

Item	1
Manager's Report No.	3
Council Meeting	24/11/0

TO : CITY MANAGER

2003 November 14

FROM : DIRECTOR PLANNING AND BUILDING

SUBJECT : 5380 GRIMMER STREET
 PRELIMINARY PLAN APPROVAL # 03-276
 PROPOSED INDUSTRIAL FUELING STATION
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 #03-276) to build a new above ground propane tank with card lock at 5380 Grimmer Street (see *attached* Sketch #1) under the prevailing Special Industrial District (M4) zoning.

The property, with a site area of 2,023.43 square meters is located two properties to the west of the intersection of Kingsway Avenue and Grimmer. It is currently occupied by an existing auto parts/repair facility. The extent of the proposal is the installation of a horizontal propane tank in the southwest corner which will be operated by a card lock system. The remainder of the lot will be used for parking for the repair facility on site which will continue to operate under prevailing zoning. The buildings on either side of the subject property are zoned M4 Special Industrial District and contain businesses which are licenced as auto parts and installation services. Across the street and to the north, the property is zoned C4 and is used as a car sales lot.

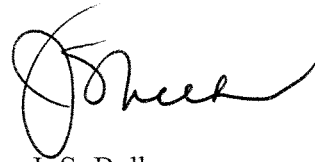
The subject property is located within the Adopted Royal Oak Community Plan and is designated for Comprehensive Development Rezoning utilizing the C9a Urban village Commercial District as guidelines (see *attached* Sketch #2).

The submitted 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 the subject site with the property to the south at

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5369 Lane Street for redevelopment in line with the Royal Oak Community Plan would continue. However, this current proposal is for development of a small portion of an already existing utilized parking, does not appear to further impede longer term development and is offered as a co-principal use on a small scale.

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.

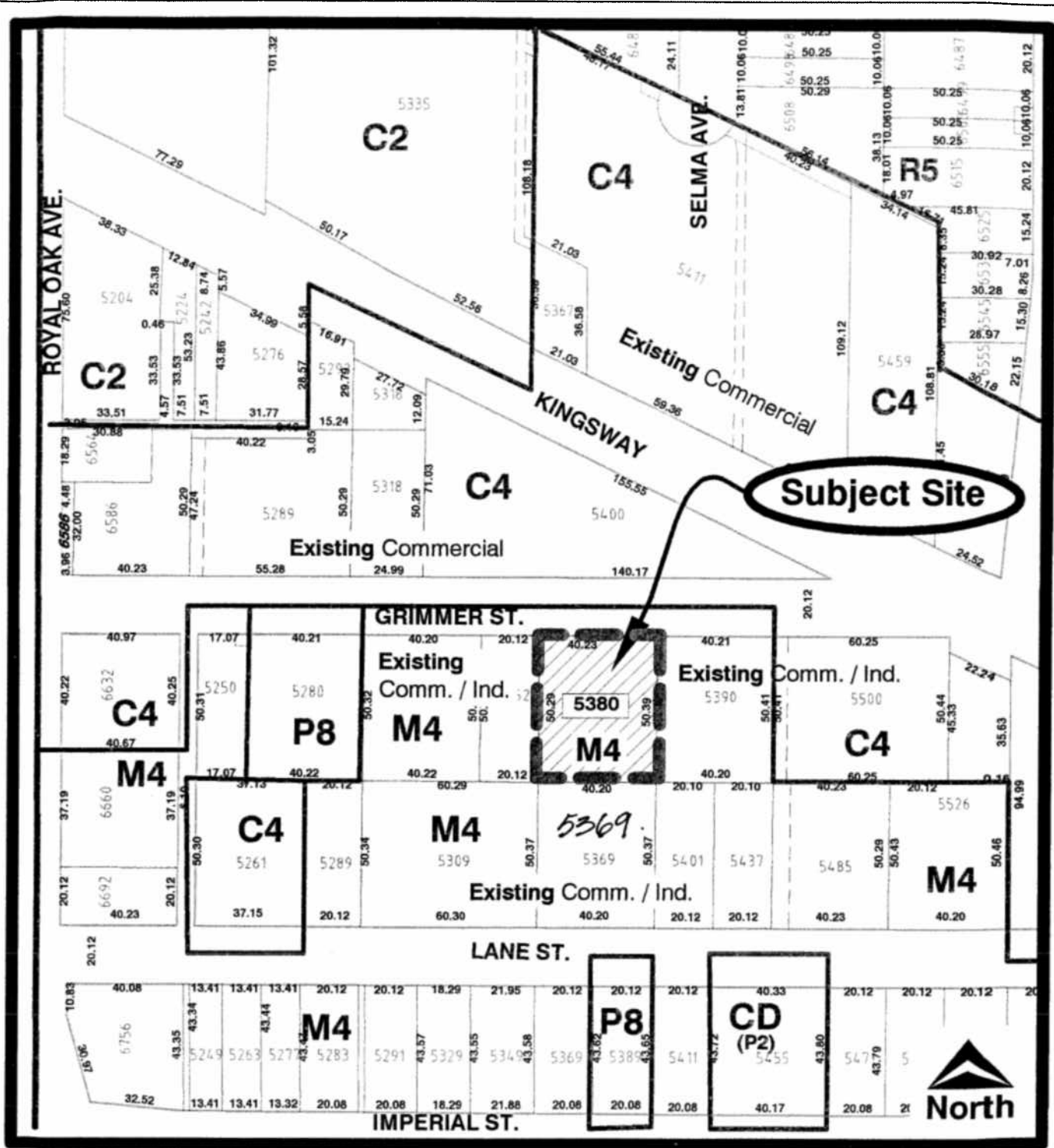


J. S. Belhouse
Director Planning and Building

PJA/dbh
Atts.

