Attachment 1: Draft Zoning By-law Amendment for Automobile Standards

Authority: Planning and Housing Committee Item PH28.XX, as adopted by City of Toronto Council on [insert date of Council adoption of this By-law]

CITY OF TORONTO BY-LAW No. XXXX-2021

To amend Zoning By-law No. 569-2013, as amended, to update parking standards for automobiles.

Whereas Council of the City of Toronto has the authority to 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*;

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 No. 569-2013, Chapter 800 Definitions;
- 2. Zoning By-law 569-2013, as amended, is further amended by adding new definitions in Chapter 800.50 (233) for energized outlet and (413) for Level 2 charging so that they read:

Energized Outlet

means a connected point in an electrical wiring installation at which current is taken to supply utilization equipment for electric **vehicle** charging.

Level 2 Charging

means a Level 2 electric **vehicle** charging level as defined by SAE International's J1772 standard, as amended.

- **3.** Zoning By-law 569-2013, as amended, is further amended by replacing Regulation 10.5.40.40(3)(C) with the following:
 - (C) the area for a maximum of one **parking space** per **dwelling unit** in the **building**; and
- **4.** Zoning By-law 569-2013, as amended, is further amended by amending Regulation 10.5.60.20(7) by deleting the words "the" and "required", so that it reads:

(7) Detached Private Garages Situated on More than One Lot

Despite regulation 10.5.60.20(3) and (6), if an **ancillary building** or **structure** contains **parking spaces** for **dwelling units** on abutting **lots** in the Residential Zone category, it

may be located on the common side lot line.

5. Zoning By-law 569-2013, as amended, is further amended by amending Regulation 10.5.80.10(2) by deleting the word "required", so that it reads:

(2) Parking Space Location for Apartment Buildings

In the Residential Zone category, a minimum of 50% of the **parking spaces** for an **apartment building**, other than required visitor **parking spaces**, must be in a **building** or underground **structure**

6. Zoning By-law 569-2013, as amended, is further amended by amending Regulation 10.5.80.10(5) by deleting the word "required", so that it reads:

(5) Parking space for a Secondary Suite

Despite regulation 10.5.80.10(3), in the Residential Zone category a **parking space** for a **secondary suite** may be in the **front yard** if it is on a **driveway**.

- 7. Zoning By-law 569-2013, as amended, is further amended by replacing Regulation 10.10.60.70(1)(B) with the following:
 - (B) ancillary buildings or structures containing parking spaces, to a maximum of one parking space per dwelling unit on the lot.
- **8.** Zoning By-law 569-2013, as amended, is further amended by amending Regulation 10.10.80.1(1)(B) by deleting the word "required", so that it reads:

(B) the parking space is in a detached house, a semi-detached house or a townhouse;

9. Zoning By-law 569-2013, as amended, is further amended by replacing Regulation 40.5.40.40(9)(C) with the following:

(C) the area for a maximum of one **parking space** per **dwelling unit** in the **building**.

10. Zoning By-law 569-2013, as amended, is further amended by replacing Regulation 50.5.40.40(9)(C) with the following:

(C) the area for a maximum of one **parking space** per **dwelling unit** in the **building**.

11. Zoning By-law 569-2013, as amended, is further amended by amending Regulation 60.5.80.10(1) by deleting the word "required", so that it reads:

(1) Parking in Street Yard

In the Employment Industrial Zone category a **parking space** in a **street yard** is subject to the following:

- **12.** Zoning By-law 569-2013, as amended, is further amended by adding to Regulation 200.5.1.10(2) a new subsection (E), so that it reads:
 - (E) Equipment for the charging of one electric **vehicle** is permitted within a **parking space**, subject to the equipment being located in the same **parking space** as the **vehicle** to be charged and:
 - (i) being within 0.25 metres of two adjoining sides of the **parking space** which are not adjacent and parallel to a **drive aisle** from which **vehicle** access is provided, measured at right angles; or
 - (ii) being at least 5.35 metres from a **drive aisle** from which **vehicle** access is provided, measured at right angles, and at least 1.0 metre from the ground.
- **13.** Zoning By-law 569-2013, as amended, is further amended by replacing regulation 200.5.1.10(1) with the following:

(1) Application of Parking Space Rates in Parking Zones A and B

A **lot** located entirely or partly within Parking Zone A or Parking Zone B on the Parking Zone Overlay Map is subject to the following:

- (A) if the **buildings** on the **lot** cover at least 50% of the area located within 40 metres of the **lot line** that abuts the **street** in the Parking Zone, the **parking space** rates for uses in that Parking Zone apply to the entire **lot**; and
- (B) in cases other than (A) above, the applicable parking space rate for a use is the parking space requirements for uses not located in Parking Zone A or Parking Zone B.
- **14.** Zoning By-law 569-2013, as amended, is further amended by replacing regulation 200.5.1.10(7) with the following:

(7) Calculation of Required and Permitted Parking Spaces - Vacant Building Space

The minimum and maximum **parking space** rates for an area of a **building** that is vacant is calculated as follows:

- (A) the previous use of that **building** or part of the **building**;
- (B) the land use identified on the issued building permit; or
- (C) if a **building** or part of a **building** has never been used, and its intended use has never been identified in a building permit, the **parking space** requirement is based on the permitted use in the zone that has the highest maximum **parking space** requirement.

15. Zoning By-law 569-2013, as amended, is further amended by amending regulation 200.5.1.10(8) by deleting the words "and Parking Space Occupancy", so that it reads:

(8) Calculation of Parking Space Requirement

If a **parking space** rate is expressed as a ratio of **parking spaces** to the **gross floor area**, the **parking space** requirement for a use is calculated by multiplying the **gross floor area** of the use by the applicable rate found in Table 200.5.10.1 Parking Space Rates.

16. Zoning By-law 569-2013, as amended, is further amended by amending regulation 200.5.1.10(13) by deleting the word "required", so that it reads:

(13) Parking Space Access

Other than **stacked parking space** and **tandem parking spaces**, all areas used for **parking spaces** must have **driveway** access to a **street** or **lane** that is direct and unobstructed, excluding a gate, moveable barrier or similar security feature.

17. Zoning By-law 569-2013, as amended, is further amended by adding to Clause 200.5.1.10 a new regulation (14), so that it reads:

(14) Electric Vehicle Infrastructure

Parking spaces must be equipped with an **energized outlet**, which is clearly marked and identified for electric **vehicle** charging, in accordance with the following:

- (A) all residential parking spaces provided for dwelling units located in an apartment building, mixed use building, "multiple dwelling unit building", detached house, semi-detached house, townhouse, duplex, triplex, fourplex, or for a secondary suite or laneway suite, excluding visitor parking spaces, must include an energized outlet capable of providing Level 2 charging or higher to the parking space; and
- (B) in cases other than those set out in (A) above, 25 percent of the residential and non-residential **parking spaces** in a **building** must include an **energized outlet** capable of providing **Level 2 charging** or higher.
- **18.** Zoning By-law 569-2013, as amended, is further amended by amending Regulation 200.5.10.1(1) and replacing Table 200.5.10.1 with the following:

(1) Parking Space Rates

Off **street parking spaces** must be provided for every **building** or **structure** erected or enlarged, in compliance with Table 200.5.10.1 - Parking Space Rates below:

Table 200.5.10.1

PARKING SPACE RATES

Land Use Category	Parking Rate
Resident Requirement for a Dwelling unit in an: Apartment Building ,	Parking spaces must be provided:
Assisted Housing or a Mixed Use Building	 (A) in Parking Zone A (PZA) at a maximum 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 (ii) 0.5 for each one bedroom dwelling unit; and (iii) 0.8 for each two bedroom dwelling unit; and (iv) 1.0 for each three or more bedroom dwelling unit; and
	 (B) in Parking Zone B (PZB) at a maximum rate of: (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 (ii) 0.8 for each one bedroom dwelling unit; and (iii) 0.9 for each two bedroom dwelling unit; and (iv) 1.1 for each three or more bedroom dwelling unit; and
	 (C) in all other areas of the City, at a maximum rate of: (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 (ii) 0.9 for each one bedroom dwelling unit; and (iii) 1.0 for each two bedroom dwelling unit; and (iv) 1.2 for each three or more bedroom dwelling unit.
Resident Requirement for a Dwelling Unit in a: Detached House , Semi- detached House , Townhouse , Duplex , Triplex or Fourplex	None
Resident Requirement for a Dwelling Unit in a Multiple Dwelling Unit Buildings	Parking spaces must be provided at a maximum rate of 1.0 for each dwelling unit .
Secondary Suite	None

Land Use Category	Parking Rate
Visitor Requirement:	Parking spaces must be provided:
For a dwelling unit in an Apartment Building , a Mixed Use Building , and/or a Multiple Dwelling Unit Building Tier 1:	 (A) in Parking Zone A (PZA) at a minimum rate of 2.0 plus 0.01 per dwelling unit; (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 dwelling unit and (C) at a maximum rate of 1.0 per dwelling unit for the first five (5) dwelling units; and (D) at a maximum rate of 0.1 per dwelling unit for the sixth and subsequent dwelling units. Parking spaces must be provided at a maximum rate
Alternative Housing, Group Home, Hospice Care Home, Nursing Home, Religious Residence, Retirement Home, Respite Care Facility and Seniors Community House	of 0.5 for each bed-sitting room or dwelling unit .
Tier 2:	Parking spaces must be provided:
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	 (A) in Parking Zone A (PZA) at a maximum rate of 0.8 for each 100 square metres of gross floor area; (B) in Parking Zone B (PZB) at a maximum rate of 1.0 for each 100 square metres of gross floor area; and (C) in all other areas of the City, at a maximum rate of 3.5 for each 100 square metres of gross floor area.
Tier 3: Crisis Care Shelter, Municipal Shelter, Residential Care Home	Parking spaces must be provided at a maximum rate of 1.5 for each 100 square metres of gross floor area .

