

[REDACTED]

From: Public Hearings
To: Victoria Mayor and Council
Subject: RE: Zoning Bylaw Amendment to Prohibit Vehicle Storage lots - October 6 Public Hearing

From: Alan Lowe <[REDACTED]>
Sent: October 4, 2022 12:01 PM
To: Lisa Helps (Mayor) <LHelps@victoria.ca>; Marianne Alto (Councillor) <MAalto@victoria.ca>; Stephen Andrew (Councillor) <stephen.andrew@victoria.ca>; Sharmarke Dubow (Councillor) <sdubow@victoria.ca>; Ben Isitt (Councillor) <BIsitt@victoria.ca>; Jeremy Loveday (Councillor) <jloveday@victoria.ca>; Sarah Potts (Councillor) <spotts@victoria.ca>; Charlayne Thornton-Joe (Councillor) <cth Thornton-joe@victoria.ca>; Geoff Young (Councillor) <gyoung@victoria.ca>
Cc: Victoria Mayor and Council <mayorandcouncil@victoria.ca>
Subject: Zoning Bylaw Amendment to Prohibit Vehicle Storage lots - October 6 Public Hearing

Dear Mayor and Councillors,

Please find attached our letter requesting Council to defer or defeat the Zoning Bylaw Amendment to prohibit Vehicle Storage Lots and Self-storage facilities on Industrial Lands. The property owners of the affected properties have never been consulted and this Zoning Bylaw Amendment will be detrimental to their businesses.

Thank you for your consideration. We will also be in attendance at the City Council meeting on October 6 to make a presentation at the public hearing.

Regards,

Alan Lowe, Architect AIBC

www.lowegroup.ca

[REDACTED]

We have moved to:

#118-21 Erie Street
Victoria, British Columbia V8V 5A8



04 October 2022

City of Victoria

#1 Centennial Square
Victoria, British Columbia
V8W 1N9

Attention: Mayor Helps and Councillors

Re: Zoning Regulation Bylaw Amendment – Self Storage Facilities
and Vehicle Storage Lots

Mayor Helps and Councillors,

Thank you for your service to our community. As this will be the last Council meeting for most of you, I would like to wish you success in your future endeavours.

To the surprise of many of my clients and business associates, we noticed an advertisement in the Times Colonist on Saturday September 24 that the City of Victoria is proposing a blanket rezoning of all M-1, M-2, M2-I, M-3 and S-1 industrial zoned properties to change the definition of “storage lots” to prohibit the storage of vehicles for sale or rental. In addition to this blanket rezoning, the new definition for “Warehouse” would prohibit self-storage units from being built on industrial lands without a rezoning application.

This notice came as a surprise due to the fact that these property owners were not aware that their properties were being downzoned. I realize that under the Local Government Act, a blanket rezoning of various zones does not require notice to be given to property owners affected, but I feel it is good governance that the affected property owners should have been consulted and made aware of these changes.

With the challenges that industrial property owners face in the Rock Bay area, dealing with social issues, vandalism and security, and coming out of the COVID 19 pandemic, further restrictions to the use of their properties will make their properties and businesses less viable and more difficult to operate.

It is our understanding that the report to Committee of the Whole on July 28, 2022 was a staff driven report, due to issues that have recently emerge relating to the location of self-storage facilities and vehicle storage lots on industrial lands. The report talks about the Victoria 3.0 Economic Action Plan and the development of an Arts and Innovation District in Rock Bay.

The reason why development occurs is due to need and demand. It seems like the self-storage industry is in demand at this time due to people downsizing and possibly moving into smaller condominiums with limited storage. Businesses are also reducing the amount of space required for their businesses and possibly looking for less expensive self-storage space for inventory.

In the report to Council, staff are concerned that these uses tend to be land consumptive, generate minimal levels of employment, and do not align with the land use policies and vision for the City's industrial lands. The focus of the report is on self-storage facilities and vehicle storage lots, but do other allowable uses such as "junkyards", "blast furnaces", "crematoria", "incineration or reduction of garbage, offal, dead animals or refuse", "gas and petroleum tank farms", "tire vulcanizing", and "quick-freeze lockers" align with the land use policies and vision for the City's industrial lands?

