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**Part 3 - Parking, Loading and Stacking Lane Regulations**

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**3.1**

**PARKING, LOADING, STACKING LANE AND BICYCLE  
PARKING REGULATIONS**

**3.1.1** **Parking Regulations**

**3.1.1.1** **General Parking Regulations**

3.1.1.1.1 No land, **building or structure** shall be erected or used in any Zone, unless off-street parking, loading and **bicycle** parking is provided and maintained in accordance with the regulations contained in Part 3 - Parking, Loading, Stacking Lane and Bicycle Parking Regulations. (0118-2022)

3.1.1.1.2 Where required, **parking spaces** provided for persons with disabilities and for **electric vehicle ready parking spaces** shall be included in the total number of required **parking spaces**. (0117-2022)

3.1.1.1.3 Required **parking spaces** shall not include any **parking spaces** used or intended to be used for the storage or parking of **motor vehicles** for hire or gain, display or sale.

3.1.1.1.4 Where the number of non-residential **parking spaces** and/or **loading spaces** and/or **bicycle parking spaces** is calculated on the basis of a rate or ratio and results in a numeric fraction, fractions of less than 0.5 shall be rounded down to the nearest whole number and fractions equal to or greater than 0.5 shall be rounded up to the nearest whole number. For **accessible parking spaces**, all numeric fractions shall be rounded up to the nearest whole number. (0190-2014), (0118-2022)

3.1.1.1.5 For the calculation of required residential parking and **bicycle parking spaces**, the appropriate rate or ratio shall be calculated for each component, then rounded. Fractions of less than 0.5 shall be rounded down to the nearest whole number. Fractions equal to or greater than 0.5 shall be rounded up to the nearest whole number. (0379-2009), (0118-2022)

3.1.1.1.6 No **use** shall be located on any required **parking area** or obstruct any required **parking space**.

3.1.1.1.7 All required **parking spaces** must be available to all users participating in any shared parking arrangement and may not be reserved for specific users. (0207-2008), (0018-2021)

3.1.1.1.8 Notwithstanding Sentences 1.1.2.3.1 and 3.1.1.1.1 of this By-law, on a **lot** with an Exception Zone, or subject to area specific provisions in this By-law, or where a minor variance has been approved by the Committee of Adjustment on or before June 8, 2022, the off-street parking requirement will be calculated based on the lesser rate or ratio between the regulations contained in Part 3 of this By-law and the off-street parking requirement identified in the Exception Zone, area specific provisions or minor variance. (0117-2022)

3.1.1.1.9 The Parking Precincts are shown as an outline on the Zoning Maps which are Schedule B of Part 13 of this By-law. (0117-2022)

**3.1.1.2** **Location of Parking**

3.1.1.2.1 All **parking**, **loading spaces** and **electric vehicle ready parking spaces** 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 **parking**, **loading spaces** and **electric vehicle ready parking spaces** are required. (0117-2022)

3.1.1.2.2 Visitor **parking spaces** shall be clearly indicated by a sign at the entrance to the **parking area** and clearly identified and marked by permanent lines and markings painted on the paved surface.

**3.1.1.3** **Required Parking in a Residential Zone**

For a residential **use** in a Residential Zone:  
(0308-2011)

3.1.1.3.1 A **parking space** on a **driveway** serving as an access to a **parking space** within a **garage** may be included in the calculation of the number of **parking spaces** required.

3.1.1.3.2 Where visitor **parking spaces** are required, a **parking space** on a **driveway** shall not be used for calculating the required visitor parking.

**3.1.1.4      Parking Space Dimensions**

3.1.1.4.1    **Parking spaces** with a parking angle exceeding 15°, except those designated for persons with disabilities, shall have an unobstructed rectangular area with a minimum width of 2.6 m and a minimum length of 5.2 m, exclusive of any **aisle** or **driveway**.

See Illustration No. 8 - Section 1.3 - Illustrations

3.1.1.4.2    **Parallel parking spaces** with a parking angle not exceeding 15°, shall have an unobstructed rectangular area with a minimum width of 2.6 m and a minimum length of 6.7 m, exclusive of any **aisle** or **driveway**.

See Illustration No. 8 - Section 1.3 - Illustrations

3.1.1.4.3    The minimum width of a **parking space**, other than an **accessible parking space** or **parallel parking space**, shall be increased to 2.75 m where the length of one side of the **parking space** abuts a **building, structure** or part thereof, except for a **building, structure** or part thereof, that extends 1.0 m or less into the front and/or rear of the **parking space**.

