

SECTION 4

PARKING, LOADING AND DRIVEWAYS

4.1 Definitions

4.1.1 Definition of Areas

For the purposes of this section, the City shall be divided into the five (5) parking areas designated on **Schedule E** of this By-law. (By-law 25-008)

4.1.2 Occupancy Load

For purposes of this Section, occupancy load shall be as provided for in the *Ontario Building Code*.

4.2 Motor Vehicle Parking Requirements

No person shall use any land, or erect, alter, or use any building or part thereof for any purpose unless motor vehicle parking space is provided and maintained in accordance with the following:

Table (4.1) Residential

Residential Land Use Category	A1	A2	A3	A4	A5
Single Unit Dwelling, Semi-Detached Dwelling, Two Unit Dwelling	1 / unit	1 / unit	1 / unit	2 / unit	2 / unit
Three Unit Dwelling, Street Townhouse Dwelling, Row Dwelling	1 / Building	1 / unit	1 / unit	1 / unit	1 / unit

Residential Land Use Category	A1	A2	A3	A4	A5
Four Unit Dwelling	2 / Building	1 / unit	1 / unit	1 / unit	1 / unit
Apartment Dwelling	0.5 / unit + 0.10 / unit for visitors	0.5 / unit + 0.10 / unit for visitors	1 / unit + 0.10 / unit for visitors	1 / unit + 0.20 / unit for visitors	1 / unit + 0.20 / unit for visitors
Additional Residential Unit	0 / unit	0.5 / unit	1 / unit	1 / unit	1 / unit
Multi-Suite Residence	1 / 3 room + 0.1 / room for visitors	1 / 3 room + 0.1 / room for visitors	1 / 2 room + 0.1 / room for visitors	1 / 2 room + 0.1 / room for visitors	1 / room + 0.1 / room for visitors
Social Housing Dwelling Units	40% of required based on land use category	40% of required based on land use category	50% of required based on land use category	50% of required based on land use category	50% of required based on land use category
Lodging House	1 / 4 beds	1 / 4 beds	1 / 3 beds	1 / 3 beds	1 / 2 beds
Group Home	1 + 0.5 / staff	1 + 0.5 / staff	2 + 0.5 / staff	2 + 0.5 / staff	2 + 0.5 / staff
Emergency Shelter	1 / 4 beds	1 / 4 beds	1 / 3 beds	1 / 3 beds	1 / 2 beds

(By-law 25-008)

4.2.A(i)

- (a) Excluding accessible parking spaces, any required parking space, as required per **Table (4.1)** of this By-law, may be located within a private garage provided the parking space(s) remain unobstructed and comply with the size requirements under Section 4.3.1 of this By-law.
- (b) Excluding accessible parking spaces, in parking Area 1, Area 2, and Area 3, as outlined in **Schedule E** of this By-law, buildings with more than 10 dwelling units may reduce the minimum required vehicle parking spaces by:
 - i. one (1) resident (non-visitor) parking space for every two (2) long-term bicycle parking spaces provided beyond the minimum requirements specified in Section 4.10 of this By-law, to a maximum parking space reduction of 10%.
 - ii. one (1) resident (non-visitor) parking space for every one (1) bike- share spaces provided, to a maximum parking space reduction of 10%.
 - iii. four (4) resident (non-visitor) or visitor parking spaces, up to a maximum reduction of 50% of the minimum visitor parking spaces, for every dedicated car share space provided, to a maximum parking space reduction of 10%.
 - iv. when calculating the maximum parking space reduction, if the calculated reduction ratio results in a fraction, the number of parking spaces permitted for reduction shall be rounded down to the nearest whole number.
 - v. the initial calculation of required visitor parking spaces shall be made in accordance with **Table (4.1)** before the above noted reductions are applied.
- (c) When the residential parking supply on a Lot exceeds the requirements specified in Table (4.1), one dedicated car share space shall be allocated for every 10 surplus parking spaces. If the calculation results in a fraction, the number of required car share spaces shall be rounded up to the next whole number.

(deleted, By-law 23-087) (added, By-law 25-008)

(B) COMMERCIAL

Purpose	Area		
	1	2	3, 4 and 5
1) office, personal service or laboratory	1/45 square metres of floor area	1/37 square metres of floor area	1/28 square metres of floor area
2) medical office/clinic, or veterinarian office	the greater of 1/37 square metres of floor area or 3/practitioner	the greater of 1/28 square metres of floor area or 4/practitioner	the greater of 1/18 square metres of floor area or 5/practitioner
3) retail or rental establishment	1/35 square metres of floor area	1/23 square metres of floor area	1/18 square metres of floor area
4) retail establishment for the sale of furniture, major appliances or agricultural supplies and equipment	1/90 square metres of floor area	1/75 square metres of floor area	1/75 square metres of floor area
5) restaurant	the greater of 6 or 1/5 seats, plus 1/9 square metres of assembly area	the greater of 8 or 1/4 seats, plus 1/6.5 square metres of assembly area	the greater of 10 or 1/3 seats, plus 1/4 square metres of assembly area
6) laundromat	1/8 washing machines	1/6 washing Machines	1/4 washing machines
7) service station, public garage, autobody repair, muffler or other motor vehicle repair establishment	the greater of 1/4 service bays or 1/9 square metres of service area	the greater of 1/4 service bays or 1/9 square metres of service area	the greater of 1/4 service bays or 1/9 square metres of service area
8) car wash	0.5/staff plus the following minimum spaces in advance of each washing stall: i) self service - 3 ii) automatic - 10 iii) conveyor - 15	0.5/staff plus the following minimum spaces in advance of each washing stall: i) self service - 3 ii) automatic - 10 iii) conveyor - 15	0.5/staff plus the following minimum spaces in advance of each washing stall: i) self service - 3 ii) automatic - 10 iii) conveyor - 15
May 18,2001			

