



## CORPORATION OF THE TOWN OF NEWMARKET

### BY-LAW NUMBER 2017-05

A BY-LAW TO AMEND BY-LAW NUMBER 2010-40, AS AMENDED, BEING A ZONING BY-LAW (Parking Standards – Urban Centres), BY-LAW 1979-50 AS IT APPLIES TO THE LANDS LOCATED AT 631 DAVIS DRIVE, AND BY-LAW 1981-96 AS IT APPLIES TO THE LANDS LOCATED AT 17360, 17380, 17390, 17410 YONGE STREET, AND 25, 45, 47 MILLARD AVENUE WEST

WHEREAS it is deemed advisable to amend the parking standards in the Urban Centres contained in By-Law Number 2010-40 as amended;

AND WHEREAS By-Law 1979-50 as it applies to the lands located at 631 Davis Drive, and By-Law 1981-96 as it applies to the lands located at 17360, 17380, 17390, 17410 Yonge Street, and 25, 45, 47 Millard Avenue West are still in effect;

THEREFORE BE IT ENACTED by the Municipal Council of the Corporation of the Town of Newmarket:

THAT this by-law amends the parking standards for all properties within the Urban Centres as shown on Schedule A of this By-law;

AND THAT the parking standards within By-Law 1979-50 as it applies to the lands located at 631 Davis Drive, and By-Law 1981-96 as it applies to the lands located at 17360, 17380, 17390, 17410 Yonge Street, and 25, 45, 47 Millard Avenue West are repealed and the following sections of By-law 2010-40 as amended below now apply to these lands;

AND THAT By-law Number 2010-40, is amended by:

1. Amending Section 3.0 'Definitions' by adding the definition for 'Mixed Use Building':

"Dwelling, Mixed Use Building

Means a *building* containing 4 or more *dwelling units* and a non-residential use. A *mixed use building* is not an *apartment building*."

2. Amending Section 3.0 'Definitions' by adding the definition for 'Financially Assisted Dwelling Unit':

"Financially Assisted Dwelling Unit

Means a *dwelling unit* in a *mixed use building* or an *apartment building* which is operated or owned by a government agency, a registered charitable corporation, or a registered non-profit corporation as a residential accommodation for persons who require financial assistance towards the regular costs of renting or owning such *dwelling unit*."

3. Deleting Section 5.3.3 and replacing it with:

#### **"5.3.3 Parking Standards for the Urban Centres**

Notwithstanding Sections 5.3.1 and 5.3.2 of this By-law, the parking standards for the lands located within the Urban Centres, as shown more particularly on Schedule 'C' attached hereto and forming part of this By-law, shall be in accordance with the following:

##### **5.3.3.1 Residential Uses in the Urban Centres**

The minimum and maximum off-street parking requirements for permitted residential uses in the zones in the Urban Centres shall be as follows:

| Type or Nature of Use  | Minimum Off-Street Parking Requirements  | Maximum Off-Street Parking Requirements   |
|--|--|---|
| <i>Accessory Dwelling Unit</i>   | 1.0 <i>parking space per accessory dwelling unit</i>   | n/a   |
| <i>Dwelling, Detached</i>  | 2.0 <i>parking spaces per dwelling unit</i> <sup>(*1)</sup>  | n/a   |
| <i>Dwelling, Link</i>  | 2.0 <i>parking spaces per dwelling unit</i> <sup>(*1)</sup>  | n/a   |
| <i>Dwelling, Semi-Detached</i>   | 2.0 <i>parking spaces per dwelling unit</i> <sup>(*1)</sup>  | n/a   |
| <i>Dwelling, Duplex</i>  | 2.0 <i>parking spaces per dwelling unit</i> <sup>(*1)</sup>  | n/a   |
| <i>Dwelling, Quadruplex, or Masonette</i>  | 1.5 <i>parking spaces per dwelling unit plus 0.25 visitor spaces per dwelling unit</i>   | n/a   |
| <i>Dwelling, Townhouse or Stacked Townhouse on Private Road</i>  | 1.0 <i>parking spaces per dwelling unit plus 0.15 visitor spaces per dwelling unit</i> <sup>(*2)</sup>   | 1.2 <i>parking spaces per dwelling unit plus 0.15 visitor spaces per dwelling unit</i> <sup>(*2)</sup>  |
| <i>Dwelling, Townhouse or Stacked Townhouse on Public Road</i>   | 1.0 <i>parking spaces per dwelling unit plus 0.15 visitor spaces per dwelling unit</i> <sup>(*2)</sup>   | 1.2 <i>parking spaces per dwelling unit plus 0.15 visitor spaces per dwelling unit</i> <sup>(*2)</sup>  |
| <i>Apartment Building or a Mixed Use Building – Bachelor Unit</i>  | 0.70 <i>parking spaces per dwelling unit plus 0.15 visitor spaces per dwelling unit</i> <sup>(*2)</sup>  | 0.85 <i>parking spaces per dwelling unit plus 0.15 visitor spaces per dwelling unit</i> <sup>(*2)</sup> |
| <i>Apartment Building or a Mixed Use Building- One Bedroom Unit</i>  | 0.80 <i>parking spaces per dwelling unit plus 0.15 visitor spaces per dwelling unit</i> <sup>(*2)</sup>  | 1.00 <i>parking spaces per dwelling unit plus 0.15 visitor spaces per dwelling unit</i> <sup>(*2)</sup> |
| <i>Apartment Building or a Mixed Use Building- Two Bedroom Unit</i>  | 1.00 <i>parking spaces per dwelling unit plus 0.15 visitor spaces per dwelling unit</i> <sup>(*2)</sup>  | 1.20 <i>parking spaces per dwelling unit plus 0.15 visitor spaces per dwelling unit</i> <sup>(*2)</sup> |
| <i>Apartment Building or a Mixed Use Building- Three or more Bedroom Unit</i>  | 1.20 <i>parking spaces per dwelling unit plus 0.15 visitor spaces per dwelling unit</i> <sup>(*2)</sup>  | 1.40 <i>parking spaces per dwelling unit plus 0.15 visitor spaces per dwelling unit</i> <sup>(*2)</sup> |
| <i>Bed and Breakfast Establishment</i>   | 1.0 <i>parking space for each room or suite used for the purposes of lodging for the travelling public, in addition to the required parking for the dwelling</i>   | n/a   |
| <i>Dormitory</i>   | 0.5 <i>parking spaces for each rooming unit</i>  | n/a   |
| <i>Group Home Halfway House</i>  | 2.0 <i>parking spaces</i>  | 4.0 <i>parking spaces</i>   |
| <i>Home Occupation in a: Dwelling, Detached; Dwelling, Link; Dwelling, Semi-Detached; Dwelling, Duplex; Dwelling, Quadruplex; or Dwelling, Masonette</i> | Where the area occupied by the <i>home occupation</i> exceeds 24m <sup>2</sup> , 1.0 <i>parking space</i> shall be required for every 9m <sup>2</sup> above the 24m <sup>2</sup> of the <i>dwelling unit</i> used for the <i>home occupation</i> | n/a   |
| <i>Special Needs Facility</i>  | 2.0 <i>parking spaces</i>  | 4.0 <i>parking spaces</i>   |

(\*1) Where in combination with an *accessory dwelling unit*, the required *parking spaces* shall be in addition to the required *parking space* for the *accessory dwelling unit*.

(\*2) Where a *dwelling unit* is a *financially assisted dwelling unit*, the minimum *parking space rate* and the maximum *parking space rate* for the *dwelling unit* may be reduced by 30% of the standard minimum and maximum *parking space rates* for the applicable *dwelling unit* type. This reduction does not apply to the visitor parking space per *dwelling unit* rates.