cc: Chief Building Inspector

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Planning and Building Department

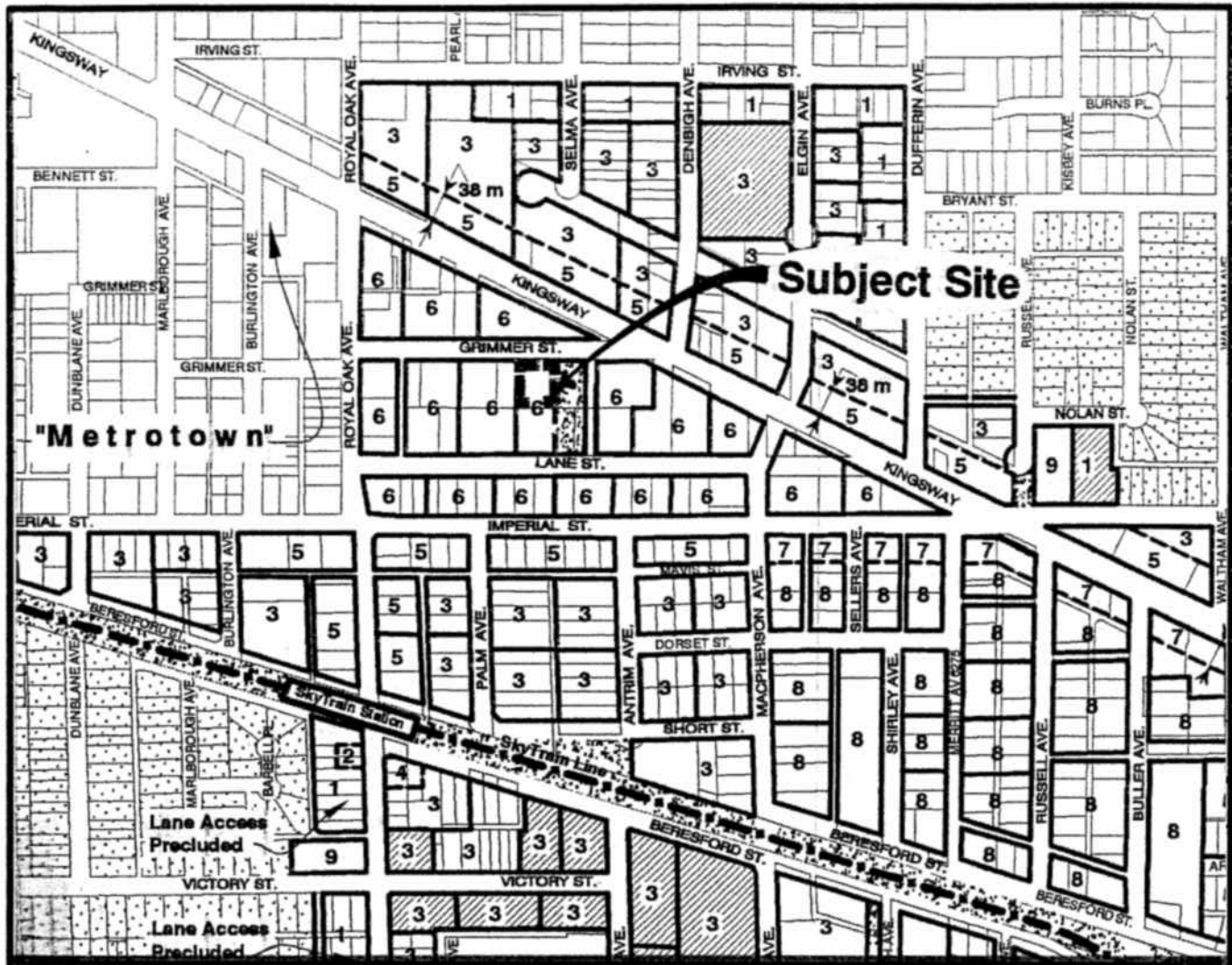
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Drawn By: J.P.C.

Date: November 2003

**Proposed Industrial Fueling Station
5380 Grimmer St.
PPA # 03- 276**

Sketch # 1



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 designation.

- Transition Area - Consult Planning for further information

** This Sketch is Subject to Updating on a Continuous Basis.
Updated to: February 2003



Royal Oak Community Plan Development Guidelines



Planning and Building Department

Scale: N.T.S.
 Drawn By: J.P.C.
 Date: November 2003

Proposed Industrial Fueling Station
 5380 Grimmer St.
 PPA # 03- 276

Sketch # 2