

Office Consolidation

CITY OF TORONTO - Zoning By-law

BY-LAW NO. 569-2013

ORIGINALLY ENACTED BY CITY COUNCIL May 9, 2013

Last updated: July 31, 2024, with City-wide Amendments to April 30, 2026

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The portions of this By-law that are highlighted bright yellow were originally enacted by City Council May 9, 2013 and are under appeal to the OLT/LPAT/OMB and are not in full force and effect.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

LAST UPDATED:

July 31, 2024, with City-wide Amendments to April 30, 2026

Volume 4 of 4 (Chapters 970 to 995)

The following zoning by-law amendments have been enacted by City Council or the OLT/LPAT/OMB as of July 31, 2024, 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

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Chapter 970 Appendices

970.10 Transition: Parking Space 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]

(2) Application

An application submitted after July 22, 2022 and on or prior to March 31, 2025 that is eligible to proceed under Clauses 200.15.10.5, 200.15.10.10, and Table 200.15.10.5 must comply with the requirements of regulations 970.10.15.5(13), (14), (15), (16), (17), and (18) and Table 970.10.15.5(1) – Parking Space Rates for Effective Parking Spaces. [By-law: 1116-2025]

(3) Application

An application submitted on or prior to July 22, 2022 that is eligible to proceed under Clause 200.15.10.5, 200.15.10.10, and Table 200.15.10.5 must comply with the requirements of regulations 970.10.15.5(11) and (12). [By-law: 1116-2025]

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	Parking spaces must be provided: (A) in Policy Area 1 (PA1), Policy Area 2 (PA2) and Policy Area 3 (PA3) at a minimum rate of 1.0 for each 100 square metres of gross floor area ; (B) in Policy Area 4 (PA4) at a minimum rate of 1.5 for each 100 square metres of gross floor area ; and (C) in all other areas of the City, at a minimum rate of 2.0 for each 100 square metres of gross floor area .	100%	100%	25%
Adult Entertainment	Parking spaces must be provided: (A) in Policy Area 1 (PA1) at a minimum rate of 3.0 for each 100 square metres of gross floor area ; (B) in Policy Area 2 (PA2) at a minimum rate of 4.5 for each 100 square metres of gross floor area ; (C) in Policy Area 3 (PA3) at a minimum rate of 5.5 for each 100 square metres of gross floor area ; (D) in Policy Area 4 (PA4) at a minimum rate of 5.5 for each 100 square metres of gross floor area ; and (E) in all other areas of the City, at a minimum rate of 7.0 for each 100 square metres of gross floor area .	25%	100%	100%
Alternative Housing	Parking spaces must be provided at a minimum rate of 0.1 for each dwelling unit .	100%	100%	100%
Ambulance Depot	Parking Spaces must be provided at a minimum rate of 0.2 for each 100 square metres of gross floor area .	100%	100%	100%
Amusement Arcade	Parking spaces must be provided at the same rate as a retail store .	25%	100%	100%
Animal Shelter	Parking spaces must be provided: (A) in Policy Area 1 (PA1) at a minimum rate of 0.4 for each 100 square metres of gross floor area and at a maximum rate of 0.8 for each 100 square metres of gross floor area ; and (B) in the rest of the City at a minimum rate of 1 for each 100 square metres of gross floor area .	100%	100%	100%
Artist Studio	Parking spaces must be provided at the same rate as a retail store .	25%	100%	100%
Art Gallery	Parking spaces must be provided: (A) in Policy Area 1 (PA1), Policy Area 2 (PA2), Policy Area 3 (PA3), Policy Area 4 (PA4) at a minimum rate of 0.5 for each 100 square metres of gross floor area ; and (B) in all other areas of the City at a minimum rate of 1.3 for each 100 square metres of gross floor area .	25%	100%	100%

Assisted Housing	<p>Parking spaces must be provided:</p> <p>(A) in Policy Area 1 (PA1) for each dwelling unit at a minimum rate of:</p> <ul style="list-style-type: none"> (i) 0.12 for a bachelor dwelling unit up to 45 square metres and 0.5 for each bachelor dwelling unit greater than 45 square metres; (ii) 0.18 for a one bedroom dwelling unit; (iii) 0.3 for a two bedroom dwelling unit; and (iv) 0.5 for a three or more bedroom dwelling unit; and <p>(B) in Policy Area 2 (PA2), Policy Area 3 (PA3) and Policy Area 4 (PA4), for each dwelling unit at a minimum rate of:</p> <ul style="list-style-type: none"> (i) 0.14 for a bachelor dwelling unit up to 45 square metres and 0.5 for each bachelor dwelling unit greater than 45 square metres; (ii) 0.24 for a one bedroom dwelling unit; (iii) 0.4 for a two bedroom dwelling unit; and (iv) 0.75 for a three or more bedroom dwelling unit; and <p>(C) in all other areas of the City for each dwelling unit at a minimum rate of:</p> <ul style="list-style-type: none"> (i) 0.16 for a bachelor dwelling unit up to 45 square metres and 0.5 for each bachelor dwelling unit greater than 45 square metres; (ii) 0.3 for a one bedroom dwelling unit; (iii) 0.5 for a two bedroom dwelling unit; and (iv) 0.9 for a three or more bedroom dwelling unit. 	100%	100%	100%
Billiard Hall, Pool Hall	<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 gross floor area;</p> <p>(B) in Policy Area 2 (PA2), Policy Area 3 (PA3) and Policy Area 4 (PA4) at a minimum rate of 3.5 for each 100 square metres of gross floor area; and</p> <p>(C) in all other areas of the City at a minimum rate of 4.0 for each 100 square metres of gross floor area.</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 gross floor area;</p> <p>(B) in Policy Area 2 (PA2), Policy Area 3 (PA3) and Policy Area 4 (PA4) at a minimum rate of 3.5 for each 100 square metres of gross floor area; and</p> <p>(C) in all other areas of the City at a minimum rate of 4.0 for each 100 square metres of gross floor area.</p>	25%	50%	100%
Bus Station	<p>Parking spaces 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 gross floor area; and</p> <p>(B) in all other areas of the City at a minimum rate of 0.2 for each 100 square metres of gross floor area.</p>	100%	100%	50%
Cabaret	Parking spaces must be provided at the same rate as an eating establishment .	10%	100%	100%
Cemetery	Parking spaces must be provided at a minimum rate of 2.0 for each 100 square metres of gross floor area .	100%	100%	100%

