

169 Cityview Boulevard

A221/22
(Related File: DA.21.039)

September 22, 2022

Site Context



Proposed Development

Future Development
(By Others)

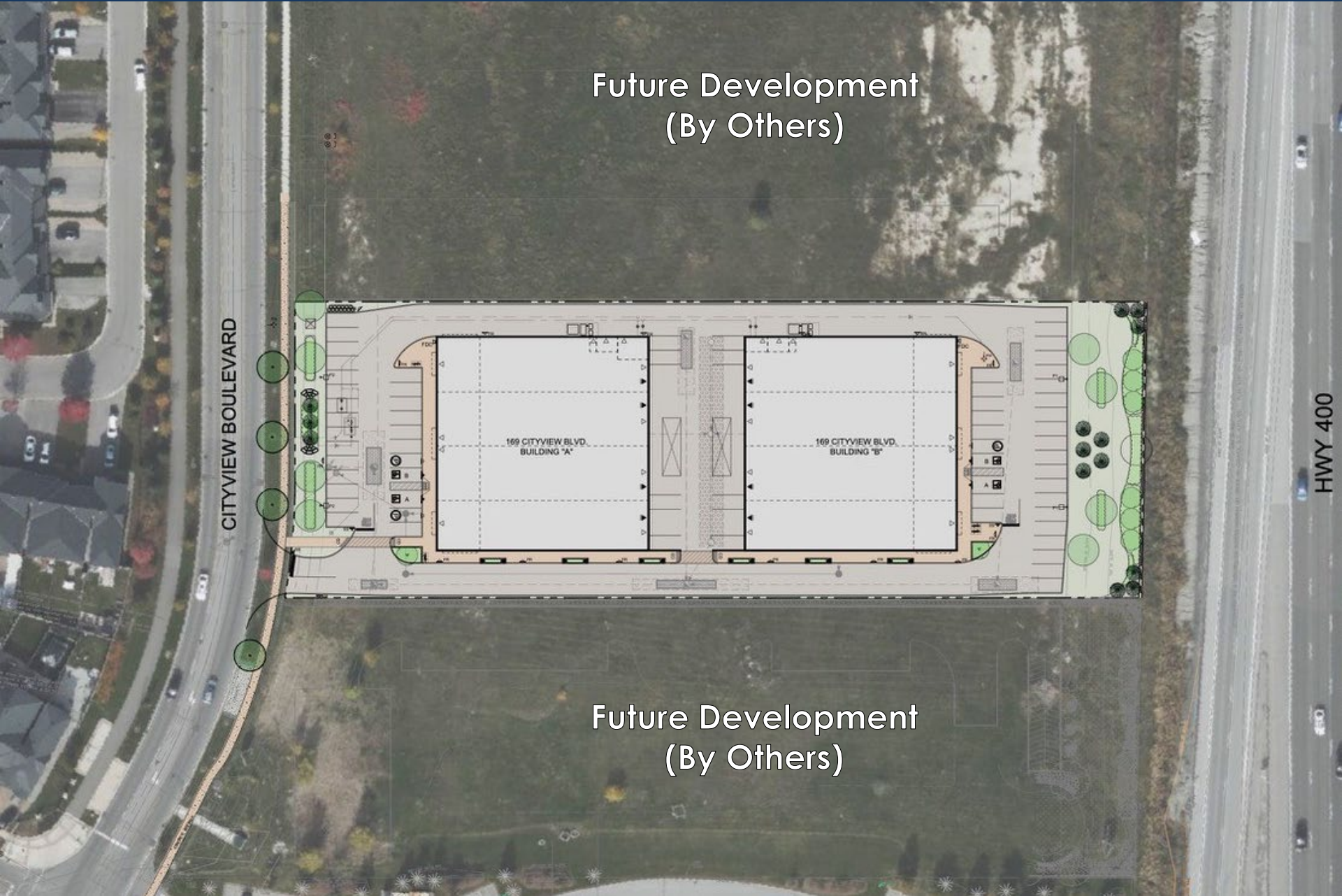
CITYVIEW BOULEVARD

169 CITYVIEW BLVD.
BUILDING "A"

169 CITYVIEW BLVD.
BUILDING "B"

Future Development
(By Others)

HWY 400



Proposed Relief

- **By-law 1-88:** To permit a minimum of 60 spaces
- **By-law 001-2021:** To permit the Industrial Mall use on the subject property for the purposes of calculating parking requirements (Previously adopted by Council at its meeting of May 17, 2022, but not yet enacted).

Extract from CW REPORT 24, Attachment 3 (May 10, 2022):

By-law 001-2021 Section #	Item	Description of Issue/Concern	Proposed Amendments
3.0 6.3.5	Definition “Industrial Mall”	“Industrial Mall” definition is not listed in permitted use tables for EM1 or EM2 zone. This definition intends to provide a blended parking rate for all permitted uses in these zones, provided the lands are designed, developed, and managed as a unit by a single owner or tenant, or by a group of owners or tenants. This intends to avoid varying parking requirements as tenants change over time in a multi-unit employment building.	Amend by-law to permit “Industrial Mall” within the EM1 and EM2 zones and to clarify that this definition is intended for determining minimum required parking only.