

ITEM 10

MANAGER'S REPORT NO. 45

COUNCIL MEETING July 12/71

10. Re: Proposed Truck Terminal Development,
2848 Norland Avenue
Preliminary Plan Approval Application #1524.

An application has been received for approval of a use at the subject location which would constitute a truck terminal, under the definition contained in the proposed amendments to the Industrial Zoning Districts in the Zoning Bylaw.

The site is presently zoned M2 General Industrial, a category which currently permits the proposed use, and approval could presumably be granted on this basis. However, Council has recently given approval in principle to the establishment of an M6 Zoning District specifically to accommodate truck terminal operations, under conditions designed to minimize conflict with adjacent uses. In view of this fact, we would request specific direction from Council in dealing with this matter.

The proposed site is within an area considered to be quite suitable for the use proposed: it enjoys favourable connections to both the Lougheed Highway and Highway 401, there are several similar establishments in the area, and the poor soil conditions tend to limit building size and type of industrial user, but are adequate for trucking uses. The site has sufficient area to meet the proposed M6 regulations; however, because lot width is substandard (100' versus 150' minimum required), the property would not qualify for rezoning to M6 at a future date. It should be rezoned now to protect the existing lot because of frontage deficiency based on the new regulations.

It is recommended that the Planning Department be directed to work with the applicant towards a solution under present M2 zoning which nonetheless would satisfy all proposed M6 requirements with the exception of those related to lot width, with the understanding that this property will then be included in the list of existing truck terminal facilities proposed for advancement to a Public Hearing with a view to rezoning to M6 upon creation of the new category, thereby assuring conformity of land use. The Manager concurs.