

TO: MUNICIPAL MANAGER 1991 December 02

FROM: DIRECTOR PLANNING AND BUILDING

SUBJECT: PROPOSED NEW INDUSTRIAL WAREHOUSE AND OFFICES AT 5309/29/49 LANE STREET, WITHIN THE ROYAL OAK DEVELOPMENT PLAN

PURPOSE: To provide Council with information on Preliminary Plan Approval Application #10203.

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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 and Building Department has received a Preliminary Plan Approval Application (P.P.A. #10203) from Mr. Frank Devito of Devito Construction Ltd. for the construction of a new multi-tenant warehouse and offices located on three (3) consolidated lots at the above noted address within the adopted Royal Oak Development Plan (See attached Sketches #1 and #2).

This report is submitted consistent with the long-standing direction of Council to report on land use and building proposals in study areas within the Municipality.

**2.0 GENERAL INFORMATION:**

This proposal entails the consolidation of three (3) individual properties and the construction on the site of a multi-tenant warehouse with a maximum 25% office component. The present site is currently zoned Special Industrial District (M4) and under this prevailing zoning, the proposed use is permitted.

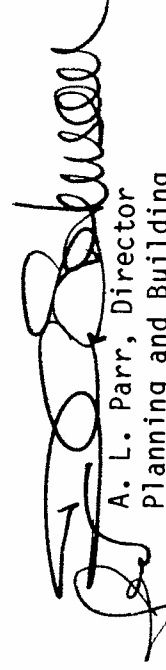
Within the adopted Royal Oak Development Plan, this particular site is classified Suburban Office under Comprehensive Development (CD) zoning and utilizing the Light Industrial District M5 as a guideline.

**3.0 CONCLUSION:**

The proposed development provides a scale and form of development particularly with office uses along the Lane Street frontage which is considered not incompatible with the objectives of the adopted Royal Oak Development Plan, not withstanding the fact that a Comprehensive Development (CD) Proposal utilizing the M5 District as a guideline would achieve a higher quality development.

Therefore, unless otherwise directed, the Planning and Building Department intends to issue Preliminary Plan Approval, subject to standard requirements and review procedures.

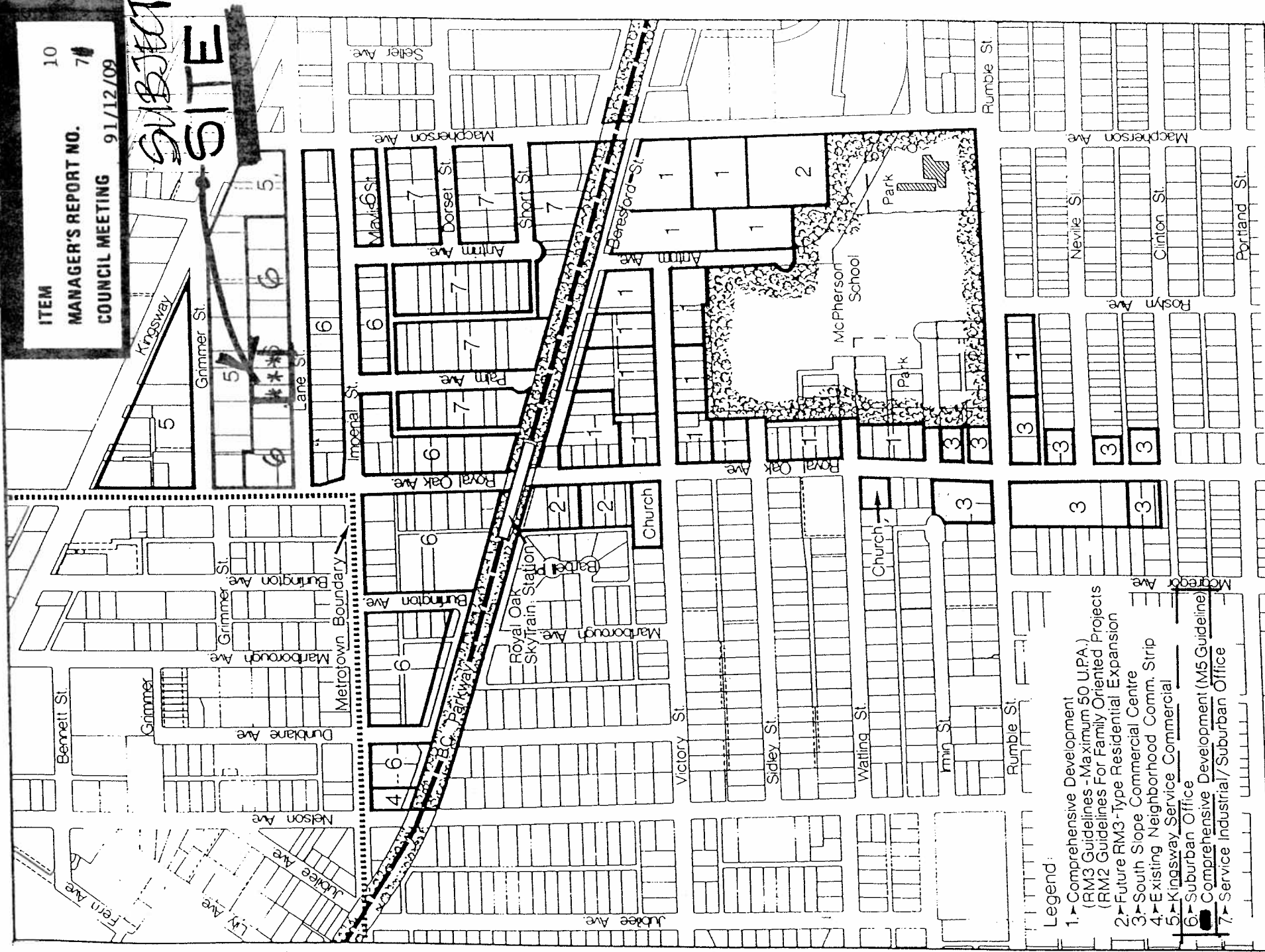
This Report is submitted for the information of Council.

  
A. L. Parr, Director  
Planning and Building



ITEM 10  
 MANAGER'S REPORT NO. 74  
 COUNCIL MEETING 91/12/09

**SUBJECT**  
**SITE**



- 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)
  - 8. Service Industrial/ Suburban Office

Royal Oak Study Area  
 SkyTrain Station/South Slope Centre

Proposed  
 Royal Oak  
 Development  
 Plan

Scale: 0 30.5 61 122 244 Metres  
 0 100 200 400 800 Feet  
 North ↑  
 Burnaby Planning Department

Adopted 1990 January 08

Sketch # 2