Land Use Category	Parking Rate
Tier 4:	Parking spaces must be provided:
Adult Entertainment, Ambulance	(A) in Parking Zone A (PZA) at a maximum rate of
Depot, Amusement Arcade, Artist	3.5 for each 100 square metres of gross floor area;
Studio, Billiard Hall, Bowling Alley,	(B) in Parking Zone B (PZB) at a maximum rate of
Bus Station, Cabaret, Cemetery,	4.0 for each 100 square metres of gross floor area;
Club, Contractor's Establishment,	and
Eating Establishment,	(C) in all other areas of the City, at a maximum rate
Entertainment Place of Assembly,	of 6.0 for each 100 square metres of gross floor
Financial Institution, Fire Hall,	area.
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	

19. Zoning By-law 569-2013, as amended, is further amended by replacing regulation 200.5.10.1(5) with the following:

(5) Parking Space Rates - Multiple Uses on a Lot

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

- 20. Zoning By-law 569-2013, as amended, is further amended by deleting regulation 200.5.10.1(6).
- 21. Zoning By-law 569-2013, as amended, is further amended by adding to regulation 200.5.10.1(7) a new subsection (C), so that it reads:

(7) Interpretation of Minimum and Maximum Parking Space Requirement

If Table 200.5.10.1 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.
- **22.** Zoning By-law 569-2013, as amended, is further amended by deleting regulation 200.5.10.1(11).
- **23.** Zoning By-law 569-2013, as amended, is further amended by deleting regulation 200.5.10.1(12).
- **24.** Zoning By-law 569-2013, as amended, is further amended by replacing regulation 200.5.10.11(1) with the following:

(1) Parking Space Requirements for a Lawfully Existing Building

- (A) If the lawful number of parking spaces for a lawfully existing building is less than the required number of parking spaces, the lawful number of parking spaces is the minimum number of parking spaces for that lawfully existing building.
- (B) If the lawful number of parking spaces for a lawfully existing building is greater than the permitted maximum number of parking spaces, the lawful number of parking spaces is the maximum number of parking spaces for that lawfully existing building.
- (C) The number of **lawful parking spaces** for a **lawfully existing building** may not be reduced.
- **25.** Zoning By-law 569-2013, as amended, is further amended by replacing regulation 200.5.10.11(2) with the following:

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

Any addition or extension to a **lawfully existing building** referred to in regulation 200.5.10.11(1) must provide any additional **parking space** required by Clause 200.5.10.1, but no greater than the permitted maximum number of **parking spaces** for each use, unless authorized by a Section 45 Planning Act minor variance.

26. Zoning By-law 569-2013, as amended, is further amended by adding to Clause 200.5.10.11 a new regulation (5), so that it reads:

(5) Definition of Lawful

For the purposes of Clauses 200.5.10.11, 200.5.200.5 and 200.5.200.50, 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 [insert date of Council adoption of this By-law]; and
- (B) buildings, structures or uses authorized after [insert date of Council adoption of this By-law] in accordance with Clauses 200.25.15.1, 200.25.15.2, 200.25.15.3 and 200.25.15.4.
- **27.** Zoning By-law 569-2013, as amended, is further amended by adding a new clause 200.5.200.5, Exemptions Applying to All Zones, and new regulations (1), (2) and (3) so that it reads:

200.5.200.5 Exemptions Applying to All Zones

(1) Electric Vehicle Infrastructure for a Lawfully Existing Building

Regulation 200.5.1.10(14) does not apply to a **lawfully existing building** that was not required to provide a **bicycle parking space**.

(2) Electric Vehicle Infrastructure - Addition or Extension of a Lawfully Existing Building

Any addition or extension to a **lawfully existing building** referred to in regulation 200.5.10.11(1) must equip any additional **parking space** with an **energized outlet** required by regulation 200.5.1.10(14) or be authorized by a Section 45 Planning Act minor variance.

(3) Electric Vehicle Infrastructure - Change of Use in a Lawfully Existing Building

If a **lawfully existing building** referred to in regulation 200.5.10.11(1) changes use:

- (A) the **lawfully existing** number of **parking spaces** equipped with an **energized outlet** may not be reduced; and
- (B) any additional **parking spaces** must be equipped with an **energized outlet** required by regulation 200.5.1.10(14) or be authorized by a Section 45 Planning Act minor variance.
- **28.** Zoning By-law 569-2013, as amended, is further amended by deleting regulation 200.5.200.40(4).
- **29.** Zoning By-law 569-2013, as amended, is further amended by deleting regulation

200.5.200.50(1).

30. Zoning By-law 569-2013, as amended, is further amended by replacing Article 200.15.10 with the following:

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).

(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.

(3) Calculation of Effective Parking Spaces

Regulations 200.5.1.10(7), (8), (9) and (11) apply for the calculation of effective **parking spaces** and interpretation of the rates in Table 200.15.10.5.

Table 200.15.10.5

Parking Space Rates for Effective Parking Spaces

Land Use Category	Rate for Calculating Effective Parking Spaces
Resident Requirement for a Dwelling unit in an:	The rate for calculating effective
Apartment Building, Assisted Housing or a Mixed Use Building	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
	(ii) 0.5 for each one bedroom
	dwelling unit; and
	(iii) 0.8 for each two bedroom
	dwelling unit; and
	(iv) 1.0 for each three or more
	bedroom dwelling unit; and
	(B) in Parking Zone B (PZB) at a rate of:
	(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
	(ii) 0.8 for each one bedroom
	dwelling unit; and
	(iii) 0.9 for each two bedroom
	dwelling unit; and
	(iv) 1.1 for each three or more
	bedroom dwelling unit ; and
	(C) in all other areas of the City, at
	a rate of:
	(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
	(ii) 0.9 for each one bedroom
	dwelling unit; and
	(iii) 1.0 for each two bedroom
	dwelling unit; and
	(iv) 1.2 for each three or more
	bedroom dwelling unit.

Land Use Category	Rate for Calculating Effective
	Parking Spaces
Resident Requirement for a Dwelling Unit in a:	None
Detached House, Semi-detached House, Townhouse,	
Duplex, Triplex or Fourplex	
Resident Requirement for a Dwelling Unit in a Multiple	The rate for calculating effective
Dwelling Unit Buildings	parking spaces is
	1.0 for each dwelling unit .
Secondary Suite	None
Visitor Requirement for a dwelling unit in an	The rate for calculating effective
Apartment Building, a Mixed Use Building, and/or a	parking spaces is 0.1 per dwelling
Multiple Dwelling Unit Building	unit.
Tier 1:	The rate for calculating effective
	parking spaces is 0.2 parking
Alternative Housing, Group Home, Hospice Care	spaces for each bed-sitting room
Home, Nursing Home, Religious Residence,	or dwelling unit
Retirement Home, Respite Care Facility and Seniors	8
Community House	
Tier 2:	The rate for calculating effective
	parking spaces is:
Adult Education School, Animal Shelter, Art Gallery,	
Clinic (medical), Community Centre , Court of Law,	(A) in Parking Zone A (PZA) and
Day Nursery, Education Use, Hospital, Hotel, Kennel,	Parking Zone B (PZB), 0.4
Laboratory, Motel, Museum, Office (Excluding	parking spaces for each 100
Medical Office), Performing Arts Studio, Post-	square metres of gross floor area ;
Secondary School, Private School, Production	and
Studio, Public School, Recreation Use, Religious	(B) in all other areas of the City,
Educational Use, Self-Storage Warehouse, Software	1.0 parking spaces for each 100
Development and Processing, Vehicle Dealership,	square metres of gross floor area.
Veterinary Hospital	
Tier 3:	The rate for calculating effective
	parking spaces is 0.2 parking
Crisis Care Shelter, Municipal Shelter, Residential	spaces for each 100 square metres
Care Home	of gross floor area

Land Use Category	Rate for Calculating Effective
	Parking Spaces
Tier 4:	The rate for calculating effective
	parking spaces is:
Adult Entertainment, Ambulance Depot, Amusement	
Arcade, Artist Studio, Billiard Hall, Bowling Alley,	(A) in Parking Zone A (PZA) and
Bus Station, Cabaret, Cemetery, Club, Contractor's	Parking Zone B (PZB), 1.0
Establishment, Eating Establishment, Entertainment	parking spaces for each 100
Place of Assembly, Financial Institution, Fire Hall,	square metres of gross floor area ;
Funeral Home, Gaming Establishment, Golf Course,	and
Grocery Store, Industrial Sales and Service, Industrial	(B) in all other areas of the City,
Skills Training, Library, Manufacturing Uses, Medical	2.0 parking spaces for each 100
Office, Nightclub, Park, Personal Service Shop, Pet	square metres of gross floor area.
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	

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 effective **parking spaces** associated with **dwelling units** is 5 or more, or if the number of effective **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 accessible 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 accessible 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 accessible parking spaces plus 1 accessible 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.

(2) Accessible Parking Rates – Medical Offices and Clinics

In accordance with Table 200.15.10.5, if the number of effective **parking spaces** associated with medical offices and clinics is 1 or more, accessible **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.
- **31.** Zoning By-law 569-2013, as amended, is further amended by inserting Section 200.25 so that it reads:

200.25 Compliance with Parking Space Regulations

200.25.1 General

(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), 200.5.200.5(1), (2), and (3), 200.15.10(1), 200.15.10(2), 230.5.1.10(12), and 230.5.10.11(7) apply to prevent the erection or use of a **lawfully existing building** or **structure**.

(2) Definition of Lawful

For the purposes of Regulation 200.25.1(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 [insert date of Council adoption of this By-law].

200.25.15 Transition: Parking Space Regulations

(1) An application submitted before [insert date of Council adoption of this By-law] that is eligible to proceed under Clauses 200.25.15.1, 200.25.15.2, 200.25.15.3 and 200.25.15.4 must comply with the requirements of Clauses 970.10.15.5, 970.10.15.10, 970.10.15.40, 970.10.15.50 and 970.10.15.60.

200.25.15.1 Transition: Building Permit Applications

(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), 200.5.10.1(7)(C),

200.5.200.5(1), (2), and (3), 200.15.10(1), 200.15.10(2), 230.5.1.10(12), and 230.5.10.11(7) 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 [insert date of Council adoption of this By-law], if the project in question complies, or the building permit application for the project is amended to comply, with the provisions of Clauses 970.10.15.5, 970.10.15.10, 970.10.15.40, 970.10.15.50 and 970.10.15.60, and all finally approved minor variances.

(2) Building Permit Applications

For the purposes of regulation 200.25.15.1(1), an "application for a building permit" means an application for a building permit that satisfies the requirements set out in Article I, Building Permits of Chapter 363, Building Construction and Demolition of the City of Toronto Municipal Code.

