

## **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:

<b>USE</b>	<b>REQUIRED PARKING SPACES</b>
<b>RESIDENTIAL (PRIVATE &amp; COMMERCIAL)</b>	
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
<b>INSTITUTIONAL, PUBLIC ASSEMBLY and RECREATION</b>	
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, whichever 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
<b>COMMERCIAL</b>	
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 50m <sup>2</sup>
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 <sup>2</sup>
<b>INDUSTRIAL</b>	
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 are

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:

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

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.

