



DP21-0211

2175 Matrix Cr & 2090 Pier Mac Way

Development Permit Application



# Proposal

- ▶ To consider the form and character of a new three-building industrial development.

# Development Process

May. 11<sup>th</sup>, 2021

Development Application Submitted



Staff Review & Circulation



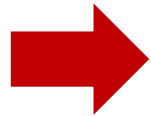
Dec. 6<sup>th</sup>, 2021

Development Permit



Building Permit

} Council  
Approval





# Context Map





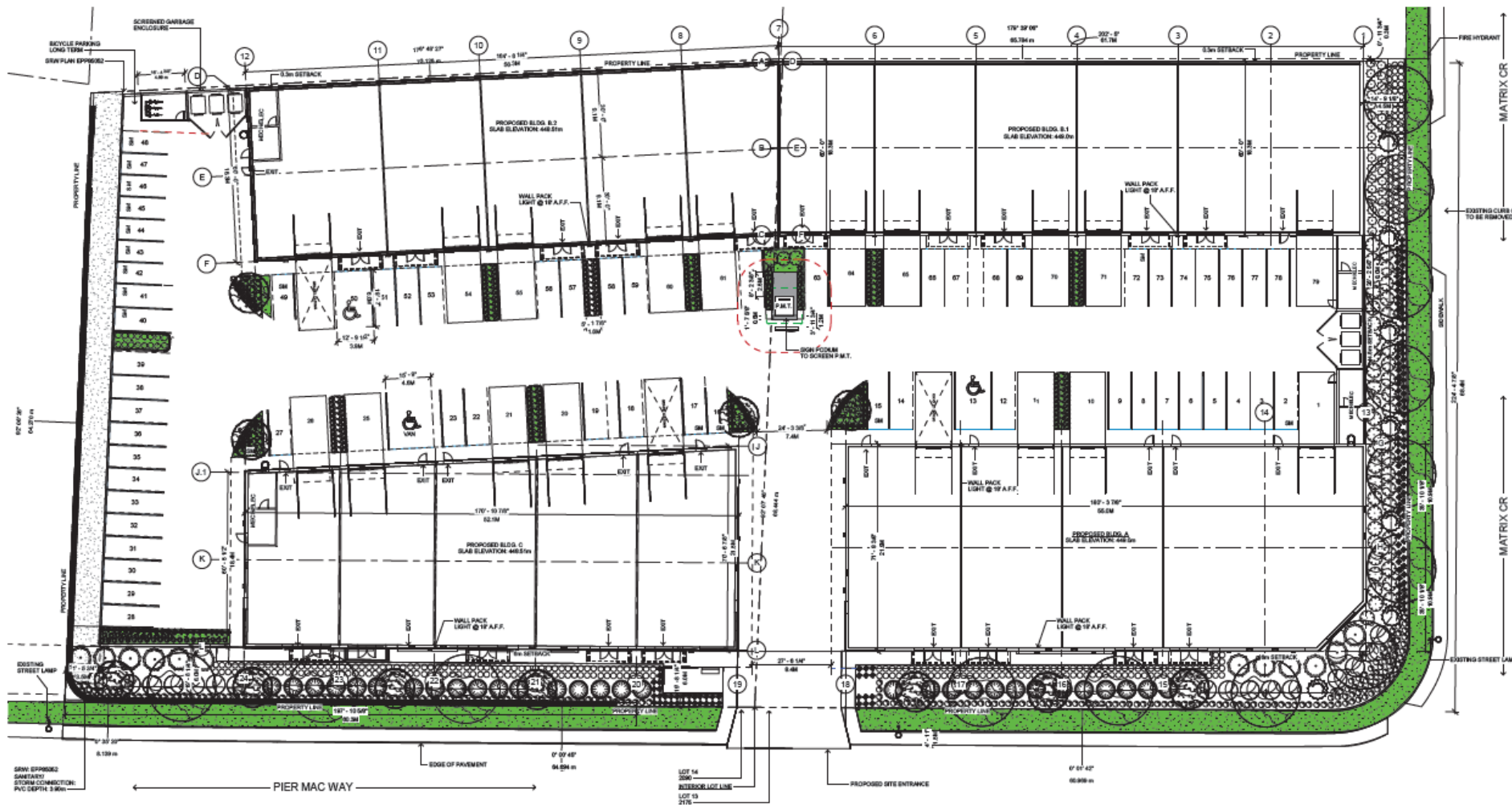