200.25.15.2 Transition: Zoning By-law Amendment

(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), 200.5.10.1(7)(C), 200.5.200.5(1), (2), and (3), 200.15.10(1), 200.15.10(2), 230.5.1.10(12), and 230.5.10.11(7) 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 [insert date of Council adoption of this By-law], if the project in question complies with the provisions of Clauses 970.10.15.5, 970.10.15.10, 970.10.15.40, 970.10.15.50 and 970.10.15.60.

(2) Zoning By-law Amendment

For the purposes of Regulation 200.25.15.2(1), a "complete application for a zoning bylaw amendment" means an application which satisfies the requirements set out in the City of Toronto Official Plan Policy 5.5.2.

200.25.15.3 Transition: Minor Variance Applications

(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), 200.5.10.1(7)(C), 200.5.200.5(1), (2), and (3), 200.15.10(1), 200.15.10(2), 230.5.1.10(12), and 230.5.10.11(7) 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 [insert date of Council adoption of this By-law]; or
- (B) A complete application for a minor variance under Section 45 of the Planning Act was filed after [insert date of Council adoption of this By-law] in respect of a building permit referred to in Regulation 200.25.15.1(1).

(2) Minor Variance Applications

For the purposes of Regulation 200.25.15.3(1), 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.

(3) Minor Variance Applications

Where a project qualifies under Clause 200.25.15.3:

- (A) the minor variance may be granted in compliance with Section 45 of the Planning Act in the context of Clauses 970.10.15.5, 970.10.15.10, 970.10.15.40, 970.10.15.50 and 970.10.15.60; and
- (B) a building permit for that project 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 Clauses 970.10.15.5, 970.10.15.10, 970.10.15.40, 970.10.15.50 and 970.10.15.60 and all finally approved minor variances.

200.25.15.4 Transition: Site Plan Applications

(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), 200.5.10.1(7)(C), 200.5.200.5(1), (2), and (3), 200.15.10(1), 200.15.10(2), 230.5.1.10(12), and 230.5.10.11(7) 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 [insert date of Council adoption of this By-law], if the project in question complies with the provisions of Clauses 970.10.15.5, 970.10.15.10, 970.10.15.40, 970.10.15.50 and 970.10.15.60 and all finally approved minor variances.

(2) Site Plan Applications

For the purposes of Regulation 200.25.15.4(1), 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.

(3) Site Plan Applications

Where a project qualifies under Clause 200.25.15.4:

- (A) the Notice of Approval Conditions and final site plan approval may be granted if the project complies with regulations Clauses 970.10.15.5, 970.10.15.10, 970.10.15.40, 970.10.15.50 and 970.10.15.60, all requirements of the Planning Act, and Section 114 of the City of Toronto Act, 2006, S.O. 2006, c.11 Schedule. A; and
- (B) after a Notice of Approval Conditions or final site plan approval is received for a project that qualifies under Clause 200.25.15.4, 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 Clauses 970.10.15.5, 970.10.15.10, 970.10.15.40, 970.10.15.50 and 970.10.15.60, the site plan approval, and all finally approved minor variances.
- **32.** Zoning By-law 569-2013, as amended, is further amended by amending Article 800.50(520) by deleting the word "required", so that it reads:
 - (520) Open Storage

means the use of **premises** for keeping or storing goods, commodities, containers or equipment other than in a wholly enclosed **building**. **Public parking**, or the parking or storing of **vehicles** in a **vehicle depot** or in a **parking space**, is not **open storage**.

- **33.** In Article 900.7.10 Exception Number 92, under the heading 'Site Specific Provisions' replace the words "Table 200.5.10.1" in Regulation (M) with "Table 970.10.15.5".
- **34.** In Article 900.11.10 Exception Number 152, under the heading 'Site Specific Provisions' replace the words "Regulation 200.5.1.10(1)" in Regulation (T) with "Regulation 970.10.15.5(5)".
- **35.** In Article 900.11.10 Exception Number 204, under the heading 'Site Specific Provisions' replace all instances of the words "Regulation 200.5.1.10(1)" in Regulation (S) and (S)(viii) with "Regulation 970.10.15.5(5)".
- **36.** In Article 900.11.10 Exception Number 240, under the heading 'Site Specific Provisions' replace the words "Table 200.5.10.1" in Regulation (S) with "Table 970.10.15.5".
- **37.** In Article 900.11.10 Exception Number 388, under the heading 'Site Specific Provisions', add the words "in Table 970.10.15.5" after the words "Policy Area 4" in Regulation (F).
- **38.** In Article 900.11.10 Exception Number 32, under the heading 'Site Specific Provisions' replace the words "Table 200.5.10.10" in Regulation (J) with "Table 970.10.15.5".

- **39.** In Article 900.11.10 Exception Number 552, under the heading 'Site Specific Provisions' replace the words "Table 200.5.10.1" in Regulation (H) with "Table 970.10.15.5".
- **40.** Zoning By-law 569-2013, as amended, is further amended by inserting Section 970.10, and Regulations 970.10.15(1) so that it reads:

970.10 Transition: Parking Space Regulations

(1) An application submitted before [insert date of Council adoption of this By-law] that is eligible to proceed under Clauses 200.25.15.1, 200.25.15.2, 200.25.15.3 and 200.25.15.4 must comply with the requirements of Clauses 970.10.15.5, 970.10.15.10, 970.10.15.40, 970.10.15.50 and 970.10.15.60.

970.10.15 Transition: Parking Space General Requirements

970.10.15.5 Requirements Applying to all Zones

(1) Application of Parking Space Rates in Policy Areas 3 and 4

A **lot** located entirely or partly within Policy Area 3 or Policy Area 4 on the Policy Area Overlay Map is subject to the following:

- (A) if the **buildings** on the **lot** cover at least 50% of the area located within 40 metres of the **lot line** that abuts the **street** in the Policy Area, the **parking space** rates for uses in that policy area apply to the entire **lot**; and
- (B) in cases other than (A) above, the applicable parking space rate for a use is the parking space requirements for uses not located in Policy Area 1, Policy Area 2, Policy Area 3 or Policy Area 4.

(2) Calculation of Required Parking Spaces – Vacant Building Space

The **parking space** requirement for an area of a **building** that is vacant is calculated as follows:

- (A) the previous use of that **building** or part of the **building**;
- (B) the land use identified on the issued building permit; or
- (C) if a **building** or part of a **building** has never been used, and its intended use has never been identified in a building permit, the **parking space** requirement is based on the permitted use in the zone that has the lowest minimum **parking space** requirement.

(3) Calculation of Parking Space Requirement

If a **parking space** rate is expressed as a ratio of **parking spaces** to the **gross floor area**, the **parking space** requirement for a use is calculated by multiplying the **gross floor**

area of the use by the applicable rate found in Table 970.10.15.5 - Parking Space Rates and Parking Space Occupancy.

(4) Parking Space Access

Other than **stacked parking space** and **tandem parking spaces**, all areas used for required **parking spaces** must have **driveway** access to a **street** or **lane** that is direct and unobstructed, excluding a gate, moveable barrier or similar security feature.

(5) Parking Space Rates

Off **street parking spaces** must be provided for every **building** or **structure** erected or enlarged, in compliance with Table 970.10.15.5 - Parking Space Rates and Parking Space Occupancy below:

Table 970.10.15.5Parking Space Rates and Parking Space Occupancy

Notes:

AM = 6 a.m. to Noon. PM = Noon to 6 p.m. Eve = 6 p.m. to 6 a.m.

