
TO: CITY MANAGER **DATE:** 2008 July 15

FROM: DIRECTOR PLANNING AND BUILDING **FILE:** 71120.20 / SIT #08-53
Reference: Myrtle Street Area Plan

SUBJECT: **SITING APPROVAL APPLICATION #08-53**
3794 MYRTLE STREET
Request For Construction of a New Two-Family Dwelling
Myrtle Street Area Plan, Sub-Area 3

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

RECOMMENDATION:

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

REPORT

The owner of the subject property at 3794 Myrtle 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 m² (8,054 sq. ft.). It accommodates a single-family dwelling in relatively good condition that was constructed in 1959. 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 pattern of residential renewal. Six new two-family dwellings have been granted Siting Approvals and have been constructed since 2003, and the properties at 3775 Trans Canada Highway and 3785, 3793 Regent Street have been granted Tentative Approval for subdivision to

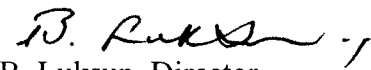
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allow for one single-family and one two-family lot. The remaining properties in this small residential enclave are occupied by older single-family dwellings ranging in size and condition.

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 3794 Myrtle Street, subject to full compliance with the existing R5 Residential District and requirements of the Chief Building Inspector.

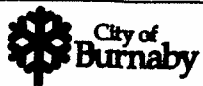
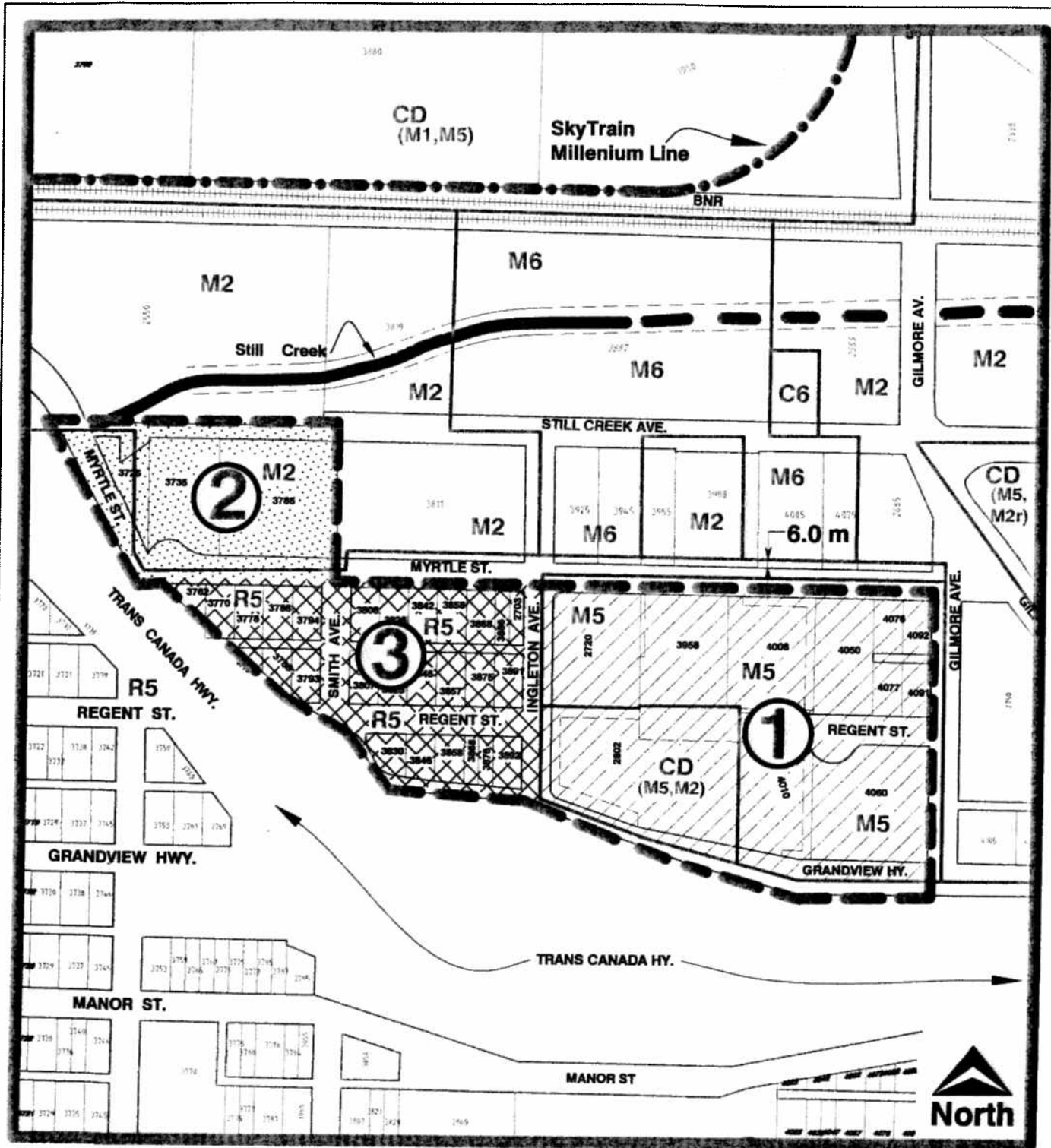
Regarding Sub-Area 3, with the number of siting approval applications received by this department and the continuing interest in residential development under the prevailing R5 zoning, staff will be undertaking a review and analysis of Sub-Area 3 of the Myrtle Street Area Plan. A report will be submitted 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.


B. Luksun, Director
PLANNING AND BUILDING

MW:hr/tn
Attachment

cc: Chief Building Inspector



Planning and Building Department

Scale: 1 : 4000

Drawn By: J.P.C.

Date: July 2008

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

Sketch # 2