

7. Parking and Loading Regulations

7.1 Applicability

- 7.1.1 Where any development takes place on any *lot*, off-street parking and loading areas shall be provided and maintained in accordance with the regulations of this Section.
- 7.1.2 A change in *use* or modification of a *building, structure* or *lot* shall result in a recalculation of parking and loading requirements in accordance with this section, which may result in requirements for additional *parking spaces* to be provided.
- 7.1.3 No off-street parking is required in the C7 (Core Business) *zone* except for:
- (a) *shopping centres*;
 - (b) food stores having a maximum *retail* floor space of greater than 400 m² (4305.7 ft²);
 - (c) residential *dwelling* units, which require 0.5 *parking spaces* per *dwelling* unit; and
 - (d) *hotels*.
- 7.1.4 No off-street parking is required in the W1 Waterfront Commercial *zone*.

7.2 General

- 7.2.1 All off-street parking facilities or loading areas in excess of the requirements of this Bylaw shall conform to the regulations set forth in this Bylaw.
- 7.2.2 Where a *use* is not specifically mentioned or defined, the required off-street *parking spaces* for that *use* shall be the same as for a similar *use*.
- 7.2.3 Off-street loading areas shall not be considered as nor calculated as off-street parking facilities.
- 7.2.4 Where more than one *use* is located on a *lot* or involves collective parking for more than one *building, structure* or *use*, the total number of spaces shall be the sum of the various classes of *uses* calculated separately, and a space required for one *use* shall not be included in calculations for any other *use*.
- 7.2.5 In the C7 (Core Business) or W2 (Waterfront Industrial) *zones*, off-street parking shall be permitted on the same *lot* or on a different *lot*, provided that:

- (a) the different *lot* is not more than 150 m from the off-street parking *use* it serves, measured as the shortest *accessible* walking route; and
- (b) a covenant pursuant to Section 219 of the *Land Title Act* is registered against the property containing the parking to ensure the required parking is provided.

7.3 The Use of Parking Facilities

All required off-street *parking spaces* shall be *used* only for the purpose of accommodating the vehicles of clients, customers, employees, members, visitors, residents or tenants who make *use* of the principal *building* or *use* for which the parking area is provided, and such parking area shall not be *used* for off-street loading, driveways, *street* access, *access aisles*, commercial repair work or display, sale or storage of goods of any kind.

7.4 Development and Maintenance Standards

7.4.1 All off-street *parking spaces* shall comply with the minimum dimensions set forth below:

Parking Space Size	Length	Width	Height
Regular	5.5 m (18 ft)	2.6 m (8.5 ft)	2.15 m (7.1 ft)
Small Car	5.0 m (16.4 ft)	2.4 m (7.9 ft)	2.15 m (7.1 ft)
Accessible	5.8 m (19.0 ft)	3.7 m (12.1 ft)	2.15 m (7.1 ft)
Parallel	6.7 m (22.0 ft)	2.6 m (8.5 ft)	2.15 m (7.1 ft)

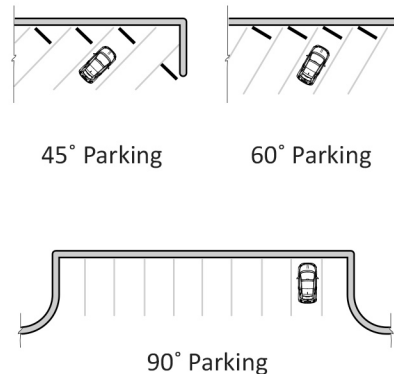
7.4.2 Where a *parking space* abuts a *fence*, wall or other *structure* along its length, the width of the *parking space* shall be increased by 0.3 m (1 ft) along any side that abuts such *fence*, wall, *building* or other *structure*.

7.4.3 All off-street *parking spaces* shall have clear access to *access aisles*.

7.4.4 Minimum *access aisles* widths shall be:

Parking Angles

Parking Angle	Width of Aisle
up to 45°	3.7 m (12.1 ft)
46° to 60°	5.2m (17 ft)
61° to 90°	6.7 m (22 ft)



- 7.4.5 *Access aisles* that are intended for two-way traffic flow shall be not less than 6 m (19.7 ft) in width.
- 7.4.6 All *parking lots* shall be provided with adequate vehicle stops and curbs in order to retain all vehicles within the parking area, and to ensure that any *fences, walls, hedges, landscaped areas* or *buildings* will be protected from any vehicles *using the parking lot*.
- 7.4.7 The *parking lot* of any development that is required to provide more than eight (8) *off-street parking spaces* shall be paved or covered with some other hard, durable and dust-free surface.
- 7.4.8 All *parking lots* that are required to be paved or covered with some other hard surface shall have all *parking spaces* marked with painted lines and traffic flow directions clearly marked.
- 7.4.9 Any lighting *used* to illuminate any *parking lot* shall be arranged so that all direct rays of light are reflected upon such parking area and not on any adjoining property.
- 7.4.10 Where more than ten (10) parking spaces are required, up to twenty percent (20%) of the required *parking spaces* may be small car *parking spaces*. Any small car *parking space* shall be clearly marked as such. For R and MH1 zones, one (1) of the required *off-street parking spaces* shall be a small car *parking space*.
- 7.4.11 All *parking lots* and loading areas shall be graded and drained to ensure the proper disposal of all surface water.
- 7.4.12 Except for single and semi-detached residential dwellings, *parking lots* shall be designed such that individual *parking spaces* do not have direct access to any *street*. For the purposes of this provision, a *lane* shall not be considered to be a *street*.

