



Development Services Commission PUBLIC MEETING INFORMATION REPORT

DATE:	Tuesday, February 10, 2025
APPLICATION TYPE:	Zoning By-law Amendment (the "Application")
PROPOSER:	The City of Markham (the "City")
LOCATION WARD:	City-wide All wards
FILE NUMBER:	PR 26 108710
PREPARED BY:	Sabrina Chan, Project Engineer, Transportation Bradley Roberts, Manager of Zoning and Special Projects
REVIEWED BY:	Stephen Lue, RPP, MCIP, Senior Manager, Development
PROPOSAL:	Zoning By-law amendments to update the Parking and Transportation Demand Management standards in By-law 2024-19 (the "Request")

PURPOSE

This preliminary information pertains to the City-initiated Request to update the Parking and Transportation Demand Management standards in the City's Comprehensive Zoning By-law 2024-19 as part of the initiatives identified in the Council-approved Housing Accelerator Fund Action Plan, and the recommendations from the Citywide Parking Strategy.

NEXT STEPS

- The statutory Public Meeting is scheduled for February 10, 2026
- Recommendation Report to the Development Services Committee ("DSC") for Council's consideration
- In the event of approval, enactment of the Zoning By-law Amendment

LOCATION

The lands subject to the proposed Zoning By-law amendment comprise all the lands within the regulated area of By-law 2024-19, as shown in Figure 1.

BACKGROUND

Markham's Housing Accelerator Fund Program

In March 2023, the Canada Mortgage and Housing Corporation ("CMHC") launched the Housing Accelerator Fund ("HAF") program. The main objective of the program is to provide funding to support local initiatives that remove barriers to building more homes faster and boost housing supply. The following is a list of the key milestones in Markham's HAF program:

- June 14, 2023: Council passed a resolution directing staff to apply to the HAF program with a proposed Action Plan to deliver seven initiatives over three years.

- January 25, 2024: The CMHC approved the City's HAF application and executed an agreement for \$58.8 million in funding to support the delivery of 1,640 housing units, including approximately 193 affordable housing units, over the course of the program, to be measured by Building Permits issued.
- June 18, 2024: DSC received a staff report titled, "CMHC Housing Accelerator Fund Work Plan" that provided an overview of the work plan to implement the City's approved HAF Action Plan.
- June 10, 2025: DSC received a staff report titled, "CMHC Housing Accelerator Fund Update" that provided an overview of the City's progress of the seven initiatives in the HAF Action Plan.
- December 16, 2025: Council endorsed the Citywide Parking Strategy, as outlined in the [December 9, 2025, Staff Report](#), including the Parking and Transportation Demand Management Standards Update as a short-term action.

HAF Initiative 7 proposes to update parking and transportation demand management standards to support future growth in intensification areas

The new standards would be implemented through amendments to the City's Comprehensive Zoning By-law (By-law 2024-19). The City retained a consultant and initiated the study in November 2024. By June 2025, the first round of stakeholder workshops was completed, with the best practices review and technical analysis underway. By December 2025, the second round of stakeholder workshops, an online public engagement survey, and technical analysis were completed. The consultant summarized their recommendations in a Draft Final Report for the City's review. The project is on track for completion in March 2026. A statutory Public Meeting is required prior to approving the amendments to By-law 2024-19.

The Citywide Parking Strategy ("CWPS") was initiated in 2022 to establish a framework for guiding the management and delivery of parking across Markham

On December 16, 2025, Council endorsed the CWPS, which recommends several actions, including new parking zones with varying requirements based on land use, density, and mobility context; and updates to the City's parking and transportation demand management standards to better reflect travel patterns and support intensification. HAF Action Plan Initiative 7 supports the CWPS recommendations.

Creation of four new Parking Zones under By-law 2024-19 with varying requirements based on land use, intensification objectives, and mobility context

Parking Zones are described below. Zones 1 and 2, as shown in Schedule A in Appendix 1, apply to Major Transit Station Areas ("MTSAs") and Key Development Areas ("KDAs"), and have the lowest parking requirements but the highest transportation demand management requirements. The consultant's recommended parking standards, including the proposed amendments to By-law 2024-19 and the supporting rationale, are summarized in the Parking and Loading Standards Matrix (Appendix 1). The Draft Zoning By-law Amendment was developed based on the consultant's recommendations (Appendix 2).

Parking Zones 1 and 2

- Parking Zone 1 includes lands within the Markham Centre Secondary Plan, Langstaff Gateway Secondary Plan, and Yonge Corridor Secondary Plan areas.

- Parking Zone 2 includes lands within the Milliken Secondary Plan, Markham Road - Mount Joy Secondary Plan, Markville Secondary Plan, Cornell Centre Secondary Plan, and other MTSAs along Highway 7
- No minimum parking requirements are proposed as the lands are located within MTSAs per Bill 185, [Cutting Red Tape to Build More Homes Act, 2024](#).
- New maximum residential parking standards are generally based on the current Alternate Parking Standards in By-law 2024-19, plus 10 percent to 20 percent.
- Proposed maximum parking standards are the same for Parking Zones 1 and 2, with variations applied across multiple residential and non-residential land uses based on land use characteristics, travel demand considerations, and policy context.

Parking Zone 3

- Includes lands within Main Street Markham, Steeles Avenue and Don Mills Road, Bayview Avenue and John Street, and other intensification areas along Highway 7.
- The minimum parking requirements are lower than Parking Zone 4 parking standards due to higher density and mix of land uses: 25 percent to 50 percent lower for residential uses, and 10 percent to 40 percent lower for non-residential uses.
- No maximum parking requirements are proposed as lands in this Zone have limited access to alternative travel options compared to Zones 1 and 2.

Parking Zone 4

- Includes all other lands outside of Parking Zones 1 to 3, including established neighborhoods.
- Reduced resident and visitor minimum parking requirements for Apartment Dwelling, Multiple Dwelling, and Multiplex Dwelling, and reduced visitor parking requirement for Retirement Home.
- Introduced parking requirements for Affordable Housing Unit and industrial land use sub-categories: manufacturing, warehousing, and multi-unit warehousing.
- Increased parking requirement for Community Centre.
- No proposed maximum parking requirements as these lands have limited travel options.

Modified Electric Vehicle (“EV”) Parking Requirements

For residential uses with shared parking areas, 50 percent of the required spaces must be EV-ready with the remainder as EV-capable. For low-density residential units with private garages, one parking space must be EV-capable, which aligns with the Ontario Building Code.

The proposed Zoning By-law Amendment introduces new Transportation Demand Management measures to encourage more sustainable travel choices, as described below

New Carpool Parking Requirements for Parking Zone 3 and 4

- Requires carpool parking space for non-residential uses that require 50 or more parking spaces.

Additional Bicycle Requirements

- New dimension standards for horizontal, vertical, and stacked bicycle parking spaces
- Short-term and long-term bicycle parking standards by parking zone

- Minor changes to the bicycle parking standards
- New applicable land uses include Long Term Care, Retirement Home, Medical Office, Fitness Centre, Recreation Fitness, Motor Vehicle Sales Establishment, Motor Vehicle Service/Repair Establishment, Personal Service Establishment, Commercial School, Veterinary Clinic, Banquet Hall, Hotel, Community Centre, Commercial Storage Facility, Day Care Centre, High School, and any other use not listed.
- Requires a bicycle maintenance station for residential buildings with 20 or more long-term bicycle parking spaces
- Requires electric bicycle parking spaces for residential uses with a dedicated long-term bicycle parking room
- Requires shower-change facilities for non-residential developments that require long-term bicycle parking spaces

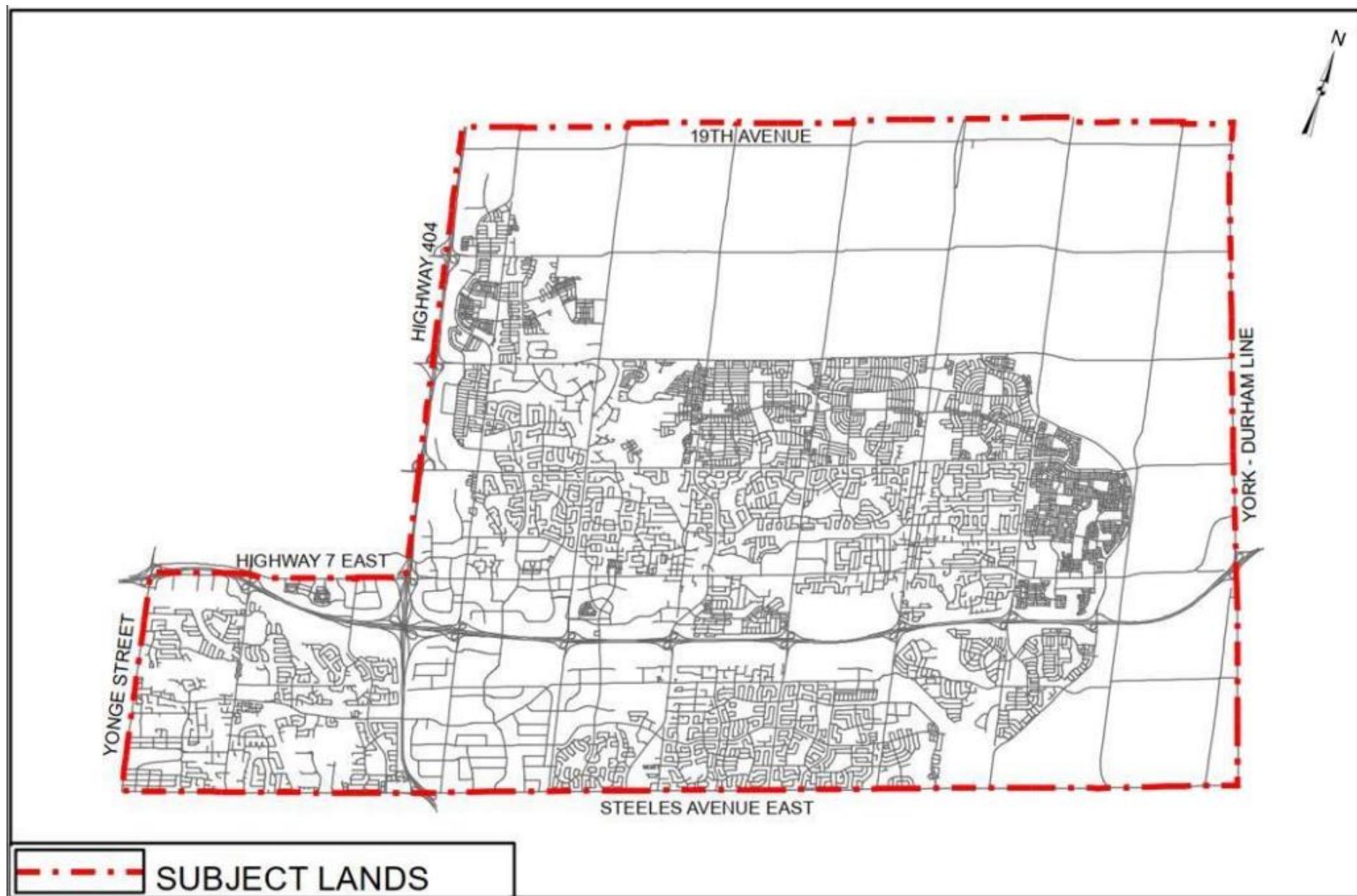
ACCOMPANYING FIGURES

Figure 1: Location Map

Appendix 1: Parking and Loading Standards Matrix

Appendix 2: Draft Zoning By-law Amendment

Figure 1: Location Map



Appendix 1: Parking and Loading Standards Matrix

Modification Number	By-law Section	Consultant's Proposed By-law Modification	Staff Rationale to Support Modification
1	5.2.5 – Size of Parking Spaces	<ol style="list-style-type: none"> Modified provision a) to specify a perpendicular parking space. Addition of a provision (i) to specify minimum dimensions of a parallel parking space as follows: width 2.6 metres and length 6.7 metres. 	Previous versions of this By-law did not include minimum dimensions for a parallel parking space.
2	5.3.7 – Minimum Number of Parking Spaces Required	<ol style="list-style-type: none"> Rename section title from “Minimum Number of Parking Spaces Required” to “Minimum Number of Parking Spaces Required in Parking Zone 4”. Change the introductory text of this section to the following: “The minimum number of parking spaces required for residential uses located in Parking Zone 4, as identified in SCHEDULE ‘A’, shall be calculated in accordance with the standards set out in Table 5.3.7 below.” 	The modification is to recognize the introduction of Parking Zones in the By-law, where the majority of City lands are in Parking Zone 4.
3	Table 5.3.7 – Parking Requirements for Residential Uses	<ol style="list-style-type: none"> Land uses will now all be listed on separate lines rather than grouped. Modified table caption from “Table 5.3.7: Parking Requirements for Residential Uses” to “Table 5.3.7: Minimum Parking Requirements for Residential Uses in Parking Zone 4”. Modification of parking requirement for Apartment Dwelling, Multiple Dwelling and Multiplex Dwelling from 1.25 parking spaces for each dwelling unit plus 0.25 visitor parking spaces for each dwelling unit to 1 parking space for each dwelling unit plus 0.20 visitor parking spaces for each dwelling unit. Modification of parking requirement for Retirement Home from 0.50 parking spaces for each unit plus 0.25 visitor parking spaces for each unit to 0.50 parking spaces for each unit plus 0.20 visitor parking spaces for each unit. 	<p>Modification of table caption is for clarity purposes to indicate that there are minimum and maximum parking requirements by Parking Zones.</p> <p>Based on the parking survey data and the study recommendations, the initial parking standard is higher than the parking demand observed at multiple surveyed sites across the City.</p> <p>Previous versions of this By-law did not have parking requirement for Affordable Housing. Based on stakeholder feedback, parking permit data, and study recommendations, sufficient</p>