Purpose	Area		
	1	2	3, 4 and 5
9) bank, loan company or financial institution	1/45 square metres of office floor area	1/37 square metres of office floor area plus 1/9 square metres of other floor area	1/28 square metres of office floor area plus 1/9 square metres of other floor area
10) retail establishment for the sale of motor vehicles	1/35 square metres of indoor display floor area plus 1/9 square metres of service area	1/23 square metres of indoor display floor area plus 1/9 square metres of service area	1/18 square metres of indoor display floor area plus 1/9 square metres of service area
11) hotel or motel	1/guest room plus the requirement for any other purposes	1/guest room plus the requirement for any other purposes	1/guest room plus the requirement for any other purposes
12) place of entertainment, place of amusement or adult entertainment parlour	0.5/staff plus 1/9 square metres of assembly area	0.5/staff plus 1/6.5 square metres of assembly area	1/staff plus 1/4 square metres of assembly area
13) Warehouse Membership Club	1/23 square metres of building floor area	1/20 square metres of building floor area (By-law 06-057)	1/20 square metres of building floor area (By-law 06-057)

4.2.B(i)

In accordance with By-law **Schedule E**, and notwithstanding the foregoing, the minimum parking space requirements for a commercial building or buildings located on a lot and containing a total floor area in excess of 745 square metres and at least four (4) retail purposes, shall be as follows:

Area 1 1/35 square metres of gross leasable area

Area 2 1/28 square metres of gross leasable area

Area 3, 4 & 5 1/20 square metres of gross leasable area

In addition, notwithstanding the foregoing, the minimum parking space requirement for dwelling units located on any lot in a commercial land use district located within the area designated as the Regional Centre/C.B.D. Area on **Schedule E** to this By-law, shall be:

(a) for the first four dwelling units – None

(b) for each dwelling unit in excess of four – 0.5

(By-law 25-008)

(C) INDUSTRIAL

Purpose	Area		
	1	2	3, 4 and 5
1) warehouse, wholesale, building contractor establishment, mail or small parcel distribution establishment or greenhouse	1/28 square metres of sales floor area plus 1/325 square metres of storage area plus 1/45 square metres of office floor area	1/23 square metres of sales floor area plus 1/280 square metres of storage area plus 1/37 square metres of office floor area	1/18 square metres of sales floor area plus 1/230 square metres of storage area plus 1/28 square metres of office floor area
2) assembly, processing or manufacturing plant	the greater of 1/6 staff or 1/185 square metres of floor Area	the greater of 1/4 staff or 1/140 square metres of floor area	the greater of 1/3 staff or 1/93 square metres of floor area
3) machine shop, tradesman shop, welding shop or furniture refinishing	the greater of 1/6 staff or 1/18 square metres of floor area	the greater of 1/4 staff or 1/14 square metres of floor area	the greater of 1/3 staff or 1/9 square metres of floor area
4) dog boarding kennel	1/staff	2/staff	2/staff

Purpose	Area		
	1	2	3, 4 and 5
5) fuel storage yard	1/45 square metres of office floor area	1/37 square metres of office floor area	1/28 square metres of office floor area
6) salvage yard	minimum of 6 plus the requirement for any other purposes	minimum of 6 plus the requirement for any other purposes	minimum of 6 plus the requirement for any other purposes
7) business, management services, engineering, scientific services	1/45 square metres of floor area	1/37 square metres of floor area	1/28 square metres of floor area
8) utility service installation	1	1	1

(D) PUBLIC SERVICE

Purpose	Area		
	1	2	3, 4 and 5
1) elementary school (JK-8)	1.5/classroom	2/classroom	2/classroom
2) secondary school	1.5/classroom	2/classroom plus 1/20 students	2/classroom plus 1/20 students
3) day nursery	0.5/staff	0.5/staff	2/staff
4) library, museum, art gallery, music, dance or fine arts school, recreation hall, gymnasium, tennis club, skating rink, curling rink, arena, place of assembly, club house, lodge hall or funeral home	0.5/staff plus 1/9 square metres of assembly area	0.5/staff plus 1/6.5 square metres of assembly area	1/staff plus 1/4 square metres of assembly area
5) church	1/9 square metres of assembly area	1/6.5 square metres of assembly area	1/4 square metres of assembly area
6) nursing home or home for the aged	0.5/staff	0.25/resident plus 0.5/staff	0.25/resident plus 1/staff
7) police station, jail or fire hall	1/staff	1/staff	1.5/staff
8) monastery, convent or other religious establishment	0.5/staff and/or resident plus 1/9 square metres of assembly area	0.5/staff and/or resident plus 1/6.5 square metres of assembly area	1/staff and/or resident plus 1/4 square metres of assembly area
9) hospital or hospice	1/bed plus 0.5/staff	1/bed plus 0.5/staff	1/bed plus 1/staff