Clinic (medical)	<p>Parking spaces must be provided:</p> <p>(A) in Policy Area 1 (PA1), Policy Area 2 (PA2) and Policy Area 3 (PA3):</p> <p style="padding-left: 20px;">(i) at a minimum rate of 0.4 for each 100 square metres of gross floor area; and</p> <p style="padding-left: 20px;">(ii) at a maximum rate of 0.8 for each 100 square metres of gross floor area; and</p> <p>(B) in Policy Area 4 (PA4):</p> <p style="padding-left: 20px;">(i) at a minimum rate of 0.6 for each 100 square metres of gross floor area; and</p> <p style="padding-left: 20px;">(ii) at a maximum rate of 1.0 for each 100 square metres of gross floor area; and</p> <p>(C) in all other areas of the City, at a minimum rate of 1.0 for each 100 square metres of gross floor area.</p>	100%	100%	100%
Club	<p>Parking spaces must be provided:</p> <p>(A) in Policy Area 1 (PA1), at a minimum rate of 3.0 for each 100 square metres of gross floor area;</p> <p>(B) in Policy Area 2 (PA2), at a minimum rate of 4.5 for each 100 square metres of gross floor area;</p> <p>(C) in Policy Area 3 (PA3) and Policy Area 4 (PA4), at a minimum rate of 5.5 for each 100 square metres of gross floor area; and</p> <p>(D) in all other areas of the City at a minimum rate of 7.0 for each 100 square metres of gross floor area.</p>	25%	75%	100%
Community Centre	<p>Parking spaces 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 style="padding-left: 20px;">(i) at a minimum rate of 0.5 for each 100 square metres of gross floor area; and</p> <p style="padding-left: 20px;">(ii) at a maximum rate of 1.3 for each 100 square metres of gross floor area; and</p> <p>(B) in all other areas of the City at a minimum rate of 3.0 for each 100 square metres of gross floor area.</p>	25%	100%	100%
Contractor's Establishment	<p>Parking spaces must be provided at a minimum rate of 0.5 for each 100 square metres of gross floor area.</p>	100%	100%	100%
Court of Law	<p>Parking spaces 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 gross floor area; and</p> <p>(B) in all other areas of the City at a minimum rate of 1.0 for each 100 square metres of gross floor area.</p>	100%	100%	0%
Crisis Care Shelter	<p>Parking spaces must be provided:</p> <p>(A) at a minimum rate of 0.22 for each 100 square metres of gross floor area; and</p> <p>(B) at a maximum rate of 1.5 for each 100 square metres of gross floor area.</p>	100%	100%	100%
Day Nursery	<p>Parking spaces 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 style="padding-left: 20px;">(i) at a minimum rate of 0.4 for each 100 square metres of gross floor area; and</p> <p style="padding-left: 20px;">(ii) at a maximum rate of 0.8 for each 100 square metres of gross floor area; and</p> <p>(B) in all other areas of the City at a minimum rate of 1.0 for each 100 square metres of gross floor area.</p>	100%	100%	50%

Dwelling Unit in a Detached House, Semi-detached House, Townhouse, Duplex, Triplex or Fourplex	Parking spaces must be provided at a minimum rate of 1.0 for each dwelling unit .	100%	100%	100%
Dwelling unit in a Multiple Dwelling Unit Buildings – Resident Parking Space	Parking spaces must be provided at a minimum rate of 1.0 for each dwelling unit .	100%	100%	100%
Dwelling unit in a Multiple Dwelling Unit Buildings – Visitor Parking Space	Parking spaces must be provided at a minimum rate of 0.2 for each dwelling unit . [1676-2013]	100%	100%	100%
Dwelling unit in an Apartment Building (Resident requirement)	For a dwelling unit in an apartment building , parking spaces must be provided: (A) in Policy Area 1 (PA1): (i) at a minimum rate of : (a) 0.3 for each bachelor dwelling unit up to 45 square metres and 1.0 for each bachelor dwelling unit greater than 45 square metres; (b) 0.5 for each one bedroom dwelling unit ; (c) 0.8 for each two bedroom dwelling unit ; and (d) 1.0 for each three or more bedroom dwelling unit ; and (ii) at a maximum rate of: (a) 0.4 for each bachelor dwelling unit up to 45 square metres and 1.2 for each bachelor dwelling unit greater than 45 square metres; (b) 0.7 for each one bedroom dwelling unit ; (c) 1.2 for each two bedroom dwelling unit ; and (d) 1.5 for each three or more bedroom dwelling unit ; and (B) in Policy Area 2 (PA2) and Policy Area 3 (PA3): (i) at a minimum rate of : (a) 0.6 for each bachelor dwelling unit up to 45 square metres and 1.0 for each bachelor dwelling unit greater than 45 square metres; (b) 0.7 for each one bedroom dwelling unit ; (c) 0.9 for each two bedroom dwelling unit ; and (d) 1.0 for each three or more bedroom dwelling unit ; and (ii) at a maximum rate of: (a) 0.9 for each bachelor dwelling unit up to 45 square metres and 1.3 for each bachelor dwelling unit greater than 45 square metres; (b) 1.0 for each one bedroom dwelling unit ; (c) 1.3 for each two bedroom dwelling unit ; and (d) 1.5 for each three or more bedroom dwelling unit ; and (C) in Policy Area 4 (PA4): (i) at a minimum rate of : (a) 0.7 for each bachelor dwelling unit up to 45 square metres and 1.0 for each bachelor dwelling unit greater than 45 square metres; (b) 0.8 for each one bedroom dwelling unit ; (c) 0.9 for each two bedroom dwelling unit ; and (d) 1.1 for each three or more bedroom dwelling unit ; and (ii) at a maximum rate of:	100%	100%	100%

	<p>(a) 1.0 for each bachelor dwelling unit up to 45 square metres and 1.3 for each bachelor dwelling unit greater than 45 square metres;</p> <p>(b) 1.2 for each one bedroom dwelling unit;</p> <p>(c) 1.3 for each two bedroom dwelling unit; and</p> <p>(d) 1.6 for each three or more bedroom dwelling unit; and</p> <p>(D) in all other areas of the City:</p> <p>(i) at a minimum rate of :</p> <p>(a) 0.8 for each bachelor dwelling unit up to 45 square metres and 1.0 for each bachelor dwelling unit greater than 45 square metres;</p> <p>(b) 0.9 for each one bedroom dwelling unit;</p> <p>(c) 1.0 for each two bedroom dwelling unit; and</p> <p>(d) 1.2 for each three or more bedroom dwelling unit.</p>			
Dwelling unit in an Apartment Building – (Visitor requirement)	<p>For a dwelling unit in an Apartment Building, parking spaces for visitors must be provided:</p> <p>(A) in Policy Area 1 (PA1) at a minimum rate of 0.1 for each dwelling unit;</p> <p>(B) in Policy Area 2 (PA2) at a minimum rate of 0.1 for each dwelling unit;</p> <p>(C) in Policy Area 3 (PA3) at a minimum rate of 0.1 for each dwelling unit;</p> <p>(D) in Policy Area 4 (PA4) at a minimum rate of 0.15 for each dwelling unit; and</p> <p>(E) in all other areas of the City at a minimum rate of 0.2 for each dwelling unit.</p>	10%	35%	100%
Dwelling unit in a Mixed Use Building	Parking spaces are to be provided at the same rate as a Dwelling unit in an Apartment Building . [1675-2013]	100%	100%	100%
Dwelling unit in a Mixed Use Building - (Visitor Parking)	<p>For a dwelling unit in an Mixed Use Building, parking spaces for visitors must be provided:</p> <p>(A) in Policy Area 1 (PA1) at a minimum rate of 0.1 for each dwelling unit;</p> <p>(B) in Policy Area 2 (PA2) at a minimum rate of 0.1 for each dwelling unit;</p> <p>(C) in Policy Area 3 (PA3) at a minimum rate of 0.1 for each dwelling unit;</p> <p>(D) in Policy Area 4 (PA4) at a minimum rate of 0.15 for each dwelling unit; and</p> <p>(E) in all other areas of the City at a minimum rate of 0.2 for each dwelling unit. [1676-2013]</p>	10%	35%	100%

