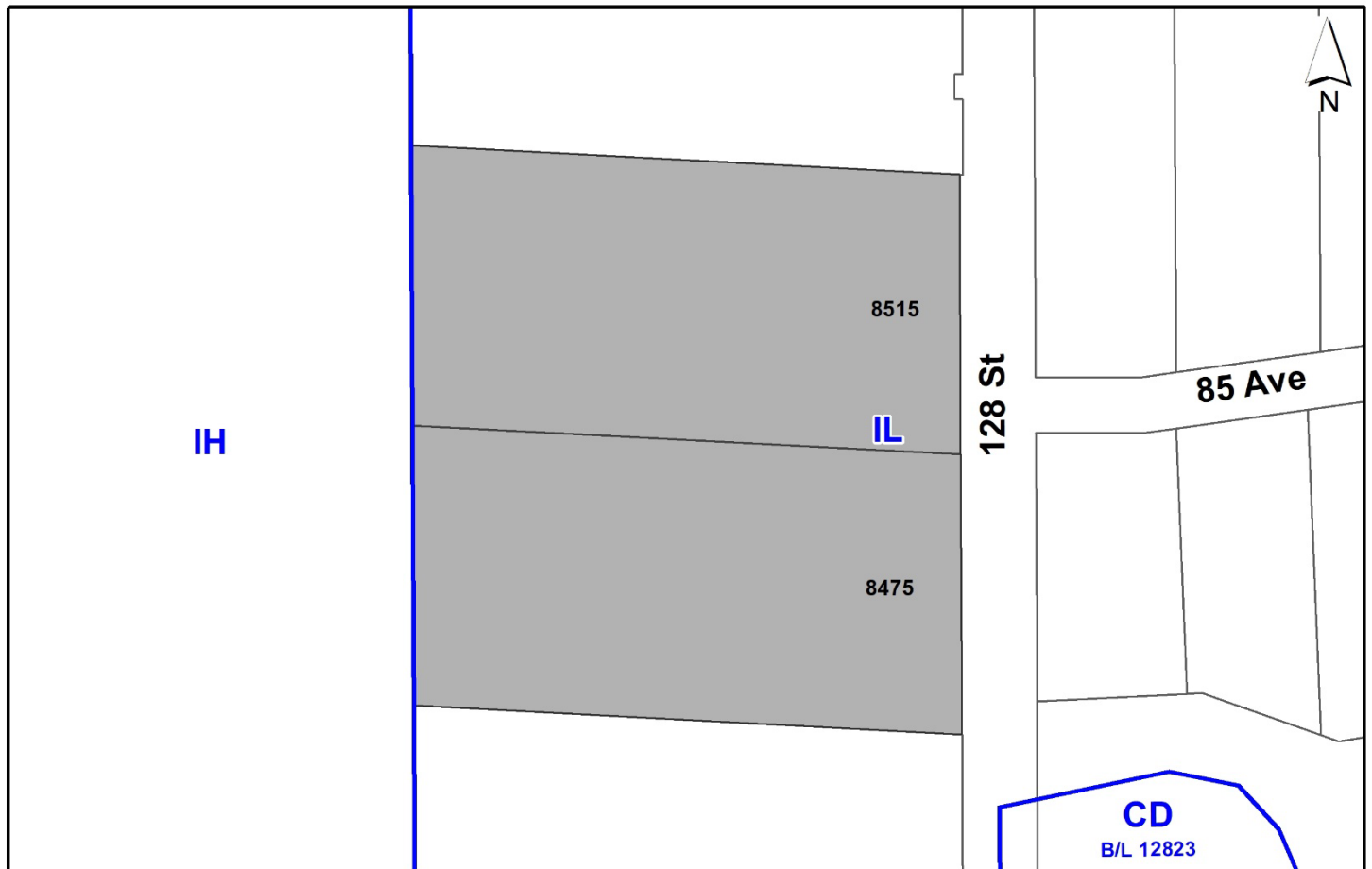
- **Development Permit**
- **Development Variance Permit**

To permit the development of new truck storage building, and a new parking lot.

LOCATION: 8475 - 128 Street
8515 - 128 Street

ZONING: IL

OCP DESIGNATION: Industrial



RECOMMENDATION SUMMARY

- Approval to draft Development Permit for Form and Character, and Sensitive Ecosystems.
- Approval for Development Variance Permit to proceed to Public Notification.

DEVIATION FROM PLANS, POLICIES OR REGULATIONS

- Proposing to vary the height requirements of the Light Impact Industrial (IL) Zone.

RATIONALE OF RECOMMENDATION

- The proposal complies with the Industrial designation in the Official Community Plan (OCP).
- The proposal complies with the Industrial designation in the Metro Vancouver Regional Growth Strategy (RGS).
- The proposed density and building form are appropriate for this part of Newton.
- The proposal complies with the Development Permit requirements in the OCP for Sensitive Ecosystems (Streamside Areas).
- The proposal complies with the Development Permit requirements in the OCP for Form and Character.
- The proposed sign has been comprehensively designed to be integrated with the design of the building and provides a comprehensive look for the development.

RECOMMENDATION

The Planning & Development Department recommends that:

1. Council authorize staff to draft Development Permit No. 7921-0356-00 generally in accordance with the attached drawings (Appendix I); and
2. Council approve Development Variance Permit No. 7921-0356-00 (Appendix III) to increase the maximum building height of the Light Industrial (IL) Zone from 6 metres to 9.3 metres to proceed to Public Notification.
3. Council instruct staff to resolve the following issues prior to final adoption:
 - (a) ensure that all engineering requirements and issues including restrictive covenants, dedications, and rights-of-way where necessary, are addressed to the satisfaction of the General Manager, Engineering;
 - (b) submission of a subdivision layout to the satisfaction of the Approving Officer;
 - (c) resolution of all urban design issues to the satisfaction of the Planning and Development Department; and
 - (d) submission of a finalized landscaping plan and landscaping cost estimate to the specifications and satisfaction of the Planning and Development Department.

