

ITEM 17

MANAGER'S REPORT NO. 39

COUNCIL MEETING May 26/75

Re: Application for Strata Title Approval of a Proposed Warehouse
Preliminary Plan Approval #2703
Strata Title Application #11/75
8658 Boundary Road
D.L. 161, Blk. 1, Lot 6, 5 N $\frac{1}{2}$ and S $\frac{1}{2}$, 4, 3, 2 S31.69', and
Remainder of C, Ex. Pl. 7358, All of Plan 1742
Big Bend Area

Following is the Planning Director's report regarding a request for Strata Title Approval of a proposed warehouse at 8658 Boundary Road.

RECOMMENDATIONS:

1. THAT Council authorize the Planning Department to issue Preliminary Plan Approval for the proposed warehouse once the site assembly is completed; and
2. THAT Council grant Tentative Approval to the subject Strata Title Application and authorize the granting of Final Approval (issuance of Form 10) by the Approving Officer subject to the fulfillment of all requisite conditions set forth by respective Municipal Departments, the details of which will be the subject of a further report to Council.

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TO: MUNICIPAL MANAGER

PLANNING DEPARTMENT

MAY 23, 1975

FROM: DIRECTOR OF PLANNING

SUBJECT: PRELIMINARY PLAN APPROVAL #2703,
STRATA TITLE APPLICATION #11/75
8658 BOUNDARY ROAD
D.L. 161, BLK. 1, LOT 6, 5 N 1/2 & S 1/2, 4,
3, 2 S 31.69 FT. & REMAINDER OF C, EXPL. PL.
7358 ALL OF PLAN 1742

Application has been received by the Planning Department for the development of a new strata titled warehouse at the above address. Council will note that this location is within the Big Bend Study Area. (See Plan "A" attached.)

The existing zoning is M5 (Light Industrial District) which is consistent with the Big Bend Development Plan. This type of operation is permitted in an M5 District provided that all of the requirements of the Bylaw are met. (See Plan "B" attached.)

The proposed building is approximately 90,000 sq. ft. and is to be constructed of striated concrete tilt up panels. This building will be one of the first large buildings to be constructed in this area and since it will set the expected standards for nearby future development, it will be beneficial to the desired upgrading of the area. Accordingly, the Planning Department is able to recommend that authority be given to issue Preliminary Plan Approval for the project, subject to final satisfaction on detailed design.

As Council is aware, this site is the current subject of a Highway Exchange Bylaw, land sale and consolidation. On March 24 Council authorized the introduction of a Highway Exchange Bylaw. On May 20, 1975 a further land sale was approved by

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Council. Consolidation of the subject properties has been granted tentative approval for Subdivision.

The subject Strata Title Application is the first formal application involving strata titling of industrial facilities.

To date the Municipality has only dealt with Strata Titling of residential facilities. In the process of dealing with such applications an appropriate set of Guidelines for new buildings and conversions has been developed to ensure that each development is properly controlled.

The Planning Department has requested that the relevant Municipal Departments submit any general comments they would have regarding their concerns with Strata Titling of industrial facilities in anticipation of establishing an ancillary set of Guidelines for this type of development. These Municipal Departments have stated that each application must satisfy their respective codes and requirements and that they should each be considered on their own merits. In the present case several construction and servicing requirements have been identified and are to be incorporated in the final design.

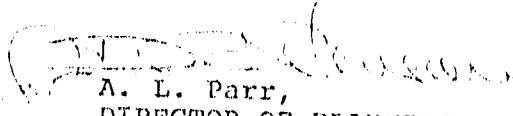
The Planning Department is, however, concerned with ensuring the compatibility of uses that must exist in immediate juxtaposition within any proposed strata titled development. The applicant has acknowledged his mutual concern on this point for the protection of unit purchasers, and proposes to register appropriate covenants on the title that will regulate the uses of each Strata Title unit.

For information the Planning Department would recommend that Strata Titling of industrial facilities be limited to new buildings. Allowing Strata Titling Conversions of existing industrial facilities would create no particular advantage to the provision of quality industrial facilities in the community, would create numerous technical difficulties associated with building fire and servicing requirements, and would in all likelihood serve to perpetuate existing older, poor quality industrial development, where improved quality redevelopment is desired.

