

---

**TO:** CITY MANAGER **DATE:** 2007 September 10

**FROM:** DIRECTOR PLANNING & BUILDING **FILE:** 71100 20  
*Reference: ROCP 2, Sub-Area 7  
SIT #07-64*

**SUBJECT: SITING APPROVAL #07-64**  
**5558 Mavis Street**  
**Request for Construction of a New Automotive Repair Shop**  
***Royal Oak Community Plan, Sub-Area 7***

**PURPOSE:** To inform Council of an application to demolish an existing building and construct a new automotive repair shop in the Royal Oak Community Plan area in line with the prevailing M4 Special Industrial District.

---

**RECOMMENDATION:**

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

**REPORT**

The owner of the subject property at 5558 Mavis Street has submitted a Siting Approval Application to demolish an existing storage shed and construct a new automotive repair shop in accordance with the prevailing M4 Special Industrial District zoning (see attached Sketch #1).

The subject lot is rectangular in shape, with a frontage on Mavis Street of 19.7 m (64.63 ft.), and a site area of 609.44 m<sup>2</sup> (6,560 sq. ft.) and is improved with a small storage building constructed in 1958, in poor condition. The subject property is located within Sub-Area 7 of the Royal Oak Community Plan (see attached Sketch #2), and is intended for a 4-lot consolidation with 5566 Mavis Street, 6849 and 6891 MacPherson Avenue, and redevelopment under the Comprehensive Development District (utilizing the RM3 Multiple-Family District as a guideline).

The remainder of the subject development assembly includes a roofing contractor abutting the subject site at 5566 Mavis Street, a single family home at 6849 MacPherson Avenue, and a sheet metal contractor's office and yard at 6891 MacPherson Avenue. The building at 6891 MacPherson Avenue was built in 2000, and is a two storey structure in excellent condition with 409.7 m<sup>2</sup> (4,410.3 sq. ft.) of floor area for the contractor's office building on the 1819.5 m<sup>2</sup> (19,585.5 sq. ft.) lot. None of the properties in the proposed assembly are City-owned. To the north across Mavis Street, and directly to the west and south of the subject properties, are a mix of industrial properties and single family dwellings. Directly to the east across MacPherson

To: City Manager  
From: Director Planning & Building  
Re: SITING APPROVAL  
5558 Mavis Street  
New Automotive Repair Shop  
Royal Oak Community Plan, Sub-Area 7

2007 September 10 ..... Page 2

Avenue are industrial uses including two industrial buildings at 6870 and 6890 MacPherson built in 1995.

The applicant understands the potential for lot consolidation and redevelopment in accordance with the plan, but wishes to develop a new automobile repair shop. It is acknowledged that a new automotive repair shop on the subject site is not supportive of multiple-family residential development in line with the adopted Royal Oak Community Plan. However, given the fairly recent siting approvals for new warehouse structures at 5525 Dorset Avenue (SIT #01-10) and 6691 MacPherson Avenue (SIT #00-12), the existing industrial of properties within the block, and the existing stable M4 industrial uses surrounding the subject property, redevelopment of this proposed assembly area in the near future in line with the Plan is considered unlikely. The construction of a new automotive repair shop on the subject property is not considered to impact the overall viability of the Royal Oak Community Plan. The property owner has indicated that he does not have an interest in selling the property at this time, and would intend to proceed with development of the automotive repair shop in line with the prevailing M4 District.

Therefore, this Department would propose to release the Siting Approval, which would permit the processing of a Building Permit for a new automotive repair shop at 5558 Mavis Street subject to full compliance with the existing M4 Special Industrial District and requirements of the Chief Building Inspector.

