

Item:



Committee of the Whole Report

DATE: Tuesday, June 05, 2018

WARD: All Wards

**TITLE: ZONING BY-LAW AMENDMENT FILE Z.18.006
THE CORPORATION OF THE CITY OF VAUGHAN
TECHNICAL AMENDMENTS TO ZONING BY-LAW 1-88
CITY WIDE**

FROM:

Jason Schmidt-Shoukri, Deputy City Manager, Planning and Growth Management

ACTION: DECISION

Purpose

To seek approval from the Committee of the Whole for Zoning By-law Amendment File Z.18.006 to make technical amendments to Zoning By-law 1-88 to: update outdated references to Provincial Acts; delete and replace references to the term “Senior Citizen Dwellings” with “Independent Living Facilities”; incorporate Ontario Accessibility Parking Standards; and make administrative corrections in Section 4.

Report Highlights

- The City of Vaughan is recommending technical amendments to Zoning By-law 1-88 to improve its administration.
- The technical amendments to Zoning By-law 1-88 include: update outdated references to Provincial Acts; delete and replace references to the term “Senior Citizen Dwellings” with “Independent Living Facilities”; incorporate Ontario Accessibility Parking Standards; and make administrative corrections in Section 4.

Recommendations

1. THAT Zoning By-law Amendment File Z.18.006 (The Corporation of the City of Vaughan) BE APPROVED, to make technical amendments to Zoning By-law 1-88 to: update outdated references to Provincial Acts; delete and replace references to the term “Senior Citizen Dwellings” with “Independent Living Facilities”; incorporating Ontario Accessibility Parking Standards; and make administrative corrections in Section 4.

Background

Zoning By-law 1-88 implements development standards for all properties within the City of Vaughan. Zoning By-law 1-88 was enacted by Vaughan Council in January 1988, and has been amended a number of times since. Periodically, minor technical amendments are required to Zoning By-law 1-88 in order to improve its administration. The proposed amendments to Zoning By-law 1-88 in this report apply on a City-wide basis.

Public notice is not required to implement the Zoning By-law 1-88 amendments as they are administrative in nature. Section 10.1.4.7 of Vaughan Official Plan 2010 includes policies to forego notification for a Zoning By-law Amendment where the amendments will not affect the substance of the document being amended, including:

- a) The deletion of obsolete provisions;
- b) changes or corrections to format, wording, or reference errors; or
- c) alteration in the number and arrangement of any provisions.

The amendments to Zoning By-law 1-88 included on this report are considered to be administrative and meet the policies of VOP 2010 and therefore, public notice is not required.

Analysis and Options

Amendments to Zoning By-law 1-88 are required to update outdated references to Provincial Acts

Zoning By-law 1-88 includes references a number of Provincial Acts, which have been updated by the Province of Ontario, since its enactment and subsequent amendments. The following amendments to Zoning By-law 1-88 are proposed to the sections of Zoning By-law 1-88 to incorporate updated references to Provincial Acts:

- a) Section 1.3 “Penalty”:
 - Delete “Planning Act, 1983” and replace it with “*Planning Act, R.S.O. 1990, c. P.13*”.

b) Section 2.0 “Definitions”:

- Delete “Building Code Act” and replace it with “*Building Code Act, 1992, S.O. 1992*”;
- Delete “Day Nurseries Act, as amended” and replace it with “*Child Care and Early Years Act, 2014, S.O. 2014*”;
- Delete “Condominium Act” and replace it with “*Condominium Act, 1998, S.O. 1998*”;
- Delete “Private Hospital Act, R.S.O. 1980, Chapter 410” and replace it with “*Private Hospitals Act, R.S.O. 1990*”;
- Delete “Public Hospital Act, R.S.O. 1980, Chapter 410” and replace it with “*Public Hospitals Act, R.S.O. 1990*”;
- Delete “Public Libraries Act, R.S.O. 1980, C.414” and replace it with “*Public Libraries Act, R.S.O. 1990*”;
- Delete “Planning Act, R.S.O. 1983” and replace it with “*Planning Act, R.S.O. 1990, c. P. 13*”;
- Delete “Pits and Quarries Act, R.S.O. 1980, C.378” and replace it with “*Aggregate Resources Act, R.S.O. 1990, c.A.8*”; and
- Delete “Public Health Act., R.S.O. 1980, c. 409” and replace it with “*Health Protection and Promotion Act, R.S.O. 1990, c. H.7*”.

c) Section 5.14.1.2 “Existing Buildings”:

- Delete “Planning Act” and replace it with “*Planning Act, R.S.O. 1990, c. P. 13*”.

d) Sections 7.1.2 and 7.7.1 “Uses Permitted”:

- Delete “Cemeteries Act” and replace it with “*Funeral, Burial and Cremation Services Act, 2002, S.O. 2002*”.

e) Section 9.0 c) “Exceptions”:

- Delete “Planning Act (1983)” and replace it with “*Planning Act, R.S.O. 1990, c. P. 13*”.

