

Welcome!

Zoning By-Law Review – Parking Requirements in New Development

Nov 20-21, 2023



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Dial: **416-915-6530**

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enter access code: **2630 857 9068**





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We want to hear from you!

There are several ways you can provide your feedback in the coming weeks:

- Visit www.toronto.ca/parkingreview to access our page with a video recording of the presentation and information about this project.
- Contact City staff directly to provide your comments or ask questions. Contact information is listed on our website and at the end of this presentation.



Land Acknowledgement

We acknowledge the land we are meeting on is the traditional territory of many nations including the Mississaugas of the Credit, the Anishnabeg, the Chippewa, the Haudenosaunee and the Wendat peoples and is now home to many diverse First Nations, Inuit and Métis peoples. We also acknowledge that Toronto is covered by Treaty 13 with the Mississaugas of the Credit.

Zoning By-law 569-2013 Review

Accessible Parking





Agenda

1. Background
2. Scope of Review
3. Proposed Directions
4. Public Survey
5. Timeline



Background

Detailed Background

- **On Dec 15, 2021, Planning and Housing Committee (PH29.3) endorsed the following amendments to ZBL 569-2013:**
 - Removed most minimum parking requirements for new developments
 - Maintained a minimum parking requirement for accessible and visitor parking spaces
- **City Council directed work to continue on:**
 - The establishment of a parking monitoring program
 - A review of bicycle parking requirements
 - November 20th: 1-3pm, November 21st: 7-9pm
 - A review of accessible parking requirements
 - November 20th: 6-8pm, November 21st: 3-5pm

ZBL 569-2013 Current Accessible Parking Requirements

- To ensure a consistent supply of accessible parking spaces, the formula for calculating the minimum number of accessible spaces was modified to be based on effective parking spaces (formerly, the minimum number of total parking spaces)
- The value of minimum required spaces met or exceeded current Accessibility for Ontarians with Disabilities Act (AODA) standards

