

Authority: Planning and Housing Committee Item PH18.3,
adopted as amended by City of Toronto Council on
February 5, 2025
City Council voted in favour of this by-law on March 27,
2025

CITY OF TORONTO

BY-LAW 223-2025

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

Whereas Council of the City of Toronto has the authority 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, as amended;

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, as amended, Chapter 800 Definitions.
2. Zoning By-law 569-2013, as amended, is further amended by replacing regulation 200.5.10.1(7)(C) so that it reads:

(C) if a minimum is not specified for a use, no **parking spaces**, other than accessible **parking spaces**, are required.

3. Zoning By-law 569-2013, as amended, is further amended by adding regulation 200.5.10.1(12) so that it reads:

(12) Reduction of Visitor Parking Spaces for Certain Apartment Buildings on Major Streets

Despite regulations 200.5.10.1(1) and 200.5.10.11(1)(C) and Table 200.5.10.1, the visitor parking requirement for an **apartment building** with 60 or fewer **dwelling units** located in the Residential Zone category and on a **lot** abutting a **major street**, as identified on the Policy Area Overlay Map, is 1 **parking space**.

4. Zoning By-law 569-2013, as amended, is further amended by adding regulation 200.15.1(5) so that it reads:

(5) Electric Vehicle Infrastructure for Accessible Parking Spaces

All accessible **parking spaces** in **buildings** must include an **energized outlet**, which is clearly marked and identified for electric **vehicle** charging capable of providing **Level 2 charging** or higher to the accessible **parking space**.

5. Zoning By-law 569-2013, as amended, is further amended by replacing Clause 200.15.10.5 and Table 200.15.10.5 with the following:

200.15.10.5 Minimum Accessible Parking Spaces

(1) Accessible Parking Space Rates

If the number of **parking spaces** associated with **dwelling units** is 5 or more, or if the number of **parking spaces** associated with uses other than **dwelling units** is 1 or more, clearly identified accessible **parking spaces** must be provided on the same **lot** as every **building** or **structure** erected or enlarged, in compliance with the greater of the number of accessible **parking spaces** required by Table 200.15.10.5 – Minimum Parking Spaces Rates for Accessible Parking Spaces below or with 200.15.10.5(1)(A) to (E):

- (A) for residential uses located in Parking Zone A, the number of accessible **parking spaces** provided for residential uses must not be less than 7 percent of the **parking spaces** provided to that use;
- (B) for residential uses not located in Parking Zone A, the number of accessible **parking spaces** provided for residential uses must not be less than 5 percent of the **parking spaces** provided to that use;
- (C) for medical office or clinic (medical) uses, the number of accessible **parking spaces** provided must not be less than 10 percent of the **parking spaces** provided to that use;
- (D) for uses other than those listed in 200.15.10.5(1)(A) to (C), the number of accessible **parking spaces** provided for the uses must not be less than 5 percent of the **parking spaces** provided to the uses;
- (E) if the calculation of the number of required parking spaces in 200.15.10.5(1)(A) to (D) results in a number with a fraction, the number is rounded up to the nearest whole number.

Table 200.15.10.5

Minimum Parking Space Rates for Accessible Parking Spaces

Land Use Category	Rate for Calculating Accessible Parking Spaces
Resident Requirement for a Dwelling Unit in an Apartment Building , Assisted Housing or a Mixed Use Building	Accessible parking spaces must be provided at a minimum rate of: (A) In Parking Zone A, 0.02 for each dwelling unit (B) In Parking Zone B and in all other areas of the city, 0.025 for

	each dwelling unit
Resident Requirement for a Dwelling Unit in a Detached House, Semi-detached House, Townhouse, Duplex, Triplex or Fourplex	No rates to apply other than those required by other sections
Resident Requirement for a Dwelling Unit in a "Multiple Dwelling Unit Building "	Accessible parking spaces must be provided at a minimum rate of 0.05 for each dwelling unit
Secondary Suite	No rates to apply other than those required by other sections
Visitor Requirement for a dwelling unit in an Apartment Building, a Mixed Use Building, and/or a Multiple Dwelling Unit Building	No rates to apply other than those required by other sections
Tier 1: Alternative Housing, Group Home, Hospice Care Home, Nursing Home, Religious Residence, Retirement Home, Respite Care Facility and Seniors Community House	Accessible parking spaces must be provided at a minimum rate of 0.01 for each bed-sitting room or dwelling unit
Tier 2: Adult Education School, Animal Shelter, Art Gallery, Community Centre, Court of Law, Day Nursery, Education Use, Hospital, Hotel, Kennel, Laboratory, Motel, Museum, Office (Excluding Medical Office), Performing Arts Studio, Post Secondary School, Private School, Production Studio, Public School, Recreation Use, Religious Educational Use, Self-Storage Warehouse, Software Development and Processing, Vehicle Dealership, Veterinary Hospital	Accessible parking spaces must be provided at a minimum rate of: (A) for uses with a gross floor area less than or equal to 500 square metres: 1 accessible parking space (B) for uses with a gross floor area greater than 500 square metres: 1 plus 0.05 for each additional 100 square metres of gross floor area
Tier 3: Crisis Care Shelter, Municipal Shelter, Residential Care Home	Accessible parking spaces must be provided at a minimum rate of 0.01 for each 100 square metres of gross floor area
Tier 4: Adult Entertainment, Ambulance Depot, Amusement Arcade, Artist Studio, Billiard Hall, Bowling Alley, Bus Station, Cabaret, Cemetery, Club, Eating Establishment, Entertainment Place of Assembly, Financial Institution, Fire Hall, Funeral Home, Gaming Establishment, Golf Course, Grocery Store, Industrial Sales and Service, Industrial Skills Training, Library, Medical Office, Clinic (medical), Nightclub, Park, Personal Service Shop, Pet Services,	Accessible parking spaces must be provided at a minimum rate of: (A) for uses with a gross floor area less than or equal to 500 square metres: 1 accessible parking space (B) for uses with a gross floor area greater than 500 square metres: 1 plus 0.05 for each additional 100

Place of Assembly, Place of Worship, Police Station, Pool Hall, Railway Station, Retail Service, Retail Store, Service Shop, Vehicle Fuel Station, Vehicle Repair Shop, Vehicle Service Shop, Visitation Centre,	square metres of gross floor area
Tier 4.1: Contractor's Establishment, Manufacturing Uses, Railway Service and Repair Yard, Warehouse, Wholesaling Use, Vehicle Depot	No rates to apply other than those required by other sections

(2) Multiple Uses On a Lot

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

(3) Interpretation of Minimum Parking Space Requirement

If Table 200.15.10.5 requires a minimum number of **accessible parking spaces** for a use, the number of **accessible parking spaces** available for that use listed on the Table may not be less than the required minimum.

(4) Calculation of Minimum Accessible Parking Spaces

Regulations 200.5.1.10(7), (8), and (11) and regulations 200.5.10.1(8), (9) and (10) apply to the calculation of minimum accessible **parking spaces** and interpretation of the rates in Table 200.15.10.5.