See Illustration No. 13 - Section 1.3 - Illustrations

3.1.1.4.4    The minimum width of a **parking space**, other than an **accessible parking space** or **parallel parking space**, shall be increased to 2.9 m where the length of both sides of the **parking space** abuts a **building, structure** or part thereof, except for a **building, structure** or part thereof, that extends 1.0 m or less into the front and/or rear of the **parking space**.

See Illustration No. 13 - Section 1.3 - Illustrations

3.1.1.4.5    **Accessible parking spaces** are to be provided in two sizes and maintain a 1.5 m wide access **aisle** abutting the entire length of each **parking space**: (0190-2014)

- (1)    Type A shall have an unobstructed rectangular area with a minimum width of 3.4 m and a minimum length of 5.2 m.
- (2)    Type B shall have an unobstructed rectangular area with a minimum width of 2.4 m and a minimum length of 5.2 m.
- (3)    An access **aisle** is required to abut each **accessible parking space**. Where two or more **accessible parking spaces** are required in accordance with the regulations contained in Table 3.1.3.1 of this By-law, the access **aisle** may be shared between the **accessible parking spaces**.

See Illustration No. 15 - Section 1.3 Illustrations

3.1.1.4.6    Parallel **accessible parking spaces** with a parking angle not exceeding 15°, shall have an unobstructed rectangular area with a minimum width of 4.6 m and a minimum length of 5.75 m, and maintain a 1.5 m width access **aisle** abutting the entire width of each **accessible parking space**. (0174-2017)

See Illustration No. 15 - Section 1.3 Illustrations

**3.1.1.5      Aisles**

3.1.1.5.1    The minimum **aisle** width shall be 7.0 m.

3.1.1.5.2    Notwithstanding Sentence 3.1.1.5.1, where a one-way **aisle** is provided for access to and from **parking spaces** with a **parking angle** not exceeding 60°, the minimum **aisle** width may be 5.5 m.

See Illustration No. 8 - Section 1.3 - Illustrations

**3.1.1.6      Driveways**

The minimum width of a **driveway** shall be 2.6 m.

**3.1.1.7 Surface Treatment and Drainage**

3.1.1.7.1 All **parking areas, driveways** and loading areas shall have a minimum overall **vertical depth** of 15.0 cm comprised of a stable surface such as asphalt, concrete, **pervious materials** or other hard-surfaced material. (0212-2015)

3.1.1.7.2 All **parking areas, driveways** and loading areas shall be drained so as to control the pooling of surface water and prevent the flow of surface water onto adjacent lands.

**3.1.1.8 Access**

3.1.1.8.1 Access to and from **parking** and **loading spaces** shall be provided by unobstructed on-site **driveways or driveways and aisles**. (0297-2013)

3.1.1.8.2 Notwithstanding the regulations of Sentence 3.1.1.8.1, an on-site **aisle** is not required for lots used for **detached dwelling, semi-detached, linked, street townhouse; detached dwelling, semi-detached and townhouse** on a **CEC - road**; or a **duplex**. (0297-2013), (0174-2017), (0181-2018/LPAT Order 2019 February 15), (0111-2019/LPAT Order 2021 March 09)

**3.1.1.9 Alternative Gross Floor Area Deductions for Non-Residential Uses**

For the purposes of calculating required parking for a non-residential **use**, **gross floor area**, as defined by this By-law, may be used instead of **gross floor area - non-residential** as contained in Table 3.1.2.2 of this By-law and the following deductions to the total **gross floor area** calculated shall apply: 2% for **manufacturing facility** and **warehouse/distribution facility, wholesaling facility**, 10% for **office** and **medical office** uses and 5% for all other non-residential **uses**.