Eating Establishment	Parking spaces must be provided: (A) in Policy Area 1 (PA1): (i) at a minimum of 0; and (ii) at a maximum rate of 3.5 for each 100 square metres of gross floor area ; and (B) in Policy Area 2 (PA2): (i) at a minimum of 0; and (ii) at a maximum rate of 4.0 for each 100 square metres of gross floor area ; and (C) in Policy Areas and 3 (PA3) and 4 (PA4) : (i) at a minimum of 0; and (ii) at a maximum rate of 5.0 for each 100 square metres of gross floor area ; and (D) in all other areas of the City: (i) where the gross floor area used for eating establishments in a building is less than 200 square metres no parking space is required; (ii) where the gross floor area used for eating establishments in a building is 200 square metres or more but less than 500 square metres, parking spaces must be provided at a minimum rate of 3.0 for each 100 square metres of gross floor area ; and (iii) where the gross floor area used for eating establishments in a building is 500 square metres or more, parking spaces must be provided at a minimum rate of 5.0 for each 100 square metres of gross floor area .	100%	100%	100%
Education Use	Parking spaces must be provided: (A) in Policy Area 1 (PA1) and Policy Area 2 (PA2), at a minimum rate of 0.5 for each 100 square metres of gross floor area ; (B) in Policy Area 3 (PA3) at a minimum rate of 1.5 for each 100 square metres of gross floor area ; (C) in Policy Area 4 (PA4) at a minimum rate of 2.0 for each 100 square metres of gross floor area ; and (D) in all other areas of the City at a minimum rate of 3.0 for each 100 square metres of gross floor area	100%	100%	50%
Entertainment Place of Assembly	Parking spaces must be provided at the a minimum rate of: (A) 5.0 for each 100 square metres of gross floor area in Policy Area 1 (PA1) ; (B) 8.0 for each 100 square metres of gross floor area in Policy Area 2 (PA2), Policy Area 3 (PA3) and Policy Area 4 (PA4); and (C) 10.0 for each 100 square metres of gross floor area in all other areas.	25%	50%	100%
Financial Institution	Parking spaces must be provided: (A) in Policy Area 1 (PA1) at: (i) a minimum rate of 2.0 for each 100 square metres of gross floor area ; and (ii) a maximum rate of 3.5 for each 100 square metres of gross floor area ; and (B) in Policy Area 2 (PA2), Policy Area 3 (PA3) and Policy Area 4 (PA4) at: (i) a minimum rate of 2.0 for each 100 square metres of gross floor area ; and (ii) a maximum rate of 4.5 for each 100 square metres of gross floor area ; and (C) in all other areas of the City, at a minimum rate of 4.0 for each 100 square metres of gross floor area .	20%	100%	50%

Fire Hall	Parking spaces must be provided at a minimum rate of 0.2 for each 100 square metres of gross floor area .	100%	100%	100%
Funeral Home	Parking spaces 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 gross floor area ; and (ii) at a maximum rate of 4.0 for each 100 square metres of gross floor area ; and (B) in Policy Area 3 (PA3): (i) at a minimum rate of 2.0 for each 100 square metres of gross floor area ; and (ii) at a maximum rate of 5.0 for each 100 square metres of gross floor area ; and (C) in Policy Area 4 (PA4): (i) at a minimum rate of 3.0 for each 100 square metres of gross floor area ; and (ii) at a maximum rate of 6.0 for each 100 square metres of gross floor area ; and (D) in all other areas of the City at a minimum rate of 6.0 for each 100 square metres of gross floor area .	20%	100%	100%
Gaming Establishment	Parking spaces must be provided at a minimum rate of 25.0 for each 100 square metres of gross floor area .	100%	100%	100%
Golf Course	The minimum number of parking space to be provided is the greater of: (A) 24; and (B) 3.5 for each 100 square metres of gross floor area of all buildings .	100%	100%	100%
Grocery Store	Parking spaces must be provided if the gross floor area 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 gross floor area ; and (ii) at a maximum rate of 4.5 for each 100 square metres of gross floor area ; and (B) in all other areas of the City, at a minimum rate of 2.5 for each 100 square metres of gross floor area ; and (C) if the gross floor area is 200 square metres or less, no parking space is required.	20%	100%	100%
Group Home	Parking spaces must be provided at a minimum rate of 2 for a group home .	100%	100%	100%
Hospice Care Home	Parking spaces must be provided at a rate of 0.3 for each dwelling unit and bed-sitting room .	100%	100%	100%
Hospital	Parking spaces must be provided : (A) in Policy Area 1 (PA1), Policy Area 2 (PA2), Policy Area 3 (PA3) and Policy Area 4 (PA4) at: (i) a minimum rate of 0.4 for each 100 square metres of gross floor area ; and (ii) a maximum rate of 0.8 for each 100 square metres of gross floor area ; and (B) in all other areas of the City, at a minimum rate of 3.5 for each 100 square metres of gross floor area .	20%	100%	100%

Hotel	Parking spaces must be provided: (A) in Policy Area 1 (PA1), Policy Area 2 (PA2), Policy Area 3 (PA3) and Policy Area 4 (PA4); (i) a minimum rate of 0.2 per 100 square metres of gross floor area ; (ii) a maximum rate of 1.0 per 100 square metres of gross floor area ; and (B) in all other areas of the City, at a minimum rate of 1.0 for each guest room.	80%	75%	100%
Industrial Sales and Service	Parking spaces must be provided at the same rate as a retail store .	100%	100%	0%
Industrial Skills and Training	Parking spaces 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 gross floor area ; (B) in Policy Area 3 (PA3) at a minimum rate of 2.5 for each 100 square metres of gross floor area ; (C) in Policy Area 4 (PA4) at a minimum rate of 3.0 for each 100 square metres of gross floor area ; and (D) in all other areas of the City, at a minimum rate of 5.0 for each 100 square metres of gross floor area .	100%	100%	0%
Kennel	Parking spaces must be provided at a minimum of 1 for each 100 square metres of pen area for animals	100%	100%	0%
Laboratory	Parking spaces must be provided at the same rate as office.	100%	100%	0%
Library	Parking spaces must be provided: (A) in Policy Area 1 (PA1), Policy Area 2 (PA2), Policy Area 3 (PA3), Policy Area 4 (PA4) at a minimum rate of 0.5 for each 100 square metres of gross floor area ; and (B) in all other areas of the City at a minimum rate of 1.3 for each 100 square metres of gross floor area .	25%	100%	100%
Manufacturing Uses	Parking spaces must be provided: (A) in Policy Area 1 (PA1), Policy Area 2 (PA2), Policy Area 3 (PA3) and Policy Area 4 (PA4), at a minimum rate of 0.5 for each 100 square metres of gross floor area ; and (B) in all other areas of the City, at a minimum rate of 1.0 for each 100 square metres of gross floor area .	100%	100%	100%
Medical Office	Parking spaces must be provided: (A) in Policy Area 1 (PA1) at: (i) a minimum rate of 0.3 for each 100 square metres of gross floor area ; and (ii) a maximum rate of 3.0 for each 100 square metres of gross floor area ; and (B) in Policy Area 2 (PA2) at: (i) a minimum rate of 1.0 for each 100 square metres of gross floor area ; and (ii) a maximum rate of 3.5 for each 100 square metres of gross floor area ; and (C) in Policy Area 3 (PA3) and Policy Area 4 (PA4) at: (i) a minimum rate of 1.5 for each 100 square metres of gross floor area ; and (ii) a maximum rate of 6.0 for each 100 square metres of gross floor area ; and (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%

