

TO: MAYOR & COUNCIL
FROM: GENERAL MANAGER PLANNING AND DEVELOPMENT
SUBJECT: **REZ #22-24 – 3945 MYRTLE STREET – FIVE-STOREY SELF-STORAGE FACILITY WITH UNDERGROUND PARKING**
PURPOSE: To seek Council authorization to forward REZ #22-24 application to a future Public Hearing

REFERENCES

Address: 3945 Myrtle Street
Legal: Lot “B” District Lot 69 Group 1 New Westminster District Plan 17722
Applicant: Tony Russo; 1074649 BC Ltd.
203 - 1312 Ketch Court, Coquitlam, BC V3K 6W1
Current: M6 Truck Terminal District and R5 Residential District
Proposed: CD Comprehensive Development District (based upon M1 Manufacturing District and M2 General Industrial District as guidelines and in accordance with the development plan entitled “Self Storage Units 3944 Still Creek Burnaby, BC” prepared by Studio One Architecture Inc.)

RECOMMENDATIONS

THAT a Rezoning Bylaw for REZ #22-24 be prepared and advanced to First Reading and to a Public Hearing at a future date of Council; and,

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 submission of an undertaking to remove all improvements on the development site within 12 months of Final Adoption of the Rezoning Bylaw.
- e. The granting of any necessary statutory rights-of-way, easements and/or covenants in accordance with this report.
- f. The undergrounding of the existing overhead wiring abutting the site on Still Creek Avenue.
- g. The submission of a suitable on-site stormwater management system, the deposit of sufficient monies for its provision, and the granting of a Section 219 Covenant to guarantee its provision and continuing operation.
- h. Compliance with the City's Groundwater Management Development guidelines.
- i. The submission of a suitable Solid Waste and Recycling plan.
- j. The review of on-site loading facilities.
- k. The submission of a detailed Comprehensive Sign Plan.
- l. The provision of facilities for cyclists in accordance with this report.
- m. The approval of the Ministry of Transportation to the rezoning application.
- n. The submission of a Site Disclosure Statement and resolution of any arising requirements.
- o. The deposit of the applicable GVS & DD Sewerage Charge.
- p. The deposit of the applicable Regional Water Charge.
- q. The deposit of the applicable Regional Transportation Cost Charge.

CHIEF ADMINISTRATIVE OFFICER'S COMMENTS

I concur with the recommendation of the General Manager Planning and Development.

EXECUTIVE SUMMARY

A rezoning application has been received in order to permit the construction of a five-storey enclosed self-storage facility with two levels of underground parking. The purpose of this report is to provide Council with information on the proposal and to recommend that the rezoning application be forwarded to a future Public Hearing.

1.0 POLICY SECTION

The proposed rezoning application is consistent with the following policies and plans adopted by Council: Regional Context Statement (2013); Corporate Strategic Plan (2022); Official Community Plan (1998); and, Economic Development Strategy (2007).

