

Authority: Planning and Housing Committee Item PH24.2,  
as adopted by City of Toronto Council on October 8 and 9,  
2025

City Council voted in favour of this by-law on October 9,  
2025

Written approval of this by-law was given by Mayoral  
Decision 13-2025 dated October 9, 2025

## CITY OF TORONTO

### BY-LAW 1116-2025

#### **To amend Zoning By-law 569-2013, as amended, to update standards for accessible 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. By-law 569-2013, as amended, is further amended by replacing all references to "No rates to apply other than those required by other sections" in Table 200.15.10.5 with "Only the accessible parking rates as required by regulations 200.15.10.5(1)(A) to (E) apply".
2. By-law 569-2013, as amended, is further amended by adding provision (E) to regulation 230.5.10.20(1), so that it reads:
  - (E) If the number of **bicycle parking spaces** required by regulation 230.5.10.1(5) are reduced through the use of regulation 230.5.10.20(1), the number of **bicycle parking spaces** required by regulations 230.5.1.10(7), (12), (13) and (15) are calculated based on required number of **bicycle parking spaces** reduced through the use of regulation 230.5.10.20(1).
3. By-law 569-2013, as amended, is further amended by replacing regulation 230.5.1.10(10) with the following:

(10) Stacked Bicycle Parking Spaces

"Long-term" and "short-term" **bicycle parking spaces** may be located in **stacked bicycle parking spaces**.
4. By-law 569-2013, as amended, is further amended by adding section 200.15.10.11, so that it reads:

#### **200.15.10.11 Accessible Parking Rate Exemptions**

(1) Accessible Parking Space Requirements for a Lawfully Existing Building

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

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

Any addition or extension to a **lawfully existing building** referred to in regulation 200.15.10.11(1) must provide any additional accessible **parking space** required by Clause 200.15.10.5, but no greater than the permitted maximum number of **parking spaces** for each use, unless authorized by a Section 45 Planning Act minor variance.

(3) Parking Space Requirement - Change of Use in a Lawfully Existing Building

If a **lawfully existing building** referred to in regulation 200.15.10.11(1) changes use:

- (A) the **lawfully** existing number of accessible **parking spaces** may not be reduced; and
- (B) any additional required accessible **parking spaces** required by Clause 200.15.10.5 must be provided or be authorized by a Section 45 Planning Act minor variance.

(4) Definition of Lawful

For the purposes of Clause 200.15.10.11, 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 prior to March 31, 2025; and
  - (B) **buildings, structures** or uses authorized after March 31, 2025 in accordance with Clauses 200.25.15.1, 200.25.15.2, 200.25.15.3 and 200.25.15.4.
5. By-law 569-2013, as amended, is further amended by amending regulation 200.25.1(1) as follows:

- (A) inserting the word "regulations" before "10.5.40.40(3)(C)"; and
  - (B) deleting the words "230.5.1.10(12), and 230.5.10.11(7), 970.10.15.5(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)".
6. By-law 569-2013, as amended, is further amended by amending regulation 200.25.1(3) by inserting the word "regulations" before "200.5.10.1(7)(C)".
  7. By-law 569-2013, as amended, is further amended by amending regulation 200.25.1(4) to replace the word "between" with "after".
  8. By-law 569-2013, as amended, is further amended by amending regulation 200.25.15(1) to add the word "Transition:" at the beginning of the title of the regulation.
  9. By-law 569-2013, as amended, is further amended by replacing regulation 200.25.15(2) with the following:

(2) Transition: Parking Space Regulations

An application submitted after July 22, 2022 and on or 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 200.5.1.10(1), (2)(E), (7), (8), (13), and (14), 200.5.10.1(1), Table 200.5.10.1 – Parking Space Rates, regulation 200.5.10.1(5) and (7)(C), 200.5.10.11(1), (2), and (5), 200.5.200.5(1), (2), and (3), 970.10.1(2), 970.10.15.5(12), (13), (14), (15), (16), Table 970.10.15.5(1) – Parking Space Rates for Effective Parking Spaces, and regulations 970.10.15.5(17) and (18).

10. By-law 569-2013, as amended, is further amended by amending regulation 200.25.15.1(1) as follows:
  - (A) inserting the word "regulations" before "10.5.40.40(3)(C)";
  - (B) inserting "200.5.10.1(12)," after "200.5.1.10(7),";
  - (C) replacing "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)" with "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)";
  - (D) inserting "regulations 970.10.1(1) and (3)," before "970.10.15.5(1)"; and
  - (E) inserting "Table 970.10.15.5 – Parking Space Rates and Parking Space Occupancy, regulations 970.10.15.5" after "970.10.15.5(1), (2), (3), (4), (5),".

