

City-Initiated Amendment to Zoning By-law 2020 – Parking for Multi-Unit Business Parks PL-13-24

Committee of the Whole

March 5, 2024

BACKGROUND

- **In 2019, Zoning By-law 2020 was amended to establish new minimum parking standards after completing a City-wide Parking Review**
- **This included adding a parking standard for the new use category “Multi-Use Business Park” (development with a mix of industrial and office uses)**
 - These requirements have been ineffective at supporting shared parking and continue to be a barrier for new tenants locating within these developments

BACKGROUND

Key issues with implementing current requirements:

- 1. The definition for Multi-Use Business Park is too restrictive**
- 2. The parking standard is too high**
- 3. Verifying parking requirements when a unit changes to a new use is too complicated**

ZONING BY-LAW AMENDMENT

- **Update the term “Multi-Use Business Park” to “Multi-Unit Business Park” and revise the definition to capture multi-unit developments within zones that permit industrial and other uses**
 - Definition is inclusive of all permitted uses within these zones
 - No need to calculate required parking for each unit

ZONING BY-LAW AMENDMENT

- **Add a new regulation to allow more flexibility for a unit to change to a new use without the need to provide additional parking or complete a detailed parking analysis**
 - Existing number of parking spaces is deemed to conform when a use changes
 - Supports shared parking and puts onus on businesses/landlords to determine adequate parking supply

ZONING BY-LAW AMENDMENT

- **Add a new parking standard (2 spaces per 100 m² GFA) for new or enlarged multi-unit business parks**
 - Reduction from current requirements to support shared parking
 - Flat rate is easier to implement

CONCLUSION

Approval recommended for proposed city-initiated amendments to Zoning By-law 2020 which will:

- **Facilitate shared parking for multi-unit business parks, which is a more efficient use of parking supply**
- **Improve service delivery by streamlining the approval process when a unit changes to a new use**