

TO: CITY MANAGER

1999 December 15

FROM: DIRECTOR PLANNING AND BUILDING

**SUBJECT: PROPOSED NEW WAREHOUSE BUILDINGS
6888 BURLINGTON AVENUE & 6891 ROYAL OAK AVENUE
PRELIMINARY PLAN APPROVAL #99-252 & #99-263
ROYAL OAK COMMUNITY PLAN AREA**

PURPOSE: To inform Council of applications for Preliminary Plan Approval within the Royal Oak Community Plan Area.

RECOMMENDATION:

1. **THAT** this report be received for information.

R E P O R T

The Planning and Building Department has received applications for Preliminary Plan Approval (PPA #99-252 and PPA #99-263) to build new warehouse buildings for B.E.S. Investments Ltd. at 6888 Burlington Avenue & 6891 Royal Oak Avenue (see attached Sketch #1).

PPA #99-252 is for 6888 Burlington Avenue. The property with a site area of 55,867 sq. ft is located just north of the SkyTrain line on Burlington. It is currently occupied by an existing one storey warehouse having a floor area of 12,830 sq. ft located in the southern portion of the lot. To the immediate north is an existing two storey office/warehouse building and across Burlington Avenue to the west is a row of typical M4 residential lots with detached single family houses. The property has a service lane to the east.

PPA #99-263 is for 6891 Royal Oak Avenue. This property is located to the east of 6888 Burlington across the lane. It is two lots north of the Royal Oak SkyTrain Station on Royal Oak Avenue. The property has just been consolidated with the lot to the immediate north with a total site area of 19,734 sq. ft and has an existing one storey warehouse having a floor area of 5,802 sq. ft located in the northern portion of the consolidated lot. To the immediate south is an M4 lot with a former dwelling which is being used as a contractors storage yard. The existing development in the vicinity, to the immediate north of the consolidated lot, to the east of Royal Oak Avenue, and just north of the SkyTrain station is typical M4 one/two storey warehouse/ offices.

CITY MANAGER
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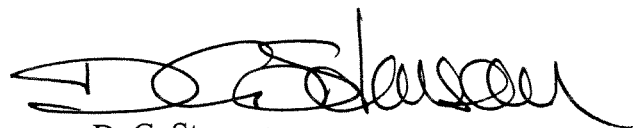
The properties are located within the Royal Oak Community Plan, adopted by Council on 1999 June 28. The Royal Oak Community Plan indicates that the property 6888 Burlington Avenue is designated for redevelopment subject to the assembly of suitable sites for medium-density multiple-family housing and 6891 Royal Oak Avenue for mixed-use medium density commercial and residential. (see attached Sketch #2).

The subject PPA proposals comply with the existing M4 Special Industrial District zoning. The proposed buildings are typical single storey warehouse buildings with a floor area of 12,720 sq. ft for 6888 Burlington Avenue and 5,802 sq. ft for 6891 Royal Oak Avenue.

As the properties are strategically located in the Royal Oak Community Plan Area and the proposed developments are not compatible with the Community Plan, the acquisition of these properties is also an option. The developer has indicated some interest in considering the sale of these properties to the city but as the properties are relatively large the acquisition cost would be considerable regardless of the property's per sq. ft value. Also due to the extent of existing viable businesses and buildings on these M4 industrial properties and surrounding properties, it is considered that redevelopment of these and surrounding properties in line with the Community Plan designations would not likely be pursued in the near future.

