



Subject: *PLN21-007 - Application by Greg Burke for storage use*
To: CAO for Planning Advisory Committee, October 19, 2021
Date Prepared: October 1, 2021
Related Motions: None
Prepared by: Rachel Gilbert, Manager of Planning
Approved by: John Woodford, Director of Planning and Development

Summary

The Municipality has received an application from Greg Burke to enable self storage on a property zone Mixed Use Centre (MC) Zone. The zone does not currently permit self-storage.

Financial Impact Statement

There is no immediate financial impact from the recommendations in this report. Information on the financial impact of the amendments will be provided in the final staff report.

Recommendation

That Planning Advisory Committee recommend that Council authorize staff to schedule a public information meeting and whether to hold the PIM as an in-person meeting or virtually through zoom.

Recommended Motion

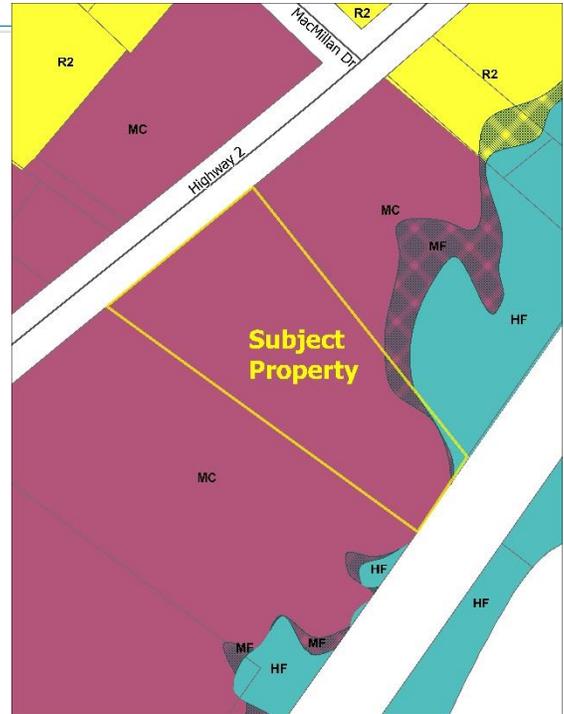
Planning Advisory Committee recommend that Council:

- *authorize staff to schedule a public information meeting to consider the proposal from Greg Burke to amend the MPS and LUB to enable a self storage use in the Mixed Use Centre (MC) Zone.*

Background

Planning staff received an application from Greg Burke for his property located at 541 & 543 Highway 2, Elmsdale (PID# 45260825). The application requests that the zoning be changed for the back half of the property to Highway Commercial (HC) Zone to allow for self storage. The zoning on the property is Mixed Use Centre (MC) which does not allow for self storage. Prior to the 2016 Official Community Plan the designation on the property was Highway Commercial (HC) designation and Highway Commercial (C2) zone on the property.

The applicant has also indicated they intend to construct a new building to replace the existing small commercial building to the front of their site. This is phase 2 of their development plans for the property, the first phase being the self-storage units. The new building is proposed to have 3 commercial rental spaces with 6 residential apartments above. The plans provided by the applicant shows this as being a two-storey building.



Subject Site

The subject property is located at 541 & 543 Highway 2, Elmsdale. Despite having two civic addresses the application just relates to one property which is PID 45260825.

The property is designated and zoned Mixed Use Centre (MC). There are small areas of the property to the rear and side which are zoned High Risk Floodplain (HF) and Moderate Risk Floodplain (MF).

The rear property boundary abuts the CN Rail property. This rail line has frequent trains passing by.

There are two existing buildings on the property. The applicant is planning to replace the smaller building on the property at a later date, during phase 2 of their plans.

The applicant has explained that the property currently has 5 tenants which are GNS rentals, Corridor Auto, Greg Burke Electric Ltd., CCI Controls, and Corridor Storage.

The existing smaller building - is occupied by Corridor Auto.