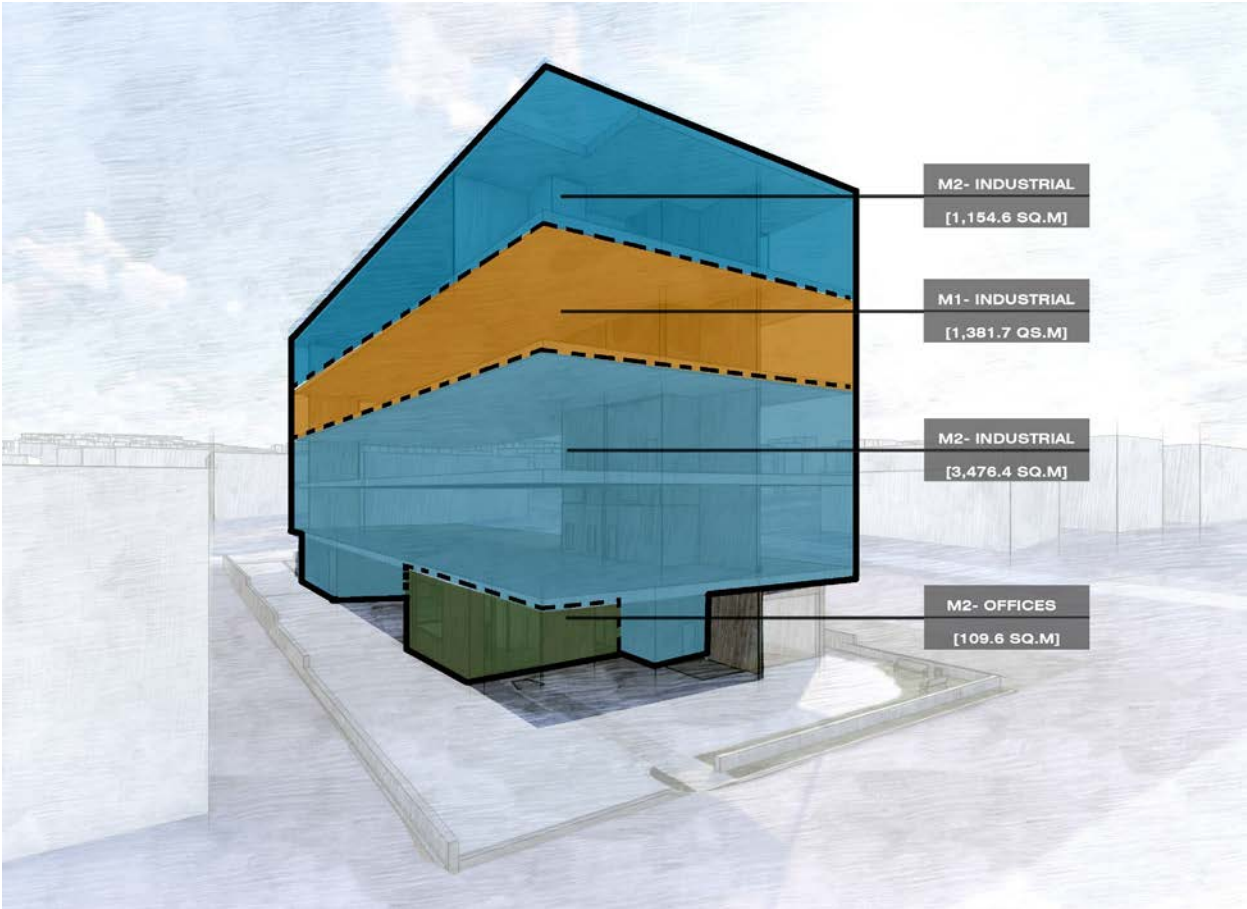
2.0 BACKGROUND

- 2.1 The subject site is located on the east side of Ingleton Avenue between Still Creek Avenue and Myrtle Street (Sketch #2 attached). The site is improved with a small industrial warehouse and storage building which was constructed in 1957, and a surface parking lot. To the north, east, and west are properties zoned either M2 General Industrial District or M6 Truck Terminal District and consist of a variety of manufacturing, contractor, and truck-related uses. To the south, are light industrial developments constructed in line with the M5 Industrial District and the Myrtle Street Community Plan. To the southeast, are residential dwellings, designated for industrial uses in the Myrtle Street Community Plan.
- 2.2 The subject site is currently zoned M6 Truck Terminal and R5 Residential District and is located outside of the Myrtle Street Community Plan. Therefore, the site’s prevailing Official Community Plan designation of general industrial use and Metro 2050 Regional Growth Strategy’s designation of industrial use, is intended to guide its future development.
- 2.3 Previously, the site was the subject of Rezoning Reference #18-08 to rezone the site 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), which received Second Reading on February 8, 2021. The subject site has since been sold and Rezoning Reference #18-08 cancelled.
- 2.4 On August 29, 2022, Council received an initial rezoning report which proposed to rezone the property to the CD Comprehensive Development District, utilizing the M1 Manufacturing District and M2 General Industrial District as guidelines. The applicant has now submitted a plan of development suitable for presentation at a Public Hearing.