- 7.4.13 The location of *street* access to or from an *off-street parking lot* shall be subject to approval by the *City Engineer*.

7.5 Accessible Parking Requirements

- 7.5.1 For all RM residential *buildings*, one (1) accessible *parking space* shall be provided for each *dwelling* unit designed to be *accessible*.
- 7.5.2 Where twenty (20) or more *off-street parking spaces* are required for a *building* or *structure*, accessible parking shall be provided as follows:
- (a) 1 accessible *parking space* for the first twenty (20) required *off-street parking spaces*; and
 - (b) 1 accessible *parking space* for each additional fifty (50) required *off-street parking spaces* or portion thereof.
- 7.5.3 All accessible *parking spaces* shall:
- (a) meet the minimum accessible *parking space* dimensions as set out in 7.4.1. and shall be subject to the approval of the *Building Inspector*;
 - (b) be clearly identified as an accessible *parking space*; and
 - (c) be conveniently located to an *accessible* entrance to the *building, structure* or *use*.
- 7.5.4 Each accessible *parking space* provided shall count as one of the total number of required *off-street parking spaces*.

7.6 Measurement

- 7.6.1 Where *gross floor area* is *used* as a unit of measurement for the calculation of required *parking spaces*, *gross floor area* shall include the floor area of *accessory buildings* and *basements*, except where they are *used* for parking, heating or storage.
- 7.6.2 Where the number of employees is *used* as a unit of measurement, the number of employees shall mean the greatest number of persons at work during any season of the year.
- 7.6.3 Where seating accommodation is *used* as a unit of measurement, and such accommodation consists of benches, pews, booths and the like, each 0.5 m (20 inches) of width of such seating accommodation shall be counted as one seat.
- 7.6.4 Where the calculation of parking requirements results in a fractional value, the number of required *parking spaces* shall be rounded up to the nearest whole *parking space*.

7.7 Location and Siting of Loading Facilities

- 7.7.1 Off-street loading areas shall not be located within a required *front yard*.
- 7.7.2 Off-street loading spaces shall be designed and located to prevent any vehicle *using* such spaces from encroaching on a public right-of-way.
- 7.7.3 The location of *street* access to or from any off-street loading area shall be subject to approval by the *City Engineer*.
- 7.7.4 Where a *lot* is 15 m (49.2 ft) or greater in width and has a *rear yard* which adjoins a constructed public *lane* for a distance of not less than 15 m (49.2 ft), the *rear yard* may serve as a *loading space*.
- 7.7.5 Where a lot is less than 15 m (49.2 ft) in width and has a rear yard which adjoins a constructed public lane, the rear yard may be utilized in conjunction with the rear yard of an adjoining lot as a loading space.

7.8 Required Amount of Off-Street Loading

- 7.8.1 For the purposes of 7.8, *gross floor area* shall include the floor area of *accessory buildings* and *basements*, except where they are used for parking, heating, or storage.
- 7.8.2 Where there is more than one *use* or tenant in a *building* or *lot* and all such *uses* and tenants have adequate access to common loading facilities, the required off-street loading shall be determined by calculating the requirements of the sum of the *gross floor area* of the different *uses* and/or tenants.
- 7.8.3 For *retail*, industry, warehouse and other similar *uses*, not less than 1 off-street loading space shall be provided for every 2,000 m² (21,529 ft²), or portion thereof, of *gross floor area*.
- 7.8.4 For an *office building*, place of public *assembly*, hospital, institution, *hotel*, *club* or *lodge*, auditorium, *public utility*, *school*, or other similar *uses*, not less than 1 off-street loading space shall be provided for every 3,000 m² (32,293 ft²), or portion thereof, of *gross floor area*.

