



TO: MUNICIPAL MANAGER 1991 OCTOBER 10

FROM: DIRECTOR PLANNING AND BUILDING

SUBJECT: PROPOSED OFFICE/WAREHOUSE BUILDING
2060 ROSSER AVENUE
LOT A, D.L. 119, PLAN 13663
PRELIMINARY PLAN APPROVAL #10171
BRENTWOOD TOWN CENTRE - COMMUNITY PLAN NINE

PURPOSE: To advise Council of a Preliminary Plan Approval application which is not in accordance with the adopted Brentwood Community Plan #9.

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RECOMMENDATION:

1. THAT this report be received for information purposes.

R E P O R T

The Planning and Building Department has received an application for development of an office/warehouse building on the above noted property. This application is consistent with the existing M1 Manufacturing District zoning of the site (see Sketch #1) but conflicts with the adopted Community Plan for the area (see Sketch #2) which designates the subject property as part of a site assembly for high density commercial development. In accordance with established policy, this report is therefore being submitted for Council's information.

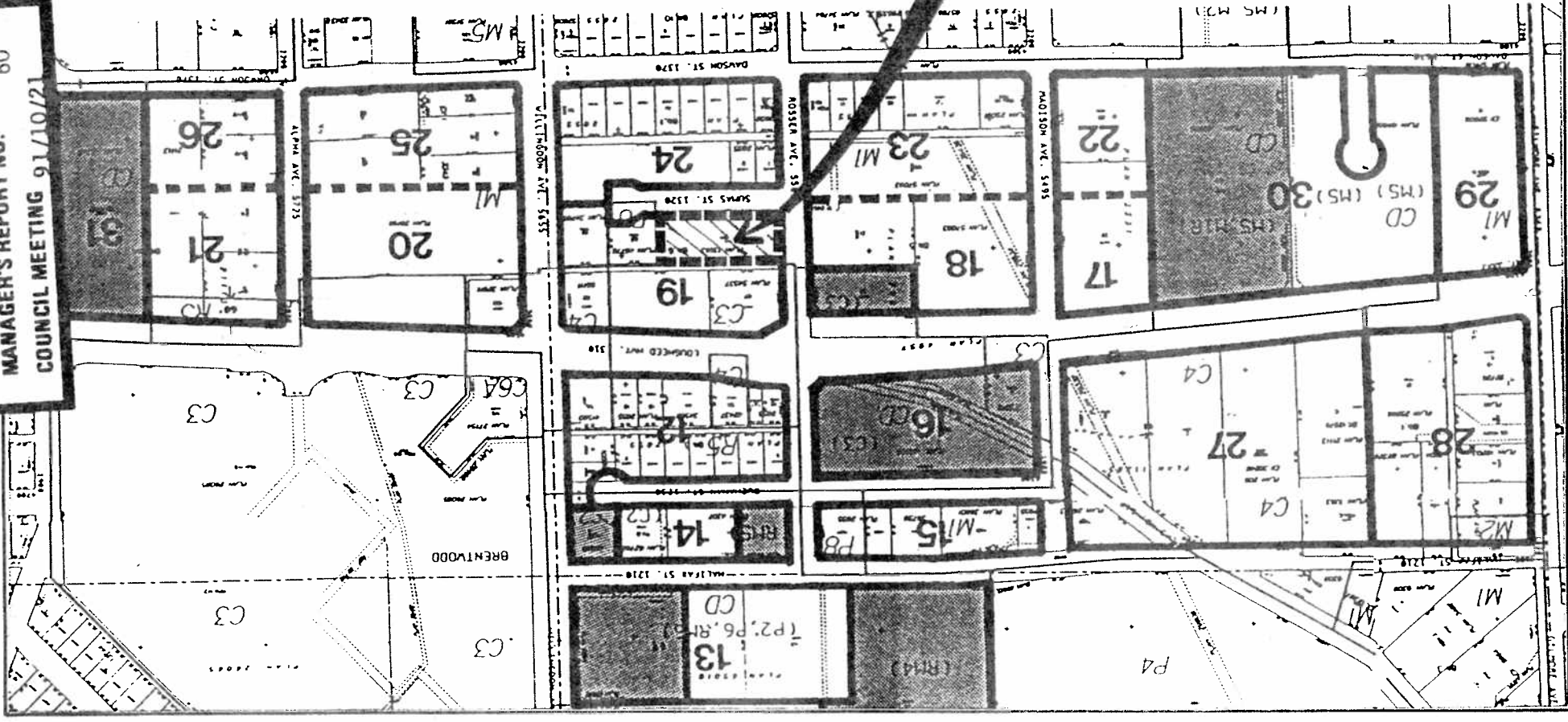
The subject development is an addition to an existing two-storey office/warehouse and replaces a portion of the building destroyed by fire earlier in the year. It is felt that construction of the proposed development would not adversely impact the desired future assembly and high density commercial development of this site and it is acknowledged that the use is one permitted by the present zoning. Accordingly, upon completion of all department requirements, staff propose to issue Preliminary Plan Approval for the proposed development upon satisfaction of all the relevant Municipal requirements, unless otherwise directed by Council.