(E) OPEN SPACE

Purpose	Area		
	1	2	3, 4 and 5
1) golf course	100/18 holes plus the requirement for any other purposes	100/18 holes plus the requirement for any other purposes	100/18 holes plus the requirement for any other purposes
2) golf driving range or miniature golf	minimum of 20	minimum of 20	minimum of 20
3) camping ground (tent or trailer)	1/site	1/site	1/site
4) fairground race course	0.5/fixed spectator seat plus the requirement for any other purposes	0.5/fixed spectator seat plus the requirement for any other purposes	0.5/fixed spectator seat plus the requirement for any other purposes
5) armoury or defence establishment	0.5/staff plus 1/9 square metres of assembly area	0.5/staff plus 1/6.5 square metres of assembly area	1/staff plus 1/4 square metres of assembly area
6) riding stable	the greater of 4 or 1/stall	the greater of 4 or 1/stall	the greater of 4 or 1/stall
7) cemetery	minimum of 10	minimum of 10	minimum of 10
8) park:			
a) community			
i) active	40/field plus the requirement for any other purposes	40/field plus the requirement for any other purposes	40/field plus the requirement for any other purposes
ii) passive	20 minimum plus the requirement for any other purposes	20 minimum plus the requirement for any other purposes	20 minimum plus the requirement for any other purposes
b) neighbourhood	0	0	0

(F) UNIVERSITY AND COLLEGE

Purpose	Area		
	1	2	3, 4 and 5
1) University and College	4/classroom plus 1/9 square metres of other assembly area, and 0.25/ resident student	6/classroom plus 1/6.5 square metres of other assembly area, and 0.25/ resident student	8/classroom plus 1/4 square metres of other assembly area, and 0.25/resident student

4.2.1

Notwithstanding anything contained in this By-law, no motor vehicle parking spaces shall be required in connection with any non-residential use of any property located within the portion of Area 1(a) on **Schedule E** of this By-law provided such use:

- a) was permitted as of January 1, 1995; and
- b) is carried on within a building which existed on January 1, 1995. In the event that any such building is expanded, after January 1, 1995, the parking requirements provided in this by-law shall apply to the expanded portion of such building.

(By-law 25-008)

4.3 Motor Vehicle Parking Regulations

4.3.1 Parking Space Size and Access

- (a) Notwithstanding Section 4.4 of this By-law (Accessible Parking Spaces), parking spaces must have a minimum length and width in accordance with **Table (4.2)**, and in general accordance with the following:
 - i. where five (5) or more parking spaces are required on a lot, they shall be located within a designated parking area, with access provided in accordance with the minimum drive aisle widths specified in **Table (4.2)**.
 - ii. notwithstanding the foregoing, angled parking spaces shall be limited to drive aisles with one-way operation, in accordance with the drive aisle widths specified in **Table (4.2)**. Angled parking shall be prohibited on fire access routes unless otherwise shown on an approved Site Plan, pursuant to Section 41 of the *Planning Act*.
 - iii. when a two-way drive aisle terminates in a dead end on a lot, a 2.0 m deep turnaround area shall be provided at the end of the drive aisle, extending the full width of the aisle.
- (b) Within parking Area 1 and Area 2, on any lot used exclusively for residential purposes, a maximum of two (2) tandem parking spaces, as defined (accommodating four (4) motor vehicles), shall be permitted, provided the tandem parking space are accessed from an aisle that conforms with the requirements under **Table (4.2)**.
- (c) Within parking Area 3, Area 4 and Area 5 on **Schedule E** of this By-law, a maximum of one (1) tandem parking space, as defined (accommodating two (2) motor vehicles) shall be permitted on a lot containing a single detached unit, two unit dwelling, or boarding house.
- (d) Notwithstanding the parking requirements under **Table (4.2)**, parallel parking spaces shall conform to the following:
 - 1. minimum width of 2.7 metres and a minimum length of 7 metres.
 - 2. be accessed by a drive aisle with a minimum width of 3 metres when the aisle is one-way.
 - 3. Be accessed by a drive aisle with a minimum width of 6 metres when the aisle is two-way.
- (e) Notwithstanding the parking requirements under **Table (4.2)**, for parking spaces located within a private garage the parking space shall have a minimum width of 3.0 metres and minimum length of 6.0 metres.
- (f) Angled parking, as specified in **Table (4.2)** and oriented between 1 and 89 degrees relative to the drive aisle, shall be limited to one-way traffic operation only.

