

**TO: CITY MANAGER**

1999 August 17

**FROM: DIRECTOR PLANNING AND BUILDING**

**SUBJECT: PROPOSED NEW INDUSTRIAL BUILDING  
6891 ANTRIM AVENUE  
PRELIMINARY PLAN APPROVAL # 99-200  
ROYAL OAK COMMUNITY PLAN AREA**

**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.

**REPORT**

The Planning and Building Department has received an application for Preliminary Plan Approval(PPA# 99-200) to build a new industrial building for a printshop for Nathan Printing at 6891 Antrim Avenue (see *attached* Sketch # 1).

The property is located at the intersection of Dorset St. and Antrim Ave. between Imperial St. and Beresford St. The property is currently occupied by an old house. To the immediate north is the existing two storey Nathan Printing building. The property has a service lane to the west. Other properties in the block are all typical M4 two-storey buildings. The existing house on the property is in poor condition and approval has been granted for demolition.

The 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 medium density multiple family residential development emphasizing ground-oriented townhouse forms (see *attached* Sketch #2).

The subject PPA proposal complies with the existing M4 Special Industrial District zoning. The proposed building is an expansion for Nathan Printing located to the immediate north of the subject site. The building has parking located at the rear and a fully landscaped front yard. Current development around the property is of a substantial industrial nature. The block bounded by Antrim Avenue, Palm Avenue, Mavis Street alignment and Beresford Street is virtually completely developed with high site coverage, M4 industrial buildings (17 properties) with only the subject

*City Manager*  
*6891 Antrim Ave. - PPA #99-200*  
*Proposed New Industrial Building*  
*1999 August 17 ..... Page 2*

property and one other smaller property remaining as single-family dwelling use. The proposed two-storey building will be in line with the substantial abutting existing industrial uses. The Royal Oak Community Plan recognizes that the transition from industrial to residential uses will need to be considered carefully and from a longer term viewpoint. The redevelopment of this block in line with the Royal Oak Community Plan would be considered to be achieved in the somewhat longer range future. The redevelopment of this subject property as described in line with the prevailing M4 District Zoning is, therefore, not considered objectionable.

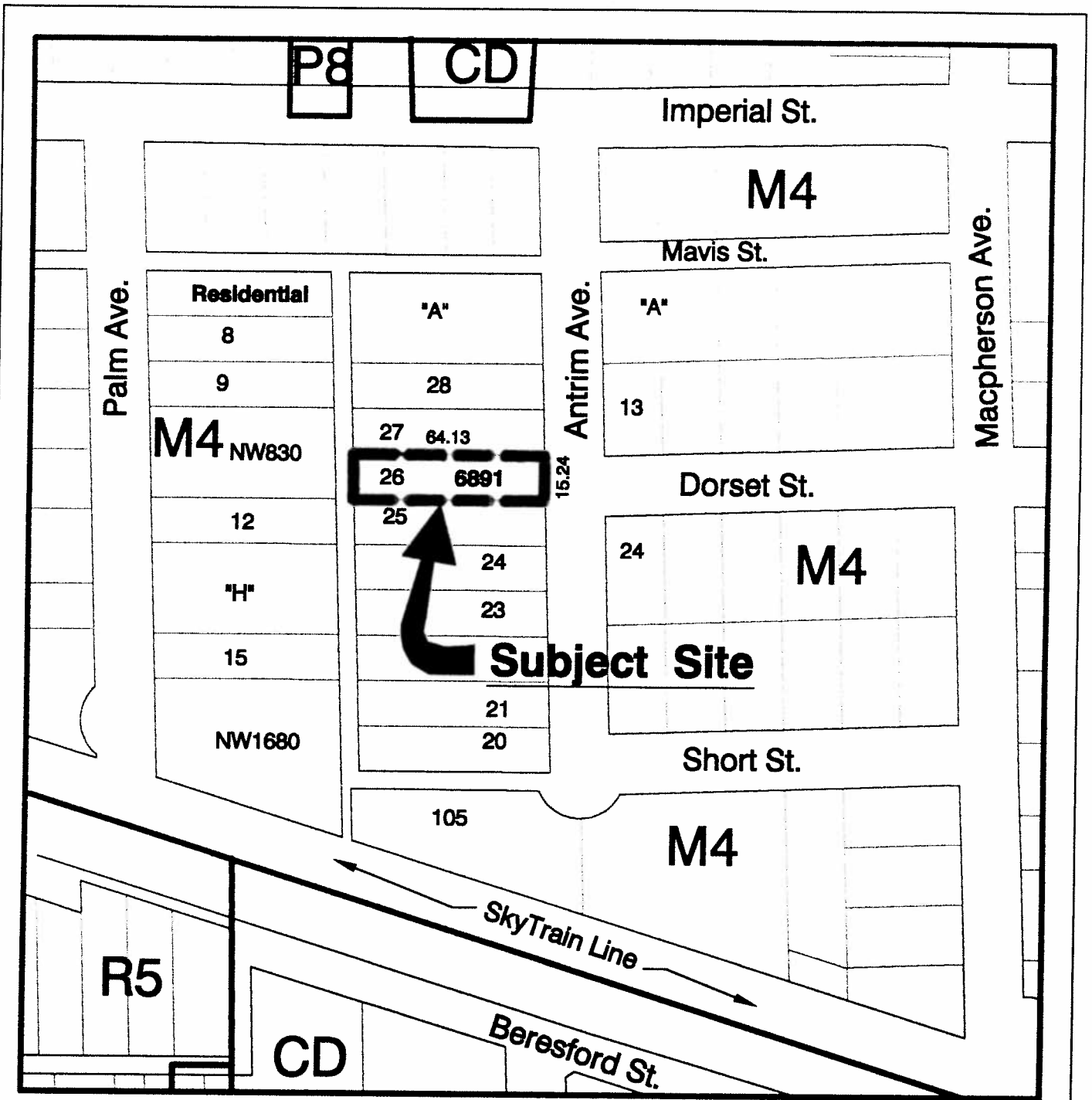
Unless otherwise directed by Council, the subject Preliminary Plan Approval Application will continue to be processed and approved once all usual requirements are met.



