

Item	12
Manager's Report No.	09
Council Meeting	97/03/24

TO: CITY MANAGER 1997 MARCH 18

FROM: DIRECTOR PLANNING AND BUILDING

SUBJECT: PROPOSED NEW INDUSTRIAL BUILDINGS
2345, 2475 DOUGLAS ROAD, BURNABY, B.C.
BRENTWOOD TOWN CENTRE DEVELOPMENT PLAN

PURPOSE: To inform Council of a proposed application for Preliminary Plan Approval within the Brentwood Town Centre 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 letter from Mr. Gino Ferronato, expressing interest in redeveloping the properties at 2345 and 2475 Douglas Road (see Sketch #1 attached). The two sites together comprise over 1.2 hectares in area. Mr. Ferronato states that a long-term tenant is vacating the premises, and that in order to maximize future lease potential, it will be necessary to re-build. The two existing lots would be subdivided into two, more equal size lots, with a new strata-titled industrial building on each lot.

Although a formal application for Preliminary Plan Approval has not yet been received, Mr. Ferronato expresses intent to build in conformance with the existing M2 General Industrial District zoning of the sites and meet all usual subdivision requirements.

The subject properties are located within the Council-adopted Brentwood Town Centre Development Plan (see Sketch #2 attached), of which Mr. Ferronato has been advised. This largely industrial, eastern portion of the Plan Area is identified as part of the Holdom LRT Station Related Study Area. The Plan states that the probable location of an LRT station in the vicinity of the Lougheed/Holdom intersection would result in land use changes particularly related to residential redevelopment potential. A further specific study area will need to be pursued related to a Holdom LRT station. The town centre road network also indicates an eventual realignment of Douglas Road in relation to Goring Street.

Given that this further specific area study has not yet been formulated, it is premature to comment on the relation of this proposal to desired future land uses in the vicinity of Douglas Road. However, the previously identified less stable soil conditions in this area and the proximity of the busy railway line are less than optimal for residential development.

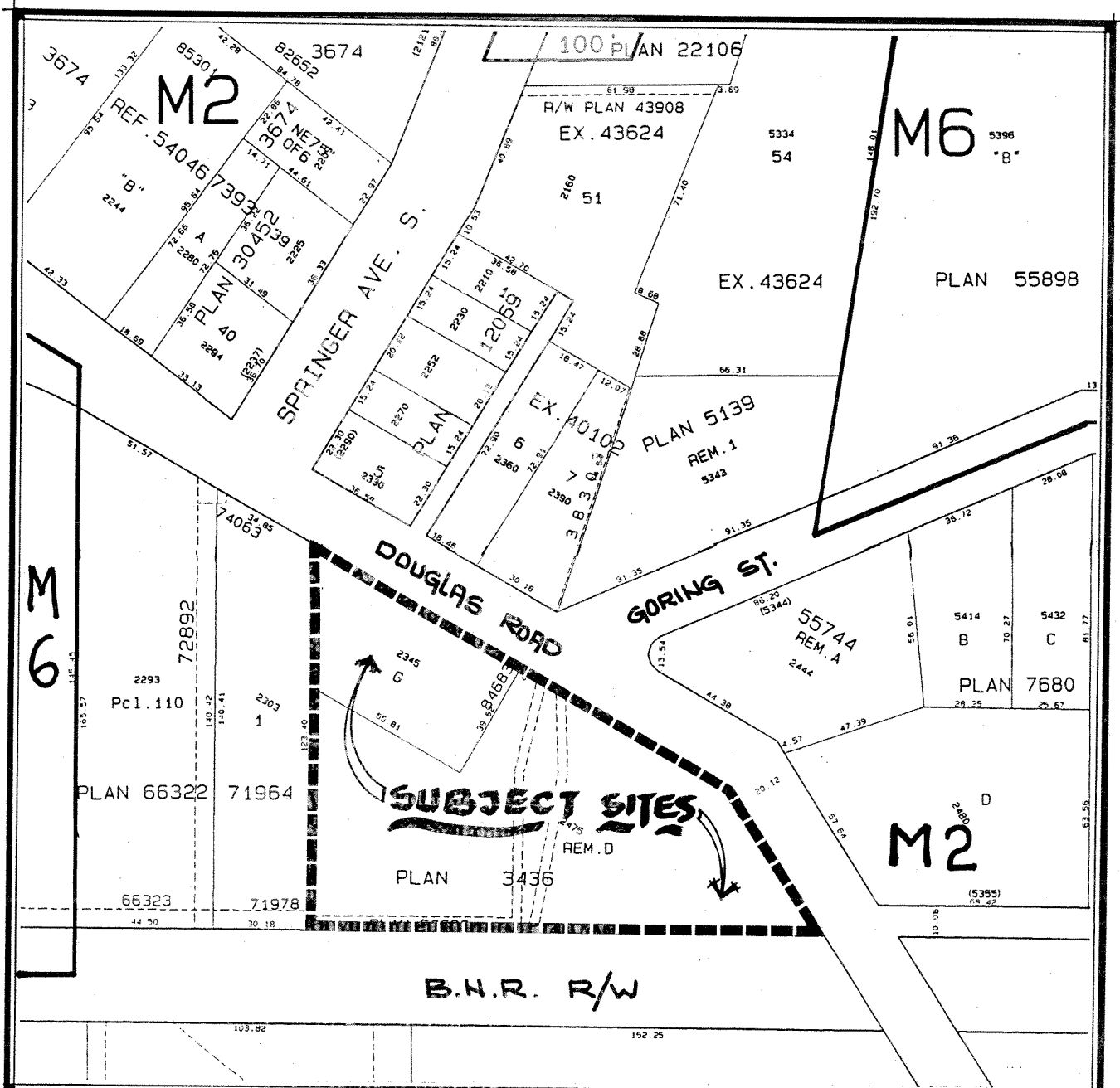
Unless otherwise directed by Council, staff propose to work with the prospective applicant to ensure appropriate development of the sites, within the context of the existing zoning regulations through the Preliminary Plan Approval process.