Within the report, staff are concerned that further development of these uses may also impact the ability to accommodate other employment generating uses that are more land efficient and better align with existing policy directions. Vehicle storage facilities are part and parcel of car dealerships within our City as they rely bringing in inventory to service their business. Car dealerships are a huge employment generator on our City and there are huge spin-off businesses that service the automotive industry. There may be a day when properties for vehicle storage lots in Victoria and the Rock Bay area will be too valuable for this use and car dealers will need to make a decision to sell these properties for a higher and better use. At this time, there is nobody is knocking on their doors to purchase these properties for other uses such as Arts and Innovation. The vehicle storage facilities use will still allow for future development of these lands so they could better align with the City's new policies, but the time has not arrived.

Examples of car dealerships that have moved in the past year are Pacific Mazda and Harris Dodge Chrysler. These two car dealerships have been rezoned (or being rezoned) for a higher and better use to align with the City's Official Community Plan. In these cases, the location of these properties created a situation where the use of these lands for the storage and sale of cars was no longer the best use for these properties. The market should determine how the other vehicle storage facilities will be redeveloped in the future.

Car dealerships and the necessary vehicle storage lots are an important asset in this City to serve our residents. It is a large employer along with all of the businesses that service the industry. To force car dealerships out of the City would also be detrimental to the City of Victoria. Servicing of cars would be more difficult for employees that work in the downtown. Car Dealers are required every 7 to 10 years to refresh their corporate image and there are many construction related jobs that are created with each dealership. They are all proud of their dealerships and continue to maintain their buildings as well as they maintain their car inventory.

Thank you in advance for reviewing our concerns with this zoning regulation bylaw amendment. The property owners affected have not been consulted and they should have the courtesy of having some input in any changes being contemplated. Having the legal rights to a use within an existing zone is not the same as a legal non-conforming right which would be lost if the uses is discontinued for a continuous period of six months.

Should you have any questions regarding the above matter, please contact us at [REDACTED]

Regards,

A handwritten signature in black ink, appearing to read "Alan Lowe". The signature is written in a cursive, flowing style.

Alan Lowe, Architect AIBC
Alan Lowe Architect Inc.

[REDACTED]

From: Public Hearings
To: Victoria Mayor and Council
Subject: RE: Letter Concerning Zoning regulations Bylaw Amendment - Self Storage Facilities and Vehicle Storage Lots

From: Dan Hewitt [REDACTED]
Sent: October 5, 2022 4:24 PM
To: Lisa Helps (Mayor) <LHelps@victoria.ca>; Marianne Alto (Councillor) <MAalto@victoria.ca>; Stephen Andrew (Councillor) <stephen.andrew@victoria.ca>; Sharmarke Dubow (Councillor) <sdubow@victoria.ca>; Ben Isitt (Councillor) <BIsitt@victoria.ca>; Jeremy Loveday (Councillor) <jloveday@victoria.ca>; Sarah Potts (Councillor) <spotts@victoria.ca>; Charlayne Thornton-Joe (Councillor) <cth Thornton-joe@victoria.ca>; Geoff Young (Councillor) <gyoung@victoria.ca>; Victoria Mayor and Council <mayorandcouncil@victoria.ca>
Subject: Letter Concerning Zoning regulations Bylaw Amendment - Self Storage Facilities and Vehicle Storage Lots

Hello,
Please find an attached letter regarding Zoning regulations Bylaw Amendment – Self Storage Facilities and Vehicle Storage Lots.

