



## REQUEST FOR DECISION

**MEETING DATE:** May 27, 2024

**TITLE:** C-1317-24 - Land Use Bylaw Amendment - DC.18 Commercial Indoor Self Storage Direct Control District

**DIVISION:** Sustainable Growth and Development Services

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### **SUMMARY:**

Bylaw C-1317-24 is a direct control district that would apply to Lot 2, Block 23, Plan 212 0610 located at 144 Century Crossing. This direct control district provides for the development of Indoor Self Storage as a permitted use. Site specific regulations for this use include prohibiting access from the alley to the north and limiting the Indoor Self Storage use to three storeys.

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### **PROPOSED MOTION:**

THAT first reading be given to C-1317-24 - Land Use Bylaw Amendment - DC.18 Commercial Indoor Self Storage Direct Control District.

### **BACKGROUND / ANALYSIS:**

The subject site, Lot 2, Block 23, Plan 212 0610, is located at 144 Century Crossing. This 0.3 ha lot was created with no direct access or frontage onto Century Road. Access to the site is through an agreement with Lot 1, Block 23, Plan 212 0610 to the south and Lot 30, Block 23, Plan 222 0371 to the east.

The primary purpose of this direct control district is to establish a commercial area that would provide for the development of an indoor self-storage facility.

Traditionally, self-storage as a use is associated with light industrial areas. While there is certainly historical precedent of such use being primarily in light industrial areas, evolution within the design and functionality of self-storage developments in recent years indicate that such uses can be well integrated into commercial areas.

Historically, self-storage developments were designed as primarily outdoor, horizontally distributed storage bays with secured perimeters, bright lighting, and located on the fringes of cities. Many of these traditional self-storage developments lack any notable architectural features that contribute to a sense of place. However, self-storage developments have shifted significantly over time, leading to design that is appropriate for retail or light commercial locations. Through architectural design, opting for a vertical rather than horizontal layout, and moving towards an indoor facility model, self-storage developments can be much better integrated into areas once thought incompatible for such uses.

### **Land Use Bylaw**

The subject land is currently districted C2 - Vehicle Oriented Commercial District and can accommodate a large variety of permitted commercial uses including Alcohol Sales and Service Station, and discretionary uses including Private Club and Recycling Transfer Depot.

The proposed direct control district provides for Indoor Self Storage as a Permitted Use and a limited list of Discretionary Uses. Site specific regulation for the Indoor Self Storage use has been included to address site sensitive design criteria to ensure an appropriate interface with the adjacent residential lands to the north. These design regulations include:

- restricting vehicular access to the site from the residential lane to the north
- limiting the height of the Indoor Storage Facility to three stories
- limiting any vehicular building access to the south side of the indoor storage facility
- requiring architectural features to make the building exterior and site landscaping compatible with the surrounding area

### **Area Structure Plan**

The subject land does not fall under the jurisdiction of an area structure plan.

### **Municipal Development Plan**

The Municipal Development Plan identifies the area as Vehicle Oriented Commercial use.

The proposed indoor self-storage and possible vehicle oriented commercial discretionary uses are in general compliance with policy 6.2.1.1 which supports the development and intensification of vehicle-oriented commercial uses in areas identified as 'Vehicle Oriented Commercial' on Figure 8: Future Land Use.

### **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.

**CONSULTATION / ENGAGEMENT:**

This application was circulated to relevant City departments for their comments.

Public consultation by the applicant will be conducted prior to consideration of first reading.

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-1317-24 and be published on the City's website.

**IMPACTS:**

Approval of this bylaw will enable the City to consider a development permit application for an indoor storage facility and a limited number of associated commercial uses, on Lot 2, Block 23, Plan 212 0610.

**FINANCIAL IMPLICATIONS:**

n/a