

TO : CITY MANAGER

2002 November 18

FROM : DIRECTOR PLANNING AND BUILDING

**SUBJECT : 1854 DOUGLAS ROAD AT BUCHANAN
PRELIMINARY PLAN APPROVAL # 02-312
OFFICE/REPAIR FACILITY WITH CARLOT
*Brentwood Town Centre Development Plan - Sub-area 1***

PURPOSE : To inform Council of an application for Preliminary Plan Approval within the Brentwood Town Centre Development Plan - Sub-area.1

RECOMMENDATION :

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

REPORT

1.0 INTRODUCTION

The Planning and Building Department has received an application for Preliminary Plan Approval (PPA #02-312) to approve an already built Office/Repair Facility building with a car lot at 1854 Douglas Road (see attached Sketch #1) under the prevailing Manufacturing District (M1)

The property at 1854 Douglas Road is located between Halifax Street and Buchanan Street and has a site area of approximately 32,000 sq. ft.. It is one of three remaining lots still under the M1 zoning, within the Brentwood Town Centre Development Plan - Sub-area 1 (see attached Sketches #1 and #2) which was adopted by Council 2000 December 11. It is designated in the Plan for redevelopment for High Density Residential use. Properties to the east and south on Buchanan Street have recently been developed under the Brentwood Plan as the Madison Centre. The owner of the property is aware of the Brentwood Plan and is looking to utilize the property under the prevailing zoning as an interim measure.

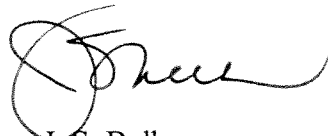
The property has historically contained several car lots with office trailers. The current owner has endeavoured to clean up the east side of the site while still allowing a tenant to continue to operate on the west side of the property. The City boulevards have been trimmed, cleared and the owner has placed bark mulch and planted cedars there in its stead. The east side of the site has been cleared, the derelict building demolished and a new, smaller, single-storey (24.5 ft. by 45.5 ft., 1,115 sq. ft.) concrete building has been built in its place. This work was completed to date without benefit of

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demolition or building permits. At this point all further work has been stopped until the necessary Preliminary Plan Approval and Building Permit have been approved. The already constructed building is fortunately approvable with respect to siting and setbacks and the Engineering Department (Traffic Division) has allowed the existing accesses to remain under the current proposed interim use. All other departments have reviewed and signed off on the submitted plans for application. The owner has agreed to the required additional planting within the site itself and the car lot will be paved and painted lines added for employee, customer parking and designated loading areas.

Although the development is not compatible with the site's Brentwood Plan designation, it is recognized that the use is permitted under the prevailing M1 District zoning, the use is proposed as an interim use and the new building is small in scope. The owner is aware of the future plans for the area and has not tied up the site with a large new development under the prevailing zoning for that specific reason. In addition, the applicant is willing to finish the proposal under current landscaping and design requirements and has attempted to clean up a rather untidy site into something which can co-exist on an interim basis with the newer development to the east.

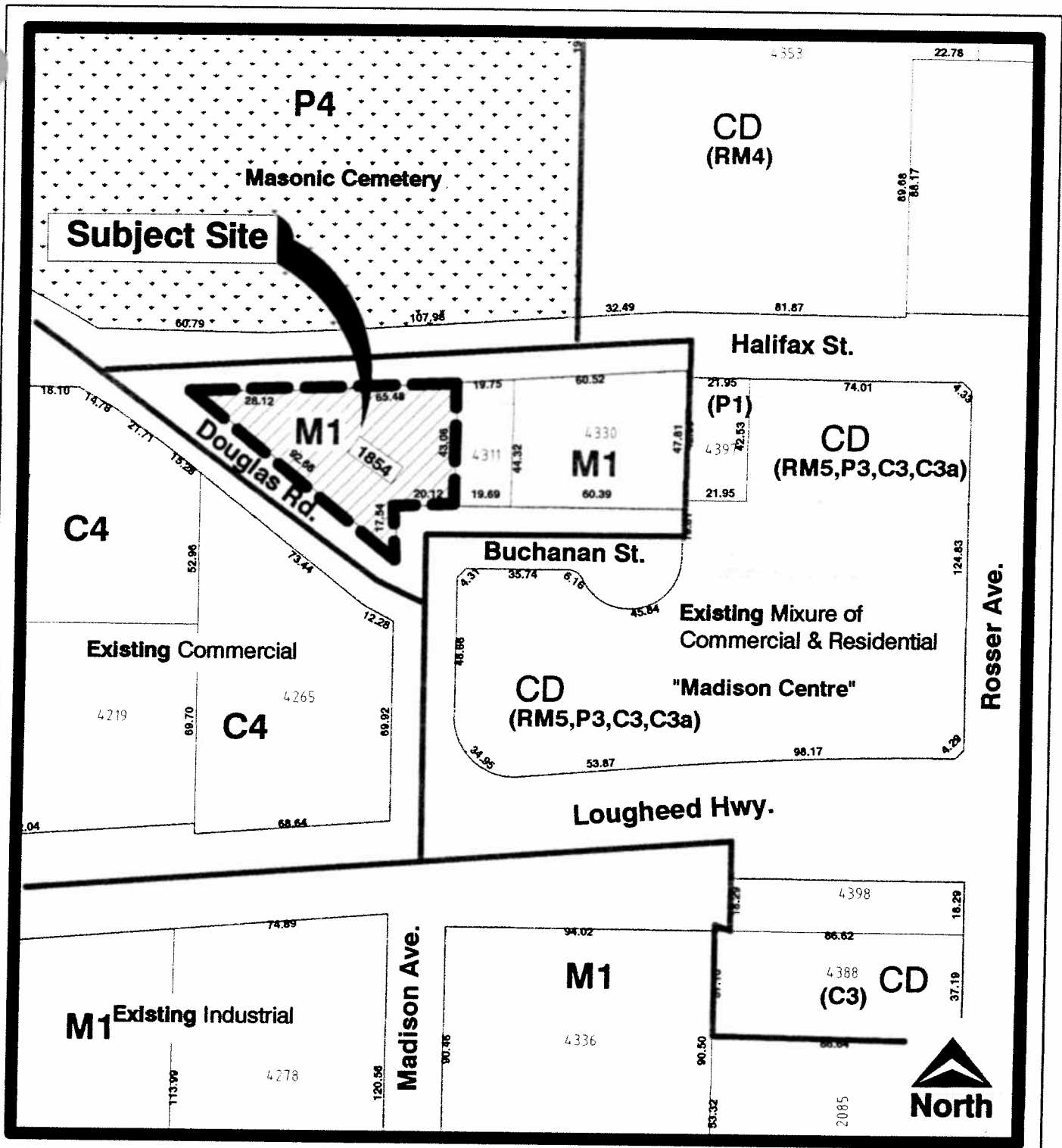
Therefore, unless otherwise directed by Council, the subject Preliminary Plan Approval application will continue to be processed and approved once all usual requirements are met.