### 5.3.3.2 Non-Residential Uses in the Urban Centres

The minimum and maximum off-street parking requirements for permitted non-residential uses shall be as follows:

| Type or Nature of Use   | Minimum Off-Street Parking Requirements   | Maximum Off-Street Parking Requirements                      |
|---|---|--|
| Art gallery<br>Museum   | 1.0 parking space per 100m <sup>2</sup> of gross floor area   | 2.0 parking spaces per 100m <sup>2</sup> of gross floor area |
| Banquet facility  | 1.0 parking space per 9m <sup>2</sup> of gross floor area   | n/a  |
| Commercial Athletic Centre<br>Community Centre<br>Outdoor Recreation Facility<br>Sports Arena | 1.0 parking space per 28m <sup>2</sup> of gross floor area  | 2.0 parking spaces per 28m <sup>2</sup> of gross floor area  |
| Commercial School   | 1.0 parking space per 40m <sup>2</sup> of gross floor area  | 2.0 parking spaces per 40m <sup>2</sup> of gross floor area  |
| Convenience Store   | 1.0 parking space per 40m <sup>2</sup> of gross floor area  | 2.0 parking spaces per 40m <sup>2</sup> of gross floor area  |
| Day Nursery   | 1.0 parking space per classroom, plus 1.0 parking space for every 8 children licensed capacity  | 2 times the minimum off-street parking requirement           |
| Domestic Animal Care Facility   | 1.0 parking space per 40m <sup>2</sup> of gross floor area  | 2.0 parking spaces per 40m <sup>2</sup> of gross floor area  |
| Dry Cleaning Depot<br>Dry Cleaning Establishment<br>Laundromat                                | 1.0 parking space per 40m <sup>2</sup> of gross floor area  | 2.0 parking spaces per 40m <sup>2</sup> of gross floor area  |
| Financial Institution   | 1.0 parking space per 40m <sup>2</sup> of gross floor area  | 2.0 parking spaces per 40m <sup>2</sup> of gross floor area  |
| Funeral Home  | 30.0 parking spaces for the first 30m <sup>2</sup> of gross floor area, plus 1.0 parking space for each additional 15m <sup>2</sup> of gross floor area   | n/a  |
| Garden Centre   | 1.0 parking space per 30m <sup>2</sup> of gross floor area  | n/a  |
| Hospital  | 1.0 parking space per 42m <sup>2</sup> of gross floor area  | n/a  |
| Hotel   | The aggregate of: <ul style="list-style-type: none"> <li>1.0 parking space per guest room for the first 20 guest rooms</li> <li>1.0 parking space per two guest rooms for guest rooms beyond the first 20</li> <li>1.0 parking space per 10m<sup>2</sup> of gross floor area dedicated to administrative, banquet and meeting facilities</li> </ul> | n/a  |
| Institutional Day Centre  | 1.0 parking space per 20m <sup>2</sup> of gross floor area  | n/a  |