6. Zoning By-law 569-2013, as amended, is further amended by replacing clause 200.15.10.10 with the following:

200.15.10.10 Accessible Parking Spaces Exemptions

(1) Retrofitting Non-Accessible Parking Spaces

Despite 200.5.10.11(1)(C), if the lengths of two **lawfully existing parking spaces** are beside each other, the **lawfully existing parking spaces** may be removed and replaced by one accessible **parking space** which complies with all regulations for an accessible **parking space** in Section 200.15.

7. Zoning By-law 569-2013, as amended, is further amended by amending regulation 200.25.1(1) with the following:

(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), 200.5.10.1(12), 200.15.1(5), 200.15.10.5(1), Table 200.15.10.5 – Minimum Parking Space rates for Accessible Parking Spaces, 200.15.10.5(2), (3), and (4), and 200.15.10.10(1), 230.5.1.10(12), and 230.5.10.11(7), 970.10.15.5(11), (12), (13), (14), and (15), Table 970.10.15.5(1) – Parking Space Rates for Effective Parking Spaces, and 970.10.15.5(16), (17) and (18) apply to prevent the erection or use of a **lawfully existing building or structure**.

8. Zoning By-law 569-2013, as amended, is further amended by adding to regulation 200.25.1 new subsections (3) and (4), which read:

(3) Lawfully Existing Buildings Exempt from Complying

None of the provisions of 200.5.10.1(7)(C), 200.5.10.1(12), 200.15.1(5), 200.15.10.5(1), Table 200.15.10.5 – Minimum Parking Space rates for Accessible Parking Spaces, 200.15.10.5(2), (3), and (4), and 200.15.10.10(1) apply to prevent the erection or use of a **lawfully existing building or structure**.

(4) Definition of Lawful

For the purposes of regulation 200.25.1(3), 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 between July 22, 2022 and on or before March 31, 2025.

9. Zoning By-law 569-2013, as amended, is further amended by replacing regulation 200.25.15(1) with the following:

(1) Parking Space Regulations

An application submitted before July 22, 2022 that is eligible to proceed under regulations 200.25.15.1(1) and (3), 200.25.15.2(1) and (3), 200.25.15.3(1), (3), and (4), and 200.25.15.4(1), (3), and (4) must comply with the requirements of regulations 970.10.1(1) and (3), 970.10.15.5(1), (2), (3), (4), (5), (6), (7), (8), (9), (10), (11), and (12), 970.10.15.10(1), (2), (3), (4), (5), and (6), 970.10.15.40(1) and (2), 970.10.15.50(1) and (2), and 970.10.15.60(1).

10. Zoning By-law 569-2013, as amended, is further amended by adding to regulation 200.25.15 new subsection (2), which reads:

(2) Parking Space Regulations

An application submitted after July 22, 2022 and before March 31, 2025 that is eligible to proceed under regulations 200.25.15.1(2) and (3), 200.25.15.2(2) and (3), 200.25.15.3(2), (3), and (4), and 200.25.15.4(2), (3), and (4) must comply

with the requirements of regulations 200.5.1(1), (2), (3), and (4), 200.5.1.10(1), (2), (3), (4), (5), (6), (7), (8), (9), (10), (11), (12), (13), and (14), 200.5.10.1(1), (2), (3), (4), (5), (6), (7), (8), (9), (10), and (11), 200.5.10.11(1), (2), (3), (4), and (5), 200.5.200.5(1), (2), and (3), 200.5.200.40 (1), (2), and (3), 200.15.1(1), (2), (3), and (4), 200.15.1.5(1), 970.10.1(1), 970.10.15.5(12), (13), (14), and (15), Table 970.10.15.5(1) – Parking Space Rates for Effective Parking Spaces, 970.10.15.5(16) and (17).

11. Zoning By-law 569-2013, as amended, is further amended by replacing regulations 200.25.15.1(1) and 200.25.15.1(2) with the following:

(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), 200.5.200.5(1), (2), and (3), 230.5.1.10(12), and 230.5.10.11(7), 970.10.15.5(13), (14), (15), (16), Table 970.10.15.5(1) – Parking Space Rates for Effective Parking Spaces, 970.10.15.5(17) and (18) 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 July 22, 2022, if the project in question complies, or the building permit application for the project is amended to comply, with the provisions of 970.10.15.5(1), (2), (3), (4), (5), (6), (7), (8), (9), (10), (11), and (12), 970.10.15.10(1), (2), (3), (4), (5), and (6), 970.10.15.40(1) and (2), 970.10.15.50(1) and (2), and 970.10.15.60(1), or with the provisions of By-law 569-2013, as amended, as it read prior to July 22, 2022 and all finally approved minor variances.

(2) Building Permit Applications

None of the provisions of 200.5.10.1(7)(C), 200.5.10.1(12), 200.15.1(5), 200.15.10.5(1), Table 200.15.10.5 – Minimum Parking Space rates for Accessible Parking Spaces, 200.15.10.5(2), (3), and (4), and 200.15.10.10(1) will prevent the erection or use of a **building** or **structure** for which an application for a building permit was filed after July 22, 2022 and on or prior to March 31, 2025, if the project in question complies, or the building permit application for the project is amended to comply, with the provisions of 970.10.1(2) and (3), 970.10.15.5(13), (14), (15), (16), Table 970.10.15.5(1) – Parking Space Rates for Effective Parking Spaces, 970.10.15.5(17) and (18) or with the provisions of By-law 569-2013, as amended, as it read after July 22, 2022, and prior to March 31, 2025 and all finally approved minor variances.

(3) Building Permit Applications

For the purposes of regulation 200.25.15.1(1) and (2), 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. [By-law: 1048-2022]

12. Zoning By-law 569-2013, as amended, is further amended by replacing regulations 200.25.15.2(1) and 200.25.15.2(2) with the following:

(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), 200.5.200.5(1), (2), and (3), 230.5.1.10(12), and 230.5.10.11(7), 970.10.15.5(13), (14), (15), (16), Table 970.10.15.5(1) – Parking Space Rates for Effective Parking Spaces, 970.10.15.5(17) and (18) 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 July 22, 2022, if the project in question complies with the provisions of 970.10.15.5(1), (2), (3), (4), (5), (6), (7), (8), (9), (10), (11), and (12), 970.10.15.10(1), (2), (3), (4), (5), and (6), 970.10.15.40(1) and (2), 970.10.15.50(1) and (2), and 970.10.15.60(1), or with the provisions of By-law 569-2013, as amended, as it read prior to July 22, 2022.

(2) Zoning By-law Amendment

None of the provisions of 200.5.10.1(7)(C), 200.5.10.1(12), 200.15.1(5), 200.15.10.5(1), Table 200.15.10.5 – Minimum Parking Space rates for Accessible Parking Spaces, 200.15.10.5(2), (3), and (4), and 200.15.10.10(1) 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 July 22, 2022, if the project in question complies with the provisions of 970.10.1(2) and (3), 970.10.15.5(13), (14), (15), (16), Table 970.10.15.5(1) – Parking Space Rates for Effective Parking Spaces, 970.10.15.5(17) and (18) or with the provisions of By-law 569-2013, as amended, as it read after July 22, 2022 and prior to March 31, 2025.