SITE CONTEXT & BACKGROUND

Direction	Existing Use	OCP Designation	Existing Zone
Subject Site	Industrial	Industrial	IL
North:	BC Hydro Corridor	Industrial	IL
East (Across 128 St):	Industrial	Industrial	IL
South:	Vacant (Forest & Creek)	Industrial	IL
West:	BC Hydro - Ingledow Substation	Industrial	IL

Context & Background

- The subject property is 13.3 hectares (33 acres) in area, designated "Industrial" in the Official Community Plan (OCP), and zoned "Industrial Light Impact (IL) Zone".

- The site is currently owned and occupied by BC Hydro and has an existing building located on it (to remain). The subject application is for a new building on the north portion of the site which is vacant.

DEVELOPMENT PROPOSAL

Planning Considerations

- The applicant is proposing a Development Permit for Form and Character and for Sensitive Ecosystem (Streamside Areas and Green Infrastructure), to permit the construction of an industrial building for BC Hydro.
- The proposal includes a new truck storage building and a new parking lot. Some outdoor storage is proposed between the buildings which will not be visible from the street. There is an existing building on the site that is to be retained.
- The site has a Class C watercourse identified along the west property line and a Class A watercourse (Mahood Creek) along the south property line. The new development is outside any related setbacks to these watercourses.
- The applicants QEP has also confirmed there is a ditch located along the north side of the existing paved site area within the parcel. The new parking lot is proposed to be constructed adjacent to the north ditch. The applicant is proposing to infill a portion of the north ditch where it will be connected to the existing works yard, and to install a bioswale around the perimeter of the new lot.
- A watercourse assessment, prepared by Brennan Anstey *R.P. Bio.*, of Pinchin Ltd. and dated July 29, 2022 was reviewed by staff and was found acceptable.

Referrals

Engineering:

- The Engineering Department has no objection to the project subject to the completion of Engineering servicing requirements as outlined in Appendix II.

POLICY & BY-LAW CONSIDERATIONS

Regional Growth Strategy

- The proposal complies with the "Industrial" land use designation in the Metro Vancouver Regional Growth Strategy (RGS).

Official Community Plan

Land Use Designation

- The proposal complies with the "Industrial" land use designation in the Official Community Plan.

Themes/Policies

- C2.38 Ensure the loading and on-site access of goods delivery vehicles is considered in conjunction with overall urban development site design.

(Loading areas are located beside the building and not visible from 128 Street).

- D3.1 Support land development and construction that minimizes impacts on the natural environment and that enhances environmental sustainability.

(The watercourses will be protected with environmental setbacks and a new bio swale is being introduced along the perimeter of the proposed parking lot).

- E1.5 Encourage the full utilization and efficient use of industrial and other employment lands in order to maximize jobs and economic activity per hectare.

- E2.7 Maintain strategic partnerships with energy stakeholders (e.g. BC Hydro, SFU and Fortis BC) to facilitate the growth of clean energy businesses in Surrey.

(The proposed development further utilizes land already owned by BC Hydro and is already zoned Light Impact Industrial Zone [IL]).

Zoning By-law

- The applicant proposes a Development Permit complying with the existing "Light Impact Industrial Zone (IL)".

IL Zone	Permitted and/or Required	Proposed
Lot Area	39,752 square metres	
Lot Coverage:	60%	17%
Yards and Setbacks		
North:	7.5 m	99.0 m
East:	7.5 m	109.0 m
South:	7.5 m	59.6 m
West:	7.5 m	51.1 m
Height of Buildings		
Principal buildings:	18.0 m	9.35 m
Accessory buildings:	6.0 m	9.32 m
Parking (Part 5)	Required	Proposed
Industrial	159	295

Development Variance Permit

- The applicant is requesting the following variances:
 - In Section G.2. Height of Buildings of Part 48 Light Impact Industrial (IL) Zone, vary the building height for an accessory building from 6.0 metres to 9.3 metres.
- The variance is for a proposed accessory building which will be used as storage for BC Hydro vehicles. The proposed building is approximately 109 metres away from 128 Street and will not be visible from the street.
- Staff support the requested variances to proceed for consideration.

Environmental Review

- The subject property falls within the Sensitive Ecosystems Development Permit Area (DPA) for Streamside Areas in the OCP, given the location of an existing Class C (green-coded) watercourse along the west property line and Class A (red-coded) watercourse to the south of the subject site.
- The applicants QEP has identified there is an unnamed ditch located along the north property line at 8475 128 Street. A watercourse assessment report was prepared by Pinchin Ltd, and referred to the Province for a stream determination. The Province has confirmed that the unnamed ditch is not a WSA Stream (natural watercourse).
- This application includes construction of a new parking lot to help offset parking spaces that will be lost with construction of a new truck storage building. The parking lot is proposed to be constructed on the north side of the site, adjacent to the north ditch. The applicant is proposing to infill a portion of the north ditch where it will be connected to the existing works yard, and to install a bioswale around the perimeter of the new lot.
- A detailed watercourse assessment report was prepared by Brennan Anstey *R.P. Bio.*, of Pinchin Ltd. and dated July 29, 2022 was reviewed by staff and found acceptable. The application proposes a 2 metre setback from the north ditch and to infill a portion of the north ditch where it will be connected to the existing works yard, and to install a bioswale around the perimeter of the new lot. The report also proposes a 7 metre setback from the western watercourse and 30 metres setback from the Class A (Mahood Creek) watercourse. The proposed development exceeds the setback requirements.
- A RAPR application was also submitted to the Province for the northern ditch. The Ministry of Environment has advised that they do not typically review BC Hydro works as they are considered exempt under an “institutional” use. The report was also reviewed by City Staff. There are no concerns with the setbacks and bioswale.
- The subject property falls also within a Biodiversity Conservation Strategy (BCS) Green Infrastructure Network (GIN), which is located along the west and south property lines of the subject site. The Corridor has a Low ecological value, with a target corridor width of 30 metres. There are no works and services being done within the corridor boundary.

