

ITEM 4
MANAGER'S REPORT NO. 27
COUNCIL MEETING 88/04/11

RE: PRELIMINARY PLAN APPLICATION NO. 8856 - 6929 ROYAL OAK AVENUE

ACTING MUNICIPAL MANAGER'S RECOMMENDATION:

1. THAT the recommendation of the Director Planning & Building Inspection be adopted.

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TO: MUNICIPAL MANAGER DATE: 1988 APRIL 06
FROM: DIRECTOR PLANNING &
BUILDING INSPECTION
SUBJECT: 6929 ROYAL OAK - P.P.A. APPLICATION #8856

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RECOMMENDATION:

1. THAT this report be received for information purposes.

R E P O R T

1.0 Introduction

The Planning & Building Inspection Department has received a preliminary development proposal (PPA #8856) from Mr. N. Virdi, Architect, on behalf of his client, Mr. R. Mand (owner of subject property) for a new building to be constructed at the subject address.

Since the development proposed does not conform to the designated land use as outlined in the adopted Royal Oak Development Plan, it is considered appropriate that Council be informed of the PPA application for a development proposal in line with the existing zoning designation.

2.0 Background Information

The subject site is presently zoned M4, Special Industrial District, and is located within the Royal Oak Development Plan area. The adopted Development Plan for this area proposes suburban offices utilizing Comprehensive Development zoning (M5 guidelines) with the objective of providing higher intensity suburban office development and selected employment intensive, high quality industrial development.

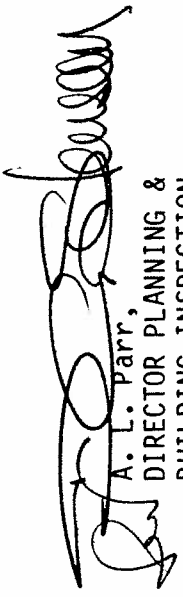
3.0 General Information

The site is a 10,150 sq.ft. lot which is presently vacant. The general characteristic of the area presently consists of a mix of small industrial uses and single family dwellings. The Royal Oak SkyTrain station (A.L.R.T. line) is immediately south of the subject site.

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The proposed development is not in conformance with the adopted Royal Oak Development Plan. Larger site assemblies as outlined in the Plan are desirable. **114**

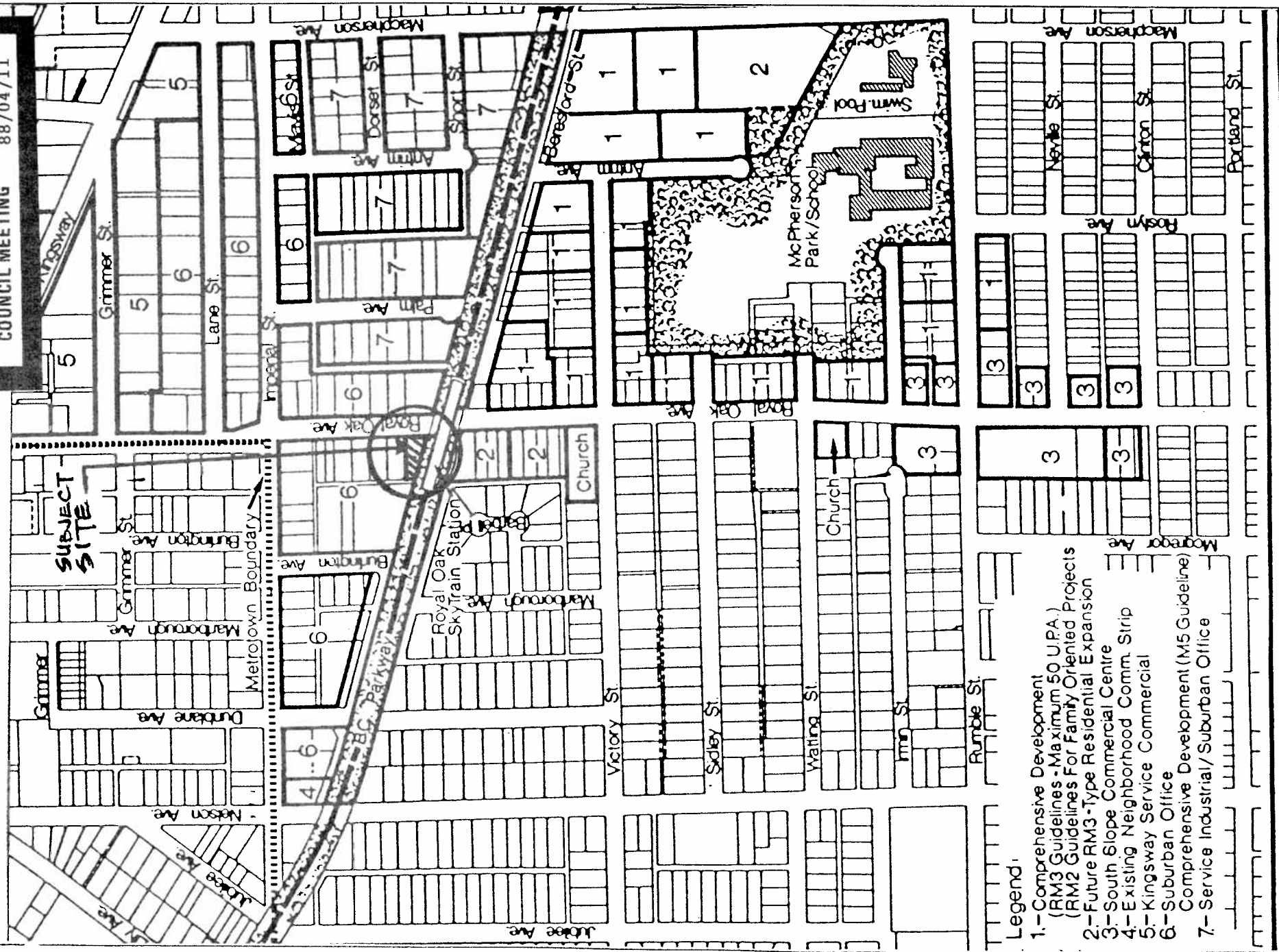
Although a development proposal in line with the adopted Plan is preferred, this Department is prepared to issue Preliminary Plan Approval for a development in strict conformance with the existing M4 zoning regulations and uses, unless otherwise directed by Council.


A. L. Parr,
DIRECTOR PLANNING &
BUILDING INSPECTION

ALP
TA/ds/sj

Attachments

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- Legend:
- 1.- Comprehensive Development (RM3 Guidelines - Maximum 50 U.P.A.) (RM2 Guidelines For Family Oriented Projects)
 - 2.- Future RM3-Type Residential Expansion
 - 3.- South Slope Commercial Centre
 - 4.- Existing Neighborhood Comm. Strip
 - 5.- Kingsway Service Commercial
 - 6.- Suburban Office
 - 7.- Service Industrial/Suburban Office



Date: 88-APRIL-11

Scale: 1:500

Drawn By:

PROPOSED DEVELOPMENT WITHIN
 ROYAL OAK DEVELOPMENT PLAN AREA
 6929 Royal Oak Ave.
 PPA Application # 8856