(3) Zoning By-law Amendment

For the purposes of Regulation 200.25.15.2(1) and (2), 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.

13. Zoning By-law 569-2013, as amended, is further amended by replacing regulations 200.25.15.3(1), 200.25.15.3(2) and 200.25.15.3(3) with the following:

(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), 200.5.200.5(1), (2), and (3), 230.5.1.10(12), and 230.5.10.11(7), 970.10.15.5(13), (14), (15), (16), Table 970.10.15.5(1) – Parking Space Rates for Effective Parking Spaces, 970.10.15.5(17) and (18) 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 July 22, 2022; or
- (B) A complete application for a minor variance under Section 45 of the Planning Act was filed after July 22, 2022 in respect of a building permit referred to in Regulation 200.25.15.1(1).

(2) Minor Variance Applications

None of the provisions of 200.5.10.1(7)(C), 200.5.10.1(12), 200.15.1(5), 200.15.10.5(1), Table 200.15.10.5 – Minimum Parking Space rates for Accessible Parking Spaces, 200.15.10.5(2), (3), and (4), and 200.15.10.10(1) 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 after July 22, 2022 and on or prior to March 31, 2025; or
- (B) A complete application for a minor variance under Section 45 of the Planning Act was filed after March 31, 2025 in respect of a building permit referred to in Regulation 200.25.15.1(1).

(3) Minor Variance Applications

For the purposes of Regulation 200.25.15.3(1) and (2), 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.

(4) Minor Variance Applications

Where a project qualifies under Clause 200.25.15.3:

- (A) if a minor variance was applied for on or prior to July 22, 2022, the minor variance may be granted in compliance with Section 45 of the Planning Act in the context of 970.10.15.5(1), (2), (3), (4), (5), (6), (7), (8), (9), (10), (11), and (12), 970.10.15.10(1), (2), (3), (4), (5), and (6), 970.10.15.40(1) and (2), 970.10.15.50(1) and (2), and 970.10.15.60(1) or with the provisions of By-law 569-2013, as amended, as it read prior to July 22, 2022; and
- (B) a building permit for that project in (A) 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 970.10.15.5(1), (2), (3), (4), (5), (6), (7), (8), (9), (10), (11), and (12), 970.10.15.10(1), (2), (3), (4), (5), and (6), 970.10.15.40(1) and (2), 970.10.15.50(1) and (2), and 970.10.15.60(1), or with the provisions of By-law 569-2013, as amended, as it read prior to July 22, 2022 and all finally approved minor variances.
- (C) if a minor variance was applied after July 22, 2022 and on or prior to March 31, 2025, the minor variance may be granted in compliance with Section 45 of the Planning Act in the context of 970.10.1(2) and (3), 970.10.15.5(13), (14), (15), (16), Table 970.10.15.5(1) – Parking Space Rates for Effective Parking Spaces, 970.10.15.5(17) and (18) or with the provisions of By-law 569-2013, as amended, as it read on July 22, 2022 and prior to March 31, 2025; and
- (D) a building permit for that project in (C) 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 970.10.1(2) and (3), 970.10.15.5(13), (14), (15), (16), Table 970.10.15.5(1) – Parking Space Rates for Effective Parking Spaces, 970.10.15.5(17) and (18), or with the provisions of By-law 569-2013, as amended, as it read prior to March 31, 2025 and all finally approved minor variances.

14. Zoning By-law 569-2013, as amended, is further amended by replacing regulations 200.25.15.4(1), 200.25.15.4(2) and 200.25.15.4(3) with the following:

(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), 200.5.200.5(1), (2), and (3), 230.5.1.10(12), and 230.5.10.11(7), 970.10.15.5(13), (14), (15), (16), Table 970.10.15.5(1) – Parking Space Rates for Effective Parking Spaces, 970.10.15.5(17) and (18) 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 July 22, 2022, if the

project in question complies with the provisions of 970.10.15.5(1), (2), (3), (4), (5), (6), (7), (8), (9), (10), (11), and (12), 970.10.15.10(1), (2), (3), (4), (5), and (6), 970.10.15.40(1) and (2), 970.10.15.50(1) and (2), and 970.10.15.60(1), or with the provisions of By-law 569-2013, as amended, as it read prior to July 22, 2022 and all finally approved minor variances.

(2) Site Plan Applications

None of the provisions of 200.5.10.1(7)(C), 200.5.10.1(12), 200.15.1(5), 200.15.10.5(1), Table 200.15.10.5 – Minimum Parking Space rates for Accessible Parking Spaces, 200.15.10.5(2), (3), and (4), and 200.15.10.10(1) 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 after July 22, 2022 and on or prior to March 31, 2025, if the project in question complies with the provisions of 970.10.1(2) and (3), 970.10.15.5(13), (14), (15), (16), Table 970.10.15.5(1) – Parking Space Rates for Effective Parking Spaces, 970.10.15.5(17) and (18), or with the provisions of By-law 569-2013, as amended, as it read on July 22, 2022 and prior to March 31, 2025 and all finally approved minor variances.

(3) Site Plan Applications

For the purposes of regulation 200.25.15.4(1) and (2), 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.

(4) Site Plan Applications

Where a project qualifies under Clause 200.25.15.4:

- (A) site plan approval may be granted if the project complies with regulations 970.10.15.5(1), (2), (3), (4), (5), (6), (7), (8), (9), (10), (11), and (12), 970.10.15.10(1), (2), (3), (4), (5), and (6), 970.10.15.40(1) and (2), 970.10.15.50(1) and (2), and 970.10.15.60(1) or with the provisions of By-law 569-2013, as amended, as it read prior to July 22, 2022, and all requirements of Section 114 of the City of Toronto Act, 2006, S.O. 2006, c.11 Schedule. A;
- (B) after site plan approval is granted for a project that qualifies under 200.25.15.4(4)(A), 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 970.10.15.5(1), (2), (3), (4), (5), (6), (7), (8), (9), (10), (11), and (12), 970.10.15.10(1), (2), (3), (4), (5), and (6), 970.10.15.40(1) and (2), 970.10.15.50(1) and (2), and 970.10.15.60(1), or with the provisions of By-law 569-2013, as amended, as it read prior to July 22, 2022, the site plan approval, and all finally approved minor variances;

- (C) site plan approval may be granted if the project complies with regulations 970.10.1(2) and (3), 970.10.15.5(13), (14), (15), (16), Table 970.10.15.5(1) – Parking Space Rates for Effective Parking Spaces, 970.10.15.5(17) and (18) or with the provisions of By-law 569-2013, as amended, as it read on July 22, 2022 and prior to March 31, 2025, and all requirements of Section 114 of the City of Toronto Act, 2006, S.O. 2006, c.11 Schedule. A; and
- (D) after site plan approval is granted for a project that qualifies under 200.25.15.4(4)(C), 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 970.10.1(2) and (3), 970.10.15.5(13), (14), (15), (16), Table 970.10.15.5(1) – Parking Space Rates for Effective Parking Spaces, 970.10.15.5(17) and (18), or with the provisions of By-law 569-2013, as amended, as it read on July 22, 2022 and prior to March 31, 2025, the site plan approval, and all finally approved minor variances.

