

By-law 569-2013 as amended  
Zoning By-law for the City of Toronto

Office Consolidation July 31, 2023 including City-wide Amendments up to April 1, 2024

Land Use Category	Parking Rate
Resident Requirement for a <b>Dwelling unit</b> in an: <b>Apartment Building</b> , Assisted Housing or a <b>Mixed Use Building</b>	<p><b>Parking spaces</b> must be provided:</p> <p>(A) in Parking Zone A (PZA) at a maximum rate of: (i) 0.3 for each bachelor <b>dwelling unit</b> up to 45 square metres and 1.0 for each bachelor <b>dwelling unit</b> greater than 45 square metres; and (ii) 0.5 for each one bedroom <b>dwelling unit</b>; and (iii) 0.8 for each two bedroom <b>dwelling unit</b>; and (iv) 1.0 for each three or more bedroom <b>dwelling unit</b>; and</p> <p>(B) in Parking Zone B (PZB) at a maximum rate of: (i) 0.7 for each bachelor <b>dwelling unit</b> up to 45 square metres and 1.0 for each bachelor <b>dwelling unit</b> greater than 45 square metres; and (ii) 0.8 for each one bedroom <b>dwelling unit</b>; and (iii) 0.9 for each two bedroom <b>dwelling unit</b>; and (iv) 1.1 for each three or more bedroom <b>dwelling unit</b>; and</p> <p>(C) in all other areas of the City, at a maximum rate of: (i) 0.8 for each bachelor <b>dwelling unit</b> up to 45 square metres and 1.0 for each bachelor <b>dwelling unit</b> greater than 45 square metres; and (ii) 0.9 for each one bedroom <b>dwelling unit</b>; and (iii) 1.0 for each two bedroom <b>dwelling unit</b>; and (iv) 1.2 for each three or more bedroom <b>dwelling unit</b>.</p>
Resident Requirement for a <b>Dwelling Unit</b> in a: <b>Detached House, Semi-detached House, Townhouse, Duplex, Triplex</b> or <b>Fourplex</b>	None
Resident Requirement for a <b>Dwelling Unit</b> in a Multiple Dwelling Unit Buildings	<b>Parking spaces</b> must be provided at a maximum rate of 1.0 for each <b>dwelling unit</b> .
<b>Secondary Suite</b>	None
Resident Requirement for a <b>Dwelling Room</b> in a <b>Multi-tenant House</b>	<p><b>Parking spaces</b> must be provided:</p> <p>(A) in Policy Area 1 (PA1), Policy Area 2 (PA2), Policy Area 3 (PA3) and Policy Area 4 (PA4) at a minimum rate of 0 for each <b>dwelling room</b>;</p> <p>(B) in the shaded area on Diagram 2 of By-law 156-2023, but not included in (A) above, at a minimum rate of 0 for each <b>dwelling room</b>; and</p> <p>(C) in all other areas of the City at a minimum rate of 0.34 for each <b>dwelling room</b>.</p>
Visitor Requirement:  For a <b>dwelling unit</b> in an <b>Apartment Building</b> , a <b>Mixed Use Building</b> , and/or a Multiple Dwelling Unit Building	<p><b>Parking spaces</b> must be provided:</p> <p>(A) in Parking Zone A (PZA) at a minimum rate of 2.0 plus 0.01 per <b>dwelling unit</b>;</p> <p>(B) in Parking Zone B (PZB) and in all other areas of the City, at a minimum rate of 2.0 plus 0.05 per <b>dwelling unit</b>; and</p> <p>(C) at a maximum rate of 1.0 per <b>dwelling unit</b> for the first five (5) <b>dwelling units</b>; and</p>

	(D) at a maximum rate of 0.1 per <b>dwelling unit</b> for the sixth and subsequent <b>dwelling units</b> .
<p>Tier 1:</p> <p>Alternative Housing, <b>Group Home</b>, <b>Hospice Care Home</b>, <b>Nursing Home</b>, <b>Religious Residence</b>, <b>Retirement Home</b>, <b>Respite Care Facility</b> and <b>Seniors Community House</b></p>	<p><b>Parking spaces</b> must be provided at a maximum rate of 0.5 for each <b>bed-sitting room</b> or <b>dwelling unit</b>.</p>
<p>Tier 2:</p> <p>Adult Education School, <b>Animal Shelter</b>, <b>Art Gallery</b>, Clinic (medical), <b>Community Centre</b>, Court of Law, <b>Day Nursery</b>, <b>Education Use</b>, <b>Hospital</b>, <b>Hotel</b>, <b>Kennel</b>, <b>Laboratory</b>, Motel, <b>Museum</b>, Office (Excluding Medical Office), <b>Performing Arts Studio</b>, <b>Post-Secondary School</b>, <b>Private School</b>, <b>Production Studio</b>, <b>Public School</b>, <b>Recreation Use</b>, <b>Religious Educational Use</b>, <b>Self-Storage Warehouse</b>, <b>Software Development and Processing</b>, <b>Vehicle Dealership</b>, <b>Veterinary Hospital</b></p>	<p>Parking spaces must be provided:</p> <p>(A) in Parking Zone A (PZA) at a maximum rate of 0.8 for each 100 square metres of <b>gross floor area</b>;</p> <p>(B) in Parking Zone B (PZB) at a maximum rate of 1.0 for each 100 square metres of <b>gross floor area</b>;</p> <p>and</p> <p>(C) in all other areas of the City, at a maximum rate of 3.5 for each 100 square metres of <b>gross floor area</b>.</p>
<p>Tier 3:</p> <p><b>Crisis Care Shelter</b>, <b>Municipal Shelter</b>, <b>Residential Care Home</b></p>	<p><b>Parking spaces</b> must be provided at a maximum rate of 1.5 for each 100 square metres of <b>gross floor area</b></p>
<p>Tier 4:</p> <p><b>Adult Entertainment</b>, Ambulance Depot, <b>Amusement Arcade</b>, <b>Artist Studio</b>, Billiard Hall, Bowling Alley, Bus Station, <b>Cabaret</b>, <b>Cemetery</b>, <b>Club</b>, <b>Contractor's Establishment</b>, <b>Eating Establishment</b>, <b>Entertainment Place of Assembly</b>, <b>Financial Institution</b>, Fire Hall, <b>Funeral Home</b>, <b>Gaming Establishment</b>, Golf Course, Grocery Store, <b>Industrial Sales and Service</b>, Industrial Skills Training, Library, <b>Manufacturing Uses</b>, <b>Medical Office</b>, <b>Nightclub</b>, <b>Park</b>, <b>Personal Service Shop</b>, <b>Pet Services</b>, <b>Place of Assembly</b>, <b>Place of Worship</b>, Police Station, Pool Hall, Railway Service and Repair Yard; Railway Station, <b>Retail Service</b>, <b>Retail Store</b>, <b>Service Shop</b>, <b>Vehicle Depot</b>, <b>Vehicle Fuel Station</b>, <b>Vehicle Repair Shop</b>, <b>Vehicle Service Shop</b>, <b>Visitation Centre</b>, <b>Warehouse</b>, <b>Wholesaling Use</b></p>	<p>Parking spaces must be provided:</p> <p>(A) in Parking Zone A (PZA) at a maximum rate of 3.5 for each 100 square metres of <b>gross floor area</b>;</p> <p>(B) in Parking Zone B (PZB) at a maximum rate of 4.0 for each 100 square metres of <b>gross floor area</b>;</p> <p>and</p> <p>(C) in all other areas of the City, at a maximum rate of 6.0 for each 100 square metres of <b>gross floor area</b>.</p>

[ By-law: 89-2022 ]

(2) Provision of Parking Spaces

**Parking spaces** provided for each use may not be:

- (A) less than the required minimum; or

## 200.15 Regulations Applying to Accessible Parking Spaces

### 200.15.1 General

(1) Accessible Parking Space Dimensions (Minimum)

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

- (A) length of 5.6 metres;
- (B) width of 3.9 metres; and
- (C) vertical clearance of 2.1 metres.

(1) Accessible Parking Space Dimensions

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

- (A) length of 5.6 metres;
- (B) width of 3.4 metres; and
- (C) vertical clearance of 2.1 metres; [ By-law: 579-2017 Under Appeal ]

(2) Accessible Parking Space Dimensions - Parallel Parking Space

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

- (A) length of 7.1 metres;
- (B) width of 2.6 metres; and
- (C) vertical clearance of 2.1 metres; [ By-law: 579-2017 ]

(3) Barrier Free Aisle

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

(4) Location of Accessible Parking Spaces

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

- (A) entrance to a **building**;
- (B) passenger elevator that provides access to the first **storey** of the **building**; and
- (C) and shortest route from the required entrances in (A) and (B). [ By-law: 579-2017 Under Appeal ]

### 200.15.1.5 Interpretation

(1) Meaning of Accessible

For the purpose of Section 200.15, "accessible" means free of a physical, architectural or design barriers that would restrict access or use to a person with a disability as defined in the *Accessibility for Ontarians with Disabilities Act, 2005*, S.O. 2005, c. 11. [ By-law: 579-2017 ]

### 200.15.10 Parking Rate

#### 200.15.10.5 Effective Parking Spaces

(1) Application of Effective Parking Spaces

Effective **parking spaces** and Table 200.15.10.5 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 200.15.10.5 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 200.15.10.10(1) and (2);

- (C) effective **parking space** rates in Table 200.15.10.5 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 200.15.10.5(2). [ By-law: 89-2022 ]

(2) 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 spaces** provided and the number of **parking spaces** calculated using the rates in Table 200.15.10.5. [ By-law: 89-2022 ]

(3) 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 200.15.10.5. [ By-law: 89-2022 ] [ By-law: 1268-2023 ]

### 200.15.10.10 Parking Rate - Accessible Parking Spaces

(1) Accessible Parking Rates – General

In accordance with Table 200.15.10.5, 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 spaces** 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 Section 200.15;
- (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 Section 200.15; 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 Section 200.15. [ By-law: 1048-2022 ]

(2) Accessible Parking Rates – Medical Offices and Clinics

In accordance with Table 200.15.10.5, 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 200.15 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 ]

### 200.15.15 Transition: Accessible Parking Spaces

(1) Accessible Parking Spaces

An application submitted before May 26, 2017 that is eligible to proceed under clauses 200.15.15.1 through 200.15.15.3, must provide accessible **parking spaces** in compliance with 200.15.15.4 and 200.15.15.5. [ By-law: 579-2017 ]

### 200.15.15.1 Transition: Building Permit Applications

(1) Building Permit Applications

Nothing in Articles 200.15.1, 200.15.5 and 200.15.10 will prevent the erection or use of a **building** or **structure** for which an application for a building permit was filed on or prior to May 26, 2017, if the project in question complies, or the building permit application for the project is amended to comply, with the provisions

## Chapter 230 Bicycle Parking Space Regulations

### 230.5 General Regulations Applying to All Bicycle Parking Spaces

#### 230.5.1 General

##### 230.5.1.10 Interpretation

(1) Application of This Section

The regulations in Section 230.5 apply to all **bicycle parking spaces**.

(2) Rounding of Bicycle Parking Space Requirements

If the calculation of the minimum **bicycle parking spaces** for all uses results in a fraction of a **bicycle parking space** being required, the number of required **bicycle parking spaces** must be rounded up to the next whole number.

(3) Meaning of Long-Term Bicycle Parking and Short-Term Bicycle Parking

The terms "long-term" **bicycle parking space** and "short-term" **bicycle parking space** have the following meaning:

- (A) "long-term" **bicycle parking spaces** are **bicycle parking spaces** for use by the occupants or tenants of a **building**; and
- (B) "short-term" **bicycle parking spaces** are **bicycle parking spaces** for use by visitors to a **building**.