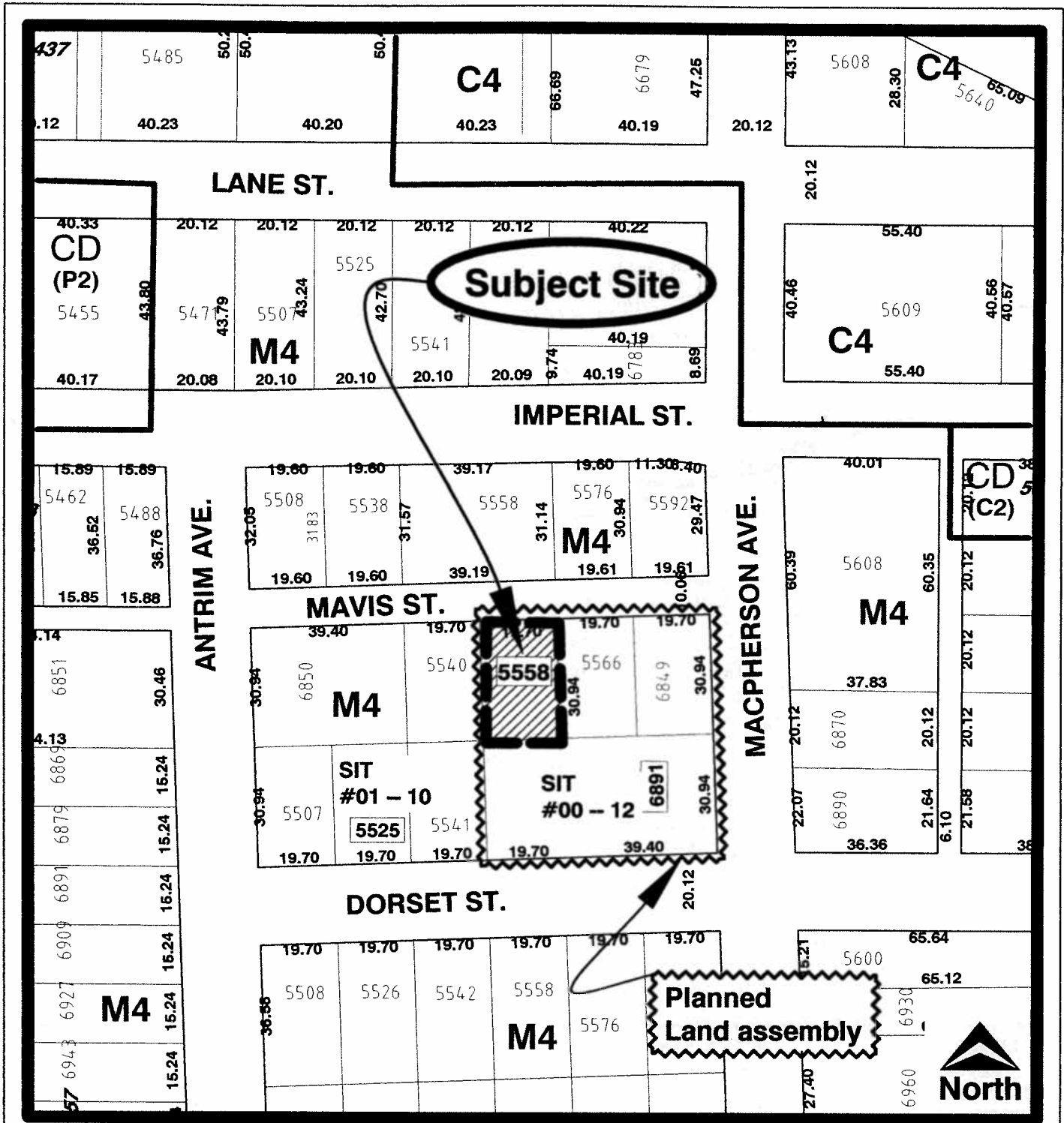
This is for the information of Council.

