

Attachment 2: Draft Zoning By-law Amendment for Bicycle Standards

Authority: Planning and Housing Committee Item PH28.XX, as adopted by City of Toronto Council on [insert date of Council adoption of this By-law]

CITY OF TORONTO BY-LAW XXXX-2021

To amend Zoning By-law 569-2013, as amended, to update bicycle parking standards.

Whereas Council of the City of Toronto has the authority to pursuant to 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 enacts:

1. The words highlighted in bold type in this By-law have the meaning provided in Zoning By-law 569-2013, Chapter 800 Definitions;
2. Zoning By-law 569-2013, as amended, is further amended by adding a new definition in Chapter 800.50(88) for **bicycle maintenance facilities** so that it reads:

Bicycle Maintenance Facilities

means an area for bicycle repairs and maintenance which may include work space, a repair stand and an air pump for inflating bicycle tires.

3. Zoning By-law 569-2013, as amended, is further amended by adding the words "**bicycle maintenance facilities**" to Regulation 10.5.40.40(4)(D), so that it reads:
 - (D) shower and change facilities and **bicycle maintenance facilities** required by this By-law for required **bicycle parking spaces**;
4. Zoning By-law 569-2013, as amended, is further amended by adding the words "**bicycle maintenance facilities**" to Regulation 15.5.40.40(1)(D), so that it reads:
 - (D) shower and change facilities and **bicycle maintenance facilities** required by this By-law for required **bicycle parking spaces**;
5. Zoning By-law 569-2013, as amended, is further amended by adding the words "**bicycle maintenance facilities**" to Regulation 30.5.40.40(4)(D), so that it reads:
 - (D) shower and change facilities and **bicycle maintenance facilities** required by this By-law for required **bicycle parking spaces**;
6. Zoning By-law 569-2013, as amended, is further amended by adding the words "**bicycle**

maintenance facilities" to Regulation 40.5.40.40(1)(D), so that it reads:

(D) shower and change facilities and **bicycle maintenance facilities** required by this By-law for required **bicycle parking spaces**;

7. Zoning By-law 569-2013, as amended, is further amended by adding the words "**bicycle maintenance facilities**" to Regulation 40.5.40.40(3)(D), so that it reads:

(D) shower and change facilities and **bicycle maintenance facilities** required by this By-law for required **bicycle parking spaces**;

8. Zoning By-law 569-2013, as amended, is further amended by adding the words "**bicycle maintenance facilities**" to Regulation 40.5.40.40(5)(D), so that it reads:

(D) shower and change facilities and **bicycle maintenance facilities** required by this By-law for required **bicycle parking spaces**;

9. Zoning By-law 569-2013, as amended, is further amended by adding the words "**bicycle maintenance facilities**" to Regulation 50.5.40.40(1)(D), so that it reads:

(D) shower and change facilities and **bicycle maintenance facilities** required by this By-law for required **bicycle parking spaces**;

10. Zoning By-law 569-2013, as amended, is further amended by adding the words "**bicycle maintenance facilities**" to Regulation 50.5.40.40(3)(D), so that it reads:

(D) shower and change facilities and **bicycle maintenance facilities** required by this By-law for required **bicycle parking spaces**;

11. Zoning By-law 569-2013, as amended, is further amended by adding the words "**bicycle maintenance facilities**" to Regulation 50.5.40.40(5)(D), so that it reads:

(D) shower and change facilities and **bicycle maintenance facilities** required by this By-law for required **bicycle parking spaces**;

12. Zoning By-law 569-2013, as amended, is further amended by adding the words "**bicycle maintenance facilities**" to Regulation 60.5.40.40(1)(E), so that it reads:

(E) shower and change facilities and **bicycle maintenance facilities** required by this By-law for required **bicycle parking spaces**;

13. Zoning By-law 569-2013, as amended, is further amended by adding the words "**bicycle maintenance facilities**" to Regulation 60.5.80.1(1)(E), so that it reads:

(E) shower and change facilities and **bicycle maintenance facilities** required by this By-law for required **bicycle parking spaces**;

14. Zoning By-law 569-2013, as amended, is further amended by adding the words "**bicycle maintenance facilities**" to Regulation 60.5.90.1(1)(E), so that it reads:

(E) shower and change facilities and **bicycle maintenance facilities** required by this By-law for required **bicycle parking spaces**;

15. Zoning By-law 569-2013, as amended, is further amended by adding the words "**bicycle maintenance facilities**" to Regulation 80.5.40.40(1)(D), so that it reads:

(D) shower and change facilities and **bicycle maintenance facilities** required by this By-law for required **bicycle parking spaces**;

16. Zoning By-law 569-2013, as amended, is further amended by adding to Clause 230.5.1.10 a new regulation (12), so that it reads:

(12) Bicycle Maintenance Facilities

If a **building** has uses for which 5 or more "long-term" **bicycle parking spaces** are required, **bicycle maintenance facilities** must be provided in the **building** with the following minimum dimensions:

- (A) minimum length of 1.8 metres;
- (B) minimum width of 2.6 metres; and
- (C) minimum vertical clearance from the ground of 1.9 metres.

17. Zoning By-law 569-2013, as amended, is further amended by amending regulation 230.5.10.1(5)(A) so that it reads:

(A) in Bicycle Zone 1, a minimum of 1.1 **bicycle parking spaces** for each **dwelling unit**, allocated as 0.9 "long-term" **bicycle parking space** per **dwelling unit** and 0.2 "short-term" **bicycle parking space** per **dwelling unit**; and

18. Zoning By-law 569-2013, as amended, is further amended by adding the words "**bicycle maintenance facilities**" to Regulation 230.5.10.1(6)(D), so that it reads:

(D) shower and change facilities and **bicycle maintenance facilities** required by this By-law for required **bicycle parking spaces**;

19. Zoning By-law 569-2013, as amended, is further amended by adding to Regulation 230.5.10.11(4) a new subsection (C), so that it reads:

(C) the **bicycle maintenance facility** requirements or be authorized by a Section 45 Planning Act minor variance.

20. Zoning By-law 569-2013, as amended, is further amended by adding to Clause 230.5.10.11 a new regulation (7), so that it reads:

(7) Lawfully Existing Building – Bicycle Maintenance Facility Exemption

Regulation 230.5.1.10(12) does not apply to a **lawfully existing building** that was not required to provide **bicycle maintenance facilities**.

21. Zoning By-law 569-2013, as amended, is further amended by adding to Clause 230.5.10.11 a new regulation (8), so that it reads:

(8) Definition of Lawful

For the purposes of Clause 230.5.10.11, the words **lawful** and **lawfully** highlighted in bold type, in addition to the definitions provided in Zoning By-law 569-2013, Chapter 800 Definitions, includes:

- (A) **buildings, structures** or uses authorized or permitted on or before [insert date of Council adoption of this By-law]; and
- (B) **buildings, structures** or uses authorized after [insert date of Council adoption of this By-law] in accordance with Clauses 230.90.15.1, 230.90.15.2, 230.90.15.3 and 230.90.15.4.

22. Zoning By-law 569-2013, as amended, is further amended by adding a new Clause 230.5.10.20 and a new regulation (1), so that it reads:

230.5.10.20 Reductions for Bicycle Parking Spaces

(1) Payment-in-Lieu of Bicycle Parking

The number of "short-term" **bicycle parking spaces** required by Regulation 230.5.10.1(5)(A) may be reduced, subject to the following:

- (A) the number of "short-term" **bicycle parking spaces** reduced is not more than half the amount required by Regulation 230.5.10.1(5)(A), rounded down to the nearest whole number;
- (B) for each "short-term" **bicycle parking space** required by Regulation 230.5.10.1(5)(A) to be reduced, the owner or occupant must provide a payment-in-lieu to the City; and
- (C) the owner or occupant must enter into an agreement with the City pursuant to Section 40 of the Planning Act.