Regards,

Dan Hewitt
Fixed Operations Manager
[REDACTED]

Jim Pattison
Victoria



Jim Pattison Toyota Victoria
<https://www.JPToyotaVictoria.com>
3050 Douglas Street
Victoria, BC V8T 4N4
[REDACTED]
[REDACTED]

[Consent](#) | [Unsubscribe](#)

Dan Hewitt

Fixed Operations Manager

Jim Pattison Toyota Victoria, Jim Pattison Lexus Victoria

October 5th, 2022

Re: Zoning regulations Bylaw Amendment –
Self-Storage Facilities and Vehicle Storage Lots

Dear Council:

I write you this letter to strongly discourage the change to the definition of “storage Lots” in the City of Victoria to where we, JP Toyota and Lexus Victoria, would no longer be permitted to store vehicles off-site at our facility in Rock Bay. My concerns are as follows:

- This by-law amendment stems from two applications for self-storage facilities which generate low levels of employments and economic impact. This is not the case for vehicle dealerships.
- There has been no consultation or discussion with the affected property owners in this process.
- Council should separate the two definitions – self storage facilities and vehicle storage lots.
- Vehicle storage lots do not remove land from the industrial use inventory that could still be redeveloped in the future for Arts and Innovation
- Depending on the value of land in the future, car dealerships and other industrial uses could be squeezed out for higher densities and other uses.
- We see this happening in the Harris Green neighbourhood already with Harris Chrysler and Pacific Mazda
- Losing this land will be detrimental to our business.
- The Fixed Operations departments of both Lexus and Toyota employer over 65 full time staff and work with dozens of suppliers in the City of Victoria and the CRD.
- We are selling and servicing more cars than ever, we are not a dying breed. As our business increases so does our need for additional parking/vehicle storage.
- An amendment to these zoning bylaw will reduce the value and uses allowed on these properties and will reduce the inventory of land available for the storage of these vehicles
- Car dealers have less inventory at this time due to production issues, but when we start receiving our quota of cars, these lots will be filled again with cars ready for sale. If we do not have storage space available for this pending increase of inventory, then our customers will be more likely to take their business to dealerships outside of the city who have their desired vehicle in stock.
- Cost of doing business in the City of Victoria is increasing quickly – our revenues need to mirror this increase in costs.

I kindly ask that you consider the above mentioned concerns and economic snowball effect this amendment.

Regards,



Dan Hewitt



[REDACTED]

From: Bliss Edwards [REDACTED]
Sent: Thursday, October 6, 2022 1:59 PM
To: Public Hearings
Cc: Victoria Mayor and Council; Sue Margeson; Robert Batallas; Shaun Blythen
Subject: Public Hearing - Zoning Bylaw No. 22-082 (OPPOSED)

Dear Mayor Helps and Council,

Please accept this letter in response to zoning regulation bylaw amendment (Bylaw No. 22-082) to prohibit self storage facilities and vehicle storage lots within existing industrial zones of the City of Victoria.

We would like to express our disappointment in the City of Victoria's approach to address the self storage use within the zoning bylaw. The self storage industry was not consulted as part of the decision making process to eliminate the use and there could have been an opportunity to engage and communicate with the industry to better understand the use, the design capabilities and its placement within the community. There are other mechanisms at the municipality's disposal that could have been used to address concerns regarding design and location rather than completely eliminating the use from the zoning bylaw.

There is a false perception that the self storage use does not provide for any community benefits. Contemporary, responsible self storage development is driven by community needs. Facilities do not get built unless they are going to be utilized, and punishing a building type because of demand runs counter to good policy. Self storage is a supportive use in a complete community.

SELF STORAGE USE:

Self Storage continues to evolve into a multi-faceted business that offers a variety of services and incentives that provide for an affordable alternative to traditional office or warehouse space. The intent and the primary customers now include small to medium sized businesses, start-ups, and local residents. Businesses are increasingly utilizing self storage to meet their needs. For example, independent retailers will utilize storage for the short- to medium-term to maintain stock off-site in close proximity to their existing retail locations and to help minimize the amount of back-of-house area required for their retail stores. Retailers can store their stock at rents which are generally more economical than what they would traditionally pay for retail space.

Self storage facilities enable small, start-up, and home businesses to build their customer base without high capital cost or investment. These businesses can securely store merchandise, products, or supplies on-site, in proximity to their home, while also utilizing services we provide such as on-site WIFI, hot desks, and boardrooms. Examples of businesses utilizing self storage are photographers, art galleries home staging companies, interior design firms, trades, contractors, notaries, small accounting offices, lawyers, architects, etc. The intent of self storage is to be an extension of the home and/or a business. Each location is carefully selected and planned for areas with a high degree of visibility and accessibility, urban amenities, and within well-established residential/commercial areas. The intent is to incorporate self storage into daily routines, ideally to and from the workplace.

