Part 6: Parking and Loading

6.1 Off-Street Parking and Loading Space Requirements

a) Whenever a new **development** occurs or whenever a **development** is enlarged, extended or increased in capacity, in accordance with this By-law, off-street vehicle **parking spaces** shall be provided and maintained.

b) Any **parking space**, **accessible parking space**, **bicycle parking space**, and **loading space** requirements of this By-law shall be provided for and located on the same **lot** as the **use** for which the parking is required.

c) The number of **parking spaces** required for **permitted uses** in all **zones** shall be in accordance with Table 3, unless otherwise specified in the respective **zones**. Where more than one **use** specified in Table 3 is provided on the same **lot** or in the same **building**, the **parking spaces** required shall be in respect of each **use**.

d) For **developments** containing 11 **dwelling units** or more, a minimum of one **electric vehicle parking space** shall be provided. If the **electric vehicle parking space** is provided as a visitor **parking space**, it shall not count towards meeting the minimum number of visitor **parking spaces** or **accessible parking spaces** required in Table 3 or Section 6.1 of this By-law, respectively.

Table 3: Off-Street Parking Standards

Use	Minimum Parking Standard
Cluster Home **Detached Dwelling** **Semi-Detached Dwelling**	2 **parking spaces** per unit; If on a **parcel of tied land** fronting onto a common element condominium road: 1.5 **parking spaces** per unit where 1 **parking space** shall be located on the **parcel of tied land** and 0.5 **parking spaces** per unit for visitor parking shall be located within the common element condominium block which contains the condominium roadway.
Street Townhouse, Rear Lane Townhouse	2 **parking spaces** per unit
Block Townhouse	2 **parking spaces** per unit, 0.25 visitor **parking spaces** per unit
Stacked Townhouse **Stacked Back-to-Back Townhouse**	1 **parking space** per unit, 0.25 visitor **parking spaces** per unit
Back-to-Back Townhouse	2 **parking spaces** per unit, 0.25 visitor **parking spaces** per unit
Apartment Building	1 **parking space** per one-bedroom unit 1.25 **parking spaces** per two-bedroom unit 1.5 **parking spaces** per three or more bedroom unit

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Use	Minimum Parking Standard
	0.25 visitor **parking space** per unit 1 additional **parking space** per 75 units for the use of maintenance vehicles servicing the site
Dwelling Units on the 2nd or 3rd floor of a 2 or 3 storey commercial building	1.25 **parking spaces** per unit, inclusive of visitor parking
Additional Residential Unit	0 **parking spaces** for the first **additional residential unit** 1 **parking space** for the second or third **additional residential unit**
Bed and Breakfast **Boarding House**	1 **parking space** per guest room
Cemetery	1 **parking space** per employee plus 1 **parking space** per 4 seats chapel capacity
Convent, Monastery	1 **parking space** per 2 beds
Convenience Store, retail store	3.5 **parking spaces** per 100 m^2 **gross floor area**
Correctional Facility	0.85 **parking space** per employee 0.25 visitor **parking spaces** per resident
Day Care Centre	4 **parking spaces** per 100 m^2 **gross floor area**
Emergency Shelter	0.85 **parking space** per employee 0.25 visitor **parking spaces** per resident
Group Home	2 **parking spaces**
Home Occupation	None required
Home Day Care	None required
Hospital, Health Care Facility	0.65 **parking spaces** per patient bed
Long-Term Care Facility	0.35 **parking spaces** per bed
Medical Office	6 **parking spaces** per 100 m^2 of **gross floor area**
Office	3 **parking spaces** per 100 m^2 of **gross floor area**
Personal Service	4 **parking spaces** per 100 m^2 **gross floor area**
Place of Worship	0.2 **parking spaces** per seat or prayer space, or 6 **parking spaces** per 100 m^2 of **gross floor area**, whichever is higher
Restaurant, Standard	18.5 **parking spaces** per 100 m^2 of **gross floor area**
Restaurant, Take-Out	10 **parking spaces** per 100 m^2 of **gross floor area**
Retirement Home	0.6 **parking spaces** per unit 0.25 visitor **parking spaces** per unit 1 additional **parking space** per 50 units for the use of maintenance vehicles servicing the site

