

Appendix 3: Parking Regulations Study – Draft Zoning By-law Amendment (redline)

Instructions: This draft Zoning By-law Amendment was prepared for illustration purposes and only contains the regulations proposed to be amended. Draft additions to the regulations are shown in red; deleted text is shown as ~~strikeouts~~; existing regulations are in black.

Part 1: Administration, Interpretation, Enforcement and Definitions

Affordable dwelling unit means, for the purpose of calculating parking space requirements, a dwelling unit that is owned or operated by or on behalf of a public authority, or by an agency in cooperation with a public authority.

Electric vehicle ready parking means a parking space designed and constructed to allow for the future installation of electric vehicle supply equipment, which connects an electric vehicle to a source of electricity to recharge the battery, of at least Level 2.

Part 2: General Provisions

2.1.32 Port Credit West Village Neighbourhood

~~2.1.32.6~~ ~~Motor vehicle~~ parking shall be provided in accordance with Part 3 of this By-law and Table 2.1.32.6 ~~Required Number of Parking Spaces for Non-Residential Uses.~~

~~Table 2.1.32.6 Required Number of Parking Spaces for Non-Residential Uses~~

Column A		B
Line 1.0	TYPE OF USE	MINIMUM NUMBER OF STACKING LANE TANDEM PARKING SPACES REQUIRED
2.0	Retail Store, Personal Service Establishment, Repair Establishment, Financial Institution, Office, Real Estate Office, Art Gallery, Museum	3.0 spaces per 100 m ² GFA non-residential
3.0	Restaurant	7.1 spaces per 100 m ² GFA non-residential for all lands within Area 'B' identified on Schedule 2.1.32 of this By-law
4.0	Restaurant	9.0 spaces per 100 m ² GFA non-residential for all lands outside of Area 'B' identified on Schedule 2.1.32 of this By-law
5.0	Medical Office	4.85 spaces per 100 m ² GFA non-residential

Part 3: Parking, Loading and Staking Lane Regulations

3.1 PARKING, LOADING AND STACKING LANE REGULATIONS

3.1.1 Parking Regulations

3.1.1.12 Electric Vehicle Ready Parking

3.1.1.12.1 Electric vehicle ready parking spaces shall be provided in accordance with Table 3.1.1.12 – Minimum Required Number of Electric Vehicle Ready Parking Spaces

Table 3.1.1.12 – Minimum Required Number of Electric Vehicle Ready Parking Spaces

Column A	B
TYPE OF USE	MINIMUM ELECTRIC VEHICLE READY PARKING REGULATIONS
<u>Detached Dwelling, Linked Dwelling, Semi-detached, Street Townhouse, Duplex, Triplex, Street Townhouse, Back to Back and Stacked Townhouse, with an exclusive use garage</u>	<u>1.0 of the required parking spaces</u>
<u>Condominium and Rental Apartment, resident parking</u>	<u>20% of the total or 1.0 space, whichever is greater</u>
<u>Condominium and Rental Apartment, visitor parking</u>	<u>10% of the total or 1.0 space, whichever is greater</u>
<u>Back to back and Stacked Townhouse, without exclusive use garage and driveway</u>	<u>20% of the total or 1.0 space, whichever is greater</u>
<u>Non-Residential Uses identified in Table 3.1.2.2, with a parking structure with 10 or more parking spaces</u>	<u>10% of the total or 1.0 space, whichever is greater</u>

3.1.1.12.2 Where required, parking spaces provided as electric vehicle ready parking space shall be included in the total number of required parking spaces identified in this By-law.

3.1.1.12.3 Where a shared parking arrangement is used for the calculation of required visitor/non-residential parking, the required electric vehicle ready parking space requirement will be calculated on either the visitor component or non-resident component, whichever is greater.

3.1.1.12.4 Notwithstanding sentence 3.1.1.12.1, 3.1.1.12.2, and 3.1.1.12.3, electric vehicle ready parking spaces shall not be required for buildings, or portions thereof, for which a building permit has been issued on or before January 1, 202X.

3.1.1.13 Parking Precincts

The Parking Precincts are identified on the Zoning Maps which are Schedule B of Part 13 of this By-law.

3.1.2 Required Number of Parking Spaces

3.1.2.1 Required Number of Parking Spaces for Residential Uses

3.1.2.1.1 Off-street parking spaces for residential uses shall be provided in accordance with Table 3.1.2.1 – Minimum Required Number of Parking Spaces for Residential Uses.