Adult Education School Parking spaces must be provided: 100% 100% 25% (A) in Policy Area 1 (PA1), Policy Area 2 (PA2) and Policy Area 3 (PA3) at a minimum rate of 1.0 for each 100 square metres of gross floor area; 100% 25% (B) in Policy Area 4 (PA4) at a minimum rate of 2.0 for each 100 square metres of gross floor area; 100% 100% 25% Adult Entertainment Parking spaces must be provided: 25% 100% 100% 100% (A) in Policy Area 1 (PA1) at a minimum rate of 2.0 for each 100 square metres of gross floor area; 25% 100% 100% 100% (A) in Policy Area 1 (PA1) at a minimum rate of 3.0 for each 100 square metres of gross floor area; 25% 100% 100% (B) in Policy Area 2 (PA2) at a minimum rate of 5.5 for each 100 square metres of gross floor area; (D) in Policy Area 3 (PA3) at a minimum rate of 5.5 for each 100 square metres of gross floor area; 100% 100% (D) in Policy Area 4 (PA4) at a minimum rate of 7.0 for each 100 square metres of gross floor area; and (E) in all other areas of the City, at a minimum rate of 7.0 for each 100 square metres of gross floor area. 100% 100%	Land Use	Parking Rate	Parking Occupan cy Rate AM	Parking Occupanc y Rate PM	Parking Occupan cy Rate Eve
(PA2) and Policy Area 3 (PA3) at a minimum rate of 1.0 for each 100 square metres of gross floor area; (B) in Policy Area 4 (PA4) at a minimum rate of 1.5 for each 100 square metres of gross floor area; and (C) in all other areas of the City, at a minimum rate of 2.0 for each 100 square metres of gross floor area.100%Adult EntertainmentParking spaces must be provided: of 3.0 for each 100 square metres of gross floor area; (B) in Policy Area 2 (PA2) at a minimum rate of 4.5 for each 100 square metres of gross floor area; (C) in Policy Area 3 (PA3) at a minimum rate of 5.5 for each 100 square metres of gross floor area; (C) in Policy Area 3 (PA3) at a minimum rate of 5.5 for each 100 square metres of gross floor area; (D) in Policy Area 4 (PA4) at a minimum rate of 5.5 for each 100 square metres of gross floor area; (D) in Policy Area 3 (PA3) at a minimum rate of 5.5 for each 100 square metres of gross floor area; (D) in Policy Area 4 (PA4) at a minimum rate of 5.5 for each 100 square metres of gross floor area; (D) in Policy Area 4 (PA4) at a minimum rate of 5.5 for each 100 square metres of gross floor area; (D) in Policy Area 4 (PA4) at a minimum rate of 5.6 for each 100 square metres of gross floor area; (D) in Policy Area 4 (PA4) at a minimum rate of 5.6 for each 100 square metres of gross floor area; (D) in Policy Area 4 (PA4) at a minimum rate of 5.6 for each 100 square metres of gross floor area; (D) in Policy Area 4 (PA4) at a minimum rate of 5.6 for each 100 square metres of gross floor area; and (E) in all other areas of the City, at a minimum rate of 7.0 for each 100 square metres of gross floor area; and (E) in all other areas of the City, at a minimum rate of 7.0 for each 100 square metres of gross floor area; floor area.	Adult Education School	Parking spaces must be provided:	100%	100%	25%
Adult EntertainmentParking spaces must be provided:25%100%(A) in Policy Area 1 (PA1) at a minimum rate of 3.0 for each 100 square metres of gross floor area; (B) in Policy Area 2 (PA2) at a minimum rate of 4.5 for each 100 square metres of gross floor area; (C) in Policy Area 3 (PA3) at a minimum rate of 5.5 for each 100 square metres of gross floor area; (D) in Policy Area 4 (PA4) at a minimum rate of 5.5 for each 100 square metres of gross floor area; (D) in Policy Area 4 (PA4) at a minimum rate of 5.5 for each 100 square metres of gross floor area; (D) in Policy Area 4 (PA4) at a minimum rate of 5.7 for each 100 square metres of gross floor area; and (E) in all other areas of the City, at a minimum rate of 7.0 for each 100 square metres of gross floor area.100%		 (PA2) and Policy Area 3 (PA3) at a minimum rate of 1.0 for each 100 square metres of gross floor area; (B) in Policy Area 4 (PA4) at a minimum rate of 1.5 for each 100 square metres of gross floor area; and (C) in all other areas of the City, at a minimum rate of 2.0 for each 100 square metres of gross 			
 (A) in Policy Area 1 (PA1) at a minimum rate of 3.0 for each 100 square metres of gross floor area; (B) in Policy Area 2 (PA2) at a minimum rate of 4.5 for each 100 square metres of gross floor area; (C) in Policy Area 3 (PA3) at a minimum rate of 5.5 for each 100 square metres of gross floor area; (D) in Policy Area 4 (PA4) at a minimum rate of 5.5 for each 100 square metres of gross floor area; (E) in all other areas of the City, at a minimum rate of 7.0 for each 100 square metres of gross floor area. 	Adult Entertainment		25%	100%	100%
Alternative Housing Parking spaces must be provided at a 100% 100% 100%		 of 3.0 for each 100 square metres of gross floor area; (B) in Policy Area 2 (PA2) at a minimum rate of 4.5 for each 100 square metres of gross floor area; (C) in Policy Area 3 (PA3) at a minimum rate of 5.5 for each 100 square metres of gross floor area; (D) in Policy Area 4 (PA4) at a minimum rate of 5.5 for each 100 square metres of gross floor area; (D) in Policy Area 4 (PA4) at a minimum rate of 5.5 for each 100 square metres of gross floor area; and (E) in all other areas of the City, at a minimum rate of 7.0 for each 100 square metres of gross 			
	Alternative Housing	Parking spaces must be provided at a	100%	100%	100%

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Land Use	Parking Rate	Parking Occupan cy Rate AM	Parking Occupanc y Rate PM	Parking Occupan cy Rate Eve
Ambulance Depot	Parking spaces must be provided at a minimum rate of 0.2 for each 100 square metres of gross floor area .	100%	100%	100%
Amusement Arcade	Parking spaces must be provided at the same rate as a retail store .	25%	100%	100%
Animal Shelter	Parking spaces must be provided:	100%	100%	100%
	 (A) in Policy Area 1 (PA1) at a minimum rate of 0.4 for each 100 square metres of gross floor area and at a maximum rate of 0.8 for each 100 square metres of gross floor area; and (B) in the rest of the City at a minimum rate of 1 for each 100 square metres of gross floor area. 			
Artist Studio	Parking spaces must be provided at the same rate as a retail store .	25%	100%	100%
Art Gallery	Parking spaces must be provided: (A) in Policy Area 1 (PA1), Policy Area 2 (PA2), Policy Area 3 (PA3), Policy Area 4 (PA4) at a minimum rate of 0.5 for each 100 square metres of gross floor area; and (B) in all other areas of the City at a minimum rate of 1.3 for each 100 square metres of gross floor area.	25%	100%	100%
Assisted Housing	 Parking spaces must be provided: (A) in Policy Area 1 (PA1) for each dwelling unit at a minimum rate of: (i) 0.12 for a bachelor dwelling unit up to 45 square metres and 0.5 for each bachelor dwelling unit greater than 45 square metres; (ii) 0.18 for a one bedroom dwelling unit; (iii) 0.3 for a two bedroom dwelling unit; and (iv) 0.5 for a three or more bedroom dwelling unit; and (B) in Policy Area 2 (PA2), Policy Area 3 (PA3) and Policy Area 4 (PA4), for each dwelling unit at a minimum rate of: (i) 0.14 for a bachelor dwelling unit up to 45 square metres; (ii) 0.24 for a one bedroom dwelling unit; (iii) 0.4 for a two bedroom dwelling unit; (iii) 0.4 for a two bedroom dwelling unit; (iii) 0.4 for a two bedroom dwelling unit; (ii) 0.4 for a two bedroom dwelling unit; (ii) 0.4 for a two bedroom dwelling unit; (ii) 0.4 for a two bedroom dwelling unit; and (iv) 0.75 for a three or more bedroom; dwelling unit and (C) in all other areas of the City for each dwelling unit at a minimum rate of: (i) 0.16 for a bachelor dwelling unit up to 45 square metres; (ii) 0.3 for a one bedroom dwelling unit; and (iv) 0.5 for a three or more bedroom; dwelling unit greater than 45 square metres; (ii) 0.16 for a bachelor dwelling unit; up to 45 square metres and 0.5 for each bachelor dwelling unit; and 	100%	100%	100%

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Land Use	Parking Rate	Parking Occupan cy Rate AM	Parking Occupanc y Rate PM	Parking Occupan cy Rate Eve
Billiard Hall, Pool Hall	Parking spaces must be provided:	25%	50%	100%
	(A) in Policy Area 1 (PA1) at a minimum rate of 2.5 for each 100 square metres of gross floor			
	area;			
	(B) in Policy Area 2 (PA2), Policy Area 3			
	(PA3) and Policy Area 4 (PA4) at a minimum			
	rate of 3.5 for each 100 square metres of gross			
	floor area ; and (C) in all other areas of the City at a minimum			
	rate of 4.0 for each 100 square metres of gross			
	floor area.			
Bowling Alley	Parking spaces must be provided:	25%	50%	100%
	(A) in Policy Area 1 (PA1) at a minimum rate			
	of 2.5 for each 100 square metres of gross floor			
	area;			
	(B) in Policy Area 2 (PA2), Policy Area 3 (PA3) and Policy Area 4 (PA4) at a minimum			
	rate of 3.5 for each 100 square metres of gross			
	floor area; and			
	(C) in all other areas of the City at a minimum			
	rate of 4.0 for each 100 square metres of gross			
	floor area.	1000/	1000/	500/
Bus Station	Parking spaces must be provided:	100%	100%	50%
	(A) in Policy Area 1 (PA1), Policy Area 2			
	(PA2) and Policy Area 3 (PA3) at a minimum			
	rate of 0.1 for each 100 square metres of gross			
	floor area; and			
	(B) in all other areas of the City at a minimum rate of 0.2 for each 100 square metres of gross			
	floor area.			
Cabaret	Parking spaces must be provided at the same	10%	100%	100%
	rate as an eating establishment.			
Cemetery	Parking spaces must be provided at a	100%	100%	100%
	minimum rate of 2.0 for each 100 square metres			
Clinic (medical)	of gross floor area. Parking spaces must be provided :	100%	100%	100%
ennie (neulear)	(A) in Policy Area 1 (PA1), Policy Area 2	10070	10070	10070
	(PA2) and Policy Area 3 (PA3):			
	(i) at a minimum rate of 0.4 for each 100			
	square metres of gross floor area ; and			
	(ii) at a maximum rate of 0.8 for each 100			
	square metres of gross floor area ; and (B) in Policy Area 4 (PA4):			
	(i) at a minimum rate of 0.6 for each 100			
				1
	square metres of gross floor area; and			
	(ii) at a maximum rate of 1.0 for each 100			
	(ii) at a maximum rate of 1.0 for each 100 square metres of gross floor area ; and			
	(ii) at a maximum rate of 1.0 for each 100			

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Land Use	Parking Rate	Parking Occupan	Parking Occupanc	Parking Occupan
		cy Rate AM	y Rate PM	cy Rate Eve
Club	 Parking spaces must be provided: (A) in Policy Area 1 (PA1), at a minimum rate of 3.0 for each 100 square metres of gross floor area; (B) in Policy Area 2 (PA2), at a minimum rate of 4.5 for each 100 square metres of gross floor gross floor area; 	25%	75%	100%
	area ; (C) in Policy Area 3 (PA3)and Policy Area 4 (PA4), at a minimum rate of 5.5 for each 100 square metres of gross floor area ; and (D) in all other areas of the City at a minimum rate of 7.0 for each 100 square metres of gross floor area .			
Community Centre	 Parking spaces must be provided: (A) in Policy Area 1 (PA1), Policy Area 2 (PA2), Policy Area 3 (PA3) and Policy Area 4 (PA4): (i) at a minimum rate of 0.5 for each 100 square metres of gross floor area; and (ii) at a maximum rate of 1.3 for each 100 square metres of gross floor area; and (B) in all other areas of the City at a minimum rate of 3.0 for each 100 square metres of gross floor area. 	25%	100%	100%
Contractor's Establishment	Parking spaces must be provided at a minimum rate of 0.5 for each 100 square metres of gross floor area .	100%	100%	100%
Court of Law	Parking spaces must be provided: (A) in Policy Area 1 (PA1), Policy Area 2 (PA2), Policy Area 3 (PA3) and Policy Area 4 (PA4) at a minimum rate of 0.5 for each 100 square metres of gross floor area; and (B) in all other areas of the City at a minimum rate of 1.0 for each 100 square metres of gross floor area.	100%	100%	0%
Crisis Care Shelter	Parking spaces must be provided: (A) at a minimum rate of 0.22 for each 100 square metres of gross floor area; and (B) at a maximum rate of 1.5 for each 100 square metres of gross floor area.	100%	100%	100%
Day Nursery	 Parking spaces must be provided: (A) in Policy Area 1 (PA1), Policy Area 2 (PA2), Policy Area 3 (PA3) and Policy Area 4 (PA4): (i) at a minimum rate of 0.4 for each 100 square metres of gross floor area; and (ii) at a maximum rate of 0.8 for each 100 square metres of gross floor area; and (B) in all other areas of the City at a minimum rate of 1.0 for each 100 square metres of gross floor area. 	100%	100%	50%
Dwelling Unit in a Detached House, Semi-detached House, Townhouse, Duplex, T riplex or Fourplex	Parking spaces must be provided at a minimum rate of 1.0 for each dwelling unit .	100%	100%	100%