Use	Minimum Parking Standard
Retail Store	3.5 **parking spaces** per 100 m^2 of **gross floor area**
Retail Centre	5 **parking spaces** per 100 m^2 of **gross floor area**
School	For elementary **schools**: 1.5 **parking spaces** per classroom For secondary **schools**: 3 **parking spaces** per classroom
Post-Secondary School	5 **parking spaces** per classroom plus 1 **parking space** per 20 m^2 of **gross floor area** of auditoriums

e) In addition to **parking spaces**, a residential **building** containing 25 **dwelling units** or more shall provide and maintain on the same **lot** a minimum of 1 **loading space**.

f) In addition to **parking spaces**, industrial or commercial uses that require the receiving, shipping, loading or unloading of goods, wares, merchandise or raw materials, shall comply with the following minimum regulations:

i) 1 **loading space** for **gross floor area** between 300 square metres and 2,299 square metres;

ii) 2 **loading spaces** for **gross floor area** of 2,300 square metres to 7,360 square metres; and

iii) 1 additional **loading space** for each **gross floor area** increment of 9,200 square metres (or part thereof) over 7,360 square metres.

6.2 Parking Space & Loading Space Size

a) Unless otherwise specified in this By-law, all **parking spaces** shall have a minimum width of 2.75 metres and a minimum area of 16.5 square metres.

b) Parallel **parking spaces** shall comply with the following minimum dimensions:

i) 2.75 metres in width;

ii) 7.2 metres in length; and

iii) Unobstructed end spaces may be 6.7 metres in length.

c) Where a wall, column or other obstruction is adjacent to or within a **parking space** in a **parking structure**, the minimum width of the **parking space** shall increase by 0.3 metres.

d) Notwithstanding c) above, an additional 0.3 metres is not required when:

i) The maximum length of the wall, column or any other obstruction does not exceed 1.15 metres from the non-driving aisle end of the **parking space**;

ii) The wall, column or any other obstruction is located at the front or rear of the **parking space**.

e) Up to 5% of the minimum required **parking spaces** may be designed for a motorcycle, cargo bicycle or similar vehicle and shall be clearly identified as being reserved for the parking of motorcycles, cargo bicycles or similar vehicles only.

f) Notwithstanding any other provision in this By-law, a **parking space** for motorcycles, cargo bicycles or similar vehicles shall comply with the following minimum dimensions:

i) 1.3 metres in width; and

ii) 3 metres in length.

g) The minimum internal dimensions for a **private garage** shall comply with the following minimum dimensions:

i) 6 metres in depth;

ii) 3 metres in width; and

iii) 2 metres of height clearance.

h) The minimum internal dimensions for unobstructed area in the **private garage** shall comply with the following minimum dimensions:

i) 5.5 metres in depth;

ii) 3 metres in width; and

iii) 2 metres of height clearance.

One step is permitted in the unobstructed area.

i) **Loading spaces** shall comply with the following minimum dimensions:

i) 3 metres in width;

ii) 9.7 metres in length; and

iii) 3 metres of height clearance.

j) The location of loading doors and associated loading facilities:

i) Shall not be allowed within a **yard abutting** a **street**; and

ii) Shall not be allowed in a required **yard abutting** an LN 1 to LN8 **zone**.

6.3 Surface Treatment

Every **parking lot** shall be graded and drained and the surface treated so as to provide a permanent durable and dustless surface.

6.4 Parking Structures

a) Any part of a **parking structure** that projects 1.6 metres or more above **grade** shall be subject to the **yard** requirements of the **zone**.

b) Entrance and exit ramps to below-ground **parking structures** and above-ground **parking structures** or **buildings** shall be set back 7.5 metres from a **street line**.

c) A minimum **setback** of 2 metres from any **lot line** shall apply to below-ground **parking structures**.

d) Where a below-ground **parking structure** is located in accordance with c) above, and is located below a required **landscaped open space**, there shall be a minimum depth of 2 metres between **grade** and the top of the **structure**.

6.5 Designated Accessible Parking Spaces

a) Where **parking spaces** are required, **accessible parking spaces** shall be provided in accordance with this section.

b) The total number of **accessible parking spaces** required shall be in accordance with Table 4. Where both resident and visitor **parking spaces** are required for a residential **use**, the **accessible parking spaces** required shall be calculated as the sum of the requirements of Table 4 applied to each type of parking (i.e. resident and visitor).

