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**TO:** CITY MANAGER 2014 February 19

**FROM:** DIRECTOR PLANNING AND BUILDING

**SUBJECT: REZONING REFERENCE #13-02  
New Light Industrial Building**

**ADDRESS:** 4005 and 4075 Myrtle Street (see attached Sketches #1 and #2)

**LEGAL:** Lot “E”, DL 69, NWD Plan 17688; Lot “D”, DL 69, NWD Plan 17688

**FROM:** M6 Truck Terminal District and R5 Residential District

**TO:** CD Comprehensive Development District (based on M2 General Industrial District and M5 Light Industrial District and in accordance with the development plan entitled “4005 – 4075 Myrtle Street, Burnaby, B.C.” prepared by Christopher Bozyk Architects Ltd.)

APPLICANT: Christopher Bozyk Architects Ltd.  
414 – 611 Alexander Street  
Vancouver, BC V6A 1E1  
(Attn: Christopher Bozyk)

**PURPOSE:** To seek Council authorization to forward this application to a Public Hearing on 2014 March 25.

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**RECOMMENDATIONS:**

1. **THAT** a Rezoning Bylaw be prepared and advanced to First Reading on 2014 March 03, and to a Public Hearing on 2014 March 25 at 7:00 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.

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- 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.
- e. The consolidation of the net project site into one legal parcel.
- f. The granting of any necessary statutory rights-of-way, easements and covenants.
- g. The submission of a suitable Solid Waste and Recycling plan to the approval of the Director Engineering.
- h. The submission of a Site Profile and resolution of any arising requirements.
- 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 review of a detailed Sediment Control System by the Director Engineering.
- k. The submission of a suitable on-site Stormwater Management System to the approval of the Director Engineering, and the granting of a Section 219 Covenant and deposit of sufficient monies to guarantee its provision and continuing operation.
- l. The approval of the Ministry of Transportation to the rezoning application.
- m. The deposit of the applicable GVS & DD Sewerage Charge.
- n. The submission of a detailed Comprehensive Sign Plan.

## R E P O R T

### 1.0 REZONING PURPOSE

The purpose of the proposed rezoning bylaw amendment is to permit a new two-storey light industrial building with surface parking.

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## 2.0 BACKGROUND

- 2.1 The subject site is located on the north side of Myrtle Street, west of Gilmore Avenue (see Sketch #1 *attached*). The site is designated within the Official Community Plan (OCP) as General Industrial, and under the Regional Growth Strategy (RGS) as Industrial. It is located just outside of the Myrtle Street Area Plan's northern boundary; therefore, the site's prevailing OCP designation is intended to guide its future development (see Sketch #2 *attached*). The site is comprised of two properties, which were developed independent of one another in 1956 as truck terminals, and are both currently improved with a small industrial building.
- 2.2 On 2013 March 18, Council received the report of the Planning and Building Department concerning the rezoning of the subject site and authorized the Department to work with the applicant in the preparation of a suitable plan of development, with the understanding that a further and more detailed report would be submitted at a later date.

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

## 3.0 GENERAL COMMENTS

- 3.1 The applicant is proposing a new light industrial building on the subject site. A new two-storey building of approximately 4,734.8 m<sup>2</sup> (50,965 sq.ft.) is proposed for a high-technology manufacturing business and its associated office area. Vehicular access is proposed to be from Still Creek Avenue and Myrtle Street.
- 3.2 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:
- the design of Still Creek Avenue from Ingleton Avenue to Gilmore Avenue, with curb and gutter, separated sidewalk, grass boulevards with street trees, and street lighting;
  - cash-in-lieu for the future construction of Still Creek Avenue to its ultimate design adjacent to the site; and,
  - construction of new curb and gutter, separated sidewalk, grass boulevards with street trees, and street lighting along the north side of Myrtle Street.
- 3.3 A road dedication of 1.5 m along the Still Creek Avenue frontage, and a 2.5 m statutory right-of-way at the site's east property line tapering to nil at the west property line, is required for a future left turn lane and separated sidewalk. As well, a 1.5 m road dedication with a 0.7 m statutory right-of-way along the Myrtle Street frontage is required for a separated sidewalk.

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- 3.4 Any necessary easements, 219 Covenants and statutory rights-of-way for the site are to be provided.
- 3.5 The applicant is responsible for the undergrounding of the overhead wiring abutting the site on Still Creek Avenue.
- 3.6 The GVS & DD Sewerage Development Cost Charge (Vancouver Sewerage Area) of \$4.77 per m<sup>2</sup> (\$0.443 per sq.ft.) of gross floor area will apply to this rezoning.
- 3.7 A suitable on-site stormwater management system and a 219 Covenant to ensure its installation and maintenance will be required.
- 3.8 Due to the age of the site and lack of available records regarding historic uses, a Site Profile and the resolution of any arising issues will be required.
- 3.9 A geotechnical review of the subject site's soil stability and registration of a Section 219 Covenant regarding the findings of the approved report will be required.
- 3.10 Approval by the Engineering Environmental Services Division of a suitable Solid Waste and Recycling plan will be required.
- 3.11 Approval by the Engineering Environmental Services Division of a detailed plan of an engineered Sediment Control System will be necessary at the Preliminary Plan Approval stage.
- 3.12 The approval of the Ministry of Transportation to the rezoning application is required.
- 3.13 A Comprehensive Sign Plan is required.

**4.0 DEVELOPMENT PROPOSAL**

4.1 Site Area:

Gross Site Area	-	5,575.6 m <sup>2</sup> (60,015 sq.ft.)
Gross Road Dedication Area	-	<u>206.7 m<sup>2</sup> (2,225 sq.ft.)</u>
Net Site	-	5,368.9 m <sup>2</sup> (57,790 sq.ft.)

4.2 Site Coverage: - 47%

4.3 Floor Area: - 4,734.8 m<sup>2</sup> (50,965 sq.ft.)

Office	-	874.0 m <sup>2</sup> (9,408 sq.ft.)
Manufacturing	-	3,860.8 m <sup>2</sup> (41,557 sq.ft.)
Total G.F.A.	-	4,734.8 m <sup>2</sup> (50,965 sq.ft.)

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- 4.4 Floor Area Ratio: - 0.9 FAR
- 4.5 Building Height: - Two storeys
- 4.6 Parking:
  - 874 m<sup>2</sup> office @ 1/46 m<sup>2</sup> - 19 spaces
  - 3,861 m<sup>2</sup> manufacturing @ 1/93 m<sup>2</sup> - 42 spaces
  - Total Parking Required - 61 spaces
  - Total Parking Provided - 63 spaces
- 4.7 Loading:
  - Required and Provided - 3 loading bays
- 4.8 Bicycle Provisions:
  - Required and Provided - 6 spaces (bike rack)

Lou Pelletier, Director  
PLANNING AND BUILDING

SMN:hr/spf  
**Attachments**

cc: Director Engineering  
City Solicitor  
Deputy City Clerk