The larger building has four existing tenants -

- Unit # 1 - is occupied by GNS rentals, they rent equipment such lawn care items, construction machines, Uhauls, etc.



- Unit # 2 - is occupied by the current storage company (Corridor Self Storage). It has 10 units in it, which they plan to move to the new storage buildings when constructed and then that unit will be turned back into a commercial unit for a business to use.
- Unit # 3 - is occupied by CCI (Crossman Controls Inc) which do security wiring and monitoring.
- Unit # 4 - is occupied by Greg Burke Electric Ltd. which is an electrical company for new construction and renovations.

Development Proposal

The purpose of this application is to enable new self-storage buildings on the rear portion of the property which are not permitted in the Mixed Use Centre (MC) Zone.

The applicant already has some self-storage uses in an existing building so this would be a use which would be expanded on the property.



The applicant has indicated that they are also considering a mixed use building to replace the existing smaller building on the property. The building proposed includes 3 commercial rental units and 6 residential units on the second floor. This building will have to comply with the regulations for the MC Zone. Staff have not evaluated whether they meet the MC Zone regulations.

Policy Analysis

Staff will be requesting comments from internal departments and external agencies. A detailed table of the evaluative criteria from the enabling policies and corresponding comments from staff and reviewing agencies will be attached to the final report. Staff want to highlight that there is no right of appeal for amendments to the Municipal Planning Strategy.

The Mixed Use Centre (MC) designation and zone purpose is to allow for a diverse mixture of medium-density commercial business, and residential uses in an environment serving both pedestrian and vehicle needs with an aesthetically pleasing, socially interactive streetscape.

Self-storage uses do not fit within the intent of the MC designation and zone. They are a use which is not aesthetically pleasing and does not create a socially interactive streetscape. They are a use which does not meet the goal of fostering a consistent, walkable medium-scale growth pattern. Staff therefore have concerns about introducing new self-storage facilities into the MC designation and zone.

Staff however acknowledge that the use will not front onto Highway 2 as it is located to the rear half of the property which still enables the property to have a socially interactive streetscape. The area of land proposed for the self-storage is located alongside the CN rail line which would not be as ideal for any residential or mixed use units. There is an opportunity to enable a development which staff consider not compatible with the MC designation and zone without compromising the ability of the property to have a MC compatible use fronting onto Highway 2.

There is an option to redesignate and rezone the rear portion of the property to Highway Commercial (HC) but staff would not recommend this. Rezoning the property would enable the property owner to use the property for any of the uses which are permitted in the Highway Commercial (HC) Zone and staff feel that some of these uses may not be compatible with any residential uses nearby, including dog daycare.

If PAC and Council are minded to consider the self-storage use, staff would recommend that the policies and regulations of the MPS and LUB be amended to enable Highway Commercial uses be considered through a development agreement. Staff would support this approach with the following policies:

- To enable the goal and intent of the Mixed Use Centre (MC) designation and zone to be realized the front portion of properties on Highway 2 be maintained for MC zone uses.
- That the ability to consider HC zone uses on the properties only be considered for properties which back onto the CN rail line and for the back portion of these properties only.
- Policies be developed to enable PAC and Council to review the compatibility of the HC zone use proposed, to be considered in the context of existing uses in the area and uses permitted in the MC designation and zone.
- To be considered through development agreement which enables staff, PAC and Council to consider the details of the proposal. The terms and details of the development can be agreed between the developer and Council. This provides some certainty to the



community as to what will be developed on the property.

- The self storage use is not permitted as-of-right in the HC zone so the policies and regulations for the MC zone which may be developed should include self storage as one of the uses which can be considered.

Staff do not recommend enabling a development agreement for HC uses on properties which do not have sufficient depth to allow for the HC use on the rear whilst maintaining the front portion as MC zone uses. Staff will review what depth of property new policies should apply to and make a recommendation to PAC and Council. Staff have prepared a map to show what properties new policies and regulations where Highway Commercial uses may be considered based on the depth of the properties. Staff will assess these properties before making a final recommendation.

