

## 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

**Electric Vehicle** means a vehicle that uses one or more electric motors for propulsion. They can be classified as Battery Electric Vehicles (BEVs), which use only electricity, or Plug in Hybrid Electric Vehicles (PHEVs), which use fossil fuels via an internal combustion engine and electricity via a high capacity battery. Both plug-in to recharge.

**Electric vehicle ready parking** means a parking space with an energized outlet 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 Charging.

**Level 2 Charging** means a Level 2 electric vehicle charging level as defined by SAE International's J1772 standard.

**Public Authority Dwelling Unit** means a dwelling unit or that is owned and/or operated by or on behalf of a public authority or not-for profit corporation.

**Transitional Housing** means a building, structure or part thereof used for an emergency shelter or temporary accommodation that is owned and/or operated by or on behalf of a public authority or a not-for profit corporation, consisting of dwelling units or rooms designed or intended to contain accommodation for sleeping, or both, which includes the provision of support services.

### Part 3: Parking, Loading and Staking Lane Regulations

<b>3.1</b>	<b>PARKING, LOADING AND STACKING LANE REGULATIONS</b>
<b>3.1.1</b>	<b>Parking Regulations</b>
<b>3.1.1.1</b>	<b>General Parking Regulations</b>
3.1.1.1.2	Where required, parking spaces provided for persons with disabilities <u>and for electric vehicle ready parking</u> shall be included in the total number of required parking spaces.
<u>3.1.1.1.7</u>	<u>The Parking Precincts are shown as an outline on the Zoning Maps which are Schedule B of Part 13 of this By-law.</u>
<u>3.1.1.2</u>	<u>Location of Parking</u>
3.1.1.2.1	All parking, <del>and loading spaces</del> and <b>electric vehicle ready parking</b> shall be provided, maintained and be clearly identified and marked by permanent lines and markings painted on the paved surface on the same lot for which the <b>parking, and loading spaces and electric vehicle ready parking</b> are required.
<u>3.1.1.12</u>	<u>Electric Vehicle Ready Parking</u>
<u>3.1.1.12.1</u>	<u>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</u>

**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</u>	<u>1.0 of the required parking spaces with an exclusive use garage</u>
<u>Condominium and Rental Apartment, resident parking</u>	<u>20% of the total required parking spaces or 1.0 space, whichever is greater</u>
<u>Condominium and Rental Apartment, visitor parking</u>	<u>10% of the total required parking spaces 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 required parking spaces 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 required parking spaces or 1.0 space, whichever is greater</u>

3.1.1.12.2 Notwithstanding sentence 3.1.1.12.1 of this By-law, **electric vehicle ready parking spaces** shall only be required for the construction of new **buildings**, or portions thereof, for which a building permit has been issued on or before **XXX 1, 2023**.  
(the date will be set for one year after the By-law is enacted).

3.1.1.12.3 Notwithstanding Sentence 3.1.1.12.1 **electric vehicle ready parking** shall not be required for **transitional housing**.

3.1.1.12.4 Any additions to an **existing building** that adds four or more **dwelling units**, must provide **electric vehicle ready parking** for additional required **parking spaces** in accordance with Sentence 3.1.1.12.1 of this By-law.

3.1.1.12.5 Any additions to an **existing building** that adds **gross floor area - non-residential**, must provide **electric vehicle ready parking** for additional required **parking spaces** in accordance with Sentence 3.1.1.12.1 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 –Required Number of **Off-Street** Parking Spaces for Residential Uses

**Table 3.1.2.1 - Required Number of Off-Street 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 OF MEASUREMENT	<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>          0.20	<u>0.9</u>          0.20	<u>1.0</u>          0.20	<u>1.1</u>          0.20
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>          0.20	<u>0.8</u>          0.20	<u>0.9</u>          0.20	<u>1.0</u>          0.20
<u>4.0</u>	<u>Public Authority Dwelling Unit in a Rental Apartment</u>	<u>resident spaces per unit</u> <u>visitor spaces per unit</u>	<u>0.4</u>          0.20	<u>0.6</u>          0.20	<u>0.65</u>          0.20	<u>0.7</u>          0.20
<u>5.0</u> <u>4.0</u>	Apartment (within CC1 to CC4 zones) (0207-2008), (0174-2017)	1.0 resident spaces per unit 0.15 visitor spaces per unit <sup>(1)</sup>	<u>0.8</u>  0.15			