15. Zoning By-law 569-2013, as amended, is further amended by inserting regulations 970.10.1(2) and (3), so that they read:

(2) Application

An application submitted after July 22, 2022 and before March 31, 2025 that is eligible to proceed under Clauses 200.15.10.5, 200.15.10.10, and Table 200.15.10.5 must comply with the requirements of regulations 970.10.15.5(13), (14), (15), (16), (17), and (18) and Table 970.10.15.5(1) – Parking Space Rates for Effective Parking Spaces.

(3) Application

An application submitted before July 22, 2022 that is eligible to proceed under Clause 200.15.10.5, 200.15.10.10, and Table 200.15.10.5 must comply with the requirements of regulations 970.10.15.5(11) and (12).

16. Zoning By-law 569-2013, as amended, is further amended by amending regulations 970.10.15.5(11) and (12), so that they read:

(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, except regulation 200.15.1(5);

- (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, except regulation 200.15.1(5); 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, except regulation 200.15.1(5).

(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 and prior to July 22, 2022 must comply with all regulations for an accessible **parking space** in Section 200.15, except regulation 200.15.1(5), and any accessible **parking spaces** lawfully existing on the **lot** must be retained.

17. Zoning By-law 569-2013, as amended, is further amended by inserting new regulations 970.10.15.5(13), (14), (15), (16), (17), and (18), and Table 970.10.15.5(1) – Parking Space Rates for Effective Parking Spaces so that they read:

(13) Interpretation of Minimum and Maximum Parking Space Requirement

If Table 200.5.10.1 – Parking Space Rates 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.

(14) Application of Effective Parking Spaces

Effective **parking spaces** and Table 970.10.15.5(1) – Parking Space Rates for Effective Parking Spaces 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 970.10.15.5(1) – Parking Space Rates for Effective Parking Spaces 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 970.10.15.5(16) and (17);
- (C) effective **parking space** rates in Table 970.10.15.5(1) 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 970.10.15.5(14). [By-law: 89-2022]

(15) 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 space** provided and the number of **parking spaces** calculated using the rates in Table 970.10.15.5(1) – Parking Space Rates for Effective Parking Spaces. [By-law: 89-2022]

(16) Calculation of Effective Parking Spaces

Regulations 200.5.1.10(1), (7), (8), (9), and (11) apply for the calculation of effective **parking spaces** and interpretation of the rates in Table 970.10.15.5(1) – Parking Space Rates for Effective Parking Spaces. [By-law: 89-2022] [By-law: 1268-2023]

Table 970.10.15.5(1)

Parking Space Rates for Effective Parking Spaces

Land Use Category [By-law: 89-2022]	Rate for Calculating Effective Parking Spaces
Resident Requirement for a Dwelling unit in an: Apartment Building , Assisted Housing or a Mixed Use Building [By-law: 89-2022]	The rate for calculating effective parking spaces is: (A) in Parking Zone A (PZA) at a rate of: (i) 0.3 for each bachelor dwelling unit up to 45 square metres and 1.0 for each bachelor dwelling unit greater than 45 square metres; and

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

[By-law: 89-2022]	
Resident Requirement for a Dwelling Unit in a Multiple Dwelling Unit Building	The rate for calculating effective parking spaces is 1.0 for each dwelling unit .
[By-law: 89-2022]	
Secondary Suite	None
[By-law: 89-2022]	
Visitor Requirement for a dwelling unit in an Apartment Building , a Mixed Use Building , and/or a Multiple Dwelling Unit Building	The rate for calculating effective parking spaces is 0.1 per dwelling unit .
[By-law: 89-2022]	
Tier 1: Alternative Housing, Group Home , Hospice Care Home , Nursing Home , Religious Residence , Retirement Home , Respite Care Facility and Seniors Community House	The rate for calculating effective parking spaces is 0.2 parking spaces for each bed-sitting room or dwelling unit .
[By-law: 89-2022]	
Tier 2: Adult Education School, Animal Shelter , Art Gallery , Clinic (medical), Community Centre , Court of Law, Day Nursery , Education Use , Hospital , Hotel , Kennel , Laboratory , Motel, Museum , Office (Excluding Medical Office), Performing Arts Studio , Post Secondary School , Private School , Production Studio , Public School , Recreation Use , Religious Educational Use , Self-Storage Warehouse , Software Development and Processing , Vehicle Dealership , Veterinary Hospital	The rate for calculating effective parking spaces is: (A) in Parking Zone A (PZA) and Parking Zone B (PZB), 0.4 parking spaces for each 100 square metres of gross floor area ; and (B) in all other areas of the City, 1.0 parking spaces for each 100 square metres of gross floor area .
[By-law: 89-2022]	
Tier 3: Crisis Care Shelter , Municipal Shelter , Residential Care Home	The rate for calculating effective parking spaces is 0.2 parking spaces for each 100 square metres of gross floor area .
[By-law: 89-2022]	
Tier 4:	The rate for calculating effective parking spaces is:

Adult Entertainment, Ambulance Depot, Amusement Arcade, Artist Studio, Billiard Hall, Bowling Alley, Bus Station, Cabaret Cemetery, Club, Contractor's Establishment, Eating Establishment, Entertainment Place of Assembly, Financial Institution, Fire Hall, Funeral Home, Gaming Establishment, Golf Course, Grocery Store, Industrial Sales and Service, Industrial Skills Training, Library, Manufacturing Uses, Medical Office, Nightclub, Park, Personal Service Shop, Pet Services, Place of Assembly, Place of Worship, Police Station, Pool Hall, Railway Service and Repair Yard; Railway Station, Retail Service, Retail Store, Service Shop, Vehicle Depot, Vehicle Fuel Station, Vehicle Repair Shop, Vehicle Service Shop, Visitation Centre, Warehouse, Wholesaling Use [By-law: 89-2022]	(A) in Parking Zone A (PZA) and Parking Zone B (PZB), 1.0 parking spaces for each 100 square metres of gross floor area ; and (B) in all other areas of the City, 2.0 parking spaces for each 100 square metres of gross floor area .
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(17) Accessible Parking Rates – General

In accordance with Table 970.10.15.5(1) – Parking Space Rates for Effective Parking Spaces, if the number of **parking spaces** associated with **dwelling units** is 5 or more, or if the number of **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 space** 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 **parking space** must comply with all regulations for an accessible **parking space** in Articles 200.15.1 and 200.15.15, and regulations 970.10.15.5(13), (14), (15), (16), and (18);
- (B) if the number of effective **parking spaces** is 13 to 100, a minimum of 1 **parking space** for every 25 effective **parking spaces** or part thereof must comply with all regulations for an accessible **parking space** in Articles 200.15.1 and 200.15.15, and regulations 970.10.15.5(13), (14), (15), (16) and (18); and
- (C) if the number of effective **parking spaces** is more than 100, a minimum of 5 **parking spaces** plus 1 **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 Articles 200.15.1 and 200.15.15, and regulations 970.10.15.5(13), (14), (15), (16), and (18). [By-law: 1048-2022]

(18) Accessible Parking Rates – Medical Offices and Clinics

In accordance with Table 970.10.15.5(1) – Parking Space Rates for Effective Parking Spaces, if the number of **parking spaces** associated with medical offices and clinics is 1 or more, **parking spaces** which comply with all regulations for an accessible **parking space** in Section 970.10 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. [By-law: 1048-2022]

18. Zoning By-law 569-2013, as amended, is further amended by adding new regulation (526) in Section 800.50 for **oversized bicycle parking spaces**, so that it reads:

(526) Oversized Bicycle Parking Space

means a horizontal **bicycle parking space** that is used for an extra-large bicycle or a bicycle with attachments.

