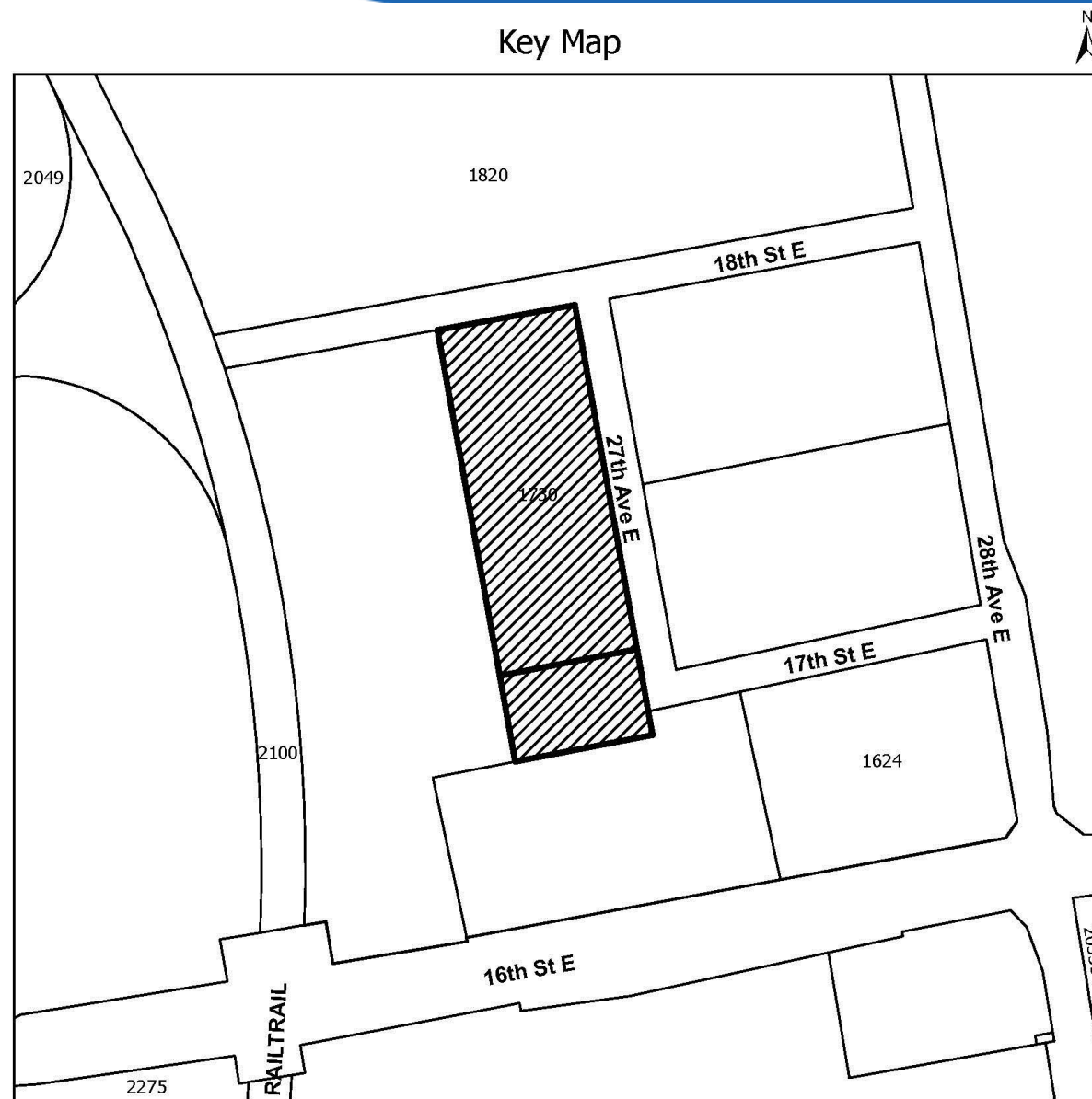




Indoor Self Storage Facility at 1730 27th Avenue East
Zoning By-law Amendment No. 43

