



The new City-wide Zoning By-law 569-2013 was enacted on May 9, 2013. It has been appealed under section 34(19) of the Planning Act. Even though it is under appeal, the City's Chief Building Official and the Committee of Adjustment will apply the new By-law to applications filed after its enactment. Please consult with your advisors to determine whether the new by-law has any impact. Amendments to By-law 569-2013 have been incorporated into this [office consolidation](#). The original by-law and its amendments are with the City Clerk's office.

Zoning By-law No. 569-2013, as amended (office consolidation), is available in PDF format from the [Zoning By-law 569-2013 homepage](#)

City of Toronto Zoning By-law 569-2013, as amended (Office Consolidation)

Version Date: July 31, 2023 - Including City-wide Amendments up to April 1, 2024

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Chapter 5 Regulations Applying to all Zones	(1) Application of This Section The regulations in Section 230.5 apply to all bicycle parking spaces .
Chapter 10 Residential	(2) Rounding of Bicycle Parking Space Requirements If the calculation of the minimum bicycle parking spaces for all uses results in a fraction of a bicycle parking space being required, the number of required bicycle parking spaces must be rounded up to the next whole number.
Chapter 15 Residential Apartment	(3) Meaning of Long-Term Bicycle Parking and Short-Term Bicycle Parking The terms "long-term" bicycle parking space and "short-term" bicycle parking space have the following meaning:
Chapter 30 Commercial	(A) "long-term" bicycle parking spaces are bicycle parking spaces for use by the occupants or tenants of a building ; and
Chapter 40 Commercial Residential	(B) "short-term" bicycle parking spaces are bicycle parking spaces for use by visitors to a building .
Chapter 50 Commercial Residential Employment	(4) Bicycle Parking Space Dimensions A bicycle parking space must comply with the following:
Chapter 60 Employment Industrial	(A) the minimum dimension of a bicycle parking space is:
Chapter 80 Institutional	(i) minimum length of 1.8 metres;
Chapter 90 Open Space	(ii) minimum width of 0.6 metres; and
Chapter Utility and	(iii) minimum vertical clearance from the ground of 1.9 metres; and
100 Transportation	(B) the minimum dimension of a bicycle parking space if placed in a vertical position on a wall, structure or mechanical device is:
Chapter Specific Use	(i) minimum length or vertical clearance of 1.9 metres;
150 Regulations	(ii) minimum width of 0.6 metres; and
Chapter Parking	(iii) minimum horizontal clearance from the wall of 1.2 metres; and
200 Space Regulations	(C) if a stacked bicycle parking space is provided, the minimum vertical clearance for each bicycle parking space is 1.2 metres.
Chapter Loading	(5) Vertical Clearance of a Bicycle Parking Area
220 Space Regulations	An area used to provide bicycle parking spaces must have a minimum vertical clearance of:

Chapter 230	<u>Bicycle Parking Space Regulations</u>	(A) 2.4 metres if it is a stacked bicycle parking space ; and (B) 1.9 metres in all other cases.
230.5	<u>General Regulations Applying to All Bicycle Parking Spaces</u>	(6) <u>Long-Term Bicycle Parking Space Locational Requirement</u> "Long-term" bicycle parking spaces must be located in a building .
230.5.1	<u>General</u>	(7) <u>Change and Shower Facilities</u> If a building has uses, other than dwelling units , for which a "long-term" bicycle parking space is required, shower and change facilities must be provided for each gender at the following rate: (A) none if less than 5 required "long-term" bicycle parking spaces ; (B) 1 for 5 to 60 required "long-term" bicycle parking spaces ; (C) 2 for 61 to 120 required "long-term" bicycle parking spaces ; (D) 3 for 121 to 180 required "long-term" bicycle parking spaces ; and (E) 4 for more than 180 required "long-term" bicycle parking spaces .
230.5.1.10	<u>Interpretation</u>	
230.5.10	<u>Bicycle Parking Rates All Zones</u>	(8) <u>Bicycle Parking Space Located with Use</u> A bicycle parking space must be on the same lot as the use for which it is required.
230.5.10.1	<u>General</u>	(9) <u>Long Term Bicycle Parking Space Location</u> If a lot is located in:
230.5.10.11	<u>Bicycle Parking Rate Exemptions</u>	(A) the Commercial Zone category, Commercial Residential Zone category, Commercial Residential Employment Zone category, Institutional Zone category or Employment Zone category then a required "long-term" bicycle parking space for uses other than dwelling units may be located: (i) on the first storey of the building ; (ii) on the second storey of the building ; (iii) on levels of the building below-ground commencing with the first level below-ground and moving down, in one level increments when at least 50% of the area of that level is occupied by bicycle parking spaces , until all required bicycle parking spaces have been provided; and
230.5.10.20	<u>Reductions for Bicycle Parking Spaces</u>	(B) the Residential zone category, Apartment Zone Category; Commercial Residential Zone category, Commercial Residential Employment Zone category, then a required "long-term" bicycle parking space for a dwelling unit in an apartment building or mixed-use building may be located: (i) on the first storey of the building ; (ii) on the second storey of the building ; (iii) on levels of the building below-ground commencing with the first level below-ground and moving down, in one level increments when at least 50% of the area of that level is occupied by bicycle parking spaces , until all required bicycle parking spaces have been provided; and
230.10	<u>Bicycle Parking Regulations in the Residential Zone Category</u>	(10) <u>Stacked Bicycle Parking Spaces</u> A "long-term" bicycle parking space may be located in a stacked bicycle parking space .
230.20	<u>Bicycle Parking Regulations in the Residential Apartment Zone Category</u>	(11) <u>Bicycle Zones</u> Bicycle Zones in the City are: (A) Bicycle Zone 1, is the area of the City bounded by the Humber River on the west, Lawrence Ave. on the north, Victoria Park Ave. on the east and Lake Ontario on the south; and (B) Bicycle Zone 2, includes all areas of the City not included in Bicycle Zone 1.
230.30	<u>Bicycle Parking Regulations in the Commercial Zone Category</u>	(12) <u>Bicycle Maintenance Facilities</u> If a building has uses for which 5 or more "long-term" bicycle parking spaces are required, bicycle maintenance facilities must be provided in the building with the following minimum dimensions: (A) minimum length of 1.8 metres; (B) minimum width of 2.6 metres; and (C) minimum vertical clearance from the ground of 1.9 metres; [By-law: 839-2022]
230.40	<u>Bicycle Parking Regulations in the Commercial - Residential</u>	

230.5.10 Bicycle Parking Rates All Zones

Zone
Category.

230.5.10.1 General

230.50 Bicycle
Parking
Regulations in
the
Commercial
Residential
Employment
Zone
Category.

(1) Bicycle Parking Space Rates

For a **building** or portion of a **building** constructed pursuant to a building permit issued more than three years after May 9, 2013, **bicycle parking spaces** must comply with Table 230.5.10.1(1).

Table 230.5.10.1(1)