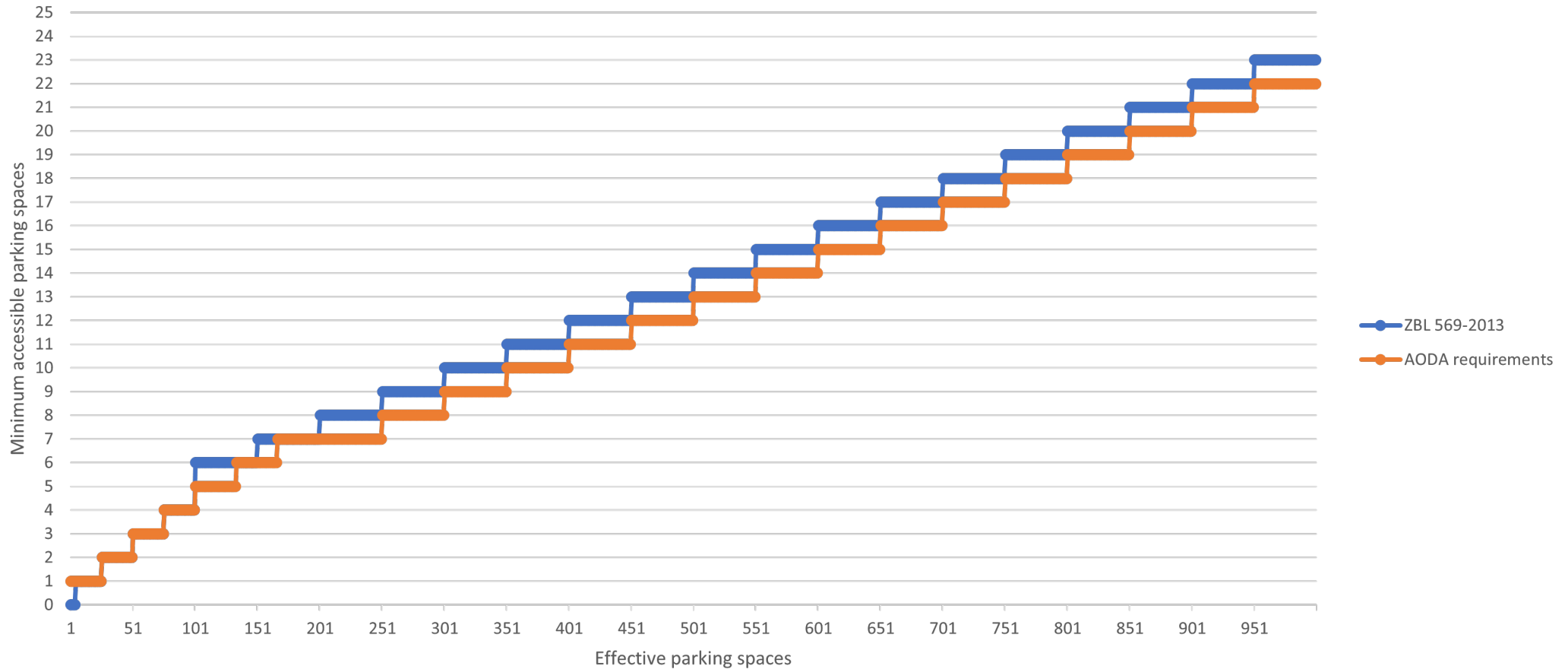
Current minimum rate formula

- The following parking rates apply to all uses **except** Medical Offices and Clinics, which have a rate of 10%
- For resident parking, calculation is used when the number of parking spaces associated with dwelling units is 5 or more
- For non-resident parking, requirement starts at 1 space tied to non-resident uses.

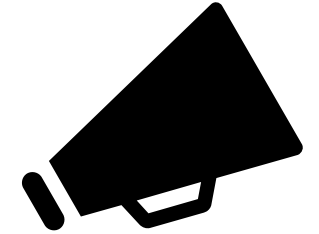
| # of Effective Parking Spaces | Minimum Accessible Parking Required |
|-------------------------------|---|
| Less than 13 | 1 |
| 13 to 100 | 1 for every 25 effective parking spaces |
| More than 100 | 5 + 1 for every 50 effective parking spaces or part thereof in excess of 100 parking spaces |

- If the number of spaces requested in the development application supersedes the number of effective spaces, the accessible space requirement is based on the requested spaces

