



INTER-OFFICE MEMORANDUM

TO: DIRECTOR LEGISLATIVE SERVICES January 28, 2024

FROM: GENERAL MANAGER
PLANNING AND DEVELOPMENT

**SUBJECT: REZONING REFERENCE # 22-24
BYLAW 14591, AMENDMENT BYLAW NO. 24, 2023
Proposed five-storey self-storage facility with underground parking.
Reconsideration and Final Adoption**

ADDRESS: 3945 Myrtle Street
Legal: PID: 005-906-326
Lot "B" District Lot 69 Group 1 New Westminster District Plan 17722

Applicant: 1074649 BC Ltd.
203 – 1312 Ketch Court, Coquitlam, BC V3K 6W1
Attention: Tony Russo

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.)

The following information applies to the subject rezoning bylaw:

1. First Reading given on June 5, 2023;
2. Public Hearing held on August 29, 2023;
3. Second Reading given on October 30, 2023; and,
4. Third Reading given on July 22, 2024 .

The prerequisite conditions have been completely satisfied as follows:

- a. The submission of a suitable plan of development.
 - *A complete suitable plan of development has been submitted.*
- 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.

- *The applicant has submitted the necessary funds including a 4% Inspection Fee to cover the costs of all services necessary to serve the site and the servicing agreement has been completed.*
- 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.
- *Security and future works fees were collected to ensure the future removal and undergrounding.*
- d. The submission of an undertaking to remove all existing improvements from the site within 12 months of Final Adoption of the rezoning.
- *The applicant has agreed to this prerequisite in a letter dated December 2, 2024, and has deposited the necessary funds to guarantee the completion of this prerequisite. The requisite Section 219 Covenant has been deposited in the Land Title Office.*
- e. The granting of any necessary statutory rights-of-way, easements and/or covenants in accordance with this report.
- *The requisite statutory right-of-way, easement and covenants have been deposited in the Land Title Office.*
- f. The undergrounding of the existing overhead wiring abutting the site on Still Creek Avenue.
- *The applicant has agreed to this prerequisite in a letter dated December 2, 2024 and has deposited the necessary funds to guarantee the completion of this prerequisite.*
- 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.
- *The applicant has agreed to this prerequisite in a letter dated December 2, 2024, and has deposited the necessary funds to guarantee the completion of this prerequisite. The requisite Section 219 Covenant has been deposited in the Land Title Office.*
- h. Compliance with the City's Groundwater Management Development guidelines.
- *The applicant has agreed to this prerequisite in a letter dated December 2, 2024.*

- i. The submission of a suitable Solid Waste and Recycling Plan.
 - *The necessary provisions are indicated on the development plans and the applicant has submitted a letter of undertaking dated December 2, 2024 committing to implement the solid waste and recycling provisions.*
- j. The review of on-site loading facilities.
 - *The applicant has agreed to this prerequisite in a letter dated December 2, 2024.*
- k. The submission of a detailed Comprehensive Sign Plan.
 - *The applicant has agreed to this prerequisite in a letter dated December 2, 2024*
- l. The provision of facilities for cyclists in accordance with this report.
 - *This provision is indicated on the development plans and the applicant has submitted a letter dated December 2, 2024 agreeing to meet this prerequisite.*
- m. The approval of the Ministry of Transportation to the rezoning application.
 - *The approval of the Ministry of Transportation to the rezoning bylaw has been obtained.*
- n. The submission of a Site Disclosure Statement and resolution of any arising requirements.
 - *The applicant has submitted the required Site Disclosure Statement for the development site and has committed to obtaining an appropriate instrument from the Ministry of Environment. The required Section 219 Covenant has been deposited in the Land Title Office.*
- o. The deposit of the applicable GVS & DD Sewerage Charge.
 - *The required deposits have been made to meet this prerequisite, as well as the applicable Regional Water Cost Charge and Regional Transportation Cost Charge.*
- p. The deposit of the applicable Regional Water Charge.
 - *The required deposits have been made to meet this prerequisite.*
- q. The deposit of the applicable Regional Transportation Cost Charge.

- *The required deposits have been made to meet this prerequisite.*

As the prerequisite conditions to this rezoning are now completely fulfilled, could you please arrange to return this amendment bylaw to Council for Reconsideration and for Final Adoption on January 28, 2024.

E. W. Kozak, GENERAL MANAGER
PLANNING AND DEVELOPMENT