

Site Specific Modifications to the Business Park Support (M4) Zone

Regulation	Required	Modification	Analysis
Minimum Number of Parking Spaces	104 parking spaces.	Notwithstanding Sections 5 and 9.4.3 p), parking shall be a minimum of 1 space for each 30.0 square metres of gross floor area.	<p>The Applicant has requested this modification to allow for flexibility should uses change within a building but that the overall required number of parking spaces would not change.</p> <p>A total of 118 parking spaces will be provided inclusive of six barrier free parking spaces.</p> <p>The Transportation Impact Study, prepared by Trans-Plan Transportation Engineering and dated May 2021, supported the parking rate to allow flexibility in uses within the Business Park Support (M4) Zone. The site is well supported by a variety of alternative transportation options including public transit, which is presently available and higher order transit may be provided in the future along the BLAST network.</p> <p>Therefore, staff support the modification.</p>