

CITY OF NANAIMO

BYLAW NO. 7266

A BYLAW TO REGULATE DEVELOPMENT OFF-STREET PARKING AND LOADING WITHIN  
THE CITY OF NANAIMO

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WHEREAS the Council may require owners or occupiers of any land, or of any building or other structure, to provide off-street parking and loading spaces pursuant to Section 525 of the *Local Government Act*,

THEREFORE be it resolved that the Council at the City of Nanaimo in an Open Meeting assembled; hereby enacts as follows:

**PART 1 – TITLE, APPLICATION AND INTERPRETATION**

- 1.1 Title:** This Bylaw may be cited for all purposes as CITY OF NANAIMO “OFF-STREET PARKING REGULATIONS BYLAW 2018 NO. 7266”.
- 1.2 Application:** When any development takes place on a lot within the boundaries of the City of Nanaimo, off-street parking and the provision of loading spaces for each use:
- i. shall be provided and maintained in accordance with the regulations of this Bylaw; and,
  - ii. where a use is not specifically mentioned, the required number of off-street parking spaces shall be the same as a similar use as determined by the Director of Community Development or her or his designate.
- 1.3 Severability:** If any section of this Bylaw is held to be invalid by a Court of competent jurisdiction, that section may be severed and the validity of the remaining portions of this Bylaw shall not be affected.
- 1.4 Conflict Between this Bylaw and the Zoning Bylaw:** In the event of a conflict between this Bylaw and the Zoning Bylaw regarding a regulation or requirement for off-street parking and loading spaces, this Bylaw shall prevail.
- 1.5 Repeal of Previous Bylaw:** The “Development Parking Regulations Bylaw 2005 No. 7013” and amendments thereto are hereby repealed.
- 1.6 Definitions:** In this Bylaw, the following words, terms, phrases or expressions shall have the respective meaning hereinafter assigned to them:

"ACCESSIBLE PARKING"	means parking spaces for use by a vehicle displaying a valid accessible parking permit.
"BYLAW ENFORCEMENT OFFICER"	means a person appointed by the City of Nanaimo to enforce regulatory bylaws of the municipality.
"BEDROOM"	means a room used or designed for use for sleeping persons in which there is no kitchen or cooking facility.

"DRIVEWAY"	means a vehicle path of egress or ingress used for access to or from any parking area.
"ELECTRIC VEHICLE"	means a vehicle that uses electricity for propulsion, and that can use an external source of electricity to charge the battery.
"ELECTRIC VEHICLE CHARGING RECEPTACLE"	means a receptacle intended for providing charging for electric vehicles.
"LANE"	means a narrow thoroughfare or any way which affords a primary or access to a lot.
"LEVEL 1 ELECTRIC VEHICLE CHARGE RECEPTACLE"	means an electrical charger through a 120 volt (V), alternating-current (AC) plug which requires a dedicated circuit.
"LEVEL 2 ELECTRIC VEHICLE CHARGE RECEPTACLE"	means an electrical charger through a 240 volt (V), alternating-current (AC) plug with a dedicated 40 amp circuit.
"LOADING SPACE"	means an area on a lot set aside for persons accessing a vehicle, leaving a vehicle, loading or unloading a vehicle.
"LONG TERM BICYCLE PARKING"	means a secure, weather-protected bicycle parking facility used to accommodate long term parking such as for residents or employees within a building or covered compound with lockable doors.
"OFF-STREET PARKING"	means the onsite parking allotment required for a given lot based on a specific use of the land, building or structure.
"OFF-STREET PARKING PLAN"	means a plan prepared by or on behalf of an owner and submitted to the City prior to the use of the land, or a building or structure that illustrates the provision of off-street parking required under this Bylaw.
"PARKING LOT"	means an area of land divided into two or more off-street parking spaces used for the parking of motor vehicles.
"PARKING SPACE"	means a space within a building or a parking area, for the parking of one vehicle, excluding driveways, ramps, columns, office and work areas.
"RETAIL TRADE AND SERVICES CENTRE"	means one or more buildings containing two or more retail, office or service-related uses, which share common services and parking on a lot.
"SHORT TERM BICYCLE PARKING"	means a short term bicycle facility that is accessible to visitors and located near the building entrance.
"STACKING LANE"	means a lane reserved for cars waiting to access a drive-through service window.
"STALL"	has the same meaning as Parking Space.
"VEHICLE"	includes a motor vehicle as defined within the Zoning Bylaw
"ZONING BYLAW"	means the City of Nanaimo "ZONING BYLAW 2011 NO. 4500" and amendments thereto or any bylaw which amends or replaces this Bylaw.

**1.7** The Zoning Bylaw applies for the purposes of this Bylaw.

## PART 2 – OFF-STREET PARKING REQUIREMENT AND REGULATIONS

- 2.1 Off-Site Parking:** Unless otherwise specified, all required parking within this Bylaw must be located on the same lot as the use or building for which the parking is required or on a lot located within 50m, as measured lot line to lot line, provided that the off-site parking:
- i. is not located on a lot zoned as residential within Part 7 of the City of Nanaimo “Zoning Bylaw 2011 NO. 4500”, or used to support a residential use parking requirement;
  - ii. is protected by a covenant under Section 219 of the *Land Title Act* in favour of the City of Nanaimo that ensures that the land will be used to provide parking in accordance with this Bylaw;
  - iii. is not located across a road designated as an Urban Arterial or Major Collector road within the City’s Official Community Plan or highway under the jurisdiction of the Provincial Ministry of Transportation and Infrastructure; and,
  - iv. does not include any of the required accessible parking, which must be provided on the lot.
- 2.2 Existing Uses:** The regulations contained within this Bylaw shall not apply to buildings, structures or uses existing at the time of adoption of this Bylaw, except:
- i. where there is a cumulative increase in gross floor area, of a building or structure over a five year period, due to an addition or external renovation; and the gross floor area is increased by more than 10% or 100 m<sup>2</sup> whichever is lesser, the off-street parking shall be increased to equal or exceed the parking required in applying the provisions of this Bylaw to the entire building, structure or lot including the addition or external renovation; and,
  - ii. where any building or structure undergoes a change of use that results in an increase in the parking requirement beyond 20% of the required parking, prior to the change of use, the off-street parking shall be increased to equal or exceed the parking required in applying the provisions of this Bylaw to the entire building, structure or lot that results from the change in use; and,
  - iii. off-street parking existing at the time of adoption of this Bylaw shall not be reduced below the applicable off-street parking regulations of this Section.
- 2.3 Bylaw Amendments:** An amendment to this Bylaw shall be given a public hearing prior to final adoption.
- 2.4 Fractional Numbers:** Where the calculation of a parking requirement results in a fractional number, the number shall be rounded up to the nearest whole number, where the fractional portion equals or exceeds 0.5.
- 2.5 Benches, Pews, Booths:** Where seating accommodation is used as a unit of measurement, and the actual seating used consists of benches, pews, booths, or similar seating, each 0.5m of length of such seating accommodation shall be counted as one seat.

