

ITEM 12  
MANAGER'S REPORT NO. 74  
COUNCIL MEETING 92/11/30

TO: CITY MANAGER

1992 November 24

FROM: ACTING DIRECTOR  
PLANNING AND BUILDING

SUBJECT: PROPOSED WAREHOUSE BUILDING AT 5526 IMPERIAL STREET  
ROYAL OAK AREA PLAN, PRELIMINARY PLAN APPROVAL #10642

PURPOSE: To inform Council of a Preliminary Plan Approval application for a new industrial building which is at variance with the Royal Oak Area Plan, and a proposed demolition of the existing single-family dwelling on the same lot.

=====

RECOMMENDATION:

1. THAT this report be received for information purposes.

R E P O R T

This department has received an application for Preliminary Plan Approval to permit construction of a new industrial building at 5526 Imperial Street (refer to attached Sketch #1). The proposed principal building is 3523 sq.ft. in size, consisting mostly of warehouse space. The subject site currently has an older single-family dwelling on it which is scheduled to be demolished.

The proposed development is generally consistent with the existing M4 Special Industrial District zoning of the site but conflicts with the adopted Royal Oak Development Plan. The neighbouring property to the west has recently been redeveloped in accordance with the M4 District and the four properties to the east contain older single-family dwellings.

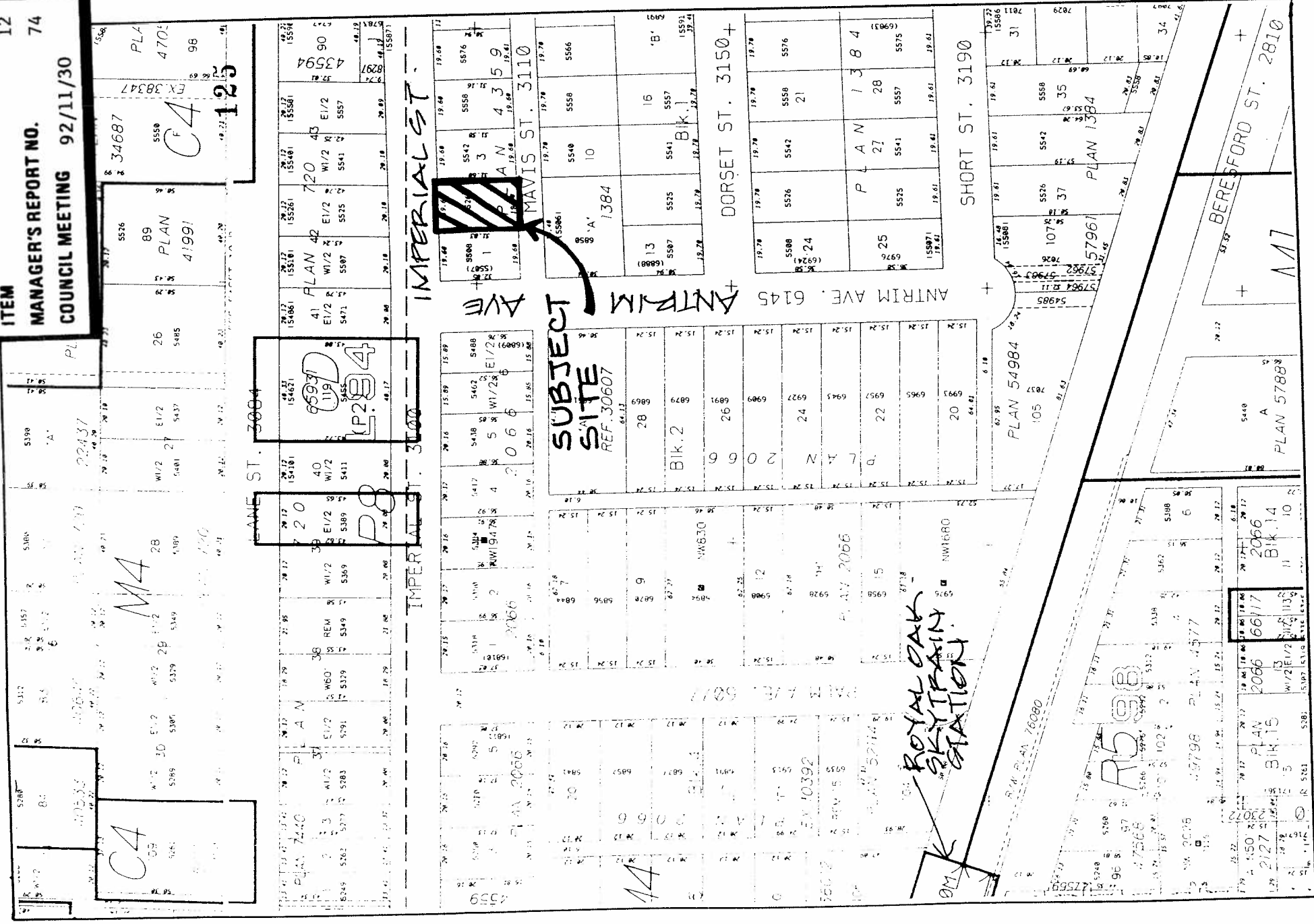
The subject site is in the adopted Royal Oak Development Plan Area which designates it for Suburban Office Development, M5 guidelines (refer to attached Sketch #3). The purpose of this designation is to provide the necessary incentive for redevelopment of sites that are vacant or under-utilized within the Royal Oak area and to provide for the accommodation of business office uses with a high standard of development in proximity to the Royal Oak SkyTrain Station. The success of this aspect of the Royal Oak Plan's development goals has, however, been limited. There have been several similar developments, following existing M4 District zoning in the past two years (refer to attached Sketch #2).