# Subject Property Map



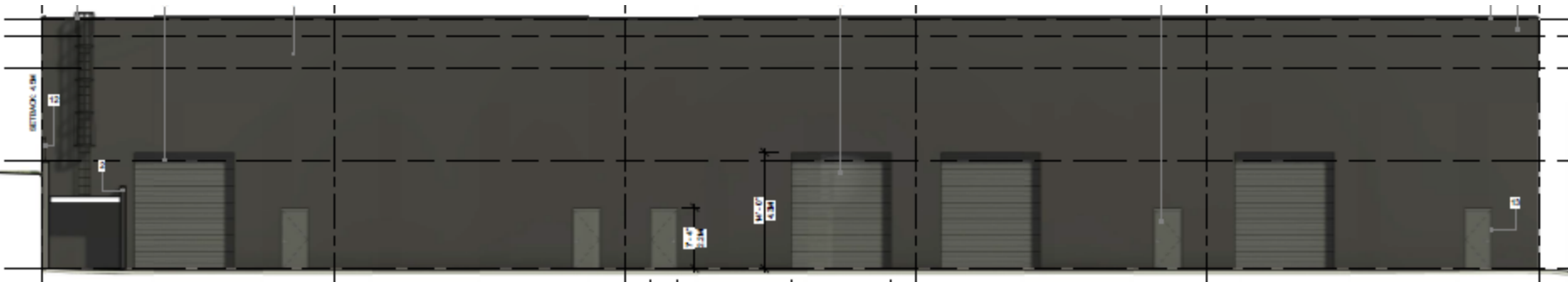
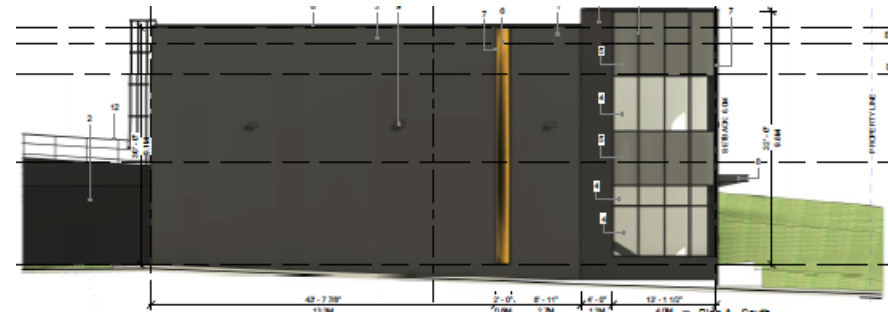
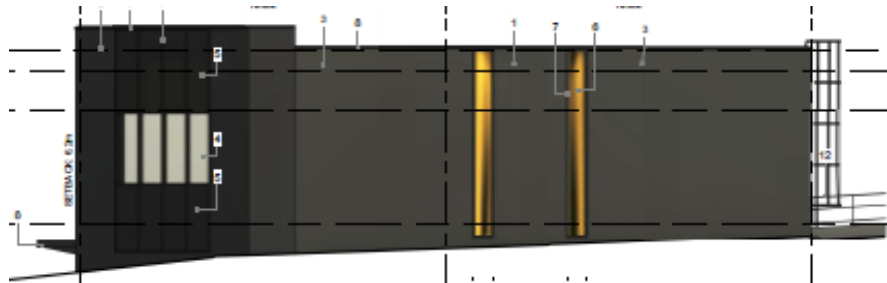
# Project Details

- ▶ The proposal is for three new industrial buildings.
- ▶ The proposed buildings will be 4,381m<sup>2</sup> in size.
  - ▶ The DP is required to be signed off by MOTI.
- ▶ All access will be off Pier Mac Way.
- ▶ There are no variances required as part of the proposal.

# Site Plan

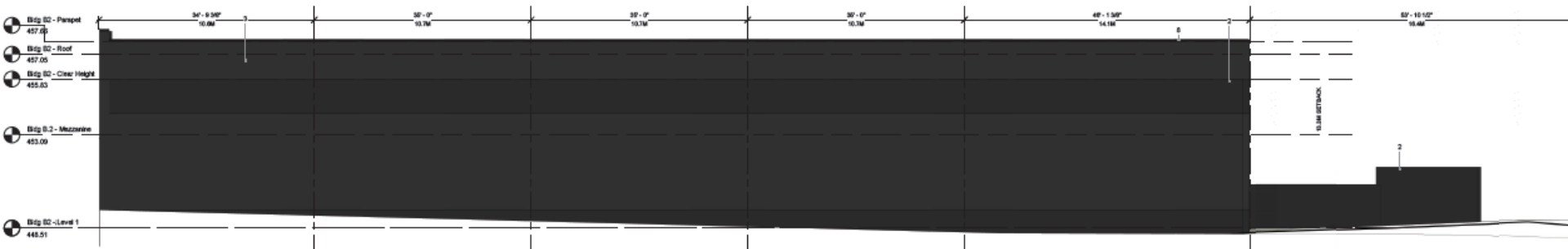
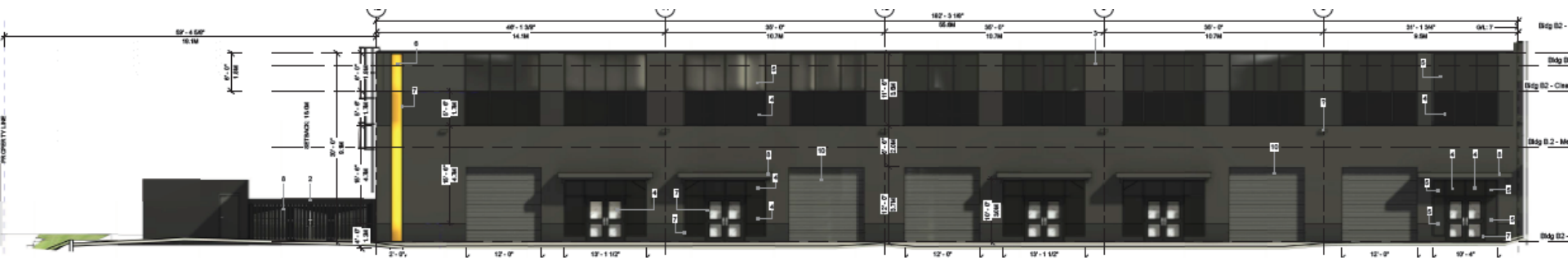