  
B. Luksun  
Director Planning and Building

MW/JBS:gk  
Attachments

cc: Chief Building Inspector

P:\Mamie\Council Report\5558 Mavis\PL - 5558 Mavis St Siting Approval.doc

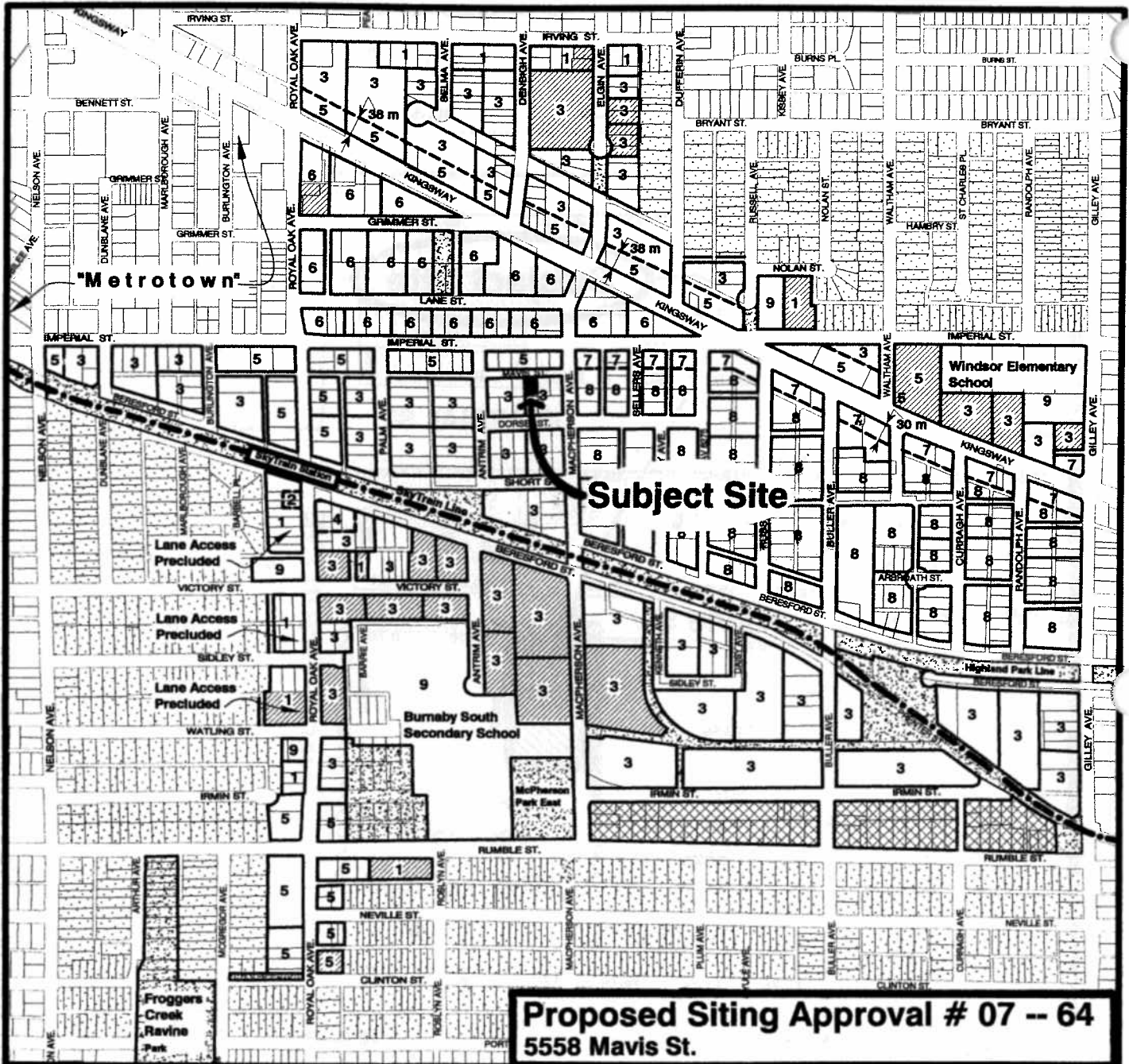


**Planning and Building Department**

Scale: 1 : 1500  
 Drawn By: J.P.C.  
 Date: August 2007

**Proposed Siting Approval # 07 -- 64**  
 5558 Mavis St.




**Sketch # 1**




**Proposed Siting Approval # 07 -- 64**  
**5558 Mavis St.**

**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 )
- 7. CD ( C2 )
- 8. CD ( M5 )
- 9. institutional ( School, Church, Assembly )

-  Single and Two - Family Housing
-  Park / Parkway / Public Open Space
-  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: April 2007

