



REQUEST FOR DECISION

MEETING DATE: June 13, 2022

TITLE: C-1187-22 – Land Use Bylaw Text Amendment – Indoor Self Storage, Lot A, Plan 752 0163 – First Reading

DIVISION: Planning & Infrastructure

SUMMARY:

First reading of Bylaw C-1187-22 is being brought forward for consideration by Council. This bylaw is a Land Use Bylaw text amendment to Section 126A SE – Sports and Entertainment District, to add Indoor Self Storage as a discretionary use to the district, that is site specific to Lot A, Plan 752 0163.

Administration supports this Bylaw.

PROPOSED MOTION:

THAT first reading be given to Bylaw C-1187-22 - Land Use Bylaw Amendment – Indoor Self Storage, Lot A, Plan 752 0163.

BACKGROUND / ANALYSIS:

The developer of the future stadium site located at Lot A, Plan 752 0163 has made an application for a site specific text amendment to the Land Use Bylaw, Section 126A SE – Sports and Entertainment District. The amendment proposes the addition of Indoor Self Storage as a discretionary use, as accessory to a proposed future baseball stadium on Lot A, Plan 752 0163. In addition to the added discretionary use, a definition and site specific development regulation regarding individual storage and parking are being proposed.

The proposed amendment would allow the development of an indoor self storage facility located within the proposed stadium building where the public can lease out storage units to store personal goods of a non-hazardous nature. The proposed storage use offers the benefit of

making efficient use of space within the basement of the proposed stadium, while also offering a storage use for City residents.

While self storage uses have traditionally been located within industrial areas, research suggests an emergence of urban style indoor self storage uses within mixed use commercial districts, integrated within compact buildings with architectural features and complementary landscaping, demonstrating successful integration of such uses with commercial and residential uses.

East Pioneer Area Structure Plan

The subject site for the proposed amendment is within the East Pioneer Area Structure Plan (Bylaw C-843-13), and the proposed amendment is consistent with its policy and Land Use Concept that identifies it for “Entertainment District” and supporting “mix of commercial and residential development”.

Land Use Bylaw

The subject site is currently districted SE – Sports and Entertainment District, aimed at developing public and private sports and entertainment facilities, complemented by supporting mix use developments and accessory commercial uses. The proposed indoor self storage is proposed as an accessory commercial use to be located within the Stadium, which is the principal use of the site.

Additional regulations such as limiting the maximum size of the storage locker unit to 50 m² will ensure the use is predominantly serving the needs of individual residents, and onsite security and maintenance office will ensure safe monitoring of the storage facility. The development shall follow principles of Crime Prevention Through Environmental Design (CPTED) through provision of well lit, accessible entrances that are clearly visible from the parking areas. Regulations include provisions for shared parking arrangement with the principal use, based on parking study which can allow the optimum use of parking facilities.

OPTIONS / ALTERNATIVES:

This bylaw is being brought forward for consideration of first reading. Discussion and consideration of changes to the bylaw may be made at future readings. Alternatively, Council may defeat the motion for first reading and choose to defeat this bylaw.

CONSULTATION / ENGAGEMENT:

This application was circulated to relevant City departments for their comments. A statutory public hearing, advertised per the requirements of the *Municipal Government Act*, will be held prior to consideration of second reading.

IMPLEMENTATION / COMMUNICATION:

If approved, the Land Use Bylaw will be updated per Bylaw C-1187-22 and be published on the City's website.

IMPACTS:

Approval of this bylaw will enable the development of the Indoor Self Storage use within the proposed Stadium in the entertainment district.

FINANCIAL IMPLICATIONS:

n/a

STRATEGIC VISION ELEMENT:

Where People Choose to Grow a Business - A strong, diversified business centre

RELATED GOAL:

High quality leisure, recreational, commercial and social infrastructure and amenities as well as policies that meet the interests and needs of the greater community are in place and conveniently accessible.