

## CITY OF BURNABY

PLANNING AND BUILDING  
REZONING REFERENCE #18-08  
2018 April 11

### ITEM #04

#### 1.0 GENERAL INFORMATION

- 1.1 Applicant:** Ankenman Marchand Architects  
1645 W 5<sup>th</sup> Street  
Vancouver, BC V6J 1N5  
Attn: Dimitar Bojadziev
- 1.2 Subject:** Application for the rezoning of:  
Lot B, DL 69, Group 1, NWD Plan 17722
- From:** M6 Truck Terminal District and R5 Residential District
- To:** CD Comprehensive Development (based on M2 General Industrial District)
- 1.3 Address:** 3945 Myrtle Street
- 1.4 Location:** The subject site is located on the north side of Myrtle Street between Ingleton Avenue and Gilmore Avenue (Sketch #1 *attached*).
- 1.5 Size:** The site is rectangular in shape with a width of approximately 30.17 m (98.98 ft.), a depth of approximately 80.46 m (263.98 ft.), and an area of approximately 2,427.33 m<sup>2</sup> (26,127.56 sq. ft.).
- 1.6 Services:** The Director Engineering will be requested to provide all relevant servicing information.
- 1.7 Rezoning Purpose:** The purpose of the proposed rezoning bylaw amendment is to permit the construction of a new trade contractor warehouse with supporting office and amenity areas.

#### 2.0 NEIGHBOURHOOD CHARACTERISTICS

The subject site is located in an established industrial area, just north of the Myrtle Street Community Plan area boundary. Surrounding properties to the east, west, and north are zoned either M2 General Industrial or M6 Truck Terminal District and contain a variety of manufacturing, contractor, and truck related uses. Properties to the south of the subject property, across Myrtle Street, are light industrial and office developments that have been constructed in line with the M5 Light Industrial District and the Myrtle Street Plan. A small R5 Residential

District neighbourhood is located southwest of the site, in the area south of Myrtle Street and west of Ingleton Avenue (see Sketch #1 *attached*).

### **3.0 BACKGROUND INFORMATION**

- 3.1 The site is designated for General Industrial use in the Official Community Plan (OCP), and for Industrial use in the Regional Growth Strategy (RGS). The site is improved with a small industrial building that was constructed in 1957.

### **4.0 GENERAL INFORMATION**

- 4.1 The applicant is requesting to rezone the subject property from the M6 Truck Terminal District and R5 Residential District to the Comprehensive Development (CD) District (based on the M2 General Industrial District) in order to accommodate a refrigeration, HVAC (heating, ventilation, and air conditioning systems), and plumbing trade contractor warehouse with supporting office and amenity areas.
- 4.2 Storage buildings, workshops, and yards for trade contractors, including the proposed type of trade contractor, are permitted uses in the M2 District. Accessory office uses are also permitted on an ancillary basis.
- 4.3 The minimum lot area for the M2 District is 930 m<sup>2</sup> (10,010.76 ft<sup>2</sup>) and the minimum lot width is 30 m (98.43 ft.). The area of the subject lot is approximately 2,427.33 m<sup>2</sup> (26,127.56 sq. ft.) and its width is 30.17 m (98.98 ft.). The subject lot therefore meets the lot area and width requirements of the M2 District.
- 4.4 Vehicular access will be permitted from Still Creek Avenue and Myrtle Street.
- 4.5 The Director Engineering will be requested to provide an estimate for services necessary to serve this site, including but not necessarily limited to:
- dedication to match the north property line of 3988 Still Creek Avenue;
  - cash-in-lieu to complete Still Creek Avenue to its final standard; and,
  - cash-in-lieu to complete Myrtle Street to its final standard.
- 4.6 The undergrounding of existing overhead wiring abutting the site on Still Creek Avenue will be required.
- 4.7 The granting of any necessary statutory rights-of-way, easements, and/or covenants will be required.
- 4.8 Ministry of Transportation approval of this rezoning is required.

