

**TO: CITY MANAGER**

**2000 March 02**

**FROM: DIRECTOR PLANNING AND BUILDING**

**SUBJECT: PROPOSED PUBLIC ASSEMBLY USE  
7271 GILLEY AVENUE  
PRELIMINARY PLAN APPROVAL #99-448  
ROYAL OAK COMMUNITY PLAN AREA**

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

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**RECOMMENDATION:**

1. **THAT** this report be received for information purposes

**R E P O R T**

The Planning and Building Department has received an application for a Preliminary Plan Approval (PPA #99-448) to permit a change of use from retail to public assembly at 7271 Gilley Avenue ( see attached sketch #1).

The property, which is currently zoned Community Commercial District (C2), is located at the northwest corner of Beresford Street and Gilley Avenue and has a site area of 6,276 m<sup>2</sup> (67,556.51 sq. ft.). It is currently occupied by an existing one storey building, which features a high ceiling, has a floor area of approximately 19,262.5 sq. ft., and is located in the northwest corner of the site. The building was formerly occupied by Fanny's Fabrics, which was a retail store.

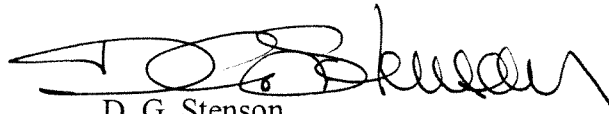
The subject site is located within the Royal Oak Community Plan, which was adopted by Council on 1999 June 28. The Royal Oak Community Plan indicates that the site is within an area designated for "Business Park" development (see attached sketch #2) which would be achieved through a future rezoning application to the Comprehensive Development District (CD). Due to the large size of the property, consolidation with other properties is not considered necessary to achieve an appropriate Business Park development at this location. Rezoning service requirements would include widening dedications for Beresford Street.

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The proposed development only involves some interior renovations at this time. This is in order to achieve code compliance for the proposed assembly use, a religious organization known as the Shri Guru Ravidass Community Hall. Exterior upgrade and re-landscaping of the site is proposed for the future and will be the subject of another PPA. The existing parking on the site adequately meets the requirements of the Zoning Bylaw for a public assembly use.

This proposal is basically for a change of use to permit a public assembly type of use in an existing large free standing building, involving minimal capital expenditure on the site or building, on a site which does not conflict with potential redevelopment of other adjacent sites in conformance with the land uses and lot assemblies approved in connection with the adopted Royal Oak Community Plan. In light of the above, this proposal is not considered to hamper the realization and implementation of the Royal Oak Community Plan in this area.

Therefore, unless otherwise directed by Council, the subject Preliminary Plan Approval application will be processed and approved once all the usual requirements are met.