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		5. Addition of parking requirement for Affordable Housing of 1 parking space for each dwelling unit plus 0.20 visitor parking spaces for each dwelling unit.	parking should be provided for this land use due to limited travel options.
4	Table 5.3.7 – Special Provisions	Modification of special provision (1) from “where accessed by a private street an additional 0.25 spaces per unit is to be provided for visitor parking” to “where accessed by a private street an additional 0.20 spaces per unit is to be provided for visitor parking”.	Based on parking survey data and the study recommendations, the visitor parking standard is higher than the parking demand observed at multiple surveyed sites across the City.
5	5.4.1 – Minimum Number of Parking Spaces Required	1. Rename section title from “Minimum Number of Parking Spaces Required” to “Minimum Number of Parking Spaces Required in Parking Zone 4”. 2. Change the introductory text of this section to the following: “The minimum number of parking spaces required for non-residential uses located in Parking Zone 4, as identified in SCHEDULE ‘A’, shall be calculated in accordance with the standards set out in Table 5.4.1 below.”	See modification (2).
6	Table 5.4.1 – Non-Residential Parking Requirements	1. Land uses will now all be listed on separate lines rather than grouped. 2. Modified table caption from “Table 5.4.1: Non-Residential Parking Requirements” to “Table 5.4.1: Minimum Parking Requirements for Non-Residential Uses in Parking Zone 4”. 3. Changed unit format of parking requirements from 1 parking space for every ‘X’ square metres to ‘X’ parking spaces for every 100 square metres. 4. Modification of parking requirement for Community Centre from 1 parking space for every	Based on best practices review and the study recommendations, the majority of municipal Zoning By-laws expressed parking rates in the ‘X’ parking spaces per 100 square metres format, allowing for consistency and ease of comparison between municipalities. In consultation with the City’s Recreation Department, the parking standard is insufficient to accommodate the current demand, where many

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		<p>40 square metres to 3 parking spaces per 100 square metres.</p> <p>5. Replaced parking requirement for Industrial Use with new industrial land use sub-categories: Industrial/ Manufacturing, Warehousing, and Multi-Unit Warehousing.</p> <p>6. Creation of parking requirement for Industrial/Manufacturing of:</p> <ul style="list-style-type: none"> • 1 space per 100 square metres for buildings less than 5,000 square metres • 0.5 space per 100 square metres for buildings greater than or equal to 5,000 square metres <p>7. Creation of parking requirement for Warehousing of:</p> <ul style="list-style-type: none"> • 1 space per 100 square metres for buildings less than 7,500 square metres • 0.5 space per 100 square metres for buildings greater than or equal to 7,500 square metres <p>8. Creation of parking requirement for Multi-Unit Warehousing of 1.50 spaces per 100 square metres</p>	<p>community centres experience parking availability issues.</p> <p>The current Industrial Use parking standard is comparatively low and is broadly applied to all types of industrial uses. The updated parking standards recognize the needs of various industrial uses and is scaled based on facility size.</p>
7	Table 5.4.1 – Special Provisions	<p>Modified special provision (5) from “restaurants located in designated heritage conservation districts shall have a parking requirement of 1 parking space for every 15 square metres” to “restaurants located in designated heritage conservation districts shall have a parking requirement of 6.67 parking spaces for every 100 square metres”.</p>	<p>The modification is to reflect the change in unit format to ‘X’ spaces per 100 square metres.</p>
8	[NEW] 5.4.3 – Carpool Parking Requirements	<p>1. Creation of new section to require carpool parking spaces.</p> <p>2. Creation of a provision a) to require one (1) carpool space for every 50 parking spaces, rounded up, or a minimum of 2 spaces for non-</p>	<p>Based on best practices review and the study recommendations, carpool parking spaces is considered an effective Transportation Demand Management measure for encouraging the use of sustainable travel modes and</p>

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		<p>residential uses in Parking Zone 4 requiring 50 or more vehicle parking spaces.</p> <p>3. Creation of a provision b) to exclude additional carpool spaces exceeding a) above to be counted towards the minimum vehicle parking requirements.</p>	<p>reducing single-occupancy vehicle trips.</p>
9	5.5 – Alternate Parking Standards	<ol style="list-style-type: none"> 1. Rename section from “Alternate Parking Standards” to “Parking Standards for Parking Zones 1, 2, and 3”. 2. Change the introductory text of this section to the following: “The parking requirements in this section shall apply to Parking Zones 1, 2, and 3 as identified in SCHEDULE ‘A’.” 	<p>The modification is to recognize the introduction of Parking Zones in the By-law, replacing Alternate Parking Standards with Parking Standards in Parking Zones 1, 2, and 3, where KDAAs, MTSAs, and other intensifications areas are located.</p>
10	5.5.1 – Minimum Number of Parking Spaces Required for Residential Uses	<p>Change the introductory text for Table 5.5.1 to the following: “The minimum number of parking spaces required for residential uses located in Parking Zones 3 shall be calculated in accordance with the standards set out in Table 5.5.1 below.</p> <p>There are no minimum number of parking spaces required for residential uses in Parking Zones 1 and 2.”</p>	<p>The modification is for clarity purposes to clearly indicate that the parking requirements are minimum standards to be applied to sites located in Parking Zone 3.</p>
11	Table 5.5.1 – Parking Requirements for Dwelling Units	<ol style="list-style-type: none"> 1. Modified table caption from “Table 5.5.1: Parking Requirements for Dwelling Units” to “Table 5.5.1: Minimum Parking Requirements for Residential Uses in Parking Zone 3”. 2. Replaced table with the residential parking requirements in Parking Zone 3. 	<p>Based on best practices review and the study recommendations, the parking requirements in Parking Zone 3 reflects the land use and transportation context in this area with more travel options than Parking Zone 4. The parking requirements in Parking Zone 3 represents about a 25-50 percent reduction from Parking Zone 4,</p>

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			or matches the parking standards in Parking Zone 4.
12	Table 5.5.1 – Special Provisions	<p>1. Modification of special provision (1) from “where accessed by a private street an additional 0.25 parking spaces per unit is to be provided for visitor parking” to “where accessed by a private street an additional 0.15 parking spaces per unit is to be provided for visitor parking”.</p> <p>2. Creation of special provision (5), which indicates where an additional dwelling unit is located on the same lot within a detached dwelling, semi-detached dwelling, or townhouse dwelling, the required parking for the detached dwelling, semi-detached dwelling, or townhouse dwelling is reduced to one (1) space.</p>	<p>Based on parking survey data and the study recommendations, the visitor parking standard is higher than the parking demand observed at multiple surveyed sites across the City.</p> <p>In conjunction with the updated minimum parking requirement for Coach House, Garden Home, Garden Suite, and Additional dwelling unit located within a detached dwelling, semi-detached dwelling or townhouse dwelling, the special provision (5), removes the additional parking requirement for secondary suites, aligning with the standards in Parking Zone 4.</p>
13	5.5.2 – Minimum Number of Parking Spaces Required for Non-Residential Uses	<p>Change the introductory text for Table 5.5.2 to the following:</p> <p>“The minimum number of parking spaces required for non-residential uses located in Parking Zone 3 shall be calculated in accordance with the standards set out in Table 5.5.2 below.</p> <p>There are no minimum number of parking spaces required for non-residential uses in Parking Zones 1 and 2.”</p>	<p>The modification is for clarity purposes to clearly indicate that the parking requirements are minimum standards to be applied to sites located in Parking Zone 3.</p>
14	Table 5.5.2 – Non-Residential Parking	<p>1. Modified table caption from “Table 5.5.2: Non-Residential Parking Requirements” to “Table 5.5.2: Minimum Parking Requirements for Non-Residential Uses in Parking Zone 3”.</p>	<p>Based on best practices review and the study recommendations, the parking requirements in Parking Zone 3 reflects the land use and transportation context in this area with more travel options</p>

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	Requirements	2. Replaced table with the non-residential parking requirements in Parking Zone 3.	than Parking Zone 4. The parking requirements in Parking Zone 3 represents about 10-40 percent reduction from Parking Zone 4, or matches the parking standards in Parking Zone 4.
15	Table 5.5.2 – Special Provisions	1. Addition of a special provision (5), which indicates the required parking may be provided on a gravel surface. 2. Addition of a special provision (6), which indicates where a seating is provided in the form of open benches, each 0.6 linear metre of bench width shall be considered as one seat for the purposes of this By-law.	The additions match the special provisions (1) and (2) in Table 5.4.1.
16	5.5.3 – Maximum Number of Parking Spaces	1. Renamed section from “Maximum Number of Parking Spaces” to “Maximum Number of Parking Spaces for Residential Uses”. 2. Removed provision a) That the maximum number of parking spaces shall be equal to the minimum number of parking spaces, plus 10 percent. 3. Added text to introduce Table 5.5.3: “The maximum number of parking spaces for residential uses located in Parking Zones 1 and 2 shall be calculated in accordance with the standards set out in Table 5.5.3 below. There are no maximum number of parking spaces for residential uses in Parking Zone 3.” 4. Creation of Table 5.5.3 for the maximum number of parking spaces for residential uses in Parking Zones 1 and 2. 5. Creation of special provisions table, similar to Table 5.5.1, but modified special provision (1)	The modified section name is for clarity purposes to separate the maximum number of parking spaces for residential uses and non-residential uses. Based on best practices review and the study recommendations, the maximum parking standards for Parking Zones 1 and 2 are generally consistent with the current minimum Alternate Parking Standards, plus 10-20 percent. The parking standards for Parking Zone 2 match Parking Zone 1 except for the following land uses: Apartment Dwelling, Multiple Dwellings, All other Dwellings, and Affordable Housing.