**3.1.1.10 Retail Centre**

3.1.1.10.1 A retail centre shall include permitted Retail, Service, Office, Hospitality or Entertainment/Recreation **uses** identified in Table 6.2.1 of this By-law, occupying three or more separated units on one property in a C1, C2, C3 and CC1 zone, where the **gross floor area - non-residential** is primarily used for permitted **uses** that require a parking regulation of 5.4 spaces per 100 m<sup>2</sup> **GFA - non-residential** or less, as identified in Part 3 of this By-law. (0379-2009), (0212-2015)

3.1.1.10.2 For the calculation of required parking for a retail centre, in addition to any deductions permitted by the definition of **gross floor area - non-residential**, an **enclosed pedestrian mall**, a **food court**, and any corridor not open to the public and used by more than one tenant of the **building** may be deducted from the total **gross floor area - non-residential** prior to calculating required parking. (0379-2009), (0174-2017)

**3.1.1.11 Parking for Additional Uses in a Public or Private School**

**3.1.1.11.1 Parking for a Place of Religious Assembly**

Where any part of a **public school** or **private school** is used as a place of public worship or for the conduct of religious activities on a weekly or other frequent and regular basis in compliance with the provisions of this By-law, and such public worship or religious activity is not part of the school curriculum or is attended by persons not enrolled or employed in the school, the portion of the **public school** or **private school** used for public worship or religious activity shall be deemed to be a **place of religious assembly** for the purpose of calculating required parking. When parking for multiple **uses** is calculated, the parking regulation will not be cumulative, but the higher parking regulation will apply.

**3.1.1.11.2 Parking for any other Permitted Non-Residential Use**

Where any part of a **public school** or **private school** is shared with any other permitted non-residential land **use**, the portion of the **public school** or **private school** used for the said **use** shall provide the required parking in accordance with the minimum parking regulations of the respective **uses**. When parking for multiple **uses** is calculated, the parking regulation will not be cumulative, but the higher parking regulation will apply. (0325-2008)

**3.1.1.12      Electric Vehicle Ready Parking Spaces**

- 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. (0117-2022)

**Table 3.1.1.12 - Minimum Required Number of Electric Vehicle Ready Parking Spaces**

<b>Column A</b>	<b>B</b>	
<b>Line 1.0</b>	<b>TYPE OF USE</b>	<b>MINIMUM NUMBER OF REQUIRED ELECTRIC VEHICLE READY PARKING SPACES</b>
<b>2.0</b>	<b>Detached Dwelling, Linked Dwelling, Semi-Detached, Street Townhouse, Duplex, Triplex, Back to Back and Stacked Townhouse</b>	1.0 of the required <b>parking spaces</b> with an exclusive use <b>garage</b>
<b>3.0</b>	<b>Condominium and Rental Apartment</b> , resident parking	20% of the total required <b>parking spaces</b> or 1.0 space, whichever is greater
<b>4.0</b>	<b>Condominium and Rental Apartment</b> , visitor parking	10% of the total required <b>parking spaces</b> or 1.0 space, whichever is greater
<b>5.0</b>	<b>Back to back and stacked townhouse</b> , without exclusive use <b>garage</b> and/or <b>driveway</b>	20% of the total required <b>parking spaces</b> or 1.0 space, whichever is greater
<b>6.0</b>	Non-residential <b>uses</b> identified in Table 3.1.2.2 of this By-law, with a <b>parking structure</b> with 10 or more <b>parking spaces</b>	10% of the total required <b>parking spaces</b> or 1.0 space, whichever is greater

- 3.1.1.12.2    Notwithstanding Sentence 3.1.1.12.1 of this By-law, required **electric vehicle ready parking spaces** shall only be required for the construction of new **buildings**, or portions thereof, effective June 8, 2023.
- 3.1.1.12.3    Notwithstanding Sentence 3.1.1.12.1 of this By-law, **electric vehicle ready parking spaces** shall not be required for **transitional housing**.
- 3.1.1.12.4    Notwithstanding Sentence 3.1.1.12.2 of this By-law, **electric vehicle ready parking spaces** shall not be required for any additions to an **existing building** that adds three or less **dwelling units**.

**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. (0117-2022)

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

(0207-2008), (0297-2013), (0174-2017), (0179-2018), (0181-2018/LPAT Order 2019 February 15), (0111-2019/LPAT Order 2021 March 09), (0018-2021), (0117-2022), (0213-2022)

