



Staff Report to Council

DATE: Monday, July 18, 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

BACKGROUND:

On June 6, 2022 Council gave first reading to Bylaw 2068, which proposes to amend the BP1A Zone to increase the allowable gross floor area to 15,750m² (170,000 ft²) on the on the properties located at 664 and 658 Redington.

COMMENTARY:

The applicant now wishes to further increase the allowable gross floor area to 20,250m² (218,000 ft²) so they can proceed with constructing one larger building as opposed to two smaller buildings, which would have required another text amendment in the future. The construction of one building, even though it's larger, would be financially prudent in the long-term.

Given the increased size of the requested allowable gross floor area, the applicant had their original Traffic Impact Assessment (TIA) updated to reflect this change. This revised TIA has since been submitted and approved by the Director of Engineering, and no addition road improvements were noted for this increase in gross floor area.

If Council is supportive of this additional increase in the allowable gross floor area, they may wish to rescind first reading of Bylaw 2068 and then give first reading of this bylaw in accordance with the updated request.

OPTIONS:

Option 1

THAT Council:

1. Rescind first reading of Bylaw No. 2068;

AND

2. 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 20,250m (218,000 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:
 - i) That all recommended road improvements with the required Traffic Impact Assessment for this development are completed prior to issuance of a building permit or subdivision, whichever occurs first.
 - ii) 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 Council take no action at this time with respect to 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, Senior 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: Audrey Kryklywyj-Shortreid, Deputy Director of Finance

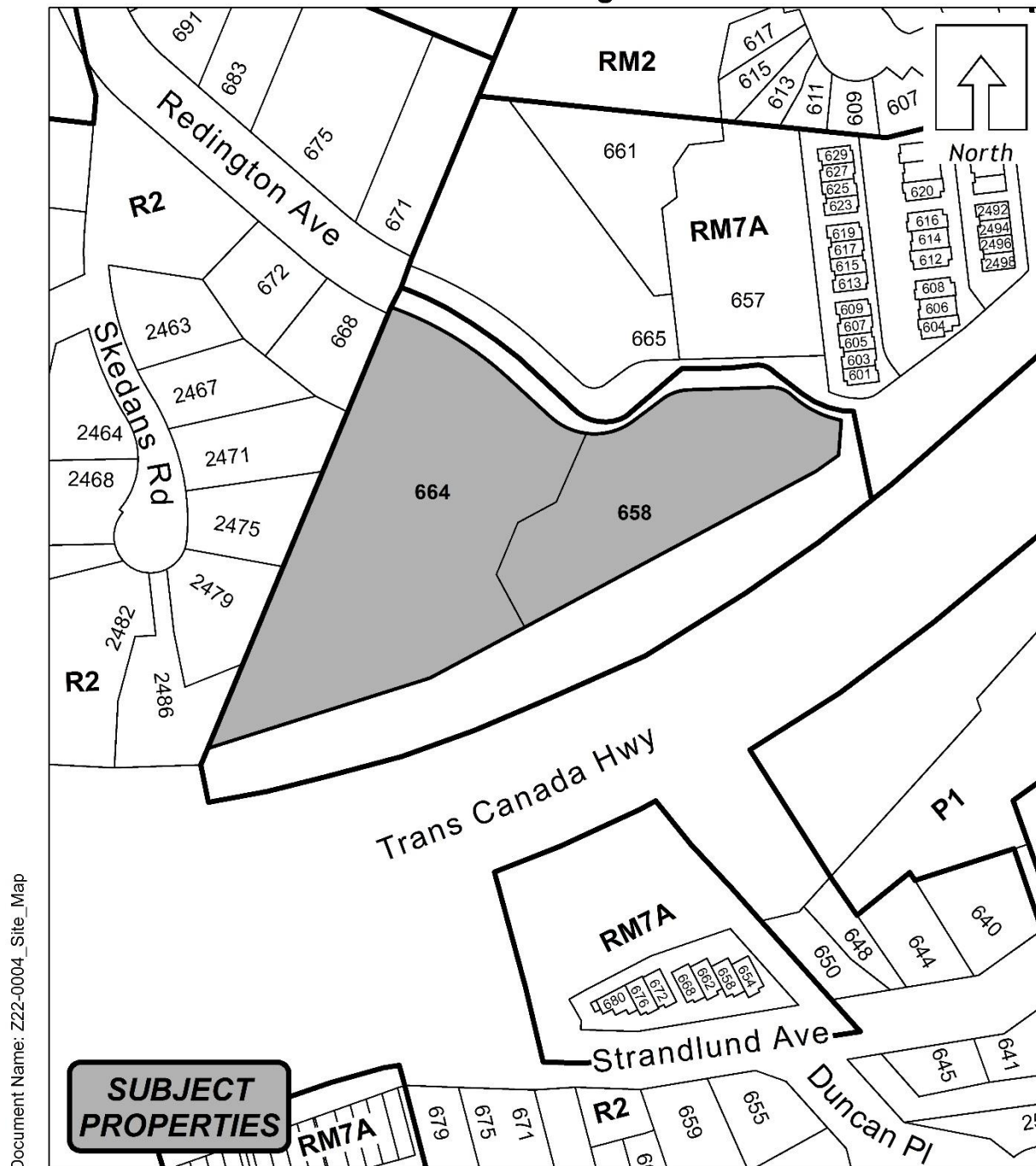
Concurrence: Marie Watmough, Acting Director of Corporate Services