DESIGN:

There have been several conversations with the City of Victoria regarding design. Modern self storage buildings pay attention to their context and integrate into neighbourhoods. Buildings are designed and constructed to a modern urban standard, as opposed to older style, drive up geared self-storage facilities. They are multi-storey and are intended to fit into the surrounding urban landscape. Often incorporating alternate ground floor street fronting uses where appropriate to enhance the ground plan environment and animate the streetscape. Buildings are flexible in configuration, fitting into locations that are not ideally suitable for retail

and/or residential, and are adaptable into other future uses. Facilities are clean, bright and safe, and locating them near or adjacent to existing built-up urban areas instead of traditional industrial parks, provide for a safer and more appealing destination option for customers, in particular for women and the elderly.

Additionally, self storage is a low traffic generator and requires minimal parking. This allows the facilities to be established in locations where there is sensitivity to traffic and parking availability. Incorporating the facilities into existing urban fabric has proven to have a positive impact on surrounding neighbourhoods and minimal impact on parking. Placing self storage facilities in proximity to high density residential areas ensures that the carbon footprint of customers traveling to and from these locations are minimal.

As previously mentioned, the self storage industry was not consulted as part of this process. We, as part of a larger industry, stand ready and willing to work with the City of Victoria. We hope the City of Victoria will consider a revised approach rather than a blanket prohibition.

BACKGROUND:

As a self storage provider, we were actively pursuing an investment opportunity in the City of Victoria as there is a significant need for the use within the community for a modern facility. However, due to the change in the zoning policy, we are currently holding off investing in the City.

SmartStop is a diversified real estate company focused on self-storage assets, along with student and senior housing. SmartStop manages a portfolio that includes 174 properties in the Canada and USA comprising of approximately 119,200 self-storage units and 13.5 million rentable square feet.

We look forward to a positive response from Council.

Thanks
Bliss

Bliss Edwards, MCIP RPP
Executive Vice President
SmartStop Self Storage REIT, Inc.
[REDACTED]



100-1019 Wharf Street, Victoria, BC V8W 2Y9

October 6, 2022

City of Victoria
#1 Centennial Square
Victoria, BC V8W 1N9

Sent via email: publichearings@victoria.ca, mayorandcouncil@victoria.ca, mayor@victoria.ca,
lhelps@victoria.ca, malto@victoria.ca, stephen.andrew@victoria.ca, sdubow@victoria.ca,
bisitt@victoria.ca, jloveday@victoria.ca, spotts@victoria.ca, cthorton-joe@victoria.ca,
gyoung@victoria.ca

Attention: Mayor Lisa Helps and Councillors

RE: ZONING REGULATION BYLAW AMENDMENT – SELF STORAGE FACILITIES and VEHICLE STORAGE LOTS

We are writing to express concern on your proposed blanket rezoning of all M-1, M-2, M2-I, M-3 and S-1 industrial zoned properties to change the definition of “storage lots” to prohibit the storage of vehicles for sale or rental. In addition to this blanket rezoning, the new definition for “Warehouse” would prohibit self-storage units from being built on industrial lands without a rezoning application. The Breakwater District at Ogden Point is currently zoned as M2 and operates as part of the working harbour welcoming cruise and other shipping throughout the year. In addition, this property has operated and functioned within the range of permitted uses and is reliant on its ability to provide temporary or long-term storage and warehousing as a normal function of operating a port and providing adequate industrial space to industry in general.

We understand that under the Local Government Act, a blanket rezoning of various zones does not necessarily require notice to be given to property owners affected, however the Public Hearing process as defined on your website does identify that “at least 10 days before the Public Hearing is held, a notice is sent to property owners and occupiers within a radius of 100 metres of the subject property.” GVHA did not receive such notice. In addition, given that the region is facing diminishing industrial space Greater Victoria Harbour Authority (GVHA) believes that there has been inadequate consultation or discussion regarding this proposed zoning amendment.

