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**TO:** CITY MANAGER **DATE:** 2006 May 23

**FROM:** DIRECTOR PLANNING AND BUILDING **FILE:** 71120.20  
*Reference: Myrtle Street Area Plan & Siting Approval #06-18*

**SUBJECT:** **SITING APPROVAL #06-18**  
**3825 REGENT STREET (SIMA HOLDINGS LTD.)**  
**Request for Construction of New Two-Family Dwelling**  
*Myrtle Street Area Plan*

**PURPOSE:** To inform Council of a request to construct a new two-family dwelling within the Myrtle Street Area Plan

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**RECOMMENDATION:**

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

**REPORT**

The owner of the subject property at 3825 Regent Street has submitted a Building Permit application to this Department with the intention of constructing a new two-family dwelling on the site in accordance with the existing R5 Residential District zoning (see *attached* Sketch #1). The property measures 20.12 m. (66 ft.) by 37.19 m (122 ft.) and has an area of 748 m<sup>2</sup> (8,054 sq. ft.). It accommodates a single-family dwelling in relatively good condition that was constructed in 1954. The lot meets the minimum width and area requirements for two-family dwelling construction under prevailing R5 District zoning.

The property is located within the Myrtle Street Area Plan, which designates all properties for industrial development generally in line with M5 District regulations. Over the past 40 years, and particularly in the last decade, redevelopment has yielded three distinct sub-areas (see *attached* Sketch #2). Properties in the Sub-Area 1, east of Ingleton Avenue, have all been rezoned and redeveloped generally in line with M5 District regulations. The two properties forming Sub-Area 2, 3735 and 3785 Myrtle Street, are currently zoned M2 General Industrial District and are expected to remain in their current development form for the foreseeable future.

Sub-Area 3, bounded by Myrtle Street, Ingleton Avenue and the Trans Canada Highway, is an existing, localized R5 residential neighbourhood. While surrounding industrial uses and the Trans Canada Highway provide for a sub-optimal residential environment, there has been to-date very little interest in industrial development. In fact, this sub-area has experienced a steady

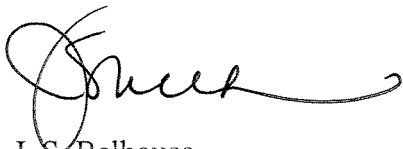
To: City Manager  
From: Director Planning and Building  
Re: SITING APPROVAL #06-18  
3825 REGENT STREET (SIMA HOLDINGS LTD.)  
Request for Construction of New Two-Family Dwelling- Myrtle Street Study Area  
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pattern of residential renewal. Five siting approval applications for new single and two-family dwellings were granted in 2003 and 2004, and it is noted that three properties on the south side of Regent Street are also improved with newer single and two-family dwellings. The remaining properties in this small residential enclave are occupied by older single-family dwellings ranging in size and condition. There is no multiple ownership in this area, with the exception of four small lots abutting the Trans Canada Highway, which are owned by the Provincial government. City acquisition of the subject property is not being recommended due to the lack of interest in industrial development in this area and the lengthy time the City would likely need to retain the property in anticipation of future redevelopment.

Given these circumstances, this department intends to release a Building Permit for a new two-family dwelling at 3825 Regent Street, subject to full compliance with the existing R5 Residential District and requirements of the Chief Building Inspector.

Regarding Sub-Area 3, with the number of siting approval applications received by this department and the continuing interest in residential development under the prevailing R5 zoning, staff will be undertaking a review and analysis of Sub-Area 3 of the Myrtle Street Area Plan. A report will be submitted to the Community Development Committee and Council in due course regarding a long term plan for this R5 District zoned sub-area, likely affirming its prevailing R5 District zoning and its continued redevelopment in line with the current zoning.

This is for the information of Council.