**2.6 Multiple Uses:** Where there is more than one use on a lot, parking shall be provided for each use cumulatively in accordance with Part 7 of this Bylaw, expect:

- i. where the use is retail trade and service centres or shopping centre, then parking shall be provided for these uses as specified in Part 7 of this Bylaw;
- ii. where parking is included within a Comprehensive Development District Zone, parking shall be required as specified within the zone; and
- iii. where shared parking is provided in accordance with Subsection 7.3 (i) of this Bylaw.

### **PART 3 – OFF-STREET PARKING COMPLIANCE AND ENFORCEMENT**

#### **3.1 Unlawful Uses**

- i. No person may use any required off-street parking or loading facility for repair, service, display or sales of motor vehicles except as expressly permitted in the Zoning Bylaw.
- ii. No person shall use a parking space that is required, for a designated building or use, under this Bylaw as commercial parking space.

#### **3.2 Compliance**

- i. No person shall use or permit the use of land or a building or structure or the surface of water unless the off-street parking and off-street loading requirements for that use have been provided and are made available as off-street parking in accordance with this Bylaw.
- ii. The required paving shall be completed in compliance with the Off-Street Parking Plan either:
  - a. Prior to granting an occupancy permit; or,
  - b. Where seasonal conditions prevent compliance or if the applicant requests occupancy prior to completion of the paving, the applicant will provide security to the City in the form of a Standby Irrevocable Letter of Credit, cash or certified cheque in the amount of the estimated cost of the outstanding work, and shall fix a completion date satisfactory to the City.
- iii. If the required paving has not been completed by the completion date, the City of Nanaimo may use the security for the purpose of entering onto the property and completing the paving.
- iv. Where off-street parking is provided that is not required, the location, design and operation of such facilities shall comply with all of the regulations of this Bylaw.

## PART 4 – PARKING SPACE DIMENSIONS AND DESIGN

4.1 **Standard Vehicle Parking Stall Dimensions:** Table 1 establishes the minimum dimensions and designs for standard size off-street parking spaces and off-street parking areas as required in this Bylaw:

**Table 1 - Parking Stall Dimensions (Standard Vehicle)**

Angle of Parking Spaces		45°	60°	90°	Parallel	Accessible Parking
Description	Symbol (Figure 1)	Dimensions in Metres				
Stall Width	A	2.75	2.75	2.75	2.50	3.70
Stall Length	B	5.80	5.80	5.80	6.71	5.60
Stall Depth to Curb	C	6.05	6.40	5.80	2.50	N/A
Aisle Width	D	3.90	5.50	6.70	3.96	N/A
Module	E	16.00	18.30	18.30	N/A	N/A
		1-way aisle	1-way aisle	2-way aisle	1-way aisle	N/A

**Figure 1 - Parking Dimension Areas**

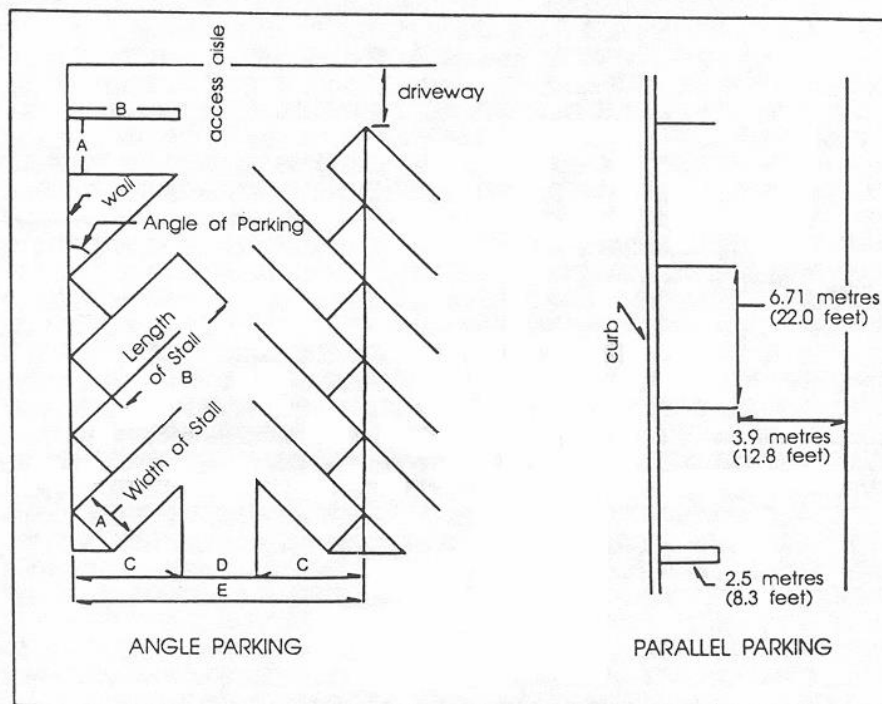


Figure 1 illustrates the parking space dimensions and requirements outlined in Subsections 4.1 and 4.3.

4.2 In addition to Section 4.1, Table 1 - Parking Stall Dimensions, where a parking space abuts an obstruction (including but not limited to columns, property lines, curbs, walls and fences) the parking space shall:

- i. be an additional 0.3m wider where the parking space abuts an obstruction on one side; or,

- ii. be an additional 0.6m wider where the parking space abuts an obstruction on both sides; or,
- iii. be an additional 0.8m wider where the parking space abuts a doorway; and,
- iv. the parking space shall be measured to the edge of the obstruction closest to the parking space.