- As the proposed development is outside of the environmental setback area of the Class A watercourse (Mahood Creek), the application is exempt from completing a Development Permit under DP3 Exemption: construction, maintenance, or operation of municipal or public utility works and services.

Form and Character Development Permit Requirement

- The proposed development is subject to a Development Permit for Form and Character.
- The proposed accessory building is a traditional gable roof structure with 10 bay doors. The proposed building will be constructed with insulated metal panels in slate grey, with white overhead doors. The building proposes a white colored roof with an SRI value of 0.75.
- The proposed development generally complies with the Form and Character Development Permit guidelines in the OCP.
- The application proposes a Development Variance Permit to increase the maximum building height of the IL Zone from 6 metres to 9.3 metres to allow trucks and other equipment to be parked inside the new building.

TREES

- There are no trees on the portion of the subject site that is proposed to be developed.

INFORMATION ATTACHED TO THIS REPORT

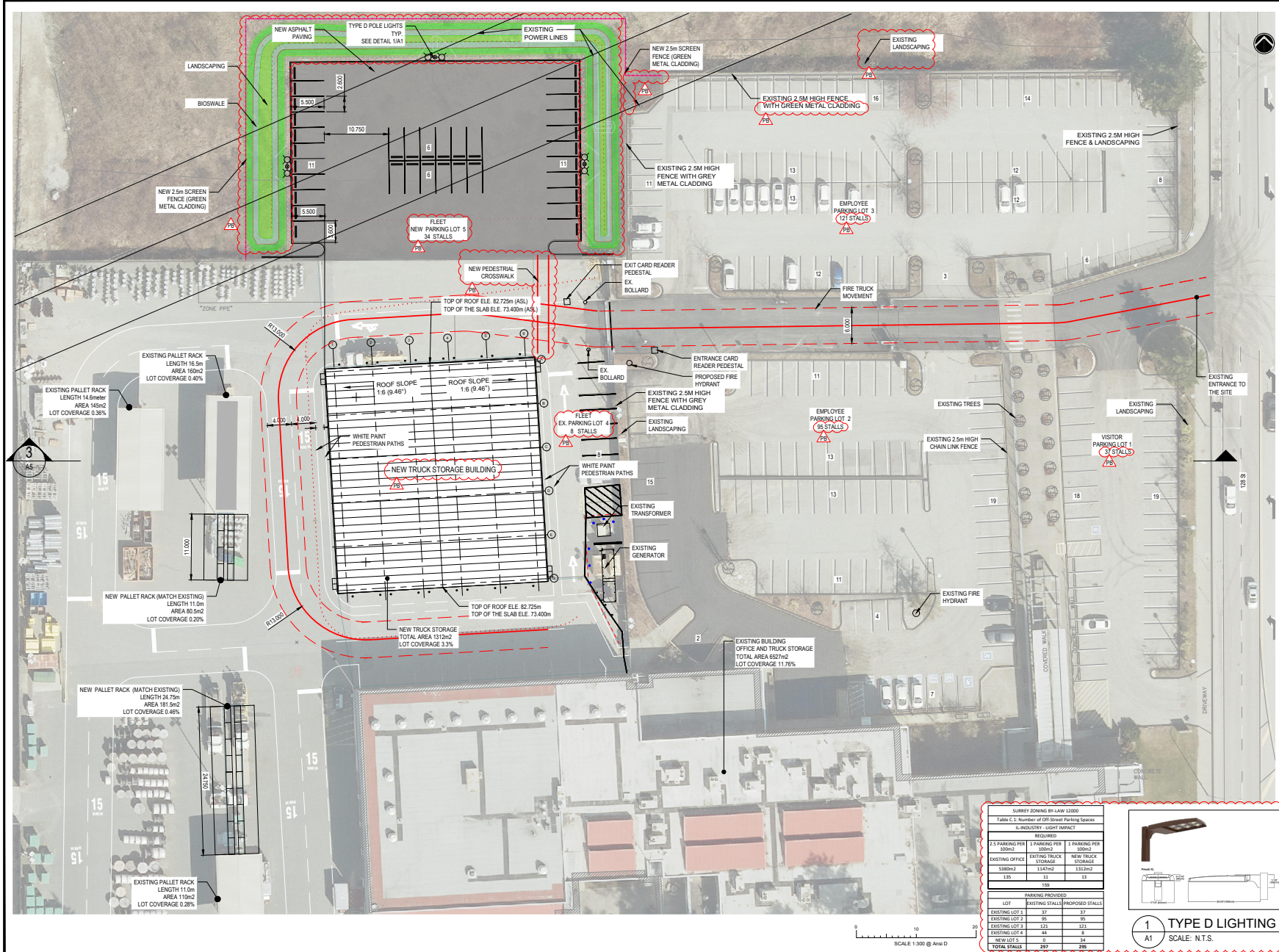
The following information is attached to this Report:

