

TO: CITY MANAGER

1998 June 09

FROM: DIRECTOR PLANNING AND BUILDING

**SUBJECT: PROPOSED NEW INDUSTRIAL BUILDING
5270 IMPERIAL STREET
PRELIMINARY PLAN APPROVAL #98-151
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 an application for Preliminary Plan Approval (PPA#98-151) to build a new industrial building at 5270 Imperial Street (see sketch #1 *attached*). The building will be divided into two warehouse units with retail/display uses located at the front of the units and offices on the second floor. The gross floor area of the new building will be 432 square metres.

The property is situated on the south side of Imperial Street, two lots east of Royal Oak Avenue. The lot comprises an area of 742 square metres and is currently occupied by an older house and detached garage in fair condition. The area surrounding the subject property is characterized by small scale industrial and residential developments typical of the M4 zone. A house of similar age and style, but with well-maintained landscaping, is located next door to the west. Immediately east of the subject lot is a two storey industrial building. South of the abutting lane is another 1 storey industrial building. Across Imperial Street to the north is a row of three bungalows with industrial buildings on both sides.

This property was the subject of a previous report to Council on 1996 April 17. At that time, a prospective new owner was considering constructing an industrial building under the existing M4 Special Industrial District zoning. The report noted that the existing Royal Oak Development Plan designated the site for suburban office use, under Comprehensive Development zoning, using the M5 guidelines. The earlier report also cited a possible change to multiple-family residential, as part of Burnaby's residential growth management strategy. Although it was noted that the proposed industrial building might delay realization of the adopted Plan, the report recommended approval under existing M4 zoning.

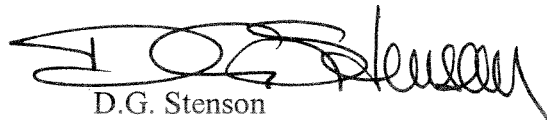
CITY MANAGER
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The current owners, Mr. and Mrs. Gazzola, purchased the property not long afterwards in 1997. Staff have met with Mr. Gazzola to discuss the community consultation process currently underway in the expanded Royal Oak Study Area. (see sketch #2 *attached*). Since Council authorized this process on 1996 July 08, an advisory committee has been meeting regularly. It is expected that the Committee will bring forward its revised land use recommendations early in 1999. It should be noted that the area is identified in the draft Official Community Plan as an "urban village" that may accommodate non Town Centre multi-family development associated with a commercial service area. Mr. Gazzola is aware of a potential change in land use designations but wishes to proceed with the proposed industrial building.

The application currently under review complies with the existing M4 Special Industrial District zoning of the site. The new building will be constructed primarily of painted split face concrete block, with a fully landscaped front yard. The building will be screened from the adjacent house with an evergreen hedge and solid wood fence. The owner wishes to obtain a building permit to demolish all existing improvements on site upon Council's adoption of this report.

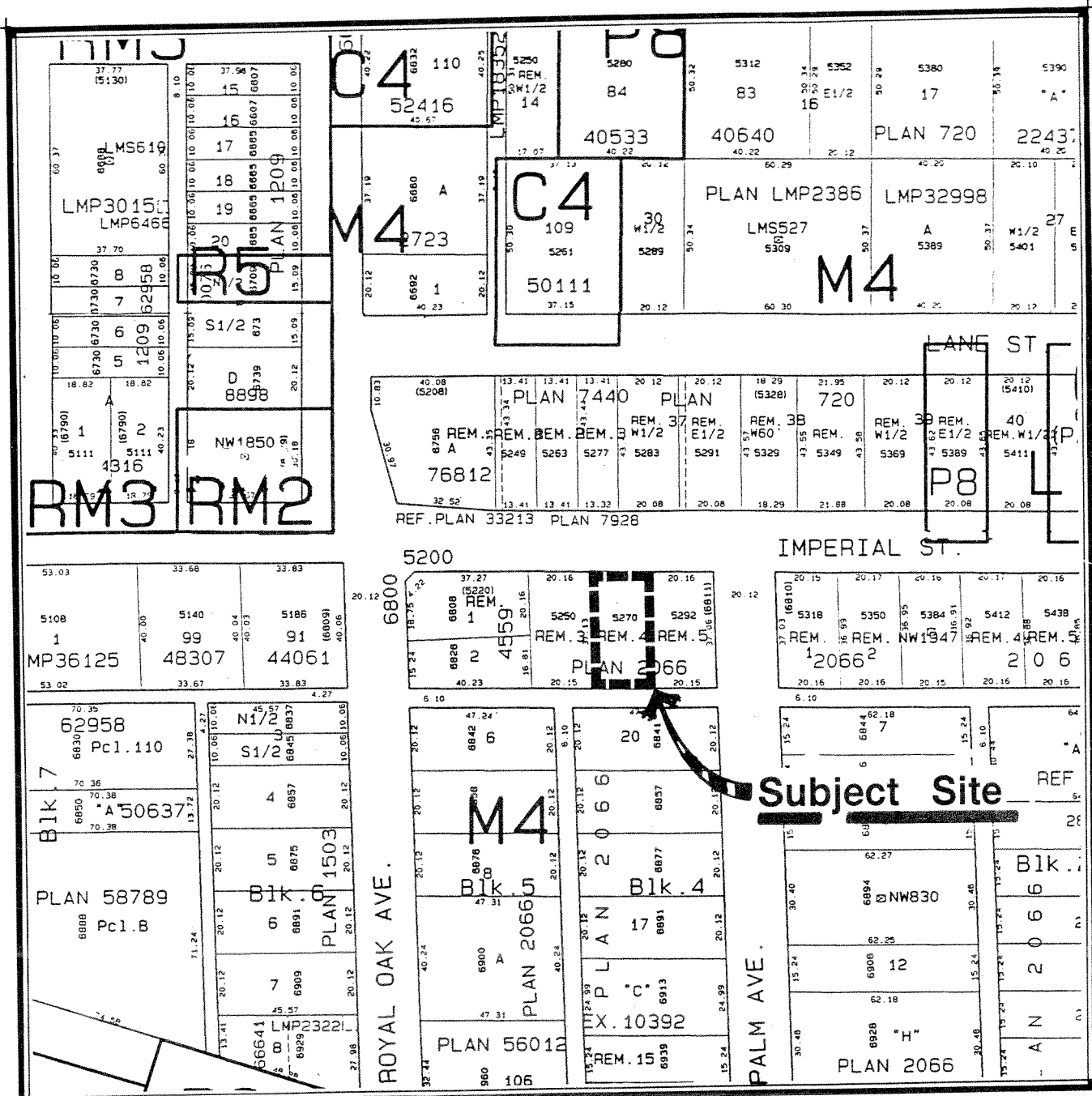
Unless otherwise directed by Council, staff propose to continue working with the applicant to ensure the development meets all City bylaws and regulations. Preliminary Plan Approval will be issued once a suitable development plan has been achieved and all relevant fees paid.