**4.3 Small Car Spaces:** Notwithstanding Section 4.1, the following table establishes the minimum dimensions and design for small car off-street parking spaces as required within this Bylaw:

**Table 2- Parking Dimensions (Small Car)**

<i>Angle of Parking Spaces</i>		<i>45°</i>	<i>60°</i>	<i>90°</i>	<i>Parallel</i>
Description	Symbol (Figure 1)	Dimensions in Metres			
Stall Width	A	2.50	2.50	2.50	2.50
Stall Length	B	4.60	4.60	4.60	4.60
Stall Depth to Curb	C	5.00	5.30	4.60	2.50
Aisle Width	D	3.90	5.50	7.00	3.96
Module	E	14.30	16.10	15.90	N/A
		1 way aisle	1 way aisle	2 way aisle	1 way aisle

A maximum of 40% of the required off-street parking spaces may be reduced in size to accommodate small cars in accordance with the dimension requirements outlined in Table 2. Each off-street parking space and each off-street parking area for small cars shall be clearly identified.

**4.4 Location of Parking**

- i. Where parking is being provided for multiple family residential developments comprised of 5 or more dwelling units per lot, off-street parking shall be located only on that part of the lot lying to the rear of the front line of the building;
- ii. Where lots are serviced by a lane, driveway access to the off-street parking spaces shall be from the lane.

**PART 5 – DEVELOPMENT AND MAINTENANCE STANDARDS**

**5.1 Curbs and Wheel Stops**

The owner of land shall ensure that:

- i. all parking spaces shall be provided with adequate curbs to retain all vehicles within the parking spaces, and to ensure that required fences, screens, walls, hedges or landscape areas, as well as any buildings, are protected from damage during the parking of vehicles;
- ii. all parking areas abutting a landscape area, building or pedestrian pathway shall have wheel stops no less than one metre from the end of each parking space, except where parking is parallel or underground; and,

- iii. where continuous curbs are used as wheel stops, the measured size of parking spaces shall be reduced one metre in length than otherwise required. In such instances, the parking layout should allow for the vehicle to overhang the curb by one metre and such overhang area must be clear of all obstructions (signs, shrubs, trees, etc.), must be distinguished from the pedestrian pathway using different paving treatment or a physical barrier and may not be regarded as a required landscape area.

## **5.2 Drainage and Grading**

The owner of land shall ensure that:

- i. all parking and loading areas are graded and drained so as to shed and dispose of all surface water without directing or allowing surface water to flow across sidewalks;
- ii. drainage plans are subject to the approval of the Director of Community Development or designate to prevent damage or inconvenience to abutting properties and/or public streets;
- iii. pedestrian sidewalk ramps shall be installed to provide access from parking areas to the building served for accessibility at a grade not exceeding 8%;
- iv. the maximum grade and cross slope for a parking space or parking lot required by this Bylaw shall not exceed 8%;
- v. that portion of any lot used as a driveway from the property line to a required parking space, garage or carport shall not exceed a grade of 20%;
- vi. notwithstanding Subsection 5.2 (iv) where a driveway slopes downward from a highway, the change of grade between the lot line and a point on a perpendicular line 3.5 metres into the lot shall not exceed 6%; and,
- vii. where the dedicated area of a highway, contiguous to the lot line has a change of grade equal to or less than 6% between the highway pavement edge and the lot line, that portion of the highway may be used to calculate slope for the purposes of Subsection 5.2 (iii) the perpendicular distance requirement.

## **5.3 Paving**

The owner of land shall ensure that:

- i. all required off-street parking and loading areas, except those accessory to single family dwellings, are surfaced with asphalt, concrete, pavers or similar durable, dust free surface;
- ii. notwithstanding Subsection 5.3 (i), the requirements to pave a parking lot shall not apply where the cumulative value of the building permit for additions and external renovations over a five year period prior to and including the date of building permit application is less than \$150,000.00 or less than 25% of the assessed value of the building or structure, whichever is greater; and,

- iii. where an owner provides more surface parking vehicle spaces than the minimum required by Part 7 of this Bylaw, that portion of the parking which exceeds the minimum bylaw requirements must be surfaced with a durable permeable material.

#### **5.4 Lighting**

The owner of land shall ensure that lighting used to illuminate any parking area or parking garage shall be arranged and installed so that all direct rays of light are reflected upon such parking area or parking garage, and not on any adjoining premises.

#### **5.5 Driveways**

The owner of land shall ensure that the width of a driveway shall be sufficient to provide a clear, unobstructed width of not less than:

- i. 5.5m for double lane driveways or 6.0m if the driveway is required for fire access, and,
- ii. 2.74m for single lane driveways, or 3.66m if the driveway is required for fire access.

#### **5.6 Signs and Markings**

The owner of land shall ensure:

- i. the borders of all required off-street parking and loading spaces are marked with durable painted lines at least 100mm wide, and extending the length of the space, or by curbs or other means approved by the Director of Community Development or designate to indicate individual spaces.
- ii. signs or other markers are installed within a parking lot to ensure efficient and safe traffic operation; and,
- iii. all signs, markers, or any other method used to indicate direction of traffic movement and location of off-street parking and loading spaces are maintained in a clean and legible condition.

#### **5.7 Stacking Lanes**

Where a stacking lane is used on a lot for drive-through services, the owner of land shall provide an adequate stacking lane of sufficient length to accommodate the actual number of vehicles waiting at least 90% of the time the business is open so that congestion is not created by vehicles waiting for service.



## PART 6 - LOADING SPACE REQUIREMENTS

### 6.1 Required Number of Loading Spaces

- i. The owner of land on which a building or structure used for commercial, industrial, institutional or other similar use involving the movement of goods, materials or items by truck is located shall provide the required number of off-street loading spaces specified below:
- a. On a lot used for retail, retail trade and services centre or shopping centre, industrial, warehouse or other similar use involving the movement of goods, materials or items by truck, the minimum number of off-street loading spaces shall be as follows:

<i>Total Gross Floor Area of Building(s) and Structures</i>	<i>Spaces Required</i>
Less than 465m <sup>2</sup>	1
465m <sup>2</sup> to 2,325m <sup>2</sup>	2
2,325m <sup>2</sup> to 4,650m <sup>2</sup>	3
Each additional 4,650m <sup>2</sup> or fraction thereof in excess of 2,325m <sup>2</sup>	1 additional loading space

- b. On a lot used for an office building, place of public assembly, hospital, institution, personal care facility, seniors congregate housing, student housing, hotel, club or lodge, auditorium, public utility, school or other similar use involving the movement of goods, materials or items by truck, the minimum number of off-street loading spaces shall be as follows:

<i>Total Gross Floor Area of Buildings(s)</i>	<i>Spaces Required</i>
Less than 2,800m <sup>2</sup>	1
2,800m <sup>2</sup> to 5,600m <sup>2</sup>	2
Each additional 5,600m <sup>2</sup> or fraction thereof in excess of 2,800m <sup>2</sup>	1 additional loading space

### 6.2 Location and Screening

An owner of land shall ensure that:

- i. a required off-street loading space shall not encroach onto any street or onto any off-street parking space, parking area, driveway aisle, pedestrian pathway, or landscape buffer;

- ii. access and egress for a loading space shall not interfere with adjacent street traffic;
- iii. loading bays and docks shall be located away from areas of pedestrian movement and screened from view from driveway entrances, parking areas, adjacent properties, and adjacent streets; and,
- iv. unobstructed access and egress from a street must be provided for each required off-street loading space.