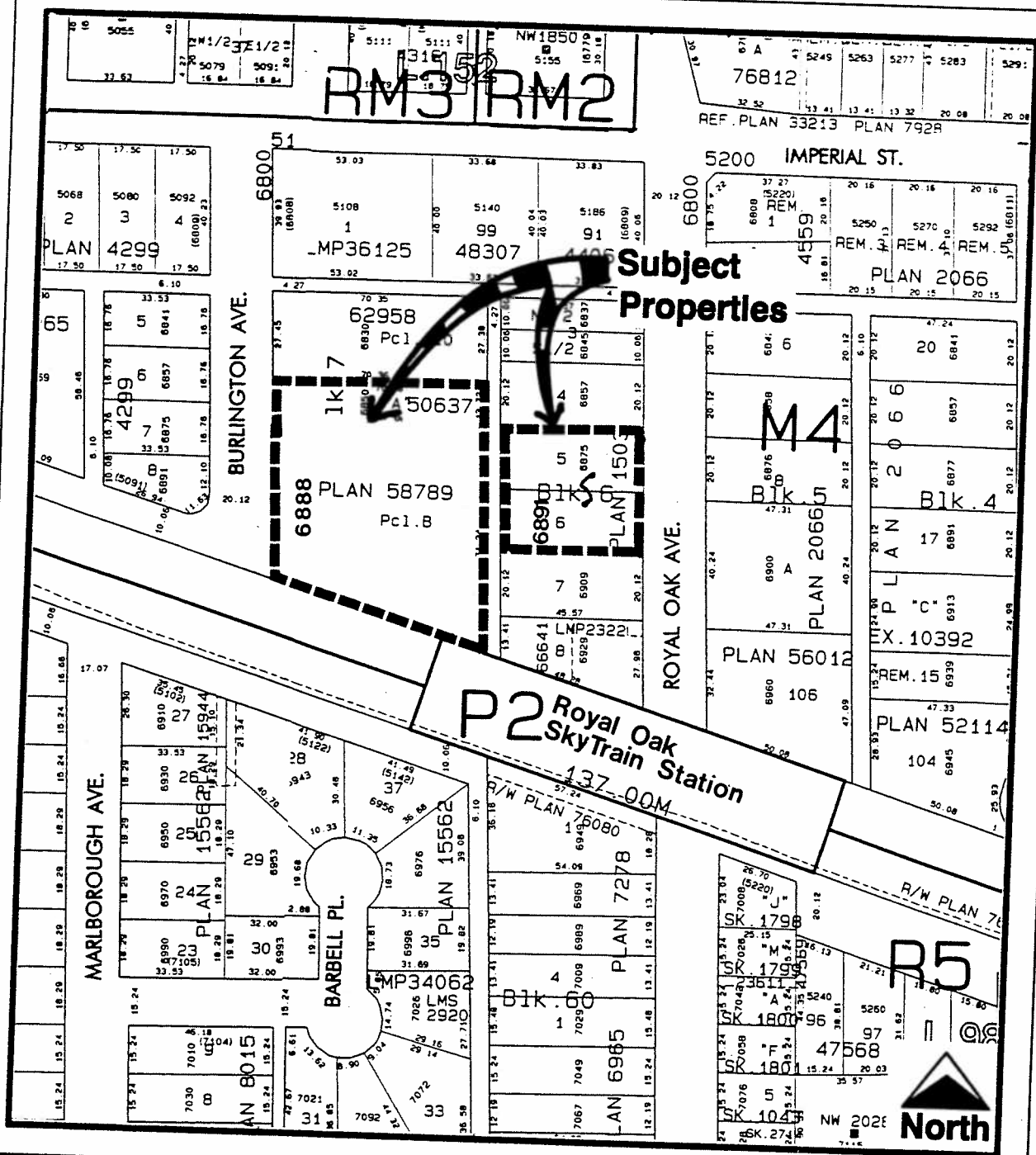
The Community Plan recognizes that the transition from industrial to residential uses will need to be considered carefully and from a longer term viewpoint and in that light the proposed buildings, single-storey warehouses, can be considered developments which will not seriously hamper the medium to long term redevelopment of the subject properties in line with the adopted Community Plan. The owner of the properties will continue to be encouraged to keep in mind the potential redevelopment opportunities in line with the Community Plan, especially with respect to any "interim" development under the prevailing M4 District.

Therefore, unless otherwise directed by Council, the subject Preliminary Plan Approval Applications will continue to be processed and approved once all usual requirements are met.



