

Proposed general amendments (Parking-Related) – Z-25-09

No. # – Title (TEMPLATE)

Description:

Staff comments:

Amendments:

Legend: Underline (green) = addition/modification to regulation

~~Strikethrough~~ = deletion of regulation

No. 1 – Bicycle Parking

Description: To amend **Section 2 – Definitions** to add a definition of Stacked Bicycle Parking and associated regulations for stacked and oversized bicycle parking. Updates to bicycle parking rates to reflect changes to Schedule A1 – Parking Overlay.

Staff comments: Several recent Zoning By-law Amendment applications have included requests to permit Stacked Bicycle Parking as a more efficient use of space within buildings to provide bicycle parking. Staff are proposing to add a definition for Stacked Bicycle Parking as well as associated regulations to permit this type of bicycle parking as-of-right. Staff are also proposing amendments to require a percentage of required bicycle parking to be 'oversized' to accommodate larger bicycles such as cargo bikes, 'fat bikes', larger e-bikes, and bikes with attachments where additional width may be required. Staff are proposing updates to bicycle parking rates to reflect changes to parking overlay areas including implementing a rate instead of a percentage of required parking in response to the removal of vehicular parking minimums in PMTSAs (Bill 185) and increasing the percentage of bicycle parking required in some areas to offset the reduction in vehicular parking rates.

Proposed Amendments to Section 2 – Definitions:

Add the following definition after BICYCLE PARKING:

BICYCLE PARKING (STACKED): means a horizontal BICYCLE PARKING space that is positioned above or below another BICYCLE PARKING space and equipped with a mechanical device providing floor level access to each BICYCLE PARKING spaces.

Proposed Amendments to Regulation 6.6.1:

6.6.1 BICYCLE PARKING spaces shall comply with the dimensions in Table 6F:

TABLE 6F: BICYCLE PARKING SPACE DIMENSIONS		
	Dimension	
Horizontal BICYCLE PARKING Space	Width (minimum)	0.6 metres
	Length – Single Side Rack (minimum)	2.0 metres
	Length – Double Side Rack (minimum)	3.0 metres
	Vertical Clearance (minimum)	2.0 metres
	Access Aisle Width (minimum)	1.75 metres
Vertical Mounted BICYCLE PARKING Space	Width (minimum)	0.6 metres
	Length (minimum)	1.25 metres
	Vertical Clearance (minimum)	2.0 metres
	Access Aisle Width (minimum)	1.75 metres
<u>BICYCLE PARKING (STACKED) Space</u>	<u>Width (minimum)</u>	<u>0.6 metres</u>
	<u>Length (minimum)</u>	<u>2.0 metres</u>
	<u>Vertical Clearance (minimum, combined)</u>	<u>3.8 metres</u>
	<u>Access aisle width (minimum)</u>	<u>2.5 metres</u>

Proposed Amendments to Regulation 6.6.2(c):

c) For non-residential USES, the following minimum BICYCLE PARKING requirements shall apply:

i.) Within Areas ~~A and B~~ on Schedule A1:

A.) BICYCLE PARKING spaces shall be provided at a minimum rate of ~~forty percent (40%) of the required motor vehicle PARKING SPACES~~ 0.8 BICYCLE PARKING SPACES per 100 square metres of non-residential BUILDING FLOOR AREA excluding STRUCTURED PARKING. This requirement may be satisfied as TYPE A BICYCLE PARKING and or TYPE B BICYCLE PARKING, except as specified in section 6.6.2.c).i).B.).

B.) where non-residential BUILDING FLOOR AREA exceeds 2,400 square metres, a minimum fifty percent (50%) of the required BICYCLE PARKING shall be provided as TYPE A BICYCLE PARKING.

ii.) Within Areas ~~C and D~~ B on Schedule A1:

A.) BICYCLE PARKING spaces shall be provided at a minimum rate of ~~forty~~ fifty percent (~~40~~ 50%) of the required motor vehicle PARKING SPACES. This requirement may be satisfied as TYPE A BICYCLE PARKING and or TYPE B BICYCLE PARKING, except as specified in section 6.6.2.c).ii).B.).

B.) where non-residential BUILDING FLOOR AREA exceeds 2,400 square metres, a minimum fifty percent (50%) of the required BICYCLE PARKING shall be provided as TYPE A BICYCLE PARKING.

iii.) ~~Within Areas E and F on Schedule A1:~~

~~A.) BICYCLE PARKING spaces shall be provided at a minimum rate of twenty-five percent (25%) of the required motor vehicle PARKING SPACES. This requirement may be satisfied as TYPE A BICYCLE PARKING and or TYPE B BICYCLE PARKING, except as specified in section 6.6.2.c).iii.).B.).~~

~~B.) where non-residential BUILDING FLOOR AREA exceeds 2,400 square metres, a minimum fifty percent (50%) of the required BICYCLE PARKING shall be provided as TYPE A BICYCLE PARKING.~~

iv.) For all areas other than Areas A and B, ~~C, D, E and F~~ on Schedule A1:

A.) BICYCLE PARKING spaces shall be provided at a minimum rate of ~~ten~~ twenty percent (~~10~~ 20%) of the required motor vehicle PARKING SPACES. This requirement may be satisfied as TYPE A BICYCLE PARKING and or TYPE B BICYCLE PARKING, except as specified in section 6.6.2.c).iv.).B.).

B.) where non-residential BUILDING FLOOR AREA exceeds 4,650 square metres, a minimum fifty percent (50%) of the required BICYCLE PARKING shall be provided as TYPE A BICYCLE PARKING.

Add Regulations 6.6.5 and 6.6.6:

6.6.5 BICYCLE PARKING (STACKED) shall only be permitted as TYPE A BICYCLE PARKING.

6.6.6 Notwithstanding anything to the contrary, a minimum of 10% of the required TYPE A BICYCLE PARKING SPACES shall be oversized BICYCLE PARKING SPACES having a minimum width of 1.0 metre.

No. 2 – Use Specific Parking rates

Description: To amend certain use specific parking rates within **Table 6A: Parking – Specific Uses**.

Staff comments: Updates are proposed to Table 6A to reduce parking rates for certain specific uses, where the rates have been identified as “high”, such as take-out restaurants, and to simplify the table by consolidating rows where the parking rates are the same for different uses. Additional housekeeping amendments are proposed to eliminate regulations that are no longer relevant, specifically in Protected Major Transit Station Areas (PMTSAs) where municipalities can no longer enforce minimum parking requirements pursuant to Bill 185.

Proposed Amendments to Table 6A:

TABLE 6A: PARKING - SPECIFIC USES		
Use	PARKING SPACE Requirement (minimum)	
ASSISTED LIVING FACILITY	0.30 PARKING SPACES per BEDROOM	
AUDITORIUM	5 PARKING SPACES per 100 square metres of BUILDING FLOOR AREA	
AUTOMOBILE SERVICE CENTRE	3.5 PARKING SPACES per 100 square metres of BUILDING FLOOR AREA	
BANQUET HALL	5 PARKING SPACES per 100 square metres of BUILDING FLOOR AREA	
CHILD CARE CENTRE	Where the total BUILDING FLOOR AREA on a LOT is less than 1,000 square metres, 4 PARKING SPACES per 100 square metres of BUILDING FLOOR AREA, ~~except in zones U1, U2, C1A, C2A, C2B, C4A, E2A and E2B where the parking regulations in the zone category shall apply~~	
Funeral Home	3 PARKING SPACES per 100 square metres of BUILDING FLOOR AREA, but not less than 20 PARKING SPACES	
GROUP HOME	1 PARKING SPACE per employee in addition to the parking required for the residential BUILDING	
Hospital (Public and Private)	0.30 PARKING SPACES per hospital bedroom	
HOTEL	1 PARKING SPACE per guest room, plus 5 PARKING SPACES per 100 square metres of BUILDING FLOOR AREA for commercial, conference and or convention space	
HOME OCCUPATIONS	Operator + Zero (0) Employees	Operator + One (1) Employee
• CLASS A ARTIST STUDIO • <u>HOME OFFICE</u>	0 PARKING SPACES shall be provided on the LOT for the HOME OCCUPATION in addition to the PARKING SPACE(S) required for the DWELLING UNIT.	1 PARKING SPACE shall be provided on the LOT for the HOME OCCUPATION in addition to the PARKING SPACE(S) required for the DWELLING UNIT.
• ~~Personal Grooming of Individuals Business (within HOME PERSONAL SERVICE)~~	~~1 PARKING SPACE shall be provided on the LOT for the HOME OCCUPATION in addition to the PARKING SPACE(S) required for the DWELLING UNIT.~~	~~3 PARKING SPACES shall be provided on the LOT for the HOME OCCUPATION in addition to the PARKING SPACE(S) required for the DWELLING UNIT.~~
• HOME CHILD CARE • <u>HOME PERSONAL SERVICE</u> • <u>HOME COMMERCIAL WELLNESS</u> • <u>LOW RISK FOOD KITCHEN</u> • <u>TEACHER</u>	1 PARKING SPACE shall be provided on the LOT for the HOME OCCUPATION in addition to the PARKING SPACE(S) required for the DWELLING UNIT.	3 PARKING SPACES shall be provided on the LOT for the HOME OCCUPATION in addition to the PARKING SPACE(S) required for the DWELLING UNIT.

TABLE 6A: PARKING - SPECIFIC USES

• HOME COMMERCIAL WELLNESS • HOME HEALTH PRACTITIONER	~~1 PARKING SPACE shall be provided on the LOT for the HOME OCCUPATION in addition to the PARKING SPACE(S) required for the DWELLING UNIT.~~ 3 PARKING SPACES shall be provided on the LOT for the HOME OCCUPATION in addition to the PARKING SPACE(S) required for the DWELLING UNIT.	~~3 PARKING SPACES shall be provided on the LOT for the HOME OCCUPATION in addition to the PARKING SPACE(S) required for the DWELLING UNIT.~~ ~~Where the employee is an administrative assistance,~~ 4 PARKING SPACES shall be provided on the LOT for the HOME OCCUPATION in addition to the PARKING SPACE(S) required for the DWELLING UNIT. ~~Where the employee is not an administrative assistant,~~ 6 PARKING SPACES shall be provided on the LOT for the HOME OCCUPATION in addition to the PARKING SPACE(S) required for the DWELLING UNIT.
• HOME OFFICE	~~0 PARKING SPACES shall be provided on the LOT for the HOME OCCUPATION in addition to the PARKING SPACE(S) required for the DWELLING UNIT.~~	~~1 PARKING SPACE shall be provided on the LOT for the HOME OCCUPATION in addition to the PARKING SPACE(S) required for the DWELLING UNIT.~~
• HOME PERSONAL SERVICE (excluding Personal Grooming of Individuals Business)	1 PARKING SPACE shall be provided on the LOT for the HOME OCCUPATION in addition to the PARKING SPACE(S) required for the DWELLING UNIT.	3 PARKING SPACES shall be provided on the LOT for the HOME OCCUPATION in addition to the PARKING SPACE(S) required for the DWELLING UNIT.
• LOW RISK FOOD KITCHEN	1 PARKING SPACE shall be provided on the LOT for the HOME OCCUPATION in addition to the PARKING SPACE(S) required for the DWELLING UNIT.	3 PARKING SPACES shall be provided on the LOT for the HOME OCCUPATION in addition to the PARKING SPACE(S) required for the DWELLING UNIT.
• TEACHER	1 PARKING SPACE shall be provided on the LOT for the HOME OCCUPATION in addition to the PARKING SPACE(S) required for the DWELLING UNIT.	3 PARKING SPACES shall be provided on the LOT for the HOME OCCUPATION in addition to the PARKING SPACE(S) required for the DWELLING UNIT.

TABLE 6A: PARKING - SPECIFIC USES	
LODGING HOUSE	~~0.5 PARKING SPACES per LODGING ROOM Occupant. If the LODGING HOUSE is owner-occupied, an additional 1 PARKING SPACE shall be required for the owner.~~ Refer to Section 3.L.2
LONG TERM CARE FACILITY	0.30 PARKING SPACES per BEDROOM
PRIVATE SCHOOL	2 PARKING SPACES per TEACHING AREA
PUBLIC SCHOOL	2 PARKING SPACES per TEACHING AREA
RESTAURANT	Where the total BUILDING FLOOR AREA on a LOT is less than 1,000 square metres, 1 PARKING SPACE per 4 seats in the RESTAURANT, ~~except in zones U1, U2, C1A, C2A, C2B, C4A, E2A and E2B where the parking regulations in the zone category shall apply~~
RESTAURANT (TAKE-OUT)	Where the total BUILDING FLOOR AREA on a LOT is less than 1,000 square metres, ~~11~~ 15 PARKING SPACES per 100 square metres of BUILDING FLOOR AREA devoted to the TAKE-OUT RESTAURANT, ~~except in zones U1, U2, C1A, C2A, C2B, C4A, E2A and E2B where the parking regulations in the zone category shall apply~~
SPIRITUAL USE	8 PARKING SPACES per 100 square metres of BUILDING FLOOR AREA

NOTE: Lands identified in Area A of Schedule 'A1' have no minimum vehicle PARKING SPACE requirements pursuant to the Planning Act.

No. 3 – Parking Space Dimensions

Description: Amendments to Parking Space Dimensions in Table 6B, to clarify requirements where the space is abutting a wall or column.

Staff Comments: The Zoning By-law currently requires additional width for parking spaces that abut a wall or column, to provide room for vehicle doors to open and allow occupants to exit / enter the vehicle. Staff received feedback that increased stall widths should not apply where the wall or column does not obstruct the doors, for example where a column is at the end of parking stall and does not interfere with door movements. Staff are proposing to amend Table 6B accordingly.

