

ITEM	14
MANAGER'S REPORT #	12
COUNCIL MEETING	96/04/22

TO: CITY MANAGER

1996 APRIL 17

FROM: DIRECTOR PLANNING AND BUILDING

**SUBJECT: PROPOSED NEW INDUSTRIAL BUILDING AT
5270 IMPERIAL STREET
ROYAL OAK DEVELOPMENT PLAN**

PURPOSE: To inform Council about a request to redevelop a property at 5270 Imperial Street in accordance with the existing zoning but in conflict with the adopted Royal Oak Development Plan.

RECOMMENDATIONS:

1. **THAT** a copy of this report be sent to Mr. Bert De Ruiter, Seasons Realty Ltd., #118 - 5021 Kingsway, Burnaby, B. C. V5H 4A5.

R E P O R T

The realtor for the owner of 5270 Imperial Street has written to inform of a possible new owner's intent to redevelop the site under the existing M4 zoning as an industrial building. This property is located within the Council adopted Royal Oak Development Plan in the middle of a block designated for site consolidation and redevelopment with M5 type suburban offices (see attached Sketches #1 and #2).

The site, which measures about 10.16 m by 37.12 m (66.14 ft. by 121.78 ft.) with an area of 748.34 m² (8,055.32 sq.ft.) is located on the south side of Imperial Street, one lot west of Palm Avenue in an area characterized by a mixture of residential and industrial uses. The site is presently occupied by an older house in fair condition with a number of deciduous trees in the rear yard. Similar houses lie to the west and across Imperial Street to the north. A two storey industrial building abuts to the east and a one-storey lies across the lane to the south.

The property is within the identified Royal Oak Area study area, and the existing Royal Oak Development Plan designates this site for consolidation with adjacent properties for redevelopment with suburban offices in recognition of its proximity to both the Royal Oak Station and the commercial focus of Metrotown. Permitting the site to be redeveloped with an industrial type structure would compromise the intent of the adopted Plan and hampers the eventual consolidation of the surrounding properties and redevelopment in line with the adopted Plan. This site, as with the one to the east before Palm Avenue, is too small to be redeveloped alone under M5 zoning at a later date.

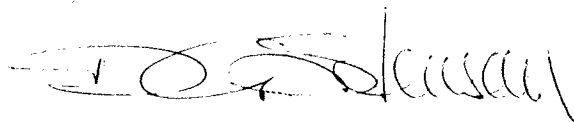
**CITY MANAGER
PROPOSED NEW SPECIAL INDUSTRIAL BUILDING AT
4270 IMPERIAL STREET
ROYAL OAK DEVELOPMENT PLAN
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However, the proposed industrial use is permitted under the existing M4 zoning, although the site is smaller than allowed for newly subdivided M4 sites. If the site were to be redeveloped, a suitable access from Imperial Street subject to the approval of the Engineering Department, would have to be determined. Council considered a similar request for 5092 Imperial Street in 1994 November. Although many similar issues of concern were identified, given the existing zoning, permission to proceed under the M4 guidelines was given in 1994 December.

Considering the location of the site, staff consider that examination of a possible change of the area's designation to multiple-family might be considered as part of the review of Burnaby's residential growth management strategy currently underway. As part of this review of the policies guiding residential growth in Burnaby, the issue of multiple-family residential development through the redesignation of lands at the edges of existing Town Centres is being examined. It is possible that arising out of the residential growth management study a review of the residential zoning potential of some previous industrial areas adjacent to Metrotown could be undertaken and, if it is considered appropriate by both Council and the residents, a Development Plan review could be initiated to increase housing opportunities.

In conclusion, unless otherwise directed by Council, the Planning and Building Department will process a Preliminary Plan Approval application for the redevelopment of 5270 Imperial Street in line with the existing M4 District.

This is for the information of Council.



**D. G. Stenson,
Director Planning and Building**

FA/ds
Attach.

cc: Chief Building Inspector

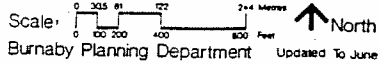
SUBJECT SITE



- 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 Guidelines)
 - * = Service Industrial/ Suburban Office
 - * = Completed in Accordance With Development Guidelines

Royal Oak Study Area
SkyTrain Station/South Slope Centre

Royal Oak
Development
Plan



Burnaby Planning Department Updated To June 1994

Adopted 1990 January 08

Date:
APRIL 1996

Scale:
N.T.S.