ZBL 569-2013 rates compared with AODA requirements



Feedback from community around accessible parking



- We have heard...
 - There are not enough spaces for accessible parking in the City
 - Challenges with finding housing with available accessible parking spaces, or in creating new accessible parking spaces when required
 - Two sizes of parking spaces required by AODA complicate parking for those who require large spaces – fewer available
 - Anticipation of increased demand for accessible parking as population ages
 - Downsizing of homes anticipated at equally proportionate but numerically higher levels than in the past

Type A vs. Type B Spaces

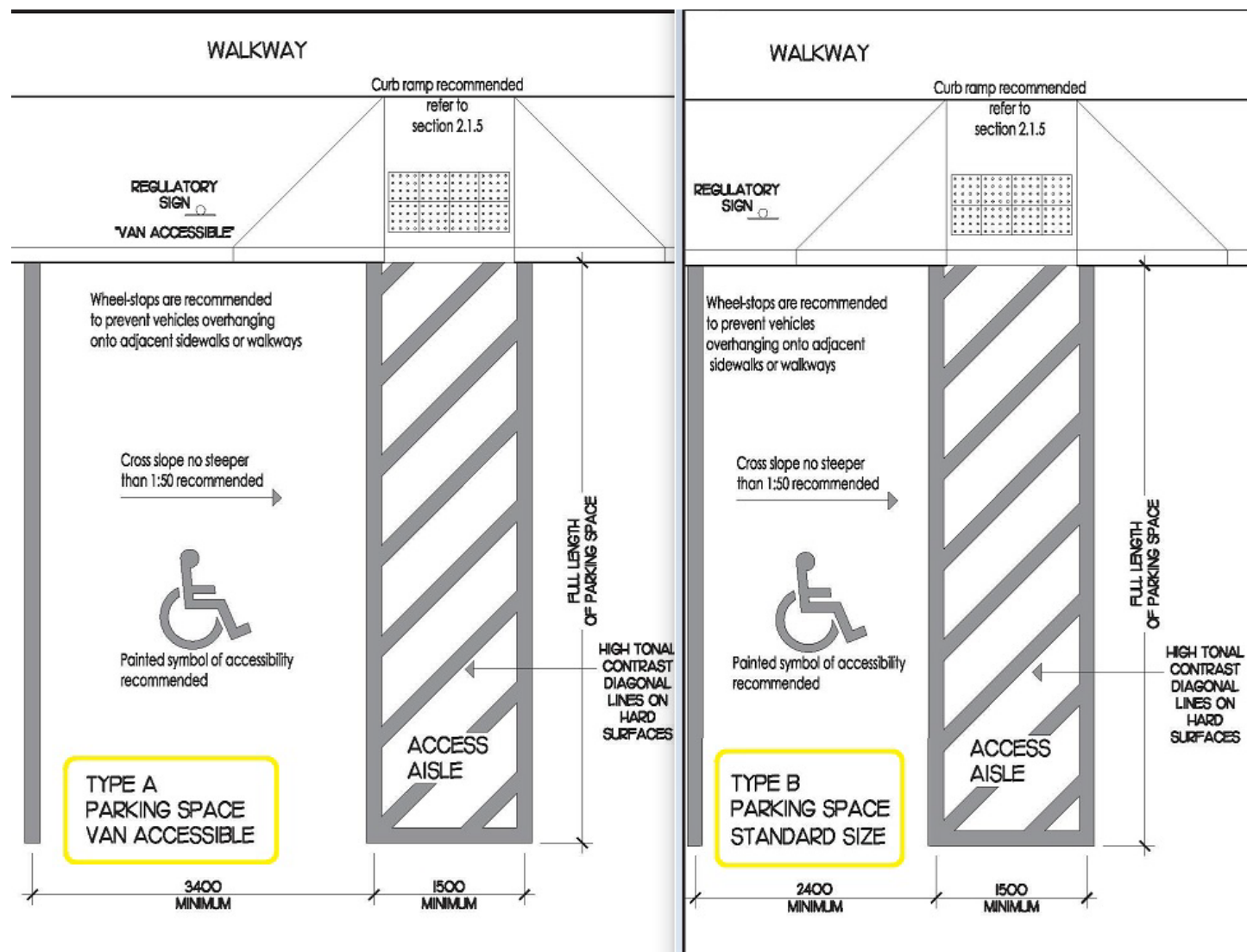
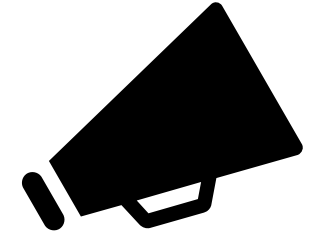