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		to indicate a maximum of 0.20 parking spaces shall be provided for visitor parking and removed special provision (5).	
17	[NEW] 5.5.4 – Maximum Number of Parking Spaces for Non-Residential Uses	<p>1. Creation of new section for maximum number of parking spaces for non-residential uses.</p> <p>2. Added text to introduce Table 5.5.4: “The maximum number of parking spaces for non-residential uses located in Parking Zones 1 and 2 shall be calculated in accordance with the standards set out in Table 5.5.4 below.</p> <p>There are no maximum number of parking spaces for non-residential uses in Parking Zone 3.”</p> <p>3. Creation of Table 5.5.4 for the maximum number of parking spaces for non-residential uses in Parking Zones 1 and 2.</p> <p>4. Creation of special provisions table, similar to Table 5.5.2, but modified special provision (6) to indicate a maximum of 10 percent of the parking spaces provided shall be located in a surface parking area.</p>	<p>The new section is to differentiate between the maximum number of parking spaces for residential uses and non-residential uses.</p> <p>Based on best practices review and the study recommendations, the maximum parking standards for Parking Zones 1 and 2 are generally consistent with the current minimum Alternate Parking Standards, plus 10-20 percent. The parking standards for Parking Zone 2 match Parking Zone 1 except for the following land uses: Nightclub, Banquet Hall, and Minor Local Entertainment Centre.</p>
18	[NEW] 5.5.5 – Carpool Parking Requirements	<p>1. Creation of new section to require carpool parking spaces.</p> <p>2. Creation of a provision a) to require one (1) carpool space for every 50 parking spaces, rounded up, or a minimum of 2 spaces for non-residential uses in Parking Zone 3 requiring 50 or more vehicle parking spaces.</p> <p>3. Creation of a provision b) to exclude additional carpool spaces exceeding a) above to be counted towards the minimum vehicle parking requirements.</p>	See modification (8).

19	Table 5.7.1 – Electric Vehicle Parking Requirements	<p>Replaced Table 5.7.1 with the following content:</p> <table border="1" data-bbox="551 208 1290 1318"> <thead> <tr> <th data-bbox="551 208 741 698">Land Use</th><th data-bbox="741 208 1015 698">EV Ready: Required parking spaces that shall be ready and available for use as Level 2 electric vehicle charging station parking spaces. Only charger installation is required. (i.e., electrified)</th><th data-bbox="1015 208 1290 698">EV Capable: Required parking spaces that shall be capable for conversion as electric vehicle level 2 charging parking spaces. (i.e., conduits will be in place for future electrification)</th></tr> </thead> <tbody> <tr> <td data-bbox="551 698 741 959">Low Density Residential (with private garages)</td><td data-bbox="741 698 1015 959">Not required</td><td data-bbox="1015 698 1290 959">1.0 of the required parking spaces with an exclusive use garage</td></tr> <tr> <td data-bbox="551 959 741 1139">Residential (shared parking areas)</td><td data-bbox="741 959 1015 1139">50 percent of the supply or 1 space, whichever is greater.</td><td data-bbox="1015 959 1290 1139">The remainder of the parking supply.</td></tr> <tr> <td data-bbox="551 1139 741 1318">Non-Residential</td><td data-bbox="741 1139 1015 1318">10 percent of the supply or 1 parking space, whichever is greater.</td><td data-bbox="1015 1139 1290 1318">10 percent of the supply or 1 parking space, whichever is greater.</td></tr> </tbody> </table> <p>Note: Electric vehicle charging requirements do not apply to surface parking lots for residential uses.</p>	Land Use	EV Ready: Required parking spaces that shall be ready and available for use as Level 2 electric vehicle charging station parking spaces. Only charger installation is required. (i.e., electrified)	EV Capable: Required parking spaces that shall be capable for conversion as electric vehicle level 2 charging parking spaces. (i.e., conduits will be in place for future electrification)	Low Density Residential (with private garages)	Not required	1.0 of the required parking spaces with an exclusive use garage	Residential (shared parking areas)	50 percent of the supply or 1 space, whichever is greater.	The remainder of the parking supply.	Non-Residential	10 percent of the supply or 1 parking space, whichever is greater.	10 percent of the supply or 1 parking space, whichever is greater.	<p>Based on best practices review and the study recommendations, the electric vehicle (EV) requirements for residential buildings in Markham are comparatively low and does not reflect the increased demand for electric vehicles. The high cost to retrofit a vehicle parking space can be a barrier for EV adoption. The requirement for residential uses aligns with the CWPS policies, endorsed by Council. The requirement for low density residential aligns with the standards in the Ontario Building Code. The requirement for non-residential uses remains unchanged, recognizing that the majority of EV owners recharge their vehicles at home.</p>
Land Use	EV Ready: Required parking spaces that shall be ready and available for use as Level 2 electric vehicle charging station parking spaces. Only charger installation is required. (i.e., electrified)	EV Capable: Required parking spaces that shall be capable for conversion as electric vehicle level 2 charging parking spaces. (i.e., conduits will be in place for future electrification)													
Low Density Residential (with private garages)	Not required	1.0 of the required parking spaces with an exclusive use garage													
Residential (shared parking areas)	50 percent of the supply or 1 space, whichever is greater.	The remainder of the parking supply.													
Non-Residential	10 percent of the supply or 1 parking space, whichever is greater.	10 percent of the supply or 1 parking space, whichever is greater.													

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20	5.9.1 – General Provisions for Bicycle Parking	<ol style="list-style-type: none"> 1. Modified provision d) to specify the minimum dimensions of a horizontal bicycle parking space as follows: <ol style="list-style-type: none"> i) Length 1.8 metres; ii) Width 0.6 metres; and, iii) Vertical clearance 1.9 metres. 2. Modified provision e) to specify the minimum dimensions of a vertical bicycle parking space as follows: <ol style="list-style-type: none"> i) Length 1.2 metres from the wall; ii) Width 0.6 metres; and, iii) Vertical clearance 1.9 metres. 3. Added a provision f) for the minimum dimensions of a stacked horizontal bicycle parking space as follows: <ol style="list-style-type: none"> i) Length 1.8 metres from the wall; ii) Width 0.6 metres; and, iii) Vertical clearance 1.2 metres for each stacked bicycle parking space.” 	<p>The minimum dimensions for different types of bicycle parking were not included in previous versions of this By-law.</p> <p>Based on best practices review and the study recommendations, the different formats provide more flexibility in site design. The increased vertical clearance for a horizontal bicycle parking space is intended to accommodate a person standing in the bicycle parking space.</p>
21	Table 5.9.2 – Bicycle Parking Requirements	<ol style="list-style-type: none"> 1. Replaced table which outlines the bicycle parking requirements by Parking Zones. 2. Changed column headings from “Bicycle Parking Standards” to “Bicycle Parking Standards in Parking Zone 4” and from “Alternative Bicycle Parking Standards” to “Bicycle Parking Standards in Parking Zones 1, 2, and 3”. 3. Changed unit format to ‘X’ spaces per unit or ‘X’ spaces per 100 square metres. 4. Modified short-term Bicycle Parking Standards in Parking Zones 1, 2, and 3 for any building on a lot containing more than 7 dwelling units, except for detached dwellings, semi-detached dwellings or townhouse dwellings from “the greater of 1 	<p>The updated table reflects the introduction of Parking Zones in the By-law and is consistent with the unit format of vehicle parking requirements.</p> <p>The City's Draft TDM Guidelines outlines bicycle parking requirements for various land uses not previously included in this By-law.</p> <p>The short term bicycle parking requirement is slightly higher for some uses.</p> <p>Based on the study recommendations, the bicycle parking requirements in this</p>

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		<p>space for every 5 dwelling units or 6 spaces" to "0.2 space per dwelling unit".</p> <p>5. Modified short-term Bicycle Parking Standards in Parking Zones 1, 2, and 3 for Hospital from "the greater of 1 space per 400 square metres of gross floor area or 3 spaces" to "0.25 space per 100 square metres of gross floor area".</p> <p>6. Modified short-term Bicycle Parking Standards in Parking Zones 1, 2, and 3 for Place of Worship from "the greater of 1 space per 670 square metres of gross floor area or 3 spaces" to "0.15 space per 100 square metres of gross floor area".</p> <p>7. Modified Industrial Uses to include Warehousing, Manufacturing and Multi-Unit Warehousing.</p> <p>8. Modified short-term Bicycle Parking Standards in Parking Zones 1, 2, and 3 for Industrial/Manufacturing, Warehousing or Multi-Unit Warehousing from "1 space per 670 square metres of gross floor area" to "the greater of 0.15 space per 100 square metres of gross floor area or minimum 2 spaces".</p> <p>9. Modified short-term Bicycle Parking Standards in Parking Zone 4 for Industrial/Manufacturing, Warehousing or Multi-Unit Warehousing from "1 space per 1000 square metres of gross floor area" to "the greater of 0.10 space per 100 square metres of gross floor area or minimum 2 spaces".</p> <p>10. Added long-term Bicycle Parking Standards in Parking Zones 1, 2, and 3 for Public School and Private School of 0.1 space per 100 square metres of gross floor area.</p>	<p>By-law should be consistent with the recommended rates in the Draft TDM Guidelines. These bicycle parking rates, while not a by-law requirement, are being applied on active development applications.</p>

Appendix 1: Parking and Loading Standards Matrix

Modification Number	By-law Section	Consultant's Proposed By-law Modification	Staff Rationale to Support Modification
		<p>11. Added long-term Bicycle Parking Standards in Parking Zone 4 for Public School and Private School of 0.08 space per 100 square metres of gross floor area.</p> <p>12. Modified short-term Bicycle Parking Standards in Parking Zones 1, 2, and 3 for Public School from “1 space per 250 square metres of gross floor area” to “the greater of 0.40 space per 100 square metres of gross floor area or minimum 6 spaces”.</p> <p>13. Modified short-term Bicycle Parking Standards in Parking Zone 4 for Public School from “1 space per 250 square metres of gross floor area” to “the greater of 0.4 space per 100 square metres of gross floor area or minimum of 6 spaces”.</p> <p>14. Modified short-term Bicycle Parking Standards in Parking Zones 1, 2, and 3 for University and College from “1 space per 400 square metres of gross floor area” to “the greater of 0.25 space per 100 square metres of gross floor area or minimum 6 spaces”.</p> <p>15. Modified short-term Bicycle Parking Standards in Parking Zone 4 for University and College from “1 space per 800 square metres of gross floor area” to “the greater of 0.12 space per 100 square metres of gross floor area or minimum 3 spaces”.</p> <p>16. Added additional land uses to table: Long Term Care, Retirement Home, Medical Office, Fitness Centre, Recreation Fitness, Motor Vehicle Sales Establishment, Motor Vehicle Service/Repair Establishment, Personal Service Establishment, Institutional, Commercial School, Veterinary Clinic, Banquet Hall, Hotel, Community Centre,</p>	

Appendix 1: Parking and Loading Standards Matrix

Modification Number	By-law Section	Consultant's Proposed By-law Modification	Staff Rationale to Support Modification
		Commercial Storage Facility, Day Care Centre, High School, and any other use not listed.	
22	5.9.3 – Special Provisions for Long Term Bicycle Parking	<ol style="list-style-type: none"> 1. Addition of a provision c) to require a bicycle maintenance station for a residential building requiring 20 or more long term bicycle parking spaces. The bicycle maintenance station shall have the following minimum dimensions: length 1.8 metres, width 2.6 metres, and vertical clearance from the ground 1.9 metres. 2. Addition of a provision d) to require that access to the long term bicycle parking is unobstructed, with a minimum width of 2.1 metres along all corridors, unencumbered by stairs, curbs, or other obstacles (ramps are acceptable), and entrance to the bicycle parking room is provided via secure automatic doors with a minimum unobstructed width of 1.5 metres. 3. Addition of a provision e) to require at least 10 percent of the required long term bicycle parking or one (1) parking space, whichever is greater, to be an electric bicycle parking space, for residential uses with a dedicated long term bicycle parking room. 	Based on best practices review and the study recommendations, supportive bicycle-related infrastructure, such as bicycle maintenance station, convenient access to bicycle parking, and electric bicycle charging outlets, is considered an effective Transportation Demand Management measure for encouraging the use of sustainable travel modes.