City Council
January 16, 2023

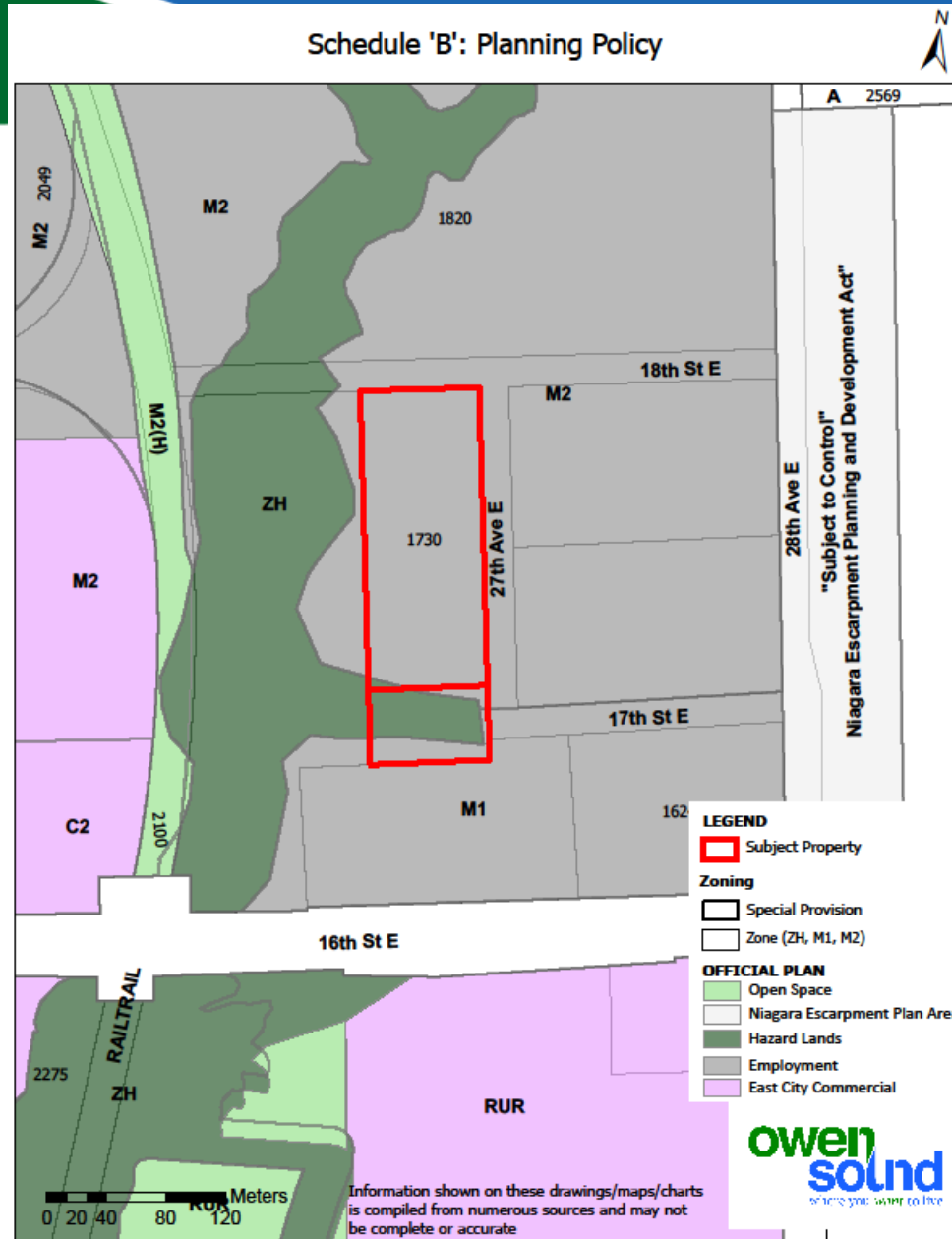
1730 27th
Avenue East





Subject Lands





Policy Framework

Official Plan:

- Employment

Zoning:

