

## Attachment 1: Draft Zoning By-law Amendment for Automobile 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 parking standards for automobiles.

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 new definitions in Chapter 800.50 (233) for energized outlet and (413) for Level 2 charging so that they read:

#### Energized Outlet

means a connected point in an electrical wiring installation at which current is taken to supply utilization equipment for electric **vehicle** charging.

#### Level 2 Charging

means a Level 2 electric **vehicle** charging level as defined by SAE International's J1772 standard, as amended.

3. Zoning By-law 569-2013, as amended, is further amended by replacing Regulation 10.5.40.40(3)(C) with the following:  
  
(C) the area for a maximum of one **parking space** per **dwelling unit** in the **building**;  
and
4. Zoning By-law 569-2013, as amended, is further amended by amending Regulation 10.5.60.20(7) by deleting the words "the" and "required", so that it reads:

#### (7) Detached Private Garages Situated on More than One Lot

Despite regulation 10.5.60.20(3) and (6), if an **ancillary building** or **structure** contains **parking spaces** for **dwelling units** on abutting **lots** in the Residential Zone category, it

may be located on the common **side lot line**.

5. Zoning By-law 569-2013, as amended, is further amended by amending Regulation 10.5.80.10(2) by deleting the word "required", so that it reads:

(2) Parking Space Location for Apartment Buildings

In the Residential Zone category, a minimum of 50% of the **parking spaces** for an **apartment building**, other than required visitor **parking spaces**, must be in a **building** or underground **structure**

6. Zoning By-law 569-2013, as amended, is further amended by amending Regulation 10.5.80.10(5) by deleting the word "required", so that it reads:

(5) Parking space for a Secondary Suite

Despite regulation 10.5.80.10(3), in the Residential Zone category a **parking space** for a **secondary suite** may be in the **front yard** if it is on a **driveway**.

7. Zoning By-law 569-2013, as amended, is further amended by replacing Regulation 10.10.60.70(1)(B) with the following:

(B) **ancillary buildings** or **structures** containing **parking spaces**, to a maximum of **one parking space per dwelling unit** on the **lot**.

8. Zoning By-law 569-2013, as amended, is further amended by amending Regulation 10.10.80.1(1)(B) by deleting the word "required", so that it reads:

(B) the **parking space** is in a **detached house**, a **semi-detached house** or a **townhouse**;

9. Zoning By-law 569-2013, as amended, is further amended by replacing Regulation 40.5.40.40(9)(C) with the following:

(C) the area for a maximum of one **parking space per dwelling unit** in the **building**.

10. Zoning By-law 569-2013, as amended, is further amended by replacing Regulation 50.5.40.40(9)(C) with the following:

(C) the area for a maximum of one **parking space per dwelling unit** in the **building**.

11. Zoning By-law 569-2013, as amended, is further amended by amending Regulation 60.5.80.10(1) by deleting the word "required", so that it reads:

(1) Parking in Street Yard

In the Employment Industrial Zone category a **parking space** in a **street yard** is subject to the following:

12. Zoning By-law 569-2013, as amended, is further amended by adding to Regulation 200.5.1.10(2) a new subsection (E), so that it reads:

(E) Equipment for the charging of one electric **vehicle** is permitted within a **parking space**, subject to the equipment being located in the same **parking space** as the **vehicle** to be charged and:

- (i) being within 0.25 metres of two adjoining sides of the **parking space** which are not adjacent and parallel to a **drive aisle** from which **vehicle** access is provided, measured at right angles; or
- (ii) being at least 5.35 metres from a **drive aisle** from which **vehicle** access is provided, measured at right angles, and at least 1.0 metre from the ground.

13. Zoning By-law 569-2013, as amended, is further amended by replacing regulation 200.5.1.10(1) with the following:

(1) Application of Parking Space Rates in Parking Zones A and B

A **lot** located entirely or partly within Parking Zone A or Parking Zone B on the Parking Zone Overlay Map is subject to the following:

- (A) if the **buildings** on the **lot** cover at least 50% of the area located within 40 metres of the **lot line** that abuts the **street** in the Parking Zone, the **parking space** rates for uses in that Parking Zone apply to the entire **lot**; and
- (B) in cases other than (A) above, the applicable **parking space** rate for a use is the **parking space** requirements for uses not located in Parking Zone A or Parking Zone B.

14. Zoning By-law 569-2013, as amended, is further amended by replacing regulation 200.5.1.10(7) with the following:

(7) Calculation of Required and Permitted Parking Spaces – Vacant Building Space

The minimum and maximum **parking space** rates for an area of a **building** that is vacant is calculated as follows:

- (A) the previous use of that **building** or part of the **building**;
- (B) the land use identified on the issued building permit; or
- (C) if a **building** or part of a **building** has never been used, and its intended use has never been identified in a building permit, the **parking space** requirement is based on the permitted use in the zone that has the highest maximum **parking space** requirement.

15. Zoning By-law 569-2013, as amended, is further amended by amending regulation 200.5.1.10(8) by deleting the words "and Parking Space Occupancy", so that it reads:

(8) Calculation of Parking Space Requirement

If a **parking space** rate is expressed as a ratio of **parking spaces** to the **gross floor area**, the **parking space** requirement for a use is calculated by multiplying the **gross floor area** of the use by the applicable rate found in Table 200.5.10.1 Parking Space Rates.

16. Zoning By-law 569-2013, as amended, is further amended by amending regulation 200.5.1.10(13) by deleting the word "required", so that it reads:

(13) Parking Space Access

Other than **stacked parking space** and **tandem parking spaces**, all areas used for **parking spaces** must have **driveway** access to a **street** or **lane** that is direct and unobstructed, excluding a gate, moveable barrier or similar security feature.

17. Zoning By-law 569-2013, as amended, is further amended by adding to Clause 200.5.1.10 a new regulation (14), so that it reads:

(14) Electric Vehicle Infrastructure

**Parking spaces** must be equipped with an **energized outlet**, which is clearly marked and identified for electric **vehicle** charging, in accordance with the following:

- (A) all residential **parking spaces** provided for **dwelling units** located in an **apartment building, mixed use building, "multiple dwelling unit building", detached house, semi-detached house, townhouse, duplex, triplex, fourplex,** or for a **secondary suite** or **laneway suite**, excluding visitor **parking spaces**, must include an **energized outlet** capable of providing **Level 2 charging** or higher to the **parking space**; and
- (B) in cases other than those set out in (A) above, 25 percent of the residential and non-residential **parking spaces** in a **building** must include an **energized outlet** capable of providing **Level 2 charging** or higher.

18. Zoning By-law 569-2013, as amended, is further amended by amending Regulation 200.5.10.1(1) and replacing Table 200.5.10.1 with the following:

(1) Parking Space Rates

Off **street parking spaces** must be provided for every **building** or **structure** erected or enlarged, in compliance with Table 200.5.10.1 - Parking Space Rates below:

**Table 200.5.10.1**

**PARKING SPACE RATES**

<b>Land Use Category</b>	<b>Parking Rate</b>
Resident Requirement for a <b>Dwelling unit</b> in an: <b>Apartment Building</b> , Assisted Housing or a <b>Mixed Use Building</b>	<p><b>Parking spaces</b> must be provided:</p> <p>(A) in Parking Zone A (PZA) at a maximum rate of:            (i) 0.3 for each bachelor dwelling unit up to 45 square metres and 1.0 for each bachelor <b>dwelling unit</b> greater than 45 square metres; and            (ii) 0.5 for each one bedroom <b>dwelling unit</b>; and            (iii) 0.8 for each two bedroom <b>dwelling unit</b>; and            (iv) 1.0 for each three or more bedroom <b>dwelling unit</b>; and</p> <p>(B) in Parking Zone B (PZB) at a maximum rate of:            (i) 0.7 for each bachelor <b>dwelling unit</b> up to 45 square metres and 1.0 for each bachelor <b>dwelling unit</b> greater than 45 square metres; and            (ii) 0.8 for each one bedroom <b>dwelling unit</b>; and            (iii) 0.9 for each two bedroom <b>dwelling unit</b>; and            (iv) 1.1 for each three or more bedroom <b>dwelling unit</b>; and</p> <p>(C) in all other areas of the City, at a maximum rate of:            (i) 0.8 for each bachelor <b>dwelling unit</b> up to 45 square metres and 1.0 for each bachelor <b>dwelling unit</b> greater than 45 square metres; and            (ii) 0.9 for each one bedroom <b>dwelling unit</b>; and            (iii) 1.0 for each two bedroom <b>dwelling unit</b>; and            (iv) 1.2 for each three or more bedroom <b>dwelling unit</b>.</p>
Resident Requirement for a <b>Dwelling Unit</b> in a: <b>Detached House, Semi-detached House, Townhouse, Duplex, Triplex or Fourplex</b>	None
Resident Requirement for a <b>Dwelling Unit</b> in a Multiple Dwelling Unit Buildings	<b>Parking spaces</b> must be provided at a maximum rate of 1.0 for each <b>dwelling unit</b> .
<b>Secondary Suite</b>	None

<p>Visitor Requirement:</p> <p>For a <b>dwelling unit</b> in an <b>Apartment Building</b>, a <b>Mixed Use Building</b>, and/or a Multiple Dwelling Unit Building</p>	<p><b>Parking spaces</b> must be provided:</p> <p>(A) in Parking Zone A (PZA) at a minimum rate of 2.0 plus 0.01 per <b>dwelling unit</b>;</p> <p>(B) in Parking Zone B (PZB) and in all other areas of the City, at a minimum rate of 2.0 plus 0.05 per <b>dwelling unit</b> and</p> <p>(C) at a maximum rate of 1.0 per <b>dwelling unit</b> for the first five (5) <b>dwelling units</b>; and</p> <p>(D) at a maximum rate of 0.1 per <b>dwelling unit</b> for the sixth and subsequent <b>dwelling units</b>.</p>
<p>Tier 1:</p> <p>Alternative Housing, <b>Group Home</b>, <b>Hospice Care Home</b>, <b>Nursing Home</b>, <b>Religious Residence</b>, <b>Retirement Home</b>, <b>Respite Care Facility</b> and <b>Seniors Community House</b></p>	<p><b>Parking spaces</b> must be provided at a maximum rate of 0.5 for each <b>bed-sitting room</b> or <b>dwelling unit</b>.</p>
<p>Tier 2:</p> <p>Adult Education School, <b>Animal Shelter</b>, <b>Art Gallery</b>, Clinic (medical), <b>Community Centre</b>, Court of Law, <b>Day Nursery</b>, <b>Education Use</b>, Hospital, <b>Hotel</b>, <b>Kennel</b>, <b>Laboratory</b>, Motel, <b>Museum</b>, Office (Excluding Medical Office), <b>Performing Arts Studio</b>, <b>Post-Secondary School</b>, <b>Private School</b>, <b>Production Studio</b>, <b>Public School</b>, <b>Recreation Use</b>, <b>Religious Educational Use</b>, <b>Self-Storage Warehouse</b>, <b>Software Development and Processing</b>, <b>Vehicle Dealership</b>, <b>Veterinary Hospital</b></p>	<p><b>Parking spaces</b> must be provided:</p> <p>(A) in Parking Zone A (PZA) at a maximum rate of 0.8 for each 100 square metres of <b>gross floor area</b>;</p> <p>(B) in Parking Zone B (PZB) at a maximum rate of 1.0 for each 100 square metres of <b>gross floor area</b>; and</p> <p>(C) in all other areas of the City, at a maximum rate of 3.5 for each 100 square metres of <b>gross floor area</b>.</p>
<p>Tier 3:</p> <p><b>Crisis Care Shelter</b>, <b>Municipal Shelter</b>, <b>Residential Care Home</b></p>	<p><b>Parking spaces</b> must be provided at a maximum rate of 1.5 for each 100 square metres of <b>gross floor area</b>.</p>

