

# Office Consolidation

## CITY OF TORONTO - Zoning By-law

### BY-LAW NO. 569-2013

Last updated: July 31, 2024

\*\*\*\*\*

OLT/LPAT/OMB File: OLT-22-002465 / PL130592

This office consolidation includes all Ontario Land Tribunal / Local Planning Appeal Tribunal / Ontario Municipal Board (OLT/LPAT/OMB) decisions issued up to the date of consolidation.

#### Explanatory Note:

The portions of this By-law that are highlighted bright yellow were originally enacted by City Council May 9, 2013 and are under appeal to the OLT/LPAT/OMB and are not in full force and effect.

The portions of this By-law that are shaded dark yellow identify amendments enacted by City Council after May 9, 2013 which are under appeal to the OLT/LPAT/OMB and are not in full force and effect.

The portions of this By-law that are shaded blue identify amendments enacted by City Council after May 9, 2013 which are not in full force and effect.

\*\*\*\*\*

### Volume 4 of 4 (Chapter 970 to 995)

ORIGINALLY ENACTED BY CITY COUNCIL May 9, 2013

**The following zoning by-law amendments have been enacted by City Council or the OLT/LPAT/OMB but are not yet incorporated into the office consolidation of By-law 569-2013:**

**113-2015(OMB)** – 170 North Queen Street

**1043-2015** – 270-288 Church Street, 101-105 Bond Street and 111 Bond Street

**1356-2015** – 151-177 Roehampton Avenue and 140-144 Redpath Avenue

**1358-2015** – 33 King Street, 22 John Street and 2 Elsmere Avenue

**225-2016** – 12-18 Marquette Avenue and 7 Carhartt Street

**292-2016** – 1030 and 1040 Islington Avenue

**758-2016** – 11 and 33 Centre Avenue and 80 Chestnut Street

**831-2017** – 15, 17, 19 and 21 Greenbriar Road

**1268-2017** – Amendment to By-law 831-2017 noted above

**1296-2018** – 721 Eastern Ave

**269-2019** – 125, 129 and 131 O'Connor Drive and 1119 and 1121 Pape Avenue

**1011-2020(LPAT)** – 250 Lawrence Avenue West and 219 Glengarry Avenue

**906-2022** – 72 Perth Avenue

**1009-2022** – 25 Sewells Road and 182 to 250 Brenyon Way

**1279-2022(OLT)** – 214 Soudan Avenue (including 214-226 Soudan Avenue and 19-21 Brownlow Avenue)

**771-2023** – 125 The Esplanade

**775-2023** – 3355, 3357 and 3365 Kingston Road and 34 Annis Road

**780-2023** – 750 Huntingwood Drive

**791-2023(OLT)** – 26, 30-36 and 38 Burnhamthorpe Road and 45-49 Burnhamthorpe Crescent

**1122-2023** – 3379-3385 Lawrence Avenue East

**1164-2023** – 214-224 Merton Street

**1255-2023** – 759-763 Queen Street East

**1299-2023** – 49 Ontario Street and 72-94 Berkeley Street

**1334-2023(OLT)** – 212 and 218 Dundas Street East and 279 ½ George Street

**65-2024** – 914 Bathurst Street

**150-2024** – 855, 5865, 5875, 5933, 5945, 5951 and 5955 Steeles Avenue East

**257-2024** – 10 Union Street

**287-2024** – 33 Davisville Avenue and 60 Balliol Street

**485-2024** – 5 Sewells Road and 182 to 250 Brenyon Way

**712-2024** – 9 Benlamond Avenue

**Any zoning by-law amendment enacted after July 31, 2024 or not appearing on the By-law Status Registry as of July 31, 2024**

---

**The following city-wide zoning by-law amendments approved after July 31, 2024 have been incorporated into the office consolidation of By-law 569-2013:**

**1062-2025(OLT)** – OLT-modified By-law 608-2024, respecting Low-Rise Residential Intensification on Major Streets

# Contents

## Volume 1

<b>Chapter 1 Administration .....</b>	<b>1</b>
1.5 General .....	1
1.5.1 Title.....	1
1.5.2 Purpose and Intent of this By-law .....	1
1.5.3 Licenses, Permits and Other By-laws .....	1
1.5.4 Defined Terms.....	1
1.5.5 Zoning By-law Map .....	1
1.5.6 Former General Zoning By-laws .....	1
1.5.7 Lands Subject to this By-law .....	1
1.5.8 Items that are part of this By-law.....	2
1.5.9 Items that are not part of this By-law .....	2
1.5.10 Severability of this By-law .....	2
1.20 Interpretation.....	3
1.20.1 By-law Structure .....	3
1.20.2 How to Read this By-law -Text.....	3
1.20.3 How to Read this By-law - Zoning By-law Map.....	4
1.20.4 How to Read this By-law - Overlay Maps .....	5
1.40 Zones and Zone Categories .....	6
1.40.10 Residential Zone Category.....	6
1.40.15 Residential Apartment Zone Category .....	6
1.40.30 Commercial Zone Category .....	7
1.40.40 Commercial Residential Zone Category .....	7
1.40.50 Commercial Residential Employment Zone Category .....	7
1.40.60 Employment Industrial Zone Category.....	8
1.40.80 Institutional Zone Category .....	8
1.40.90 Open Space Zone Category .....	9
1.40.100 Utility and Transportation Zone Category .....	10
<b>Chapter 2 Compliance with this By-law.....</b>	<b>11</b>
2.1 Matters to Comply .....	11
2.1.1 General.....	11
2.1.2 Variances .....	11
2.1.3 Transition Clauses .....	12
<b>Chapter 5 Regulations Applying to all Zones .....</b>	<b>14</b>
5.10 General Regulations .....	14
5.10.1 General.....	14

5.10.20 Permitted Uses .....	14
5.10.30 Lot Requirements .....	14
5.10.40 Principal Building Requirements .....	15
5.10.50 Yards .....	17
5.10.60 Ancillary Buildings and Structures .....	17
5.10.75 Energy Regulations .....	18
5.10.175 Fence .....	18
<b>Chapter 10 Residential .....</b>	<b>19</b>
10.5 Regulations Applying to the Residential Zone Category .....	19
10.5.1 General .....	19
10.5.20 Permitted Uses .....	19
10.5.30 Lot Requirements .....	20
10.5.40 Principal Building Requirements .....	23
10.5.50 Yards .....	31
10.5.55 Amenities .....	31
10.5.60 Ancillary Buildings and Structures .....	32
10.5.75 Energy Regulations .....	36
10.5.80 Parking .....	37
10.5.100 Access to Lot .....	40
10.5.150 Waste .....	42
10.10 Residential Zone ( R ) .....	43
10.10.1 General .....	43
10.10.20 Permitted Uses .....	43
10.10.30 Lot Requirements .....	46
10.10.40 Principal Building Requirements .....	47
10.10.60 Ancillary Buildings and Structures .....	53
10.10.80 Parking .....	53
10.20 Residential Detached Zone (RD) .....	55
10.20.1 General .....	55
10.20.20 Permitted Uses .....	55
10.20.30 Lot Requirements .....	57
10.20.40 Principal Building Requirements .....	58
10.40 Residential Semi-Detached Zone (RS) .....	64
10.40.1 General .....	64
10.40.20 Permitted Uses .....	64
10.40.30 Lot Requirements .....	67
10.40.40 Principal Building Requirements .....	68
10.60 Residential Townhouse Zone ( RT) .....	73
10.60.1 General .....	73

10.60.20 Permitted Uses .....	73
10.60.30 Lot Requirements .....	75
10.60.40 Principal Building Requirements .....	76
10.80 Residential Multiple Zone (RM) .....	80
10.80.1 General.....	80
10.80.20 Permitted Uses.....	80
10.80.30 Lot Requirements .....	83
10.80.40 Principal Building Requirements .....	84
<b>Chapter 15 Residential Apartment .....</b>	<b>89</b>
15.5 Regulations Applying to the Residential Apartment Zone Category .....	89
15.5.1 General.....	89
15.5.20 Permitted Uses.....	89
15.5.30 Lot Requirements .....	89
15.5.40 Principal Building Requirements .....	90
15.5.50 Yards .....	95
15.5.60 Ancillary Buildings and Structures .....	95
15.5.75 Energy Regulations.....	98
15.5.80 Parking .....	98
15.5.100 Access to Lot.....	99
15.5.150 Waste .....	100
15.10 Residential Apartment Zone (RA) .....	101
15.10.1 General.....	101
15.10.20 Permitted Uses.....	101
15.10.30 Lot Requirements .....	103
15.10.40 Principal Building Requirements .....	104
15.20 Residential Apartment Commercial (RAC).....	107
15.20.1 General.....	107
15.20.20 Permitted Uses.....	107
15.20.30 Lot Requirements .....	111
15.20.40 Principal Building Requirements .....	112
<b>Chapter 30 Commercial.....</b>	<b>114</b>
30.5 Regulations Applying to the Commercial Zone Category .....	114
30.5.1 General.....	114
30.5.20 Permitted Uses.....	114
30.5.40 Principal Building Requirements .....	114
30.5.75 Energy Regulations.....	116
30.5.80 Parking .....	117
30.20 Commercial Local Zone (CL).....	118
30.20.1 General.....	118

30.20.20 Permitted Uses .....	118
30.20.30 Lot Requirements .....	120
30.20.40 Principal Building Requirements .....	121
30.20.50 Yards .....	125
30.20.80 Parking .....	125
30.20.90 Loading.....	126
30.20.100 Access to Lot.....	126
30.20.150 Waste .....	127
<b>Chapter 40 Commercial Residential .....</b>	<b>128</b>
40.5 Regulations Applying to the Commercial Residential Zone Category .....	128
40.5.1 General.....	128
40.5.40 Principal Building Requirements .....	128
40.5.75 Energy Regulations.....	132
40.5.80 Parking .....	132
40.10 Commercial Residential Zone (CR).....	134
40.10.1 General.....	134
40.10.20 Permitted Uses.....	134
40.10.30 Lot Requirements .....	141
40.10.40 Principal Building Requirements .....	141
40.10.50 Yards .....	151
40.10.80 Parking .....	151
40.10.90 Loading.....	152
40.10.100 Access to Lot.....	153
40.10.150 Waste .....	154
<b>Chapter 50 Commercial Residential Employment.....</b>	<b>155</b>
50.5 Regulations Applying to the Commercial Residential Employment Zone Category .....	155
50.5.1 General.....	155
50.5.20 Permitted Uses.....	155
50.5.40 Principal Building Requirements .....	155
50.5.75 Energy Regulations.....	159
50.5.80 Parking .....	160
50.10 Commercial Residential Employment Zone (CRE).....	161
50.10.1 General.....	161
50.10.20 Permitted Uses.....	161
50.10.40 Principal Building Requirements .....	167
50.10.50 Yards .....	173
50.10.80 Parking .....	173
50.10.90 Loading.....	173
50.10.100 Access to Lot.....	174

