

Community Association Response



December 10, 2021

Katherine Wilson - File Manager
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RE: LOC2021-0133 – Proposed Direct Control District to Accommodate “Self Storage Facility” Use

Dear Katherine,

I am writing this letter on behalf of the Beltline Neighbourhoods Association (BNA) in response to the above-noted land-use redesignation application, located at 1011 1 Street SW.

Our Beltline Urban Development Committee (BUDC) has taken time to review the proposed application. We also had an opportunity to meet with the applicant on December 10, 2021 to discuss it. The BNA is in support of the proposal to redesignate the site a Direct Control district to accommodate a Self Storage Facility Use.

Rationale

Although a self-storage facility may be considered an inappropriate use for an urban site, we believe that there is likely sufficient demand to support an argument for these uses located near high-density residential development. The Beltline is a fast growing community with a notable number of new dwelling units coming online every year. The BNA has long advocated for adjustments to local area policies that would incentivise and encourage developers to build units and amenities conducive to supporting increased diversification of living situations in the community (such as price-point sensitive three-bedroom units). Encouraging families and larger households to choose the Beltline as a place to live should be an important part of the revitalization strategy for Greater Downtown. If this is to be an attractive option, the community will need the amenities and services to support this demographic shift. In a community that is largely comprised of smaller, high-density residences, having access to conveniently-located storage facilities is a clear benefit.

Given the challenge of leasing marginal office space in the current economic and vacancy climate, converting under-utilized space into something that the community needs merits serious consideration.

Comments


While the BNA supports this application, there are considerations that we'd like to see accounted for in the DC:

- It is critical that the ground floor continues to feature active uses that are consistent with the intent of the Beltline ARP. Ground floor uses must contribute positively to the public realm and vitality of the 1 Street SW and 11 Avenue SW corridors.
- Loading will need to be managed on site. We understand that the building currently has two SU-9 loading stalls that will be upgraded. We also understand that a portion of the underground parking will be available to users of the storage facility. It is critical that loading and unloading activities can take place without negatively impacting the public realm or creating an unsafe environment for pedestrians or users of the ground floor retail spaces.

In closing, the BNA believes that a self-storage facility will fulfill a community need and support a broader strategy for implementing alternative uses to underutilized greater downtown office buildings. We look forward to an opportunity to review a Development Permit application once it is available.

Thank you for considering our feedback.

Sincerely,

A handwritten signature in black ink, appearing to read 'Tyson Bolduc', with a stylized flourish at the end.

Tyson Bolduc

Director of Planning and Urban Development, Beltline Neighbourhoods Association