

ITEM	5
MANAGER'S REPORT NO.	11
COUNCIL MEETING	93/02/15

TO: CITY MANAGER

1993 FEBRUARY 09

FROM: ACTING DIRECTOR PLANNING AND BUILDING

SUBJECT: PROPOSED WAREHOUSE BUILDING AT 5258 LOUGHEED HIGHWAY  
BRENTWOOD TOWN CENTRE DEVELOPMENT PLAN AREA  
PRELIMINARY PLAN APPROVAL #10724

PURPOSE: To inform Council of a preliminary plan approval application  
which is within the Brentwood Town Centre study precinct.

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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 5258 Lougheed Highway (refer to attached Sketch #1). The proposed warehouse building is approximately 11,300 square feet in area, and 26 feet in height. The subject site is currently vacant. The immediately abutting sites to the east, south and west are developed in accordance with the existing M2 District zoning.

The proposed development is consistent with M2 zoning guidelines. The subject site is split-zoned M2, C6 and R2, with the proposed building occupying the M2 portion only (refer to attached Sketch #2).

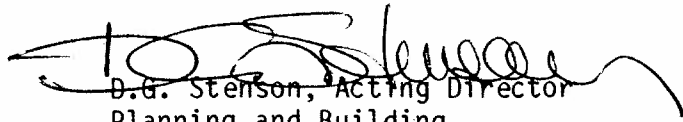
The subject site is not within any adopted community plan, but is within the Brentwood Town Centre study precinct (refer to attached Sketch #1) which is currently under review. A report on this major review is expected to be submitted to Council shortly.

The Planning and Building Department does not consider that this proposed development would significantly hinder the long-term future redevelopment of this and other sites in the immediate area. It is acknowledged that the proposal does conform to the existing zoning and unless otherwise directed by Council, staff propose to process and

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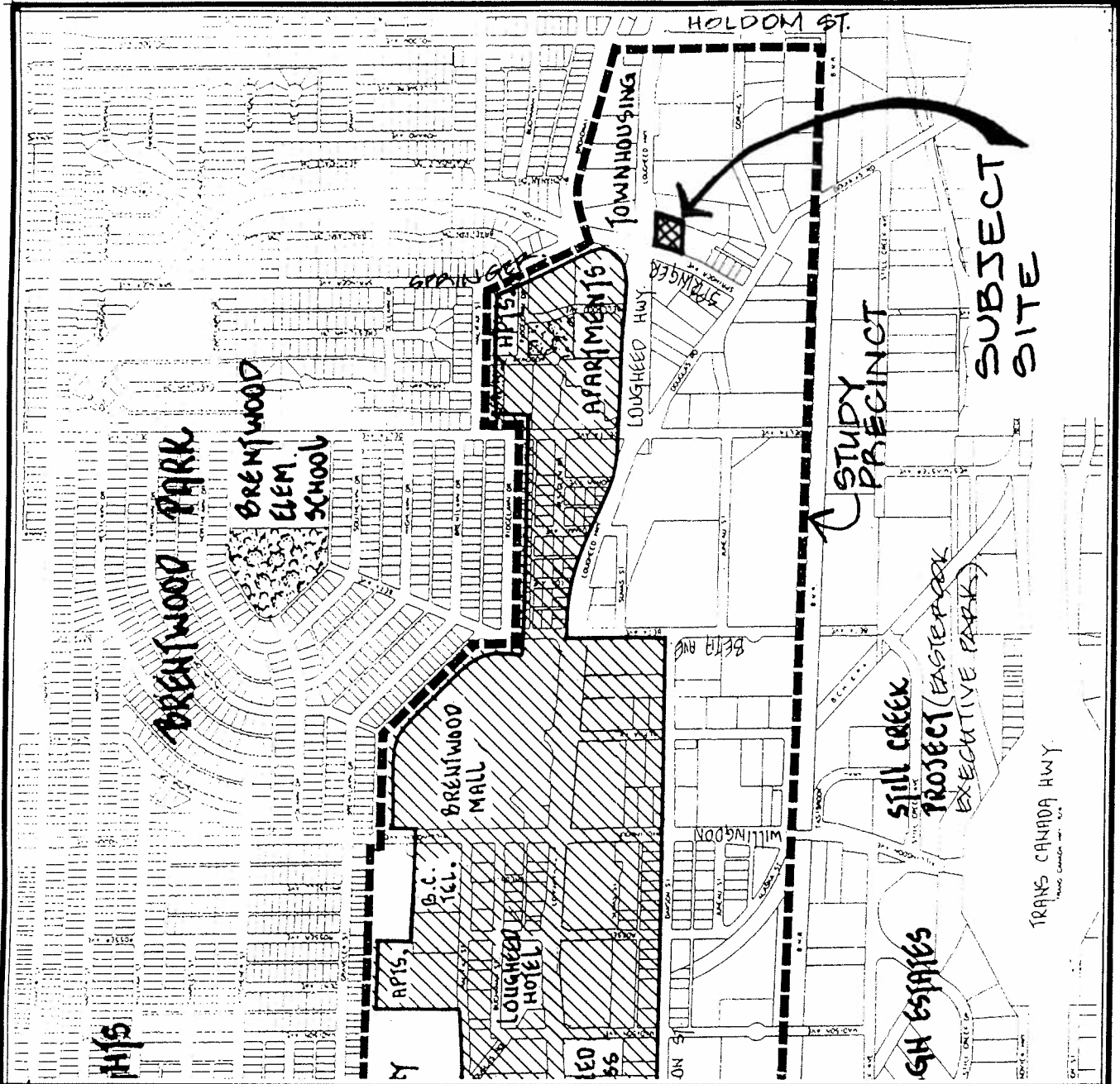
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issue Preliminary Plan Approval for the proposed development in compliance with all normal Municipal requirements.

  
D.G. Stenson, Acting Director  
Planning and Building

KER:yg

Attach.



Date:  
**FEB '93**

Scale:  
**N.T.S.**

Drawn By:  
**KR**

City of Burnaby  
 Planning & Building Dept.

← NORTH

• CURRENT COMMUNITY PLAN NINE

STUDY AREA (EAST PORTION).  
 "BRENTWOOD TOWN CENTRE"  
 SKETCH #1