19. Zoning By-law 569-2013, as amended, is further amended by adding to regulation 230.5.1.10(4) new subsections (D) and (E), which read:

(D) if a bicycle parked in a **bicycle parking space** has one wheel with a vertical clearance of at least 0.25 metres from that of an adjacent **bicycle parking space**, the minimum width of each **bicycle parking space** is 0.4 metres; and

(E) the minimum dimension of an **oversized bicycle parking space** is:

- (i) minimum length of 2.4 metres;
- (ii) minimum width of 1.0 metres; and
- (iii) minimum vertical clearance from the ground of 1.9 metres.

20. Zoning By-law 569 -2013, as amended, is further amended by replacing regulation 230.5.1.10(7) with the following:

(7) Shower and Change Facilities

If a **building** has uses, other than **dwelling units**, for which a "long-term" **bicycle parking space** is required, universal shower and change facilities must be provided on the same **lot** at the following rate:

- (A) none if less than 5 "long-term" **bicycle parking spaces** are required;
- (B) 1 when 5 to 60 "long-term" **bicycle parking spaces** are required;
- (C) 2 when 61 to 120 "long-term" **bicycle parking spaces** are required;

- (D) 3 when 121 to 180 "long-term" **bicycle parking spaces** are required; and
- (E) 4 when more than 180 "long-term" **bicycle parking spaces** are required.

21. Zoning By-law 569-2013, as amended, is further amended by adding to Clause 230.5.1.10 new regulations (13), (14), (15), and (16), so that they read:

(13) Oversized Bicycle Parking Spaces

A minimum of 5 percent of the required "long-term" **bicycle parking spaces** must be **oversized bicycle parking spaces** and comply with the following:

- (A) if the calculation of the required number of **oversized bicycle parking spaces** for all uses results in a fraction of an **oversized bicycle parking space** being required, the number of required **oversized bicycle parking spaces** must be rounded down to the next whole number;
- (B) an **oversized bicycle parking space** must not be a **stacked bicycle parking space**; and
- (C) an **oversized bicycle parking space** must not be placed in a vertical position on a wall, **structure** or mechanical device.

(14) Aisle Width

Within areas used for bicycle parking, access to **bicycle parking spaces** must be provided via an unobstructed aisle that complies with the following, except when located inside an **ancillary building** containing a **garden suite** or **laneway suite**:

- (A) 2.5 metres width if it is a **stacked bicycle parking space** or an **oversized bicycle parking space**; and
- (B) 1.8 metres width in all other cases.

(15) Long-Term Bicycle Parking Space Restriction

If a **building** has uses for which 8 or more "long-term" **bicycle parking spaces** are required, a minimum of 40 percent of the required "long-term" **bicycle parking spaces**, rounded up to the nearest whole number, must not be a **stacked bicycle parking space** that is positioned above another **bicycle parking space** or placed in a vertical position on a wall, **structure**, or mechanical device.

(16) Path of Travel

All **bicycle parking spaces** located in a **building**, other than an **ancillary building** containing a **laneway suite** or **garden suite**, must have a passageway providing bicycle access between a **street** or **lane** and the areas used for **bicycle parking spaces**, in compliance with the following:

- (A) direct and unobstructed access, excluding gates, moveable barriers or similar security features;
- (B) clearly identified and marked if located in a **driveway** or **drive aisle**;
- (C) not located over **soft landscaping**; and
- (D) may include access ramps, bicycle elevators or other elevating devices to overcome a difference in elevation.

22. Zoning By-law 569-2013, as amended, is further amended by adding to Clause 230.5.10.1 new regulation (7), which reads:

(7) Bicycle Parking Spaces for Other Uses

If there are uses which are not required to provide **bicycle parking spaces** by regulations 230.5.10.1(1) and (5), a minimum number of **bicycle parking spaces** must be provided if 5 or more **parking spaces** are provided for the uses at the following rate:

- (A) in Bicycle Zone 1, 15 percent of the **parking spaces** on the **lot**, rounded up to the nearest whole number; and
- (B) in Bicycle Zone 2, 10 percent of the **parking spaces** on the **lot**, rounded up to the nearest whole number.

23. Zoning By-law 569 -2013, as amended, is further amended by replacing regulation 230.5.10.20(1) with the following:

(1) Payment-in-Lieu of Bicycle Parking

The number of **bicycle parking spaces** required by regulation 230.5.10.1(5) may be reduced, subject to the following:

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

24. Zoning By-law 569 -2013, as amended, is further amended by replacing regulation 230.5.10.1(1) and Table 230.5.10.1(1) with the following:

230.5.10 Bicycle Parking Rates All Zones

230.5.10.1 General

(1) Bicycle Parking Space Rates

For a **building** or portion of a **building** constructed pursuant to a **building** permit issued more than three years after May 9, 2013, **bicycle parking spaces** must comply with Table 230.5.10.1(1).

Table 230.5.10.1(1)

Bicycle Parking Space Rates

<i>Use</i>	<i>Short-Term Bicycle Parking Spaces</i>	<i>Long-Term Bicycle Parking Spaces</i>
Crisis Care Facility, Municipal Shelter	(None)	the minimum number of long-term bicycle parking spaces to be provided is 2.
Eating Establishment	the minimum number of short-term bicycle parking spaces to be provided: (A) in Bicycle Zone 1 is 0.3 bicycle parking spaces for each 100 square metres of interior floor area used for an eating establishment ; and (B) in Bicycle Zone 2 is 0.25 bicycle parking spaces for each 100 square metres of interior floor area used for an eating establishment .	the minimum number of long-term bicycle parking spaces to be provided: (A) in Bicycle Zone 1 is 0.2 for each 100 square metres of interior floor area used for an eating establishment ; and (B) in Bicycle Zone 2 is 0.13 for each 100 square metres of interior floor area used for an eating establishment .
Education Use, Private School, Public School	the minimum number of short-term bicycle parking spaces to be provided: (A) in Bicycle Zone 1 is 0.8 bicycle parking spaces for each 100 square metres of interior floor area used for an education use, private	the minimum number of long-term bicycle parking spaces to be provided: (A) in Bicycle Zone 1 is 0.1 for each 100 square metres of interior floor area used for an education use, private school or public school ; and