23. Zoning By-law 569-2013, as amended, is further amended by inserting Section 230.90 so that it reads:

230.90 Compliance with Bicycle Parking Regulations

230.90.1 General

(1) Buildings Exempt from Complying

None of the provisions of 10.5.40.40(4)(D), 15.5.40.40(1)(D), 30.5.40.40(4)(D), 40.5.40.40(1)(D), 40.5.40.40(3)(D), 40.5.40.40(5)(D), 50.5.40.40(1)(D),

50.5.40.40(3)(D), 50.5.40.40(5)(D), 60.5.40.40(1)(E), 60.5.90.1(1)(E), 80.5.40.40(1)(D), 230.5.10.1(5)(A), 230.5.10.1(6)(D), 230.5.1.10(12) and 230.5.10.20 apply to prevent the erection or use of a **lawfully existing building or structure**.

(2) Definition of Lawful

For the purposes of Regulation 230.90.1(1), the words **lawful** and **lawfully** highlighted in bold type, in addition to the definitions provided in Zoning By-law 569-2013, Chapter 800 Definitions, includes existing or authorized on or before [insert date of Council adoption of this By-law].

230.90.15 Transition: Parking Space Regulations

(1) An application submitted before [insert date of Council adoption of this By-law] that is eligible to proceed under Clauses 230.90.15.1, 230.90.15.2, 230.90.15.3 and 230.90.15.4 must comply with the requirements of Clauses 970.30.15.5, 970.30.15.10, 970.30.15.15, 970.30.15.30, 970.30.15.40, 970.30.15.50, 970.30.15.60 and 970.30.15.80.

230.90.15.1 Transition: Building Permit Applications

(1) Building Permit Applications

None of the provisions of 10.5.40.40(4)(D), 15.5.40.40(1)(D), 30.5.40.40(4)(D), 40.5.40.40(1)(D), 40.5.40.40(3)(D), 40.5.40.40(5)(D), 50.5.40.40(1)(D), 50.5.40.40(3)(D), 50.5.40.40(5)(D), 60.5.40.40(1)(E), 60.5.90.1(1)(E), 80.5.40.40(1)(D), 230.5.10.1(5)(A), 230.5.10.1(6)(D), 230.5.1.10(12) and 230.5.10.20 will prevent the erection or use of a **building or structure** for which an application for a building permit was filed on or prior to [insert date of Council adoption of this By-law], if the project in question complies, or the building permit application for the project is amended to comply, with the provisions of Clauses 970.30.15.5, 970.30.15.10, 970.30.15.15, 970.30.15.30, 970.30.15.40, 970.30.15.50, 970.30.15.60 and 970.30.15.80, and all finally approved minor variances.

(2) Building Permit Applications

For the purposes of regulation 230.90.15.1(1), an "application for a building permit" means an application for a building permit that satisfies the requirements set out in Article I, Building Permits of Chapter 363, Building Construction and Demolition of the City of Toronto Municipal Code.

230.90.15.2 Transition: Zoning By-law Amendment

(1) Zoning By-law Amendment

None of the provisions of 10.5.40.40(4)(D), 15.5.40.40(1)(D), 30.5.40.40(4)(D), 40.5.40.40(1)(D), 40.5.40.40(3)(D), 40.5.40.40(5)(D), 50.5.40.40(1)(D), 50.5.40.40(3)(D), 50.5.40.40(5)(D), 60.5.40.40(1)(E), 60.5.90.1(1)(E), 80.5.40.40(1)(D), 230.5.10.1(5)(A), 230.5.10.1(6)(D), 230.5.1.10(12) and 230.5.10.20 will prevent the erection or use of a **building or structure** for which a complete application for a zoning

by-law amendment application was filed on or prior to [insert date of Council adoption of this By-law], if the project in question complies with the provisions of Clauses 970.30.15.5, 970.30.15.10, 970.30.15.15, 970.30.15.30, 970.30.15.40, 970.30.15.50, 970.30.15.60 and 970.30.15.80.

(2) Zoning By-law Amendment

For the purposes of Regulation 230.90.15.2(1), a "complete application for a zoning by-law amendment" means an application which satisfies the requirements set out in the City of Toronto Official Plan Policy 5.5.2.

230.90.15.3 Transition: Minor Variance Applications

(1) Minor Variance Applications

None of the provisions of 10.5.40.40(4)(D), 15.5.40.40(1)(D), 30.5.40.40(4)(D), 40.5.40.40(1)(D), 40.5.40.40(3)(D), 40.5.40.40(5)(D), 50.5.40.40(1)(D), 50.5.40.40(3)(D), 50.5.40.40(5)(D), 60.5.40.40(1)(E), 60.5.90.1(1)(E), 80.5.40.40(1)(D), 230.5.10.1(5)(A), 230.5.10.1(6)(D), 230.5.1.10(12) and 230.5.10.20 will prevent the erection or use of a **building** or **structure**, for which:

- (A) A complete application for a minor variance under Section 45 of the Planning Act was filed on or prior to [insert date of Council adoption of this By-law]; or
- (B) A complete application for a minor variance under Section 45 of the Planning Act was filed after [insert date of Council adoption of this By-law] in respect of a building permit referred to in Regulation 230.90.15.1(1).

(2) Minor Variance Applications

For the purposes of Regulation 230.90.15.3(1), a "complete application for a minor variance" means an application which satisfies the requirements of Section 2 of Ontario Regulation 200/96 (Minor Variance Applications) under the Planning Act.

(3) Minor Variance Applications

Where a project qualifies under Clause 230.90.15.3:

- (A) the minor variance may be granted in compliance with Section 45 of the Planning Act in the context of Clauses 970.30.15.5, 970.30.15.10, 970.30.15.15, 970.30.15.30, 970.30.15.40, 970.30.15.50, 970.30.15.60 and 970.30.15.80; and
- (B) a building permit for that project may be issued after final approval is received for the minor variance if the project in question complies, or the building permit application for the project is amended to comply, with the provisions of Clauses 970.30.15.5, 970.30.15.10, 970.30.15.15, 970.30.15.30, 970.30.15.40, 970.30.15.50, 970.30.15.60 and 970.30.15.80 and all finally approved minor variances.

230.90.15.4 Transition: Site Plan Applications

(1) Site Plan Applications

None of the provisions of 10.5.40.40(4)(D), 15.5.40.40(1)(D), 30.5.40.40(4)(D), 40.5.40.40(1)(D), 40.5.40.40(3)(D), 40.5.40.40(5)(D), 50.5.40.40(1)(D), 50.5.40.40(3)(D), 50.5.40.40(5)(D), 60.5.40.40(1)(E), 60.5.90.1(1)(E), 80.5.40.40(1)(D), 230.5.10.1(5)(A), 230.5.10.1(6)(D), 230.5.1.10(12) and 230.5.10.20 will prevent the erection or use of a **building** or **structure** for a project for which a complete application for site plan approval was filed on or prior to [insert date of Council adoption of this By-law], if the project in question complies with the provisions of Clauses 970.30.15.5, 970.30.15.10, 970.30.15.15, 970.30.15.30, 970.30.15.40, 970.30.15.50, 970.30.15.60 and 970.30.15.80, and all finally approved minor variances.

(2) Site Plan Applications

For the purposes of Regulation 230.90.15.4(1), a "complete application for site plan approval" means an application which satisfies the requirements set out in the City of Toronto Official Plan Policy 5.5.2.