Table 3.1.2.1 - **Minimum** Required Number of Parking Spaces for Residential Uses

(note to reviewers: only categories **in red underline** have revised parking requirements; existing parking requirement in black font will remain across all precincts)

Column A		B	<u>C</u>	<u>D</u>	<u>E</u>	<u>F</u>
Line 1.0	TYPE OF USE	MINIMUM OFF-STREET PARKING REGULATION UNIT	<u>PRECINCT 1</u>	<u>PRECINCT 2</u>	<u>PRECINCT 3</u>	<u>PRECINCT 4</u>
2.0	Condominium Apartment (0207-2008), (0174-2017), (0179-2018),	1.00 resident space per studio unit 1.25 resident spaces per one bedroom unit 1.40 resident spaces per two bedroom unit 1.75 resident spaces per three bedroom unit <u>resident spaces per unit</u> 0.20 visitor spaces per unit	<u>0.8</u> <u>0.15</u>	<u>0.9</u> <u>0.15</u>	<u>1.0</u> <u>0.20</u>	<u>1.1</u> <u>0.20</u>
3.0	Rental Apartment (0207-2008), (0174-2017), (0179-2018),	1.00 resident space per studio unit 1.18 resident spaces per one bedroom unit 1.36 resident spaces per two bedroom unit 1.50 resident spaces per three bedroom unit <u>resident spaces per unit</u> 0.20 visitor spaces per unit	<u>0.8</u> <u>0.15</u>	<u>0.8</u> <u>0.15</u>	<u>0.9</u> <u>0.15</u>	<u>1.0</u> <u>0.15</u>
4.0	Apartment (within CC1 to CC4 zones) (0207-2008), (0174-2017)	1.0 resident space per unit 0.15 visitor spaces per unit ⁽¹⁾ For the visitor component, a shared parking arrangement may be used for the calculation of required visitor/non-residential parking in accordance with the following: the greater of 0.15 visitor spaces per unit ⁽¹⁾⁽²⁾ or Parking required for all non-residential uses, located in the same building or on the same lot as the residential use, except banquet hall/conference centre/convention centre, entertainment establishment, overnight accommodation, place of religious assembly, recreational establishment and restaurant. ⁽¹⁾⁽²⁾ Parking for banquet hall/conference centre/convention centre, entertainment establishment, overnight accommodation, place of religious assembly, recreational establishment and restaurant shall not be included in the above shared parking arrangement and shall be provided in accordance with applicable regulations contained in Table 3.1.2.2 of this By-law.				
5.0	Detached Dwelling, Linked Dwelling, Semi-Detached, Street Townhouse (0297-2013), (0174-2017), (0181-2018/ LPAT Order 2019 February 15)	2.0 spaces per unit	2.0	2.0	2.0	2.0

Column A		B	<u>C</u>	<u>D</u>	<u>E</u>	<u>F</u>
Line 1.0	TYPE OF USE	MINIMUM OFF-STREET PARKING REGULATION UNIT	<u>PRECINCT 1</u>	<u>PRECINCT 2</u>	<u>PRECINCT 3</u>	<u>PRECINCT 4</u>
6.0	Condominium Detached Dwelling , Condominium Semi-Detached , Condominium Townhouse , Detached Dwelling on a CEC - Road , Semi-Detached on a CEC - Road , Townhouse on a CEC - Road (0174-2017), (0181-2018/LPAT Order 2019 February 15)	2.0 resident spaces per unit 0.25 visitor spaces per unit	2.0 0.25	2.0 0.25	2.0 0.25	2.0 0.25
7.0	Duplex, Triplex (0174-2017)	1.25 spaces per unit	1.25	1.25	1.25	1.25
8.0	Dwelling units located above a commercial development with a maximum height of three storeys (0XXX-2022)	1.25 spaces per unit	<u>1.0</u>	<u>1.0</u>	<u>1.0</u>	<u>1.0</u>
9.0	Group Home	2.0 spaces	2.0	2.0	2.0	2.0
<u>10.1</u>	Condominium Back to Back and Stacked Townhouse <u>Without exclusive use garage and driveway</u> (0179-2018), (0181-2018/LPAT Order 2019 February 15) (0XXX-2022)	Without exclusive use garage and driveway: 1.10 resident spaces per studio/one-bedroom unit 1.5 resident spaces per two-bedroom unit 1.75 resident spaces per three-bedroom unit 2.0 resident spaces per four-bedroom unit resident spaces per unit 0.25 visitor spaces per unit	<u>1.0</u> <u>0.15</u>	<u>1.1</u> <u>0.25</u>	<u>1.3</u> <u>0.25</u>	<u>1.5</u> <u>0.25</u>
10.2	Back to Back and Stacked Townhouse <u>With exclusive use garage and driveway</u>	With exclusive use garage and driveway: 2.0 resident spaces per unit 0.25 visitor spaces per unit	2.0 0.25	2.0 0.25	2.0 0.25	2.0 0.25
11.0	Rental Back to Back and Stacked Townhouse, Rental Townhouse (0179-2018), (0181-2018/LPAT Order 2019 February 15)	Without exclusive use garage and driveway: 1.10 resident spaces per studio/one-bedroom unit 1.25 resident spaces per two-bedroom unit 1.41 resident spaces per three-bedroom unit 1.95 resident spaces per four-bedroom unit 0.25 visitor spaces per unit With exclusive use garage and driveway: 2.0 resident spaces per unit 0.25 visitor spaces per unit				
12.0	Long-Term Care Building (0174-2017)	0.33 spaces per bed	0.33	0.33	0.33	0.33
13.0	Deleted by (0111-2019)					

