



STAFF REPORT:

TO: Planning Commission

FROM: Ben Schneider, Planner I

DATE: March 25, 2024

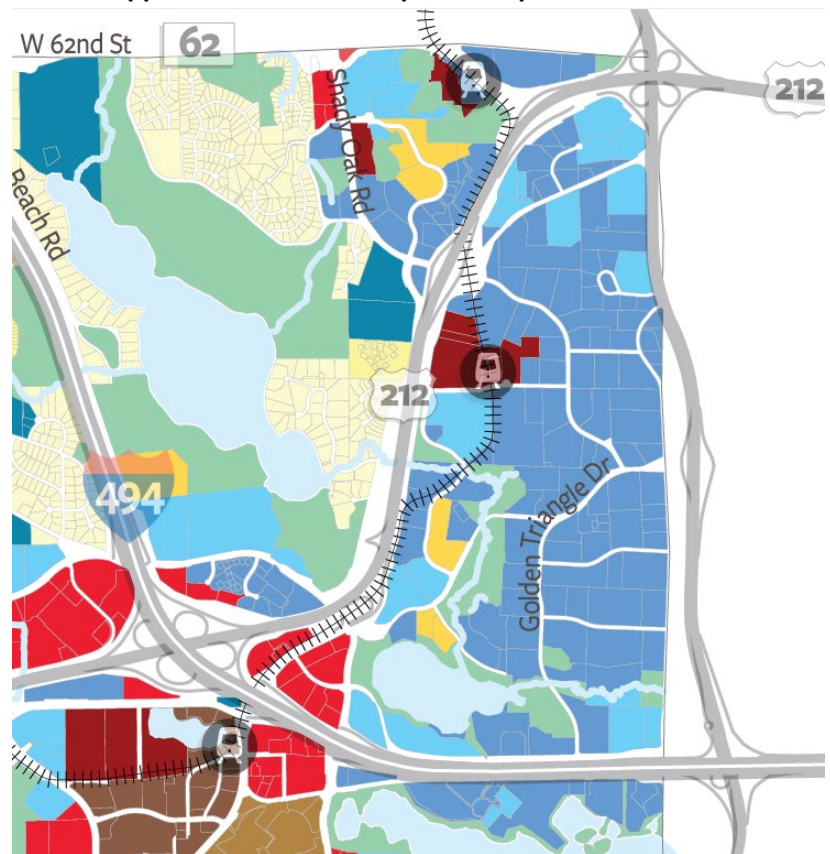
SUBJECT: Code Amendment –Office Uses in Industrial Park Zones

REQUEST: Recommendation for Zoning Code Amendment related to Office Uses in Industrial Park Districts

BACKGROUND:

The Comprehensive Plan (Aspire 2040) established a new “Industrial Flex Tech” land use category: *“The Industrial Flex Tech land use designation includes both flex service and office uses as well as supporting light industrial uses like small manufacturing, warehousing, and distributing. These uses are primarily found in the dense employment areas such as the GTA. They differ from Flex Service by focusing solely on promoting and supporting heavy employment in existing employment-focused areas of the City. All Industrial Flex Tech development must adhere to the appropriate Design Guidelines established by the City.”* The Industrial Flex land use designation includes most parcels in the Golden Triangle (dark blue parcels on the map) and several other lots zoned Industrial Park (I-2 and I-5) throughout the City.

Snippet of Guide Plan Map from Aspire 2040



PROPOSED AMENDMENT:

The purpose of this ordinance is to align the standards in the I-2 and I-5 districts with the stated goals of Industrial Flex Tech in Aspire 2040, promoting employment more generally rather than favoring light industrial uses over office uses. To achieve this, the amendment removes language limiting office to 50 percent of a building’s gross floor area in the I-2 and I-5 zoning districts. Note that this amendment proposes to maintain the 50% cap for the I-GEN district, which is specifically intended for heavy industrial uses.

INDUSTRIAL FLEX TECH COMPARED TO OTHER LAND USES:

The table below summarizes how Industrial Flex Tech is distinct from the other “employment” land uses in Aspire 2040.

Land Use	Corresponding Zoning District(s)	Location(s) in City	Summary of Goals
Industrial Flex Tech	Industrial Park Districts (I-2 and I-5)	Most of Golden Triangle and other dense employment areas (e.g. Edenvale Corporate Park)	Promoting employment-focused office and light industrial uses
Industrial	General Industrial District (I-GEN)	Crosstown Industrial Area (along Industrial Road)	Allow heavy industrial uses (plant operations, etc.) with proper buffering
Flex Service	Flex Service (FS)	Martin Drive and Pioneer & Pioneer	Promote redevelopment of specific areas via more flexible performance standards; also allows commercial uses in limited circumstances
Office	Office (OFC)	Throughout the City	Preserve office uses

Removing the office square footage cap removes unproductive regulations that may impede employment and business growth.

STAFF RECOMMENDATION:

Staff recommends approval of the ordinance that would remove the 50 percent cap on office uses for buildings in the Industrial Park (I-2 and I-5) Zoning Districts.