

Authority: Planning and Growth Management Committee Item PG20.1, as adopted by City of Toronto Council on May 24, 25 and 26, 2017

## CITY OF TORONTO

### BY-LAW 579-2017

#### To amend Zoning By-law 569-2013, as amended, with respect to changes to the accessible parking space requirements.

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 enacts:

1. By-law 569-2013, as amended, is further amended by deleting Section 200.15 Accessible Parking and replacing it with the following so that it reads:

#### **200.15 Regulations Applying to Accessible Parking Spaces**

##### **200.15.1 General**

- (1) Accessible Parking Space Dimensions

An accessible **parking space** must have the following minimum dimensions:

- (A) length of 5.6 metres;
- (B) width of 3.4 metres; and
- (C) vertical clearance of 2.1 metres;

- (2) Accessible Parking Space Dimensions – Parallel Parking Space

The minimum dimensions of an accessible **parking space** that is adjacent and parallel to a **drive aisle** from which **vehicle** access is provided is:

- (A) length of 7.1 metres;
- (B) width of 2.6 metres; and
- (C) vertical clearance of 2.1 metres;

- (3) The entire length of an accessible **parking space** must be adjacent to a 1.5 metre wide accessible barrier free aisle or path as shown on Diagram 1 and Diagram 2 of By-law 579-2017;

(4) Location of Accessible Parking Spaces

Accessible **parking spaces** must be the **parking spaces** closest to a barrier free:

- (A) entrance to a **building**;
- (B) passenger elevator that provides access to the first **storey** of the **building**;  
and
- (C) and shortest route from the required entrances in (A) and (B).

**200.15.1.5 Interpretation**

(1) Meaning of Accessible

For the purpose of Section 200.15, "accessible" means free of a physical, architectural or design barriers that would restrict access or use to a person with a disability as defined in the *Accessibility for Ontarians with Disabilities Act, 2005*, S.O. 2005, c. 11.

**200.15.10 Parking Rate**

(1) 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.

(2) Accessible Parking Space Requirement for Medical Office 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.

**200.15.15 Transition: Accessible Parking Spaces**

- (1) An application submitted before May 26, 2017 that is eligible to proceed under clauses 200.15.15.1 through 200.15.15.3, must provide accessible **parking spaces** in compliance with 200.15.15.4 and 200.15.15.5.

**200.15.15.1 Transition: Building Permit Applications**

- (1) Building Permit Applications

Nothing in Articles 200.15.1, 200.15.5 and 200.15.10 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 May 26, 2017, if the project in question complies, or the building permit application for the project is amended to comply, with the provisions of regulations 200.15.15.4 and 200.15.15.5 below, and all finally approved minor variances.

- (2) Building Permit Applications

For the purposes of regulation 200.15.15 (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.

**200.15.15.2 Transition: Zoning Certificate Applications**

- (1) Zoning Certificate Applications

Nothing in Articles 200.15.1, 200.15.5 and 200.15.10 will prevent the erection or use of a **building** or **structure**, in the circumstances set out in regulation 200.15.15.2 (2) for a project for which a request for a zoning certificate was filed on or prior to May 26, 2017.

- (2) Zoning Certificate Applications

After a zoning certificate has been issued for a project that qualifies under regulation 200.15.15 (1), a building permit for that project may be issued if:

- (A) the building permit plans for the project are substantially in compliance with the plans approved with the zoning certificate referred to in regulation 200.15.15(3) and issued pursuant to Section 363-10.1 of Chapter 363, Building Construction and Demolition of the City of Toronto Municipal Code; and
- (B) the project in question complies, or the building permit application for the project is amended to comply, with the provisions of regulations 200.15.15.4 and 200.15.15.5 below, and all finally approved minor variances.

(3) Zoning Certificate Applications

For the purposes of regulation 200.15.15.2 a "request for zoning certificate" means a request for a zoning certificate 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.

**200.15.15.3 Transition: Site Plan Applications**

(1) Site Plan Approval Applications

Nothing in Articles 200.15.1, 200.15.5 and 200.15.10 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 May 26, 2017, if the project in question complies with the provisions of regulations 200.15.15.4 and 200.15.15.5 below, and all finally approved minor variances.

(2) Site Plan Approval Applications

Where a project qualifies under regulation 200.15.15.3:

- (A) the Notice of Approval Conditions and final site plan approval may be granted if the project complies with regulations 200.15.15.4 and 200.15.15.5 below, 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 regulation 200.15.15.3, 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 regulations 200.15.15.4 and 200.15.15.5 below, the site plan approval, and all finally approved minor variances.

(3) Site Plan Approval Applications

For the purposes of regulation 200.15.15.3, 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.

**200.15.15.4 Transition: Parking Space General Requirements**

(1) Accessible Parking Space Dimensions

An accessible **parking space** must have the following minimum dimensions:

- (A) length of 5.6 metres;
- (B) width of 3.9 metres; and

(C) vertical clearance of 2.1 metres.

(2) Location of Accessible Parking Spaces

Accessible **parking spaces** must be the **parking spaces** located:

- (A) closest to a main pedestrian access to a **building**; and
- (B) at the same level as the pedestrian entrance to the **building**.

(3) 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, in compliance with the following:

- (A) if the number of required **parking spaces** is 5 to 24, a minimum of 1 **parking space** must comply with the minimum dimensions for an accessible **parking space**;
- (B) if the number of required **parking spaces** is 25 to 100, a minimum of 1 **parking space** for every 25 **parking spaces** or part thereof must comply with the minimum dimensions for an accessible **parking space**; and
- (C) if the number of required **parking spaces** is more than 100, a minimum of 4 **parking spaces** plus 1 **parking space** for every 50 **parking spaces** or part thereof in excess of 100 **parking spaces**, must comply with the minimum dimensions for an accessible **parking space**.

**200.15.15.5 Transition: Medical Office and Clinic Requirements**

(1) Medical Office and Clinic Accessible Parking Space Rates

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

**200.15.15.6 Transition: Accessible Parking Spaces Duration of Transition**

(1) Transition Application

Nothing in Article 200.15.15 applies so as to continue the application of these transition regulations beyond the issuance of the building permit upon which the exemptions are founded.

(2) Transition Clause Duration

In no case do the exemptions mentioned in Article 200.15.15 continue beyond the repeal of these transition regulations.

(3) Transition Regulations Repeal

Clauses 200.15.15.1, 200.15.15.2, 200.15.15.3, 200.15.15.4, 200.15.15.5 and Regulations 200.15.15.6 (1) and (2) are repealed five years after May 26, 2017.

Enacted and passed on May 26, 2017.

Frances Nunziata,  
Speaker

Ulli S. Watkiss,  
City Clerk

(Seal of the City)