Column A		B	<u>C</u>	<u>D</u>	<u>E</u>	<u>F</u>
Line 1.0	TYPE OF USE	MINIMUM OFF-STREET PARKING REGULATION UNIT	PRECINCT <u>1</u>	PRECINCT <u>2</u>	PRECINCT <u>3</u>	PRECINCT <u>4</u>
14.0	Retirement Building (0174-2017)	0.50 spaces per unit	0.50	0.50	0.50	0.50
15.0	All other housing forms not identified above with more than two dwelling units	2.0 resident spaces per unit 0.25 visitor spaces per unit	2.0 0.25	2.0 0.25	2.0 0.25	2.0 0.25

NOTES: (1) See Sentence 3.1.2.1.1 of this By-law.
(2) See Sentence 3.1.1.1.7 of this By-law.

3.1.2.1.2 Visitor parking spaces shall not be required for an apartment legally existing within CC1 to CC4 zones for which a building permit has been issued on or before May 29, 2009. (0207-2008), (0174-2017)

3.1.2.1.3 Shared Arrangement for Residential Visitor and Non-Residential Parking Component

For the purpose of Article 3.1.2.1, a shared parking arrangement may be used for the calculation of required residential visitor/ non-residential parking in accordance with the following:

the greater of

visitor spaces per unit in accordance with applicable regulations contained in Table 3.1.2.1 of this By-law

or

Parking required for all non-residential uses, located in the same building or on the same lot as the residential use, except banquet hall/conference centre/convention centre, entertainment establishment, overnight accommodation, place of religious assembly, recreational establishment and restaurant over 220 m2 GFA - non-residential.

Parking for banquet hall/conference centre/convention centre, entertainment establishment, overnight accommodation, place of religious assembly, recreational establishment and restaurant over 220 m2 GFA - non-residential shall not be included in the above shared parking arrangement and shall be provided in accordance with applicable regulations contained in Table 3.1.2.2 of this By-law.

3.1.2.1.4 Parking Rate for Affordable Dwelling Units

Parking spaces required for residential uses in accordance with Table 3.1.2.1 for dwelling units that are affordable dwelling units, shall be calculated using the following rates:

- (1) Precinct 1: 50% of the required number of parking spaces for the corresponding residential uses as otherwise identified in this By-law
- (2) Precincts 2, 3 and 4: 70% of the required number of parking spaces for the corresponding residential use as otherwise identified in this By-law

3.1.2.2 Required Number of Parking Spaces for Non-Residential Uses

Off-street parking spaces for non-residential uses shall be provided in accordance with Table 3.1.2.2. – Minimum Required Number of Parking Spaces for Non-Residential Uses.

Table 3.1.2.2 - Minimum Required Number of Parking Spaces for Non-Residential Uses

(note to reviewers: only categories in red underline have revised parking requirements; existing parking requirement in black font will remain across all precincts)

Column		B	<u>C</u>	<u>D</u>	<u>E</u>	<u>F</u>
Line 1.0	TYPE OF USE	MINIMUM OFF-STREET PARKING REGULATION UNIT	<u>PRECINCT 1</u>	<u>PRECINCT 2</u>	<u>PRECINCT 3</u>	<u>PRECINCT 4</u>
2.0	Active Recreational Use	4.5-spaces per 100 m ² GFA - non-residential, except for an arena or a marina	4.5	4.5	4.5	4.5
3.0	Adult Entertainment Establishment	16.3-spaces per 100 m ² GFA - non-residential	16.3	16.3	16.3	16.3
4.0	Animal Services:					
4.1	Animal Boarding Establishment	3.6 spaces per 100 m ² GFA - non-residential	<u>3</u>	<u>3</u>	3.6	3.6
4.2	Animal Care Establishment	5.4 spaces per 100 m ² GFA - non-residential	<u>3</u>	<u>3</u>	<u>4</u>	<u>5</u>
4.3	Animal Care Establishment (in a C4 zone)	4.0 spaces per 100 m² GFA - non-residential				
5.0	Arena	1.0-space per 4 seats of permanent fixed seating ⁽¹⁾	1.0	1.0	1.0	1.0
6.0	Art Gallery, Museum	3.6 spaces per 100 m ² GFA - non-residential	<u>3</u>	<u>3</u>	3.6	3.6
7.0	Banquet Hall/Conference Centre/ Convention Centre	10.8-spaces per 100 m ² GFA - non-residential	10.8	10.8	10.8	10.8
8.0	Commercial School	5.0-spaces per 100 m ² GFA - non-residential	5.0	5.0	5.0	5.0
9.0	Community Centre	4.5-spaces per 100 m ² GFA - non-residential, except for an arena	4.5	4.5	4.5	4.5
10.0	Composting Facility	1.6-spaces per 100 m ² GFA - non-residential up to 2 325 m ² GFA - non-residential; and 1.1 spaces per 100 m ² GFA - non-residential between 2 325 m ² and 9 300 m ² GFA - non-residential; and 0.6-spaces per 100 m ² GFA - non-residential over 9 300 m ² GFA - non-residential	1.6 and 1.1 and 0.6	1.6 and 1.1 and 0.6	1.6 and 1.1 and 0.6	1.6 and 1.1 and 0.6
10A.0	Contractor Service Shop (0190-2014)	1.1-spaces per 100 m ² GFA - non-residential	1.1	1.1	1.1	1.1
10B.0	Contractor's Yard (0190-2014)	spaces per 100 m ² GFA - non-residential	0.6	0.6	0.6	0.6