Column A	B	C	D	E	F	
Line 1.0	TYPE OF USE	UNIT OF MEASUREMENT	PRECINCT 1	PRECINCT 2	PRECINCT 3	PRECINCT 4
2.0	Condominium <b>Apartment</b>	resident spaces per unit	0.8	0.9	1.0	1.1
		visitor spaces per unit	0.2	0.2	0.2	0.2
3.0	Rental <b>Apartment</b>	resident spaces per unit	0.8	0.8	0.9	1.0
		visitor spaces per unit	0.2	0.2	0.2	0.2
4.0	Public authority dwelling unit or dwelling unit provided by a non-profit housing provider in a rental apartment	resident spaces per unit	0.4	0.6	0.65	0.7
		visitor spaces per unit	0.2	0.2	0.2	0.2
5.0	<b>Apartment</b> (within CC1 to CC4 zones)	0.8 resident spaces per unit 0.15 visitor spaces per unit <sup>(1)</sup>				
6.0	<b>Detached Dwelling, Linked Dwelling, Semi-Detached, Street Townhouse</b>	spaces per unit	2.0	2.0	2.0	2.0
7.0	Condominium <b>Detached Dwelling</b> , Condominium <b>Semi-Detached</b> , Condominium <b>Townhouse</b> , <b>Detached Dwelling</b> on a CEC - Road, <b>Semi-Detached</b> on a CEC - Road, <b>Townhouse</b> on a CEC - Road	resident spaces per unit	2.0	2.0	2.0	2.0
		visitor spaces per unit	0.25	0.25	0.25	0.25
8.0	<b>Duplex, Triplex</b>	spaces per unit	1.25	1.25	1.25	1.25
9.0	<b>Dwelling units</b> located above a commercial development with a maximum <b>height</b> of three storeys	spaces per unit	1.0	1.0	1.0	1.0
10.0	<b>Group Home</b>	spaces per unit	2.0	2.0	2.0	2.0
11.0	<b>Back to Back and Stacked Townhouse</b> without exclusive use <b>garage</b> and <b>driveway</b>	resident spaces per unit	1.0	1.1	1.3	1.5
		visitor spaces per unit	0.25	0.25	0.25	0.25

Table 3.1.2.1 continued on next page

<b>Column A</b>	<b>B</b>	<b>C</b>	<b>D</b>	<b>E</b>	<b>F</b>	
<b>Line 1.0</b>	<b>TYPE OF USE</b>	<b>UNIT OF MEASUREMENT</b>	<b>PRECINCT 1</b>	<b>PRECINCT 2</b>	<b>PRECINCT 3</b>	<b>PRECINCT 4</b>
<b>Table 3.1.2.1 continued from previous page</b>						
<b>12.0</b>	<b>Back to Back and Stacked Townhouse with exclusive use garage and driveway</b>	resident spaces per unit	2.0	2.0	2.0	2.0
		visitor spaces per unit	0.25	0.25	0.25	0.25
<b>13.0</b>	<b>Long-Term Care Building</b>	spaces per bed	0.33	0.33	0.33	0.33
<b>14.0</b>	<b>Retirement Building</b>	spaces per unit	0.5	0.5	0.5	0.5
<b>15.0</b>	<b>Public authority dwelling unit or dwelling unit provided by a non-profit housing provider in a retirement building</b>	spaces per unit	0.25	0.35	0.35	0.35
<b>16.0</b>	<b>Transitional Housing</b>	spaces per unit or sleeping rooms, whichever is greater	0.1	0.1	0.1	0.1
<b>17.0</b>	All other housing forms not identified above with more than two <b>dwelling units</b>	resident spaces per unit	2.0	2.0	2.0	2.0
		visitor spaces per unit	0.25	0.25	0.25	0.25

**NOTES:** (1) See Sentence 3.1.2.1.2 of this By-law.  
(2) *deleted by 0117-2022*

**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), (0018-2021), (0117-2022)

**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:  
(0117-2022)

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 m<sup>2</sup> 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 m<sup>2</sup> 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.

### **Part 3 - Parking, Loading and Stacking Lane Regulations**

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3.1.2.1.4 Notwithstanding the regulations contained in Table 3.1.2.1 of this By-law, the required number of off-street **parking spaces** for **dwelling units** that are **affordable ownership housing units** or **affordable rental housing units** located within the Inclusionary Zoning Overlay Area boundaries identified on Schedule B of Part 13 of this By-law shall be subject to a parking rate of:  
*(0213-2022)*

- (1) Precinct 1: 50% of the required number of **parking spaces** for the corresponding residential **uses** as otherwise required pursuant to this By-law;
- (2) Precincts 2, 3 and 4: 70% of the required number of **parking spaces** for the corresponding residential **use** as otherwise required pursuant to 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. (0117-2022)

**Table 3.1.2.2 - Required Number of Off-Street Parking Spaces for Non-Residential Uses**  
 (0358-2007), (0207-2008), (0325-2008), (0379-2009), (0308-2011), (0190-2014), (0050-2013/LPAT Order 2020 June 08), (0018-2015), (0055-2015), (0212-2015), (0111-2019/LPAT Order 2021 March 09), (0018-2021), (0117-2022)