Table (4.2) Parking Space Dimensions and Drive Aisle Width

Parking Space Type and Area	Width (metres)	Length (metres)	Drive Aisle Width (metres) Less than 45 degrees	Drive Aisle Width (metres) 45-60 degrees	Drive Aisle Width (metres) 61-90 degrees
i. Residential parking spaces in Area 1 & 2	2.5 m	5.5 m	3.6 m	4.8 m	6.0 m
ii. Non-residential parking spaces and Residential parking spaces in Area 3, 4 & 5.	2.7 m	5.7 m	3.6 m	4.8 m	6.4 m
iii. Tandem parking space	2.7 m	11.0 m	3.6 m	4.8 m	6.0 m

4.3.2 Residential District-Parking

In a residential district:

- a) on any lot containing a single or two unit dwelling not more than two motor vehicles shall be parked within 6 metres of a street line.
- b) (i) in parking Area 1 and Area 2 on **Schedule E**, where a lot contains five (5) or more motor vehicle parking spaces, such spaces and the driveway thereto shall not be located within 1.5 metres of a street line, side lot line or a rear lot line.

(ii) in parking Area 3, Area 4 and Area 5 on **Schedule E**, where a lot contains five (5) or more motor vehicle parking spaces, such spaces and the driveway thereto shall not be located within 3.0 metres of a street line, or side lot line, or located within 1.5 metres of a rear lot line. (By-law 25-008)
- c) a motor vehicle parking space or driveway shall not be located within 3.0 metres of a window to a habitable room in an apartment dwelling or group dwelling. (By-law 25-008)
- d) the parking of a commercial or industrial vehicle weighing in excess of 2,725 kilograms shall be prohibited on any lot.
- e) commercial or industrial vehicles weighing less than 2,725 kilograms may be parked on a lot providing that the operator of the vehicle resides in a dwelling on the lot.
- f) no person shall park in the open any boat, trailer or travel trailer in excess of 7.6 metres within 1.2 metres of any side or rear lot line, or within any front yard.

- g) no person shall park any boat, trailer or travel trailer, regardless of length, within 0.3 metres of any side or rear lot line.
- h) the width of a parking space, including accessible spaces and access aisles but excluding parking spaces in a private garage or carport, must be increased by 0.25 metres when one side of the space is next to a wall or column. (By-law 25-008)
- i) in buildings with six (6) or more dwelling units, no more than 10% of the required parking spaces may be located between the dwelling and the streetline. This does not apply to parking spaces within a private garage or within parking structures. (By-law 25-008)

4.3.3 Shared Parking Rates

Where a property contains both residential units and one or more of the non- residential land uses listed in **Table (4.3)**, the required parking spaces shall be calculated as follows:

- (1) calculate the minimum parking requirement for each individual use within the mixed-use development in accordance with Sections 4.2 of the By- law.
- (2) apply the parking rate (percentage) for each time period to each land use category, as outlined in **Table (4.3)**, to determine the estimated parking demand for each time period per use.
- (3) sum the estimated parking demand for all land uses within each time period to determine the total parking demand for that period.
- (4) the highest cumulative total parking demand across all uses in any single time period shall determine the total number of parking spaces required for the mixed-use development.
- (5) only the land uses listed in **Table (4.3)** are eligible for shared parking rates.

Table (4.3) Shared Parking Percentage of Peak Period

Land Use	Morning 6:01 AM – 11:00 AM	Midday 11:01 AM – 4:30 PM	Evening 4:30 PM – 11:00 PM	Overnight 11:01 PM – 6:00 AM
Multi-Unit Residence	75%	65%	100%	100%
Clinic	100%	100%	10%	0%
Assembly Area/Place of Assembly/Place of Entertainment	50%	80%	100%	10%
Office	100%	100%	10%	0%
Retail	60%	100%	75%	0%
Restaurant	40%	75%	100%	10%

4.3.4 Residential Bicycle Parking Space Requirements

General provisions for bicycle parking spaces are as follows:

- (a) The minimum residential bicycle parking space requirements shall comply with the provisions outlined in **Table (4.4)**, and in general accordance with the following:
 - i. the minimum bicycle parking requirements in **Table (4.4)** do not apply to lawfully existing buildings permitted on or before January 27, 2024, if bicycle parking spaces were not required at the time of their construction, or otherwise shown on an approved Site Plan, pursuant to Section 41 of the *Planning Act*.
 - ii. building additions to lawfully existing buildings, or changes to the use of a lawfully existing building as described in subsection (a) above, must comply with the bicycle parking requirements in **Table (4.4)**.