Appendix I.	Site Plan, Building Elevations, Landscape Plans and Perspective
Appendix II.	Engineering Summary
Appendix III.	Development Variance Permit

approved by Shawn Low

Don Luymes
General Manager
Planning and Development

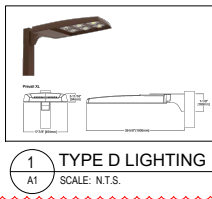
HS/ar



SURREY ZONING BY-LAW 12000
Table C.1: Number of Off-Street Parking Spaces
MUNICIPALITY: SURREY DISTRICT

REQUIRED	REQUIRED	REQUIRED
2.5 PARKING PER 100m ²	5 PARKING PER 100m ²	5 PARKING PER 100m ²
EXISTING OFFICE STORAGE	EXISTING TRUCK STORAGE	NEW TRUCK STORAGE
3380m ²	1147m ²	3322m ²
135	159	18

LOT	EXISTING STALLS	PROPOSED STALLS
EXISTING LOT 1	33	35
EXISTING LOT 2	95	121
EXISTING LOT 3	44	8
NEW LOT 4	0	34
TOTAL STALLS	172	208



1 TYPE D LIGHTING
SCALE: N.T.S.

0 10 20
SCALE: 1:500 @ A4=H

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PA	2021-09-08	ISSUED FOR DEVELOPMENT PERMIT	IM
REV	DATE	REVISION DESCRIPTION	BY

PRIME CONSULTANT: **SNC-LAVALIN**

SUB CONSULTANT: **ian mckay architect**
i.m.a. inc. www.iamarchitectinc.com
Columbia, BC 1-778-788-5666

SNC-Lavalin Inc.
745 Thurlow Street
Vancouver BC
V6E 0C5 Canada
Tel: (604) 662-3555
www.sncvalin.com

PROJECT: **BCH SURREY LMS TRUCK STORAGE**
8475 128 St, Surrey, BC V3W 0G1

PROJECT NO: **680228**
CLIENT:

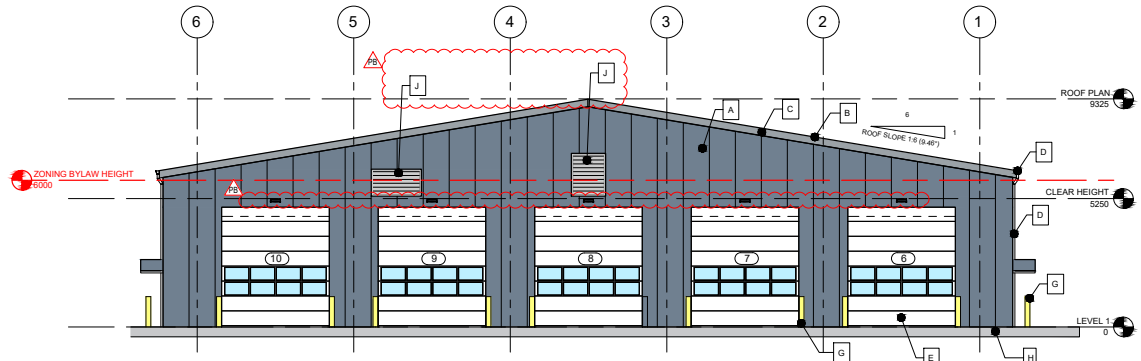


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SHEET NO:	REV:

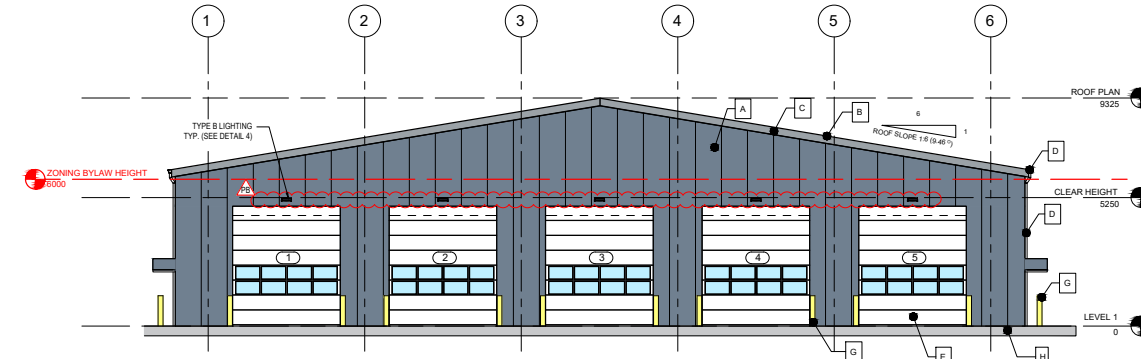
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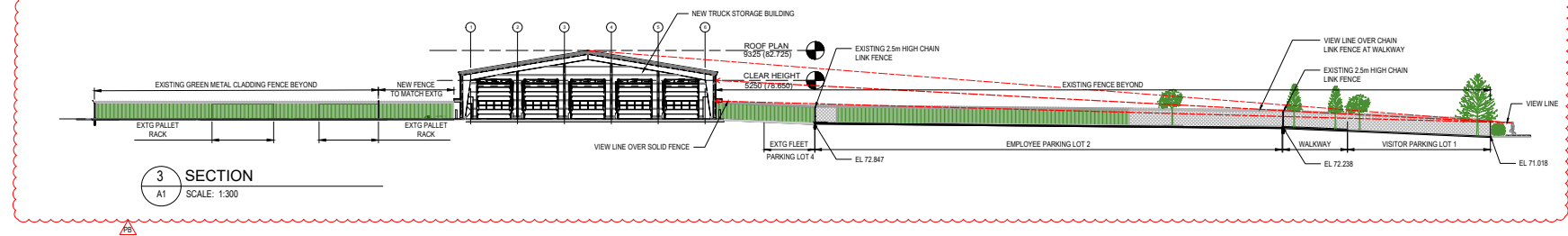
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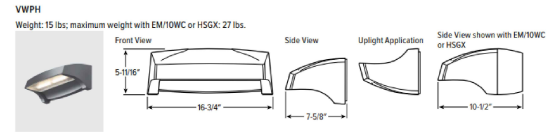