Motel	Parking spaces must be provided: (A) in Policy Area 1 (PA1), Policy Area 2 (PA2), Policy Area 3 (PA3) and Policy Area 4 (PA4): (i) a minimum rate of 0.2 per 100 square metres of gross floor area ; and (ii) a maximum rate of 1.0 per 100 square metres of gross floor area ; and (B) in all other areas of the City, at a minimum rate of 1.0 for each guest room.	80%	75%	100%
Municipal Shelter	Parking spaces must be provided: (A) at a minimum rate of 0.22 for each 100 square metres of gross floor area ; and (B) at a maximum rate of 1.5 for each 100 square metres of gross floor area .	100%	100%	100%
Museum	Parking spaces must be provided: (A) in Policy Area 1 (PA1), Policy Area 2 (PA2), Policy Area 3 (PA3), Policy Area 4 (PA4) at a minimum rate of 0.5 for each 100 square metres of gross floor area ; and (B) in all other areas of the City at a minimum rate of 1.3 for each 100 square metres of gross floor area .	25%	100%	100%
Nightclub	Parking spaces must be provided at the minimum rate of: (A) 3.0 for each 100 square metres for gross floor area in Policy Area 1 (PA1) ; (B) 4.5 for each 100 square metres for gross floor area in Policy Area 2 (PA2); (C) 5.5 for each 100 square metres for gross floor area in Policy Area 3 (PA3) and Policy Area 4 (PA4); and (D) 7.0 for each 100 square metres for gross floor area in all other areas of the City.	20%	50%	100%
Nursing Home	Parking spaces must be provided at a rate of 0.3 for each dwelling unit and bed-sitting room .	100%	100%	100%
Office (excluding Medical Office)	Parking spaces must be provided: (A) in Policy Area 1 (PA1) at: (i) a minimum rate of 0.35 for each 100 square metres of gross floor area ; and (ii) a maximum rate of 0.8 for each 100 square metres of gross floor area ; and (B) in Policy Area 2 (PA2)at: (i) a minimum rate of 1.0 for each 100 square metres of gross floor area ; and (ii) a maximum rate 1.4 for each 100 square metres of gross floor area ; and (C) in Policy Area 3 (PA3) and Policy Area 4 (PA4) at: (i) a minimum rate of 1.0 for each 100 square metres of gross floor area ; and (ii) a maximum rate of 2.0 for each 100 square metres of gross floor area ; and (D) in all other areas of the City, at a minimum rate of 1.5 for each 100 square metres of gross floor area .	100%	60%	0%

Park	Parking spaces must be provided: (A) for a building with a recreation use and located in the OR zone: (i) at a minimum 0.25 for each 100 square metres of gross floor area if it is located in Policy Areas 1 through 4; and (ii) at a minimum rate of 1.0 for each 100 square metres of gross floor area if not located in Policy Areas 1 through 4; and (B) for an arena located in the OR zone at a minimum rate of 3.0 for each 100 square metres of gross floor area .	100%	100%	100%
Performing Arts Studio	Parking spaces must be provided: (A) in Policy Area 1 (PA1), Policy Area 2 (PA2), and Policy Area 3 (PA3) and Policy Area 4 (PA4); (i) at a minimum rate of 0.5 for each 100 square metres of gross floor area ; and (ii) at a maximum rate of 1.3 for each 100 square metres of gross floor area ; and (B) in all other areas of the City, at a minimum rate of 3.0 for each 100 square metres of gross floor area .	10%	100%	100%
Personal Service Shop	Parking spaces must be provided if the gross floor area used for personal service shops is greater than 200 square metres: (A) in Policy Area 1 (PA1) at a: (i) minimum rate of 1.0 for each 100 square metres of gross floor area ; and (ii) maximum rate of 3.5 for each 100 square metres of gross floor area ; and (B) in Policy Area 2 (PA2), Policy Area 3 (PA3) and Policy Area 4 (PA4) at a: (i) minimum rate of 1.0 for each 100 square metres of gross floor area ; and (ii) maximum rate of 4.0 for each 100 square metres of gross floor area ; and (C) in all other areas of the City at a minimum rate of 1.5 for each 100 square metres of gross floor area ; and (D) if the gross floor area is 200 square metres or less, no parking space is required	20%	100%	100%
Pet Services	Parking spaces must be provided at the same rate as a retail store .	20%	100%	100%
Place of Assembly	Parking spaces must be provided at the minimum rate of: (A) 3.0 for each 100 square metres for gross floor area in Policy Area 1 (PA1) ; (B) 4.5 for each 100 square metres for gross floor area in Policy Area 2 (PA2); (C) 5.5 for each 100 square metres for gross floor area in Policy Area 3 (PA3) and Policy Area 4 (PA4); and (D) 7.0 for each 100 square metres for gross floor area in all other areas of the City.	25%	50%	100%
Place of Worship	Parking spaces must be provided at the greater of : (A) if there is permanent or fixed seating in a Place of Worship and: (i) if it is in Policy Area 1 (PA1) at: (a) a minimum rate of 9.0 for each 100 square metres of worship area; and (b) a maximum rate of 18.0 for each 100 square metres of worship area; and (ii) if it is in Policy Area 2 (PA2) at: (a) a minimum rate of 15.0 for each 100 square metres of worship area; and	100%	100%	100%

