



Staff Report to the Planning, Zoning and Affordable Housing Committee

DATE: Monday, May 9, 2022

DEPARTMENT: Planning

APPLICATION NO.: Z22-0004

SUBJECT: Application for a Text Amendment to the Business Park 1A – Millstream Road East (BP1A) Zone to Allow for a Mini-Storage Facility at 664 Redington Avenue

PURPOSE

Jim Hartshorne of Keycorp Consulting has applied on behalf of Greg Burke of the Redington Property Group for a text amendment to the Business Park 1A – Millstream Road East (BP1A) Zone to increase the allowable gross floor area in order to construct a mini-storage facility at 664 Redington Avenue.

PREVIOUS APPLICATIONS

On July 18, 2016 Council adopted OCP Amendment Bylaw No. 1641 (OCP16-0002), which changed the OCP designation of the subject property and the adjoining property at 658 Redington Ave from 'Neighbourhood' to 'Mixed-Use Employment Centre.' Concurrently, Council adopted Bylaw No. 1642 (Z16-0009) which amended the zoning designation of these same properties from 'One- and Two-Family Residential (R2)' to 'Business Park 1A - Millstream Road East' as well as the properties now addressed as 657-665 Redington, 601-629 Selwyn Cl, and 2484-2498 Selwyn Rd from the R2 Zone to the RM7A (Medium Density Apartment A) Zone.

A subsequent subdivision application (SUB16-0050) created various properties from the parent parcel that have since seen the construction of a mini-storage facility, townhouses, and apartments. Development Permits for these various uses have been issued under DP16-0041, DP17-0016, and DP18-0027.

COMMENTARY

The previous rezoning application (Z16-0009) restricted the permitted uses on 664 and 658 Redington Avenue to 'mini-storage facilities' only. Additionally, the zone set a maximum gross floor area of all mini-storage facilities on these properties to 8,500m² (91,493 ft²). Since the existing storage facility at 658 Redington is 6,630m² (71,365 ft²) and the applicant now wishes to construct another facility, the requested text amendment is to increase the allowable gross floor area to 15,750m² (169,532 ft²).

Currently, one of the access points to the existing storage facility at 658 Redington is through a security gate and paved surface located on 664 Redington. Even though both properties are owned by the same company, Council may wish to require that the applicant register a reciprocal access easement that the City is party to in order to ensure access is properly secured in perpetuity.

FRONTAGE IMPROVEMENTS

Typically, frontage improvements are a requirement of rezoning. However, improvements along the immediate frontage have already been completed or bonded for with the previous rezoning and subdivision of these lands. There is a chance though, that improvements may be required to the nearby roundabout due to the additional traffic that would be generated by increasing the allowable limit of the gross floor area.

To determine whether or not any improvements are required to the roundabout, a Traffic Impact Assessment (TIA) has been requested and is being prepared by the applicant's consultant. Council may wish to require, through a registered a covenant, that any recommended improvements noted in the TIA be completed or bonded for prior to issuance of a building permit.

FINANCIAL IMPLICATIONS

There are no known financial implications from this proposal. Any required road improvements would be completed by the applicant at their expense. Additionally, there would be increased municipal taxes that would be based on the size of the new storage facility and at a commercial rate.

LEGAL IMPLICATIONS

There are no known legal implications from this proposal.

OPTIONS:

Option 1

THAT the Planning, Zoning and Affordable Housing Committee recommend that Council:

1. Proceed with consideration of Bylaw No. 2068 to amend the text of the BP1A (Business Park 1A – Millstream Road East) Zone subject to the following terms and conditions:
 - a) That the applicant provides, **prior to Public Hearing**, the following:
 - i. A Traffic Impact Assessment based on the total proposed gross floor area of 15,750m² (169,532 ft²), to the satisfaction of the Director of Engineering.

- b) That the applicant provides, **prior to Bylaw Adoption**, a section 219 covenant, registered in priority of all other charges on title, that agrees to the following:
- ii. That all recommended road improvements within the required Traffic Impact Assessment for this development are completed prior to issuance of a building permit or subdivision approval, whichever occurs first.
 - iii. That a reciprocal access easement between 658 and 664 Redington Avenue, which the City would be party to, is registered prior to issuance of a building permit or subdivision approval, whichever occurs first.

OR Option 2

THAT the Planning, Zoning and Affordable Housing Committee recommend that Council take no action at this time with respect to amending the text of the BP1A Zone through Bylaw No. 2068.