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Land Use	Parking Rate	Parking Occupan cy Rate AM	Parking Occupanc y Rate PM	Parking Occupan cy Rate Eve
Dwelling unit in a Multiple Dwelling Unit Buildings - Resident Parking Space	Parking spaces must be provided at a minimum rate of 1.0 for each dwelling unit .	100%	100%	100%
Dwelling unit in a Multiple Dwelling Unit Buildings – Visitor Parking Space	Parking spaces must be provided at a minimum rate of 0.2 for each dwelling unit . [1676-2013]	100%	100%	100%
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 (d) 1.5 for each three or more bedroom dwelling unit; and (B) in Policy Area 2 (PA2) and Policy Area 3 (PA3): (i) at a minimum rate of : (a) 0.6 for each bachelor dwelling unit up to 45 square metres and 1.0 for each bachelor dwelling unit greater than 45 square metres; (b) 0.7 for each one bedroom dwelling unit; (c) 0.9 for each two bedroom dwelling unit; and (d) 1.0 for each three or more bedroom dwelling unit greater than 45 square metres; (b) 0.7 for each three or more bedroom dwelling unit greater than 45 square metres; (b) 0.7 for each three or more bedroom dwelling unit; and (ii) at a maximum rate of: (a) 0.9 for each three or more bedroom dwelling unit; and (ii) at a maximum rate of: (a) 0.9 for each bachelor dwelling unit up to 45 square metres and 1.3 for each bachelor dwelling unit greater than 45 square metres; (b) 1.0 for each one bedroom dwelling unit; (c) 1.3 for each two bedroom dwelling unit; (d) 1.5 for each three or more bedroom dwelling unit; and (d) 1.5 for each three or more bedroom dwelling unit; and (d) 1.5 for each three or more bedroom dwelling unit; and (d) 1.5 for each three or more bedroom dwelling unit; and (d) 1.5 for each three or more	100%	100%	100%

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Land Use	Parking Rate	Parking Occupan cy Rate AM	Parking Occupanc y Rate PM	Parking Occupan cy Rate Eve
	(a) 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;			
	(b) 0.8 for each one bedroom dwelling unit ;			
	(c) 0.9 for each two bedroom dwelling unit ;			
	and (d) 1.1 for each three or more			
	(d) 1.1 for each three or more bedroom dwelling unit ; and			
	(ii) at a maximum rate of:			
	(a) 1.0 for each bachelor dwelling unit up to			
	45 square metres and 1.3 for each			
	bachelor dwelling unit greater than 45 square			
	metres;			
	(b) 1.2 for each one bedroom dwelling unit ;			
	(c) 1.3 for each two bedroom dwelling unit ;			
	and			
	(d) 1.6 for each three or more			
	bedroom dwelling unit ; and			
	(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 ;			
	(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.			
Dwelling unit in an Apartment	For a dwelling unit in an Apartment	10%	35%	100%
Building – (Visitor requirement)	Building, parking spaces for visitors must be			
	provided:			
	(A) in Policy Area 1 (PA1) at a minimum rate			
	of 0.1 for each dwelling unit ; (D) in Policy Area 2 (\mathbf{D} A2) at a minimum rate			
	(B) in Policy Area 2 (PA2) at a minimum rate			
	of 0.1 for each dwelling unit ; (C) in Policy Area 3 (PA3) at a minimum rate			
	of 0.1 for each dwelling unit ;			
	(D) in Policy Area 4 (PA4) at a minimum rate			
	of 0.15 for each dwelling unit ; and			
	(E) in all other areas of the City at a minimum			
	rate of 0.2 for each dwelling unit.			
Dwelling unit in a Mixed Use	Parking spaces are to be provided at the same	100%	100%	100%
Building	rate as a Dwelling unit in an Apartment			
	Building. [1675-2013]			

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Land Use	Parking Rate	Parking Occupan cy Rate AM	Parking Occupanc y Rate PM	Parking Occupan cy Rate Eve	
Dwelling unit in a Mixed Use Building Visitor Parking	 For a dwelling unit in an Mixed Use Building, parking spaces for visitors must be provided: (A) in Policy Area 1 (PA1) at a minimum rate of 0.1 for each dwelling unit; (B) in Policy Area 2 (PA2) at a minimum rate of 0.1 for each dwelling unit; (C) in Policy Area 3 (PA3) at a minimum rate of 0.1 for each dwelling unit; (D) in Policy Area 4 (PA4) at a minimum rate of 0.15 for each dwelling unit; and (E) in all other areas of the City at a minimum rate of 0.2 for each dwelling unit. 	10%	35%	100%	
Eating Establishment	[1676-2013]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 100square metres of gross floor area; and(B) in Policy Area 2 (PA2):(i) at a minimum of 0; and(ii) at a minimum of 0; and(ii) at a minimum of 0; and(i) at a minimum of 0; and(i) at a minimum of 0; and(ii) at a minimum of 0; and(ii) at a minimum of 0; and(ii) at a minimum rate of 5.0 for each 100square metres of gross floor area; and(D) in all other areas of the City:(i) where the gross floor area used for eatingestablishments in a building is less than 200square metres no parking space is required;(ii) where the gross floor area used for eatingestablishments in a building is 200 squaremetres, parking spaces must be provided at aminimum rate of 3.0 for each 100 square metresof gross floor area; and(iii) where the gross floor area usedfor eating establishments in a building is 500square metres or more, parking spaces must beprovided at a minimum rate of 5.0 for each 100square metres or more, parking spaces must beprovided at a minimum rate of 5.0 for each 100 <td colspa<="" td=""><td>100%</td><td>100%</td><td>100%</td></td>	<td>100%</td> <td>100%</td> <td>100%</td>	100%	100%	100%
Education Use	 Parking spaces must be provided: (A) in Policy Area 1 (PA1) and Policy Area 2 (PA2), at a minimum rate of 0.5 for each 100 square metres of gross floor area; (B) in Policy Area 3 (PA3) at a minimum rate of 1.5 for each 100 square metres of gross floor area; (C) in Policy Area 4 (PA4) at a minimum rate of 2.0 for each 100 square metres of gross floor area; and (D) in all other areas of the City at a minimum rate of 3.0 for each 100 square metres of gross floor area. 	100%	100%	50%	

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Land Use	Parking Rate	Parking Occupan cy Rate	Parking Occupanc y Rate PM	Parking Occupan cy Rate
Entertainment Place of	Parking spaces must be provided at the a	AM 25%	PM 50%	Eve 100%
Assembly	minimum rate of:	2370	5070	10070
	(A) 5.0 for each 100 square metres of gross floor area in Policy Area 1 (PA1) ;			
	(B) 8.0 for each 100 square metres of gross			
	floor area in Policy Area 2 (PA2), Policy Area			
	3 (PA3) and Policy Area 4 (PA4); and			
	(C) 10.0 for each 100 square metres of gross floor area in all other areas.			
Financial Institution	Parking spaces must be provided:	20%	100%	50%
	(A) in Policy Area 1 (PA1) at:			
	(i) a minimum rate of 2.0 for each 100 square			
	metres of gross floor area ; and			
	(ii) a maximum rate of 3.5 for each 100 square metres of gross floor area ; and			
	(B) in Policy Area 2 (PA2), Policy Area 3			
	(PA3) and Policy Area 4 (PA4) at:			
	(i) a minimum rate of 2.0 for each 100 square			
	metres of gross floor area ; and			
	(ii) a maximum rate of 4.5 for each 100 square metres of gross floor area ; and			
	(C) in all other areas of the City, at a minimum			
	rate of 4.0 for each 100 square metres of gross			
	floor area.			
Fire Hall	Parking spaces must be provided at a	100%	100%	100%
	minimum rate of 0.2 for each 100 square metres of gross floor area .			
Funeral Home	Parking spaces must be provided:	20%	100%	100%
	(A) in Policy Area 1 (PA1) and Policy Area 2			
	(PA2):			
	(i) at a minimum rate of 1.0 for each 100 square metres of gross floor area ; and			
	(ii) at a maximum rate of 4.0 for each 100			
	square metres of gross floor area; and			
	(B) in Policy Area 3 (PA3):			
	(i) at a minimum rate of 2.0 for each 100			
	square metres of gross floor area ; and (ii) at a maximum rate of 5.0 for each 100			
	square metres of gross floor area ; and			
	(C) in Policy Area 4 (PA4):			
	(i) at a minimum rate of 3.0 for each 100			
	square metres of gross floor area ; and (ii) at a maximum rate of 6.0 for each 100			
	square metres of gross floor area ; and			
	(D) in all other areas of the City at a minimum			
	rate of 6.0 for each 100 square metres of gross			
Gaming Establishment	floor area. Parking spaces must be provided at a	100%	100%	100%
Gaining Establishment	minimum rate of 25.0 for each 100 square	100%	100%	100%
	metres of gross floor area .			
Golf Course	The minimum number of parking space to be provided is the greater of:	100%	100%	100%
	(A) 24; and			
	(B) 3.5 for each 100 square metres of gross			
	floor area of all buildings.		1	