(3) Site Plan Applications

Where a project qualifies under Clause 230.90.15.4:

- (A) the Notice of Approval Conditions and final site plan approval may be granted if the project complies with Clause 970.30.15.5, all requirements of the Planning Act, and Section 114 of the City of Toronto Act, 2006, S.O. 2006, c.11 Schedule. A; and
- (B) after a Notice of Approval Conditions or final site plan approval is received for a project that qualifies under Clause 230.90.15.4, a building permit for that project may be issued if the project in question complies, or the building permit application for the project is amended to comply, with the provisions of Clause Clauses 970.30.15.5, 970.30.15.10, 970.30.15.15, 970.30.15.30, 970.30.15.40, 970.30.15.50, 970.30.15.60 and 970.30.15.80, the site plan approval, and all finally approved minor variances.

- 24.** Zoning By-law 569-2013, as amended, is further amended by inserting a new Section 970.30 so that it reads:

970.30 Transition: Bicycle Parking Space Regulations

(1) An application submitted before [insert date of Council adoption of this By-law] that is eligible to proceed under Clauses 230.90.15.1, 230.90.15.2, 230.90.15.3 and 230.90.15.4 must comply with the requirements of Clauses 970.30.15.5, 970.30.15.10, 970.30.15.15, 970.30.15.30, 970.30.15.40, 970.30.15.50, 970.30.15.60 and 970.30.15.80.

970.30.15 Transition: Bicycle Parking Space General Requirements

970.30.15.5 Requirements Applying to all Zones

(1) Bicycle Parking Space Requirements for Dwelling Units

Bicycle parking space requirements for **dwelling units** in an **apartment building** or a **mixed use building** are:

- (A) in Bicycle Zone 1, a minimum of 1.0 **bicycle parking spaces** for each **dwelling unit**, allocated as 0.9 "long-term" **bicycle parking space** per **dwelling unit** and 0.1 "short-term" **bicycle parking space** per **dwelling unit**; and
- (B) in Bicycle Zone 2, a minimum of 0.75 **bicycle parking spaces** for each **dwelling unit**, allocated as 0.68 "long-term" **bicycle parking space** per **dwelling unit** and 0.07 "short-term" **bicycle parking space** per **dwelling unit**.

(1) Interior Floor Area Exclusions for Bicycle Parking Space Calculations

To calculate **bicycle parking space** requirements for uses other than **dwelling units**, the **interior floor area** of a **building** is reduced by the area in the **building** used for:

- (A) parking, loading and bicycle parking below-ground;
- (B) required **loading spaces** at the ground level and required **bicycle parking spaces** at or above-ground;
- (C) storage rooms, washrooms, electrical, utility, mechanical and ventilation rooms in the **basement**;
- (D) shower and change facilities required by this By-law for required **bicycle parking spaces**;
- (E) elevator shafts;
- (F) mechanical penthouse; or
- (G) exit stairwells in the **building**.

970.30.15.10 Residential Zone Category Requirements

(1) Gross Floor Area Calculations for an Apartment Building

In the Residential Zone category, the **gross floor area** of an **apartment building** is reduced by the area in the **building** used for:

- (A) parking, loading and bicycle parking below **established grade**;
- (B) required **loading spaces** and required **bicycle parking spaces** at or above **established grade**;
- (C) storage rooms, washrooms, electrical, utility, mechanical and ventilation rooms in the **basement**;
- (D) shower and change facilities required by this By-law for required **bicycle parking spaces**;
- (E) indoor **amenity space** required by this By-law;

- (F) elevator shafts;
- (G) garbage shafts;
- (H) mechanical penthouse; and
- (I) exit stairwells in the **building**.

970.30.15.15 Residential Apartment Zone Category Requirements

(1) Gross Floor Area Calculations for an Apartment Building

In the Residential Apartment Zone category, the **gross floor area** of an **apartment building** is reduced by the area in the **building** used for:

- (A) parking, loading and bicycle parking below **established grade**;
- (B) required **loading spaces** and required **bicycle parking spaces** at or above **established grade**;
- (C) storage rooms, washrooms, electrical, utility, mechanical and ventilation rooms in the **basement**;
- (D) shower and change facilities required by this By-law for required **bicycle parking spaces**;
- (E) indoor **amenity space** required by this By-law;
- (F) elevator shafts;
- (G) garbage shafts;
- (H) mechanical penthouse; and
- (I) exit stairwells in the **building**.