- 11.** By-law 569-2013, as amended, is further amended by amending regulation 200.25.15.1(2) as follows:
- (A) inserting the word "regulations" before "200.5.10.1(7)(C)";
  - (B) inserting the word "regulations" before "970.10.1(2)";
  - (C) deleting the words "and (3)" after "970.10.1(2)"; and
  - (D) replacing the words "and prior to March 31, 2025" with "and on or prior to March 31, 2025".
- 12.** By-law 569-2013, as amended, is further amended by amending regulation 200.25.15.1(3) by replacing the word "regulation" with "regulations".
- 13.** By-law 569-2013, as amended, is further amended by amending regulation 200.25.15.2(1) as follows:
- (A) inserting the word "regulations" before "10.5.40.40(3)(C)";
  - (B) replacing the words "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)" with "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)";
  - (C) inserting the word "regulations" before "970.10.15.5(1)";
  - (D) inserting the words "Table 970.10.15.5(1) – Parking Space Rates and Parking Space Occupancy, regulations 970.10.15.5" after "970.10.15.5(1), (2), (3), (4), (5),"; and
  - (E) replacing the words "read prior to July 22, 2022" with "read on or prior to July 22, 2022".
- 14.** By-law 569-2013, as amended, is further amended by amending regulation 200.25.15.2(2) as follows:
- (A) replacing the words "filed on or prior to July 22, 2022" with "filed after July 22, 2022 and on or prior to March 31, 2025";
  - (B) inserting the word "regulations" before "970.10.1(2)"; and
  - (C) replacing the words "as it read after July 22, 2022 and prior to March 31, 2025" with "as it read after July 22, 2022 and on or prior to March 31, 2025".
- 15.** By-law 569-2013, as amended, is further amended by amending regulation 200.25.15.2(3) by replacing the word "Regulation" with "regulations".

- 16.** By-law 569-2013, as amended, is further amended by amending regulation 200.25.15.3(1) as follows:
- (A) inserting the word "regulations" before "10.5.40.40(3)(C)"; and
  - (B) replacing the words "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)" with "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)".
- 17.** By-law 569-2013, as amended, is further amended by amending regulation 200.25.15.3(2) as follows:
- (A) inserting the word "regulations" before "200.5.10.1(7)(C)"; and
  - (B) replacing "200.25.15.1(1)" with "200.25.15.1(2)".
- 18.** By-law 569-2013, as amended, is further amended by amending regulation 200.25.15.3(3) by replacing the word "Regulation" with "regulations".
- 19.** By-law 569-2013, as amended, is further amended by amending regulation 200.25.15.3(4) as follows:
- (A) in provision (A), inserting the word "regulations" before "970.10.15.5(1)";
  - (B) in provision (A), inserting the words "on or" after "as it read";
  - (C) in provision (B), inserting the word "regulations" before "970.10.15.5(1)";
  - (D) in provision (B), inserting the words "on or" after "as it read";
  - (E) in provision (C), inserting the word "regulations" before "970.10.1(2)";
  - (F) in provision (C), replacing the words "read July 22, 2022 and prior to" with "read after July 22, 2022 and on or prior to";
  - (G) in provision (D), inserting the word "regulations" before "970.10.1(2)"; and
  - (H) in provision (D), inserting the words "after July 22, 2022 and on or" before "prior to".
- 20.** By-law 569-2013, as amended, is further amended by amending regulation 200.25.15.4(1) as follows:
- (A) inserting the word "regulations" before "10.5.40.40(3)(C)";