D. G. Stenson  
Director Planning and Building

VT:gk  
Attach

cc: Chief Building Inspector



Planning And Building Department



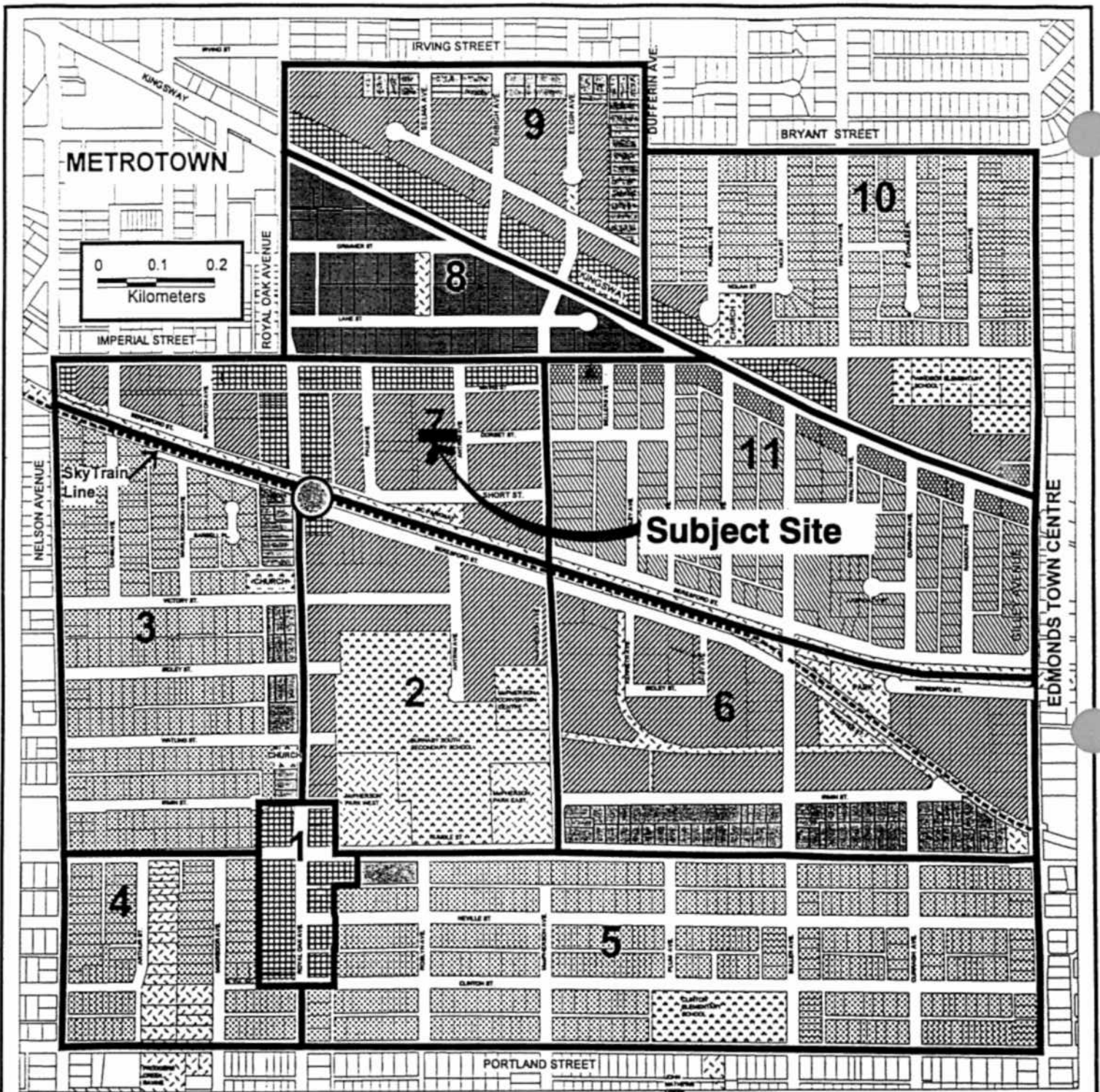
Scale: 1:2000

Drawn By: J.P.C.

Date: Aug. 1999

**6891 Antrim Avenue**  
(PPA # 99--200)

Sketch # 1



- |  |   |  |   |
|--|---|--|---|
|  | Residential (Multiple Family)                             |  | Special Multi-Use Urban Precinct        |
|  | Mixed-Use Commercial/Residential                          |  | Business Park/Service Industrial        |
|  | Transitional Residential                                  |  | Street-Front Commercial                 |
|  | Existing Single and Two Family Residential Neighbourhoods |  | School/Institutional/Assembly/Community |
|  | Royal Oak SkyTrain Station                                |  | Park/Public Open Space                  |

# Royal Oak Study Area

Urban Village Development Concept (Sub-Areas Identified)



**Sketch # 2**