

Review of Parking Requirements for New Development

Presentation to Toronto Accessibility Advisory Committee
September 2021



Current State of Parking Regulation



City Planning:

sets requirements for parking in developments through Official Plan policies and the Zoning By-law

Transportation Services:

develops regulations for on-street, boulevard and front yard parking

Municipal Licensing and Standards:

licenses private commercial parking lots



Toronto Parking Authority:

manages City-owned parking supply, including adjusting the supply and prices



Toronto Police Services:

enforces regulations on use of parking

Official Plan - Parking

Among other things, Official Plan policies:

- Aim to reduce auto-dependence
- Encourage walking, cycling and transit use
- Limit where parking can be located to limit parking's impacts on its surroundings
- Require many types of development to provide adequate on-site or off-street parking

Zoning By-law 569-2013

- The harmonized City-wide Zoning By-law (ZBL 569-2013) identifies the automobile and bicycle parking requirements for new or expanded buildings.
- The parking requirements in the ZBL were adopted by Council in 2013, based on a review that started by 2005. That review followed the guiding principle that:

Parking zoning standards should require the minimum responsible amount of parking for a given land use.

Zoning By-law 569-2013:

Example – Eating Establishments

Parking spaces must be provided:

(A) in Policy Area 1 (PA1):

- (i) at a minimum of 0; and
- (ii) at a maximum rate of 3.5 for each 100 square metres of **gross floor area**; and

(B) in Policy Area 2 (PA2):

- (i) at a minimum of 0; and
- (ii) at a maximum rate of 4.0 for each 100 square metres of **gross floor area**; and

(C) in Policy Areas and 3 (PA3) and 4 (PA4) :

- (i) at a minimum of 0; and
- (ii) at a maximum rate of 5.0 for each 100 square metres of **gross floor area**; and

(D) in all other areas of the City:

- (i) where the **gross floor area** used for **eating establishments** in a building is less than 200 square metres no **parking space** is required;
- (ii) where the **gross floor area** used for **eating establishments** in a building is 200 square metres or more but less than 500 square metres, **parking spaces** must be provided at a minimum rate of 3.0 for each 100 square metres of **gross floor area**; and
- (iii) where the **gross floor area** used for **eating establishments** in a building is 500 square metres or more, **parking spaces** must be provided at a minimum rate of 5.0 for each 100 square metres of **gross floor area**.

Zoning By-law 569-2013:

Example – Dwelling unit in an Apartment Building (Resident requirement)

For a **dwelling unit** in an **apartment building**, **parking spaces** must be provided:

(A) in Policy Area 1 (PA1):

(i) at a minimum rate of:

- (a) 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;
- (b) 0.5 for each one bedroom **dwelling unit**;
- (c) 0.8 for each two bedroom **dwelling unit**; and
- (d) 1.0 for each three or more bedroom **dwelling unit**; and

(ii) at a maximum rate of:

- (a) 0.4 for each bachelor **dwelling unit** up to 45 square metres and 1.2 for each bachelor **dwelling unit** greater than 45 square metres;
- (b) 0.7 for each one bedroom **dwelling unit**;
- (c) 1.2 for each two bedroom **dwelling unit**; and
- (d) 1.5 for each three or more bedroom **dwelling unit**; and

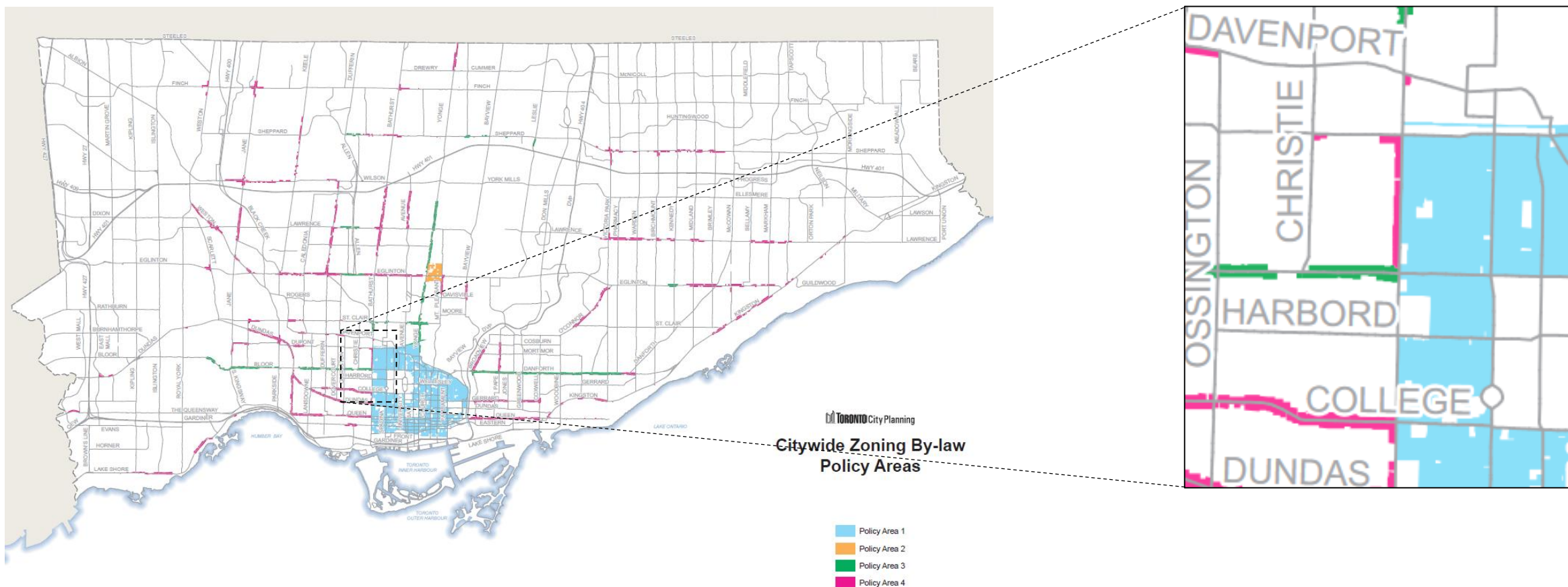
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(D) in all other areas of the City:

(i) at a minimum rate of:

- (a) 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;
- (b) 0.9 for each one bedroom **dwelling unit**;
- (c) 1.0 for each two bedroom **dwelling unit**; and
- (d) 1.2 for each three or more bedroom **dwelling unit**.

Zoning By-law 569-2013: Policy Areas



Zoning By-law 569-2013: Accessible Parking

200.15.10 Parking Rate

(1) Parking Rates - Accessible Parking Spaces

If the total **parking space** requirement is 5 or more, clearly identified off-**street** accessible **parking spaces** must be provided on the same **lot** as every **building** or **structure** erected or enlarged, as follows:

- (A) if the number of required **parking spaces** is less than 13, a minimum of 1 **parking space** must comply with all regulations for an accessible **parking space** in Section 200.15;
- (B) if the number of required **parking spaces** is 13 to 100, a minimum of 1 **parking space** for every 25 **parking spaces** or part thereof must comply with all regulations for an accessible **parking space** in Section 200.15; and
- (C) if the number of required **parking spaces** is more than 100, a minimum of 5 **parking spaces** plus 1 **parking space** for every 50 **parking spaces** or part thereof in excess of 100 **parking spaces**, must comply with all regulations for an accessible **parking space** in Section 200.15.

(2) Accessible Parking Space Requirement for Medical Offices and Clinics

A minimum of 10 percent of the required **parking spaces** for a medical office or clinic established after May 26, 2017, must comply with all regulations for an accessible **parking space** in Section 200.15 and any accessible **parking spaces lawfully existing** on the lot must be retained.

Proposed Review

Proposed new guiding principle for establishing Zoning By-law parking rates:

Parking zoning standards should allow only the maximum amount of parking reasonably required for a given land use. Minimums should be avoided except where necessary to ensure equitable access.

Objectives:

- Support land- and cost-efficient forms of development
- Encourage transportation alternatives to the automobile
- Allow for quick understanding and easy application
- Ensure sufficient parking to meet equity needs

Emerging Direction: Parking Rates

- Eliminate parking minimums city-wide
 - Maintain requirement for minimal level of service and maintenance parking
 - Maintain requirement for accessible parking with new formula
- Introduce parking maximums city-wide
 - Set at level of former minimum parking requirement.
 - Where uses are combined, adjust maximums as necessary to ensure none are increased

Proposal for Accessible Parking

200.15.10 Parking Rate

(1) Parking Rates - Accessible Parking Spaces

If the total **parking space** allowed 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 allowed **parking spaces** is less than 13, a minimum of 1 **parking space** is required which must comply with all regulations for an accessible **parking space** in Section 200.15;
- (B) if the number of allowed **parking spaces** is 13 to 100, a minimum of 1 **parking space** is required for every 25 **parking spaces** or part thereof which must comply with all regulations for an accessible **parking space** in Section 200.15; and
- (C) if the number of allowed **parking spaces** is more than 100, a minimum of 5 **parking spaces** is required plus 1 **parking space** for every 50 **parking spaces** or part thereof in excess of 100 **parking spaces**, which must comply with all regulations for an accessible **parking space** in Section 200.15.

Proposal for Accessible Parking (continued)

(2) Accessible Parking Space Requirement for Medical Offices and Clinics

For a medical office or clinic, if the total **parking space** allowed is 5 or more, a minimum of 1 **parking space** is required for every 10 **parking spaces** or part thereof allowed which must comply with all regulations for an accessible **parking space** in Section 200.15. These **parking spaces** must be clearly identified off-**street** accessible **parking spaces** on the same **lot** as every **building** or **structure** erected or enlarged. Any accessible **parking spaces lawfully existing** on the lot must be retained.

Next Steps

- Public consultation in late September
- Recommendation to Planning and Housing Committee
November

Further Questions and Comments?

Michael Hain

Program Manager, Policy and Analysis Unit
Transportation Planning, City Planning

michael.hain@toronto.ca

416-392-8698

www.Toronto.ca/parkingreview