(4) Bicycle Parking Space Dimensions

A **bicycle parking space** must comply with the following:

- (A) the minimum dimension of a **bicycle parking space** is:
  - (i) minimum length of 1.8 metres;
  - (ii) minimum width of 0.6 metres; and
  - (iii) minimum vertical clearance from the ground of 1.9 metres; and
- (B) the minimum dimension of a **bicycle parking space** if placed in a vertical position on a wall, **structure** or mechanical device is:
  - (i) minimum length or vertical clearance of 1.9 metres;
  - (ii) minimum width of 0.6 metres; and
  - (iii) minimum horizontal clearance from the wall of 1.2 metres; and
- (C) if a **stacked bicycle parking space** is provided, the minimum vertical clearance for each **bicycle parking space** is 1.2 metres.

(5) Vertical Clearance of a Bicycle Parking Area

An area used to provide **bicycle parking spaces** must have a minimum vertical clearance of:

- (A) 2.4 metres if it is a **stacked bicycle parking space**; and
- (B) 1.9 metres in all other cases.

(6) Long-Term Bicycle Parking Space Locational Requirement

"Long-term" **bicycle parking spaces** must be located in a **building**.

(7) Change and Shower 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**.

(8) Bicycle Parking Space Located with Use

A **bicycle parking space** must be on the same **lot** as the use for which it is required.

(9) Long Term Bicycle Parking Space Location

If a **lot** is located in:

(A) the Commercial Zone category, Commercial Residential Zone category, Commercial Residential Employment Zone category, Institutional Zone category or Employment Zone category then a required "long-term" **bicycle parking space** for uses other than **dwelling units** may be located:

(i) on the first **storey** of the **building**;

(ii) on the second **storey** of the **building**;

(iii) on levels of the **building** below-ground commencing with the first level below-ground and moving down, in one level increments when at least 50% of the area of that level is occupied by **bicycle parking spaces**, until all required **bicycle parking spaces** have been provided; and

(B) the Residential zone category, Apartment Zone Category; Commercial Residential Zone category, Commercial Residential Employment Zone category, then a required "long-term" **bicycle parking space** for a **dwelling unit** in an **apartment building** or **mixed-use building** may be located:

(i) on the first **storey** of the **building**;

(ii) on the second **storey** of the **building**;

(iii) on levels of the **building** below-ground commencing with the first level below-ground and moving down, in one level increments when at least 50% of the area of that level is occupied by **bicycle parking spaces**, until all required **bicycle parking spaces** have been provided; and

(10) Stacked Bicycle Parking Spaces

A "long-term" **bicycle parking space** may be located in a **stacked bicycle parking space**.

(11) Bicycle Zones

Bicycle Zones in the City are:

(A) Bicycle Zone 1, is the area of the City bounded by the Humber River on the west, Lawrence Ave. on the north, Victoria Park Ave. on the east and Lake Ontario on the south; and

(B) Bicycle Zone 2, includes all areas of the City not included in Bicycle Zone 1.

(12) Bicycle Maintenance Facilities

If a **building** has uses for which 5 or more "long-term" **bicycle parking spaces** are required, **bicycle maintenance facilities** must be provided in the **building** with the following minimum dimensions:

(A) minimum length of 1.8 metres;

(B) minimum width of 2.6 metres; and

(C) minimum vertical clearance from the ground of 1.9 metres; [ By-law: 839-2022 ]

## 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>Bicycle Parking Space Rates</i>		
<b>Use</b>	<b>Short-Term Bicycle Parking Spaces</b>	<b>Long-Term Bicycle Parking Spaces</b>
<b>Crisis Care Facility</b>	(None)	the minimum number of long-term <b>bicycle parking spaces</b> to be provided is 2
<b>Eating Establishment</b>	the minimum number of short-term <b>bicycle parking spaces</b> to be provided: (A) in Bicycle Zone 1 is 3 plus 0.3 <b>bicycle parking spaces</b> for each 100 square metres of <b>interior floor area</b> used for an <b>eating establishment</b> ; and (B) in Bicycle Zone 2 is 3 plus 0.25 <b>bicycle parking spaces</b> for each 100 square metres of <b>interior floor area</b> used for an <b>eating establishment</b> .	the minimum number of long-term <b>bicycle parking spaces</b> to be provided: (A) in Bicycle Zone 1 is 0.2 for each 100 square metres of <b>interior floor area</b> used for an <b>eating establishment</b> ; and (B) in Bicycle Zone 2 is 0.13 for each 100 square metres of <b>interior floor area</b> used for an <b>eating establishment</b> .
<b>Education Use</b>	the minimum number of short-term <b>bicycle parking spaces</b> to be provided: (A) in Bicycle Zone 1 is 3 plus 0.1 <b>bicycle parking spaces</b> for each 100 square metres of <b>interior floor area</b> used for a <b>education use</b> ; and (B) in Bicycle Zone 2 is 3 plus 0.06 <b>bicycle parking spaces</b> for each 100 square metres of <b>interior floor area</b> used for a <b>education use</b> .	the minimum number of long-term <b>bicycle parking spaces</b> to be provided: (A) in Bicycle Zone 1 is 0.1 for each 100 square metres of <b>interior floor area</b> used for an <b>education use</b> ; and (B) in Bicycle Zone 2 is 0.06 for each 100 square metres of <b>interior floor area</b> used for an <b>education use</b> .
<b>Hospital</b>	the minimum number of short-term <b>bicycle parking spaces</b> is: (A) in Bicycle Zone 1 is 3 plus 0.1 <b>bicycle parking spaces</b> for each 100 square metres of <b>interior floor area</b> used for a <b>hospital</b> ; and (B) in Bicycle Zone 2 is 3 plus 0.06 <b>bicycle parking spaces</b> for each 100 square metres of <b>interior floor area</b> used for a <b>hospital</b> .	the minimum number of long-term <b>bicycle parking spaces</b> to be provided: (A) in Bicycle Zone 1 is 0.1 for each 100 square metres of <b>interior floor area</b> used for a <b>hospital</b> ; and (B) in Bicycle Zone 2 is 0.06 for each 100 square metres of <b>interior floor area</b> used for a <b>hospital</b> .
<b>Medical Office</b>	the minimum number of short-term <b>bicycle parking spaces</b> to be provided: (A) in Bicycle Zone 1 is 3 plus 0.15 <b>bicycle parking spaces</b> for each 100 square metres of <b>interior floor area</b> used for a medical office; and (B) in Bicycle Zone 2 is 3 plus 0.1 <b>bicycle parking spaces</b> for each 100 square metres of <b>interior floor area</b> used for a medical office.	the minimum number of long-term <b>bicycle parking spaces</b> to be provided: (A) in Bicycle Zone 1 is 0.15 for each 100 square metres of <b>interior floor area</b> used for a medical office; and (B) in Bicycle Zone 2 is 0.1 for each 100 square metres of <b>interior floor area</b> used for a medical office.
<b>Municipal Shelter</b>	(None)	the minimum number of long-term <b>bicycle parking spaces</b> to be provided is 2.
<b>Office</b>	the minimum number of short-term <b>bicycle parking spaces</b> to be provided: (A) in Bicycle Zone 1 is 3 plus 0.2 <b>bicycle parking spaces</b> for each 100 square metres of <b>interior floor area</b> used for an office, other than a medical office; and (B) in Bicycle Zone 2 is 3 plus 0.15 <b>bicycle parking spaces</b> for each 100 square metres of <b>interior floor area</b> used for an office, other than a medical office.	the minimum number of long-term <b>bicycle parking spaces</b> to be provided: (A) in Bicycle Zone 1 is 0.2 for each 100 square metres of <b>interior floor area</b> used for an office, other than a medical office; and (B) in Bicycle Zone 2 is 0.13 for each 100 square metres of <b>interior floor area</b> used for an office, other than a medical office.
<b>Personal Service Shop</b>	the minimum number of short-term <b>bicycle parking spaces</b> to be provided: (A) in Bicycle Zone 1 is 3 plus 0.3 <b>bicycle parking spaces</b> for each 100 square metres of <b>interior floor area</b> used for a <b>personal service shop</b> ; and (B) in Bicycle Zone 2 is 3 plus 0.25 <b>bicycle parking spaces</b> for each 100 square metres of <b>interior floor area</b> used for a <b>personal service shop</b> .	the minimum number of long-term <b>bicycle parking spaces</b> to be provided: (A) in Bicycle Zone 1 is 0.2 for each 100 square metres of <b>interior floor area</b> used for a <b>personal service shop</b> ; and (B) in Bicycle Zone 2 is 0.13 for each 100 square metres of <b>interior floor area</b> used for a <b>personal service shop</b> .
<b>Post-Secondary School</b>	the minimum number of short-term <b>bicycle parking spaces</b> :	the minimum number of long-term <b>bicycle parking spaces</b> to be provided:

	(A) in Bicycle Zone 1 is 3 plus 0.3 <b>bicycle parking spaces</b> for each 100 square metres of <b>interior floor area</b> used for <b>post-secondary school</b> offices and classrooms; and (B) in Bicycle Zone 2 is 3 plus 0.18 <b>bicycle parking spaces</b> for each 100 square metres of <b>interior floor area</b> used for <b>post-secondary school</b> offices and classrooms. [By-law: 559-2014]	(A) in Bicycle Zone 1 is 1.0 for each 100 square metres of <b>interior floor area</b> used for <b>post-secondary school</b> offices and classrooms; and (B) in Bicycle Zone 2 is 0.6 for each 100 square metres of <b>interior floor area</b> used for <b>post-secondary school</b> offices and classrooms. [By-law 559-2014]
<b>Private School</b>	the minimum number of short-term <b>bicycle parking spaces</b> to be provided: (A) in Bicycle Zone 1 is 3 plus 0.1 <b>bicycle parking spaces</b> for each 100 square metres of <b>interior floor area</b> used for a <b>public school</b> or <b>private school</b> ; and (B) in Bicycle Zone 2 is 3 plus 0.06 <b>bicycle parking spaces</b> for each 100 square metres of <b>interior floor area</b> used for a <b>public school</b> or <b>private school</b> .	the minimum number of long-term <b>bicycle parking spaces</b> to be provided: (A) in Bicycle Zone 1 is 0.1 for each 100 square metres of <b>interior floor area</b> used for a <b>public school</b> or <b>private school</b> ; and (B) in Bicycle Zone 2 is 0.06 for each 100 square metres of <b>interior floor area</b> used for a <b>public school</b> or <b>private school</b> .
<b>Public School</b>	the minimum number of short-term <b>bicycle parking spaces</b> to be provided: (A) in Bicycle Zone 1 is 3 plus 0.1 <b>bicycle parking spaces</b> for each 100 square metres of <b>interior floor area</b> used for a <b>public school</b> or <b>private school</b> ; and (B) in Bicycle Zone 2 is 3 plus 0.06 <b>bicycle parking spaces</b> for each 100 square metres of <b>interior floor area</b> used for a <b>public school</b> or <b>private school</b> .	the minimum number of long-term <b>bicycle parking spaces</b> to be provided: (A) in Bicycle Zone 1 is 0.1 for each 100 square metres of <b>interior floor area</b> used for a <b>public school</b> or <b>private school</b> ; and (B) in Bicycle Zone 2 is 0.06 for each 100 square metres of <b>interior floor area</b> used for a <b>public school</b> or <b>private school</b> .
<b>Retail Store</b>	the minimum number of short-term <b>bicycle parking spaces</b> to be provided: (A) in Bicycle Zone 1 is 3 plus 0.3 <b>bicycle parking spaces</b> for each 100 square metres of <b>interior floor area</b> used for a <b>retail store</b> ; and (B) in Bicycle Zone 2 is 3 plus 0.25 <b>bicycle parking spaces</b> for each 100 square metres of <b>interior floor area</b> used for a <b>retail store</b> .	the minimum number of long-term <b>bicycle parking spaces</b> to be provided: (A) in Bicycle Zone 1 is 0.2 for each 100 square metres of <b>interior floor area</b> used for a <b>retail store</b> ; and (B) in Bicycle Zone 2 is 0.13 for each 100 square metres of <b>interior floor area</b> used for a <b>retail store</b> .