Appendix 1: Parking and Loading Standards Matrix

Modification Number	By-law Section	Consultant's Proposed By-law Modification	Staff Rationale to Support Modification												
23	[NEW] 5.9.5 – Shower-Change Facilities	<p>1. Creation of new section to require shower-change facilities for each gender for all non-residential uses requiring long term bicycle parking spaces.</p> <p>2. Creation of Table 5.9.5 for shower-change requirements.</p> <table border="1" data-bbox="551 486 1262 845"> <thead> <tr> <th data-bbox="551 486 903 638">Required Number of Long term Bicycle Parking Spaces</th><th data-bbox="903 486 1262 638">Required Number of Shower Change Facilities for each Gender</th></tr> </thead> <tbody> <tr> <td data-bbox="551 638 903 678">Less than 10</td><td data-bbox="903 638 1262 678">None</td></tr> <tr> <td data-bbox="551 678 903 719">10 to 60</td><td data-bbox="903 678 1262 719">1</td></tr> <tr> <td data-bbox="551 719 903 760">61 to 120</td><td data-bbox="903 719 1262 760">2</td></tr> <tr> <td data-bbox="551 760 903 801">121 to 180</td><td data-bbox="903 760 1262 801">3</td></tr> <tr> <td data-bbox="551 801 903 845">181 or greater</td><td data-bbox="903 801 1262 845">4</td></tr> </tbody> </table>	Required Number of Long term Bicycle Parking Spaces	Required Number of Shower Change Facilities for each Gender	Less than 10	None	10 to 60	1	61 to 120	2	121 to 180	3	181 or greater	4	Based on best practices review and the study recommendations, shower-change facilities are typically provided in conjunction with long-term bicycle parking for non-residential uses.
Required Number of Long term Bicycle Parking Spaces	Required Number of Shower Change Facilities for each Gender														
Less than 10	None														
10 to 60	1														
61 to 120	2														
121 to 180	3														
181 or greater	4														

Appendix 2: Draft Zoning By-law Amendment



BY-LAW 2026— A By-law to amend By-law 2024-19, as amended

The Council of The Corporation of the City of Markham hereby enacts as follows:

- 1.0 That By-law 2024-19, as amended, is hereby further amended as it applies to the lands outlined on Schedule "A" as follows:
- 2.0 By adding a new Section 13.5 to **PART 13.0 OVERLAY ZONES** as follows:

"13.5 PARKING ZONES

The following parking zones are established in accordance with Schedule 'A', below. Refer to **PART 5 – PARKING AND LOADING STANDARDS** for specific standards."

- 1.1 By adding the following new Schedule 'A' to Section 13.5 – PARKING ZONES to this By-law:

Schedule 'A'	Parking Zone 1:	Markham Centre Secondary Plan Area and all MTSAs along Yonge Street
	Parking Zone 2:	Other MTSAs/KDAs along Highway 7, Milliken Secondary Plan Area and Mount Joy Secondary Plan Area
	Parking Zone 3:	Intensification areas along Highway 7, and at Main Street Markham, Steeles Avenue/Don Mills Road, and Bayview Avenue/John Street
	Parking Zone 4:	All other areas not covered by Parking Zones 1-3.

- 3.0 By modifying the following to **Part 3.0 DEFINITIONS**

- 3.1 The definition of 'Bicycle Parking Space' in Part 3.0 DEFINITIONS be deleted and replaced with the following:

"Bicycle Parking Space means an area that is provided and maintained for the purpose of temporary storage of a bicycle as defined under the [Highway Traffic Act](#)."

- 3.2 By adding the following definition to PART 3.0 DEFINITIONS:

"Electric Bicycle Parking Space means an area that is provided and maintained for the purpose of temporary storage of a motor assisted bicycle as defined by the [Highway Traffic Act](#) with access to a standard electric voltage outlet."

- 4.0 By modifying the following Sections to **PART 5.0 PARKING AND LOADING STANDARDS**

- 4.1 That Section 5.2.5 a) be deleted and replaced with the following:

- a) Each required perpendicular **parking space** shall have a width of not less than 2.75 metres and a length of not less than 5.8 metres.

(i) Notwithstanding a), above, each required parallel **parking space** shall have a width of not less than 2.6 metres and a length of not less than 6.7 metres."

4.2 That the title, first paragraph and table of Section 5.3.7 be deleted and replaced with the following:

"5.3.7 MINIMUM PARKING REQUIREMENT – RESIDENTIAL USES IN PARKING ZONE 4

The minimum number of parking spaces required for residential uses located in Parking Zone 4, as identified in SCHEDULE 'A' of Section 13.5, shall be calculated in accordance with the standards set out in Table 5.3.7 below.

Table 5.3.7: Minimum Parking Requirement – Residential Uses in Parking Zone 4

	Land Use	Minimum Parking Space Requirement
(A)	Coach House	1.0 parking space per dwelling unit (5)
(B)	Garden Home	1.0 parking space per dwelling unit (5)
(C)	Garden Suite	1.0 parking space per dwelling unit (5)
(D)	Additional dwelling unit located within a Detached Dwelling, Semi-detached Dwelling or Townhouse Dwelling	1.0 parking space per dwelling unit (5)
(E)	Apartment Dwelling	1.0 parking space per dwelling unit plus 0.20 visitor parking spaces per dwelling unit
(F)	Multiple Dwellings	1.0 parking space per dwelling unit plus 0.20 visitor parking spaces per dwelling unit
(G)	Multiplex Dwelling	1.0 parking space per dwelling unit plus 0.20 visitor parking spaces per dwelling unit
(H)	All other Dwelling units	2.0 parking space per dwelling unit (1) (2) (3) (4) (5)
(I)	Shared Housing - Small Scale	2.0 parking space per dwelling unit
(J)	Shared Housing - Supervised Care Home	2.0 parking space per dwelling unit
(K)	Group Home	2.0 parking space per dwelling unit
(L)	Bed & Breakfast Establishment	1.0 parking space per guest room
(M)	Farm Vacation Home	1.0 parking space per guest room
(N)	Home Industry Home Child Care Home Occupation	No additional requirement
(O)	Dormitory	0.50 parking spaces per bed
(P)	Long Term Care Home	0.50 parking spaces per bed
(Q)	Shared Housing - Large Scale	0.50 parking spaces per bed
(R)	Respite Care Home	0.50 parking spaces per bed

Land Use		Minimum Parking Space Requirement
(S)	Student Residence	0.50 parking spaces per bed
(T)	Retirement Home	0.50 parking spaces per unit plus 0.20 visitor parking spaces per unit
(U)	Rooming House - Small Scale	As required by site specific by-law amendment
(V)	Rooming House - Large Scale	As required by site specific by-law amendment
(W)	Short Term Accommodation	As required by site specific by-law amendment
(X)	Affordable Housing Unit	1.0 parking space per dwelling unit plus 0.20 visitor parking spaces per unit

Special Provisions: Table 5.3.7	
(1)	Where accessed by a private street an additional 0.20 parking spaces per unit is to be provided for visitor parking.
(2)	Visitor parking shall not be located on any lands intended solely for the exclusive use of an individual residential unit in a development.
(3)	Visitor parking shall not be located as tandem parking spaces
(4)	Accessible parking in accordance with Section 5.2.5b) and Section 5.6 of this By-law shall be provided as a percentage of the required visitor parking only.
(5)	Where an additional dwelling unit is located on the same lot as a detached dwelling , semi-detached dwelling , or townhouse dwelling , the required parking for the detached dwelling , semi-detached dwelling , or townhouse dwelling is reduced to one (1) space.

4.3 That the title, first paragraph and table of Section 5.4.1 be deleted and replaced with the following:

“5.4.1 MINIMUM PARKING REQUIREMENT – NON-RESIDENTIAL USES IN PARKING ZONE 4

The minimum number of parking spaces required for non-residential uses located in Parking Zone 4, as identified in SCHEDULE ‘A’ of Section 13.5, shall be calculated in accordance with the standards set out in Table 5.4.1, below.

Table 5.4.1: Minimum Parking Requirement – Non-Residential Uses in Parking Zone 4

Land Use		Minimum Parking Space Requirement (Net floor area unless noted otherwise)
(A)	Adult Entertainment Establishment Body Rub Establishment	13.33 parking spaces per 100 square metres
(B)	Nightclub	13.33 parking spaces per 100 square metres
(C)	Agriculture Use	No Requirement
(D)	Agriculture-Related Uses	2.0 parking spaces plus 3.33 parking spaces per 100 square metres accessible to the public (1)
(E)	Art Gallery	1.0 parking space per 100 square metres
(F)	Artist Studio	1.0 parking space per 100 square metres
(G)	Asphalt Plant	2.86 parking spaces per 100 square metres

	Land Use	Minimum Parking Space Requirement (Net floor area unless noted otherwise)
(H)	Banquet Hall	11.11 parking spaces per 100 square metres
(I)	Brewery, Craft Brewery, Retail	2.0 parking spaces per premises plus 1.0 parking space per 100 square metres
(J)	Business Office	2.86 parking spaces per 100 square metres
(K)	Cannabis Establishment	2.0 parking spaces per premises plus 1.0 parking space per 100 square metres
(L)	Cemetery	3.33 parking spaces per 100 square metres
(M)	Child Care Centre	1.5 parking spaces per classroom plus 1.0 parking space per every 5 children capacity
(N)	Commercial Storage Facility	2 parking spaces per premises plus 0.5 parking spaces per 100 square metres
(O)	Library, Museum, Non-Profit Organization, Private Park, Public Park, Transit Station	2.50 parking spaces per 100 square metres
(P)	Community Centre	3.0 parking spaces per 100 square metres
(Q)	Community Garden	No Requirement
(R)	Concrete Batching Plant	2.0 parking spaces per premises plus 0.5 parking space per 100 square metres of gross floor area (3) (4)
(S)	Crematorium	2.86 parking spaces per 100 square metres
(T)	Film Studio	2 parking spaces per premises plus 0.5 parking spaces per 100 square metres of gross floor area (3) (4)
(U)	Financial Institution	5.0 parking spaces per 100 square metres
(V)	Financial Institution – with drive-through service establishment	3.33 parking spaces per 100 square metres
(W)	Fitness Centre, Recreational	3.33 parking spaces per 100 square metres
(X)	Fitness Centre, Studio	3.33 parking spaces per 100 square metres
(Y)	Funeral Establishment	7.69 parking spaces per 100 square metres
(Z)	Golf Course	11 parking spaces per hole
(AA)	Golf Driving Range	1.5 parking spaces per tee
(BB)	Hospital	The greater of 0.5 parking spaces per patient bed, or 2.7 parking spaces for every 100 square metres
(CC)	Hotel	0.85 parking spaces per guest room plus 10 parking spaces for every 100 square metres devoted to accessory restaurants, banquet halls, trade and convention centres , or meeting rooms

Land Use	Minimum Parking Space Requirement (Net floor area unless noted otherwise)
(DD) Industrial - Manufacturing	1.0 parking spaces per 100 square metres for buildings less than 5000 square metres (3) (4) 0.50 parking spaces per 100 square metres for buildings greater or equal to 5000 SM. (3) (4)
(EE) Industrial - Warehousing	1.0 parking spaces per 100 square metres for buildings less than 7500 square metres (3) (4) 0.50 parking spaces per 100 square metres for buildings greater or equal to 7500 SM. (3) (4)
(FF) Industrial - Multi-Unit Warehousing	1.5 parking spaces per 100 square metres
(GG) Major Regional Entertainment Centre	The greater of 3.33 parking spaces per 100 square metres, or 1 parking space per 4 persons of the designed occupant load of the unit under the Ontario Building Code
(HH) Massage Establishment	3.33 parking spaces per 100 square metres
(II) Medical Office	5.0 parking spaces per 100 square metres
(JJ) Minor Local Entertainment Centre	11.11 parking spaces per 100 square metres
(KK) Motor Vehicle Fueling Station	2.86 parking spaces per 100 square metres
(LL) Motor Vehicle Maintenance Shop	2.0 parking spaces per premises plus 1.0 parking space per 100 square metres of gross floor area
(MM) Motor Vehicle Rental Establishment	3.33 parking spaces per 100 square metres
(NN) Motor Vehicle Repair and Body	2.0 parking spaces per premises plus 1.0 parking space per 100 square metres of gross floor area
(OO) Motor Vehicle Sales Establishment	3.33 parking spaces per 100 square metres
(PP) Motor Vehicle Washing Establishment (If not associated with a Motor Vehicle Maintenance Shop or Motor Vehicle Fueling Station)	2.0 parking spaces plus 1.00 per service bay
(QQ) Non-Profit Private Club	3.33 parking spaces per 100 square metres
(RR) Personal Service Establishment	3.33 parking spaces per 100 square metres
(SS) Pet Services Establishment	3.33 parking spaces per 100 square metres
(TT) Place of Worship	The greater of 3.33 parking spaces per 100 square metres, or 1.0 parking space per 4 persons of the designed occupant load of the unit under the Ontario Building Code
(UU) Restaurant	11.11 parking spaces per 100 square metres (5)
(VV) Retail Store	3.33 parking spaces for every 100 square metres for a premises with a net