References to the term “Senior Citizen Dwellings” in Zoning By-law 1-88 needs to be replaced with “Independent Living Facilities” to achieve consistency throughout Zoning By-law 1-88

Zoning By-law 1-88 previously contained the definition “Senior Citizen Dwelling”, which was deleted and replaced through a previous Zoning By-law Amendment (By-law 016-2014) with “Independent Living Facility” under Section 2.0 “Definitions”. By-law 016-2014 did not delete and replace the reference to “Senior Citizen Dwellings” contained in Section 3.8 c) of Zoning By-law 1-88. The following administrative correction is required to consistently reflect the updated “Independent Living Facility” definition throughout Zoning By-law 1-88:

- a) Section 3.8 c) “Parking Requirements”:
- Delete “Senior Citizen Dwellings” and replace it with “Independent Living Facilities”.

Administrative amendments are required to Zoning By-law 1-88 to include updated Ontario Accessible Parking Standards

Zoning By-law 1-88 includes parking standards for accessible parking spaces. The Province of Ontario updated the Accessibility Parking Standards under Ontario Regulation (“O. Reg.”) 413/12, s. 6, which came into effect January 1, 2015, and includes updated definitions, and accessible parking space and aisle requirements that must be reflected in Zoning By-law 1-88. The following amendments are proposed to Zoning By-law 1-88 to implement the updated Ontario Accessible Parking Standards and definitions:

- a) Section 2.0 “Definitions”:
- Delete the definition “Parking Space, Handicapped” and replace it with “Parking Space, Accessible”;
 - Add the definition “Access Aisle, Accessible”; and
 - Delete the definition “Barrier Free Parking Space”.
- b) Sections 3.8 d) and 3.8.1 d) “Parking Requirements”:
- Delete the current standards in Zoning By-law 1-88 and replace them with the requirements of Type A (Van Accessible) and Type B (Standard) Accessible Parking Spaces, Accessible Access Aisles, and overall Accessible Parking Space ratios, in accordance with O. Reg. 413/12, s. 6, as shown in the attached draft Zoning By-law Amendment (Attachment #2, Sections 1. s) and t)).

- c) Section 3.8.3 “Parking Requirements for the Carrville Centre”
- Shift the alphabetical sequence of sentences d) through i) inclusive to e) through j) inclusive to add Accessibility Parking Standards to the parking requirements for the Carville Centre as sentence d).

An administrative amendment is required Zoning By-law 1-88 to correct the numerical sequencing in Section 4

Section 4.15.7 of Zoning By-law 1-88 should reference Section 4.1.9, “Residential Zone Requirements”, however it currently makes reference to Section 4.1.8, “Secondary Suite”. Prior to the implementation of the “Secondary Suite” provisions within Zoning By-law 1-88, Subsection 4.1.8 applied to “Residential Zone Requirements” of the By-law. The introduction of “Secondary Suite” Zoning provisions replaced Subsection 4.1.8, and the “Residential Zone Requirements” section of Zoning By-law 1-88 was subsequently renumbered as Subsection 4.1.9. However, the reference to these provisions was not updated in Subsection 4.15.7. The following administrative correction to Zoning By-law 1-88 is required to correctly reference to Subsection 4.1.8 - “Secondary Suite” within Subsection 4.15.7, as Subsection 4.1.9 - “Residential Zone Requirements”:

- a) Section 4.15.7 “Application of Sections 4.1.8, and 4.2 to 4.13 Inclusive”:
- Delete the text references to “4.1.8” in Subsection 4.15.7 and replace with “4.1.9”.

Financial Impact

There are no requirements for new funding associated with this report.

Broader Regional Impacts/Considerations

There are no broader Regional impacts or considerations associated with this report.

Conclusion

The Development Planning Department in consultation with the Building Standards and Legal Services Departments has reviewed the proposed technical amendments to Zoning By-law 1-88 required to properly reference Provincial Acts, definitions and standards. These changes to Zoning By-law 1-88 are determined to be administrative in nature, and improve the administration of Zoning By-law 1-88. Accordingly, the Development Planning Department recommends the approval of Zoning By-law Amendment File Z.18.006.

For more information, please contact: Chris Cosentino, Planner I, Development Planning Department extension 8215.

Attachments

1. Context Location Map
2. Draft Zoning By-law Amendment
3. Accessible Parking Spaces - Ontario Reg. 413/12, S.6 (Illustrated Guide)