The drafting of a development agreement and consideration by PAC and Council of the development agreement can be run concurrently with amendments to the MPS and LUB but cannot be given final approval until any amendments are in place to enable the DA.

Citizen Engagement

Planning staff will comply with Policies of the Municipal Planning Strategy when processing this application. An advertisement outlining the application and indicating that it had been received and is under review by staff will be placed in the *Chronicle Herald*. A Public Information Meeting (PIM) is required for all amendments to the Municipal Planning Strategy unless they are housekeeping in nature.

Residents will have an opportunity to ask questions at the PIM. A letter indicating the time and date of the PIM will be mailed to all property owners within 300 m of the applicants property indicating the time and date of the meeting. Due to the larger impact of the proposed amendments affecting other properties in the MC designation and zone, social medial will be used to notify the wider community. A notice will also be placed in the *Chronicle Herald*.

Public Information Meeting

More recently, due to Covid-19 restrictions, public information meetings have been held as digital meetings that residents were able to join digitally. They were able to listen to the presentations and then ask questions. Covid-19 restrictions have now been lifted on gathering limits and physical distancing so the only limits on the number of attendees is the room occupant load. Attendees right now would have to wear masks. Staff believe that people attending PIM's would have to show their proof of vaccine.

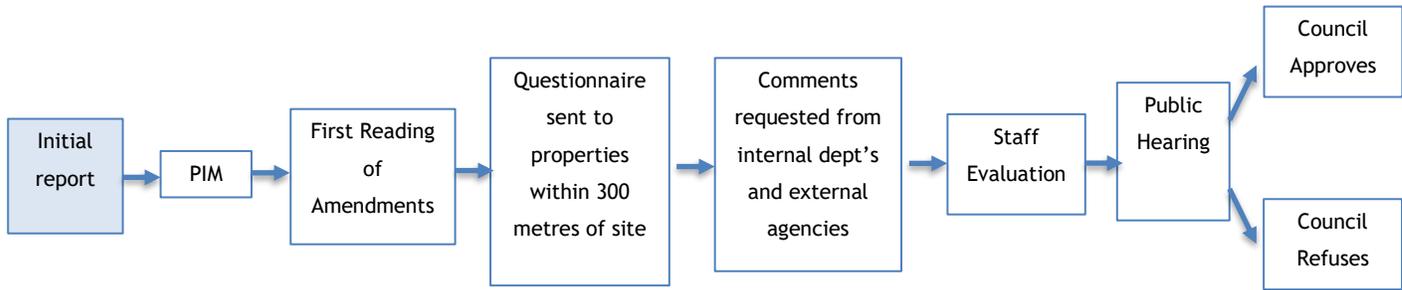
The advantage of holding the meeting virtually is that people who are not vaccinated would be able to participate. The disadvantage of digital meetings is that it is more difficult for those members of the public who don't have internet or are not able to use a digital platform may not attend. In both cases if someone cannot attend either a virtual meeting or an in-person meeting the member of public can still reach out to planning staff directly to ask questions.

Public information meetings are not hosted by PAC as they once were but are more informal with staff chairing the meeting. Councillors or the two public members of PAC are not required to attend but sometimes do attend and listen to the discussion along with members of the public.

Staff need direction on whether to continue to hold the PIM as a virtual meeting through zoom or whether to organize an in-person meeting.

Conclusion

To enable the applicant to continue with their proposed self storage use, amendments are required to the MPS and LUB. If PAC and Council are minded to proceed with this request staff recommend that amendments be drafted to enable a development agreement be considered for Highway Commercial uses on the rear portion of the property. If approved these amendments would apply to other properties in the MC zone as discussed in this staff report. A public information meeting is proposed to be held as the next step in the process. The applicants' proposal will be evaluated using all applicable policies in the Municipal Planning Strategy. Staff will make a recommendation to PAC in their final staff report.



Recommendation

That Planning Advisory Committee recommend that Council authorize staff to schedule a public information meeting and whether to hold the PIM as an in-person meeting or virtually through zoom.