	<p>(b) a maximum rate of 23.0 for each 100 square metres of worship area; and</p> <p>(iii) if it is in Policy Area 3 (PA3) or Policy Area 4 (PA4) at:</p> <p>(a) a minimum rate of 18.0 for each 100 square metres of worship area; and</p> <p>(b) a maximum rate of 29.0 for each 100 square metres of worship area; and</p> <p>(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 Place of Worship and:</p> <p>(i) if it is in Policy Area 1 (PA1) at:</p> <p>(a) a minimum rate of 11.0 for each 100 square metres of worship area; and</p> <p>(b) a maximum rate of 22.0 for each 100 square metres of worship area; and</p> <p>(ii) if it is in Policy Area 2 (PA2) at:</p> <p>(a) a minimum rate of 18.0 for each 100 square metres of worship area; and</p> <p>(b) a maximum rate of 27.0 for each 100 square metres of worship area; and</p> <p>(iii) if it is in Policy Area 3 and Policy Area 4 (PA4) at :</p> <p>(a) a minimum rate of 22.0 for each 100 square metres of worship area; and</p> <p>(b) a maximum rate of 33.0 for each 100 square metres of worship area; and</p> <p>(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 lot.</p>			
Police Station	Parking spaces must be provided at a minimum rate of 0.2 for each 100 square metres of gross floor area .	100%	100%	100%
Post Secondary School	Parking spaces must be provided at a minimum rate of: <p>(A) in Policy Area 1 (PA1), a minimum of 0;</p> <p>(B) in Policy Area 2 (PA2) and Policy Area 3 (PA3), 0.1 for each 100 square metres of gross floor area;</p> <p>(C) in Policy Area 4 (PA4), 1.0 for each 100 square metres of gross floor area; and</p> <p>(D) in all other areas of the City, 2.0 for each 100 square metres of gross floor area. [By-law: 1276-2022(OLT)]</p>	50%	100%	50%
Private School	Parking spaces must be provided: <p>(A) in Policy Area 1 (PA1) at:</p> <p>(i) a minimum rate of 0.15 for each 100 square metres of gross floor area; and</p> <p>(ii) a maximum rate of 0.3 for each 100 square metres of gross floor area; and</p> <p>(B) in Policy Area 2 (PA2) and Policy Area 3 (PA3) at:</p> <p>(i) a minimum rate of 0.5 for each 100 square metres of gross floor area; and</p> <p>(ii) a maximum rate of 1.0 for each 100 square metres of gross floor area; and</p> <p>(C) in Policy Area 4 (PA4) at:</p> <p>(i) a minimum rate of 1.0 for each 100 square metres of gross floor area; and</p> <p>(ii) at a maximum rate of 2.0 for each 100 square metres of gross floor area; and</p>	100%	100%	20%

	(D) in all other areas of the City, at a minimum rate of 1.5 for each 100 square metres of gross floor area .			
Production Studio	Parking spaces must be provided: (A) in Policy Area 1 (PA1) at: (i) a minimum rate of 0.35 for each 100 square metres of gross floor area ; and (ii) a maximum rate of 0.8 for each 100 square metres of gross floor area ; and (B) in Policy Area 2 (PA2) at: (i) a minimum rate of 1.0 for each 100 square metres of gross floor area ; and (ii) a maximum rate 1.4 for each 100 square metres of gross floor area ; and (C) in Policy Area 3 (PA3) and Policy Area 4 (PA4) at: (i) a minimum rate of 1.0 for each 100 square metres of gross floor area ; and (ii) a maximum rate of 2.0 for each 100 square metres of gross floor area ; and (D) in all other areas of the City, at a minimum rate of 1.5 for each 100 square metres of gross floor area .	100%	60%	0%
Public School	Parking spaces must be provided: (A) in Policy Area 1 (PA1) at: (i) a minimum rate of 0.15 for each 100 square metres of gross floor area ; and (ii) a maximum rate of 0.3 for each 100 square metres of gross floor area ; and (B) in Policy Area 2 (PA2) and Policy Area 3 (PA3) at: (i) a minimum rate of 0.5 for each 100 square metres of gross floor area ; and (ii) a maximum rate of 1.0 for each 100 square metres of gross floor area ; and (C) in Policy Area 4 (PA4) at: (i) a minimum rate of 1.0 for each 100 square metres of gross floor area ; and (ii) a maximum rate of 2.0 for each 100 square metres of gross floor area ; and (D) in all other areas of the City, at a minimum rate of 1.5 for each 100 square metres of gross floor area .	100%	100%	20%
Railway Service and Repair Yard; Railway Station	Parking spaces must be provided at a minimum rate of 0.1 per 100 square metres of gross floor area .	100%	100%	50%
Recreation Use	Parking spaces must be provided: (A) in Policy Area 1 (PA1), Policy Area 2 (PA2), and Policy Area 3 (PA3) and Policy Area 4 (PA4): (i) at a minimum rate of 0.5 for each 100 square metres of gross floor area ; and (ii) at a maximum rate of 1.3 for each 100 square metres of gross floor area ; and (B) in all other areas of the City, at a minimum rate of 3.0 for each 100 square metres of gross floor area .	25%	100%	100%

Religious Education Use	Parking spaces must be provided: (A) in Policy Area 1 (PA1): (i) at a minimum rate of 0.15 for each 100 square metres of gross floor area ; and (ii) at a maximum rate of 0.3 for each 100 square metres of gross floor area ; and (B) in Policy Area 2 (PA2) and Policy Area 3 (PA3): (i) at a minimum rate of 0.5 for each 100 square metres of gross floor area ; and (ii) at a maximum rate of 1.0 for each 100 square metres of gross floor area ; and (C) in Policy Area 4 (PA4): (i) at a minimum rate of 1.0 for each 100 square metres of gross floor area ; and (ii) at a maximum rate of 2.0 for each 100 square metres of gross floor area ; and (D) in all other areas of the City, at a minimum rate of 1.5 for each 100 square metres of gross floor area .	100%	100%	20%
Religious Residence	Parking spaces must be provided at a minimum rate of 1.0 for each 10 bed-sitting rooms or dwelling units .	100%	100%	100%
Residential Care Home	Parking spaces must be provided: (A) at a minimum rate of 0.22 for each 100 square metres of gross floor area ; and (B) at a maximum rate of 1.5 for each 100 square metres of gross floor area .	100%	100%	100%
Respite Care Facility	Parking spaces must be provided at a rate of 0.3 for each dwelling unit and bed-sitting room .	100%	100%	100%
Retail Store	Parking spaces must be provided if the gross floor area on a lot is more than 200 square metres: (A) in Policy Area 1 (PA1) at a: (i) minimum of 1.0 for each 100 square metres of gross floor area ; and (ii) maximum of 3.5 for each 100 square metres of gross floor area ; and (B) in Policy Area 2 (PA2), Policy Area 3 (PA3) and Policy Area 4 (PA4) at: (i) minimum of 1.0 for each 100 square metres of gross floor area ; and (ii) maximum of 4.0 for each 100 square metres of gross floor area ; and (C) in all other areas of the City: (i) if the gross floor area is more than 200 square metres and less than 10,000 square metres, at a minimum rate of 1.5 for each 100 square metres of gross floor area ; and (ii) if the gross floor area 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 gross floor area ; and (iii) if the gross floor area is 20,000 square metres or more, at a minimum rate of 6.0 for each 100 square metres of gross floor area ; and (D) if the gross floor area on a lot is 200 square metres or less, no parking space is required.	20%	100%	100%
Retail Service	Parking spaces must be provided at the same rate as a retail store .	100%	100%	20%
Retirement Home	Parking spaces must be provided at a rate of 0.3 for each dwelling unit and bed-sitting room .	100%	100%	100%