D.G. Stenson,
Director Planning and Building

TDA/ds


Attach.



Date:
MARCH 1997

Scale:
1:2000

Drawn By:
J.P.C.

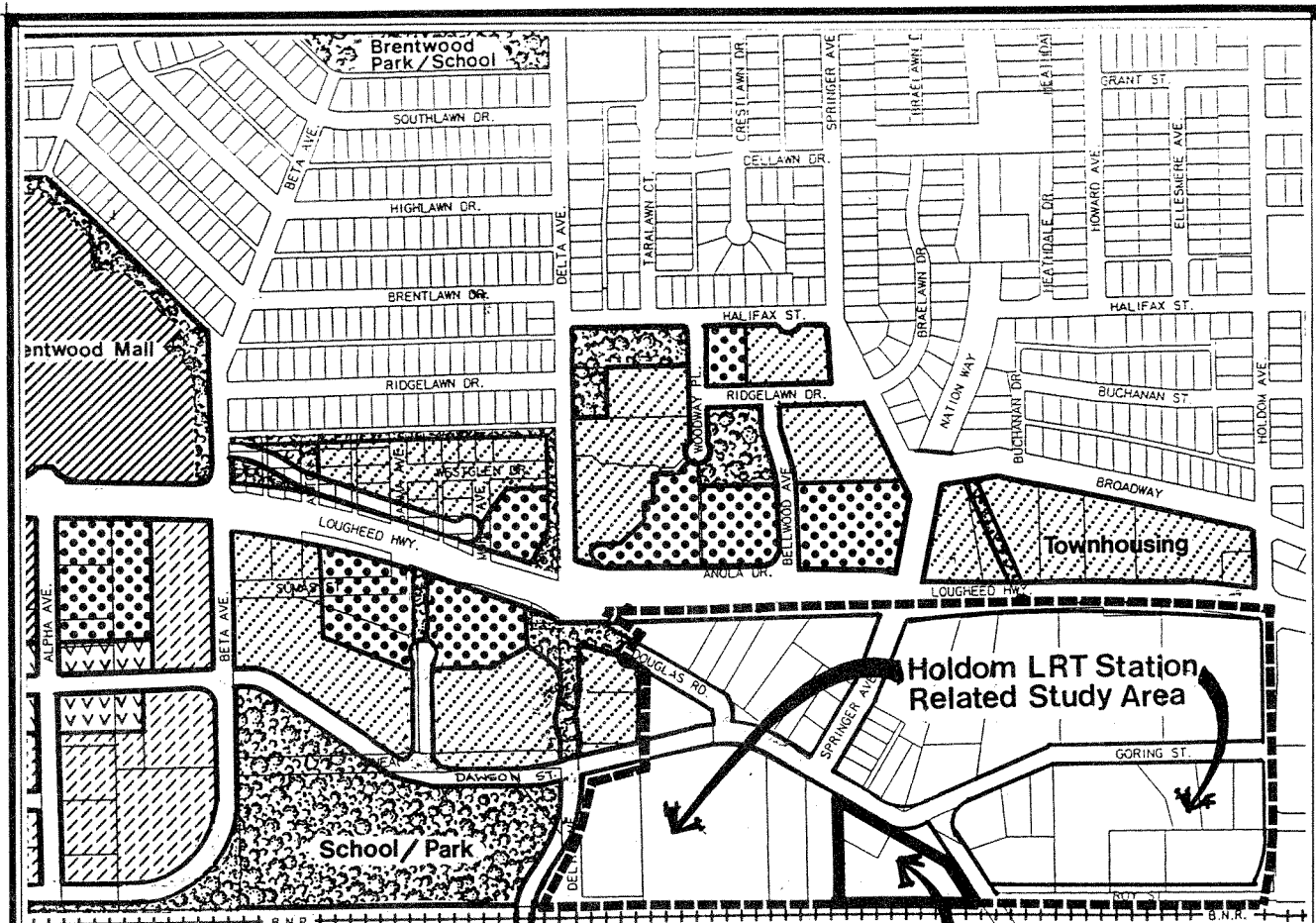


City of Burnaby
 Planning & Building Dept.

DEVELOPMENT INQUIRY
2345 & 2475 DOUGLAS ROAD

North ↑

SKETCH # 1



SUBJECT SITE

Brentwood Town Centre Development Plan



Legend:

- Core Development
- Village Street
- Residential (Medium Density)
- Residential (High Density)
- Residential (Separated High Density, SEE TEXT)
- Succession (Industrial To Residential)
- Service Commercial
- Industrial
- Public Open Space

Land Use Concept

Date:
MARCH 1997

Scale:
N.T.S.

Drawn By:
J.F.C.

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 Planning & Building Deptl.

DEVELOPMENT INQUIRY

SKETCH #2