

PROPOSED ZONING BY-LAW AMENDMENTS AND STAFF EXPLANATION

PROPOSED ZONING BY-LAW AMENDMENT		STAFF EXPLANATION
Part 1 – General Conditions and Provisions		
1.	<p>Amend Section 2.25 Off-Street Parking and Loading Requirements, as follows:</p> <p>i. Adding: “Where more than one use specified in Table 1.2.6 is provided on the same lot or in the same building, the parking spaces required shall be in respect of each use.” to subsection 2.25.4 after “unless otherwise specified in the respective zones.”</p> <p>ii. Adding: 2.25.5 “Notwithstanding Part 1, Subsection 2.25.4, when a use changes to another permitted use within a Multi-Unit Business Park that existed as of March 19, 2024, the number of existing parking spaces shall be deemed to conform with the parking requirements of this By-law, provided the change in use does not include an external addition to an existing building or the erection of a new building.”</p>	<p>To clarify how parking requirements are calculated.</p> <p>To establish a new regulation that allows a unit to change to a new use within an existing Multi-Unit Business Park without the need to provide additional parking. This will eliminate the need for applicants and staff to do a detailed parking calculation every time a tenant changes, allowing for quicker approvals of Zoning Clearance Certificates.</p>
2.	<p>Amend Section 2.25 Off-Street Parking and Loading Requirements, Table 1.2.6: Off-Street Parking Standards, as follows:</p> <p>i. Adding: “, except as otherwise provided in Table 1.2.6” after “Industrial Uses” in the “Use” column listing;</p> <p>ii. Deleting: “Multi-Use Business Park” in the “Use” column listing and the corresponding standard in the “Parking Standard” column listing, and replacing it with “Multi-Unit Business Park” in the “Use” column listing and “2 spaces per 100 m² of gross floor area” in the</p>	<p>To clarify that the parking standard for industrial uses does not apply to industrial uses that have separate parking standards in Table 1.2.6, including Storage Locker Facility and Warehouse and Logistics.</p> <p>To change the parking standard for a Multi-Unit Business Park to a flat rate that does not vary based on the percentage of GFA devoted to office uses. This standard would apply to new or enlarged Multi-Unit Business Parks and will be easier to implement.</p>

	corresponding “Parking Standard” column listing.	
Part 5 – Mixed-Use Corridor Zones		
4.	<p>Amend Section 4 MXG, MXE, MXT Zone Regulations, as follows:</p> <p>i. Adding:</p> <p>4.15 “CONTIGUOUS LOTS</p> <p>Where multiple contiguous lots are developed under a single comprehensive site plan all lots shall be deemed to be one lot for purposes of applying zoning regulations. A lot shall be used in a manner that complies with all of the regulations and prohibitions of this By-law that govern the lot itself and all of the regulations and prohibitions of this By-law that govern the entire development.”</p>	To facilitate the application of zoning regulations, including parking requirements, to comprehensive developments that occur on multiple lots, such as Multi-Unit Business Parks.
Part 7 – Uptown Mixed-Use Centre Zones		
5.	<p>Amend Section 4 UCR1 to UOP Zone Regulations, as follows:</p> <p>i. Adding:</p> <p>4.14 “CONTIGUOUS LOTS</p> <p>Where multiple contiguous lots are developed under a single comprehensive site plan all lots shall be deemed to be one lot for purposes of applying zoning regulations. A lot shall be used in a manner that complies with all of the regulations and prohibitions of this By-law that govern the lot itself and all of the regulations and prohibitions of this By-law that govern the entire development.”</p>	To facilitate the application of zoning regulations, including parking requirements, to comprehensive developments that occur on multiple lots, such as Multi-Unit Business Parks.
Part 16 – Definitions		
4.	<p>Amend Definitions, as follows:</p> <p>i. Deleting:</p> <p>“Industrial Park</p>	To delete the definition for “Industrial Park” as it is a term that is not used anywhere in the by-law and could cause confusion with the term Multi-Unit Business Park.

<p>A plan of subdivision designed for certain industrial and/or commercial uses and approved by the Corporation and registered under the provisions of the Registry Act or Land Titles Act.”</p> <p>ii. Deleting: “Multi-Use Business Park A combination of four or more industrial or office uses with individual exterior entrances, in one or more buildings on one or more parcels of land, designed as an integrated, planned development having common off-street parking and driveways.”</p> <p>iii. Adding: “Multi-Unit Business Park A combination of two or more units with individual exterior entrances, in one or more buildings on one or more parcels of land within the BC1, BC2, GE1, GE2, MXE, or UMXE Zones, and any exception numbers associated with these zones, designed as an integrated, planned development having common off-street parking and driveways.”</p>	<p>To replace the term and definition for “Multi-Use Business Park” with a new term and definition for “Multi-Unit Business Park”. The proposed definition captures multi-unit developments with two or more units within zones where industrial and other uses are permitted, without including restrictions on the types of uses that can be included within the development. This change will allow more flexibility for tenants to change within a development without necessitating a detailed parking review.</p>
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