

ITEM	11
MANAGER'S REPORT NO.	8
COUNCIL MEETING	94/02/14

**TO: CITY MANAGER** **DATE: 1994 FEBRUARY 08**

**FROM: DIRECTOR PLANNING & BUILDING**

**SUBJECT: 1791 DOUGLAS ROAD**  
**PRELIMINARY PLAN APPROVAL #11073**

**PURPOSE: To inform Council of a Preliminary Plan Approval application which is located in the Brentwood Town Centre Review Study Area.**

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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 the construction of a new building to be occupied by the Fiji Canada Association at 1791 Douglas Road (see attached sketch).

The subject site is presently zoned C4, Service Commercial District, and is located in the north-west corner of the Brentwood Town Centre Review Study Area. The Town Centre Review is currently being pursued by staff.

The site is triangular in shape and has a side yard which abuts an autobody shop on an industrial zoned site to the west. The Masonic cemetery is located directly across Douglas Road to the north and the Executive Inn is located across Halifax Street to the south.

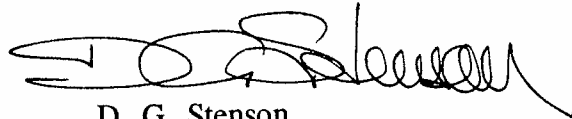
The site presently accommodates a single-storey building, which is currently being occupied by the Fiji Canada Association. The current proposal is for a 9300 sq. ft. two-storey building with parking being provided underground.

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The Planning and Building Department does not consider that this proposal would significantly hamper future redevelopment of this area. The proposal would be required to conform to the existing C4 zoning regulations. Unless otherwise directed by Council, staff propose to process and issue a Preliminary Plan Approval, in compliance with all City requirements.

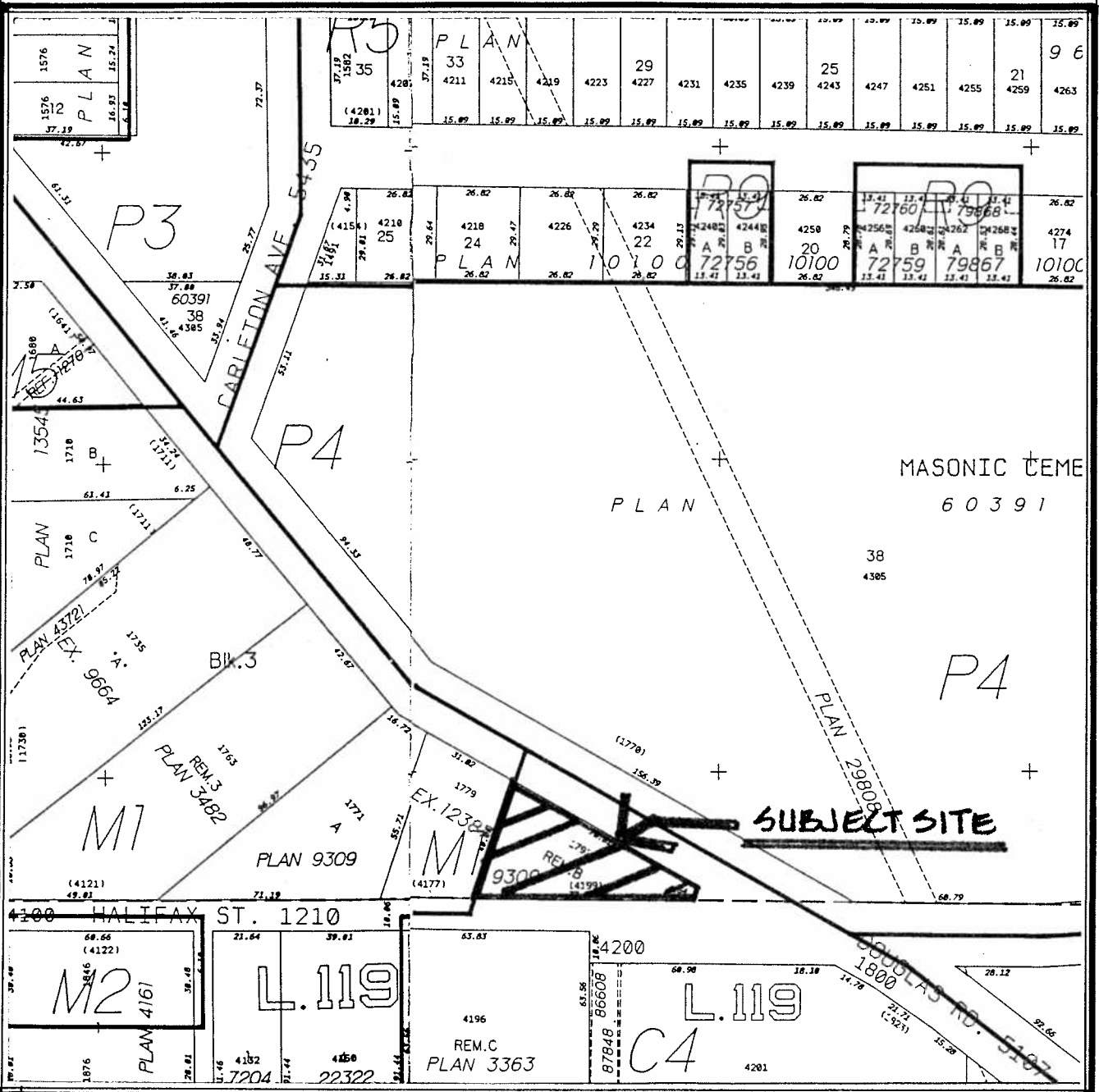
This is for the information of Council.



D. G. Stenson,  
Director Planning & Building

HD/ds


Attachment



Date:  
**94 FEB. 10**

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

Drawn By:  
**H.D.**

 **City of Burnaby**  
Planning & Building Dept.

**1791 DOUGLAS ROAD**

**SKETCH #1**