Prepared by

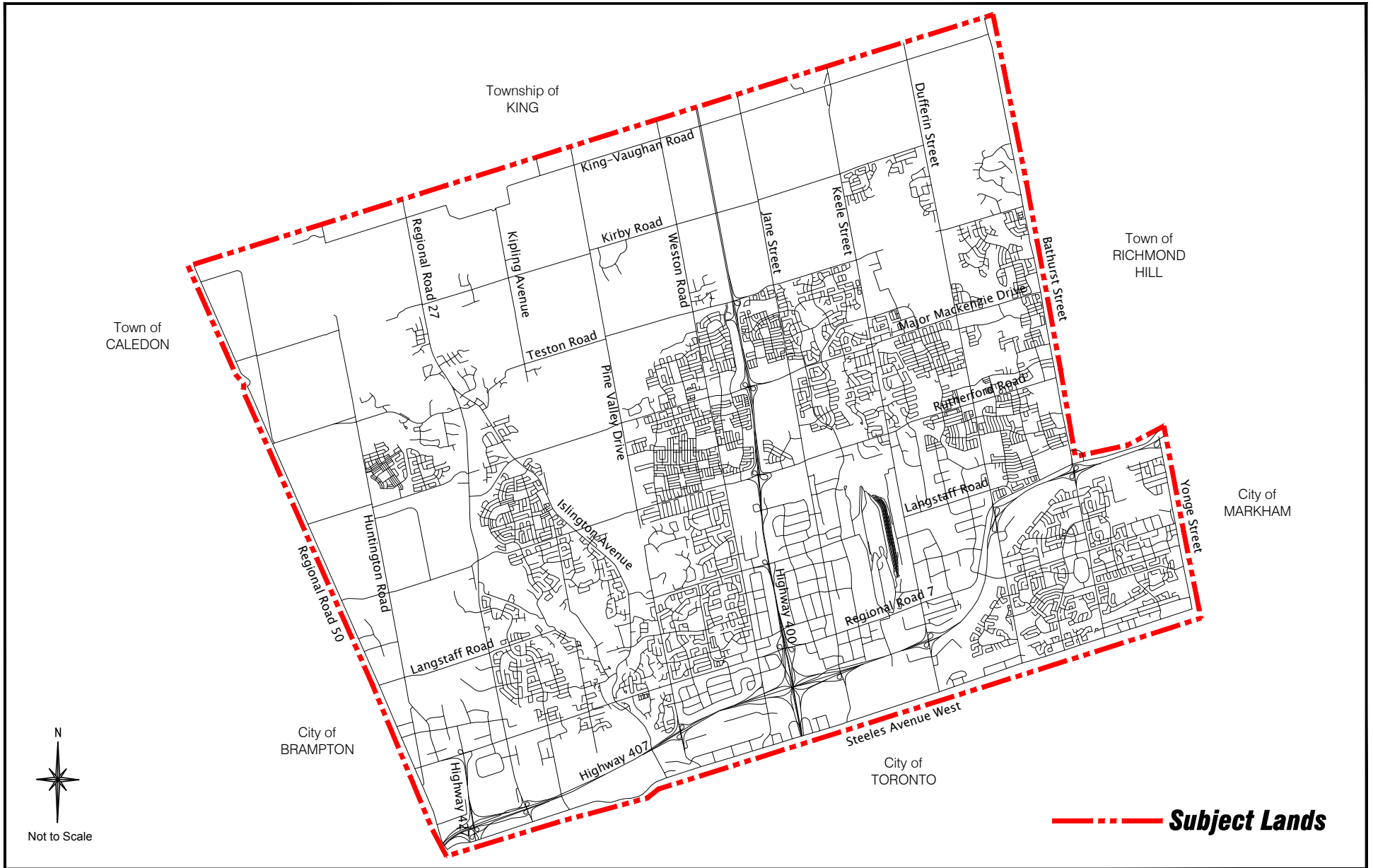
Chris Cosentino, Planner I, extension 8215

Christina Napoli, Senior Planner, extension 8483

Carmela Marrelli, Interim Senior Manager, extension 8791

Mauro Peverini, Director of Development Planning, extension 8407

/LG



Context Location Map

LOCATION:
City Wide

APPLICANT:
The Corporation of the City of Vaughan



Attachment

FILE:
Z.18.006

DATE:
June 5, 2018

1

BY-LAW NUMBER - 2018

A By-law to amend City of Vaughan By-law 1-88.

WHEREAS the matters herein set out are in conformity with the Official Plan of the Vaughan Planning Area, which is approved and in force at this time;

AND WHEREAS there has been no amendment to the Vaughan Official Plan adopted by Council but not approved at this time, with which the matters herein set out are not in conformity;

NOW THEREFORE the Council of the Corporation of the City of Vaughan ENACTS AS FOLLOWS:

1. That City of Vaughan By-law Number 1-88, as amended, be and it is hereby further amended by:
 - a) Deleting the text reference to "Planning Act, 1983" in Section 1.3 and replacing it with "*Planning Act, R.S.O. 1990, c. P.13*";
 - b) Deleting the words "Building Code Act" in Section 2.0 Definition of "Chief Building Official" and replacing it with "*Building Code Act, 1992, S.O. 1992*";
 - c) Deleting the sentence "Means a day nursery as defined in the Day Nurseries Act, as amended" in Section 2.0 Definition of "Day Nursery" and replacing it with "Means a Child Care Centre as defined in the *Child Care and Early Years Act, 2014, S.O. 2014*";
 - d) Deleting the text reference to "Condominium Act" in Section 2.0 Definition of "Dwelling, Condominium" and replacing it with "*Condominium Act, 1998, S.O. 1998*";
 - e) Deleting the text reference to "Private Hospital Act, R.S.O. 1980, Chapter 410" in Section 2.0 Definition of "Hospital, Private" and replacing it with "*Private Hospitals Act, R.S.O. 1990*";
 - f) Deleting the text reference to "Public Hospital Act, R.S.O. 1980, Chapter 410" in Section 2.0 Definition of "Hospital, Public" and replacing it with "*Public Hospitals Act, R.S.O. 1990*";
 - g) Deleting the text reference to "Public Libraries Act, R.S.O. 1980, C.414" in Section 2.0 Definition of "Library" and replacing it with "*Public Libraries Act, R.S.O. 1990*";
 - h) Deleting the text reference to "Planning Act, R.S.O. 1983" in Section 2.0 Definition of "Lot" and replacing it with "*Planning Act, R.S.O. 1990, c. P.13*";
 - i) Deleting the text reference to "Pits and Quarries Act, R.S.O. 1980, C.378" in Section 2.0 Definition of "Pit" and replacing it with "*Aggregate Resources Act, R.S.O. 1990, c.A.8*";
 - j) Deleting the portion of the following sentence "Means a "Private Home Day Care" as

Home Day Care" and replacing it with "Means a Child Care Centre as defined in the *Child Care and Early Years Act, 2014, S.O. 2014*";

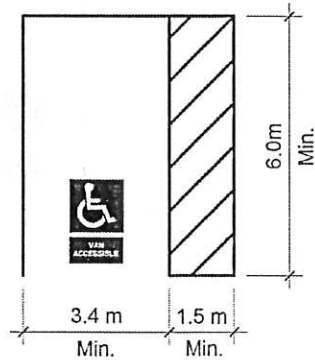
- k) Deleting the text reference to "Day Nurseries Act, R.S.O. 1980" in Section 2.0 Definition of "Private Home Day Care" and replacing it with "*Child Care and Early Years Act, 2014, S.O. 2014*";
- l) Deleting the text reference to "Pits and Quarries Act, R.S.O. 1980, C.378" in Section 2.0 Definition of "Quarry" and replacing it with "*Aggregate Resources Act, R.S.O. 1990, c.A.8*";
- m) Deleting the text reference to "Public Health Act., R.S.O. 1980, c. 409" in Section 2.0 Definition of "Use, Obnoxious" and replacing it with "*Health Protection and Promotion Act, R.S.O. 1990, c. H.7*";
- n) Deleting the words "Planning Act" in Sections 5.14.1.2 and replacing with "*Planning Act, R.S.O. 1990, c. P.13*";
- o) Deleting the sentence in Section 3.8 c) "For all Residential Uses except Single Family Detached, Semi-Detached, Street Townhouses or Senior Citizen Dwellings, an additional 0.25 parking spaces per dwelling unit shall be set aside for visitors." and replacing it with "For all Residential Uses except Single Family Detached Dwellings, Semi-Detached Dwellings, Street Townhouse Dwellings or Independent Living Facilities, an additional 0.25 parking spaces per dwelling unit shall be set aside for visitors.";
- p) Deleting the definition in Section 2.0 DEFINITIONS for "Parking Space, Handicapped" and replacing it with the following definition in alphabetical sequence:
"PARKING SPACE, ACCESSIBLE – Means a rectangular area, exclusive of any aisles or driveways, used for the temporary parking of a motor vehicle which is designed to accommodate persons with disabilities.";
- q) Adding the following definition to Section 2.0 DEFINITIONS in alphabetical sequence:
"ACCESS AISLE, ACCESSIBLE - Means a rectangular area, abutting an Accessible Parking Space, used to provide access to and from an accessible parking space and is designed to accommodate persons with disabilities.";
- r) Deleting the definition in Section 2.2 DEFINITIONS for "Barrier Free Parking Space";
- s) Deleting Subsection 3.8 d) and replacing with the following:

"Where off-street parking spaces are required under Subsection 3.8 a), Accessible Parking Spaces shall be designated and provided as part of the required parking spaces, in accordance with the following provisions:

- i) The following types of Accessible Parking Spaces shall be provided:

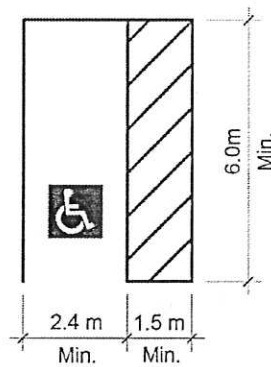
Type A - An Accessible Parking Space measuring a minimum of 3.4 metres in width by 6.0 metres in length that is designated as "Van Accessible" and which abuts an

Accessible Access Aisle.



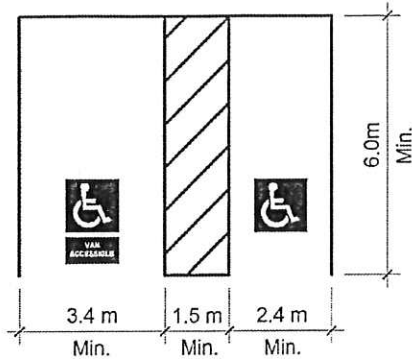
Type 'A'
Accessible Parking Space
with Accessible Parking Aisle

Type B - An Accessible Parking Space measuring a minimum of 2.4 metres in width by 6.0 metres in length and which abuts an Accessible Access Aisle.