Table (4.4) Residential Bicycle Parking Rate

Residential Land Use Category	Short Term Bicycle Parking Spaces	Long Term Bicycle Parking Spaces
Single Unit Dwelling, Street Townhouse Dwelling, Two Unit Dwelling, Additional Residential Unit	N/A	N/A
Three Unit Dwelling Four Unit Dwelling	the greater of: two (2) or 0.25 / unit	N/A
Apartment Dwelling	the greater of five (5) or 0.1 / unit	the greater of seven (7) or 0.80 / unit
Multi-Suite Residence	five (5) minimum	1 space / 1000 square metres of floor area
Social Housing Dwelling Units	same requirement based on building type	same requirement based on building type
Lodging House	0.2 spaces / bedroom	0.5 spaces / bedroom
Group Home	0.2 spaces / bedroom	0.5 spaces / bedroom
Emergency Shelter	two (2) + 0.1 spaces / bed	two (2) + 0.1 spaces / bed

- (b) horizontal, vertical, and stacked bicycle spaces must meet the minimum dimensions specified in **Table (4.5)**, **Table (4.6)**, and **Table (4.7)**, respectively, and as illustrated in **Figure 4.5**.

Table (4.5) Horizontal Bicycle Space Dimensions

Criteria	Dimension
1. width	0.6 metres
2. length	1.8 metres
3. vertical clearance from the floor	1.9 metres
4. unencumbered adjacent access aisle width	1.5 metres

Table (4.6) Vertical Bicycle Space Dimensions

Criteria	Dimension
1. width	0.6 metres
2. height	1.9 metres
2. minimum clearance from the wall	1.2 metres
3. unencumbered adjacent access aisle width	1.2 metres

Table (4.7) Stacked Bicycle Space Dimensions

Criteria	Dimension
1. width	0.6 metres
2. length	1.8 metres
3. vertical clearance from the floor	1.2 metres
4. unencumbered adjacent access aisle width	1.2 metres

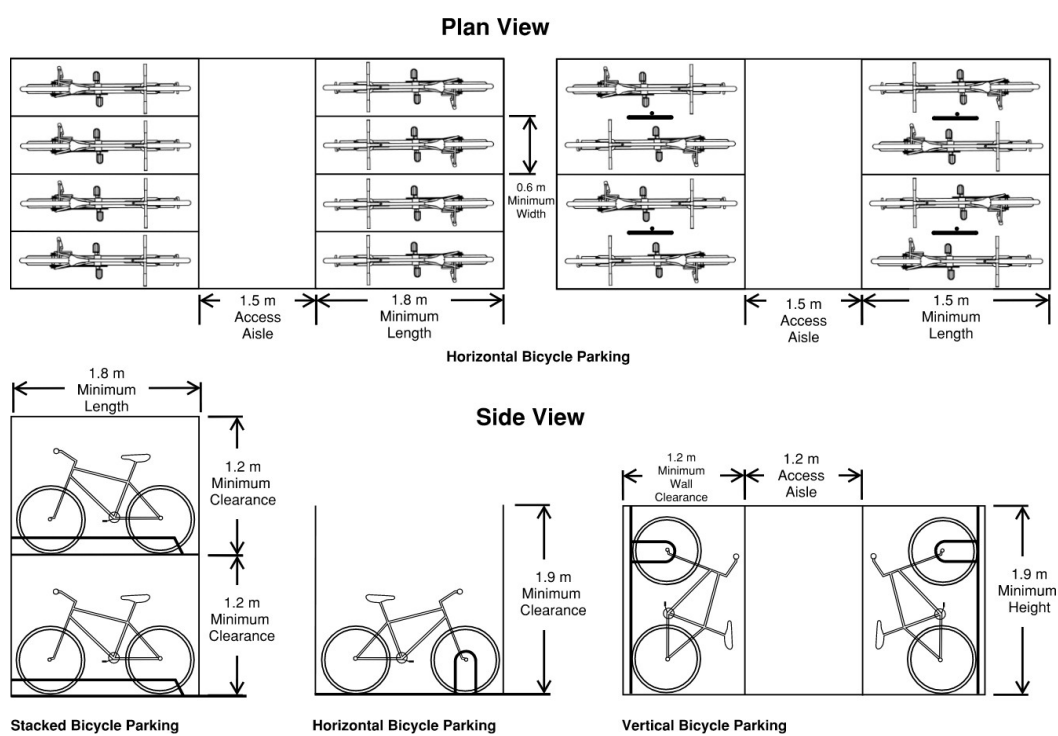


Figure 4.5 - Plan and side views of horizontal, vertical, and stacked bicycle space dimensions.

(c) The following requirements apply to long-term bicycle storage:

- i. when located within a building, long-term bicycle parking spaces must be provided at grade or on the first storey, in a location accessible to building residents, with direct access to a building exit that includes a continuous accessible walkway to the street.
- ii. notwithstanding, subsection iii. above, bicycle parking spaces may be located one (1) level above or below grade provided a suitable connection via a walkway, ramp or elevator is provided to the building exit.
- iii. where outdoor bicycle parking is provided, it must be located at grade, within 15 metres of a building entrance, and connected to the street by a barrier-free walkway.