| Type or Nature of Use  | Minimum Off-Street Parking Requirements  | Maximum Off-Street Parking Requirements   |
|--|--|---|
| <i>Library</i>   | 1.0 <i>parking space</i> per 20m <sup>2</sup> of <i>gross floor area</i>   | 2.0 <i>parking spaces</i> per 20m <sup>2</sup> of <i>gross floor area</i>   |
| <i>Light Equipment Sales and Rental</i>  | 1.0 <i>parking space</i> per 40m <sup>2</sup> of <i>gross floor area</i>   | 2.0 <i>parking spaces</i> per 40m <sup>2</sup> of <i>gross floor area</i>   |
| <i>Long Term Care Facility</i>   | 0.25 <i>parking spaces</i> per <i>dwelling unit</i> or <i>rooming unit</i> , plus 1.0 <i>parking space</i> per 200m <sup>2</sup> of <i>gross floor area</i> used for medical, health or personal services  | 2 times the minimum off-street parking requirement  |
| <i>Medical Clinic</i><br><i>Medical Office</i><br><i>Medical and Dental Laboratories</i> | 1.0 <i>parking space</i> per 35m <sup>2</sup> of <i>gross floor area</i>   | 2.0 <i>parking spaces</i> per 35m <sup>2</sup> of <i>gross floor area</i>   |
| <i>Medical Practitioner, Sole</i>  | 6.0 <i>parking spaces</i>  | n/a   |
| <i>Motor Vehicle Rental Establishment</i>  | 1.0 <i>parking space</i> per 35m <sup>2</sup> of <i>gross floor area</i>   | 2.0 <i>parking spaces</i> per 35m <sup>2</sup> of <i>gross floor area</i>   |
| <i>Motor Vehicle Sales Establishment</i>   | 1.0 <i>parking space</i> per 40m <sup>2</sup> of <i>gross floor area</i> excluding showroom  | 2.0 <i>parking spaces</i> per 40m <sup>2</sup> of <i>gross floor area</i> excluding showroom  |
| <i>Motor Vehicle Repair Facility</i>   | 1.0 <i>parking space</i> per 13m <sup>2</sup> of <i>gross floor area</i> including the service bays.   | n/a   |
| <i>Motor Vehicle Service Shop</i>  | 1.0 <i>parking space</i> per 13m <sup>2</sup> of <i>gross floor area</i> including the service bays  | n/a   |
| <i>Motor Vehicle Service Station</i>   | <ul style="list-style-type: none"> <li>• 2.0 <i>parking spaces</i> where the <i>gross floor area</i> of the kiosk is 25m<sup>2</sup> or less or</li> <li>• 1.0 <i>parking space</i> per 18m<sup>2</sup> where the kiosk is greater than 26m<sup>2</sup> with a minimum of 2.0 <i>parking spaces</i></li> </ul> | n/a   |
| <i>Passenger Transportation Terminal</i>   | 0.5 <i>parking space</i> per 100m <sup>2</sup> of <i>gross floor area</i>  | n/a   |
| <i>Office</i><br><i>Office, Conversion</i>   | 1.0 <i>parking space</i> per 50m <sup>2</sup> of <i>gross floor area</i>   | 2.0 <i>parking spaces</i> per 50m <sup>2</sup> of <i>gross floor area</i>   |
| <i>Personal Service Shop</i>   | 1.0 <i>parking space</i> per 40m <sup>2</sup> of <i>gross floor area</i>   | 2.0 <i>parking spaces</i> per 40m <sup>2</sup> of <i>gross floor area</i>   |
| <i>Place of Entertainment</i>  | 1.0 <i>parking space</i> per 20m <sup>2</sup> of <i>gross floor area</i>   | 2.0 <i>parking space</i> per 20m <sup>2</sup> of <i>gross floor area</i>  |
| <i>Place of Worship</i>  | 1.0 <i>parking space</i> per 9m <sup>2</sup> of the aggregate <i>gross floor area</i> of the nave, public hall, banquet hall or other community/ multi-use hall used as a <i>place of assembly</i>   | 2.0 <i>parking spaces</i> per 9m <sup>2</sup> of the aggregate <i>gross floor area</i> of the nave, public hall, banquet hall or other community/ multi-use hall used as a <i>place of assembly</i> |
| <i>Private Club</i>  | 1.0 <i>parking space</i> per 9m <sup>2</sup> of <i>gross floor area</i>  | n/a   |
| <i>Restaurant</i>  | 1.0 <i>parking space</i> per 50m <sup>2</sup> of <i>gross floor area</i> , excluding any porch, veranda and/or patio dedicated as seasonal serving areas   | 4.0 <i>parking spaces</i> per 50m <sup>2</sup> of <i>gross floor area</i> , excluding any porch, veranda and/or patio dedicated as seasonal serving areas   |
| <i>Retail Store</i>  | 1.0 <i>parking space</i> per 40m <sup>2</sup> of <i>gross floor area</i>   | 2.0 <i>parking spaces</i> per 40m <sup>2</sup> of <i>gross floor area</i>   |

