

PART ELEVEN - OFF-STREET PARKING AND LOADING

1101. **OFF-STREET PARKING**

1102. **REQUIRED PARKING SPACES**

1. Off-street parking spaces for each building and use shall be provided in accordance with the following table:

USE	REQUIRED PARKING SPACES
RESIDENTIAL (PRIVATE & COMMERCIAL)	
Single family dwelling	2
Single family dwelling with a secondary suite	3
Two-family dwelling	2 per dwelling unit
Multiple family dwelling - Townhouse	2 per dwelling unit
Apartment	1.5 per dwelling unit
Dwelling unit/s in conjunction with Commercial or Industrial use	1 per dwelling or sleeping unit
Boarding, lodgings, rooming house	1 per dwelling or sleeping unit
Senior citizen housing and rest home	1 per 4 dwelling units
Short Term Residential Rental	The greater of 1 per sleeping unit or 2
INSTITUTIONAL, PUBLIC ASSEMBLY and RECREATION	
Hospital (Public)	1 per 2 beds
Hospital (Private)	1 per 4 beds
Schools	
- Kindergarten/Elementary	2 per classroom
- Secondary	4 per classroom
Church	1 per 10 seats

USE**REQUIRED PARKING SPACES**

Places of public assembly, including arenas, assembly halls, auditoriums, clubs, lodges and fraternal buildings, community centres, conventional halls, dance halls, funeral parlours, meeting halls, public library, museums, stadiums, theatres and similar uses 1 per 10 seats or 1 per 10 square metres of floor area used or intended to be used for public assembly, which ever is greater.

Bowling alleys 3 per lane

Billiard and pool halls 2 per table

Roller rinks, curling rinks, skating rinks, swimming pools 1 per 46 metres of floor rinks, area/water surface, plus 1 per 10 spectator seats

Marinas, yacht, boating clubs and boat rental establishments 1 per 2 berths or mooring

COMMERCIAL

Business, administration and professional offices 1 per 35 square metres of floor area

Retail stores, supermarkets, banks, shopping centres and personal service establishments 1 per 25 square metres of floor area

Medical or dental offices & clinics 4 per doctor or dentist

Convenience store 1 per 15 square metres of floor area

Hotel, motel, motor hotel and auto courts 1 per rental unit

Restaurant, cafes and beverage rooms 1 per 3 seats

Restaurant - Take-out 8 plus 1 per 5 seats

Gasoline service station and repair garages 4 per service bay

Building material supply and contractor's yard 1 per 50 square metres

Auto, boat, truck, trailer, mobile home sales and rentals, machinery, small equipment and tool sales and rentals 1 per 90 square metres of sales floor area, plus 1 per 2 employees

Fitness Centre 1 per 20 sq m of area

USE	REQUIRED PARKING SPACES
Child Care Facilities	1 per 2 employees plus 1 per 10 children or portion thereof
Taxi Dispatch Office	1 per taxi plus 1 per office employee
Drop-In Centre	1 space per 35 m ²

INDUSTRIAL

Industrial and manufacturing buildings, wholesale and establishments or other similar uses	1 per 90 square metres of floor area, plus 1 per 25 square metres of floor area used for ancillary retail and office purposes
Warehousing, storage buildings, wholesale establishments or other similar uses	1 per 140 square metres of floor area

2. **Existing Buildings, Structures and Uses**

The requirements of Sub-section (1) shall not apply to buildings, structures or uses existing on the effective date of this Bylaw except that:

Off-street parking shall be provided in accordance with Sub-section (1) for any addition to such building or structure; or any change or addition to such existing uses outside of the Downtown Parking Standards Area shown on Schedule “C”.

Any further addition must comply fully with the off-street parking requirements of this Part.

Off-street parking existing on the effective date of this Bylaw shall not be reduced below the application of off-street parking requirements of this Part.

Within the Downtown Parking Standards Area Shown on Schedule “C”, additional parking requirements under Sub-section (1) shall not apply to a change of use in a building which existed at the date of adoption of Zoning Amendment Bylaw 25-144, 1999.

An owner of a parcel with vehicular access to Highway 101 shall obtain approval from the Ministry of Transportation and Highways as required under the Highways Act for parking and access when there is a change of land use or additional building floor area is constructed.

3. **Use Not Specifically Mentioned**

In the case of a use not specifically mentioned, the required off-street parking spaces shall be the same as for the similar use.

4. **Mixed Occupancy**

In the case of mixed uses, the total requirements for the off-street parking facilities shall be the sum of the requirements for each use computed separately.

5. **Voluntary Establishment of Parking Facilities**

Where off-street parking facilities are provided when not required, the location, design and operation of such facilities shall comply with all the regulations of this Part of the Bylaw.

