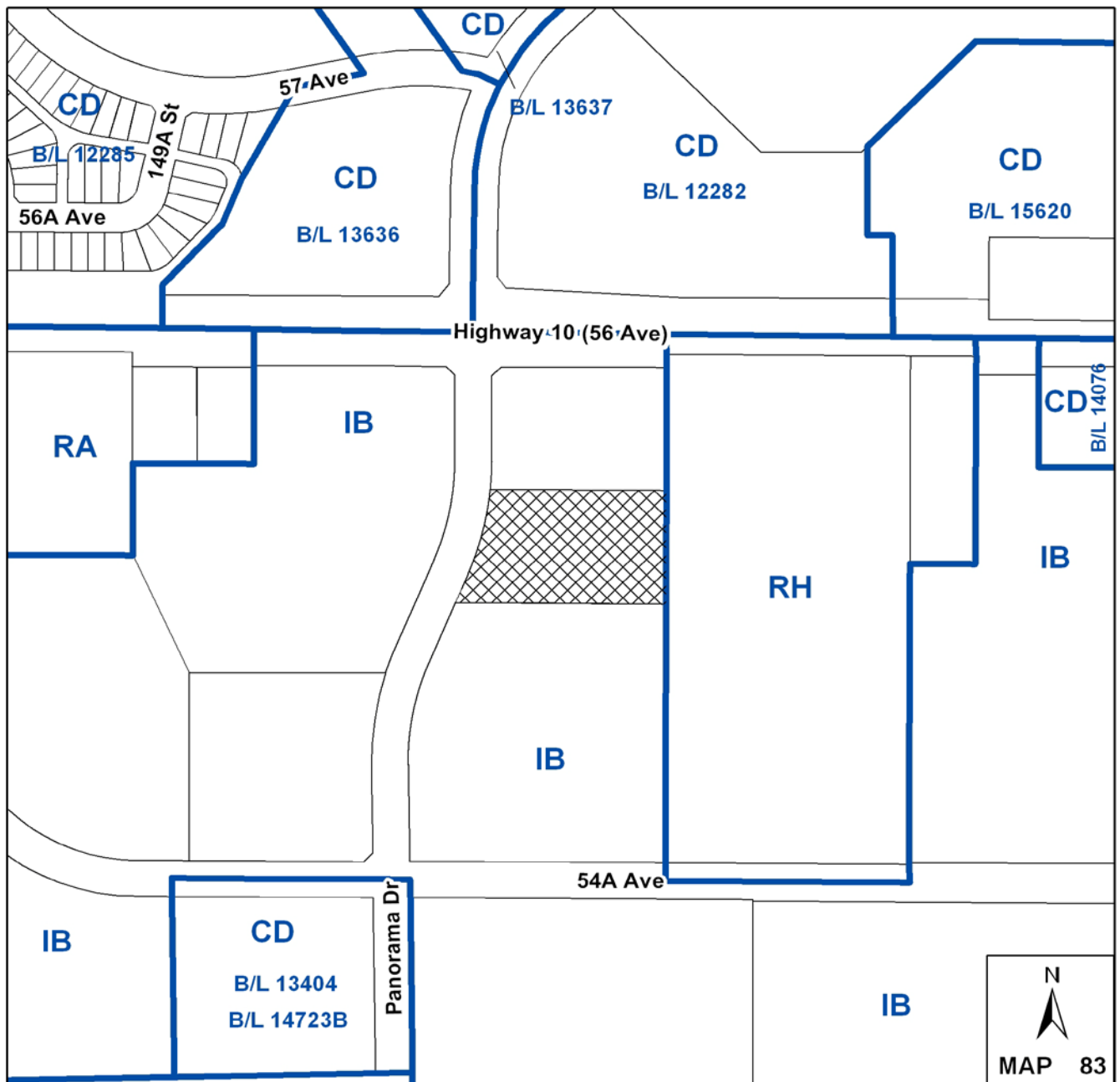


<b>Proposal:</b>	Development Permit to permit an industrial building.		
<b>Recommendation:</b>	Approval		
<b>Location:</b>	5550 Panorama Ridge	<b>Zoning:</b>	IB
<b>OCP Designation:</b>	Industrial	<b>NCP Designation:</b>	Business Park
<b>Owner:</b>	Canastyle Holdings Ltd.		