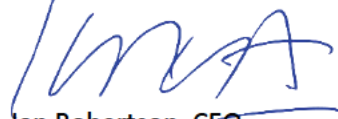
GVHA agrees that industrial lands should be made more efficient in their uses and the organization is working to diversify its uses in a manner that is sustainable both for GVHA and the community and region at large. However, GVHA does not support this proposed blanket zoning change in its current form without reasonable discussion and consultation and an understanding of how the Breakwater

District at Ogden Point is reliant on these kinds of options.

In the spirit of good government, GVHA respectfully urges council to reconsider this motion and allow reasonable time for consultation with the landowners to fully address these issues, perhaps to a zoning amendment that appears, given the obsolete uses that remain in effect, as less reactionary approach to these issues.

Should you have any questions regarding the above matter, please contact me.

Sincerely,

A handwritten signature in blue ink, appearing to read 'I. Robertson', with a horizontal line drawn underneath the signature.

Ian Robertson, CEO

Greater Victoria Harbour Authority

05 October 2022

City of Victoria
#1 Centennial Square
Victoria, BC V8W 1N9

Attention: Mayor and Councillors

Re: Zoning Regulation Bylaw Amendment – Vehicle Storage Lots

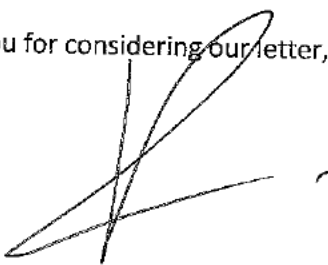
To Whom It May Concern,

This letter is in regards to the Zoning regulations Bylaw Amendment – Self Storage Facilities and Vehicle Storage Lots. I am writing to you today as Vice President of Kot Auto Group and General Manager of Victoria Hyundai. My dealership located at 525 Gorge Road is being affected by this bylaw amendment negatively. At our Victoria Hyundai dealership, we employ 41 people and sell an average of 100 vehicles a month. To sell this amount of vehicles and employ the number of people we do, we keep an average of 150 vehicles on our lots ready for sale. In addition, we have a very busy service department which requires up to 50 vehicles at a time to be parked on our lots.

There has been no consultation or discussions with our business and we have just heard about this amendment from a fellow dealer in the area. We are pleading for council to understand that losing these vehicle storage areas will be detrimental to the operation of our dealership, and many more, in the area. Victoria Hyundai is also one of the biggest EV sellers in the province, to be able to sell these electric vehicles which align with the City's goals in the future, we need the space to store them.

Victoria Hyundai operates its business at 525 Gorge Road (office building with service shop and vehicles stored for service), 617 Gorge Road (new vehicle inventory lot), and 2808 Rock Bay (used inventory lot). We have anywhere from 125 – 200 vehicles stored on our lots at any given time.

Thank you for considering our letter,



Brandon Kot, Vice President Kot Auto Group

General Manager of Victoria Hyundai and Woodgrove Chrysler

100-852 Fort St. Victoria British Columbia V8W 1H8

Phone: [REDACTED]



October 6, 2022

Mayor and Council
City of Victoria
#1 Centennial Square
Victoria, BC V8W 1P6

Re. Zoning regulation bylaw amendment – self storage facilities and vehicle storage lots

To Mayor and Council,

The Greater Victoria Chamber of Commerce has heard from our members about concerns regarding a motion for blanket rezoning of all M-1, M-2, M2-I, M-3 and S-1 industrial zoned properties

Specifically, The Chamber asks that, before making a decision at the Oct. 6 meeting, council reconsiders the motion in order to gain a better understanding of the potential challenges that could be faced by organizations doing vital work in our community, such as the Greater Victoria Harbour Authority.

Sincerely,

A handwritten signature in black ink that reads "Bruce Williams". The signature is written in a cursive, flowing style.

Bruce Williams
CEO, Greater Victoria Chamber of Commerce