

TO: MAYOR & COUNCIL
FROM: GENERAL MANAGER PLANNING AND DEVELOPMENT
SUBJECT: **REZ #22-24 – 3945 MYRTLE STREET – RESPONSE TO ISSUES
RAISED AT SECOND READING**
PURPOSE: To provide further information on the issues raised at Second Reading for REZ #22-24.

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 Zoning: M6 Truck Terminal District and R5 Residential District
Proposed Zoning: 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.)

RECOMMENDATION

THAT a copy of this report be sent to the applicant for REZ #22-24; and

THAT Bylaw No. 14591 for REZ #22-24 be advanced to Second Reading.

CHIEF ADMINISTRATIVE OFFICER’S COMMENTS

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

1.0 BACKGROUND

On August 29, 2023 a public hearing was held for REZ #22-24. The purpose of the subject rezoning application is to permit the construction of a five-storey enclosed self-storage facility with two levels of underground parking (see **Attachment 1**).

At the September 11, 2023 Council Meeting, Council raised questions relating to the provision of jobs through this storage use. Prior to Second Reading, Council asked that a staff report be submitted to respond to the questions raised. Staff spoke to the applicant who has expressed interest in pursuing the existing proposal. This report

responds to Council’s questions regarding the level of employment being achieved through this rezoning application.

2.0 ISSUES RAISED

2.1 Provision of Jobs

Questions were raised regarding the number of jobs supported by this application.

The subject rezoning application is proposed as a self-storage facility business model specifically for small businesses. It follows the model of a self-storage facility that the applicant previously developed, constructed, and managed in Port Coquitlam from 2017-2022. This facility was utilized by residents as well as a wide variety of small and emerging businesses such as clothing companies, electricians, bakeries, IT companies, landscaping companies, and printing companies. These small businesses used this facility to store their inventory, supplies, equipment, and files in the secure and temperature controlled storage units. The facility also worked with logistics companies to store and receive packages on behalf of these small business. Therefore, while this facility only employed 5-6 individuals, it indirectly supported over 200 small businesses.

With the clientele of small businesses in mind and the lessons learned from the Port Coquitlam self-storage facility, the applicant sought to provide this opportunity in Burnaby through this rezoning application. This self-storage facility is proposed to have 872 climate-controlled storage units ranging in size, bike lockers for employees, two levels of underground parking, two large industrial sized elevators, and intensive security systems for the broader facility as well as individual units. The fifth floor of the Burnaby self-storage facility is proposed to have a 2,187.2 sq. ft. amenity space that includes a kitchen, a washroom, a lounge area, a coffee bar area, a meeting room, as well as an outdoor amenity area (see **Attachment 2**). The facility is also located within a 900 m walking distance of the Gilmore SkyTrain Station, providing access for individuals and businesses across Metro Vancouver.

2.2 Self-Storage Use in Industrial Zones

Concerns were raised regarding self-storage uses in industrial zoning districts.

The self-storage use is a permitted use for this site as set out in the *City of Burnaby’s Official Community Plan (1998)* and *Metro 2050 (2022)* land use designations that permit industrial uses. In the *Burnaby Zoning Bylaw*, self-storage uses are permitted in industrial zoning districts only. This proposed self-storage facility combines the M1 Manufacturing District and the M2 General Industrial District. This combination of zoning districts allows for a much more intensified use of industrial land by enabling a multi-storey industrial building. This aligns directly with the *Metro Vancouver Regional Industrial Lands Strategy (2020)* and *City of Burnaby’s Official Community Plan (1998)*, which outline the intensification of employment and floor space on redeveloping

industrial sites as key directions to enhance employment, address constrained supply, and ensure efficient usage of industrial lands.

3.0 COMMUNICATION AND COMMUNITY ENGAGEMENT

Not applicable.

4.0 FINANCIAL CONSIDERATIONS

There are no financial considerations related to this proposal.

