

RE: PROPOSED AUTOMOTIVE REPAIR FACILITY AT 6726 & 6776 ROYAL OAK AVENUE

MUNICIPAL MANAGER'S RECOMMENDATION:

1. THAT the recommendation of the Director Planning & Building Inspection be adopted.

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TO: MUNICIPAL MANAGER 1987 OCTOBER 14

FROM: DIRECTOR PLANNING & BUILDING INSPECTION

SUBJECT: PROPOSED AUTOMOTIVE REPAIR FACILITY AT
6726 & 6776 ROYAL OAK AVENUE

RECOMMENDATION:

1. THAT this report be received for informational purposes.

R E P O R T

1.0 INTRODUCTION

The Planning & Building Inspection Department has received a development proposal from Aamco Transmissions Ltd. (Mr. Roger Gregory) for a proposed automotive repair facility at 6726 and 6776 Royal Oak Avenue.

2.0 BACKGROUND INFORMATION

For Council's information the subject sites are located within the recently adopted Royal Oak Development Plan.

The plan proposes suburban offices, utilizing Comprehensive Development Zoning (M5 guidelines) with the objective of providing higher density suburban office development and selected employment intensive, high quality industrial development.

3.0 GENERAL INFORMATION

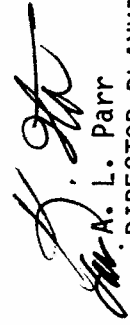
The general characteristic of the area comprises a mix of industrial automotive uses to the north and east and residential apartments to the west adjacent to Royal Oak Avenue.

The existing M4 Special Industrial District lots have a combined site area of approximately 16,883 sq. ft. and currently contain a single family dwelling that would be demolished at the re-development stage.

Although the present proposal deviates from the adopted plan the proposed development is seen to be an interim phase which is still within the general spirit of the plan's long range objectives providing good quality building design and generous landscape buffers which are generally reflective of suburban office development.

4.0 CONCLUSION

Unless otherwise directed by Council, this Department will work with the applicant to reach a suitable plan of development under the existing M4 zoning and issue Preliminary Plan Approval.


A. L. Parr
DIRECTOR PLANNING &
BUILDING INSPECTION