Table 4: Accessible Parking Standards

Required Parking Spaces	Required Accessible Parking Spaces
12 or fewer	1 Type A space
13-100	4% of **parking spaces** with an equal number of Type A and Type B spaces (1)
101-200	1 space plus 3% of **parking spaces** with an equal number of Type A and Type B spaces (1)
201-1,000	2 spaces plus 2% of **parking spaces** with an equal number of Type A and Type B spaces (1)
1,001 or greater	11 spaces plus 1% of **parking spaces** with an equal number of Type A and Type B spaces (1)

Notes:

(1) If an odd number of **accessible parking spaces** is required, the additional space may be a Type B **accessible parking space**, except if only one **accessible parking space** is required, it shall be a Type A space.

c) Section 6.5 b) above shall not apply to **detached dwellings**, **semi-detached dwellings**, **cluster homes**, **street townhouses**, and **rear lane townhouses**.

d) **Accessible parking spaces** shall be counted towards the minimum number of required **parking spaces**.

e) Where an **accessible parking space** is provided, the **accessible parking space** shall:

i) be identified with a provincially regulated vertical sign displaying the international symbol for **accessible parking spaces** and, for a 'Type A' space, identifying the space as van accessible;

ii) be located adjacent to a delineated **accessible access aisle** with a minimum width of 2 metres;

iii) comply with the **accessible parking space** dimensions in Table 5.

Table 5: Accessible Parking Space Dimensions

Accessible Parking Space Type	Minimum Width	Minimum Length	Minimum Overhead Clearance
Type A	3.4 m	6 m	2.75 m
Type B	2.75 m	6 m	2.75 m

f) Where there are **accessible parking spaces** in a **parking lot**, the entrance of the **parking lot** and circulation to and from the **accessible parking spaces** shall include a minimum overhead clearance of 2.75 metres.

6.6 Bicycle Parking

a) A **bicycle parking space** not located in an enclosure must be separated from **parking spaces**, visitor **parking spaces** or **loading spaces** by 2 metres.

b) Each horizontal **bicycle parking space** shall be a minimum of 0.6 metres wide, 1.8 metres deep with 2 metres of height clearance, exclusive of parking racks and hardware.

c) Each vertical **bicycle parking space** shall be a minimum of 0.6 metres wide, 1.1 metres deep with 2.3 metres of height clearance, exclusive of parking racks and hardware.

d) A minimum of 5% of required **bicycle parking spaces** shall be designated spaces for large bicycles, such as cargo, recumbent and bicycles with trailers.

e) Each **bicycle parking space** for large bicycles, such as cargo, recumbent and bicycles with trailers shall be horizontal.

f) Each horizontal **bicycle parking space** for large bicycles, such as cargo, recumbent and bicycles with trailers shall be a minimum of 0.91 metres wide, 3.05 metres deep with 2 metres of height clearance, exclusive of parking racks and hardware.

g) Each **bicycle parking space** shall be accessed by an aisle with a minimum width of 1.5 metres.

h) **Bicycle parking spaces** and accesses shall be located on hard-surfaced areas.

i) **Short-term bicycle spaces** and **long term bicycle parking spaces** shall be provided in accordance with the minimum requirements in Table 6.

j) Where a **lot** contains more than one use, the required number of **bicycle parking spaces** is the sum of all **bicycle parking spaces** required for each use.

k) **Long term bicycle parking spaces**:

  i) A minimum of 25% of the required **long term bicycle parking spaces** shall be stored in a horizontal ground mounted position. The remainder of the spaces may be provided as **stacked** or vertical **bicycle parking spaces.**

  ii) A minimum of 50% of the required **long term bicycle parking spaces** must be horizontal. A **bicycle parking space** located on the lower level of stacked rack is considered a horizontal **bicycle parking space**.

l) **Short term bicycle parking spaces**:

  i) Shall be located no more than 25 metres from the primary pedestrian entrance to the **building**.

  ii) A minimum of 25% of the required **short term bicycle parking spaces** shall be weather protected, except none of the required **bicycle parking spaces** for an elementary **school** are required to be weather protected.

  iii) Must not be provided as **stacked** or vertical **bicycle parking space**.