D. G. Stenson
Director Planning and Building

VT/ds
Attach.
cc: Chief Bldg. Inspector
City Solicitor



Planning And Building Department

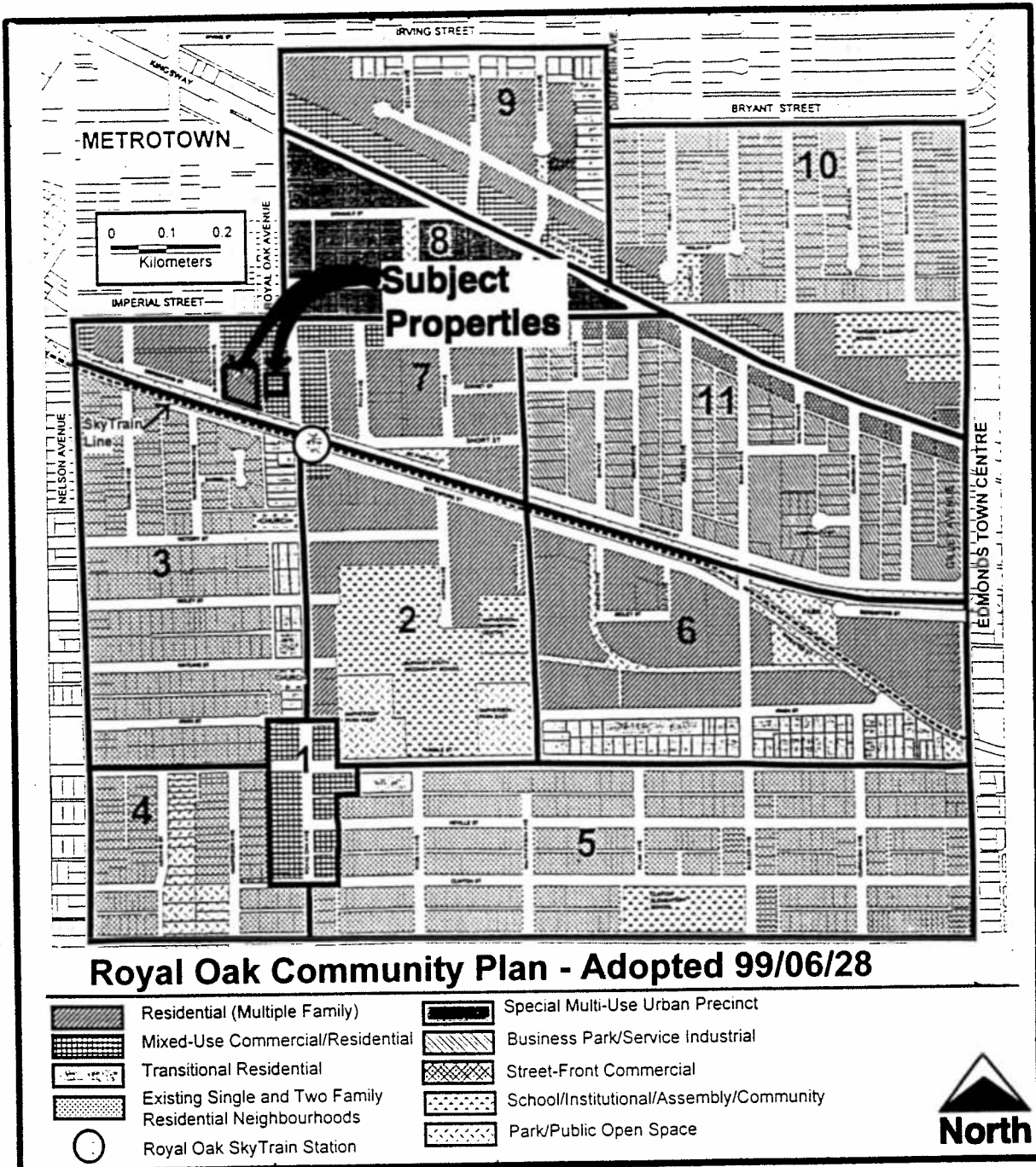
Scale: N.T.S.

Drawn By: J.P.C.

Date: Dec.1999

PPA # 99 - 252 - 6888 Burlington Ave.
PPA # 99 - 263 - 6891 Royal Oak Ave.

Sketch # 1



Planning And Building Department

Scale: 1 = 2000

Drawn By: J.P.C.

Date: Dec.1999

**PPA # 99 – 252 - 6888 Burlington Ave.
PPA # 99 – 263 - 6891 Royal Oak Ave.**

Sketch # 2