| Type or Nature of Use                              | Minimum Off-Street Parking Requirements  | Maximum Off-Street Parking Requirements  |
|--|--|--|
| <i>Retail Warehouse Store</i>                      | 1.0 <i>parking space</i> per 20m <sup>2</sup> of <i>gross floor area</i>   | n/a  |
| <i>School, Elementary</i>                          | 1.0 <i>parking space</i> per classroom, plus an additional 10% of the total parking requirement to be dedicated to visitor parking | 2 times the minimum off-street parking requirement   |
| <i>School, Secondary</i>                           | 1.5 <i>parking space</i> per classroom, plus an additional 10% of the total parking requirement to be dedicated to visitor parking | 2 times the minimum off-street parking requirement   |
| <i>School, Post Secondary</i>                      | 1.0 <i>parking space</i> per 200m <sup>2</sup> of <i>gross floor area</i> used for instructional and/or academic purposes          | 2.0 <i>parking spaces</i> per 200m <sup>2</sup> of <i>gross floor area</i> used for instructional and/or academic purposes |
| <i>Service or Repair Shop</i>                      | 1.0 <i>parking space</i> per 28m <sup>2</sup> of <i>gross floor area</i>   | n/a  |
| <i>Shopping Mall, Regional (Upper Canada Mall)</i> | 1.0 <i>parking space</i> per 21m <sup>2</sup> of <i>gross leasable floor area</i>  | n/a  |
| <i>Studio</i>                                      | 1.0 <i>parking space</i> per 20m <sup>2</sup> of <i>gross floor area</i>   | n/a  |
| <i>Veterinary Clinic</i>                           | 1.0 <i>parking space</i> per 27m <sup>2</sup> of <i>gross floor area</i>   | n/a  |

#### 5.3.3.3 Reduced Parking Standards for Proximity to Transit in the Urban Centres

Notwithstanding Sections 5.3.3.1 and 5.3.3.2 of this By-law, the parking standards for lands located within the Urban Centres as shown more particularly on Schedule 'C' attached hereto and forming part of this By-law, the minimum and maximum parking rates for each of the permitted residential and non-residential uses identified in Sections 5.3.3.1 and 5.3.3.2 may be reduced by 30% if the property of such use is within a walking distance of 500 metres of either the GO train station or a GO bus terminal properties.

#### 5.3.3.4 Carpooling Parking Space for certain Non-residential uses in the Urban Centres

Notwithstanding Section 5.3.3.2 and 5.3.7 of this By-law, the required parking for developments involving *financial institution, hospital, library, medical clinic, medical office building, medical and dental laboratories, office, elementary school, secondary school, or post secondary school* uses must provide carpooling *parking spaces* as the lesser of:

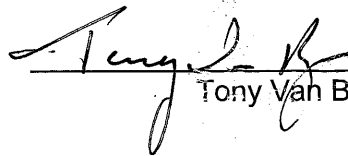
- i) 5% of the total required parking supply for any of these non-residential uses, or
- ii) 2.0 *parking spaces*.

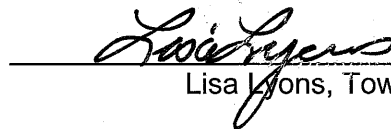
#### 5.3.3.5 Car-Share Parking Space for certain Residential uses in the Urban Centres

Notwithstanding Section 5.3.3.1 of this By-law, any development of a *mixed use building or apartment building* providing *parking spaces* for the purposes of car-share parking and does not include any *financially assisted dwelling units*, the applicable minimum *parking space* requirement may be reduced by up to 3 *parking spaces* for each dedicated car-share *parking space*. The limit on the *parking space* reduction is calculated as the greater of:

- i) 4 x (total number of units / 60), rounded down to the nearest whole number, or
- ii) 1.0 *parking space.*"

ENACTED THIS 13TH DAY FEBRUARY, 2017.