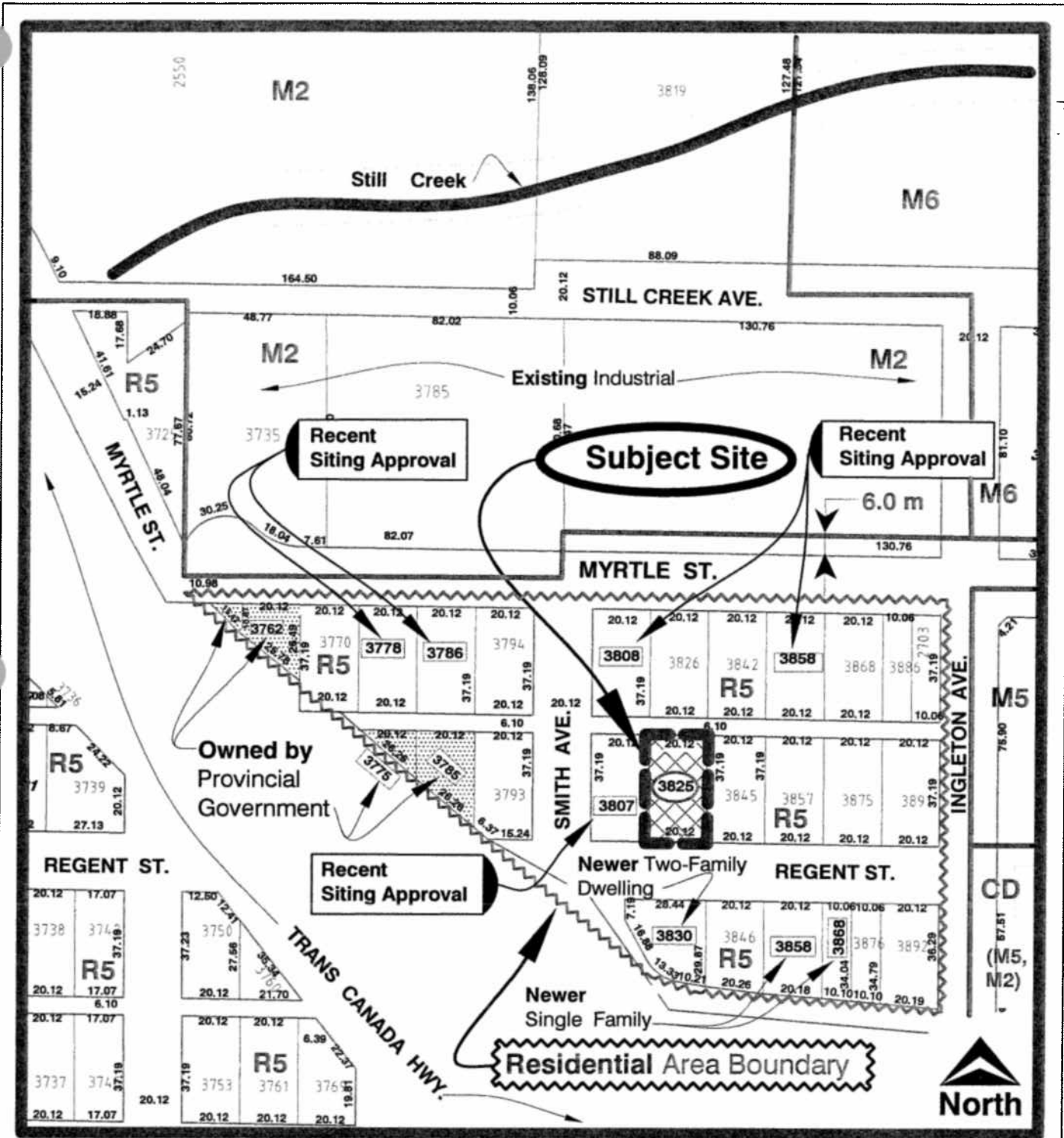


J. S. Belhouse  
Director Planning and Building

KH:hr  
Atts.