## PROJECT TIMELINE

Completed Application Submission Date: March 6, 2007  
Planning Report Date: July 23, 2007

## PROPOSAL

The applicant is proposing:

- a Development Permit

in order to permit the development of a 3,455 square metre (37,188 sq.ft.) three-storey industrial building.

## RECOMMENDATION

The Planning & Development Department recommends that:

1. Council approve the attached Development Permit No. 7907-0065-00 (Appendix III), authorize the Mayor and Clerk to sign the Development Permit, and authorize the transfer of the Permit to the heirs, administrators, executors, successors and assigns of the title of the land within the terms of the Permit.

## REFERRALS

Engineering: No concerns. All engineering requirements for the site were addressed under File No. 7906-0166-00 (Appendix IV).

## SITE CHARACTERISTICS

- **Existing Land Use** Vacant land.
- **East:** Vacant land, zoned RH, designated Industrial in the OCP and Business Park in the East Panorama Ridge Concept Plan
- **South:** Existing Steels Canada building that is used for the warehousing and sale of construction products, zoned IB, designated Industrial in the OCP and Business Park in the Concept Plan.
- **West:** Across Panorama Drive, vacant industrial land. An application is currently under review (File No. 7906-0314-00) to permit the development of 2 industrial buildings, zoned IB, designated Industrial in the OCP and Business Park in the Concept Plan.
- **North:** Vacant industrial land, approved for industrial development, under application (File No. 7906-0431-00), zoned IB, designated Industrial in the OCP and Business Park in the Concept Plan.

### PLAN AND POLICY COMPLIANCE

OCP Designation: Industrial. Complies.

NCP Designation: Business Park. Complies.

### DEVELOPMENT CONSIDERATIONS

- The site was rezoned to IB under Application No. 7903-01283-00 on September 13, 2004 to permit future industrial business development. The subject site is located on Panorama Drive, south of Highway No. 10 (56 Avenue). The site is designated Industrial in the Official Community Plan (OCP) and Business Park in the East Panorama Ridge Concept Plan.
- To the east of the site is vacant land designated Business Park in the East Panorama Ridge Concept Plan. To the west of the site, across Panorama Drive, is vacant industrial land under File Number 7906-0314-00. This application is currently under review by City staff. To the north of the site is industrial land approved for industrial development under File No. 7906-0431-00 to permit a 3,070 square metre (33,050 sq.ft.) multi-tenant industrial building. To the south is an existing manufacturing and distribution business owned and operated by Steels Canada.
- The proposal is to develop the subject site into a three-storey 3,455 square metres (37,188 square feet) industrial building with 55 parking stalls under the existing Industrial Business (IB) Zone. The building will contain the following uses:
  - Ground Floor 2189 sq.m. (23,562 sq.ft.) warehouse;
  - Second Floor – 593.4 sq.m. (6387 sq.ft) showroom;
  - Third Floor- 531.3 sq.m. (5719 sq.ft) office; and
  - Third Floor- 141.2 sq.m. (1520 sq.ft.) caretaker unit including lobby on second floor.
- The proposed total floor area ratio (FAR) is 0.54. The Surrey Zoning By-law permits a maximum FAR of 0.75. The building is a minimum of 7.5 metres (25 ft.) from all property lines as required by the IB Zone.
- A Restrictive Covenant is registered on title prohibiting the placement of buildings within 12 metres (39.4 ft.) of the south property line. This proposal complies with this restriction and the proposed building is placed 13.3 metres (43.6 ft.) from the south property line.
- Overall, this proposal is consistent with the emerging industrial business park development in the area, and the land use concept of the East Panorama Ridge Concept Plan. The proposed development will complete the development on the east side of Panorama Drive between Highway No. 10 and 54A Avenue.

## PRE-NOTIFICATION

According to Council policy, the mail-out of pre-notification letters is not required for Development Permit applications. However, a Development Proposal Sign was installed on the site to inform adjacent property owners about the proposed buildings. Staff did not receive any comments on this proposal as a result of the Development Proposal Sign.

