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**TO:** CITY MANAGER **DATE:** 2015 August 19

**FROM:** DIRECTOR PLANNING AND BUILDING **FILE:** 41000 05  
*Reference:* #15-118  
*X-Ref:* PA 5507 Dorset Street

**SUBJECT:** **SITING APPROVAL APPLICATION #15-118**  
**5507 DORSET STREET (0954755 B.C. LTD.)**  
**PROPOSED NEW BUILDING UNDER EXISTING ZONING**  
**ROYAL OAK COMMUNITY PLAN**

**PURPOSE:** To inform Council of a request for development of a new industrial building under existing zoning in the Royal Oak Community Plan.

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**RECOMMENDATION:**

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

**REPORT****1.0 INTRODUCTION**

This Department has received a request from the architect, on behalf of the owner of the subject property at 5507 Dorset Street, to construct a new industrial building in accordance with the existing M4 Special Industrial District zoning. The current owner of 5507 Dorset Street (0954755 B.C. LTD.) purchased the property in 2015 January. The subject property is located on Dorset Street on the north east corner of Dorset Street and Antrim Avenue, within the Royal Oak Community Plan area, and is designated as part of an assembly for medium density residential redevelopment in accordance with CD Comprehensive Development District zoning utilizing the RM3 Multiple-Family Residential District, as a guideline (see *attached* Sketches #1 and #2).

**2.0 BACKGROUND**

In 2014, Staff received an enquiry from the previous owner of the subject property (Taraviras) and their agent regarding the City's interest in purchasing the property. An enquiry was also subsequently made to the Building Department regarding the construction of an industrial/automotive building under the prevailing M4 Special Industrial District zoning.

It was determined that the City would not pursue negotiations for the purchase of the subject property at that time. This was due to the relatively new construction and renovation of other properties adjacent to the subject site, and the observation that consolidation and rezoning of the lands in the assembly area for multiple-family residential is expected to occur in the medium to longer term. As such, on an interim basis, construction of a new industrial/automotive building on the subject site, under prevailing zoning, is not expected to hamper planned redevelopment of the consolidation area, in the medium to longer term, in accordance with the adopted Plan. On this basis, this Siting Approval has been advanced for Council's consideration prior to the release of the necessary permits for new development in line with the existing zoning.

To: City Manager  
From: Director Planning and Building  
Re: SITING APPROVAL APPLICATION #15-118  
5507 Dorset Street

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### 3.0 SUBJECT PROPERTY

The subject property is currently zoned M4 Special Industrial District and is improved with an older single-family dwelling. In the immediate area, properties zoned M4 District are typically characterized by light industrial and office uses, with the exception of the subject property and the properties located at 5541, 5542, 5558, 5576, 5592 Dorset Street, and 6849 MacPherson Avenue, which are improved with older single-family dwellings. Residential use of these properties is permitted under the prevailing M4 District, as these properties were improved with residential dwellings prior to a Zoning Bylaw amendment in 2004 January 01, which removed new single and two family uses from the M4 Special Industrial District.

The properties in this planned site assembly include 5507, 5525, 5541 Dorset Street, 6850 Antrim Avenue, and 5540 Mavis Street. The properties at 5507 and 5541 Dorset Street are improved with single-family dwellings, both of which were constructed in 1926. It is noted that the property at 5541 Dorset Street underwent extensive renovations in 2012. The property at 5525 Dorset Street is improved with an office building which was constructed in 2002. The properties at 6850 Antrim Avenue and 5540 Mavis Street are improved with light-industrial buildings constructed in 1976 and 1959 respectively. To the east of the planned land assembly are some light industrial businesses, an older single-family dwelling, and an office building containing the Ironworkers Union Local 97 Headquarters.

The City does not currently own any of the properties within the planned site assembly area. It is also noted that due to the recent improvements and renovations on the adjacent properties within the consolidation area at 5525 and 5541 Dorset Street, it is expected that full consolidation of the assembly area for redevelopment in line with the medium-density multiple-family residential designation of the Royal Oak Community Plan area would occur over a medium to longer term timeframe.

### 4.0 CONCLUSION

Therefore, unless otherwise directed by Council, staff will release the required Siting Approval and process any subsequent Preliminary Plan Approval and Building Permit applications received in line with the prevailing zoning for the subject lot.