cc: Chief Building Inspector  
Director Engineering

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City of Burnaby

Planning and Building Department

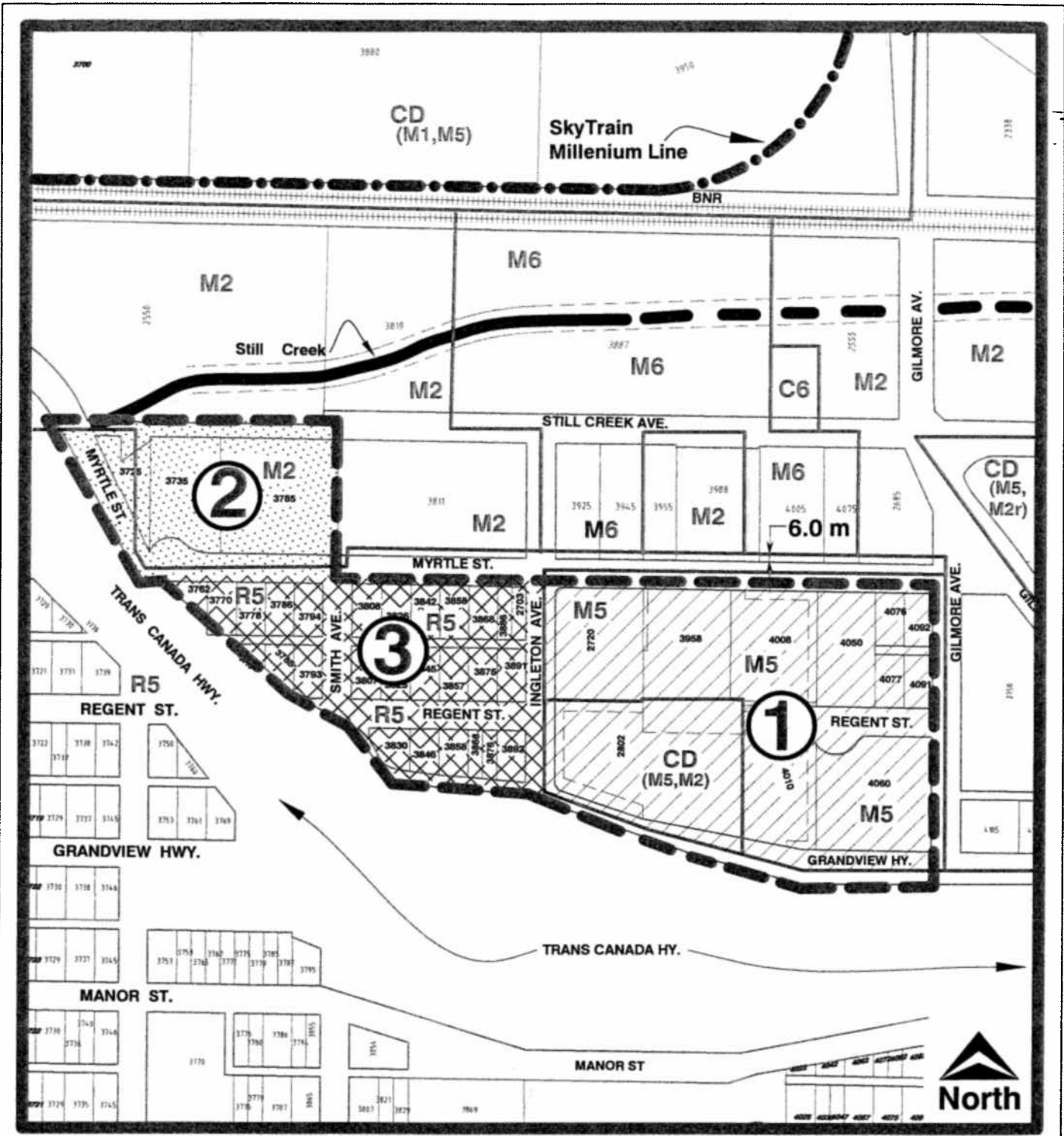
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Drawn By: J.P.C.

Date: May 2006

Proposed Two Family Dwelling  
3825 Regent St.

Sketch # 1



**Planning and Building Department**

Scale: 1 : 4000

Drawn By: J.P.C.

Date: May 2006

**Sub-Areas 1, 2, 3, Myrtle Street Area Plan**

Sketch # 2