

TO: MUNICIPAL MANAGER 1991 February 12

FROM: DIRECTOR PLANNING & BUILDING INSPECTION

SUBJECT: 6929 ROYAL OAK
PRELIMINARY PLAN APPROVAL #9901

PURPOSE: To provide Council with information on the current Preliminary Plan Approval application #9901 within the Royal Oak Development Plan Area.

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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 (#9901) for a proposed 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 P.P.A. application.

The 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.

2.0 BACKGROUND INFORMATION:

In 1988 April 11, Council received an information report from the Director Planning and Building Inspection for a proposal identical to the current one, which indicated that unless otherwise directed by Council, staff would process the application toward approval in strict conformance with the existing M4 zoning regulations and uses.

The applicant then appealed to the Burnaby Board of Variance for a relaxation of the required north side yard setback from 6.8 feet to a nil setback. For Council's information, the Zoning Bylaw states that on properties zoned M4, a side yard abutting a non-residential lot may be reduced to nil, provided that the other side yard has a width of not less than 19.69 feet. However, in the case of the subject application the abutting lot to the north is currently zoned M4 but is occupied by a residential use and therefore requires a setback of 6.8 ft. minimum.

The requested relaxation was granted by the Board at the 1988 July 08 hearing.

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The applicant then applied for and received Preliminary Plan Approval (#8856) and subsequently applied for a Building Permit. Due to financial difficulties, the applicant chose not to pursue his Building Permit approval and the application was subsequently cancelled.

3.0 CURRENT INFORMATION:

The owner has now re-applied for both Preliminary Plan Approval and a Building Permit. The current proposal is for a development identical to the one which received Preliminary Plan Approval in 1988.

On 1991 February 07, the applicant appeared before the Board of Variance for a relaxation of the same north side yard setback from 6.8 feet to nil. The Planning and Building Inspection Department's comments to the Board did not support the requested relaxation and in fact recommended that the Board's decision regarding the appeal be deferred until such time as the necessary report was submitted to and considered by Council.

Notwithstanding the recommendation of the Planning and Building Inspection Department, the Board of Variance approved the appeal for a nil side yard setback.

4.0 CURRENT DEVELOPMENT PROPOSAL:

The site is approximately 10,150 sq. ft. in area and is presently vacant. The general character of the area presently consists of a mix of small industrial uses and some older single family dwellings. The A.L.R.T. line is immediately south of the subject lot. The proposed building is a two-storey 7,030 sq. ft. light industrial building.

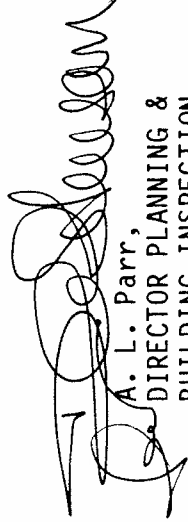
The proposed development is not in conformance with the adopted Royal Oak Development Plan. Larger site assemblies as outlined in the plan are desirable.

Only those uses specifically mentioned in the M4 Zoning District will be permitted at this location.