<p>Tier 4:</p> <p><b>Adult Entertainment</b>, Ambulance Depot, <b>Amusement Arcade</b>, <b>Artist Studio</b>, Billiard Hall, Bowling Alley, Bus Station, <b>Cabaret</b>, <b>Cemetery</b>, <b>Club</b>, <b>Contractor's Establishment</b>, <b>Eating Establishment</b>, <b>Entertainment Place of Assembly</b>, <b>Financial Institution</b>, Fire Hall, <b>Funeral Home</b>, <b>Gaming Establishment</b>, Golf Course, Grocery Store, <b>Industrial Sales and Service</b>, Industrial Skills Training, Library, <b>Manufacturing Uses</b>, Medical Office, <b>Nightclub</b>, <b>Park</b>, <b>Personal Service Shop</b>, <b>Pet Services</b>, <b>Place of Assembly</b>, <b>Place of Worship</b>, Police Station, Pool Hall, Railway Service and Repair Yard; Railway Station, <b>Retail Service</b>, <b>Retail Store</b>, <b>Service Shop</b>, <b>Vehicle Depot</b>, <b>Vehicle Fuel Station</b>, <b>Vehicle Repair Shop</b>, <b>Vehicle Service Shop</b>, <b>Visitation Centre</b>, <b>Warehouse</b>, <b>Wholesaling Use</b></p>	<p><b>Parking spaces</b> must be provided:</p> <p>(A) in Parking Zone A (PZA) at a maximum rate of 3.5 for each 100 square metres of <b>gross floor area</b>;</p> <p>(B) in Parking Zone B (PZB) at a maximum rate of 4.0 for each 100 square metres of <b>gross floor area</b>;</p> <p>and</p> <p>(C) in all other areas of the City, at a maximum rate of 6.0 for each 100 square metres of <b>gross floor area</b>.</p>
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19. Zoning By-law 569-2013, as amended, is further amended by replacing regulation 200.5.10.1(5) with the following:

(5) Parking Space Rates - Multiple Uses on a Lot

If there are multiple uses on a **lot**, the respective minimum and maximum **parking space** rates for each use on the **lot** apply, and the total number of required **parking spaces** is the cumulative minimum total for all uses and the total number of permitted **parking spaces** is the cumulative maximum total for all uses.

20. Zoning By-law 569-2013, as amended, is further amended by deleting regulation 200.5.10.1(6).

21. Zoning By-law 569-2013, as amended, is further amended by adding to regulation 200.5.10.1(7) a new subsection (C), so that it reads:

(7) Interpretation of Minimum and Maximum Parking Space Requirement

If Table 200.5.10.1 has a minimum and maximum number of **parking spaces** for a use, the number of **parking spaces** for that use listed on the Table may not:

- (A) be less than the required minimum;
- (B) exceed the permitted maximum; and
- (C) if a minimum is not specified for a use, no **parking spaces** are required.

22. Zoning By-law 569-2013, as amended, is further amended by deleting regulation 200.5.10.1(11).
23. Zoning By-law 569-2013, as amended, is further amended by deleting regulation 200.5.10.1(12).
24. Zoning By-law 569-2013, as amended, is further amended by replacing regulation 200.5.10.11(1) with the following:

(1) Parking Space Requirements for a Lawfully Existing Building

- (A) If the **lawful** number of **parking spaces** for a **lawfully existing building** is less than the required number of **parking spaces**, the **lawful** number of **parking spaces** is the minimum number of **parking spaces** for that **lawfully existing building**.
- (B) If the **lawful** number of **parking spaces** for a **lawfully existing building** is greater than the permitted maximum number of **parking spaces**, the **lawful** number of **parking spaces** is the maximum number of **parking spaces** for that **lawfully existing building**.
- (C) The number of **lawful parking spaces** for a **lawfully existing building** may not be reduced.

25. Zoning By-law 569-2013, as amended, is further amended by replacing regulation 200.5.10.11(2) with the following:

(2) Parking Space Requirements - Addition or Extension of a Lawfully Existing Building

Any addition or extension to a **lawfully existing building** referred to in regulation 200.5.10.11(1) must provide any additional **parking space** required by Clause 200.5.10.1, but no greater than the permitted maximum number of **parking spaces** for each use, unless authorized by a Section 45 Planning Act minor variance.

26. Zoning By-law 569-2013, as amended, is further amended by adding to Clause 200.5.10.11 a new regulation (5), so that it reads:

(5) Definition of Lawful

For the purposes of Clauses 200.5.10.11, 200.5.200.5 and 200.5.200.50, 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 200.25.15.1, 200.25.15.2, 200.25.15.3 and 200.25.15.4.

27. Zoning By-law 569-2013, as amended, is further amended by adding a new clause 200.5.200.5, Exemptions Applying to All Zones, and new regulations (1), (2) and (3) so that it reads:

**200.5.200.5 Exemptions Applying to All Zones**

(1) Electric Vehicle Infrastructure for a Lawfully Existing Building

Regulation 200.5.1.10(14) does not apply to a **lawfully existing building** that was not required to provide a **bicycle parking space**.

(2) Electric Vehicle Infrastructure - Addition or Extension of a Lawfully Existing Building

Any addition or extension to a **lawfully existing building** referred to in regulation 200.5.10.11(1) must equip any additional **parking space** with an **energized outlet** required by regulation 200.5.1.10(14) or be authorized by a Section 45 Planning Act minor variance.

(3) Electric Vehicle Infrastructure - Change of Use in a Lawfully Existing Building

If a **lawfully existing building** referred to in regulation 200.5.10.11(1) changes use:

- (A) the **lawfully existing** number of **parking spaces** equipped with an **energized outlet** may not be reduced; and
- (B) any additional **parking spaces** must be equipped with an **energized outlet** required by regulation 200.5.1.10(14) or be authorized by a Section 45 Planning Act minor variance.

28. Zoning By-law 569-2013, as amended, is further amended by deleting regulation 200.5.200.40(4).

29. Zoning By-law 569-2013, as amended, is further amended by deleting regulation 200.5.200.50(1).

30. Zoning By-law 569-2013, as amended, is further amended by replacing Article 200.15.10 with the following:

**200.15.10 Parking Rate**

**200.15.10.5 Effective Parking Spaces**

(1) Application of Effective Parking Spaces

Effective **parking spaces** and Table 200.15.10.5 may only be used to determine the required amount of accessible **parking spaces**, in accordance with the following:

- (A) the number of effective **parking spaces** calculated from Table 200.15.10.5 is not intended to represent the total number of required accessible **parking spaces**;
- (B) effective **parking spaces** may only be used as the basis for calculating the required quantity of accessible **parking spaces**, in accordance with the rates in Regulations 200.15.10.10(1) and (2);
- (C) effective **parking space** rates in Table 200.15.10.5 do not apply as a substitute for the parking rates in Table 200.5.10.1 – Parking Space Rates; and
- (D) the quantity of vehicle **parking spaces** provided for a development may not apply as a substitute for the effective **parking space** requirements in the calculation of required accessible parking, except for circumstances set out in regulation 200.15.10.5(2) .

(2) Determining Effective Parking Spaces for the Purposes of Accessible Parking

The number of effective **parking spaces** to determine accessible **parking space** requirements is the greater of the number of permitted **parking spaces** provided and the number of **parking spaces** calculated using the rates in Table 200.15.10.5.

(3) Calculation of Effective Parking Spaces

Regulations 200.5.1.10(7), (8), (9) and (11) apply for the calculation of effective **parking spaces** and interpretation of the rates in Table 200.15.10.5.

**Table 200.15.10.5**

**Parking Space Rates for Effective Parking Spaces**

<b>Land Use Category</b>	<b>Rate for Calculating Effective Parking Spaces</b>
Resident Requirement for a <b>Dwelling unit</b> in an: <b>Apartment Building</b> , Assisted Housing or a <b>Mixed Use Building</b>	The rate for calculating effective <b>parking spaces</b> is:  (A) in Parking Zone A (PZA)

	<p>at a rate of:</p> <p>(i) 0.3 for each bachelor <b>dwelling unit</b> up to 45 square metres and 1.0 for each bachelor <b>dwelling unit</b> greater than 45 square metres; and</p> <p>(ii) 0.5 for each one bedroom <b>dwelling unit</b>; and</p> <p>(iii) 0.8 for each two bedroom <b>dwelling unit</b>; and</p> <p>(iv) 1.0 for each three or more bedroom <b>dwelling unit</b>; and</p> <p>(B) in Parking Zone B (PZB) at a rate of:</p> <p>(i) 0.7 for each bachelor <b>dwelling unit</b> up to 45 square metres and 1.0 for each bachelor <b>dwelling unit</b> greater than 45 square metres; and</p> <p>(ii) 0.8 for each one bedroom <b>dwelling unit</b>; and</p> <p>(iii) 0.9 for each two bedroom <b>dwelling unit</b>; and</p> <p>(iv) 1.1 for each three or more bedroom <b>dwelling unit</b>; and</p> <p>(C) in all other areas of the City, at a rate of:</p> <p>(i) 0.8 for each bachelor <b>dwelling unit</b> up to 45 square metres and 1.0 for each bachelor <b>dwelling unit</b> greater than 45 square metres; and</p> <p>(ii) 0.9 for each one bedroom <b>dwelling unit</b>; and</p> <p>(iii) 1.0 for each two bedroom <b>dwelling unit</b>; and</p> <p>(iv) 1.2 for each three or more bedroom <b>dwelling unit</b>.</p>
Resident Requirement for a <b>Dwelling Unit</b> in a: <b>Detached House, Semi-detached House, Townhouse, Duplex, Triplex or Fourplex</b>	None
Resident Requirement for a <b>Dwelling Unit</b> in a Multiple Dwelling Unit Buildings	The rate for calculating effective <b>parking spaces</b> is 1.0 for each <b>dwelling unit</b> .