	<p>school or public school; and</p> <p>(B) in Bicycle Zone 2 is 0.5 bicycle parking spaces for each 100 square metres of interior floor area used for an education use, private school or public school.</p>	<p>(B) in Bicycle Zone 2 is 0.06 for each 100 square metres of interior floor area used for an education use, private school or public school.</p>
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Hospital	<p>the minimum number of short-term bicycle parking spaces is:</p> <p>(A) in Bicycle Zone 1 is 0.1 bicycle parking spaces for each 100 metres of interior floor area used for a hospital; and</p> <p>(B) in Bicycle Zone 2 is 0.06 bicycle parking spaces for each 100 square metres of interior floor area used for a hospital.</p>	<p>the minimum number of long-term bicycle parking spaces to be provided:</p> <p>(A) in Bicycle Zone 1 is 0.1 for each 100 square metres of interior floor area used for a hospital; and</p> <p>(B) in Bicycle Zone 2 is 0.06 for each 100 square metres of interior floor area used for a hospital.</p>
Medical Office	<p>the minimum number of short-term bicycle parking spaces to be provided:</p> <p>(A) in Bicycle Zone 1 is 0.15 bicycle parking spaces for each 100 square metres of interior floor area used for a medical office; and</p> <p>(B) in Bicycle Zone 2 is 0.1 bicycle parking spaces for each 100 square metres of interior floor area used for a medical office.</p>	<p>the minimum number of long-term bicycle parking spaces to be provided:</p> <p>(A) in Bicycle Zone 1 is 0.3 for each 100 square metres of interior floor area used for a medical office; and</p> <p>(B) in Bicycle Zone 2 is 0.15 for each 100 square metres of interior floor area used for a medical office.</p>
Office	<p>the minimum number of short-term bicycle parking spaces to be provided:</p> <p>(A) in Bicycle Zone 1 is 0.2 bicycle parking spaces for each 100 square metres of</p>	<p>the minimum number of long-term bicycle parking spaces to be provided:</p> <p>(A) in Bicycle Zone 1 is 0.4 for each 100 square metres of interior floor area used for</p>

	<p>interior floor area used for an office, other than a medical office; and</p> <p>(B) in Bicycle Zone 2 is 0.15 bicycle parking spaces for each 100 square metres of interior floor area used for an office, other than a medical office.</p>	<p>an office, other than a medical office; and</p> <p>(B) in Bicycle Zone 2 is 0.2 for each 100 square metres of interior floor area used for an office, other than a medical office.</p>
Personal Service Shop, Retail Store	<p>the minimum number of short-term bicycle parking spaces to be provided:</p> <p>(A) in Bicycle Zone 1 is 0.3 bicycle parking spaces for each 100 square metres of interior floor area used for a personal service shop or retail store; and</p> <p>(B) in Bicycle Zone 2 is 0.25 bicycle parking spaces for each 100 square metres of interior floor area used for a personal service shop or retail store.</p>	<p>the minimum number of long-term bicycle parking spaces to be provided:</p> <p>(A) in Bicycle Zone 1 is 0.2 for each 100 square metres of interior floor area used for a personal service shop or retail store; and</p> <p>(B) in Bicycle Zone 2 is 0.13 for each 100 square metres of interior floor area used for a personal service shop or retail store.</p>
Post-Secondary School	<p>the minimum number of short-term bicycle parking spaces:</p> <p>(A) in Bicycle Zone 1 is 0.3 bicycle parking spaces for each 100 square metres of interior floor area used for post-secondary school offices and classrooms; and</p> <p>(B) in Bicycle Zone 2 is 0.18 bicycle parking spaces for each 100 square metres of interior floor area used for post-secondary school offices and classrooms.</p>	<p>the minimum number of long-term bicycle parking spaces to be provided:</p> <p>(A) in Bicycle Zone 1 is 1.0 for each 100 square metres of interior floor area used for post-secondary school offices and classrooms; and</p> <p>(B) in Bicycle Zone 2 is 0.6 for each 100 square metres of interior floor area used for post-secondary school offices and classrooms.</p>
Residential Care Home, Retirement Home, Nursing	the minimum number of short-term bicycle parking	the minimum number of long-term bicycle parking

Home (more than 10 persons living, exclusive of staff)	spaces to be provided: (A) in Bicycle Zone 1 is 0.1 bicycle parking spaces per bed-sitting room or dwelling unit ; and (B) in Bicycle Zone 2 is 0.05 bicycle parking spaces per bed-sitting room or dwelling unit .	spaces to be provided: (A) in Bicycle Zone 1 is 0.2 bicycle parking spaces per bed-sitting room or dwelling unit ; and (B) in Bicycle Zone 2 is 0.1 bicycle parking spaces per bed-sitting room or dwelling unit .
Student Residence	the minimum number of short-term bicycle parking spaces to be provided: (A) in Bicycle Zone 1 is 0.05 bicycle parking spaces per dwelling unit or bed-sitting room ; and (B) in Bicycle Zone 2 is 0.02 bicycle parking spaces per dwelling unit or bed-sitting room .	the minimum number of long-term bicycle parking spaces to be provided: (A) in Bicycle Zone 1 is 0.5 bicycle parking spaces per dwelling unit or bed-sitting room ; and (B) in Bicycle Zone 2 is 0.25 bicycle parking spaces per dwelling unit or bed-sitting room .

25. Zoning By-law 569-2013, as amended, is further amended by replacing regulation 230.5.10.11(8) with the following:

(8) Definition of Lawful

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

- (A) **buildings, structures** or uses authorized or permitted on or before March 31, 2025; and
- (B) **buildings, structures** or uses authorized after March 31, 2025 in accordance with Clauses 230.90.15.1, 230.90.15.2, 230.90.15.3 and 230.90.15.4.

26. Zoning By-law 569-2013, as amended, is further amended by replacing regulations 230.90.1(1) and 230.90.1(2) with the following:

(1) Buildings Exempt from Complying

None of the provisions of 10.5.40.40(4)(D), 15.5.40.40(1)(D), 30.5.40.40(1)(D), 40.5.40.40(1)(D), 40.5.40.40(3)(D), 40.5.40.40(5)(D), 50.5.40.40(1)(D), 50.5.40.40(3)(D), 50.5.40.40(5)(D), 60.5.40.40(1)(E), 60.5.80.1(1)(E), 60.5.90.1(1)(E), 80.5.40.40(1)(D), 230.5.1.10(4)(D) and (E), 230.5.1.10(7), 230.5.1.10(12), 230.5.1.10(13), (14), (15) and (16), 230.5.10.1(5)(A), 230.5.10.1(6)(D), 230.5.10.1(7), 230.5.10.20(1), 230.5.10.1(1) and Table 230.5.10.1(1) apply to prevent the erection or use of a **lawfully existing building or structure**.

(2) Definition of Lawful

For the purposes of regulation 230.90.1(1), the words **lawful** and **lawfully** highlighted in bold type, in addition to the definitions provided in Zoning By-law 569-2013, Chapter 800 Definitions, includes existing or authorized on or before March 31, 2025.

27. Zoning By-law 569-2013, as amended, is further amended by replacing regulation 230.90.15(1) with the following:

(1) Parking Space Regulations

An application submitted before March 31, 2025 that is eligible to proceed under Clauses 230.90.15.1, 230.90.15.2, 230.90.15.3, and 230.90.15.4 must comply with the requirements of Clauses 970.30.15.5, 970.30.15.10, 970.30.15.15, 970.30.15.30, 970.30.15.40, 970.30.15.50, and 970.30.15.60.