Table 6: Bicycle Parking Space Requirements

Use	Bicycle parking spaces, short term – minimum required	Bicycle parking spaces, long term – minimum required
Apartment building	0.1 spaces per **dwelling unit**, 2 spaces minimum	0.5 space per **dwelling unit**, 2 spaces minimum
Commercial multi-unit **building** (includes individual **buildings** on the same **lot** as the multi-unit **building**)	0.2 spaces per 100 m^2 of **gross floor area**, 3 spaces minimum	0.1 spaces per 100 m^2 of **gross floor area**, 2 spaces minimum
Retail Store	0.2 spaces per 100 m^2 of **gross floor area**, 3 spaces minimum	0.1 spaces per 100 m^2 of **gross floor area**, 2 spaces minimum
Day Care Centre	0.1 spaces per 100 m^2 of **gross floor area**, 2 spaces minimum	0.2 spaces per 100 m^2 of **gross floor area**, 2 spaces minimum
Restaurant	3 spaces plus 1 space per 1000 m^2 of **gross floor area**	0.1 spaces per 100 m^2 of **gross floor area**, 2 spaces minimum
Office/ medical office	0.13 spaces per 100 m^2 of **gross floor area**, 2 spaces minimum	0.2 spaces per 100 m^2 of **gross floor area**, 2 spaces minimum[1]
Elementary **School**	4 spaces minimum	No minimum
All other commercial uses not otherwise specified	0.05 spaces per 100 m^2 of **gross floor area**	2 spaces minimum 0.09 spaces per 100 m^2 of **gross floor area**, 2 spaces minimum
Industrial uses	0.03 spaces per 100 m^2 of **gross floor area**, 2 spaces minimum	0.07 spaces per 100 m^2 of **gross floor area**, 2 spaces minimum
All other non-residential uses not otherwise specified	2 spaces minimum	2 spaces minimum

6.7 Driveway Width, Length and Landscaped Open Space Area

a) A maximum of one **driveway** shall be permitted for each residential **lot**, except in the case of a **corner lot** or **through lot** where a maximum of one **driveway** per **street** frontage may be permitted if the second **driveway** location is approved by the **City**.

b) Where two **driveways** are permitted, the maximum width of one **driveway** shall be 4 metres inclusive of **walkways**.

c) Unless otherwise specified in this By-law, **driveways** shall be a minimum of 6 metres in length. For **driveways** with direct access to a **public street**, **driveway** length shall be measured from the **street line** to the front of garage or where there is no garage, to the end of the **driveway**. For **driveways** with direct access to a **private street**, **driveway** length shall be measured from back of sidewalk, or where there is no sidewalk from back of curb, to the front of garage or where there is no garage, to the end of the **driveway**.

d) **Driveways** shall have a minimum width of 2.75 metres. The width of **driveways** and **walkways** shall be measured perpendicular to the direction of travel of the vehicle or person.

e) Unless otherwise specified in this By-law, the combined maximum width of all hard surfaces (**driveways** plus **walkways**) for all dwelling types except **apartment buildings** shall be:

   i) For **lot frontage** less than 9 metres in width: 4.5 metres.

   ii) For **lot frontages** equal to or greater than 9 metres and less than 12 metres in width: 5.5 metres.

   iii) Notwithstanding the above, for **lot frontages** less than 12 metres in width with a dwelling containing a two-car garage on or before December 14, 2009: 7 metres.

   iv) For **lot frontages** equal to or greater than 12 metres and less than 18 metres in width: 7.5 metres.

   v) For **lot frontages** equal to or greater than 18 metres in width: 10 metres.

f) For **lots** identified in e) above, the remaining **lot area** between a **street line** and a **front wall** of the dwelling facing a **street** shall be **landscaped open space**, excluding **porches** and stairs.

g) Circular **driveways** are permitted subject to the following:

   i) **Lot frontage** is equal to or greater than 21 metres.

   ii) Must be located in a front or **exterior side yard**.

   iii) Maximum width of a **walkway** shall be 2 metres.

   iv) The combined width of the two points of access shall not exceed a maximum width of 9 metres.

v) The widest point beyond circular **driveway** shall not exceed a maximum width of 9 metres.

vi) Minimum width of 8 metres of **landscaped open space** between **driveway** access points.

6.8 Tandem Parking

a) Required **parking spaces** shall be readily accessible without obstructions at all times for parking and removal of a **motor vehicle** without the necessity of moving any other vehicle or obstruction.

b) Notwithstanding a) above, required **parking spaces** for the following uses are permitted to be provided as **tandem parking spaces**:

i) **Additional residential units**;

ii) **Group homes,** provided that at least 2 **parking spaces** are accessible at all times;

iii) **Dwelling units,** provided:

i. the **tandem parking spaces** are located in a **private garage** or on a **driveway** devoted exclusively to the **dwelling unit**; or

ii. the **tandem parking spaces** are located in a **parking lot** or **parking structure**, are occupant spaces, and comprise a maximum of 20% of the required occupant parking.