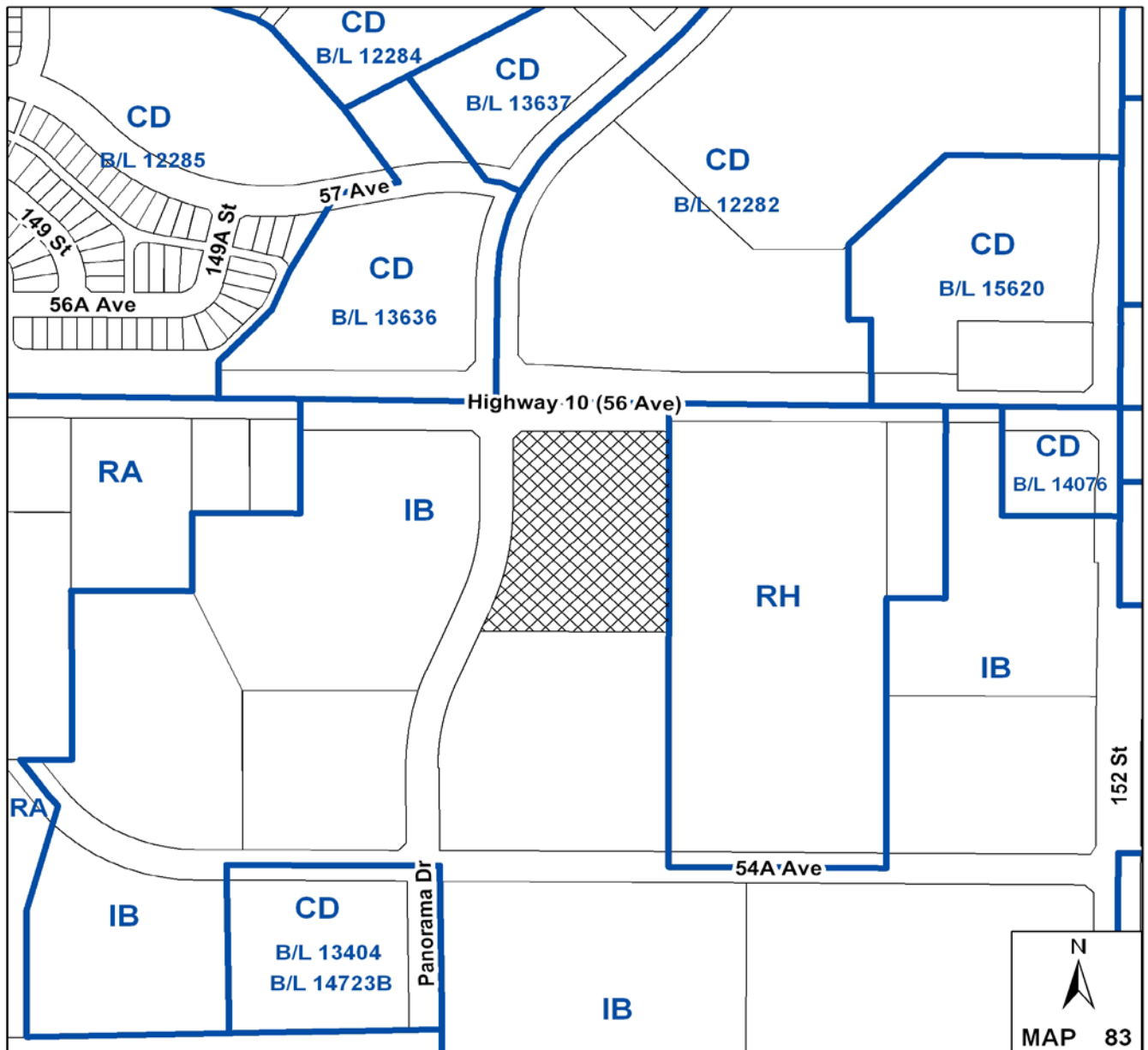


<b>Proposal:</b>	Development Permit to allow the development of a 3,070 square metre multi-tenant industrial building.		
<b>Recommendation:</b>	Approval to Proceed		
<b>Location:</b>	15088 - 56 Avenue	<b>Zoning:</b>	IB
<b>OCP Designation:</b>	Industrial	<b>Owners:</b>	0751637 B.C. Ltd. and Canastyle Holdings Ltd.
<b>LAP Designation:</b>	Business Park		



## PROJECT TIMELINE

Completed Application Submission Date: October 6, 2006  
Planning Report Date: December 18, 2006

## PROPOSAL

The applicant is proposing:

- a Development Permit

in order to permit the development of a 3,070 square metre (33,050 sq.ft.) multi-tenant industrial business park building.

