



Item.....
Meeting..... 2020 December 14

COUNCIL REPORT

TO: CITY MANAGER 2020 December 09

FROM: DIRECTOR PLANNING AND BUILDING

SUBJECT: **REZONING REFERENCE #18-08**
Three-Storey Warehouse and Office Development

ADDRESS: 3945 Myrtle Street (see *attached* Sketch #1)

LEGAL: Lot B, DL 69, Group 1, NWD Plan 17722

FROM: M6 Truck Terminal District and R5 Residential District

TO: CD Comprehensive Development District (based on M2 General Industrial District and in accordance with the development plan entitled “Industrial Development” prepared by Ankenman Marchand Architects)

APPLICANT: Ankenman Marchand Architects
1645 W 5th Street
Vancouver, BC V6J 1N5
Attn: Dimitar Bojadziev

PURPOSE: To seek Council authorization to forward this application to a Public Hearing on 2021 January 26.

RECOMMENDATIONS:

1. **THAT** a Rezoning Bylaw be prepared and advanced to First Reading on 2020 December 14 and to a Public Hearing on 2021 January 26 at 5:00 p.m.
2. **THAT** the following be established as prerequisites to the completion of the rezoning:
 - a) The submission of a suitable plan of development.
 - b) The deposit of sufficient monies, including a 4% Engineering Inspection Fee, to cover the costs of all services necessary to serve the site and the completion of a servicing agreement covering all requisite services. All services are to be designed to City standards and constructed in accordance with the Engineering Design. One of the conditions for the release of occupancy permits will be the completion of all requisite services.
 - c) The installation of all electrical, telephone and cable servicing, and all other wiring underground throughout the development, and to the point of connection to the existing service where sufficient facilities are available to serve the development.

- d) The undergrounding of existing overhead wiring abutting the site on Still Creek Avenue will be required.
- e) The granting of any necessary statutory rights-of-way, easements and covenants.
- f) The review of a detailed Sediment Control System by the Director Engineering.
- g) The approval of the Ministry of Transportation to the rezoning application.
- h) The submission of a suitable on-site stormwater management system to the approval of the Director Engineering, the deposit of sufficient monies for its provision, and the granting of a Section 219 Covenant to guarantee its provision and continuing operation.
- i) The submission of a geotechnical review confirming that the site may be used safely for the intended use for review by the Chief Building Inspector and granting of a Section 219 Covenant respecting the submitted report.
- j) The provision of facilities for cyclists in accordance with Sections 5.5 of the rezoning report.
- k) The submission of a Site Profile and resolution of any arising requirements.
- l) The submission of a suitable Solid Waste and Recycling plan to the approval of the Director Engineering.
- m) The review of on-site loading facilities by the Director Engineering.
- n) The submission of a detailed Comprehensive Sign Plan.
- o) The deposit of the applicable Regional Transportation Development Cost Charge.
- p) The deposit of the applicable GVS & DD Sewerage Development Cost Charge.

R E P O R T

1.0 REZONING PURPOSE

The purpose of the proposed rezoning bylaw amendment is to permit the construction of a three-storey warehouse with supporting office and amenity space.

2.0 POLICY FRAMEWORK

The advancement of the proposed zoning bylaw amendment aligns with the following goals and sub-goals of the Corporate Strategic Plan:

A Connected Community

- Partnership – Work collaboratively with businesses, educational institutions, associations, other communities and governments.

A Dynamic Community

- Economic opportunity – Foster an environment that attracts new and supports existing jobs, businesses and industries.

3.0 BACKGROUND

3.1 The subject site is located between Still Creek Avenue and Myrtle Street, east of Ingleton Avenue (see Sketch #1 *attached*). The site is designated within the Official Community Plan (OCP) for General Industrial use, and under the Regional Growth Strategy (RGS) for Industrial use. It is located just outside of the Myrtle Street Community Plan’s northern boundary; therefore, the site’s prevailing OCP designation is intended to guide its future development. The site is improved with a small industrial building that was constructed in 1957, and is accessed from both Myrtle Street and Still Creek Avenue. 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 Community Plan.

3.2 On 2018 April 11, Council received the report of the Planning and Building Department regarding the rezoning of the subject site and authorized the Department to continue to work with the applicant in preparing a suitable plan of development with the understanding that a further and more detailed report would be submitted at a later date.

