

Re: Letter dated February 14, 1975 from T.R. Rootes
Golden Arrow Investments Limited
308-626 West Pender Street, Vancouver
Proposed Use of Property on Rumble Street for a Dog Grooming School

ITEM 4
MANAGER'S REPORT NO. 15
COUNCIL MEETING Mar. 3/75

Appearing on the Agenda for the March 3, 1975 meeting of Council is a request from T.R. Rootes for permission to address Council on the proposed establishment of a dog grooming school on a C2 zoned lot on Rumble Street. Following is a report from the Director of Planning on this matter.

RECOMMENDATION:

1. THAT the applicant be encouraged to seek a site within an existing C4 zoned area for the location of the proposed dog grooming school.

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PLANNING DEPARTMENT
FEBRUARY 26, 1975

TO: MUNICIPAL MANAGER
FROM: DIRECTOR OF PLANNING
RE: PROPOSED USE OF PROPERTY AT 5234-40 RUMBLE STREET FOR A DOG GROOMING SCHOOL-LOT C, BLOCK 16, D.L. 158, PLAN 13854

In a letter of February 14, 1975, addressed to the Municipal Clerk, Mr. T. R. Rootes, Project Manager for Arrow Investments Limited, has requested the opportunity of addressing the Council with a view to obtaining acceptance of the above described property as a location for a dog grooming school.

Lot C, which is shown on the attached sketch, is situated in the Royal Oak-Rumble commercial district. The existing zoning on the property, and within the area, is C2 (Community Commercial), a category which does not permit the proposed use.


The alternatives would appear to be:

- 1) To make application for the rezoning of the subject property to the C4 (Service Commercial) District, a designation which includes dog grooming schools among its permitted uses.
- 2) To seek a site within an existing C4 zoned area.

Rezoning would, in our opinion, provide an undesirable "spot zone" of C4 development within a C2 area and introduce an activity that would be incompatible with many of the uses permitted in the latter district (i.e. cafes or restaurants, catering establishments, retail stores, shopping centres, etc.).

RECOMMENDATION

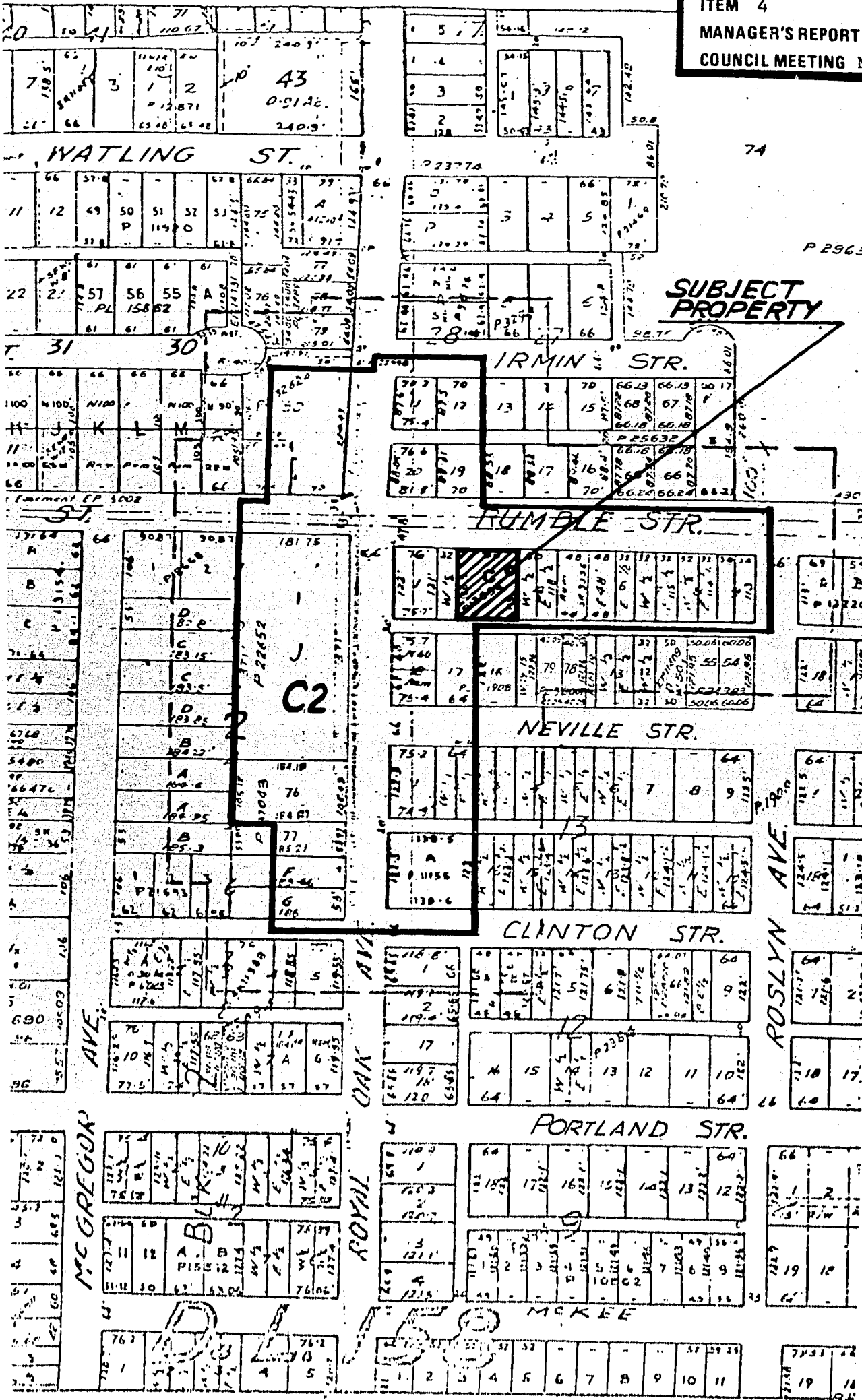
In view of these considerations, the Planning Department would recommend THAT the applicant be encouraged to seek a site within an existing C4 zoned area for the location of the proposed dog grooming school.


A. L. Parr
DIRECTOR OF PLANNING

RBC:cw
Attchmt.

cc: Chief Licence Inspector
Chief Public Health Inspector
Municipal Clerk
Assistant Director - Long Range Planning and Research

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STRIPMAP No 14
FEBR 75