Column		B	<u>C</u>	<u>D</u>	<u>E</u>	<u>F</u>
Line 1.0	TYPE OF USE	MINIMUM OFF-STREET PARKING REGULATION UNIT	PRECINCT 1	PRECINCT 2	PRECINCT 3	PRECINCT 4
11.0	Convenience Retail and Service Kiosk (0018-2015)	5.4-spaces per 100 m ² GFA - non-residential plus a stacking lane where a drive-through is provided ⁽²⁾	<u>3</u>	<u>3</u>	<u>4</u>	<u>5</u>
12.0	Day Care	2.5 spaces per 100m ² GFA - non-residential	2.5	2.5	2.5	2.5
13.0	Education and Training Facility	5.0 spaces per 100 m ² GFA - non-residential	5.0	5.0	5.0	5.0
14.0	Entertainment Establishment	4.0 space per 5 seats of permanent fixed seating ⁽¹⁾ or 40.0 spaces per 100 m ² GFA - non-residential, whichever is greater	1.0 or 10.0	1.0 or 10.0	1.0 or 10.0	1.0 or 10.0
15.0	Essential Emergency Service	4.0-space per staff on duty with a minimum of 2.0 spaces	1.0	1.0	1.0	1.0
16.0	Financial Institution (0018-2015)	5.5 spaces per 100 m ² GFA - non-residential plus a stacking lane where a drive-through is provided ⁽²⁾	<u>3</u>	<u>3</u>	<u>4</u>	<u>5</u>
16A.0	Food Bank (0325-2008)	3.0 spaces per 100 m ² GFA - non-residential	3.0	3.0	3.0	3.0
17.0	Funeral Establishment	7.5 spaces per 100 m ² GFA - non-residential for the area accessible to the public	7.5	7.5	7.5	7.5
18.0	Garden Centre	3.2 spaces per 100 m ² GFA - non-residential used for retail sales and display of products and/or office ; and spaces per 100 m ² GFA - non-residential used for warehousing and/or wholesaling	<u>2.0</u> and 1.1	<u>2.5</u> and 1.1	<u>2.8</u> and 1.1	<u>3.0</u> and 1.1
19.0	Golf Course	40.0 spaces per hole	10.0	10.0	10.0	10.0
20.0	<i>deleted by 0212-2015</i>					
21.0	Hospital	2.5 spaces per 100 m ² GFA - non-residential	2.5	2.5	2.5	2.5
22.0	Library	3.2 spaces per 100 m ² GFA - non-residential	3.2	3.2	3.2	3.2
23.0	Manufacturing Facility (Single-Occupancy Building) ⁽⁶⁾ (0308-2011)	4.6 spaces per 100 m ² GFA - non-residential up to 2 325 m ² GFA - non-residential; and 4.4 spaces per 100 m ² GFA - non-residential between 2 325 m ² and 9 300 m ² GFA - non-residential; and 0.6-spaces per 100 m ² GFA - non-residential over 9 300 m ² GFA - non-residential	1.6 and 1.1 and 0.6	1.6 and 1.1 and 0.6	1.6 and 1.1 and 0.6	1.6 and 1.1 and 0.6

Column		B	<u>C</u>	<u>D</u>	<u>E</u>	<u>F</u>
Line 1.0	TYPE OF USE	MINIMUM OFF-STREET PARKING REGULATION UNIT	PRECINCT 1	PRECINCT 2	PRECINCT 3	PRECINCT 4
24.0	Manufacturing Facility (Multiple-Occupancy Mixed Use Building) ⁽⁴⁾	<p>4-6 spaces per 100 m² GFA - non-residential Parking for restaurant, convenience restaurant, banquet hall/conference centre/convention centre, night club, and adult entertainment establishment will be provided in accordance with the applicable regulations contained in Table 3.1.2.2 of this By-law.</p> <p>Parking for individual manufacturing occupancies which exceed a GFA - non-residential of 2 325 m² shall be calculated in accordance with the provisions applicable to manufacturing facility (Single-Occupancy Building).</p> <p>Parking for individual warehouse/distribution occupancies, and wholesaling occupancies which exceed a GFA - non-residential of 6 975 m² shall be calculated in accordance with the regulations applicable to warehouse/distribution facilities, wholesaling facilities (Single-Occupancy Building).</p>	1.6	1.6	1.6	1.6
25.0	Marina	0-6 spaces per slip or berth	0.6	0.6	0.6	0.6
25A.0	Medicinal Product Manufacturing Facility (0055-2015)	<p>4-6 spaces per 100 m² GFA - non-residential up to 2 325 m² GFA - non-residential;</p> <p>and</p> <p>4-4 spaces per 100 m² GFA - non-residential between 2 325 m² and 9 300 m² GFA - non-residential;</p> <p>and</p> <p>0-6 spaces per 100 m² GFA - non-residential over 9 300 m² GFA - non-residential</p>	<p>1.6</p> <p>and</p> <p>1.1 and</p> <p>0.6</p>	<p>1.6</p> <p>and</p> <p>1.1 and</p> <p>0.6</p>	<p>1.6</p> <p>and</p> <p>1.1 and</p> <p>0.6</p>	<p>1.6</p> <p>and</p> <p>1.1 and</p> <p>0.6</p>

