

IBI Report: Recommended Parking Rates City-Wide

Land Use Type	Existing Parking Rate	Recommended Minimum Rate City Wide
Detached Dwelling	2 spaces/unit	2 spaces/unit
Semi-Detached, Duplex Dwelling	2 spaces/unit	2 spaces/unit
Triplex Dwelling	2 spaces/unit	1.33 spaces/unit
Street Townhouse, Street Triplex, Street Fourplex	2 spaces/unit	2 spaces/unit
Standard Townhouse, Fourplex, Cluster Homes	O: 2 spaces/unit, V: 0.5 spaces/unit	O: 2 spaces/unit V: 0.25 spaces/unit
Stacked Townhouse	O: 1.25 to 2 spaces/unit V: 0.35 spaces/unit	O: 1 spaces/unit V: 0.25 spaces/unit
Back-to-Back Townhouse	O: 1.25 to 2 spaces/unit V: 0.35 spaces/unit	O: 2.0 space/unit V: 0.25 spaces/unit
Accessory Dwelling Unit	N/A	1 space/unit
Apartment Building	O: 1BR: 1.25 spaces/unit 2BR: 1.5 spaces/unit 3BR: 1.75 spaces/unit V: 0.35 spaces/unit	O:1BR: 1 space/unit 2BR: 1.25 spaces/unit 3BR: 1.5 spaces/unit V: 0.25 spaces/unit
Dwelling Units on the 2nd or 3rd floor storey of a commercial building	1.25 spaces/unit	1.25 spaces/unit

Land Use Type	Existing Parking Rate	Recommended Minimum Rate City Wide
Retirement Home	0.85 spaces/ employee Occupant: 0.5 spaces/unit V: 0.25 spaces/unit	O/E: 0.6 spaces/unit V: 0.25 spaces/unit
Long-Term Care Facility	0.85 spaces/emp + 0.25 spaces/bed	0.35 spaces/bed
Bank, Trust Company, Credit Union	6 spaces/100 m ² GFA	5 spaces/100 m ² GFA
Bowling Alley	4 spaces/alley	Group with Recreational Establishment
Recreational Establishment	1 space/6 persons capacity	5.5 spaces/100 m ² GFA
Convention or Conference Centre, Banquet Hall	10 spaces/100 m ² GFA	10 spaces/100 m ² GFA
Entertainment Establishment	1 space/6 persons	10 spaces/100 m ² GFA
Fitness Centre	1 space/6 persons capacity	5.5 spaces/100 m
Movie Theatre	0.25 spaces/seat	Group with Entertainment Establishment
Night Club, Dance Hall	0.275 spaces/person capacity	0.275 spaces/person capacity

Land Use Type	Existing Parking Rate	Recommended Minimum Rate City Wide
Home-Based Business	None required	None required
Home Day Care	None required	None required
Hotel	1 space/room	1.0 space/room
Industrial Uses	1 space/100 m ² GFA	1 space/100 m ² GFA
Warehouse and Logistics	1 space/100 m ² GFA	1.5 spaces/100 m ² GFA
Storage Locker	1.0 spaces/100 m ² GFA	0.5 spaces/100 m ² GFA
Office: Medical	6 spaces/100 m ² GFA	6.0 spaces/100 m ² GFA
Office: Other	3.5 spaces/100 m ² GFA	3 spaces/100 m ² GFA
Multi-use Business Park	3.5 spaces/100m ² office component 1 space/100m ² Other uses	> 30% space for office: 3.0 spaces/100 m ² GFA. <30% space for office: 2.0 spaces/100 m ² GFA
Retail Store (Stand Alone)	4 spaces/100 m ² GFA	3.5 spaces/100 m ² GFA

Land Use Type	Existing Parking Rate	Recommended Minimum Rate City Wide
Retail Centre (Shopping Centre)	5.25 spaces/100 m ² GFA	5 spaces/100 m ² GFA
Service Commercial Uses	4 spaces/100 m ² GFA	4 spaces/100 m ² GFA
Supermarket	10 spaces/100 m ² GFA	6 spaces/100 m ² GFA
Restaurant Fast Food	25 spaces/100 m ² GFA or 1 space/4 persons capacity, whichever is greater	10 spaces/100 m ² GFA
Standard Restaurant	25 spaces/100 m ² GFA	18.5 spaces/100 m ² GFA
Outdoor Patio	1 space per 4 person occupancy	0 spaces
Place of Worship	6 spaces/100 m ² GFA	0.2 spaces per seat or prayer space OR 6.0 spaces/100 m ² GFA Whichever is higher
Elementary School	1.5 spaces/classroom	1.5 spaces/classroom
Secondary School	4 spaces/classroom	3 spaces/classroom

Land Use Type	Existing Parking Rate	Recommended Minimum Rate City Wide
Post-Secondary School	1 space/3 students, faculty and staff	5 spaces/classroom plus 1 space for 6 person capacity of auditoriums
Business, Commercial, Trade Schools	1 space/3 students, faculty and staff	5.0 spaces/100 m ² GFA