J. S. Belhouse
Director Planning and Building

PJA/dbh
Atts.

cc: Chief Building Inspector
Chief Licence Inspector

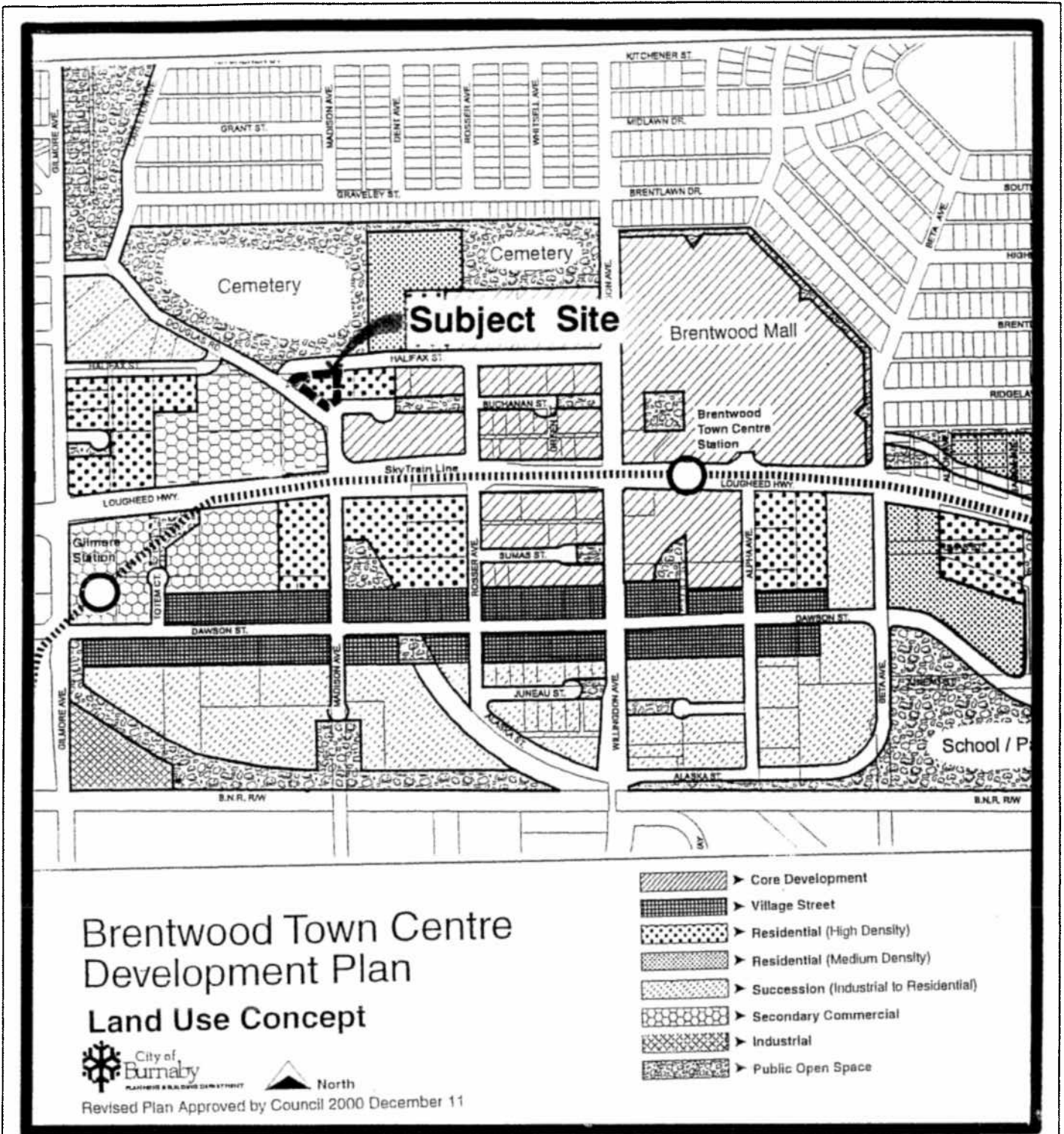


Planning And Building Department

Scale: 1 : 2000
 Drawn By: J.P.C.
 Date: November 2002

PPA # 02- 312
1854 Douglas Road

Sketch # 1



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Scale: N.T.S.

Drawn By: J.P.C.

Date: November 2002

PPA # 02-312
 1854 Douglas Road

Sketch # 2