50.10.150 Waste .....	174
<b>Chapter 60 Employment Industrial .....</b>	<b>176</b>
60.5 Regulations Applying to the Employment - Industrial Zone Category.....	176
60.5.1 General.....	176
60.5.20 Permitted Uses.....	176
60.5.30 Lot Requirements .....	176
60.5.40 Principal Building Requirements .....	176
60.5.50 Yards.....	179
60.5.75 Energy Regulations.....	179
60.5.80 Parking .....	180
60.5.90 Loading.....	181
60.5.100 Access to Lot.....	181
60.10 Employment Light Industrial Zone (EL).....	183
60.10.1 General.....	183
60.10.20 Permitted Uses.....	183
60.10.30 Lot Requirements .....	186
60.10.40 Principal Building Requirements .....	187
60.10.50 Yards .....	188
60.10.60 Ancillary Buildings and Structures .....	188
60.10.80 Parking .....	188
60.10.90 Loading.....	188
60.20 Employment Industrial Zone (E).....	190
60.20.1 General.....	190
60.20.20 Permitted Uses.....	190
60.20.30 Lot Requirements .....	195
60.20.40 Principal Building Requirements .....	195
60.20.50 Yards .....	196
60.20.60 Ancillary Buildings and Structures .....	196
60.20.80 Parking .....	197
60.20.90 Loading.....	197
60.30 Employment Heavy Industrial Zone (EH).....	198
60.30.1 General.....	198
60.30.20 Permitted Uses.....	198
60.30.30 Lot Requirements .....	200
60.30.40 Principal Building Requirements .....	201
60.30.60 Ancillary Buildings and Structures .....	202
60.30.90 Loading.....	202
60.40 Employment Industrial Office Zone (EO).....	203
60.40.1 General.....	203

60.40.20 Permitted Uses .....	203
60.40.30 Lot Requirements .....	207
60.40.40 Principal Building Requirements .....	208
60.40.50 Yards .....	209
60.40.60 Ancillary Buildings and Structures .....	209
60.40.80 Parking .....	209
60.40.90 Loading.....	210
<b>Chapter 80 Institutional .....</b>	<b>211</b>
80.5 Regulations Applying to the Institutional Zone Category .....	211
80.5.1 General.....	211
80.5.20 Permitted Uses .....	211
80.5.30 Lot Requirements .....	211
80.5.40 Principal Building Requirements .....	212
80.5.50 Yards .....	214
80.5.60 Ancillary Buildings and Structures .....	214
80.5.75 Energy Regulations .....	214
80.5.80 Parking .....	215
80.5.100 Access to Lot.....	216
80.10 Institutional General Zone (I) .....	217
80.10.1 General.....	217
80.10.20 Permitted Uses .....	217
80.10.30 Lot Requirements .....	219
80.10.40 Principal Building Requirements .....	220
80.10.50 Yards .....	221
80.10.80 Parking .....	222
80.10.90 Loading.....	222
80.10.150 Waste .....	222
80.20 Institutional Hospital Zone (IH) .....	223
80.20.1 General.....	223
80.20.20 Permitted Uses .....	223
80.20.30 Lot Requirements .....	225
80.20.40 Principal Building Requirements .....	226
80.20.60 Ancillary Buildings and Structures .....	227
80.20.80 Parking .....	227
80.20.90 Loading.....	228
80.20.150 Waste .....	228
80.30 Institutional Education Zone (IE) .....	229
80.30.1 General.....	229
80.30.20 Permitted Uses .....	229

80.30.30 Lot Requirements .....	231
80.30.40 Principal Building Requirements .....	231
80.30.80 Parking .....	232
80.30.90 Loading.....	232
80.30.150 Waste .....	233
80.40 Institutional School Zone (IS) .....	234
80.40.1 General.....	234
80.40.20 Permitted Uses.....	234
80.40.30 Lot Requirements .....	236
80.40.40 Principal Building Requirements .....	236
80.40.50 Yards .....	237
80.40.60 Ancillary Buildings and Structures .....	237
80.40.80 Parking .....	238
80.40.90 Loading.....	238
80.40.150 Waste .....	239
80.50 Institutional Place of Worship Zone (IPW).....	240
80.50.1 General.....	240
80.50.20 Permitted Uses.....	240
80.50.30 Lot Requirements .....	242
80.50.40 Principal Building Requirements .....	242
80.50.50 Yards .....	243
80.50.60 Ancillary Buildings and Structures .....	244
80.50.80 Parking .....	244
80.50.150 Waste .....	244
<b>Chapter 90 Open Space.....</b>	<b>245</b>
90.5 Regulations Applying to the Open Space Zone Category.....	245
90.5.1 General.....	245
90.5.20 Permitted Uses.....	245
90.5.40 Principal Building Requirements .....	245
90.5.75 Energy Regulations.....	247
90.5.80 Parking .....	248
90.10 Open Space Zone (O) .....	249
90.10.1 General.....	249
90.10.20 Permitted Uses.....	249
90.10.40 Principal Building Requirements .....	249
90.20 Open Space - Natural Zone (ON).....	251
90.20.1 General.....	251
90.20.20 Permitted Uses.....	251
90.20.40 Principal Building Requirements .....	252

90.30 Open Space - Recreation Zone (OR).....	253
90.30.1 General.....	253
90.30.20 Permitted Uses.....	253
90.30.40 Principal Building Requirements .....	254
90.40 Open Space - Golf Course Zone (OG).....	256
90.40.1 General.....	256
90.40.20 Permitted Uses.....	256
90.40.40 Principal Building Requirements .....	257
90.50 Open Space - Marina Zone (OM).....	258
90.50.1 General.....	258
90.50.20 Permitted Uses.....	258
90.50.40 Principal Building Requirements .....	259
90.70 Open Space - Cemetery Zone (OC).....	261
90.70.1 General.....	261
90.70.20 Permitted Uses.....	261
90.70.40 Principal Building Requirements .....	261
<b>Chapter 100 Utility and Transportation .....</b>	<b>263</b>
100.5 Regulations Applying to the Utility and Transportation Zone Category .....	263
100.5.1 General.....	263
100.5.75 Energy Regulations.....	263
100.5.80 Parking .....	264
100.10 Utility and Transportation Zone (UT) .....	265
100.10.1 General.....	265
100.10.20 Permitted Uses.....	265
100.10.40 Principal Building Requirements .....	266
100.10.80 Parking .....	266
<b>Chapter 150 Specific Use Regulations .....</b>	<b>267</b>
150.5 Home Occupation.....	267
150.5.1 General.....	267
150.5.20 Use Requirements .....	267
150.5.40 Building Requirements .....	268
150.5.60 Ancillary Buildings and Structures .....	268
150.7 Garden Suites.....	269
150.7.1 General.....	269
150.7.20 Use Requirements .....	269
150.7.50 Yards.....	269
150.7.60 Ancillary Building Requirements When Containing a Garden Suite .....	269
150.7.75 Energy Regulations.....	274
150.7.80 Parking and Bicycle Parking .....	274

150.8 Laneway Suites .....	276
150.8.1 General.....	276
150.8.20 Use Requirements .....	276
150.8.30 Lot Requirements .....	276
150.8.50 Yards .....	276
150.8.60 Ancillary Building Requirements When Containing a Laneway Suite .....	277
150.8.80 Parking and Bicycle Parking .....	280
150.10 Secondary Suite .....	281
150.10.1 General.....	281
150.10.20 Use Requirements .....	281
150.10.40 Building Requirements .....	281
150.13 Short-term Rentals .....	282
150.13.1 General.....	282
150.13.20 Use Requirements .....	282
150.15 Group Home .....	283
150.15.1 General.....	283
150.15.20 Use Requirements .....	283
150.15.30 Lot Requirements .....	283
150.15.80 Parking .....	283
150.20 Crisis Care Shelter .....	284
150.20.1 General.....	284
150.20.20 Use Requirements .....	284
150.20.30 Lot Requirements .....	284
150.22 Municipal Shelter .....	285
150.22.1 General.....	285
150.22.30 Lot Requirements .....	285
150.25 Multi-tenant Houses.....	286
150.25.1 General.....	286
150.25.20 Use Requirements .....	286
150.30 Senior's Community House .....	288
150.30.1 General.....	288
150.30.20 Use Requirements .....	288
150.30.30 Lot Requirements .....	288
150.30.40 Building Requirements .....	288
150.45 Day Nursery.....	289
150.45.1 General.....	289
150.45.20 Use Requirements .....	289
150.45.40 Building Requirements .....	289
150.45.50 Yards .....	289

150.48 School.....	290
150.48.1 General.....	290
150.48.20 Use Requirements .....	290
150.48.50 Yards .....	290
150.48.60 Ancillary Buildings and Structures .....	290
150.48.150 Waste .....	291
150.50 Place of Worship .....	292
150.50.1 General.....	292
150.50.20 Use Requirements .....	292
150.50.40 Building Requirements .....	292
150.50.50 Yards .....	292
150.50.150 Waste .....	293
150.60 Marihuana Production Facility .....	294
150.60.20 Use Requirements .....	294
150.60.40 Building Requirements .....	294
150.60.60 Ancillary Building.....	295
150.60.90 Loading.....	295
150.80 Drive Through Facility.....	296
150.80.1 General.....	296
150.80.20 Use Requirements .....	296
150.80.40 Building Requirements .....	296
150.90 Vehicle Dealership.....	297
150.90.1 General.....	297
150.90.20 Use Requirements .....	297
150.92 Vehicle Fuel Station.....	298
150.92.1 General.....	298
150.92.20 Use Requirements .....	298
150.92.30 Lot Requirements.....	298
150.92.40 Building Requirements .....	299
150.92.50 Yards .....	299
150.92.60 Ancillary Buildings and Structures .....	299
150.92.100 Access to Lot.....	300
150.94 Vehicle Service Shop .....	302
150.94.1 General.....	302
150.94.20 Use Requirements .....	302
150.94.30 Lot Requirements.....	302
150.94.40 Building Requirements .....	302
150.94.50 Yards .....	302
150.96 Vehicle Washing Establishment .....	304