(3) Use With Interior Floor Area of 2000 Square Metres or Less

Despite the **bicycle parking space** rates set out in regulations 230.5.10.1(1) and 230.5.10.1(5) and (6), if a **bicycle parking space** is required for uses on a **lot**, other than a **dwelling unit**, and the total **interior floor area** of all such uses on the **lot** is 2000 square metres or less, then no **bicycle parking space** is required.

(4) Multiple uses on a lot

If Table 230.5 10.1(1) Bicycle Parking Space Rates, requires a **bicycle parking space** for one or more uses on a **lot**, the total number of **bicycle parking spaces** required is equal to the cumulative total of all **bicycle parking spaces** required for each use on the **lot**.

(5) Bicycle Parking Space Requirements for Dwelling Units

**Bicycle parking space** requirements for **dwelling units** in an **apartment building** or a **mixed use building** are:

- (A) in Bicycle Zone 1, a minimum of 1.1 **bicycle parking spaces** for each **dwelling unit**, allocated as 0.9 "long-term" **bicycle parking space** per **dwelling unit** and 0.2 "short-term" **bicycle parking space** per **dwelling unit**; and [ By-law: 839-2022 ]
- (B) in Bicycle Zone 2, a minimum of 0.75 **bicycle parking spaces** for each **dwelling unit**, allocated as 0.68 "long-term" **bicycle parking space** per **dwelling unit** and 0.07 "short-term" **bicycle parking space** per **dwelling unit**.

(6) Interior Floor Area Exclusions for Bicycle Parking Space Calculations

To calculate **bicycle parking space** requirements for other than **dwelling units**, the **interior floor area** of a **building** is reduced by the area in the **building** used for:

- (A) parking, loading and bicycle parking below-ground;
- (B) required **loading spaces** at the ground level and required **bicycle parking spaces** at or above-ground;



- (C) storage rooms, washrooms, electrical, utility, mechanical and ventilation rooms in the **basement**;
- (D) shower and change facilities and **bicycle maintenance facilities** required by this By-law for required **bicycle parking spaces**; [ By-law: 839-2022 ]
- (E) elevator shafts;
- (F) mechanical penthouse; or
- (G) exit stairwells in the **building**. [ By-law: 1774-2019 ]

#### 230.5.10.11 Bicycle Parking Rate Exemptions

(1) Lawfully Existing Building - Bicycle Parking Space Not Required

Article 230.5.10 does not apply to a **lawfully existing building** that was not required to provide a **bicycle parking space**.

(2) Lawfully Existing Building - Bicycle Parking Space Requirement

If the **lawful** number of **bicycle parking spaces** for a **lawfully existing building** that was required to provide **bicycle parking spaces** is less than the required number of **bicycle parking spaces**, that **lawful** number of **bicycle parking spaces** is the minimum number of **bicycle parking spaces** for that **lawfully existing building**.

(3) Lawfully Existing Building - Shower and Change Facilities

If a **lawfully existing building** has a **lawful** number of shower and change facilities that is less than the required number of shower and change facilities, that **lawful** number of shower and change facilities is the minimum number of shower and change facilities for that **lawfully existing building**.

(4) Additions to Lawfully Existing Buildings

Any addition or extension to a **lawfully existing building** referred to in regulations 230.5.10.11(1), 230.5.10.11(2) and 230.5.10.11(3) must comply with:

- (A) the **bicycle parking space** requirement, or be authorized by a Section 45 Planning Act minor variance; and
- (B) the shower and change facility requirements or be authorized by a Section 45 Planning Act minor variance.
- (C) the **bicycle maintenance facility** requirements or be authorized by a Section 45 Planning Act minor variance. [ By-law: 839-2022 ]

(5) Lawfully Existing Building - Change of Use

If there is a change of use in a **lawfully existing building** referred to in regulations 230.5.10.11(1), 230.5.10.11(2) and 230.5.10.11(3):

- (A) any additional required **bicycle parking spaces** must comply with Article 230.5.10 or be authorized by a Section 45 Planning Act minor variance;
- (B) the number of **lawful bicycle parking spaces** for that **lawfully existing building** may not be reduced; and
- (C) no additional shower and change facility is required.

(6) Lawfully Existing Building - Bicycle Parking Space Exemption For Size, Type And Location

If a **lawfully existing building** referred to in regulations 230.5.10.11(2) and 230.5.10.11(3) was required to provide **bicycle parking spaces**, those **lawful bicycle parking spaces** are not required to comply with regulations 230.5.1.10(4) to (6) and 230.5.1.10(9) and regulation 230.5.1.10(3) does not apply.

(7) Lawfully Existing Building – Bicycle Maintenance Facility Exemption

Regulation 230.5.1.10(12) does not apply to a **lawfully existing building** that was not required to provide **bicycle maintenance facilities**. [ By-law: 839-2022 ]

(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 July 22, 2022; and

## Chapter 220 Loading Space Regulations

### 220.5 Regulations Applying to Loading Spaces

#### 220.5.1 General

(1) Application of This Section

The regulations in Section 220.5 apply to all **loading spaces** and **driveways** leading to a **loading space**.

(2) Requirement to Provide Loading Spaces

A **loading space** must be provided and maintained for each use on a **lot**, in compliance with the regulations in Chapter 220.

#### 220.5.1.10 Interpretation

(1) Loading Space Requirement Calculation

The calculation of required **loading spaces** is based on the total **gross floor area** on the **lot**.

(2) Loading Space Calculation for Multi-unit Industrial Buildings

If a **lot** in the Employment Industrial Zone category has a **building** with more than one industrial unit, the calculation of the required **loading spaces** is based upon the **interior floor area** of each industrial unit and not on the total **gross floor area** of the entire **building**.

(3) Industrial Unit - Definition

For the purpose of calculating required **loading spaces** in Chapter 220, an "industrial unit", means the portion of a **building** used by or under the control of an individual owner or tenant.

(4) Loading Space Calculation - Gross Floor Area Exclusion

The **interior floor area** of an "industrial unit" in a **building** that is used exclusively for heating, cooling, ventilation, electrical, emergency stairwells, elevator shafts, atriums, storage in a **basement**, **parking space**, **loading space**, or a **drive aisle** used to access a **parking space** or **loading space**, is not included as **gross floor area** for the purpose of calculating **loading space** requirements. [ By-law: 451-2022 ]

(5) Required Loading Space

If one or more off **street loading spaces** is required to be provided on a **lot**, that **loading space** must be available for the use for which it is required.

(6) Loading Space Demarcation

**Loading spaces** inside a **building** must be clearly marked and identified.

(7) Minimum Loading Space Dimensions

If a **loading space** is required by this By-law for a **building** located in Policy Area 1 (PA1) that does not have a **dwelling unit**, despite the dimension requirements of Regulation 220.5.1(8), the **loading space** must have a minimum vertical clearance of 4.4 metres.

(8) Loading Space Standards

A **loading space** is subject to the following:

(A) a Type "A" **loading space** must have a:

- (i) minimum length of 17.0 metres;
- (ii) minimum width of 3.5 metres; and
- (iii) minimum vertical clearance of 4.4 metres; and

(B) a Type "B" **loading space** must have a:

- (i) minimum length of 11.0 metres;
- (ii) minimum width of 3.5 metres; and
- (iii) minimum vertical clearance of 4.0 metres; and

- (C) a Type "C" **loading space** must have a:
- (i) minimum length of 6.0 metres;
  - (ii) minimum width of 3.5 metres; and
  - (iii) minimum vertical clearance of 3.0 metres; and
- (D) a Type "G" **loading space** must have a:
- (i) minimum length of 13.0 metres;
  - (ii) minimum width of 4.0 metres; and
  - (iii) minimum vertical clearance of 6.1 metres.

## 220.5.10 Loading Space Rates

### 220.5.10.1 General

(1) Loading Space Requirements

**Loading spaces** must be provided in compliance with regulations 220.5.10.1(2) to (9).

(2) Loading Space Requirements - Building Containing Dwelling Units

A **building** with **dwelling units** must provide **loading spaces** as follows:

Number of Units	Minimum Number of <b>Loading Spaces</b> Required
0 to 30 <b>dwelling units</b>	None required
31 to 399 <b>dwelling units</b>	1 Type "G"
400 <b>dwelling units</b> or more	1 Type "G" and 1 - Type "C"

(3) Loading Space Requirements - Retail Store, Eating Establishment, or Personal Service Shop

A **building** with a **retail store**, **eating establishment**, or **personal service shop** must provide **loading spaces** as follows:

Gross Floor Area	Minimum Number of <b>Loading Spaces</b> Required
0 to 499 square metres	None required
500 to 1,999 square metres	1 Type "B"
2,000 to 4,999 square metres	2 Type "B"
5,000 to 9,999 square metres	3 Type "B"
10,000 to 19,999 square metres	1 Type "A" and 3 Type "B"
20,000 to 29,999 square metres	1 Type "A", 3 Type "B" and 1 Type "C"
30,000 square metres or greater	1 Type "A", 3 Type "B" and 1 Type "C"

(4) Loading Space Requirements - Grocery stores/supermarket

A **building** with a grocery stores or supermarket must provide **loading spaces** as follows:

Gross Floor Area	Minimum Number of <b>Loading Spaces</b> Required
0 to 499 square metres	None required
500 to 999 square metres	1 Type "B"
1,000 to 1,999 square metres	1 Type "A"
2,000 to 4,999 square metres	1 Type "A" and 1 Type "B"
5,000 to 9,999 square metres	1 Type "A" and 2 Type "B"
10,000 to 19,999 square metres	2 Type "A" and 2 Type "B"

20,000 square metres and greater 2 Type "A" and 3 Type "B"

(5) Loading Space Requirements - Office

A **building** with an office must provide **loading spaces** as follows:

<b>Gross Floor Area</b>	Minimum Number of <b>Loading Spaces</b> Required
0 to 499 square metres	None required
500 to 999 square metres	1 Type "B"
1,000 to 1,999 square metres	1 Type "B" and 1 Type "C"
2,000 to 3,999 square metres	1 Type "B" and 2 Type "C"
4,000 to 27,999 square metres	2 Type "B" and 2 Type "C"
28,000 to 51,999 square metres	2 Type "B" and 3 Type "C"
52,000 square metres or greater	2 Type "B" and 3 Type "C" [ By-law 451-2022 ]

(6) Loading Space Requirements - Hotel

A **building** with **hotel** must provide **loading spaces** as follows:

<b>Gross Floor Area</b>	Minimum Number of <b>Loading Spaces</b> Required
0 to 4,999 square metres	1 Type "B"
5,000 to 9,999 square metres.	1 Type "B" and 1 Type "C"
10,000 to 19,999 square metres	2 Type "B" and 1 Type "C"
20,000 to 49,999 square metres	2 Type "B" and 2 Type "C"
50,000 square metres or greater	1 Type "A", 1 Type "B" and 2 Type "C" [ By-law 451-2022 ]

(7) Loading Space Requirements - Manufacturing or Warehouse Use

A **building** with **manufacturing use** or **warehouse** use must provide **loading spaces** as follows:

<b>Gross Floor Area</b>	Minimum Number of <b>Loading Spaces</b> Required
0 to 99 square metres	None
100 to 499 square metres	1 Type "C"
500 to 999 square metres	1 Type "B"
1,000 to 4,999 square metres	1 Type "A"
5,000 to 9,999 square metres	2 Type "A"
10,000 to 14,999 square metres	3 Type "A"
15,000 square metres or greater	3 Type "A" [ By-law 451-2022 ]

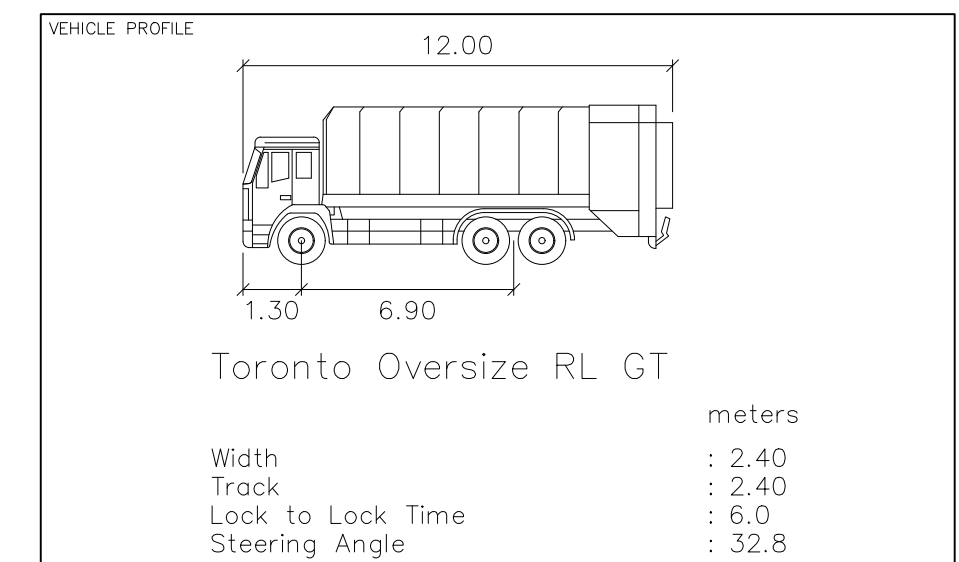
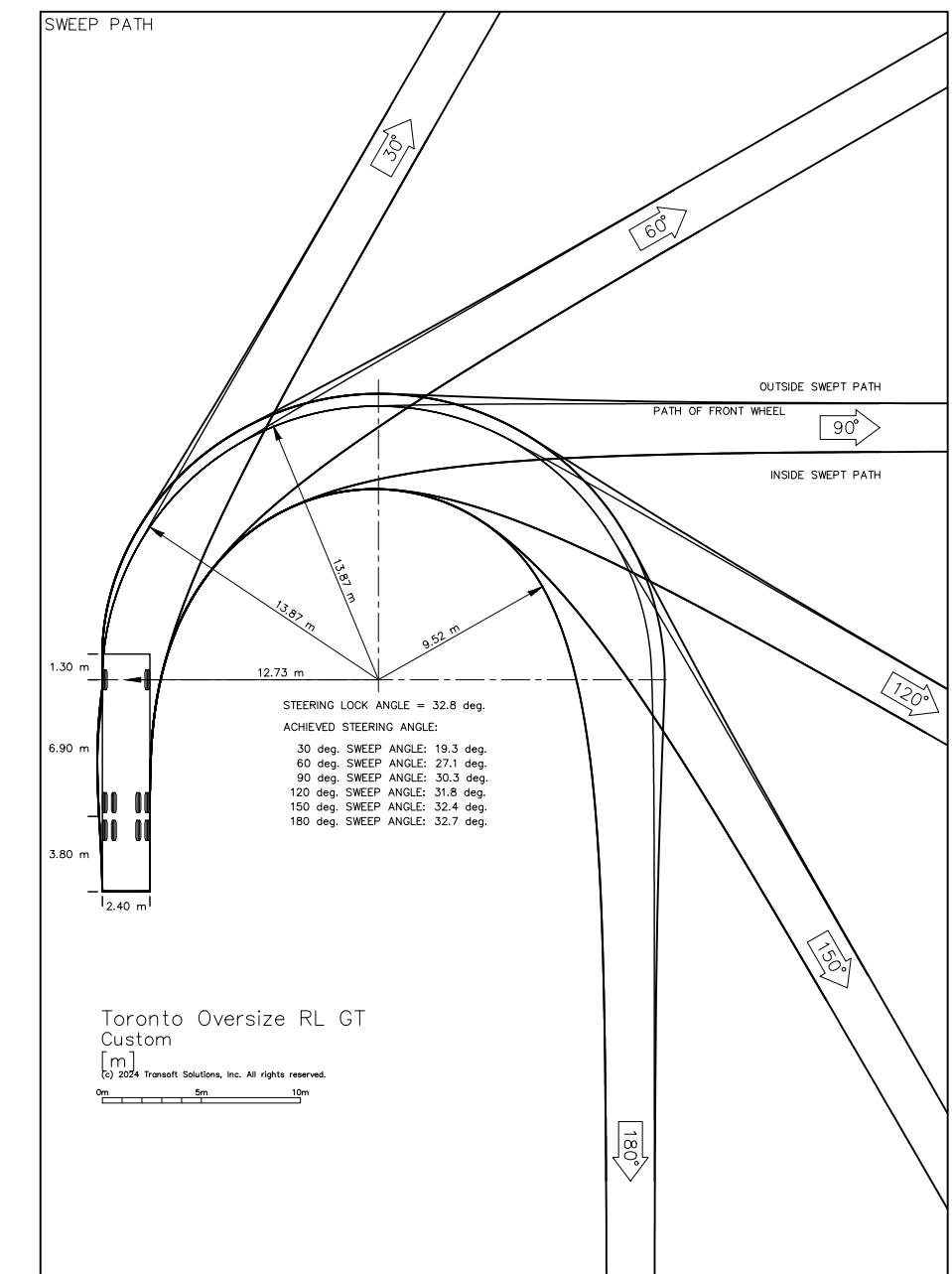
(8) Loading Space Requirements - Other Select Uses

A **building** with a **passenger terminal**, **hospital** or any other use similarly involving shipping, loading or unloading of persons, animals or goods, wares or merchandise, must provide **loading spaces** as follows:

<b>Gross Floor Area</b>	Minimum Number of <b>Loading Spaces</b> Required
0 to less than 500 square metres	None
500 to less than 2300 square metres	1 Type "B"
2300 to less than 7500 square metres	2 Type "B"
7500 to less than 14000 square metres	3 Type "B"
14000 to less than 22000 square metres	4 Type "B"
22000 to less than 30000 square metres	5 Type "B"

## ATTACHMENT 3: VEHICLE TURNING DIAGRAMS


FOR REVIEW  
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No.	ISSUE	DATE: MM/DD/YYYY
1	ISSUED FOR 1st SUBMISSION	09/02/2022
2	ISSUED FOR REZONING	06/22/2023
3	ISSUED FOR 2nd SUBMISSION	09/26/2024
4	ISSUED FOR CONFIDENTIAL SETTLEMENT OFFER	10/18/2024

Project  
SLH LAKESHORE INC.  
685 LAKE SHORE BOULEVARD EAST  
CITY OF TORONTO

Drawing  
GROUND FLOOR  
REAR-LOADING GARBAGE TRUCK  
VEHICLE MANEUVERING ANALYSIS

 **CROZIER**  
CONSULTING ENGINEERS

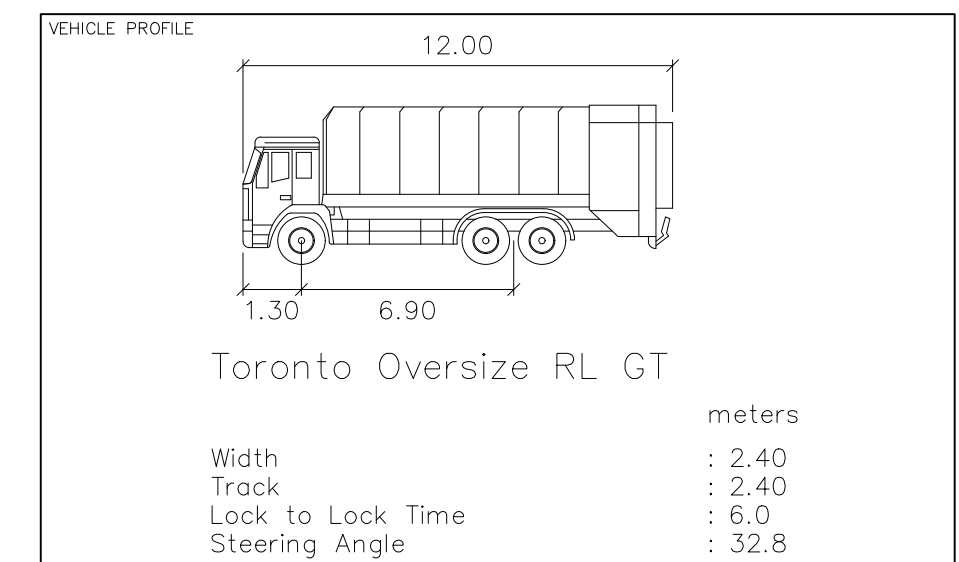
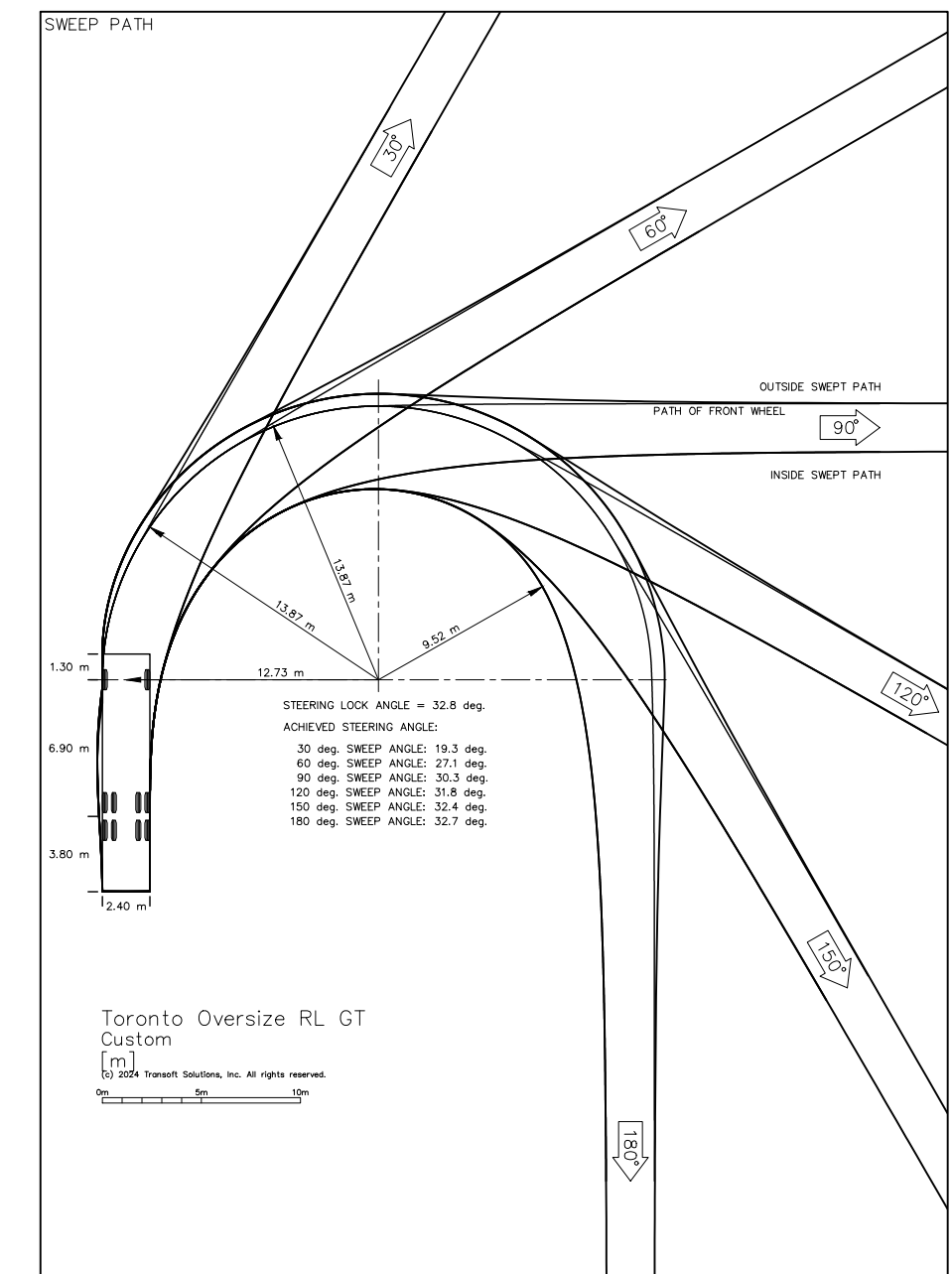
211 YONGE STREET  
SUITE 600  
TORONTO, ON, M5B 1M4  
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Drawn By	R.L.	Design By		Project	0805-6317-3
Check By	K.H.	Check By	M.L.	Scale	1:300
				Drawing	T300