(d) The following requirements apply to short-term bicycle storage:

- i. short-term bicycle parking must be located at grade or on the first storey of a building, within 15 metres of a building entrance.
- ii. all short-term bicycle parking spaces must be horizontal bicycle spaces. (By-law 25-008)

4.4 Accessible Parking Requirements for Vehicles

4.4.1 Number of Required Accessible Parking Spaces

A minimum proportion of the total required parking spaces in all zones, excluding lots with residential dwellings containing 8 or fewer units (provided these units are not specifically designed for persons with disabilities), must be designated as accessible parking spaces, as outlined in **Table (4.8)**, and in general accordance with the following:

- (a) where the number of accessible parking spaces, calculated in accordance with **Table (4.8)**, is an even number, the number of parking spaces must be divided equally between Type A parking spaces and Type B parking spaces.
- (b) where the number of accessible parking spaces, calculated in accordance with **Table (4.8)**, is an odd number, the number of parking spaces must be divided equally between Type A parking spaces and Type B parking spaces, but the additional parking space, the odd-numbered space, may be a Type A or a Type B parking space.
- (c) the following land uses shall provide 10% more accessible parking than the minimum required under Section 4.2:
 - i. Medical Clinics
 - ii. Hospitals
 - iii. Multi-Suite Residence

Table (4.8) Accessible Parking Space Rate

Total number of required parking spaces (as per Section 4.2)	Number of off-street accessible parking spaces
1 to 25 parking spaces	1 (Type A)
26 to 50 parking spaces	2 (1 Type A, 1 Type B)
51 to 75 parking spaces	3 (1 Type A, 2 Type B) ¹
76 to 100 parking spaces	4 (2 Type A, 2 Type B)
101 to 133 parking spaces	5 (2 Type A, 3 Type B) ¹
134 to 166 parking spaces	6 (3 Type A, 3 Type B)
167 to 250 parking spaces	7 (3 Type A, 4 Type B) ¹
251 to 300 parking spaces	8 (4 Type A, 4 Type B)
301 to 350 parking spaces	9 (4 Type A, 5 Type B) ¹
351 to 400 parking spaces	10 (5 Type A, 5 Type B)
401 to 450 parking spaces	11 (5 Type A, 6 Type B) ¹
451 to 500 parking spaces	12 (6 Type A, 6 Type B)
501 to 550 parking spaces	13 (6 Type A, 7 Type B) ¹
551 to 600 parking spaces	14 (7 Type A, 7 Type B)
601 to 650 parking spaces	15 (7 Type A, 8 Type B) ¹
651 to 700 parking spaces	16 (8 Type A, 8 Type B)
701 to 750 parking spaces	17 (8 Type A, 9 Type B) ¹

Total number of required parking spaces (as per Section 4.2)	Number of off-street accessible parking spaces
751 to 800 parking spaces	18 (9 Type A, 9 Type B)
801 to 850 parking spaces	19 (9 Type A, 10 Type B) ¹
851 to 900 parking spaces	20 (10 Type A, 10 Type B)
901 to 950 parking spaces	21 (10 Type A, 11 Type B) ¹
951 to 1000 parking spaces	22 (11 Type A, 11 Type B)
More than 1,000 parking spaces	11 plus an additional 1% of total parking spaces (rounded up to the next whole number), to be divided equally between Types A and B. ¹

¹Refer to Section 4.4.1(ii)

4.4.2 Size of Accessible Parking Space

- (a) Each required Type A accessible parking space shall have the following minimum dimensions, and signage that identifies the space as “van accessible”. For this section, the vertical clearance shall remain unencumbered across the entire parking space area, excluding a wheel stop with a maximum height of 180 mm.

Criteria	Minimum requirement (metres) for all parking areas (Parking Area 1-5)
1. width	3.4 m
2. length	5.7 m
3. vertical clearance from the floor	3.6 m for exterior spaces 2.75 m for interior or covered parking spaces, including the route to the space.

- (b) Each required Type B accessible parking space shall have the following minimum dimensions:

Criteria	Minimum Requirement (Metres) for all parking areas (Parking Area 1-5)
1. width	2.7 m
2. length	5.7 m
3. vertical clearance from the floor	2.1 m

- (c) Accessible parking access aisles, that is the space between accessible parking spaces, must be provided for all parking spaces for the use of persons with disabilities. Access aisles may be shared by two accessible parking spaces, and must meet the following minimum requirements:

Criteria	Minimum Requirement (Metres) for all parking areas (Parking Area 1-5)
1. width	1.5 m
2. length	Full length of associated parking space

4.4.3 Signage for Accessible Parking Spaces

- (a) an accessible parking space shall be marked with an accessible parking permit sign in accordance with regulations under the Highway Traffic Act.
- (b) Type A accessible parking spaces shall include a “van accessible sign in addition to the accessible parking permit sign.

4.5 Passenger Bus Parking Requirements

Passenger bus parking spaces shall be required for any assembly area having an occupancy load of or more than 500 persons, in accordance with the following:

<u>Occupancy Load</u>	<u>Minimum Requirement</u>
501 to 1,000 persons	1
1001 to 1,500 persons	2
1501 to 2,000 persons	3
2001 or more persons	3 plus 1 space for each 1,000 persons

4.5.1 Size of Passenger Bus Parking Space

Each required passenger bus parking space shall be at least 3.6 metres by 12 metres, and shall have a minimum vertical clearance of 4.3 metres, and that such space shall be readily accessible and useable at all times.