Bicycle Parking Space Rates

230.60 Bicycle
Parking
Regulations in
the
Employment
Zone
Category.

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

230.80 Bicycle
Parking
Regulations in
the
Institutional
Zone
Category.

230.90 Compliance
with Bicycle
Parking
Regulations

Chapter 280 Special
Districts -
Downtown

Chapter 300 Special
Districts -
Centres

Chapter 400 Special
Districts -
Avenues

Chapter 500 Special
Districts -
Heritage

Chapter 600 Regulations
for Overlay
Zones

Chapter 800 Definitions

Chapter 900 Site Specific
Exceptions

Chapter 970 Appendices

	metres of interior floor area used for an office, other than a medical office; and (B) in Bicycle Zone 2 is 3 plus 0.15 bicycle parking spaces for each 100 square metres of interior floor area used for an office, other than a medical office.	for an office, other than a medical office; and (B) in Bicycle Zone 2 is 0.13 for each 100 square metres of interior floor area used for an office, other than a medical office.
Personal Service Shop	the minimum number of short-term bicycle parking spaces to be provided: (A) in Bicycle Zone 1 is 3 plus 0.3 bicycle parking spaces for each 100 square metres of interior floor area used for a personal service shop ; and (B) in Bicycle Zone 2 is 3 plus 0.25 bicycle parking spaces for each 100 square metres of interior floor area used for a personal service shop .	the minimum number of long-term bicycle parking spaces to be provided: (A) in Bicycle Zone 1 is 0.2 for each 100 square metres of interior floor area used for a personal service shop ; and (B) in Bicycle Zone 2 is 0.13 for each 100 square metres of interior floor area used for a personal service shop .
Post-Secondary School	the minimum number of short-term bicycle parking spaces : (A) in Bicycle Zone 1 is 3 plus 0.3 bicycle parking spaces for each 100 square metres of interior floor area used for post-secondary school offices and classrooms; and (B) in Bicycle Zone 2 is 3 plus 0.18 bicycle parking spaces for each 100 square metres of interior floor area used for post-secondary school offices and classrooms. [By-law: 559-2014]	the minimum number of long-term bicycle parking spaces to be provided: (A) in Bicycle Zone 1 is 1.0 for each 100 square metres of interior floor area used for post-secondary school offices and classrooms; and (B) in Bicycle Zone 2 is 0.6 for each 100 square metres of interior floor area used for post-secondary school offices and classrooms. [By-law 559-2014]
Private School	the minimum number of short-term bicycle parking spaces to be provided: (A) in Bicycle Zone 1 is 3 plus 0.1 bicycle parking spaces for each 100 square metres of interior floor area used for a public school or private school ; and (B) in Bicycle Zone 2 is 3 plus 0.06 bicycle parking spaces for each 100 square metres of interior floor area used for a public school or private school .	the minimum number of long-term bicycle parking spaces to be provided: (A) in Bicycle Zone 1 is 0.1 for each 100 square metres of interior floor area used for a public school or private school ; and (B) in Bicycle Zone 2 is 0.06 for each 100 square metres of interior floor area used for a public school or private school .
Public School	the minimum number of short-term bicycle parking spaces to be provided: (A) in Bicycle Zone 1 is 3 plus 0.1 bicycle parking spaces for each 100 square metres of interior floor area used for a public school or private school ; and (B) in Bicycle Zone 2 is 3 plus 0.06 bicycle parking spaces for each 100 square metres of interior floor area used for a public school or private school .	the minimum number of long-term bicycle parking spaces to be provided: (A) in Bicycle Zone 1 is 0.1 for each 100 square metres of interior floor area used for a public school or private school ; and (B) in Bicycle Zone 2 is 0.06 for each 100 square metres of interior floor area used for a public school or private school .
Retail Store	the minimum number of short-term bicycle parking spaces to be provided: (A) in Bicycle Zone 1 is 3 plus 0.3 bicycle parking spaces for each 100 square metres of interior floor area used for a retail store ; and (B) in Bicycle Zone 2 is 3 plus 0.25 bicycle parking spaces for each 100 square metres of interior floor area used for a retail store .	the minimum number of long-term bicycle parking spaces to be provided: (A) in Bicycle Zone 1 is 0.2 for each 100 square metres of interior floor area used for a retail store ; and (B) in Bicycle Zone 2 is 0.13 for each 100 square metres of interior floor area used for a retail store .

(3) Use With Interior Floor Area of 2000 Square Metres or Less

Despite the **bicycle parking space** rates set out in regulations 230.5.10.1(1) and 230.5.10.1(5) and (6), if a **bicycle parking space** is required for uses on a **lot**, other than a **dwelling unit**, and the total **interior floor area** of all such uses on the **lot** is 2000 square metres or less, then no **bicycle parking space** is required.

(4) Multiple uses on a lot

If Table 230.5 10.1(1) Bicycle Parking Space Rates, requires a **bicycle parking space** for one or more uses on a **lot**, the total number of **bicycle parking spaces** required is equal to the cumulative total of all **bicycle parking spaces** required for each use on the **lot**.

(5) Bicycle Parking Space Requirements for Dwelling Units

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

- (A) in Bicycle Zone 1, a minimum of 1.1 **bicycle parking spaces** for each **dwelling unit**, allocated as 0.9 "long-term" **bicycle parking space** per **dwelling unit** and 0.2 "short-term" **bicycle parking space** per **dwelling unit**; and [By-law: 839-2022]
- (B) in Bicycle Zone 2, a minimum of 0.75 **bicycle parking spaces** for each **dwelling unit**, allocated as 0.68 "long-term" **bicycle parking space** per **dwelling unit** and 0.07 "short-term" **bicycle parking space** per **dwelling unit**.