Secondary Suite	Parking spaces must be provided at a minimum rate of 1.0 for each secondary suite in excess of one. [549-2019]	100%	100%	100%
Self Storage Warehouse	(See Warehouse , self storage)			
Seniors Community House	Parking Spaces must be provided at a minimum rate of 1.0 per building .			
Service Shop	Parking spaces must be provided if the gross floor area is more than 200 square metres: (A) in Policy Area 1 (PA1) at a: (i) minimum rate of 1.0 for each 100 square metres of gross floor area ; and (ii) maximum rate of 3.5 for each 100 square metres of gross floor area ; and (B) in Policy Area 2 (PA2), Policy Area 3 (PA3) and Policy Area 4 (PA4) at: (i) minimum rate of 1.0 for each 100 square metres of gross floor area ; and (ii) maximum rate of 4.0 for each 100 square metres of gross floor area ; and (C) in all other areas of the City a minimum rate of 1.5 for each 100 square metres of gross floor area ; and (D) if the gross floor area is 200 square metres or less, no parking space is required.	100%	100%	100%
Software Development and Processing	Parking Spaces must be provided at the same rate as an office.	100%	100%	10%
Vehicle Dealership	Parking spaces must be provided: (A) in Policy Area 1 (PA1), Policy Area 2 (PA2), Policy Area 3 (PA3) and Policy Area 4 (PA4): (i) at a minimum rate of 1.0 for each 100 square metres of gross floor area ; and (ii) at a maximum rate of 1.5 for each 100 square metres of gross floor area ; and (B) in all other areas of the City at a minimum rate of 3.0 for each 100 square metres of gross floor area .	100%	100%	100%
Vehicle Depot	Parking spaces must be provided: (A) in Policy Area 1 (PA1), Policy Area 2 (PA2) and Policy Area 3 (PA3) at a minimum rate of 0.1 for each 100 square metres of gross floor area ; and (B) in all other areas of the City at a minimum rate of 0.2 for each 100 square metres of gross floor area .	100%	100%	50%
Vehicle Fuel Station	Parking spaces must be provided: (A) in Policy Area 1 (PA1), Policy Area 2 (PA2) and Policy Area 3 (PA3) at a minimum rate of 2.5 for each 100 square metres of gross floor area ; (B) in Policy Area 4 (PA4) at a minimum rate of 3.0 for each 100 square metres of gross floor area ; and (C) in all other areas of the City at a minimum rate of 3.5 for each 100 square metres of gross floor area .	100%	100%	100%
Vehicle Service Shop	Parking spaces must be provided at a minimum rate of 3.5 for each 100 square metres of gross floor area .	100%	100%	100%
Vehicle Repair Shop	Parking spaces must be provided at a minimum rate of 3.5 for each 100 square metres of gross floor area .	100%	100%	100%

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

[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, except regulation 200.15.1(5);
- (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, except regulation 200.15.1(5); 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, except regulation 200.15.1(5). [By-law: 223-2025]

(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 and on or prior to July 22, 2022 must comply with all regulations for an accessible **parking space** in Section 200.15, except regulation 200.15.1(5), and any accessible **parking spaces** lawfully existing on the **lot** must be retained. [By-law: 1116-2025]

(13) Interpretation of Minimum and Maximum Parking Space Requirement

If Table 200.5.10.1 – Parking Space Rates has a minimum and maximum number of **parking spaces** for a use, the number of **parking spaces** for that use listed on the Table may not:

- (A) be less than the required minimum;
- (B) exceed the permitted maximum; and
- (C) if a minimum is not specified for a use, no **parking spaces** are required. [By-law: 223-2025]

(14) Application of Effective Parking Spaces

Effective **parking spaces** and Table 970.10.15.5(1) – Parking Space Rates for Effective Parking Spaces may only be used to determine the required amount of accessible **parking spaces**, in accordance with the following:

- (A) the number of effective **parking spaces** calculated from Table 970.10.15.5(1) – Parking Space Rates for Effective Parking Spaces is not intended to represent the total number of required accessible **parking spaces**;
- (B) effective **parking spaces** may only be used as the basis for calculating the required quantity of accessible **parking spaces**, in accordance with the rates in regulations 970.10.15.5(16) and (17);
- (C) effective **parking space** rates in Table 970.10.15.5(1) do not apply as a substitute for the parking rates in Table 200.5.10.1 – Parking Space Rates; and
- (D) the quantity of **vehicle parking spaces** provided for a development may not apply as a substitute for the effective **parking space** requirements in the calculation of required accessible parking, except for circumstances set out in regulation 970.10.15.5(14). [By-law: 223-2025]

(15) Determining Effective Parking Spaces for the Purposes of Accessible Parking

The number of effective **parking spaces** to determine accessible **parking space** requirements is the greater of the number of permitted **parking space** provided and the number of **parking spaces** calculated using the rates in Table 970.10.15.5(1) – Parking Space Rates for Effective Parking Spaces. [By-law: 223-2025]

(16) Calculation of Effective Parking Spaces

Regulations 200.5.1.10(1), (7), (8), (9), and (11) apply for the calculation of effective **parking spaces** and interpretation of the rates in Table 970.10.15.5(1) – Parking Space Rates for Effective Parking Spaces. [By-law: 223-2025]

Table 970.10.15.5(1)

Parking Space Rates for Effective Parking Spaces

Land Use Category	Rate for Calculating Effective Parking Spaces
Resident Requirement for a Dwelling unit in an: Apartment Building , Assisted Housing or a Mixed Use Building	The rate for calculating effective parking spaces is: (A) in Parking Zone A (PZA) at a rate of: (i) 0.3 for each bachelor dwelling unit up to 45 square metres and 1.0 for each bachelor dwelling unit greater than 45 square metres; and (ii) 0.5 for each one bedroom dwelling unit ; and (iii) 0.8 for each two bedroom dwelling unit ; and (iv) 1.0 for each three or more bedroom dwelling unit ; and (B) in Parking Zone B (PZB) at a rate of: (i) 0.7 for each bachelor dwelling unit up to 45 square metres and 1.0 for each bachelor dwelling unit greater than 45 square metres; and (ii) 0.8 for each one bedroom dwelling unit ; and (iii) 0.9 for each two bedroom dwelling unit ; and (iv) 1.1 for each three or more bedroom dwelling unit ; and (C) in all other areas of the City, at a rate of: (i) 0.8 for each bachelor dwelling unit up to 45 square metres and 1.0 for each bachelor dwelling unit greater than 45 square metres; and (ii) 0.9 for each one bedroom dwelling unit ; and (iii) 1.0 for each two bedroom dwelling unit ; and (iv) 1.2 for each three or more bedroom dwelling unit .
Resident Requirement for a Dwelling Unit in a: Detached House, Semi-detached House, Townhouse, Duplex, Triplex or Fourplex	None
Resident Requirement for a Dwelling Unit in a Multiple Dwelling Unit Building	The rate for calculating effective parking spaces is 1.0 for each dwelling unit .
Secondary Suite	None
Visitor Requirement for a dwelling unit in an Apartment Building , a Mixed Use Building , and/or a Multiple Dwelling Unit Building	The rate for calculating effective parking spaces is 0.1 per dwelling unit .
Tier 1: Alternative Housing, Group Home, Hospice Care Home, Nursing Home, Religious Residence, Retirement Home, Respite Care Facility and Seniors Community House	The rate for calculating effective parking spaces is 0.2 parking spaces for each bed-sitting room or dwelling unit .
Tier 2: Adult Education School, Animal Shelter, Art Gallery , Clinic (medical), Community Centre , Court of Law, Day Nursery, Education Use, Hospital, Hotel, Kennel, Laboratory, Motel, Museum , Office (Excluding Medical Office), Performing Arts Studio, Post Secondary School, Private School, Production Studio, Public School, Recreation Use, Religious Educational Use, Self-Storage Warehouse, Software Development and Processing, Vehicle Dealership, Veterinary Hospital	The rate for calculating effective parking spaces is: (A) in Parking Zone A (PZA) and Parking Zone B (PZB), 0.4 parking spaces for each 100 square metres of gross floor area ; and (B) in all other areas of the City, 1.0 parking spaces for each 100 square metres of gross floor area .
Tier 3: Crisis Care Shelter, Municipal Shelter, Residential Care Home	The rate for calculating effective parking spaces is 0.2 parking spaces for each 100 square metres of gross floor area .