150.96.1 General.....	304
150.96.20 Use Requirements .....	304
150.96.30 Lot Requirements .....	304
150.96.40 Building Requirements .....	304
150.100 Eating Establishment.....	306
150.100.1 General.....	306
150.100.20 Use Requirements .....	306
150.100.30 Lot Requirements.....	307
150.110 Adult Entertainment Establishment .....	308
150.110.1 General.....	308
150.110.30 Lot Requirements .....	308
150.120 Funeral Home.....	309
150.120.1 General.....	309
150.120.30 Lot Requirements .....	309
150.120.50 Yards .....	309
150.120.80 Parking .....	309
150.130 Firing Range .....	310
150.130.1 General.....	310
150.130.20 Use Requirements .....	310
<b>Chapter 200 Parking Space Regulations .....</b>	<b>311</b>
200.5 Regulations Applying to Parking Spaces .....	311
200.5.1 General.....	311
200.5.10 Parking Rates.....	313
200.5.200 Parking Exemptions .....	317
200.10 Regulations Applying to Visitor Parking Spaces .....	319
200.10.1 General.....	319
200.15 Regulations Applying to Accessible Parking Spaces .....	320
200.15.1 General.....	320
200.15.10 Parking Rate .....	320
200.15.15 Transition: Accessible Parking Spaces .....	323
200.20 Regulations Applying to Parking Spaces for Heritage Buildings.....	326
200.20.10 General.....	326
200.25 Compliance with Parking Space Regulations.....	327
200.25.1 General.....	327
200.25.15 Transition: Parking Space Regulations .....	327
<b>Chapter 220 Loading Space Regulations .....</b>	<b>331</b>
220.5 Regulations Applying to Loading Spaces.....	331
220.5.1 General.....	331
220.5.10 Loading Space Rates.....	332

220.5.20 Access to Loading Space.....	334
220.5.200 Loading Exemptions.....	335
220.20 Regulations Applying to Loading Spaces in Heritage Buildings.....	336
220.20.1 General.....	336
<b>Chapter 230 Bicycle Parking Space Regulations .....</b>	<b>337</b>
230.5 General Regulations Applying to All Bicycle Parking Spaces .....	337
230.5.1 General.....	337
230.5.10 Bicycle Parking Rates All Zones .....	338
230.10 Bicycle Parking Regulations in the Residential Zone Category .....	342
230.10.1 General.....	342
230.20 Bicycle Parking Regulations in the Residential Apartment Zone Category .....	343
230.20.1 General.....	343
230.30 Bicycle Parking Regulations in the Commercial Zone Category.....	344
230.30.1 General.....	344
230.40 Bicycle Parking Regulations in the Commercial - Residential Zone Category.....	345
230.40.1 General.....	345
230.50 Bicycle Parking Regulations in the Commercial Residential Employment Zone Category.....	346
230.50.1 General.....	346
230.60 Bicycle Parking Regulations in the Employment Zone Category .....	347
230.60.1 General.....	347
230.80 Bicycle Parking Regulations in the Institutional Zone Category.....	348
230.80.1 General.....	348
230.90 Compliance with Bicycle Parking Regulations .....	349
230.90.1 General.....	349
230.90.15 Transition: Parking space Regulations .....	349
<b>Chapter 280 Special Districts - Downtown.....</b>	<b>351</b>
280.5 General Regulations Applying to the Downtown .....	351
<b>Chapter 300 Special Districts - Centres.....</b>	<b>352</b>
300.5 Regulations Applying to All Centres .....	352
300.10 North York Centre.....	353
300.20 Scarborough Centre .....	354
300.30 Etobicoke Centre .....	355
<b>Chapter 400 Special Districts - Avenues .....</b>	<b>356</b>
400.5 General Regulations Applying to Special Districts - Avenues.....	356
400.10 Specific Regulations for Special Districts - Avenues.....	357
<b>Chapter 500 Special Districts - Heritage.....</b>	<b>358</b>
500.5 General Regulations Applying to Heritage Zones .....	358
500.10 Zone Regulations .....	359
<b>Chapter 600 Regulations for Overlay Zones .....</b>	<b>360</b>

600.5 General Regulations Applying to Overlay District .....	360
600.5.1 General.....	360
600.10 Building Setback Overlay District Map .....	361
600.10.10 Building Setback Overlay District "A" .....	361
600.20 Priority Retail Streets Overlay Map .....	365
600.20.10 Priority Retail Streets Overlay District "A" .....	365
600.20.15 Transition: Priority Retail Streets .....	366
600.30 Inclusionary Zoning .....	368
600.30.1 Definitions.....	368
600.30.10 Inclusionary Zoning Overlay.....	369
600.30.15 Transition.....	371
600.50 Community Overlay District Maps .....	373
600.50.10 Queen Street West Eating Establishment Community Overlay District Map.....	373
600.100 Post-Secondary Education Overlay District Maps .....	374
600.100.10 Toronto Metropolitan University Overlay District Map .....	374
<b>Chapter 800 Definitions .....</b>	<b>375</b>
800.50 Defined Terms .....	375

## Volume 2

<b>Chapter 900 Site Specific Exceptions.....</b>	<b>389</b>
900.1 General.....	389
900.1.10 Interpretation .....	389
900.2 R - Zone.....	390
900.2.1 General.....	390
900.2.10 Exceptions for R Zone.....	390
900.3 RD - Zone .....	643
900.3.1 General.....	643
900.3.10 Exceptions for RD Zone .....	643
900.4 RS - Zone .....	1029
900.4.1 General.....	1029
900.4.10 Exceptions for RS Zone .....	1029
900.5 RT - Zone.....	1134
900.5.1 General.....	1134
900.5.10 Exceptions for RT Zone .....	1134
900.6 RM - Zone.....	1252
900.6.1 General.....	1252
900.6.10 Exceptions for RM Zone.....	1252
900.7 RA - Zone .....	1408
900.7.1 General.....	1408
900.7.10 Exceptions for RA Zone .....	1408
900.8 RAC - Zone.....	1608
900.8.1 General.....	1608
900.8.10 Exceptions for RAC Zone.....	1608

### Volume 3

900.10 CL - Zone.....	1715
900.10.1 General.....	1715
900.10.10 Exceptions for CL Zone.....	1715
900.11 CR - Zone .....	1748
900.11.1 General.....	1748
900.11.10 Exceptions for CR Zone .....	1748
900.12 CRE - Zone.....	2804
900.12.1 General.....	2804
900.12.10 Exceptions for CRE Zone.....	2804
900.20 E - Zone .....	2900
900.20.1 General.....	2900
900.20.10 Exceptions for E Zone .....	2900
900.21 EL - Zone .....	2943
900.21.1 General.....	2943
900.21.10 Exceptions for EL Zone.....	2943
900.22 EH - Zone .....	2966
900.22.1 General.....	2966
900.22.10 Exceptions for EH Zone .....	2966
900.24 EO - Zone .....	2975
900.24.1 General.....	2975
900.24.10 Exceptions for EO Zone .....	2975
900.30 I - Zone .....	2997
900.30.1 General.....	2997
900.30.10 Exceptions for I Zone .....	2997
900.31 IH - Zone.....	3023
900.31.1 General.....	3023
900.31.10 Exceptions for IH Zone.....	3023
900.32 IE - Zone .....	3030
900.32.1 General.....	3030
900.32.10 Exceptions for IE Zone .....	3030
900.33 IS - Zone .....	3039
900.33.1 General.....	3039
900.33.10 Exceptions for IS Zone.....	3039
900.34 IPW - Zone.....	3040
900.34.1 General.....	3040
900.34.10 Exceptions for IPW Zone .....	3040
900.40 O - Zone.....	3063
900.40.1 General.....	3063

900.40.10 Exceptions for O Zone .....	3063
900.41 ON - Zone .....	3068
900.41.1 General.....	3068
900.41.10 Exceptions for ON Zone .....	3068
900.42 OR - Zone .....	3074
900.42.1 General.....	3074
900.42.10 Exceptions for OR Zone .....	3074
900.43 OG - Zone.....	3090
900.43.1 General.....	3090
900.43.10 Exceptions for OG Zone.....	3090
900.45 OC - Zone .....	3091
900.45.1 General.....	3091
900.45.10 Exceptions for OC Zone .....	3091
900.50 UT - Zone.....	3093
900.50.1 General.....	3093
900.50.10 Exceptions for UT Zone .....	3093

## Volume 4

<b>Chapter 970 Appendices .....</b>	<b>3096</b>
970.10 Transition: Parking Space Regulations .....	3096
970.10.1 Transition: Parking Space Regulations .....	3096
970.10.15 Transition: Parking Space General Requirements .....	3096
970.30 Transition: Bicycle Parking Space Regulations .....	3116
970.30.1 Transition: Bicycle Parking Space Regulations .....	3116
970.30.15 Transition: Bicycle Parking Space General Requirements .....	3116
<b>Chapter 990 Zoning By-law Map .....</b>	<b>3120</b>
990.1 General .....	3120
990.10 Zoning By-law Map .....	3120
<b>Chapter 995 Overlay Maps .....</b>	<b>3121</b>
995.10 Policy Area Overlay Map .....	3121
995.10.1 General .....	3121
995.20 Height Overlay Map .....	3122
995.20.1 General .....	3122
995.30 Lot Coverage Overlay Map .....	3123
995.30.1 General .....	3123
995.41 Multi-tenant House Overlay Map .....	3124
995.41.10 General .....	3124
995.50 Parking Zone Overlay Map .....	3125

## Chapter 970 Appendices

### 970.10 Transition: Parking Space Regulations

- (1) (THIS SECTION DOES NOT CURRENTLY CONTAIN REGULATIONS)

#### 970.10.1 Transition: Parking Space Regulations

- (1) Application

An application submitted before July 22, 2022 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, or with the provisions of By-law 569-2013, as amended, as it read prior to July 22, 2022. [ By-law: 89-2022 ] [ By-law: 350-2024 ]

#### 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 percent 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. [ By-law: 89-2022 ]

- (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. [ By-law: 89-2022 ]

- (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. [ By-law: 89-2022 ]

- (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. [ By-law: 89-2022 ]

- (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: [ By-law: 89-2022 ]