3.0 GENERAL INFORMATION

3.1 The development proposal as shown in Figure #1 is for a five-storey self-storage facility with two levels of underground parking as well as surface parking. The subject rezoning application is using both the M1 Manufacturing District and the M2 General Industrial district and their cumulative bulk and massing regulations to permit the intended storage use and to achieve the proposed five-storey form of development. The development will consist of 872 storage units of varying sizes with storage space on every level, including the underground levels. It will also include bike lockers, an end of trip facility, and an indoor and outdoor amenity space for employees. Pedestrian access to the site will be from a pedestrian walkway from Still Creek Avenue. Vehicular access to the parking areas will be from Still Creek Avenue. Egress from the site, for pedestrians and vehicles will be off of Myrtle Street.

Figure 1.



3.2 The General Manager Engineering will be requested to prepare an estimate for all services necessary to serve this site. The servicing requirements will include, but not necessarily be limited to:

- Design and payment-in-lieu of servicing to complete Still Creek Avenue to its final standard.

- Design and payment-in-lieu of servicing to complete Myrtle Street to its final standard.
- 3.3 Any necessary easements, covenants, and statutory rights-of-way for the site are to be provided, including, but not necessarily limited to:
- Section 219 Covenant guaranteeing the provision and ongoing maintenance of stormwater management facilities;
 - Section 219 Covenant ensuring the provision and ongoing maintenance of end-of-trip facilities;
 - Section 219 Covenant providing that all accessible parking to remain as common property; and,
 - Section 219 Covenant ensuring compliance with the approved geotechnical report.
- 3.4 The submission of a Groundwater and Storm Water Management Plan is required. An indemnification agreement may be required for groundwater management. As well, a suitable engineered design to the approval of the General Manager Engineering will be required for the on-site stormwater management system, as well as a Section 219 Covenant to guarantee its provision and continuing operation. The deposit of sufficient monies to guarantee the provision of the stormwater drainage will be required.
- 3.5 The applicant is responsible for the undergrounding of overhead wiring abutting the site on Still Creek Avenue.
- 3.6 The submission of a detailed Loading Management Plan is required.
- 3.7 The submission of a suitable Solid Waste and Recycling Plan is required.
- 3.8 Secured bicycle parking spaces are to be provided for the employees of the development.
- 3.9 Applicable development cost charges include:
- GVS&DD Sewerage Charge;
 - Regional Water Charge; and,
 - Regional Transportation Development Charge

3.10 **Development Statistics:**
Site Area (subject to detailed survey)

Gross Site Area	2438.3 m ² (26,245.62 sq.ft.)
Road Dedications	75.44 m ² (812.03 sq.ft.)
Net Site Area	2362.86 m ² (25,247 sq.ft.)
<u>Site Coverage</u>	57%

<u>Building Height</u>	5 Storeys
<u>Gross Floor Area</u>	6122.3 m ² (65899.82 sq.ft.)
<u>Vehicle Parking</u> Storage @ 1 / 186 m ² Office	<u>Required and Provided</u> 33 spaces and 43 spaces 2 spaces and 2 spaces
<u>Bicycle Parking</u> Industrial @ 1 / 1000 m ²	<u>Required and Provided</u> 7 lockers and 9 lockers
<u>Loading</u> Industrial @ 3 / 4600 m ²	<u>Required and Provided</u> 4 bays

4.0 COMMUNICATION AND COMMUNITY ENGAGEMENT

A Public Hearing will be held at a future date. In advance of that, the City will send a notice, at least 10 days before a Public Hearing, to those properties that are within a 30 m (100 ft.) radius of the property. A notice will also be published in two consecutive issues of the local newspaper, and a sign regarding the proposal will be posted on the site.

5.0 FINANCIAL CONSIDERATIONS

There are no financial considerations related to this proposal.

