

ITEM 9
MANAGER'S REPORT NO. 76
COUNCIL MEETING Nov. 20/72

9. Re: Preliminary Plan Approval #1895
3862 Scott Road
Lots 1 and 2, Block 12, D.L. 161, Plan 1742

The following is the report of the Planning Director dated November 16, 1972, regarding the consideration of a P.P.A. application for a site presently within the rezonings being finalized in the Big Bend Area.

The Municipal Council has asked to review all applications for P.P.A.'s in this Area.

RECOMMENDATION:

THAT upon submission of a development plan that conforms in all respects to the proposed M2 (General Industrial) zoning, Preliminary Plan Approval be granted for the proposed development.

PLANNING DEPARTMENT
NOVEMBER 16, 1972.

MR. M. J. SHELLEY,
MUNICIPAL MANAGER.

Dear Sir:

RE: PRELIMINARY PLAN APPROVAL #1895
3862 SCOTT ROAD - LOTS 1 & 2,
BLOCK 12, D.L. 161, PLAN 1742

The Planning Department has recently received an application for Preliminary Plan Approval for the development of a self-service Automobile Repair Facility in the Big Bend Area within the proposed M-2 (General Industrial) District outlined in the Area Development Plan adopted in principal by Council on March 27, 1972.

The following application is therefore referred to Council for consideration:

Preliminary Plan Approval #1895 - 3862 Scott Road
Lots 1 & 2, Block 12, D.L. 161, Plan 1742

An application for the development of a 4,523 square foot industrial building comprised of eleven service bays and a storage room for use as a self-service automobile repair shop. Tools and equipment used on these premises will be rented and stored completely within the building.

The proposed structure would be located on the property in accordance with the regulations of the proposed M-2 zoning district and would be constructed of pre-engineered steel building frames integrated with masonry block and clad with factory enamelled, ribbed metal siding. Those areas of the lot not covered directly by the building would be fully developed to accommodate all required parking; loading and landscaping to an acceptable Bylaw standard.

Access to the site will initially be taken via an existing crossing from Scott Street, with ultimate access being provided, upon construction of the proposed Scott Street widening, solely from Ivy Avenue. The owner of the subject property has agreed in writing to this arrangement and has also agreed to share in the cost of constructing Ivy Avenue to the standard necessary to facilitate such a crossing relocation. The design of the development including siting of the

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structure, location of parking areas and landscaping, reflects this ultimate crossing arrangement.

The present M-3 (Heavy Industrial) District Zoning would permit this type of development and land usage as would the proposed M-2 (General Industrial) zoning.

In view of the foregoing, the Planning Department would recommend that, upon submission of a development plan that conforms in all respects to the proposed M-2 (General Industrial) zoning, Preliminary Plan Approval be granted for the proposed development.

Respectfully submitted,

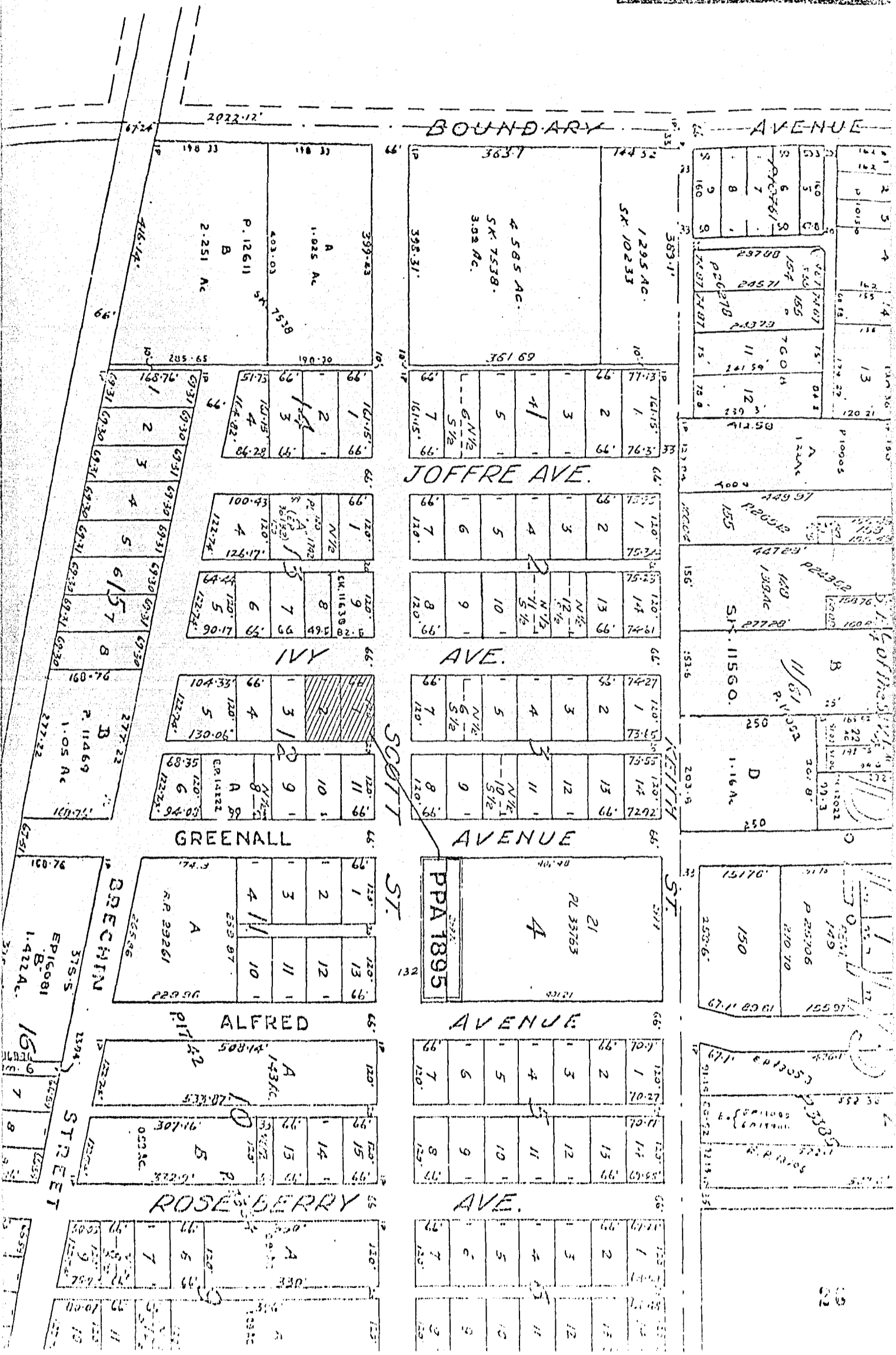


A. L. Parr,
DIRECTOR OF PLANNING.

KAF:bp

Attach.

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