## RECOMMENDATION

The Planning & Development Department recommends that:

1. Council authorize staff to draft Development Permit No. 7906-0431-00 in accordance with the attached drawings (Appendix III).
2. Council instruct staff to resolve the following issues prior to approval:
  - (a) ensure that all engineering requirements and issues including restrictive covenants, and rights-of-way where necessary, are addressed to the satisfaction of the General Manager, Engineering; and
  - (b) input from the Ministry of Transportation.

## REFERRALS

Engineering: The Engineering Department has no objection to the project, but notes that the applicant provide an unobstructed drive aisle within the easement on the site. No servicing agreement required (Appendix IV).

Ministry of Transportation: Support (Appendix ).

## SITE CHARACTERISTICS

- **Existing Land Use** Vacant, newly created lot within the East Panorama Ridge Concept Plan.

- **East:** A single family home on a lot, zoned RH, designated Industrial in the OCP, and Business Park in the Panorama Ridge Concept Plan.
- **South:** An industrial building on a lot, zoned IB, designated Industrial in the OCP, and Business Park in the Panorama Ridge Concept Plan.
- **West:** Across Panorama Drive is a vacant lot, zoned IB, designated Industrial in the OCP, and Business Park in the Panorama Ridge Concept Plan.
- **North:** Across Highway No. 10 is the Panorama Village Shopping Centre, zoned CD (By-law No. 12282), designated Commercial in the OCP and the South Newton NCP.

### PLAN AND POLICY COMPLIANCE

OCP Designation: Industrial. Complies.

LAP Designation (East Panorama Business Park): Business Park. Complies.

### DEVELOPMENT CONSIDERATIONS

#### Background

- The site is approximately 1.6 acres in size and is located just west of 152nd Street at the southeast corner of Highway 10 and Panorama Drive. To the north across Highway No. 10 is the Panorama Village Shopping Centre. The site is currently zoned IB and designated Business Park in the East Panorama Ridge Local Area Plan. It was rezoned in 2004 to IB for Business Park uses under application No. 7903-0283-00.

#### Proposal

- The proposal is to develop a 3,065.7-square metre (33,000 sq.ft.) industrial building, primarily for office use. Recently, the site to the south was developed for manufacturing and distribution of steel products (Steels Industrial Building). A similar development application on an adjacent property to the east was recently approved for an office building, under project No. 7905-0169-00.
- This proposal is consistent with the IB zone, the emerging development in the area, and the general land use concept of the East Panorama Ridge Concept Plan. The East Panorama Ridge Concept Plan designates this area mainly for Business Park, to support existing Business Park developments at the time (BC Hot House and FAMA developments), with a park and residential edge along east site of 148 Street as transition to the established residential neighbourhood on the west side of 148 Street.

## DESIGN PROPOSAL AND REVIEW

### Site Plan & Design

- The most notable characteristic of the site is that it slopes significantly from a high at the northwest corner to a low on the southeast. That presents physical access challenges and also view opportunities.
- The main entrance to the building will be from Panorama Drive. Direct access from Highway No. 10 is not permitted. The access point will be shared with the newly created lot to the south via a registered easement.
- As a condition of the recently completed subdivision on this property, an 8-metre (26 ft.) access easement was secured along the southern edge of the new lot, to provide an alternative access to the properties to east. The internal drive isle is located on this easement area, which leads to surface parking provided at the rear of the building and to the underground parkade, where most of the parking for the site is located.
- The most important function of the building architecture is to provide the company's employees with an abundance of natural light. For that reason the building is essentially linear in form, with its length facing south to maximize the southern exposure. The southern wall is clad primarily in aluminum storefront with tinted blue glass and spandrel panels in anodized aluminum frames. The building massing terraces down in the direction of the slope opening out with roof decks oriented to face the view of Mount Baker.
- In contrast, the northern portion of the building is exposed to high traffic volume and resulting noise from Highway No. 10. The building addresses the street frontage with heavy exterior concrete walls and various glazed openings. The concrete is to be architecturally finished, lightly sandblasted with a clear seal.
- The corner of the building facing the intersection, where it building is clad in glass signifying its presence and prominence at the corner of Highway 10 and Panorama Drive.
- Architectural details such as pre-finished metal flashing, guardrails, and wall mounted light fixtures provide further architectural interest to the building. The main colour of the concrete will be a natural neutral colour, and the aluminum storefront will have a bronze colour with tinted glazing.

### CPTED

- The CPTED principles are met by the addition of light fixtures on the exterior walls, the treatment of the underground parkade with lighting, security camera and windows in the lobby area for exposure to the rest of the parking area. In addition, a perimeter fence around the building with a gate that can be locked in the after business hours.