Land Use	Minimum Parking Space Requirement (Net floor area unless noted otherwise)
	floor area of 6000 square metres or less 5.0 parking spaces for every 100 square metres for a premises with a net floor area greater than 6000 square metres
(WW) School, Commercial	3.33 parking spaces per 100 square metres
(XX) School, Public Elementary	1.5 parking spaces per classroom
(YY) School, Private	4.0 parking spaces per classroom
(ZZ) School, Public Secondary	3.0 parking spaces per classroom
(AAA) Service and Repair Establishment	3.33 parking spaces per 100 square metres
(BBB) Shopping Centre with a gross floor area equal to or less than 1200 square metres	<p>4.0 parking spaces per 100 square metres</p> <p>- Restaurants and minor local entertainment centres within such shopping centres including associated food courts or eating areas are subject to the following requirements:</p> <ul style="list-style-type: none"> · 4.0 parking spaces per 100 square metres for that portion which occupies 50 percent or less of the shopping centre · 11.11 parking spaces per 100 square metres for that portion which occupies more than 50 percent of the shopping centre
(CCC) Shopping Centre with a gross floor area from 1201 square metres to 2499 square metres	<p>4.3 parking spaces per 100 square metres</p> <p>- Restaurants and minor local entertainment centres within such shopping centres including associated food courts or eating areas are subject to the following requirements:</p> <ul style="list-style-type: none"> · 4.0 parking spaces per 100 square metres for that portion which occupies 50 percent or less of the shopping centre · 11.11 parking spaces per 100 square metres for that portion which occupies more than 50 percent of the shopping centre
(DDD) Shopping Centre with a gross floor area greater than 2500 square metres	<p>5.5 parking spaces per 100 square metres</p> <p>- Restaurants and minor local entertainment centres within such shopping centres including associated food courts or eating areas are subject to the following requirements:</p> <ul style="list-style-type: none"> · 4.0 parking spaces per 100 square metres for that portion which occupies 50 percent or less of the shopping centre · 11.11 parking spaces per 100 square metres for that portion which occupies more than 50 percent of the shopping centre
(EEE) Trade and Convention Centre	5.0 parking spaces for every 100 square metres; associated restaurants and, or, banquet halls shall be separately assessed at 11.11 parking spaces for every 100 square metres

Land Use		Minimum Parking Space Requirement (Net floor area unless noted otherwise)
(FFF)	University or College	5.0 parking spaces per classroom plus 1.0 parking space per 6 seats in an auditorium or theatre (2)
(GGG)	Veterinary Clinic	3.33 parking spaces per 100 square metres
(HHH)	Any other use not listed above	3.33 parking spaces per 100 square metres
(III)	Any place of assembly not listed above	The greater of 1.0 parking space for every 30 square metres of gross floor area , or 1.0 parking space per 4 persons of the designed occupant load of the unit under the Ontario Building Code

Special Provisions: Table 5.4.1	
(1)	Required parking may be provided on a gravel surface
(2)	Where seating is provided in the form of open benches, each 0.6 linear metre of bench width shall be considered as one seat for the purposes of this By-law
(3)	Where an existing occupied building is being subdivided into additional premises , the provision of additional parking spaces per premises is not required
(4)	Where an industrial use existed prior to the passing of this By-law, any accessory business office space may be converted to a business office premises as a primary use , and no additional parking spaces would be required
(5)	Restaurants located in designated heritage conservation districts shall have a parking requirement of 6.67 parking spaces for every 100 square metres in Parking Zone 4

"

4.4 By adding a new Section titled 5.4.3 Carpool Parking Requirements as follows:

“5.4.3 Carpool Parking Space Requirements

- a) The greater of 1 carpool **parking space** for every 50 required **parking spaces**, or a minimum of 2 **parking spaces** for non-residential **uses** in Parking Zone 4 that requires 50 or more **parking spaces**.
- b) Notwithstanding a) above, additional carpool **parking spaces** provided that exceed the requirements of a) above, shall not be counted towards the minimum required **parking spaces**."

4.5 That Section 5.5 be deleted and replaced with the following:

“5.5 PARKING STANDARDS FOR PARKING ZONES 1, 2, AND 3

The parking requirements in this section shall apply to Parking Zones 1, 2, and 3 as identified in SCHEDULE ‘A’ of Section 13.5.

Note: There are no minimum number of **parking spaces** required for residential and non-residential **uses** in Parking Zones 1 and 2.

Note: There are no maximum number of **parking spaces** for residential and non-residential **uses** in Parking Zone 3.

5.5.1 Minimum Parking Requirement – Residential Uses in Parking Zone 3

The minimum number of **parking spaces** required for residential uses located in Parking Zones 3 shall be calculated in accordance with the standards set out in Table 5.5.1 below, as identified in SCHEDULE 'A' of Section 13.5.

Table 5.5.1: Minimum Parking Requirement – Residential Uses in Parking Zone 3

Land Use	Minimum Parking Space Requirement
(A) Coach House	1.0 parking space per dwelling unit (5)
(B) Garden Home	1.0 parking space per dwelling unit (5)
(C) Garden Suite	1.0 parking space per dwelling unit (5)
(D) Additional dwelling unit located within a Detached Dwelling, Semi-detached Dwelling or Townhouse Dwelling	1.0 parking space per dwelling unit (5)
(E) Apartment Dwelling	0.75 parking spaces per dwelling unit plus 0.15 visitor parking spaces per dwelling unit
(F) Multiple Dwellings	0.75 parking spaces per dwelling unit plus 0.15 visitor parking spaces per dwelling unit
(G) Multiplex Dwelling	0.75 parking spaces per dwelling unit plus 0.15 visitor parking spaces per dwelling unit
(H) All other Dwellings	2.0 parking spaces per dwelling unit (1) (2) (3) (4) (5)
(I) Shared Housing - Small Scale	1.5 parking spaces per dwelling unit
(J) Shared Housing - Supervised Care Home	1.5 parking spaces per dwelling unit
(K) Group Home	1.5 parking spaces per dwelling unit
(L) Bed & Breakfast	1.0 parking space per guest room
(M) Farm Vacation Home	1.0 parking space per guest room
(N) Home Industry Home Child Care Home Occupation	No additional requirement
(O) Dormitory	0.40 parking spaces per bed
(P) Long Term Care Home	0.50 parking spaces per bed
(Q) Shared Housing - Large Scale	0.50 parking spaces per bed
(R) Respite Care Home	0.50 parking spaces per bed
(S) Student Residence	0.40 parking spaces per bed
(T) Retirement Home	0.50 parking spaces per unit plus 0.15 visitor parking spaces per unit
(U) Rooming House - Small Scale	As required by site specific by-law amendment
(V) Rooming House - Large Scale	As required by site specific by-law amendment
(W) Short Term Accommodation	As required by site specific by-law amendment

Land Use		Minimum Parking Space Requirement
(X)	Affordable Housing Unit	0.50 parking spaces per unit plus 0.15 visitor parking spaces per unit

Special Provisions: Table 5.5.1	
(1)	Where accessed by a private street an additional 0.15 parking spaces per unit are to be provided for visitor parking.
(2)	Visitor parking shall not be located on any lands intended solely for the exclusive use of an individual residential unit in a development.
(3)	Visitor parking shall not be located as tandem parking spaces .
(4)	Accessible parking in accordance with Section 5.2.5b) and Section 5.6 of this By-law shall be provided as a percentage of the required visitor parking only.
(5)	Where an additional dwelling unit is located on the same lot within a detached dwelling , semi-detached dwelling , or townhouse dwelling , the required parking for the detached dwelling , semi-detached dwelling , or townhouse dwelling is reduced to one (1) space.

5.5.2 Minimum Parking Requirement – Non-Residential Uses in Parking Zone 3

The minimum number of **parking spaces** required for non-residential **uses** located in Parking Zone 3 shall be calculated in accordance with the standards set out in Table 5.5.2 below, as identified in SCHEDULE 'A' of Section 13.5.

Table 5.5.2: Minimum Parking Requirement – Non-Residential Uses in Parking Zone 3

Land Use		Minimum Parking Space Requirement (Net floor area unless noted otherwise)
(A)	Adult Entertainment Establishment Body Rub Establishment	13.33 parking spaces per 100 square metres
(B)	Nightclub	8.0 parking spaces per 100 square metres
(C)	Agriculture Use	No Requirement
(D)	Agriculture-Related Uses	2.0 parking spaces plus 3 parking spaces per 100 square metres accessible to the public (1)
(E)	Art Gallery	0.60 parking spaces per 100 square metres
(F)	Artist Studio	0.80 parking spaces per 100 square metres
(G)	Asphalt Plant	2.86 parking spaces per 100 square metres
(H)	Banquet Hall	6.65 parking spaces per 100 square metres
(I)	Brewery, Craft Brewery, Retail	2.0 parking spaces per premises plus 1.0 parking space per 100 square metres
(J)	Business Office	2.7 parking spaces per 100 square metres
(K)	Cannabis Establishment	2.0 parking spaces per premises plus 1.0 parking space per 100 square metres
(L)	Cemetery	3.33 parking spaces per 100 square metres
(M)	Child Care Centre	1.5 parking spaces per classroom plus 1.0 parking space per every 5 children capacity

Land Use		Minimum Parking Space Requirement (Net floor area unless noted otherwise)
(N)	Commercial Storage Facility	2.0 parking spaces per premises plus 0.5 parking spaces per 100 square metres
(O)	Library, Museum, Non-Profit Organization, Private Park, Public Park, Transit Station	1.5 parking spaces per 100 square metres
(P)	Community Centre	3.0 parking spaces per 100 square metres
(Q)	Community Garden	No Requirement
(R)	Concrete Batching Plant	2.0 parking spaces per premises plus 0.5 parking spaces per 100 square metres of gross floor area (3) (4)
(S)	Crematorium	1.7 parking spaces per 100 square metres
(T)	Film Studio	2.0 parking spaces per premises plus 0.5 parking spaces per 100 square metres of gross floor area (3) (4)
(U)	Financial Institution	3.0 parking spaces per 100 square metres
(V)	Financial Institution - Drive-through present	2.0 parking spaces per 100 square metres
(W)	Fitness Centre, Recreational	3.0 parking spaces per 100 square metres
(X)	Fitness Centre, Studio	3.0 parking spaces per 100 square metres
(Y)	Funeral Establishment	4.6 parking spaces per 100 square metres
(Z)	Golf Course	11.0 parking spaces per hole
(AA)	Golf Driving Range	1.5 parking spaces per tee
(BB)	Hospital	The greater of 0.5 parking spaces per patient bed, or 2.7 parking spaces for every 100 square metres
(CC)	Hotel	0.85 parking spaces per guest room plus 10.0 parking spaces for every 100 square metres devoted to accessory restaurants, banquet halls, trade and convention centres , or meeting rooms
(DD)	Industrial - Manufacturing	1.0 parking space per 100 square metres for buildings less than 5000 square metres (3) (4) 0.50 parking spaces per 100 square metres for buildings greater than or equal to 5000 square metres (3) (4)
(EE)	Industrial - Warehousing	1.0 parking space per 100 square metres for buildings less than 7500 square metres (3) (4) 0.50 parking spaces per 100 square metres for buildings greater than or equal to 7500 square metres (3) (4)
(FF)	Industrial - Multi-Unit Warehousing	1.5 parking spaces per 100 square metres
(GG)	Major Regional Entertainment Centre	The greater of 3.33 parking spaces per 100 square metres, or 1.0 parking space per 4 persons of the designed occupant load of the unit under the Ontario Building Code

