



Report to: Development Services Committee

Meeting Date: June 22, 2021

SUBJECT: **RECOMMENDATION REPORT** Official Plan and Zoning By-law Amendment Applications submitted by Boxgrove Commercial East Inc. c/o SmartCentres REIT to permit a commercial self-storage warehouse facility at 500 Copper Creek Drive (Ward 7) File PLAN 20 120313

PREPARED BY: Stacia Muradali, M.C.I.P., R.P.P.
Manager, East Development District

REVIEWED BY: Ron Blake, M.C.I.P., R.P.P.
Senior Development Manager

RECOMMENDATION:

- 1) That the report dated June 22nd, 2021 and titled “RECOMMENDATION REPORT, Official Plan and Zoning By-law Amendment Applications submitted by Boxgrove Commercial East Inc. c/o SmartCentres REIT to permit a commercial self-storage warehouse facility at 500 Copper Creek Drive (Ward 7)”, be received.
- 2) That the Official Plan Amendment Application (PLN 20120313) submitted by Boxgrove Commercial East c/o SmartCentres REIT to allow a commercial self-storage warehouse facility at 500 Copper Creek Drive be approved by Council at a later date; once a satisfactory site plan application has been submitted and reviewed
- 3) That the Zoning By-law Amendment application (PLN 20 134853) submitted by Boxgrove Commercial East Inc. c/o Smart Centre REIT to permit a commercial self-storage warehouse facility at 500 Copper Creek Drive be approved and enacted by Council at a later date; once a satisfactory site plan application has been submitted and reviewed;
- 4) That Staff be authorized to do all things necessary to give effect to this resolution.

PURPOSE:

This report recommends that the Official Plan and Zoning By-law amendment applications submitted by Boxgrove Commercial East Inc. c/o SmartCentres REIT to permit a commercial self-storage facility at 500 Creek Drive, be approved by Council at a later date once a satisfactory site plan application has been submitted and reviewed.

Process to date:

- Date applications submitted: August 18th, 2020
- Community Information Meeting: October 22nd, 2020
- Public Meeting Date; November 3rd, 2020

Next Steps:

- Council approval of the Official Plan Amendment;
- Council enactment of the Zoning By-law Amendment;
- Submission and approval of a site plan application;
- Submission and approval by the Committee of Adjustment of a Consent to Sever application

BACKGROUND:**Subject Land and Area Context**

The 13.0 ha (32.13 ac) site is located south of Highway 407, on the west side of Donald Cousens Parkway (DCP). The site is accessed from Copper Creek Drive to the west by a private east/west driveway, which forms the southern boundary of the development site (Figure 1). The subject land is developed with a Walmart and a multi-unit commercial building. An existing CIBC bank and a recently approved townhouse development comprised of 199 townhouses are located on the lands south of the east/west private driveway. There is a watercourse to the west and south of Copper Creek Drive and existing residential development to the south and west of the watercourse.

Proposed development

The Official Plan and Zoning By-law amendment applications would facilitate development of a commercial self-storage warehouse facility on a 0.59 hectare (1.46 acre) portion of the subject lands at the south-west corner of the site (Figure 4). The proposed self-storage facility will be located directly south of the existing Walmart, and will front onto Copper Creek Drive and the private east/west driveway which connects Copper Creek Drive to the DCP. Currently the area where the self-storage facility is proposed is surface parking for the existing commercial development.

The self-storage facility is proposed to be four storeys in height, with a total gross floor area of approximately 12,387 square metres (133,332 square feet). The main entrance and access would be from the private east/west driveway. 15 parking spaces are proposed, the majority of which will be located to the east of the proposed building. There will also be parking spaces at the front of the building close to the main entrance. The loading area is proposed on the north side of the building between Walmart and the proposed building (Figure 4)

Official Plan and Zoning

2014 Official Plan (as partially approved on November 24, 2017 and further updated on April 9, 2018 (the “2014 Official Plan”)).

The subject lands are designated “Commercial” in the 2014 Official. This designation recognizes existing large format retail development, and contemplates a range of commercial service uses including, retail, restaurants, service uses, offices, banquet halls, trade and conventional halls, fitness and sports recreation, financial institutions, motor vehicle sales and service, entertainment uses, private clubs, trade schools and commercial

schools. Discretionary uses such as places of worship and funeral establishments may be considered for the subject land subject to satisfying certain criteria. The “Commercial” designation does not provide for commercial self-storage warehouse facilities. The purpose of this Official Plan amendment application is to allow a commercial self-storage facility on the subject site.

Zoning

The subject land is zoned “Business Corridor Exception 373 (BC*373)” in By-law 177-96, as amended, which permits a range of commercial uses reflective of the Official Plan policies described above (Figure 2). Commercial self-storage warehouse facilities are not permitted and the applicant is proposing a Zoning By-law amendment to permit this use, and to implement site specific development standards, including building setbacks, landscaping, and reduced onsite parking to permit the proposed commercial self-storage facility.

Public Consultation

A Community Information Meeting was held on October 22nd, 2020 and the statutory Public Meeting was held on November 3rd, 2020. Both meetings were well attended by neighbouring residents whose main concerns included the following:

1. Compatibility and impact of the proposed commercial self-storage facility with the surrounding neighbourhood;
2. Height of the proposed building;
3. Consider relocating the proposed commercial self-storage facility to the north-east area of the subject site;
4. Lighting and security of the proposed building;
6. Residents prefer restaurants and retail amenities on the subject site.

