

Item	13
Manager's Report No.	12
Council Meeting	97/04/21

TO: CITY MANAGER 1997 APRIL 15

FROM: DIRECTOR PLANNING AND BUILDING

SUBJECT: PROPOSED NEW INDUSTRIAL BUILDING
5389 LANE STREET
PRELIMINARY PLAN APPROVAL #12341
ROYAL OAK DEVELOPMENT PLAN

PURPOSE: To inform Council of an application for Preliminary Plan Approval within the Royal Oak Development Plan.

RECOMMENDATION:

1. THAT this report be received for information purposes.

R E P O R T

The Planning and Building Department has received a Preliminary Plan Approval Application (PPA #12341) to build a new industrial building at 5389 Lane Street (see Sketch #1 *attached*). The building will be divided into four units with 2 levels of office, with warehouse space at the rear.

This application is consistent with the existing M4 Special Industrial District zoning of the site. The new building will be 24 ft. high and approximately 13,500 square feet in area.

The subject property is located within the Council-adopted Royal Oak Development Plan (see Sketch #2 *attached*). The plan designated most of Lane Street for suburban office uses to be achieved through rezoning to the Comprehensive Development District using the M5 zoning district as a guideline. The owner is aware of this potential but wishes to proceed with this development based on existing zoning.

On 1996 July 08, Council authorized the initiation of a community consultation process for the Royal Oak area. The area under consideration is roughly twice the size of the original Royal Oak Development Plan. An advisory committee has been established with a mandate to prepare recommendations that establish a longer term vision for the future development of the area. One of the key land use issues that could be addressed is the role that existing and future industry could play in the area. This consideration will also be within the context of a Burnaby industrial land use strategy, presently under preparation as part of the Official Community Plan review process.

Given the early stages of the Royal Oak Community Plan review, it is difficult to know exactly how this proposal will relate to the plan. The proposed use and size of the new building, however, are permitted under the current zoning and may well conform to the industrial goals of the review.

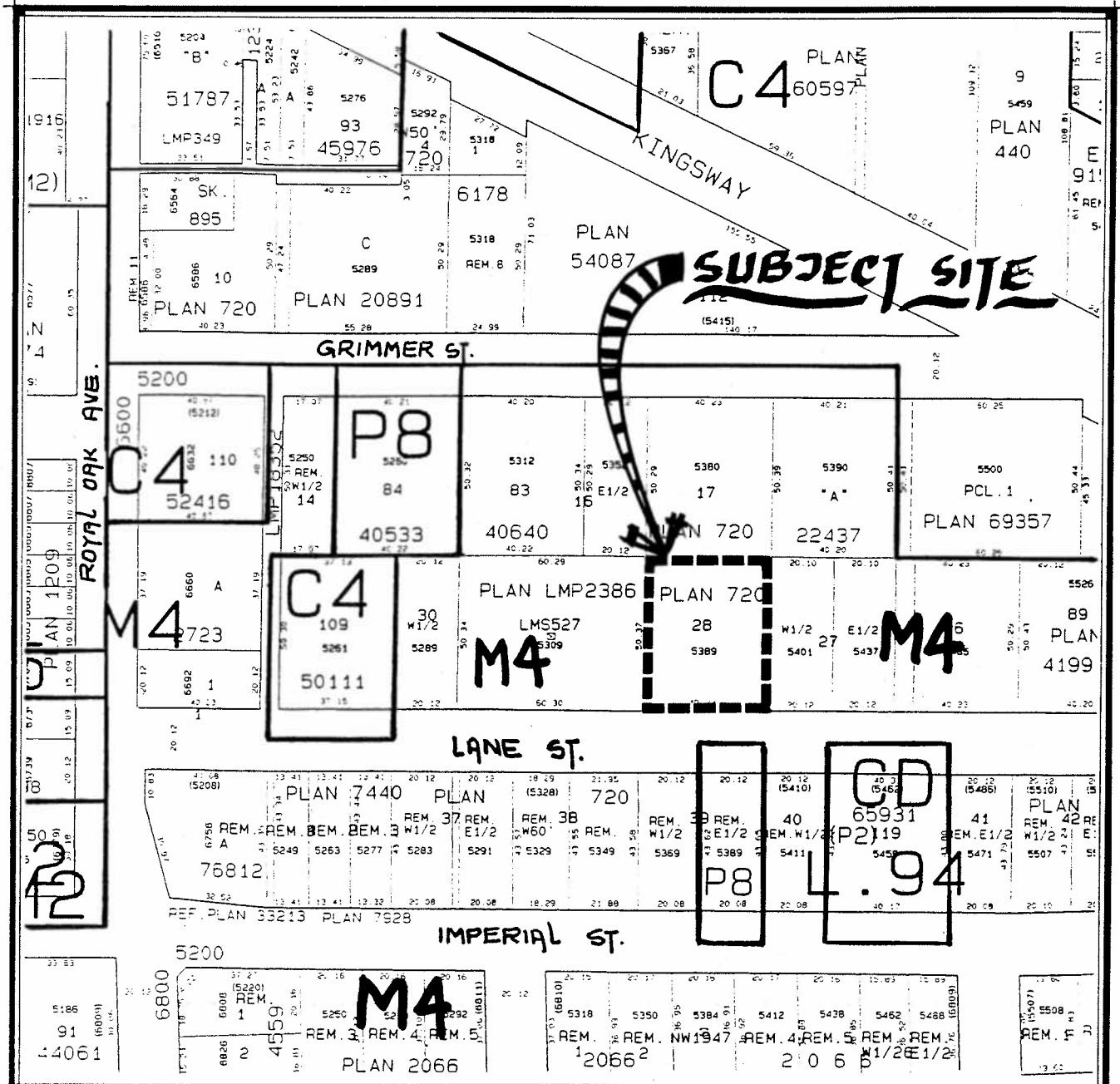
Unless otherwise directed by Council, staff propose to proceed with issuance of Preliminary Plan Approval for the proposed development in conformance with the existing M4 Special Industrial District zoning, upon completion of all City requirements. Staff will work with the applicant to ensure appropriate development of the site, within the context of the existing zoning regulations.



