

21. RE:
Light Metal Product Manufacturing Shop and Office Bldg.
Preliminary Plan Approval Application #1555
Southerly portion of Lot 5, D.L. 42, Plan 3055.

The Planning Department has received an application for Preliminary Plan Approval for a light metal product manufacturing shop and office building on the above property, which is located within the Government/Winston study area, as shown on the accompanying sketch.

The use proposed would be permitted under existing M1 zoning and also under the M5 category which has been recommended by the Planning Department for application to this site and surrounding undeveloped industrial properties and the building meets prevailing M1 bulk regulations. However, the setbacks and site coverage proposed in this application, based on M1 regulations, would not meet the standards which are proposed under the M5 category. Specifically, the building would observe a 20 feet front yard setback, where 30' would be required if the new zone were applied to this site, and it develops a site coverage of 50%, whereas a maximum of 40% would be applied under M5.

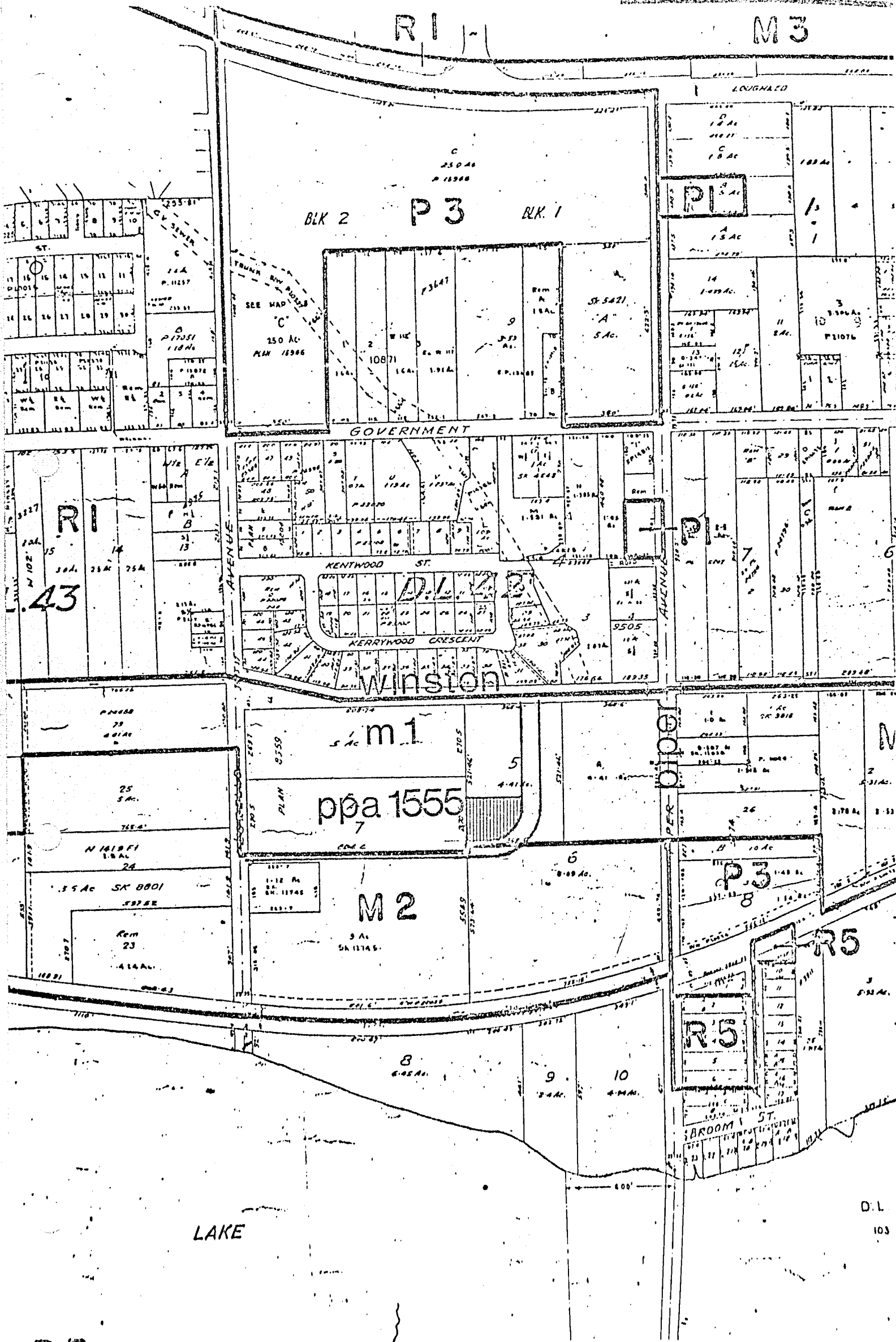
The Planning Department has no particular reservations as to the nature of the use proposed, but have recommended that increased setbacks and reduced site coverage be applied in this area to provide for a more compatible relationship to the abutting residential neighbourhood.

As Council has instructed that applications in this area be referred for their direction prior to issuance of Preliminary Plan Approval, direction of Council is being requested in this matter. This site is some 350 feet removed from the Residential/Industrial zoned boundary, and is likely to be screened by additional development and architectural treatment so the objectives of the proposed M5 regulations will not be grossly offended. It may also be some time before the new regulations are adopted, and of course, they may be altered before they are adopted.

Preliminary Plan Approvals expire in 90 days and depending on circumstances may or may not be renewed. Depending on the status of the situation at the time, any request for renewal may have to be referred to Council.

RECOMMENDATION:

THAT the P.P.A. be issued but not considered for renewal if requested, if such issuance would conflict with the zoning in effect at the time of the request for the renewal.



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