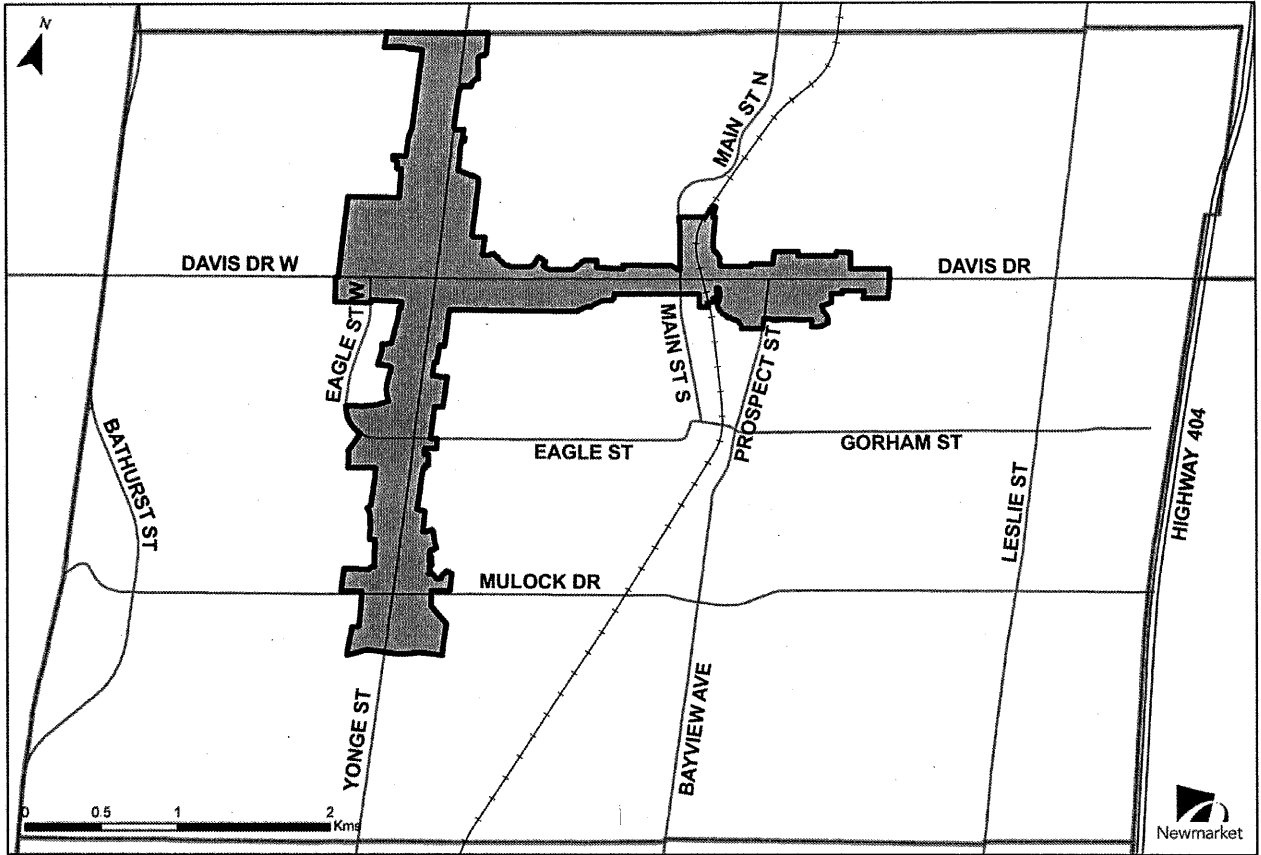
  
\_\_\_\_\_  
Tony Van Bynen, Mayor

  
\_\_\_\_\_  
Lisa Lyons, Town Clerk

TOWN OF NEWMARKET  
 REGIONAL MUNICIPALITY OF YORK  
 URBAN CENTRES – SECTION 5.3.3  
 OF BY-LAW 2010-40

This is Schedule 'C'  
 to By-law 2010-40  
 Passed this 13th Day  
 of February 2017.

*[Signature]*  
 MAYOR  
*[Signature]*  
 CLERK



**Legend**  
 [Shaded Area] Section 5.3.3 Area    [Solid Line] Major Road  
 [Dashed Line] Municipal Boundary    [Line with Cross-ticks] Railway

Designed & Produced by Information Technology - GIS.  
 Sources: Roads, Railway, Municipal Boundaries, Water Features - Geomatics  
 Division, Planning and Development Services Department of the Regional  
 Municipality of York, 2016; Landmarks - Town of Newmarket, 2016.  
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Schedule 'C' to By-law 2010-40  
 Town of Newmarket Planning Department