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Land Use	Parking Rate	Parking Occupan cy Rate AM	Parking Occupanc y Rate PM	Parking Occupan cy Rate Eve
Grocery Store	Parking spaces must be provided if the gross floor area used for grocery stores is greater than 200 square metres:	20%	100%	100%
	 (A) in Policy Area 1 (PA1), Policy Area 2 (PA2), Policy Area 3 (PA3) and Policy Area 4 (PA4): (i) at a minimum rate of 1.0 for each 100 square metres of gross floor area; and (ii) at a maximum rate of 4.5 for each 100 square metres of gross floor area; and 			
	 (B) in all other areas of the City, at a minimum rate of 2.5 for each 100 square metres of gross floor area; and (C) if the gross floor area is 200 square metres 			
Group Home	or less, no parking space is required. Parking spaces must be provided at a	100%	100%	100%
Group Home	minimum rate of 2 for a group home.	10070	10070	10070
Hospice Care Home	Parking spaces must be provided at a rate of 0.3 for each dwelling unit and bed-sitting room.	100%	100%	100%
Hospital	Parking spaces must be provided :	20%	100%	100%
	 (A) in Policy Area 1 (PA1), Policy Area 2 (PA2), Policy Area 3 (PA3) and Policy Area 4 (PA4) at: (i) a minimum rate of 0.4 for each 100 square metres of gross floor area; and (ii) a maximum rate of 0.8 for each 100 square metres of gross floor area; and (B) in all other areas of the City, at a minimum rate of 3.5 for each 100 square metres of gross floor area. 			
Hotel	Parking spaces must be provided:	80%	75%	100%
	 (A) in Policy Area 1 (PA1), Policy Area 2 (PA2), Policy Area 3 (PA3) and Policy Area 4 (PA4); (i) a minimum rate of 0.2 per 100 square metres of gross floor area; (ii) a maximum rate of 1.0 per 100 square metres of gross floor area; and (B) in all other areas of the City, at a minimum rate of 1.0 for each guest room. 			
Industrial Sales and Service	Parking spaces must be provided at the same rate as a retail store .	100%	100%	0%

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Land Use	Parking Rate	Parking Occupan cy Rate AM	Parking Occupanc y Rate PM	Parking Occupan cy Rate Eve
Industrial Skills Training	Parking spaces must be provided:	100%	100%	0%
	 (A) in Policy Area 1 (PA1), Policy Area 2 (PA2) at a minimum rate of 2.0 for each 100 square metres of gross floor area; (B) in Policy Area 3 (PA3) at a minimum rate of 2.5 for each 100 square metres of gross floor area; (C) in Policy Area 4 (PA4) at a minimum rate of 3.0 for each 100 square metres of gross floor area; and (D) in all other areas of the City, at a minimum rate of 5.0 for each 100 square metres of gross floor area. 			
Kennel	Parking spaces must be provided at a minimum of 1 for each 100 square metres of pen area for animals.	100%	100%	0%
Laboratory	Parking spaces must be provided at the same rate as office.	100%	60%	0%
Library	Parking spaces must be provided: (A) in Policy Area 1 (PA1), Policy Area 2 (PA2), Policy Area 3 (PA3), Policy Area 4 (PA4) at a minimum rate of 0.5 for each 100 square metres of gross floor area; and (B) in all other areas of the City at a minimum rate of 1.3 for each 100 square metres of gross floor area.	25%	100%	100%
Manufacturing Uses	Parking spaces must be provided: (A) in Policy Area 1 (PA1), Policy Area 2 (PA2), Policy Area 3 (PA3) and Policy Area 4 (PA4), at a minimum rate of 0.5 for each 100 square metres of gross floor area; and (B) in all other areas of the City, at a minimum rate of 1.0 for each 100 square metres of gross floor area.	100%	100%	100%
Medical Office	 Parking spaces must be provided: (A) in Policy Area 1 (PA1) at: (i) a minimum rate of 0.3 for each 100 square metres of gross floor area; and (ii) a maximum rate of 3.0 for each 100 square metres of gross floor area; and (B) in Policy Area 2 (PA2) at: (i) a minimum rate of 1.0 for each 100 square metres of gross floor area; and (ii) a maximum rate of 3.5 for each 100 square metres of gross floor area; and (ii) a maximum rate of 3.5 for each 100 square metres of gross floor area; and (c) in Policy Area 3 (PA3) and Policy Area 4 (PA4) at: (i) a minimum rate of 1.5 for each 100 square metres of gross floor area; and (ii) a maximum rate of 6.0 for each 100 square metres of gross floor area; and (b) in all other areas of the City, at a minimum rate of 3.0 for each 100 square metres of 3.0 for each 100 square metres of gross floor area; and 	100%	100%	50%

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Land Use	Parking Rate	Parking Occupan cy Rate AM	Parking Occupanc y Rate PM	Parking Occupan cy Rate Eve
Motel	Parking spaces must be provided: (A) in Policy Area 1 (PA1), Policy Area 2 (PA2), Policy Area 3 (PA3) and Policy Area 4	80%	75%	100%
	(PA4): (i) a minimum rate of 0.2 per 100 square			
	metres of gross floor area ; and (ii) a maximum rate of 1.0 per 100 square			
	(B) in all other areas of the City, at a minimum			
	rate of 1.0 for each guest room.			
Municipal Shelter,	Parking spaces must be provided:	100%	100%	100%
	(A) at a minimum rate of 0.22 for each 100			
	square metres of gross floor area ; and (B) at a maximum rate of 1.5 for each 100			
	square metres of gross floor area .			
Museum	Parking spaces must be provided:	25%	100%	100%
	(A) in Policy Area 1 (PA1), Policy Area 2			
	(PA2), Policy Area 3 (PA3), Policy Area 4			
	(PA4) at a minimum rate of 0.5 for each 100			
	square metres of gross floor area ; and			
	(B) in all other areas of the City at a minimum rate of 1.3 for each 100 square metres of gross floor area .			
Nightclub	Parking spaces must be provided at the minimum rate of:	20%	50%	100%
	(A) 3.0 for each 100 square metres for gross			
	floor area in Policy Area 1 (PA1); (B) 4.5 for each 100 square metres for gross			
	floor area in Policy Area 2 (PA2);			
	(C) 5.5 for each 100 square metres for gross			
	floor area in Policy Area 3 (PA3) and Policy Area 4 (PA4); and			
	(D) 7.0 for each 100 square metres for gross			
N	floor area in all other areas of the City.	100%	100%	100%
Nursing Home	Parking spaces must be provided at a rate of 0.3 for each dwelling unit and bed-sitting	100%	100%	100%
	room.			

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Land Use	Parking Rate	Parking Occupan cy Rate AM	Parking Occupanc y Rate PM	Parking Occupan cy Rate Eve
Office (excluding Medical office)	Parking spaces must be provided:(A) in Policy Area 1 (PA1) at:(i) a minimum rate of 0.35 for each 100 squaremetres of gross floor area; and(ii) a maximum rate of 0.8 for each 100 square	100%	60%	0%
	metres of gross floor area ; and (B) in Policy Area 2 (PA2)at: (i) a minimum rate of 1.0 for each 100 square metres of gross floor area ; and (ii) a maximum rate 1.4 for each 100 square metres of gross floor area ; and (C) in Policy Area 3 (PA3) and Policy Area 4			
	 (PA4) at: (i) a minimum rate of 1.0 for each 100 square metres of gross floor area; and (ii) a maximum rate of 2.0 for each 100 square metres of gross floor area; and (D) in all other areas of the City, at a minimum rate of 1.5 for each 100 square metres of gross 			
Park	floor area. Parking spaces must be provided:	100%	100%	100%
	 (A) for a building with a recreation use and located in the OR zone: (i) at a minimum 0.25 for each 100 square metres of gross floor area if it is located in Policy Areas 1 through 4; and (ii) at a minimum rate of 1.0 for each 100 square metres of gross floor area if not located in Policy Areas 1 through 4; and (B) for an arena located in the OR zone at a minimum rate of 3.0 for each 100 square metres of gross floor area. 			
Performing Arts Studio	 Parking spaces must be provided: (A) in Policy Area 1 (PA1), Policy Area 2 (PA2), and Policy Area 3 (PA3) and Policy Area 4 (PA4); (i) at a minimum rate of 0.5 for each 100 square metres of gross floor area; and (ii) at a maximum rate of 1.3 for each 100 square metres of gross floor area; and (B) in all other areas of the City, at a minimum rate of 3.0 for each 100 square metres of gross floor area. 	10%	100%	100%

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Land Use	Parking Rate	Parking Occupan cy Rate AM	Parking Occupanc y Rate PM	Parking Occupan cy Rate Eve
Personal Service Shop	Parking spaces must be provided if the gross floor area used for personal service shops is greater than 200 square metres:(A) in Policy Area 1 (PA1) at a: (i) minimum rate of 1.0 for each 100 square metres of gross floor area; and (ii) maximum rate of 3.5 for each 100 square metres of gross floor area; and (B) in Policy Area 2 (PA2), Policy Area 3 (PA3) and Policy Area 4 (PA4) at a: (i) minimum rate of 1.0 for each 100 square metres of gross floor area; and (ii) minimum rate of 1.0 for each 100 square metres of gross floor area; and (ii) minimum rate of 1.0 for each 100 square metres of gross floor area; and (ii) minimum rate of 4.0 for each 100 square metres of gross floor area; and (ii) maximum rate of 4.0 for each 100 square	20%	100%	100%
B _{1}(free_1).	 (C) in all other areas of the City at a minimum rate of 1.5 for each 100 square metres of gross floor area; and (D) if the gross floor area is 200 square metres or less, no parking space is required. 	20%	100%	100%
Pet Services	Parking spaces must be provided at the same rate as a retail store .	20%	100%	100%
Place of Assembly	Parking spaces must be provided at the minimum rate of: (A) 3.0 for each 100 square metres for gross	25%	50%	100%
	 floor area in Policy Area 1 (PA1); (B) 4.5 for each 100 square metres for gross floor area in Policy Area 2 (PA2); (C) 5.5 for each 100 square metres for gross floor area in Policy Area 3 (PA3) and Policy Area 4 (PA4); and (D) 7.0 for each 100 square metres for gross floor area in all other areas of the City. 			