In response, the design of the proposed commercial self-storage facility has been revised by reducing the height of the building and refining the design of the building by stepping back the 4th storey along Copper Creek Drive to reduce its visibility and by changing the building materials to be more compatible with the existing commercial and residential development.

Staff and the applicant explored opportunities to relocate the proposed self-storage facility to the north-east area of the subject site, however alternate locations that met the applicant’s requirements were not available. While the building remains in its originally proposed location, staff and the applicant have worked together to reduce the overall impact of the proposed building as discussed in more detail later in the report. Lighting of the proposed building will be dealt with at the site plan application stage and staff will ensure that the building lighting does not negatively impact adjacent development. .

Residents have expressed a preference to see other types of commercial uses such as retail and restaurants to serve the community. As noted below, the proposed development will provide opportunities for these types of uses to develop on the ground floor. In addition, there is a commercial plaza further west on the east side of Ninth Line, south of Highway

407, north side of Coper Creek Drive which provides commercial, retail and restaurant services to the neighbourhood.

OPTIONS/ DISCUSSION:**The proposed Official Plan amendment to allow a commercial self-storage facility is appropriate**

It is Staff's opinion that the proposed amendment to the Official Plan is appropriate and could have less of an impact on the existing neighbourhood than some of the other uses which are provided for in the 2014 Official Plan. For example, the Official Plan allows uses such as banquet halls, hotels, light industrial uses, motor vehicle retail sales and rental as well as motor vehicle service stations and trade and convention centres, in addition to retail, office, service and financial uses, all of which typically have significant traffic and other impacts. Discretionary uses such as places of worship and funeral establishments may also be considered for the property subject to certain criteria. The proposed commercial self-storage facility would generate less traffic than these other uses, resulting in fewer traffic impacts on the adjacent land uses. The applicant has also agreed to design the first floor of the building to accommodate retail, restaurants or other commercial amenities, should there be market support, which neighbouring residents have requested to help animate the area,

The proposed Zoning By-law amendment to allow a commercial self-storage facility is appropriate.

Banquet halls, convention centres, offices, restaurants and light industrial uses are permitted on the subject site up to a maximum height of 46 metres (150 feet). The commercial self-storage building is proposed to be approximately 16 metres which is proposed to be implemented in a future zoning by-law. The applicant has worked with staff to address resident and staff concerns respecting the compatibility of the proposed building and its overall impact. The applicant reduced the height of the proposed building by approximately 1.6 metres and stepped back the 4th storey of the building along Copper Creek Drive to reduce its visibility and this setback will be included in a future amending by-law. (Figure 5). The amending by-law will also implement appropriate setbacks and landscaping requirements.

The applicant submitted a parking justification study which was reviewed by the City's Transportation staff and the proposed 15 parking spaces are adequate for the proposed self-storage facility. However, the proposed development will replace some of the parking currently used for the existing commercial development. Staff have requested that the applicant confirm whether the proposed development will result in a parking deficiency for the existing Walmart and multi-unit commercial building. If there is a parking deficiency for the remaining commercial development, a minor variance application will be required to address the parking shortfall when the consent application is submitted to sever the parcel of land containing the proposed self-storage facility.

Site plan and severance applications are required*Site plan application*

The zoning by-law amendment application review identified the need for a more detailed review of garbage truck turning movements, which will need to be resolved through the site plan review process. The Engineering Department has identified the requirement for Environmental Compliance Approval (ECA) from the Ministry of the Environment if there is any proposed shared private stormwater management and sanitary system. Detailed servicing drawings will be reviewed as part of a site plan application. Appropriate sustainability measures, lighting, landscaping and refinement of the building elevations will also be examined in more detail as part of a site plan application.

Severance application

A severance application is required to sever the subject site containing the proposed commercial self-storage facility from the remainder of the commercial development including the Walmart and multi-unit commercial building. As previously noted the applicant is required to demonstrate that the proposed development does not result in a parking deficiency for the remainder of the commercial site and that the proposed severed parcel can appropriately accommodate the commercial self-storage facility with appropriate landscaping, loading and truck turning movements. Easements for vehicular and pedestrian access and other matters (eg. Servicing, if required) that may be identified through the review of the site plan application will have to be established through applications to the Committee of Adjustment.

CONCLUSION:

It is staff's opinion that the proposed commercial self-storage land use is appropriate, however staff recommend that Council approval of the Official Plan and Zoning By-law amendments be deferred to a later date, further to submission and review of a site plan application, which will allow staff to review the proposed development in more detail to minimize any impacts the proposed development may have on adjacent development

FINANCIAL CONSIDERATIONS

Not applicable.

HUMAN RESOURCES CONSIDERATIONS

Not applicable.

ALIGNMENT WITH STRATEGIC PRIORITIES:

The proposal has been reviewed in the context of Growth Management, Transportation and Municipal Services.

BUSINESS UNITS CONSULTED AND AFFECTED:

The applications have been circulated to various departments and external agencies. Requirements of the City and external agencies have been reflected in this report and will be reflected in the Official Plan and Zoning By-law Amendments.

RECOMMENDED BY:

Ron Blake, M.C.I.P., R.P.P.
Senior Development Manager

Biju Karumanchery, M.C.I.P., R.P.P.
Acting Commissioner of Development Services

ATTACHMENTS:

Figure 1: Location Map

Figure 2: Area Context/Zoning

Figure 3: Aerial Photo

Figure 4: Conceptual Site Plan

Figure 5: Conceptual Building Rendering

Agent:

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