



Item.....
Meeting..... 2009 Apr 27

COUNCIL REPORT

TO: CITY MANAGER **DATE:** 2009 April 21

FROM: DIRECTOR PLANNING AND BUILDING **FILE:** 48100.05
Reference: SIT #07-101
X-Ref. SUB 07-59
Myrtle Street Area Plan

SUBJECT: **SITING APPROVAL APPLICATION #07-101; X-REF. SUB #07-59**
3775 & 3785 TRANS CANADA HIGHWAY; 3793 REGENT STREET
Request For Subdivision
Myrtle Street Area Plan, Sub-Area 3

PURPOSE: To inform Council of a request to create two new lots within the Myrtle Street Area Plan.

RECOMMENDATION:

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

REPORT

The owner of the subject properties at 3775 and 3785 Trans Canada Highway and 3793 Regent Street has submitted a Siting Approval and a Subdivision Application to create two new lots on the site in accordance with the existing R5 Residential District zoning (see *attached* Sketch #1). The property at 3793 Regent Street accommodates a single-family dwelling in good condition that was constructed in 1948. The property at 3775 Trans Canada Highway is undeveloped. The property at 3785 Trans Canada Highway is vacant. The proposed new lots meet the minimum width and area requirements for one single-family dwelling and one two-family dwelling under prevailing R5 District zoning.

The properties are 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 in the Plan area 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 Application #07-101, X-Ref. SUB #07-59
Request for Subdivision
2009 April 21Page 2

pattern of residential renewal. Seven newer two-family and two single-family dwellings have recently been constructed in this sub-area. 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 supported due to the lengthy time the City would likely need to retain the property in anticipation of future redevelopment and the requirement for additional ongoing long term acquisitions. Given these circumstances, this Department would proceed to process the Subdivision Application #07-59 subject to the completion of all requirements, and to release associated Building Permits for new construction under the existing R5 Residential District.

This report is for the information of Council.