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Land Use	Parking Rate	Parking Occupan cy Rate AM	Parking Occupanc y Rate PM	Parking Occupan cy Rate Eve
Place of Worship	Parking spaces must be provided at the greater of :	100%	100%	100%
	 (A) if there is permanent or fixed seating in a Place of Worship and: (i) if it is in Policy Area 1 (PA1) at: (a) a minimum rate of 9.0 for each 100 square metres of worship area; and (b) a maximum rate of 18.0 for each 100 square metres of worship area; and (ii) if it is in Policy Area 2 (PA2) at: (a) a minimum rate of 15.0 for each 100 square metres of worship area; and (ii) if it is in Policy Area 2 (PA2) at: (a) a minimum rate of 15.0 for each 100 square metres of worship area; and (b) a maximum rate of 23.0 for each 100 square metres of worship area; and (iii) if it is in Policy Area 3 (PA3) or Policy Area 4 (PA4) at: (a) a minimum rate of 18.0 for each 100 square metres of worship area; and (b) a maximum rate of 29.0 for each 100 square metres of worship area; and (iv) at a minimum rate of 23.0 for each 100 square metres of worship area; and (iv) at a minimum rate of 23.0 for each 100 			
	 (B) if there is no seating or variable seating in a Place of Worship and: (i) if it is in Policy Area 1 (PA1) at: (a) a minimum rate of 11.0 for each 100 square metres of worship area; and (b) a maximum rate of 22.0 for each 100 square metres of worship area; and (ii) if it is in Policy Area 2 (PA2) at: (a) a minimum rate of 18.0 for each 100 square metres of worship area; and (b) a maximum rate of 27.0 for each 100 square metres of worship area; and (b) a maximum rate of 27.0 for each 100 square metres of worship area; and (ii) if it is in Policy Area 3 and Policy Area 4 (PA4)at : (a) a minimum rate of 22.0 for each 100 square metres of worship area; and (b) a maximum rate of 23.0 for each 100 square metres of worship area; and (b) a maximum rate of 27.0 for each 100 square metres of worship area; and 			
Police Station	 (C) the required minimum parking rate for all other permitted uses on the lot. Parking spaces must be provided at a 	100%	100%	100%
Fonce Station	minimum rate of 0.2 for each 100 square metres of gross floor area.	100%	100%	100%

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Land Use	Parking Rate	Parking Occupan cy Rate AM	Parking Occupanc y Rate PM	Parking Occupan cy Rate Eve
Post Secondary School	Parking spaces must be provided at a minimum rate of: (A) in Policy Area 1 (PA1), Policy Area 2	50%	100%	50%
	(PA2) and Policy Area 3 (PA3), 0.1 for each			
	100 square metres of gross floor area ; (D): D \downarrow A \downarrow A (DA4) 1.0 f \downarrow 100			
	(B) in Policy Area 4 (PA4), 1.0 for each 100 square metres of gross floor area ; and			
	(C) in all other areas of the City, 2.0 for each			
	100 square metres of gross floor area.			
Private School	Parking spaces must be provided:	100%	100%	20%
	(A) in Policy Area 1 (PA1) at:			
	(i) a minimum rate of 0.15 for each 100 square			
	metres of gross floor area; and			
	(ii) a maximum rate of 0.3 for each 100 square			
	metres of gross floor area; and			
	(B) in Policy Area 2 (PA2) and Policy Area 3 (PA3) at:			
	(i) a minimum rate of 0.5 for each 100 square			
	metres of gross floor area ; and			
	(ii) a maximum rate of 1.0 for each 100 square			
	metres of gross floor area; and			
	(C) in Policy Area 4 (PA4) at:			
	(i) a minimum rate of 1.0 for each 100 square metres of gross floor area ; and			
	(ii) at a maximum rate of 2.0 for each 100			
	square metres of gross floor area ; and			
	(D) in all other areas of the City, at a minimum			
	rate of 1.5 for each 100 square metres of gross			
	floor area.	1000	1011	0.01
Production Studio	Parking spaces must be provided:	100%	60%	0%
	(A) in Policy Area 1 (PA1) at:			
	(i) a minimum rate of 0.35 for each 100 square			
	metres of gross floor area; and			
	(ii) a maximum rate of 0.8 for each 100 square			
	metres of gross floor area ; and $(D) = D = \frac{1}{2} (DA2) + $			
	(B) in Policy Area 2 (PA2) at:(i) a minimum rate of 1.0 for each 100 square			
	metres of gross floor area; and			
	(ii) a maximum rate 1.4 for each 100 square			
	metres of gross floor area; and			
	(C) in Policy Area 3 (PA3) and Policy Area 4			
	(PA4) at:			
	(i) a minimum rate of 1.0 for each 100 square metres of gross floor area ; and			
	(ii) a maximum rate of 2.0 for each 100 square			
	metres of gross floor area ; and			
	(D) in all other areas of the City, at a minimum			
	rate of 1.5 for each 100 square metres of gross			
	floor area.			

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		Occupan cy Rate	Parking Occupanc y Rate	Parking Occupan cy Rate
		ÂM	PM	Eve
Public School	Parking spaces must be provided:	100%	100%	20%
	(A) in Policy Area 1 (PA1) at:			
	(i) a minimum rate of 0.15 for each 100 square			
	metres of gross floor area ; and (ii) a maximum rate of 0.3 for each 100 square			
	metres of gross floor area ; and			
	(B) in Policy Area 2 (PA2) and Policy Area 3			
	(PA3) at:			
	(i) a minimum rate of 0.5 for each 100 square			
	metres of gross floor area ; and			
	(ii) a maximum rate of 1.0 for each 100 square metres of gross floor area ; and			
	(C) in Policy Area 4 (PA4) at:			
	(i) a minimum rate of 1.0 for each 100 square			
	metres of gross floor area; and			
	(ii) a maximum rate of 2.0 for each 100 square			
	metres of gross floor area ; and			
	(D) in all other areas of the City, at a minimum rate of 1.5 for each 100 square metres of gross			
	floor area.			
Railway Service and Repair Yard;	Parking spaces must be provided at a	100%	100%	50%
Railway Station	minimum rate of 0.1 per 100 square metres			
	of gross floor area.	250/	1000/	1000/
Recreation Use	Parking spaces must be provided:	25%	100%	100%
	(A) in Policy Area 1 (PA1), Policy Area 2			
	(PA2), and Policy Area 3 (PA3) and Policy			
	Area 4 (PA4):			
	(i) at a minimum rate of 0.5 for each 100			
	square metres of gross floor area ; and			
	(ii) at a maximum rate of 1.3 for each 100 square metres of gross floor area ; and			
	(B) in all other areas of the City, at a minimum			
	rate of 3.0 for each 100 square metres of gross			
	floor area.			
Religious Education Use	Parking spaces must be provided:	100%	100%	20%
	(A) in Policy Area 1 (PA1):			
	(i) at a minimum rate of 0.15 for each 100			
	square metres of gross floor area ; and			
	(ii) at a maximum rate of 0.3 for each 100 square metres of gross floor area ; and			
	(B) in Policy Area 2 (PA2) and Policy Area 3			
	(PA3):			
	(i) at a minimum rate of 0.5 for each 100			
	square metres of gross floor area ; and			
	(ii) at a maximum rate of 1.0 for each 100			
	square metres of gross floor area ; and (C) in Policy Area 4 (PA4):			
	(i) at a minimum rate of 1.0 for each 100			
	square metres of gross floor area ; and			
	(ii) at a maximum rate of 2.0 for each 100			
	square metres of gross floor area; and			

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Land Use	Parking Rate	Parking Occupan cy Rate AM	Parking Occupanc y Rate PM	Parking Occupan cy Rate Eve
Religious Residence	Parking spaces must be provided at a minimum rate of 1.0 for each 10 bed-sitting rooms or dwelling units.	100%	100%	100%
Residential Care Home	Parking spaces must be provided: (A) at a minimum rate of 0.22 for each 100 square metres of gross floor area; and (B) at a maximum rate of 1.5 for each 100	100%	100%	100%
	square metres of gross floor area .			
Respite Care Facility	Parking spaces must be provided at a rate of 0.3 for each dwelling unit and bed-sitting room.	100%	100%	100%
Retail Store	Parking spaces must be provided if the gross floor area on a lot is more than 200 square metres:	20%	100%	100%
	 (A) in Policy Area 1 (PA1) at a: (i) minimum of 1.0 for each 100 square metres of gross floor area; and (ii) maximum of 3.5 for each 100 square metres of gross floor area; and (B) in Policy Area 2 (PA2), Policy Area 3 (PA3) and Policy Area 4 (PA4) at: (i) minimum of 1.0 for each 100 square metres of gross floor area; and (ii) maximum of 4.0 for each 100 square metres of gross floor area; and (C) in all other areas of the City: (i) if the gross floor area is more than 200 square metres and less than 10,000 square metres, at a minimum rate of 1.5 for each 100 square metres or more but less than 20,000 square metres, at a minimum rate of 3.0 for each 100 square metres of gross floor area; and (ii) if the gross floor area is 20,000 square metres or more, at a minimum rate of 6.0 for each 100 square metres or gross floor area; and (iii) if the gross floor area on a lot is 200 square metres or less, no parking space is required. 			
Retail Service	Parking spaces must be provided at the same rate as a retail store .	100%	100%	20%
Retirement Home	Parking spaces must be provided at a rate of 0.3 for each dwelling unit and bed-sitting room.	100%	100%	100%
Secondary Suite	Parking spaces must be provided at a minimum rate of 1.0 for each secondary suite in excess of one. [549-2019]	100%	100%	100%
Self Storage Warehouse	(See Warehouse, self storage)		1	
Seniors Community House	Parking spaces must be provided at a minimum rate of 1.0 per building .			