<b>Secondary Suite</b>	None
Visitor Requirement for a <b>dwelling unit</b> in an <b>Apartment Building</b> , a <b>Mixed Use Building</b> , and/or a Multiple Dwelling Unit Building	The rate for calculating effective <b>parking spaces</b> is 0.1 per <b>dwelling unit</b> .
Tier 1:  Alternative Housing, <b>Group Home</b> , <b>Hospice Care Home</b> , <b>Nursing Home</b> , <b>Religious Residence</b> , <b>Retirement Home</b> , <b>Respite Care Facility</b> and <b>Seniors Community House</b>	The rate for calculating effective <b>parking spaces</b> is 0.2 <b>parking spaces</b> for each <b>bed-sitting room</b> or <b>dwelling unit</b>
Tier 2:  Adult Education School, <b>Animal Shelter</b> , <b>Art Gallery</b> , Clinic (medical), <b>Community Centre</b> , Court of Law, <b>Day Nursery</b> , <b>Education Use</b> , Hospital, <b>Hotel</b> , <b>Kennel</b> , <b>Laboratory</b> , Motel, <b>Museum</b> , Office (Excluding Medical Office), <b>Performing Arts Studio</b> , <b>Post-Secondary School</b> , <b>Private School</b> , <b>Production Studio</b> , <b>Public School</b> , <b>Recreation Use</b> , <b>Religious Educational Use</b> , <b>Self-Storage Warehouse</b> , <b>Software Development and Processing</b> , <b>Vehicle Dealership</b> , <b>Veterinary Hospital</b>	The rate for calculating effective <b>parking spaces</b> is:  (A) in Parking Zone A (PZA) and Parking Zone B (PZB), 0.4 <b>parking spaces</b> for each 100 square metres of <b>gross floor area</b> ; and (B) in all other areas of the City, 1.0 <b>parking spaces</b> for each 100 square metres of <b>gross floor area</b> .
Tier 3:  <b>Crisis Care Shelter</b> , <b>Municipal Shelter</b> , <b>Residential Care Home</b>	The rate for calculating effective <b>parking spaces</b> is 0.2 <b>parking spaces</b> for each 100 square metres of <b>gross floor area</b>
Tier 4:  <b>Adult Entertainment</b> , Ambulance Depot, <b>Amusement Arcade</b> , <b>Artist Studio</b> , Billiard Hall, Bowling Alley, Bus Station, <b>Cabaret</b> , <b>Cemetery</b> , <b>Club</b> , <b>Contractor's Establishment</b> , <b>Eating Establishment</b> , <b>Entertainment Place of Assembly</b> , <b>Financial Institution</b> , Fire Hall, <b>Funeral Home</b> , <b>Gaming Establishment</b> , Golf Course, Grocery Store, <b>Industrial Sales and Service</b> , Industrial Skills Training, Library, <b>Manufacturing Uses</b> , Medical Office, <b>Nightclub</b> , <b>Park</b> , <b>Personal Service Shop</b> , <b>Pet Services</b> , <b>Place of Assembly</b> , <b>Place of Worship</b> , Police Station, Pool Hall, Railway Service and Repair Yard; Railway Station, <b>Retail Service</b> , <b>Retail Store</b> , <b>Service Shop</b> , <b>Vehicle Depot</b> , <b>Vehicle Fuel Station</b> , <b>Vehicle Repair Shop</b> , <b>Vehicle Service Shop</b> , <b>Visitation Centre</b> , Warehouse, <b>Wholesaling Use</b>	The rate for calculating effective <b>parking spaces</b> is:  (A) in Parking Zone A (PZA) and Parking Zone B (PZB), 1.0 <b>parking spaces</b> for each 100 square metres of <b>gross floor area</b> ; and (B) in all other areas of the City, 2.0 <b>parking spaces</b> for each 100 square metres of <b>gross floor area</b> .

### **200.15.10.10 Parking Rate – Accessible Parking Spaces**

#### (1) Accessible Parking Rates – General

In accordance with Table 200.15.10.5, if the number of effective **parking spaces** associated with **dwelling units** is 5 or more, or if the number of effective **parking spaces** associated with uses in Tiers 1, 2, 3, or 4, excluding medical offices and clinics, is 1 or more, clearly identified off-street accessible **parking spaces** must be provided on the same **lot** as every **building** or **structure** erected or enlarged, as follows:

- (A) if the number of effective **parking spaces** is less than 13, a minimum of 1 accessible **parking space** must comply with all regulations for an accessible **parking space** in Section 200.15;
- (B) if the number of effective **parking spaces** is 13 to 100, a minimum of 1 accessible **parking space** for every 25 effective **parking spaces** or part thereof must comply with all regulations for an accessible **parking space** in Section 200.15; and
- (C) if the number of effective **parking spaces** is more than 100, a minimum of 5 accessible **parking spaces** plus 1 accessible **parking space** for every 50 effective **parking spaces** or part thereof in excess of 100 **parking spaces** must comply with all regulations for an accessible **parking space** in Section 200.15.

#### (2) Accessible Parking Rates – Medical Offices and Clinics

In accordance with Table 200.15.10.5, if the number of effective **parking spaces** associated with medical offices and clinics is 1 or more, accessible **parking spaces** which comply with all regulations for an accessible **parking space** in Section 200.15 must be provided, as follows:

- (A) the minimum number of accessible **parking spaces** is 10 percent of the number of effective **parking spaces**, rounded up; and
- (B) any accessible **parking spaces lawfully existing** on the **lot** must be retained.

31. Zoning By-law 569-2013, as amended, is further amended by inserting Section 200.25 so that it reads:

### **200.25 Compliance with Parking Space Regulations**

#### **200.25.1 General**

##### (1) Lawfully Existing Buildings Exempt from Complying

None of the provisions of 10.5.40.40(3)(C), 10.5.60.20(7), 10.5.80.10(2), 10.5.80.10(5), 10.10.60.70(1)(B), 10.10.80.1(1)(B), 40.5.40.40(9)(C), 50.5.40.40(9)(C), 60.5.80.10(1), 200.5.1.10(2)(E), 200.5.1.10(1), 200.5.1.10(7), 200.5.1.10(8), 200.5.1.10(13),

200.5.1.10(14), Table 200.5.10.1 – Parking Space Rates, 200.5.10.1(5), 200.5.10.1(7)(C), 200.5.200.5(1), (2), and (3), 200.15.10(1), 200.15.10(2), 230.5.1.10(12), and 230.5.10.11(7) apply to prevent the erection or use of a **lawfully existing building or structure**.

(2) Definition of Lawful

For the purposes of Regulation 200.25.1(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]**.

**200.25.15 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 200.25.15.1, 200.25.15.2, 200.25.15.3 and 200.25.15.4 must comply with the requirements of Clauses 970.10.15.5, 970.10.15.10, 970.10.15.40, 970.10.15.50 and 970.10.15.60.

**200.25.15.1 Transition: Building Permit Applications**

(1) Building Permit Applications

None of the provisions of 10.5.40.40(3)(C), 10.5.60.20(7), 10.5.80.10(2), 10.5.80.10(5), 10.10.60.70(1)(B), 10.10.80.1(1)(B), 40.5.40.40(9)(C), 50.5.40.40(9)(C), 60.5.80.10(1), 200.5.1.10(2)(E), 200.5.1.10(1), 200.5.1.10(7), 200.5.1.10(8), 200.5.1.10(13), 200.5.1.10(14), Table 200.5.10.1 – Parking Space Rates, 200.5.10.1(5), 200.5.10.1(7)(C), 200.5.200.5(1), (2), and (3), 200.15.10(1), 200.15.10(2), 230.5.1.10(12), and 230.5.10.11(7) 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 970.10.15.5, 970.10.15.10, 970.10.15.40, 970.10.15.50 and 970.10.15.60, and all finally approved minor variances.

(2) Building Permit Applications

For the purposes of regulation 200.25.15.1(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.

**200.25.15.2 Transition: Zoning By-law Amendment**

(1) Zoning By-law Amendment

None of the provisions of 10.5.40.40(3)(C), 10.5.60.20(7), 10.5.80.10(2), 10.5.80.10(5),

10.10.60.70(1)(B), 10.10.80.1(1)(B), 40.5.40.40(9)(C), 50.5.40.40(9)(C), 60.5.80.10(1), 200.5.1.10(2)(E), 200.5.1.10(1), 200.5.1.10(7), 200.5.1.10(8), 200.5.1.10(13), 200.5.1.10(14), Table 200.5.10.1 – Parking Space Rates, 200.5.10.1(5), 200.5.10.1(7)(C), 200.5.200.5(1), (2), and (3), 200.15.10(1), 200.15.10(2), 230.5.1.10(12), and 230.5.10.11(7) 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 970.10.15.5, 970.10.15.10, 970.10.15.40, 970.10.15.50 and 970.10.15.60.

## (2) Zoning By-law Amendment

For the purposes of Regulation 200.25.15.2(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.

### **200.25.15.3 Transition: Minor Variance Applications**

#### (1) Minor Variance Applications

None of the provisions of 10.5.40.40(3)(C), 10.5.60.20(7), 10.5.80.10(2), 10.5.80.10(5), 10.10.60.70(1)(B), 10.10.80.1(1)(B), 40.5.40.40(9)(C), 50.5.40.40(9)(C), 60.5.80.10(1), 200.5.1.10(2)(E), 200.5.1.10(1), 200.5.1.10(7), 200.5.1.10(8), 200.5.1.10(13), 200.5.1.10(14), Table 200.5.10.1 – Parking Space Rates, 200.5.10.1(5), 200.5.10.1(7)(C), 200.5.200.5(1), (2), and (3), 200.15.10(1), 200.15.10(2), 230.5.1.10(12), and 230.5.10.11(7) 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 200.25.15.1(1).

#### (2) Minor Variance Applications

For the purposes of Regulation 200.25.15.3(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 200.25.15.3:

- (A) the minor variance may be granted in compliance with Section 45 of the Planning Act in the context of Clauses 970.10.15.5, 970.10.15.10, 970.10.15.40, 970.10.15.50 and 970.10.15.60; 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 970.10.15.5, 970.10.15.10, 970.10.15.40, 970.10.15.50 and 970.10.15.60 and all finally approved minor variances.

#### **200.25.15.4 Transition: Site Plan Applications**

##### (1) Site Plan Applications

None of the provisions of 10.5.40.40(3)(C), 10.5.60.20(7), 10.5.80.10(2), 10.5.80.10(5), 10.10.60.70(1)(B), 10.10.80.1(1)(B), 40.5.40.40(9)(C), 50.5.40.40(9)(C), 60.5.80.10(1), 200.5.1.10(2)(E), 200.5.1.10(1), 200.5.1.10(7), 200.5.1.10(8), 200.5.1.10(13), 200.5.1.10(14), Table 200.5.10.1 – Parking Space Rates, 200.5.10.1(5), 200.5.10.1(7)(C), 200.5.200.5(1), (2), and (3), 200.15.10(1), 200.15.10(2), 230.5.1.10(12), and 230.5.10.11(7) 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 970.10.15.5, 970.10.15.10, 970.10.15.40, 970.10.15.50 and 970.10.15.60 and all finally approved minor variances.

##### (2) Site Plan Applications

For the purposes of Regulation 200.25.15.4(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 200.25.15.4:

- (A) the Notice of Approval Conditions and final site plan approval may be granted if the project complies with regulations Clauses 970.10.15.5, 970.10.15.10, 970.10.15.40, 970.10.15.50 and 970.10.15.60, 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 200.25.15.4, 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 Clauses 970.10.15.5, 970.10.15.10, 970.10.15.40, 970.10.15.50 and 970.10.15.60, the site plan approval, and all finally approved minor variances.



800.50(520) by deleting the word "required", so that it reads:

(520) Open Storage

means the use of **premises** for keeping or storing goods, commodities, containers or equipment other than in a wholly enclosed **building**, **Public parking**, or the parking or storing of **vehicles** in a **vehicle depot** or in a **parking space**, is not **open storage**.

33. In Article 900.7.10 Exception Number 92, under the heading 'Site Specific Provisions' replace the words "Table 200.5.10.1" in Regulation (M) with "Table 970.10.15.5".
34. In Article 900.11.10 Exception Number 152, under the heading 'Site Specific Provisions' replace the words "Regulation 200.5.1.10(1)" in Regulation (T) with "Regulation 970.10.15.5(5)".
35. In Article 900.11.10 Exception Number 204, under the heading 'Site Specific Provisions' replace all instances of the words "Regulation 200.5.1.10(1)" in Regulation (S) and (S)(viii) with "Regulation 970.10.15.5(5)".
36. In Article 900.11.10 Exception Number 240, under the heading 'Site Specific Provisions' replace the words "Table 200.5.10.1" in Regulation (S) with "Table 970.10.15.5".
37. In Article 900.11.10 Exception Number 388, under the heading 'Site Specific Provisions', add the words "in Table 970.10.15.5" after the words "Policy Area 4" in Regulation (F).
38. In Article 900.11.10 Exception Number 32, under the heading 'Site Specific Provisions' replace the words "Table 200.5.10.10" in Regulation (J) with "Table 970.10.15.5".
39. In Article 900.11.10 Exception Number 552, under the heading 'Site Specific Provisions' replace the words "Table 200.5.10.1" in Regulation (H) with "Table 970.10.15.5".
40. Zoning By-law 569-2013, as amended, is further amended by inserting Section 970.10, and Regulations 970.10.15(1) so that it reads:

**970.10 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 200.25.15.1, 200.25.15.2, 200.25.15.3 and 200.25.15.4 must comply with the requirements of Clauses 970.10.15.5, 970.10.15.10, 970.10.15.40, 970.10.15.50 and 970.10.15.60.