**Table 970.10.15.5**

**Parking 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.

Land Use	Parking Rate	Parking Occupancy Rate		
		AM	PM	Eve
Adult Education School	<p><b>Parking spaces</b> must be provided:</p> <p>(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 <b>gross floor area</b>;</p> <p>(B) in Policy Area 4 (PA4) at a minimum rate of 1.5 for each 100 square metres of <b>gross floor area</b>; and</p> <p>(C) in all other areas of the City, at a minimum rate of 2.0 for each 100 square metres of <b>gross floor area</b>.</p>	100%	100%	25%
Adult Entertainment	<p><b>Parking spaces</b> must be provided:</p> <p>(A) in Policy Area 1 (PA1) at a minimum rate of 3.0 for each 100 square metres of <b>gross floor area</b>;</p> <p>(B) in Policy Area 2 (PA2) at a minimum rate of 4.5 for each 100 square metres of <b>gross floor area</b>;</p> <p>(C) in Policy Area 3 (PA3) at a minimum rate of 5.5 for each 100 square metres of <b>gross floor area</b>;</p> <p>(D) in Policy Area 4 (PA4) at a minimum rate of 5.5 for each 100 square metres of <b>gross floor area</b>; and</p> <p>(E) in all other areas of the City, at a minimum rate of 7.0 for each 100 square metres of <b>gross floor area</b>.</p>	25%	100%	100%
Alternative Housing	<b>Parking spaces</b> must be provided at a minimum rate of 0.1 for each <b>dwelling unit</b> .	100%	100%	100%
Ambulance Depot	<b>Parking Spaces</b> must be provided at a minimum rate of 0.2 for each 100 square metres of <b>gross floor area</b> .	100%	100%	100%
Amusement Arcade	<b>Parking spaces</b> must be provided at the same rate as a <b>retail store</b> .	25%	100%	100%
Animal Shelter	<p><b>Parking spaces</b> must be provided:</p> <p>(A) in Policy Area 1 (PA1) at a minimum rate of 0.4 for each 100 square metres of <b>gross floor area</b> and at a maximum rate of 0.8 for each 100 square metres of <b>gross floor area</b>; and</p> <p>(B) in the rest of the City at a minimum rate of 1 for each 100 square metres of <b>gross floor area</b>.</p>	100%	100%	100%
Artist Studio	<b>Parking spaces</b> must be provided at the same rate as a <b>retail store</b> .	25%	100%	100%
Art Gallery	<p><b>Parking spaces</b> must be provided:</p> <p>(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 <b>gross floor area</b>; and</p> <p>(B) in all other areas of the City at a minimum rate of 1.3 for each 100 square metres of <b>gross floor area</b>.</p>	25%	100%	100%

Assisted Housing	<p><b>Parking spaces</b> must be provided:</p> <p>(A) in Policy Area 1 (PA1) for each <b>dwelling unit</b> at a minimum rate of:  (i) 0.12 for a bachelor <b>dwelling unit</b> up to 45 square metres and 0.5 for each bachelor <b>dwelling unit</b> greater than 45 square metres;  (ii) 0.18 for a one bedroom <b>dwelling unit</b>;  (iii) 0.3 for a two bedroom <b>dwelling unit</b>; and  (iv) 0.5 for a three or more bedroom <b>dwelling unit</b>; and  (B) in Policy Area 2 (PA2), Policy Area 3 (PA3) and Policy Area 4 (PA4), for each <b>dwelling unit</b> at a minimum rate of:  (i) 0.14 for a bachelor <b>dwelling unit</b> up to 45 square metres and 0.5 for each bachelor <b>dwelling unit</b> greater than 45 square metres;  (ii) 0.24 for a one bedroom <b>dwelling unit</b>;  (iii) 0.4 for a two bedroom <b>dwelling unit</b>; and  (iv) 0.75 for a three or more bedroom <b>dwelling unit</b>; and  (C) in all other areas of the City for each dwelling unit at a minimum rate of:  (i) 0.16 for a bachelor <b>dwelling unit</b> up to 45 square metres and 0.5 for each bachelor <b>dwelling unit</b> greater than 45 square metres;  (ii) 0.3 for a one bedroom <b>dwelling unit</b>;  (iii) 0.5 for a two bedroom <b>dwelling unit</b>; and  (iv) 0.9 for a three or more bedroom <b>dwelling unit</b>.</p>	100%	100%	100%
Billiard Hall, Pool Hall	<p><b>Parking spaces</b> must be provided:</p> <p>(A) in Policy Area 1 (PA1) at a minimum rate of 2.5 for each 100 square metres of <b>gross floor area</b>;  (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 <b>gross floor area</b>; and  (C) in all other areas of the City at a minimum rate of 4.0 for each 100 square metres of <b>gross floor area</b>.</p>	25%	50%	100%
Bowling Alley	<p>Parking spaces must be provided:</p> <p>(A) in Policy Area 1 (PA1) at a minimum rate of 2.5 for each 100 square metres of <b>gross floor area</b>;  (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 <b>gross floor area</b>; and  (C) in all other areas of the City at a minimum rate of 4.0 for each 100 square metres of <b>gross floor area</b>.</p>	25%	50%	100%
Bus Station	<p><b>Parking spaces</b> must be provided:</p> <p>(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 <b>gross floor area</b>; and  (B) in all other areas of the City at a minimum rate of 0.2 for each 100 square metres of <b>gross floor area</b>.</p>	100%	100%	50%
Cabaret	<p><b>Parking spaces</b> must be provided at the same rate as an <b>eating establishment</b>.</p>	10%	100%	100%
Cemetery	<p><b>Parking spaces</b> must be provided at a minimum rate of 2.0 for each 100 square metres of <b>gross floor area</b>.</p>	100%	100%	100%

Clinic (medical)	<p><b>Parking spaces</b> must be provided:</p> <p>(A) in Policy Area 1 (PA1), Policy Area 2 (PA2) and Policy Area 3 (PA3):  (i) at a minimum rate of 0.4 for each 100 square metres of <b>gross floor area</b>; and  (ii) at a maximum rate of 0.8 for each 100 square metres of <b>gross floor area</b>; and  (B) in Policy Area 4 (PA4):  (i) at a minimum rate of 0.6 for each 100 square metres of <b>gross floor area</b>; and  (ii) at a maximum rate of 1.0 for each 100 square metres of <b>gross floor area</b>; and  (C) in all other areas of the City, at a minimum rate of 1.0 for each 100 square metres of <b>gross floor area</b>.</p>	100%	100%	100%
Club	<p><b>Parking spaces</b> must be provided:</p> <p>(A) in Policy Area 1 (PA1), at a minimum rate of 3.0 for each 100 square metres of <b>gross floor area</b>;  (B) in Policy Area 2 (PA2), at a minimum rate of 4.5 for each 100 square metres of <b>gross floor area</b>;  (C) in Policy Area 3 (PA3) and Policy Area 4 (PA4), at a minimum rate of 5.5 for each 100 square metres of <b>gross floor area</b>; and  (D) in all other areas of the City at a minimum rate of 7.0 for each 100 square metres of <b>gross floor area</b>.</p>	25%	75%	100%
Community Centre	<p><b>Parking spaces</b> must be provided:</p> <p>(A) in Policy Area 1 (PA1), Policy Area 2 (PA2), Policy Area 3 (PA3) and Policy Area 4 (PA4):  (i) at a minimum rate of 0.5 for each 100 square metres of <b>gross floor area</b>; and  (ii) at a maximum rate of 1.3 for each 100 square metres of <b>gross floor area</b>; and  (B) in all other areas of the City at a minimum rate of 3.0 for each 100 square metres of <b>gross floor area</b>.</p>	25%	100%	100%
Contractor's Establishment	<p><b>Parking spaces</b> must be provided at a minimum rate of 0.5 for each 100 square metres of <b>gross floor area</b>.</p>	100%	100%	100%
Court of Law	<p><b>Parking spaces</b> must be provided:</p> <p>(A) in Policy Area 1 (PA1), Policy Area 2 (PA2), Policy Area 3 (PA3) and Policy Area 4 (PA4) at a minimum rate of 0.5 for each 100 square metres of <b>gross floor area</b>; and  (B) in all other areas of the City at a minimum rate of 1.0 for each 100 square metres of <b>gross floor area</b>.</p>	100%	100%	0%
Crisis Care Shelter	<p><b>Parking spaces</b> must be provided:</p> <p>(A) at a minimum rate of 0.22 for each 100 square metres of <b>gross floor area</b>; and  (B) at a maximum rate of 1.5 for each 100 square metres of <b>gross floor area</b>.</p>	100%	100%	100%
Day Nursery	<p><b>Parking spaces</b> must be provided:</p> <p>(A) in Policy Area 1 (PA1), Policy Area 2 (PA2), Policy Area 3 (PA3) and Policy Area 4 (PA4):  (i) at a minimum rate of 0.4 for each 100 square metres of <b>gross floor area</b>; and  (ii) at a maximum rate of 0.8 for each 100 square metres of <b>gross floor area</b>; and  (B) in all other areas of the City at a minimum rate of 1.0 for each 100 square metres of <b>gross floor area</b>.</p>	100%	100%	50%

<b>Dwelling Unit</b> in a <b>Detached House, Semi-detached House, Townhouse, Duplex, Triplex</b> or <b>Fourplex</b>	<b>Parking spaces</b> must be provided at a minimum rate of 1.0 for each <b>dwelling unit</b> .	100%	100%	100%
<b>Dwelling unit</b> in a Multiple Dwelling Unit Buildings – Resident <b>Parking Space</b>	<b>Parking spaces</b> must be provided at a minimum rate of 1.0 for each <b>dwelling unit</b> .	100%	100%	100%
<b>Dwelling unit</b> in a Multiple Dwelling Unit Buildings – Visitor <b>Parking Space</b>	<b>Parking spaces</b> must be provided at a minimum rate of 0.2 for each <b>dwelling unit</b> . [1676-2013]	100%	100%	100%

<p><b>Dwelling unit in an Apartment Building</b> (Resident requirement)</p>	<p>For a <b>dwelling unit</b> in an <b>apartment building, parking spaces</b> must be provided:</p> <p>(A) in Policy Area 1 (PA1):                  (i) at a minimum rate of :                  (a) 0.3 for each bachelor <b>dwelling unit</b> up to 45 square metres and 1.0 for each bachelor <b>dwelling unit</b> greater than 45 square metres;                  (b) 0.5 for each one bedroom <b>dwelling unit</b>;                  (c) 0.8 for each two bedroom <b>dwelling unit</b>; and                  (d) 1.0 for each three or more bedroom <b>dwelling unit</b>; and                  (ii) at a maximum rate of:                  (a) 0.4 for each bachelor <b>dwelling unit</b> up to 45 square metres and 1.2 for each bachelor <b>dwelling unit</b> greater than 45 square metres;                  (b) 0.7 for each one bedroom <b>dwelling unit</b>;                  (c) 1.2 for each two bedroom <b>dwelling unit</b>; and                  (d) 1.5 for each three or more bedroom <b>dwelling unit</b>; and</p> <p>(B) in Policy Area 2 (PA2) and Policy Area 3 (PA3):                  (i) at a minimum rate of :                  (a) 0.6 for each bachelor <b>dwelling unit</b> up to 45 square metres and 1.0 for each bachelor <b>dwelling unit</b> greater than 45 square metres;                  (b) 0.7 for each one bedroom <b>dwelling unit</b>;                  (c) 0.9 for each two bedroom <b>dwelling unit</b>; and                  (d) 1.0 for each three or more bedroom <b>dwelling unit</b>; and                  (ii) at a maximum rate of:                  (a) 0.9 for each bachelor <b>dwelling unit</b> up to 45 square metres and 1.3 for each bachelor <b>dwelling unit</b> greater than 45 square metres;                  (b) 1.0 for each one bedroom <b>dwelling unit</b>;                  (c) 1.3 for each two bedroom <b>dwelling unit</b>; and                  (d) 1.5 for each three or more bedroom <b>dwelling unit</b>; and</p> <p>(C) in Policy Area 4 (PA4):                  (i) at a minimum rate of :                  (a) 0.7 for each bachelor <b>dwelling unit</b> up to 45 square metres and 1.0 for each bachelor <b>dwelling unit</b> greater than 45 square metres;                  (b) 0.8 for each one bedroom <b>dwelling unit</b>;                  (c) 0.9 for each two bedroom <b>dwelling unit</b>; and                  (d) 1.1 for each three or more bedroom <b>dwelling unit</b>; and                  (ii) at a maximum rate of:                  (a) 1.0 for each bachelor <b>dwelling unit</b> up to 45 square metres and 1.3 for each bachelor <b>dwelling unit</b> greater than 45 square metres;                  (b) 1.2 for each one bedroom <b>dwelling unit</b>;                  (c) 1.3 for each two bedroom <b>dwelling unit</b>; and                  (d) 1.6 for each three or more bedroom <b>dwelling unit</b>; and</p> <p>(D) in all other areas of the City:                  (i) at a minimum rate of :                  (a) 0.8 for each bachelor <b>dwelling unit</b> up to 45 square metres and 1.0 for each bachelor <b>dwelling unit</b> greater than 45 square metres;                  (b) 0.9 for each one bedroom <b>dwelling unit</b>;                  (c) 1.0 for each two bedroom <b>dwelling unit</b>; and                  (d) 1.2 for each three or more bedroom <b>dwelling unit</b>.</p>	<p>100%</p>	<p>100%</p>	<p>100%</p>
---	--	-------------	-------------	-------------