4.5.2 Set Backs - Passenger Bus Parking Space

A minimum set back of a passenger bus parking space of 6 metres, shall be required along any lot line abutting a residential or development district.

4.6 Loading Requirements

4.6.1 Dimensions of Loading Space

- (a) For the purpose of this section, a vehicle loading space shall have a vertical clearance of at least 4.3 metres and the following minimum dimensions, unless otherwise shown on an approved Site Plan, pursuant to Section 41 of the *Planning Act*.

Loading Space Type	Dimensions (length x width)
A	20 metres x 3.6 metres
B	9.0 metres x 3.6 metres

(By-law 25-008)

4.6.2

- (a) no person shall use any land, or erect, alter or use any building or part thereof for any purpose unless vehicle loading space is provided and maintained in accordance with the requirements in **Table (4.9)** and/or **Section 4.6.2 (d)**.
- (b) where a property contains a mix of uses the minimum required loading spaces shall be the sum of the requirements for each separate purpose.

Table (4.9) Loading Space Requirements by Land Use

Land Use	Number and Type of Required Loading Spaces in all Parking Areas
Residential & less than 20 dwelling units	0
Residential & greater than or equal to 20 dwelling units	1, Type B
Commercial, with a gross area less than 140 square metres	0
Commercial, with a gross area between 140 - 280 square metres	1, Type B
Commercial, with a gross area between 281 – 2,323 square metres	1 Type B & 1 Type A
Commercial, with a gross area between 2,324 – 7,432 square metres	1 Type B & 2 Type A
Commercial, with a gross area greater than 7,432 square metres	1 Type B & 1 Type A, Plus 1 Additional Type A per 2,785 square metres of additional GFA
Industrial, with a gross area less than 225 square metres	1 Type B
Industrial, with a gross area between 225 – 550 square metres	1 Type A
Industrial, with a gross area between 550 - 2,323 square metres	1 Type B & 2 Type A
Industrial, with a gross area between 2,323 - 7,432 square metres	1 Type B & 3 Type A
Industrial, with a gross area greater than 7,432 square metres	1 Type B & 3 Type A Plus 1 Additional Type A per 1,860 square metres of additional GFA

(c) Notwithstanding the foregoing, the minimum loading space requirements for a commercial building or buildings located on a lot and containing a total floor area exceeding 745 square metres and at least four (4) retail purposes, shall be as follows:

i. Area 1

One (1) Type A loading space for up to 1,860 square metres of gross leasable area plus one (1) additional Type A space for every 2,785 square metres or less of gross leasable area.

ii. Area 2, Area 3, Area 4 & Area 5

One (1) Type A loading space, plus one (1) additional Type A loading space for every 1,860 square metres or less of additional gross leasable area. (By-law 25-008)

(d) For the purpose of this section, public service and institutional loading spaces shall be provided and maintained in accordance with the following:

PURPOSE	AREA		
	1	2	3, 4 and 5
1) special care or nursing home			
i) fewer than 100 bed facility	1 – 'B'	1 – 'B'	1 – 'B'
ii) 100 or greater bed facility	1 – 'A'	1 – 'A'	1 – 'A'
2) hospital	2 – 'A'	2 – 'A'	2 – 'A'
3) school (elementary or secondary)	1 – 'B'	1 – 'B'	1 – 'B'
4) library, museum, art gallery, music, dance or fine arts school, recreation hall, gymnasium, tennis club, skating rink, curling rink, arena, place of assembly, club house, lodge hall, funeral home or other place of assembly	1 - 'A' for occupancy load of up to 1,000 persons plus 1 additional 'A' space for each additional occupancy load of 1,500 persons or fewer	1 - 'A' for occupancy load of up to 1,000 persons plus 1 additional 'A' space for each additional occupancy load of 1,500 persons or fewer	1 - 'A' for occupancy load of up to 1,000 persons plus 1 additional 'A' space for each additional occupancy load of 1,500 persons or fewer

4.7 Loading Regulations

- a) No loading space shall be located within 3 metres of a street line;
- b) No loading space or driveway thereto, shall be located within the following distances of any lot line abutting a residential or development district:
 - i) 'A' - 6 metres
 - ii) 'B' - 3 metres

4.8 Driveway Regulations

Motor vehicle access from a lot to a street shall be over a driveway conforming with the following:

- (1) The maximum driveway width at a street line shall comply with the following:
 - i) in addition to the maximum lot coverage by open parking areas, driveways and vehicle movement area provisions of the applicable residential district, for a lot with a Single Unit Dwelling, Two Unit Dwelling, Three Unit Dwelling or Four Unit Dwelling with direct access to a street or lane, the total width of a residential driveway shall not exceed the criteria under **Table (4.10)**:

Table (4.10) Maximum Driveway Width

Street Line Length	Maximum Driveway Width
For lots with street lines less than 9 metres	The greater of 3 metres or 50% of the street line length
For lots with street lines equal to or greater than 9 metres, but less than 20 metres	Driveway width at the street line = 6 metres Driveway width set back 1 metre or greater from the street line = 50% of the street line length
For lots with street lines 20 metres or greater	Driveway width at the street line = 6 metres Driveway width set back 1 metre or greater from the street line = 50% of the street line length, to a maximum width of 8.5 metres.