7.9 Required Amount of Parking

Residential Use	Required Parking Spaces
Single detached dwelling	2 parking spaces plus 1 extra parking space where the home is operating as a provincially licensed Group Home
Semi-detached dwelling	4
<i>Suites or carriage house</i>	1 space per unit
<i>Supportive housing, and Community Care Facilities</i> with a maximum of 4 residents	1 space per 4 resident rooms, plus the single <i>detached dwelling</i> requirements
<i>Bed and Breakfast</i>	1 per guest room, plus the single <i>detached dwelling</i> requirements
<i>Community care facility; Seniors housing</i>	1 space per 3 resident rooms or <i>dwelling</i> units, plus 15% of total number of rooms designated as visitor and staff parking
Mobile-Home, Modular-Home	2 per unit
Multi-residential dwellings	1.25 per <i>dwelling</i> unit
<i>Dwelling Unit in Commercial Zones*</i> *For C7 (Core Business) zone requirements, see Section 7.1.4 and 5.24.3(e)	1.25 per <i>dwelling</i> unit
Boarding, Lodging House	1 per <i>dwelling</i> or <i>sleeping unit</i>
Institutional Use	Required Parking Spaces
Hospital, Extended Care Housing for Seniors, Personal Care Homes	1 per 2 employees and 1 per 5 beds
<i>Place of Worship</i>	1 per 10 seats plus 1 per 20 m ² (215.3 ft ²) of floor area used for <i>offices, recreation</i> or <i>assembly</i>
Senior High School	1 per employee and 1 per 10 students
Junior High School	1 per employee
Elementary School	1 per employee
Community College	1 per employee and 1 per 5 students
Day Care Facility	1 per employee
Public Assembly Places, Recreational Use	1 per 40 m ² (431 ft ²) of <i>gross floor area</i> or 1 per 4 seats, whichever is greater

Commercial Use	Required Parking Spaces
<i>Cannabis Production Facility</i>	<i>1 per employee or 1 per 190 m² (2,045 ft²) of gross floor area, whichever is the greater</i>
<i>Public Utility Office</i>	1 per employee
<i>Public Service Office</i>	1 per 35 m ² (377 ft ²) of <i>gross floor area</i>
Gasoline Service Station and Motor Vehicle Repair Shop	1 per 2 employees plus 2 per service bay
<i>Retail Store</i>	1 per 30 m ² (323 ft ²) of <i>retail floor area</i>
<i>Convenience Store</i>	1 per 30 m ² (323 ft ²) of <i>gross floor area</i>
Furniture Store	1 per 200 m ² (2,153 ft ²) of <i>retail floor area</i>
<i>Shopping Centre</i> (containing more than 10 stores)	1 per 17 m ² (183 ft ²) of gross leasable floor space
Automobile Sales and Service	1 per 70 m ² (753 ft ²) of <i>gross floor area</i> plus 1 per service bay plus 1 per 2 employees
<i>Office</i>	1 per 35 m ² (377 ft ²) of <i>gross floor area</i>
Bank or Other Financial Institution	1 per 45 m ² (484 ft ²) of <i>gross floor area</i>
Laundromat	1 per 20 m ² (215 ft ²) of <i>gross floor area</i>
<i>Personal Service Shop</i>	1 per 30 m ² (323 ft ²) of <i>gross floor area</i>
Medical and Dental <i>Office</i> or Clinic	1 per 35 m ² (484 ft ²) of <i>gross floor area</i>
<i>Veterinary Office</i>	1 per 30 m ² (323 ft ²) of <i>gross floor area</i>
Funeral Home	1 per 4 seats
<i>Hotel, Motel or Motor Hotel</i>	1 per unit and 1 per 5 seats in a restaurant and the like or bar and the like
Nightclub, Lounge, Public House, <i>Drive-Through</i> and <i>Drive-In</i> Restaurant	1 per 5 seats 10 minimum for drive-in facility
Warehouse Facility	1 per 200 m ² (2153 ft ²) of <i>gross floor area</i>
Motion Picture Theatre	1 per 10 seats
Billiard and Pool Hall	1 per table
Bowling Alley	3 per lane
<i>Amusement Establishment</i>	1 per 30 m ² (323 ft ²) of <i>gross floor area</i>
Golf Course	40 spaces per 9 holes
Marina	1 per employee plus 1 per 3 berths
Health and Fitness Facility	1 per 15 m ² (161 ft ²) of <i>gross floor area</i>
Restaurant	1 per 4 seats
Industrial Use	Required Parking Spaces
<i>Cannabis Production Facility</i>	<i>1 per employee or 1 per 190 m² (2,045 ft²) of gross floor area, whichever is the greater</i>
<i>Manufacturing and Industrial Use</i>	1 per 3 employees or 1 per 100 m ² (1,076 ft ²) of <i>gross floor area</i> , whichever is the greater
<i>Medical Marijuana Facility</i>	1 per employee or 1 per 190 m ² (2,045 ft ²) of <i>gross floor area</i> , whichever is greater
<i>Mini-storage Facility</i>	1 per 200 m ² (2,153 ft ²) of <i>gross floor area</i>
Wholesaling	1 per 200 m ² (2,153 ft ²) of <i>gross floor area</i>
Storage Area or Yard	1 per 200 m ² (2,153 ft ²) of <i>lot area</i>