<p>Tier 4:</p> <p>Adult Entertainment, Ambulance Depot, Amusement Arcade, Artist Studio, Billiard Hall, Bowling Alley, Bus Station, Cabaret Cemetery, Club, Contractor's Establishment, Eating Establishment, Entertainment Place of Assembly, Financial Institution, Fire Hall, Funeral Home, Gaming Establishment, Golf Course, Grocery Store, Industrial Sales and Service, Industrial Skills Training, Library, Manufacturing Uses, Medical Office, Nightclub, Park, Personal Service Shop, Pet Services, Place of Assembly, Place of Worship, Police Station, Pool Hall, Railway Service and Repair Yard; Railway Station, Retail Service, Retail Store, Service Shop, Vehicle Depot, Vehicle Fuel Station, Vehicle Repair Shop, Vehicle Service Shop, Visitation Centre, Warehouse, Wholesaling Use</p>	<p>The rate for calculating effective parking spaces is:</p> <p>(A) in Parking Zone A (PZA) and Parking Zone B (PZB), 1.0 parking spaces for each 100 square metres of gross floor area; and</p> <p>(B) in all other areas of the City, 2.0 parking spaces for each 100 square metres of gross floor area.</p>
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[By-law: 223-2025]

(17) Accessible Parking Rates – General

In accordance with Table 970.10.15.5(1) – Parking Space Rates for Effective Parking Spaces, if the number of **parking spaces** associated with **dwelling units** is 5 or more, or if the number of **parking spaces** associated with uses in Tiers 1, 2, 3, or 4, excluding medical offices and clinics, is 1 or more, clearly identified off **street** accessible **parking space** must be provided on the same **lot** as every **building** or **structure** erected or enlarged, as follows:

- (A) if the number of effective **parking spaces** is less than 13, a minimum of 1 **parking space** must comply with all regulations for an accessible **parking space** in Articles 200.15.1 and 200.15.15, and regulations 970.10.15.5(13), (14), (15), (16), and (18);
- (B) if the number of effective **parking spaces** is 13 to 100, a minimum of 1 **parking space** for every 25 effective **parking spaces** or part thereof must comply with all regulations for an accessible **parking space** in Articles 200.15.1 and 200.15.15, and regulations 970.10.15.5(13), (14), (15), (16) and (18); and
- (C) if the number of effective **parking spaces** is more than 100, a minimum of 5 **parking spaces** plus 1 **parking space** for every 50 effective **parking spaces** or part thereof in excess of 100 **parking spaces** must comply with all regulations for an accessible **parking space** in Articles 200.15.1 and 200.15.15, and regulations 970.10.15.5(13), (14), (15), (16), and (18). [By-law: 223-2025]

(18) Accessible Parking Rates – Medical Offices and Clinics

In accordance with Table 970.10.15.5(1) – Parking Space Rates for Effective Parking Spaces, if the number of **parking spaces** associated with medical offices and clinics is 1 or more, **parking spaces** which comply with all regulations for an accessible **parking space** in Section 970.10 must be provided, as follows:

- (A) the minimum number of accessible **parking spaces** is 10 percent of the number of effective **parking spaces**, rounded up; and
- (B) any accessible **parking spaces** **lawfully existing** on the **lot** must be retained. [By-law: 223-2025]

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 to 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 on or prior to 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, as amended, except regulations 970.30.15(3) and (4) and Table 970.30.15.5 – Bicycle Parking Space Rates, as it read on and prior to July 22, 2022. [By-law: 1116-2025]

(2) Bicycle Parking Space Regulations

An application submitted after July 22, 2022 and on or prior to March 31, 2025 that is eligible to proceed under regulations 230.5.1.10(7), 230.5.10.1(1), and Table 230.5.10.1(1) – Bicycle Parking Space Rates, and regulation 230.5.10.20(1) must comply with the requirements of regulations 970.30.15.5(3), (4), and (5) and Table 970.30.15.5 – Bicycle Parking Space Rates. [By-law: 1116-2025]

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]

(3) Shower and Change Facilities

If a **building** has uses, other than **dwelling units**, for which a "long-term" **bicycle parking space** is required, shower and change facilities must be provided for each gender at the following rate:

- (A) none if less than 5 required "long-term" **bicycle parking spaces**;
- (B) 1 for 5 to 60 required "long-term" **bicycle parking spaces**;
- (C) 2 for 61 to 120 required "long-term" **bicycle parking spaces**;
- (D) 3 for 121 to 180 required "long-term" **bicycle parking spaces**; and
- (E) 4 for more than 180 required "long-term" **bicycle parking spaces**. [By-law: 223-2025]

(4) Bicycle Parking Space Rates

For a **building** or portion of a **building** constructed pursuant to a building permit issued more than three years after May 9, 2013, **bicycle parking spaces** must comply with Table 970.30.15.5 – Bicycle Parking Space Rates. [By-law: 1116-2025]