RECOMMENDATION:

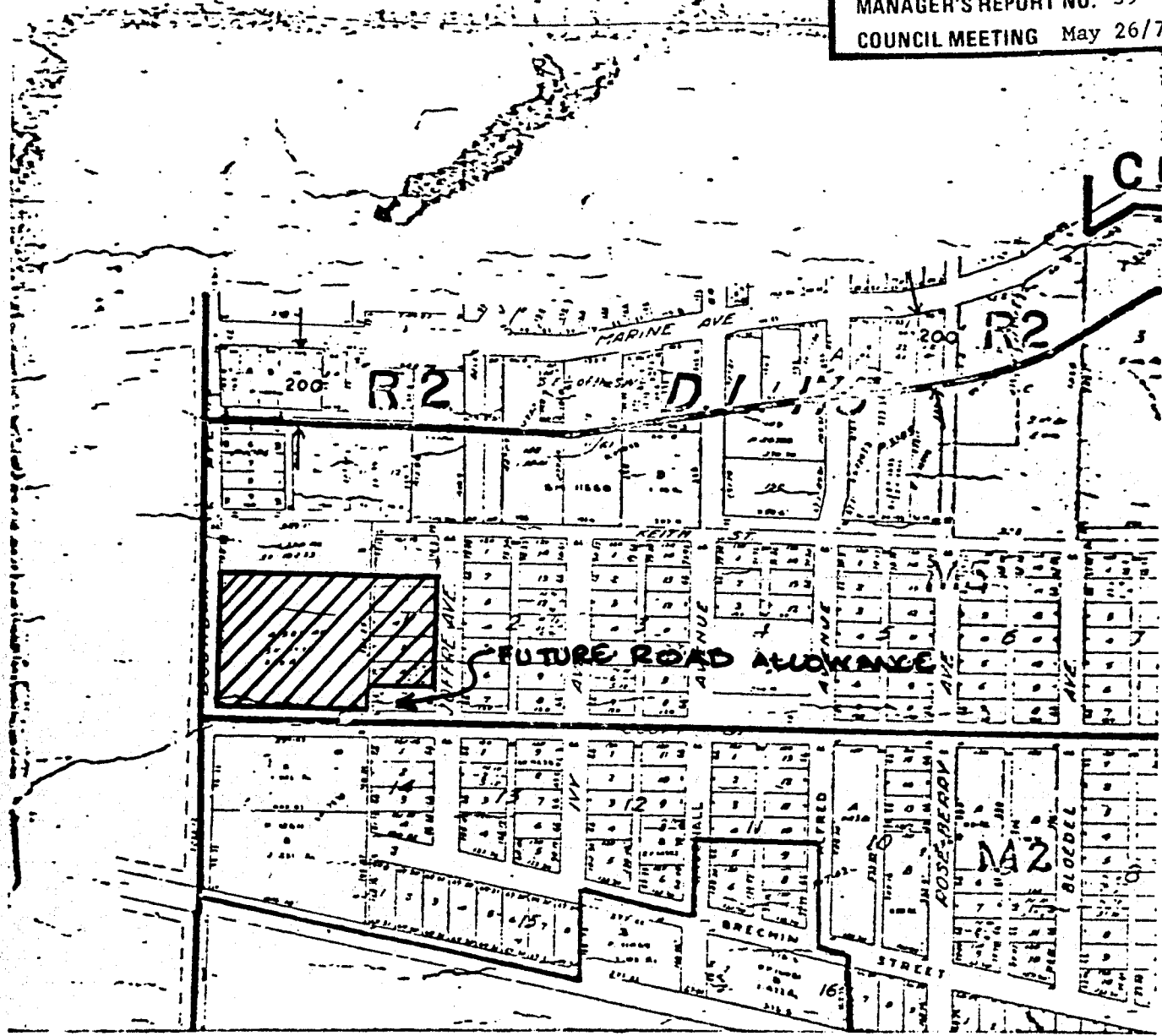
It is recommended that:

- 1) Council authorize the Planning Department to issue Preliminary Plan Approval for the proposed warehouse once the site assembly is completed;
- 2) Council grant Tentative Approval to the subject Strata Title Application and authorize the granting of Final Approval (issuance of Form 10) by the Approving Officer subject to the fulfillment of all requisite conditions set forth by respective Municipal Departments, the details of which will be the subject of a further report to Council.


A. L. Parr,
DIRECTOR OF PLANNING.


AR:DGS:bp
Attach.

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COUNCIL MEETING May 26/75



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| Date | MAY/75 |
| Scale | 1:400 |
| Drawn By | P.D.S. |



Burnaby Planning Department 

STA# 11/75

Plan "B"