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

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

- (A) parking, loading and bicycle parking below-ground;
- (B) required **loading spaces** at the ground level and required **bicycle parking spaces** at or above-ground;
- (C) storage rooms, washrooms, electrical, utility, mechanical and ventilation rooms in the **basement**;
- (D) shower and change facilities and **bicycle maintenance facilities** required by this By-law for required **bicycle parking spaces**; [By-law: 839-2022]
- (E) elevator shafts;
- (F) mechanical penthouse; or
- (G) exit stairwells in the **building**. [By-law: 1774-2019]

230.5.10.11 Bicycle Parking Rate Exemptions

(1) Lawfully Existing Building - Bicycle Parking Space Not Required

Article 230.5.10 does not apply to a **lawfully existing building** that was not required to provide a **bicycle parking space**.

(2) Lawfully Existing Building - Bicycle Parking Space Requirement

If the **lawful** number of **bicycle parking spaces** for a **lawfully existing building** that was required to provide **bicycle parking spaces** is less than the required number of **bicycle parking spaces**, that **lawful** number of **bicycle parking spaces** is the minimum number of **bicycle parking spaces** for that **lawfully existing building**.

(3) Lawfully Existing Building - Shower and Change Facilities

If a **lawfully existing building** has a **lawful** number of shower and change facilities that is less than the required number of shower and change facilities, that **lawful** number of shower and change facilities is the minimum number of shower and change facilities for that **lawfully existing building**.

(4) Additions to Lawfully Existing Buildings

Any addition or extension to a **lawfully existing building** referred to in regulations 230.5.10.11(1), 230.5.10.11(2) and 230.5.10.11(3) must comply with:

- (A) the **bicycle parking space** requirement, or be authorized by a Section 45 Planning Act minor variance; and
- (B) the shower and change facility requirements or be authorized by a Section 45 Planning Act minor variance.
- (C) the **bicycle maintenance facility** requirements or be authorized by a Section 45 Planning Act minor variance. [By-law: 839-2022]

(5) Lawfully Existing Building - Change of Use

If there is a change of use in a **lawfully existing building** referred to in regulations 230.5.10.11(1), 230.5.10.11(2) and 230.5.10.11(3):

- (A) any additional required **bicycle parking spaces** must comply with Article 230.5.10 or be authorized by a Section 45 Planning Act minor variance;
- (B) the number of **lawful bicycle parking spaces** for that **lawfully existing building** may not be reduced; and
- (C) no additional shower and change facility is required.

(6) Lawfully Existing Building - Bicycle Parking Space Exemption For Size, Type And Location

If a **lawfully existing building** referred to in regulations 230.5.10.11(2) and 230.5.10.11(3) was required to provide **bicycle parking spaces**, those **lawful bicycle parking spaces** are not required to comply with regulations 230.5.1.10(4) to (6) and 230.5.1.10(9) and regulation 230.5.1.10(3) does not apply.

(7) Lawfully Existing Building – Bicycle Maintenance Facility Exemption

Regulation 230.5.1.10(12) does not apply to a **lawfully existing building** that was not required to provide **bicycle maintenance facilities**. [By-law: 839-2022]

(8) Definition of Lawful

For the purposes of Clause 230.5.10.11, the words **lawful** and **lawfully** highlighted in bold type, in addition to the definitions provided in Zoning By-law 569-2013, Chapter 800 Definitions, includes:

- (A) **buildings, structures** or uses authorized or permitted on or before July 22, 2022; and
- (B) **buildings, structures** or uses authorized after July 22, 2022 in accordance with Clauses 230.90.15.1, 230.90.15.2, 230.90.15.3 and 230.90.15.4. [By-law: 839-2022]

230.5.10.20 Reductions for Bicycle Parking Spaces

(1) Payment-in-Lieu of Bicycle Parking

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

- (A) the number of "short-term" **bicycle parking spaces** reduced is not more than half the amount required by Regulation 230.5.10.1(5)(A), rounded down to the nearest whole number;
- (B) for each "short-term" **bicycle parking space** required by Regulation 230.5.10.1(5)(A) to be reduced, the owner or occupant must provide a payment in-lieu to the City; and
- (C) the owner or occupant must enter into an agreement with the City pursuant to Section 40 of the Planning Act. [By-law: 839-2022]