

PLANNING AND DEVELOPMENT COMMITTEE

TO: MAYOR AND COUNCILLORS

SUBJECT: REZ #25-21 - 2757 NORLAND AVENUE - FIVE-STOREY SELF-STORAGE FACILITY

RECOMMENDATION:

THAT a Rezoning Bylaw for REZ #25-21 be prepared and advanced to First and Second Reading at a future Council meeting;

THAT a Public Hearing not be held for the Rezoning Bylaw for REZ #25-21, as it is consistent with the Burnaby Official Community Plan; and

THAT the items listed in Attachment 3 to the report titled “REZ #25-21 – 2757 Norland Avenue - Five-Storey Self-Storage Facility”, dated March 4, 2026, of the Planning and Development Committee meeting, be established as prerequisites to consideration of Final Adoption of the Rezoning Bylaw for REZ #25-21.

REPORT

The Planning and Development Committee, at its meeting held on March 4, 2026, received and adopted the attached report seeking Council authorization to forward REZ #25-21 to First and Second Reading at a future Council meeting.

On behalf of the Planning and
Development Committee,

Councillor P. Calendino
Chair

Councillor J. Wang
Vice Chair

TO: PLANNING AND DEVELOPMENT COMMITTEE (PDC)
FROM: GENERAL MANAGER PLANNING AND DEVELOPMENT
SUBJECT: **REZ #25-21 - 2757 NORLAND AVENUE (FIVE-STOREY SELF-STORAGE FACILITY)**
PURPOSE: To seek Council authorization to forward REZ #25-21 to First and Second Reading at a future Council meeting.

REFERENCES

Address: 2757 Norland Avenue
Legal: PID: 002-567-784
Lot 1 Except: Part (1595 Square Feet) Outlined Red On Bylaw Plan 52301; Block "A" Of District Lot 75 Group 1 New Westminster District Plan 4147
Applicant: Orion Commercial Construction Ltd.
Unit 105 – 19923 80A Avenue, Langley, BC V2Y 0E2
Attention: Jeremy Paquin
Current Zoning: M2 General Industrial District
Proposed Zoning: CD Comprehensive Development District (based on the M1 Manufacturing District and M2 General Industrial District as guidelines and in accordance with the development plan entitled "Self-Storage Facility for Public Storage", prepared by Architecture Panel, Inc.)

RECOMMENDATION

THAT a Rezoning Bylaw for REZ #25-21 be prepared and advanced to First and Second Reading at a future Council meeting;

THAT a Public Hearing not be held for the Rezoning Bylaw for REZ #25-21, as it is consistent with the Burnaby Official Community Plan; and

THAT the items listed in Attachment 3 to the report titled "REZ #25-21 – 2757 Norland Avenue- Five-Storey Self-Storage Facility", dated March 4, 2026, be established as prerequisites to consideration of Final Adoption of the Rezoning Bylaw for REZ #25-21.

EXECUTIVE SUMMARY

A rezoning application has been received to permit the construction of a five-storey enclosed self-storage building. The proposal is being advanced in accordance with the applicable 1998 Official Community Plan policies and approved transitional provisions. The purpose of this report is to provide Council with information on the proposal and to recommend that the Rezoning Bylaw be brought forward for First and Second Reading at a future date of Council.

1.0 POLICY SECTION

The proposed rezoning application is consistent with the following policies and plans adopted by Council:

- Corporate Strategic Plan (2022),
- Regional Context Statement (2013),
- Burnaby 1998 Official Community Plan (1998), and
- Economic Development Strategy (2007).

2.0 BACKGROUND

- 2.1 The subject development site is located along Norland Avenue and is designated as Industrial within the Official Community Plan (see **Attachment 1**). The subject site is comprised of a single lot which is improved with a two-storey industrial warehouse and surface parking lot constructed in 1967.
- 2.2 In accordance with the approved Official Community Plan transitional provisions outlined in the report titled “Burnaby 2050 Official Community Plan – Final Version”, dated September 09, 2025, a 12-month transition period ending December 09, 2026 has been established to allow time for rezonings that have been applied for on or before December 09, 2025, based on a legacy district (RM, C, M, B, P, and A Districts), or combination thereof, to achieve Final Adoption. The subject rezoning was applied for prior to December 09, 2025, and is therefore eligible to be processed in accordance with the transitional provisions, using the M1 Manufacturing District and M2 General Industrial District as guidelines. The subject application must achieve Final Adoption on or prior to December 09, 2026, otherwise it will be cancelled, and a new application would be required in alignment with the forthcoming industrial district being advanced through Council approvals.
- 2.3 The applicant has now submitted a plan of development in alignment with the M1 and M2 District guidelines, that is suitable for Council’s consideration of First and Second Reading of the Rezoning Bylaw.

3.0 GENERAL INFORMATION

- 3.1 The development proposal, as shown in **Figure 1**, is for a five-storey self-storage facility with surface parking. The development will consist of approximately 1,008

storage units of varying sizes with an accessory office use on the ground level fronting Norland Avenue. Ingress and egress to the site are provided from Norland Avenue. A more detailed summary of the proposed development, including density, floor area, and parking and loading, is provided in **Attachment 2**.