### 6.3 Dimensions and Design of Loading Spaces

An owner of land shall ensure that:

- i. each off-street loading space shall be of adequate size and accessibility to accommodate the vehicles expected to load and unload, but in no case shall a loading space be less than 10m in length, 3m in width and have an over-height clearance of less than 4.2m; and
- ii. all off-street loading spaces must be clearly be marked with signage as loading areas.

## PART 7 - REQUIRED NUMBER OF OFF-STREET STREET PARKING SPACES

### 7.1 Multiple Family Dwelling Parking Table

This subsection includes the minimum number of off-street parking spaces required for a multiple family dwelling use. The required parking rate per unit for a multiple family dwelling varies based on the number of bedrooms and the location of the property within Areas 1 to 5 as shown on Schedule 'A'.

**Table 3 - Multiple Family Dwelling Parking Requirements**

# of Bedrooms	Parking Requirement (m)				
	Area 1	Area 2	Area 3	Area 4	Area 5
3+	2.00	1.84	1.68	1.52	1.20
2	1.80	1.62	1.44	1.26	0.90
1	1.45	1.26	1.07	0.88	0.50
Studio/ Micro	1.20	1.05	0.90	0.75	0.45

### 7.2 All other uses Parking Table

This Subsection identifies the minimum number of off-street parking spaces required for all other uses, exclusive of reductions identified within Subsection 7.3.

**Table 4 - All Other Uses Parking Requirement**

Use	Parking Requirement
<b>RESIDENTIAL</b>	
Accessory Dwelling Unit	1 space
Duplex or Two Detached Dwelling	4 spaces
Mobile Home/ Park Model Trailer	1.5 spaces per unit
Multiple Family Dwelling	As required within Subsection 7.1 (Table 3)
Personal Care Facility	0.2 spaces per sleeping unit
Recreational Vehicle (RV) Park	2 spaces per RV park space
Rooming House	0.5 spaces per sleeping unit
Row House	2 spaces per dwelling unit
Secondary Suite	1 space
Seniors Congregate Housing	0.3 spaces per dwelling or sleeping unit
Single Residential Dwelling	2 spaces
Student Housing	The required parking rate for student housing varies based on location as shown on Schedule B. Area 1- 0.2 spaces per bed Area 2- 0.4 spaces per bed Lands outside of Area 1 and 2- 0.65 spaces per bed
Supportive Housing	0.2 spaces per bed
<b>INSTITUTIONAL</b>	
Commercial, trade, technical, vocational schools and colleges	1 space per 20m <sup>2</sup> of gross floor area
Daycare Facility (commercial)	2 spaces plus 1 space for every 30m <sup>2</sup> of gross floor area or portion thereof used by the daycare facility
Hospitals	1 space per 33m <sup>2</sup> of gross floor area
Laboratory, research centre or similar facility	1 space per 20m <sup>2</sup> of gross floor area
School, Elementary, Primary, or Junior High School.	2.3 spaces for each classroom, library, cafeteria, gymnasium, multi-purpose room, and special education room
School, Senior High School	3.3 spaces for each classroom, library, cafeteria, gymnasium, multi-purpose room, and special education room
<b>ASSEMBLY, CULTURAL, AND RECREATIONAL</b>	
Amusement Centre, Arcades, Billard Halls	1 space per 30m <sup>2</sup> of gross floor area
Assembly Hall, Community Centre, Gymnasium, Health Club	1 space per 15m <sup>2</sup> of gross floor area
Auction	1 space per 20m <sup>2</sup> of gross floor area
Billiard Halls	1 space per 30m <sup>2</sup> of gross floor area
Bingo Halls and Casinos	1 space for every 3 seats
Clubs or Lodges	1 space per 12m <sup>2</sup> of gross floor area or 1.5 spaces per 4 seats, whichever is greater.
Curling Rinks	8 spaces for each ice sheet or lane plus 1 space for each 3 seats for bars, lounges or viewing areas.
Funeral parlours and similar facilities	1 space for each 3 seats
Golf Course	4 spaces for each hole, plus the required number of spaces for each accessory use.
Golf Driving Range	1 space for each tee off box
Injury Management Centre	1 space per 30m <sup>2</sup> of gross floor area

Library, gallery, museum, court of law, nature sanctuary or similar place of public assembly	1 space per 40m <sup>2</sup> of gross floor area
Mini Golf Course	1 space for each hole
Religious Institution	1 space for each 4 seats in an area used for religious worship or 1 space for each 10m <sup>2</sup> of gross floor area used for assembly, whichever is greater.
Stadium, arena, rink, swimming pool or similar use	1 space for every 5 seats and 1 space per 10m <sup>2</sup> of playing surface and/or water surface area.
Theatre and Cinema	1 space for every 10 seats
<b>MARINE</b> <i>(parking to be located on upland property)</i>	
Aquariums, marine museums	1 space for each 40m <sup>2</sup> of gross floor area
Boat sales, service and repair	1 space per 70m <sup>2</sup> of sales floor area or 5 spaces, whichever is lesser.
Float Home	1 space per float home
Marinas, commercial mooring facilities, power boat rentals and similar uses	1 space per 3 berths
Canoe/Kayak/Paddle Board Rentals and other marine uses which are not otherwise classified in this section	1 space for each 40m <sup>2</sup> of gross floor area
Passenger Ferry Terminal, water taxi, seaplane terminal	1 space per 10m <sup>2</sup> of waiting area or lobby.
Yacht Clubs	1 space per 3 berths plus 1 space for each 15 m <sup>2</sup> of gross floor area in the clubhouse
<b>AGRICULTURE</b>	
Accessory retail of agriculture products (commercial produce stands)	4 spaces
Boarding Kennels/ Animal Shelter	1 space per 9 dog enclosures (runs, cages, pens) or one space per 80m <sup>2</sup> of gross floor area where no runs, pens or cages are provided.
Urban Food Garden Roadside Stand	No parking required
<b>INDUSTRIAL</b>	
Auto Salvage and Wrecking Yard	1 space per 100m <sup>2</sup> of gross floor area
Custom workshop	1 space per 100m <sup>2</sup> of gross floor area
Manufacturing and industrial uses, including food and beverage processing	1 space per 100m <sup>2</sup> of gross floor area
Machinery and equipment sales and service	1 space per 100m <sup>2</sup> of gross floor area
Production Studio	1 space per 100m <sup>2</sup> of gross floor area
Service Industry, Repair (excluding appliance and automotive) and similar uses	1 space per 100m <sup>2</sup> of gross floor area
Sign Shop	1 space per 40m <sup>2</sup> of gross floor area
Trucks, trailers and heavy equipment sales, service and rentals	1 space per 100m <sup>2</sup> of sales floor area plus 1 space per service bay plus 5 spaces
Warehousing, storage, mini-storage, wholesale and similar uses	1 space per 200m <sup>2</sup> of gross floor area

