

ITEM 10
MANAGER'S REPORT NO. 47
COUNCIL MEETING June 27/77

Re: BURNABY LAKE SPORTS COMPLEX - DEVELOPMENT APPLICATION FOR PROPOSED ADDITION - 3331 ARDINGLEY AVENUE

Following is a report from the Director of Planning dated June 21, 1977 advising of an application for an addition to an existing warehouse at the subject site. The Director proposes to issue Preliminary Plan Approval subject to normal compliance with the by-laws, unless otherwise directed by Council.

This is for the information of Council.

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Planning Department
June 21, 1977
Our File: 10.250(B)

TO: MUNICIPAL MANAGER
FROM: DIRECTOR OF PLANNING
SUBJECT: BURNABY LAKE SPORTS COMPLEX — DEVELOPMENT APPLICATION FOR PROPOSED ADDITION - 3331 ARDINGLEY AVENUE

1.0 BACKGROUND AND GENERAL INFORMATION

1.1 On June 8, 1977 the Planning Department received an application for Preliminary Plan Approval on the subject property to permit a proposed addition to the existing warehouse on the site. The existing zoning is M2 (General Industrial District).

1.2 The subject site is located within the Burnaby Lake Sports Complex and this department is concerned about the spread of development that does not conform to the area plan and use patterns in Council's adopted Area Plan. The subject site is situated within the area designated for a future Sports/Exhibition/Convention Centre and within the area of most favourable foundation conditions found within the Sports Complex.

1.3 The proposed addition is not large in relation to the existing development on the site.

a) Existing Building

Electrical warehouse, approximately five years old. Nineteen foot high concrete block and open web steel joists. Gross floor area 13,050 sq. ft.

b) Proposed Addition

Offices and storage warehouse area. Additional floor area 4,541 square feet.

No land acquisition or subdivision is involved.

2.0 OBSERVATIONS:

2.1 The proposed addition, while accommodating a use that is not consistent with the adopted Area Plan, is modest in scale compared with the existing industrial development on the site. As the industrial use already exists, as no additional lots are being involved in the expansion proposal, and as the extent of further capital investment is not great in relation to existing improvements, acquisition or rezoning of the property would not be warranted at this time.

The Planning Department therefore proposes to issue Preliminary Plan Approval subject to normal compliance with the By-Laws, unless otherwise directed by Council.

This is for the information of Council.

AL
SJB/sam
Attach.

A. L. Parr
A. L. Parr
DIRECTOR OF PLANNING

