

140 - Parking Regulations

141 - Parking for Single Family Dwelling and Duplex Dwelling Uses

141.01 Parking Spaces (Bylaw # 5055)

- (1) A parking space shall be not less than 2.7 metres width nor less than by 5.5 metres length. (Bylaw # 5055)
- (2) The minimum parking provided shall be the sum of that required for the uses on the lot: (Bylaw # 5055)

	Use	Space per dwelling
(a)	Single family or duplex	1
(b)	Secondary suite or detached secondary suite	1
(c)	Notwithstanding 141.01(2)(b) of this bylaw, a secondary suite or detached secondary suite on a lot with a lot line located within 400 metres of a bus stop that is in use and serviced by a public transit service	none
(d)	All other permitted uses	as specified in this bylaw

- (3) Notwithstanding 141.01(2) of this bylaw, no minimum parking is required for uses within the RS-6 Zone. (Bylaw # 5055)
- (4) Parking spaces required under 141.01(2)(a) of this bylaw shall include an energized outlet that is: (Bylaw # 5055)
 - (a) capable of providing Level 2 charging for an electric vehicle; and
 - (b) labelled for the use of electric vehicle charging.

141.02 Garage Doors Facing the Street (Bylaw # 5055)

A garage or garages located within 18.3 metres of a front or flanking side site line shall not have more than 9.1 horizontal metres of garage door facing the street. This restriction applies to any door that is capable of providing vehicle access to space within a building.

141.03 Underground Parking Structures (Bylaw # 5055)

- (1) An underground parking structure is permitted within a required yard, provided it:
 - (a) is located at least 3 metres from the front site line or the flanking side site line;
 - (b) does not extend more than 0.9 metre above the lower of natural or finished grade at any point along its perimeter, except directly in front of the garage door; and (Bylaw # 4712)
 - (c) does not have more than one 3 metre-wide garage door facing a front site line or the flanking side site line on a corner flanking site.
- (2) Underground parking structures shall be included in the floor area ratio and site coverage calculations as provided elsewhere in this Zoning Bylaw.

142 – Parking for uses other than Single Family Dwelling and Duplex Dwelling Uses

142.01 Use of Parking Areas

- (1) The required spaces for off-street parking shall be used exclusively for the parking of vehicles.
- (2) Not less than 30% of required off-street commercial parking spaces shall be kept accessible and available as unreserved visitor parking for the building as a whole during normal business hours.

142.02 Calculation of Parking Requirements

- (1) Except as noted below, all enclosed floor area of the building shall be included as gross floor area for calculating the required number of parking spaces, except:
 - (a) floor space within a basement and/or ground floor area which is used to provide required off-street parking spaces and the access aisles thereto; and
 - (b) open decks.
- (2) When calculation of the number of required parking spaces results in a fractional space, any fraction of 1/2 or less shall be disregarded, and any fraction of greater than 1/2 shall require one additional parking space.
- (3) Any parking space that has been used for the installation of an enclosure for electrical utilities as part of a multi-property District program shall be counted towards meeting the parking requirements for the building on whose site the parking space is located.

142.03 Parking - Access Aisles

No parking shall be permitted within access aisles nor in front of entrances and exits to buildings or premises nor in any other location which prevents the effective use of the parking space(s) by vehicles at all times.

142.04 Size of Parking Spaces and Aisle Widths

- (1) Lengths, widths and angles of parking spaces and maneuvering aisles shall be not less than those shown in the following table:

Parking Angle	Width of Space	Length of Space	Aisle Width
90°	2.9 metres	5.8 metres	6.1 metres
90°	2.7 metres	5.8 metres	6.7 metres
90°	2.6 metres	5.8 metres	7.3 metres
60°	2.7 metres	5.8 metres	5.5 metres (one way)
45°	2.7 metres	5.8 metres	4.0 metres (one way)
30°	2.7 metres	5.8 metres	3.4 metres (one way)
Parallel	2.7 metres	7.0 metres	3.7 metres (one way)

- (2) Notwithstanding the above, a maximum of 30% of parking spaces may be designed as small car spaces with a minimum width of 2.4 metres and a minimum length of 4.9 metres, provided that the spaces are clearly marked as “small car spaces”.
- (3) When a side of a parking space adjoins a fence or other structure other than a column, more than 0.3 metre in height, the width of the parking space shall be increased by 0.3 metre on each side which abuts such fence or other structure. (Bylaw # 4679 & 4712)
- (4) Unless otherwise provided by bylaw, driveway widths other than access aisles to parking spaces shall maintain a clear unobstructed width of 5.5 metres minimum for two-way driveways and 3.7 metres minimum for one-way driveways.

142.05 Parking Curbs

- (1) Where parking is located sufficiently close to fence, planters, garden walls, partition walls, adjoining property or an area used by using an adjacent entrance, exit or walkway, to require protection from impact from the vehicle or vehicle doors, parking spaces shall be provided with either:
- (a) bollards
 - (b) curb stops of not less than 0.2 metre in width, or
 - (c) wood or synthetic impact protection bolted to a wall.
- (2) All off-street parking surfaces shall be adequately and suitably marked by means of painted lines, pavement arrows, and hatching to indicate:
- (a) each parking space, and direction of access to and egress from the parking area; and
 - (b) areas within which parking is prohibited near entrances and exits to and from the building or buildings within the site.