Concurrence: Darren Kiedyk, Chief Administrative Officer

Appendix A
SUBJECT PROPERTY MAP

REZONING BYLAW AMENDMENT
(Z22-0004)

664 & 658 Redington Ave



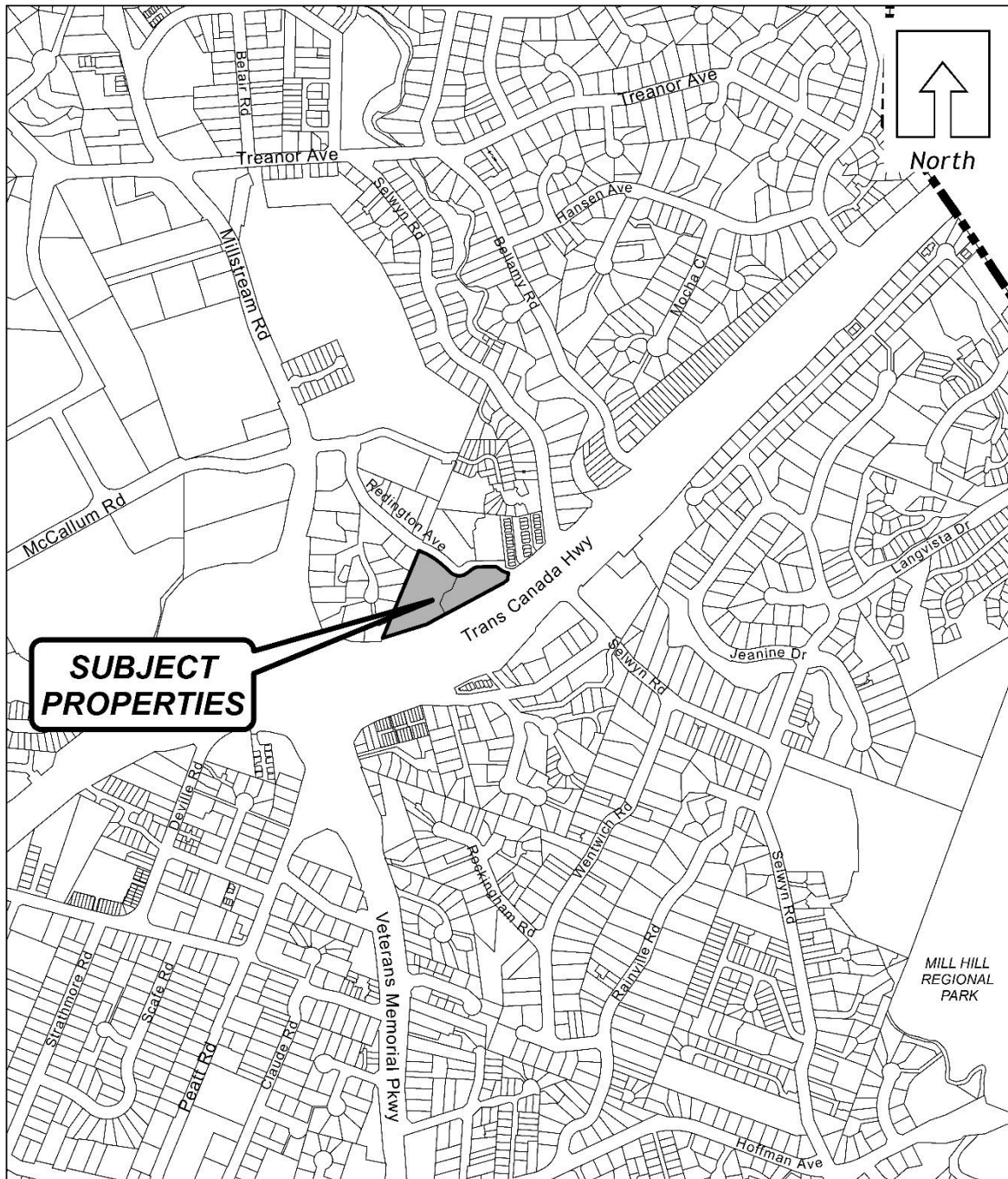
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Last Revised: 3/30/2022

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Appendix B
LOCATION MAP

REZONING BYLAW AMENDMENT
(222-0004)
664 & 658 Redington Ave



Document Name: 222-0004_Location_Map

Scale: N.T.S.

Last Revised: 3/30/2022

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