Type 'B'
Accessible Parking Space
with Accessible Parking Aisle

- ii) Where an Accessible Parking Space is required, an Accessible Access Aisle shall be provided as follows:
- An Accessible Access Aisle shall have a minimum width of 1.5 metres and shall extend the full length of the parking space.
 - An Accessible Access Aisle may be shared by two (2) Accessible Parking Spaces.
 - An Accessible Access Aisle shall be marked with high tonal contrast diagonal lines.



Example
Accessible Parking Spaces
with shared Accessible Parking Aisle

iii) The number of Accessible Parking Spaces required shall be as follows:

| Number of Required Parking Spaces | Minimum Number of Accessible Parking Spaces |
|-----------------------------------|---|
| 0 – 12 spaces | One (1) Type A |
| 13 – 100 spaces | 4% of the minimum number of required parking spaces ⁽¹⁾ of which, 50% shall be Type A and 50% shall be Type B ⁽²⁾ |
| 101 – 200 spaces | 1 space plus 3% of the minimum number of required parking spaces of which, 50% shall be Type A and 50% shall be Type B ⁽²⁾ |
| 201 – 1000 spaces | 2 spaces plus 2% of the minimum number of required parking spaces of which, 50% shall be Type A and 50% shall be Type B ⁽²⁾ |
| 1001 or greater | 11 spaces plus 1% of the minimum number of required parking spaces of which, 50% shall be Type A and 50% shall be Type B ⁽²⁾ |

(1) Where the minimum number of required Accessible Parking Spaces results in an one (1) Accessible Parking Space being required, the parking space shall be a Type A parking space.

(2) Where the minimum number of required Accessible Parking Spaces results in an odd number of Accessible Parking Spaces being required, the additional space may be a Type B parking space.”;

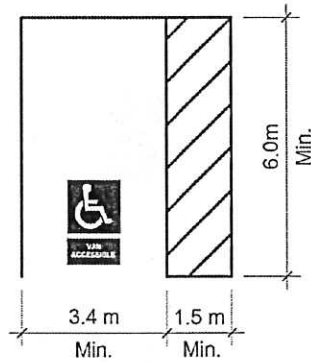
t) Deleting Subsection 3.8.1 d) and replacing with the following:

“Where off-street parking spaces are required under Subsection 3.8.1 a), Accessible Parking Spaces shall be designated and provided as part of the required parking spaces, in accordance with the following provisions:

i) The following types of Accessible Parking Spaces shall be provided:

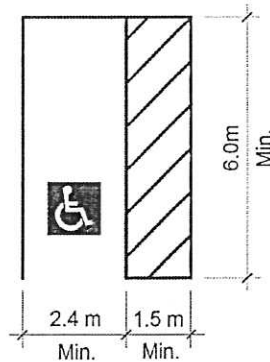
Type A - An Accessible Parking Space measuring a minimum of 3.4 metres in width

by 6.0 metres in length that is designated as "Van Accessible" and which abuts an Accessible Access Aisle.



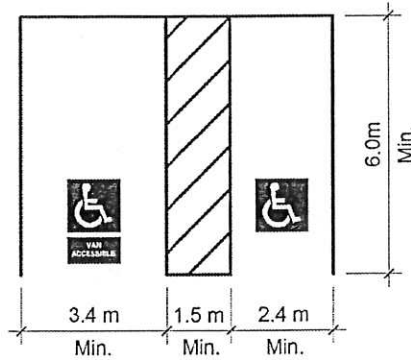
Type 'A'
Accessible Parking Space
with Accessible Parking Aisle

Type B - An Accessible Parking Space measuring a minimum of 2.4 metres in width by 6.0 metres in length and which abuts an Accessible Access Aisle.



Type 'B'
Accessible Parking Space
with Accessible Parking Aisle

- ii) Where an Accessible Parking Space is required, an Accessible Access Aisle shall be provided as follows:
- An Accessible Access Aisle shall have a minimum width of 1.5 metres and shall extend the full length of the parking space.
 - An Accessible Access Aisle may be shared by two (2) Accessible Parking Spaces.
 - An Accessible Access Aisle shall be marked with high tonal contrast diagonal lines.



Example
Accessible Parking Spaces
with shared Accessible Parking Aisle

iii) The number of Accessible Parking Spaces required shall be as follows:

| Number of Required Parking Spaces | Minimum Number of Accessible Parking Spaces |
|-----------------------------------|---|
| 0 – 12 spaces | One (1) Type A |
| 13 – 100 spaces | 4% of the minimum number of required parking spaces ⁽¹⁾ of which, 50% shall be Type A and 50% shall be Type B ⁽²⁾ |
| 101 – 200 spaces | 1 space plus 3% of the minimum number of required parking spaces of which, 50% shall be Type A and 50% shall be Type B ⁽²⁾ |
| 201 – 1000 spaces | 2 spaces plus 2% of the minimum number of required parking spaces of which, 50% shall be Type A and 50% shall be Type B ⁽²⁾ |
| 1001 or greater | 11 spaces plus 1% of the minimum number of required parking spaces of which, 50% shall be Type A and 50% shall be Type B ⁽²⁾ |

(1) Where the minimum number of required Accessible Parking Spaces results in an one (1) Accessible Parking Space being required, the parking space shall be a Type A parking space.