Land Use		Minimum Parking Space Requirement (Net floor area unless noted otherwise)
(HH)	Massage Establishment	2.0 parking spaces per 100 square metres
(II)	Medical Office	3.0 parking spaces per 100 square metres
(JJ)	Minor Local Entertainment Centre	6.65 parking spaces per 100 square metres
(KK)	Motor Vehicle Fueling Station	1.7 parking spaces per 100 square metres
(LL)	Motor Vehicle Maintenance Shop	2.0 parking spaces per premises plus 1.0 parking space per 100 square metres of gross floor area
(MM)	Motor Vehicle Rental Establishment	3.33 parking spaces per 100 square metres
(NN)	Motor Vehicle Repair and Body	2.0 parking spaces per premises plus 1.0 parking space per 100 square metres of gross floor area
(OO)	Motor Vehicle Sales Establishment	3.33 parking spaces per 100 square metres
(PP)	Motor Vehicle Washing Establishment (If not associated with a Motor Vehicle Maintenance Shop or Motor Vehicle Fueling Station)	2.0 parking spaces plus 1.0 parking space per service bay
(QQ)	Non-Profit Private Club	3.33 parking spaces per 100 square metres
(RR)	Personal Service Establishment	3.33 parking spaces per 100 square metres
(SS)	Pet Services Establishment	3.33 parking spaces per 100 square metres
(TT)	Place of Worship	The greater of 3.33 parking spaces per 100 square metres, or 1.0 parking spaces per 4 persons of the designed occupant load of the unit under the Ontario Building Code
(UU)	Restaurant	6.65 parking spaces per 100 square metres
(VV)	Retail Store	3.33 parking spaces for every 100 square metres for a premises with a net floor area of 6000 square metres or less 5.0 parking spaces for every 100 square metres for a premises with a net floor area greater than 6000 square metres
(WW)	School, Commercial	3.33 parking spaces per 100 square metres
(XX)	School, Public Elementary	1.5 parking spaces per classroom
(YY)	School, Private	4.0 parking spaces per classroom
(ZZ)	School, Public Secondary	3.0 parking spaces per classroom
(AAA)	Service and Repair Establishment	3.33 parking spaces per 100 square metres
(BBB)	Shopping Centre with a gross floor area equal to or less than 1200 square metres	4.0 parking spaces per 100 square metres - Restaurants and minor local entertainment centres within such shopping centres including associated food courts or eating areas are subject to the following requirements: - 4.0 parking spaces per 100 square

Land Use	Minimum Parking Space Requirement (Net floor area unless noted otherwise)
	metres for that portion which occupies 50 percent or less of the shopping centre · 6.65 parking spaces per 100 square metres for that portion which occupies more than 50 percent of the shopping centre
(CCC) Shopping Centre with a gross floor area from 1201 square metres to 2499 square metres	4.3 parking spaces per 100 square metres - Restaurants and minor local entertainment centres within such shopping centres including associated food courts or eating areas are subject to the following requirements: · 4.0 parking spaces per 100 square metres for that portion which occupies 50 percent or less of the shopping centre · 6.65 parking spaces per 100 square metres for that portion which occupies more than 50 percent of the shopping centre
(DDD) Shopping Centre with a gross floor area greater than 2500 square metres	5.5 parking spaces per 100 square metres - Restaurants and minor local entertainment centres within such shopping centres including associated food courts or eating areas are subject to the following requirements: · 4.0 parking spaces per 100 square metres for that portion which occupies 50 percent or less of the shopping centre · 6.65 parking spaces per 100 square metres for that portion which occupies more than 50 percent of the shopping centre
(EEE) Trade and Convention Centre	5.0 parking spaces for every 100 square metres; associated restaurants and, or, banquet halls shall be separately assessed at 11.11 parking spaces for every 100 square metres (5)
(FFF) University or College	5.0 parking spaces per classroom plus 1.0 parking space per 6 seats in an auditorium or theatre (2)
(GGG) Veterinary Clinic	3.33 parking spaces per 100 square metres
(HHH) Any other use not listed above	3.33 parking spaces per 100 square metres
(III) Any place of assembly not listed above	The greater of 1.0 parking space for every 30 square metres of gross floor area , or 1.0 parking space per 4 persons of the designed occupant load of the unit under the Ontario Building Code

Special Provisions: Table 5.5.2	
(1)	Required parking may be provided on a gravel surface.
(2)	Where seating is provided in the form of open benches, each 0.6 linear metre of bench width shall be considered as one seat for the purposes of this By-law.

(3)	Where an existing occupied building is being subdivided into additional premises , the provision of additional parking spaces per premises is not required.
(4)	Where an industrial use existed prior to the passing of this By-law, any accessory business office space may be converted to a business office premises as a primary use , and no additional parking spaces would be required.
(5)	A maximum of 10 percent of the required parking spaces shall be located in a surface parking area .

5.5.3 Maximum Number of Parking Spaces for Residential Uses

- a) The maximum number of **parking spaces** for residential **uses** located in Parking Zones 1 and 2 shall be calculated in accordance with the standards set out in Table 5.5.3 below, as identified in SCHEDULE 'A' of Section 13.5.
- b) The maximum number of **parking spaces** shall not apply to any **use** operated by a **public authority**.

Table 5.5.3: Maximum Parking Requirement – Residential Uses in Parking Zones 1 and 2

	Land Use	Maximum Parking Space Requirement	
		Parking Zone 1	Parking Zone 2
(A)	Coach House	2.0 parking spaces per dwelling unit	2.0 parking spaces per dwelling unit
(B)	Garden Home	2.0 parking spaces per dwelling unit	2.0 parking spaces per dwelling unit
(C)	Garden Suite	2.0 parking spaces per dwelling unit	2.0 parking spaces per dwelling unit
(D)	Additional dwelling unit located within a Detached Dwelling, Semi-detached Dwelling or Townhouse Dwelling	2.0 parking spaces per dwelling unit	2.0 parking spaces per dwelling unit
(E)	Apartment Dwelling	0.90 parking spaces per dwelling unit plus 0.20 visitor parking spaces per dwelling unit	1.0 parking space per dwelling unit plus 0.20 visitor parking spaces per dwelling unit
(F)	Multiple Dwelling	0.90 parking spaces per dwelling unit plus 0.20 visitor parking spaces per dwelling unit	1.0 parking space per dwelling unit plus 0.20 visitor parking spaces per dwelling unit
(G)	Multiplex Dwelling	0.90 parking spaces per dwelling unit plus 0.20 visitor parking spaces per dwelling unit	1.0 parking space per dwelling unit plus 0.20 visitor parking spaces per dwelling unit
(H)	All other Dwellings	4.0 parking spaces per dwelling unit (1) (2) (3) (4)	4.0 parking spaces per dwelling unit (1) (2) (3) (4)

Maximum Parking Space Requirement			
	Land Use	Parking Zone 1	Parking Zone 2
(I)	Shared Housing - Small Scale	1.4 parking spaces per dwelling unit	1.4 parking spaces per dwelling unit
(J)	Shared Housing - Supervised Care Home	1.4 parking spaces per dwelling unit	1.4 parking spaces per dwelling unit
(K)	Group Home	1.4 parking spaces per dwelling unit	1.4 parking spaces per dwelling unit
(L)	Bed & Breakfast	1.5 parking spaces per guest room	1.5 parking spaces per guest room
(M)	Farm Vacation Home	1.5 parking spaces per guest room	1.5 parking spaces per guest room
(N)	Home Industry Home Child Care Home Occupation	2.0 parking spaces per dwelling unit	2.0 parking spaces per dwelling unit
(O)	Dormitory	0.35 parking spaces per bed	0.35 parking spaces per bed
(P)	Long Term Care Home	1.0 parking spaces per bed	1.0 parking spaces per bed
(Q)	Shared Housing - Large Scale	0.60 parking spaces per bed	0.60 parking spaces per bed
(R)	Respite Care Home	0.60 parking spaces per bed	0.60 parking spaces per bed
(S)	Student Residence	0.35 parking spaces per bed	0.35 parking spaces per bed
(T)	Retirement Home	1.0 parking spaces per unit plus 0.20 visitor parking spaces per unit	1.0 parking spaces per unit plus 0.20 visitor parking spaces per unit
(U)	Rooming House - Small Scale	As required by site specific by-law amendment	As required by site specific by-law amendment
(V)	Rooming House - Large Scale	As required by site specific by-law amendment	As required by site specific by-law amendment
(W)	Short Term Accommodation	As required by site specific by-law amendment	As required by site specific by-law amendment
(X)	Affordable Housing Unit	0.90 parking spaces per unit plus 0.20 visitor parking spaces per unit	1.0 parking space per unit plus 0.20 visitor parking spaces per unit

Residential Special Provisions: Table 5.5.3	
(1)	Where accessed by a private street a maximum of 0.20 parking spaces per unit shall be provided for visitor parking.
(2)	Visitor parking shall not be located on any lands intended solely for the exclusive use of an individual residential unit in a development.
(3)	Visitor parking shall not be located as tandem parking spaces .
(4)	Accessible parking in accordance with Section 5.2.5b) and Section 5.6 of this By-law shall be provided as a percentage of the required visitor parking only.

5.5.4 Maximum Number of Parking Spaces for Non-Residential Uses

The maximum number of **parking spaces** for non-residential **uses** located in Parking Zones 1 and 2 shall be calculated in accordance with the standards set out in Table 5.5.4 below, as identified in SCHEDULE 'A' of Section 13.5.

Table 5.5.4: Maximum Parking Requirement – Non-Residential Uses in Parking Zones 1 and 2

		Maximum Parking Space Requirement (Net floor area unless noted otherwise)	
		Parking Zone 1	Parking Zone 2
Land Use			
(A)	Adult Entertainment Establishment Body Rub Establishment	14.7 parking spaces per 100 square metres	14.7 parking spaces per 100 square metres
(B)	Nightclub	3.0 parking spaces per 100 square metres (5)	5.8 parking spaces per 100 square metres (5)
(C)	Agriculture Use	No Requirement	No Requirement
(D)	Agriculture-Related Uses	2.0 parking spaces plus 3.7 parking spaces per 100 square metres accessible to the public (1)	2.0 parking spaces plus 3.7 parking spaces per 100 square metres accessible to the public (1)
(E)	Art Gallery	0.60 parking spaces per 100 square metres	0.60 parking spaces per 100 square metres
(F)	Artist Studio	0.80 parking spaces per 100 square metres	0.80 parking spaces per 100 square metres
(G)	Asphalt Plant	3.1 parking spaces per 100 square metres	3.1 parking spaces per 100 square metres
(H)	Banquet Hall	3.1 parking spaces per 100 square metres (5)	6.65 parking spaces per 100 square metres (5)
(I)	Brewery, Craft Brewery, Retail	2.0 parking spaces per premises plus 1.1 parking spaces per 100 square metres	2.0 parking spaces per premises plus 1.1 parking spaces per 100 square metres
(J)	Business Office	3.0 parking spaces per 100 square metres (5)	3.0 parking spaces per 100 square metres (5)
(K)	Cannabis Establishment	2.0 parking spaces per premises plus 1.1 parking spaces per 100 square metres	2.0 parking spaces per premises plus 1.1 parking spaces per 100 square metres
(L)	Cemetery	3.7 parking spaces per 100 square metres	3.7 parking spaces per 100 square metres
(M)	Child Care Centre	3.0 parking spaces per classroom plus 1.0 parking space per every 5 children capacity	3.0 parking spaces per classroom plus 1.0 parking spaces per every 5 children capacity

		Maximum Parking Space Requirement (Net floor area unless noted otherwise)	
Land Use		Parking Zone 1	Parking Zone 2
(N)	Commercial Storage Facility	2.0 parking spaces per premises plus 0.6 parking spaces per 100 square metres	2.0 parking spaces per premises plus 0.6 parking spaces per 100 square metres
(O)	Library, Museum, Non-Profit Organization, Private Park, Public Park, Transit Station	1.5 parking spaces per 100 square metres	1.5 parking spaces per 100 square metres
(P)	Community Centre	3.0 parking spaces per 100 square metres	3.0 parking spaces per 100 square metres
(Q)	Community Garden	1.0 parking spaces per community garden	1.0 parking spaces per community garden
(R)	Concrete Batching Plant	2.0 parking spaces per premises plus 0.6 parking spaces per 100 square metres (3) (4)	2.0 parking spaces per premises plus 0.6 parking spaces per 100 square metres (3) (4)
(S)	Crematorium	3.1 parking spaces per 100 square metres	3.1 parking spaces per 100 square metres
(T)	Film Studio	2.0 parking spaces per premises plus 0.6 parking spaces per 100 square metres (3) (4)	2.0 parking spaces per premises plus 0.6 parking spaces per 100 square metres (3) (4)
(U)	Financial Institution	3.6 parking spaces per 100 square metres (5)	3.6 parking spaces per 100 square metres (5)
(V)	Financial Institution - Drive-through present	2.4 parking spaces per 100 square metres	2.4 parking spaces per 100 square metres
(W)	Fitness Centre, Recreational	3.6 parking spaces per 100 square metres (5)	3.6 parking spaces per 100 square metres (5)
(X)	Fitness Centre, Studio	3.0 parking spaces per 100 square metres (5)	3.0 parking spaces per 100 square metres (5)
(Y)	Funeral Establishment	8.5 parking spaces per 100 square metres	8.5 parking spaces per 100 square metres
(Z)	Golf Course	14.0 parking spaces per hole	14.0 parking spaces per hole
(AA)	Golf Driving Range	2.0 parking spaces per tee	2.0 parking spaces per tee
(BB)	Hospital	The greater of 0.6 parking spaces per patient bed, or 3.15 parking spaces for every 100 square metres	The greater of 0.6 parking spaces per patient bed, or 3.15 parking spaces for every 100 square metres
(CC)	Hotel	0.9 parking spaces per guest room plus 4.3 parking spaces	0.9 parking spaces per guest room plus 4.3 parking spaces for every 100