28. Zoning By-law 569-2013, as amended, is further amended by replacing regulation 230.90.15.1(1) with the following:

(1) Building Permit Applications

None of the provisions of 10.5.40.40(4)(D), 15.5.40.40(1)(D), 30.5.40.40(1)(D), 40.5.40.40(1)(D), 40.5.40.40(3)(D), 40.5.40.40(5)(D), 50.5.40.40(1)(D), 50.5.40.40(3)(D), 50.5.40.40(5)(D), 60.5.40.40(1)(E), 60.5.80.1(1)(E), 60.5.90.1(1)(E), 80.5.40.40(1)(D), 230.5.1.10(4)(D) and (E), 230.5.1.10(7), 230.5.1.10(12), 230.5.1.10(13), (14), (15), and (16), 230.5.10.1(5)(A), 230.5.10.1(6)(D), 230.5.10.1(7), 230.5.10.20(1), 230.5.10.1(1) and Table 230.5.10.1(1) will prevent the erection or use of a **building** or **structure** for which an application for or a building permit was filed on or prior to March 31, 2025, if the project in question complies, or the building permit application for the project is amended to comply, with the provisions of Clauses 970.30.15.5, 970.30.15.10, 970.30.15.15, 970.30.15.30, 970.30.15.40, 970.30.15.50, 970.30.15.60 and 970.30.15.80, and all finally approved minor variances.

29. Zoning By-law 569-2013, as amended, is further amended by replacing regulation 230.90.15.2(1) with the following:

(1) Zoning By-law Amendment

None of the provisions of 10.5.40.40(4)(D), 15.5.40.40(1)(D), 30.5.40.40(1)(D), 40.5.40.40(1)(D), 40.5.40.40(3)(D), 40.5.40.40(5)(D), 50.5.40.40(1)(D), 50.5.40.40(3)(D), 50.5.40.40(5)(D), 60.5.40.40(1)(E), 60.5.80.1(1)(E), 60.5.90.1(1)(E), 80.5.40.40(1)(D), 230.5.1.10(4)(D) and (E), 230.5.1.10(7), 230.5.1.10(12), 230.5.1.10(13), (14), (15), and (16), 230.5.10.1(5)(A), 230.5.10.1(6)(D), 230.5.10.1(7), 230.5.10.20(1), 230.5.10.1(1) and Table 230.5.10.1(1) 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 March 31, 2025, if the project in question complies with the provisions of Clauses 970.30.15.5, 970.30.15.10, 970.30.15.15, 970.30.15.30, 970.30.15.40, 970.30.15.50, and 970.30.15.60.

30. Zoning By-law 569-2013, as amended, is further amended by replacing regulation 230.90.15.3(1) with the following:

(1) Minor Variance Applications

None of the provisions of 10.5.40.40(4)(D), 15.5.40.40(1)(D), 30.5.40.40(1)(D), 40.5.40.40(1)(D), 40.5.40.40(3)(D), 40.5.40.40(5)(D), 50.5.40.40(1)(D), 50.5.40.40(3)(D), 50.5.40.40(5)(D), 60.5.40.40(1)(E), 60.5.80.1(1)(E), 60.5.90.1(1)(E), 80.5.40.40(1)(D), 230.5.1.10(4)(D) and (E), 230.5.1.10(7), 230.5.1.10(12), 230.5.1.10(13), (14), (15), and (16), 230.5.10.1(5)(A), 230.5.10.1(6)(D), 230.5.10.1(7), 230.5.10.20(1), 230.5.10.1(1) and Table 230.5.10.1(1) 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 March 31, 2025; or
- (B) A complete application for a minor variance under Section 45 of the Planning Act was filed after March 31, 2025 in respect of a building permit referred to in Regulation 230.90.15.1(1).

31. Zoning By-law 569-2013, as amended, is further amended by replacing regulation 230.90.15.4(1) with the following:

(1) Site Plan Applications

None of the provisions of 10.5.40.40(4)(D), 15.5.40.40(1)(D), 30.5.40.40(1)(D), 40.5.40.40(1)(D), 40.5.40.40(3)(D), 40.5.40.40(5)(D), 50.5.40.40(1)(D), 50.5.40.40(3)(D), 50.5.40.40(5)(D), 60.5.40.40(1)(E), 60.5.80.1(1)(E), 60.5.90.1(1)(E), 80.5.40.40(1)(D), 230.5.1.10(4)(D) and (E), 230.5.1.10(7), 230.5.1.10(12), 230.5.1.10(13), (14), (15), and (16), 230.5.10.1(5)(A), 230.5.10.1(6)(D), 230.5.10.1(7), 230.5.10.20(1), 230.5.10.1(1) and Table 230.5.10.1(1) 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 March 31, 2025, if the project in question complies with the provisions of Clauses 970.30.15.5, 970.30.15.10, 970.30.15.15, 970.30.15.30, 970.30.15.40,

970.30.15.50, and 970.30.15.60.

32. Zoning By-law 569-2013, as amended, is further amended by inserting a new regulation 970.30.1(2) so that it reads:

(2) Bicycle Parking Space Regulations

An application submitted before March 31, 2025 that is eligible to proceed under regulations 230.5.1.10(7), 230.5.10.1(1), and Table 230.5.10.1(1) must comply with the requirements of regulations 970.30.15.5(3) and (4) and Table 970.30.15.5.

33. Zoning By-law 569-2013, as amended, is further amended by inserting new regulations 970.30.15.5(3) and (4), so that they read:

(3) Shower and Change Facilities

If a **building** has uses, other than **dwelling units**, for which a "long-term" **bicycle parking space** is required, shower and change facilities must be provided for each gender at the following rate:

- (A) none if less than 5 required "long-term" **bicycle parking spaces**;
- (B) 1 for 5 to 60 required "long-term" **bicycle parking spaces**;
- (C) 2 for 61 to 120 required "long-term" **bicycle parking spaces**;
- (D) 3 for 121 to 180 required "long-term" **bicycle parking spaces**; and
- (E) 4 for more than 180 required "long-term" **bicycle parking spaces**.

(4) Bicycle Parking Space Rates

For a **building** or portion of a **building** constructed pursuant to a building permit issued more than three years after May 9, 2013, **bicycle parking spaces** must comply with Table 970.30.15.5 Bicycle Parking Space Rates.

Table 970.30.15.5

Bicycle Parking Space Rates

<i>Bicycle Parking Space Rates</i>		
<i>Use</i>	<i>Short-Term Bicycle Parking Spaces</i>	<i>Long-Term Bicycle Parking Spaces</i>
Crisis Care Facility	(None)	the minimum number of long-term bicycle parking spaces to be provided is 2.

