

Authority: North York Community Council Item 29.37, adopted as amended,  
by City of Toronto Council on November 30, December 1, 2, 4 and 7, 2009  
Enacted by Council: December 4, 2009

## CITY OF TORONTO

### BY-LAW No. 1240-2009

**To amend former City of North York Zoning By-law No. 7625, as amended, with respect to the York University Secondary Plan area.**

WHEREAS authority is given to Council by Section 34 of the *Planning Act*, R.S.O. 1990, c.P. 13, as amended, to pass this By-law; and

WHEREAS Council of the City of Toronto has provided adequate information to the public and has held at least one public meeting in accordance with the *Planning Act*;

The Council of the City of Toronto HEREBY ENACTS as follows:

1. Section 6A(12) of By-law No. 7625 is amended as follows:

#### **Parking and Bicycle Regulations for York Downsview Mixed-Use Zones**

- (a) Parking of vehicles in the York Downsview Mixed-Use Zones shall comply with the following:

##### **Minimum Required Parking Spaces**

A minimum of 8,915 parking spaces shall be provided for all buildings and structures that have been lawfully erected or for which a building permit application has been submitted prior to November 30, 2009 and for any new buildings and structures for **university uses** lawfully erected or for which a building permit application has been submitted after November 30, 2009 on all lands zoned YDMU-1, YDMU-2, YDMU-3 and YDMU-4.

##### **Maximum Allowed Parking Spaces**

A maximum of 9,915 parking spaces shall be permitted for all buildings and structures that have been lawfully erected or for which a building permit application has been submitted prior to November 30, 2009 and for any new buildings and structures for **university uses** lawfully erected or for which a building permit application has been submitted after November 30, 2009 on all lands zoned YDMU-1, YDMU-2, YDMU-3 and YDMU-4.

- (b) Parking of vehicles for new buildings and structures for uses other than **university uses** lawfully erected or for which a building permit application has been submitted after November 30, 2009 in the York Downsview Mixed-Use Zones shall comply with the following:

The parking requirement shall be as set out in Section 6A(2).

- (c) General Parking Requirements:
- (i) Parking spaces may be provided in parking structures.
  - (ii) No parking space shall be located closer than 3 metres to any street line.
- (d) Bicycle parking shall comply with the following:

**Minimum Number of Required Off-Street Bicycle Spaces**

Use	Long-term Bicycle Parking	Short-term Bicycle Parking
Eating Establishments	0.2 spaces/100 m <sup>2</sup> of gross floor area	Greater of 0.3 spaces/100 m <sup>2</sup> or 6 spaces
Retail uses	0.2 spaces/100 m <sup>2</sup> of gross floor area	Greater of 0.3 spaces/100 m <sup>2</sup> or 6 spaces
Multi-unit residential buildings	0.8 spaces/unit	0.2 spaces/unit
Senior citizen's housing with 10 or more dwelling units	0.25 spaces/unit	Equal to 10 per cent of the required long-term bicycle
Office	0.2 spaces/100 m <sup>2</sup> of gross floor area	Greater of 0.2 spaces/100 m <sup>2</sup> or 6 spaces
Medical Office	0.15 spaces/100m <sup>2</sup> of gross floor area	Greater of 0.15 spaces/100 m <sup>2</sup> or 6 spaces

- (i) The dimensions of bicycle parking spaces are to be a minimum of 1.9 metres high by 0.6 metres wide and either 1.2 metres deep (vertical parking) or 1.8 metres deep (horizontal parking).
- (ii) Not more than 50 per cent of bicycle parking spaces will be provided as vertical parking.
- (iii) Long-term Bicycle Parking shall be bicycle parking spaces for use by the occupants or tenants of a building and shall be located in a secure enclosed bicycle parking area.
- (iv) Short-term Bicycle Parking shall be bicycle parking spaces for use by visitors to a building and shall be located in an at-grade bicycle parking area.
- (v) A bicycle parking space for a dwelling unit in a multi-unit residential building will not be provided within a dwelling unit, on a balcony or in a storage locker.
- (vi) For retail uses less than 1,000 m<sup>2</sup>, no long-term bicycle parking shall be required.
- (vii) For eating establishments, offices and/or medical offices with a total cumulative gross floor area of less than 150 square meters, no bicycle parking space shall be required.

**Minimum Number of Required Shower Facilities for Non-Residential Uses for which a bicycle parking space is required**

<b>Required Number of Long-term Bicycle Parking Spaces</b>	<b>Number of Required Shower Stalls Per Gender</b>
0-4	0
5-60	1
61-120	2
121-180	3
Over 180	4

2. Section 2 of By-law No. 7625 is amended by adding the following definitions:

**Bicycle parking space** means an area equipped with bicycle racks that is used for the purpose of parking and securing a bicycle.

**Change and Shower Facility** means a facility within a building that is available for cyclists and contains shower, change and personal locker areas.

ENACTED AND PASSED this 4th day of December, A.D. 2009.

SANDRA BUSSIN,  
Speaker

ULLI S. WATKISS  
City Clerk

(Corporate Seal)