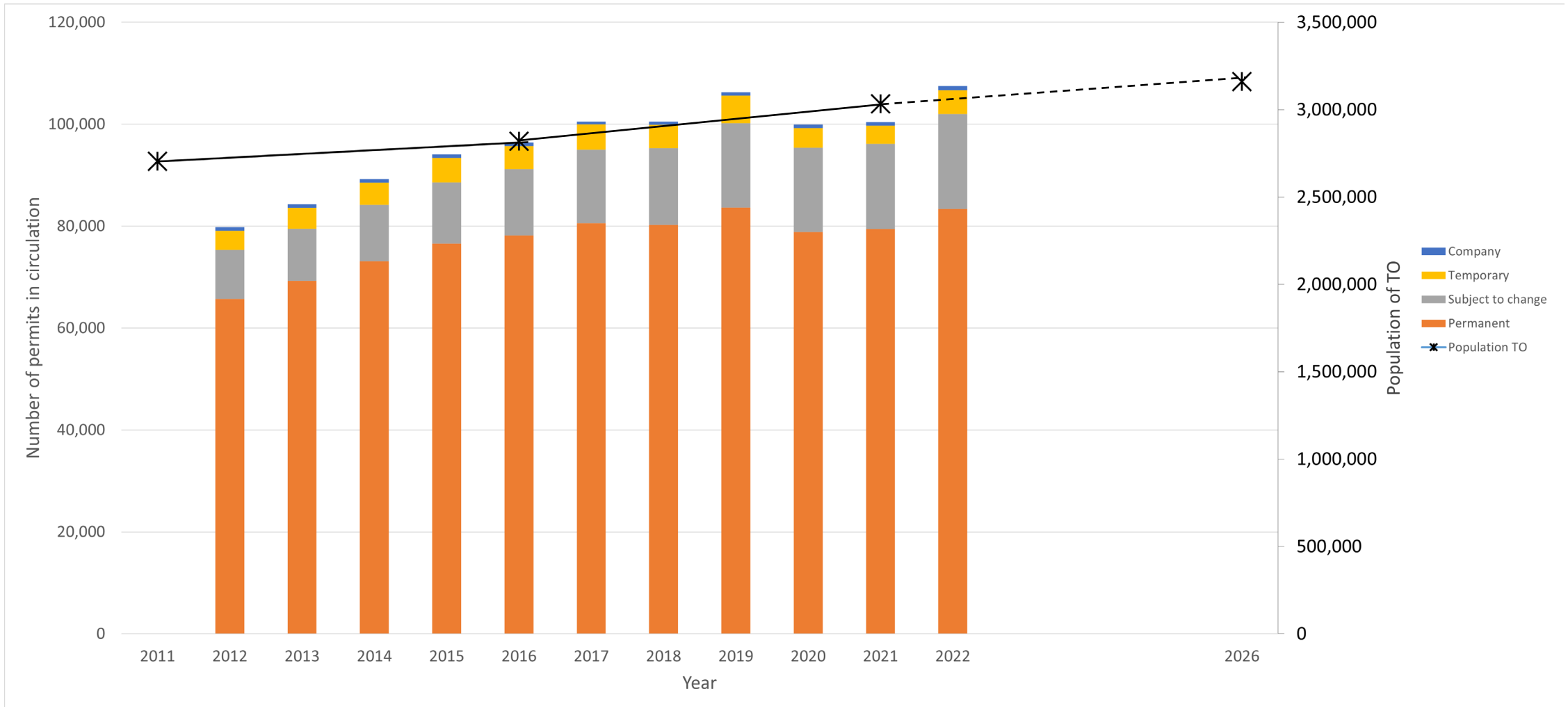
Image from GAATES Illustrated Technical Guide to the Design of Public Spaces