Amendments to Section 6.1.5 Parking Space Dimensions:

TABLE 6B: PARKING SPACE DIMENSIONS		
PARKING SPACE angle to the Driveway, Drive Aisle, or STREET	PARKING SPACE Dimension (minimum)	
Parallel Parking	Width	2.8 metres
	Length	6.5 metres
45° and TANDEM PARKING	Width	2.8 metres
	Length	6.0 metres
90°	Width	2.8 metres
	Length	5.5 metres
90° when one side abuts a wall, ~~or~~ column, or other obstruction and the wall, column or other obstruction measures less than 1 metre in length from the front / rear of the PARKING SPACE	<u>Width</u>	<u>2.8 metres</u>
	Length	5.5 metres
90° when one side abuts a wall, column, or other obstruction, and the wall, column or other obstruction measures 1 metre or more in length from the front / rear of the PARKING SPACE	Width	3.0 metres
	Length	5.5 metres
90° when both sides abut a wall, column, or other obstruction and on both sides of the PARKING SPACE the wall, column, or other obstruction measures less than 1 metre in length from the front / rear of the PARKING SPACE	<u>Width</u>	<u>2.8 metres</u>
	Length	5.5 metres
90° when both sides abut a wall, column, or other obstruction and on one side of the PARKING SPACE the wall, column or other obstruction measures less than 1 metre in length from the front / rear of the PARKING SPACE	<u>Width</u>	<u>3.0 metres</u>
	Length	5.5 metres
90° when both sides abut a wall, ~~or~~ column, or other obstruction and on both sides of the PARKING SPACE the wall, column or other obstruction measures 1 metre or more in length from the front / rear of the PARKING SPACE	Width	3.2 metres
	Length	5.5 metres

No. 4 – Accessible Parking

Description: Amendments to **Section 6.4 – Accessible Parking**

Staff Comments: The Zoning By-law currently regulates accessible parking rates based on required vehicular parking. Within Major Transit Station Areas (MTSAs), the City is no longer able to require minimum parking rates pursuant to the Planning Act, therefore staff are proposing to amend Section 6.4 from “required” to “provided”. This is consistent with the Accessibility for Ontarians with Disabilities Act, 2005 (AODA) standards that apply for accessible parking.

Amendments to Section 6.4 – Accessible Parking

6.4.1 ACCESSIBLE PARKING SPACES shall be provided ~~on LOTS where parking is required pursuant to this BY-LAW,~~ in accordance with Table 6D. ACCESSIBLE PARKING SPACES comprise part of the ~~required~~ provided PARKING SPACES in Table 6D.

TABLE 6D: ACCESSIBLE PARKING SPACES		
~~Minimum PARKING SPACES required by Zoning Category~~ Number of PARKING SPACES provided	Type A ACCESSIBLE PARKING SPACES (minimum)	Type B ACCESSIBLE PARKING SPACES (minimum)
1-25	1	0
26 - 50	1	1
51 - 75	1	2
76 - 100	2	2
101 - 133	2	3
134-166	3	3
167-250	3	4
251-300	4	4
301-350	4	5
351-400	5	5
401-450	5	6
451-500	6	6
501 - 550	6	7
551 - 600	7	7
601 - 650	7	8
651 - 700	8	8
701 - 750	8	9
751 - 800	9	9
801 - 850	9	10
851 - 900	10	10
900 - 950	10	11
951 - 1000	11	11
1001+	11 plus 1% of the total number of PARKING SPACES	

No. 5 – Loading Rates

Description: Amendments to the loading rates in Section 6.9.4.4.

Staff Comments: With the elimination of parking minimums within MTSAs pursuant to the Planning Act, there is a need to ensure new development will function without reliance on municipal streets for move in / out operations, refuse (garbage and recycling) collection, short term deliveries, and resident pick-up / drop-off. Amendments to the loading rates in Section 6.9.4.4 are proposed in response to the foregoing.

Proposed Amendments:

6.9.4.4 For residential USES, LOADING SPACES shall be provided in accordance with Table 6L:

Table 6L: LOADING SPACES – Residential USES			
<u>LOCATION</u>	<u>BEDROOMS UNITS</u>	LOADING SPACE TYPE	LOADING SPACES REQUIRED (minimum)
<u>Area A (Schedule A1)</u>	<u>0 – 4</u>		<u>(none required)</u>
<u>Area A (Schedule A1)</u>	<u>5 – 300</u> ~~0 – 75~~	<u>Type A</u>	<u>1</u> ~~(none required)~~
	~~76 – 900~~	~~Type A~~	~~1~~
<u>Area A (Schedule A1)</u>	<u>301</u> ~~901~~ or more	Type A	2
<u>All Other Areas</u>	<u>0 - 25</u> ~~0 – 75~~		(none required)
<u>All Other Areas</u>	<u>26 - 300</u> ~~76 – 900~~	Type A	1
<u>All Other Areas</u>	<u>301 or more</u> ~~901 or more~~	Type A	2

No. 6 – Zone Specific Parking Rates

Description: Various amendments to the parking rates within each specific zone.

Staff Comments: Various amendments to existing parking rates are proposed to facilitate residential development, as contemplated by Housing Accelerator Fund Initiative #8 (HAF Initiative #8). The amendments consider the findings of the Parking Standards Study completed by Stantec (May 2023) for the City of Waterloo, including that the number of parking overlay areas shown on Schedule A1 be simplified for more effective rate reductions and ease of understanding. The amendments advance various reductions in parking rates, simplification of the overlay area rates (Schedule A1), and updates to reflect no parking minimums within MTSAs pursuant to the Planning Act.

Proposed Amendments:

R6 zone

7.6.6 The following regulations in Table 7K shall apply to every LOT, BUILDING and STRUCTURE in the Residential Six (R6) zone:

Table 7K: Regulations – RESIDENTIAL SIX ZONE (R6)			
		DETACHED	DETACHED “S”
LOT AREA (minimum)	INTERIOR LOT	330 square metres	292 square metres
	CORNER LOT	405 square metres	360 square metres
LOT FRONTAGE (minimum)	INTERIOR LOT	11 metres	9.75 metres
	CORNER LOT	13.5 metres	12 metres
Average LOT DEPTH (minimum) (see 7.6.7)		30 metres	
FRONT YARD setback (minimum)		6 metres	
FLANKAGE YARD setback (minimum)		3 metres	
SIDE YARD setback (minimum)		1.2 metres	
REAR YARD setback (minimum)		7.5 metres	
BUILDING HEIGHT (maximum)		13.5 metres for a BUILDING containing 4 DWELLING UNITS, and 10 metres in all other instances	
LANDSCAPED OPEN SPACE (minimum)		30%	
IMPERVIOUS COVERAGE (maximum)		N/A	
PARKING SPACES (minimum)		One (1) DWELLING UNIT: One (1) PARKING SPACE	One (1) DWELLING UNIT: One (1) PARKING SPACE
		Two (2) DWELLING UNITS: Two (2) PARKING SPACES	Two (2) DWELLING UNITS: Two (2) PARKING SPACES
		Three (3) DWELLING UNITS: Two (2) PARKING SPACES	Three (3) DWELLING UNITS: Two (2) PARKING SPACES
		Four (4) DWELLING UNITS: Three (3) PARKING SPACES	Four (4) DWELLING UNITS: Three (3) PARKING SPACES
PRIVATE GARAGE Width (minimum)		5.7 metres	4.28 metres
PRIVATE GARAGE Depth (minimum)		6.25 metres	
PRIVATE GARAGE Area (minimum)		35.50 square metres	26.75 square metres
Driveway Width (minimum)		5.48 metres	5.07 metres

Table 7K: Regulations – RESIDENTIAL SIX ZONE (R6)			
Number of main BUILDINGS per LOT (maximum)		1	
Number of COACH HOUSES per LOT (maximum)		1	
Number of DWELLING UNITS per LOT (maximum)		4	
Table 7K: Regulations – RESIDENTIAL SIX ZONE (R6) – CONTINUED			
		TOWNHOUSE	FREEHOLD TOWNHOUSE
LOT AREA (minimum)	INTERIOR LOT: Internal Unit	(none)	225 square metres
	INTERIOR LOT: End Unit	(none)	262 square metres
	CORNER LOT:	(none)	322 square metres
LOT FRONTAGE (minimum)	INTERIOR LOT: Internal Unit	(none)	7.5 metres
	INTERIOR LOT: End Unit	(none)	8.75 metres
	CORNER LOT	(none)	10.75 metres
Average LOT DEPTH (minimum) (see 7.6.7)		(none)	30 metres
FRONT YARD setback (minimum)		6 metres	
FLANKAGE YARD setback (minimum)		3 metres	6 metres
SIDE YARD setback (minimum)		1.2 metres	
REAR YARD setback (minimum)		7.5 metres	
Setback between Main BUILDINGS (minimum)		2.4 metres	(none)
BUILDING HEIGHT (maximum)		13.5 metres for a BUILDING containing 4 DWELLING UNITS, and 10 metres in all other instances	
Density (maximum)		150 BEDROOMS per hectare	(none)
LANDSCAPED OPEN SPACE (minimum)		30%	
IMPERVIOUS COVERAGE (maximum)		N/A	
PARKING SPACES (minimum)		0.9 ~~1.4~~ per DWELLING UNIT	1 per DWELLING UNIT
VISITOR PARKING SPACES (minimum)		0.1 per DWELLING UNIT	N/A
PRIVATE GARAGE Width (minimum)		3.55 metres	4.28 metres
PRIVATE GARAGE Depth (minimum)		6.25 metres	
PRIVATE GARAGE Area (minimum)		22 square metres	26.75 square metres
Driveway Width (minimum)		(none)	5.07 metres
Number of main BUILDINGS per LOT (maximum)		More than one (1) permitted	1
Number of COACH HOUSES per LOT (maximum)		1	1
Number of DWELLING UNITS per LOT (maximum)		N/A	4

R7 zone

7.7.2 The following regulations in Table 7L shall apply to every LOT, BUILDING and STRUCTURE in the Residential Seven (R7) zone:

Table 7L: Regulations – RESIDENTIAL SEVEN ZONE (R7)			
		TOWNHOUSE	FREEHOLD TOWNHOUSE
LOT AREA (minimum)	INTERIOR LOT	(none)	185 square metres
	CORNER LOT	(none)	400 square metres
LOT FRONTAGE (minimum)	INTERIOR LOT	(none)	5.5 metres
	CORNER LOT	(none)	11.5 metres
Average LOT DEPTH (minimum) (see 7.7.3)		30 metres	
STREET LINE setback (minimum)		6 metres	
INTERIOR LOT LINE setback (minimum)		7.5 metres	(none)
SIDE YARD setback (minimum)		1.2 metres	1.8 metres
REAR YARD setback (minimum)		(none)	7.5 metres
Setback between Main BUILDINGS (minimum)		2.4 metres	(none)
BUILDING HEIGHT (maximum)		13.5 metres for a BUILDING containing 4 DWELLING UNITS, and 10 metres in all other instances.	
Density (maximum)		150 BEDROOMS per hectare	(none)
LOT COVERAGE, all BUILDINGS (maximum)		50%	40%
PARKING SPACES (minimum)		0.9 ~~1.4~~ per DWELLING UNIT	1 per DWELLING UNIT
VISITOR PARKING SPACES (minimum)		0.1 per DWELLING UNIT	N/A
Number of main BUILDINGS per LOT (maximum)		More than one (1) permitted	1
Number of COACH HOUSES per LOT (maximum)		1	1
Number of DWELLING UNITS per LOT (maximum)		N/A	4

R8 zone

7.8.2 The following regulations in Table 7M shall apply to every LOT, BUILDING and STRUCTURE in the Residential Eight (R8) zone:

Table 7M: Regulations – RESIDENTIAL EIGHT ZONE (R8)					
		TOWNHOUSE	STACKED TOWNHOUSE	FREEHOLD TOWNHOUSE	TRIPLEX
LOT AREA (minimum)		(none)	(none)	165 sq.m.	540 sq.m.
LOT FRONTAGE (minimum)	INTERIOR LOT	(none)	(none)	5.5 metres	15 metres
	CORNER LOT	(none)	(none)	11.5 metres	18 metres
STREET LINE setback (minimum)		6 metres			
INTERIOR LOT LINE setback (minimum)		7.5 metres	(none)	(none)	(none)
SIDE YARD setback (minimum)		(none)	1.8 metres	1.8 metres	1.8 metres
REAR YARD setback (minimum)		7.5 metres			

Table 7M: Regulations – RESIDENTIAL EIGHT ZONE (R8)				
BUILDING HEIGHT (maximum)	13.5 metres for a BUILDING containing 4 DWELLING UNITS, and 10 metres in all other instances			
Density (maximum)	150 BEDROOMS per hectare	150 BEDROOMS per hectare	(none)	(none)
LOT COVERAGE (maximum)	45%	45%	45%	45%
LANDSCAPED OPEN SPACE (minimum)	30%			
PARKING SPACES (minimum)	~~0.90~~ 1 per DWELLING UNIT	~~0.90~~ 1 per DWELLING UNIT	1 per DWELLING UNIT	2 PARKING SPACES
VISITOR PARKING SPACES (minimum)	~~0.10~~ ~~0.33~~ per DWELLING UNIT	0.10 per DWELLING UNIT	None	None
Number of main BUILDINGS per LOT (maximum)	More than one (1) permitted	More than one (1) permitted	1	1
Number of COACH HOUSES per LOT (maximum)	1	1	1	1
Number of DWELLING UNITS per LOT (maximum)	N/A	N/A	4	4

R9 zone

7.9.3 The following minimum PARKING SPACE regulations shall apply to every LOT, BUILDING and STRUCTURE in the Residential Nine (R9) zone:

Minimum Parking Rate		Area A on Schedule A1	Area E Area B on Schedule A1	Area F on Schedule A1	All Other	
APARTMENT BUILDING	Use	(see note)	~~1.00~~ 0.80	~~1.10~~	~~1.15~~ 0.90	PDU*
	Visitor		0.10	~~0.10~~	0.10	PDU*
			~~1.10~~ 0.90	~~1.20~~	~~1.25~~ 1.00	PDU*
Non-Residential Uses			2.40	~~2.70~~	~~3.00~~ 2.70	/100m2*

* PDU = Per Dwelling Unit

/100m2 = Per 100 square metres of BUILDING FLOOR AREA

NOTE: BICYCLE PARKING requirements are contained in section 6.6. LOADING SPACE requirements are contained in section 6.9.

NOTE: Lands identified in Area A of Schedule 'A1' have no minimum vehicle PARKING SPACE requirements pursuant to the Planning Act.