970.30.15.30 Commercial Zone Category Requirements

(1) Gross Floor Area Calculations for a Non-Residential Building in a Commercial Zone Category

In the Commercial Zone category, the **gross floor area** of a **non-residential building** is reduced by the area in the **building** used for:

- (A) required parking, loading and bicycle parking below-ground;
- (B) required **loading spaces** at the ground level and required **bicycle parking spaces** at or above-ground;
- (C) storage rooms, washrooms, electrical, utility, mechanical and ventilation rooms in the **basement**;
- (D) shower and change facilities required by this By-law for required **bicycle parking spaces**;
- (E) elevator shafts;
- (F) mechanical penthouse; and
- (G) exit stairwells in the **building**.

970.30.15.40 Commercial Residential Zone Category Requirements

(1) Gross Floor Area Calculations for a Non-residential Building in the Commercial Residential Zone Category

In the Commercial Residential Zone category the **gross floor area** of a **non-residential building** is reduced by the area in the **building** used for:

- (A) parking, loading and bicycle parking below-ground;
- (B) required **loading spaces** at the ground level and required **bicycle parking spaces** at or above-ground;
- (C) storage rooms, washrooms, electrical, utility, mechanical and ventilation rooms in the **basement**;
- (D) shower and change facilities required by this By-law for required **bicycle parking spaces**;
- (E) elevator shafts;
- (F) mechanical penthouse; and
- (G) exit stairwells in the **building**.

(2) Gross Floor Area Calculations for a Mixed Use Building in the Commercial Residential Zone Category

In the Commercial Residential Zone category the **gross floor area** of a **mixed use building** is reduced by the area in the **building** used for:

- (A) parking, loading and bicycle parking below-ground;
- (B) required **loading spaces** at the ground level and required **bicycle parking spaces** at or above-ground;
- (C) storage rooms, washrooms, electrical, utility, mechanical and ventilation rooms in the **basement**;
- (D) shower and change facilities required by this By-law for required **bicycle parking spaces**;
- (E) **amenity space** required by this By-law;
- (F) elevator shafts;
- (G) garbage shafts;
- (H) mechanical penthouse; and
- (I) exit stairwells in the **building**.

(3) Gross Floor Area Calculations for an Apartment Building in the Commercial Residential Zone Category

In the Commercial Residential Zone category the **gross floor area** of an **apartment building** is reduced by the area in the **building** used for:

- (A) parking, loading and bicycle parking below-ground;
- (B) required **loading spaces** at the ground level and required **bicycle parking spaces** at or above-ground;
- (C) storage rooms, washrooms, electrical, utility, mechanical and ventilation rooms in the **basement**;
- (D) shower and change facilities required by this By-law for required **bicycle parking spaces**;
- (E) **amenity space** required by this By-law;
- (F) elevator shafts;
- (G) garbage shafts;

- (H) mechanical penthouse; and
- (I) exit stairwells in the **building**.

970.30.15.50 Commercial Residential Employment Zone Category Requirements

(1) Gross Floor Area Calculations for a Non-residential Building in the Commercial Residential Employment Zone Category

In the Commercial Residential Employment Zone category the **gross floor area** of a **non-residential building** is reduced by the area in the **building** used for:

- (A) parking, loading and bicycle parking below-ground;
- (B) required **loading spaces** at the ground level and required **bicycle parking spaces** at or above-ground;
- (C) storage rooms, washrooms, electrical, utility, mechanical and ventilation rooms in the **basement**;
- (D) shower and change facilities required by this By-law for required **bicycle parking spaces**;
- (E) elevator shafts;
- (F) mechanical penthouse; and
- (G) exit stairwells in the **building**.