The Planning and Building Department does not consider that this new development would significantly alter future redevelopment of other designated sites in the area. It is also acknowledged that the proposal does conform to the existing zoning and unless otherwise directed by Council, staff will process and issue a demolition permit and a Preliminary Plan Approval for the proposed development in compliance with all normal Municipal requirements.

  
KER/ds

  
D. G. Stenson,  
Acting Director  
Planning and Building

ITEM 12  
 MANAGER'S REPORT NO. 74  
 COUNCIL MEETING 92/11/30



 City of Burnaby  
 Planning & Building Department

Date:  
 92 NOV. 24

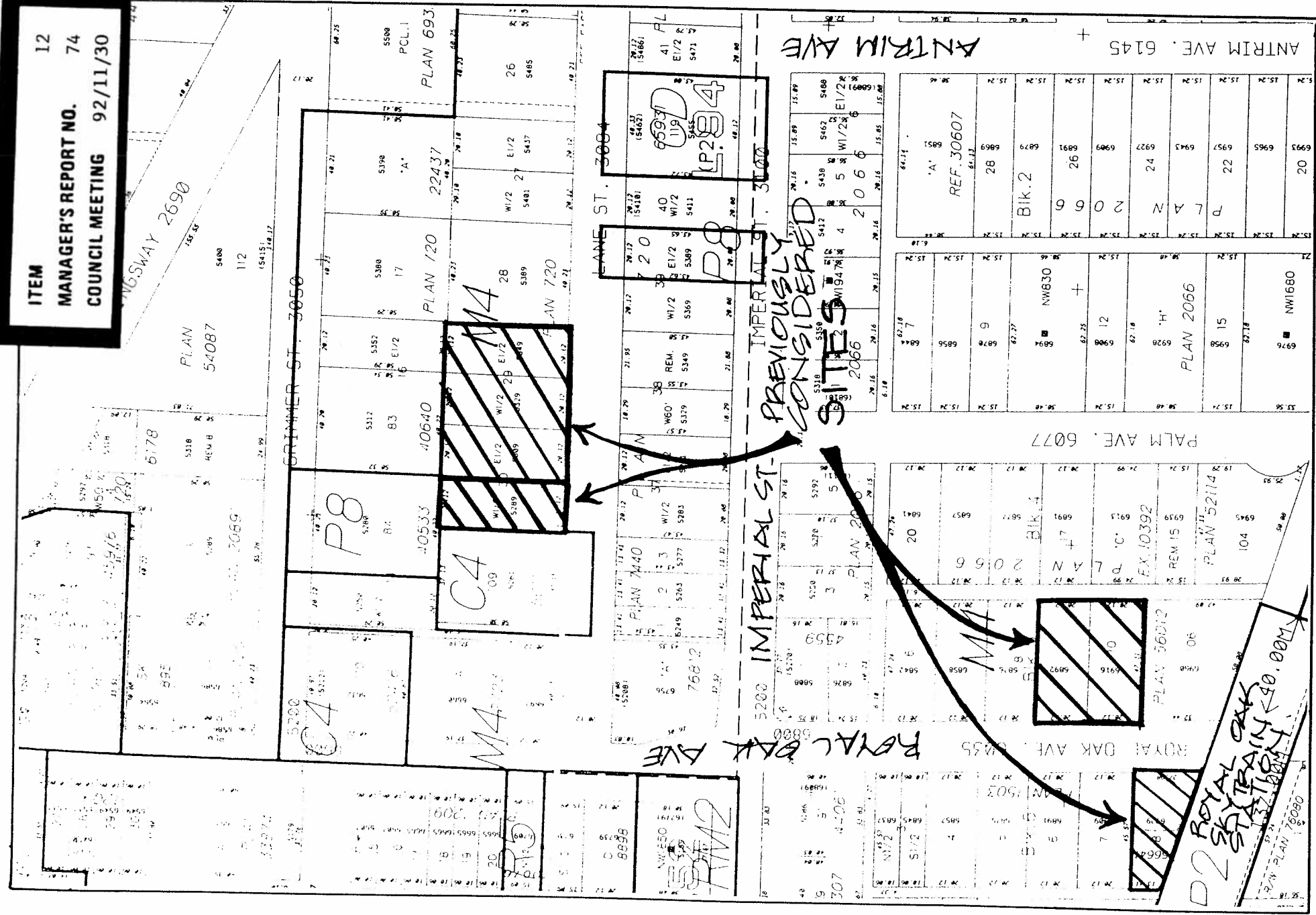
Scale:  
 1:2000


Drawn By:  
 KER

SKETCH #1

SITE OF PROPOSED DEVELOPMENT.