3.3 The applicant has now submitted a plan of development suitable for presentation at a Public Hearing.

4.0 GENERAL COMMENTS

4.1 The applicant is requesting to rezone the subject property from the M6 Truck Terminal District and R5 Residential District to the CD Comprehensive Development District (utilizing the M2 General Industrial District as guidelines) in order to accommodate a refrigeration, HVAC (heating, ventilation, and air conditioning systems), and plumbing trade contractor warehouse with ancillary office and amenity spaces. The total area of the proposed building is 2,369.66 m² (25,507 sq.ft.). The development is proposed to include approximately 994.17 m² (10,701 sq.ft.) of warehouse space, 889.87 m² (9,578 sq.ft.) of office space and 305.08 m² (3,284 sq.ft.) of employee amenity space. The development is proposed to be served by both surface level and underground parking, with vehicular access from both Still Creek Avenue and Myrtle Street.

- 4.2 The Director Engineering will be requested to prepare an estimate for services necessary to serve the site. The servicing requirements will include, but not necessarily be limited to:
 - cash-in-lieu for sanitary replacement along Myrtle Street;
 - cash-in-lieu to complete Still Creek Avenue to its final standard; and,
 - cash-in-lieu to complete Myrtle Street to its final standard.
- 4.3 A road dedication of 1.5 m along the Still Creek Avenue frontage is required.
- 4.4 The applicant is responsible for the undergrounding of the overhead wiring abutting the site on Still Creek Avenue.
- 4.5 Any necessary easements and covenants and statutory rights-of-way for the site are to be provided, including, but not limited to:
 - Section 219 Covenant ensuring installation and maintenance of the approved on-site stormwater management system;
 - Section 219 Covenant ensuring compliance with the approved geotechnical report; and,
 - Section 219 Covenant ensuring that office space and on-site amenity areas remain ancillary to the principle warehouse use and are used exclusively by on-site employees and technicians.
- 4.6 A suitable on-site stormwater management system and a 219 Covenant to ensure its installation and maintenance will be required.
- 4.7 Engineering Environmental Services Division will need to review a submission of a detailed plan of an engineered Sediment Control System prior to Final Adoption.
- 4.8 Submission of a geotechnical review is required regarding the stability of the site to accommodate the proposed development as well as the Granting of a Section 219 Covenant respecting the approved report.
- 4.9 The approval of the Ministry of Transportation to the rezoning application is required.
- 4.10 The GVS & DD Sewerage Development Cost Charge will apply to this rezoning.
- 4.11 The Regional Transportation Development Cost Charge will apply to this rezoning.

5.0 DEVELOPMENT PROPOSAL

5.1 Site Area:

Gross Site Area:	-	2,394.57 m ²	(25,775 sq.ft.)
Dedication Area:	-	45.24 m ²	(487 sq.ft.)
Net Site Area:	-	2,349.33 m ²	(25,288 sq.ft.)

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5.2 Site Coverage: - 53%

5.3 Proposed Gross Floor Area:

Warehouse	-	994.17 m ²	(10,701.16 sq.ft.)
Office	-	889.87 m ²	(9,578.46 sq.ft.)
Shipping/Receiving	-	129.30 m ²	(1,391.73 sq.ft.)
Amenity Area	-	305.08 m ²	(3,283.84 sq.ft.)
<u>Service Area</u>	-	<u>51.25 m²</u>	<u>(551.66 sq.ft.)</u>
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Total Proposed Floor Area	-	2,369.66 m ²	(25,506.85 sq. ft.)

5.4 Vehicle Parking:

Warehouse	-	994.17 m ² @ 1/186 m ²	= 5.34 spaces
Office	-	889.87 m ² @ 1/46 m ²	= 19.34 spaces
Shipping/Receiving	-	129.30 m ² @ 1/93 m ²	= 1.39 spaces
<u>Amenity Area</u>	-	<u>305.08 m² @ 1/46 m²</u>	<u>= 6.63 spaces</u>
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Required	-	33 spaces	
Provided	-	41 spaces	(including 2 adaptable)

5.5 Bicycle Parking Required and Provided: - 20 secure lockers
 - 11 racks

5.6 Loading Required and Provided: - 2 spaces


 E. W. Kozak, Director
 PLANNING AND BUILDING

MP
Attachments

cc: City Solicitor
 City Clerk