PJA/ds

Attachment

A. L. Parr, Director
Planning and Building

ITEM 3
 MANAGER'S REPORT NO. 60
 COUNCIL MEETING 91/10/21



**BRENTWOOD TOWN CENTRE
 COMMUNITY PLAN NINE Proposed Amendment**

6	Apartment (RM4 Guidelines) - 80 UPA Maximum	22 to 26 Transitional Commercial/Industrial Sites
13	Mixed Use Development Site (P2, P6 and RM5 Guidelines) (RZ#36/82).	27 Secondary Retail Commercial Site
12, 14, 15, 16	Town Centre Sites	28 to 31 Transitional Light Industrial/Warehouse/Office Sites (M5 Gdlns.)
17 to 21	High Density Commercial Sites	Constructed

SUBJECT SITE

Note: Numbering of sites is consistent with the sketch of the existing adopted Community Plan.
 Scale 1:5000 85 July 106



Date: October 1991
 Scale: N.T.S.
 Drawn By: J.P.C.

2060 ROSSER AVE.

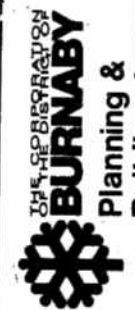
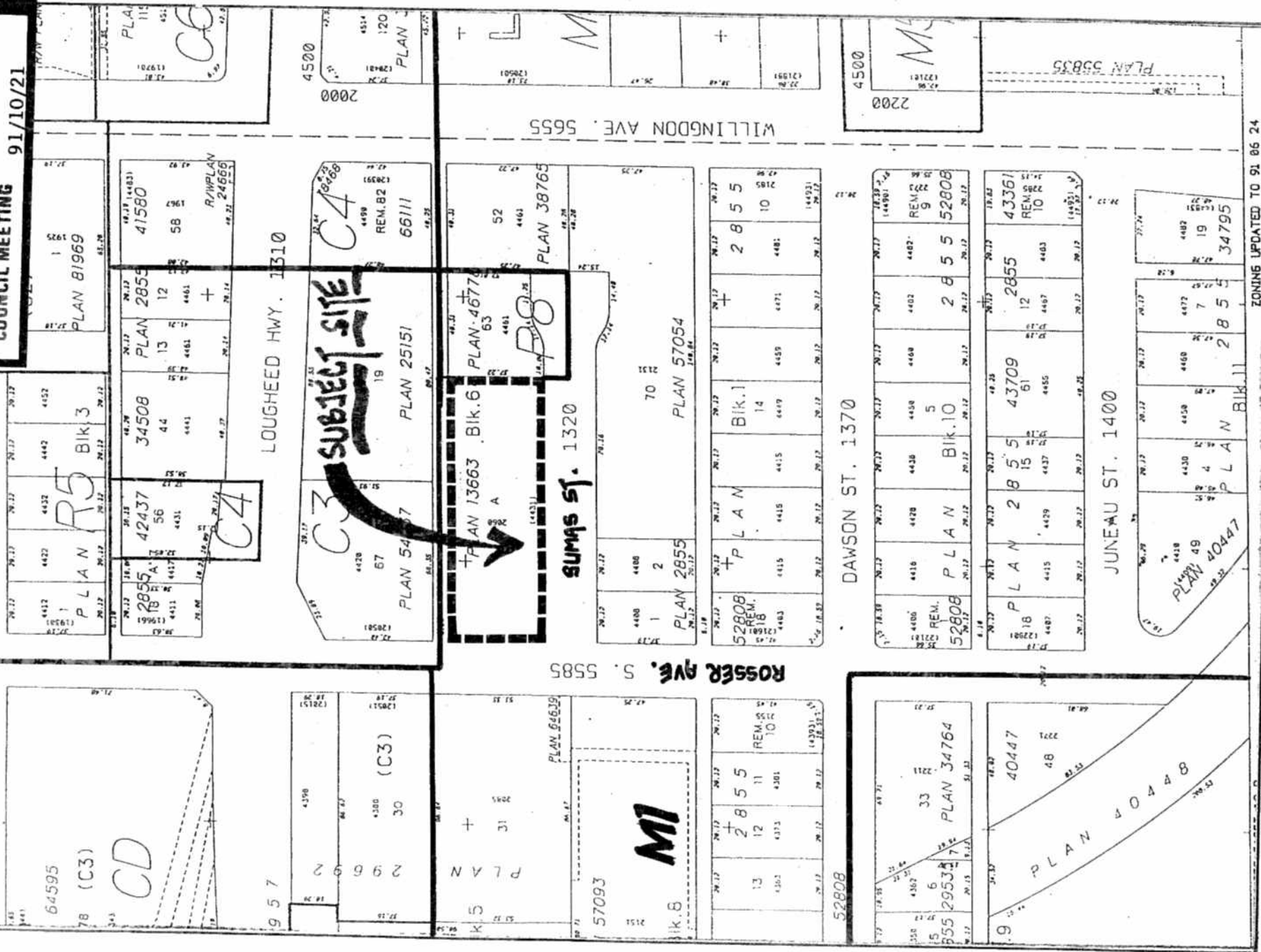


Sketch # 2.

SEE FACET 21-B

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BUCHANAN ST. 123'



City of Burnaby
BURNABY
 Planning &
 Building Inspection
 Department

Date: **October 1991**

Scale:

1:2000

Drawn By:

J.P.C.

2060 Rosser Ave.



North

107

SKETCH #1.

ZONING UPDATED TO 91 86 24