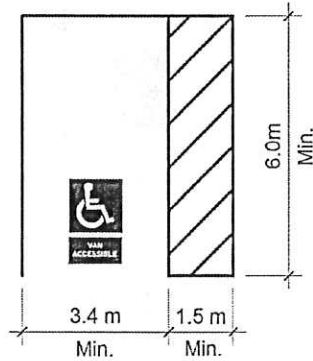
(2) Where the minimum number of required Accessible Parking Spaces results in an odd number of Accessible Parking Spaces being required, the additional space may be a Type B parking space. “;

u) Shifting the alphabetical sequence of Subsection 3.8.3 for sentences d) through i) inclusive, to sentences e) through j) respectively, and inserting the following as Sentence d):

“Where off-street parking spaces are required under Subsection 3.8.3 a), Accessible Parking Spaces shall be designated and provided as part of the required parking spaces, in accordance with the following provisions:

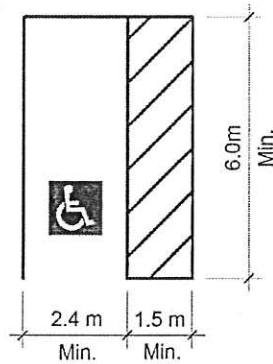
i) The following types of Accessible Parking Spaces shall be provided:

Type A - An Accessible Parking Space measuring a minimum of 3.4 metres in width by 6.0 metres in length that is designated as "Van Accessible" and which abuts an Accessible Access Aisle.



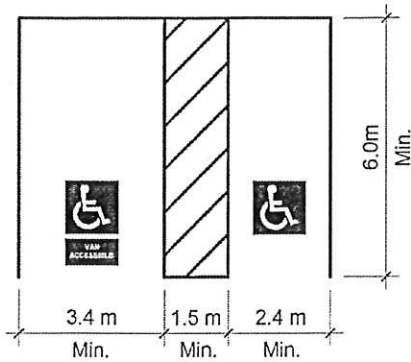
Type 'A'
Accessible Parking Space
with Accessible Parking Aisle

Type B - An Accessible Parking Space measuring a minimum of 2.4 metres in width by 6.0 metres in length and which abuts an Accessible Access Aisle.



Type 'B'
Accessible Parking Space
with Accessible Parking Aisle

- ii) Where an Accessible Parking Space is required, an Accessible Access Aisle shall be provided as follows:
- An Accessible Access Aisle shall have a minimum width of 1.5 metres and shall extend the full length of the parking space.
 - An Accessible Access Aisle may be shared by two (2) Accessible Parking Spaces.
 - An Accessible Access Aisle shall be marked with high tonal contrast diagonal lines.



Example
Accessible Parking Spaces
with shared Accessible Parking Aisle

iii) The number of Accessible Parking Spaces required shall be as follows:

| Number of Required Parking Spaces | Minimum Number of Accessible Parking Spaces |
|-----------------------------------|---|
| 0 – 12 spaces | One (1) Type A |
| 13 – 100 spaces | 4% of the minimum number of required parking spaces ⁽¹⁾ of which, 50% shall be Type A and 50% shall be Type B ⁽²⁾ |
| 101 – 200 spaces | 1 space plus 3% of the minimum number of required parking spaces of which, 50% shall be Type A and 50% shall be Type B ⁽²⁾ |
| 201 – 1000 spaces | 2 spaces plus 2% of the minimum number of required parking spaces of which, 50% shall be Type A and 50% shall be Type B ⁽²⁾ |
| 1001 or greater | 11 spaces plus 1% of the minimum number of required parking spaces of which, 50% shall be Type A and 50% shall be Type B ⁽²⁾ |

(1) Where the minimum number of required Accessible Parking Spaces results in an one (1) Accessible Parking Space being required, the parking space shall be a Type A parking space.

(2) Where the minimum number of required Accessible Parking Spaces results in an odd number of Accessible Parking Spaces being required, the additional space may be a Type B parking space. “;

- v) Deleting the text reference to “4.1.8” in Subsection 4.15.7 and replace with “4.1.9”;
- w) Deleting the text references to “Cemeteries Act” in Sections 7.1.2 and 7.7.1 and replacing with “Funeral, Burial and Cremation Services Act, 2002, S.O. 2002”;
- x) Deleting the words “Planning Act (1983)” in Section 9.0 c) and replacing them with “Planning Act, R.S.O. 1990, c. P.13”;

This By-law comes into effect on the day of passing.

Enacted by the City of Vaughan Council this ___ day of _____, 2018.