Residential Mixed Use (RMU) zone

7.10.7 The following minimum PARKING SPACE regulations shall apply to:

- Primary Uses in section 7.10.1.1, except as specified in Table 6A
- Complementary Uses in section 7.10.1.2, except SPIRITUAL USES as specified in Table 6A
- Ancillary Uses in section 7.10.1.5, except as specified in Table 6A

Minimum Parking Rate		Area A on Schedule A1	Area B on Schedule A1	Area C on Schedule A1	Area D on Schedule A1	Area E on Schedule A1	Area F on Schedule A1	All Other	
RMU-20	Use	0.65	0.80 0.75	0.90	1.00	1.00	1.10	0.90 1.15	PDU*
	Visitor	0.10	0.10	0.10	0.10	0.10	0.10	0.10	PDU*
		0.75	0.90 0.85	1.00	1.10	1.10	1.20	1.00 1.25	PDU*
RMU-30	Use	0.65	0.70 0.75	0.90	1.00	1.00	1.10	0.80 1.15	PDU*
	Visitor	0.10	0.10	0.10	0.10	0.10	0.10	0.10	PDU*
		0.75	0.80 0.85	1.00	1.10	1.10	1.20	0.90 1.25	PDU*
RMU-40	Use	0.65	0.70 0.75	0.90	1.00	1.00	1.10	0.80 1.15	PDU*
	Visitor	0.10	0.10	0.10	0.10	0.10	0.10	0.10	PDU*
		0.75	0.80 0.85	1.00	1.10	1.10	1.20	0.90 1.25	PDU*
RMU-60	Use	0.60	0.60 0.65	0.70	0.80	0.80	0.90	0.70 0.90	PDU*
	Visitor	0.10	0.10	0.10	0.10	0.10	0.10	0.10	PDU*
		0.70	0.70 0.75	0.80	0.90	0.90	1.00	0.80 1.00	PDU*
RMU-81	Use	0.60	0.60 0.65	0.70	0.80	0.80	0.90	0.70 0.90	PDU*
	Visitor	0.10	0.10	0.10	0.10	0.10	0.10	0.10	PDU*
		0.70	0.70 0.75	0.80	0.90	0.90	1.00	0.80 1.00	PDU*
Non-Residential Uses	Use	1.50	1.80	2.10	2.40	2.40	2.70	2.50 3.00	/100 m2*

* PDU = Per Dwelling Unit

/100m2 = Per 100 square metres of BUILDING FLOOR AREA

NOTE: BICYCLE PARKING requirements are contained in section 6.6. LOADING SPACE requirements are contained in section 6.9.

NOTE: Lands identified in Area A of Schedule 'A1' have no minimum vehicle PARKING SPACE requirements pursuant to the Planning Act.

Residential Northdale Six (RN-6) zone

7.11.4 The following regulations in Table 7Q shall apply to every LOT, BUILDING and STRUCTURE in the Residential Northdale Six (RN-6) zone:

Table 7Q: Regulations – RESIDENTIAL NORTHDALÉ SIX ZONE (RN-6)			
		Primary Uses specified in 7.11.1.1 and Complementary Uses specified in 7.11.1.3	Primary Uses specified in 7.11.1.2
LOT AREA (minimum)		1,000 square metres	(none)
LOT FRONTAGE (minimum)		20 metres	5.5 metres
STREET LINE setback (minimum)	Active Frontage	1 metre	1 metre
	Convertible Frontage	1 metre	1 metre
	Neighbourhood Frontage	3 metres	3 metres
STREET LINE setback (maximum)	Active Frontage	3 metres	3 metres
	Convertible Frontage	At least 75% of the STREET LINE BUILDING FAÇADE shall be within 5 metres of the STREET LINE	At least 75% of the STREET LINE BUILDING FAÇADE shall be within 5 metres of the STREET LINE
	Neighbourhood Frontage	6 metres	6 metres
SIDE YARD setback (minimum)	Active Frontage, applicable to BUILDINGS constructed after the effective date of this BY-LAW	3 metres	3 metres
	Convertible Frontage	3 metres	3 metres
	Neighbourhood Frontage	3 metres	3 metres
REAR YARD setback (minimum)		7.5 metres	7.5 metres
Height of FIRST STOREY (minimum)	Active Frontage	4.0 metres	4.0 metres
	Convertible Frontage	4.0 metres	4.0 metres
	Neighbourhood Frontage, applicable to BUILDINGS constructed after the effective date of this BY-LAW	4.0 metres	4.0 metres
BUILDING HEIGHT (maximum)	Active Frontage	21.5 metres	21.5 metres
	Convertible Frontage	21.5 metres	21.5 metres
	Neighbourhood Frontage	21.5 metres	21.5 metres

Table 7Q: Regulations – RESIDENTIAL NORTHDALÉ SIX ZONE (RN-6)			
Density (maximum)		250 BEDROOMS per hectare	250 BEDROOMS per hectare
Number of FIRST STOREY Entrances to the BUILDING (minimum)	Active Frontage	1 per 25 metres of STREET LINE BUILDING FAÇADE	1 per DWELLING UNIT
	Convertible Frontage	1 per 15 metres of STREET LINE BUILDING FAÇADE	1 per DWELLING UNIT
	Neighbourhood Frontage	1 per 15 metres of STREET LINE BUILDING FAÇADE	1 per DWELLING UNIT
AMENITY AREA, applicable to BUILDINGS constructed after the effective date of this BY-LAW (minimum)		3 square metres for the first BEDROOM and 2 square metres for each additional BEDROOM in the DWELLING UNIT	3 square metres for the first BEDROOM and 2 square metres for each additional BEDROOM in the DWELLING UNIT
LANDSCAPED OPEN SPACE (minimum)		30%	30%
Residential PARKING SPACES (minimum)		~~0.20 per BEDROOM~~ (see Note)	~~1 per DWELLING UNIT~~ (see Note)
VISITOR PARKING SPACES (minimum)		~~0.05 per BEDROOM~~ (see Note)	~~(none)~~ (see Note)
PARKING SPACES for Non-Residential Uses (minimum) (see 7.11.13)		~~3.0 per 100 square metres of BUILDING FLOOR AREA~~ (see Note)	~~3.0 per 100 square metres of BUILDING FLOOR AREA~~ (see Note)
BICYCLE PARKING Spaces (minimum) (section 6.6.2 shall not apply)	Residential	~~0.50~~ 0.25 per BEDROOM	1 per DWELLING UNIT, applicable to BUILDINGS constructed after the effective date of this BY-LAW
	Non-Residential Uses, applicable to BUILDINGS constructed after the effective date of this BY-LAW	1 per 100 square metres of BUILDING FLOOR AREA	1 per 100 square metres of BUILDING FLOOR AREA
Number of DRIVEWAYS per LOT (maximum)		1	1
Ancillary Uses specified in sections 7.11.1.5 and 7.11.1.6		Ancillary Uses shall not collectively exceed 15% of the BUILDING FLOOR AREA on the LOT or 5,000 square metres, whichever is more restrictive	
		The maximum BUILDING FLOOR AREA of each RETAIL STORE, CAFE or BAKE SHOP shall not exceed 465 square metres	

Table 7Q: Regulations – RESIDENTIAL NORTHDALÉ SIX ZONE (RN-6)		
	Ancillary Uses shall be located on the FIRST STOREY of a MIXED USE BUILDING	Ancillary Uses shall be located on the FIRST STOREY of a STACKED TOWNHOUSE BUILDING
	Ancillary Uses shall abut the FRONT BUILDING FACADE or FLANKAGE BUILDING FACADE	
Number of main BUILDINGS per LOT (maximum)	More than one (1) permitted	More than one (1) permitted

NOTE: Lands identified in Area A of Schedule 'A1' have no minimum vehicle PARKING SPACE requirements pursuant to the Planning Act.

Residential Northdale Eight (RN-8)

7.12.3 The following regulations in Table 7R shall apply to every LOT, BUILDING and STRUCTURE in the Residential Northdale Eight (RN-8) zone:

Table 7R: Regulations – RESIDENTIAL NORTHDALÉ EIGHT ZONE (RN-8)		
LOT AREA (minimum)		1,000 square metres
LOT FRONTAGE (minimum)		20 metres
STREET LINE setback (minimum)	Active Frontage	1 metre
	Convertible Frontage	1 metre
	Neighbourhood Frontage	3 metres
STREET LINE setback (maximum)	Active Frontage	3 metres
	Convertible Frontage	At least 75% of the STREET LINE BUILDING FAÇADE shall be within 5 metres of the STREET LINE
	Neighbourhood Frontage	6 metres
SIDE YARD setback (minimum)	Active Frontage, applicable to BUILDINGS constructed after the effective date of this BY-LAW	3 metres
	Convertible Frontage	3 metres
	Neighbourhood Frontage	3 metres
REAR YARD setback (minimum)		7.5 metres
Height of FIRST STOREY (minimum)	Active Frontage	4.0 metres
	Convertible Frontage	4.0 metres

Table 7R: Regulations – RESIDENTIAL NORTHDAL EIGHT ZONE (RN-8)

	Neighbourhood Frontage, applicable to BUILDINGS constructed after the effective date of this BY-LAW	4.0 metres
BUILDING HEIGHT (minimum)		10.5 metres
BUILDING HEIGHT (maximum)	Active Frontage	27.5 metres
	Convertible Frontage	27.5 metres
	Neighbourhood Frontage	27.5 metres
PODIUM Height (minimum)		10.5 metres
PODIUM Height (maximum)		20 metres
BUILDING STEPBACK above PODIUM (minimum)		3 metres
Density (maximum)		450 BEDROOMS per hectare
Number of FIRST STOREY Entrances to the BUILDING (minimum)	Active Frontage	1 per 25 metres of STREET LINE BUILDING FAÇADE
	Convertible Frontage	1 per 15 metres of STREET LINE BUILDING FAÇADE
	Neighbourhood Frontage	1 per 15 metres of STREET LINE BUILDING FAÇADE
AMENITY AREA, applicable to BUILDINGS constructed after the effective date of this BY-LAW (minimum)		3 square metres for the first BEDROOM and 2 square metres for each additional BEDROOM in the DWELLING UNIT
LANDSCAPED OPEN SPACE (minimum)		30%
Residential PARKING SPACES (minimum)		~~0.20 per BEDROOM~~ (see Note)
VISITOR PARKING SPACES (minimum)		~~0.05 per BEDROOM~~ (see Note)
PARKING SPACES for Non-Residential Uses (minimum) (see 7.12.12)		~~3.0 per 100 square metres of BUILDING FLOOR AREA~~ (see Note)
BICYCLE PARKING Spaces (minimum) (section 6.6.2 shall not apply)	Residential	~~0.50~~ 0.25 per BEDROOM
	Non-Residential Uses, applicable to BUILDINGS constructed after the effective date of this BY-LAW	1 per 100 square metres of BUILDING FLOOR AREA
Number of DRIVEWAYS per LOT (maximum)		1
Ancillary Uses specified in sections 7.12.1.4 and 7.12.1.5		Ancillary Uses shall not collectively exceed 15% of the BUILDING FLOOR AREA on the LOT or 5,000

Table 7R: Regulations – RESIDENTIAL NORTHDAL EIGHT ZONE (RN-8)	
	square metres, whichever is more restrictive
	The maximum BUILDING FLOOR AREA of each RETAIL STORE, CAFÉ, BAKE SHOP or RESTAURANT (including TAKE-OUT RESTAURANT) shall not exceed 465 square metres
Ancillary Uses specified in sections 7.12.1.4 and 7.12.1.5	Ancillary Uses shall be located on the FIRST STOREY of a MIXED USE BUILDING
	Ancillary Uses shall abut the FRONT BUILDING FACADE or FLANKAGE BUILDING FACADE
Number of main BUILDINGS per LOT (maximum)	More than one (1) permitted

NOTE: Lands identified in Area A of Schedule 'A1' have no minimum vehicle PARKING SPACE requirements pursuant to the Planning Act.

7.12.12 ~~(deleted – Planning Act eliminates parking minimums in MTSAs)~~ ~~Notwithstanding anything to the contrary in Table 7R, for the following uses:~~

- ~~• PERSONAL SERVICE SHOP~~
- ~~• OFFICE~~
- ~~• CAFÉ~~
- ~~• COMMERCIAL RECREATION~~
- ~~• COMMERCIAL WELLNESS~~

~~the minimum parking rate shall be two (2) PARKING SPACES per 100 square metres of BUILDING FLOOR AREA.~~

Residential Northdale Twelve (RN-12)

7.13.3 The following regulations in Table 7S shall apply to every LOT, BUILDING and STRUCTURE in the Residential Northdale Twelve (RN-12) zone:

Table 7S: Regulations – RESIDENTIAL NORTHDAL E TWELVE ZONE (RN-12)		
LOT AREA (minimum)		1,000 square metres
LOT FRONTAGE (minimum)		20 metres
STREET LINE setback (minimum)	Active Frontage	1 metre
	Convertible Frontage	1 metre
	Neighbourhood Frontage	3 metres
STREET LINE setback	Active Frontage	3 metres

Table 7S: Regulations – RESIDENTIAL NORTHDALÉ TWELVE ZONE (RN-12)

(maximum)	Convertible Frontage	At least 75% of the STREET LINE BUILDING FAÇADE shall be within 5 metres of the STREET LINE
	Neighbourhood Frontage	6 metres
SIDE YARD setback (minimum)	Active Frontage, applicable to BUILDINGS constructed after the effective date of this BY-LAW	3 metres
	Convertible Frontage	3 metres
	Neighbourhood Frontage	3 metres
REAR YARD setback (minimum)		7.5 metres
Height of FIRST STOREY (minimum)	Active Frontage	4.0 metres
	Convertible Frontage	4.0 metres
	Neighbourhood Frontage, applicable to BUILDINGS constructed after the effective date of this BY-LAW	4.0 metres
BUILDING HEIGHT (minimum)		10.5 metres
BUILDING HEIGHT (maximum)	Active Frontage	41.5 metres
	Convertible Frontage	41.5 metres
	Neighbourhood Frontage	41.5 metres
PODIUM Height (minimum)		10.5 metres
PODIUM Height (maximum)		20 metres
BUILDING STEPBACK above PODIUM (minimum)		3 metres
TOWER Footprint above the Eighth (8 th) STOREY (maximum)		800 square metres
TOWER Separation measured from exterior face of the BUILDING, including balconies (minimum)		a.) 22 metres from a TOWER on the same LOT b.) 11 metres from an INTERIOR LOT LINE
Horizontal TOWER Dimension (maximum)		35 metres

Table 7S: Regulations – RESIDENTIAL NORTHDALÉ TWELVE ZONE (RN-12)

Density (minimum)		250 BEDROOMS per hectare
Density (maximum)		600 BEDROOMS per hectare
Number of FIRST STOREY Entrances to the BUILDING (minimum)	Active Frontage	1 per 25 metres of STREET LINE BUILDING FAÇADE
	Convertible Frontage	1 per 15 metres of STREET LINE BUILDING FAÇADE
	Neighbourhood Frontage	1 per 15 metres of STREET LINE BUILDING FAÇADE
AMENITY AREA, applicable to BUILDINGS constructed after the effective date of this BY-LAW (minimum)		3 square metres for the first BEDROOM and 2 square metres for each additional BEDROOM in the DWELLING UNIT
LANDSCAPED OPEN SPACE (minimum)		30%
Residential PARKING SPACES (minimum)		~~0.20 per BEDROOM~~ (see Note)
VISITOR PARKING SPACES (minimum)		~~0.05 per BEDROOM~~ (see Note)
PARKING SPACES for Non-Residential Uses (minimum) (see 7.13.13)		~~3.0 per 100 square metres of BUILDING FLOOR AREA~~ (see Note)
BICYCLE PARKING Spaces (minimum) (section 6.6.2 shall not apply)	Residential	~~0.50~~ ~~0.25~~ per BEDROOM
	Non-Residential Uses, applicable to BUILDINGS constructed after the effective date of this BY-LAW	1 per 100 square metres of BUILDING FLOOR AREA
Number of DRIVEWAYS per LOT (maximum)		1
Ancillary Uses specified in sections 7.13.1.4 and 7.13.1.5		Ancillary Uses shall not collectively exceed 15% of the BUILDING FLOOR AREA on the LOT or 5,000 square metres, whichever is more restrictive
		The maximum BUILDING FLOOR AREA of each RETAIL STORE, CAFÉ, BAKE SHOP or RESTAURANT (including TAKE-OUT RESTAURANT) shall not exceed 465 square metres
		Ancillary Uses shall be located on the FIRST STOREY of a MIXED USE BUILDING
		Ancillary Uses shall abut the FRONT BUILDING FACADE or FLANKAGE BUILDING FACADE
Number of main BUILDINGS per LOT (maximum)		More than one (1) permitted

NOTE: Lands identified in Area A of Schedule 'A1' have no minimum vehicle PARKING SPACE requirements pursuant to the Planning Act.