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 OF MEASUREMENT	<u>PRECINCT 1</u>	<u>PRECINCT 2</u>	<u>PRECINCT 3</u>	<u>PRECINCT 4</u>
		<p>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 <sup>(1)(2)</sup> or Parking required for all non-residential uses, located in the same building or on the same lot as the residential use, except <del>banquet hall/conference centre/convention centre, entertainment establishment, overnight accommodation, place of religious assembly, recreational establishment and restaurant.</del> <sup>(1)(2)</sup> Parking for <del>banquet hall/conference centre/convention centre, entertainment establishment, overnight accommodation, place of religious assembly, recreational establishment and restaurant</del> 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.</p>				
<del>6.0</del> 5.0	Detached Dwelling, Linked Dwelling, Semi-Detached, Street Townhouse (0297-2013), (0174-2017), (0181-2018/ LPAT Order 2019 February 15)	<del>2.0</del> spaces per unit	2.0	2.0	2.0	2.0
<del>7.0</del> 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)	<del>2.0</del> resident spaces per unit <del>0.25</del> visitor spaces per unit	2.0 0.25	2.0 0.25	2.0 0.25	2.0 0.25
<del>8.0</del> 7.0	Duplex, Triplex (0174-2017)	<del>1.25</del> spaces per unit	1.25	1.25	1.25	1.25
<del>9.0</del> 8.0	Dwelling units located above a commercial development with a maximum height of three storeys	<del>1.25</del> spaces per unit	<u>1.0</u>	<u>1.0</u>	<u>1.0</u>	<u>1.0</u>
<del>10.0</del> 9.0	Group Home	<del>2.0</del> spaces	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 OF MEASUREMENT	<u>PRECINCT 1</u>	<u>PRECINCT 2</u>	<u>PRECINCT 3</u>	<u>PRECINCT 4</u>
<u>11.0</u> <del>10.0</del>	Condominium Back to Back and Stacked Townhouse <u>Without exclusive use garage and driveway</u> (0179-2018), (0181-2018/LPAT Order 2019 February 15) (OXXX-2022)	Without exclusive use <del>garage and driveway</del> : 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 <u>resident spaces per unit</u> 0.25 visitor spaces per unit	<u>1.0</u>  0.25	<u>1.1</u>  0.25	<u>1.3</u>  0.25	<u>1.5</u>  0.25
<u>12.0</u>	<u>Back to Back and Stacked Townhouse</u> <u>With exclusive use garage and driveway</u>	With exclusive use <del>garage and driveway</del> : 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
<u>13.0</u> <del>11.0</del>	<u>Rental Back to Back and Stacked Townhouse, Rental Townhouse</u> (0179-2018), (0181-2018/LPAT Order 2019 February 15)	Without exclusive use <del>garage and driveway</del> : 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 <del>garage and driveway</del> : 2.0 resident spaces per unit 0.25 visitor spaces per unit				
<u>14.0</u> <del>12.0</del>	<u>Long-Term Care Building</u> (0174-2017)	0.33 spaces per bed	0.33	0.33	0.33	0.33
13.0	<i>Deleted by (0111-2019)</i>					
14.0	<u>Retirement Building</u> (0174-2017)	0.50 spaces per unit	0.50	0.50	0.50	0.50
<u>15.0</u>	<u>Public Authority Dwelling Unit in a Retirement Building</u>	spaces per unit	<u>0.25</u>	<u>0.35</u>	<u>0.35</u>	<u>0.35</u>
<u>16.0</u>	<u>Transitional Housing</u>	spaces per unit or sleeping rooms, <u>whichever is greater</u>	<u>0.1</u>	<u>0.1</u>	<u>0.1</u>	<u>0.1</u>
<u>17.0</u> <del>15.0</del>	All other housing forms not identified above with more than two <b>dwelling units</b>	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 of this By-law, 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

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

or

(2) 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.

**3.1.2.2 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. –Required Number of Off-Street Parking Spaces for Non-Residential Uses.