142.06 Underground Parking Structures (Bylaw # 4712 & 4974)

- (1) For all uses other than single dwellings and duplex dwellings, an underground parking structure which is wholly or partially located under a required yard shall not extend more than 0.9 metre above natural grade at any point along the perimeter of the structure including curbing, except above driveway entrances and exits. (Bylaw # 4712)
- (2) The width of a parking stall shall be increased by 0.3 metre on each side that adjoins a fence or other structure over 0.3 metre in height. (Bylaw # 4712)
- (3) When columns are within 0.6 metre of a drive aisle, the width of the parking stall shall be increased by 0.3 metre. (Bylaw # 4712)

142.07 Parking Lot Screening

- (1) Where any parking area and access aisles adjoin a residentially zoned site, a landscaped screen or uniformly painted fence or wall of not less than 1.2 metres in height, shall be provided and maintained in good condition at all times.
- (2) A planter shall be provided having a planting width of not less than 1.2 metres in width along the boundaries of the site adjoining a street or streets.

142.08 Provision for Parking Spaces Not Provided on the Same Site as the Main Building

- (1) Where all required parking spaces cannot be provided on the same site as the main building, parking spaces may be located off site as follows:
 - (a) 1 or more parking spaces on a site permanently maintained for such use;
 - (b) the parking space(s) are within 91 metres of the main building; and
 - (c) minimum parking requirements for uses on the parking site can otherwise be met.
- (2) registration of a Section 219 Covenant shall be registered against the Land guaranteeing that the parking site shall be permanently maintained for such parking.

142.09 Provision for Parking for Persons with Disabilities (Bylaw # 4805)

- (1) A portion of the required parking spaces shall be provided for persons with disabilities in accordance with the following table:

Total Required Parking Spaces	Required Spaces for Persons with Disabilities
10-75	1
76-125	2
126-200	3
Over 200	3 spaces plus one space for every 100 spaces or fraction thereof in excess of 200

- (2) Parking spaces for persons with disabilities shall:
- (a) be at least 3.7 metres wide;
 - (b) have a firm, slip resistant and level surface;
 - (c) be located close, and be accessible, to an entrance designed for full access by those with a disability;
 - (d) be clearly identified as being solely for the use of persons with disabilities; and
 - (e) be accessed through private property.

142.10 Electric Vehicle Charging Infrastructure (Bylaw # 5055)

- (1) For new dwelling units, all parking spaces for residential use, except visitor parking, shall include an energized outlet that is:
- (a) capable of providing Level 2 charging for an electric vehicle;
 - (b) labelled for the use of electric vehicle charging.
- (2) Where an electric vehicle energy management system is implemented, the Director of Planning may specify a minimum performance standard to ensure a sufficient rate of electric vehicle charging.

143 – Bicycle Parking (#5055)

143.01 Secure Bicycle Parking

- (1) A secure bicycle parking space shall be:
- (a) located in a common area at the level of grade or at the first level of vehicle parking above or beneath grade;
 - (b) accessible from an aisle with a minimum width of 1.2 metres;
 - (c) notwithstanding 143.1(2) of this bylaw, a maximum of 35% of spaces may be vertical to:
 - (i) allow the bicycle to be suspended from an appropriate rack;
 - (ii) reduce the required length of each space to not less than 1.0 metres.
- (2) A secure bicycle parking space shall be provided in one of the following forms:
- (a) Bicycle room:
 - (i) separate from other uses including general storage areas;
 - (ii) enclosing no more than 40 spaces;
 - (iii) with each space not less than 1.8 metres length, 0.6 metres width and 1.9 metres vertical clearance;
 - (iv) that meets the minimum standard in the Building Bylaw No. 4400, 2004;
 - (b) Bicycle locker:
 - (i) with each space not less than 1.8 metres length, 1.2 metres height and 0.6 metres width at the door and 0.22 metres at the end opposite;
 - (ii) that meets the minimum standard in the Building Bylaw No. 4400, 2004.
- (3) The minimum secure bicycle parking spaces provided shall be the sum of that required for the uses on the lot:

	Use	Secure bicycle parking space provision
(a)	Single family or duplex	none
(b)	Townhouse or apartment	1.5 per dwelling
(c)	Commercial and institutional	0.3 per 100 m ²

- (4) The minimum vehicle parking requirement otherwise required by this bylaw shall be reduced for the provision of those secure bicycle parking spaces required under 143.1(3) of this bylaw:

	Use	Vehicle parking space reduction for each secure bicycle parking space required
(a)	Single family or duplex	none
(b)	Townhouse or apartment	0.17 space
(c)	Commercial and institutional	none

143.02 Short Term Bicycle Parking

- (1) A short-term bicycle parking space shall be:
- (a) over a concrete surface and include a rack;
 - (b) not less than 1.8 metres length nor less than 0.6 metres width;
 - (c) located in a common area that is:
 - (i) visible and accessible to visitors;
 - (ii) within 15 m of a main entrance of the building;
 - (iii) off-street, unless on-street placement is approved by the District

- (2) The minimum short-term bicycle parking spaces provided shall be the sum of that required for the uses on the lot:

	Use	Short-term bicycle parking space provision
(a)	Single family or duplex	none
(b)	Townhouse or apartment	0.2 per dwelling
(b)	Commercial and institutional	0.4 per 100 m ²

- (3) A minimum 50% of required short-term bicycle parking space shall be sheltered from the elements where more than six spaces are required.

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