

TO: CITY MANAGER

1998 September 23

FROM: DIRECTOR PLANNING AND BUILDING

**SUBJECT: PROPOSED NEW INDUSTRIAL BUILDING
7152 CURRAGH AVENUE
PRELIMINARY PLAN APPROVAL #98-253
ROYAL OAK STUDY AREA**

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

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#98-253) to build a new industrial building at 7152 Curragh Avenue (see sketch #1 *attached*). The proposed building will provide warehouse and office space for Albi Imports, a distributor of vitamin products. The gross floor area of the proposed two storey building will be approximately 750 square metres.

The property is situated on the east side of Curragh Avenue, south of Kingsway. The neighbourhood is characteristic of the M4, Special Industrial District in its mix of small scale industrial buildings and single family homes. The subject site is currently vacant. Immediately south of the site is one of Albi Imports' existing warehouse buildings which will continue to be utilized. North and east of the site are similar two storey industrial buildings. Across the street to the west are two single family homes.

The subject property is located within the Royal Oak Study Area (see sketch #2 *attached*). On 1996 July 08, Council authorized the initiation of a community consultation process for an expanded Royal Oak area. The Royal Oak Advisory Committee has been meeting regularly and is expected to bring forward revised Development Plan proposals for the Royal Oak Study Area for public discussion early in 1999. It should be noted that Curragh Street is identified in the recently adopted Official Community Plan for continued industrial purposes.

CITY MANAGER
7152 CURRAGH AVENUE
Preliminary Plan Approval #98-253
1998 September 22 Page 2

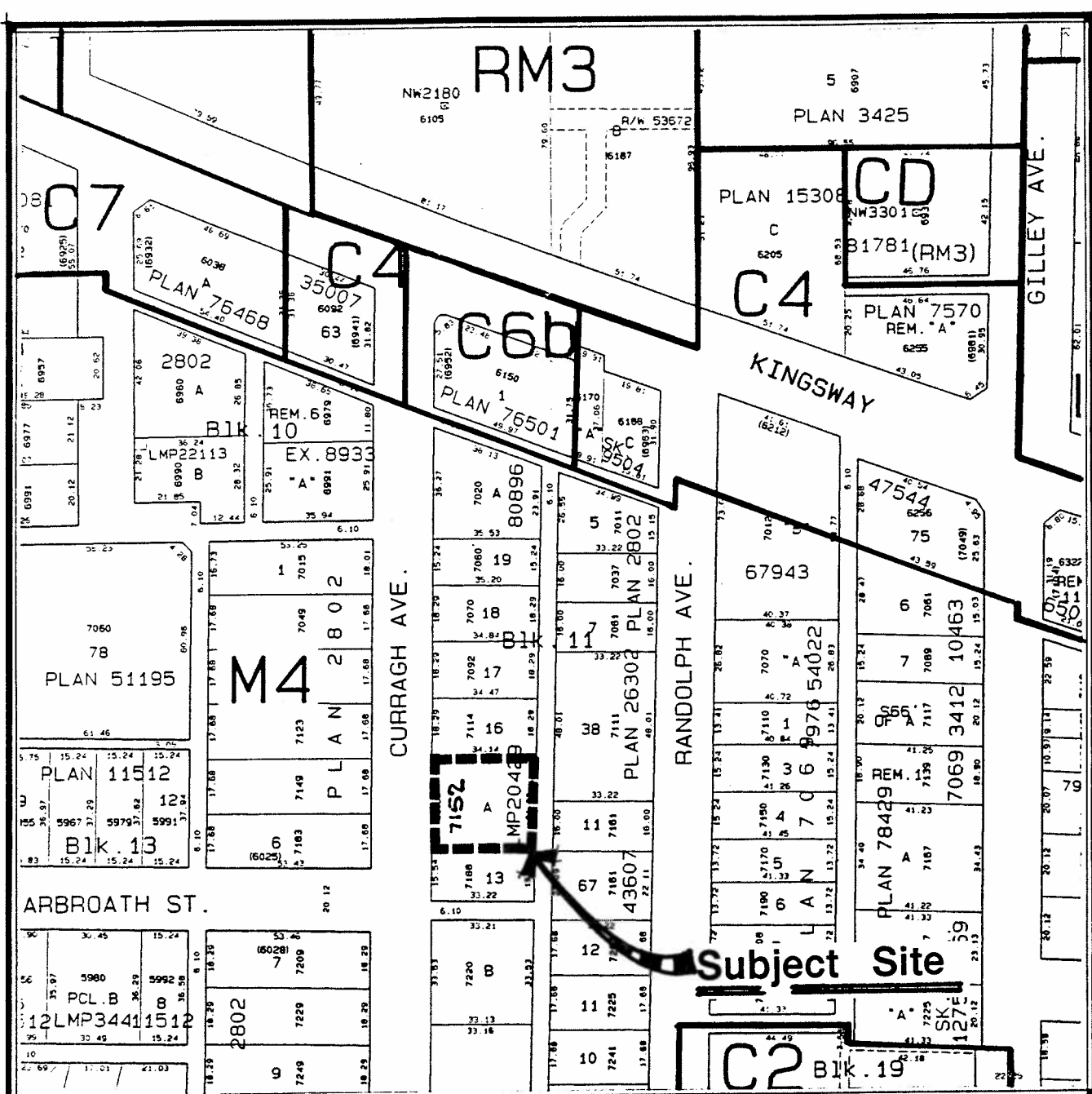
The application currently under review complies with the existing M4 Special Industrial District zoning of the site. Unless otherwise directed by Council, staff propose to issue Preliminary Plan Approval once all usual requirements have been met.