**Table 3.1.2.2 - Required Number of Off-Street 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	A	B	<u>C</u>	<u>D</u>	<u>E</u>	<u>F</u>
Line	TYPE OF USE	<del>MINIMUM OFF-STREET PARKING REGULATION</del> <u>UNIT OF MEASUREMENT</u>	<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 <sup>2</sup> GFA - <b>non-residential</b> , except for an arena or a marina	4.5	4.5	4.5	4.5
3.0	Adult Entertainment Establishment	<del>4.3</del> 3-spaces per 100 m <sup>2</sup> GFA - <b>non-residential</b>	16.3	16.3	16.3	16.3
4.0	Animal Services:					
4.1	Animal Boarding Establishment	<del>3.6</del> spaces per 100 m <sup>2</sup> GFA - <b>non-residential</b>	<u>3.0</u>	<u>3.0</u>	3.6	3.6
4.2	Animal Care Establishment	<del>5.4</del> spaces per 100 m <sup>2</sup> GFA - <b>non-residential</b>	<u>3.0</u>	<u>3.0</u>	<u>4.0</u>	<u>5.0</u>
4.3	<del>Animal Care Establishment</del> (in a C4 zone)	<del>4.0</del> spaces per 100 m <sup>2</sup> GFA - <b>non-residential</b>				
5.0	Arena	1.0-space per 4 seats of permanent fixed seating <sup>(1)</sup>	1.0	1.0	1.0	1.0
6.0	Art Gallery, Museum	<del>3.6</del> spaces per 100 m <sup>2</sup> GFA - <b>non-residential</b>	<u>3.0</u>	<u>3.0</u>	3.6	3.6
7.0	Banquet Hall/Conference Centre/ Convention Centre	<del>10.8</del> spaces per 100 m <sup>2</sup> GFA - <b>non-residential</b>	10.8	10.8	10.8	10.8
8.0	Commercial School	<del>5.0</del> spaces per 100 m <sup>2</sup> GFA - <b>non-residential</b>	5.0	5.0	5.0	5.0
9.0	Community Centre	4.5-spaces per 100 m <sup>2</sup> GFA - <b>non-residential</b> , except for an arena	4.5	4.5	4.5	4.5
10.0	Composting Facility	<del>1.6</del> spaces per 100 m <sup>2</sup> GFA - <b>non-residential</b> up to 2 325 m <sup>2</sup> GFA - <b>non-residential</b> ; and 1.1 spaces per 100 m <sup>2</sup> GFA - <b>non-residential</b> between 2 325 m <sup>2</sup> and 9 300 m <sup>2</sup> GFA - <b>non-residential</b> ; and <del>0.6</del> spaces per 100 m <sup>2</sup> GFA - <b>non-residential</b> over 9 300 m <sup>2</sup> GFA - <b>non-residential</b>	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
<del>10A.0</del> <u>11.0</u>	Contractor Service Shop (0190-2014)	<del>1.1</del> spaces per 100 m <sup>2</sup> GFA - <b>non-residential</b>	1.1	1.1	1.1	1.1
<del>10B.0</del> <u>12.0</u>	Contractor's Yard (0190-2014)	spaces per 100 m <sup>2</sup> GFA - <b>non-residential</b>	0.6	0.6	0.6	0.6

Column	A	B	<u>C</u>	<u>D</u>	<u>E</u>	<u>F</u>
Line 1.0	TYPE OF USE	<del>MINIMUM OFF-STREET PARKING REGULATION</del> <u>UNIT OF MEASUREMENT</u>	<u>PRECINCT 1</u>	<u>PRECINCT 2</u>	<u>PRECINCT 3</u>	<u>PRECINCT 4</u>
<del>11.0</del> <u>13.0</u>	Convenience Retail and Service Kiosk (0018-2015)	5.4-spaces per 100 m <sup>2</sup> GFA - non-residential plus a <b>stacking lane</b> where a drive-through is provided <sup>(2)</sup>	<u>3.0</u>	<u>3.0</u>	<u>4.0</u>	<u>5.0</u>
<del>12.0</del> <u>14.0</u>	Day Care	2.5 spaces per 100m <sup>2</sup> GFA - non-residential	2.5	2.5	2.5	2.5
<del>13.0</del> <u>15.0</u>	Education and Training Facility	5.0 spaces per 100 m <sup>2</sup> GFA - non-residential	5.0	5.0	5.0	5.0
<del>14.0</del> <u>16.0</u>	Entertainment Establishment	4.0 space per 5 seats of permanent fixed seating <sup>(1)</sup> or 10.0 spaces per 100 m <sup>2</sup> 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
<del>15.0</del> <u>17.0</u>	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
<del>16.0</del> <u>18.0</u>	Financial Institution (0018-2015)	5.5 spaces per 100 m <sup>2</sup> GFA - non-residential plus a <b>stacking lane</b> where a drive-through is provided <sup>(2)</sup>	<u>3.0</u>	<u>3.0</u>	<u>4.0</u>	<u>5.0</u>
<del>16A.0</del> <u>19.0</u>	Food Bank (0325-2008)	3.0 spaces per 100 m <sup>2</sup> GFA - non-residential	3.0	3.0	3.0	3.0
<del>17.0</del> <u>20.0</u>	Funeral Establishment	7.5 spaces per 100 m <sup>2</sup> GFA - non-residential for the area accessible to the public	7.5	7.5	7.5	7.5
<del>18.0</del> <u>21.0</u>	Garden Centre	3.2 spaces per 100 m <sup>2</sup> GFA - non-residential used for retail sales and display of products and/or <b>office</b> ; and spaces per 100 m <sup>2</sup> 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
<del>19.0</del> <u>22.0</u>	Golf Course	10.0 spaces per hole	10.0	10.0	10.0	10.0
<del>20.0</del>	<i>deleted by 0212-2015</i>					
<del>21.0</del> <u>23.0</u>	Hospital	2.5 spaces per 100 m <sup>2</sup> GFA - non-residential	2.5	2.5	2.5	2.5
<del>22.0</del> <u>24.0</u>	Library	3.2 spaces per 100 m <sup>2</sup> GFA - non-residential	3.2	3.2	3.2	3.2