7.13.13 ~~(deleted – Planning Act eliminates parking minimums in MTSAs) Notwithstanding anything to the contrary in Table 7S, for the following uses:~~

- ~~• PERSONAL SERVICE SHOP~~
- ~~• OFFICE~~
- ~~• CAFÉ~~
- ~~• COMMERCIAL RECREATION~~
- ~~• COMMERCIAL WELLNESS~~

~~the minimum parking rate shall be two (2) PARKING SPACES per 100 square metres of BUILDING FLOOR AREA.~~

Residential Northdale Twenty Five (RN-25)

7.14.3 The following regulations in Table 7T shall apply to every LOT, BUILDING and STRUCTURE in the Residential Northdale Twenty Five (RN-25) zone:

Table 7T: Regulations – RESIDENTIAL NORTHDALÉ TWENTY FIVE ZONE (RN-25)		
LOT AREA (minimum)		1,000 square metres
LOT FRONTAGE (minimum)		20 metres
STREET LINE setback (minimum)	Active Frontage	1 metre
	Convertible Frontage	1 metre
	Neighbourhood Frontage	3 metres
STREET LINE setback (maximum)	Active Frontage	3 metres
	Convertible Frontage	At least 75% of the STREET LINE BUILDING FAÇADE shall be within 5 metres of the STREET LINE
	Neighbourhood Frontage	6 metres
SIDE YARD setback (minimum)	Active Frontage, applicable to BUILDINGS constructed after the effective date of this BY-LAW	3 metres
	Convertible Frontage	3 metres
	Neighbourhood Frontage	3 metres
REAR YARD setback (minimum)		7.5 metres
Height of FIRST STOREY (minimum)	Active Frontage	4.0 metres
	Convertible Frontage	4.0 metres
	Neighbourhood Frontage, applicable to BUILDINGS constructed after the effective date of this BY-LAW	4.0 metres

Table 7T: Regulations – RESIDENTIAL NORTHDALÉ TWENTY FIVE ZONE (RN-25)

BUILDING HEIGHT (minimum)		10.5 metres
BUILDING HEIGHT (maximum)	Active Frontage	82.5 metres
	Convertible Frontage	82.5 metres
	Neighbourhood Frontage	82.5 metres
PODIUM Height (minimum)		10.5 metres
PODIUM Height (maximum)		20 metres
BUILDING STEPBACK above PODIUM (minimum)		3 metres
TOWER Footprint above the Eighth (8 th) STOREY (maximum)		800 square metres
TOWER Separation measured from exterior face of the BUILDING, including balconies (minimum)		a.) 22 metres from a TOWER on the same LOT b.) 11 metres from an INTERIOR LOT LINE
Horizontal TOWER Dimension (maximum)		35 metres
Density (minimum)		250 BEDROOMS per hectare
Density (maximum)		750 BEDROOMS per hectare
Number of FIRST STOREY Entrances to the BUILDING (minimum)	Active Frontage	1 per 25 metres of STREET LINE BUILDING FAÇADE
	Convertible Frontage	1 per 15 metres of STREET LINE BUILDING FAÇADE
	Neighbourhood Frontage	1 per 15 metres of STREET LINE BUILDING FAÇADE
AMENITY AREA, applicable to BUILDINGS constructed after the effective date of this BY-LAW (minimum)		3 square metres for the first BEDROOM and 2 square metres for each additional BEDROOM in the DWELLING UNIT
LANDSCAPED OPEN SPACE (minimum)		30%
Residential PARKING SPACES (minimum)		~~0.20 per BEDROOM~~ (see Note)
VISITOR PARKING SPACES (minimum)		~~0.05 per BEDROOM~~ (see Note)
PARKING SPACES for Non-Residential Uses (minimum) (see 7.14.13)		~~3.0 per 100 square metres of BUILDING FLOOR AREA~~ (see Note)

BICYCLE PARKING Spaces (minimum) (section 6.6.2 shall not apply)	Residential	~~0.50~~ 0.25 per BEDROOM
	Non-Residential Uses, applicable to BUILDINGS constructed after the effective date of this BY-LAW	1 per 100 square metres of BUILDING FLOOR AREA
Number of DRIVEWAYS per LOT (maximum)		1

Ancillary Uses specified in sections 7.14.1.4 and 7.14.1.5	Ancillary Uses shall not collectively exceed 15% of the BUILDING FLOOR AREA on the LOT or 5,000 square metres, whichever is more restrictive
	The maximum BUILDING FLOOR AREA of each RETAIL STORE, CAFÉ, BAKE SHOP or RESTAURANT (including TAKE-OUT RESTAURANT) shall not exceed 465 square metres
	Ancillary Uses shall be located on the FIRST STOREY of a MIXED USE BUILDING
	Ancillary Uses shall abut the FRONT BUILDING FACADE or FLANKAGE BUILDING FACADE
Number of main BUILDINGS per LOT (maximum)	More than one (1) permitted

NOTE: Lands identified in Area A of Schedule 'A1' have no minimum vehicle PARKING SPACE requirements pursuant to the Planning Act.

7.14.13 (deleted – Planning Act eliminates parking minimums in MTSAs) ~~Notwithstanding anything to the contrary in Table 7T, for the following uses:~~

- ~~PERSONAL SERVICE SHOP~~
- ~~OFFICE~~
- ~~CAFÉ~~
- ~~COMMERCIAL RECREATION~~
- ~~COMMERCIAL WELLNESS~~

~~the minimum parking rate shall be two (2) PARKING SPACES per 100 square metres of BUILDING FLOOR AREA.~~

RC1 Zone

Section 7.15.8

- e.) ~~(deleted – Planning Act eliminates parking minimums in MTSAs) Notwithstanding anything to the contrary, the following minimum PARKING SPACE regulations shall apply to the lands identified with the letter "D" on Image A to this zone, except as specified in Table 6A:~~

Minimum Parking Rate

Residential	Use	0.60	PDU*
Residential	Visitor	0.10	PDU*
		0.70	PDU*
Non-Residential	Use	1.50	/100m2*

~~* PDU = Per Dwelling Unit~~

~~/100m2 = Per 100 square metres of BUILDING FLOOR AREA~~

NOTE: BICYCLE PARKING requirements are contained in section 6.6. LOADING SPACE requirements are contained in section 6.9.

NOTE: Lands identified in Area A of Schedule 'A1' have no minimum vehicle PARKING SPACE requirements pursuant to the Planning Act.

Section 7.15.9

c.) ~~(deleted – Planning Act eliminates parking minimums in MTSAs) Notwithstanding anything to the contrary, the following regulations shall apply:~~

~~i. — Non-Residential Parking (minimum): 3 PARKING SPACES per 100 square metres of BUILDING FLOOR AREA.~~

~~ii. — Residential Parking (minimum): 1 PARKING SPACE per DWELLING UNIT.~~

NOTE: Lands identified in Area A of Schedule 'A1' have no minimum vehicle PARKING SPACE requirements pursuant to the Planning Act.

RBC3 Zone

7.18.2 The following regulations in Table 1 shall apply to every LOT, BUILDING and STRUCTURE in the Residential Beaver Creek Three (RBC3) Zone:

Table 1: Regulations – RESIDENTIAL BEAVER CREEK THREE (RBC3)					
		TOWNHOUSE	STACKED TOWNHOUSE	FREEHOLD TOWNHOUSE	TRIPLEX
LOT AREA (min)	Interior Lot	(none)	(none)	165 square metres	450 square metres
	Corner Lot			285 square metres	540 square metres
LOT FRONTAGE (min)	Interior Lot	(none)	(none)	5.5 metres	15 metres
	Corner Lot			9.5 metres	18 metres
FRONT YARD setback (min)		6.0 metres			
FLANKAGE YARD setback (min)		3.0 metres			
SIDE YARD setback (min)		7.5 metres from an INTERIOR LOT LINE	1.8 metres	1.8 metres	1.8 metres
REAR YARD setback (min)			7.5 metres		
BUILDING HEIGHT (max)		10 metres and 3 STOREYS	10 metres and 3 STOREYS	10 metres and 3 STOREYS	10 metres and 3 STOREYS
Density (max)		150 BEDROOMS per hectare	150 BEDROOMS per hectare	(none)	(none)
LOT COVERAGE (maximum)		55%	55%	55% (see 7.18.3)	55%
LANDSCAPED OPEN SPACE (minimum)		30%			

Table 1: Regulations – RESIDENTIAL BEAVER CREEK THREE (RBC3)				
PARKING SPACES (minimum)	1 per DWELLING UNIT		1 per DWELLING UNIT	<u>2 PARKING SPACES</u>
VISITOR PARKING SPACES (min)	<u>0.10</u> ~~0.33~~ per DWELLING UNIT	0.10 per DWELLING UNIT	None	~~1~~ <u>(None)</u>
Number of main BUILDINGS per LOT (maximum)	More than one (1) permitted	More than one (1) permitted	1	1

U1 Zone

- 8.1.17 ~~(deleted – Planning Act eliminates parking minimums in MTSAs) The following minimum PARKING SPACE regulations shall apply to every LOT, BUILDING and STRUCTURE in the Uptown Commercial Core (U1) zone, except as specified in Table 6A:~~

Minimum Parking Rate		Area A on Schedule A1	Area B on Schedule A1	
Residential	Use	0.60	0.65	PDU*
Residential	Visitor	0.10	0.10	PDU*
		0.70	0.75	PDU*
Non-Residential	Use	1.50	1.80	/100m ² *

* PDU = Per Dwelling Unit

/100m² = Per 100 square metres of BUILDING FLOOR AREA

NOTE: BICYCLE PARKING requirements are contained in section 6.6.

NOTE: Lands identified in Area A of Schedule 'A1' have no minimum vehicle PARKING SPACE requirements pursuant to the Planning Act.

- 8.1.24 Notwithstanding anything to the contrary, section 6.9 (Loading) shall not apply within the area shown on Image 1 of the U1 zone.

U2 zone

- 8.2.15 ~~(deleted – Planning Act eliminates parking minimums in MTSAs) The following minimum PARKING SPACE regulations shall apply to every LOT, BUILDING and STRUCTURE in the Uptown Mixed-Use (U2) zone, except as specified in Table 6A:~~

Minimum Parking Rate		Area A on Schedule A1	Area B on Schedule A1	
Residential	Use	0.60	0.65	PDU*
Residential	Visitor	0.10	0.10	PDU*
		0.70	0.75	PDU*
Non-Residential	Use	1.50	1.80	/100m2*

* PDU = Per Dwelling Unit

/100m2 = Per 100 square metres of BUILDING FLOOR AREA

NOTE: BICYCLE PARKING requirements are contained in section 6.6.

NOTE: Lands identified in Area A of Schedule 'A1' have no minimum vehicle PARKING SPACE requirements pursuant to the Planning Act.

8.2.20 Notwithstanding anything to the contrary, section 6.9 (Loading) shall ~~not~~ apply.

C1 zone

8.3.9 The following minimum PARKING SPACE regulations shall apply to every LOT, BUILDING and STRUCTURE in the Mixed-Use Community Commercial (C1) zone, except as specified in Table 6A:

Minimum Parking Rate		Area A on Schedule A1	Area B on Schedule A1	Area C on Schedule A1	Area D on Schedule A1	Area E on Schedule A1	Area F on Schedule A1	All Other	
Residential	Use	~~0.65~~ (See Note)	0.75	~~0.90~~	1.00	1.00	1.10	<u>0.90</u> ~~1.15~~	PDU*
Residential	Visitor	~~0.10~~ 0.75	0.10 0.85	~~0.10~~ 1.00	~~0.10~~ 1.10	~~0.10~~ 1.10	~~0.10~~ 1.20	0.10 <u>1.00</u> ~~1.25~~	PDU* PDU*
Non-Residential	Use	~~2.00~~	2.40	~~2.80~~	~~3.20~~	~~3.20~~	~~3.60~~	<u>3.50</u> ~~4.00~~	/100m2*

* PDU = Per Dwelling Unit

/100m2 = Per 100 square metres of BUILDING FLOOR AREA

NOTE: BICYCLE PARKING requirements are contained in section 6.6. LOADING SPACE requirements are contained in section 6.9.

NOTE: Lands identified in Area A of Schedule 'A1' have no minimum vehicle PARKING SPACE requirements pursuant to the Planning Act.

C2 zone

8.4.11 The following minimum PARKING SPACE regulations shall apply to every LOT, BUILDING and STRUCTURE in the Mixed-Use Neighbourhood Commercial (C2) zone, except as specified in Table 6A:

Minimum Parking Rate		Area A	Area B	Area D	Area E	Area F	All Other	
Residential	Use	(See	0.80	1.00	1.00	1.10	0.90	PDU*
Residential	Visitor	Note)	0.10	0.10	0.10	0.10	0.10	PDU*
			0.90	1.10	1.10	1.20	1.00	PDU*
Non-Residential	Use		2.80	3.20	3.20	3.60	3.50	/100m2*

* PDU = Per Dwelling Unit

/100m2 = Per 100 square metres of BUILDING FLOOR AREA

NOTE: BICYCLE PARKING requirements are contained in section 6.6. LOADING SPACE requirements are contained in section 6.9.