This report is for the information of Council.



D.G. Stenson
Director Planning and Building

TDA/ds
attach.



Date:
September 1998

Scale:
1:2000

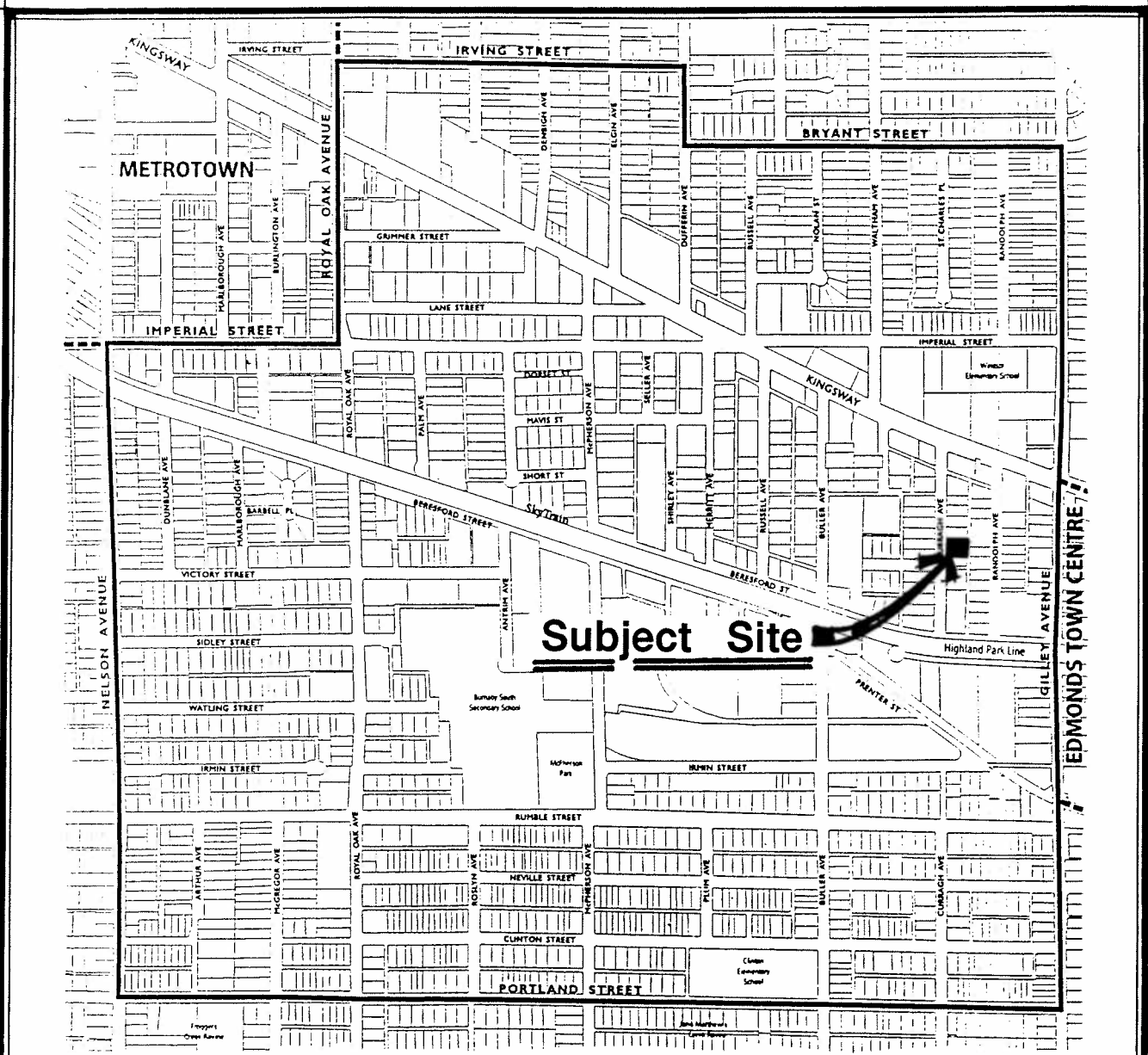
Drawn By:
J.P.C.



Proposed Development
7152 CURRAGH AVE.
PPA 98-253



Sketch #1.




Royal Oak Study Area



Date:
September 1998

Scale:
N.T.S.

Drawn By:
J.P.C.

 **City of Burnaby**
 Planning & Building Dept.
Proposed Development
7152 GURRAGH AVE.
PPA 98-253



Sketch # 2.