

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

CITY OF TORONTO

BY-LAW No. 498-2007

To amend By-laws Nos. 1916 and 6752 for the former Borough of East York 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. The former Borough of East York Zoning By-law No. 1916, as amended, is further amended as follows:

- (a) SECTION 2 – DEFINITIONS is amended by deleting the definition of “parking space” contained in subsection 2.67.a and replacing it with the following definition of “parking space”:

“PARKING SPACE

“Parking Space” shall mean an area having the minimum dimensions set out in Section 5.40, which is suitable for the parking of a motor vehicle and accessible to such vehicle without the necessity of moving or removing other vehicles.”

- (b) SECTION 5 – GENERAL PROVISIONS TO ALL ZONES is amended by deleting **Section 5.32 Tandem Parking – Second Suites** and replacing it with the following, so that it reads:

“5.32 Tandem Parking – Second Suites

Notwithstanding section 2.67.a of this By-law, where an additional Dwelling Unit is permitted in a Dwelling Detached One-Family or a Dwelling Semi-Detached under the provisions of section 6.1.2 of this By-law or is permitted by the *Planning Act*, one of the required parking spaces on any Lot may be a Tandem Parking Space and may be located in front of the Main Front Wall of the Dwelling.”

- (c) SECTION 5 – GENERAL PROVISIONS TO ALL ZONES is amended by adding **Section 5.40 Parking Space Dimensions**, so that it reads:

“5.40 Parking Space 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 subsection (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 are obstructed in accordance with subsection (e) below.

- (c) Despite subsections (a) and (b) above, the minimum dimensions of 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 subsection (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 by-law, 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 subsections 5.40 (a) to (e) above:
 - (i) where a site-specific amendment to By-law No. 1916, 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, or
 - (ii) where a site-specific amendment to By-law No. 1916, 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: not less than 5.5 m in length and 14.5 m² in area, except for Tandem Parking Spaces referred to in subsection 5.32 which shall be not less than 1.98 metres wide and not less than 4.6 metres long; but if any part of a Tandem Parking Space is located immediately abutting any Structure, such space shall not be less than 2.4 metres wide.”
2. The former Borough of East York Zoning By-law No. 6752, as amended, is further amended as follows:
- (a) SECTION 4 – DEFINITIONS is amended by deleting the definition of “parking space” contained in subsection 4.23 and replacing it with the following definition of “parking space”:

“PARKING SPACE

Shall mean a rectangular, well-drained, hard surfaced, dust-free area for the parking of a motor vehicle, located on the same lot as the building for which it is provided, having adequate uninterrupted vehicular access to a public street or lane, and having minimum dimensions as set out in section 5.40.”

- (b) SECTION 5 – GENERAL PROVISIONS is amended by adding the following:

“5.40 Parking Space 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 subsection (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 are obstructed in accordance with subsection (e) below.

- (c) Despite subsections (a) and (b) above, the minimum dimensions of 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 subsection (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 by-law, 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 subsections 5.40 (a) to (e) above:
 - (i) where a site-specific amendment to By-law No. 6752, 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, or
 - (ii) where a site-specific amendment to By-law No. 6752, 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: not less than 2.4 m in width and 16.5 m² in area, except for Tandem Parking Spaces referred to in subsection 5.24 which shall not be less than 4.6 metres long, but if any part of a Tandem Parking Space is located immediately abutting any Structure, such space shall be not less than 2.4 metres wide.”
- (c) SECTION 5 – GENERAL PROVISIONS TO ALL ZONES is amended by deleting **Section 5.24 Tandem Parking – Second Suites** and replacing it with the following so that it reads:

“5.24 Tandem Parking – Second Suites

Notwithstanding section 4.23 of this By-law, where an additional Dwelling Unit is permitted in a One-Family Detached Dwelling or a Semi-Detached Dwelling under the provisions of Section 7.1.3 of this By-law or is permitted by the *Planning Act*, one of the required parking spaces on any Lot may be a Tandem Parking Space. Each Tandem Parking Space shall be rectangular, well drained, hard surfaced, dust free areas located on the same Lot as the building for which it is provided, and each such space may be located in front of the Main Front Wall of the Dwelling.”

- (d) SECTION 8.C – Mixed Commercial Industrial (MCI) Zone is amended by deleting Section 8.C.2 j) i) and replacing it with the following so that it reads:

“8.C.2 j) Parking and Loading Area Requirements

- (i) (a) Parking space dimensions shall be governed by the provisions of Section 5.40 of this By-law.
- (b) Despite subsection (a):
- (1) where a site-specific amendment to By-law No. 6752, 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, or
- (2) where a site-specific amendment to By-law No. 6752, 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: 2.5 metres in width and 5.8 metres in length, and in the case of parallel parking, a width of not less than 2.5 metres and a length of not less than 6.5 metres.”
- (e) SECTION 9 – HPI Zones is amended by deleting Section 9.5 d) and replacing it with the following so that it reads:

“9.5 Standards for Parking Lots and Driveways

- (d) (i) Parking space dimensions shall be governed by the provisions of Section 5.40 of this By-law.
- (ii) Despite subsection (i):
- (1) where a site-specific amendment to By-law No. 6752, 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, or

- (2) where a site-specific amendment to By-law No. 6752, 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: 2.4 metres in width and 6.0 metres in length.”

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

SANDRA BUSSIN,
Speaker

ULLI S. WATKISS
City Clerk

(Corporate Seal)