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1	ISSUED FOR 1st SUBMISSION	09/02/2022
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4	ISSUED FOR CONFIDENTIAL SETTLEMENT OFFER	10/18/2024

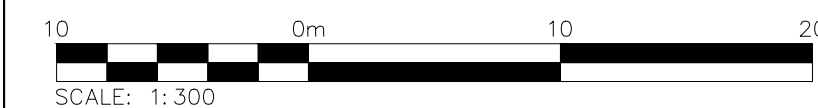
Project  
SLH LAKESHORE INC.  
685 LAKE SHORE BOULEVARD EAST  
CITY OF TORONTO

Drawing  
GROUND FLOOR  
REAR-LOADING GARBAGE TRUCK  
VEHICLE MANEUVERING ANALYSIS

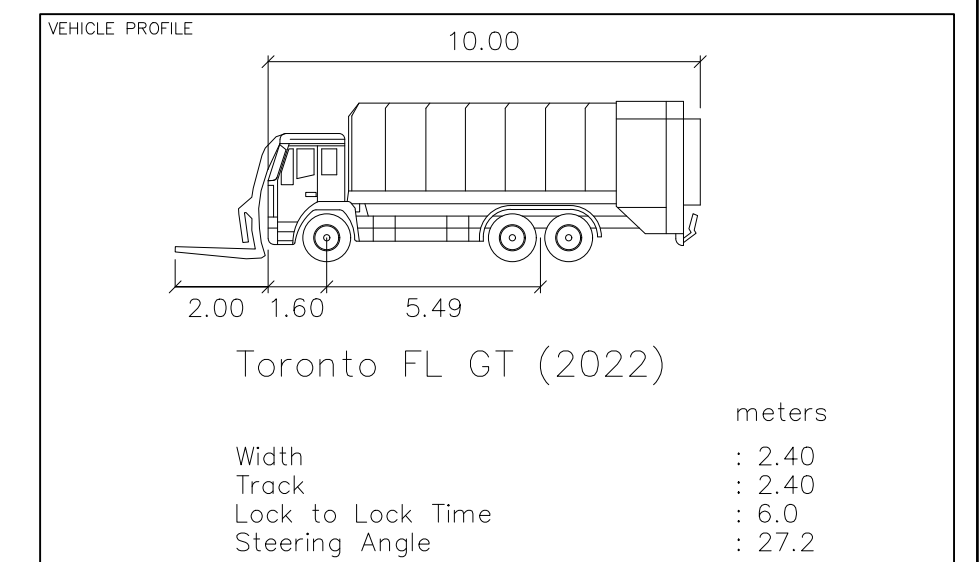
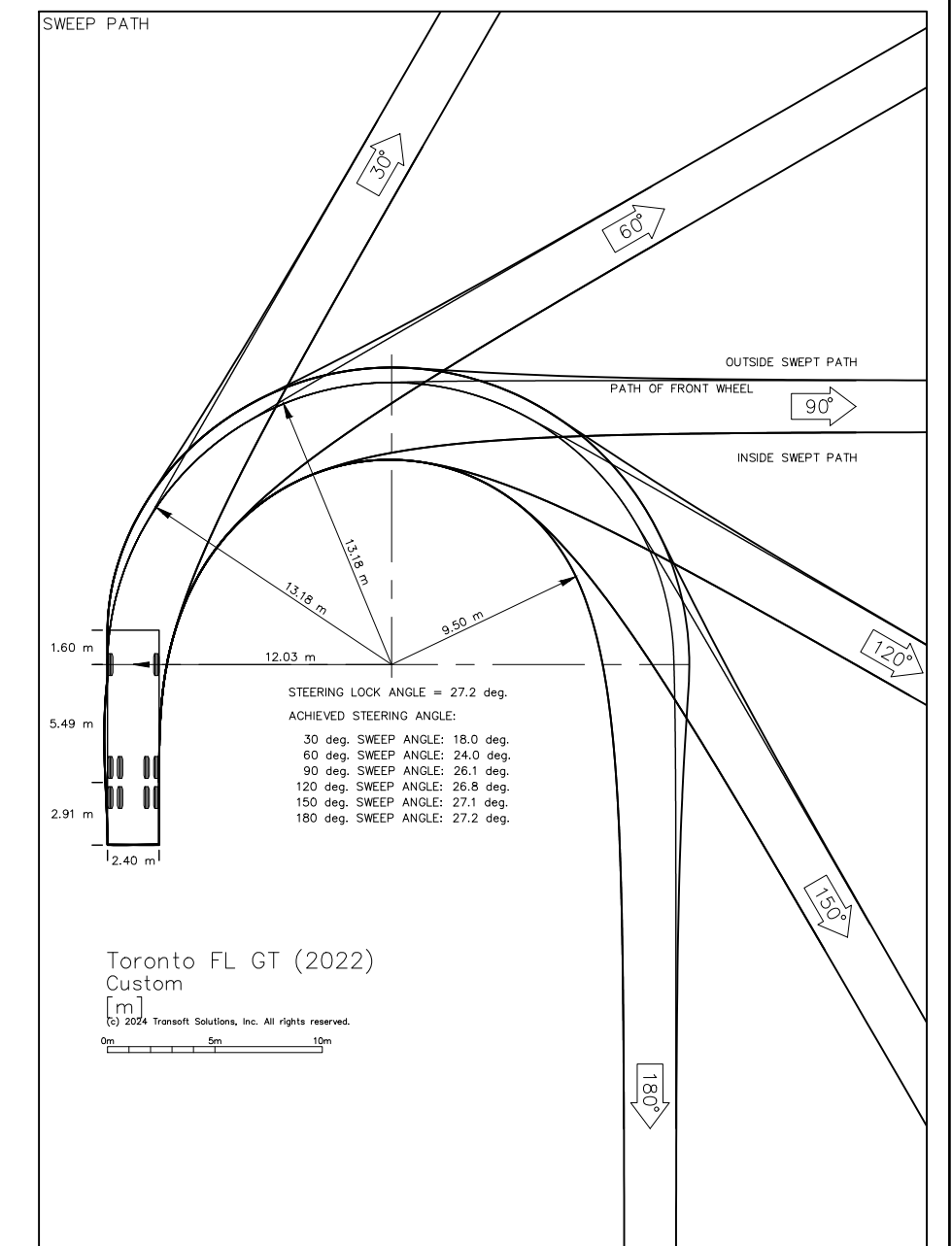
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Check By	K.H.	Check By	M.L.	Scale	1:300
				Drawing	T301




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1	ISSUED FOR 1st SUBMISSION	09/02/2022
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4	ISSUED FOR CONFIDENTIAL SETTLEMENT OFFER	10/18/2024

Project  
SLH LAKESHORE INC.  
685 LAKE SHORE BOULEVARD EAST  
CITY OF TORONTO

Drawing  
GROUND FLOOR  
FRONT-LOADING GARBAGE TRUCK  
VEHICLE MANEUVERING ANALYSIS

 **CROZIER**  
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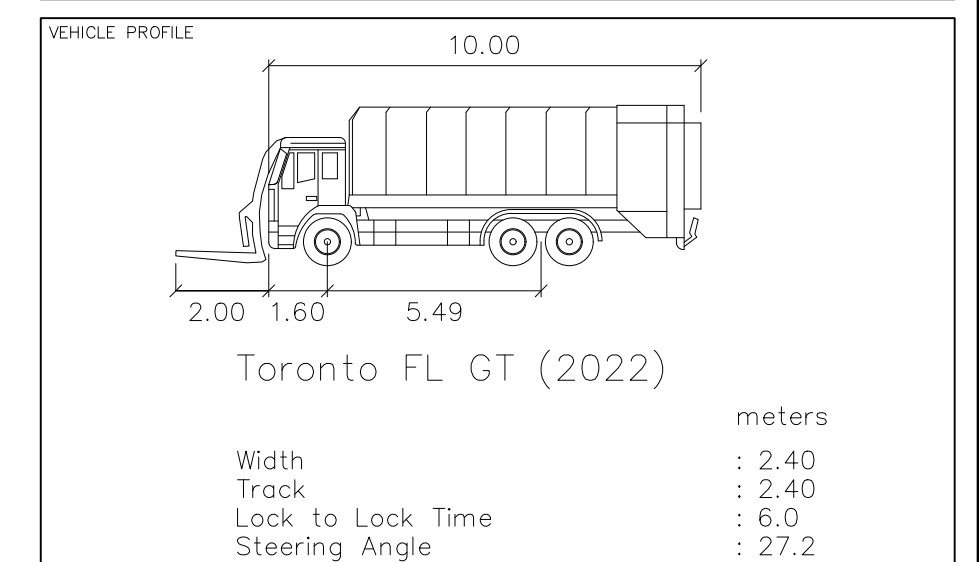
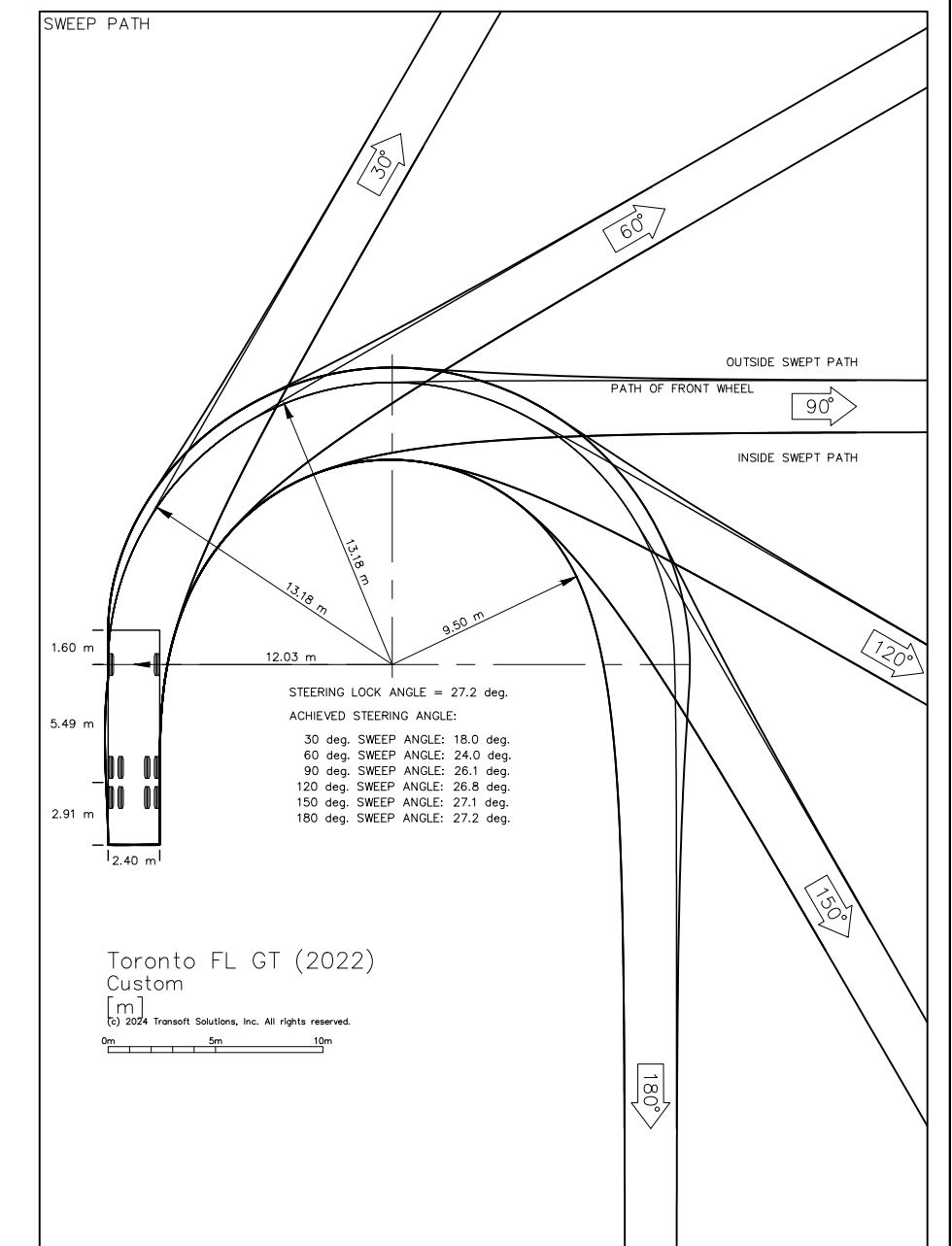
211 YONGE STREET  
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		M.L.	Drawing	T302