**970.10.15 Transition: Parking Space General Requirements**

**970.10.15.5 Requirements Applying to all Zones**

(1) Application of Parking Space Rates in Policy Areas 3 and 4

A **lot** located entirely or partly within Policy Area 3 or Policy Area 4 on the Policy Area Overlay Map is subject to the following:

- (A) if the **buildings** on the **lot** cover at least 50% of the area located within 40 metres of the **lot line** that abuts the **street** in the Policy Area, the **parking space** rates for uses in that policy area apply to the entire **lot**; and
- (B) in cases other than (A) above, the applicable **parking space** rate for a use is the **parking space** requirements for uses not located in Policy Area 1, Policy Area 2, Policy Area 3 or Policy Area 4.

(2) Calculation of Required Parking Spaces – Vacant Building Space

The **parking space** requirement for an area of a **building** that is vacant is calculated as follows:

- (A) the previous use of that **building** or part of the **building**;
- (B) the land use identified on the issued building permit; or
- (C) if a **building** or part of a **building** has never been used, and its intended use has never been identified in a building permit, the **parking space** requirement is based on the permitted use in the zone that has the lowest minimum **parking space** requirement.

(3) Calculation of Parking Space Requirement

If a **parking space** rate is expressed as a ratio of **parking spaces** to the **gross floor area**, the **parking space** requirement for a use is calculated by multiplying the **gross floor area** of the use by the applicable rate found in Table 970.10.15.5 - Parking Space Rates and Parking Space Occupancy.

(4) Parking Space Access

Other than **stacked parking space** and **tandem parking spaces**, all areas used for required **parking spaces** must have **driveway** access to a **street** or **lane** that is direct and unobstructed, excluding a gate, moveable barrier or similar security feature.

(5) Parking Space Rates

Off **street parking spaces** must be provided for every **building** or **structure** erected or enlarged, in compliance with Table 970.10.15.5 - Parking Space Rates and Parking Space Occupancy below:

**Table 970.10.15.5  
Parking Space Rates and Parking Space Occupancy**

**Notes:**

AM = 6 a.m. to Noon. PM = Noon to 6 p.m. Eve = 6 p.m. to 6 a.m.

Land Use	Parking Rate	Parking Occupancy Rate		
		AM	PM	Eve
Adult Education School	<b>Parking spaces</b> must be provided:  (A) in Policy Area 1 (PA1), Policy Area 2 (PA2) and Policy Area 3 (PA3) at a minimum rate of 1.0 for each 100 square metres of <b>gross floor area</b> ; (B) in Policy Area 4 (PA4) at a minimum rate of 1.5 for each 100 square metres of <b>gross floor area</b> ; and (C) in all other areas of the City, at a minimum rate of 2.0 for each 100 square metres of <b>gross floor area</b> .	100%	100%	25%
Adult Entertainment	<b>Parking spaces</b> must be provided:  (A) in Policy Area 1 (PA1) at a minimum rate of 3.0 for each 100 square metres of <b>gross floor area</b> ; (B) in Policy Area 2 (PA2) at a minimum rate of 4.5 for each 100 square metres of <b>gross floor area</b> ; (C) in Policy Area 3 (PA3) at a minimum rate of 5.5 for each 100 square metres of <b>gross floor area</b> ; (D) in Policy Area 4 (PA4) at a minimum rate of 5.5 for each 100 square metres of <b>gross floor area</b> ; and (E) in all other areas of the City, at a minimum rate of 7.0 for each 100 square metres of <b>gross floor area</b> .	25%	100%	100%
Alternative Housing	<b>Parking spaces</b> must be provided at a minimum rate of 0.1 for each <b>dwelling unit</b> .	100%	100%	100%
Ambulance Depot	<b>Parking spaces</b> must be provided at a minimum rate of 0.2 for each 100 square metres of <b>gross floor area</b> .	100%	100%	100%
Amusement Arcade	<b>Parking spaces</b> must be provided at the same rate as a <b>retail store</b> .	25%	100%	100%
Animal Shelter	<b>Parking spaces</b> must be provided:  (A) in Policy Area 1 (PA1) at a minimum rate of 0.4 for each 100 square metres of <b>gross floor area</b> and at a maximum rate of 0.8 for each 100 square metres of <b>gross floor area</b> ; and (B) in the rest of the City at a minimum rate of 1 for each 100 square metres of <b>gross floor area</b> .	100%	100%	100%
Artist Studio	<b>Parking spaces</b> must be provided at the same rate as a <b>retail store</b> .	25%	100%	100%
Art Gallery	<b>Parking spaces</b> must be provided:  (A) in Policy Area 1 (PA1), Policy Area 2 (PA2), Policy Area 3 (PA3), Policy Area 4 (PA4) at a minimum rate of 0.5 for each 100 square metres of <b>gross floor area</b> ; and (B) in all other areas of the City at a minimum rate of 1.3 for each 100 square metres of <b>gross floor area</b> .	25%	100%	100%
Assisted Housing	<b>Parking spaces</b> must be provided:  (A) in Policy Area 1 (PA1) for each <b>dwelling unit</b> at a minimum rate of:	100%	100%	100%

	<p>(i) 0.12 for a bachelor <b>dwelling unit</b> up to 45 square metres and 0.5 for each bachelor <b>dwelling unit</b> greater than 45 square metres;</p> <p>(ii) 0.18 for a one bedroom <b>dwelling unit</b>;</p> <p>(iii) 0.3 for a two bedroom <b>dwelling unit</b>; and</p> <p>(iv) 0.5 for a three or more bedroom <b>dwelling unit</b>; and</p> <p>(B) in Policy Area 2 (PA2), Policy Area 3 (PA3) and Policy Area 4 (PA4), for each <b>dwelling unit</b> at a minimum rate of:</p> <p>(i) 0.14 for a bachelor <b>dwelling unit</b> up to 45 square metres and 0.5 for each bachelor <b>dwelling unit</b> greater than 45 square metres;</p> <p>(ii) 0.24 for a one bedroom <b>dwelling unit</b>;</p> <p>(iii) 0.4 for a two bedroom <b>dwelling unit</b>; and</p> <p>(iv) 0.75 for a three or more bedroom; <b>dwelling unit</b> and</p> <p>(C) in all other areas of the City for each <b>dwelling unit</b> at a minimum rate of:</p> <p>(i) 0.16 for a bachelor <b>dwelling unit</b> up to 45 square metres and 0.5 for each bachelor <b>dwelling unit</b> greater than 45 square metres;</p> <p>(ii) 0.3 for a one bedroom <b>dwelling unit</b>;</p> <p>(iii) 0.5 for a two bedroom <b>dwelling unit</b>; and</p> <p>(iv) 0.9 for a three or more bedroom <b>dwelling unit</b>.</p>			
Billiard Hall, Pool Hall	<p><b>Parking spaces</b> must be provided:</p> <p>(A) in Policy Area 1 (PA1) at a minimum rate of 2.5 for each 100 square metres of <b>gross floor area</b>;</p> <p>(B) in Policy Area 2 (PA2), Policy Area 3 (PA3) and Policy Area 4 (PA4) at a minimum rate of 3.5 for each 100 square metres of <b>gross floor area</b>; and</p> <p>(C) in all other areas of the City at a minimum rate of 4.0 for each 100 square metres of <b>gross floor area</b>.</p>	25%	50%	100%
Bowling Alley	<p><b>Parking spaces</b> must be provided:</p> <p>(A) in Policy Area 1 (PA1) at a minimum rate of 2.5 for each 100 square metres of <b>gross floor area</b>;</p> <p>(B) in Policy Area 2 (PA2), Policy Area 3 (PA3) and Policy Area 4 (PA4) at a minimum rate of 3.5 for each 100 square metres of <b>gross floor area</b>; and</p> <p>(C) in all other areas of the City at a minimum rate of 4.0 for each 100 square metres of <b>gross floor area</b>.</p>	25%	50%	100%
Bus Station	<p><b>Parking spaces</b> must be provided:</p> <p>(A) in Policy Area 1 (PA1), Policy Area 2 (PA2) and Policy Area 3 (PA3) at a minimum rate of 0.1 for each 100 square metres of <b>gross floor area</b>; and</p> <p>(B) in all other areas of the City at a minimum rate of 0.2 for each 100 square metres of <b>gross floor area</b>.</p>	100%	100%	50%
Cabaret	<p><b>Parking spaces</b> must be provided at the same rate as an <b>eating establishment</b>.</p>	10%	100%	100%
Cemetery	<p><b>Parking spaces</b> must be provided at a minimum rate of 2.0 for each 100 square metres of <b>gross floor area</b>.</p>	100%	100%	100%
Clinic (medical)	<p><b>Parking spaces</b> must be provided :</p> <p>(A) in Policy Area 1 (PA1), Policy Area 2 (PA2) and Policy Area 3 (PA3):</p> <p>(i) at a minimum rate of 0.4 for each 100 square metres of <b>gross floor area</b>; and</p> <p>(ii) at a maximum rate of 0.8 for each 100 square metres of <b>gross floor area</b>; and</p> <p>(B) in Policy Area 4 (PA4):</p>	100%	100%	100%