Authorized by Item No. ___ of Report No. ___
of the Month __, 2018 Committee of the Whole
Adopted by Vaughan City Council on

DRAFT

SUMMARY TO BY-LAW - 2018

This Amendment applies to all of the lands within the corporate boundaries of the City of Vaughan.

The purpose of this by-law is to make technical amendments to the Zoning By-law 1-88 in order to update and correct specific sections of the by-law including:

1. Updating references to Provincial Acts in Definitions and General Provisions sections of the By-law.
2. Deleting and replacing references to Senior Citizen Dwellings with Independent Living Facilities under Section 3.8 c) of the By-law.
3. Deleting and replacing the Handicap Parking Space requirements under Sections 3.8 d) and 3.8.1. d) of the By-law with the Accessibility Parking Standards provided by the Province of Ontario under O. Reg. 413/12, s. 6..
4. Correcting the numerical sequencing in Section 4 of the By-law.

DRAFT

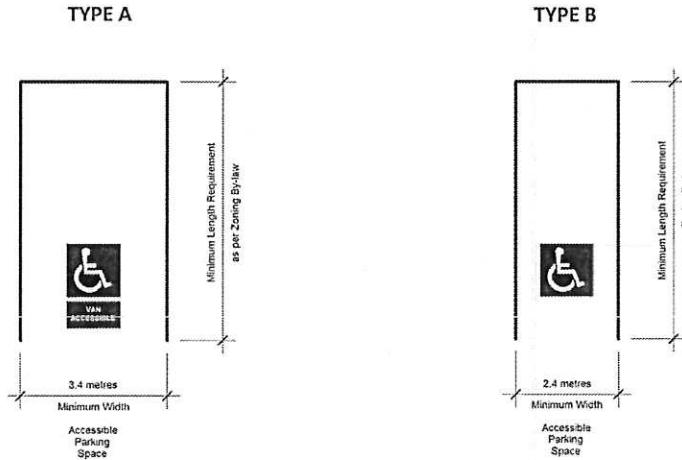
ACCESSIBLE PARKING SPACES – ONTARIO REG. 413/12, S.6. (Illustrated Guide)

*All information provided herein is intended to assist with the administration of the Ontario Regulations and is not intended for public distribution. We do not warrant or certify that the information provided herein is accurate or correct.

Types of accessible parking spaces

80.34 Off-street parking facilities must provide the following two types of parking spaces for the use of persons with disabilities:

1. Type A, a wider parking space which has a minimum width of 3,400 mm and signage that identifies the space as “van accessible”.
2. Type B, a standard parking space which has a minimum width of 2,400 mm. O. Reg. 413/12, s. 6.

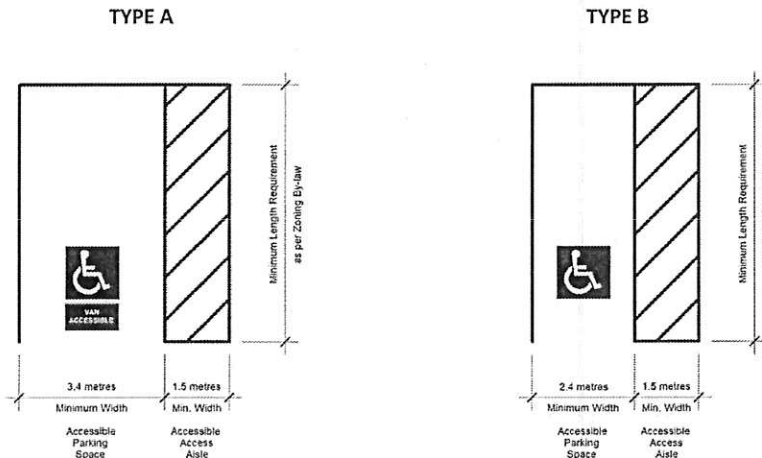


Access aisles

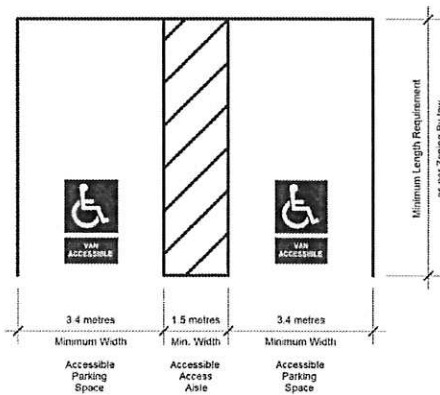
80.35 (1) Access aisles, that is the space between parking spaces that allows persons with disabilities to get in and out of their vehicles, must be provided for all parking spaces for the use of persons with disabilities in off-street parking facilities. O. Reg. 413/12, s. 6.