Respectfully submitted,

E. W. Kozak, General Manager Planning and Development

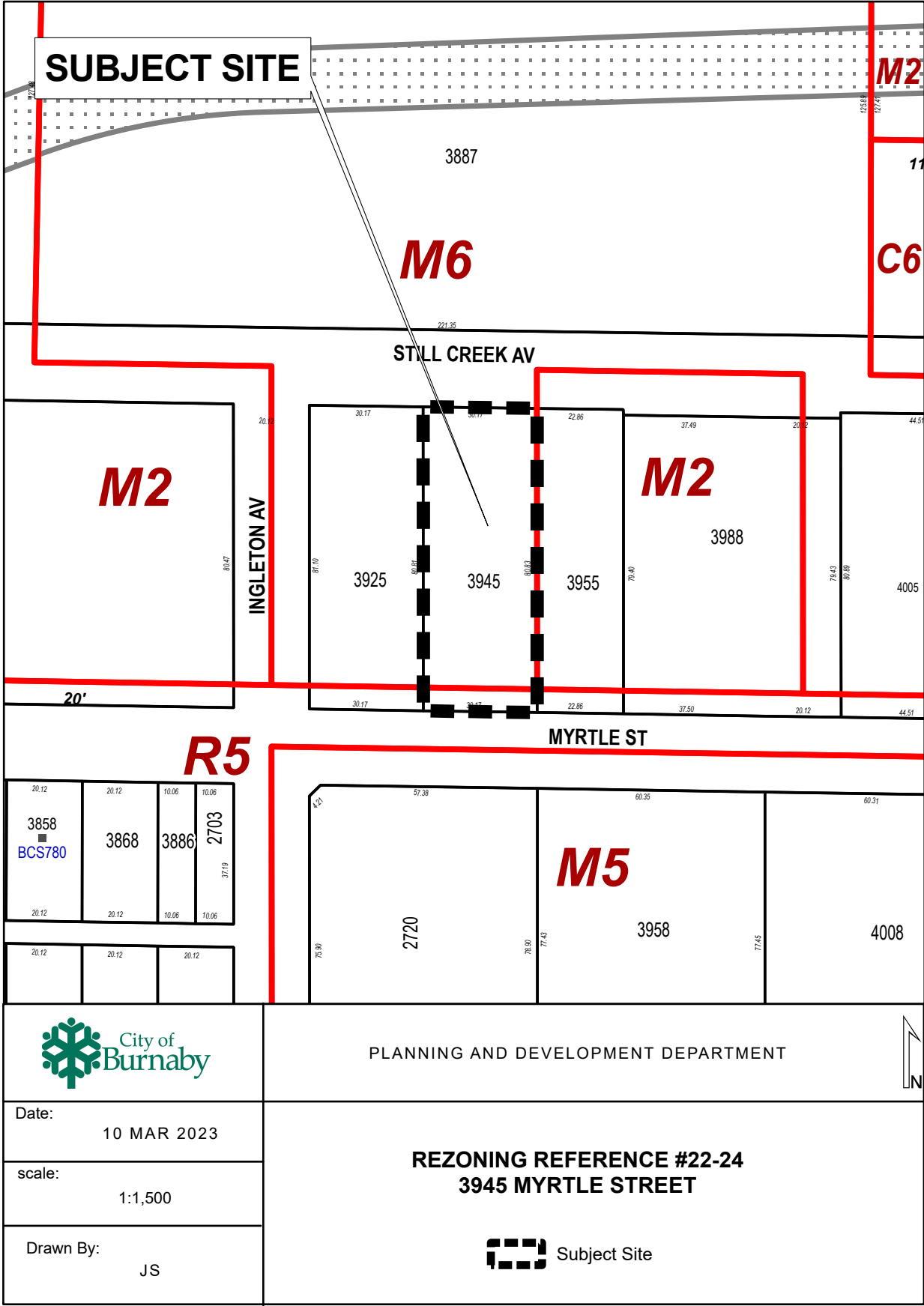
ATTACHMENT

Attachment 1 – Sketch #1

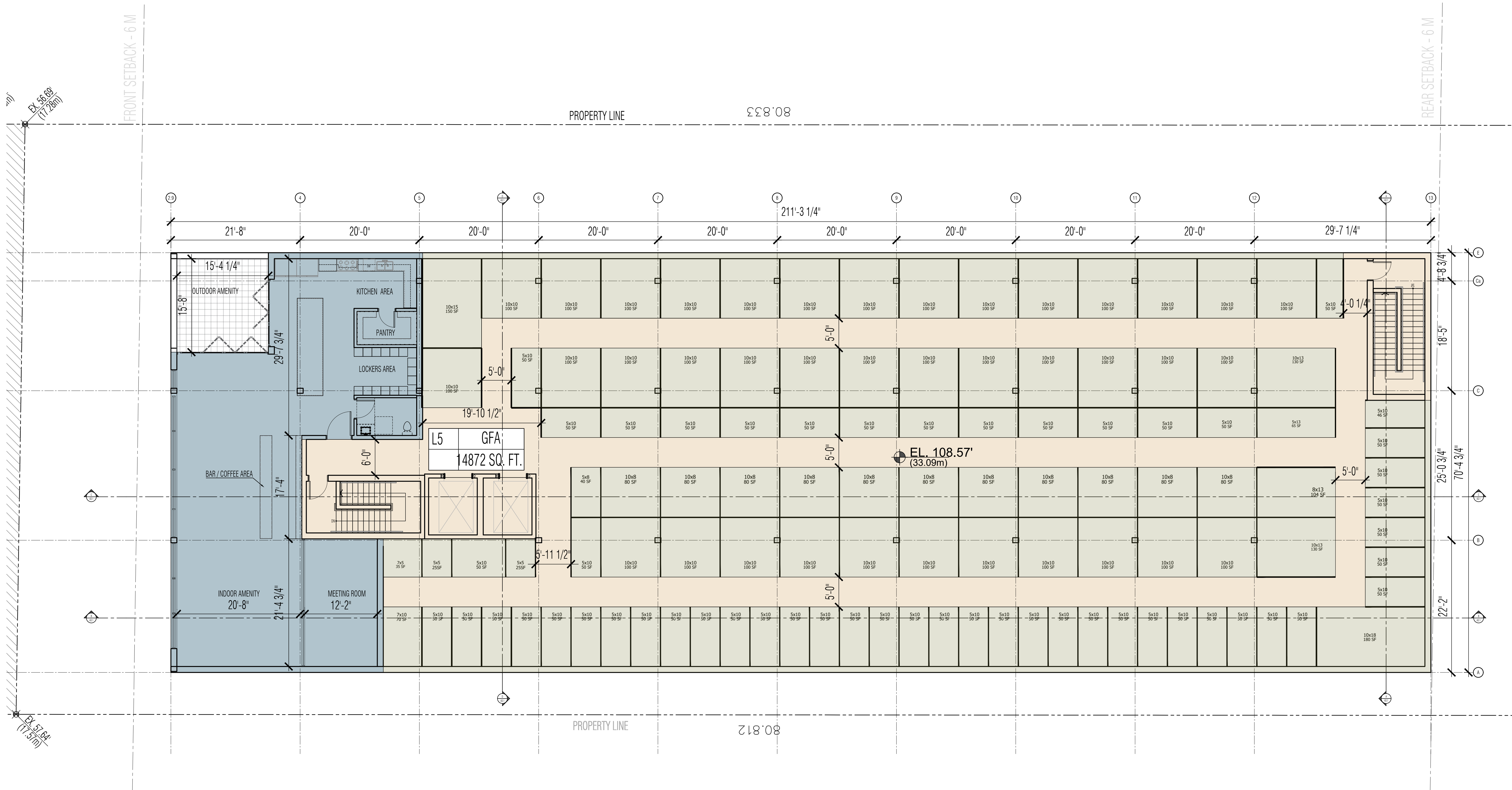
Attachment 2 – 5th Floor Plan

REPORT CONTRIBUTORS

This report was prepared by Jasmin Senghera, Planning Analyst, and reviewed by Jesse Dill, Director Development and Lee-Ann Garnett, Deputy General Manager Planning and Development.



Sketch #1



5TH FLOOR
 SCALE 1/8"=1'-0"

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3	2023.06.05	Re-Issued for Rezoning
2	2023.03.03	Re-Issued for Rezoning
1	2022.12.09	Issued for Rezoning
no.:	date:	description:
Revisions		

project title:
**SELF STORAGE UNITS
 3944 STILL CREEK
 AVENUE BURNABY, BC**

drawing title:
5TH FLOOR

project no.:	22010
drawn by:	R.M.
checked by:	Shoghig.T
date:	2022.11.30
scale:	AS NOTED

drawing no.:
A1.7