Column	A	B	<u>C</u>	<u>D</u>	<u>E</u>	<u>F</u>
Line 1.0	TYPE OF USE	<del>MINIMUM OFF-STREET PARKING REGULATION</del> <u>UNIT OF MEASUREMENT</u>	<u>PRECINCT 1</u>	<u>PRECINCT 2</u>	<u>PRECINCT 3</u>	<u>PRECINCT 4</u>
<del>23.0</del> <u>25.0</u>	<b>Manufacturing Facility</b> (Single-Occupancy Building) <sup>(6)</sup> (0308-2011)	<del>4-6</del> spaces per 100 m <sup>2</sup> <b>GFA - non-residential</b> up to 2 325 m <sup>2</sup> <b>GFA - non-residential</b> ; and <del>4-4</del> spaces per 100 m <sup>2</sup> <b>GFA - non-residential</b> between 2 325 m <sup>2</sup> and 9 300 m <sup>2</sup> <b>GFA - non-residential</b> ; and <del>0-6</del> spaces per 100 m <sup>2</sup> <b>GFA - non-residential</b> over 9 300 m <sup>2</sup> <b>GFA - non-residential</b>	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
<del>24.0</del> <u>26.0</u>	<b>Manufacturing Facility</b> (Multiple-Occupancy Mixed Use Building) <sup>(4)</sup>	<del>4-6</del> spaces per 100 m <sup>2</sup> <b>GFA - non-residential</b> Parking for <b>restaurant, convenience restaurant, banquet hall/conference centre/convention centre, night club, and adult entertainment establishment</b> will be provided in accordance with the applicable regulations contained in Table 3.1.2.2 of this By-law.  Parking for individual manufacturing occupancies which exceed a <b>GFA - non-residential</b> of 2 325 m <sup>2</sup> shall be calculated in accordance with the provisions applicable to <b>manufacturing facility</b> (Single-Occupancy Building).  Parking for individual warehouse/distribution occupancies, and wholesaling occupancies which exceed a <b>GFA - non-residential</b> of 6 975 m <sup>2</sup> shall be calculated in accordance with the regulations applicable to <b>warehouse/distribution facilities, wholesaling facilities</b> (Single-Occupancy Building).	1.6	1.6	1.6	1.6
<del>25.0</del> <u>27.0</u>	<b>Marina</b>	<del>0-6</del> spaces per slip or berth	0.6	0.6	0.6	0.6

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 <u>UNIT OF MEASUREMENT</u>	<u>PRECINCT 1</u>	<u>PRECINCT 2</u>	<u>PRECINCT 3</u>	<u>PRECINCT 4</u>
<b>25A.0</b> <b>28.0</b>	Medicinal Product Manufacturing Facility (0055-2015)  Medicinal Product Manufacturing Facility - Restricted (0055-2015)	1.6-spaces per 100 m <sup>2</sup> GFA - non-residential up to 2 325 m <sup>2</sup> GFA - non-residential; and 1.1-spaces per 100 m <sup>2</sup> GFA - non-residential between 2 325 m <sup>2</sup> and 9 300 m <sup>2</sup> GFA - non-residential; and 0.6 spaces per 100 m <sup>2</sup> GFA - non-residential over 9 300 m <sup>2</sup> 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
<b>25B.0</b>	<del>Medicinal Product Manufacturing Facility - Restricted (0055-2015)</del>	<del>1.6 spaces per 100 m<sup>2</sup> GFA - non-residential up to 2 325 m<sup>2</sup> GFA - non-residential; and 1.1 spaces per 100 m<sup>2</sup> GFA - non-residential between 2 325 m<sup>2</sup> and 9 300 m<sup>2</sup> GFA - non-residential; and 0.6 spaces per 100 m<sup>2</sup> GFA - non-residential over 9 300 m<sup>2</sup> GFA - non-residential</del>	<del>1.6  and  1.1 and  0.6</del>	<del>1.6  and  1.1 and  0.6</del>	<del>1.6  and  1.1 and  0.6</del>	<del>1.6  and  1.1 and  0.6</del>
<b>26.0</b> <b>29.0</b>	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 <sup>2</sup> GFA - non-residential, of which 50% of the required spaces may be tandem parking spaces	4.3	4.3	4.3	4.3
<b>27.0</b> <b>30.0</b>	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 <sup>2</sup> GFA - non-residential (exclusive of display and storage parking)	4.3	4.3	4.3	4.3
<b>28.0</b> <b>31.0</b>	Motor Vehicle Service Station	5.4 spaces per 100 m <sup>2</sup> GFA - non-residential	<u>3.0</u>	<u>3.0</u>	<u>4.0</u>	<u>5.0</u>
<b>29.0</b> <b>32.0</b>	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 <sup>(2)</sup>	4.0	4.0	4.0	4.0