Table 970.30.15.5

Bicycle Parking Space Rates

Use	Short-Term Bicycle Parking Spaces	Long-Term Bicycle Parking Spaces
Crisis Care Facility	(None)	the minimum number of long-term bicycle parking spaces to be provided is 2.
Eating Establishment	the minimum number of short-term bicycle parking spaces to be provided: (A) in Bicycle Zone 1 is 3 plus 0.3 bicycle parking spaces for each 100 square metres of interior floor area used for an eating establishment ; and (B) in Bicycle Zone 2 is 3 plus 0.25 bicycle parking spaces for each 100 square metres of interior floor area used for an eating establishment .	the minimum number of long-term bicycle parking spaces to be provided: (A) in Bicycle Zone 1 is 0.2 for each 100 square metres of interior floor area used for an eating establishment ; and (B) in Bicycle Zone 2 is 0.13 for each 100 square metres of interior floor area used for an eating establishment .
Education Use	the minimum number of short-term bicycle parking spaces to be provided: (A) in Bicycle Zone 1 is 3 plus 0.1 bicycle parking spaces for each 100 square metres of interior floor area used for an education use ; and (B) in Bicycle Zone 2 is 3 plus 0.06 bicycle parking spaces for each 100 square metres of interior floor area used for an education use .	the minimum number of long-term bicycle parking spaces to be provided: (A) in Bicycle Zone 1 is 0.1 for each 100 square metres of interior floor area used for an education use ; and (B) in Bicycle Zone 2 is 0.06 for each 100 square metres of interior floor area used for an education use .
Hospital	the minimum number of short-term bicycle parking spaces is: (A) in Bicycle Zone 1 is 3 plus 0.1 bicycle parking spaces for each 100 square metres of interior floor area used for a hospital ; and (B) in Bicycle Zone 2 is 3 plus 0.06 bicycle parking spaces for each 100 square metres of interior floor area used for a hospital .	the minimum number of long-term bicycle parking spaces to be provided: (A) in Bicycle Zone 1 is 0.1 for each 100 square metres of interior floor area used for a hospital ; and (B) in Bicycle Zone 2 is 0.06 for each 100 square metres of interior floor area used for a hospital .
Medical Office	the minimum number of short-term bicycle parking spaces to be provided: (A) in Bicycle Zone 1 is 3 plus 0.15 bicycle parking spaces for each 100 square metres of interior floor area used for a medical office; and (B) in Bicycle Zone 2 is 3 plus 0.1 bicycle parking spaces for each 100 square metres of interior floor area used for a medical office.	the minimum number of long-term bicycle parking spaces to be provided: (A) in Bicycle Zone 1 is 0.15 for each 100 square metres of interior floor area used for a medical office; and (B) in Bicycle Zone 2 is 0.1 for each 100 square metres of interior floor area used for a medical office.
Municipal Shelter	(None)	the minimum number of long-term bicycle parking spaces to be provided is 2.

Office	<p>the minimum number of short-term bicycle parking spaces to be provided:</p> <p>(A) in Bicycle Zone 1 is 3 plus 0.2 bicycle parking spaces for each 100 square metres of interior floor area used for an office, other than a medical office; and</p> <p>(B) in Bicycle Zone 2 is 3 plus 0.15 bicycle parking spaces for each 100 square metres of interior floor area used for an office, other than a medical office.</p>	<p>the minimum number of long-term bicycle parking spaces to be provided:</p> <p>(A) in Bicycle Zone 1 is 0.2 for each 100 square metres of interior floor area used for an office, other than a medical office; and</p> <p>(B) in Bicycle Zone 2 is 0.13 for each 100 square metres of interior floor area used for an office, other than a medical office.</p>
Personal Service Shop	<p>the minimum number of short-term bicycle parking spaces to be provided:</p> <p>(A) in Bicycle Zone 1 is 3 plus 0.3 bicycle parking spaces for each 100 square metres of interior floor area used for a personal service shop; and</p> <p>(B) in Bicycle Zone 2 is 3 plus 0.25 bicycle parking spaces for each 100 square metres of interior floor area used for a personal service shop.</p>	<p>the minimum number of long-term bicycle parking spaces to be provided:</p> <p>(A) in Bicycle Zone 1 is 0.2 for each 100 square metres of interior floor area used for a personal service shop; and</p> <p>(B) in Bicycle Zone 2 is 0.13 for each 100 square metres of interior floor area used for a personal service shop.</p>
Post-Secondary School	<p>the minimum number of short-term bicycle parking spaces:</p> <p>(A) in Bicycle Zone 1 is 3 plus 0.3 bicycle parking spaces for each 100 square metres of interior floor area used for post-secondary school offices and classrooms; and</p> <p>(B) in Bicycle Zone 2 is 3 plus 0.18 bicycle parking spaces for each 100 square metres of interior floor area used for post-secondary school offices and classrooms.</p>	<p>the minimum number of long-term bicycle parking spaces to be provided:</p> <p>(A) in Bicycle Zone 1 is 1.0 for each 100 square metres of interior floor area used for post-secondary school offices and classrooms; and</p> <p>(B) in Bicycle Zone 2 is 0.6 for each 100 square metres of interior floor area used for post-secondary school offices and classrooms.</p>
Private School	<p>the minimum number of short-term bicycle parking spaces to be provided:</p> <p>(A) in Bicycle Zone 1 is 3 plus 0.1 bicycle parking spaces for each 100 square metres of interior floor area used for a public school or private school; and</p> <p>(B) in Bicycle Zone 2 is 3 plus 0.06 bicycle parking spaces for each 100 square metres of interior floor area used for a public school or private school.</p>	<p>the minimum number of long-term bicycle parking spaces to be provided:</p> <p>(A) in Bicycle Zone 1 is 0.1 for each 100 square metres of interior floor area used for a public school or private school; and</p> <p>(B) in Bicycle Zone 2 is 0.06 for each 100 square metres of interior floor area used for public school or private school.</p>
Public School	<p>the minimum number of short-term bicycle parking spaces to be provided:</p> <p>(A) in Bicycle Zone 1 is 3 plus 0.1 bicycle parking spaces for each 100 square metres of interior floor area used for a public school or private school; and</p> <p>(B) in Bicycle Zone 2 is 3 plus 0.06 bicycle parking spaces for each 100 square metres of interior floor area used for a public school or private school.</p>	<p>the minimum number of long-term bicycle parking spaces to be provided:</p> <p>(A) in Bicycle Zone 1 is 0.1 for each 100 square metres of interior floor area used for a public school or private school; and</p> <p>(B) in Bicycle Zone 2 is 0.06 for each 100 square metres of interior floor area used for a public school or private school.</p>

Retail Store	<p>the minimum number of short-term bicycle parking spaces to be provided:</p> <p>(A) in Bicycle Zone 1 is 3 plus 0.3 bicycle parking spaces for each 100 square metres of interior floor area used for a retail store; and</p> <p>(B) in Bicycle Zone 2 is 3 plus 0.25 bicycle parking spaces for each 100 square metres of interior floor area used for a retail store.</p>	<p>the minimum number of long-term bicycle parking spaces to be provided:</p> <p>(A) in Bicycle Zone 1 is 0.2 for each 100 square metres of interior floor area used for a retail store; and</p> <p>(B) in Bicycle Zone 2 is 0.13 for each 100 square metres of interior floor area used for a retail store.</p>
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[By-law: 223-2025]

(5) Payment-in-Lieu of Bicycle Parking

The number of "short-term" **bicycle parking spaces** required by Regulation 230.5.10.1(5)(A) may be reduced, subject to the following:

- (A) the number of "short-term" **bicycle parking spaces** reduced is not more than half the amount required by Regulation 230.5.10.1(5)(A), rounded down to the nearest whole number;
- (B) for each "short-term" **bicycle parking space** required by Regulation 230.5.10.1(5)(A) to be reduced, the owner or occupant must provide a payment in-lieu to the City; and
- (C) the owner or occupant must enter into an agreement with the City pursuant to Section 40 of the Planning Act. [By-law: 1116-2025]

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 Employment 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: 1116-2025]

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, and utility shafts; [By-law: 1116-2025]
- (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, and utility shafts; [By-law: 1116-2025]
- (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) Parking Zone Overlay Map

[THIS SECTION DOES NOT CURRENTLY CONTAIN A REGULATION]

995.60 Community Streets Overlay Map

(1) Community Streets Overlay Map

[THIS SECTION DOES NOT CURRENTLY CONTAIN A REGULATION]