		Maximum Parking Space Requirement (Net floor area unless noted otherwise)	
Land Use		Parking Zone 1	Parking Zone 2
		for every 100 square metres devoted to accessory restaurants, banquet halls, trade and convention centres, or meeting rooms (5)	square metres devoted to accessory restaurants, banquet halls, trade and convention centres, or meeting rooms (5)
(DD)	Industrial - Manufacturing	<p>1.4 parking spaces for every 100 square metres for buildings less than 5000 square metres (3) (4)</p> <p>0.80 parking spaces for every 100 square metres for buildings greater than or equal to 5000 square metres (3) (4)</p>	<p>1.4 parking spaces for every 100 square metres for buildings less than 5000 square metres (3) (4)</p> <p>0.80 parking spaces for every 100 square metres for buildings greater than or equal to 5000 square metres (3) (4)</p>
(EE)	Industrial - Warehousing	<p>1.4 parking spaces for every 100 square metres for buildings less than 7500 square metres (3) (4)</p> <p>0.80 parking spaces for every 100 square metres for buildings greater than or equal to 7500 square metres (3) (4)</p>	<p>1.4 parking spaces for every 100 square metres for buildings less than 7500 square metres (3) (4)</p> <p>0.80 parking spaces for every 100 square metres for buildings greater than or equal to 7500 square metres (3) (4)</p>
(FF)	Industrial - Multi-Unit Warehousing	1.8 parking spaces for every 100 square metres	1.8 parking spaces for every 100 square metres
(GG)	Major Regional Entertainment Centre	<p>The greater of 3.7 parking spaces for every 100 square metres, or</p> <p>1.0 parking space for every 4 persons of the designed occupant load of the unit under the Ontario Building Code (5)</p>	<p>The greater of 3.7 parking spaces for every 100 square metres, or</p> <p>1.0 parking spaces for every 4 persons of the designed occupant load of the unit under the Ontario Building Code (5)</p>
(HH)	Massage Establishment	3.7 parking spaces for every 100 square metres	3.7 parking spaces for every 100 square metres
(II)	Medical Office	3.6 parking spaces for every 100 square metres (5)	3.6 parking spaces for every 100 square metres (5)
(JJ)	Minor Local Entertainment Centre	3.0 parking spaces for every 100 square metres (5)	6.65 parking spaces for every 100 square metres (5)
(KK)	Motor Vehicle Fueling Station	2.0 parking spaces for every 100 square metres	2.0 parking spaces for every 100 square metres
(LL)	Motor Vehicle Maintenance Shop	2.0 parking spaces per premises plus 1.2 parking spaces for	2.0 parking spaces per premises plus 1.2 parking

		Maximum Parking Space Requirement (Net floor area unless noted otherwise)	
Land Use		Parking Zone 1	Parking Zone 2
		every 100 square metres of gross floor area	spaces for every 100 square metres of gross floor area
(MM)	Motor Vehicle Rental Establishment	2.4 parking spaces for every 100 square metres	2.4 parking spaces for every 100 square metres
(NN)	Motor Vehicle Repair and Body	2.0 parking spaces per premises plus 1.2 parking spaces for every 100 square metres of gross floor area	2.0 parking spaces per premises plus 1.2 parking spaces for every 100 square metres of gross floor area
(OO)	Motor Vehicle Sales Establishment	2.4 parking spaces for every 100 square metres	2.4 parking spaces for every 100 square metres
(PP)	Motor Vehicle Washing Establishment (If not associated with a Motor Vehicle Maintenance Shop or Motor Vehicle Fueling Station)	2.0 parking spaces plus 2.0 parking spaces per service bay	2.0 parking spaces plus 2.0 parking spaces per service bay
(QQ)	Non-Profit Private Club	3.0 parking spaces for every 100 square metres (5)	3.0 parking spaces for every 100 square metres (5)
(RR)	Personal Service Establishment	3.7 parking spaces for every 100 square metres (5)	3.7 parking spaces for every 100 square metres (5)
(SS)	Pet Services Establishment	3.2 parking spaces for every 100 square metres	3.2 parking spaces for every 100 square metres
(TT)	Place of Worship	The greater of 5.9 parking spaces for every 100 square metres, or 1.0 parking space per 4 persons of the designed occupant load of the unit under the Ontario Building Code	The greater of 5.9 parking spaces for every 100 square metres, or 1.0 parking space per 4 persons of the designed occupant load of the unit under the Ontario Building Code
(UU)	Restaurant	3.0 parking spaces for every 100 square metres (5)	3.0 parking spaces for every 100 square metres (5)
(VV)	Retail Store	3.4 parking spaces for every 100 square metres (5)	3.4 parking spaces for every 100 square metres (5)
(WW)	School, Commercial	3.4 parking spaces for every 100 square metres (5)	3.4 parking spaces for every 100 square metres (5)
(XX)	School, Elementary	3.0 parking spaces per classroom	3.0 parking spaces per classroom
(YY)	School, Private	4.4 parking spaces per classroom	4.4 parking spaces per classroom

		Maximum Parking Space Requirement (Net floor area unless noted otherwise)	
Land Use		Parking Zone 1	Parking Zone 2
(ZZ)	School, Secondary	3.4 parking spaces per classroom	3.4 parking spaces per classroom
(AAA)	Service and Repair Establishment	4.0 parking spaces for every 100 square metres (5)	4.0 parking spaces for every 100 square metres (5)
(BBB)	Shopping Centre with a gross floor area equal to or less than 1200 square metres	<p>4.4 parking spaces per 100 square metres</p> <p>- Restaurants and minor local entertainment centres within such shopping centres including associated food courts or eating areas are subject to the following requirements:</p> <ul style="list-style-type: none"> · 1.2 parking spaces per 100 square metres for that portion which occupies 50 percent or less of the shopping centre · 3.0 parking spaces per 100 square metres for that portion which occupies more than 50 percent of the shopping centre 	<p>4.4 parking spaces per 100 square metres</p> <p>- Restaurants and minor local entertainment centres within such shopping centres including associated food courts or eating areas are subject to the following requirements:</p> <ul style="list-style-type: none"> · 1.2 parking spaces per 100 square metres for that portion which occupies 50 percent or less of the shopping centre · 3.0 parking spaces per 100 square metres for that portion which occupies more than 50 percent of the shopping centre
(CCC)	Shopping Centre with a gross floor area from 1201 square metres to 2499 square metres	<p>4.7 parking spaces per 100 square metres</p> <p>- Restaurants and minor local entertainment centres within such shopping centres including associated food courts or eating areas are subject to the following requirements:</p> <ul style="list-style-type: none"> · 1.2 parking spaces per 100 square metres for that portion which occupies 50 percent or less of the shopping centre · 3.0 parking spaces per 100 square metres for that portion which occupies more than 50 percent of the shopping centre 	<p>4.7 parking spaces per 100 square metres</p> <p>- Restaurants and minor local entertainment centres within such shopping centres including associated food courts or eating areas are subject to the following requirements:</p> <ul style="list-style-type: none"> · 1.2 parking spaces per 100 square metres for that portion which occupies 50 percent or less of the shopping centre · 3.0 parking spaces per 100 square metres for that portion which occupies more than 50 percent of the shopping centre

		Maximum Parking Space Requirement (Net floor area unless noted otherwise)	
Land Use		Parking Zone 1	Parking Zone 2
(DDD)	Shopping Centre with a gross floor area greater than 2500 square metres	<p>5.9 parking spaces per 100 square metres</p> <p>- Restaurants and minor local entertainment centres within such shopping centres including associated food courts or eating areas are subject to the following requirements:</p> <ul style="list-style-type: none"> · 1.2 parking spaces per 100 square metres for that portion which occupies 50 percent or less of the shopping centre · 3.0 parking spaces per 100 square metres for that portion which occupies more than 50 percent of the shopping centre 	<p>5.9 parking spaces per 100 square metres</p> <p>- Restaurants and minor local entertainment centres within such shopping centres including associated food courts or eating areas are subject to the following requirements:</p> <ul style="list-style-type: none"> · 1.2 parking spaces per 100 square metres for that portion which occupies 50 percent or less of the shopping centre · 3.0 parking spaces per 100 square metres for that portion which occupies more than 50 percent of the shopping centre
(EEE)	Trade and Convention Centre	3.0 parking spaces per 100 square metres (5)	3.0 parking spaces per 100 square metres (5)
(FFF)	University or College	5.5 parking spaces per classroom plus 1.1 parking spaces per 6 seats in an auditorium or theatre (2)	5.5 parking spaces per classroom plus 1.1 parking spaces per 6 seats in an auditorium or theatre (2)
(GGG)	Veterinary Clinic	3.7 parking spaces per 100 square metres	3.7 parking spaces per 100 square metres
(HHH)	Any other use not listed above	3.0 parking spaces per 100 square metres	3.0 parking spaces per 100 square metres
(III)	Any place of assembly not listed above	The greater of 1.1 parking spaces for every 30 square metres of gross floor area , or 1.1 parking spaces per 4 persons of the designed occupant load of the unit under the Ontario Building Code	The greater of 1.1 parking spaces for every 30 square metres of gross floor area , or 1.1 parking spaces per 4 persons of the designed occupant load of the unit under the Ontario Building Code

Non-Residential Special Provisions: Table 5.5.4	
(1)	Required parking may be provided on a gravel surface
(2)	Where seating is provided in the form of open benches, each 0.6 linear metre of bench width shall be considered as one seat for the purposes of this By-law

(3)	Where an existing occupied building is being subdivided into additional premises , the provision of additional parking spaces per premises is not required.
(4)	Where an industrial use existed prior to the passing of this By-law, any accessory business office space may be converted to a business office premises as a primary use , and no additional parking spaces would be required
(5)	A maximum of 10 percent of the parking spaces provided shall be located in a surface parking area .

5.5.5 Carpool Parking Space Requirements

- a) The greater of 1 carpool **parking space** for every 50 required **parking spaces**, or a minimum of 2 **parking spaces** for non-residential **uses** in Parking Zone 3 that require 50 or more **parking spaces**.
- b) Notwithstanding a) above, additional carpool **parking spaces** provided that exceed the requirements of a) above, shall not be counted towards the minimum required **parking spaces**."

4.6 That Table 5.7.1 be deleted and replaced with the following:

“Table 5.7.1 - Electric Vehicle Parking Requirements

Land Use	Electric Vehicle Ready Parking Space:	Electric Vehicle Capable Parking Space:
	Required parking spaces that shall be ready and available for use as Level 2 electric vehicle charging station parking spaces (i.e., electrified)	Required parking spaces that shall be capable for conversion to electric vehicle level 2 charging parking spaces . (i.e., conduits to be in place for future electrification)
(A) Low Rise Residential Uses (with private garages)	Not required	1.0 - adjacent to a required parking space located within a private garage
(B) Residential (shared parking areas)	50 percent of the provided parking spaces or 1 parking space , whichever is greater	The remaining parking spaces shall be electric vehicle level 2 charging capable parking spaces
(C) Non-Residential Uses	10 percent of the provided parking spaces or 1 parking space , whichever is greater	10 percent of the provided parking spaces or 1 parking space, whichever is greater
(D)	Note: Electric vehicle charging requirements do not apply to surface parking lots for (A) and (B) above.	