SUBMITTED BY: Robert Dykstra, MCIP, RPP Senior Planner

Concurrence: Leah Stohmann, MCIP, RPP Deputy Director of Planning and Subdivision

Concurrence: Donna Petrie, Manager of Business Development and Events

Concurrence: Will Ying-udomrat, Manager of Legislative Services

Concurrence: Matthew Baldwin, MCIP, RPP, Director of Planning and Subdivision

Concurrence: Michelle Mahovlich, P.Eng, P.Geo, Director of Engineering and Public Works

Concurrence: Michael Dillabaugh, CPA, CA, Director of Finance

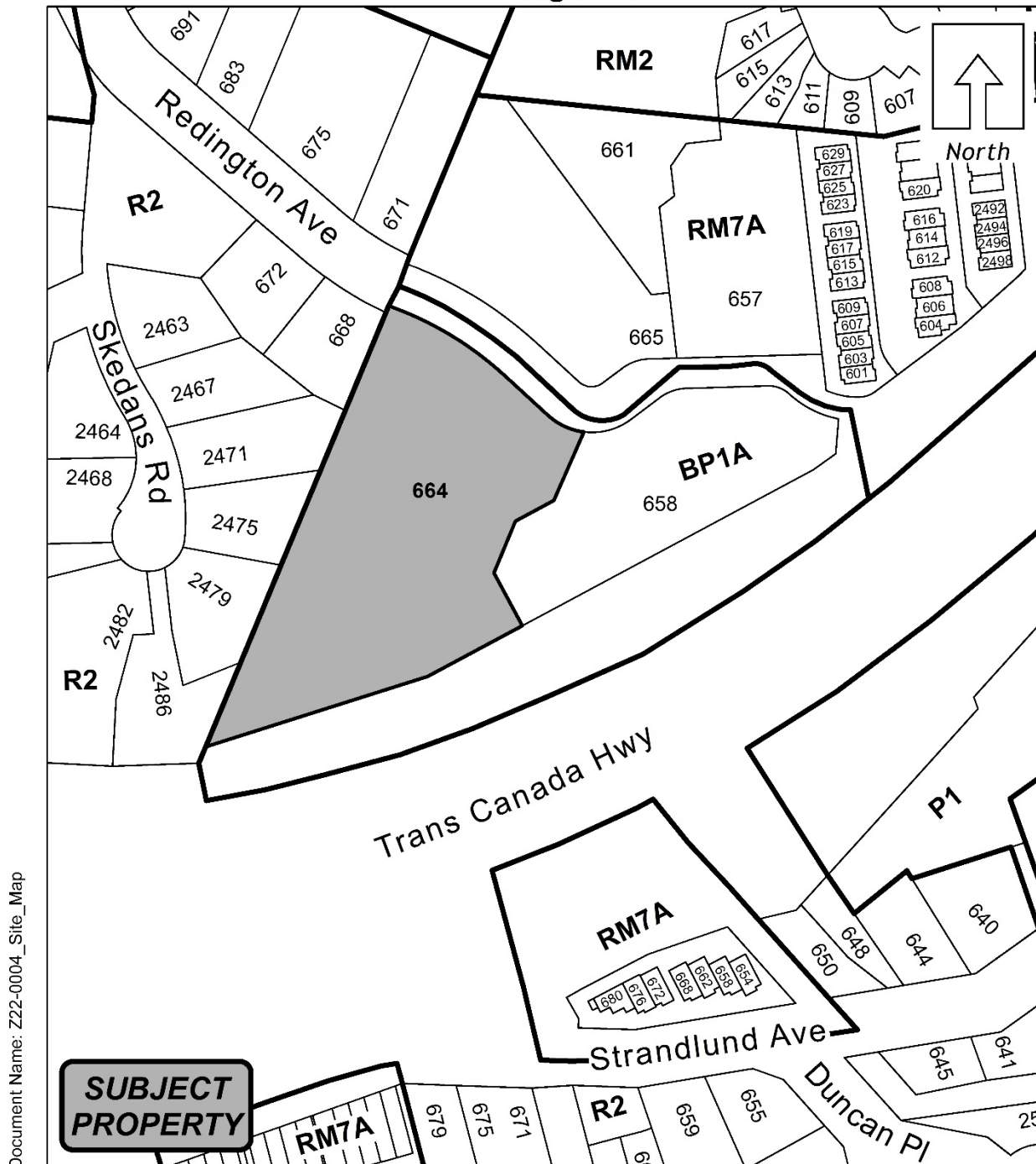
Concurrence: Marie Watmough, Acting Director of Corporate Services