Column Line 1.0	A TYPE OF USE	B UNIT OF MEASUREMENT	C PRECINCT 1	D PRECINCT 2	E PRECINCT 3	F PRECINCT 4
2.0	Active Recreational Use	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	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	spaces per 100 m <sup>2</sup> GFA - <b>non-residential</b>	3.0	3.0	3.6	3.6
4.2	Animal Care Establishment	spaces per 100 m <sup>2</sup> GFA - <b>non-residential</b>	3.0	3.0	4.0	5.0
5.0	Arena	space per four seats of permanent fixed seating <sup>(1)</sup>	1.0	1.0	1.0	1.0
6.0	Art Gallery, Museum	spaces per 100 m <sup>2</sup> GFA - <b>non-residential</b>	3.0	3.0	3.6	3.6
7.0	Banquet Hall/ Conference Centre/ Convention Centre	spaces per 100 m <sup>2</sup> GFA - <b>non-residential</b>	10.8	10.8	10.8	10.8
8.0	Commercial School	spaces per 100 m <sup>2</sup> GFA - <b>non-residential</b>	5.0	5.0	5.0	5.0
9.0	Community Centre	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	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 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 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	1.6	1.6	1.6
			1.1	1.1	1.1	1.1
			0.6	0.6	0.6	0.6

Table 3.1.2.2 continued on next page

### Part 3 - Parking, Loading and Stacking Lane Regulations

Column A	B	C	D	E	F	
Line 1.0	TYPE OF USE	UNIT OF MEASUREMENT	PRECINCT 1	PRECINCT 2	PRECINCT 3	PRECINCT 4
<b>Table 3.1.2.2 continued from previous page</b>						
<b>11.0</b>	Contractor Service Shop	spaces per 100 m <sup>2</sup> GFA - <b>non-residential</b>	1.1	1.1	1.1	1.1
<b>12.0</b>	Contractor's Yard	spaces per 100 m <sup>2</sup> GFA - <b>non-residential</b>	0.6	0.6	0.6	0.6
<b>13.0</b>	<b>Convenience Retail and Service Kiosk</b>	spaces per 100 m <sup>2</sup> GFA - <b>non-residential</b> plus a <b>stacking lane</b> where a drive-through is provided <sup>(2)</sup>	3.0	3.0	4.0	5.0
<b>14.0</b>	<b>Day Care</b>	spaces per 100 m <sup>2</sup> GFA - <b>non-residential</b>	2.5	2.5	2.5	2.5
<b>15.0</b>	<b>Education and Training Facility</b>	spaces per 100 m <sup>2</sup> GFA - <b>non-residential</b>	5.0	5.0	5.0	5.0
<b>16.0</b>	<b>Entertainment Establishment</b>	space per five seats of permanent fixed seating <sup>(1)</sup> ;	1.0	1.0	1.0	1.0
		or	10.0	10.0	10.0	10.0
<b>17.0</b>	<b>Essential Emergency Service</b>	space per staff on duty with a minimum of 2.0 spaces	1.0	1.0	1.0	1.0
<b>18.0</b>	<b>Financial Institution</b>	spaces per 100 m <sup>2</sup> GFA - <b>non-residential</b> plus a <b>stacking lane</b> where a drive-through is provided <sup>(2)</sup>	3.0	3.0	4.0	5.0
<b>19.0</b>	<b>Food Bank</b>	spaces per 100 m <sup>2</sup> GFA - <b>non-residential</b>	3.0	3.0	3.0	3.0
<b>20.0</b>	<b>Funeral Establishment</b>	spaces per 100 m <sup>2</sup> GFA - <b>non-residential</b> for the area accessible to the public	7.5	7.5	7.5	7.5
<b>21.0</b>	<b>Garden Centre</b>	spaces per 100 m <sup>2</sup> GFA - <b>non-residential</b> used for retail sales and display of products and/or <b>office</b> ;	2.0	2.5	2.8	3.0
		and	1.1	1.1	1.1	1.1
		spaces per 100 m <sup>2</sup> GFA - <b>non-residential</b> used for warehousing and/or wholesaling.				