Eating Establishment	<p>the minimum number of short-term bicycle parking spaces to be provided:</p> <p>(A) in Bicycle Zone 1 is 3 plus 0.3 bicycle parking spaces for each 100 square metres of interior floor area used for an eating establishment; and</p> <p>(B) in Bicycle Zone 2 is 3 plus 0.25 bicycle parking spaces for each 100 square metres of interior floor area used for an eating establishment.</p>	<p>the minimum number of long-term bicycle parking spaces to be provided:</p> <p>(A) in Bicycle Zone 1 is 0.2 for each 100 square metres of interior floor area used for an eating establishment; and</p> <p>(B) in Bicycle Zone 2 is 0.13 for each 100 square metres of interior floor area used for an eating establishment.</p>
Education Use	<p>the minimum number of short-term bicycle parking spaces to be provided:</p> <p>(A) in Bicycle Zone 1 is 3 plus 0.1 bicycle parking spaces for each 100 square metres of interior floor area used for an education use; and</p> <p>(B) in Bicycle Zone 2 is 3 plus 0.06 bicycle parking spaces for each 100 square metres of interior floor area used for an education use.</p>	<p>the minimum number of long-term bicycle parking spaces to be provided:</p> <p>(A) in Bicycle Zone 1 is 0.1 for each 100 square metres of interior floor area used for an education use; and</p> <p>(B) in Bicycle Zone 2 is 0.06 for each 100 square metres of interior floor area used for an education use.</p>
Hospital	<p>the minimum number of short-term bicycle parking spaces is:</p> <p>(A) in Bicycle Zone 1 is 3 plus 0.1 bicycle parking spaces for each 100 square metres of interior floor area used for a hospital; and</p> <p>(B) in Bicycle Zone 2 is 3 plus 0.06 bicycle parking spaces for each 100 square metres of interior floor area used for a hospital.</p>	<p>the minimum number of long-term bicycle parking spaces to be provided:</p> <p>(A) in Bicycle Zone 1 is 0.1 for each 100 square metres of interior floor area used for a hospital; and</p> <p>(B) in Bicycle Zone 2 is 0.06 for each 100 square metres of interior floor area used for a hospital.</p>
Medical Office	<p>the minimum number of short-term bicycle parking spaces to be provided:</p> <p>(A) in Bicycle Zone 1 is 3 plus 0.15 bicycle parking spaces for each 100 square metres of interior floor area used for a medical office; and</p>	<p>the minimum number of long-term bicycle parking spaces to be provided:</p> <p>(A) in Bicycle Zone 1 is 0.15 for each 100 square metres of interior floor area used for a medical office; and</p>

	(B) in Bicycle Zone 2 is 3 plus 0.1 bicycle parking spaces for each 100 square metres of interior floor area used for a medical office.	(B) in Bicycle Zone 2 is 0.1 for each 100 square metres of interior floor area used for a medical office.
Municipal Shelter	(None)	the minimum number of long-term bicycle parking spaces to be provided is 2.
Office	<p>the minimum number of short-term bicycle parking spaces to be provided:</p> <p>(A) in Bicycle Zone 1 is 3 plus 0.2 bicycle parking spaces for each 100 square metres of interior floor area used for an office, other than a medical office; and</p> <p>(B) in Bicycle Zone 2 is 3 plus 0.15 bicycle parking spaces for each 100 square metres of interior floor area used for an office, other than a medical office.</p>	<p>the minimum number of long-term bicycle parking spaces to be provided:</p> <p>(A) in Bicycle Zone 1 is 0.2 for each 100 square metres of interior floor area used for an office, other than a medical office; and</p> <p>(B) in Bicycle Zone 2 is 0.13 for each 100 square metres of interior floor area used for an office, other than a medical office.</p>
Personal Service Shop	<p>the minimum number of short-term bicycle parking spaces to be provided:</p> <p>(A) in Bicycle Zone 1 is 3 plus 0.3 bicycle parking spaces for each 100 square metres of interior floor area used for a personal service shop; and</p> <p>(B) in Bicycle Zone 2 is 3 plus 0.25 bicycle parking spaces for each 100 square metres of interior floor area used for a personal service shop.</p>	<p>the minimum number of long-term bicycle parking spaces to be provided:</p> <p>(A) in Bicycle Zone 1 is 0.2 for each 100 square metres of interior floor area used for a personal service shop; and</p> <p>(B) in Bicycle Zone 2 is 0.13 for each 100 square metres of interior floor area used for a personal service shop.</p>
Post-Secondary School	<p>the minimum number of short-term bicycle parking spaces:</p> <p>(A) in Bicycle Zone 1 is 3 plus 0.3 bicycle parking spaces for each 100 square metres of interior floor area used for post-secondary school offices and classrooms; and</p>	<p>the minimum number of long-term bicycle parking spaces to be provided:</p> <p>(A) in Bicycle Zone 1 is 1.0 for each 100 square metres of interior floor area used for post-secondary school offices and classrooms; and</p>

	(B) in Bicycle Zone 2 is 3 plus 0.18 bicycle parking spaces for each 100 square metres of interior floor area used for post-secondary school offices and classrooms. [By-law: 559-2014]	(B) in Bicycle Zone 2 is 0.6 for each 100 square metres of interior floor area used for post-secondary school offices and classrooms. [By-law 559-2014]
Private School	<p>the minimum number of short-term bicycle parking spaces to be provided:</p> <p>(A) in Bicycle Zone 1 is 3 plus 0.1 bicycle parking spaces for each 100 square metres of interior floor area used for a public school or private school; and</p> <p>(B) in Bicycle Zone 2 is 3 plus 0.06 bicycle parking spaces for each 100 square metres of interior floor area used for a public school or private school.</p>	<p>the minimum number of long-term bicycle parking spaces to be provided:</p> <p>(A) in Bicycle Zone 1 is 0.1 for each 100 square metres of interior floor area used for a public school or private school; and</p> <p>(B) in Bicycle Zone 2 is 0.06 for each 100 square metres of interior floor area used for public school or private school.</p>
Public School	<p>the minimum number of short-term bicycle parking spaces to be provided:</p> <p>(A) in Bicycle Zone 1 is 3 plus 0.1 bicycle parking spaces for each 100 square metres of interior floor area used for a public school or private school; and</p> <p>(B) in Bicycle Zone 2 is 3 plus 0.06 bicycle parking spaces for each 100 square metres of interior floor area used for a public school or private school.</p>	<p>the minimum number of long-term bicycle parking spaces to be provided:</p> <p>(A) in Bicycle Zone 1 is 0.1 for each 100 square metres of interior floor area used for a public school or private school; and</p> <p>(B) in Bicycle Zone 2 is 0.06 for each 100 square metres of interior floor area used for a public school or private school.</p>
Retail Store	<p>the minimum number of short-term bicycle parking spaces to be provided:</p> <p>(A) in Bicycle Zone 1 is 3 plus 0.3 bicycle parking spaces for each 100 square metres of interior floor area used for a retail store; and</p> <p>(B) in Bicycle Zone 2 is 3 plus 0.25 bicycle parking spaces for each 100</p>	<p>the minimum number of long-term bicycle parking spaces to be provided:</p> <p>(A) in Bicycle Zone 1 is 0.2 for each 100 square metres of interior floor area used for a retail store; and</p> <p>(B) in Bicycle Zone 2 is 0.13 for each 100 square metres of interior floor area used for a retail store.</p>

	square metres of interior floor area used for a retail store .	
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Enacted and passed on March 31, 2025.

Frances Nunziata,
Speaker

John D. Elvidge,
City Clerk

(Seal of the City)