<p><b>Dwelling unit in an Apartment Building – (Visitor requirement)</b></p>	<p>For a <b>dwelling unit</b> in an <b>Apartment Building, parking spaces</b> for visitors must be provided:</p> <p>(A) in Policy Area 1 (PA1) at a minimum rate of 0.1 for each <b>dwelling unit</b>;  (B) in Policy Area 2 (PA2) at a minimum rate of 0.1 for each <b>dwelling unit</b>;  (C) in Policy Area 3 (PA3) at a minimum rate of 0.1 for each <b>dwelling unit</b>;  (D) in Policy Area 4 (PA4) at a minimum rate of 0.15 for each <b>dwelling unit</b>; and  (E) in all other areas of the City at a minimum rate of 0.2 for each <b>dwelling unit</b>.</p>	<p>10%</p>	<p>35%</p>	<p>100%</p>
<p><b>Dwelling unit in a Mixed Use Building</b></p>	<p><b>Parking spaces</b> are to be provided at the same rate as a <b>Dwelling unit in an Apartment Building</b>. [1675-2013]</p>	<p>100%</p>	<p>100%</p>	<p>100%</p>
<p><b>Dwelling unit in a Mixed Use Building - (Visitor Parking)</b></p>	<p>For a <b>dwelling unit</b> in an <b>Mixed Use Building, parking spaces</b> for visitors must be provided:</p> <p>(A) in Policy Area 1 (PA1) at a minimum rate of 0.1 for each <b>dwelling unit</b>;  (B) in Policy Area 2 (PA2) at a minimum rate of 0.1 for each <b>dwelling unit</b>;  (C) in Policy Area 3 (PA3) at a minimum rate of 0.1 for each <b>dwelling unit</b>;  (D) in Policy Area 4 (PA4) at a minimum rate of 0.15 for each <b>dwelling unit</b>; and  (E) in all other areas of the City at a minimum rate of 0.2 for each <b>dwelling unit</b>. [1676-2013]</p>	<p>10%</p>	<p>35%</p>	<p>100%</p>
<p><b>Eating Establishment</b></p>	<p><b>Parking spaces</b> must be provided:</p> <p>(A) in Policy Area 1 (PA1):  (i) at a minimum of 0; and  (ii) at a maximum rate of 3.5 for each 100 square metres of <b>gross floor area</b>; and  (B) in Policy Area 2 (PA2):  (i) at a minimum of 0; and  (ii) at a maximum rate of 4.0 for each 100 square metres of <b>gross floor area</b>; and  (C) in Policy Areas and 3 (PA3) and 4 (PA4) :  (i) at a minimum of 0; and  (ii) at a maximum rate of 5.0 for each 100 square metres of <b>gross floor area</b>; and  (D) in all other areas of the City:  (i) where the <b>gross floor area</b> used for <b>eating establishments</b> in a <b>building</b> is less than 200 square metres no <b>parking space</b> is required;  (ii) where the <b>gross floor area</b> used for <b>eating establishments</b> in a <b>building</b> is 200 square metres or more but less than 500 square metres, <b>parking spaces</b> must be provided at a minimum rate of 3.0 for each 100 square metres of <b>gross floor area</b>; and  (iii) where the <b>gross floor area</b> used for <b>eating establishments</b> in a <b>building</b> is 500 square metres or more, <b>parking spaces</b> must be provided at a minimum rate of 5.0 for each 100 square metres of <b>gross floor area</b>.</p>	<p>100%</p>	<p>100%</p>	<p>100%</p>

<b>Education Use</b>	<b>Parking spaces</b> 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 <b>gross floor area</b> ; (B) in Policy Area 3 (PA3) at a minimum rate of 1.5 for each 100 square metres of <b>gross floor area</b> ; (C) in Policy Area 4 (PA4) at a minimum rate of 2.0 for each 100 square metres of <b>gross floor area</b> ; 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%
<b>Entertainment Place of Assembly</b>	<b>Parking spaces</b> must be provided at the a minimum rate of:  (A) 5.0 for each 100 square metres of <b>gross floor area</b> in Policy Area 1 (PA1) ; (B) 8.0 for each 100 square metres of <b>gross floor area</b> in Policy Area 2 (PA2), Policy Area 3 (PA3) and Policy Area 4 (PA4); and (C) 10.0 for each 100 square metres of <b>gross floor area</b> in all other areas.	25%	50%	100%
<b>Financial Institution</b>	<b>Parking spaces</b> must be provided:  (A) in Policy Area 1 (PA1) at: (i) a minimum rate of 2.0 for each 100 square metres of <b>gross floor area</b> ; and (ii) a maximum rate of 3.5 for each 100 square metres of <b>gross floor area</b> ; 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 <b>gross floor area</b> ; and (ii) a maximum rate of 4.5 for each 100 square metres of <b>gross floor area</b> ; and (C) in all other areas of the City, at a minimum rate of 4.0 for each 100 square metres of <b>gross floor area</b> .	20%	100%	50%
<b>Fire Hall</b>	<b>Parking spaces</b> must be provided at a minimum rate of 0.2 for each 100 square metres of <b>gross floor area</b> .	100%	100%	100%
<b>Funeral Home</b>	<b>Parking spaces</b> must be provided:  (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 <b>gross floor area</b> ; and (ii) at a maximum rate of 4.0 for each 100 square metres of <b>gross floor area</b> ; and (B) in Policy Area 3 (PA3): (i) at a minimum rate of 2.0 for each 100 square metres of <b>gross floor area</b> ; and (ii) at a maximum rate of 5.0 for each 100 square metres of <b>gross floor area</b> ; and (C) in Policy Area 4 (PA4): (i) at a minimum rate of 3.0 for each 100 square metres of <b>gross floor area</b> ; and (ii) at a maximum rate of 6.0 for each 100 square metres of <b>gross floor area</b> ; and (D) in all other areas of the City at a minimum rate of 6.0 for each 100 square metres of <b>gross floor area</b> .	20%	100%	100%
<b>Gaming Establishment</b>	<b>Parking spaces</b> must be provided at a minimum rate of 25.0 for each 100 square metres of <b>gross floor area</b> .	100%	100%	100%

Golf Course	The minimum number of <b>parking space</b> to be provided is the greater of:  (A) 24; and (B) 3.5 for each 100 square metres of <b>gross floor area</b> of all <b>buildings</b> .	100%	100%	100%
Grocery Store	<b>Parking spaces</b> must be provided if the <b>gross floor area</b> used for grocery stores is greater than 200 square metres:  (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 <b>gross floor area</b> ; and (ii) at a maximum rate of 4.5 for each 100 square metres of <b>gross floor area</b> ; and (B) in all other areas of the City, at a minimum rate of 2.5 for each 100 square metres of <b>gross floor area</b> ; and (C) if the <b>gross floor area</b> is 200 square metres or less, no <b>parking space</b> is required.	20%	100%	100%
Group Home	<b>Parking spaces</b> must be provided at a minimum rate of 2 for a <b>group home</b> .	100%	100%	100%
Hospice Care Home	<b>Parking spaces</b> must be provided at a rate of 0.3 for each <b>dwelling unit</b> and <b>bed-sitting room</b> .	100%	100%	100%
Hospital	<b>Parking spaces</b> must be provided :  (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 <b>gross floor area</b> ; and (ii) a maximum rate of 0.8 for each 100 square metres of <b>gross floor area</b> ; and (B) in all other areas of the City, at a minimum rate of 3.5 for each 100 square metres of <b>gross floor area</b> .	20%	100%	100%
Hotel	<b>Parking spaces</b> must be provided:  (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 <b>gross floor area</b> ; (ii) a maximum rate of 1.0 per 100 square metres of <b>gross floor area</b> ; and (B) in all other areas of the City, at a minimum rate of 1.0 for each guest room.	80%	75%	100%
Industrial Sales and Service	<b>Parking spaces</b> must be provided at the same rate as a <b>retail store</b> .	100%	100%	0%
Industrial Skills and Training	<b>Parking spaces</b> must be provided:  (A) in Policy Area 1 (PA1), Policy Area 2 (PA2) at a minimum rate of 2.0 for each 100 square metres of <b>gross floor area</b> ; (B) in Policy Area 3 (PA3) at a minimum rate of 2.5 for each 100 square metres of <b>gross floor area</b> ; (C) in Policy Area 4 (PA4) at a minimum rate of 3.0 for each 100 square metres of <b>gross floor area</b> ; and (D) in all other areas of the City, at a minimum rate of 5.0 for each 100 square metres of <b>gross floor area</b> .	100%	100%	0%
Kennel	<b>Parking spaces</b> must be provided at a minimum of 1 for each 100 square metres of pen area for animals	100%	100%	0%
Laboratory	<b>Parking spaces</b> must be provided at the same rate as office.	100%	100%	0%