This is for the information of Council.

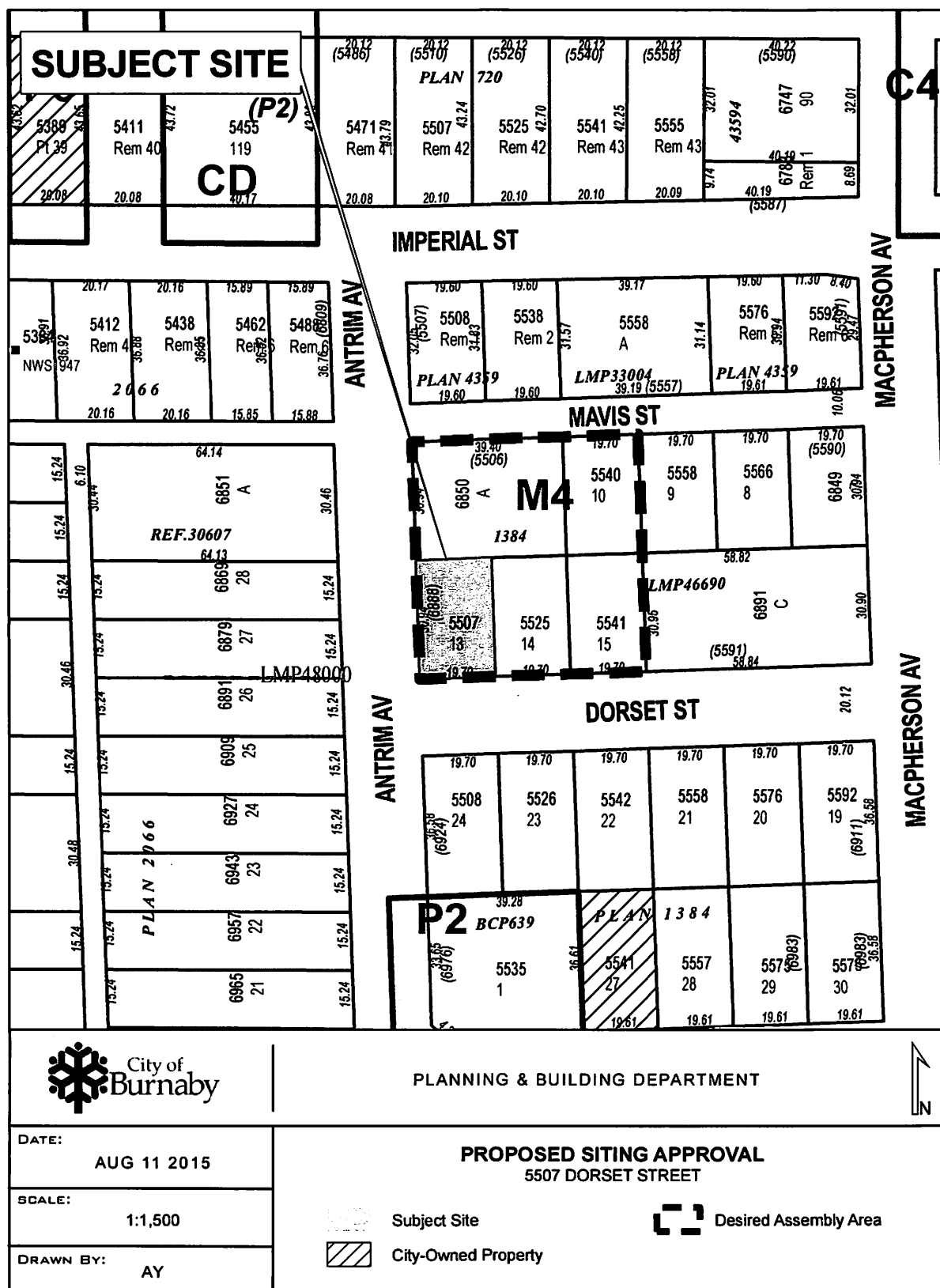
  
Lou Pelletier, Director  
PLANNING AND BUILDING

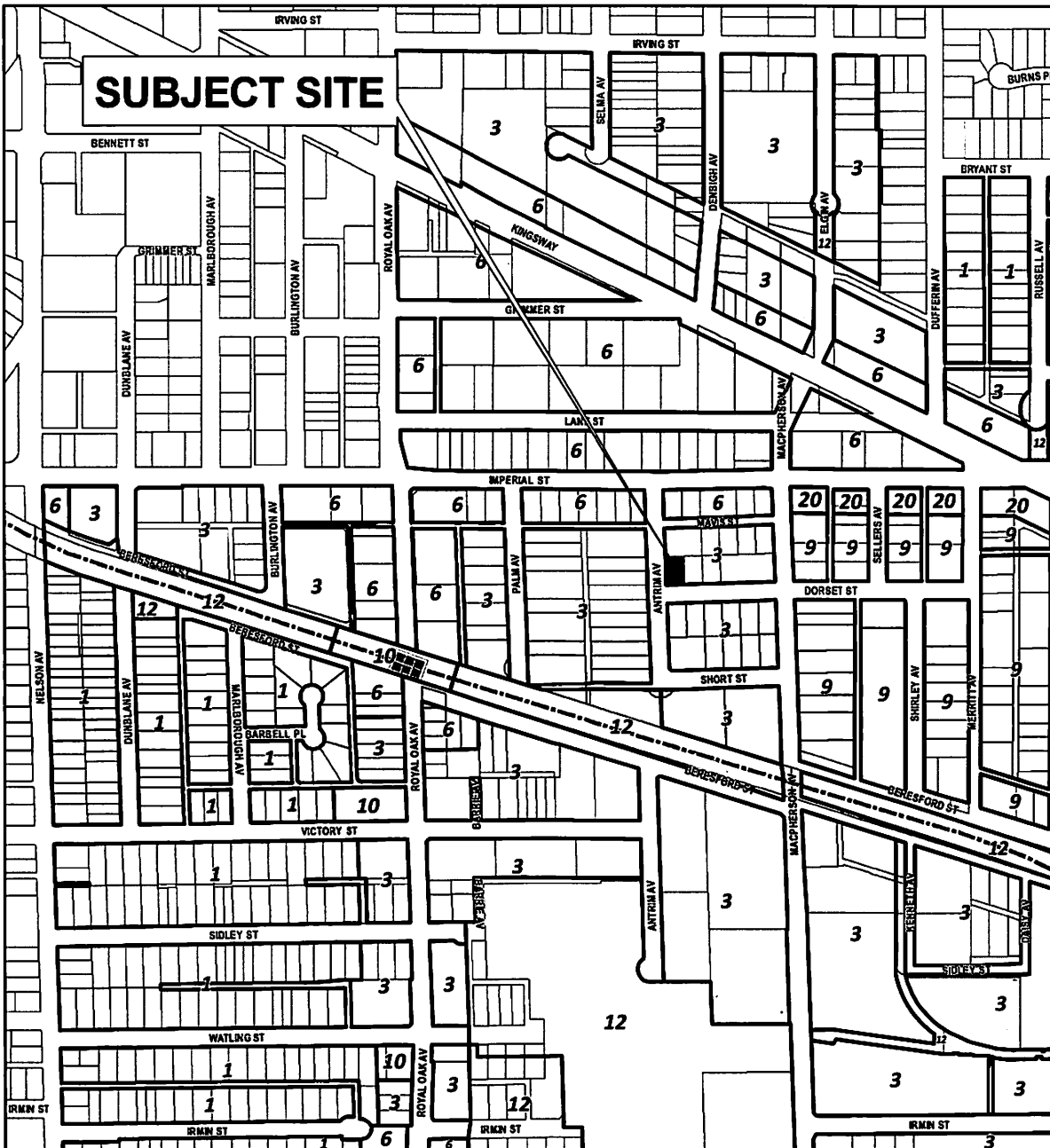
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#### **Attachments**

cc: Director Engineering  
City Solicitor

Chief Building Inspector





# Royal Oak Community Plan Land Use



PLANNING & BUILDING DEPARTMENT

## General Land Use Designation Key

- 1 Single and Two Family Residential
- 3 Medium Density Multiple Family Residential
- 5 Commercial
- 6 Medium Density Mixed Use
- 9 Industrial
- 10 Institutional
- 12 Park and Public Use
- 20 Industrial and Commercial Mixed Use