	(i) at a minimum rate of 0.6 for each 100 square metres of <b>gross floor area</b> ; and (ii) at a maximum rate of 1.0 for each 100 square metres of <b>gross floor area</b> ; and (C) in all other areas of the City, at a minimum rate of 1.0 for each 100 square metres of <b>gross floor area</b> .			
<b>Club</b>	<b>Parking spaces</b> must be provided: (A) in Policy Area 1 (PA1), at a minimum rate of 3.0 for each 100 square metres of <b>gross floor area</b> ; (B) in Policy Area 2 (PA2), at a minimum rate of 4.5 for each 100 square metres of <b>gross floor area</b> ; (C) in Policy Area 3 (PA3) and Policy Area 4 (PA4), at a minimum rate of 5.5 for each 100 square metres of <b>gross floor area</b> ; and (D) in all other areas of the City at a minimum rate of 7.0 for each 100 square metres of <b>gross floor area</b> .	25%	75%	100%
<b>Community Centre</b>	<b>Parking spaces</b> must be provided: (A) in Policy Area 1 (PA1), Policy Area 2 (PA2), Policy Area 3 (PA3) and Policy Area 4 (PA4): (i) at a minimum rate of 0.5 for each 100 square metres of <b>gross floor area</b> ; and (ii) at a maximum rate of 1.3 for each 100 square metres of <b>gross floor area</b> ; and (B) in all other areas of the City at a minimum rate of 3.0 for each 100 square metres of <b>gross floor area</b> .	25%	100%	100%
<b>Contractor's Establishment</b>	<b>Parking spaces</b> must be provided at a minimum rate of 0.5 for each 100 square metres of <b>gross floor area</b> .	100%	100%	100%
Court of Law	<b>Parking spaces</b> must be provided: (A) in Policy Area 1 (PA1), Policy Area 2 (PA2), Policy Area 3 (PA3) and Policy Area 4 (PA4) at a minimum rate of 0.5 for each 100 square metres of <b>gross floor area</b> ; and (B) in all other areas of the City at a minimum rate of 1.0 for each 100 square metres of <b>gross floor area</b> .	100%	100%	0%
<b>Crisis Care Shelter</b>	<b>Parking spaces</b> must be provided: (A) at a minimum rate of 0.22 for each 100 square metres of <b>gross floor area</b> ; and (B) at a maximum rate of 1.5 for each 100 square metres of <b>gross floor area</b> .	100%	100%	100%
<b>Day Nursery</b>	<b>Parking spaces</b> must be provided: (A) in Policy Area 1 (PA1), Policy Area 2 (PA2), Policy Area 3 (PA3) and Policy Area 4 (PA4): (i) at a minimum rate of 0.4 for each 100 square metres of <b>gross floor area</b> ; and (ii) at a maximum rate of 0.8 for each 100 square metres of <b>gross floor area</b> ; and (B) in all other areas of the City at a minimum rate of 1.0 for each 100 square metres of <b>gross floor area</b> .	100%	100%	50%
<b>Dwelling Unit in a Detached House, Semi-detached House, Townhouse, Duplex, Triplex or Fourplex</b>	<b>Parking spaces</b> must be provided at a minimum rate of 1.0 for each <b>dwelling unit</b> .	100%	100%	100%
<b>Dwelling unit in a Multiple Dwelling Unit Buildings - Resident Parking Space</b>	<b>Parking spaces</b> must be provided at a minimum rate of 1.0 for each <b>dwelling unit</b> .	100%	100%	100%
<b>Dwelling unit in a Multiple Dwelling Unit Buildings - Visitor Parking Space</b>	<b>Parking spaces</b> must be provided at a minimum rate of 0.2 for each <b>dwelling unit</b> . [1676-2013]	100%	100%	100%

<p><b>Dwelling unit in an Apartment Building</b> (Resident requirement)</p>	<p>For a <b>dwelling unit</b> in an <b>apartment building, parking spaces</b> must be provided:</p> <p>(A) in Policy Area 1 (PA1):  (i) at a minimum rate of :  (a) 0.3 for each bachelor <b>dwelling unit</b> up to 45 square metres and 1.0 for each bachelor <b>dwelling unit</b> greater than 45 square metres;  (b) 0.5 for each one bedroom <b>dwelling unit</b>;  (c) 0.8 for each two bedroom <b>dwelling unit</b>; and  (d) 1.0 for each three or more bedroom <b>dwelling unit</b>; and  (ii) at a maximum rate of:  (a) 0.4 for each bachelor <b>dwelling unit</b> up to 45 square metres and 1.2 for each bachelor <b>dwelling unit</b> greater than 45 square metres;  (b) 0.7 for each one bedroom <b>dwelling unit</b>;  (c) 1.2 for each two bedroom <b>dwelling unit</b>; and  (d) 1.5 for each three or more bedroom <b>dwelling unit</b>; and</p> <p>(B) in Policy Area 2 (PA2) and Policy Area 3 (PA3):  (i) at a minimum rate of :  (a) 0.6 for each bachelor <b>dwelling unit</b> up to 45 square metres and 1.0 for each bachelor <b>dwelling unit</b> greater than 45 square metres;  (b) 0.7 for each one bedroom <b>dwelling unit</b>;  (c) 0.9 for each two bedroom <b>dwelling unit</b>; and  (d) 1.0 for each three or more bedroom <b>dwelling unit</b>; and  (ii) at a maximum rate of:  (a) 0.9 for each bachelor <b>dwelling unit</b> up to 45 square metres and 1.3 for each bachelor <b>dwelling unit</b> greater than 45 square metres;  (b) 1.0 for each one bedroom <b>dwelling unit</b>;  (c) 1.3 for each two bedroom <b>dwelling unit</b>; and  (d) 1.5 for each three or more bedroom <b>dwelling unit</b>; and</p> <p>(C) in Policy Area 4 (PA4):  (i) at a minimum rate of :  (a) 0.7 for each bachelor <b>dwelling unit</b> up to 45 square metres and 1.0 for each bachelor <b>dwelling unit</b> greater than 45 square metres;  (b) 0.8 for each one bedroom <b>dwelling unit</b>;  (c) 0.9 for each two bedroom <b>dwelling unit</b>; and  (d) 1.1 for each three or more bedroom <b>dwelling unit</b>; and  (ii) at a maximum rate of:  (a) 1.0 for each bachelor <b>dwelling unit</b> up to 45 square metres and 1.3 for each bachelor <b>dwelling unit</b> greater than 45 square metres;  (b) 1.2 for each one bedroom <b>dwelling unit</b>;  (c) 1.3 for each two bedroom <b>dwelling unit</b>; and  (d) 1.6 for each three or more bedroom <b>dwelling unit</b>; and</p> <p>(D) in all other areas of the City:  (i) at a minimum rate of :  (a) 0.8 for each bachelor <b>dwelling unit</b> up to 45 square metres and 1.0 for each bachelor <b>dwelling unit</b> greater than 45 square metres;  (b) 0.9 for each one bedroom <b>dwelling unit</b>;  (c) 1.0 for each two bedroom <b>dwelling unit</b>; and  (d) 1.2 for each three or more bedroom <b>dwelling unit</b>.</p>	100%	100%	100%
<p><b>Dwelling unit in an Apartment Building – (Visitor requirement)</b></p>	<p>For a <b>dwelling unit</b> in an <b>Apartment Building, parking spaces</b> for visitors must be provided:</p>	10%	35%	100%

	(A) in Policy Area 1 (PA1) at a minimum rate of 0.1 for each <b>dwelling unit</b> ; (B) in Policy Area 2 (PA2) at a minimum rate of 0.1 for each <b>dwelling unit</b> ; (C) in Policy Area 3 (PA3) at a minimum rate of 0.1 for each <b>dwelling unit</b> ; (D) in Policy Area 4 (PA4) at a minimum rate of 0.15 for each <b>dwelling unit</b> ; and (E) in all other areas of the City at a minimum rate of 0.2 for each <b>dwelling unit</b> .			
<b>Dwelling unit in a Mixed Use Building</b>	<b>Parking spaces</b> are to be provided at the same rate as a <b>Dwelling unit</b> in an <b>Apartment Building</b> . [1675-2013]	100%	100%	100%
<b>Dwelling unit in a Mixed Use Building Visitor Parking</b>	For a <b>dwelling unit</b> in an <b>Mixed Use Building</b> , <b>parking spaces</b> for visitors must be provided: (A) in Policy Area 1 (PA1) at a minimum rate of 0.1 for each <b>dwelling unit</b> ; (B) in Policy Area 2 (PA2) at a minimum rate of 0.1 for each <b>dwelling unit</b> ; (C) in Policy Area 3 (PA3) at a minimum rate of 0.1 for each <b>dwelling unit</b> ; (D) in Policy Area 4 (PA4) at a minimum rate of 0.15 for each <b>dwelling unit</b> ; and (E) in all other areas of the City at a minimum rate of 0.2 for each <b>dwelling unit</b> . [1676-2013]	10%	35%	100%
<b>Eating Establishment</b>	<b>Parking spaces</b> must be provided: (A) in Policy Area 1 (PA1): (i) at a minimum of 0; and (ii) at a maximum rate of 3.5 for each 100 square metres of <b>gross floor area</b> ; and (B) in Policy Area 2 (PA2): (i) at a minimum of 0; and (ii) at a maximum rate of 4.0 for each 100 square metres of <b>gross floor area</b> ; and (C) in Policy Areas and 3 (PA3) and 4 (PA4) : (i) at a minimum of 0; and (ii) at a maximum rate of 5.0 for each 100 square metres of <b>gross floor area</b> ; and (D) in all other areas of the City: (i) where the <b>gross floor area</b> used for <b>eating establishments</b> in a building is less than 200 square metres no <b>parking space</b> is required; (ii) where the <b>gross floor area</b> used for <b>eating establishments</b> in a building is 200 square metres or more but less than 500 square metres, <b>parking spaces</b> must be provided at a minimum rate of 3.0 for each 100 square metres of <b>gross floor area</b> ; and (iii) where the <b>gross floor area</b> used for <b>eating establishments</b> in a building is 500 square metres or more, <b>parking spaces</b> must be provided at a minimum rate of 5.0 for each 100 square metres of <b>gross floor area</b> .	100%	100%	100%
<b>Education Use</b>	<b>Parking spaces</b> must be provided: (A) in Policy Area 1 (PA1) and Policy Area 2 (PA2), at a minimum rate of 0.5 for each 100 square metres of <b>gross floor area</b> ; (B) in Policy Area 3 (PA3) at a minimum rate of 1.5 for each 100 square metres of <b>gross floor area</b> ;	100%	100%	50%

	(C) in Policy Area 4 (PA4) at a minimum rate of 2.0 for each 100 square metres of <b>gross floor area</b> ; and (D) in all other areas of the City at a minimum rate of 3.0 for each 100 square metres of <b>gross floor area</b> .			
<b>Entertainment Place of Assembly</b>	<b>Parking spaces</b> must be provided at the a minimum rate of:  (A) 5.0 for each 100 square metres of <b>gross floor area</b> in Policy Area 1 (PA1) ; (B) 8.0 for each 100 square metres of <b>gross floor area</b> in Policy Area 2 (PA2), Policy Area 3 (PA3) and Policy Area 4 (PA4); and (C) 10.0 for each 100 square metres of <b>gross floor area</b> in all other areas.	25%	50%	100%
<b>Financial Institution</b>	<b>Parking spaces</b> must be provided:  (A) in Policy Area 1 (PA1) at: (i) a minimum rate of 2.0 for each 100 square metres of <b>gross floor area</b> ; and (ii) a maximum rate of 3.5 for each 100 square metres of <b>gross floor area</b> ; and (B) in Policy Area 2 (PA2), Policy Area 3 (PA3) and Policy Area 4 (PA4) at: (i) a minimum rate of 2.0 for each 100 square metres of <b>gross floor area</b> ; and (ii) a maximum rate of 4.5 for each 100 square metres of <b>gross floor area</b> ; and (C) in all other areas of the City, at a minimum rate of 4.0 for each 100 square metres of <b>gross floor area</b> .	20%	100%	50%
Fire Hall	<b>Parking spaces</b> must be provided at a minimum rate of 0.2 for each 100 square metres of <b>gross floor area</b> .	100%	100%	100%
<b>Funeral Home</b>	<b>Parking spaces</b> must be provided:  (A) in Policy Area 1 (PA1) and Policy Area 2 (PA2): (i) at a minimum rate of 1.0 for each 100 square metres of <b>gross floor area</b> ; and (ii) at a maximum rate of 4.0 for each 100 square metres of <b>gross floor area</b> ; and (B) in Policy Area 3 (PA3): (i) at a minimum rate of 2.0 for each 100 square metres of <b>gross floor area</b> ; and (ii) at a maximum rate of 5.0 for each 100 square metres of <b>gross floor area</b> ; and (C) in Policy Area 4 (PA4): (i) at a minimum rate of 3.0 for each 100 square metres of <b>gross floor area</b> ; and (ii) at a maximum rate of 6.0 for each 100 square metres of <b>gross floor area</b> ; and (D) in all other areas of the City at a minimum rate of 6.0 for each 100 square metres of <b>gross floor area</b> .	20%	100%	100%
<b>Gaming Establishment</b>	<b>Parking spaces</b> must be provided at a minimum rate of 25.0 for each 100 square metres of <b>gross floor area</b> .	100%	100%	100%
Golf Course	The minimum number of <b>parking space</b> to be provided is the greater of:  (A) 24; and (B) 3.5 for each 100 square metres of <b>gross floor area</b> of all buildings.	100%	100%	100%
Grocery Store	<b>Parking spaces</b> must be provided if the <b>gross floor area</b> used for grocery stores is greater than 200 square metres:	20%	100%	100%