<b>COMMERCIAL</b>	
Administration Building for Strata Corporation	1 space per 22m <sup>2</sup> of net floor area
Animal grooming, animal training, pet daycare and veterinary clinic	1 space per 20m <sup>2</sup> of gross floor area
Appliance Repair Shop	1 per 20m <sup>2</sup> of gross floor area
Automotive sales, service, rentals and repair shops and autobody shops	1 per 10m <sup>2</sup> of sales floor area plus 1 space per service bay
Auto Part Sales	1 per 25m <sup>2</sup> of gross floor area
Bed and Breakfast	1 space per sleeping unit used as a bed and breakfast
Campground	1 space per camping space
Dry cleaner	1 per 20m <sup>2</sup> of gross floor area
Fast food restaurant	1 space per 3 seats plus 15 additional spaces
Financial Institution	1 space per 20m <sup>2</sup> of net floor area
Furniture and Appliance Store	1 space per 200m <sup>2</sup> of sales floor area
Gas station or car wash	1 space per 15m <sup>2</sup> of sales floor area plus 2 spaces per service bay or car wash bay
Home Based Business	1 space per principal dwelling
Home Centre/ Garden Centre/ Nursery/ Lumber Supply	1 space per 30m <sup>2</sup> of net floor area
Hotel	1 space per sleeping unit, plus the required number of spaces for each accessory use
Laundromat	1 space per 20m <sup>2</sup> of gross floor area
Neighbourhood Pub, Lounge, Nightclub, Convention Centre	1 space per 3 seats
Medical or Dental office	1 space per 18m <sup>2</sup> of net floor area
Office	1 parking space per 22m <sup>2</sup> net floor area for the first 1,000m <sup>2</sup> of net floor area and 1 space per 25 m <sup>2</sup> of net floor area for the remainder
Restaurant	1 space per 3 seats, plus 1 space for every 2 seats of lounge area
Retail store, personal service establishments and liquor store	1 space per 25m <sup>2</sup> of gross floor area
Retail Warehouse	1 space per 20m <sup>2</sup> of net floor area
Shopping Centres, Retail Trade and Service Centres	1 space per 30m <sup>2</sup> of gross floor area
Take-out restaurant	1 space per 25 m <sup>2</sup> of gross floor area with a minimum of 3 spaces for any use with a gross floor area less than 100 m <sup>2</sup>
Transportation terminal, depot and facilities.	1 space per 10m <sup>2</sup> of waiting room or lobby area

### 7.3 Reduced Parking Conditions:

Notwithstanding Subsections 7.1 and 7.2 the minimum off-street parking requirement may be reduced as follows:

- i. **Shared Parking:** Where more than one of the uses listed in Subsections 7.1 and 7.2 are located on the same lot, parking spaces may be shared between the uses, and the cumulative total of parking spaces required for all the uses on the lot may be reduced from that required in Subsections 7.1 and 7.2 to the amount calculated using Table 5 ‘Shared Parking Reduction’:
  - a) The number of parking spaces required for the lot under this subsection is calculated by multiplying the number of parking spaces required for each land use in Subsections 7.1 and 7.2 by the percentage shown in the Table 5 - Shared Parking Reduction where the listed uses intersect.
  - b) Where three or more uses are located on the same lot, the lowest reduction rate between any two of the uses shall apply.

**Table 5 - Shared Parking Reduction**

			<b>Theatre</b>	<b>Hotel</b>
		<b>Religious institution</b>	85%	90%
	<b>Multiple Family Dwelling</b>	90%	90%	90%
<b>Office</b>	80%	65%	75%	90%
<b>Retail store</b>	90%	85%	85%	85%
<b>Commercial school</b>	85%	85%	80%	90%
<b>Retail trade and service centre</b>	90%	85%	85%	85%
<b>Restaurant / pub</b>	90%	85%	90%	90%

- c) Where the use is a “retail trade and services centre” as defined within this Bylaw, the parking rate for retail trade and service centre rate shall apply.
- d) Where multiple family dwelling parking is included within the shared parking table at least 80% of the required parking spaces must be unassigned and accessible to both commercial employees, customers and residential owners and tenants.

- e) Where multiple family parking is included within the shared parking table, the residential use must occupy 25% to 75% of the total gross floor area of all buildings on the lot.
- ii. **Downtown Specified Area:** Off-street parking is not required for the first 100 parking spaces that would otherwise be required under Subsection 7.2 for buildings or structures located within the area identified as the Downtown Specified Area (shown on Schedule 'C'), except where the use of a lot is residential wherein the regulations of this Bylaw shall apply.
- iii. **Cash-in-lieu:** In accordance with Section 525 (1) (d) of the *Local Government Act*; where a property is designated as indicated on Schedule 'D', an owner or occupier of that property in may, in lieu of providing off-street parking spaces required under this Bylaw, pay to the City, the sum of \$10,000 per required off-street parking space. The money received as Cash-in-lieu of parking will be included within a dedicated City reserve fund to be used towards local transportation improvements by the City that encourage non-automotive transportation. No more than 10% of the required parking space may be substituted as cash-in-lieu.
- iv. **Online or mobile Home Based Business:** Where a Home Based Business operates exclusively online or as a mobile business, as declared on the business licence application, the parking space(s) that would otherwise be required for a Home Based Business under Subsection 7.2 shall be not be required.