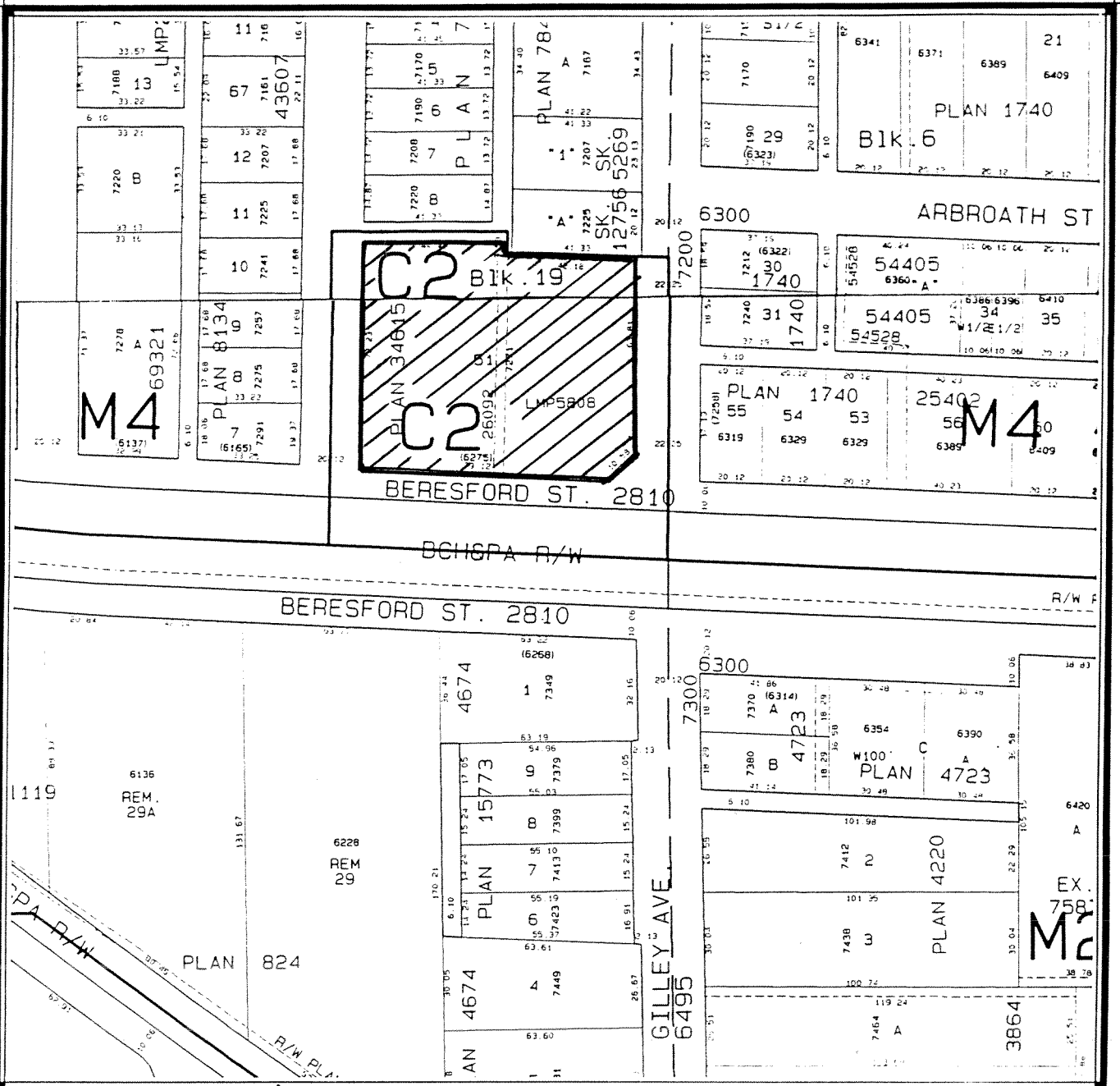


D. G. Stenson  
Director Planning and Building

PJA/ds

Attach.

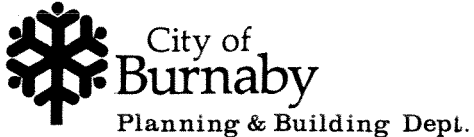
cc: Chief Licence Inspector  
Chief Building Inspector



