

TO : CITY MANAGER

2003 January 14

FROM : DIRECTOR PLANNING AND BUILDING

**SUBJECT : 6870 MERRITT AVENUE
PRELIMINARY PLAN APPROVAL # 02-377
PROPOSED NEW STORAGE BUILDING
*Royal Oak Community Plan***

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

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 #02-377) to build a new storage building at 6870 Merritt Avenue (see *attached* Sketch #1) under the prevailing Special Industrial District(M4) zoning.

The property with a site area of 7,458 sq. ft is located just south of the intersection of Kingsway and Imperial Street. It is currently occupied by an existing single family dwelling. The buildings on either side of the subject property are typical two storey industrial buildings with auto-oriented uses. Most buildings in the vicinity are typical one or two storey industrial buildings many with automobile related uses. Across the lane to the east of the subject property are one storey industrial buildings. The properties to the immediate south of the intersection of Kingsway and Imperial Street are zoned Service Commercial District(C4) and have typical one story commercial buildings with frontages on Imperial Street and Kingsway.

The subject property is located within the Royal Oak Community Plan, adopted by Council on 1999 June 28. The Royal Oak Community Plan indicates that the property is designated for redevelopment subject to the assembly of suitable sites for "business centre" offices and clean, enhanced industrial/distribution uses.(see *attached* Sketch #2).

*CITY MANAGER
6870 Merritt Avenue(PPA - 02-377)
Proposed New Storage Building
Royal Oak Community Plan Area
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The proposed building is a two storey warehouse with an accessory office with a gross floor area of 4,326 sq. ft. The proposed building is to have a fully landscaped front yard with the parking areas and access to loading located towards the rear of the building and an internal loading bay. The subject PPA proposal complies with the existing M4 Special Industrial District Zoning.

As indicated, the subject property is surrounded by existing viable businesses and buildings. In the long term, the encouragement of the consolidation of larger sites and their redevelopment in line with the Community Plan designations would continue. However in the near to mid term, although small in scope, the proposed office/distribution warehouse on an infill site is supportable and not considered entirely incompatible with the intended future higher intensity redevelopment desired in this area.

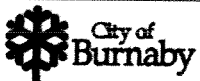
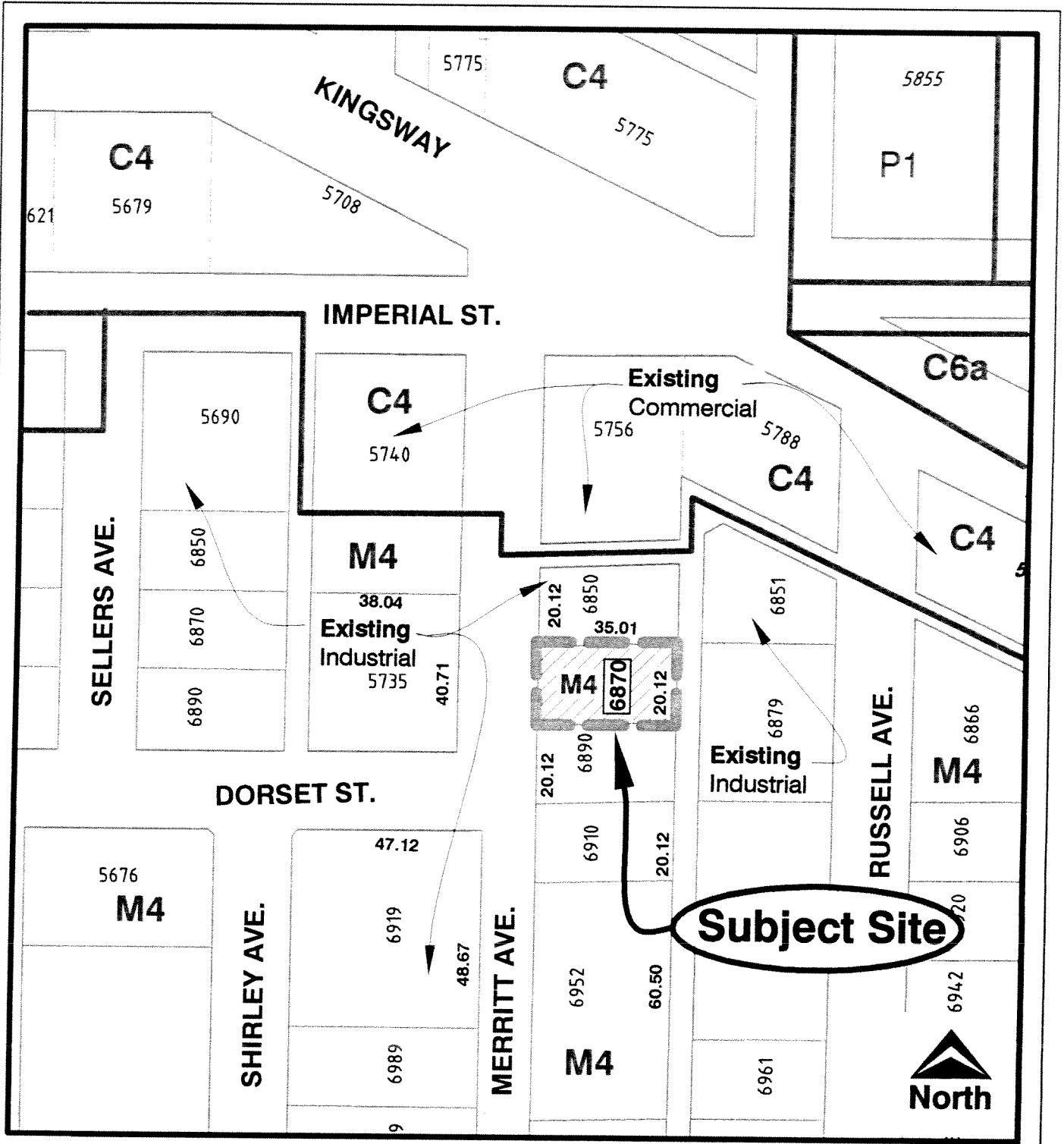
Therefore, unless otherwise directed by Council, the subject Preliminary Plan Approval application will continue to be processed and approved once all usual requirements are met.



