

TO: CITY MANAGER

1997 APRIL 02

FROM: DIRECTOR PLANNING AND BUILDING

**SUBJECT: DEMOLITION AND REDEVELOPMENT REQUEST
5542 AND 5558 IMPERIAL STREET
ROYAL OAK DEVELOPMENT PLAN**

PURPOSE: To inform Council of a request for a demolition permit and request to redevelop 5542 and 5558 Imperial Street not in conformance with the Royal Oak Development Plan.

RECOMMENDATION:

1. **THAT** a copy of this report be sent to Vern Milani, MILA Investments Ltd., 5526 Kingsway, Burnaby, B.C., V5H 2G2.

REPORT

A letter has been received from the representative of the owner of 5542 and 5558 Imperial Street, located at the eastern end of the Royal Oak Development Plan (see **attached** sketches #1 and #2) requesting a demolition permit for these properties and expressing a desire to redevelop them under the existing M4 Service Industrial District zoning.

The properties are now occupied by two older small single family dwellings, one with two mature conifers in the front yard, located in the middle of the block between two other older dwellings to the east and two newer automotive service buildings to the west and backing onto Mavis Street.

The Royal Oak Development Plan is presently in the midst of a community consultation process to revise the community plan for the Royal Oak area. Under the existing Plan, this site forms part of a band of properties along both sides of Imperial Street and south on Royal Oak Avenue designated for redevelopment with Suburban Office Comprehensive Development using as guidelines the M5 Light Industrial District, with the sites to the south designated for either Suburban Office or Service Industrial redevelopment.

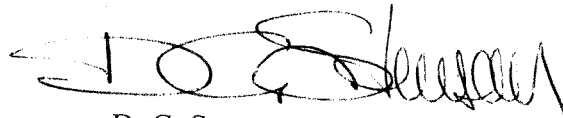
If this site were redeveloped under the existing M4 zoning, it would not conform with the designation of the block under the current adopted Royal Oak Plan and, since it comprises the middle section of the block, it would hamper an orderly pattern of redevelopment. However, major

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intervention on the part of the City is not considered warranted at this time as there has been no discernible consolidation and redevelopment activity in the area to date in line with the adopted Plan. If the owner proceeds with redevelopment under the existing zoning, the usual procedures of site consolidation and Preliminary Plan Approval would be applicable, with notation that vehicular access is expected to be from Mavis Street.

Thus, unless directed otherwise, staff will work with the owner to pursue demolition of the existing dwellings and a Preliminary Plan Approval application in conformance with a consolidated site and the existing zoning.

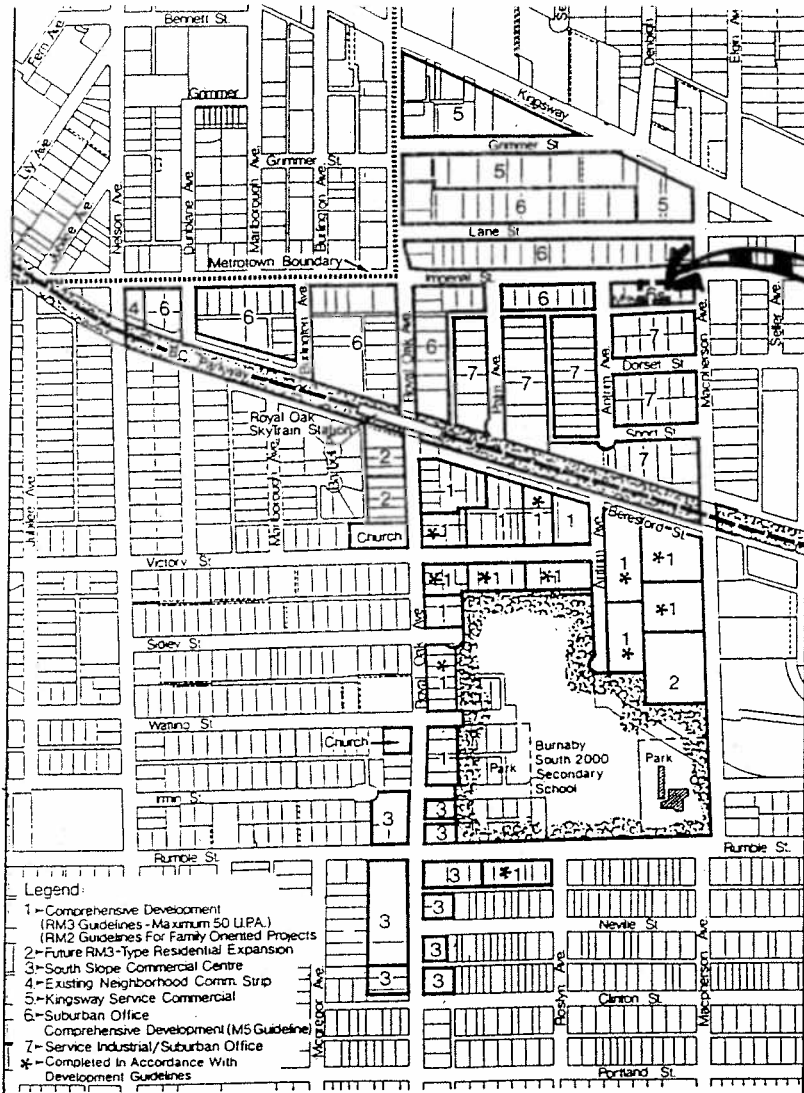
This is for the information of Council.



D. G. Stenson
Director Planning and Building

FA:gk
Attach

cc. Chief Building Inspector



**SUBJECT
SITE**

Legend:

- 1 - Comprehensive Development (RM3 Guidelines - Maximum 50 UPA) (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 - 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 1997

Scale:
N.T.S.

Drawn By:
J.P.C.

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

SITING APPROVAL #6/97
5542 + 555B IMPERIAL ST.

SKETCH #1