Table 3.1.2.2 continued on next page

### Part 3 - Parking, Loading and Stacking Lane Regulations

Column A	B	C	D	E	F	
Line 1.0	TYPE OF USE	UNIT OF MEASUREMENT	PRECINCT 1	PRECINCT 2	PRECINCT 3	PRECINCT 4
<b>Table 3.1.2.2 continued from previous page</b>						
22.0	Golf Course	spaces per hole	10.0	10.0	10.0	10.0
23.0	Hospital	spaces per 100 m <sup>2</sup> GFA - <b>non-residential</b>	2.5	2.5	2.5	2.5
24.0	Library	spaces per 100 m <sup>2</sup> GFA - <b>non-residential</b>	3.2	3.2	3.2	3.2
25.0	<b>Manufacturing Facility</b> (Single-Occupancy Building) <sup>(6)</sup>	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> ;	1.6	1.6	1.6	1.6
		and				
		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> ;	1.1	1.1	1.1	1.1
		and				
26.0	<b>Manufacturing Facility</b> (Multiple-Occupancy Mixed Use Building) <sup>(4)</sup>	spaces per 100 m <sup>2</sup> GFA - <b>non-residential</b>	0.6	0.6	0.6	0.6
		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).				
27.0	Marina	spaces per slip or berth	0.6	0.6	0.6	0.6

**Table 3.1.2.2 continued on next page**

**Part 3 - Parking, Loading and Stacking Lane Regulations**

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<b>Column A</b>	<b>B</b>	<b>C</b>	<b>D</b>	<b>E</b>	<b>F</b>	
<b>Line 1.0</b>	<b>TYPE OF USE</b>	<b>UNIT OF MEASUREMENT</b>	<b>PRECINCT 1</b>	<b>PRECINCT 2</b>	<b>PRECINCT 3</b>	<b>PRECINCT 4</b>
<b>Table 3.1.2.2 continued from previous page</b>						
28.0	<b>Medicinal Product Manufacturing Facility</b>  <b>Medicinal Product Manufacturing Facility - Restricted</b>	spaces per 100 m <sup>2</sup> GFA - <b>non-residential up to 2 325 m<sup>2</sup> GFA - non-residential;</b>  and  spaces per 100 m <sup>2</sup> GFA - <b>non-residential between 2 325 m<sup>2</sup> and 9 300 m<sup>2</sup> GFA - non-residential;</b>  and  spaces per 100 m <sup>2</sup> GFA - <b>non-residential over 9 300 m<sup>2</sup> GFA - non residential.</b>	1.6	1.6	1.6	1.6
			1.1	1.1	1.1	1.1
			0.6	0.6	0.6	0.6
29.0	<b>Motor Vehicle Body Repair Facility, Motor Vehicle Repair Facility - Commercial Motor Vehicle, Motor Vehicle Repair Facility - Restricted</b>	spaces per 100 m <sup>2</sup> GFA - <b>non-residential</b> , of which 50% of the required spaces may be tandem parking spaces	4.3	4.3	4.3	4.3
30.0	<b>Motor Vehicle Sales, Leasing and/or Rental Facility - Commercial Motor Vehicles;</b>  <b>Motor Vehicle Sales, Leasing and/or Rental Facility - Restricted</b>	spaces per 100 m <sup>2</sup> GFA - <b>non-residential</b> (exclusive of display and storage parking)	4.3	4.3	4.3	4.3
31.0		spaces per 100 m <sup>2</sup> GFA - <b>non-residential</b>	3.0	3.0	4.0	5.0
32.0	<b>Motor Vehicle Wash Facility - Commercial Motor Vehicle, Motor Vehicle Wash Facility - Restricted</b>	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
33.0	<b>Night Club:</b>					
33.1	<b>Night Club</b>	spaces per 100 m <sup>2</sup> GFA - <b>non-residential</b>	25.2	25.2	25.2	25.2
33.2	<b>Night Club (in CC1, CC2, CCO zones)</b>	spaces per 100 m <sup>2</sup> GFA - <b>non-residential</b>	9.0	n/a	n/a	n/a