Concurrence: Darren Kiedyk, Chief Administrative Officer

Appendix A
SUBJECT PROPERTY MAP

REZONING BYLAW AMENDMENT
(Z22-0004)

664 Redington Ave



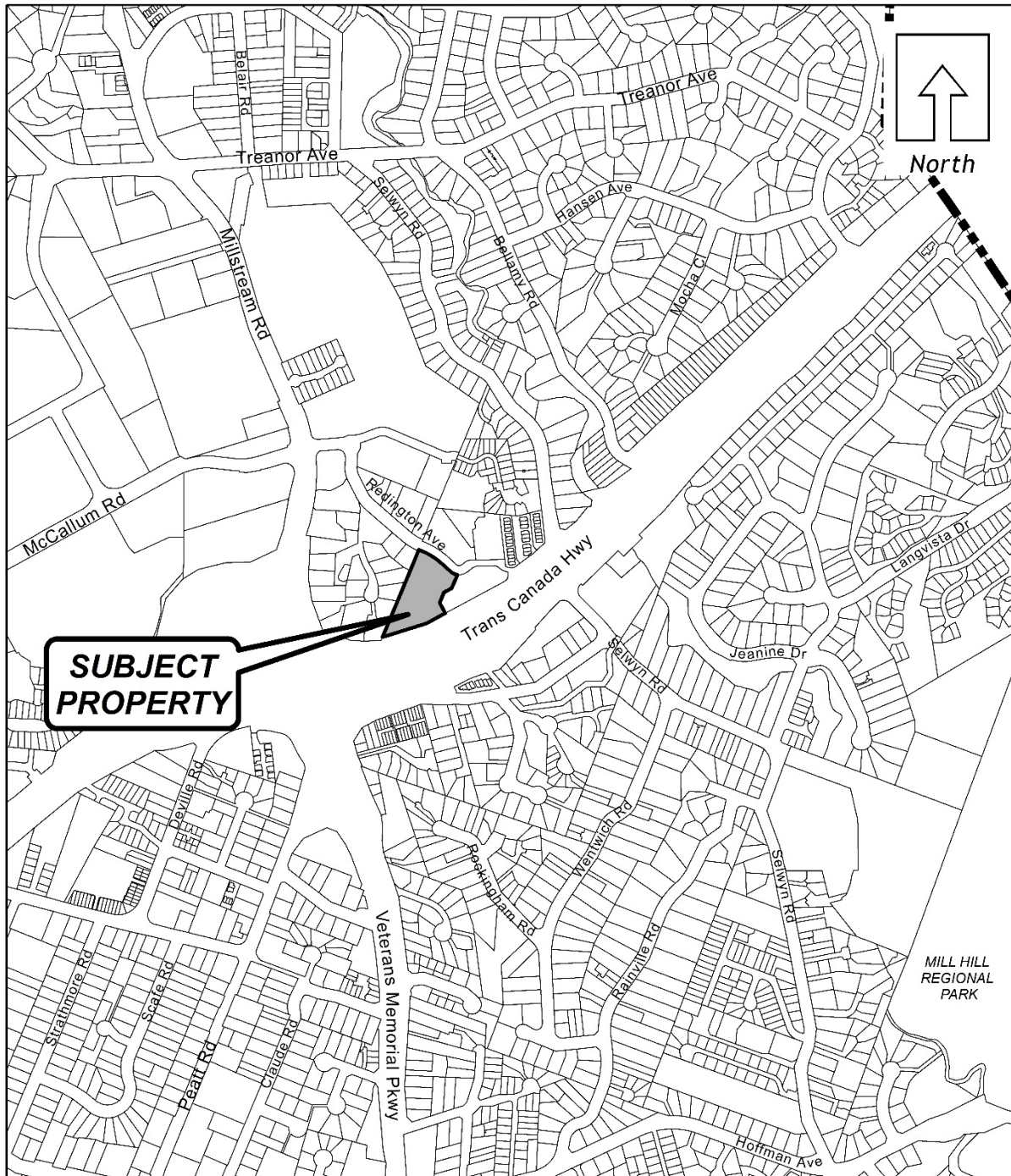
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Last Revised: 2/28/2022

Appendix B
LOCATION MAP

REZONING BYLAW AMENDMENT
(Z22-0004)
664 Redington Ave



Document Name: Z22-0004_Location_Map