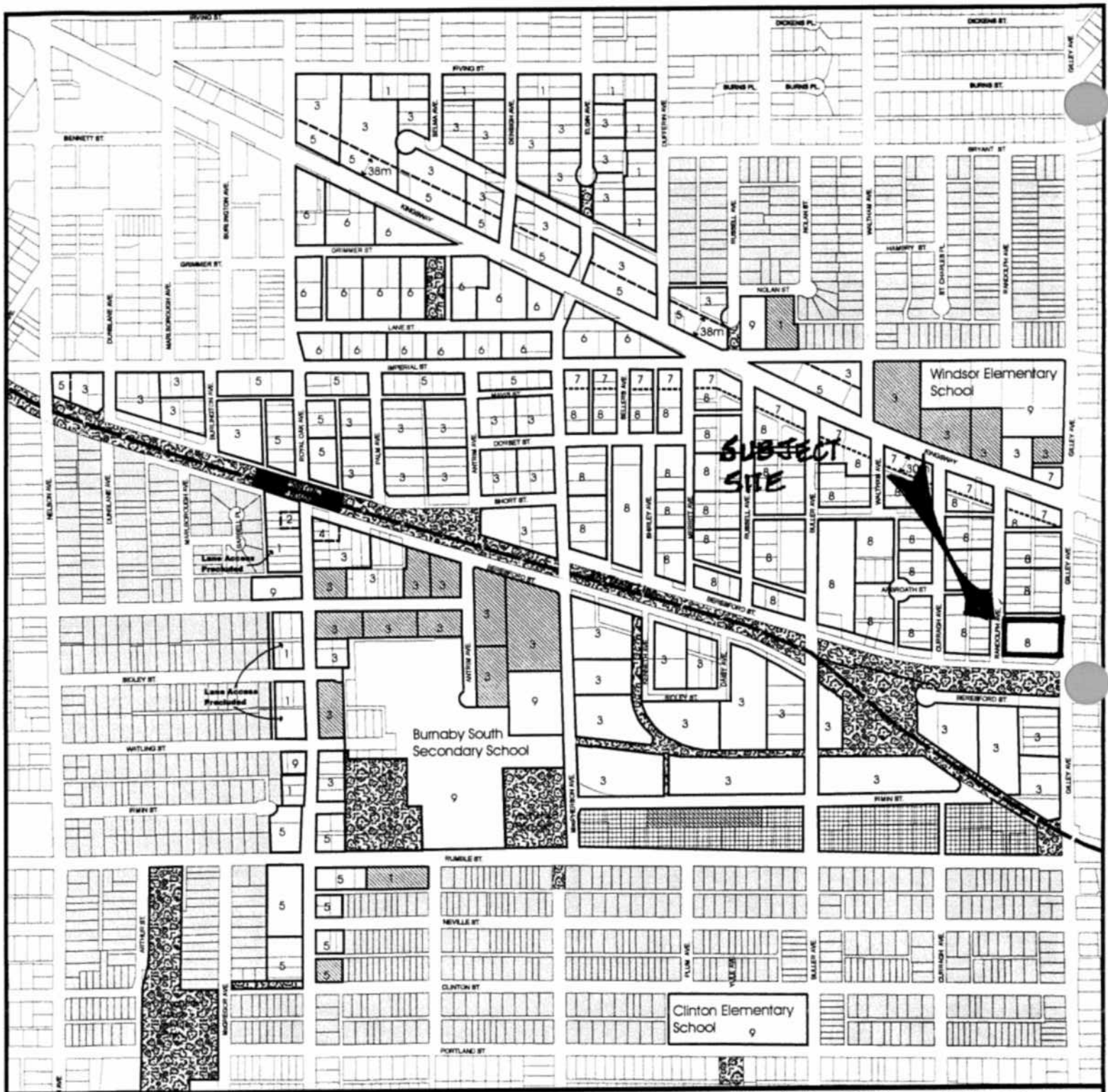
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7271 GILLEY AVENUE  
PRELIMINARY PLAN APPROVAL #99-448  
PROPOSED CHANGE OF USE FROM RETAIL TO PUBLIC ASSEMBLY



### LEGEND:

- 1. CD(RM2)
- 2. CD(RM2 & C1 at grade)
- 3. CD(RM3)
- 4. CD(RM3 & C1 at grade)
- 5. CD(Proposed C9)
- 6. CD(Proposed C9a) - (Maximum 25% Residential)
- 7. CD(C2)
- 8. CD(M5)
- 9. Institutional (School, Church, Assembly)
- Single and Two-Family Housing
- Park
- Completed or Rezoned in Accordance With Development Guidelines

Development sites in the Royal Oak Community Plan area are generally to be zoned Comprehensive Development District (CD) utilizing the outlined zoning designations.

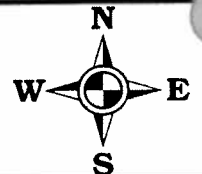
Transition Area - Consult Planning for further information.

This Sketch is subject to updating on a continuous basis.

Updated to: 1999 December



## Royal Oak Community Plan Development Guidelines



SKETCH #2