

Authority: Planning and Transportation Committee Report 3, Clause 1, as adopted by City of Toronto Council on May 23, 24 and 25, 2006, and Notice of Motion M60, as adopted by City of Toronto Council on May 23, 24 and 25, 2007
Enacted by Council: May 25, 2007

CITY OF TORONTO

BY-LAW No. 494-2007

To amend the General Zoning By-law No. 438-86 of the former City of Toronto, as amended, with respect to the dimensions of a parking space.

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

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

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

1. Section 2(1) Definitions of By-law No. 438-86 of the former City of Toronto, as amended, is further amended by deleting the definition of “parking space” and replacing it with the following definition of “parking space”:

“*parking space*” means:

- (i) an unimpeded area that has dimensions not less than those prescribed by subsection 4(17) Minimum Parking Space Dimensions, and that except in the case of *alternative housing*, a *rooming house*, a *converted house*, or a *converted dwelling and rooming house* where the total number of required *parking spaces* is three or less, is readily accessible at all times for the parking and removal of a motor vehicle without the necessity of moving another motor vehicle; or
 - (ii) a parking space within a *parking stacker*;
2. Section 4 Regulations Applying to all Use Districts of By-law No. 438-86 of the former City of Toronto, as amended, is further amended by adding the following as a new subsection 4(17):

“(17) Minimum Parking Space Dimensions

A parking space shall have the following minimum dimensions:

- (a) The minimum dimensions of a *parking space*, accessed by a one-way or two-way drive aisle having a width of 6.0 metres or more measured at the entrance to the *parking space*, shall be:
 - length 5.6 metres
 - height 2.0 metres
 - width 2.6 metres

except that the minimum required width of a *parking space* shall be increased by 0.3 metres for each side of the *parking space* that is obstructed in accordance with paragraph (e) below.

- (b) The minimum dimensions of a *parking space*, accessed by a one-way or two-way drive aisle having a width of less than 6.0 metres measured at the entrance to the *parking space*, shall be:

- length 5.6 metres
- height 2.0 metres
- width 3.0 metres

except that the minimum required width of a *parking space* shall be increased by 0.3 metres when one or both sides of the *parking space* is obstructed in accordance with paragraph (e) below.

- (c) Despite paragraphs (a) and (b) above, the minimum dimensions for a parallel *parking space* shall be:

- length 6.7 metres
- height 2.0 metres
- width 2.6 metres

except that the minimum required width of a *parking space* shall be increased by 0.3 metres when one side of the *parking space* is obstructed in accordance with paragraph (e) below.

- (d) Every *parking space* shall have a minimum unobstructed vertical clearance of 2.0 metres for the entire length and width of the *parking space*.

- (e) For the purposes of this subsection 4(17), the side of a *parking space* is obstructed when any part of a fixed object such as, but not limited to, a wall, column, bollard, fence or pipe is situated:

- (i) within 0.3 metres of the side of the *parking space*, measured at right angles, and
- (ii) more than 1.0 metres from the front or rear of the *parking space*.

- (f) Despite paragraphs (a) to (e) above,

- (i) where a site-specific amendment to By-law No. 438-86, as amended, has been passed by Council between January 1, 2003 and April 30, 2007, or is the result of an Order of the Ontario Municipal Board respecting an appeal filed between January 1, 2003 and April 30, 2007, which specifies *parking space*

dimensions, the minimum *parking space* dimensions shall be in accordance with the amending by-law that has come into force,

- (ii) where a site-specific amendment to By-law No. 438-86, as amended, has been passed by Council between January 1, 2003 and April 30, 2007, or is the result of an Order of the Ontario Municipal Board respecting an appeal filed between January 1, 2003 and April 30, 2007, which does not specify *parking space* dimensions, the minimum *parking space* dimensions shall be: 5.9 metres in length and 2.6 metres in width,
- (iii) for developments in the *Fort York Neighbourhood*, *parking space* dimensions shall be 5.9 metres in length and 2.6 metres in width unless otherwise specified in an in-force zoning by-law, and
- (iv) for the development on the lands known in the year 2006 as 262-264 St. Clair Avenue West and 288 Russell Hill Road, *parking space* dimensions shall be 5.9 metres in length and 2.6 metres in width.”

ENACTED AND PASSED this 25th day of May, A.D. 2007.

SANDRA BUSSIN,
Speaker

ULLI S. WATKISS
City Clerk

(Corporate Seal)