Column	A	B	<u>C</u>	<u>D</u>	<u>E</u>	<u>F</u>
Line 1.0	TYPE OF USE	<del>MINIMUM OFF-STREET PARKING REGULATION</del> <u>UNIT OF MEASUREMENT</u>	<u>PRECINCT 1</u>	<u>PRECINCT 2</u>	<u>PRECINCT 3</u>	<u>PRECINCT 4</u>
<u>33.0</u>	<u>Night Club</u>					
<u>30.1</u> <u>33.1</u>	Night Club	25.2 spaces per 100 m <sup>2</sup> GFA - non-residential	25.2	25.2	25.2	25.2
<u>30.2</u> <u>33.2</u>	Night Club (in CC1, CC2, CCO zones)	9.0 spaces per 100 m <sup>2</sup> GFA - non-residential	9.0			
<u>31.0</u> <u>34.0</u>	Office:					
<u>31.1</u> <u>34.1</u>	Office <sup>(6)</sup> (0308-2011) (0111-2019)	3.2 spaces per 100 m <sup>2</sup> GFA - non-residential Where the non-office uses, including <b>medical office</b> , in an <b>office building</b> , are greater than 10% of the total <b>GFA - non-residential</b> of the <b>office building</b> , separate parking will be required for all of such <b>uses</b> in accordance with the regulations contained in Table 3.1.2.2 of this By-law	<u>2.0</u>	<u>2.5</u>	<u>2.8</u>	<u>3.0</u>
<u>31.2</u> <u>34.2</u>	Medical Office, <u>Medical Office - Restricted</u>	6.5 spaces per 100 m <sup>2</sup> GFA - non-residential	<u>3.8</u>	<u>4.0</u>	<u>4.5</u>	<u>5.5</u>
<u>31.3</u>	<del>Medical Office - Restricted</del>	<del>6.5 spaces per 100 m<sup>2</sup> GFA - non-residential</del>				
<u>31.4</u>	<del>deleted by 0111-2019</del>					
<u>32.0</u> <u>35.0</u>	Overnight Accommodation (0379-2009)	0.8 space per guest room; plus <del>10.0</del> spaces per 100 m <sup>2</sup> 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 <b>overnight accommodation</b>	0.8 plus 10.0	0.8 plus 10.0	0.8 plus 10.0	0.8 plus 10.0
<u>34.0</u> <u>36.0</u>	Pilot Plant, Prototype Production Facility (0325-2008)	1.6 spaces per 100 m <sup>2</sup> GFA - non-residential up to 2 325 m <sup>2</sup> GFA - non-residential; and 1.1 spaces per 100 m <sup>2</sup> GFA - non-residential between 2 325 m <sup>2</sup> and 9 300 m <sup>2</sup> GFA - non-residential; and 0.6 spaces per 100 m <sup>2</sup> GFA - non-residential over 9 300 m <sup>2</sup> 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	A	B	<u>C</u>	<u>D</u>	<u>E</u>	<u>F</u>
Line 1.0	TYPE OF USE	<del>MINIMUM OFF-STREET PARKING REGULATION</del> <u>UNIT OF MEASUREMENT</u>	<u>PRECINCT 1</u>	<u>PRECINCT 2</u>	<u>PRECINCT 3</u>	<u>PRECINCT 4</u>
<del>35.0</del> <u>37.0</u>	Place of Religious Assembly	<p><del>4.0</del> space per 4.5 seats for permanent fixed seating <sup>(1)</sup>; plus  <del>27.1</del> spaces for any non-fixed moveable seating per 100 m<sup>2</sup> <b>GFA - non-residential</b>, all in the <b>worship area</b>  or  <del>27.1</del> spaces for all non-fixed moveable seating per 100 m<sup>2</sup> <b>GFA - non-residential</b>, in the <b>worship area</b>  or  <del>10.0</del> spaces per 100 m<sup>2</sup> <b>GFA - non-residential</b>, whichever is greater</p> <p>Where the <b>worship area</b> of a <b>place of religious assembly</b> 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.</p> <p>Where a community/multi use hall is equal to or less than the <b>gross floor area</b> of the <b>worship area</b>, no additional parking shall be required for that <b>use</b>.</p>	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
<del>36.0</del> <u>38.0</u>	Power Generating Facility	<del>4.0</del> space per staff on duty with a minimum of 2.0 spaces	1.0	1.0	1.0	1.0
<del>37.0</del> <u>39.0</u>	Private Club	<del>4.5</del> spaces per 100 m <sup>2</sup> <b>GFA - non-residential</b>	4.5	4.5	4.5	4.5
<del>38.0</del> <u>40.0</u>	Recreational Establishment	<del>4.5</del> spaces per 100 m <sup>2</sup> <b>GFA - non-residential</b> , except for an arena	4.5	4.5	4.5	4.5
<del>39.0</del> <u>41.0</u>	Repair Establishment:	spaces per 100 m <sup>2</sup> <b>GFA - non-residential</b>	<u>3.0</u>	<u>3.0</u>	<u>4.0</u>	<u>5.0</u>
39.1	Repair Establishment	<del>5.4</del> spaces per 100 m <sup>2</sup> <b>GFA - non-residential</b>				
39.2	Repair Establishment (in a C4 zone)	<del>4.0</del> spaces per 100 m <sup>2</sup> <b>GFA - non-residential</b>				
<del>40.0</del> <u>42.0</u>	Retail Centre:					