NOTE: Lands identified in Area A of Schedule 'A1' have no minimum vehicle PARKING SPACE requirements pursuant to the Planning Act.

C3 Zone

8.5.10 The following minimum PARKING SPACE regulations shall apply to every LOT, BUILDING and STRUCTURE in the Convenience Commercial (C3) zone, except as specified in Table 6A:

Minimum Parking Rate		Area A	Area C	Area B	Area D	Area E	Area F	All Other	
Residential	Use	(See	0.80		1.00	1.00	1.10	0.90	PDU*
		Note)	0.90					1.15	
Residential	Visitor		0.10		0.10	0.10	0.10	0.10	PDU*
			0.90		1.10	1.10	1.20	1.00	PDU*
			1.00					1.25	
Non-Residential	Use		2.80		3.20	3.20	3.60	3.50	/100m2*

* PDU = Per Dwelling Unit

/100m2 = Per 100 square metres of BUILDING FLOOR AREA

NOTE: BICYCLE PARKING requirements are contained in section 6.6. LOADING SPACE requirements are contained in section 6.9.

NOTE: Lands identified in Area A of Schedule 'A1' have no minimum vehicle PARKING SPACE requirements pursuant to the Planning Act.

C4 Zone

8.6.9 The following minimum PARKING SPACE regulations shall apply to every LOT, BUILDING and STRUCTURE in the Mixed-Use Office (C4) zone, except as specified in Table 6A:

Minimum Parking Rate		Area A on Schedule A1	Area B on Schedule A1	Area C on Schedule A1	Area D on Schedule A1	Area E on Schedule A1	Area F on Schedule A1	All Other	
Residential	Use	~~0.65~~ (See Note)	0.75	~~0.90~~	~~1.00~~	~~1.00~~	~~1.10~~	~~0.90~~ ~~1.15~~	PDU*
Residential	Visitor	~~0.10~~ ~~0.75~~	0.10	~~0.10~~ ~~1.00~~	~~0.10~~ ~~1.10~~	~~0.10~~ ~~1.10~~	~~0.10~~ ~~1.20~~	0.10 ~~1.00~~ ~~1.25~~	PDU* PDU*
Non-Residential	Use	~~1.50~~	1.80	~~2.00~~	~~2.50~~	~~2.50~~	~~2.75~~	3.00	/100m2*

* PDU = Per Dwelling Unit

/100m2 = Per 100 square metres of BUILDING FLOOR AREA

NOTE: BICYCLE PARKING requirements are contained in section 6.6. LOADING SPACE requirements are contained in section 6.9.

NOTE: Lands identified in Area A of Schedule 'A1' have no minimum vehicle PARKING SPACE requirements pursuant to the Planning Act.

C5 Zone

8.7.9 The following minimum PARKING SPACE regulations shall apply to every LOT, BUILDING and STRUCTURE in the Corridor Commercial (C5) zone, except as specified in Table 6A:

Minimum Parking Rate		Area A (see Note)	Area C-B	Area D	Area E	Area F	All Other	
Non-Residential	Use	(see Note)	3.00	~~3.25~~	~~3.25~~	~~3.75~~	~~3.25~~ ~~4.00~~	/100m2*

* /100m2 = Per 100 square metres of BUILDING FLOOR AREA

NOTE: BICYCLE PARKING requirements are contained in section 6.6. LOADING SPACE requirements are contained in section 6.9.

NOTE: Lands identified in Area A of Schedule 'A1' have no minimum vehicle PARKING SPACE requirements pursuant to the Planning Act.

C7 Zone

8.9.2 The following regulations in Table 8R shall apply to every LOT, BUILDING and STRUCTURE in the Conestoga Commercial Centre (C7) zone:

Table 8R: Regulations – CONESTOGA COMMERCIAL CENTRE (C7)	
STREET LINE setback (minimum)	5.0 metres
SIDE YARD setback (minimum)	5.0 metres

Table 8R: Regulations – CONESTOGA COMMERCIAL CENTRE (C7)	
REAR YARD setback (minimum)	7.5 metres
LOW RISE RESIDENTIAL LOT LINE setback (minimum)	7.5 metres or half the height of the BUILDING, whichever is greater
BUILDING FLOOR AREA (maximum)	62,000 square metres
Density (minimum)	150 BEDROOMS per hectare
Density (maximum)	750 BEDROOMS per hectare
BUILDING HEIGHT (maximum)	C-7-81 = 81 metres and 25 STOREYS C7-60 = 60 metres and 18 STOREYS
PODIUM Height (maximum)	21 metres
TOWER Separation (minimum)	a.) 22 metres from a TOWER on the same LOT b.) 11 metres from an INTERIOR LOT LINE, except where the INTERIOR LOT LINE abuts lands zoned OS1 (see 3.T.5.1 and 3.T.5.2)
Horizontal TOWER Dimension (maximum)	40 metres
TOWER Footprint (maximum)	1,000 square metres
TOWER STEPBACK above PODIUM, including balconies, on the FRONT BUILDING FAÇADE and FLANKAGE BUILDING FAÇADE (minimum)	3 metres
PARKING SPACES (minimum) ~~(see sections 8.9.7 and 8.9.8)~~	~~a.) Non-Residential: 4.0 PARKING SPACES per 100 square metres of BUILDING FLOOR AREA~~ ~~b.) Residential: 0.65 PARKING SPACES per DWELLING UNIT~~ ~~c.) Visitor (Residential): 0.10 PARKING SPACES per DWELLING UNIT~~ (see Note)
Complementary Uses (maximum)	Complementary uses specified in section 8.9.1.3 shall not collectively exceed 30% of the BUILDING FLOOR AREA on the LOT
AMENITY AREA (minimum)	3 square metres for the first BEDROOM and 2 square metres for each additional BEDROOM in the DWELLING UNIT
Number of BUILDINGS on a LOT (maximum)	More than one (1) main BUILDING permitted

NOTE: BICYCLE PARKING requirements are contained in section 6.6. LOADING SPACE requirements are contained in section 6.9.

NOTE: Lands identified in Area A of Schedule 'A1' have no minimum vehicle PARKING SPACE requirements pursuant to the Planning Act.

8.9.7 ~~(deleted – Planning Act eliminates parking minimums in MTSAs) Notwithstanding anything to the contrary, a minimum 5.0 PARKING SPACES per 100 square metres of BUILDING FLOOR AREA shall be provided for the following USES:~~

- ~~• AUDITORIUM (including Cinema / Movie Theatre)~~
- ~~• BANQUET HALL~~

8.9.8 ~~(deleted – Planning Act eliminates parking minimums in MTSAs) Notwithstanding anything to the contrary, a minimum 3.0 PARKING SPACES per 100 square metres of BUILDING FLOOR AREA shall be provided for:~~

- ~~• BUSINESS INCUBATOR~~
- ~~• DATA CENTRE~~
- ~~• GOVERNMENT USES~~
- ~~• INSTITUTION~~
- ~~• MAJOR OFFICE~~
- ~~• MEDICAL CLINIC~~
- ~~• OFFICE~~
- ~~• TECH OFFICE~~
- ~~• TRAINING FACILITY~~

Station Area Mixed-Use Community Commercial Zone (C1A)

8S.1.10 The following regulations in Table 8S-B shall apply to the erection, alteration, enlargement, or reconstruction of any BUILDING in the Station Area Mixed-Use Community Commercial (C1A) zone constructed after the effective date of this BY-LAW:

Table 8S-B: Regulation – STATION AREA MIXED-USE COMMUNITY COMMERCIAL (C1A)					
	C1A-20	C1A-30	C1A-40	C1A-60	C1A-81
Density (minimum)	(none)	(none)	150 BEDROOMS per hectare	150 BEDROOMS per hectare	150 BEDROOMS per hectare
Density (maximum)	450 BEDROOMS per hectare	525 BEDROOMS per hectare	600 BEDROOMS per hectare	675 BEDROOMS per hectare	750 BEDROOMS per hectare
FLOOR AREA RATIO (maximum)	0.80	0.80	0.80	0.80	0.80
Height of FIRST STOREY (minimum)	4.0 metres	4.0 metres	4.0 metres	4.0 metres	4.0 metres
BUILDING HEIGHT (minimum)	10.5 metres and 3 STOREYS	10.5 metres and 3 STOREYS	10.5 metres and 3 STOREYS	10.5 metres and 3 STOREYS	10.5 metres and 3 STOREYS
BUILDING HEIGHT (maximum)	20 metres and 6 STOREYS	30 metres and 9 STOREYS	40 metres and 12 STOREYS	60 metres and 18 STOREYS	81 metres and 25 STOREYS
PODIUM Height (maximum)	14 metres	14.3 metres	14.8 metres	21 metres	21 metres
TOWER Separation (minimum)	(none)	a.) 22 metres from a TOWER on the same LOT			

Table 8S-B: Regulation – STATION AREA MIXED-USE COMMUNITY COMMERCIAL (C1A)					
		b.) 11 metres from an INTERIOR LOT LINE, except where the INTERIOR LOT LINE abuts lands zoned OS1 (see 3.T.5.1 and 3.T.5.2)			
Horizontal TOWER Dimension (maximum)	N/A	40 metres	40 metres	40 metres	40 metres
TOWER Footprint (maximum)	N/A	1,000 square metres	1,000 square metres	1,000 square metres	1,000 square metres
TOWER STEPBACK above PODIUM, including balconies, on the FRONT BUILDING FAÇADE and FLANKAGE BUILDING FAÇADE (minimum)	N/A	3 metres	3 metres	3 metres	3 metres
COMMON OUTDOOR AREA (minimum)	For LOTS with an area of 2,000 square metres or more, three percent (3%) of the LOT AREA shall be COMMON OUTDOOR AREA located at GRADE				
COMMON OUTDOOR AREA dimensions (minimum, each dimension)	Not less than 6.0 metres, except where the COMMON OUTDOOR AREA is located in the FRONT YARD or FLANKAGE YARD where one (1) dimension shall not be less than 4.0 metres				
LANDSCAPED OPEN SPACE (minimum)	15%				
AMENITY AREA (minimum)	3 square metres for the first BEDROOM and 2 square metres for each additional BEDROOM in the DWELLING UNIT				
<u>PARKING SPACES (maximum)</u>	a.) <u>Residential: 1.50 PARKING SPACES per DWELING UNIT</u> b.) <u>Visitor (Residential): 0.15 PARKING SPACES per DWELLING UNIT</u> c.) <u>Non-Residential (SURFACE PARKING): 3.00 PARKING SPACES per 100 square metres of BUILDING FLOOR AREA on the LOT</u> d.) <u>Non-Residential (STRUCTURED PARKING): 4.00 PARKING SPACES per 100 square metres of BUILDING FLOOR AREA on the LOT</u>				

NOTE: Lands identified in Area A of Schedule 'A1' have no minimum vehicle PARKING SPACE requirements pursuant to the Planning Act.

8S.1.13 ~~(deleted – Planning Act eliminates parking minimums in MTSAs) The following minimum PARKING SPACE regulations shall apply to every LOT, BUILDING and STRUCTURE in the Station Area Mixed-Use Community Commercial (C1A) zone, except as specified in Table 6A:~~

Minimum Parking Rate		Area-A on Schedule-A1	Area-B on Schedule-A1	Area-C on Schedule-A1	Area-D on Schedule-A1	Area-E on Schedule-A1	Area-F on Schedule-A1	All Other	
Residential	Use	0.65	0.75	0.90	1.00	1.00	1.10	1.15	PDU*
Residential	Visitor	0.10	0.10	0.10	0.10	0.10	0.10	0.10	PDU*
		0.75	0.85	1.00	1.10	1.10	1.20	1.25	PDU*
Non-Residential	Use	1.50	1.80	2.00	2.50	2.50	2.75	3.00	/100m2*

*-PDU = Per Dwelling Unit

/100m2 = Per 100 square metres of BUILDING FLOOR AREA

8S.1.14 ~~(deleted – Planning Act eliminates parking minimums in MTSAs)~~ Notwithstanding anything to the contrary, a maximum of 465 square metres of Active Uses specified in section 8S.1.8 shall be permitted at a minimum parking rate of 1.00 PARKING SPACE per 100 square metres of BUILDING FLOOR AREA.