Respectfully submitted,

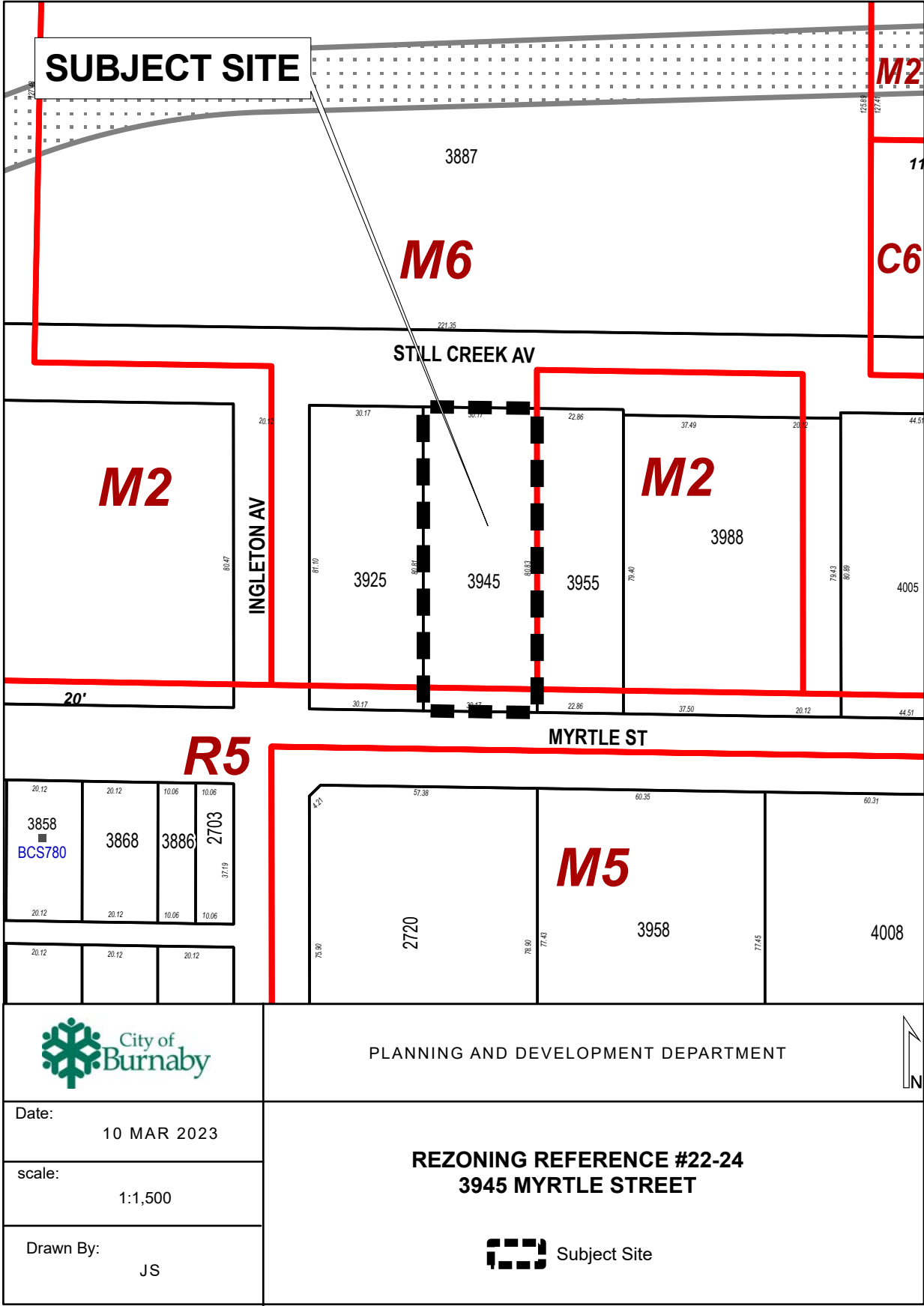
E. W. Kozak, General Manager Planning and Development

ATTACHMENT

Attachment 1 – Sketch #1

REPORT CONTRIBUTORS

This report was prepared by Jasmin Senghera, Planning Analyst and reviewed by Ian Wasson, Senior Development and Urban Design Planner and Johannes Schumann, Director, Development and Urban Design and Lee-Ann Garnett, Deputy General Manager Planning and Development.



Sketch #1