

CITY OF VICTORIA | Sustainable Planning and Community Development

# Zoning Regulation Bylaw Amendment

## Self Storage Facilities and Vehicle Storage Lots

Committee of the Whole | July 28, 2022



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## Purpose

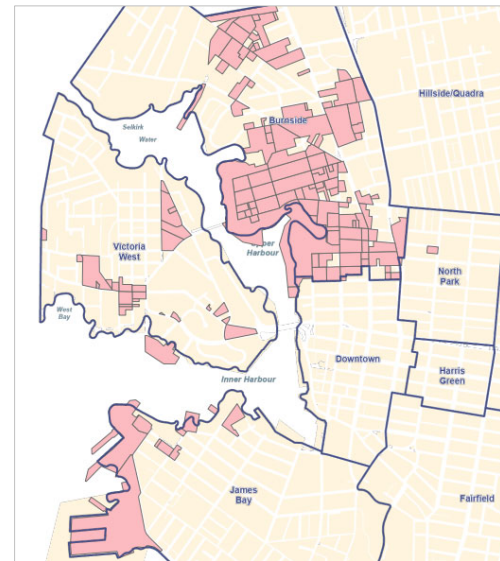
- Present summary of emerging issues related to self-storage facilities and vehicle storage lots on industrial lands.
- Seek direction to prepare Zoning Regulation Bylaw amendment to prohibit and better regulate self-storage facilities and vehicle storage lots within existing industrial zones.



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## Industrial Lands

- City has a limited industrial land base - primarily located in Burnside, Victoria West and James Bay.
- Retention of industrial employment land base supported through policies of OCP, neighbourhood plans, and Victoria 3.0.



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## Arts and Innovation District

### Victoria 3.0 envisions:

- Hub for high tech, research and the arts
- Clustering of high-value, innovative employment
- Catalyst for vitality and a strengthened economy
- Indigenous Economic Success



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## Regulation of Industrial Land

- Development and uses on industrial land regulated through Zoning Regulation Bylaw.
- Current industrial zones accommodate range of light industrial and heavy industrial uses including self-storage warehouses and vehicle storage lots.
- Industrial zones have been in effect since 1980 with minimal updates.



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## Issues

- City has received two development applications for self-storage warehouses and several enquiries for additional self-storage warehouses and vehicle storage lots within industrial land base.
- These uses typically generate low levels of employment and are land consumptive.
- On-going development of these uses may impact ability to accommodate other employment generating uses that are better aligned with existing policy directions including vision for the Arts and Innovation District.



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## Self-Storage Warehouses

- 'Warehouse' is a permitted use in most industrial zones – however no distinction between typical 'industrial warehouse' and 'self-storage warehouse'.
- Self-storage warehouse generally used for storage of residential or personal goods.
- Five existing facilities and two recent development applications for new facilities.
- Three of the existing self-storage warehouses are located within boundary for Arts and Innovation District.

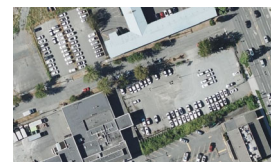
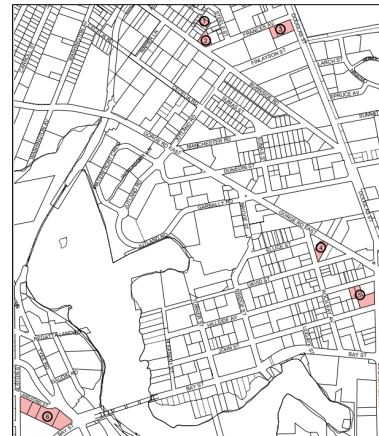


1. 776 Topaz Avenue Zone: M2-I	2. 747 Princess Avenue Zone: M-1	3. 644 Queens Avenue Zone: M2-I	4. 505 Tolmie Lane Zone: M-2
5. 630 Esquimalt Road Zone: M-2	6. 2300 Douglas Street Zone: M-1 (Proposed Development)	7. 2120 Douglas Street Zone: M-2 (Proposed Development)	

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## Storage Lots for Vehicles

- Most industrial zones permit sales, rental, and storage of undamaged vehicles.
- Vehicle sales and rentals are a common use, however concern for use of additional industrial lots to accommodate overflow vehicle storage.
- Six existing vehicle storage lots located on 4.4 acres of industrial land.



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## Zoning Solutions

### New definitions for 'Warehouse' and 'Self- Storage Facility'

- Develop separate definitions for 'Warehouse' and 'Self-storage Facility' to improve clarity and interpretation.
- 'Warehouse' definition to reflect typical industrial warehouse buildings and would continue to be permitted in industrial zones.
- 'Self-storage facility' would not be listed as a permitted use.
- All new self-storage facilities would require a rezoning application and consideration by Council.
- Existing facilities would become 'legal non-conforming' – can continue to operate as is.



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## Zoning Solutions

### New definition for 'Storage lots'

- Develop new definition for 'Storage lots' that precludes storage of (undamaged) vehicles for sale or rental.
- 'Vehicle sales and rental' would be defined separately and continue to be permitted in industrial zones - allowing vehicle storage on the same lot where a sales/rental office is located.
- A rezoning application would be required to allow a 'storage lot' to be used for (undamaged) vehicle storage.
- Existing storage lots being used for storage of vehicles for sale or rental would become 'legal non-conforming' – can continue to operate as is.



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## Transition Clause

- Proposed Zoning Regulation Bylaw amendment would take effect at a future pre-determined date to allow all existing development applications for self-storage facilities and storage lots to be processed without triggering a rezoning application.



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## Recommendation

- That Council direct staff to prepare amendments to the Zoning Regulation Bylaw to prohibit self-storage facilities and vehicle storage lots within existing industrial zones and bring forward the amendment bylaw for first and second readings prior to consideration at a public hearing.



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