2 SOUTH ELEVATION
A5 SCALE: 1:100

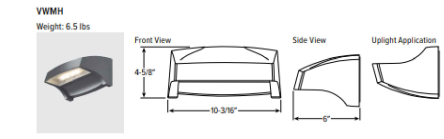


3 SECTION
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B	INSULATED METAL PANEL (IMP) - R1	REGAL WHITE
C	METAL FASCIA	DARK GREY
D	PREFINISHED METAL GUTTER & RAIN WATER LEADERS	DARK GREY
E	OVERHEAD DOOR	WHITE
F	PEDESTRAIN DOOR	DARK GREY
G	STEEL PIPE BOLLARD	YELLOW
H	CONCRETE	GREY
J	MECHANICAL LOUVRE	LIGHT GREY



4 TYPE B LIGHTING
A5 SCALE: N.T.S.



5 TYPE C LIGHTING
A6 SCALE: N.T.S.

PR	2021-02-02	RE-ISSUED FOR DP WITH CP COMMENTS	IM
PA	2021-09-08	ISSUED FOR DEVELOPMENT PERMIT	IM
REV	DATE	REVISION DESCRIPTION	BY

PRIME CONSULTANT: **SNC-LAVALIN**
 SUB CONSULTANT: **ian mckay architect inc.**
 SNC-Lavalin Inc. 745 Thurlow Street Vancouver BC V6E 0C5 Canada
 Tel: (604) 662-3555 www.snc-lavalin.com

PROJECT
 BCH SURREY LMS TRUCK STORAGE
 8475 128 St, Surrey, BC V3W 0G1

PROJECT NO.
 680228

CLIENT

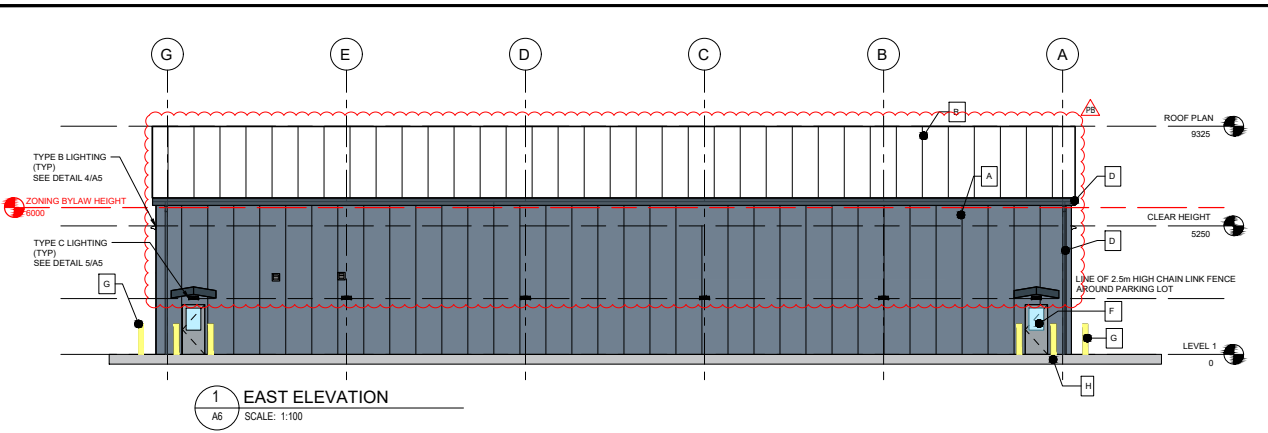
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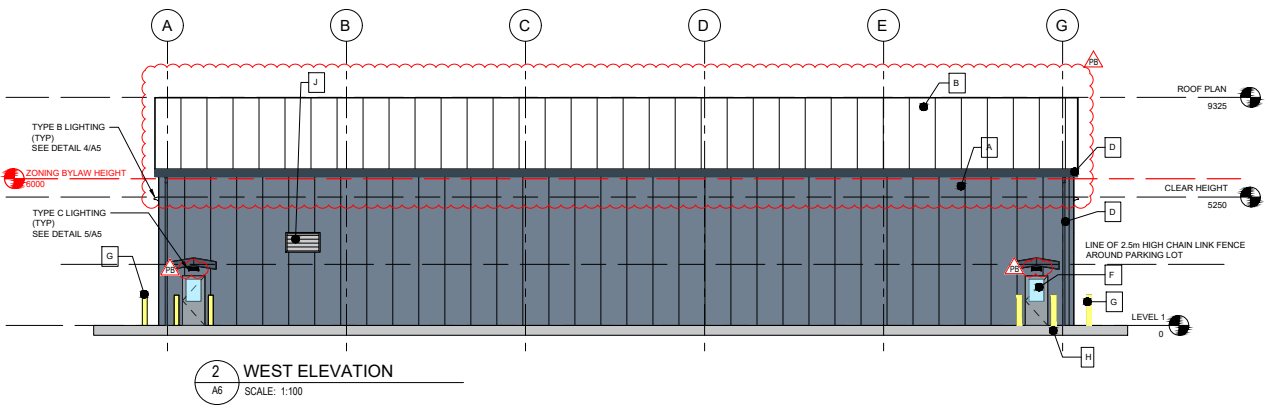
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A5	PB