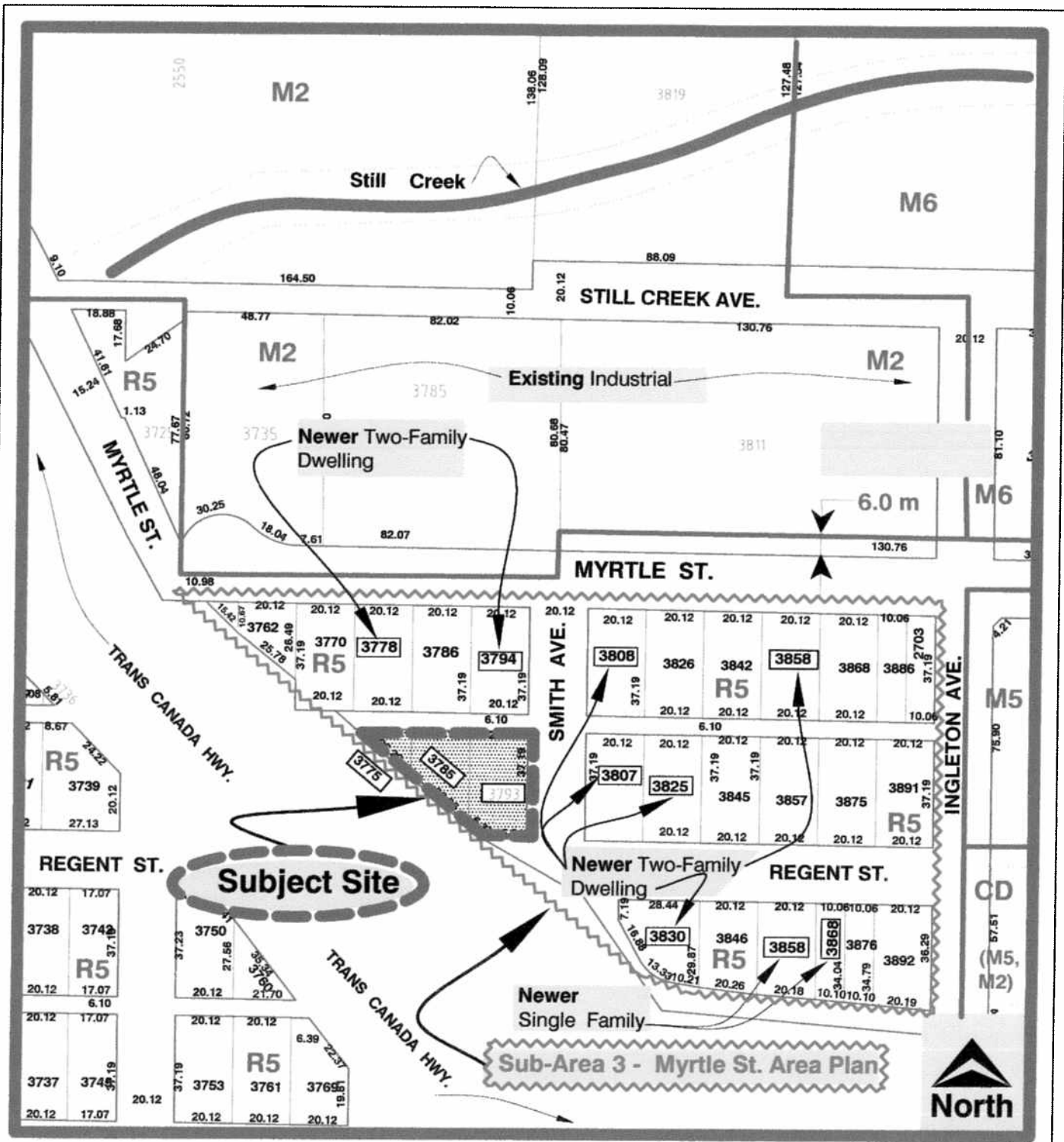


B. Luksun, Director
PLANNING AND BUILDING

FA:gk

Attachment

cc: Chief Building Inspector
Subdivision Technician



Planning and Building Department

Scale: 1 : 2000

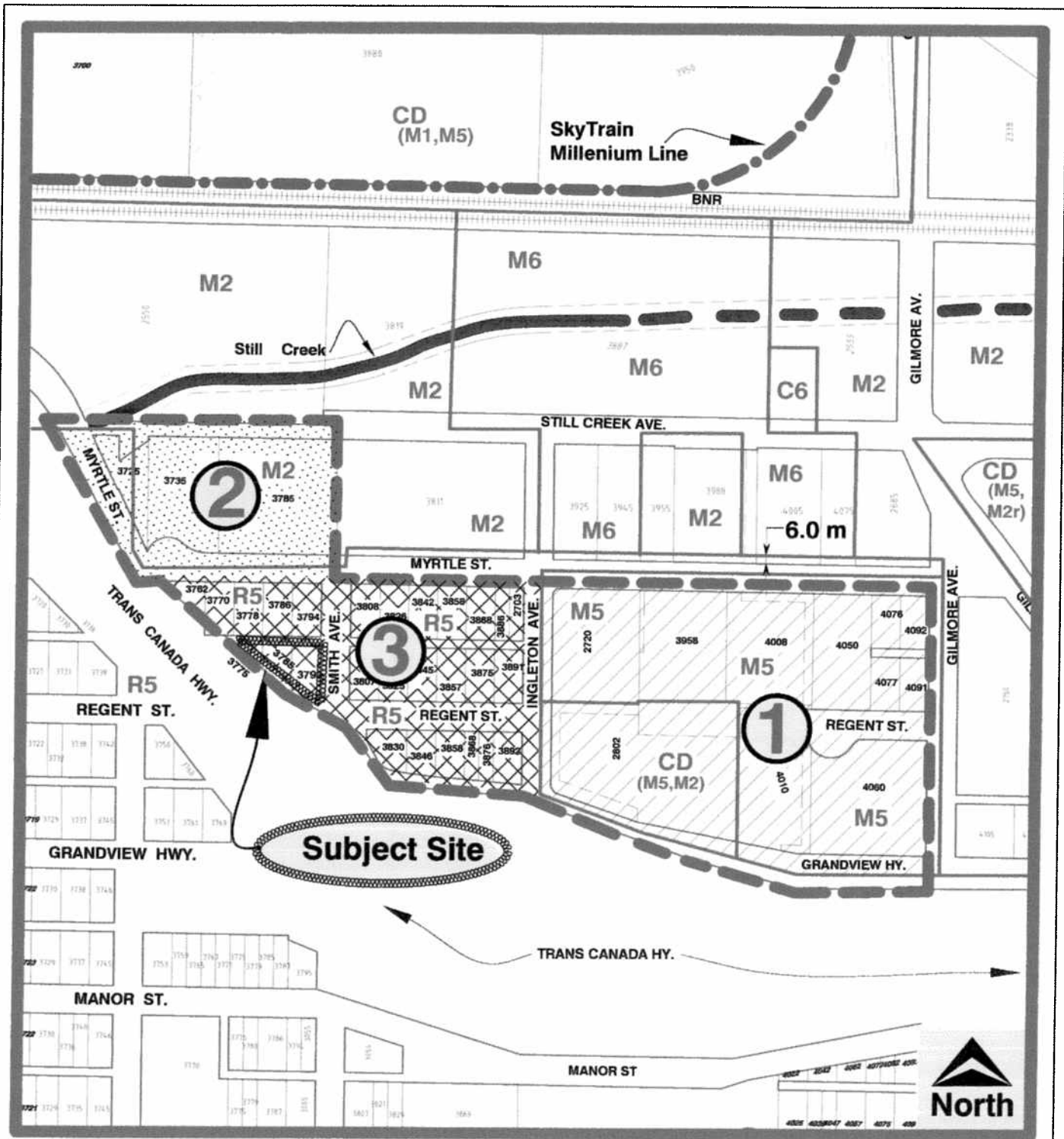
Drawn By: J.P.C.

Date: April 2009

Proposed Subdivision

3775 & 3785 Trans Canada Hwy.
3793 Regent St..

Sketch # 1



Planning and Building Department

Scale: 1 : 4000

Drawn By: J.P.C.

Date: April 2009

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

Sketch # 2