6. **Design Requirements**

1. All off-street parking spaces required by this Bylaw shall be used exclusively for the parking of motor vehicles.
2. All off-street parking spaces shall be provided on the same lot as the building for which such spaces are required, except that,
 - a) where all required parking spaces cannot be provided on the same parcel, the excess spaces may be provided on a separate parcel or portion thereof, if they are thusly:
 - (i) within one hundred (100) metres of the main parcel;
 - (ii) in the same zone as a parcel for which the parking is required, or in a zone where parking is a permitted use; and
 - (iii) in accordance with the zoning regulations.
 - b) Where the maximum use of parking spaces for two or more premises occurs at different periods of time, and when such premises are on the same or adjacent lots, the premises may share such parking and the number of parking spaces may be reduced to seventy-five (75%) percent of those otherwise required by this Bylaw for such premises.
 - c) A restrictive covenant must be registered in favour of the Municipality against any parcel benefiting from the above exceptions guaranteeing that such parking spaces are permanently reserved and maintained for the premises for which they are required.

7. **Size of Parking Spaces and Aisle Width**

- a) All off-street parking spaces shall have a clear length of not less than six (6) metres, a clear width of not less than two point six (2.6) metres, and a clear height of not less than two point two (2.2) metres.
- b) Manoeuvring aisles of not less than the following width shall be provided:

Parking Angles in Degrees	Width of Aisle in Metres
90	7.5
60	5.5
45 and less	3.8

8. **Parking Space for Physically Handicapped**

Commercial, industrial and public assembly buildings shall provide off-street parking spaces marked for the exclusive use of vehicles properly displaying the decal issued to the physically handicapped by the Social Planning and Review Council of British Columbia on the following basis:

- a) one space where 22 to 199 parking spaces are required;
 - b) two spaces where 200 or more parking spaces are required;
- and such spaces shall be located near the building entrance designed to serve the physically handicapped;
- c) parking spaces for the use of the physically handicapped shall be not less than three point seven (3.7) metres wide, five point seven (5.7) metres long, and two point one (2.1) metres high.

9. **Surfacing and Screening**

All parking areas for more than 3 vehicles shall be surfaced with asphalt, concrete (or similar pavement) and a landscape screen shall be provided and maintained along that portion of the perimeter of any open parking areas abutting or opposite any lot in a Residential Zone.

1103. **REQUIRED OFF-STREET LOADING SPACES**

1. **Required Loading Spaces**

a) On every site used as a retail store, business, industry, warehouse or other similar use, the minimum number of spaces shall be as follows:

Total Gross Floor Area of Buildings(s)	Spaces Required
Less than 470 square metres	1
470 square metres - 2,300 square metres	2
2,300 square metres - 4,600 square metres	3
Each additional 4,600 square metres or each fraction thereof in excess of 2,300 square metres	1 Additional

b) On every site used as an office building, place of public assembly, hospital, institution, hotel, club or lodge, auditorium, public utility, school or other similar use, the minimum number of spaces shall be as follows:

Total Gross Floor Area of Buildings(s)	Spaces Required
Less than 2,800 square metres	1
2,800 square metres - 5,600 square metres	2
Each additional 5,600 square metres or each fraction thereof in excess of 2,800 square metres	1 Additional

OR

All commercial and industrial buildings shall provide at least **one (1) off-street loading space located adjacent to the loading bays or doors of the building.**

2. **Existing Buildings, Structures and Uses**

The requirements of Sub-section (1) shall not apply to buildings, structures or uses existing on the effective date of this Bylaw, except that:

Off-street loading shall be provided in accordance with Sub-section (1) where there is a change in principal use or where the total floor area is increased in **excess of ten (10%) percent over the existing floor area.**

3. **Mixed Occupancies**

In the case of mixed uses, the total requirements for off-street loading facilities shall be **the sum of the requirements for the various uses computed separately.**

4. **Size and Access**

All off-street loading and unloading spaces shall be **of adequate size, and with adequate access thereto, to accommodate a vehicle nine point zero (9.0) metres in length, two point four (2.4) metres in width and three point five (3.5) metres in height.**

5. **Surfacing of Loading Area**

Each loading space and accesses shall be **surfaced with asphalt, concrete or similar pavement** so as to provide a durable dust-free surface.

1103. **VOLUNTARY ESTABLISHMENT OF FACILITIES**

Where off-street parking and loading facilities are provided when not required, the location, design and operation of such facilities shall comply with the regulations and standards of this Part.

1104. **MINISTRY OF
TRANSPORTATION AND
HIGHWAYS REGULATIONS**

Notwithstanding any other provisions of this Part, where a use is within eight hundred (800) metres of a Controlled Access Highway, compliance with the Ministry of Transportation of Highways Regulations may be required.