



Hamilton

Self-Storage Facilities Review

September 06, 2024

PED24135 –

Self-Storage Facilities Review

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Hamilton

Background

Traditional Self-Storage Facilities:



- Designed with direct vehicular access to individual units, allowing patrons to park in front and load/unload items easily.
- Premises were usually enclosed by fencing and secured by a gated entry.
- Facilities, often required minimal servicing.
- Occupying significant tracts of land.
- Resembling warehouses.
- Positioned them in industrial or arterial commercial zones away from urban and residential areas.

Shifting Demand, Changing Facilities:

- The self-storage industry has experienced changes in response to shifting demands which have led to a surge in demand for these facilities including:
 - Increased remote work,
 - downsizing,
 - family transitions, and
 - high-density living,



- Newer facilities are incorporating:
 - Diverse unit sizes
 - Indoor drive-in bays,
 - 24/7 secure access, and
 - Various auxiliary services, such as;
 - parcel reception;
 - document management;
 - boardroom spaces; and,
 - retail stores.



Staff Direction:

- At the February 19, 2019 Planning Committee meeting, Committee received Modifications and Updates to the City of Hamilton Zoning By-law No. 05-200 (PED19029).
- As part of Council's amendments to the recommendations of that Report, staff were directed to undertake a review of where self-storage facilities are located and permitted within the City of Hamilton.
- Staff contracted MHBC Planning in April 2023 to undertake an assessment of the self-storage use in response to the evolving nature of the use.

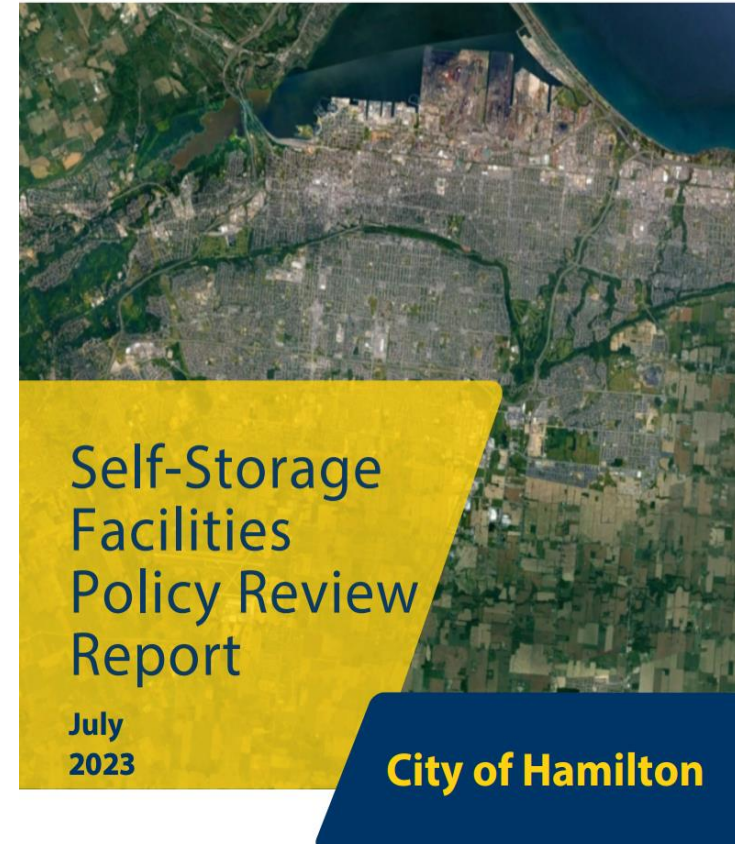
MHBC Report Content and Key Takeaways:

Key Contents:

- Review of current self-storage facility locations and their evolution.
- Examples of zoning regulations from other Ontario municipalities.
- Assessment of Hamilton's existing policy and zoning framework.

Recommendations:

- Create a definition for "Self-Storage Facility."
- Permit facilities in select Commercial & Mixed-Use, Downtown, and Transit Oriented Corridor Zones.
- Allow flexible placement within buildings, including ground floors and street-facing facades.
- Maintain traditional self-storage permissions in Industrial zones.