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 <u>UNIT OF MEASUREMENT</u>	<u>PRECINCT 1</u>	<u>PRECINCT 2</u>	<u>PRECINCT 3</u>	<u>PRECINCT 4</u>
<u>40.1</u> <u>42.0</u>	Retail Centre (Less than or equal to 2 000 m <sup>2</sup> GFA - non-residential) (0325-2008), (0379-2009)	4.3 spaces per 100 m <sup>2</sup> GFA - non-residential Parking for restaurant and convenience restaurant over 220 m <sup>2</sup> GFA - non-residential, 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>3.0</u>	<u>3.0</u>	<u>3.5</u>	4.3
<u>40.2</u> <u>42.2</u>	Retail Centre (Greater than 2 000 m <sup>2</sup> GFA - non-residential) (0379-2009)	5.4 spaces per 100 m <sup>2</sup> GFA - non-residential	<u>3.8</u>	<u>3.8</u>	<u>4.5</u>	5.4
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 m <sup>2</sup> GFA – non-residential				
<u>41.0</u> <u>43.0</u>	Retail <u>Store</u> :	spaces per 100 m <sup>2</sup> GFA - non-residential	<u>3.0</u>	<u>3.0</u>	<u>4.0</u>	<u>5.0</u>
41.1	<del>Retail Store</del>	<del>5.4 spaces per 100 m<sup>2</sup> GFA – non-residential</del>				
41.2	<del>Retail Store (in a C4 zone)</del>	<del>4.0 spaces per 100 m<sup>2</sup> GFA – non-residential</del>				
41.3	<del>Retail Store (in a CC2 to CC4 zones) (0207-2008)</del>	<del>4.3 spaces per 100 m<sup>2</sup> GFA – non-residential</del>				
<u>42.0</u> <u>44.0</u>	Restaurants:					
<u>42.1</u> <u>44.1</u>	Convenience Restaurant (0212-2015)	46.0 spaces per 100 m <sup>2</sup> GFA - non-residential <u>Up to 220 m<sup>2</sup> GFA - non-residential</u> <u>Over 220 m<sup>2</sup> GFA - non-residential</u> plus a stacking lane <sup>(2)</sup>	<u>3.0</u> <u>6.0</u>	<u>3.0</u> <u>6.0</u>	<u>4.0</u> <u>9.0</u>	<u>5.0</u> <u>9.0</u>
<u>42.2</u> <u>44.2</u>	Restaurant (0212-2015)	46.0 spaces per 100 m <sup>2</sup> GFA - non-residential <u>Up to 220 m<sup>2</sup> GFA - non-residential</u> <u>Over 220 m<sup>2</sup> GFA - non-residential</u>	<u>3.0</u> <u>6.0</u>	<u>3.0</u> <u>6.0</u>	<u>4.0</u> <u>9.0</u>	<u>5.0</u> <u>9.0</u>