8S.1.15 The following maximum PARKING SPACE regulations shall apply to every LOT, BUILDING and STRUCTURE in the Station Area Mixed-Use Community Commercial (C1A) zone:

Maximum Parking Rate		Area-A on Schedule-A1	Area-B on Schedule-A1	Area-C on Schedule-A1	Area-D on Schedule-A1	Area-E on Schedule-A1	Area-F on Schedule-A1	All Other	
Residential	Use	1.50	1.50	1.50	1.50	1.50	1.50	1.50	PDU*
Residential	Visitor	0.15	0.15	0.15	0.15	0.15	0.15	0.15	PDU*
		1.65	1.65	1.65	1.65	1.65	1.65	1.65	PDU*
Non-Residential	All	3.00	3.00	3.00	3.00	3.00	3.00	3.00	/100m2*
SURFACE PARKING									
Non-Residential	All	4.00	4.00	4.00	4.00	4.00	4.00	4.00	/100m2*
STRUCTURED PARKING									

*-PDU = Per Dwelling Unit

/100m2 = Per 100 square metres of BUILDING FLOOR AREA

Station Area Mixed Use Neighbourhood Commercial A (C2A)

8S.2.12 The following regulations in Table 8S-D shall apply to the erection, alteration, enlargement, or reconstruction of any BUILDING in the Station Area Mixed-Use Neighbourhood Commercial A (C2A) zone constructed after the effective date of this BY-LAW:

Table 8S-D: Regulations – STATION AREA MIXED-USE NEIGHBOURHOOD COMMERCIAL A ZONE (C2A)					
	C2A-20	C2A-30	C2A-40	C2A-60	C2A-81

Table 8S-D: Regulations – STATION AREA MIXED-USE NEIGHBOURHOOD COMMERCIAL A ZONE (C2A)					
Density (minimum)	(none)	(none)	150 BEDROOMS per hectare	150 BEDROOMS per hectare	150 BEDROOMS per hectare
Density (maximum)	450 BEDROOMS per hectare	525 BEDROOMS per hectare	600 BEDROOMS per hectare	675 BEDROOMS per hectare	750 BEDROOMS per hectare
Height of FIRST STOREY (minimum)	4.0 metres	4.0 metres	4.0 metres	4.0 metres	4.0 metres
BUILDING HEIGHT (minimum)	10.5 metres and 3 STOREYS	10.5 metres and 3 STOREYS	10.5 metres and 3 STOREYS	10.5 metres and 3 STOREYS	10.5 metres and 3 STOREYS
BUILDING HEIGHT (maximum)	20 metres and 6 STOREYS	30 metres and 9 STOREYS	40 metres and 12 STOREYS	60 metres and 18 STOREYS	81 metres and 25 STOREYS
PODIUM Height (maximum)	14 metres	14.3 metres	14.8 metres	21 metres	21 metres
TOWER Separation (minimum)	(none)	a.) 22 metres from a TOWER on the same LOT b.) 11 metres from an INTERIOR LOT LINE, except where the INTERIOR LOT LINE abuts lands zoned OS1 (see 3.T.5.1 and 3.T.5.2)			
Horizontal TOWER Dimension (maximum)	N/A	40 metres	40 metres	40 metres	40 metres
TOWER Footprint (maximum)	N/A	1,000 square metres	1,000 square metres	1,000 square metres	1,000 square metres
TOWER STEPBACK above PODIUM, including balconies, on the FRONT BUILDING FAÇADE and FLANKAGE BUILDING FAÇADE (minimum)	N/A	3 metres	3 metres	3 metres	3 metres
COMMON OUTDOOR AREA (minimum)	For LOTS with an area of 2,000 square metres or more, three percent (3%) of the LOT AREA shall be COMMON OUTDOOR AREA located at GRADE				
COMMON OUTDOOR AREA dimensions (minimum, each dimension)	Not less than 6.0 metres, except where the COMMON OUTDOOR AREA is located in the FRONT YARD or FLANKAGE YARD where one (1) dimension shall not be less than 4.0 metres				
LANDSCAPED OPEN SPACE (minimum)	15%				
AMENITY AREA (minimum)	3 square metres for the first BEDROOM and 2 square metres for each additional BEDROOM in the DWELLING UNIT				
<u>PARKING SPACES (maximum)</u>	a.) <u>Residential: 1.50 PARKING SPACES per DWELLING UNIT</u> b.) <u>Visitor (Residential): 0.15 PARKING SPACES per DWELLING UNIT</u>				

Table 8S-D: Regulations – STATION AREA MIXED-USE NEIGHBOURHOOD COMMERCIAL A ZONE (C2A)

	c.) <u>Non-Residential (SURFACE PARKING): 3.00 PARKING SPACES per 100 square metres of BUILDING FLOOR AREA on the LOT</u> d.) <u>Non-Residential (STRUCTURED PARKING): 4.00 PARKING SPACES per 100 square metres of BUILDING FLOOR AREA on the LOT</u>
--	--

NOTE: Lands identified in Area A of Schedule 'A1' have no minimum vehicle PARKING SPACE requirements pursuant to the Planning Act.

8S.2.14 (deleted – Planning Act eliminates parking minimums in MTSAs) The following minimum PARKING SPACE regulations shall apply to every LOT, BUILDING and STRUCTURE in the Station Area Mixed-Use Neighbourhood Commercial A (C2A) zone, except as specified in Table 6A:

Minimum Parking Rate		Area-A on Schedule A1	Area-B on Schedule A1	Area-C on Schedule A1	Area-D on Schedule A1	Area-E on Schedule A1	Area-F on Schedule A1	All-Other	
Residential	Use	0.65	0.75	0.90	1.00	1.00	1.10	1.15	PDU*
Residential	Visitor	0.10	0.10	0.10	0.10	0.10	0.10	0.10	PDU*
		0.75	0.85	1.00	1.10	1.10	1.20	1.25	PDU*
Non-Residential	Use	1.50	1.80	2.00	2.50	2.50	2.75	3.00	/100m2*

*PDU = Per Dwelling Unit

/100m2 = Per 100-square metres of BUILDING FLOOR AREA

8S.2.15 (deleted – Planning Act eliminates parking minimums in MTSAs) Notwithstanding anything to the contrary, a maximum of 465 square metres of Active Uses specified in section 8S.2.10 shall be permitted at a minimum parking rate of 1.00 PARKING SPACE per 100 square metres of BUILDING FLOOR AREA.

8S.2.16 The following maximum PARKING SPACE regulations shall apply to every LOT, BUILDING and STRUCTURE in the Station Area Mixed-Use Neighbourhood Commercial A (C2A) zone:

Maximum Parking Rate		Area-A on Schedule A1	Area-B on Schedule A1	Area-C on Schedule A1	Area-D on Schedule A1	Area-E on Schedule A1	Area-F on Schedule A1	All-Other	
Residential	Use	1.50	1.50	1.50	1.50	1.50	1.50	1.50	PDU*
Residential	Visitor	0.15	0.15	0.15	0.15	0.15	0.15	0.15	PDU*
		1.65	1.65	1.65	1.65	1.65	1.65	1.65	PDU*
Non-Residential	All	3.00	3.00	3.00	3.00	3.00	3.00	3.00	/100m2*
SURFACE PARKING									
Non-Residential	All	4.00	4.00	4.00	4.00	4.00	4.00	4.00	/100m2*
STRUCTURED PARKING									

*PDU = Per Dwelling Unit

/100m2 = Per 100-square metres of BUILDING FLOOR AREA

Station Area Mixed Use Neighbourhood Commercial B (C2B)

8S.3.12 The following regulations in Table 8S-F shall apply to the erection, alteration, enlargement, or reconstruction of any BUILDING in the Station Area Mixed-Use Neighbourhood Commercial B (C2B) zone constructed after the effective date of this BY-LAW:

Table 8S-F: Regulations – STATION AREA MIXED-USE NEIGHBOURHOOD COMMERCIAL B ZONE (C2B)					
	C2B-20	C2B-30	C2B-40	C2B-60	C2B-81
Density (minimum)	(none)	(none)	150 BEDROOMS per hectare	150 BEDROOMS per hectare	150 BEDROOMS per hectare
Density (maximum)	450 BEDROOMS per hectare	525 BEDROOMS per hectare	600 BEDROOMS per hectare	675 BEDROOMS per hectare	750 BEDROOMS per hectare
Height of FIRST STOREY (minimum)	4.0 metres	4.0 metres	4.0 metres	4.0 metres	4.0 metres
BUILDING HEIGHT (minimum)	7.5 metres and 2 STOREYS	7.5 metres and 2 STOREYS	7.5 metres and 2 STOREYS	7.5 metres and 2 STOREYS	7.5 metres and 2 STOREYS
BUILDING HEIGHT (maximum)	20 metres and 6 STOREYS	30 metres and 9 STOREYS	40 metres and 12 STOREYS	60 metres and 18 STOREYS	81 metres and 25 STOREYS
PODIUM Height (maximum)	14 metres	14.3 metres	14.8 metres	21 metres	21 metres
TOWER Separation (minimum)	(none)	a.) 22 metres from a TOWER on the same LOT b.) 11 metres from an INTERIOR LOT LINE, except where the INTERIOR LOT LINE abuts lands zoned OS1 (see 3.T.5.1 and 3.T.5.2)			
Horizontal TOWER Dimension (maximum)	N/A	40 metres	40 metres	40 metres	40 metres
TOWER Footprint (maximum)	N/A	1,000 square metres	1,000 square metres	1,000 square metres	1,000 square metres
TOWER STEPBACK above PODIUM, including balconies, on the FRONT BUILDING FAÇADE and FLANKAGE BUILDING FAÇADE (minimum)	N/A	3 metres	3 metres	3 metres	3 metres
COMMON OUTDOOR AREA (minimum)	For LOTS with an area of 2,000 square metres or more, three percent (3%) of the LOT AREA shall be COMMON OUTDOOR AREA located at GRADE				
COMMON OUTDOOR AREA dimensions (minimum, each dimension)	Not less than 6.0 metres, except where the COMMON OUTDOOR AREA is located in the FRONT YARD or FLANKAGE YARD where one (1) dimension shall not be less than 4.0 metres				

Table 8S-F: Regulations – STATION AREA MIXED-USE NEIGHBOURHOOD COMMERCIAL B ZONE (C2B)

LANDSCAPED OPEN SPACE (minimum)	15%
AMENITY AREA (minimum)	3 square metres for the first BEDROOM and 2 square metres for each additional BEDROOM in the DWELLING UNIT
<u>PARKING SPACES</u> <u>(maximum)</u>	- a.) <u>Residential: 1.50 PARKING SPACES per DWELING UNIT</u> - b.) <u>Visitor (Residential): 0.15 PARKING SPACES per DWELLING UNIT</u> - c.) <u>Non-Residential (SURFACE PARKING): 3.00 PARKING SPACES per 100 square metres of BUILDING FLOOR AREA on the LOT</u> - d.) <u>Non-Residential (STRUCTURED PARKING): 4.00 PARKING SPACES per 100 square metres of BUILDING FLOOR AREA on the LOT</u>

85.3.14 ~~(deleted – Planning Act eliminates parking minimums in MTSAs) The following minimum PARKING SPACE regulations shall apply to every LOT, BUILDING and STRUCTURE in the Station Area Mixed-Use Neighbourhood Commercial B (C2B) zone, except as specified in Table 6A:~~

Minimum Parking Rate		Area A on Schedule A-1	Area B on Schedule A-1	Area C on Schedule A-1	Area D on Schedule A-1	Area E on Schedule A-1	Area F on Schedule A-1	All Other	
Residential	Use	0.65	0.75	0.90	1.00	1.00	1.10	1.15	PDU*
Residential	Visitor	0.10	0.10	0.10	0.10	0.10	0.10	0.10	PDU*
		0.75	0.85	1.00	1.10	1.10	1.20	1.25	PDU*
Non-Residential	Use	1.50	1.80	2.00	2.50	2.50	2.75	3.00	/100m2*

~~* PDU = Per Dwelling Unit~~

~~/100m² = Per 100 square metres of BUILDING FLOOR AREA~~

8S.3.15 ~~(deleted – Planning Act eliminates parking minimums in MTSA's)~~ Notwithstanding anything to the contrary, a maximum of 465 square metres of Active Uses specified in section 8S.3.10 shall be permitted at a minimum parking rate of 1.00 PARKING SPACE per 100 square metres of BUILDING FLOOR AREA.

8S.3.16 The following maximum PARKING SPACE regulations shall apply to every LOT, BUILDING and STRUCTURE in the Station Area Mixed-Use Neighbourhood Commercial B (C2B) zone:

[illegible]

**STRUCTURED
PARKING**

* PDU = Per Dwelling Unit

/100m² = Per 100 square metres of BUILDING FLOOR AREA

Station Area Mixed-Use Office (C4A)

8S.4.12 The following regulations in Table 8S-H shall apply to the erection, alteration, enlargement, or reconstruction of any BUILDING in the Station Area Mixed-Use Office (C4A) zone constructed after the effective date of this BY-LAW:

Table 8S-H: Regulations – STATION AREA MIXED-USE OFFICE –A (C4A)					
	C4A-20	C4A-30	C4A-40	C4A-60	C4A-81
Density (minimum)	(none)	(none)	150 BEDROOMS per hectare	150 BEDROOMS per hectare	150 BEDROOMS per hectare
Density (maximum)	450 BEDROOMS per hectare	525 BEDROOMS per hectare	600 BEDROOMS per hectare	675 BEDROOMS per hectare	750 BEDROOMS per hectare
Height of FIRST STOREY (minimum)	4.0 metres	4.0 metres	4.0 metres	4.0 metres	4.0 metres
BUILDING HEIGHT (minimum)	10.5 metres and 3 STOREYS	10.5 metres and 3 STOREYS	10.5 metres and 3 STOREYS	10.5 metres and 3 STOREYS	10.5 metres and 3 STOREYS
BUILDING HEIGHT (maximum)	20 metres and 6 STOREYS	30 metres and 9 STOREYS	40 metres and 12 STOREYS	60 metres and 18 STOREYS	81 metres and 25 STOREYS
PODIUM Height (maximum)	14 metres	14.3 metres	14.8 metres	21 metres	21 metres
TOWER Separation (minimum)	(none)	a.) 22 metres from a TOWER on the same LOT b.) 11 metres from an INTERIOR LOT LINE, except where the INTERIOR LOT LINE abuts lands zoned OS1 (see 3.T.5.1 and 3.T.5.2)			
Horizontal TOWER Dimension (maximum)	N/A	40 metres	40 metres	40 metres	40 metres
TOWER Footprint (maximum)	N/A	1,000 square metres	1,000 square metres	1,000 square metres	1,000 square metres
TOWER STEPBACK above PODIUM, including balconies, on the FRONT BUILDING FAÇADE and FLANKAGE BUILDING FAÇADE (minimum)	N/A	3 metres	3 metres	3 metres	3 metres

Table 8S-H: Regulations – STATION AREA MIXED-USE OFFICE –A (C4A)

COMMON OUTDOOR AREA (minimum)	For LOTS with an area of 2,000 square metres or more, three percent (3%) of the LOT AREA shall be COMMON OUTDOOR AREA located at GRADE
COMMON OUTDOOR AREA dimensions (minimum, each dimension)	Not less than 6.0 metres, except where the COMMON OUTDOOR AREA is located in the FRONT YARD or FLANKAGE YARD where one (1) dimension shall not be less than 4.0 metres
LANDSCAPED OPEN SPACE (minimum)	15%
AMENITY AREA (minimum)	3 square metres for the first BEDROOM and 2 square metres for each additional BEDROOM in the DWELLING UNIT
<u>PARKING SPACES</u> (maximum)	- a.) <u>Residential: 1.50 PARKING SPACES per DWELING UNIT</u> - b.) <u>Visitor (Residential): 0.15 PARKING SPACES per DWELLING UNIT</u> - c.) <u>Non-Residential (SURFACE PARKING): 3.00 PARKING SPACES per 100 square metres of BUILDING FLOOR AREA on the LOT</u> - d.) <u>Non-Residential (STRUCTURED PARKING): 4.00 PARKING SPACES per 100 square metres of BUILDING FLOOR AREA on the LOT</u>

85.4.14 ~~(deleted – Planning Act eliminates parking minimums in MTSAs)~~ The following minimum PARKING SPACE regulations shall apply to every LOT, BUILDING and STRUCTURE in the Station Area Mixed-Use Office (C4A) zone, except as specified in Table 6A:

Minimum Parking Rate		Area A on Schedule A1	Area B on Schedule A1	Area C on Schedule A1	Area D on Schedule A1	Area E on Schedule A1	Area F on Schedule A1	All Other	
Residential	Use	0.65	0.75	0.90	1.00	1.00	1.10	1.15	PDU*
Residential	Visitor	0.10	0.10	0.10	0.10	0.10	0.10	0.10	PDU*
		0.75	0.85	1.00	1.10	1.10	1.20	1.25	PDU*
Non-Residential	Use	1.50	1.80	2.00	2.50	2.50	2.75	3.00	/100m2*

~~*PDU = Per Dwelling Unit~~

~~/100m² = Per 100 square metres of BUILDING FLOOR AREA~~

8S.4.15 ~~(deleted – Planning Act eliminates parking minimums in MTSA's)~~ Notwithstanding anything to the contrary, a maximum of 465 square metres of Active Uses specified in section 8S.4.9 shall be permitted at a minimum parking rate of 1.00 PARKING SPACE per 100 square metres of BUILDING FLOOR AREA.