# Building A





# Building B



# Building C



# Materials



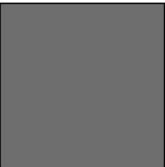
MATERIAL #1  
CONCRETE TILT UP  
FINISH: TILT UP, TEXTURED  
COLOR: DESERT SHADOW - (LIGHT GREY)



MATERIAL #2  
CONCRETE TILT UP  
FINISH: SMOOTH  
COLOR: ANTHRACITE - (DARK GREY)



MATERIAL #3  
CONCRETE TILT UP  
FINISH: SMOOTH  
COLOR: DESERT SHADOW - (LIGHT GREY)



MATERIAL #4  
CONCRETE TILT UP  
FINISH: SMOOTH  
COLOR: LIGHT GREY



MATERIAL #5  
CURTAIN WALL  
GLAZING: SOLID  
COLOR: ANTHRACITE (DARK GREY)



MATERIAL #6  
CURTAIN WALL SPANDREL - METAL  
FINISH: BRUSHED  
COLOR: ANTHRACITE - (DARK GREY)



MATERIAL #7  
CURTAIN WALL SPANDREL - PANEL  
FINISH: BRUSHED  
COLOR: BRASS



MATERIAL #8  
ALUMINUM MULLION / DOOR PANEL  
COLOR: ANTHRACITE (DARK GREY)



MATERIAL #9  
PREFINISHED METAL FLASHING  
COLOR: CARCASS METALS (GRAPHITE) - (DARK GREY)



MATERIAL #10  
EXTERIOR WALL PACK LIGHT  
COLOR: GRAPHITE - (DARK GREY)



MATERIAL #11  
OVERHEAD METAL DOOR  
COLOR: ANTHRACITE - (DARK GREY)



MATERIAL #12  
PREFINISHED STEEL GATE RAILINGS  
COLOR: ANTHRACITE - (DARK GREY)



MATERIAL #13  
STEEL DOOR  
COLOR: ANTHRACITE - (DARK GREY)

MATERIALS AND FINISHES	
FINISH	COLOR
1 TILT UP CONCRETE TEXTURED	PAINT - DESERT SHADOW - (LIGHT GREY)
2 TILT UP CONCRETE SMOOTH	PAINT - ANTHRACITE (DARK GREY)
3 TILT UP CONCRETE SMOOTH	PAINT - DESERT SHADOW (LIGHT GREY)
4 CURTAIN WALL GLAZING - CLEAR	GLAZING - (CLEAR) - (DARK GREY)
5 CURTAIN WALL GLAZING - SOLID	GLAZING - (SOLID) - ANTHRACITE (DARK GREY)
6 CURTAIN WALL GLAZING SPANDREL	GLAZING SPANDREL - SOLID - BRUSHED BRASS
7 ALUMINUM MULLION / DOOR PANEL	ANODIZED - GRAPHITE - (DARK GREY)
8 PREFINISHED METAL FLASHING	CARCASS METALS - GRAPHITE (DARK GREY)
9 EXTERIOR WALL PACK LIGHT	PAINT - GRAPHITE - (DARK GREY)
10 OVERHEAD METAL DOOR	PAINT - ANTHRACITE - (DARK GREY)
11 PREFINISHED STEEL GATE RAILINGS	TO MATCH CONCRETE
12 STEEL DOOR	PAINT - ANTHRACITE - (DARK GREY)
13 TILT UP CONCRETE SMOOTH	PAINT - LIGHT GREY

NOTE: SEE SITE DETAILS FOR PANEL TEXTURE





# Rendering



# Rendering



# Rendering





# Rendering



# Landscape Plan



# Staff Recommendation

- ▶ Staff recommend **support** of the Development Permit and Development Variance Permit
  - ▶ Consistent with OCP urban design guidelines.
  - ▶ Will meet the intent of the Airport Business Park.
  - ▶ The building will meet all Development Regulations.





## *Conclusion of Staff Remarks*