- (B) replacing the words "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)" with "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)";
  - (C) inserting the word "regulations" before "970.10.15.5(1)"; and
  - (D) inserting the words "on or" after "as it read".
- 21.** By-law 569-2013, as amended, is further amended by amending regulation 200.25.15.4(2) as follows:
- (A) inserting the word "regulations" before "200.5.10.1(7)(C)";
  - (B) inserting the word "regulations" before "970.10.1(2)"; and
  - (C) replacing the words "read on July 22, 2022 and" with "read after July 22, 2022 and on or".
- 22.** By-law 569-2013, as amended, is further amended by amending regulation 200.25.15.4(3) by replacing the word "regulation" with "regulations".
- 23.** By-law 569-2013, as amended, is further amended by amending regulation 200.25.15.4(4) as follows:
- (A) in provision (A), inserting the word "on and" before "prior to";
  - (B) in provision (B), inserting the word "regulation" before "200.25.15.4(4)(A)";
  - (C) in provision (B), inserting the word "regulations" before "970.10.15.5(1)";
  - (D) in provision (B), inserting the word "on and" before "prior to";
  - (E) in provision (C), replacing the words "on July 22, 2022 and prior" with "after July 22, 2022 and on and prior";
  - (F) in provision (D), inserting the word "regulation" before "200.25.15.4(4)(C)";
  - (G) in provision (D), inserting the word "regulations" before "970.10.1(2)"; and
  - (H) in provision (D), replacing the words "on July 22, 2022 and prior" with "after July 22, 2022 and on or prior".
- 24.** By-law 569-2013, as amended, is further amended by amending regulation 230.90.1(1) as follows:

- (A) inserting the word "Lawfully Existing" at the beginning of the title of the regulation;
- (B) inserting the word "regulations" before "10.5.40.40(4)(D)"; and
- (C) inserting the words "-- Bicycle Parking Space Rates" after "Table 230.5.10.1(1)".
25. By-law 569-2013, as amended, is further amended by amending regulation 230.90.1(2) by replacing the words "March 31, 2025" with "July 22, 2022".
26. By-law 569-2013, as amended, is further amended by adding to Article 230.90.1 new regulations (3) and (4), so that they read:

(3) Lawfully Existing Buildings Exempt from Complying

None of the provisions of regulations 230.5.1.10(4)(D) and (E), 230.5.1.10(7), 230.5.1.10(13), (14), (15) and (16), 230.5.10.1(7), 230.5.10.20(1), 230.5.10.1(1) and Table 230.5.10.1(1) – Bicycle Parking Space Rates apply to prevent the erection or use of a **lawfully existing building or structure**.

(4) Definition of Lawful

For the purposes of regulation 230.90.1(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 after July 22, 2022 and on or prior to March 31, 2025.

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

(1) Bicycle Parking Space Regulations

An application submitted on or prior to July 22, 2022 that is eligible to proceed under regulations 230.90.15.1(1) and (3), 230.90.15.2(1) and (3), 230.90.15.3(1), (3) and (4), 230.90.15.4(1), (3) and (4) must comply with the requirements of regulations 970.30.1(1), 970.30.15.5(1), (2), and (4), 970.30.15.10(1), 970.30.15.30(1), 970.30.15.40(1), (2), and (3), 970.30.15.50(1), (2), and (3), and 970.30.15.60(1), (2), and (3).

28. 569-2013, as amended, is further amended by adding to Clause 230.90.15 new regulation (2), so that it reads:

(2) Bicycle Parking Space Regulations

An application submitted after July 22, 2022 and on or prior to March 31, 2025 that is eligible to proceed under regulations 230.90.15.1(2) and (3), 230.90.15.2(2) and (3), 230.90.15.3(2), (3) and (4), 230.90.15.4(2), (3) and (4) must comply with the

requirements of regulations 970.30.1(2), 970.30.15.5(3), (4), Table 970.30.15.5 – Bicycle Parking Space Rates, and regulation 970.30.15.5(5).

29. By-law 569-2013, as amended, is further amended by amending regulation 230.90.15.1(1) as follows:
- (A) inserting the word "regulations" before "10.5.40.40(4)(D)";
  - (B) inserting the words "– Bicycle Parking Space Rates" after "Table 230.5.10.1(1)";
  - (C) replacing the words "on or prior to March 31, 2025" with "prior to July 22, 2022"; and
  - (D) replacing the words "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" with "regulations 970.30.1(1), 970.30.15.5(1), (2), and (4), Table 970.30.15.5 – Bicycle Parking Space Rates, regulations 970.30.15.10(1), 970.30.15.30(1), 970.30.15.40(1), (2), and (3), 970.30.15.50(1), (2), and (3), 970.30.15.60(1), (2), and (3)".
30. By-law 569-2013, as amended, is further amended by replacing regulation 230.90.15.1(2) with the following:
- (2) Building Permit Applications
- None of the provisions of regulations 230.5.1.10(4)(D) and (E), 230.5.1.10(7), 230.5.1.10(13), (14), (15) and (16), 230.5.10.1(7), 230.5.10.20(1), 230.5.10.1(1) and Table 230.5.10.1(1) – Bicycle Parking Space Rates will prevent the erection or use of a **building** or **structure** for which an application for or 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 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 regulations 970.30.15.5(3), (4), and(5) and all finally approved minor variances.
31. By-law 569-2013, as amended, is further amended by adding to Clause 230.90.15.1 new regulation (3), so that it reads:
- (3) Building Permit Applications
- For the purposes of regulations 230.90.15.1(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.
32. By-law 569-2013, as amended, is further amended by amending regulation 230.90.15.3(1) as follows:

- (A) inserting the word "regulations" before "10.5.40.40(4)(D)";
- (B) inserting the words "– Bicycle Parking Space Rates" after "Table 230.5.10.1(1)";
- (C) in provision (A), replacing the words "March 31, 2025" with "July 22, 2022"; and
- (D) in provision (B), replacing the words "March 31, 2025" with "July 22, 2022".

33. By-law 569-2013, as amended, is further amended by replacing regulations 230.90.15.3(2) and (3) with the following:

(2) Minor Variance Applications

None of the provisions of regulations 230.5.1.10(4)(D) and (E), 230.5.1.10(7), 230.5.1.10(13), (14), (15) and (16), 230.5.10.1(7), 230.5.10.20(1), 230.5.10.1(1) and Table 230.5.10.1(1) – Bicycle Parking Space Rates 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 230.90.15.1(2).

(3) Minor Variance Applications

For the purposes of regulations 230.90.15.3(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.

34. By-law 569-2013, as amended, is further amended by adding to Clause 230.90.15.3 new regulation (4), so that it reads:

(4) Minor Variance Application

Where a project qualifies under Clause 230.90.15.3:

- (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 regulations 970.30.1(1), 970.30.15.5(1), (2), and (4), Table 970.30.15.5 – Bicycle Parking Space Rates, regulations 970.30.15.10(1), 970.30.15.30(1), 970.30.15.40(1), (2), and (3), 970.30.15.50(1), (2), and (3), 970.30.15.60(1), (2), and (3) or with the provisions of By-law 569-2013, as amended, as it read on and prior to July 22, 2022;
- (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 regulations 970.30.1(1), 970.30.15.5(1), (2), and (4), Table 970.30.15.5 – Bicycle Parking Space Rates, regulations 970.30.15.10(1), 970.30.15.30(1), 970.30.15.40(1), (2), and (3), 970.30.15.50(1), (2), and (3), 970.30.15.60(1), (2), and (3), or with the provisions of By-law 569-2013, as amended, as it read prior on and 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 regulations 970.30.15.5(3), (4), and (5) or with the provisions of By-law 569-2013, as amended, as it read after July 22, 2022 and on 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 regulations 970.30.15.5(3), (4), and (5), or with the provisions of By-law 569-2013, as amended, as it read after July 22, 2022 and on and prior to March 31, 2025 and all finally approved minor variances.

35. By-law 569-2013, as amended, is further amended by amending regulation 230.90.15.4(1) as follows:

- (A) Inserting the word "regulations" before 10.5.40.40(4)(D);
- (B) inserting the words "– Bicycle Parking Space Rates" after "Table 230.5.10.1(1)";
- (C) replacing the words "March 31, 2025" with "July 22, 2022"; and
- (D) replacing the words "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" with "regulations 970.30.1(1), 970.30.15.5(1), (2), and (4), Table 970.30.15.5 – Bicycle Parking Space Rates, regulations 970.30.15.10(1), 970.30.15.30(1), 970.30.15.40(1), (2), and (3), 970.30.15.50(1), (2), and (3), 970.30.15.60(1), (2), and (3)".

36. By-law 569-2013, as amended, is further amended by replacing regulations 230.90.15.4(2) and (3) so that they read:

(2) Site Plan Applications

None of the provisions of regulations 230.5.1.10(4)(D) and (E), 230.5.1.10(7), 230.5.1.10(13), (14), (15) and (16), 230.5.10.1(7), 230.5.10.20(1), 230.5.10.1(1) and Table 230.5.10.1(1) – Bicycle Parking Space Rates 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 regulations 970.30.15.5(3), (4), and (5).

(3) Site Plan Applications

For the purposes of Regulation 230.90.15.4(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.