(2) Access aisles may be shared by two parking spaces for the use of persons with disabilities in an off-street parking facility and must meet the following requirements:

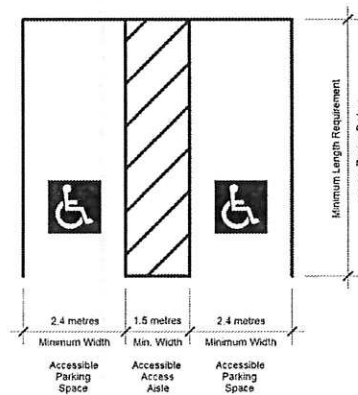
1. They must have a minimum width of 1,500 mm.
2. They must extend the full length of the parking space.
3. They must be marked with high tonal contrast diagonal lines, which discourages parking in them, where the surface is asphalt, concrete or some other hard surface. O. Reg. 413/12, s. 6.



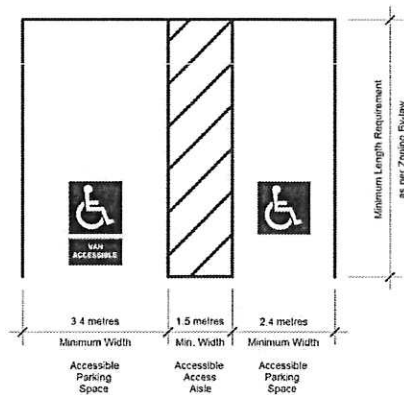
Shared Parking Aisle Example 1



Shared Parking Aisle Example 2



Shared Parking Aisle Example 3



Minimum number and type of accessible parking spaces

80.36 (1) Off-street parking facilities must have a minimum number of parking spaces for the use of persons with disabilities, in accordance with the following requirements:

1. One parking space for the use of persons with disabilities, which meets the requirements of a Type A parking space, where there are 12 parking spaces or fewer.
2. Four per cent of the total number of parking spaces for the use of persons with disabilities, where there are between 13 and 100 parking spaces in accordance with the following ratio, rounding up to the nearest whole number:
 - i. Where an even number of parking spaces for the use of persons with disabilities are provided in accordance with the requirements of this paragraph, an equal number of parking spaces that meet the requirements of a Type A parking space and a Type B parking space must be provided.
 - ii. Where an odd number of parking spaces for the use of persons with disabilities are provided in accordance with the requirements of this paragraph, the number of parking spaces must be divided equally between parking spaces that meet the requirements of a Type A parking space and a Type B parking space, but the additional parking space, the odd-numbered space, may be a Type B parking space.
3. One parking space for the use of persons with disabilities and an additional three per cent of parking spaces for the use of persons with disabilities, where there are between 101 and 200 parking spaces must be parking spaces for the use of persons with disabilities, calculated in accordance with ratios set out in subparagraphs 2 i and ii, rounding up to the nearest whole number.

4. Two parking spaces for the use of persons with disabilities and an additional two per cent of parking spaces for the use of persons with disabilities, where there are between 201 and 1,000 parking spaces must be parking spaces for the use of persons with disabilities in accordance with the ratio in subparagraphs 2 i and ii, rounding up to the nearest whole number.
5. Eleven parking spaces for the use of persons with disabilities and an additional one per cent of parking spaces for the use of persons with disabilities, where more than 1,000 parking spaces are provided must be parking spaces for the use of persons with disabilities in accordance with the ratio in subparagraphs 2 i and ii, rounding up to the nearest whole number. O. Reg. 413/12, s. 6.

| Number of Required Parking Spaces | Minimum Number of Accessible Parking Spaces |
|-----------------------------------|---|
| 0 – 12 spaces | One (1) Type A |
| 13 – 100 spaces | 4% of the minimum required parking spaces ⁽¹⁾ of which, 50% shall be Type A and 50% shall be Type B ⁽²⁾ |
| 101 – 200 spaces | 1 space plus 3% of the minimum required parking spaces of which, 50% shall be Type A and 50% shall be Type B ⁽²⁾ |
| 201 – 1000 spaces | 2 spaces plus 2% of the minimum required parking spaces of which, 50% shall be Type A and 50% shall be Type B ⁽²⁾ |
| 1001 or greater | 11 spaces plus 1% of the minimum required parking spaces of which, 50% shall be Type A and 50% shall be Type B ⁽²⁾ |

- (1) Where the minimum number of required Accessible Parking Spaces results in an one (1) Accessible Parking Space being required, the parking space shall be a Type A space
- (2) Where the minimum number of required Accessible Parking Spaces results in an odd number of Accessible Parking Spaces being required, the additional space may be a Type B space.

(2) If an obligated organization provides more than one off-street parking facility at a site, the obligated organization shall calculate the number and type of parking spaces for the use of persons with disabilities according to the number and type of parking spaces required for each off-street parking facility. O. Reg. 413/12, s. 6.

(3) In determining the location of parking spaces for the use of persons with disabilities that must be provided where there is more than one off-street parking facility at a site, an obligated organization may distribute them among the off-street parking facilities in a manner that provides substantially equivalent or greater accessibility in terms of distance from an accessible entrance or user convenience. O. Reg. 413/12, s. 6.

(4) For the purposes of subsection (3), the following factors may be considered in determining user convenience:

1. Protection from the weather.
2. Security.
3. Lighting.
4. Comparative maintenance. O. Reg. 413/12, s. 6.