Feedback from community around accessible parking [2]



- We have heard...
 - There are not enough spaces for accessible parking in the City
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Permits in circulation



Population data

- **20%** of Canadians identify as having a disability which limited them in their daily activities; **11%** of people in Toronto identify as having a mobility disability (Canadian Survey for Disability 2017, Canada Census 2016) *(this is not the only qualification for an accessible parking permit)*
 - No population value for number of persons with disabilities who would qualify for an accessible parking permit
- **15%** of units in multi-unit housing must be “barrier-free” per Ontario Building Code
- **4.5%** of the population of Toronto holds an accessible parking permit



Scope of Accessible Parking Review

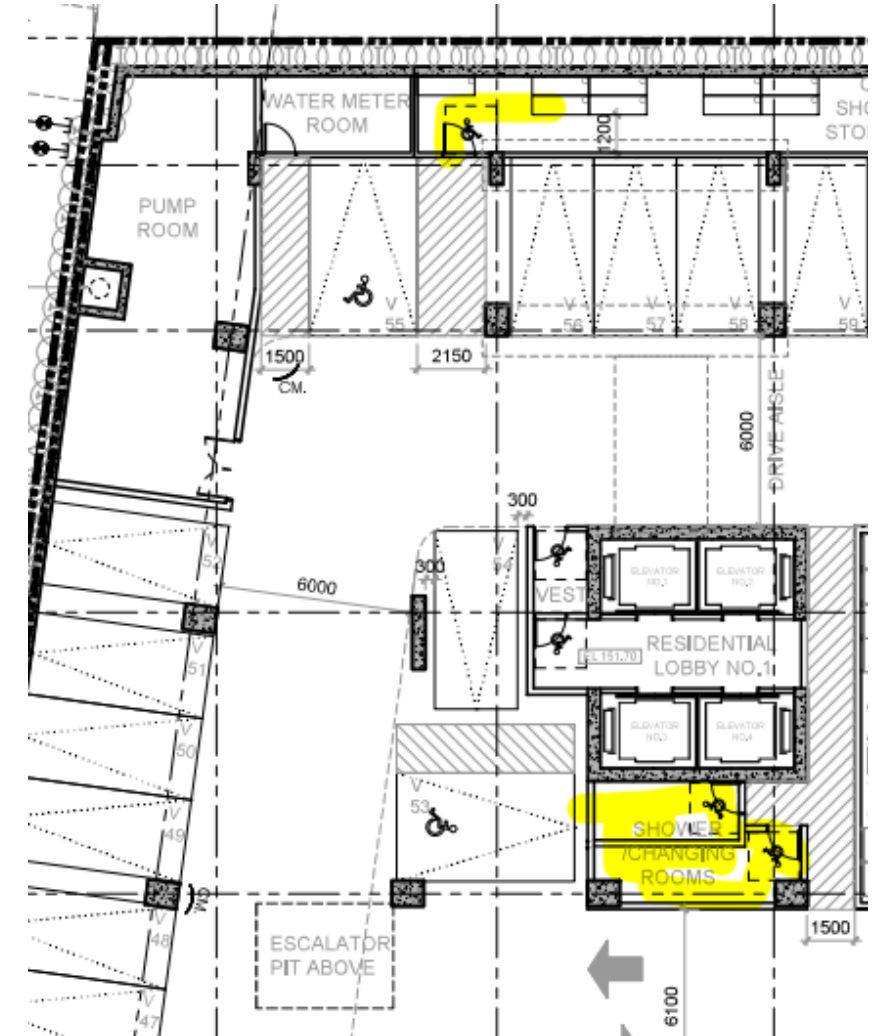
Issues in scope for vehicle parking

1. Minimum rate formula
2. Distribution of spaces
3. Space dimensions
4. Access aisle location/dimensions



Distribution of Accessible Parking Spaces

- Currently, there is no requirement for accessible parking spaces to be distributed across parking areas depending on parking use designation
 - I.e. Across spaces designated for retail vs. visitor parking vs. residential parking, when all are provided as part of a multi-use building
 - Example shown: 1915 Yonge St.