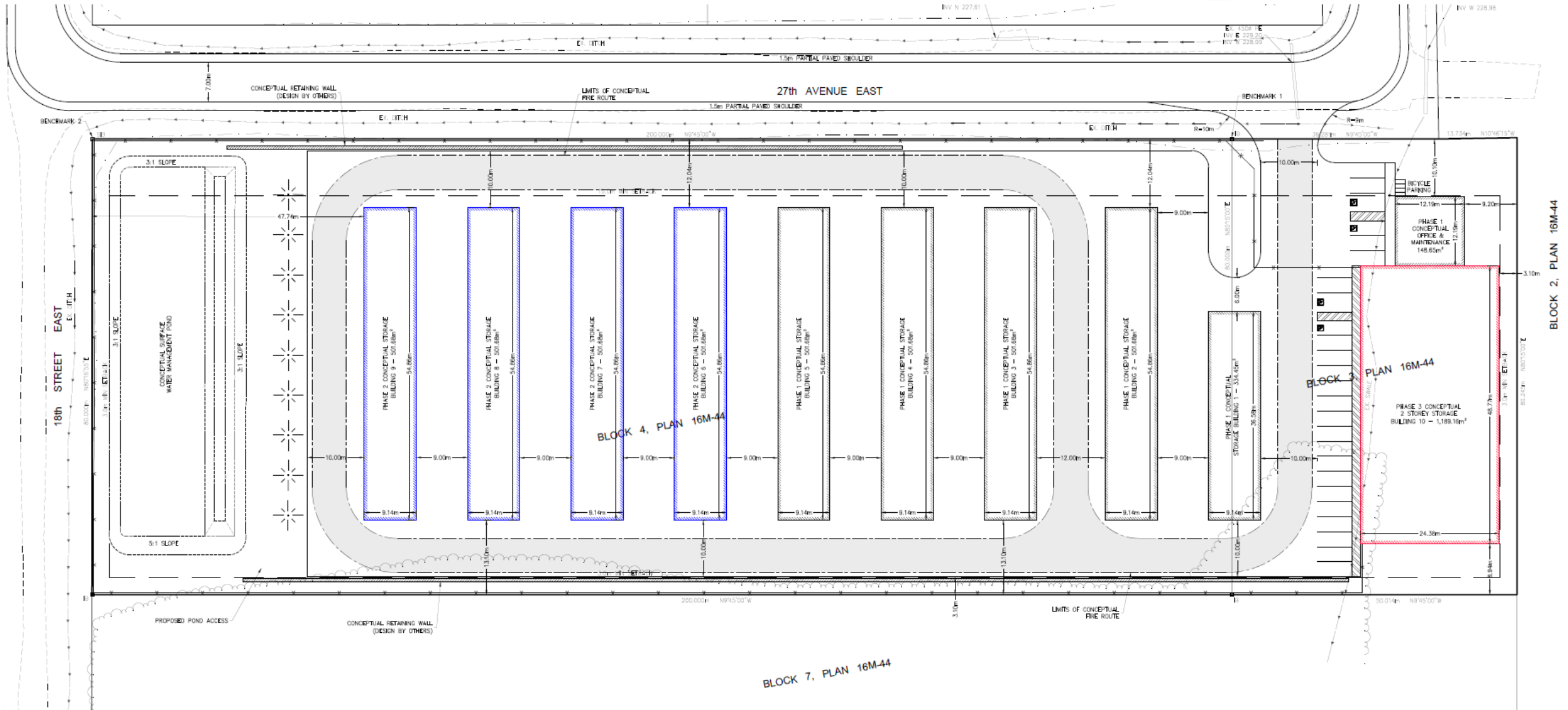
- 'Heavy Industrial' (M2),
- 'General Industrial' (M1)
- 'Hazard Lands' (ZH)

Purpose & Effect

- The purpose of the application is to permit the development of Blocks 3 and 4 for an indoor/self-storage facility with ten (10) buildings.
- The buildings include an office with an attached two-storey storage building at the southern end of the subject lands with the remaining nine (9) storage buildings spaced regularly across the rest of the remainder of the lands.
- The proposal also includes the construction of a 26-space parking area (including four accessible spaces) adjacent to the office building, an internal driveway system, landscaping including retaining walls and an on-site stormwater management area.

Purpose & Effect

- The effect of the application is to amend the area currently zoned as 'Hazard Lands' (ZH) and 'General Industrial' (M1) to 'Heavy Industrial' (M2) with Special Provisions 14.XX.
- The proposed special provisions provide for a site-specific off-street parking ratio and reduced landscaped open space requirements.
 - The reduction in landscaped open space is from 25% to 24.5%.
 - The parking reduction is from 80 parking spaces to 26 spaces.



- The applicant has submitted a complete application, including:
 - Site Plan
 - Planning Justification Report

The Process So Far

Date	Step	Days
November 22, 2022	Submission of Complete Application & Fees	1
December 7, 2022	Letter of Complete Application to applicant Request for Comments for City staff and agency	16
December 16, 2022	Notice of Complete Application and Public Meeting was given to the public via posting on the subject property and mailed information to landowners within 120 m of the subject property	25
January 16, 2023	Technical Report to Council & Public Meeting	56

Final review and consideration of public comments to inform:

Date	Step	Days
January 30, 2023	Zoning By-law Amendment Recommendation Report	70
February 13, 2023	Enacting Zoning By-law	84

Comments or Questions?