Library	<p><b>Parking spaces</b> must be provided:</p> <p>(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 <b>gross floor area</b>; and</p> <p>(B) in all other areas of the City at a minimum rate of 1.3 for each 100 square metres of <b>gross floor area</b>.</p>	25%	100%	100%
Manufacturing Uses	<p><b>Parking spaces</b> must be provided:</p> <p>(A) in Policy Area 1 (PA1), Policy Area 2 (PA2), Policy Area 3 (PA3) and Policy Area 4 (PA4), at a minimum rate of 0.5 for each 100 square metres of <b>gross floor area</b>; and</p> <p>(B) in all other areas of the City, at a minimum rate of 1.0 for each 100 square metres of <b>gross floor area</b>.</p>	100%	100%	100%
Medical Office	<p><b>Parking spaces</b> must be provided:</p> <p>(A) in Policy Area 1 (PA1) at:</p> <p>(i) a minimum rate of 0.3 for each 100 square metres of <b>gross floor area</b>; and</p> <p>(ii) a maximum rate of 3.0 for each 100 square metres of <b>gross floor area</b>; and</p> <p>(B) in Policy Area 2 (PA2) at:</p> <p>(i) a minimum rate of 1.0 for each 100 square metres of <b>gross floor area</b>; and</p> <p>(ii) a maximum rate of 3.5 for each 100 square metres of <b>gross floor area</b>; and</p> <p>(C) in Policy Area 3 (PA3) and Policy Area 4 (PA4) at:</p> <p>(i) a minimum rate of 1.5 for each 100 square metres of <b>gross floor area</b>; and</p> <p>(ii) a maximum rate of 6.0 for each 100 square metres of <b>gross floor area</b>; and</p> <p>(D) in all other areas of the City, at a minimum rate of 3.0 for each 100 square metres of <b>gross floor area</b>.</p>	100%	100%	50%
Motel	<p><b>Parking spaces</b> must be provided:</p> <p>(A) in Policy Area 1 (PA1), Policy Area 2 (PA2), Policy Area 3 (PA3) and Policy Area 4 (PA4):</p> <p>(i) a minimum rate of 0.2 per 100 square metres of <b>gross floor area</b>; and</p> <p>(ii) a maximum rate of 1.0 per 100 square metres of <b>gross floor area</b>; and</p> <p>(B) in all other areas of the City, at a minimum rate of 1.0 for each guest room.</p>	80%	75%	100%
Municipal Shelter	<p><b>Parking spaces</b> must be provided:</p> <p>(A) at a minimum rate of 0.22 for each 100 square metres of <b>gross floor area</b>; and</p> <p>(B) at a maximum rate of 1.5 for each 100 square metres of <b>gross floor area</b>.</p>	100%	100%	100%
Museum	<p><b>Parking spaces</b> must be provided:</p> <p>(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 <b>gross floor area</b>; and</p> <p>(B) in all other areas of the City at a minimum rate of 1.3 for each 100 square metres of <b>gross floor area</b>.</p>	25%	100%	100%

<b>Nightclub</b>	<b>Parking spaces</b> must be provided at the minimum rate of:  (A) 3.0 for each 100 square metres for <b>gross floor area</b> in Policy Area 1 (PA1) ; (B) 4.5 for each 100 square metres for <b>gross floor area</b> in Policy Area 2 (PA2); (C) 5.5 for each 100 square metres for <b>gross floor area</b> in Policy Area 3 (PA3) and Policy Area 4 (PA4); and (D) 7.0 for each 100 square metres for <b>gross floor area</b> in all other areas of the City.	20%	50%	100%
<b>Nursing Home</b>	<b>Parking spaces</b> must be provided at a rate of 0.3 for each <b>dwelling unit</b> and <b>bed-sitting room</b> .	100%	100%	100%
Office (excluding Medical Office)	<b>Parking spaces</b> must be provided:  (A) in Policy Area 1 (PA1) at: (i) a minimum rate of 0.35 for each 100 square metres of <b>gross floor area</b> ; and (ii) a maximum rate of 0.8 for each 100 square metres of <b>gross floor area</b> ; and (B) in Policy Area 2 (PA2)at: (i) a minimum rate of 1.0 for each 100 square metres of <b>gross floor area</b> ; and (ii) a maximum rate 1.4 for each 100 square metres of <b>gross floor area</b> ; 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 <b>gross floor area</b> ; and (ii) a maximum rate of 2.0 for each 100 square metres of <b>gross floor area</b> ; and (D) in all other areas of the City, at a minimum rate of 1.5 for each 100 square metres of <b>gross floor area</b> .	100%	60%	0%
<b>Park</b>	<b>Parking spaces</b> must be provided:  (A) for a <b>building</b> with a <b>recreation use</b> and located in the OR zone: (i) at a minimum 0.25 for each 100 square metres of <b>gross floor area</b> 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 <b>gross floor area</b> 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 <b>gross floor area</b> .	100%	100%	100%
<b>Performing Arts Studio</b>	<b>Parking spaces</b> 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 <b>gross floor area</b> ; and (ii) at a maximum rate of 1.3 for each 100 square metres of <b>gross floor area</b> ; and (B) in all other areas of the City, at a minimum rate of 3.0 for each 100 square metres of <b>gross floor area</b> .	10%	100%	100%

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

<b>Place of Worship</b>	<p><b>Parking spaces</b> must be provided at the greater of :</p> <p>(A) if there is permanent or fixed seating in a <b>Place of Worship</b> 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  (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 if it is located in any other area of the City; and</p> <p>(B) if there is no seating or variable seating in a <b>Place of Worship</b> 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  (iii) 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 33.0 for each 100 square metres of worship area; and  (iv) at a minimum rate of 27.0 for each 100 square metres of worship area if it is located in any other area of the City; or</p> <p>(C) the required minimum parking rate for all other permitted uses on the <b>lot</b>.</p>	100%	100%	100%
Police Station	<p><b>Parking spaces</b> must be provided at a minimum rate of 0.2 for each 100 square metres of <b>gross floor area</b>.</p>	100%	100%	100%
<b>Post Secondary School</b>	<p><b>Parking spaces</b> must be provided at a minimum rate of:</p> <p>(A) in Policy Area 1 (PA1), a minimum of 0;  (B) in Policy Area 2 (PA2) and Policy Area 3 (PA3), 0.1 for each 100 square metres of <b>gross floor area</b>;  (C) in Policy Area 4 (PA4), 1.0 for each 100 square metres of <b>gross floor area</b>; and  (D) in all other areas of the City, 2.0 for each 100 square metres of <b>gross floor area</b>. [ By-law: 1276-2022(OLT) ]</p>	50%	100%	50%

<b>Private School</b>	<b>Parking spaces</b> must be provided:  (A) in Policy Area 1 (PA1) at: (i) a minimum rate of 0.15 for each 100 square metres of <b>gross floor area</b> ; and (ii) a maximum rate of 0.3 for each 100 square metres of <b>gross floor area</b> ; 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 <b>gross floor area</b> ; and (ii) a maximum rate of 1.0 for each 100 square metres of <b>gross floor area</b> ; and (C) in Policy Area 4 (PA4) at: (i) a minimum rate of 1.0 for each 100 square metres of <b>gross floor area</b> ; and (ii) at a maximum rate of 2.0 for each 100 square metres of <b>gross floor area</b> ; and (D) in all other areas of the City, at a minimum rate of 1.5 for each 100 square metres of <b>gross floor area</b> .	100%	100%	20%
<b>Production Studio</b>	<b>Parking spaces</b> must be provided:  (A) in Policy Area 1 (PA1) at: (i) a minimum rate of 0.35 for each 100 square metres of <b>gross floor area</b> ; and (ii) a maximum rate of 0.8 for each 100 square metres of <b>gross floor area</b> ; and (B) in Policy Area 2 (PA2) at: (i) a minimum rate of 1.0 for each 100 square metres of <b>gross floor area</b> ; and (ii) a maximum rate 1.4 for each 100 square metres of <b>gross floor area</b> ; 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 <b>gross floor area</b> ; and (ii) a maximum rate of 2.0 for each 100 square metres of <b>gross floor area</b> ; and (D) in all other areas of the City, at a minimum rate of 1.5 for each 100 square metres of <b>gross floor area</b> .	100%	60%	0%
<b>Public School</b>	<b>Parking spaces</b> must be provided:  (A) in Policy Area 1 (PA1) at: (i) a minimum rate of 0.15 for each 100 square metres of <b>gross floor area</b> ; and (ii) a maximum rate of 0.3 for each 100 square metres of <b>gross floor area</b> ; 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 <b>gross floor area</b> ; and (ii) a maximum rate of 1.0 for each 100 square metres of <b>gross floor area</b> ; and (C) in Policy Area 4 (PA4) at: (i) a minimum rate of 1.0 for each 100 square metres of <b>gross floor area</b> ; and (ii) a maximum rate of 2.0 for each 100 square metres of <b>gross floor area</b> ; and (D) in all other areas of the City, at a minimum rate of 1.5 for each 100 square metres of <b>gross floor area</b> .	100%	100%	20%
Railway Service and Repair Yard; Railway Station	<b>Parking spaces</b> must be provided at a minimum rate of 0.1 per 100 square metres of <b>gross floor area</b> .	100%	100%	50%

<b>Recreation Use</b>	<b>Parking spaces</b> 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 <b>gross floor area</b> ; and (ii) at a maximum rate of 1.3 for each 100 square metres of <b>gross floor area</b> ; and (B) in all other areas of the City, at a minimum rate of 3.0 for each 100 square metres of <b>gross floor area</b> .	25%	100%	100%
<b>Religious Education Use</b>	<b>Parking spaces</b> must be provided:  (A) in Policy Area 1 (PA1): (i) at a minimum rate of 0.15 for each 100 square metres of <b>gross floor area</b> ; and (ii) at a maximum rate of 0.3 for each 100 square metres of <b>gross floor area</b> ; 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 <b>gross floor area</b> ; and (ii) at a maximum rate of 1.0 for each 100 square metres of <b>gross floor area</b> ; and (C) in Policy Area 4 (PA4): (i) at a minimum rate of 1.0 for each 100 square metres of <b>gross floor area</b> ; and (ii) at a maximum rate of 2.0 for each 100 square metres of <b>gross floor area</b> ; and (D) in all other areas of the City, at a minimum rate of 1.5 for each 100 square metres of <b>gross floor area</b> .	100%	100%	20%
<b>Religious Residence</b>	<b>Parking spaces</b> must be provided at a minimum rate of 1.0 for each 10 <b>bed-sitting rooms</b> or <b>dwelling units</b> .	100%	100%	100%
<b>Residential Care Home</b>	<b>Parking spaces</b> must be provided:  (A) at a minimum rate of 0.22 for each 100 square metres of <b>gross floor area</b> ; and (B) at a maximum rate of 1.5 for each 100 square metres of <b>gross floor area</b> .	100%	100%	100%
<b>Respite Care Facility</b>	<b>Parking spaces</b> must be provided at a rate of 0.3 for each <b>dwelling unit</b> and <b>bed-sitting room</b> .	100%	100%	100%