~~8S.4.16 The following maximum PARKING SPACE regulations shall apply to every LOT, BUILDING and STRUCTURE in the Station Area Mixed-Use Office (C4A) zone:~~

[illegible]

		~~1.65~~	~~1.65~~	~~1.65~~	~~1.65~~	~~1.65~~	~~1.65~~	~~1.65~~	~~PDU*~~
Non-Residential SURFACE PARKING	All	3.00	3.00	3.00	3.00	3.00	3.00	3.00	/100m2*
Non-Residential STRUCTURED PARKING	All	4.00	4.00	4.00	4.00	4.00	4.00	4.00	/100m2*

*PDU = Per Dwelling Unit

/100m2 = Per 100 square metres of BUILDING FLOOR AREA

Business Employment One Zone (E1)

9.1.8 The following parking regulations in Table 9C shall apply to every LOT, BUILDING and STRUCTURE in the Business Employment One (E1) zone, except as specified in Table 6A:

Table 9C: Parking Regulations – BUSINESS EMPLOYMENT ONE ZONE (E1)	
Building	Minimum Parking Spaces Required (minimum)
Single Occupancy Building	A. For the first 1,000 square metres of BUILDING FLOOR AREA, 2.5 PARKING SPACES per 100 square metres of BUILDING FLOOR AREA. For additional BUILDING FLOOR AREA over 1,000 square metres but less than 5,000 square metres, 1.00 PARKING SPACES per 100 square metres of BUILDING FLOOR AREA. For additional BUILDING FLOOR AREA greater than 5,000 square metres, <u>0.50</u> ~~0.75~~ PARKING SPACES per 100 square metres of BUILDING FLOOR AREA. B. <u>Notwithstanding A. above, a minimum parking rate of 1.5 spaces per 100 square metres of BUILDING FLOOR AREA shall apply to the following uses:</u> <u>ADVANCED TECH</u> <u>BUSINESS INCUBATOR</u> <u>COMMERCIAL SERVICE</u> <u>COMMUNICATION PRODUCTION</u> <u>DATA CENTRE</u> <u>GOVERNMENT USE</u> <u>'LIGHT' INDUSTRIAL ASSEMBLY</u> <u>'LIGHT' INDUSTRIAL MANUFACTURING</u> <u>'LIGHT' INDUSTRIAL PROCESSING</u> <u>MAKERSPACE (CLASS A)</u> <u>PRINTING ESTABLISHMENT</u> <u>TRAINING FACILITY</u> <u>WAREHOUSE (No Retail)</u>

Table 9C: Parking Regulations – BUSINESS EMPLOYMENT ONE ZONE (E1)

INDUSTRIAL MALL	<u>A. a.) Area A</u> on Schedule A1: ~~1.5 PARKING SPACES per 100 square metres of BUILDING FLOOR AREA~~ (See Note) <u>B. b.) Area B</u> on Schedule A1: 1.8 PARKING SPACES per 100 square metres of BUILDING FLOOR AREA ~~c.) Area C~~ on Schedule A1: ~~2.0 PARKING SPACES per 100 square metres of BUILDING FLOOR AREA~~ <u>C. d.) All Other</u> lands on Schedule A1: 2.5 PARKING SPACES per 100 square metres of BUILDING FLOOR AREA <u>D. Notwithstanding B. and C. above, a minimum parking rate of 1.5 spaces per 100 square metres of BUILDING FLOOR AREA shall apply to the following uses:</u> • <u>ADVANCED TECH</u> • <u>BUSINESS INCUBATOR</u> • <u>COMMERCIAL SERVICE</u> • <u>COMMUNICATION PRODUCTION</u> • <u>DATA CENTRE</u> • <u>GOVERNMENT USE</u> • <u>'LIGHT' INDUSTRIAL ASSEMBLY</u> • <u>'LIGHT' INDUSTRIAL MANUFACTURING</u> • <u>'LIGHT' INDUSTRIAL PROCESSING</u> • <u>MAKERSPACE (CLASS A)</u> • <u>PRINTING ESTABLISHMENT</u> • <u>TRAINING FACILITY</u> • <u>WAREHOUSE (No Retail)</u>
-----------------	---

NOTE: BICYCLE PARKING requirements are contained in section 6.6. LOADING SPACE requirements are contained in section 6.9.

NOTE: Lands identified in Area A of Schedule 'A1' have no minimum vehicle PARKING SPACE requirements pursuant to the Planning Act.

9.1.9 Notwithstanding anything to the contrary, a minimum of three (3) ~~four (4)~~ PARKING SPACES per 100 square metres of BUILDING FLOOR AREA shall be provided for:

- BAKE SHOP
- CAFE

NOTE: Lands identified in Area A of Schedule 'A1' have no minimum vehicle PARKING SPACE requirements pursuant to the Planning Act.

E2 Zone

9.2.8 The following parking regulations in Table 9F shall apply to every LOT, BUILDING and STRUCTURE in the Business Employment Two (E2) zone, except as specified in Table 6A:

Table 9F: Parking Regulations – BUSINESS EMPLOYMENT TWO ZONE (E2)

Building	Minimum Parking Spaces Required (minimum)
Single Occupancy Building	A. For the first 1,000 square metres of BUILDING FLOOR AREA, 2.5 PARKING SPACES per 100 square metres of BUILDING FLOOR AREA. For additional BUILDING FLOOR AREA over 1,000 square metres but less than 5,000 square metres, 1.00 PARKING SPACES per 100 square metres of BUILDING FLOOR AREA. For additional BUILDING FLOOR AREA greater than 5,000 square metres, <u>0.50</u> ~~0.75~~ PARKING SPACES per 100 square metres of BUILDING FLOOR AREA. B. <u>Notwithstanding A. above, a minimum parking rate of 1.5 spaces per 100 square metres of BUILDING FLOOR AREA shall apply to the following uses:</u> • <u>ADVANCED TECH</u> • <u>BUSINESS INCUBATOR</u> • <u>COMMERCIAL SERVICE</u> • <u>COMMUNICATION PRODUCTION</u> • <u>DATA CENTRE</u> • <u>GOVERNMENT USE</u> • <u>'LIGHT' INDUSTRIAL ASSEMBLY</u> • <u>'LIGHT' INDUSTRIAL MANUFACTURING</u> • <u>'LIGHT' INDUSTRIAL PROCESSING</u> • <u>MAKERSPACE (CLASS A)</u> • <u>PRINTING ESTABLISHMENT</u> • <u>TRAINING FACILITY</u> • <u>WAREHOUSE (No Retail)</u>
INDUSTRIAL MALL	<u>A. a.) Area A</u> on Schedule A1: ~~1.5 PARKING SPACES per 100 square metres of BUILDING FLOOR AREA (See Note)~~ <u>B. b.) Area B</u> on Schedule A1: 1.8 PARKING SPACES per 100 square metres of BUILDING FLOOR AREA <u>c.) Area C</u> on Schedule A1: ~~2.0 PARKING SPACES per 100 square metres of BUILDING FLOOR AREA~~ <u>C. d.) All Other</u> lands on Schedule A1: 2.5 PARKING SPACES per 100 square metres of BUILDING FLOOR AREA B. <u>Notwithstanding B. and C. above, a minimum parking rate of 1.5 spaces per 100 square metres of BUILDING FLOOR AREA shall apply to the following uses:</u> • <u>ADVANCED TECH</u>

Table 9F: Parking Regulations – BUSINESS EMPLOYMENT TWO ZONE (E2)	
	• <u>BUSINESS INCUBATOR</u> • <u>COMMERCIAL SERVICE</u> • <u>COMMUNICATION PRODUCTION</u> • <u>DATA CENTRE</u> • <u>GOVERNMENT USE</u> • <u>'LIGHT' INDUSTRIAL ASSEMBLY</u> • <u>'LIGHT' INDUSTRIAL MANUFACTURING</u> • <u>'LIGHT' INDUSTRIAL PROCESSING</u> • <u>MAKERSPACE (CLASS A)</u> • <u>PRINTING ESTABLISHMENT</u> • <u>TRAINING FACILITY</u> • <u>WAREHOUSE (No Retail)</u>

NOTE: BICYCLE PARKING requirements are contained in section 6.6. LOADING SPACE requirements are contained in section 6.9.

NOTE: Lands identified in Area A of Schedule 'A1' have no minimum vehicle PARKING SPACE requirements pursuant to the Planning Act.

9.2.9 Notwithstanding anything to the contrary, a minimum of three (3) ~~four (4)~~ PARKING SPACES per 100 square metres of BUILDING FLOOR AREA shall be provided for:

- BAKE SHOP
- CAFE

NOTE: Lands identified in Area A of Schedule 'A1' have no minimum vehicle PARKING SPACE requirements pursuant to the Planning Act.

E3 Zone

9.3.4 The following parking regulations in Table 9I shall apply to every LOT, BUILDING and STRUCTURE in the Flexible Industrial (E3) zone, except as specified in Table 6A:

Table 9I: Parking Regulations – FLEXIBLE INDUSTRIAL ZONE (E3)	
Building	Minimum Parking Spaces Required (minimum)
Single Occupancy Building	A. For the first 1,000 square metres of BUILDING FLOOR AREA, 2.5 PARKING SPACES per 100 square metres of BUILDING FLOOR AREA. For additional BUILDING FLOOR AREA over 1,000 square metres but less than 5,000 square metres, 1.00 PARKING SPACES per 100 square metres of BUILDING FLOOR AREA. For additional BUILDING FLOOR AREA greater than 5,000 square metres, <u>0.50</u> ~~0.75~~ PARKING SPACES per 100 square metres of BUILDING FLOOR AREA. B. <u>Notwithstanding A. above, a minimum parking rate of 1.5 spaces per 100 square metres of BUILDING FLOOR AREA shall apply to the following uses:</u> • <u>ADVANCED TECH</u> • <u>BUSINESS INCUBATOR</u> • <u>COMMERCIAL SERVICE</u> • <u>COMMUNICATION PRODUCTION</u> • <u>DATA CENTRE</u> • <u>GOVERNMENT USE</u> • <u>'LIGHT' INDUSTRIAL ASSEMBLY</u> • <u>'LIGHT' INDUSTRIAL MANUFACTURING</u> • <u>'LIGHT' INDUSTRIAL PROCESSING</u> • <u>MAKERSPACE (CLASS A)</u> • <u>PRINTING ESTABLISHMENT</u> • <u>TRAINING FACILITY</u> • <u>WAREHOUSE (No Retail)</u>
INDUSTRIAL MALL	<u>A. a.)</u> Area A on Schedule A1: ~~1.5 PARKING SPACES per 100 square metres of BUILDING FLOOR AREA~~ (See Note) <u>B. b.)</u> Area B on Schedule A1: 1.8 PARKING SPACES per 100 square metres of BUILDING FLOOR AREA <u>c.)</u> Area C on Schedule A1: ~~2.0 PARKING SPACES per 100 square metres of BUILDING FLOOR AREA~~ <u>C. d.)</u> All Other lands on Schedule A1: 2.5 PARKING SPACES per 100 square metres of BUILDING FLOOR AREA

Table 9I: Parking Regulations – FLEXIBLE INDUSTRIAL ZONE (E3)

	<u>D. Notwithstanding B. and C. above, a minimum parking rate of 1.5 spaces per 100 square metres of BUILDING FLOOR AREA shall apply to the following uses:</u> • <u>ADVANCED TECH</u> • <u>BUSINESS INCUBATOR</u> • <u>COMMERCIAL SERVICE</u> • <u>COMMUNICATION PRODUCTION</u> • <u>DATA CENTRE</u> • <u>GOVERNMENT USE</u> • <u>'LIGHT' INDUSTRIAL ASSEMBLY</u> • <u>'LIGHT' INDUSTRIAL MANUFACTURING</u> • <u>'LIGHT' INDUSTRIAL PROCESSING</u> • <u>MAKERSPACE (CLASS A)</u> • <u>PRINTING ESTABLISHMENT</u> • <u>TRAINING FACILITY</u> • <u>WAREHOUSE (No Retail)</u>
--	--

NOTE: BICYCLE PARKING requirements are contained in section 6.6. LOADING SPACE requirements are contained in section 6.9.

NOTE: Lands identified in Area A of Schedule 'A1' have no minimum vehicle PARKING SPACE requirements pursuant to the Planning Act.

UC Zone

9.4.3 The following regulations in Table 9J shall apply to every LOT, BUILDING and STRUCTURE in the University College (UC) zone on a Main Campus:

Table 9J: Regulations – UNIVERSITY COLLEGE (UC) – MAIN CAMPUS	
STREET LINE setback (minimum)	5.0 metres
INTERIOR LOT LINE setback (minimum)	Zero metres (0m) where an INTERIOR LOT LINE abuts a LOT zoned University College (UC)
	5.0 metres where an INTERIOR LOT LINE abuts a LOT not zoned University College (UC)
LANDSCAPED OPEN SPACE (minimum)	15%
PARKING SPACES (minimum)	UNIVERSITY / COLLEGE: ~~0.75 PARKING SPACES for every faculty, staff, and employee plus (+) 0.15 VISITOR PARKING SPACES for every faculty, staff, and employee~~ <u>(deleted – Section 62.0.2 of the Planning Act – zoning regulations do not apply to the objects of a post-secondary institution)</u>
	GOVERNMENT USE: 3 PARKING SPACES per 100 square metres of BUILDING FLOOR AREA
	Complementary Uses specified in section 9.4.1.2: 3 PARKING SPACES per 100 square metres of BUILDING FLOOR AREA
	Ancillary Uses specified in section 9.4.1.3: zero (0) PARKING SPACES shall be required
Complementary Uses (maximum)	Complementary Uses specified in section 9.4.1.2 collectively shall not exceed 15% of the total BUILDING FLOOR AREA on the associated Main Campus
Ancillary Uses (maximum)	Ancillary Uses specified in section 9.4.1.3 collectively shall not exceed 15% of the total BUILDING FLOOR AREA on the associated Main Campus
Complementary Uses & Ancillary Uses (maximum)	Complementary Uses specified in section 9.4.1.2 and Ancillary Uses specified in section 9.4.1.3 collectively shall not exceed 15% of the total BUILDING FLOOR AREA on the associated Main Campus
Number of BUILDINGS on a LOT (maximum)	More than one (1) main BUILDING permitted

NOTE: Lands identified in Area A of Schedule 'A1' have no minimum vehicle PARKING SPACE requirements pursuant to the Planning Act.