”

4.7 That Section 5.9.1 d) and e) be deleted and replaced with the following:

- “d) The minimum dimensions of a horizontal **bicycle parking space** are as follows:

- i) Length - 1.8 metres;
- ii) Width - 0.6 metres; and,
- iii) Vertical clearance - 1.9 metres

e) The minimum dimensions of a vertical **bicycle parking space** are as follows:

- i) Length - 1.2 metres from the wall;
- ii) Width - 0.6 metres; and,
- iii) Vertical clearance - 1.9 metres"

4.8 That a new Section 5.9.1 f) be added as follows:

"f) The minimum dimensions of a stacked horizontal **bicycle parking space** are as follows:

- i) Length - 1.8 metres from the wall;
- ii) Width - 0.6 metres; and,
- iii) Vertical clearance - 1.2 metres"

4.9 That Section 5.9.2 a) and Table 5.9.2 be deleted and replaced with the following:

"a) The minimum number of **bicycle parking spaces** required shall be calculated in accordance with the standards set out in Table 5.9.2 below, as identified in SCHEDULE 'A' of Section 13.5.

"Table 5.9.2: Bicycle Parking Requirements

Use		Bicycle Parking Standards (Based on gross floor area unless noted otherwise)			
		Parking Zones 1, 2, 3		Parking Zone 4	
		Long-term	Short-term	Long-term	Short-term
(A)	Any building on a lot containing more than 7 dwelling units , except for detached dwellings , semi-detached dwellings , or townhouse dwellings	0.8 space per dwelling unit	0.2 space per dwelling unit	0.5 space per dwelling unit	The greater of 0.1 spaces per dwelling unit or minimum 3 spaces
(B)	Long Term Care Home	0.2 space per bed	0.15 space per bed	0.15 space per bed	The greater of 0.1 spaces per bed or minimum 3 spaces
(C)	Retirement Home	0.2 space per unit	0.15 space per unit	0.15 space per unit	The greater of 0.1 spaces per unit or

					minimum 3 spaces
(D)	Business Office	0.2 space per 100 square metres	The greater of 0.15 spaces per 100 square metres or minimum 6 spaces	0.1 space per 100 square metres	The greater of 0.08 spaces per 100 square metres or minimum 3 spaces
(E)	Medical Office	0.1 space per 100 square metres	0.15 space per 100 square metres	0.08 space per 100 square metres	The greater of 0.12 spaces per 100 square metres or minimum 3 spaces
(F)	Fitness Centre, Recreation Fitness Centre	Less than or equal to 1200 square metres - Not Required;	Less than or equal to 1200 square metres - The greater of 0.15 spaces per 100 square metres or minimum 3 spaces;	Less than or equal to 1200 square metres - Not Required;	Less than or equal to 1200 square metres - The greater of 0.1 spaces per 100 square metres
(G)	Motor Vehicle Sales Establishment	Greater than 1200 square metres - 0.15 space per 100 square metres	Greater than 1200 square metres - 0.08 space per 100 square metres	Greater than 1200 square metres - 0.08 space per 100 square metres	Greater than 1200 square metres - 0.08 space per 100 square metres
(H)	Motor Vehicle Service or Repair Establishment	0.15 space per 100 square metres	Greater than 1200 square metres - 0.15 space per 100 square metres	Greater than 1200 square metres - 0.08 space per 100 square metres	Greater than 1200 square metres - 0.08 space per 100 square metres
(I)	Personal Service Establishment				
(J)	Commercial School				
(K)	Veterinary Clinic				
(L)	Banquet Hall				
(M)	Restaurant				
(N)	Hotel				
(O)	Retail/ Shopping Centre				
(P)	Any other use				
(Q)	Community Centre	0.2 space per 100 square metres	0.25 space per 100 square metres	0.05 space per 100 square metres	The greater of 0.2 spaces per 100

					square metres or minimum 3 spaces
(R)	Hospital, Public or Private	0.1 space per 100 square metres	0.25 space per 100 square metres	0.05 space per 100 square metres	The greater of 0.15 spaces per 100 square metres or minimum 3 spaces
(S)	Places of Worship	0.1 space per 100 square metres	0.15 space per 100 square metres	0.08 space per 100 square metres	The greater of 0.1 spaces per 100 square metres or minimum 3 spaces
(T)	Commercial Storage Facility	0.05 space per 100 square metres	The greater of 0.05 spaces per 100 square metres or minimum 2 spaces	0.05 space per 100 square metres	The greater of 0.1 spaces per 100 square metres or minimum 2 spaces
(U)	Industrial / Manufacturing, Warehousing, or Multi-Unit Warehousing	0.05 space per 100 square metres	The greater of 0.15 spaces per 100 square metres or minimum 2 spaces	0.05 space per 100 square metres	The greater of 0.1 spaces per 100 square metres or minimum 2 spaces
(V)	Child Care Centre	0.1 space per 100 square metres	The greater of 0.15 spaces per 100 square metres or minimum 3 spaces	0.08 space per 100 square metres	The greater of 0.12 spaces per 100 square metres or minimum 3 spaces
(W)	Private School	0.1 space per 100 square metres	The greater of 0.4 spaces per 100	0.08 space per 100 square metres	The greater of 0.4 spaces per 100

			square metres or minimum 6 spaces		square metres or minimum 3 spaces
(X)	Public School, Elementary	0.1 space per 100 square metres	The greater of 0.4 spaces per 100 square metres or minimum 6 spaces	0.08 space per 100 square metres	The greater of 0.4 spaces per 100 square metres or minimum 6 spaces
(Y)	Public School, Secondary	0.1 space per 100 square metres	The greater of 0.4 spaces per 100 square metres or minimum 6 spaces	0.08 space per 100 square metres	The greater of 0.4 spaces per 100 square metres or minimum 6 spaces
(Z)	University or College	0.1 space per 100 square metres	The greater of 0.25 spaces per 100 square metres or minimum 6 spaces	0.08 space per 100 square metres	The greater of 0.12 spaces per 100 square metres or minimum 3 spaces

4.10 That Section 5.9.3 be amended by adding the following provisions c), d), e) and f), as follows:

- “c) For residential **buildings** requiring 20 or more **long term bicycle parking spaces**, a dedicated bicycle maintenance station is required with the following minimum dimensions:
 - i) Length - 1.8 metres;
 - ii) Width - 2.6 metres; and,
 - iii) Vertical clearance - 1.9 metres
- d) Access to **long term bicycle parking spaces** shall be unobstructed, with a minimum aisle/corridor width of 2.1 metres.
- e) Entrances to bicycle parking rooms shall be provided via secure automatic doors with a minimum unobstructed width of 1.5 metres.
- f) For residential **buildings** with a dedicated bicycle parking room, the greater of 10 percent of the required **long term bicycle parking spaces** or 1 space, shall be an electric **bicycle parking space**.”

4.11 That a new Section 5.9.5 be added as follows:

“5.9.5 Shower-Change Facilities

For all non-residential **uses** that require **long term bicycle parking spaces**, shower-change facilities for each gender shall be provided in accordance with Table 5.9.5, below.

Table 5.9.5: Shower-Change Facility Requirements

Required Number of Long-term Bicycle Parking Spaces	Required Number of Shower-Change Facilities for each Gender
Less than 10	None
10 to 60	1
61 to 120	2
121 to 180	3
181 or greater	4

”

Read and first, second and third time and passed on _____, 2026.

Kimberley Kitteringham
City Clerk

Frank Scarpitti
Mayor

Amanda File No. PR 26 108710



EXPLANATORY NOTE

BY-LAW 2026-____

A By-law to amend By-law 2024-19, as amended

City of Markham

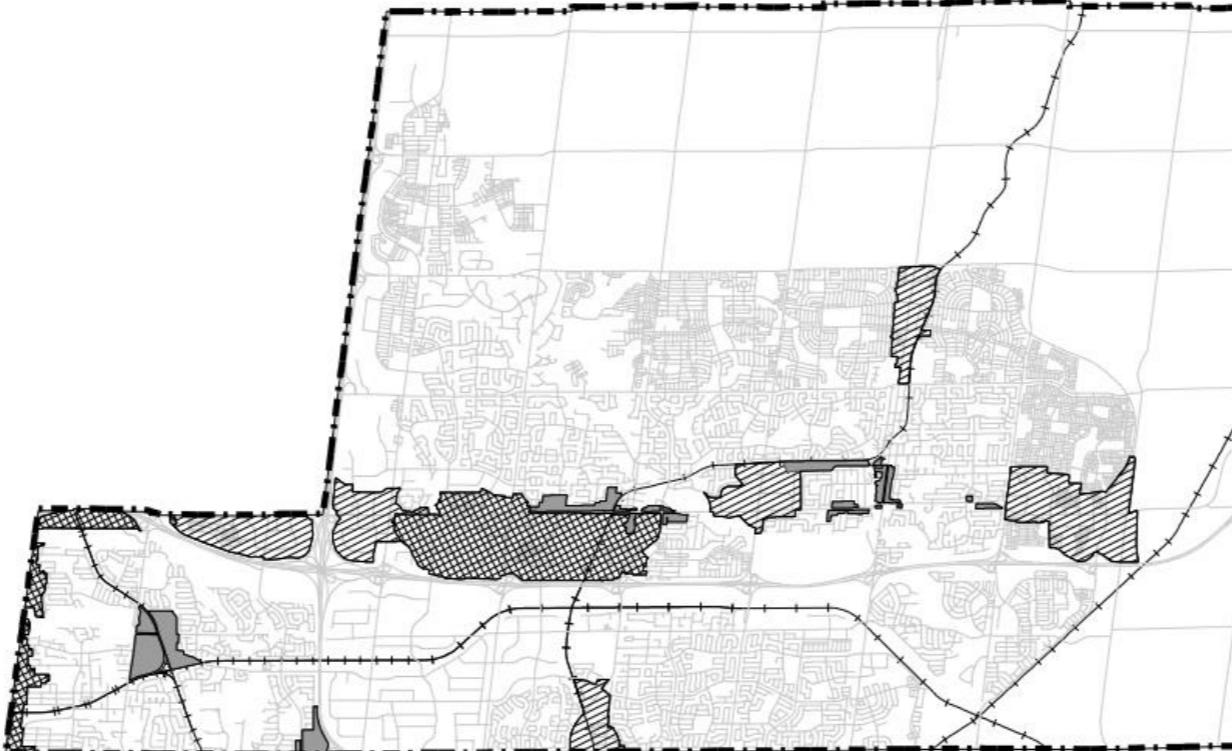
File Number: PR 26 108710

Lands Affected

The proposed by-law amendment applies to all lands within the regulated area of By-law 2024-19, as amended, as shown on Schedule 'A'.

Purpose and Effect

The purpose and effect of this By-law is to apply modified parking standards within the regulated area of By-law 2024-19, as amended in order to develop parking standards and transportation demand management (TDM) requirements by parking zones and incorporate the new standards into By-law 2024-19, as amended.



SCHEDULE 'A' TO BY-LAW

AMENDING BY-LAW

DATED



BOUNDARY OF AREA COVERED BY THIS SCHEDULE



BOUNDARY OF ZONE DESIGNATION(S)



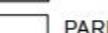
PARKING ZONE 1



PARKING ZONE 2



PARKING ZONE 3



PARKING ZONE 4

 MARKHAM DEVELOPMENT SERVICES COMMISSION

1,750 875 0 1,750 Meters

Drawn By: RT

Checked By: BR

DATE: 12/1/2026

NOTE: This Schedule should be read in conjunction with the signed original By-Law filed with the City of Markham Clerk's Office

Q:\Geomatics\New Operation\By-Laws\Engineering\City-wide Parking Strategy\Schedule A.mxd

THIS IS NOT A PLAN OF SURVEY. Zoning information presented in this Schedule is a representation sourced from Geographic Information Systems. In the event of a discrepancy between the zoning information contained on this Schedule and the text of zoning by-law, the information contained in the text of the zoning by-law of the municipality shall be deemed accurate.