Column		B	<u>C</u>	<u>D</u>	<u>E</u>	<u>F</u>
Line 1.0	TYPE OF USE	MINIMUM OFF-STREET PARKING REGULATION UNIT	PRECINCT 1	PRECINCT 2	PRECINCT 3	PRECINCT 4
25B.0	Medicinal Product Manufacturing Facility - Restricted (0055-2015)	4.6 spaces per 100 m ² GFA - non-residential up to 2 325 m ² GFA - non-residential ; and 4.4 spaces per 100 m ² GFA - non-residential between 2 325 m ² and 9 300 m ² GFA - non-residential ; and 0.6 spaces per 100 m ² GFA - non-residential over 9 300 m ² GFA - non-residential	1.6 and 1.1 and 0.6	1.6 and 1.1 and 0.6	1.6 and 1.1 and 0.6	1.6 and 1.1 and 0.6
26.0	Motor Vehicle Body Repair Facility, Motor Vehicle Repair Facility - Commercial Motor Vehicle, Motor Vehicle Repair Facility - Restricted (0379-2009)	4.3 spaces per 100 m ² GFA - non-residential , of which 50% of the required spaces may be tandem parking spaces	4.3	4.3	4.3	4.3
27.0	Motor Vehicle Sales, Leasing and/or Rental Facility - Commercial Motor Vehicles; Motor Vehicle Sales, Leasing and/or Rental Facility - Restricted	4.3 spaces per 100 m ² GFA - non-residential (exclusive of display and storage parking)	4.3	4.3	4.3	4.3
28.0	Motor Vehicle Service Station	5.4 spaces per 100 m ² GFA - non-residential	<u>3</u>	<u>3</u>	<u>4</u>	<u>5</u>
29.0	Motor Vehicle Wash Facility - Commercial Motor Vehicle, Motor Vehicle Wash Facility - Restricted (0379-2009)	4.0 spaces per wash bay, of which 2.0 spaces can be located at vacuum stations, plus a stacking lane ⁽²⁾	4.0	4.0	4.0	4.0
30.1	Night Club	25.2 spaces per 100 m ² GFA - non-residential	25.2	25.2	25.2	25.2
30.2	Night Club (in CC1, CC2, CCO zones)	9.0 spaces per 100 m ² GFA - non-residential	9.0			
31.0	Office:					

Column		B	<u>C</u>	<u>D</u>	<u>E</u>	<u>F</u>
Line 1.0	TYPE OF USE	MINIMUM OFF-STREET PARKING REGULATION UNIT	PRECINCT 1	PRECINCT 2	PRECINCT 3	PRECINCT 4
31.1	Office ⁽⁶⁾ (0308-2011) (0111-2019)	3.2 spaces per 100 m ² GFA - non-residential Where the non-office uses, including medical office , in an office building , are greater than 10% of the total GFA - non-residential of the office building , separate parking will be required for all of such uses in accordance with the regulations contained in Table 3.1.2.2 of this By-law	<u>2</u>	<u>2.5</u>	<u>2.8</u>	<u>3</u>
31.2	Medical Office, Medical Office - Restricted	6.5 spaces per 100 m ² GFA - non-residential	<u>3.8</u>	<u>4</u>	<u>4.5</u>	<u>5.5</u>
31.3	Medical Office - Restricted	6.5 spaces per 100 m ² GFA - non-residential				
31.4	<i>deleted by 0111-2019</i>					
32.0	Overnight Accommodation (0379-2009)	0.8 space per guest room; plus 10.0 spaces per 100 m ² GFA - non-residential used for public use areas including meeting rooms, conference rooms, recreational facilities, dining and lounge areas and other commercial facilities, but excluding bedrooms, kitchens, laundry rooms, washrooms, lobbies, hallways, elevators, stairways and recreational facilities directly related to the function of the overnight accommodation	0.8 plus 10.0	0.8 plus 10.0	0.8 plus 10.0	0.8 plus 10.0
33.0	Personal Service Establishment	spaces per 100 m ² GFA - non-residential	<u>3</u>	<u>3</u>	<u>4</u>	<u>5</u>
33.1	Personal Service Establishment <i>deleted by (0XXX-2022)</i>	5.4 spaces per 100 m ² GFA - non-residential				
33.2	Personal Service Establishment (in C4 zone)	4.0 spaces per 100 m ² GFA - non-residential				
33.3	Personal Service Establishment (in CC2 to CC4 zones) (0207-2008)	4.3 spaces per 100 m ² GFA - non-residential				