37. By-law 569-2013, as amended, is further amended by adding to Clause 230.90.15.4 new regulation (4), so that it reads:

(4) Minor Variance Application

Where a project qualifies under Clause 230.90.15.4:

- (A) site plan approval may be granted if the project complies with regulations 970.30.1(1), 970.30.15.5(1), (2), and (4), Table 970.30.15.5 – Bicycle Parking Space Rates, regulations 970.30.15.10(1), 970.30.15.30(1), 970.30.15.40(1), (2), and (3), 970.30.15.50(1), (2), and (3), 970.30.15.60(1), (2), and (3) or with the provisions of By-law 569-2013, as amended, as it read on and 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 230.90.15.4(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 regulations 970.30.1(1), 970.30.15.5(1), (2), and (4), Table 970.30.15.5 – Bicycle Parking Space Rates, regulations 970.30.15.10(1), 970.30.15.30(1), 970.30.15.40(1), (2), and (3), 970.30.15.50(1), (2), and (3), 970.30.15.60(1), (2), and (3), or with the provisions of By-law 569-2013, as amended, as it read on and 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 970.30.15.5(3) and 970.30.15.5(5) or with the provisions of By-law 569-2013, as amended, as it read after July 22, 2022 and on 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 230.90.15.4(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 regulations 970.30.15.5(3) and 970.30.15.5(5), or with the provisions of By-law 569-2013, as amended, as it read after July 22, 2022 and on and prior to March 31, 2025, the site plan approval, and all finally approved minor variances.
38. By-law 569-2013, as amended, is further amended by amending regulation 970.10.1(1) by replacing the words "February 3" where they appear in the regulation with the words "July 22".

39. By-law 569-2013, as amended, is further amended by amending regulation 970.10.1(2) by replacing the word "before" with "on or prior to".
40. By-law 569-2013, as amended, is further amended by amending regulation 970.10.1(3) by replacing the words "before" with "on or prior to".
41. By-law 569-2013, as amended, is further amended by amending regulation 970.10.15.5(12) by inserting the words "on or" before "prior to".
42. By-law 569-2013, as amended, is further amended by amending regulation 970.30.1(1) as follows:
- (A) replacing the word "before" with "on or prior to"; and
  - (B) inserting the words ", as amended, except regulations 970.30.15(3) and (4) and Table 970.30.15.5 – Bicycle Parking Space Rates, as it read on and prior to July 22, 2022" after "970.30.15.80".
43. By-law 569-2013, as amended, is further amended by amending regulation 970.30.1(2) as follows:
- (A) replacing the word "before" with "after July 22, 2022 and on or prior to";
  - (B) replacing "and Table 230.5.10.1(1)" with the words "Table 230.5.10.1(1) – Bicycle Parking Space Rates, and regulation 230.5.10.20(1)";
  - (C) replacing the words "970.30.15.5(3) and (4)" with "970.30.15.5(3), (4), and (5)"; and
  - (D) inserting the words "– Bicycle Parking Space Rates" after "Table 970.30.15.5".
44. By-law 569-2013, as amended, is further amended by amending regulation 970.30.15.5(4) by replacing the words "Table 970.30.15.5" with "Table 970.30.15.5 –".
45. By-law 569-2013, as amended, is further amended by adding to Clause 970.30.15.5 new regulation (5), so that it reads:

(4) Payment-in-Lieu of Bicycle Parking

The number of "short-term" **bicycle parking spaces** required by Regulation 230.5.10.1(5)(A) 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 Regulation 230.5.10.1(5)(A), rounded down to the nearest whole number;

- (B) for each "short-term" **bicycle parking space** required by Regulation 230.5.10.1(5)(A) to be reduced, the owner or occupant must provide a payment in-lieu to the City; and
  - (C) the owner or occupant must enter into an agreement with the City pursuant to Section 40 of the Planning Act.
- 46.** By-law 569-2013, as amended, is further amended by amending the title of regulation 970.30.15.50(3) to add the word "Employment" after "Commercial Residential".
- 47.** By-law 569-2013, as amended, is further amended by amending regulation 970.30.15.60(2) to add the word "and" before "utility shafts" in provision (F).
- 48.** By-law 569-2013, as amended, is further amended by amending regulation 970.30.15.60(3) to add the word "and" before "utility shafts" in provision (F).

Enacted and passed on October 9, 2025.

Frances Nunziata,  
Speaker

John D. Elvidge,  
City Clerk

(Seal of the City)