<b>Retail Store</b>	<p><b>Parking spaces</b> must be provided if the <b>gross floor area</b> on a <b>lot</b> is more than 200 square metres:</p> <p>(A) in Policy Area 1 (PA1) at a:  (i) minimum of 1.0 for each 100 square metres of <b>gross floor area</b>; and  (ii) maximum of 3.5 for each 100 square metres of <b>gross floor area</b>; 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 <b>gross floor area</b>; and  (ii) maximum of 4.0 for each 100 square metres of <b>gross floor area</b>; and  (C) in all other areas of the City:  (i) if the <b>gross floor area</b> 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 of <b>gross floor area</b>; and  (ii) if the <b>gross floor area</b> is 10,000 square metres or more but less than 20,000 square metres, at a minimum rate of 3.0 for each 100 square metres of <b>gross floor area</b>; and  (iii) if the <b>gross floor area</b> is 20,000 square metres or more, at a minimum rate of 6.0 for each 100 square metres of <b>gross floor area</b>; and  (D) if the <b>gross floor area</b> on a <b>lot</b> is 200 square metres or less, no <b>parking space</b> is required.</p>	20%	100%	100%
<b>Retail Service</b>	<b>Parking spaces</b> must be provided at the same rate as a <b>retail store</b> .	100%	100%	20%
<b>Retirement Home</b>	<b>Parking spaces</b> must be provided at a rate of 0.3 for each <b>dwelling unit</b> and <b>bed-sitting room</b> .	100%	100%	100%
<b>Secondary Suite</b>	<b>Parking spaces</b> must be provided at a minimum rate of 1.0 for each <b>secondary suite</b> in excess of one. [549-2019]	100%	100%	100%
<b>Self Storage Warehouse</b>	(See <b>Warehouse</b> , self storage)			
<b>Seniors Community House</b>	<b>Parking Spaces</b> must be provided at a minimum rate of 1.0 per <b>building</b> .			
<b>Service Shop</b>	<p><b>Parking spaces</b> must be provided if the <b>gross floor area</b> is more than 200 square metres:</p> <p>(A) in Policy Area 1 (PA1) at a:  (i) minimum rate of 1.0 for each 100 square metres of <b>gross floor area</b>; and  (ii) maximum rate of 3.5 for each 100 square metres of <b>gross floor area</b>; 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 <b>gross floor area</b>; and  (ii) maximum rate of 4.0 for each 100 square metres of <b>gross floor area</b>; and  (C) in all other areas of the City a minimum rate of 1.5 for each 100 square metres of <b>gross floor area</b>; and  (D) if the <b>gross floor area</b> is 200 square metres or less, no <b>parking space</b> is required.</p>	100%	100%	100%
<b>Software Development and Processing</b>	<b>Parking Spaces</b> must be provided at the same rate as an office.	100%	100%	10%

<b>Vehicle Dealership</b>	<b>Parking spaces</b> 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 100 square metres of <b>gross floor area</b> ; and (ii) at a maximum rate of 1.5 for each 100 square metres of <b>gross floor area</b> ; and (B) in all other areas of the City at a minimum rate of 3.0 for each 100 square metres of <b>gross floor area</b> .	100%	100%	100%
<b>Vehicle Depot</b>	<b>Parking spaces</b> 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 <b>gross floor area</b> ; and (B) in all other areas of the City at a minimum rate of 0.2 for each 100 square metres of <b>gross floor area</b> .	100%	100%	50%
<b>Vehicle Fuel Station</b>	<b>Parking spaces</b> 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 <b>gross floor area</b> ; (B) in Policy Area 4 (PA4) at a minimum rate of 3.0 for each 100 square metres of <b>gross floor area</b> ; and (C) in all other areas of the City at a minimum rate of 3.5 for each 100 square metres of <b>gross floor area</b> .	100%	100%	100%
<b>Vehicle Service Shop</b>	<b>Parking spaces</b> must be provided at a minimum rate of 3.5 for each 100 square metres of <b>gross floor area</b> .	100%	100%	100%
<b>Vehicle Repair Shop</b>	<b>Parking spaces</b> must be provided at a minimum rate of 3.5 for each 100 square metres of <b>gross floor area</b> .	100%	100%	100%
<b>Veterinary Hospital</b>	<b>Parking spaces</b> must be provided:  (A) in Policy Area 1 (PA1) at a minimum rate of 0.4 for each 100 square metres of <b>gross floor area</b> and at a maximum rate of 0.8 for each 100 square metres of <b>gross floor area</b> ; and (B) in the rest of the City at a minimum rate of 1 for each 100 square metres of <b>gross floor area</b> .	100%	100%	100%
<b>Visitation Centre</b>	<b>Parking spaces</b> must be provided at a minimum rate of 2.0 for each 100 square metres of <b>gross floor area</b> .	100%	100%	100%
<b>Warehouse</b>	<b>Parking spaces</b> must be provided at a minimum rate of 1.0 for each 100 square metres of <b>gross floor area</b> up to 2750 square metres; plus 0.5 for each 100 square metres of <b>gross floor area</b> in excess of 2750 square metres	100%	100%	50%
<b>Warehouse, Self Storage</b>	<b>Parking spaces</b> must be provided at a minimum rate of 0.6 for each 100 square metres of <b>gross floor area</b> .	100%	100%	50%
<b>Wholesaling Use</b>	<b>Parking spaces</b> must be provided at the same rate as a <b>retail store</b> .	100%	100%	50%

[ By-law: 89-2022 ]

(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. [ By-law: 89-2022 ]

(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. [ By-law: 89-2022 ]

(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. [ By-law: 89-2022 ]

(9) Place of Worship Parking Rates

For the purpose of calculating **parking space** requirements for a **place of worship**, the "worship area" means 90 percent of the area in a **place of worship** used for the expression of worship through religious services, rites or ceremonies. [ By-law: 89-2022 ]

(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 percent of the total minimum **vehicle parking spaces** required. [ By-law: 89-2022 ]

(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. [ By-law: 89-2022 ]

(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. [ By-law: 89-2022 ]

## 970.10.15.10 Residential Zone Category Requirements

(1) Gross Floor Area Calculation 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 percent 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. [ By-law: 89-2022 ]

(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**. [ By-law: 89-2022 ]

(3) Parking Space Location for Apartment Buildings

In the Residential Zone category, a minimum of 50 percent of the required **parking spaces** for an **apartment building**, other than required visitor **parking spaces**, must be in a **building** or underground **structure**. [ By-law: 89-2022 ]

(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**. [ By-law: 89-2022 ]

(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 percent 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**. [ By-law: 89-2022 ]

(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**. [ By-law: 89-2022 ]

### 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 percent 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 percent of the permitted maximum **gross floor area** for the **building**; and

(C) the area of required **parking spaces** in the **building**. [ By-law: 89-2022 ]

(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**. [ By-law: 89-2022 ]

### 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 percent 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 percent 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 [ By-law: 89-2022 ]

(2) Parking Exception for Change fo 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 percent 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. [ By-law: 89-2022 ]

### 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. [ By-law: 89-2022 ]

## 970.30 Transition: Bicycle Parking Space Regulations

### 970.30.1 Transition: Bicycle Parking Space Regulations

(1) Bicycle Parking Space Regulations

An application submitted before July 22, 2022 that is eligible to proceed under Clauses 230.90.15.1, 230.90.15.2, 230.90.15.3 and 230.90.15.4 must comply with the requirements of Clauses 970.30.15.5, 970.30.15.10, 970.30.15.15, 970.30.15.30, 970.30.15.40, 970.30.15.50, and 970.30.15.60. [ By-law: 839-2022 ] [ By-law: 350-2024 ]

### 970.30.15 Transition: Bicycle Parking Space General Requirements

#### 970.30.15.5 Requirements Applying to all Zones

(1) Bicycle Parking Space Requirements for Dwelling Units

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

- (A) in Bicycle Zone 1, a minimum of 1.0 **bicycle parking spaces** for each **dwelling unit**, allocated as 0.9 "long-term" **bicycle parking space** per **dwelling unit** and 0.1 "short-term" **bicycle parking space** per **dwelling unit**; and
- (B) in Bicycle Zone 2, a minimum of 0.75 **bicycle parking spaces** for each **dwelling unit**, allocated as 0.68 "long-term" **bicycle parking space** per **dwelling unit** and 0.07 "short-term" **bicycle parking space** per dwelling unit. [ By-law: 839-2022 ]

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

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

- (A) parking, loading and bicycle parking below-ground;
- (B) required **loading spaces** at the ground level and required **bicycle parking spaces** at or above-ground;
- (C) storage rooms, washrooms, electrical, utility, mechanical and ventilation rooms in the **basement**;
- (D) shower and change facilities required by this By-law for required **bicycle parking spaces**;
- (E) elevator shafts;
- (F) mechanical penthouse; or
- (G) exit stairwells in the **building**; [ By-law: 839-2022 ]

#### 970.30.15.10 Residential Zone Category Requirements

(1) Gross Floor Area Calculations for an Apartment Building

In the Residential Zone category, the **gross floor area** of an **apartment building** is reduced by the area in the **building** used for:

- (A) parking, loading and bicycle parking below **established grade**;
- (B) required **loading spaces** and required **bicycle parking spaces** at or above **established grade**;
- (C) storage rooms, washrooms, electrical, utility, mechanical and ventilation rooms in the **basement**;
- (D) shower and change facilities required by this By-law for required **bicycle parking spaces**;
- (E) indoor **amenity space** required by this By-law;
- (F) elevator shafts;
- (G) garbage shafts;
- (H) mechanical penthouse; and
- (I) exit stairwells in the **building**; [ By-law: 839-2022 ]

#### 970.30.15.15 Residential Apartment Zone Category Requirements

(1) Gross Floor Area Calculations for an Apartment Building

In the Residential Apartment Zone category, the **gross floor area** of an **apartment building** is reduced by the area in the **building** used for:

- (A) parking, loading and bicycle parking below **established grade**;
- (B) required **loading spaces** and required **bicycle parking spaces** at or above **established grade**;
- (C) storage rooms, washrooms, electrical, utility, mechanical and ventilation rooms in the **basement**;
- (D) shower and change facilities required by this By-law for required **bicycle parking spaces**;
- (E) indoor **amenity space** required by this By-law;
- (F) elevator shafts;
- (G) garbage shafts;
- (H) mechanical penthouse; and
- (I) exit stairwells in the **building**; [ By-law: 839-2022 ]

### 970.30.15.30 Commercial Zone Category Requirements

(1) Gross floor Area Calculations for a Non-Residential Building in a Commercial Zone Category

In the Commercial Zone category, the **gross floor area** of a **non-residential building** is reduced by the area in the **building** used for:

- (A) required parking, loading and bicycle parking below-ground;
- (B) required **loading spaces** at the ground level and required **bicycle parking spaces** at or above-ground;
- (C) storage rooms, washrooms, electrical, utility, mechanical and ventilation rooms in the **basement**;
- (D) shower and change facilities required by this By-law for required **bicycle parking spaces**;
- (E) elevator shafts;
- (F) mechanical penthouse; and
- (G) exit stairwells in the **building**; [ By-law: 839-2022 ]

### 970.30.15.40 Commercial Residential Zone Category Requirements

(1) Gross Floor Area Calculations for a Non-residential Building in the Commercial Residential Zone Category

In the Commercial Residential Zone category the **gross floor area** of a **non-residential building** is reduced by the area in the **building** used for:

- (A) parking, loading and bicycle parking below-ground;
- (B) required **loading spaces** at the ground level and required **bicycle parking spaces** at or above-ground;
- (C) storage rooms, washrooms, electrical, utility, mechanical and ventilation rooms in the **basement**;
- (D) shower and change facilities required by this By-law for required **bicycle parking spaces**;
- (E) elevator shafts;
- (F) mechanical penthouse; and
- (G) exit stairwells in the **building**; [ By-law: 839-2022 ]

(2) Gross Floor Area Calculations for a Mixed Use Building in the Commercial Residential Zone Category

In the Commercial Residential Zone category the **gross floor area** of a **mixed use building** is reduced by the area in the **building** used for:

- (A) parking, loading and bicycle parking below-ground;
- (B) required **loading spaces** at the ground level and required **bicycle parking spaces** at or above-ground;
- (C) storage rooms, washrooms, electrical, utility, mechanical and ventilation rooms in the **basement**;
- (D) shower and change facilities required by this By-law for required **bicycle parking spaces**;
- (E) **amenity space** required by this By-law;
- (F) elevator shafts;
- (G) garbage shafts;
- (H) mechanical penthouse; and

(I) exit stairwells in the **building**; [ By-law: 839-2022 ]

(3) Gross Floor Area Calculations for an Apartment Building in the Commercial Residential Zone Category

In the Commercial Residential Zone category the **gross floor area** of an **apartment building** is reduced by the area in the **building** used for:

- (A) parking, loading and bicycle parking below-ground;
- (B) required **loading spaces** at the ground level and required **bicycle parking spaces** at or above-ground;
- (C) storage rooms, washrooms, electrical, utility, mechanical and ventilation rooms in the **basement**;
- (D) shower and change facilities required by this By-law for required **bicycle parking spaces**;
- (E) **amenity space** required by this By-law;
- (F) elevator shafts;
- (G) garbage shafts;
- (H) mechanical penthouse; and
- (I) exit stairwells in the **building**; [ By-law: 839-2022 ]

### 970.30.15.50 Commercial Residential Employment Zone Category Requirements

(1) Gross Floor Area Calculations for a Non-residential Building in the Commercial Residential Employment Zone Category

In the Commercial Residential Employment Zone category the **gross floor area** of a **non-residential building** is reduced by the area in the **building** used for:

- (A) parking, loading and bicycle parking below-ground;
- (B) required **loading spaces** at the ground level and required **bicycle parking spaces** at or above-ground;
- (C) storage rooms, washrooms, electrical, utility, mechanical and ventilation rooms in the **basement**;
- (D) shower and change facilities required by this By-law for required **bicycle parking spaces**;
- (E) elevator shafts;
- (F) mechanical penthouse; and
- (G) exit stairwells in the **building**; [ By-law: 839-2022 ]

(2) Gross Floor Area Calculations for a Mixed Use Building in the Commercial Residential Employment Zone Category

In the Commercial Residential Employment Zone category the **gross floor area** of a **mixed use building** is reduced by the area in the **building** used for:

- (A) parking, loading and bicycle parking below-ground;
- (B) required **loading spaces** at the ground level and required **bicycle parking spaces** at or above-ground;
- (C) storage rooms, washrooms, electrical, utility, mechanical and ventilation rooms in the **basement**;
- (D) shower and change facilities required by this By-law for required **bicycle parking spaces**;
- (E) **amenity space** required by this By-law;
- (F) elevator shafts;
- (G) garbage shafts;
- (H) mechanical penthouse; and
- (I) exit stairwells in the **building**; [ By-law: 839-2022 ]

(3) Gross Floor Area Calculations for an Apartment Building in the Commercial Residential Zone Category

In the Commercial Residential Employment Zone category the **gross floor area** of an **apartment building** is reduced by the area in the **building** used for:

- (A) parking, loading and bicycle parking below-ground;
- (B) required **loading spaces** at the ground level and required **bicycle parking spaces** at or above-ground;
- (C) storage rooms, washrooms, electrical, utility, mechanical and ventilation rooms in the **basement**;
- (D) shower and change facilities required by this By-law for required **bicycle parking spaces**;
- (E) **amenity space** required by this By-law;
- (F) elevator shafts;
- (G) garbage shafts;

- (H) mechanical penthouse; and
- (I) exit stairwells in the **building**. [ By-law: 839-2022 ]

### 970.30.15.60 Employment Industrial Zone Category Requirements

(1) Gross Floor Area Calculations for a Non-residential Building in the Employment Industrial Zone Category

In the Employment Industrial Zone category the **gross floor area** of a **non-residential building** is reduced by the area in the **building** used for:

- (A) parking, loading and bicycle parking below-ground;
- (B) required **loading spaces** at the ground level and required **bicycle parking spaces** at or above-ground;
- (C) storage rooms, washrooms, electrical, utility, mechanical and ventilation rooms in the **basement**;
- (D) voids at the level of each floor with a **manufacturing use**;
- (E) shower and change facilities required by this By-law for required **bicycle parking spaces**;
- (F) elevator shafts, ventilation duct, utility shafts;
- (G) utility areas, catwalks, service platforms and a mechanical penthouse; and
- (H) exit stairwells and escalators in the **building**. [ By-law: 839-2022 ]

(2) Calculation of Parking Space Rates for Manufacturing Uses

For the purpose of calculating the number of required **parking spaces** for a **manufacturing use** on a lot in the Employment Industrial Zone category, the **gross floor area** of a **building** used for a **manufacturing use**, is reduced by the floor area in the **building** used for the following:

- (A) parking, loading and bicycle parking;
- (B) **vehicle** access to a **parking space** or a **loading space**;
- (C) storage rooms or washrooms located in the **basement**;
- (D) voids at the level of each floor with a **manufacturing use**;
- (E) shower and change facilities required by this By-law for required **bicycle parking spaces**;
- (F) elevator shafts, ventilation duct, utility shafts;
- (G) utility areas, catwalks, service platforms and a mechanical penthouse; and
- (H) exit stairwells and escalators in the **building**. [ By-law: 839-2022 ]

(3) Calculation of Loading Space Rates for Manufacturing Uses

For the purpose of calculating the number of required **loading spaces** for a **manufacturing use** on a **lot** in the Employment Industrial Zone category, the **gross floor area** of a **building** used for a **manufacturing use**, is reduced by the floor area in the **building** used for the following:

- (A) parking, loading and bicycle parking;
- (B) **vehicle** access to a **parking space** or a **loading space**;
- (C) storage rooms or washrooms located in the **basement**;
- (D) voids at the level of each floor with a **manufacturing use**;
- (E) shower and change facilities required by this By-law for required **bicycle parking spaces**;
- (F) elevator shafts, ventilation duct, utility shafts;
- (G) utility areas, catwalks, service platforms and a mechanical penthouse; and
- (H) exit stairwells and escalators in the **building**. [ By-law: 839-2022 ]

## **Chapter 990 Zoning By-law Map**

### **990.1 General**

(1) Zoning By-law Map

Regulation 990.1(1) has been relocated to Section 990.10 Zoning By-law Map, as amended through By-law 1675-2013.  
[ By-law: 1675-2013 ]

### **990.10 Zoning By-law Map**

(1) Zoning By-law Map

The Zoning By-law Map for this By-law is located in a separately bound Zoning By-law Map booklet with the individual map sheets identified on the index map located at the front of the map book.  
[ By-law: 1675-2013 ]

## **Chapter 995 Overlay Maps**

### **995.10 Policy Area Overlay Map**

#### **995.10.1 General**

(1) Policy Area Overlay Maps

The Policy Area Overlay Maps of this By-law are located in a separately bound Policy Area Overlay Map booklets with the individual map sheets identified on the index map located at the front of the map book.

## **995.20 Height Overlay Map**

### **995.20.1 General**

(1) Height Overlay Maps

The Height Overlay Maps of this By-law are located in a separately bound Height Overlay Map booklets with the individual map sheets identified on the index map located at the front of the map book.

## **995.30 Lot Coverage Overlay Map**

### **995.30.1 General**

(1) Lot Coverage Overlay Maps

The Lot Coverage Overlay Maps of this By-law are located in a separately bound Lot Coverage Overlay Map booklets with the individual map sheets identified on the index map located at the front of the map book.

## 995.41 Multi-tenant House Overlay Map

### 995.41.10 General

#### (1) Multi-tenant House Overlay Map

- (A) The areas shown on Diagram 1 of By-law 156-2023 where a maximum of 12 **dwelling rooms** are permitted in an R zone despite the maximum of 6 **dwelling rooms** permitted by Regulation 150.25.20.1(3)(B), to be labelled "12 Dwelling Room Special Area;
- (B) The areas shown on Diagram 3 of By-law 156-2023 where a maximum of 6 **dwelling rooms** are permitted despite the maximum of 12 or 25 **dwelling rooms** permitted by Regulations 150.25.20.1(4)(C) and 150.25.20.1(5)(C), to be labelled "6 Dwelling Room Special Area;
- (C) Except where otherwise indicated in (A) and (B) above, the maximum number of **dwelling rooms** permitted within a zone as described by Regulations 150.25.20.1(3)(B) & (D), to be labelled "6 Dwelling Room Area (R, RD, RS, RT, RM)" and to be updated to reflect changes to the zone label on the Zoning By-law Map in Section 990.10;
- (D) Except where otherwise indicated in (B) above, the maximum number of **dwelling rooms** permitted within a zone as described by Regulation 150.25.20.1(4)(C), to be labelled "12 Dwelling Room Area (RA, RAC, RM)" and to be updated to reflect changes to the zone label on the Zoning By-law Map in Section 990.10; and
- (E) Except where otherwise indicated in (B) above, the maximum number of **dwelling rooms** permitted within a zone as described by Regulation 150.25.20.1(5)(C), to be labelled "25 Dwelling Room Area (CR, CRE)" and to be updated to reflect changes to the zone label on the Zoning By-law Map in Section 990.10; [ By-law: 256-2024 ]

## **995.50 Parking Zone Overlay Map**

(1) (THIS SECTION DOES NOT CURRENTLY CONTAIN REGULATIONS)