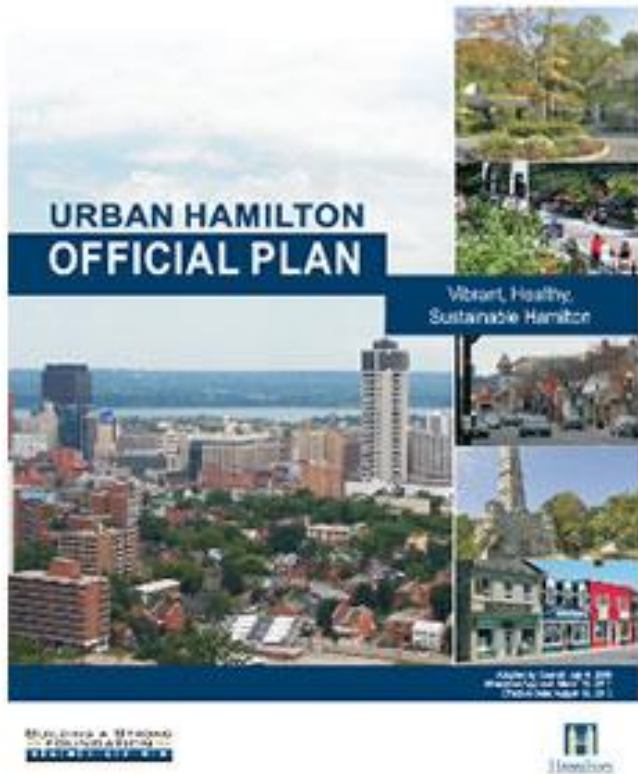




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Analysis

Urban Hamilton Official Plan (UHOP):



- Warehousing and self-storage are permitted but not specifically defined in the Urban Hamilton Official Plan.
 - **Urban Corridors:** Policy E.2.4.7 supports warehouses with outdoor storage or warehouse-type retail, and services for drive-by consumers.
 - **Arterial Commercial Designation:** Policies E.4.8.1 and E.4.8.2 permit mini warehousing and enclosed storage, similar to traditional self-storage.
 - **Employment Areas:** Policy E.5.2.4 allows warehousing and clusters of business activities, with ancillary uses supporting businesses and employees.

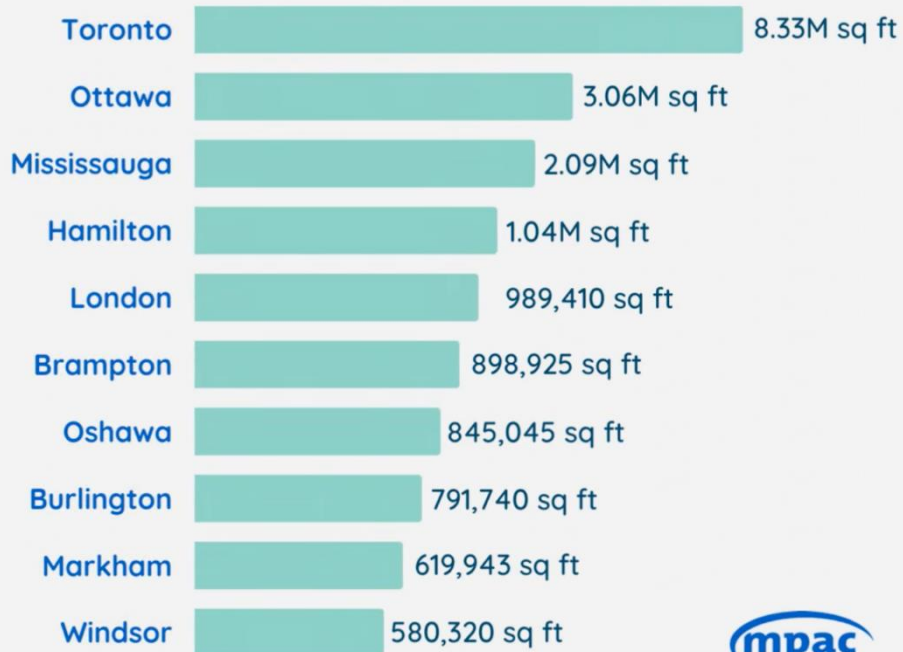
What zones currently permit self-storage facilities?

Self-storage facilities are currently permitted in the following zones:

Industrial Zones	Commercial Zones
<ul style="list-style-type: none">• Research and Development (M1) Zone• Prestige Business Park (M3) Zone• Business Park Support (M4) Zone• General Industrial (M5) Zone• Light Industrial (M6) Zone• Airside Industrial (M7) Zone• Airport Light Industrial (M10) Zone• Airport Prestige Business (M11) Zone• Shipping and Navigation (Port Lands) (M13) Zone• Shipping and Navigation (East Port) (M14) Zone	<ul style="list-style-type: none">• Arterial Commercial (C7) Zone

Where are self-storage facilities currently located?