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4	ISSUED FOR CONFIDENTIAL SETTLEMENT OFFER	10/18/2024

Project  
SLH LAKESHORE INC.  
685 LAKE SHORE BOULEVARD EAST  
CITY OF TORONTO

Drawing  
GROUND FLOOR  
FRONT-LOADING GARBAGE TRUCK  
VEHICLE MANEUVERING ANALYSIS

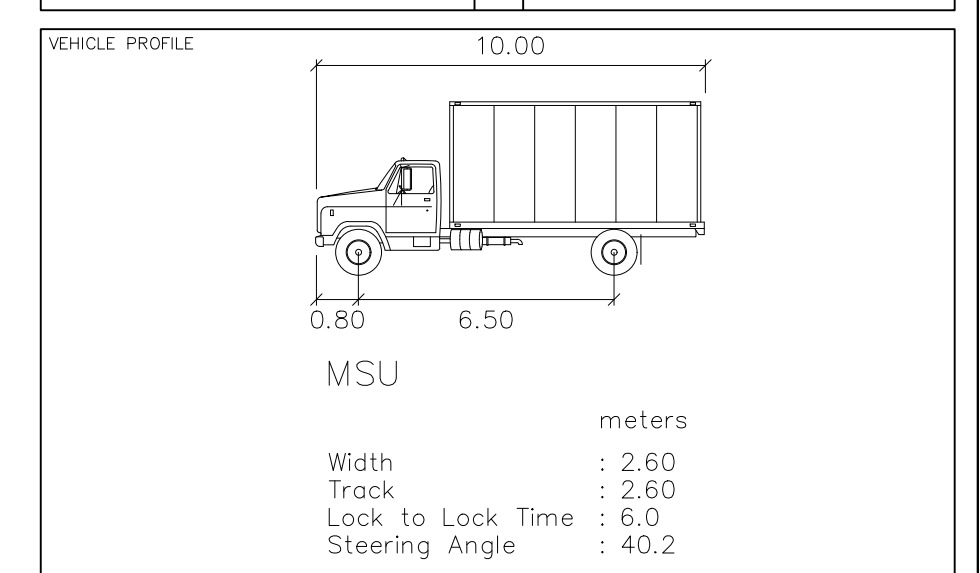
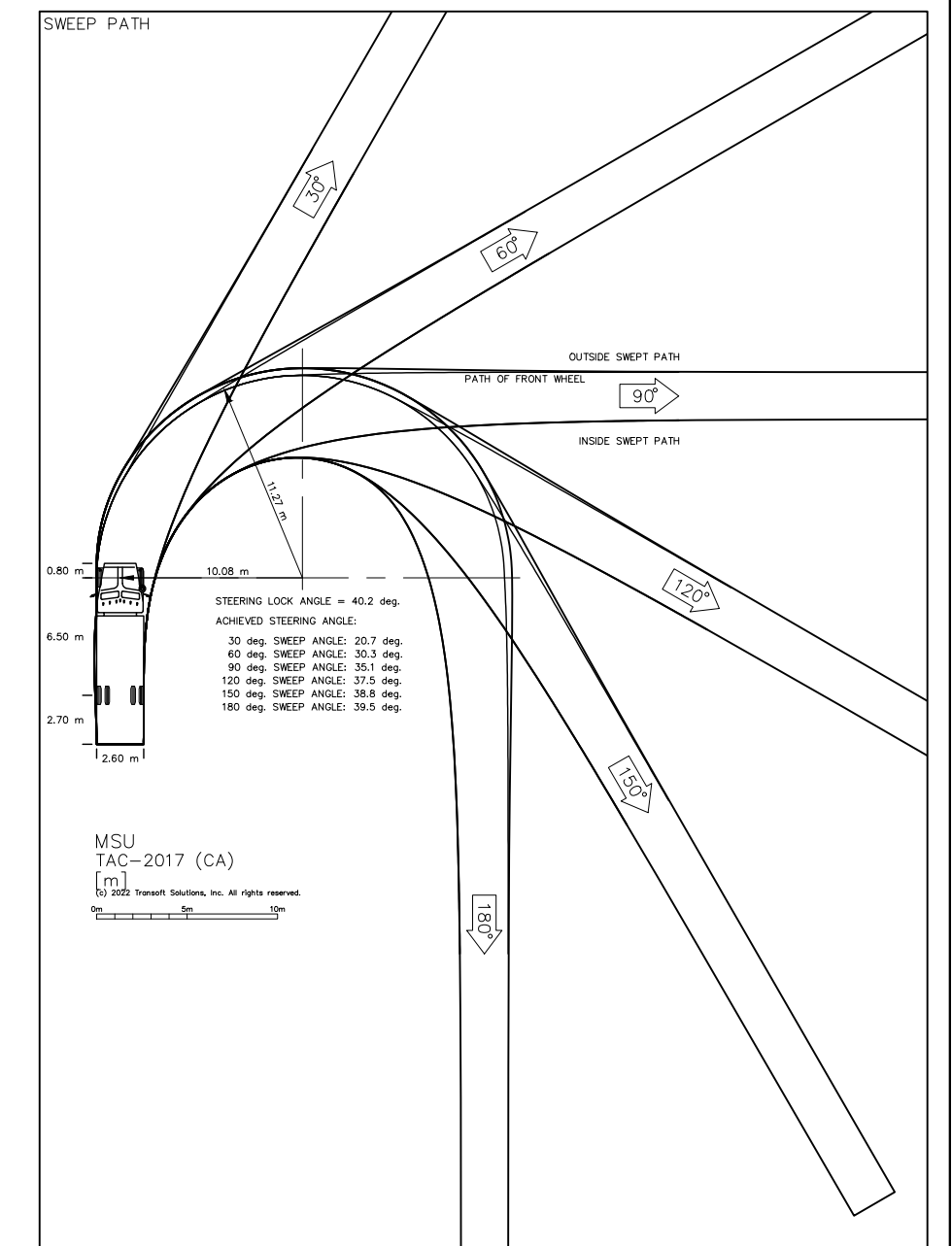
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Check By	K.H.	Check By	M.L.	Scale	1:300
				Drawing	T303

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3	ISSUED FOR 2nd SUBMISSION	09/26/2024
4	ISSUED FOR CONFIDENTIAL SETTLEMENT OFFER	10/18/2024

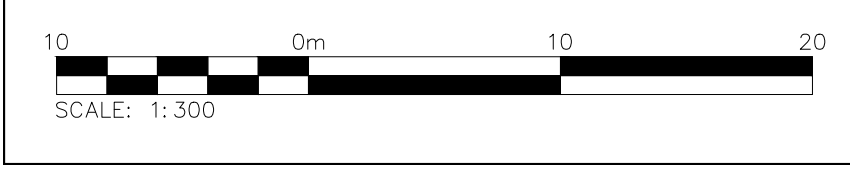
Project  
SLH LAKESHORE INC.  
685 LAKE SHORE BOULEVARD EAST  
CITY OF TORONTO