Column	A	B	<u>C</u>	<u>D</u>	<u>E</u>	<u>F</u>
Line 1.0	TYPE OF USE	<del>MINIMUM OFF-STREET PARKING REGULATION</del> <u>UNIT OF MEASUREMENT</u>	<u>PRECINCT 1</u>	<u>PRECINCT 2</u>	<u>PRECINCT 3</u>	<u>PRECINCT 4</u>
<del>42.3</del> <u>44.3</u>	<b>Take-out Restaurant</b> (0212-2015)	6.0 spaces per 100 m <sup>2</sup> GFA - <b>non-residential</b>	<u>3.0</u>	<u>3.0</u>	<u>4.0</u>	<u>5.0</u>
42.4	<del>Restaurant (in a C4 zone)</del> (0308-2011), (0212-2015)	<del>9.0 spaces per 100 m<sup>2</sup> GFA - non-residential</del>				
<del>43.0</del> <u>45.0</u>	Schools:					
<del>43.1</del> <u>45.1</u>	College, University	4.4 spaces per 100 m <sup>2</sup> GFA - <b>non-residential</b> 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
<del>43.2</del> <u>45.2</u>	<b>Public/Private School</b> (up to and including Grade 8)	4.0 space per 100 m <sup>2</sup> GFA - <b>non-residential</b> (excluding portables) plus 4.0 spaces per portable classroom <sup>(3)</sup>	1.0  plus 1.0	1.0  plus 1.0	1.0  plus 1.0	1.0  plus 1.0
<del>43.3</del> <u>45.3</u>	<b>Public/Private School</b> (Grade 9 and above)	4.5 spaces per 100 m <sup>2</sup> GFA - <b>non-residential</b> (excluding portables) plus 4.0 spaces per portable classroom <sup>(3)</sup>	1.5  plus 1.0	1.5  plus 1.0	1.5  plus 1.0	1.5  plus 1.0
<del>43A.0</del> <u>46.0</u>	<b>Science and Technology Facility</b> (0325-2008)	3.2 spaces per 100 m <sup>2</sup> GFA - <b>non residential</b>	<u>2.0</u>	<u>2.5</u>	<u>2.8</u>	<u>3.0</u>
<del>43B.0</del> <u>47.0</u>	Self Storage Facility (0308-2011)	0.6 spaces per 100 m <sup>2</sup> GFA - <b>non-residential</b> (exclusive of storage parking)	<u>0.25</u>	<u>0.25</u>	<u>0.25</u>	<u>0.25</u>
<del>33.0</del> <u>48.0</u>	<b>Personal Service Establishment:</b>	spaces per 100 m <sup>2</sup> GFA - <b>non-residential</b>	<u>3.0</u>	<u>3.0</u>	<u>4.0</u>	<u>5.0</u>
33.1	<del>Personal Service Establishment</del> <i>deleted by</i> (0XXX-2022)	<del>5.4 spaces per 100 m<sup>2</sup> GFA - non-residential</del>				
33.2	<del>Personal Service Establishment</del> (in C4 zone)	<del>4.0 spaces per 100 m<sup>2</sup> GFA - non-residential</del>				
33.3	<del>Personal Service Establishment</del> (in CC2 to CC4 zones) (0207-2008)	<del>4.3 spaces per 100 m<sup>2</sup> GFA - non-residential</del>				

