

Section 75 Commercial Business Centre, Industrial Business Centre, Mixed Use or Downtown Developments and Developments in Close Proximity to Transit Services

75.1 Developments within 300m of a transit stop and containing or providing for more than one (1) use shall provide parking stalls and loading spaces as per the table below, unless the applicant can otherwise demonstrate to the Development Authority through the use of a qualified Transportation Engineer that, there is a complementary or overlapping use of the parking facilities which would warrant a further reduction in the parking requirements.

Table 75-1 - Potential Parking Reductions

Number of Uses	Total GFA of Development	Reduction in Total Parking Stalls
2	<2,000m ²	5% of total parking stalls
2	2,000m ² or more	5% of parking stalls for first 2,000m ² (based on site average stalls per floor area), 10% of parking stalls for remaining area
3	<2,000m ²	10% of total parking stalls
3	2,000m ² or more	10% of parking stalls for first 2,000m ² (based on site average stalls per floor area), 15% of parking stalls for remaining area
4+	<2,000m ²	15% of total parking stalls
4+	2,000m ² or more	15% of parking stalls for first 2,000m ² (based on site average stalls per floor area), 20% of parking stalls for remaining area

75.2 Despite the minimum number of parking stalls required in Section 72, no parking stalls are required for any development in the CC-Central Commercial District.

75.3 In addition to the above parking reductions, all uses except educational uses within 100m (measured along public sidewalks and cross walks, from the transit stop to the building door) of a transit stop are permitted to have a further 3% reduction of the pre-reduction number of parking stalls. For educational uses, a 10% reduction can be applied.