

ITEM 4
MANAGER'S REPORT NO. 53
COUNCIL MEETING 89/08/21

RE: 5508 IMPERIAL STREET
PRELIMINARY PLAN APPROVAL NO. 9398

MUNICIPAL MANAGER'S RECOMMENDATION:

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

* * * * *

TO: MUNICIPAL MANAGER DATE: 1989 AUGUST 11

FROM: DIRECTOR PLANNING & BUILDING INSPECTION

SUBJECT: 5508 IMPERIAL STREET
PRELIMINARY PLAN APPROVAL #9398

PURPOSE: TO INFORM COUNCIL OF A DEVELOPMENT PROPOSAL WHICH IS IN CONFLICT WITH THE ADOPTED ROYAL OAK DEVELOPMENT PLAN

=====

RECOMMENDATION:

1. THAT this report be received for information purposes.

R E P O R T

1.0 INTRODUCTION:

The Planning and Building Inspection Department has received a Preliminary Plan Approval Application (P.P.A. #9398) to develop a new industrial building for Pay Low Auto Parts Ltd. for an automotive repair facility 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 Council policy to be informed of applications for development proposals which comply with existing zoning designations but conflict with adopted Community Plans.

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 higher density 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 proposed development site is 6,748 sq. ft., with a width of 64 ft. The lot presently contains an older residential style building. The general characteristic of the area presently consists of a mix of small industrial use buildings and single family dwellings. Adjacent lots to the east contain older residential style buildings with some being used industrially and some occupied residentially. The lot immediately across Antrim Street to the west also contains an older residential building. Across Imperial Street (see attached Sketch), to the North are three new buildings for small industrial users.

ITEM	4
MANAGER'S REPORT NO.	53
COUNCIL MEETING	89/08/21

3.1 The proposed development consists of a 2,500 sq. ft. auto repair facility. The design of the building is compatible with existing, newer industrial developments across Imperial Street. The submitted landscape plan proposes an excellent landscape treatment to the three streets which abut the subject lot.

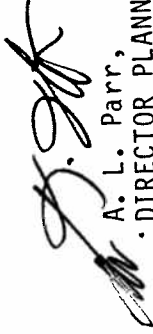
3.2 The applicant has been encouraged by the Planning and Building Inspection Department to create a larger development site including adjacent lots to the east, however, he has indicated that at this time it is not possible to achieve a larger site assembly as outlined in the Royal Oak Development Plan.

4.0 CONCLUSION:

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.

ALP
TA/ds

Attachment



A. L. Parr,
DIRECTOR PLANNING &
BUILDING INSPECTION

ITEM 4
 MANAGER'S REPORT NO. 53
 COUNCIL MEETING 89/08/21

SEE FACET D-11



ZONING UPDATED TO 87 06 23

SEE FACET D-9

CORPORATION DISTRICT OF **BURNABY**

SCALE: PHOTOGRAPHICALLY REDUCED TO 1:2000
 DATE OF PLO: 1/10/50
 EDITED BY: FVJ
 PRINTED SECOND EDITION 1987 MARCH
 OVERLAY