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2 WEST ELEVATION
A6 SCALE: 1:100

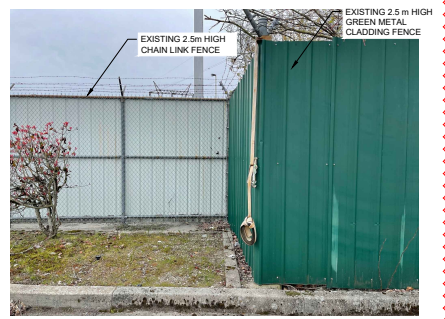
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E	OVERHEAD DOOR	WHITE
F	PEDESTRAIN DOOR	DARK GREY
G	STEEL PIPE BOLLARD	YELLOW
H	CONCRETE	GREY
J	MECHANICAL LOUVRE	LIGHT GREY



3 STREET VIEW
A6 SCALE: N.T.S



4 EXISTING FENCE VIEW
A6 SCALE: N.T.S



5 FENCE DETAIL VIEW
A6 SCALE: N.T.S

REV	DATE	REVISION DESCRIPTION	BY
PR	2021-02-02	RE-ISSUED FOR DP WITH CP COMMENTS	IM
PA	2021-02-08	ISSUED FOR DEVELOPMENT PERMIT	IM

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SUB CONSULTANT
ian mckay architect
 INC.
 www.ianmckayarchitect.com
 Coquitlam, BC 1-778-788-9666

PROJECT
 BCH
 SURREY LMS TRUCK STORAGE
 8475 128 St. Surrey, BC V3W 0G1

PROJECT NO.
 680228

CLIENT
BC Hydro

DRAWN BY
 AD

CHECKED BY
 IM

DATE
 2021-02-01

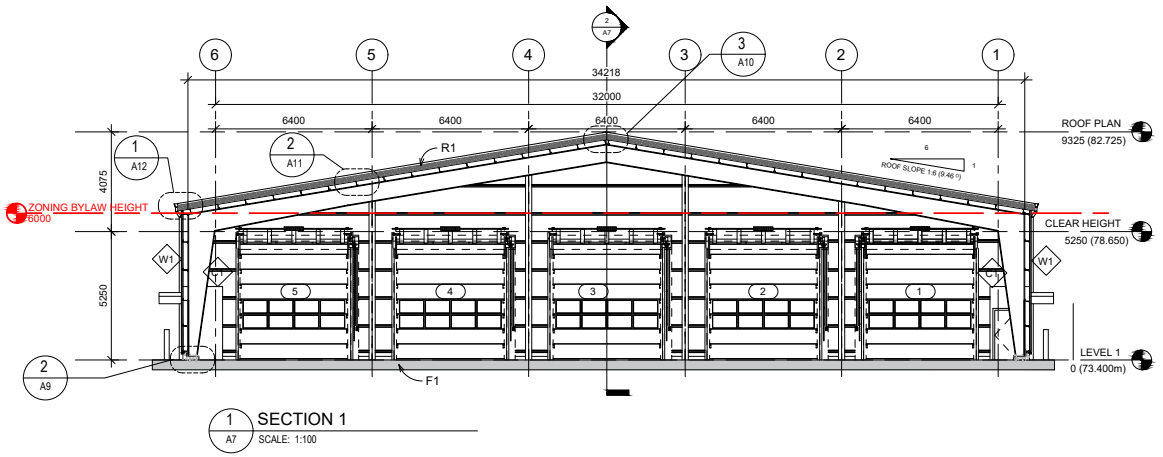
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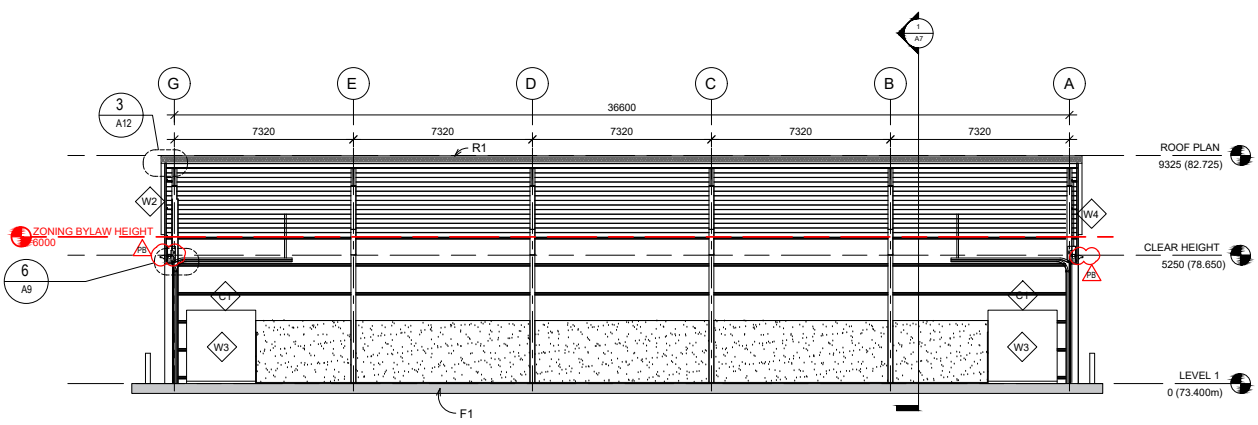
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REV.
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1 SECTION 1
A7 SCALE: 1:100