	(A) in Policy Area 1 (PA1), Policy Area 2 (PA2), Policy Area 3 (PA3) and Policy Area 4 (PA4): (i) at a minimum rate of 1.0 for each 100 square metres of <b>gross floor area</b> ; and (ii) at a maximum rate of 4.5 for each 100 square metres of <b>gross floor area</b> ; and (B) in all other areas of the City, at a minimum rate of 2.5 for each 100 square metres of <b>gross floor area</b> ; and (C) if the <b>gross floor area</b> is 200 square metres or less, no <b>parking space</b> is required.			
<b>Group Home</b>	<b>Parking spaces</b> must be provided at a minimum rate of 2 for a <b>group home</b> .	100%	100%	100%
<b>Hospice Care Home</b>	<b>Parking spaces</b> must be provided at a rate of 0.3 for each <b>dwelling unit</b> and bed-sitting room.	100%	100%	100%
<b>Hospital</b>	<b>Parking spaces</b> must be provided :  (A) in Policy Area 1 (PA1), Policy Area 2 (PA2), Policy Area 3 (PA3) and Policy Area 4 (PA4) at: (i) a minimum rate of 0.4 for each 100 square metres of <b>gross floor area</b> ; and (ii) a maximum rate of 0.8 for each 100 square metres of <b>gross floor area</b> ; and (B) in all other areas of the City, at a minimum rate of 3.5 for each 100 square metres of <b>gross floor area</b> .	20%	100%	100%
<b>Hotel</b>	<b>Parking spaces</b> must be provided:  (A) in Policy Area 1 (PA1), Policy Area 2 (PA2), Policy Area 3 (PA3) and Policy Area 4 (PA4); (i) a minimum rate of 0.2 per 100 square metres of <b>gross floor area</b> ; (ii) a maximum rate of 1.0 per 100 square metres of <b>gross floor area</b> ; and (B) in all other areas of the City, at a minimum rate of 1.0 for each guest room.	80%	75%	100%
<b>Industrial Sales and Service</b>	<b>Parking spaces</b> must be provided at the same rate as a <b>retail store</b> .	100%	100%	0%
Industrial Skills Training	<b>Parking spaces</b> must be provided:  (A) in Policy Area 1 (PA1), Policy Area 2 (PA2) at a minimum rate of 2.0 for each 100 square metres of <b>gross floor area</b> ; (B) in Policy Area 3 (PA3) at a minimum rate of 2.5 for each 100 square metres of <b>gross floor area</b> ; (C) in Policy Area 4 (PA4) at a minimum rate of 3.0 for each 100 square metres of <b>gross floor area</b> ; and (D) in all other areas of the City, at a minimum rate of 5.0 for each 100 square metres of <b>gross floor area</b> .	100%	100%	0%
<b>Kennel</b>	<b>Parking spaces</b> must be provided at a minimum of 1 for each 100 square metres of pen area for animals.	100%	100%	0%
<b>Laboratory</b>	<b>Parking spaces</b> must be provided at the same rate as office.	100%	60%	0%
Library	<b>Parking spaces</b> must be provided:  (A) in Policy Area 1 (PA1), Policy Area 2 (PA2), Policy Area 3 (PA3), Policy Area 4 (PA4) at a minimum rate of 0.5 for each 100 square metres of <b>gross floor area</b> ; and (B) in all other areas of the City at a minimum rate of 1.3 for each 100 square metres of <b>gross floor area</b> .	25%	100%	100%
<b>Manufacturing Uses</b>	<b>Parking spaces</b> must be provided:	100%	100%	100%

	(A) in Policy Area 1 (PA1), Policy Area 2 (PA2), Policy Area 3 (PA3) and Policy Area 4 (PA4), at a minimum rate of 0.5 for each 100 square metres of <b>gross floor area</b> ; and (B) in all other areas of the City, at a minimum rate of 1.0 for each 100 square metres of <b>gross floor area</b> .			
Medical Office	<b>Parking spaces</b> must be provided:  (A) in Policy Area 1 (PA1) at: (i) a minimum rate of 0.3 for each 100 square metres of <b>gross floor area</b> ; and (ii) a maximum rate of 3.0 for each 100 square metres of <b>gross floor area</b> ; and (B) in Policy Area 2 (PA2) at: (i) a minimum rate of 1.0 for each 100 square metres of <b>gross floor area</b> ; and (ii) a maximum rate of 3.5 for each 100 square metres of <b>gross floor area</b> ; and (C) in Policy Area 3 (PA3) and Policy Area 4 (PA4) at: (i) a minimum rate of 1.5 for each 100 square metres of <b>gross floor area</b> ; and (ii) a maximum rate of 6.0 for each 100 square metres of <b>gross floor area</b> ; and (D) in all other areas of the City, at a minimum rate of 3.0 for each 100 square metres of <b>gross floor area</b> .	100%	100%	50%
Motel	<b>Parking spaces</b> must be provided:  (A) in Policy Area 1 (PA1), Policy Area 2 (PA2), Policy Area 3 (PA3) and Policy Area 4 (PA4): (i) a minimum rate of 0.2 per 100 square metres of <b>gross floor area</b> ; and (ii) a maximum rate of 1.0 per 100 square metres of <b>gross floor area</b> ; and (B) in all other areas of the City, at a minimum rate of 1.0 for each guest room.	80%	75%	100%
Municipal Shelter,	<b>Parking spaces</b> must be provided:  (A) at a minimum rate of 0.22 for each 100 square metres of <b>gross floor area</b> ; and (B) at a maximum rate of 1.5 for each 100 square metres of <b>gross floor area</b> .	100%	100%	100%
Museum	<b>Parking spaces</b> must be provided:  (A) in Policy Area 1 (PA1), Policy Area 2 (PA2), Policy Area 3 (PA3), Policy Area 4 (PA4) at a minimum rate of 0.5 for each 100 square metres of <b>gross floor area</b> ; and (B) in all other areas of the City at a minimum rate of 1.3 for each 100 square metres of <b>gross floor area</b> .	25%	100%	100%
Nightclub	<b>Parking spaces</b> must be provided at the minimum rate of:  (A) 3.0 for each 100 square metres for <b>gross floor area</b> in Policy Area 1 (PA1) ; (B) 4.5 for each 100 square metres for <b>gross floor area</b> in Policy Area 2 (PA2); (C) 5.5 for each 100 square metres for <b>gross floor area</b> in Policy Area 3 (PA3) and Policy Area 4 (PA4); and (D) 7.0 for each 100 square metres for <b>gross floor area</b> in all other areas of the City.	20%	50%	100%
Nursing Home	<b>Parking spaces</b> must be provided at a rate of 0.3 for each <b>dwelling unit</b> and <b>bed-sitting room</b> .	100%	100%	100%

Office (excluding Medical office)	<p><b>Parking spaces</b> must be provided:</p> <p>(A) in Policy Area 1 (PA1) at:  (i) a minimum rate of 0.35 for each 100 square metres of <b>gross floor area</b>; and  (ii) a maximum rate of 0.8 for each 100 square metres of <b>gross floor area</b>; and  (B) in Policy Area 2 (PA2) at:  (i) a minimum rate of 1.0 for each 100 square metres of <b>gross floor area</b>; and  (ii) a maximum rate 1.4 for each 100 square metres of <b>gross floor area</b>; and  (C) in Policy Area 3 (PA3) and Policy Area 4 (PA4) at:  (i) a minimum rate of 1.0 for each 100 square metres of <b>gross floor area</b>; and  (ii) a maximum rate of 2.0 for each 100 square metres of <b>gross floor area</b>; and  (D) in all other areas of the City, at a minimum rate of 1.5 for each 100 square metres of <b>gross floor area</b>.</p>	100%	60%	0%
<b>Park</b>	<p><b>Parking spaces</b> must be provided:</p> <p>(A) for a <b>building</b> with a <b>recreation use</b> and located in the OR zone:  (i) at a minimum 0.25 for each 100 square metres of <b>gross floor area</b> if it is located in Policy Areas 1 through 4; and  (ii) at a minimum rate of 1.0 for each 100 square metres of <b>gross floor area</b> if not located in Policy Areas 1 through 4; and  (B) for an arena located in the OR zone at a minimum rate of 3.0 for each 100 square metres of <b>gross floor area</b>.</p>	100%	100%	100%
<b>Performing Arts Studio</b>	<p><b>Parking spaces</b> must be provided:</p> <p>(A) in Policy Area 1 (PA1), Policy Area 2 (PA2), and Policy Area 3 (PA3) and Policy Area 4 (PA4);  (i) at a minimum rate of 0.5 for each 100 square metres of <b>gross floor area</b>; and  (ii) at a maximum rate of 1.3 for each 100 square metres of <b>gross floor area</b>; and  (B) in all other areas of the City, at a minimum rate of 3.0 for each 100 square metres of <b>gross floor area</b>.</p>	10%	100%	100%
<b>Personal Service Shop</b>	<p><b>Parking spaces</b> must be provided if the <b>gross floor area</b> used for <b>personal service shops</b> is greater than 200 square metres:</p> <p>(A) in Policy Area 1 (PA1) at a:  (i) minimum rate of 1.0 for each 100 square metres of <b>gross floor area</b>; and  (ii) maximum rate of 3.5 for each 100 square metres of <b>gross floor area</b>; and  (B) in Policy Area 2 (PA2), Policy Area 3 (PA3) and Policy Area 4 (PA4) at a:  (i) minimum rate of 1.0 for each 100 square metres of <b>gross floor area</b>; and  (ii) maximum rate of 4.0 for each 100 square metres of <b>gross floor area</b>; and  (C) in all other areas of the City at a minimum rate of 1.5 for each 100 square metres of <b>gross floor area</b>; and  (D) if the <b>gross floor area</b> is 200 square metres or less, no <b>parking space</b> is required.</p>	20%	100%	100%
<b>Pet Services</b>	<b>Parking spaces</b> must be provided at the same rate as a <b>retail store</b> .	20%	100%	100%

