

## 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 m<sup>2</sup> (4305.7 ft<sup>2</sup>),
  - (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.
- 7.2.6** Parking in a required *side yard* is permitted provided that no part of the parking area is less than 1 m (3.3 ft) from the *side lot line*.

**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)
Handicapped	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)

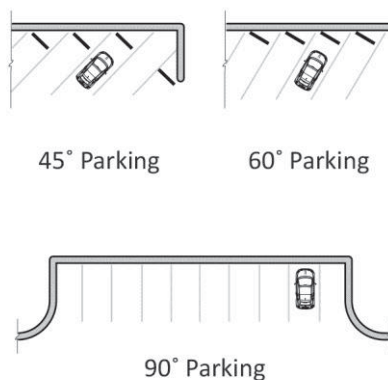
**7.4.2** Where a parking space abuts a fence, wall or other structure along its length, the width of the parking space shall be increased by 0.3 m (1 ft) along any side that abuts such fence, wall, building or other structure.

**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 *family* and two *family* 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 Handicapped Parking Requirements

- 7.5.1** For all RM residential *buildings*, one (1) handicapped *parking space* shall be provided for each *dwelling* unit designed for or intended to be *used* by a handicapped person.
- 7.5.2** Where twenty (20) or more off-street *parking spaces* are required for a *building* or *structure*, handicapped parking shall be provided as follows:
- (a) 1 handicapped *parking space* for the first twenty (20) required off-street *parking spaces*; and
  - (b) 1 handicapped *parking space* for each additional fifty (50) required off-street *parking spaces* or portion thereof.
- 7.5.3** All handicapped *parking spaces* shall:
- (a) meet the minimum handicapped *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 a handicapped *parking space*; and
  - (c) be conveniently located to an *accessible* entrance to the *building, structure or use*.

- 7.5.4** Each handicapped *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 2000 m<sup>2</sup> (21,529 ft<sup>2</sup>), 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 3000 m<sup>2</sup> (32,293 ft<sup>2</sup>), or portion thereof, of *gross floor area*.

### 7.9 Required Amount of Parking

<u>Residential Use</u>	<u>Required Parking Spaces</u>
Single Family Dwelling	2
Two Family Dwelling	4
Suites	1 space per unit
Supportive housing, and Community Care Facilities with a maximum of 4 residents	1 space per 4 resident rooms, plus the single <i>family</i> requirements
Bed and Breakfast	1 per guest room, plus the single <i>family</i> requirements
Community care facility; Seniors housing	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
Multiple Family Dwellings	1.25 per <i>dwelling</i> unit
Dwelling Unit in Commercial Zones* *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</i> unit
<u>Institutional Use</u>	<u>Required Parking Spaces</u>
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 <sup>2</sup> (215.3 ft <sup>2</sup> ) of floor area <i>used for offices, recreation or 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 <sup>2</sup> (431 ft <sup>2</sup> ) of <i>gross floor area</i> or 1 per 4 seats, whichever is greater
<b><u>Commercial Use</u></b>	<b><u>Required Parking Spaces</u></b>
<i>Public Utility Office</i>	1 per employee
<i>Public Service Office</i>	1 per 35 m <sup>2</sup> (377 ft <sup>2</sup> ) 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 <sup>2</sup> (323 ft <sup>2</sup> ) of <i>retail floor area</i>
<i>Convenience Store</i>	1 per 30 m <sup>2</sup> (323 ft <sup>2</sup> ) of <i>gross floor area</i>
Furniture Store	1 per 200 m <sup>2</sup> (2153 ft <sup>2</sup> ) of <i>retail floor area</i>
<i>Shopping Centre</i> (containing more than 10 stores)	1 per 17 m <sup>2</sup> (183 ft <sup>2</sup> ) of gross leaseable floor space
Automobile Sales and Service	1 per 70 m <sup>2</sup> (753 ft <sup>2</sup> ) of <i>gross floor area</i> plus 1 per service bay plus 1 per 2 employees
<i>Office</i>	1 per 35 m <sup>2</sup> (377 ft <sup>2</sup> ) of <i>gross floor area</i>
Bank or Other Financial Institution	1 per 45 m <sup>2</sup> (484 ft <sup>2</sup> ) of <i>gross floor area</i>
Laundromat	1 per 20 m <sup>2</sup> (215 ft <sup>2</sup> ) of <i>gross floor area</i>
<i>Personal Service Shop</i>	1 per 30 m <sup>2</sup> (323 ft <sup>2</sup> ) of <i>gross floor area</i>

Medical and Dental <i>Office</i> or Clinic	1 per 35 m <sup>2</sup> (484 ft <sup>2</sup> ) of <i>gross floor area</i>
Veterinary <i>Office</i>	1 per 30 m <sup>2</sup> (323 ft <sup>2</sup> ) of <i>gross floor area</i>
Funeral Home	1 per 4 seats
<i>Hotel, Motel</i> or <i>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 <i>drive-in</i> facility
Warehouse Facility	1 per 200 m <sup>2</sup> (2153 ft <sup>2</sup> ) 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 <sup>2</sup> (323 ft <sup>2</sup> ) 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 <sup>2</sup> (161 ft <sup>2</sup> ) of <i>gross floor area</i>
Restaurant	1 per 4 seats
<b><u>Industrial Use</u></b>	<b><u>Required Parking Spaces</u></b>
<i>Manufacturing</i> and Industrial Use	1 per 3 employees or 1 per 100 m <sup>2</sup> (1076 ft <sup>2</sup> ) of <i>gross floor area</i> , whichever is the greater
<i>Medical Marihuana Facility</i>	1 per employee or 1 per 190 m <sup>2</sup> (2045 ft <sup>2</sup> ) of <i>gross floor area</i> , whichever is greater
<i>Mini-storage</i> Facility	1 per 200 m <sup>2</sup> (2153 ft <sup>2</sup> ) of <i>gross floor area</i>
Wholesaling	1 per 200 m <sup>2</sup> (2153 ft <sup>2</sup> ) of <i>gross floor area</i>
Storage Area or Yard	1 per 200 m <sup>2</sup> (2153 ft <sup>2</sup> ) of <i>lot area</i>