

Item	10
Manager's Report No.	07
Council Meeting	97/03/03

TO: CITY MANAGER

1997 FEBRUARY 24

FROM: DIRECTOR PLANNING AND BUILDING

SUBJECT: PROPOSED NEW INDUSTRIAL BUILDING
5526 SHORT STREET
PRELIMINARY PLAN APPROVAL #12261
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 #12261) to build a new industrial building at 5526 Short Street (see Sketch #1 **attached**). The prospective tenant of this warehouse/processing facility will treat prescription eyeglass lenses with anti-scratch and anti-reflective coatings. The site, which was recently consolidated, is about 33,000 sq.ft. in area and is occupied by a run-down, vacant building. The SkyTrain line runs along the south side of the property.

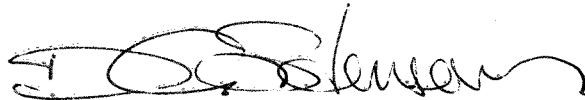
This application is consistent with the existing M4 Special Industrial District zoning of the site. The new building will be 32 ft. high and approximately 17,000 sq. ft. in area.

The subject property is located within the Council-adopted Royal Oak Development Plan (see Sketch #2 **attached**). The Plan indicated the maintenance of the M4 industrial zoning designation in the vicinity of Short Street. Rezoning proposals for M5-type industrial developments, however, would also be encouraged.

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 will be 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 be done in the context of a Burnaby industrial land use strategy, presently under preparation as part of the Official Community Plan review process.

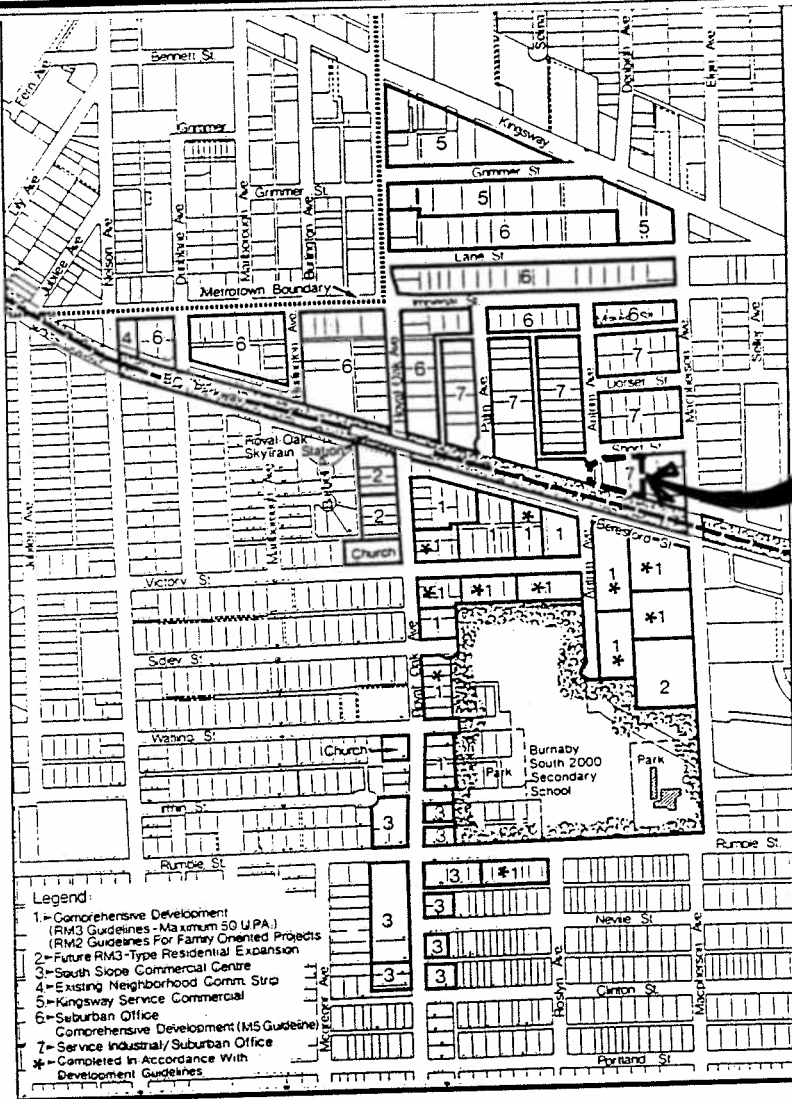
Given the early stages of the Royal Oak Community Plan review, it is difficult to know exactly how this proposal will relate to the plan. The proposed use and size of the new building, however, are permitted under the current zoning and may well conform to the industrial goals of the review.

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

TA:gk
Attach



**SUBJECT
SITE**

- Legend:
- 1 - Comprehensive Development (RM3 Guidelines - Minimum 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

Scale: 0 100 200 300 400 Feet
Burnaby Planning Department Updated to June 1994

Adopted 1990 January 08

Date:
FEBRUARY 1997

Scale:
N.T.S.

Drawn By:
J.P.C.



City of
Burnaby
Planning & Building Dept.

DEVELOPMENT PROPOSAL
5526 6th St.
P.P.A. #12261

SKETCH #2.