



REQUEST FOR DECISION

MEETING DATE: August 25, 2025

TITLE: C-1408-25 - Land Use Bylaw Text Amendment - SE District - Indoor Self Storage and Parking Facility - First Reading

DIVISION: Sustainable Growth and Development Services

SUMMARY:

First reading of Bylaw C-1408-25 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 amend details regarding the Indoor Self Storage to be located within the Stadium Building on Lot 1, Block 1, Plan 232 2005, and adding Parking Facility as a discretionary use to the district.

PROPOSED MOTION:

THAT first reading be given to Bylaw C-1408-25 - Land Use Bylaw Text Amendment - SE District - Indoor Self Storage and Parking Facility.

BACKGROUND / ANALYSIS:

This amendment is a technical amendment required to enable the subdivision of an Indoor Self Storage Facility from the Stadium and to allow for Parking Facility as a discretionary use within the district.

The Indoor Self Storage use was added to the SE District through Bylaw C-1187-22 - Land Use Bylaw Amendment - Indoor Self Storage, Lot A, Plan 752 0163. Substantial review and analysis were conducted in review of the proposed use addition, which was supported by Administration.

To ensure that the Indoor Self Storage Facility Use could only be considered when built with a stadium, the C-1187-22 amendment identified that the Indoor Self Storage use was to be a

discretionary accessory use to a Stadium on Lot A, Plan 752 0163. As an accessory use, the two uses must be on the same titled parcel.

With construction well underway on the Stadium facility with an Indoor Self Storage Facility being designed and built under the seating area of the Stadium, an application for a strata subdivision, to create a separate title for the stadium, the indoor storage facility, and the surrounding parking lot was received.

Approval of this strata subdivision would result in the creation of three separate sites and titles for each use. Under the existing regulation of the SE District, the strata subdivision could not be approved as for the following reasons:

- Indoor Self Storage is listed only as an accessory use to the Stadium Building, so its existence on a separate site from the Stadium would not be considered accessory as defined within the Land Use Bylaw.
- Parking Facility is not a listed use within the SE District.

Approval of the proposed text amendment will remove the accessory use regulation for Indoor Self Storage but adds regulation that it must be developed within a Stadium, thus providing for the strata subdivision of an Indoor Storage Facility within a Stadium. Adding the Parking Facility use allows for the current and future subdivision of any additional parking areas to support uses within the district.

The proposed text amendment does not alter the analysis of the previous Administrative review; the intention of allowing the development of an Indoor Storage Facility only within a Stadium development is still maintained but allows the two uses to be on separate titles. Adding Parking Facility adds flexibility of future subdivision of uses and accommodating parking requirements on adjacent parcels.

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. 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 as per Schedule 1 of Bylaw C-1408-25 and be published on the City's website.

IMPACTS:

Approval of this bylaw will enable the strata subdivision of an indoor self storage facility within the stadium structure.

FINANCIAL IMPLICATIONS:

n/a