J.S. Belhouse
Director Planning and Building

VT/dbh
Atts.
cc: Chief Building Inspector

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Planning And Building Department

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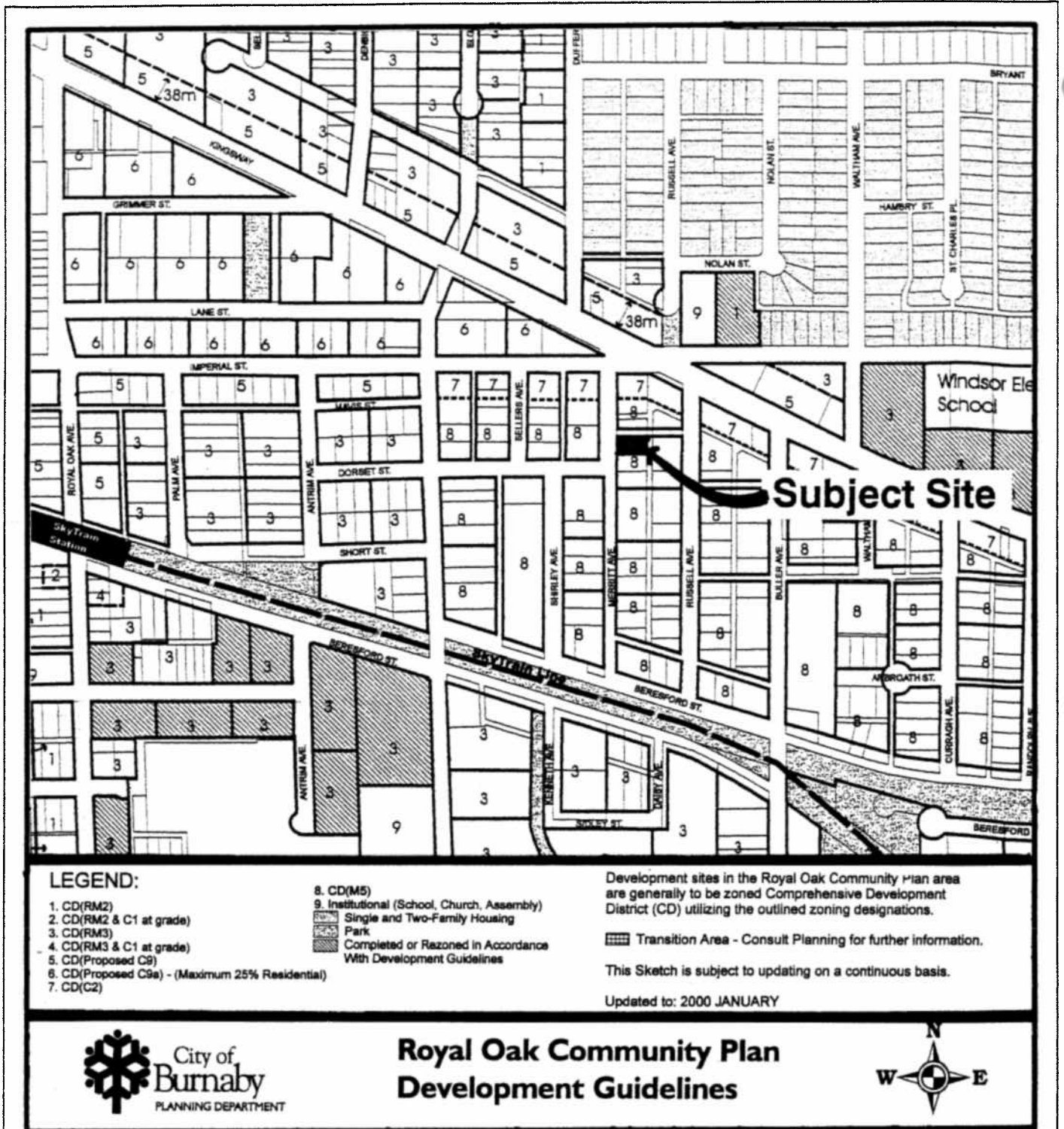
Drawn By: J.P.C.

Date: January 2003

PPA # 02--377

6870 Merritt Ave.

Sketch # 1



Royal Oak Community Plan Development Guidelines



Planning And Building Department

Scale: N.T.S.

Drawn By: J.P.C.

Date: January 2003

PPA # 02--377
6870 Merritt Ave.

Sketch #2