2 SECTION 2
A7 SCALE: 1:100

SUSTAINABLE DESIGN FEATURES	
CATEGORY	PROPOSED FEATURES
SUSTAINABLE SITES	<ul style="list-style-type: none"> Erosion & sediment control plan Rainwater management, on site storm detention swales with landscaping to absorb water located on 3 sides of new parking lot Heat Island Reduction (white colored roof to SRI 0.75) Light pollution reduction (no light trespass or light above horizontal)
WATER EFFICIENCY	<ul style="list-style-type: none"> No irrigation system for landscaping, drought resistant plants, water from storm pond.
ENERGY & ATMOSPHERE	<ul style="list-style-type: none"> Design to ASHRAE 90.1 2019, prescriptive method Energy recovery on ventilation systems. Electric heat coils to reduce greenhouse gas. All LED interior & exterior light fixtures
MATERIALS & RESOURCES	<ul style="list-style-type: none"> No mercury products Construction waste & demolition plan
INDOOR ENVIRONMENT QUALITY	<ul style="list-style-type: none"> Low emitting materials Interior lighting control (occupancy sensors)
DESIGN INNOVATION	<ul style="list-style-type: none"> Durable building design (Structure and envelope premanufactured off site with no maintenance finishes.

REV	DATE	REVISION DESCRIPTION	BY
PR	2021-02-02	RE-ISSUED FOR DP WITH OP COMMENTS	IM
PA	2021-02-08	ISSUED FOR DEVELOPMENT PERMIT	IM

PRIME CONSULTANT

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SUB CONSULTANT

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 8475 128 St, Surrey, BC V3W 0G1

PROJECT NO.
680228
 CLIENT



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DATE 2021-02-01	
SCALE AS NOTED	

SHEET TITLE
SECTIONS

SHEET NO. A7	REV. PB
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SUPPLIER'S PRINT OF THE NUMBER WITH LETTERS PREVIOUS IS-24

INTER-OFFICE MEMO

**TO: Manager, Area Planning & Development
- South Surrey Division
Planning and Development Department**

FROM: Development Services Manager, Engineering Department

DATE: Jan 04, 2023 **PROJECT FILE: 7821-0356-00**

**RE: Engineering Requirements (Commercial/Industrial)
Location: 8475 128 St**

DEVELOPMENT VARIANCE PERMIT

Development Variance Permit to vary the height of an accessory building from 6m to 7.85m to allow for the construction of a new truck storage building.

DEVELOPMENT PERMIT

The following conditions are associated with the Development Permit but can be addressed through Building Permit Process prior to issuance of the Building Permit.

- CCTV the existing sanitary service connection. Replace with 150mm if not found adequate or undersized (100mm).
- Subject to video inspection and confirmation by the engineer or record, re-use of the existing storm service connection can be supported.
- If there is a new water service to the new building, submit water service connection and meter sizing calculation. If there is a separate on-site fire service, confirm there is a separate detector type back flow preventer.
- It is anticipated that bioswale/infiltration trench system will provide the required detention and water quality treatment via natural surface filtration for the new parking lot area. The infiltration trench system should be sized to meet a minimum of 350 m³/ha of impervious area released at a maximum 9 L/s/ha as per the Cruikshank and Grenville ISMP.
- Provide CIL equivalent to a 1.5 m wide sidewalk for the future MUP along site frontage.
- A restrictive covenant is required to be registered on the title of the land to require the owner/operator to maintain and keep functional the water quality/sediment control inlet chamber, if not registered.



Jeff Pang, P.Eng.
Development Services Manager

CITY OF SURREY

(the "City")

DEVELOPMENT VARIANCE PERMIT

NO.: 7921-0356-00

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: 013-239-457

Parcel "B" (Reference Plan 11182), Except Part In Plan Lmp10593, Of The North East
Quarter Section 30 Township 2 New Westminster District
8475 128 Street

Parcel Identifier: 013-239-082

Parcel "A" (Reference Plan 12221), Except Part In Plan Lmp10593, Of The North East
Quarter Section 30 Township 2 New Westminster District
8515 128 Street

(the "Land")

4. Surrey Zoning By-law, 1993, No. 12000, as amended is varied as follows:

In Section G.2. Height of Buildings of Part 48 Light Impact Industrial (IL) Zone, vary the building height for an accessory building from 6.0 metres to 9.3 metres.

5. This development variance permit applies to only the portion of the Land OR 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.

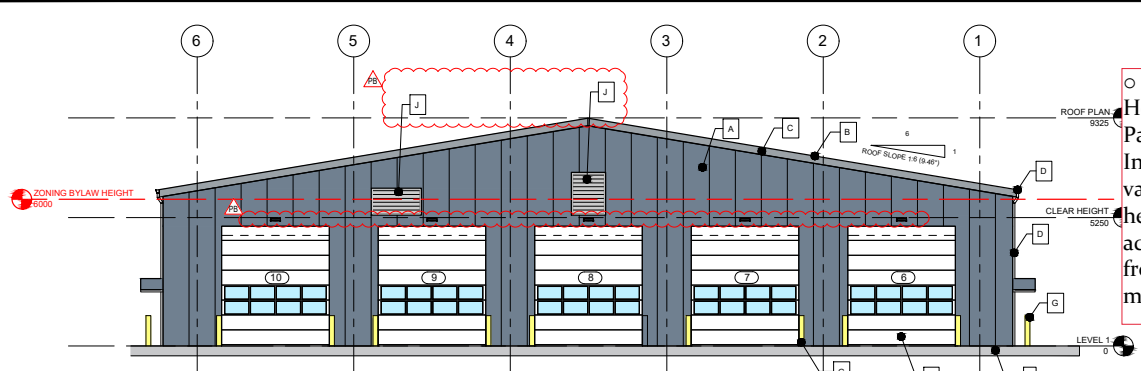
6. The Land shall be developed strictly in accordance with the terms and conditions and provisions of this development variance permit.
7. This development variance permit shall lapse if the Owner does not substantially start any construction with respect to which this development variance permit is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