Figure 1: Proposed Development



- 3.2 In line with the City's Economic Development Strategy, self-storage facilities are recognized as serving both residential and business-related storage needs. Such facilities provide storage opportunities that support household transitions and small business operations by accommodating inventory, equipment, and materials. While self-storage uses typically have limited on-site employment, they are permitted industrial uses when applications are advanced in accordance with the M1 Manufacturing District and M2 General Industrial District guidelines. By permitting a five-storey self-storage facility on the subject property, the proposal ensures the efficient use of existing industrial lands.
- 3.3 The proposed development includes approximately 4.53 m of road dedication tapering to the north along the Norland Avenue frontage for future road improvements.
- 3.4 Density is determined based on the gross site area and permitted Floor Area Ratio (FAR). The maximum permitted and proposed density for the subject site is outlined in **Table 1**. The subject comprehensive development rezoning application is using both the M1 Manufacturing District and the M2 General Industrial District as guidelines and their cumulative bulk and massing regulations to achieve the proposed five-storey form of development. The M1 District permits

50% lot coverage and a building height of 12 m, which is equivalent to an inferred density of 1.0 FAR. The M2 District permits 60% site coverage and a building height of up to four storeys, which is equivalent to an inferred density of 2.40 FAR. Cumulatively, the inferred density of the two districts is up to 3.40 FAR. There may be minor changes to Gross Floor Area (GFA) in Table 1 as a result of design refinement or detailed surveys, subject to the permitted Density (FAR) not being exceeded.

Table 1: Density (FAR) and Gross Floor Area (GFA)

Zoning: CD Comprehensive Development District (Based on M1 Manufacturing district and M2 General Industrial Districts as guidelines and in accordance with the development plan entitled “Self-Storage Facility for Public Storage”, prepared by Architecture Panel, Inc.)		
Site Area (subject to survey): 4,089.4 m ²		
	Permitted Density (FAR) and GFA (m²)	Proposed Density (FAR) and GFA (m²)
Total CD (M1, M2 FAR)	3.40	3.00
Total CD (M1, M2) GFA (m ²)	13,904.0	12,270.1

- 3.5 A commercial parking ratio of 1 space per 55 m² of floor area, and an industrial parking ratio of 1 space per 1,062 m² is required and provided on site, for a total of 14 parking spaces. A more detailed summary of the proposed parking, including bicycle parking and end-of- trip facilities, is outlined in **Attachment 2**. Considering the nature of self-storage facilities and limited number of employees present onsite at any given time, the proposed five Class A bicycle parking stalls, one universal shower and four lockers are supportable as part of the CD District development plan.
- 3.6 A Servicing Agreement will be required in conjunction with the subject rezoning for required transportation and infrastructure upgrades resulting from the development. A more detailed summary of the required improvements is outlined in **Attachment 3**.
- 3.7 The Engineering Department has recommended a minimum Flood Construction Level (FCL) of 16.0 m for the subject site, based on a 1-in-200-year flood event projected to the year 2100. As a condition of rezoning, the applicant will be required to submit a Flood Hazard Report to confirm the minimum required FCL and register a Flood Protection Covenant. These measures will ensure that the development is designed in accordance with the applicable FCL and that any design recommendations for flood mitigation are incorporated. The Flood Hazard Report must confirm that the proposed development meets the applicable FCL and includes appropriate flood resilience measures.

3.8 The required prerequisites to Final Adoption of the Rezoning Bylaw are listed in **Attachment 3**. In part, the prerequisites include the necessary fees, financial security, professional reports, legal and servicing agreements, easements, covenants, and statutory rights-of-way to facilitate the servicing and development of the proposed site.

4.0 COMMUNICATION AND COMMUNITY ENGAGEMENT

As of November 30, 2023, the *Housing Statutes (Residential Development) Amendment Act, 2023* amended Section 464 of the *Local Government Act* to permit Council to waive a Public Hearing for rezoning applications where the proposed rezoning is consistent with the Burnaby Official Community Plan (OCP). On December 11, 2023, Council directed staff to align rezoning reports and recommendations with the amended legislative framework, including bringing forward rezoning applications without a Public Hearing where permitted by the *Local Government Act*, such as applications that are less than 50% residential and consistent with the OCP. This application is consistent with the OCP as it falls within the approved transitional provisions, and it is therefore recommended that a Public Hearing not be held.

Public notice of the Rezoning Bylaw for REZ #25-21 will be completed prior to bringing forward the Rezoning Bylaw for First Reading, in accordance with section 467 of the *Local Government Act*, the City's Public Notice Bylaw and Council policy. City staff will mail a notice to those properties located within a 30 m radius of the subject site. A public notice will also be published on the City's website, distributed as part of the City's online newsletter, 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,

Lee-Ann Garnett, Deputy General Manager Planning and Development, on behalf of
E. W. Kozak, General Manager Planning and Development

ATTACHMENTS

Attachment 1 Part 1 of 2 – Sketch #1, Sketch #2, Draft Subdivision Plan and Storage Facility Renderings (Perspective Views and View Keyplan)

Attachment 1 Part 2 of 2 – Site Plan and Landscape Plan

Attachment 2 – Development Statistics

Attachment 3 – Rezoning Prerequisites

REPORT CONTRIBUTORS

This report was prepared by Reyhan Cuming, Development Planner and reviewed by Michael Phillips, Senior Development Planner, Mark Norton, Manager Development, Joy Ren, Staff Solicitor and Jesse Dill, Director Development.