(2) Gross Floor Area Calculations for a Mixed Use Building in the Commercial Residential Employment Zone Category

In the Commercial Residential Employment Zone category the **gross floor area** of a **mixed use building** is reduced by the area in the **building** used for:

- (A) parking, loading and bicycle parking below-ground;
- (B) required **loading spaces** at the ground level and required **bicycle parking spaces** at or above-ground;
- (C) storage rooms, washrooms, electrical, utility, mechanical and ventilation rooms in the **basement**;
- (D) shower and change facilities required by this By-law for required **bicycle parking spaces**;
- (E) **amenity space** required by this By-law;
- (F) elevator shafts;
- (G) garbage shafts;
- (H) mechanical penthouse; and
- (I) exit stairwells in the **building**.

(3) Gross Floor Area Calculations for an Apartment Building in the Commercial Residential Zone Category

In the Commercial Residential Employment Zone category the **gross floor area** of an **apartment building** is reduced by the area in the **building** used for:

- (A) parking, loading and bicycle parking below-ground;
- (B) required **loading spaces** at the ground level and required **bicycle parking spaces**

- at or above-ground;
- (C) storage rooms, washrooms, electrical, utility, mechanical and ventilation rooms in the **basement**;
- (D) shower and change facilities required by this By-law for required **bicycle parking spaces**;
- (E) **amenity space** required by this By-law;
- (F) elevator shafts;
- (G) garbage shafts;
- (H) mechanical penthouse; and
- (I) exit stairwells in the **building**.

970.30.15.60 Employment Industrial Zone Category Requirements

(1) Gross Floor Area Calculations for a Non-residential Building in the Employment Industrial Zone Category

In the Employment Industrial Zone category the **gross floor area** of a **non-residential building** is reduced by the area in the **building** used for:

- (A) parking, loading and bicycle parking below-ground;
- (B) required **loading spaces** at the ground level and required **bicycle parking spaces** at or above-ground;
- (C) storage rooms, washrooms, electrical, utility, mechanical and ventilation rooms in the **basement**;
- (D) voids at the level of each floor with a manufacturing use;
- (E) shower and change facilities required by this By-law for required **bicycle parking spaces**;
- (F) elevator shafts, ventilation duct, utility shafts;
- (G) utility areas, catwalks, service platforms and a mechanical penthouse; and
- (H) exit stairwells and escalators in the **building**.

(2) Calculation of Parking Space Rates for Manufacturing Uses

For the purpose of calculating the number of required **parking spaces** for a **manufacturing use** on a **lot** in the Employment Industrial Zone category, the **gross floor area** of a **building** used for a **manufacturing use**, is reduced by the floor area in the **building** used for the following:

- (A) parking, loading and bicycle parking;
- (B) **vehicle** access to a **parking space** or a **loading space**;
- (C) storage rooms or washrooms located in the **basement**;
- (D) voids at the level of each floor with a **manufacturing use**;
- (E) shower and change facilities required by this By-law for required **bicycle parking spaces**;
- (F) elevator shafts, ventilation duct, utility shafts;
- (G) utility areas, catwalks, service platforms and a mechanical penthouse; and
- (H) exit stairwells and escalators in the **building**.

(3) Calculation of Loading Space Rates for Manufacturing Uses

For the purpose of calculating the number of required **loading spaces** for a **manufacturing use** on a **lot** in the Employment Industrial Zone category, the **gross floor area** of a **building** used for a **manufacturing use**, is reduced by the floor area in the **building** used for the following:

- (A) parking, loading and bicycle parking;
- (B) **vehicle** access to a **parking space** or a **loading space**;
- (C) storage rooms or washrooms located in the **basement**;
- (D) voids at the level of each floor with a **manufacturing use**;
- (E) shower and change facilities required by this By-law for required **bicycle parking spaces**;
- (F) elevator shafts, ventilation duct, utility shafts;
- (G) utility areas, catwalks, service platforms and a mechanical penthouse; and
- (H) exit stairwells and escalators in the **building**.

Enacted and passed on December ##, 2021.

Frances Nunziata,
Speaker

John Elvidge,
City Clerk

(Seal of the City)