

TO: CITY MANAGER 1999 March 24

FROM: DIRECTOR PLANNING AND BUILDING

SUBJECT: PROPOSED NEW RETAIL BUILDING
5459 KINGSWAY STREET
PRELIMINARY PLAN APPROVAL #99-73
ROYAL OAK STUDY AREA

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

RECOMMENDATION:

1. **THAT** a copy of this report be sent to the Royal Oak Advisory Committee.

R E P O R T

The Planning and Building Department has received an application for Preliminary Plan Approval (PPA #99-73) to build a new retail outlet at 5459 Kingsway Street (see attached sketch #1).

The property is located on the north side of Kingsway between Royal Oak Avenue and Denbigh Avenue one lot west of Denbigh Avenue. The property is currently occupied by a two storey motel. To the east is a two storey office building. To the immediate west is a two storey Best Western motel. Further west in the same block is a small office building, a Real Canadian wholesale store and a Safeway. Across Kingsway there are an auto dealership and Fitness World. The property is zoned C4 Service Commercial and abuts a R5 zoned area to the north.

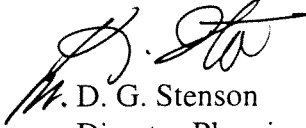
The property is located within the Royal Oak Study Area, currently under review by a Council-appointed citizen-based advisory committee. A Draft Royal Oak Community Plan has been prepared and public comment is being invited on the Draft Plan. The Draft Plan indicates that the property is designated for redevelopment subject to the assembly of suitable sites for medium density mixed-use developments with commercial at-grade fronting Kingsway and multiple-family residential above and to the north. The advisory committee is planning to finalize a Community Plan by this summer for consideration by Council.

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The subject PPA proposal complies with the existing C4 Service Commercial District zoning. The proposed one-storey building is for an auto parts retailer with parking located at the front and rear of the building. The Draft Royal Oak Community Plan recognizes the substantial nature of existing commercial development along this stretch of Kingsway and that redevelopment in line with a finalized Community Plan would be likely pursued over a longer time frame. This proposal would not be considered to seriously hamper the long term redevelopment of the Kingsway frontage.

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

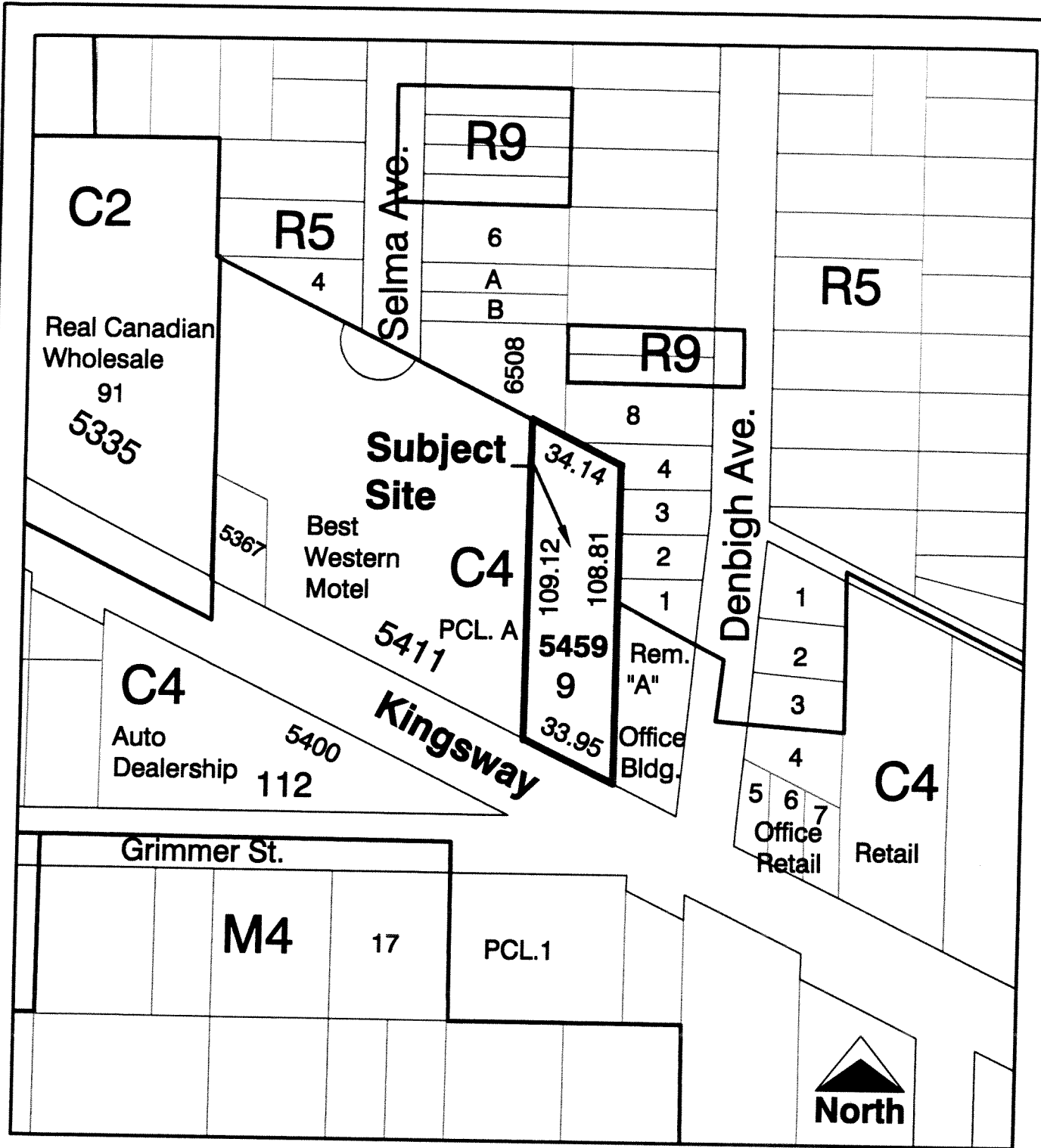
This report is for the information of Council.


M. D. G. Stenson
Director Planning and Building

VT/ds

Attach.

cc: Chief Building Inspector



City of Burnaby Planning And Building Department

Scale: 1=2000

Drawn By: JPC

Date: March.1999

5459 Kingsway
(PPA # 99--73)

Sketch # 1