**7.4 Visitor parking:** Where a lot is developed for multiple family residential use, designated visitor parking shall be assigned and identified for this purpose at a ratio of 1 space for every 22 required parking spaces or portion thereof. The number of visitor parking spaces count towards the total number of required off-street parking spaces required.

**7.5 Accessible Parking:** Parking spaces for the use of persons with physical disabilities shall be provided according to the following cumulative ratios:

**Table 6 - Accessible Parking Requirement**

<i>No. of Required Parking Spaces</i>	<i>No. of Accessible Parking Spaces</i>
1-10	0
11-20	+1
21-100	+2
101-1000	+2 per 100 required spaces or part thereof
1001+	+1 per 100 required spaces or part thereof

- i. In addition to the requirements of Subsection 7.5, an owner of land shall ensure that one accessible parking space shall be provided for every residential dwelling unit used, designed or intended to be used by a person with a physical disability.
- ii. In addition to the requirements of Subsection 7.5, the owner shall ensure that all accessible parking is provided in accordance with Section 3.8 "Building Requirements for Persons with Disabilities" of the British Columbia Building Code.
- iii. Notwithstanding the requirements of Subsection 7.5 where the use is Seniors Congregate Housing or Personal Care Facility one accessible parking space shall be provided per 15 required parking spaces.

- iv. Notwithstanding the foregoing, the number of accessible parking spaces count towards the overall number of parking spaces required.
- v. Each accessible parking space shall be:
  - a. a minimum of 3.7m in width and a minimum of 5.6m in depth;
  - b. clearly identified as being for use only by persons with physical disabilities;
  - c. located within the convenient access of an accessible building entrance or in a central location where a parking lot serves several buildings; and,
  - d. the maximum grade of the parking space and access from the parking space to a building or structure shall not exceed 5%.
- vi. Notwithstanding Subsection 7.5 (v) (a) an accessible parking space may be a minimum 2.75m in width provided an additional 1.2m wide loading zone is included and is shared with an adjacent accessible parking space. The minimum functional width for each accessible parking space shall be 3.7m.

**7.6 Bicycle parking:** This Subsection identifies the required number of, size, location and access to bicycle parking spaces that must be provided in accordance with Table 7 - Bicycle Parking Requirements. Where a use is not listed, no bicycle parking spaces are required.

**Table 7 - Bicycle Parking Requirements**

<b>Use</b>	<b>Number of Short Term Bicycle<sup>1</sup> Parking Spaces Required</b>	<b>Number of Long Term Bicycle<sup>2</sup> Parking Spaces Required</b>
<b>Multiple Family Dwelling/ Student Housing</b>	0.1 space per dwelling	0.5 per dwelling unit
<b>Hotel</b>	1 per 20 rooms or units	1 per 30 rooms or units
<b>Hospital</b>	4 space rack at each public entrance	0.2 spaces per 100m <sup>2</sup> of gross floor area
<b>Elementary or Primary School</b>	2 per classroom, gymnasium, cafeteria, library, special education, or multipurpose room.	0.25 per classroom
<b>High School (junior or senior)</b>	3 per classroom, gymnasium, cafeteria, library, special education, or multipurpose room.	0.25 per classroom
<b>Commercial, Trade, Technical, Vocational Schools and Colleges.</b>	1 spaces per 100m <sup>2</sup> of gross floor area	0.2 spaces per 100m <sup>2</sup> of gross floor area
<b>Recreation Centre, Assembly Hall, Billiard Hall, Gymnasium, Bowling Alley</b>	6 space rack at each public entrance	None required
<b>Marina, Yacht Club</b>	1 space per 20 berths for the first 120 berths Plus 1 space per 40 berths for additional berths	None required
<b>Custom Workshop, Manufacturing and Industrial Uses</b>	None required	0.1 per 100m <sup>2</sup> of gross floor area



<b>Shopping Centre or Retail Trade or Service Centre</b>	0.2 spaces per 100m <sup>2</sup> for the first 5000m <sup>2</sup> (with a minimum of 6 spaces required) Plus 0.04 spaces for each additional 100m <sup>2</sup>	0.1 space per 100m <sup>2</sup> gross floor area for the first 5000m <sup>2</sup> plus 0.02 spaces for each additional 100m <sup>2</sup>
<b>Retail</b>	0.6 spaces per 100m <sup>2</sup> of gross floor area	0.2 spaces per 100m <sup>2</sup> of gross floor area
<b>Office</b>	0.1 spaces per 100m <sup>2</sup> of gross floor area	0.35 spaces per 100m <sup>2</sup> of gross floor area
<b>Office (medical/ dental)</b>	0.2 spaces per 100m <sup>2</sup> of gross floor area	0.25 spaces per 100m <sup>2</sup> of gross floor area
<b>Restaurant/ Neighbourhood Pub</b>	1 space per 15 seats	None Required

- i. All short term bicycle parking spaces are included within racks or bicycle lockers which provide a minimum width of 0.3m for each bicycle, are accessible with a minimum aisle width of 1.2m and are provided in a convenient well-lit location;
- ii. The location of a Short Term Bicycle Parking must not interfere with pedestrians and shall be separated from car parking;
- iii. All long term bicycle parking spaces shall have a minimum vertical clearance of 1.9m, be a minimum of 0.6m in width and shall be a minimum of 1.8m in length if bicycles are to be placed horizontally, or 1.0m in length if bicycles are to be placed vertically. Bicycles shall be accessible by a 1.2m dedicated aisle width; and,
- iv. all long term bicycle parking storage areas shall have an electrical outlet for electric bicycle charging.

## 7.7 Electric Vehicle Parking:

- i. A minimum of 10% of all required off-street parking stalls within any common parking areas for multiple family residential uses shall have shared access to a Level 2 Electric Vehicle Charge Receptacle or more efficient charger;
- ii. An additional 20% of required parking spaces for a multiple family dwelling use shall be provided with an electrical outlet box wired with a separate branch circuit capable of supplying electricity to support the installation of a Level 2 Electric Vehicle Charge Receptacle;
- iii. All required off-street parking spaces within a single residential dwelling or dedicated multiple family dwelling parking space such as a garage for an individual unit shall include an electric outlet box wired with a separate branch circuit capable of supplying electricity to support a Level 1 Electric Vehicle Charge Receptacle; and,
- iv. Five percent (5%) of all required off-street parking spaces within a retail trade and services centre or shopping centre shall have access to a Level 2 Electric Vehicle Charge Receptacle or more efficient charger.