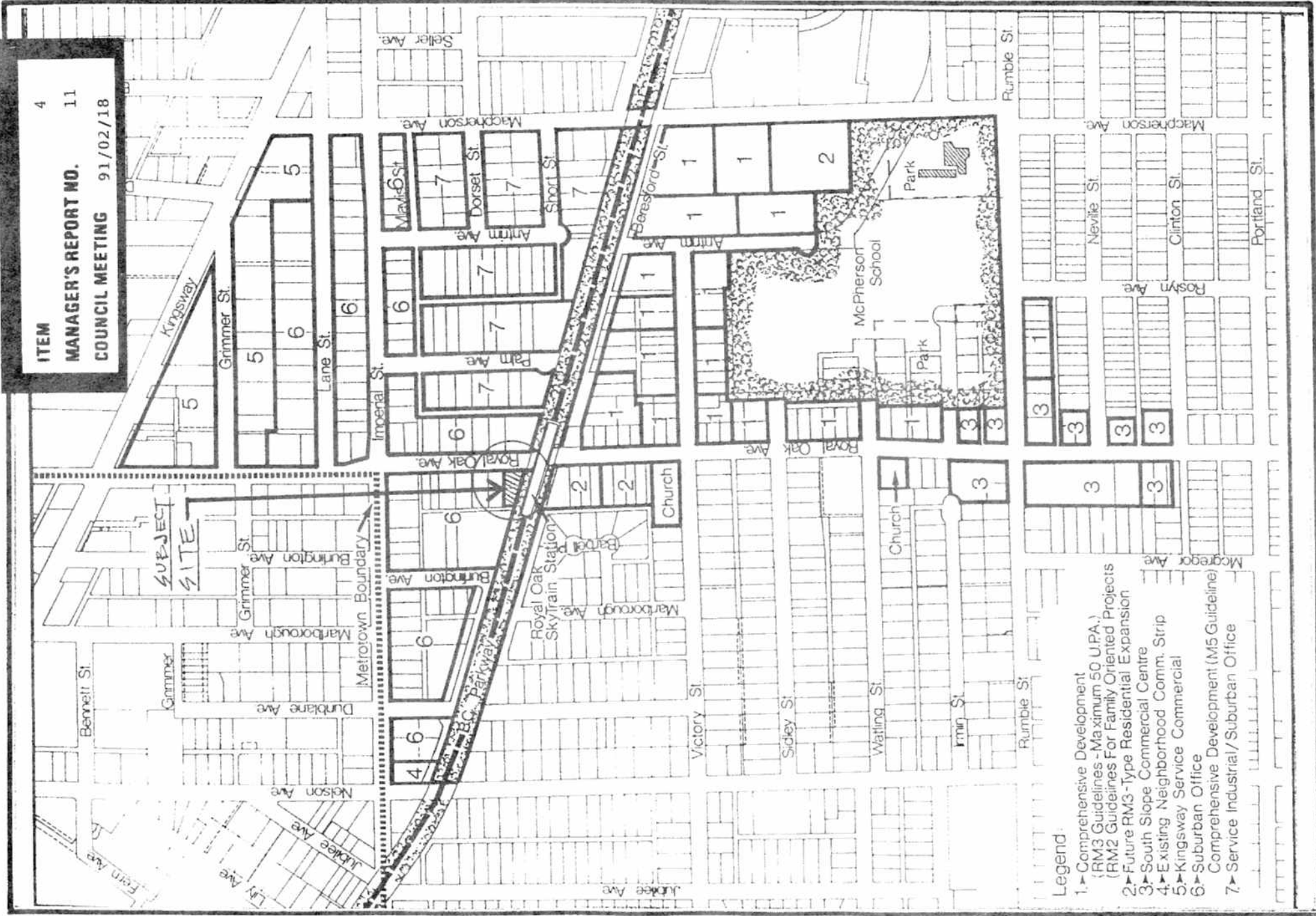
5.0 CONCLUSION:

Although a development proposal in line with the adopted Plan is preferred, it is recognized that the owner is entitled to pursue development under prevailing zoning. It is further recognized that the Board of Variance has granted a variance allowing siting of the building in a way not wholly consistent with the Zoning Bylaw. In view of these circumstances, unless the Municipality is prepared to acquire the property for future consolidation and development in accordance with the adopted area plan, we have no option but to issue Preliminary Plan Approval in strict conformance with the prevailing zoning and the Board of Variance approval, and staff intends to proceed on this basis unless otherwise directed by Council.

AMP
TA/ds


A. L. Parr,
DIRECTOR PLANNING &
BUILDING INSPECTION

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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 - Comprehensive Development (M5 Guideline) Service Industrial/Suburban Office



Planning &
 Building Inspection
 Department

PROPOSED DEVELOPMENT WITHIN PLAN AREA 122
 ROYAL OAK DEVELOPMENT
 6929 ROYAL OAK AVE
 PPA APPLICATION # 9901

Date: 91-FEB-12
 Scale:
 Drawn By:

