

SUMMARY AND RECOMMENDATION

3. Regulating Self-Storage Uses in Industrial Districts

Summary: To amend the Zoning and Development By-law and the Mini-Storage Warehouse Guidelines to continue to allow storage warehouse uses for commercial operations, restrict self-storage uses to upper floors in industrial areas, and remove self-storage as a permitted use in industrial areas in close proximity to rapid transit stations to support employment intensification in industrial areas.

Applicant: General Manager of Planning, Urban Design and Sustainability

Referral: This relates to the report entitled “Regulating Self-Storage Uses in Industrial Districts”, dated January 31, 2022, (“Report”), referred to Public Hearing at the Council Meeting of March 1, 2022.

Recommended Approval: By the General Manager of Planning, Urban Design and Sustainability:

A. THAT Council approve, in principle, the application to amend Section 11 of the Zoning and Development By-law, generally in accordance with Appendix A of the Report, to remove Mini-Storage Warehouse as a permitted use:

- (i) on the first storey in the I and M District Schedules; and
- (ii) near rapid transit stations in the I-1, I-2 and IC-2 District Schedules;

FURTHER THAT the Director of Legal Services be instructed to prepare the necessary amending by-law, generally in accordance with Appendix A of the Report.

B. THAT at the time of enactment of the amended Zoning and Development By-law, the General Manager of Planning, Urban Design and Sustainability be instructed to bring forward for approval the updated Mini-Storage Warehouse Guidelines, generally in accordance with Appendix B of the Report.

C. THAT, Recommendations A through C be adopted on the following conditions:

- (i) THAT passage of the above resolutions creates no legal rights for any person, or obligation on the part of the City and any expenditure of funds or incurring of costs is at the risk of the person making the expenditure or incurring the cost;
- (ii) THAT any approval that may be granted following the public hearing shall not obligate the City to enact any rezoning by-laws; and

- (iii) THAT the City and all its officials, including the Approving Officer, shall not in any way be limited or directed in the exercise of their authority or discretion, regardless of when they are called upon to exercise such authority or discretion.

[Regulating Self-Storage Uses in Industrial Districts]