<b>Place of Assembly</b>	<p><b>Parking spaces</b> must be provided at the minimum rate of:</p> <p>(A) 3.0 for each 100 square metres for <b>gross floor area</b> in Policy Area 1 (PA1) ;</p> <p>(B) 4.5 for each 100 square metres for <b>gross floor area</b> in Policy Area 2 (PA2);</p> <p>(C) 5.5 for each 100 square metres for <b>gross floor area</b> in Policy Area 3 (PA3) and Policy Area 4 (PA4); and</p> <p>(D) 7.0 for each 100 square metres for <b>gross floor area</b> in all other areas of the City.</p>	25%	50%	100%
<b>Place of Worship</b>	<p><b>Parking spaces</b> must be provided at the greater of :</p> <p>(A) if there is permanent or fixed seating in a <b>Place of Worship</b> and:</p> <p>(i) if it is in Policy Area 1 (PA1) at:</p> <p>(a) a minimum rate of 9.0 for each 100 square metres of worship area; and</p> <p>(b) a maximum rate of 18.0 for each 100 square metres of worship area; and</p> <p>(ii) if it is in Policy Area 2 (PA2) at:</p> <p>(a) a minimum rate of 15.0 for each 100 square metres of worship area; and</p> <p>(b) a maximum rate of 23.0 for each 100 square metres of worship area; and</p> <p>(iii) if it is in Policy Area 3 (PA3) or Policy Area 4 (PA4) at:</p> <p>(a) a minimum rate of 18.0 for each 100 square metres of worship area; and</p> <p>(b) a maximum rate of 29.0 for each 100 square metres of worship area; and</p> <p>(iv) at a minimum rate of 23.0 for each 100 square metres of worship area if it is located in any other area of the City; and</p> <p>(B) if there is no seating or variable seating in a <b>Place of Worship</b> and:</p> <p>(i) if it is in Policy Area 1 (PA1) at:</p> <p>(a) a minimum rate of 11.0 for each 100 square metres of worship area; and</p> <p>(b) a maximum rate of 22.0 for each 100 square metres of worship area; and</p> <p>(ii) if it is in Policy Area 2 (PA2) at:</p> <p>(a) a minimum rate of 18.0 for each 100 square metres of worship area; and</p> <p>(b) a maximum rate of 27.0 for each 100 square metres of worship area; and</p> <p>(iii) if it is in Policy Area 3 and Policy Area 4 (PA4)at :</p> <p>(a) a minimum rate of 22.0 for each 100 square metres of worship area; and</p> <p>(b) a maximum rate of 33.0 for each 100 square metres of worship area; and</p> <p>(iv) at a minimum rate of 27.0 for each 100 square metres of worship area if it is located in any other area of the City; or</p> <p>(C) the required minimum parking rate for all other permitted uses on the lot.</p>	100%	100%	100%
Police Station	<b>Parking spaces</b> must be provided at a minimum rate of 0.2 for each 100 square metres of <b>gross floor area</b> .	100%	100%	100%
<b>Post Secondary School</b>	<b>Parking spaces</b> must be provided at a minimum rate of:	50%	100%	50%

	(A) in Policy Area 1 (PA1), Policy Area 2 (PA2) and Policy Area 3 (PA3), 0.1 for each 100 square metres of <b>gross floor area</b> ; (B) in Policy Area 4 (PA4), 1.0 for each 100 square metres of <b>gross floor area</b> ; and (C) in all other areas of the City, 2.0 for each 100 square metres of <b>gross floor area</b> .			
<b>Private School</b>	<b>Parking spaces</b> must be provided:  (A) in Policy Area 1 (PA1) at: (i) a minimum rate of 0.15 for each 100 square metres of <b>gross floor area</b> ; and (ii) a maximum rate of 0.3 for each 100 square metres of <b>gross floor area</b> ; and (B) in Policy Area 2 (PA2) and Policy Area 3 (PA3) at: (i) a minimum rate of 0.5 for each 100 square metres of <b>gross floor area</b> ; and (ii) a maximum rate of 1.0 for each 100 square metres of <b>gross floor area</b> ; and (C) in Policy Area 4 (PA4) at: (i) a minimum rate of 1.0 for each 100 square metres of <b>gross floor area</b> ; and (ii) at a maximum rate of 2.0 for each 100 square metres of <b>gross floor area</b> ; and (D) in all other areas of the City, at a minimum rate of 1.5 for each 100 square metres of <b>gross floor area</b> .	100%	100%	20%
<b>Production Studio</b>	<b>Parking spaces</b> must be provided:  (A) in Policy Area 1 (PA1) at: (i) a minimum rate of 0.35 for each 100 square metres of <b>gross floor area</b> ; and (ii) a maximum rate of 0.8 for each 100 square metres of <b>gross floor area</b> ; and (B) in Policy Area 2 (PA2) at: (i) a minimum rate of 1.0 for each 100 square metres of <b>gross floor area</b> ; and (ii) a maximum rate 1.4 for each 100 square metres of <b>gross floor area</b> ; and (C) in Policy Area 3 (PA3) and Policy Area 4 (PA4) at: (i) a minimum rate of 1.0 for each 100 square metres of <b>gross floor area</b> ; and (ii) a maximum rate of 2.0 for each 100 square metres of <b>gross floor area</b> ; and (D) in all other areas of the City, at a minimum rate of 1.5 for each 100 square metres of <b>gross floor area</b> .	100%	60%	0%
<b>Public School</b>	<b>Parking spaces</b> must be provided:  (A) in Policy Area 1 (PA1) at: (i) a minimum rate of 0.15 for each 100 square metres of <b>gross floor area</b> ; and (ii) a maximum rate of 0.3 for each 100 square metres of <b>gross floor area</b> ; and (B) in Policy Area 2 (PA2) and Policy Area 3 (PA3) at: (i) a minimum rate of 0.5 for each 100 square metres of <b>gross floor area</b> ; and (ii) a maximum rate of 1.0 for each 100 square metres of <b>gross floor area</b> ; and (C) in Policy Area 4 (PA4) at: (i) a minimum rate of 1.0 for each 100 square metres of <b>gross floor area</b> ; and	100%	100%	20%

	(ii) a maximum rate of 2.0 for each 100 square metres of <b>gross floor area</b> ; and (D) in all other areas of the City, at a minimum rate of 1.5 for each 100 square metres of <b>gross floor area</b> .			
Railway Service and Repair Yard; Railway Station	<b>Parking spaces</b> must be provided at a minimum rate of 0.1 per 100 square metres of <b>gross floor area</b> .	100%	100%	50%
<b>Recreation Use</b>	<b>Parking spaces</b> must be provided:  (A) in Policy Area 1 (PA1), Policy Area 2 (PA2), and Policy Area 3 (PA3) and Policy Area 4 (PA4): (i) at a minimum rate of 0.5 for each 100 square metres of <b>gross floor area</b> ; and (ii) at a maximum rate of 1.3 for each 100 square metres of <b>gross floor area</b> ; and (B) in all other areas of the City, at a minimum rate of 3.0 for each 100 square metres of <b>gross floor area</b> .	25%	100%	100%
<b>Religious Education Use</b>	<b>Parking spaces</b> must be provided:  (A) in Policy Area 1 (PA1): (i) at a minimum rate of 0.15 for each 100 square metres of <b>gross floor area</b> ; and (ii) at a maximum rate of 0.3 for each 100 square metres of <b>gross floor area</b> ; and (B) in Policy Area 2 (PA2) and Policy Area 3 (PA3): (i) at a minimum rate of 0.5 for each 100 square metres of <b>gross floor area</b> ; and (ii) at a maximum rate of 1.0 for each 100 square metres of <b>gross floor area</b> ; and (C) in Policy Area 4 (PA4): (i) at a minimum rate of 1.0 for each 100 square metres of <b>gross floor area</b> ; and (ii) at a maximum rate of 2.0 for each 100 square metres of <b>gross floor area</b> ; and (D) in all other areas of the City, at a minimum rate of 1.5 for each 100 square metres of <b>gross floor area</b> .	100%	100%	20%
<b>Religious Residence</b>	<b>Parking spaces</b> must be provided at a minimum rate of 1.0 for each 10 <b>bed-sitting rooms</b> or <b>dwelling units</b> .	100%	100%	100%
<b>Residential Care Home</b>	<b>Parking spaces</b> must be provided:  (A) at a minimum rate of 0.22 for each 100 square metres of <b>gross floor area</b> ; and (B) at a maximum rate of 1.5 for each 100 square metres of <b>gross floor area</b> .	100%	100%	100%
<b>Respite Care Facility</b>	<b>Parking spaces</b> must be provided at a rate of 0.3 for each <b>dwelling unit</b> and <b>bed-sitting room</b> .	100%	100%	100%
<b>Retail Store</b>	<b>Parking spaces</b> must be provided if the <b>gross floor area</b> on a lot is more than 200 square metres:  (A) in Policy Area 1 (PA1) at a: (i) minimum of 1.0 for each 100 square metres of <b>gross floor area</b> ; and (ii) maximum of 3.5 for each 100 square metres of <b>gross floor area</b> ; and (B) in Policy Area 2 (PA2), Policy Area 3 (PA3) and Policy Area 4 (PA4) at: (i) minimum of 1.0 for each 100 square metres of <b>gross floor area</b> ; and (ii) maximum of 4.0 for each 100 square metres of <b>gross floor area</b> ; and (C) in all other areas of the City:	20%	100%	100%

	(i) if the <b>gross floor area</b> is more than 200 square metres and less than 10,000 square metres, at a minimum rate of 1.5 for each 100 square metres of <b>gross floor area</b> ; and (ii) if the <b>gross floor area</b> is 10,000 square metres or more but less than 20,000 square metres, at a minimum rate of 3.0 for each 100 square metres of <b>gross floor area</b> ; and (iii) if the <b>gross floor area</b> is 20,000 square metres or more, at a minimum rate of 6.0 for each 100 square metres of <b>gross floor area</b> ; and (D) if the <b>gross floor area on a lot</b> is 200 square metres or less, no <b>parking space</b> is required.			
<b>Retail Service</b>	<b>Parking spaces</b> must be provided at the same rate as a <b>retail store</b> .	100%	100%	20%
<b>Retirement Home</b>	<b>Parking spaces</b> must be provided at a rate of 0.3 for each <b>dwelling unit</b> and <b>bed-sitting room</b> .	100%	100%	100%
<b>Secondary Suite</b>	<b>Parking spaces</b> must be provided at a minimum rate of 1.0 for each <b>secondary suite</b> in excess of one. [549-2019]	100%	100%	100%
<b>Self Storage Warehouse</b>	(See <b>Warehouse</b> , self storage)			
<b>Seniors Community House</b>	<b>Parking spaces</b> must be provided at a minimum rate of 1.0 per <b>building</b> .			
<b>Service Shop</b>	<b>Parking spaces</b> must be provided if the <b>gross floor area</b> is more than 200 square metres: (A) in Policy Area 1 (PA1) at a: (i) minimum rate of 1.0 for each 100 square metres of <b>gross floor area</b> ; and (ii) maximum rate of 3.5 for each 100 square metres of <b>gross floor area</b> ; and (B) in Policy Area 2 (PA2), Policy Area 3 (PA3) and Policy Area 4 (PA4) at: (i) minimum rate of 1.0 for each 100 square metres of <b>gross floor area</b> ; and (ii) maximum rate of 4.0 for each 100 square metres of <b>gross floor area</b> ; and (C) in all other areas of the City a minimum rate of 1.5 for each 100 square metres of <b>gross floor area</b> ; and (D) if the <b>gross floor area</b> is 200 square metres or less, no parking space is required.	100%	100%	100%
<b>Software Development and Processing</b>	<b>Parking spaces</b> must be provided at the same rate as an office.	100%	100%	10%
<b>Vehicle Dealership</b>	<b>Parking spaces</b> must be provided:  (A) in Policy Area 1 (PA1), Policy Area 2 (PA2), Policy Area 3 (PA3) and Policy Area 4 (PA4): (i) at a minimum rate of 1.0 for each 100 square metres of <b>gross floor area</b> ; and (ii) at a maximum rate of 1.5 for each 100 square metres of <b>gross floor area</b> ; and (B) in all other areas of the City at a minimum rate of 3.0 for each 100 square metres of <b>gross floor area</b> .	100%	100%	100%
<b>Vehicle Depot</b>	<b>Parking spaces</b> must be provided:  (A) in Policy Area 1 (PA1), Policy Area 2 (PA2) and Policy Area 3 (PA3) at a minimum rate of 0.1 for each 100 square metres of <b>gross floor area</b> ; and (B) in all other areas of the City at a minimum rate of 0.2 for each 100 square metres of <b>gross floor area</b> .	100%	100%	50%
<b>Vehicle Fuel Station</b>	<b>Parking spaces</b> must be provided:	100%	100%	100%