4.9 The GVS & DD Sewerage Charge (Vancouver Sewerage Area) of \$0.443 per sq. ft. of gross floor area applies.

4.10 The proposed prerequisite conditions to rezoning will be included in a future report.

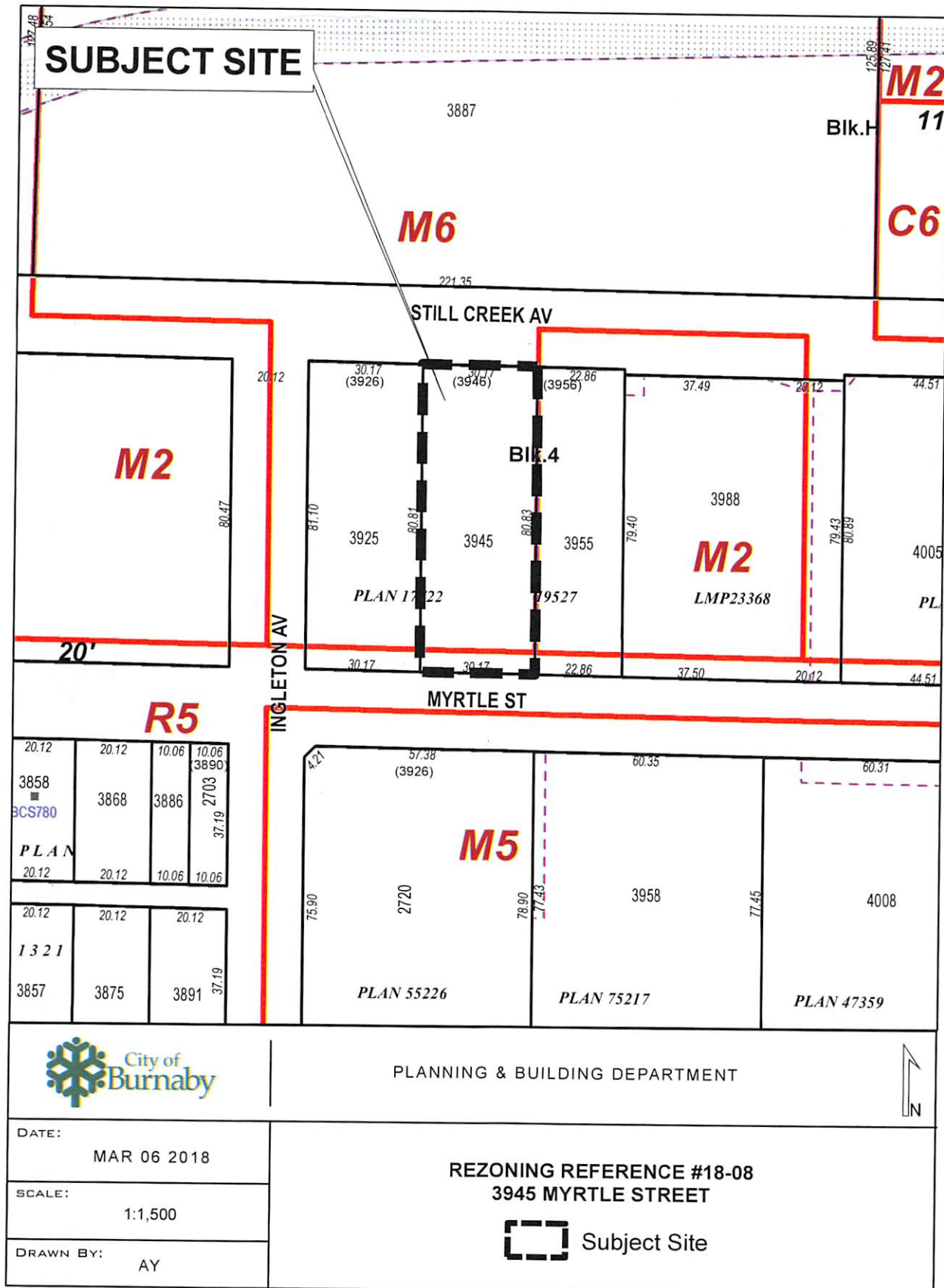
## 5.0 RECOMMENDATION

**THAT** the Planning and Building Department be authorized to continue to work with the applicant towards the preparation of a suitable plan of development for presentation to a Public Hearing on the understanding that a more detailed report will be submitted at a later date.



LS:eb  
*Attachment*

cc: City Solicitor  
City Clerk





A N K E N M A N   M A R C H A N D

February 19, 2018

**City of Burnaby, Planning and Building Department**  
4949 Canada Way  
Burnaby, BC V5G 1M2

Attention: *Lisa Scott – Community Planner*

To whom it may concern;

**Re: Rezoning Letter of Intent – 3945 Myrtle Street**

As required in the "Rezoning Application Procedure and 2018 Schedule", this Letter of Intent is being submitted intended to state the purpose of the rezoning:

The sole purpose of this rezoning is to rezone the subject property, currently split-zoned primarily to the M6 Truck Terminal District, with a small strip on the south side of the property zoned to the R5 Residential District, to Comprehensive Development District, based on the M2 General Industrial District zoning bylaw guidelines.

The principal use of the project is a warehouse space for Control Temp Ltd., with a supporting office area for the proposed use, and an amenity area that is only to be used by on-site employees (including technicians based on-site). The project site area is 2,438 m<sup>2</sup> (26,242 SF), and the project FAR is 0.81 at 2,211.0 m<sup>2</sup> (21,163.2 SF). The primary use of the project is the warehouse space, which accounts for 55% (13,755.1 SF) of the GFA, with the supporting office use accounting for the remainder. The project fronts onto both Myrtle Street and Still Creek Avenue, with a drive aisle connecting the two along the East side of the property, and allowing vehicles to access the primary entrance on Still Creek Avenue.

Thank you in advance for your consideration. Should you have any questions or comments, please do not hesitate to contact me directly at (604)-872-2595, Ext. # 28.

Thank you in advance for your consideration.

Yours sincerely,  
**ANKENMAN MARCHAND ARCHITECTS**

Per:



Timothy Ankenman  
MAIBC | MRAIC | M Arch | AIA | Founding Principal  
Registered in State of Washington



DIMITAR BOZADZIEV