ITEM 12  
MANAGER'S REPORT NO. 74  
COUNCIL MEETING 92/11/30

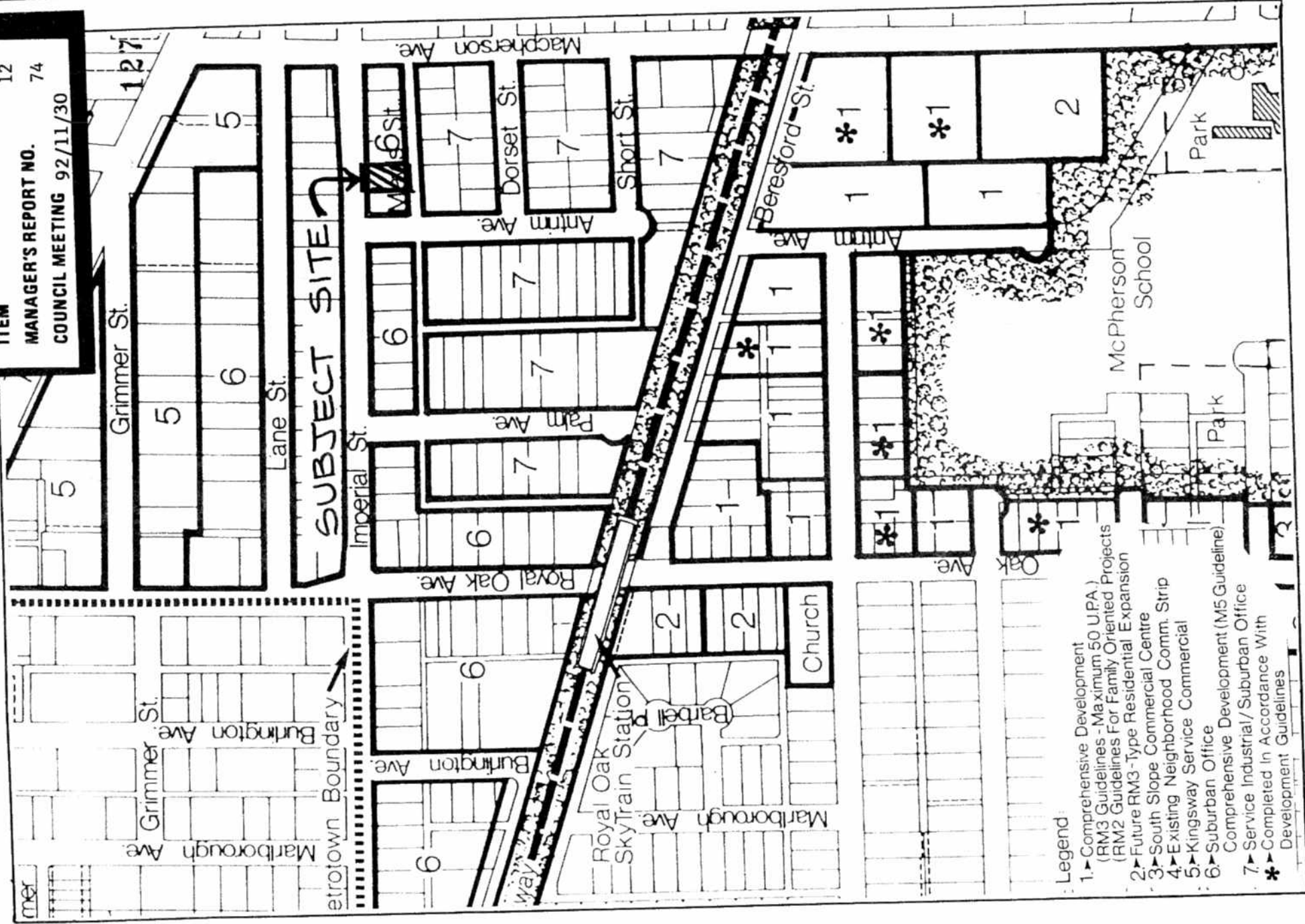


**City of Burnaby**  
Planning & Building Department  
**RECENTLY APPROVED M4 DEVELOPMENTS.**

Date: **92 NOV. 24**  
Scale: **1:2000**  
Drawn By: **KFR**

**SKETCH # 2**  
126

ITEM 12  
 MANAGER'S REPORT NO. 74  
 COUNCIL MEETING 92/11/30



- Legend:
- 1. Comprehensive Development (RM3 Guidelines - Maximum 50 UPA)
  - 2. RM2 Guidelines For Family Oriented Projects
  - 3. Future RM3-Type Residential Expansion
  - 4. South Slope Commercial Centre
  - 5. Existing Neighborhood Comm. Strip
  - 6. Kingsway Service Commercial
  - 7. Suburban Office
  - \* Completed In Accordance With Development Guidelines


  
 City of Burnaby  
 Planning & Building Department  
**ROYAL OAK DEVELOPMENT PLAN**  
 SKETCH #3

Date: 92 NOV. 24  
 Scale: NTS  
 Drawn By: KER