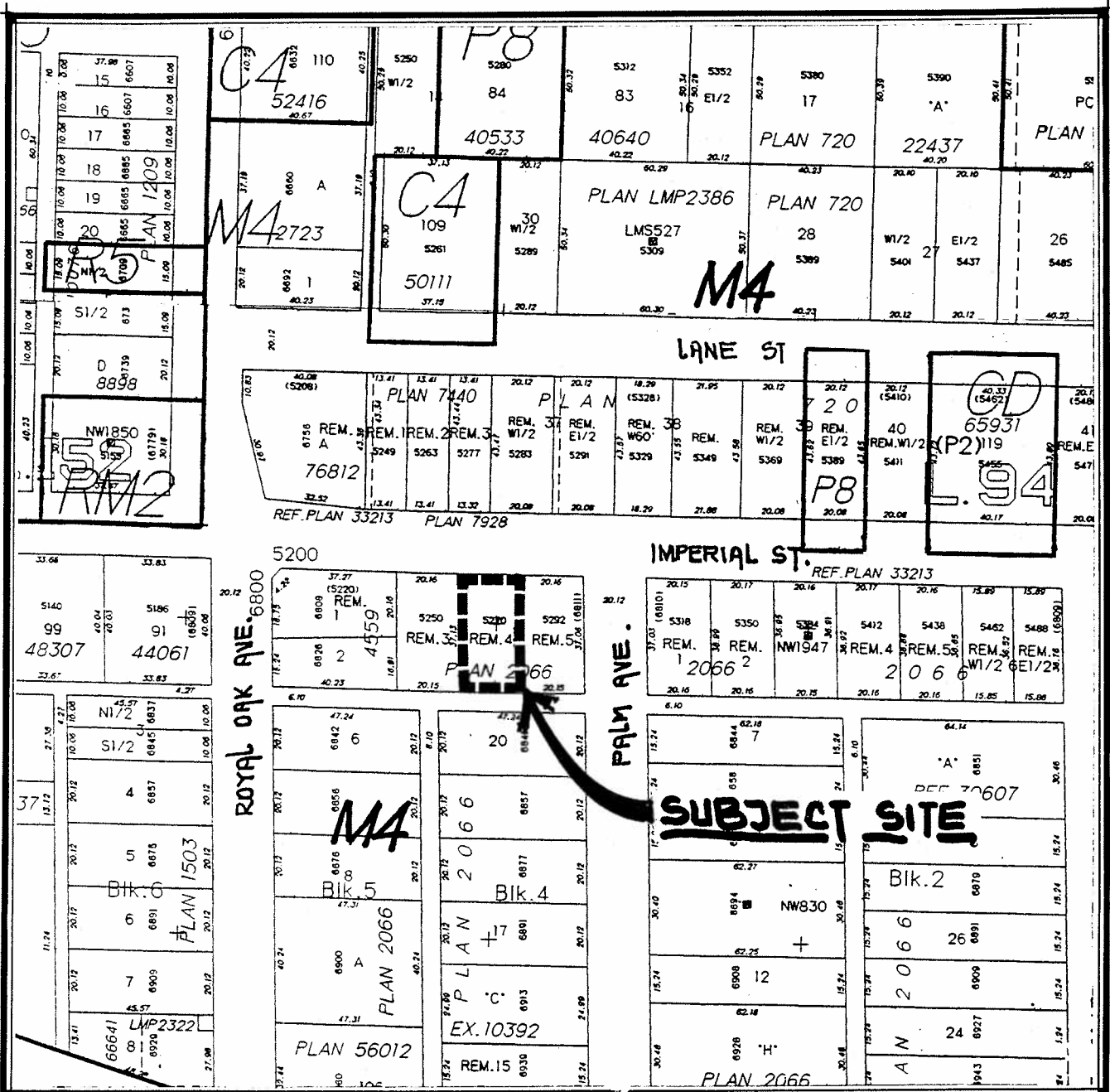
Drawn By:
J.P.C.



City of
Burnaby
Planning & Building Dept.

PROPOSED DEVELOPMENT
5270 IMPERIAL ST.

SKETCH #1



Date:
APRIL 1996

Scale:
1:2000

Drawn By:
J.P.C.



City of
Burnaby
 Planning & Building Dept.



PROPOSED DEVELOPMENT
5270 IMPERIAL ST.

SKETCH #2