This report is for the information of Council


D.G. Stenson
Director Planning and Building

TDA/ds
Attach.


cc: Chief Building Inspector (Attn.: C. Lupia)



Date:
June 1998

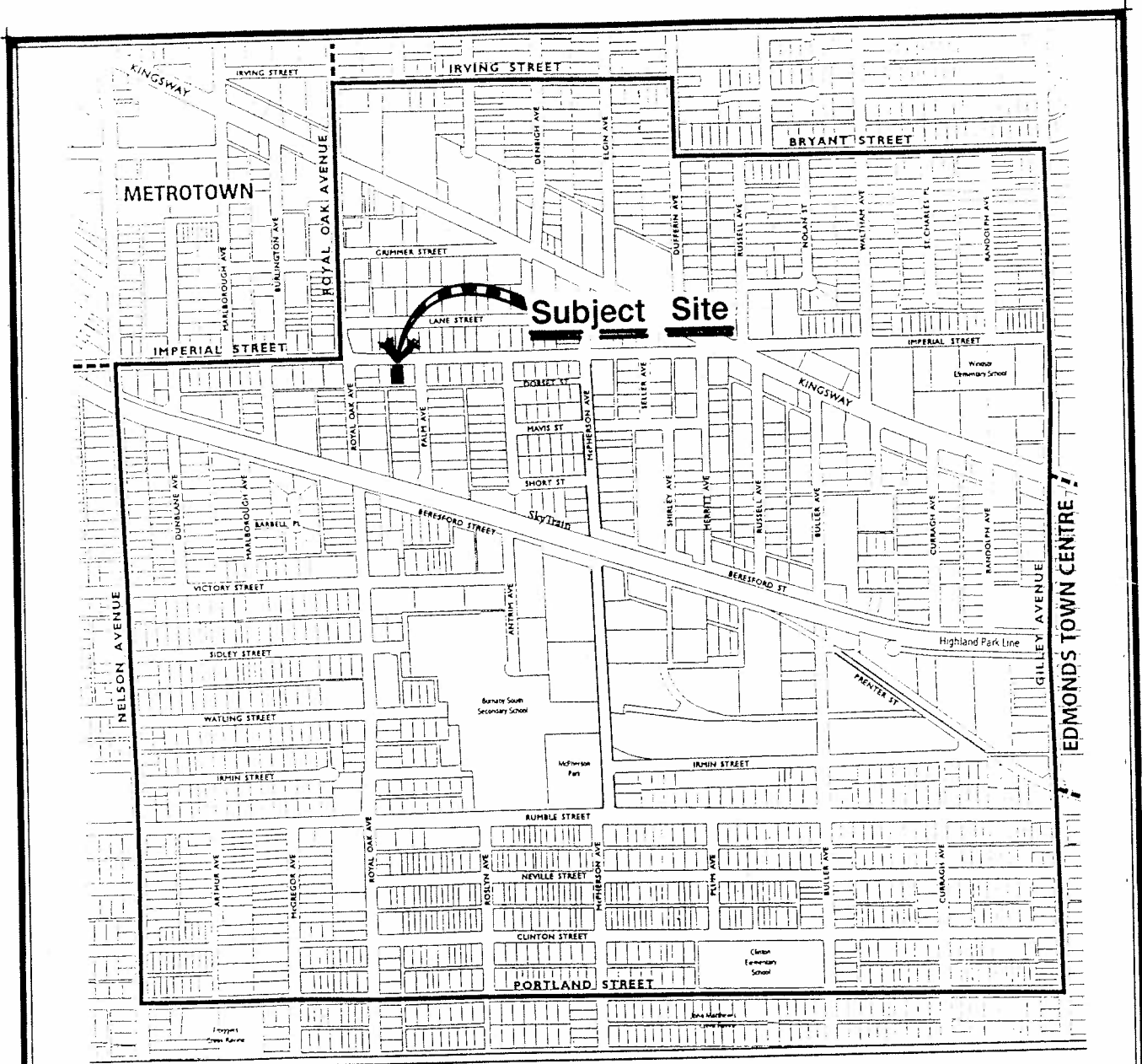
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Drawn By:
J.P.C.

 City of
Burnaby
Planning & Building Dept.
Proposed Development
5270 Imperial St.
P.P.A. # 98-151



Sketch # 1




Royal Oak Study Area



Date:
June 1998

Scale:
N.T.S.

Drawn By:
J.P.C.

 **City of Burnaby**
 Planning & Building Dept.
Proposed Development
 5270 Imperial St.
 P.P.A. # 98 -151



Sketch #2