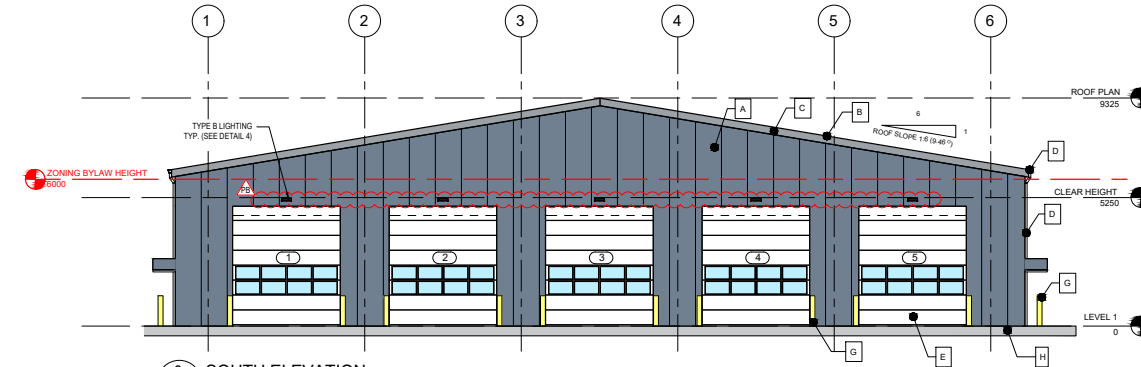
Mayor – Brenda Locke

City Clerk – Jennifer Ficocelli

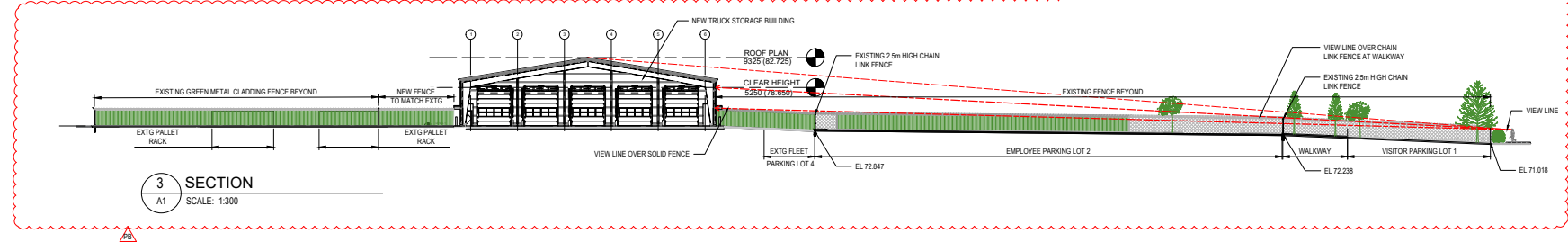
Schedule A



1 NORTH ELEVATION
A5 SCALE: 1:100



2 SOUTH ELEVATION
A5 SCALE: 1:100



3 SECTION
A1 SCALE: 1:300

In Section G.2. Height of Buildings of Part 48 Light Impact Industrial (IL) Zone, vary the building height for an accessory building from 6.0 metres to 9.3 metres.

MATERIAL LEGEND		
MARK	MATERIAL	COLOUR
A	INSULATED METAL PANEL (IMP) - W1	SLATE GREY
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C	METAL FASCIA	DARK GREY
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E	OVERHEAD DOOR	WHITE
F	PEDESTRAIN DOOR	DARK GREY
G	STEEL PIPE BOLLARD	YELLOW
H	CONCRETE	GREY
J	MECHANICAL LOUVRE	LIGHT GREY

VWPH
Weight: 15 lbs; maximum weight with EM10WC or H5GK: 27 lbs.

4 TYPE B LIGHTING
A5 SCALE: N.T.S.

VWMH
Weight: 6.5 lbs

5 TYPE C LIGHTING
A6 SCALE: N.T.S.

UNWDR: A5 2021-02-01 2:40 PM SIBA JANETTE
 FILE LOCATION: \\SIBAZ\PROJECTS\A\680228 - BCH SURREY LMS TRUCK STORAGE\44-ARCHITECTURAL\44-DRAWINGS\680228-000-4410-A5-02.DWG

PR	2021-02-02	RE-ISSUED FOR DP WITH COMMENTS	IM
PA	2021-09-08	ISSUED FOR DEVELOPMENT PERMIT	IM
REV	DATE	REVISION DESCRIPTION	BY

PRIME CONSULTANT: **SNC-LAVALIN**
 SUB CONSULTANT: **ian mckay architect inc.**
 SNC-Lavalin Inc. 745 Thurlow Street Vancouver BC V6E 0C5 Canada
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PROJECT: **BCH SURREY LMS TRUCK STORAGE**
8475 128 St, Surrey, BC V3W 0G1

PROJECT NO: **680228**
CLIENT:



DRAWN BY: AD	SEAL:
CHECKED BY: IM	
DATE: 2021-02-01	
SCALE: AS NOTED	

SHEET TITLE: **NORTH AND SOUTH ELEVATION**

SHEET NO: A5	REV: PB
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