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Land Use	Parking Rate	Parking Occupan cy Rate AM	Parking Occupanc y Rate PM	Parking Occupan cy Rate Eve
Service Shop	 Parking spaces must be provided if the gross floor area is more than 200 square metres: (A) in Policy Area 1 (PA1) at a: (i) minimum rate of 1.0 for each 100 square metres of gross floor area; and (ii) maximum rate of 3.5 for each 100 square metres of gross floor area; and (B) in Policy Area 2 (PA2), Policy Area 3 (PA3) and Policy Area 4 (PA4) at: (i) minimum rate of 1.0 for each 100 square metres of gross floor area; and (ii) maximum rate of 4.0 for each 100 square metres of gross floor area; and (C) in all other areas of the City a minimum rate of 1.5 for each 100 square metres of gross floor area; and (D) if the gross floor area is 200 square metres 	100%	100%	100%
Software Development and Processing	or less, no parking space is required. Parking spaces must be provided at the same rate as an office.	100%	100%	10%
Vehicle Dealership	Parking spaces must be provided:(A) in Policy Area 1 (PA1), Policy Area 2(PA2), Policy Area 3 (PA3) and Policy Area 4(PA4):(i) at a minimum rate of 1.0 for each 100square metres of gross floor area; and(ii) at a maximum rate of 1.5 for each 100square metres of gross floor area; and(B) in all other areas of the City at a minimumrate of 3.0 for each 100 square metres of grossfloor area.	100%	100%	100%
Vehicle Depot	Parking spaces must be provided: (A) in Policy Area 1 (PA1), Policy Area 2 (PA2) and Policy Area 3 (PA3) at a minimum rate of 0.1 for each 100 square metres of gross floor area; and (B) in all other areas of the City at a minimum rate of 0.2 for each 100 square metres of gross floor area.	100%	100%	50%
Vehicle Fuel Station	 Parking spaces must be provided: (A) in Policy Area 1 (PA1), Policy Area 2 (PA2) and Policy Area 3 (PA3) at a minimum rate of 2.5 for each 100 square metres of gross floor area; (B) in Policy Area 4 (PA4) at a minimum rate of 3.0 for each 100 square metres of gross floor area; and (C) in all other areas of the City at a minimum rate of 3.5 for each 100 square metres of gross floor area. 	100%	100%	100%
Vehicle Service Shop	Parking spaces must be provided at a minimum rate of 3.5 for each 100 square metres of gross floor area .	100%	100%	100%
Vehicle Repair Shop	Parking spaces must be provided at a minimum rate of 3.5 for each 100 square metres of gross floor area .	100%	100%	100%

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Land Use	Parking Rate	Parking Occupan cy Rate AM	Parking Occupanc y Rate PM	Parking Occupan cy Rate Eve
Veterinary Hospital	Parking spaces must be provided: (A) in Policy Area 1 (PA1) at a minimum rate of 0.4 for each 100 square metres of gross floor area and at a maximum rate of 0.8 for each 100 square metres of gross floor area; and (B) in the rest of the City at a minimum rate of 1 for each 100 square metres of gross floor area.	100%	100%	100%
Visitation Centre	Parking spaces must be provided at a minimum rate of 2.0 for each 100 square metres of gross floor area .	100%	100%	100%
Warehouse	Parking spaces must be provided at a minimum rate of 1.0 for each 100 square metres of gross floor area up to 2750 square metres; plus 0.5 for each 100 square metres of gross floor area in excess of 2750 square metres.	100%	100%	50%
Warehouse, Self Storage	Parking spaces must be provided at a minimum rate of 0.6 for each 100 square metres of gross floor area .	100%	100%	50%
Wholesaling Use	Parking spaces must be provided at the same rate as a retail store.	100%	100%	50%

(6) Parking Space Rates - Multiple Uses on a Lot

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

(7) Shared Parking Space Calculation (Minimum)

In Policy Area 1 (PA1), Policy Area 2 (PA2), Policy Area 3 (PA3), Policy Area 4 (PA4), the minimum number of **parking spaces** required for a **lot** is determined as follows:

- (A) for each of the morning, afternoon and evening parking periods Table 200.5.10.1, the minimum number of **parking spaces** required for each use, is calculated using the respective **parking space** rate and occupancy rate;
- (B) the minimum number of **parking spaces** required for each parking period is the total of the **parking spaces** required for all uses during that parking period; and
- (C) the minimum number of **parking spaces** required for the **lot** is equal to the largest number of **parking spaces** required for any parking period.

(8) Interpretation of Minimum and Maximum Parking Space Requirement

If Table 970.10.15.5 - Parking Space Rates and Parking Space Occupancy 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; and
- (B) exceed the permitted maximum.

(9) Place of Worship Parking Rates

For the purpose of calculating **parking space** requirements for a **place of worship**, the "worship area" means 90% of the area in a **place of worship** used for the expression of worship through religious services, rites or ceremonies.

(10) Policy Area 1 (PA1) Parking Space Reduction for Bicycle Parking Spaces

In Policy Area 1 (PA1) the total minimum number of **vehicle parking spaces** required on a **lot** may be reduced at a rate of 1 **vehicle parking space** for each 5 **bicycle parking spaces** provided in excess of the minimum number of **bicycle parking spaces** required by Chapter 230 if the reduction of **vehicle parking space** is not greater than 20% of the total minimum **vehicle parking spaces** required

(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;
- (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.

(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, 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.

970.10.15.10 Residential Zone Category Requirements

(1) Gross Floor Area Calculations for a Residential Building Other than an Apartment Building

In the Residential Zone category, the **gross floor area** of a **residential building**, other than an **apartment building**, may be reduced by:

- (A) the floor area of the **basement**;
- (B) the area of a void in a floor if there is a vertical clearance of more than 4.5 metres between the top of the floor below the void and the ceiling directly above it, to a maximum of 10% of the permitted maximum gross floor area for the building;
- (C) the area of required **parking spaces** in the **building**; and
- (D) in addition to (C) above, the area used for one additional **parking space** in a **detached house** on a **lot** with a **lot frontage** of more than 12.0 metres.

(2) Detached Private Garages Situated on More than One Lot

Despite regulation 10.5.60.20(3) and (6), if an **ancillary building** or **structure** contains the required **parking spaces** for **dwelling units** on abutting **lots** in the Residential Zone category, it may be located on the common **side lot line**

(3) Parking Space Location for Apartment Buildings

In the Residential Zone category, a minimum of 50% of the required **parking spaces** for an **apartment building**, other than required visitor **parking spaces**, must be in a **building** or underground **structure**.

(4) Parking Space for a Secondary Suite

Despite regulation 10.5.80.10(3), in the Residential Zone category a required **parking space** for a **secondary suite** may be in the **front yard** if it is on a **driveway**.

(5) Lot Coverage Requirement for Ancillary Buildings and Structures

Despite regulation 10.5.60.70(1), in the R zone, the area of the **lot** covered by **ancillary buildings** and **structures** may not exceed 5% of the **lot area**, except for the following:

- (A) the water surface area of an outdoor swimming pool or other **ancillary structure** used to hold water, if they comply with regulation 10.5.60.70(2); and
- (B) **ancillary buildings** or **structures** containing required **parking spaces**.

(6) Conversion of a Parking Space in a Building to Habitable Space

A **parking space** located inside a **building** on a **lot** in the R zone, other than an **ancillary building**, may be converted to habitable space and no further **parking space** is required if:

- (A) the **lot** has:
 - (i) a lot frontage of 7.6 metres or less; or
 - (ii) a **lot frontage** greater than 7.6 metres, and the elevation of the floor of the **vehicle** entrance is below **established grade**;
- (B) the required **parking space** is in a **detached house**, a **semi-detached house** or a

townhouse;

- (C) vehicle entrance to the parking space is in the front main wall; and
- (D) the **driveway** leading to the **vehicle** entrance in the **building** is removed, and any **front yard** depression in the ground is filled to **established grade.**

970.10.15.40 Commercial Residential Zone Category Requirements

(1) Gross Floor Area Calculations for a Townhouse in the Commercial Residential Zone Category

In the Commercial Residential Zone category, the **gross floor area** of a **townhouse** may be reduced by:

- (A) the floor area of the basement, unless the established grade is higher than the average elevation of the ground along the rear main wall of the residential building by 2.5 metres or more, in which case the gross floor area of the building may be reduced by 50% of the floor area of the basement;
- (B) the area of a void in a floor if there is a vertical clearance of more than 4.5 metres between the top of the floor below the void and the ceiling directly above it, to a maximum of 10% of the permitted maximum gross floor area for the building; and
- (C) the area of required **parking spaces** in the **building**.

(2) Policy Area 1 Parking Space Exemption

In a CR zone in Policy Area 1, no **parking spaces** are required for the following uses, if the **interior floor area** of all these uses, does not exceed 1.0 times the area of the **lot**:

- (A) Artist Studio;
- (B) **Custom Workshop**;
- (C) **Financial Institution;**
- (D) **Funeral Home**;
- (E) Office;
- (F) **Performing Arts Studio**;
- (G) **Personal Service Shop;**
- (H) **Pet Services**;
- (I) **Retail Services**;
- (J) Retail Store; and
- (K) Service Shop.

970.10.15.50 Commercial Residential Employment Zone Category Requirements

(1) Gross Floor Area Calculations for a Detached House, Semi-Detached House, Townhouse, Duplex, Triplex, or Fourplex in a Commercial Residential Employment Zone Category

In the Commercial Residential Employment Zone category, the gross floor area of a

detached house, semi-detached house, townhouse, duplex, triplex, or **fourplex** may be reduced by:

- (A) the floor area of the basement, unless the established grade is higher than the average elevation of the ground along the rear main wall of the residential building by 2.5 metres or more, in which case the gross floor area of the building may be reduced by 50% of the floor area of the basement;
- (B) the area of a void in a floor if there is a vertical clearance of more than 4.5 metres between the top of the floor below the void and the ceiling directly above it, to a maximum of 10% of the permitted maximum gross floor area for the building; and
- (C) the area of required **parking spaces** in the **building**; and
- (D) in addition to (C) above, the area used for one additional **parking space** in a **detached house** on a **lot** with a **lot frontage** of more than 12.0 metres.

(2) Parking Exception for Change of Non-Residential Use

In a CRE zone in Policy Area 1 (PA1), if a change of non-residential use is proposed for a **lawfully existing building** or to a **building** that was erected pursuant to a building permit issued on or before March 7, 1983, and a minimum of 75% of the **lot area** is occupied by the **building**:

- (A) additional **parking spaces** are not required for a non-residential use; and
- (B) the number of **lawful parking spaces** on the **lot** may not be reduced.

970.10.15.60 Employment Industrial Zone Category Requirements

(1) Parking in Street Yard

In the Employment Industrial Zone category a required **parking space** in a **street yard** is subject to the following:

- (A) the **parking space** must be at least 3.0 metres from the **front lot line** and **side lot lines**; and
- (B) the **parking space** must be at a right angle to the **driveway** that provides **vehicle** access from the **street** to a parking area.
- **41.** Zoning By-law No. 569-2013, as amended, is further amended by adding a new Section 995.50 Parking Zone Overlay Map and a new Parking Zone Overlay Map, as shown on Diagram [--] attached to this By-law.

Enacted and passed on December ##, 2021.

Frances Nunziata, Speaker John Elvidge, City Clerk (Seal of the City)