Column	A	B	<u>C</u>	<u>D</u>	<u>E</u>	<u>F</u>
Line 1.0	TYPE OF USE	<del>MINIMUM OFF-STREET PARKING REGULATION</del> <u>UNIT OF MEASUREMENT</u>	<u>PRECINCT 1</u>	<u>PRECINCT 2</u>	<u>PRECINCT 3</u>	<u>PRECINCT 4</u>
<del>44.0</del> <u>49.0</u>	Transit Terminal	<del>4.0</del> space per staff on duty with a minimum of 2.0 spaces	1.0	1.0	1.0	1.0
<del>45.0</del> <u>50.0</u>	Truck Terminal	<del>3.2</del> spaces per 100 m <sup>2</sup> GFA - <b>non-residential</b> used for office purposes, and/or <del>4.4</del> spaces per 100 m <sup>2</sup> GFA - <b>non-residential</b> used for warehouse/distribution facility	<u>2.0</u>  and/or 1.1	<u>2.5</u>  and/or 1.1	<u>2.8</u>  and/or 1.1	<u>3.0</u>  and/or 1.1
<del>46.0</del> <u>51.0</u>	Utility:					
<del>46.1</del> <u>51.1</u>	Utility Building	<del>4.0</del> space per staff on duty with a minimum of 2.0 spaces	1.0	1.0	1.0	1.0
<del>46.2</del> <u>51.2</u>	Water Treatment Facility	<del>4.0</del> space per staff on duty with a minimum of 2.0 spaces	1.0	1.0	1.0	1.0
<del>46.3</del> <u>51.3</u>	Sewage Treatment Plant	<del>4.0</del> space per staff on duty with a minimum of 2.0 spaces	1.0	1.0	1.0	1.0
<del>46.4</del> <u>51.4</u>	Electric Transformer and Distribution Facility	<del>4.0</del> space per staff on duty with a minimum of 2.0 spaces	1.0	1.0	1.0	1.0
<del>46A.0</del> <u>52.0</u>	Vehicle Pound Facility (0358-2007)	<del>3.2</del> spaces per 100 m <sup>2</sup> GFA - <b>non-residential</b> used for office, with a minimum of 4 spaces	<u>2.0</u>	<u>2.5</u>	<u>2.8</u>	<u>3.0</u>
<del>47.0</del> <u>53.0</u>	Veterinary Clinic	3.6 spaces per 100 m <sup>2</sup> GFA - <b>non-residential</b>	<u>3.0</u>	<u>3.0</u>	3.6	3.6
<del>48.0</del> <u>54.0</u>	Warehouse/Distribution Facility, Wholesaling Facility (Single-Occupancy Building) <sup>(6)</sup> (0308-2011)	<del>4.1</del> spaces per 100 m <sup>2</sup> GFA - <b>non-residential</b> up to 6 975 m <sup>2</sup> GFA - <b>non-residential</b> ; and <del>0.6</del> spaces per 100 m <sup>2</sup> GFA - <b>non-residential</b> over 6 975 m <sup>2</sup> GFA - <b>non-residential</b>	1.1  and 0.6	1.1  and 0.6	1.1  and 0.6	1.1  and 0.6
<del>49.0</del> <u>55.0</u>	Warehouse/Distribution Facility, Wholesaling Facility (Multiple-Occupancy Building) <sup>(5)</sup>	<del>4.4</del> spaces per 100 m <sup>2</sup> GFA - <b>non-residential</b>  Parking for individual warehouse/distribution occupancies and wholesaling occupancies which exceed a GFA - <b>non-residential</b> of 6 975 m <sup>2</sup> 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

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 <u>UNIT OF MEASUREMENT</u>	<u>PRECINCT 1</u>	<u>PRECINCT 2</u>	<u>PRECINCT 3</u>	<u>PRECINCT 4</u>
<b>50.0</b> <b>56.0</b>	Waste Processing Station	4-6 spaces per 100 m <sup>2</sup> GFA - non-residential up to 2 325 m <sup>2</sup> GFA - non-residential; and 4-4 spaces per 100 m <sup>2</sup> GFA - non-residential between 2 325 m <sup>2</sup> and 9 300 m <sup>2</sup> GFA - non-residential; and 0-6 spaces per 100 m <sup>2</sup> GFA - non-residential over 9 300 m <sup>2</sup> 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
<b>51.0</b> <b>57.0</b>	Waste Transfer Station	4-4 spaces per 100 m <sup>2</sup> GFA - non-residential up to 6 975 m <sup>2</sup> GFA - non-residential; and 0-6 spaces per 100 m <sup>2</sup> GFA - non-residential over 6 975 m <sup>2</sup> GFA - non-residential	1.1 and 0.6	1.1 and 0.6	1.1 and 0.6	1.1 and 0.6
<b>52.0</b> <b>58.0</b>	Other Non-Residential Uses Not Specified Above	5-4 spaces per 100 m <sup>2</sup> 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)

### 3.1.2.3 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.

### 3.1.2.34 Mixed Use Development Shared Parking

A shared parking formula may be used for the calculation of required parking for a mixed use development. A mixed use development means the following:

- (1) Non-office **uses** in an **office** or **medical office building** or group of **buildings** on the same **lot**;
- (2) **Office** or **medical office** space in a **building** or group of **buildings** on the same **lot** primarily occupied by retail **uses**;
- (3) A **building** or group of **buildings** on the same **lot** containing a mix of **office** or **medical office**, commercial **uses** and **dwelling units**;
- (4) Non-residential **uses** in an **apartment** (0174-2017)

Shared parking is to be calculated in compliance with Table 3.1.2.4 3 - Mixed Use Development Shared Parking Formula. (0018-2021)

The initial step in determining required parking for a mixed use development is to calculate the parking requirement for each **use** in the development as if these **uses** were free-standing **buildings**. The parking requirement for each **use** is then multiplied by the percent of the peak period for each time period (i.e. noon), contained in Table 3.1.2.4 3 - Mixed Use Development Shared Parking Formula. Each column is totalled for weekday and weekend. The highest figure obtained from all time periods shall become the required parking for the mixed use development.

### 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.~~

## 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;~~ Additional parking spaces shall not be required for a second unit.