Column		B	<u>C</u>	<u>D</u>	<u>E</u>	<u>F</u>
Line 1.0	TYPE OF USE	MINIMUM OFF-STREET PARKING REGULATION UNIT	<u>PRECINCT 1</u>	<u>PRECINCT 2</u>	<u>PRECINCT 3</u>	<u>PRECINCT 4</u>
34.0	Pilot Plant, Prototype Production Facility (0325-2008)	4.6 spaces per 100 m ² GFA - non-residential up to 2 325 m ² GFA - non-residential ; and 4.4 spaces per 100 m ² GFA - non-residential between 2 325 m ² and 9 300 m ² GFA - non-residential ; and 0.6 spaces per 100 m ² GFA - non-residential over 9 300 m ² GFA - non-residential	1.6 and 1.1 and 0.6	1.6 and 1.1 and 0.6	1.6 and 1.1 and 0.6	1.6 and 1.1 and 0.6
35.0	Place of Religious Assembly	4.0 space per 4.5 seats for permanent fixed seating ⁽¹⁾ ; plus 27.4 spaces for any non-fixed moveable seating per 100 m ² GFA - non-residential , all in the worship area or 27.4 spaces for all non-fixed moveable seating per 100 m ² GFA - non-residential , in the worship area or 10.0 spaces per 100 m ² GFA - non-residential , whichever is greater Where the worship area of a place of religious assembly includes permanent fixed seating or non-fixed moveable seating for clergy, leaders, choirs, or musicians, such seating or area shall be included in the calculation of seating for the purpose of calculating required parking. Where a community/multi use hall is equal to or less than the gross floor area of the worship area , no additional parking shall be required for that use .	1.0 plus 27.1 or 27.1 or 10.0	1.0 plus 27.1 or 27.1 or 10.0	1.0 plus 27.1 or 27.1 or 10.0	1.0 plus 27.1 or 27.1 or 10.0
36.0	Power Generating Facility	4.0 space per staff on duty with a minimum of 2.0 spaces	1.0	1.0	1.0	1.0
37.0	Private Club	4.5 spaces per 100 m ² GFA - non-residential	4.5	4.5	4.5	4.5
38.0	Recreational Establishment	4.5 spaces per 100 m ² GFA - non-residential , except for an arena	4.5	4.5	4.5	4.5
39.0	Repair Establishment:	spaces per 100 m ² GFA - non-residential	<u>3</u>	<u>3</u>	<u>4</u>	<u>5</u>
39.1	Repair Establishment	5.4 spaces per 100 m ² GFA - non-residential				
39.2	Repair Establishment (in a C4 zone)	4.0 spaces per 100 m ² GFA - non-residential				
40.0	Retail Centre:					

Column		B	<u>C</u>	<u>D</u>	<u>E</u>	<u>F</u>
Line 1.0	TYPE OF USE	MINIMUM OFF-STREET PARKING REGULATION UNIT	<u>PRECINCT 1</u>	<u>PRECINCT 2</u>	<u>PRECINCT 3</u>	<u>PRECINCT 4</u>
40.1	Retail Centre (Less than or equal to 2 000 m ² GFA - non-residential) (0325-2008), (0379-2009)	4.3 spaces per 100 m ² GFA - non-residential Parking for restaurant <u>and</u> convenience restaurant <u>over 220 m² GFA - non-residential</u> , place of religious assembly, funeral establishment, overnight accommodation, banquet hall/conference centre/convention centre and entertainment establishment uses will be provided in accordance with the applicable regulations contained in Table 3.1.2.2 of this By-law	<u>3</u>	<u>3</u>	<u>3.5</u>	<u>4.3</u>
40.2	Retail Centre (Greater than 2 000 m ² GFA - non-residential) (0379-2009)	5.4 spaces per 100 m ² GFA - non-residential	<u>3.8</u>	<u>3.8</u>	<u>4.5</u>	<u>5.4</u>
40.3	CC1 – Retail Core Commercial (lands bounded by City Centre Drive, Duke of York Boulevard and Rathburn Road West)	4.57 spaces per 100 m² GFA - non-residential				
41.0	Retail Retail Store:	spaces per 100 m ² GFA - non-residential	<u>3</u>	<u>3</u>	<u>4</u>	<u>5</u>
41.1	Retail Store	5.4 spaces per 100 m² GFA - non-residential				
41.2	Retail Store (in a C4 zone)	4.0 spaces per 100 m² GFA - non-residential				
41.3	Retail Store (in a CC2 to CC4 zones) (0207-2008)	4.3 spaces per 100 m² GFA - non-residential				
42.0	Restaurants:					
42.1	Convenience Restaurant (0212-2015)	46.0 spaces per 100 m² GFA - non-residential <u>Up to 220 m² GFA - non-residential</u> <u>Over 220 m² GFA - non-residential</u> plus a stacking lane ⁽²⁾	<u>3</u> <u>6</u>	<u>3</u> <u>6</u>	<u>4</u> <u>9</u>	<u>5</u> <u>9</u>
42.2	Restaurant (0212-2015)	46.0 spaces per 100 m² GFA - non-residential <u>Up to 220 m² GFA - non-residential</u> <u>Over 220 m² GFA - non-residential</u>	<u>3</u> <u>6</u>	<u>3</u> <u>6</u>	<u>4</u> <u>9</u>	<u>5</u> <u>9</u>
42.3	Take-out Restaurant (0212-2015)	6.0 spaces per 100 m ² GFA - non-residential	<u>3</u>	<u>3</u>	<u>4</u>	<u>5</u>

