

# **585 Hanlon Creek Boulevard**

**Statutory Public Meeting and Decision meeting  
for Proposed Zoning By-law Amendment**

**September 19, 2023**

# Site Context

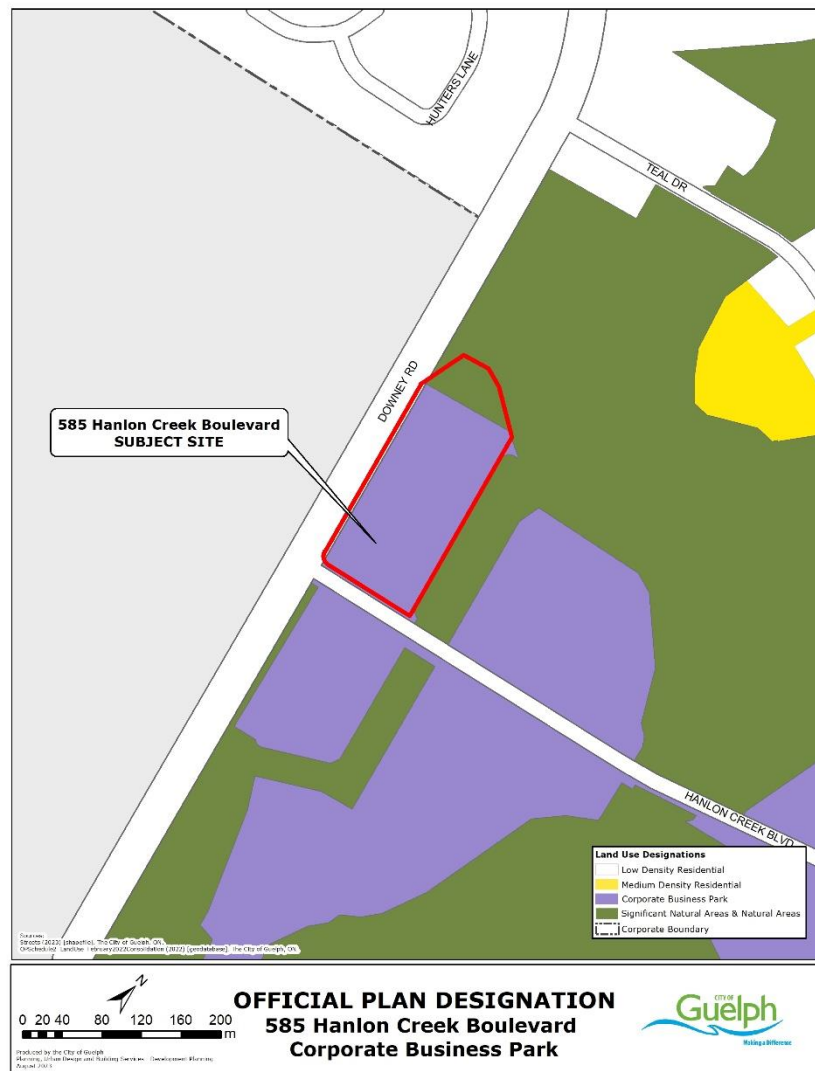
- 2.54 hectares in size.
- Under construction:  
5 two storey employment buildings with a total of 51 units



# Official Plan Designation

## Official Plan Designation:

- Corporate Business Park.
- Significant Natural Area at rear of site.



# Zoning (1995)

## Current Zoning (1995):

- B.5-3(Specialized Corporate Business Park Zone).

## Proposed Zoning (1995):

- B.5-9(Specialized Corporate Business Park Zone).



# Zoning (2023)

## Current Zoning (2023):

- BP-3 (Site-Specific Corporate Business Park Zone).

## Proposed Zoning (2023):

- BP-9 (Site-Specific Corporate Business Park Zone).