D.G. Stenson,
Director Planning and Building

TDA/ds

Attach.



Date:
APRIL 1997

Scale:
1:2000

Drawn By:
J.P.C.



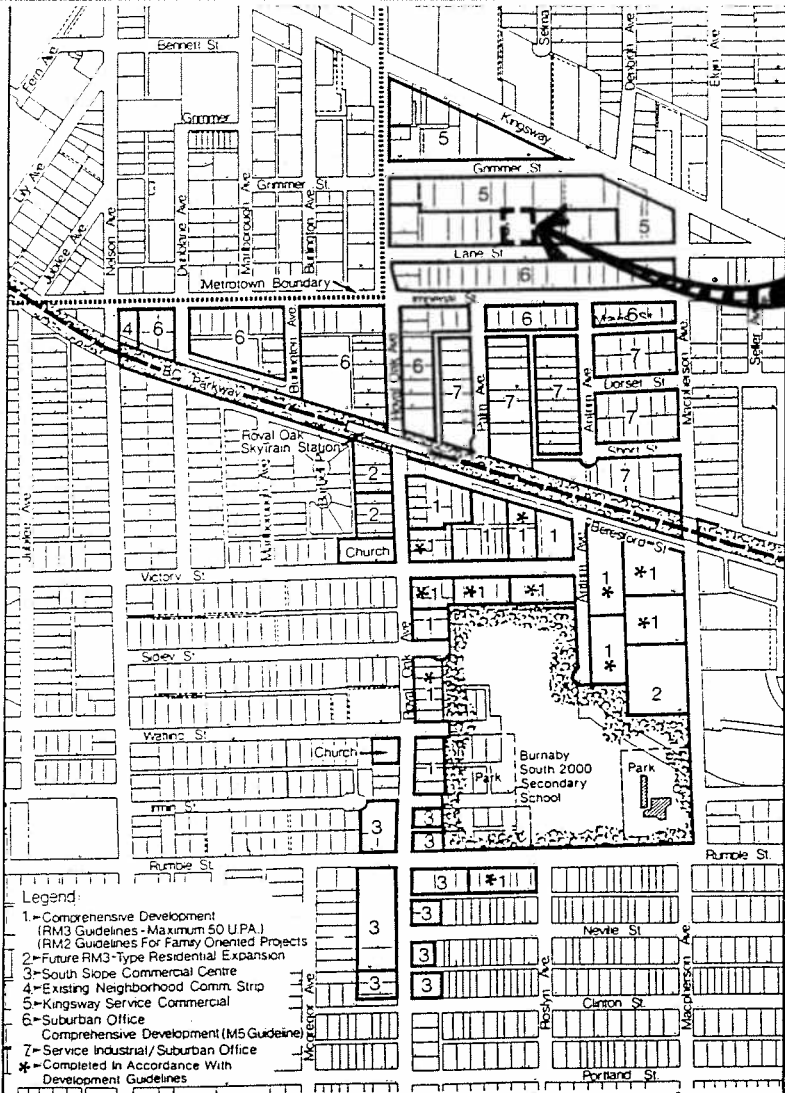
City of
Burnaby
Planning & Building Dept.



DEVELOPMENT PROPOSAL

**5389 LANE ST.
PPA # 12341**

SKETCH #1.



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

Royal Oak Study Area
 SkyTrain Station/South Slope Centre
 Royal Oak Development Plan
 Adopted 1990 January 08


Scale: 0 305 61 122 244 Meters
 0 100 200 400 800 Feet

Burnaby Planning Department Updated To June 1994

Date:
APRIL 1997

Scale:
N.T.S.

Drawn By:
J.P.C.

 City of Burnaby
 Planning & Building Dept.

DEVELOPMENT PROPOSAL

5389 LANE ST.
PPA # 12341

SKETCH #2.