Column		B	<u>C</u>	<u>D</u>	<u>E</u>	<u>F</u>
Line 1.0	TYPE OF USE	MINIMUM OFF-STREET PARKING REGULATION UNIT	<u>PRECINCT 1</u>	<u>PRECINCT 2</u>	<u>PRECINCT 3</u>	<u>PRECINCT 4</u>
42.4	Restaurant (in a C4 zone) (0308-2011), (0212-2015)	9.0 spaces per 100 m² GFA - non-residential				
43.0	Schools:					
43.1	College, University	1.1 spaces per 100 m ² GFA - non-residential used for academic purposes; plus 0.15 spaces per resident student and/or staff	1.1 plus 0.15	1.1 plus 0.15	1.1 plus 0.15	1.1 plus 0.15
43.2	Public/Private School (up to and including Grade 8)	1.0 space per 100 m ² GFA - non-residential (excluding portables) plus 1.0 spaces per portable classroom ⁽³⁾	1.0 plus 1.0	1.0 plus 1.0	1.0 plus 1.0	1.0 plus 1.0
43.3	Public/Private School (Grade 9 and above)	1.5 spaces per 100 m ² GFA - non-residential (excluding portables) plus 1.0 spaces per portable classroom ⁽³⁾	1.5 plus 1.0	1.5 plus 1.0	1.5 plus 1.0	1.5 plus 1.0
43A.0	Science and Technology Facility (0325-2008)	3.2 spaces per 100 m ² GFA - non residential	<u>2</u>	<u>2.5</u>	<u>2.8</u>	<u>3</u>
43B.0	Self Storage Facility (0308-2011)	0.6 spaces per 100 m ² GFA - non-residential (exclusive of storage parking)	<u>0.25</u>	<u>0.25</u>	<u>0.25</u>	<u>0.25</u>
44.0	Transit Terminal	1.0 space per staff on duty with a minimum of 2.0 spaces	1.0	1.0	1.0	1.0
45.0	Truck Terminal	3.2 spaces per 100 m ² GFA - non-residential used for office purposes, and/or 1.1 spaces per 100 m ² GFA - non-residential used for warehouse/distribution facility	<u>2</u> and/or 1.1	<u>2.5</u> and/or 1.1	<u>2.8</u> and/or 1.1	<u>3</u> and/or 1.1
46.0	Utility:					
46.1	Utility Building	1.0 space per staff on duty with a minimum of 2.0 spaces	1.0	1.0	1.0	1.0
46.2	Water Treatment Facility	1.0 space per staff on duty with a minimum of 2.0 spaces	1.0	1.0	1.0	1.0
46.3	Sewage Treatment Plant	1.0 space per staff on duty with a minimum of 2.0 spaces	1.0	1.0	1.0	1.0