- 9.4.4 The following regulations in Table 9K shall apply to every LOT, BUILDING and STRUCTURE in the University College (UC) zone other than on a Main Campus:

Table 9K: Regulations – UNIVERSITY COLLEGE (UC) – BEYOND MAIN CAMPUS	
STREET LINE setback (minimum)	5.0 metres
SIDE YARD setback (minimum)	5.0 metres
REAR YARD setback (minimum)	7.5 metres
LOW RISE RESIDENTIAL LOT LINE setback (minimum)	7.5 metres or half the height of the BUILDING, whichever is greater
LANDSCAPED OPEN SPACE (minimum)	15%
PARKING SPACES (minimum)	UNIVERSITY / COLLEGE: ~~0.75 PARKING SPACES for every faculty, staff, and employee plus (+) 0.15 VISITOR PARKING SPACES for every faculty, staff, and employee~~ (deleted – Section 62.0.2 of the Planning Act – zoning regulations do not apply to the objects of a post-secondary institution)
	GOVERNMENT USE: 3 PARKING SPACES per 100 square metres of BUILDING FLOOR AREA
	Complementary Uses specified in section 9.4.1.2: 3 PARKING SPACES per 100 square metres of BUILDING FLOOR AREA
	Ancillary Uses specified in section 9.4.1.3: zero (0) PARKING SPACES shall be required
Complementary Uses (maximum)	Complementary Uses specified in section 9.4.1.2 collectively shall not exceed 25% of the total BUILDING FLOOR AREA on the LOT
Ancillary Uses (maximum)	Ancillary Uses specified in section 9.4.1.3 collectively shall not exceed 25% of the total BUILDING FLOOR AREA on the LOT
Complementary Uses & Ancillary Uses (maximum)	Complementary Uses specified in section 9.4.1.2 and Ancillary Uses specified in section 9.4.1.3 collectively shall not exceed 25% of the total BUILDING FLOOR AREA on the LOT
Ancillary Uses	Ancillary Uses specified in section 9.4.1.3 shall be located on the FIRST STOREY of a BUILDING containing one or more of the permitted USES specified in section 9.4.1.1.
Number of BUILDINGS on a LOT (maximum)	More than one (1) main BUILDING permitted

NOTE: Lands identified in Area A of Schedule 'A1' have no minimum vehicle PARKING SPACE requirements pursuant to the Planning Act.

9.4.8 ~~(deleted – Section 62.0.2 of the Planning Act – zoning regulations do not apply to the objects of a post-secondary institution)~~ ~~Notwithstanding anything to the contrary, the parking requirement for Laurier may be satisfied on:~~

- ~~a.) Laurier's Main Campus; and~~
- ~~b.) Lands zoned University College (UC) within eight hundred metres (800m) of Laurier's Main Campus.~~

9.4.9 ~~(deleted – Section 62.0.2 of the Planning Act – zoning regulations do not apply to the objects of a post-secondary institution)~~ ~~Notwithstanding anything to the contrary, the parking requirement for UW may be satisfied on:~~

- ~~a.) UW's Main Campus; and~~
- ~~b.) Lands zoned University College (UC) within eight hundred metres (800m) of UW's Main Campus.~~

9.4.10 ~~(deleted – Section 62.0.2 of the Planning Act – zoning regulations do not apply to the objects of a post-secondary institution)~~ ~~Notwithstanding anything to the contrary, the parking requirement for Conestoga may be satisfied on:~~

- ~~a.) Conestoga's Main Campus; and~~
- ~~b.) Lands zoned University College (UC) within eight hundred metres (800m) of Conestoga's Main Campus.~~

9.4.11 ~~(deleted – Section 62.0.2 of the Planning Act – zoning regulations do not apply to the objects of a post-secondary institution)~~ ~~Notwithstanding anything to the contrary, and forming part of the total PARKING SPACES required in Table 9J and Table 9K, the minimum number of PARKING SPACES on any LOT zoned University College (UC) other than the Main Campus shall be:~~

~~one (1) PARKING SPACE per eight (8) BEDROOMS~~

~~plus (+)~~

~~one (1) PARKING SPACE per 100 square metres of non-residential BUILDING FLOOR AREA.~~

9.4.12 Notwithstanding anything to the contrary, the parking required in Table 9J and Table 9K for GOVERNMENT USES and Complementary Uses shall be satisfied on the same LOT as the GOVERNMENT USE or Complementary Use.

NOTE: Lands identified in Area A of Schedule 'A1' have no minimum vehicle PARKING SPACE requirements pursuant to the Planning Act.

NOTE: Section 62.0.2 of the Planning Act states that zoning regulations do not apply to the objects of a post-secondary institution, which includes parking regulations.

Station Area Business Employment Two A (E2A)

9S.1.12 ~~(deleted – Planning Act eliminates parking minimums in MTSAs)~~ The following minimum PARKING SPACE regulations in Table 9S-C shall apply to every LOT, BUILDING and STRUCTURE in the Station Area Business Employment Two A (E2A) zone, except as specified in Table 6A:

Table 9S-C: Parking Regulations – STATION AREA BUSINESS EMPLOYMENT TWO A ZONE (E2A)	
Building	Minimum Parking Spaces Required (minimum)
Single Occupancy Building	For the first 1,000 square metres of BUILDING FLOOR AREA, 2.5 PARKING SPACES per 100 square metres of BUILDING FLOOR AREA. For additional BUILDING FLOOR AREA over 1,000 square metres but less than 5,000 square metres, 1.0 PARKING SPACES per 100 square metres of BUILDING FLOOR AREA. For additional BUILDING FLOOR AREA greater than 5,000 square metres, 0.75 PARKING SPACES per 100 square metres of BUILDING FLOOR AREA.
INDUSTRIAL MALL	a.) ~~Area A~~ on Schedule A1: 1.5 PARKING SPACES per 100 square metres of BUILDING FLOOR AREA b.) ~~Area B~~ on Schedule A1: 1.8 PARKING SPACES per 100 square metres of BUILDING FLOOR AREA c.) ~~Area C~~ on Schedule A1: 2.0 PARKING SPACES per 100 square metres of BUILDING FLOOR AREA d.) ~~All Other~~ lands on Schedule A1: 2.5 PARKING SPACES per 100 square metres of BUILDING FLOOR AREA

NOTE: ~~Lands identified in Area A of Schedule 'A1' have no minimum vehicle PARKING SPACE requirements pursuant to the Planning Act.~~

Station Area Business Employment Two B (E2B)

9S.2.12 ~~(deleted – Planning Act eliminates parking minimums in MTSAs)~~ The following minimum PARKING SPACE regulations in Table 9S-F shall apply to every LOT, BUILDING and STRUCTURE in the Station Area Business Employment Two B (E2B) zone, except as specified in Table 6A:

Table 9S-F: Parking Regulations – STATION AREA BUSINESS EMPLOYMENT TWO B ZONE (E2B)	
Building	Minimum Parking Spaces Required (minimum)
Single Occupancy Building	For the first 1,000 square metres of BUILDING FLOOR AREA, 2.5 PARKING SPACES per 100 square metres of BUILDING FLOOR AREA. For additional BUILDING FLOOR AREA over 1,000 square metres but less than 5,000 square metres, 1.0 PARKING SPACES per 100 square metres of BUILDING FLOOR AREA.

Table 9S-F: Parking Regulations – STATION AREA BUSINESS EMPLOYMENT TWO B ZONE (E2B)	
	For additional BUILDING FLOOR AREA greater than 5,000 square metres, 0.75 PARKING SPACES per 100 square metres of BUILDING FLOOR AREA.
INDUSTRIAL MALL	a.) ~~Area A~~ on Schedule A1: 1.5 ~~PARKING SPACES~~ per 100 square metres of BUILDING FLOOR AREA b.) ~~Area B~~ on Schedule A1: 1.8 ~~PARKING SPACES~~ per 100 square metres of BUILDING FLOOR AREA c.) ~~Area C~~ on Schedule A1: 2.0 ~~PARKING SPACES~~ per 100 square metres of BUILDING FLOOR AREA d.) ~~All Other~~ lands on Schedule A1: 2.5 ~~PARKING SPACES~~ per 100 square metres of BUILDING FLOOR AREA

NOTE: Lands identified in Area A of Schedule 'A1' have no minimum vehicle PARKING SPACE requirements pursuant to the Planning Act.

Education Institution Zone (EI)

10.1.6 The following parking regulations shall apply to every LOT, BUILDING and STRUCTURE in the Educational Institution (EI) zone, except as specified in Table 6A:

		Area A on Schedule A1	Area B on Schedule A1	Area C on Schedule A1	Area D on Schedule A1	Area E on Schedule A1	Area F on Schedule A1	All Other	
Residential	Use	~~0.65~~ (See Note)	0.75	~~0.90~~	~~1.00~~	~~1.00~~	~~1.10~~	~~0.90~~ 1.15	PDU*
Residential	Visitor	~~0.10~~ ~~0.75~~	0.10 0.85	~~0.10~~ ~~1.00~~	~~0.10~~ ~~1.10~~	~~0.10~~ ~~1.10~~	~~0.10~~ ~~1.20~~	0.10 ~~1.00~~ 1.25	PDU* PDU*
Non-Residential	Use	~~1.50~~	1.80	~~2.00~~	~~2.50~~	~~2.50~~	~~2.75~~	~~2.50~~ 3.00	/100m2*

* PDU = Per Dwelling Unit

/100m2 = Per 100 square metres of BUILDING FLOOR AREA

NOTE: BICYCLE PARKING requirements are contained in section 6.6. LOADING SPACE requirements are contained in section 6.9.

NOTE: Lands identified in Area A of Schedule 'A1' have no minimum vehicle PARKING SPACE requirements pursuant to the Planning Act.

Institutional Zone (I)

10.2.6 The following parking regulations shall apply to every LOT, BUILDING and STRUCTURE in the Institutional (I) zone, except as specified in Table 6A:

	Area A on Schedule A1	Area B on Schedule A1	Area C on Schedule A1	Area D on Schedule A1	Area E on Schedule A1	Area F on Schedule A1	All Other	
Non-Residential Use	~~1.50~~ (See Note)	1.80	~~2.00~~	~~2.50~~	~~2.50~~	~~2.75~~	~~2.50~~ ~~3.00~~	/100m2*

* /100m2 = Per 100 square metres of BUILDING FLOOR AREA

NOTE: BICYCLE PARKING requirements are contained in section 6.6. LOADING SPACE requirements are contained in section 6.9.

NOTE: Lands identified in Area A of Schedule 'A1' have no minimum vehicle PARKING SPACE requirements pursuant to the Planning Act.

School Zone (S)

10.3.2 The following regulations in Table 10E shall apply to every LOT, BUILDING and STRUCTURE in the School (S) zone:

Table 10E: Regulations – SCHOOL ZONE (S)		
STREET LINE setback (minimum)	6.0 metres	
SIDE YARD setback (minimum)	5.0 metres or half the height of the BUILDING, whichever is greater	
REAR YARD setback (minimum)	7.5 metres or half the height of the BUILDING, whichever is greater	
LOW RISE RESIDENTIAL LOT LINE setback (minimum)	7.5 metres	
BUILDING HEIGHT (maximum)	14 metres	
COVERAGE (maximum)	60%	
LANDSCAPED OPEN SPACE (minimum)	30%	
PARKING SPACES (minimum)	For Primary Uses specified in section 10.3.1.1	2 PARKING SPACES per TEACHING AREA
	For Ancillary Uses specified in section 10.3.1.2 that temporarily occupy BUILDING FLOOR AREA within a PRIVATE SCHOOL or PUBLIC SCHOOL	0 PARKING SPACES

Table 10E: Regulations – SCHOOL ZONE (S)		
	For Ancillary Uses specified in section 10.3.1.2 that permanently occupy BUILDING FLOOR AREA within a PRIVATE SCHOOL or PUBLIC SCHOOL	3 PARKING SPACES per 100 square metres of BUILDING FLOOR AREA
Ancillary Uses (maximum)	Ancillary Uses specified in section 10.3.1.2 shall not collectively exceed 40% of the BUILDING FLOOR AREA	
Ancillary Uses	Ancillary Uses specified in section 10.3.1.2 shall be located in the same BUILDING as the associated Primary Use specified in section 10.3.1.1	

NOTE: BICYCLE PARKING requirements are contained in section 6.6. LOADING SPACE requirements are contained in section 6.9.

NOTE: Lands identified in Area A of Schedule 'A1' have no minimum vehicle PARKING SPACE requirements pursuant to the Planning Act.

No. 7 – Schedule 'A1' – Parking Overlay

Description: Update Schedule 'A1' of the Zoning By-law (Parking Overlay).

Staff Comments: Staff propose an update to the Parking Overlay (Schedule 'A1') which enables parking rates to be adjust based on geographic location. The existing Schedule 'A1' has six (6) different overlay categories. In 2023, Stantec recommended that Schedule 'A1' be simplified to reduce the number of overlay categories given the minor variations between the parking rates, and to create a more user-friendly document.

Staff are recommending that the number of overlay areas be reduced to two (2): **Area A** would generally include all the lands within Protected Major Transit Station Areas (PMTSAs) and **Area B** generally includes lands within designated nodes and corridors as set out in the City's Official Plan (excluding PMTSAs). Area A reflects recent updates to the Planning Act through Bill 185 which eliminated parking minimums within PMTSAs.

Amendments: Schedule 'A1' is hereby deleted and replaced with the attached updated parking overlay map

(refer to separate attachment)