## DESIGN PROPOSAL AND REVIEW

- This application was referred to the Advisory Design Panel (ADP) on April 26, 2007 (Appendix V). All ADP comments and suggestions have been satisfactorily addressed by the applicant (Appendix VI). ADP commented that the proposed building has been skillfully designed.
- The main entrance to the building will be facing west with two vehicular accesses to the site from Panorama Drive. One of the driveways, the northerly one, is a joint access with the property to the north. The Engineering Department supports the proposed access arrangement.
- The building construction is a combination of red and gray painted tilt-up concrete with natural wood columns and beams, natural stone facing and dark gray concrete spandrel.
- Emphasis is placed on the main entrance to the building and the building contains ample windows providing natural light and allowing natural surveillance of Panorama Drive in accordance with the CPTED principle of "eyes on the street". The upper floor of the proposed building is stepped back to take advantage of the existing grading of the site and contains a large balcony/patio area for the residential caretaker unit.
- Pedestrian linkages and substantial landscaping is proposed along the entire frontage of site. The proposed landscaping and pedestrian linkages are complementary and consistent with the quality of the existing development in this business park. The proposed landscaping along Panorama Drive consists of six Japanese Maple trees and four red maples trees.
- Loading and garbage is proposed at the rear of the building, facing away from street view.
- One 3 metre (10 feet) high free-standing sign is proposed as part of this development permit. The sign will be simple and constructed of concrete. One fascia sign is proposed above the main entrance to the building. The proposed signs meet the requirements of the Sign By-law.

## 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.	Development Permit No. 7907-0065-00
Appendix IV.	Engineering Summary
Appendix V.	ADP Comments

Appendix VI. Applicant's Response to ADP Comments

INFORMATION AVAILABLE ON FILE

- Detailed Engineering Comments dated May 25, 2007.
- Soil Contamination Review Questionnaire prepared by Jason David dated March 27, 2007.

How Yin Leung  
Acting General Manager  
Planning and Development

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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:                    Samuel Chan, Ionic Architecture  
                         Address:                    #3, 15243 - 91 Avenue  
                                                            Surrey, B.C.  
                                                            V3R 8P8  
                         Tel:                                    604-581-8418
  
2.      Properties involved in the Application
  - (a)      Civic Address:                    5550 Panorama Drive
  
  - (b)      Civic Address:                    5550 Panorama Drive  
                         Owner:                                    Canastyle Holdings Ltd., Inc. No. 0751640  
                         PID:                                        026-917-297  
                         Lot 1 Section 3 Township 2 New Westminster District Plan BCP27517
  
3.      Summary of Actions for City Clerk's Office

## DEVELOPMENT DATA SHEET

**Existing Zoning: IB**

Required Development Data	Minimum Required / Maximum Allowed	Proposed
<b>LOT AREA*</b> (in square metres)		
Gross Total	min. 2,000 sq.m.	6,413 sq.m.
Road Widening area		
Undevelopable area		
Net Total	min. 2,000 sq.m.	6,413 sq.m.
<b>LOT COVERAGE</b> (in % of net lot area)		
Buildings & Structures	45%	2,211 sq.m. (35%)
Paved & Hard Surfaced Areas		3,487 sq.m. (54%)
Total Site Coverage		5,698 sq.m. (89%)
<b>SETBACKS</b> ( in metres)		
Front	7.5 m	15.2 m
Rear	7.5 m	14.6 m
Side #1 (North)	7.5 m or 3.6 m	7.5 m
Side #2 (South)	7.5 m	13.3 m
<b>BUILDING HEIGHT</b> (in metres/storeys)		
Principal	12 m	12 m
Accessory	6 m	-
<b>NUMBER OF RESIDENTIAL UNITS</b>	n/a	n/a
Bachelor		
One Bed		
Two Bedroom		
Three Bedroom +		
Total		
<b>FLOOR AREA: Residential</b>	n/a	n/a
<b>FLOOR AREA: Commercial</b>	n/a	n/a
Retail		
Office		
Total		
<b>FLOOR AREA: Industrial</b>		2,782.4 sq.m.
Office		531.3 sq.m.
<b>FLOOR AREA: Residential (Care Taker Unit)</b>		141.2 sq.m.
<b>TOTAL BUILDING FLOOR AREA</b>		3,454.9 sq.m.

*\* 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	0.54
AMENITY SPACE (area in square metres)	n/a	n/a
Indoor		
Outdoor		
PARKING (number of stalls)		
Industrial	28	48
Residential (Caretaker Unit)	2	2
2-Bed		
3-Bed		
Residential Visitors		
Office	5	5
Total Number of Parking Spaces	35	55
Number of disabled stalls	0	1
Number of small cars		
Tandem Parking Spaces: Number / % of Total Number of Units		
Bicycle Parking	0	2

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