Drawing  
GROUND FLOOR  
MEDIUM SINGLE UNIT  
VEHICLE MANEUVERING ANALYSIS

 **CROZIER**  
CONSULTING ENGINEERS

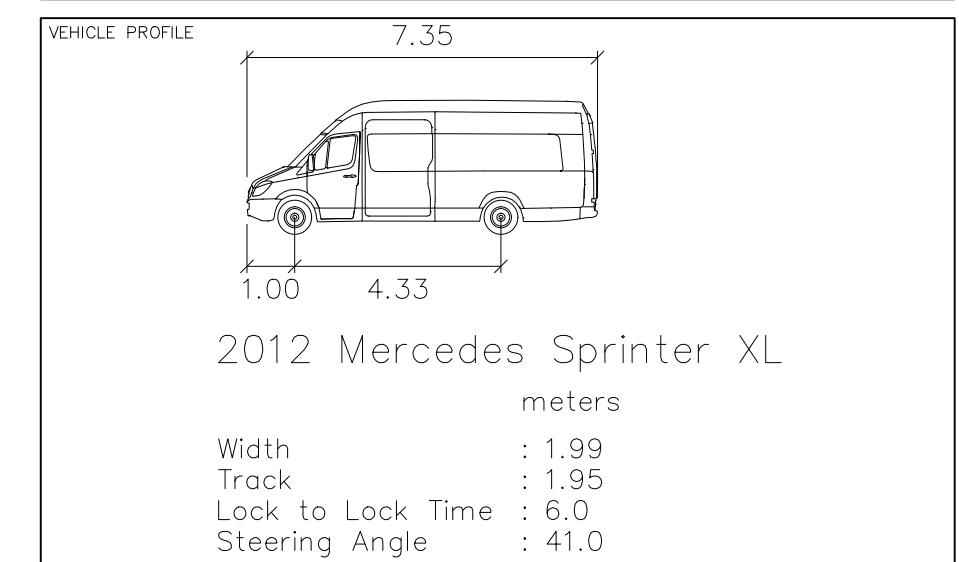
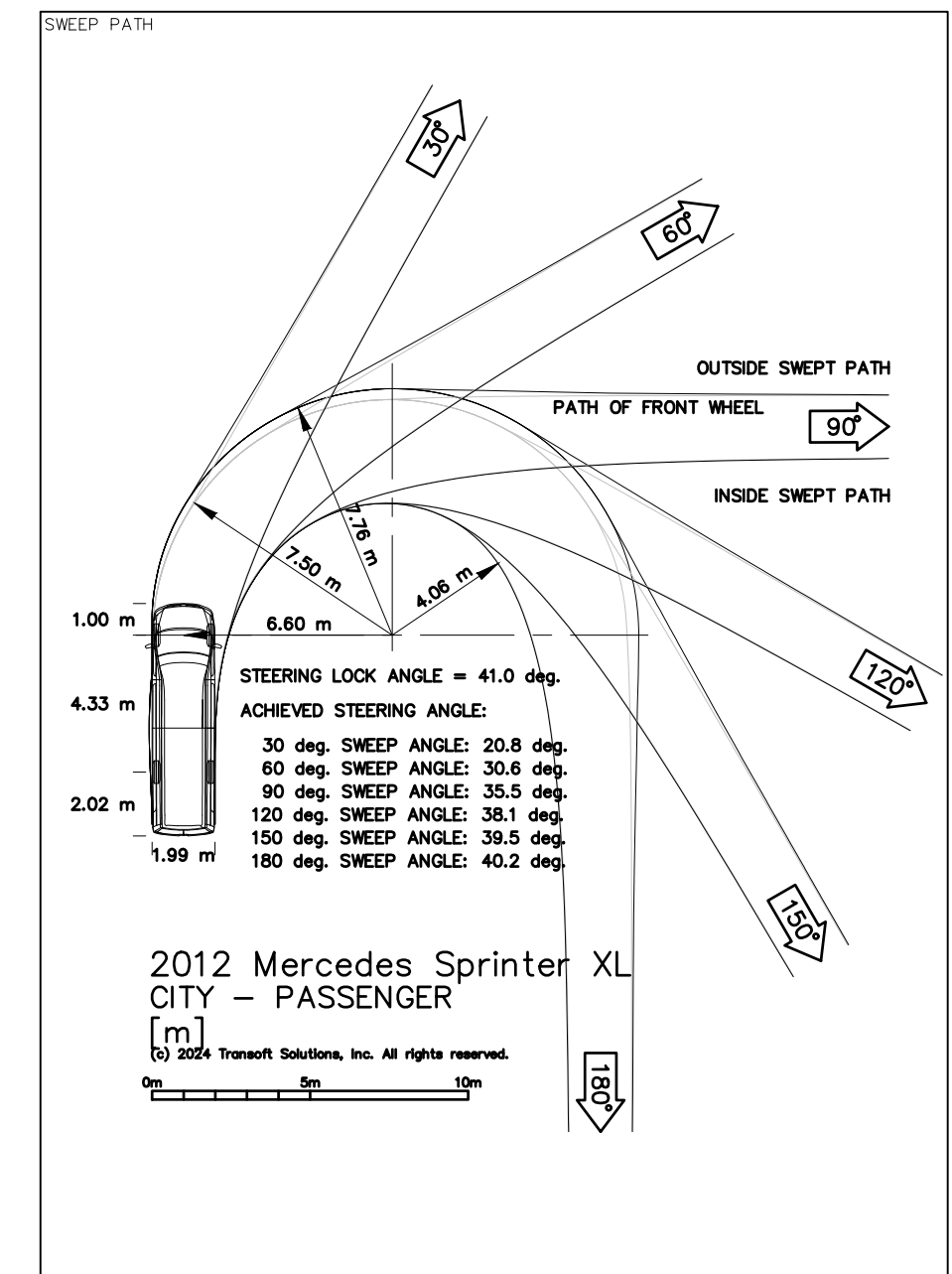
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				Drawing	T304





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3	ISSUED FOR 2nd SUBMISSION	09/26/2024
4	ISSUED FOR CONFIDENTIAL SETTLEMENT OFFER	10/18/2024

Project  
SLH LAKESHORE INC.  
685 LAKE SHORE BOULEVARD EAST  
CITY OF TORONTO

Drawing  
GROUND FLOOR  
MERCEDES SPRINTER  
VEHICLE MANEUVERING ANALYSIS

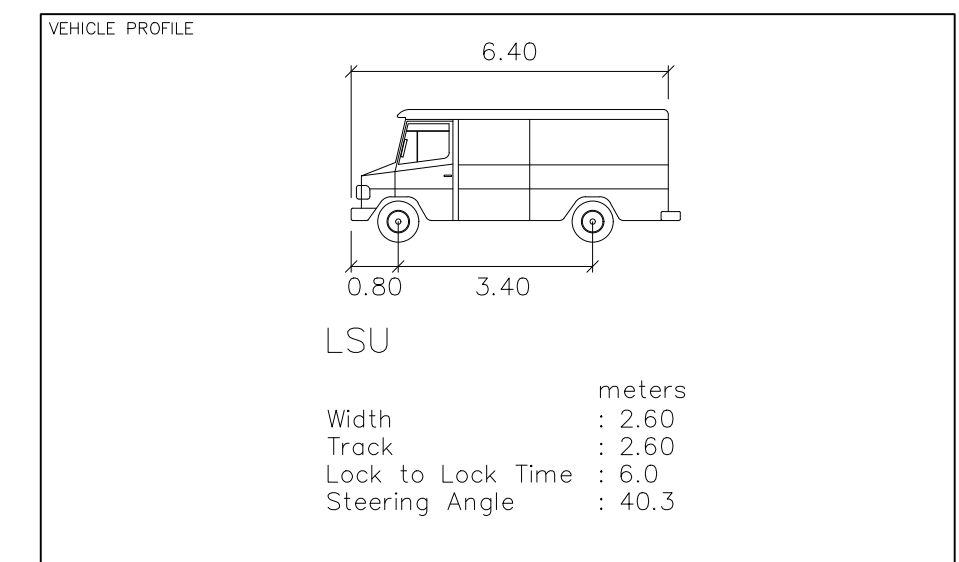
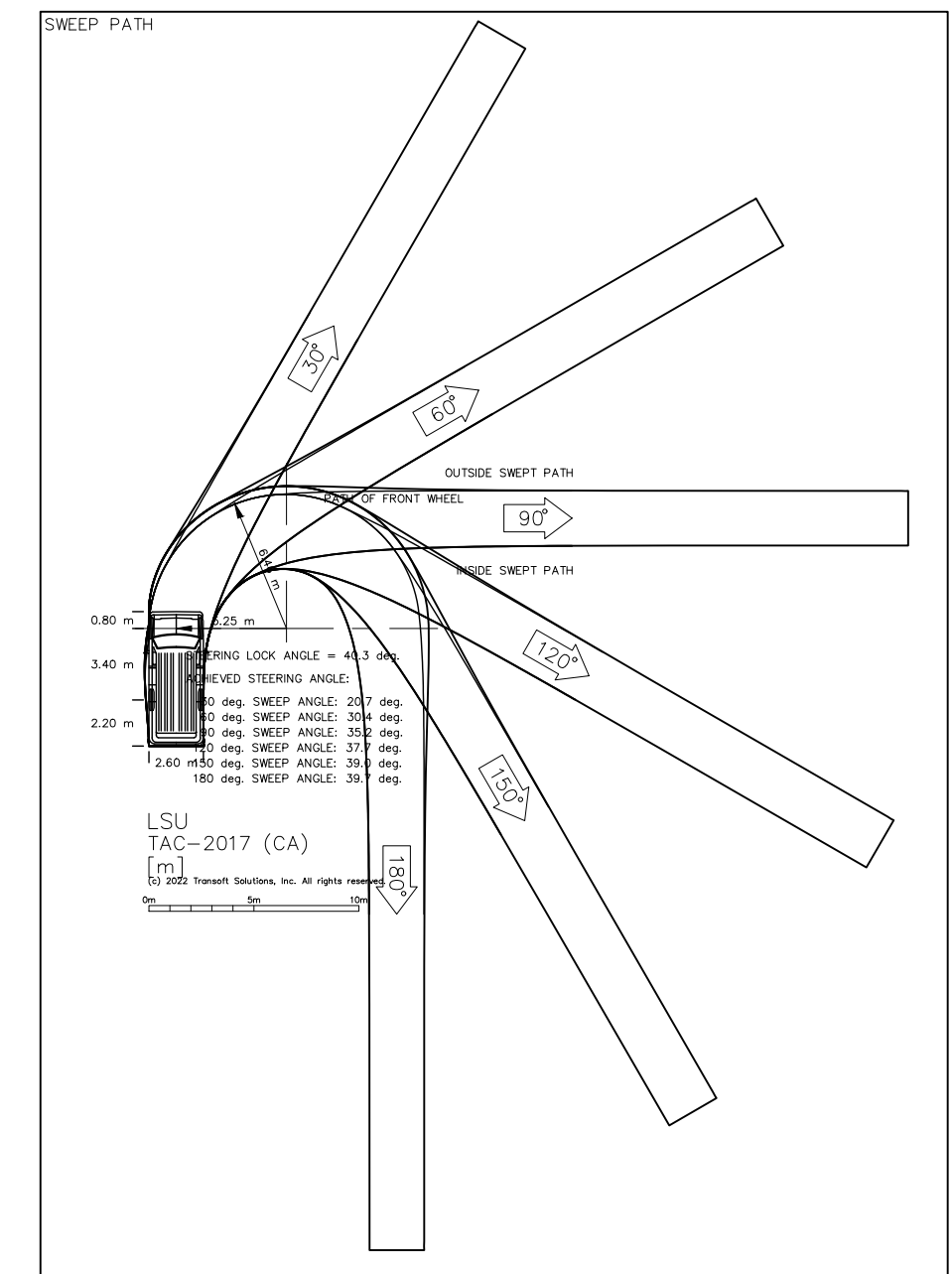
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Check By	K.H.	Check By	Scale	1:300
			Drawing	T305

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SCALE: 1:300


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3	ISSUED FOR 2nd SUBMISSION	09/26/2024
4	ISSUED FOR CONFIDENTIAL SETTLEMENT OFFER	10/18/2024

Project  
SLH LAKESHORE INC.  
685 LAKE SHORE BOULEVARD EAST  
CITY OF TORONTO

Drawing  
GROUND FLOOR  
LIGHT SINGLE UNIT  
VEHICLE MANEUVERING ANALYSIS

 **CROZIER**  
CONSULTING ENGINEERS

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Check By	K.H.	Check By	Scale	1:300
			Drawing	T306