## **PART 8 – OFFENCE AND ENFORCEMENT**

- 8.1 Violation:** Any person who violates any of the provisions of this Bylaw or who suffers or permits any act in contravention of this Bylaw or who neglects to do or refrains from doing any act or thing which is required to be done under any of the provisions of this Bylaw, commits an offence and is liable to a fine not exceeding Ten Thousand Dollars (\$10,000.00).
- 8.2** Each day that a violation continues or is permitted to exist shall constitute a separate offence.
- 8.3** Section 8.1 does not limit the power of a judge of a Provincial Court, or any other judge from imposing any other lawful remedy in relation to the offence.

PASSED FIRST AND SECOND READINGS \_\_\_\_\_.

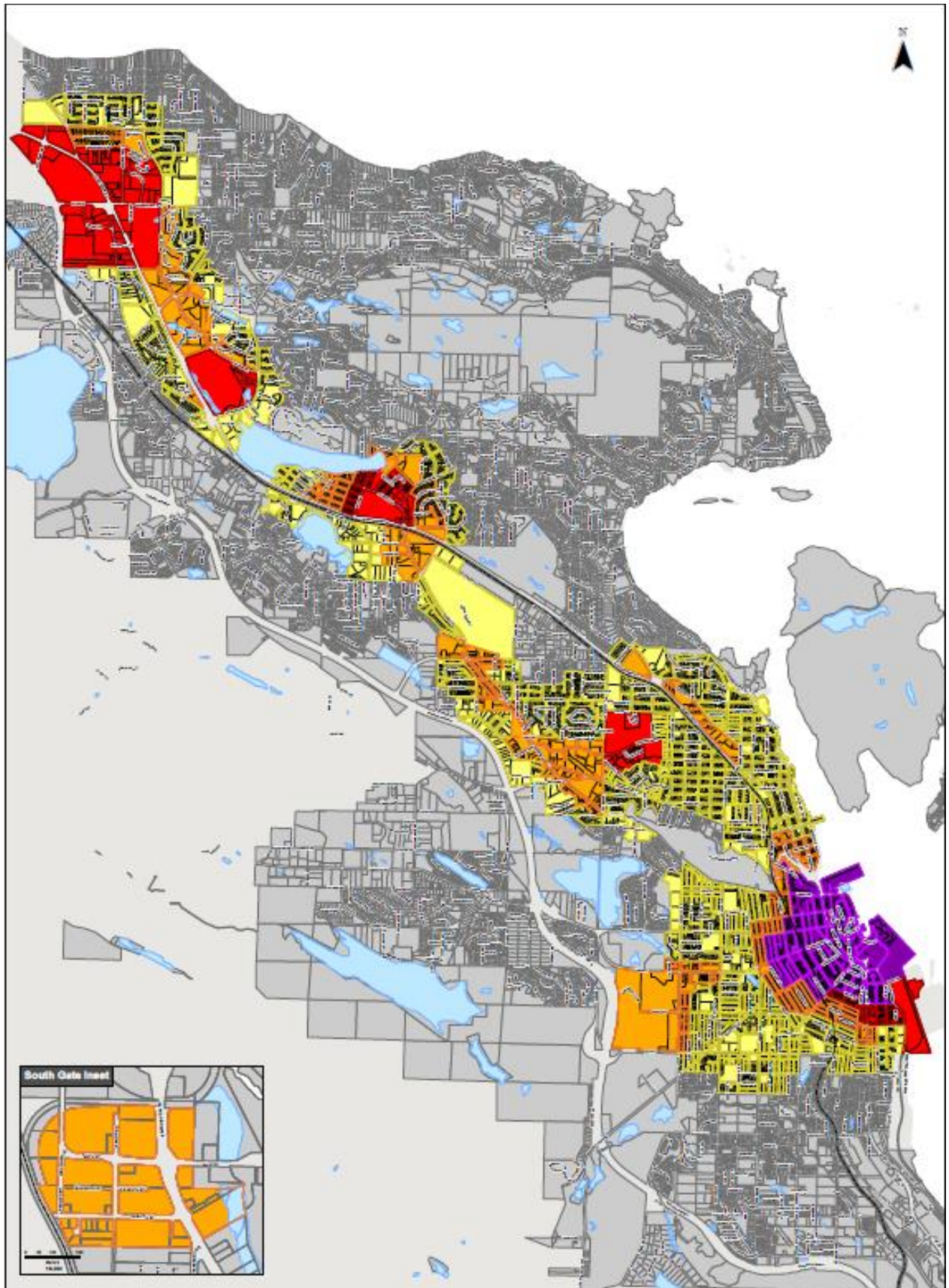
PUBLIC HEARING HELD \_\_\_\_\_.

PASSED THIRD READING \_\_\_\_\_.

ADOPTED \_\_\_\_\_.