Column		B	<u>C</u>	<u>D</u>	<u>E</u>	<u>F</u>
Line 1.0	TYPE OF USE	MINIMUM OFF-STREET PARKING REGULATION UNIT	PRECINCT 1	PRECINCT 2	PRECINCT 3	PRECINCT 4
46.4	Electric Transformer and Distribution Facility	4.0 space per staff on duty with a minimum of 2.0 spaces	1.0	1.0	1.0	1.0
46A.0	Vehicle Pound Facility (0358-2007)	3.2 spaces per 100 m ² GFA - non-residential used for office, with a minimum of 4 spaces	<u>2</u>	<u>2.5</u>	<u>2.8</u>	<u>3</u>
47.0	Veterinary Clinic	3.6 spaces per 100 m ² GFA - non-residential	<u>3</u>	<u>3</u>	3.6	3.6
48.0	Warehouse/Distribution Facility, Wholesaling Facility (Single-Occupancy Building) ⁽⁶⁾ (0308-2011)	4.1 spaces per 100 m ² GFA - non-residential up to 6 975 m ² GFA - non-residential ; and 0.6 spaces per 100 m ² GFA - non-residential over 6 975 m ² GFA - non-residential	1.1 and 0.6	1.1 and 0.6	1.1 and 0.6	1.1 and 0.6
49.0	Warehouse/Distribution Facility, Wholesaling Facility (Multiple-Occupancy Building) ⁽⁵⁾	4.1 spaces per 100 m ² GFA - non-residential Parking for individual warehouse/distribution occupancies and wholesaling occupancies which exceed a GFA - non-residential of 6 975 m ² shall be calculated in accordance with the regulations applicable to warehouse/distribution facilities, wholesaling facilities (Single-Occupancy Building).	1.1	1.1	1.1	1.1
50.0	Waste Processing Station	4.6 spaces per 100 m ² GFA - non-residential up to 2 325 m ² GFA - non-residential ; and 4.1 spaces per 100 m ² GFA - non-residential between 2 325 m ² and 9 300 m ² GFA - non-residential ; and 0.6 spaces per 100 m ² GFA - non-residential over 9 300 m ² GFA - non-residential	1.6 and 1.1 and 0.6	1.6 and 1.1 and 0.6	1.6 and 1.1 and 0.6	1.6 and 1.1 and 0.6
51.0	Waste Transfer Station	4.1 spaces per 100 m ² GFA - non-residential up to 6 975 m ² GFA - non-residential ; and 0.6 spaces per 100 m ² GFA - non-residential over 6 975 m ² GFA - non-residential	1.1 and 0.6	1.1 and 0.6	1.1 and 0.6	1.1 and 0.6
52.0	Other Non-Residential Uses Not Specified Above	5.4 spaces per 100 m ² GFA - non-residential	5.4	5.4	5.4	5.4

NOTES: (1) See Sentence 3.1.2.2.1 of this By-law. (0018-2021)
(2) See also Subsection 3.1.5 of this By-law.
(3) See also Article 3.1.1.11 of this By-law.

- (4) See Sentence 3.1.2.2.2 of this By-law. (0018-2021)
- (5) See Sentence 3.1.2.2.3 of this By-law. (0018-2021)
- (6) See Sentence 3.1.2.2.4 of this By-law. (0018-2021)

- 3.1.2.2.1 Where permanent fixed seating in an arena, **entertainment establishment** or **place of religious assembly** is an open-style bench, each 0.5 m of bench is equal to one seat for the purpose of calculating required parking.
- 3.1.2.2.2 For the purpose of Article 3.1.2.2, a **manufacturing facility** (multiple-occupancy mixed use **building**) is a **building(s)**, occupied by more than one occupant located on one **lot**, primarily used for **manufacturing, warehouse/distribution** and/or **wholesaling facilities**, but may contain other non-manufacturing, non-warehouse/distribution and/or non-wholesaling facilities. Where the non-manufacturing, non-warehouse/distribution and/or non-wholesaling facilities exceed 50% of the total **gross floor area - non-residential** of the site, separate parking will be required for all **uses** in accordance with the regulations contained in Table 3.1.2.2 of this By-law. (0325-2008), (0379-2009), (0190-2014)
- 3.1.2.2.3 For the purpose of Article 3.1.2.2, a **warehouse/distribution facility, wholesaling facility** (multiple-Occupancy **building**) is a **building(s)** occupied by more than one occupant located on one **lot**, where the primary function of all occupants is warehousing, distribution or wholesaling. (0379-2009)
- 3.1.2.2.4 For the purpose of Article 3.1.2.2, where a single occupant **office building** includes a **manufacturing, warehouse/distribution** and/or **wholesaling facility** component and the **GFA - non-residential** of the **manufacturing, warehouse/distribution** and/or **wholesaling facility** component is greater than 10% of the total **GFA - non-residential** of the **building**, parking for the **manufacturing, warehousing/distribution** and/or **wholesaling facility** component shall be calculated in accordance with the applicable **manufacturing, warehousing/distribution** and/or **wholesaling facility** (single occupancy) regulations contained in Table 3.1.2.2 of this By-law. (0308-2011)

3.1.2.3 C4 Zone Parking Requirement

For the purpose of Article 3.1.2.2, off-street **parking spaces** for non-residential uses in C4 zones shall be provided in accordance with Precinct 1 requirements in Table 3.1.2.2.

3.1.3 Accessible Parking Spaces

~~3.1.3.3 C4 Zone Exception~~

~~Accessible parking spaces shall not be required in C4 zones where the required number of on-site **parking spaces** is 15 or less.~~

3.2 Bicycle Parking Regulations

Refer to Appendix 5

Part 4: Residential Zones

4.1 General Provisions for Residential Zones

- 4.1.20.9 In addition to the required number of **parking spaces** for the dwelling, one **parking space** shall be required for a **second unit**; The required number **parking spaces** for the dwelling may be shared with one **second unit**; one **parking space** shall be required by any subsequent **second unit** or accessory **dwelling unit**.