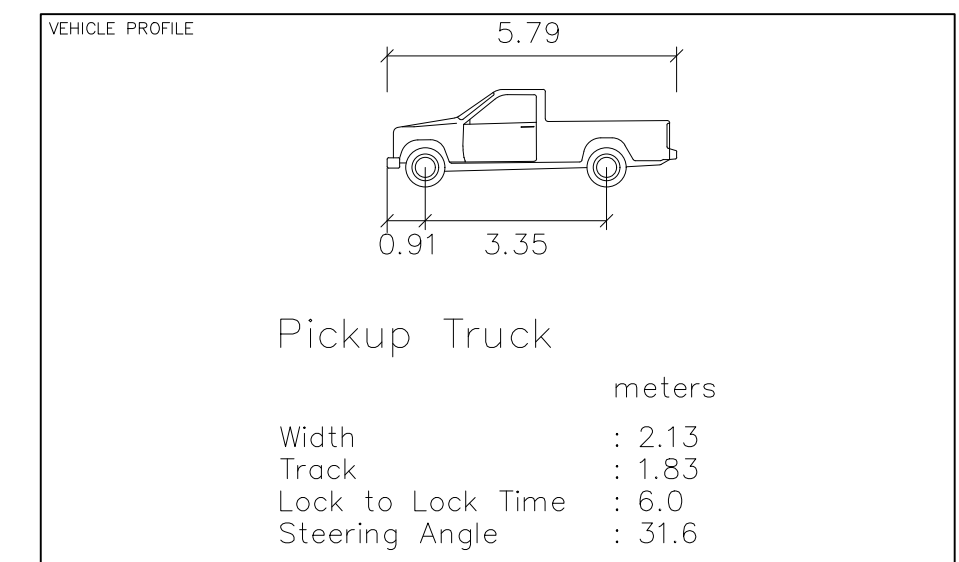
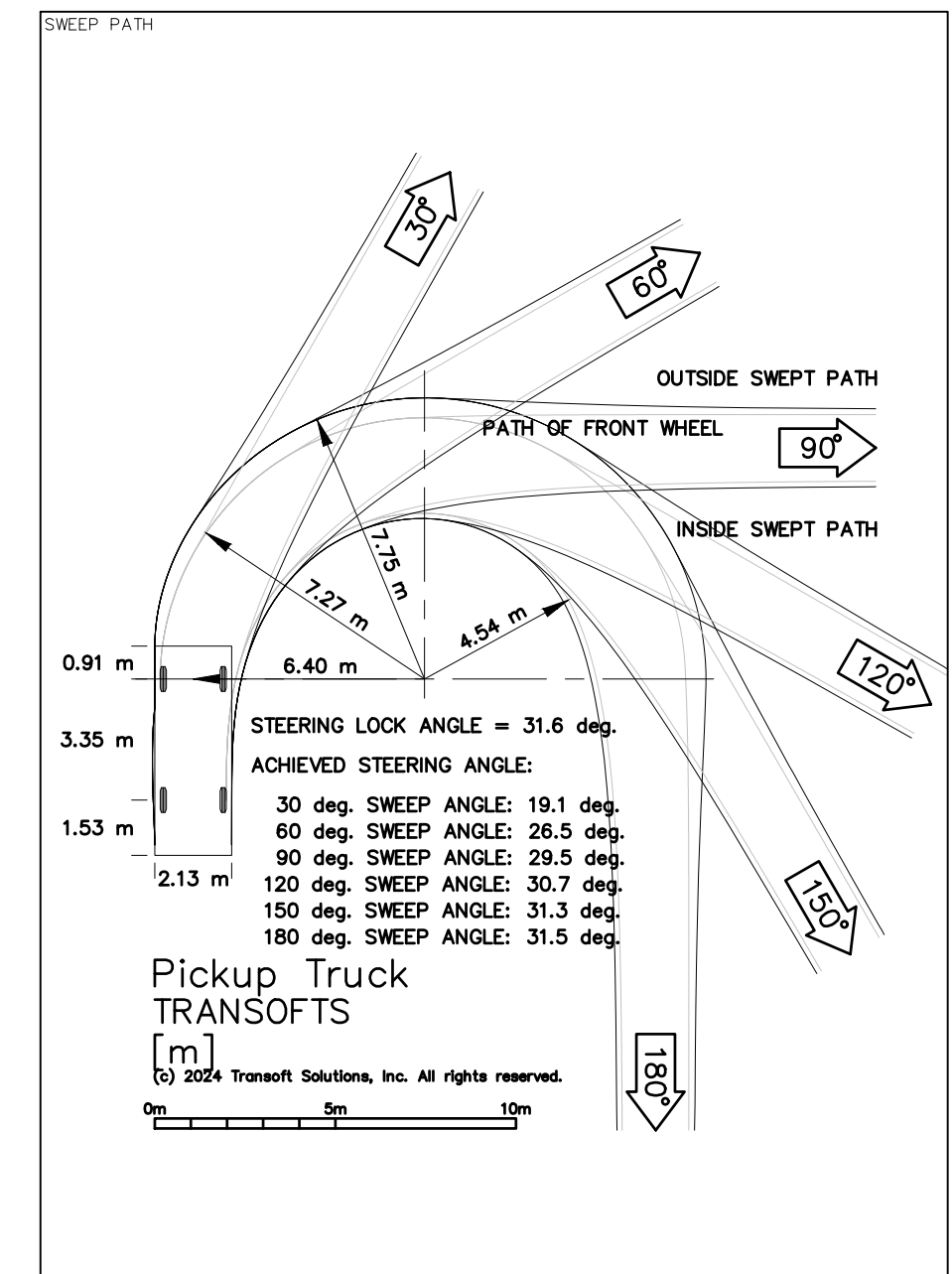
SAULTER STREET SOUTH

LAKE SHORE BOULEVARD EAST






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No.	ISSUE	DATE: MM/DD/YYYY
1	ISSUED FOR 1st SUBMISSION	09/02/2022
2	ISSUED FOR REZONING	06/22/2023
3	ISSUED FOR 2nd SUBMISSION	09/26/2024
4	ISSUED FOR CONFIDENTIAL SETTLEMENT OFFER	10/18/2024

Project  
SLH LAKESHORE INC.  
685 LAKE SHORE BOULEVARD EAST  
CITY OF TORONTO

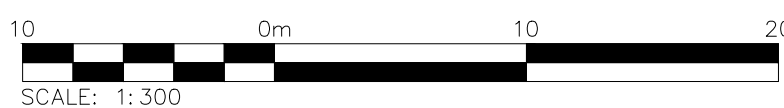
Drawing  
GROUND FLOOR  
PICK-UP TRUCK  
VEHICLE MANEUVERING ANALYSIS



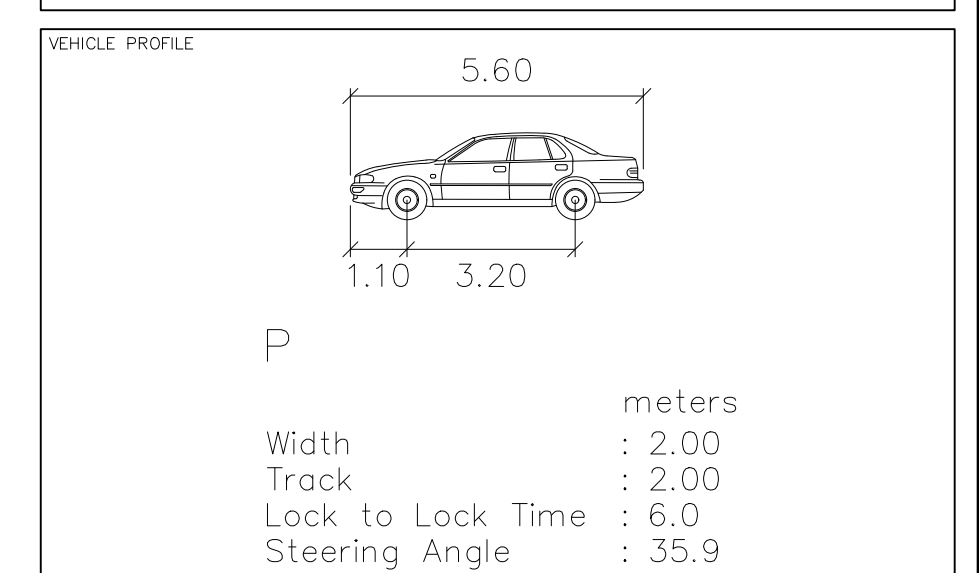
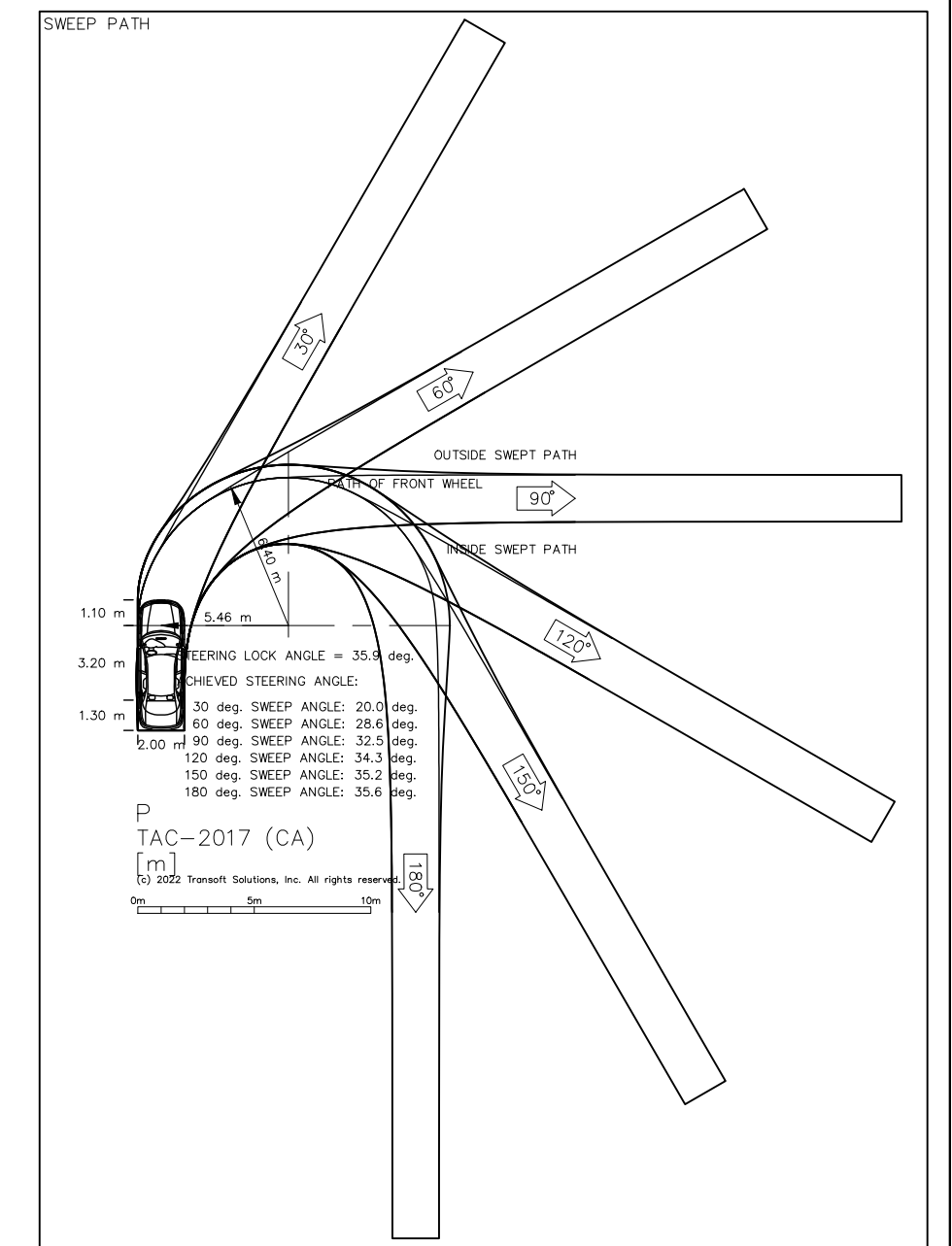
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		M.L.	Drawing	T307




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Project  
SLH LAKESHORE INC.  
685 LAKE SHORE BOULEVARD EAST  
CITY OF TORONTO

Drawing  
GROUND FLOOR  
PASSENGER CAR  
VEHICLE MANEUVERING ANALYSIS

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			Drawing	T308