# **SCHEDULE A**

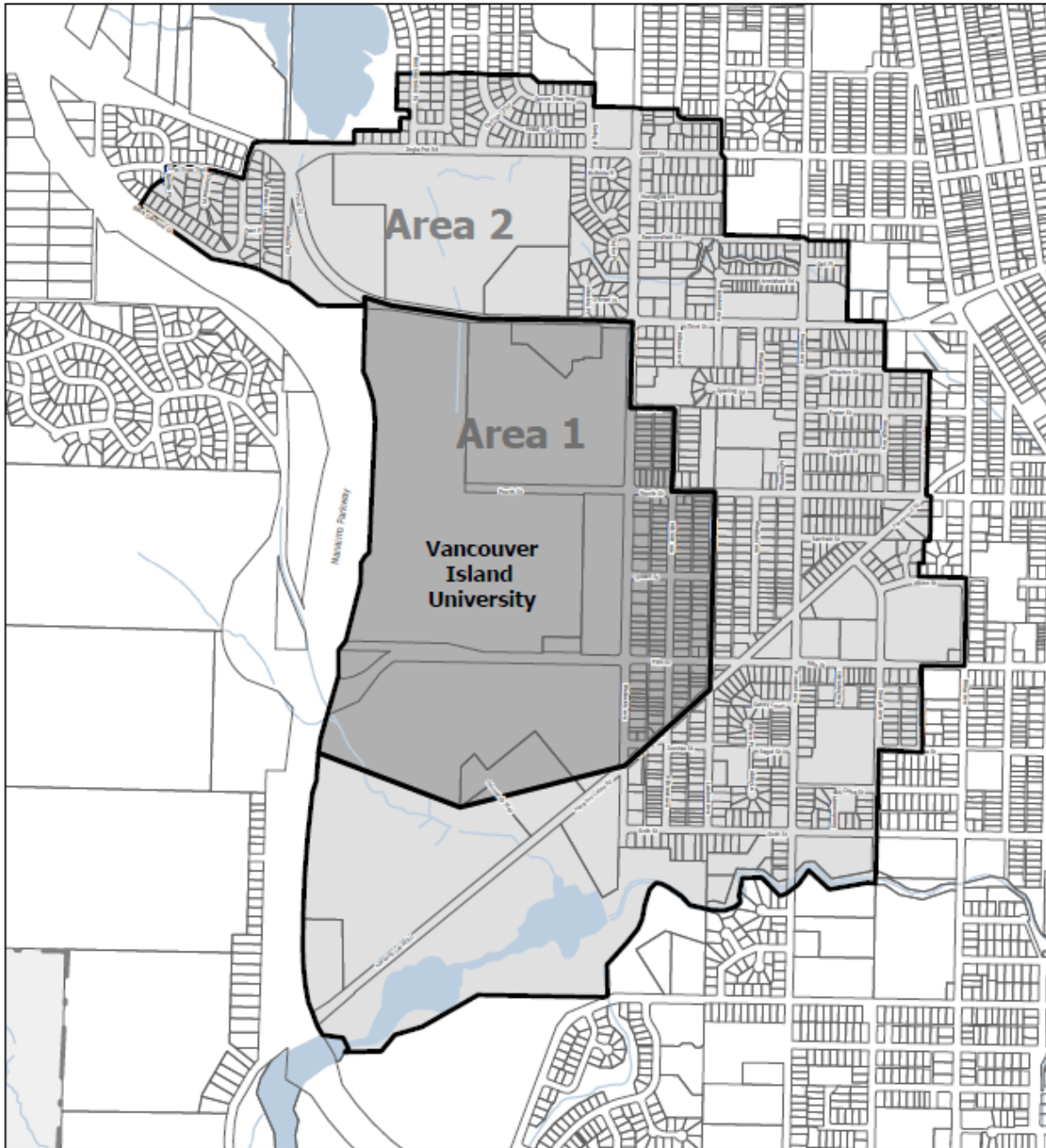
MULTIPLE FAMILY PARKING MAP





# **SCHEDULE B**

STUDENT HOUSING PARKING MAP

Schedule B



**STUDENT HOUSING PARKING AREAS**

- Area 1 
- Area 2 

# **SCHEDULE C**

Downtown Specified Area Map



Off - Street Parking Regulations Bylaw



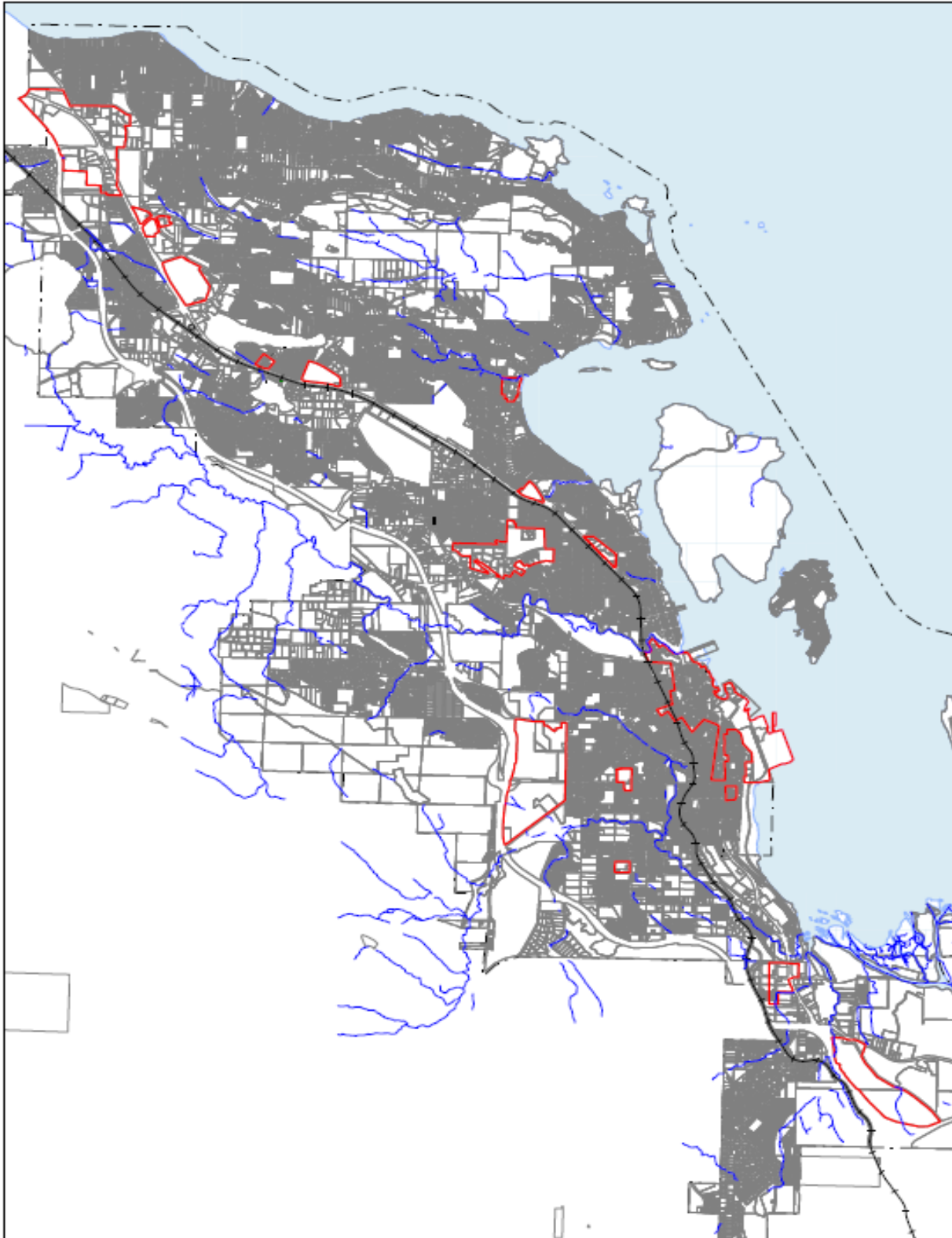
Downtown Specified Area  
**Schedule C**



# **SCHEDULE D**

Cash-in-lieu Parking Area Map

Cash - in - Lieu Parking Area



Schedule D