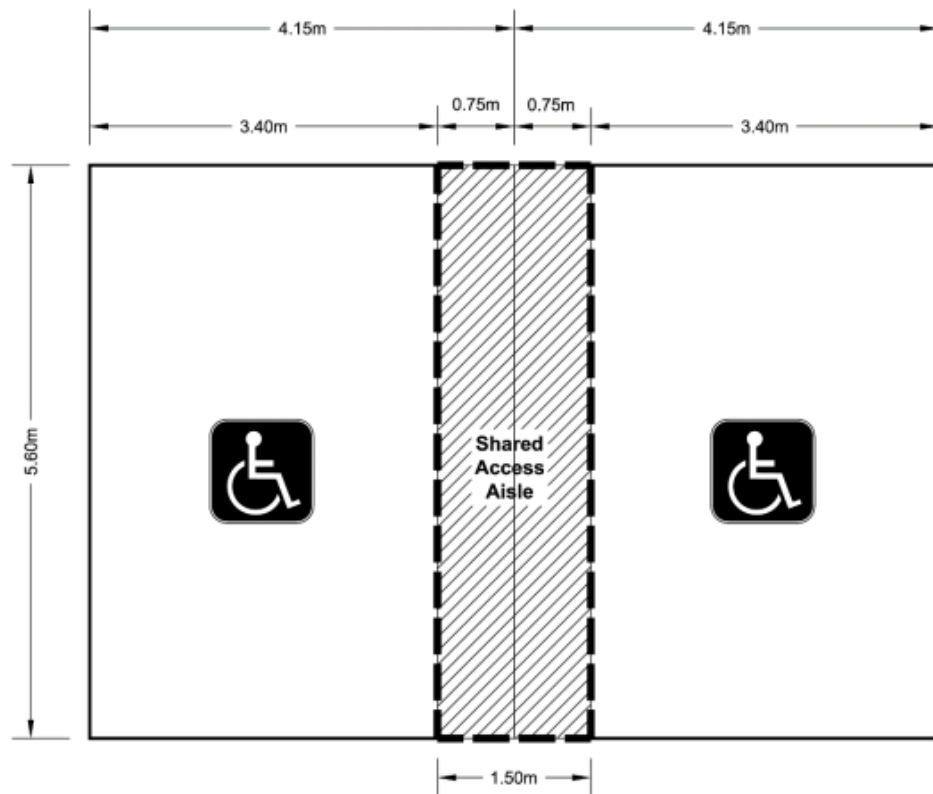


ZBL 569-2013 accessible space dimensions

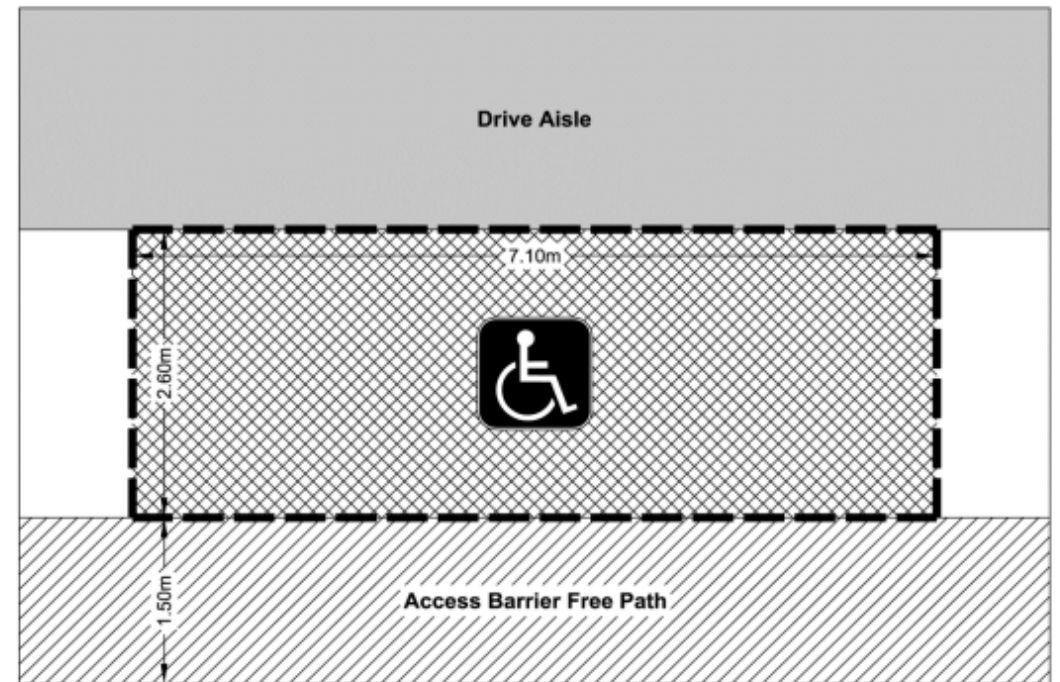
Dimensions: 3.4m wide, 5.6m long, 2.1m height clearance. 1.5m wide access aisle

Must be positioned closest to the nearest barrier-free entrance

Perpendicular parking space



Parallel parking space





Initial changes being considered



Directions

- Increase the supply of new accessible parking

Directions ^[2]

- Increase the supply of new accessible parking
- Require a consistent minimum proportion of parking be accessible across parking facility sizes

Directions ^[3]

- Increase the supply of new accessible parking
- Require a consistent minimum proportion of parking be accessible across parking facility sizes
- Increase clearance height for accessible parking spaces

Directions ^[4]

- Increase the supply of new accessible parking
- Require a consistent minimum proportion of parking be accessible across parking facility sizes
- Increase clearance height for accessible parking spaces
- Require distribution of accessible parking spaces equitably across parking space types (e.g. resident, visitor, retail)

Directions ^[5]

- Increase the supply of new accessible parking
- Require a consistent minimum proportion of parking be accessible across parking facility sizes
- Increase clearance height for accessible parking spaces
- Require distribution of accessible parking spaces equitably across parking space types (e.g. resident, visitor, retail)
- Require curb cut to be located in barrier-free access aisle, where applicable

Additional Opportunity for Feedback

- Public Survey around use of accessible parking spaces/permits
- <https://chkmkt.com/accessibleparkingto>



Timeline

- **Nov 2023** – 1st round of Public Consultation
 - Discuss the directions for proposed draft changes
 - Action: refine proposed draft changes; complete ongoing work
- **Q1 2024** – 2nd round of Public Consultation
 - Present draft recommendations
 - Action: refine draft recommendations
- **Q2 2024** – Report to Council and Committee

Q&A



Q&A Guidelines



- We will call on one voice/question at a time.
- Please be brief and limit yourself to one question or comment at once so others can speak, too. There will be other opportunities to engage.
- After we answer each written question, it will be made visible to all attendees in the Q&A box. We will group similar questions to avoid duplication.
- Be respectful. The City of Toronto is an inclusive public organization. Racist or other forms of discriminatory, prejudicial, or hateful comments and questions will not be tolerated.

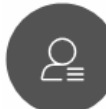
Q&A Guidelines [cont]



You can ask a question of the panelists verbally or in writing:




Verbally:

1. Open “**Participants**” pop-up screen.
2. Click the **Raised Hand icon** in the bottom right hand corner. 
3. When it is your turn, the facilitator will call your name, un-mute you and invite you to ask your question. Afterward, click again to **lower your hand**.

*Note: If calling in, dial ***3 to raise/lower your hand**.*



In Writing:

1. Click on the **circle with the dots** and select the **Q&A** pop-up screen. 
2. Type in your question. Be sure to address it to “**All Panelists**” by clicking the drop-down menu on the top.
3. When it is time for your question, the facilitator will read it out loud.

Further Questions and Comments?

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Thank you!

Sign up for our email list:

www.toronto.ca/parkingreview