	(A) in Policy Area 1 (PA1), Policy Area 2 (PA2) and Policy Area 3 (PA3) at a minimum rate of 2.5 for each 100 square metres of <b>gross floor area</b> ; (B) in Policy Area 4 (PA4) at a minimum rate of 3.0 for each 100 square metres of <b>gross floor area</b> ; and (C) in all other areas of the City at a minimum rate of 3.5 for each 100 square metres of <b>gross floor area</b> .			
<b>Vehicle Service Shop</b>	<b>Parking spaces</b> must be provided at a minimum rate of 3.5 for each 100 square metres of <b>gross floor area</b> .	100%	100%	100%
<b>Vehicle Repair Shop</b>	<b>Parking spaces</b> must be provided at a minimum rate of 3.5 for each 100 square metres of <b>gross floor area</b> .	100%	100%	100%
<b>Veterinary Hospital</b>	<b>Parking spaces</b> must be provided: (A) in Policy Area 1 (PA1) at a minimum rate of 0.4 for each 100 square metres of <b>gross floor area</b> and at a maximum rate of 0.8 for each 100 square metres of <b>gross floor area</b> ; and (B) in the rest of the City at a minimum rate of 1 for each 100 square metres of <b>gross floor area</b> .	100%	100%	100%
<b>Visitation Centre</b>	<b>Parking spaces</b> must be provided at a minimum rate of 2.0 for each 100 square metres of <b>gross floor area</b> .	100%	100%	100%
<b>Warehouse</b>	<b>Parking spaces</b> must be provided at a minimum rate of 1.0 for each 100 square metres of <b>gross floor area</b> up to 2750 square metres; plus 0.5 for each 100 square metres of <b>gross floor area</b> in excess of 2750 square metres.	100%	100%	50%
<b>Warehouse, Self Storage</b>	<b>Parking spaces</b> must be provided at a minimum rate of 0.6 for each 100 square metres of <b>gross floor area</b> .	100%	100%	50%
<b>Wholesaling Use</b>	<b>Parking spaces</b> must be provided at the same rate as a <b>retail store</b> .	100%	100%	50%

#### (6) Parking Space Rates - Multiple Uses on a Lot

If there are multiple uses on a **lot**, the respective **parking space** rate for each use on the **lot** applies and the total number of required **parking spaces** is the cumulative total for all uses.

#### (7) Shared Parking Space Calculation (Minimum)

In Policy Area 1 (PA1), Policy Area 2 (PA2), Policy Area 3 (PA3), Policy Area 4 (PA4), the minimum number of **parking spaces** required for a **lot** is determined as follows:

- (A) for each of the morning, afternoon and evening parking periods Table 200.5.10.1, the minimum number of **parking spaces** required for each use, is calculated using the respective **parking space** rate and occupancy rate;
- (B) the minimum number of **parking spaces** required for each parking period is the total of the **parking spaces** required for all uses during that parking period; and
- (C) the minimum number of **parking spaces** required for the **lot** is equal to the largest number of **parking spaces** required for any parking period.

#### (8) Interpretation of Minimum and Maximum Parking Space Requirement

If Table 970.10.15.5 - Parking Space Rates and Parking Space Occupancy has a minimum and maximum number of **parking spaces** for a use, the number of **parking**



**spaces** for that use listed on the Table may not:

- (A) be less than the required minimum; and
- (B) exceed the permitted maximum.

(9) Place of Worship Parking Rates

For the purpose of calculating **parking space** requirements for a **place of worship**, the "worship area" means 90% of the area in a **place of worship** used for the expression of worship through religious services, rites or ceremonies.

(10) Policy Area 1 (PA1) Parking Space Reduction for Bicycle Parking Spaces

In Policy Area 1 (PA1) the total minimum number of **vehicle parking spaces** required on a **lot** may be reduced at a rate of 1 **vehicle parking space** for each 5 **bicycle parking spaces** provided in excess of the minimum number of **bicycle parking spaces** required by Chapter 230 if the reduction of **vehicle parking space** is not greater than 20% of the total minimum **vehicle parking spaces** required

(11) Parking Rates – Accessible Parking Spaces

If the total **parking space** requirement is 5 or more, clearly identified off- street accessible **parking spaces** must be provided on the same **lot** as every **building** or **structure** erected or enlarged, as follows:

- (A) if the number of required **parking spaces** is less than 13, a minimum of 1 **parking space** must comply with all regulations for an accessible **parking space** in Section 200.15;
- (B) if the number of required **parking spaces** is 13 to 100, a minimum of 1 **parking space** for every 25 **parking spaces** or part thereof must comply with all regulations for an accessible **parking space** in Section 200.15; and
- (C) if the number of required **parking spaces** is more than 100, a minimum of 5 **parking spaces** plus 1 **parking space** for every 50 **parking spaces** or part thereof in excess of 100 **parking spaces**, must comply with all regulations for an accessible **parking space** in Section 200.15.

(12) Accessible Parking Space Requirement for Medical Offices and Clinics

A minimum of 10 percent of the required **parking spaces** for a medical office or clinic established after May 26, 2017, must comply with all regulations for an accessible **parking space** in Section 200.15 and any accessible **parking spaces** **lawfully existing** on the **lot** must be retained.

**970.10.15.10 Residential Zone Category Requirements**

(1) Gross Floor Area Calculations for a Residential Building Other than an Apartment Building

In the Residential Zone category, the **gross floor area** of a **residential building**, other than an **apartment building**, may be reduced by:

- (A) the floor area of the **basement**;
- (B) the area of a void in a floor if there is a vertical clearance of more than 4.5 metres between the top of the floor below the void and the ceiling directly above it, to a maximum of 10% of the permitted maximum **gross floor area** for the **building**;
- (C) the area of required **parking spaces** in the **building**; and
- (D) in addition to (C) above, the area used for one additional **parking space** in a **detached house** on a **lot** with a **lot frontage** of more than 12.0 metres.

(2) Detached Private Garages Situated on More than One Lot

Despite regulation 10.5.60.20(3) and (6), if an **ancillary building** or **structure** contains the required **parking spaces** for **dwelling units** on abutting **lots** in the Residential Zone category, it may be located on the common **side lot line**

(3) Parking Space Location for Apartment Buildings

In the Residential Zone category, a minimum of 50% of the required **parking spaces** for an **apartment building**, other than required visitor **parking spaces**, must be in a **building** or underground **structure**.

(4) Parking Space for a Secondary Suite

Despite regulation 10.5.80.10(3), in the Residential Zone category a required **parking space** for a **secondary suite** may be in the **front yard** if it is on a **driveway**.

(5) Lot Coverage Requirement for Ancillary Buildings and Structures

Despite regulation 10.5.60.70(1), in the R zone, the area of the **lot** covered by **ancillary buildings** and **structures** may not exceed 5% of the **lot area**, except for the following:

- (A) the water surface area of an outdoor swimming pool or other **ancillary structure** used to hold water, if they comply with regulation 10.5.60.70(2); and
- (B) **ancillary buildings** or **structures** containing required **parking spaces**.

(6) Conversion of a Parking Space in a Building to Habitable Space

A **parking space** located inside a **building** on a **lot** in the R zone, other than an **ancillary building**, may be converted to habitable space and no further **parking space** is required if:

- (A) the **lot** has:

- (i) a **lot frontage** of 7.6 metres or less; or
- (ii) a **lot frontage** greater than 7.6 metres, and the elevation of the floor of the **vehicle** entrance is below **established grade**;
- (B) the required **parking space** is in a **detached house**, a **semi-detached house** or a **townhouse**;
- (C) **vehicle** entrance to the **parking space** is in the front **main wall**; and
- (D) the **driveway** leading to the **vehicle** entrance in the **building** is removed, and any **front yard** depression in the ground is filled to **established grade**.

#### **970.10.15.40 Commercial Residential Zone Category Requirements**

##### (1) Gross Floor Area Calculations for a Townhouse in the Commercial Residential Zone Category

In the Commercial Residential Zone category, the **gross floor area** of a **townhouse** may be reduced by:

- (A) the floor area of the **basement**, unless the **established grade** is higher than the average elevation of the ground along the rear **main wall** of the **residential building** by 2.5 metres or more, in which case the **gross floor area** of the **building** may be reduced by 50% of the floor area of the **basement**;
- (B) the area of a void in a floor if there is a vertical clearance of more than 4.5 metres between the top of the floor below the void and the ceiling directly above it, to a maximum of 10% of the permitted maximum **gross floor area** for the **building**; and
- (C) the area of required **parking spaces** in the **building**.

##### (2) Policy Area 1 Parking Space Exemption

In a CR zone in Policy Area 1, no **parking spaces** are required for the following uses, if the **interior floor area** of all these uses, does not exceed 1.0 times the area of the **lot**:

- (A) **Artist Studio**;
- (B) **Custom Workshop**;
- (C) **Financial Institution**;
- (D) **Funeral Home**;
- (E) **Office**;
- (F) **Performing Arts Studio**;
- (G) **Personal Service Shop**;
- (H) **Pet Services**;
- (I) **Retail Services**;
- (J) **Retail Store**; and
- (K) **Service Shop**.

#### **970.10.15.50 Commercial Residential Employment Zone Category Requirements**

##### (1) Gross Floor Area Calculations for a Detached House, Semi-Detached House,

Townhouse, Duplex, Triplex, or Fourplex in a Commercial Residential Employment Zone Category

In the Commercial Residential Employment Zone category, the **gross floor area** of a **detached house, semi-detached house, townhouse, duplex, triplex, or fourplex** may be reduced by:

- (A) the floor area of the **basement**, unless the **established grade** is higher than the average elevation of the ground along the rear **main wall** of the **residential building** by 2.5 metres or more, in which case the **gross floor area** of the **building** may be reduced by 50% of the floor area of the **basement**;
- (B) the area of a void in a floor if there is a vertical clearance of more than 4.5 metres between the top of the floor below the void and the ceiling directly above it, to a maximum of 10% of the permitted maximum **gross floor area** for the **building**; and
- (C) the area of required **parking spaces** in the **building**; and
- (D) in addition to (C) above, the area used for one additional **parking space** in a **detached house** on a **lot** with a **lot frontage** of more than 12.0 metres.

(2) Parking Exception for Change of Non-Residential Use

In a CRE zone in Policy Area 1 (PA1), if a change of non-residential use is proposed for a **lawfully existing building** or to a **building** that was erected pursuant to a building permit issued on or before March 7, 1983, and a minimum of 75% of the **lot area** is occupied by the **building**:

- (A) additional **parking spaces** are not required for a non-residential use; and
- (B) the number of **lawful parking spaces** on the **lot** may not be reduced.

**970.10.15.60 Employment Industrial Zone Category Requirements**

(1) Parking in Street Yard

In the Employment Industrial Zone category a required **parking space** in a **street yard** is subject to the following:

- (A) the **parking space** must be at least 3.0 metres from the **front lot line** and **side lot lines**; and
- (B) the **parking space** must be at a right angle to the **driveway** that provides **vehicle** access from the **street** to a parking area.

41. Zoning By-law No. 569-2013, as amended, is further amended by adding a new Section 995.50 Parking Zone Overlay Map and a new Parking Zone Overlay Map, as shown on Diagram [--] attached to this By-law.

Enacted and passed on December ##, 2021.

Frances Nunziata,  
Speaker

John Elvidge,  
City Clerk

(Seal of the City)



**Parking Zone  
Areas Overlay  
Index Map**