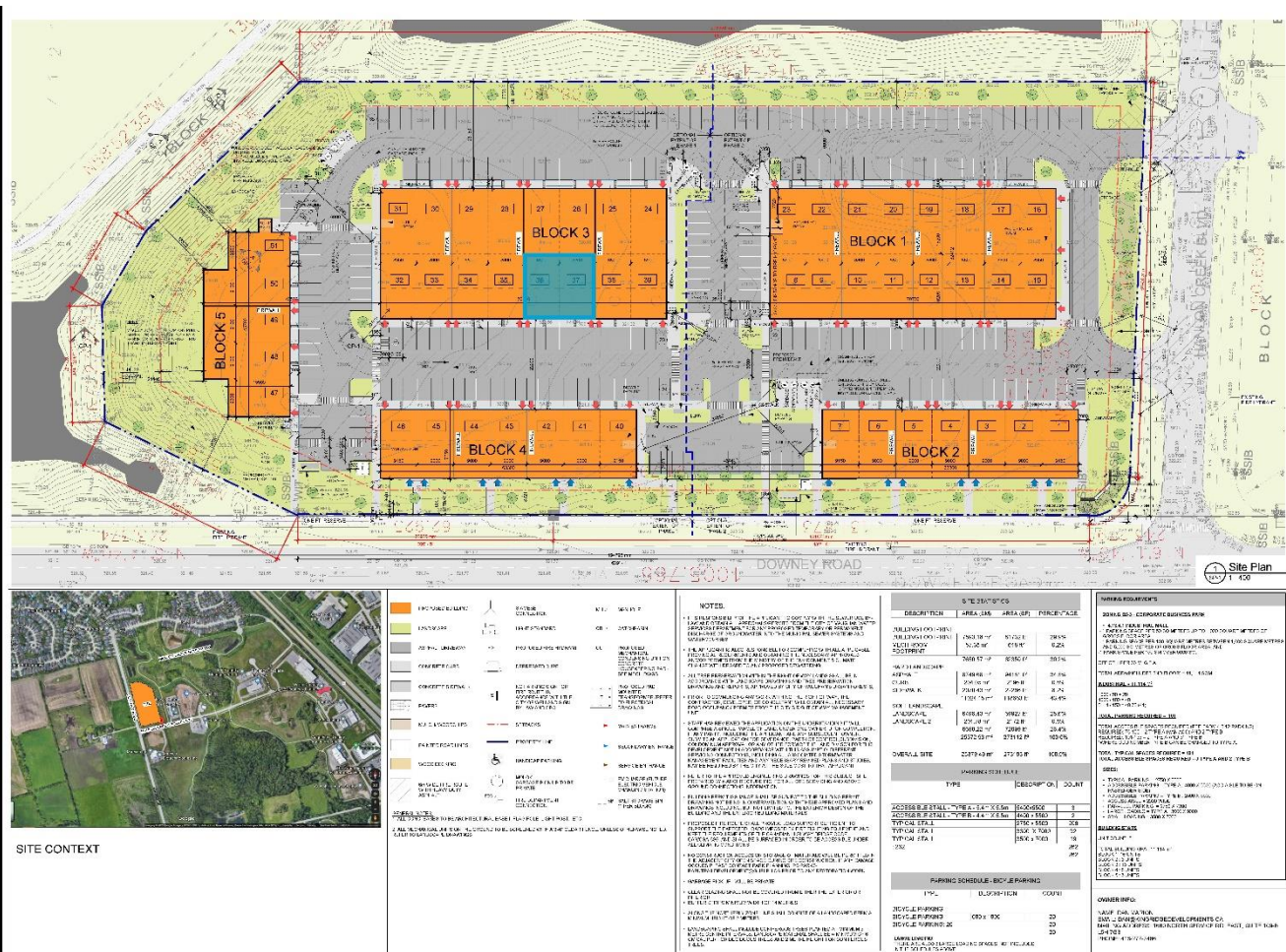


## **Requested Specialized Zoning Regulations (1995/2023 Zoning By-law)**

Proposed specialized regulations for the B.5-9/BP-9 Zone:

- To permit a Recreation Facility use (golf simulator) in addition to the uses permitted in the B.5-3/BP-3 zone.
- Any Recreation Facility shall only be situated within Units No. 36 & 37 of the development.
- A Recreation Facility shall not include a commercial kitchen or Restaurant Use, however may include an associated licensed establishment and pre-packaged food available for sale.

# Proposed Site Plan



- Proposed Recreation Facility use limited to units No. 36 and 37

# Approved Building Rendering