Top 10 Municipalities with Highest Self-Storage Square Footage



- According to 2023 data from MPAC, Hamilton ranked 4th in Ontario for self-storage space with 1,049,608 ft² gross floor area.
 - Trailing Toronto, Ottawa, and Mississauga
- Anticipated growth in apartment-style living expected to increase the demand for self-storage.
- Hamilton currently has over 30 self-storage facilities of varying sizes.

Self-Storage Facilities Locations

Legend

 Self-Storage Facility



Date: 7/4/2024



0 1 2 3 Kilometers



PLANNING AND ECONOMIC DEVELOPMENT DEPARTMENT
ZONING BY-LAW REFORM

Although the information displayed in this map has been captured as accurately as possible, some errors may be present due to insufficient or outdated information.
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What regulations currently exist for self-storage facilities in permitted zones?

- Currently, self-storage facilities are classified under the "Warehouse" use in Hamilton Zoning By-law No. 05-200.
- No specific built form regulations for self-storage, except in the Research and Development (M1) Zone, where warehouses are only permitted within existing buildings.
- Built form regulations are based on the permissions of each zone, ensuring simplicity and uniformity.





Recommendations

1.0 Creation of a Self-Storage Facility Definition:

Currently, self-storage facilities are permitted in 10 of 14 Industrial Zones and the Arterial Commercial (C7) Zone, categorized under the broad definition of *Warehouse* use:

“The use of building or structure, or part thereof, for the bulk storage or distribution of goods to industrial, commercial, or institutional business users or other wholesalers, but shall not include the retailing of goods to the general public. A Warehouse may include a **Mini Storage Facility** but shall not include a Waste Management Facility, Salvage Yard, or Towing Establishment.”

Note: Terminology for self-storage facility uses is unclear within the Warehouse definition, with the term "Mini-Storage Facility" leading to potential misinterpretations.

1.0 Creation of a Self-Storage Facility Definition Continued:



- MHBC Report suggests adding a specific definition for self-storage facilities to Hamilton Zoning By-law No. 05-200.
- New definition should cover standalone self-storage facilities and those integrated into mixed-use developments.
- Self-storage facilities range from traditional single-storey to multi-storey standalone structures and mixed-use integrations.
- Definition should accommodate variations in built form and ancillary uses common in modern self-storage businesses.

2.0 Addition of Self-Storage as a Permitted Use in Various Zones

The MHBC Report recommends that the self-storage facility use be added as a permitted use to additional zones within Hamilton Zoning By-law No. 05-200 as follows:

Zones with Full Permissions	Zones with Restricted Permissions
<ul style="list-style-type: none"> • District Commercial (C6) Zone • <i>Arterial Commercial (C7) Zone</i> 	<ul style="list-style-type: none"> • Community Commercial (C3) Zone • Mixed Use High Density (C4) Zone • Mixed Use Medium Density (C5) Zone • Transit Oriented Corridor Mixed Use (TOC1) Zone • Transit Oriented Corridor Local Commercial (TOC2) Zone • Transit Oriented Corridor Multiple Residential (TOC3) Zone • Transit Oriented Corridor Mixed Use High Density (TOC4) Zone • Downtown Central Business District (D1) Zone • Downtown Mixed Use (D3) Zone

2.1 Zones where Self Storage Facilities are not Recommended

The MHBC Report recommends that the self-storage facility use should not be permitted be in the following zones within Hamilton Zoning By-law No. 05-200:

- Mixed-Use Medium Density – Pedestrian Focus (C5a) Zone
- Mixed Use – Pedestrian Focus (D2) Zone
- Downtown Residential (D5) Zone
- Downtown Multiple Residential (D6) Zone

The above zones are mandated to encourage an active pedestrian environment that both preserve and enhance stable residential areas and therefore not compatible with varying forms of self-storage facilities.

Next Steps:



- Expansion to additional zones will be evaluated based on each zone's intent, distribution, compatibility with existing uses and restrictions.
- Recommendations from the MHBC Report will inform updates to self-storage regulations in Zoning By-law No. 05-200, supported by ongoing consultation with staff from across Planning and Economic Development.
- Staff will report back to Planning Committee with draft permissions and regulations for self-storage facilities.



THANK YOU

THE CITY OF HAMILTON PLANNING COMMITTEE