### Landscaping

- Landscaping consisting of a combination of trees, shrubbery and ground cover will be provided along the east west and south property lines. A corner feature at the 152 Street and 54A Avenue intersection, consisting of trellis and climbers on the trellis adds to the general appeal of the architecture and landscaping. The landscaping along Highway No. 10 is on the entire 7.5-metre (25 ft.) setback area. It consists of three rows of trees with 10 rows of shrubbery undergrowth, to complement the visual appeal along Highway No. 10.
- The garbage container, located at the southeast corner of the lot, an enclosure, surrounded by shrubbery on three sides.

### Signage

- No freestanding sign is proposed for this development. However, a site identification sign is proposed at the south elevation. Other fascia sign bands are shown on the west elevation of the building above the lower level glazed windows.

### ADVISORY DESIGN PANEL

ADP Meeting Date: November 30, 2006

ADP comments and suggestions have been satisfactorily addressed.

### 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.	Contour Map
Appendix III.	Site Plan, Typical Floor Plans and Elevations, Landscape Plans and Perspective
Appendix IV.	Engineering Summary
Appendix V.	Ministry of Transportation Comments
Appendix VI.	Advisory Design Panel Comments and Applicant's Response

INFORMATION AVAILABLE ON FILE

- Detailed Engineering Comments dated December 8, 2006.
- Soil Contamination Review Questionnaire prepared by Jasm Davis dated October 2, 2006.

How Yin Leung  
Acting General Manager  
Planning and Development

AGA/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:                Peter Chu  
                         Address:            #210 - 6939 Hastings Street  
   Vancouver, B.C.  
   V5B 1S9  
                         Tel:                 604-298-7063  
                         Fax:                 604-298-7782

2.      Properties involved in the Application

(a)      Civic Address:            15088 - 56 Avenue

(b)      Civic Address:            15088 - 56 Avenue  
            Owners:                    Canastyle Holdings Ltd.

0751637 B.C. Ltd.  
Director Information:  
Jason Davids

Officer Information: (as at October 13, 2006)  
Jason Davids (President, Secretary)

PID:                                026-388-693  
Lot A Section 3 Township 2 New Westminster District Plan BCP 19213

3.      Summary

(a)      Application is under the jurisdiction of MOT.

MOT File No. 01-006-23766

## DEVELOPMENT DATA SHEET

**Existing Zoning: IB**

Required Development Data	Minimum Required / Maximum Allowed	Proposed
<b>LOT AREA*</b> (in square metres)		
Gross Total	n/a	12,833.70 m <sup>2</sup>
Area set aside for future lot		6,408.70 m <sup>2</sup>
Undevelopable area		
Net Total		6,425 m <sup>2</sup>
<b>LOT COVERAGE</b> (in % of net lot area)		
Buildings & Structures	45%	24.2%
Paved & Hard Surfaced Areas	n/a	44.7%
Total Site Coverage	n/a	68.9%
<b>SETBACKS</b> ( in metres)		
Front	7.5 m	7.5 m
Rear	7.5 m	33.2 m
Side #1 (West) Flanking	7.5 m	7.5 m
Side #2 (East)	3.6 m	7.5 m
<b>BUILDING HEIGHT</b> (in metres/storeys)		
Principal	12 m	12 m
Accessory	6 m	n/a
<b>NUMBER OF RESIDENTIAL UNITS</b>	n/a	
Bachelor		
One Bed		
Two Bedroom		
Three Bedroom +		
Total		
<b>FLOOR AREA: Residential</b>	n/a	
<b>FLOOR AREA: Commercial</b>	n/a	
Retail		
Office		
Total		
<b>FLOOR AREA: Industrial</b>	4,818.75 m <sup>2</sup>	3,070 m <sup>2</sup>
<b>FLOOR AREA: Institutional</b>		
<b>TOTAL BUILDING FLOOR AREA</b>	4,818.75 m <sup>2</sup>	3,070 m <sup>2</sup>

*\* If the development site consists of more than one lot, lot dimensions pertain to the entire site.*



## 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)		
FAR (net)	0.75	0.48
AMENITY SPACE (area in square metres)	n/a	
Indoor		
Outdoor		
PARKING (number of stalls)		
Commercial		
Industrial	81 stalls	83 stalls (55 of which are underground)
Residential Bachelor + 1 Bedroom		
2-Bed		
3-Bed		
Residential Visitors		
Institutional		
Total Number of Parking Spaces		
Number of disabled stalls	2	2
Number of small cars	20	12
Tandem Parking Spaces: Number / % of Total Number of Units		
Size of Tandem Parking Spaces width/length		

Heritage Site	NO	Tree Survey/Assessment Provided	N/A
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CONTOUR MAP FOR SUBJECT SITE