- ii) unless otherwise shown on an approved Site Plan, pursuant to Section 41 of the Planning Act, a lot with more than four (4) dwelling units with direct access to a street, or a block forming part of a condominium, the maximum driveway width shall be 7.5 metres at the street line.
- iii) the maximum driveway width for non-residential lots shall be 7.5 metres at the street line, unless otherwise shown on an approved Site Plan, pursuant to Section 41 of the *Planning Act*.

(By-law 25-008)

- (2) Any driveway may have a width at the street line in excess of 8.5 metres if shown on an approved Site Plan, pursuant to Section 41 of the Planning Act.
(By-law 25-008)

- (3) i) minimum distance between a driveway and intersecting local street lines - 6 metres
- ii) minimum distance between a driveway and all other intersecting street lines - 6 metres or as required by an approved Site Plan Agreement, pursuant to Section 41 of the *Planning Act*
- (4) minimum angle of the intersection between a driveway and street line - 80

- (5) i) the maximum number of driveways for lots with one (1) street line:

Street Line Length	Maximum Number of Driveways
Street line length less than 20 metres	1 driveway, or As permitted by an approved Site Plan pursuant to Section 41 of the <i>Planning Act</i> .
Street line length 20 metres or greater	2 driveways, or As permitted by an approved Site Plan pursuant to Section 41 of the <i>Planning Act</i> .

- ii) the maximum number of driveways for lots with more than one (1) street line:
- iii) one (1) driveway per street line, or as permitted by an approved Site Plan pursuant to Section 41 of the *Planning Act*.

- (6) The following minimum vehicular clear throat requirements apply to parking lots serving the specified land uses:
- i) for residential and mixed-use residential/commercial properties with parking lots containing 30 or more parking spaces, a vehicular clear throat distance of 6.0 metres is required.
 - ii) for non-residential properties with parking lots containing 1 to 30 parking spaces, a vehicular clear throat of 6.0 metres is required.
 - iii) for non-residential properties with parking lots containing between 31 and 50 parking spaces, a vehicular clear throat of 9.0 metres is required.
 - iv) for non-residential properties with parking lots containing more than 50 parking spaces, a vehicular clear throat of 15.0 metres is required.

(By-law 25-008)

4.9 Surface Treatment

The surface of all areas used for motor vehicle parking or vehicle loading purposes, and the access thereto, shall be adequately drained and treated to prevent the raising of dust. Surfaces within 3 metres of collector and arterial street shall be covered by an impervious material such as asphalt, concrete or equivalent.

4.10 On Same Lot

All motor vehicle parking and vehicle loading spaces required by this by-law shall be located on the same lot as the purpose in connection with which it is required.

4.11 More than One Purpose

When more than one purpose is located on a lot, the minimum required motor vehicle parking space or loading spaces shall be the sum of the requirements for each such separate purpose, except as provided in subsections 4.2.B(i), 4.3.3 and 4.6.2.B(i). (By-law 25-008)

4.12 Fraction of Requirements

Unless otherwise specified, when calculating the minimum required motor vehicle parking spaces, accessible parking spaces, vehicle loading spaces, or bicycle parking spaces, a calculation that results in a fraction shall be rounded up to the next whole number. (By-law 25-008)

4.13 Walkways and Pedestrian Paths of Travel

- (a) for the purpose of this Section, a walkway must have a minimum width of 1.5 metres.
- (b) unless otherwise shown on an approved Site Plan, pursuant to Section 41 of the *Planning Act*, Four-Unit Dwellings, Apartment Dwellings, Multi-Suite Residences, Lodging Houses, Group Homes, and Emergency Shelters must provide access via a walkway, from the principal building entrance to an abutting street frontage or public sidewalk.

(By-law 25-008)

4.14 Parking Lot Configuration

- (a) for lots with thirty (30) or more outdoor parking spaces, landscape islands, meeting the following criteria shall be provide at the end of parking rows:
 - i. minimum width – 3.0 metres
 - ii. minimum area - ten (10) square meters
- (b) where permitted, drive-through facilities shall comply with the following requirements. For the purpose of this section, the minimum vehicle queuing space size shall be 2.6 metres wide by 6.5 metres long.
 - i. a queuing drive aisle shall not be located within a side yard or between a building and street line, unless otherwise approved through Site Plan, pursuant to Section 41 of the *Planning Act*.
 - ii. drive-through lanes shall not impact or impede any parking spaces and shall have a minimum street line setback of 20 metres.
 - iii. restaurants and other fast-food facilities shall provide a minimum of twelve (12) vehicle queuing spaces, unless otherwise approved through Site Plan, pursuant to Section 41 of the *Planning Act*.
 - iv. automatic car wash facilities shall provide a minimum of ten (10) vehicle queuing spaces.
 - v. all other facilities shall provide a minimum of four (4) vehicle queuing spaces.

(By-law 25-008)

Schedule "E". (By-law 25-008)