**Table 3.1.2.2 continued on next page**

### Part 3 - Parking, Loading and Stacking Lane Regulations

Column	A	B	C	D	E	F
Line 1.0	TYPE OF USE	UNIT OF MEASUREMENT	PRECINCT 1	PRECINCT 2	PRECINCT 3	PRECINCT 4
<b>Table 3.1.2.2 continued from previous page</b>						
34.0	Office:					
34.1	Office <sup>(6)</sup>	spaces per 100 m <sup>2</sup> GFA - <b>non-residential</b>	2.0	2.5	2.8	3.0
		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.				
34.2	Medical Office, Medical Office - Restricted	spaces per 100 m <sup>2</sup> GFA - <b>non-residential</b>	3.8	4.0	4.5	5.5
35.0	Overnight Accommodation	space per guest room; plus spaces per 100 m <sup>2</sup> GFA - <b>non-residential</b> 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</b> <b>accommodation.</b>	0.8	0.8	0.8	0.8
			10.0	10.0	10.0	10.0
36.0	Pilot Plant, Prototype Production Facility	spaces per 100 m <sup>2</sup> <b>GFA - non-</b> <b>residential up to</b> 2 325 m <sup>2</sup> <b>GFA -</b> <b>non-residential;</b> and spaces per 100 m <sup>2</sup> <b>GFA - non-</b> <b>residential between</b> 2 325 m <sup>2</sup> and 9 300 m <sup>2</sup> <b>GFA -</b> <b>non-residential;</b> and spaces per 100 m <sup>2</sup> <b>GFA - non-</b> <b>residential over</b> 9 300 m <sup>2</sup> <b>GFA -</b> <b>non-residential.</b>	1.6	1.6	1.6	1.6
			1.1	1.1	1.1	1.1
			0.6	0.6	0.6	0.6

Table 3.1.2.2 continued on next page

### Part 3 - Parking, Loading and Stacking Lane Regulations

Column A	B	C	D	E	F	
Line 1.0	TYPE OF USE	UNIT OF MEASUREMENT	PRECINCT 1	PRECINCT 2	PRECINCT 3	PRECINCT 4
<b>Table 3.1.2.2 continued from previous page</b>						
37.0	Place of Religious Assembly	space per 4.5 seats for permanent fixed seating <sup>(1)</sup> ;  plus  spaces for any non-fixed moveable seating per 100 m <sup>2</sup> GFA - <b>non-residential</b> , all in the <b>worship area</b> ;  or  spaces for all non-fixed moveable seating per 100 m <sup>2</sup> GFA - <b>non-residential</b> , in the <b>worship area</b> ;  or  spaces per 100 m <sup>2</sup> GFA - <b>non-residential</b> , whichever is greater.	1.0	1.0	1.0	1.0
			27.1	27.1	27.1	27.1
			27.1	27.1	27.1	27.1
			10.0	10.0	10.0	10.0
		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. 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> .				
38.0	Power Generating Facility	space per staff on duty with a minimum of 2.0 spaces	1.0	1.0	1.0	1.0
39.0	Private Club	spaces per 100 m <sup>2</sup> GFA - <b>non-residential</b>	4.5	4.5	4.5	4.5
40.0	Recreational Establishment	spaces per 100 m <sup>2</sup> GFA - <b>non-residential</b> , except for an arena	4.5	4.5	4.5	4.5
41.0	Repair Establishment	spaces per 100 m <sup>2</sup> GFA - <b>non-residential</b>	3.0	3.0	4.0	5.0
42.0	Retail Centre:					
42.1	Retail Centre (Less than or equal to 2 000 m <sup>2</sup> GFA - <b>non-residential</b> )	spaces per 100 m <sup>2</sup> GFA - <b>non-residential</b>	3.0	3.0	3.5	4.3
		Parking for <b>restaurant</b> and <b>convenience restaurant</b> over 220 m <sup>2</sup> GFA - <b>non-residential</b> , <b>place of religious assembly</b> , <b>funeral establishment</b> , <b>overnight accommodation</b> , <b>banquet hall/ conference centre/convention centre</b> and <b>entertainment establishment</b> uses will be provided in accordance with the applicable regulations contained in Table 3.1.2.2 of this By-law.				
42.2	Retail Centre (Greater than 2 000 m <sup>2</sup> GFA - <b>non-residential</b> )	spaces per 100 m <sup>2</sup> GFA - <b>non-residential</b>	3.8	3.8	4.5	5.4

**Table 3.1.2.2 continued on next page**

### Part 3 - Parking, Loading and Stacking Lane Regulations

Column A	B	C	D	E	F	
Line 1.0	TYPE OF USE	UNIT OF MEASUREMENT	PRECINCT 1	PRECINCT 2	PRECINCT 3	PRECINCT 4
<b>Table 3.1.2.2 continued from previous page</b>						
<b>43.0</b>	<b>Retail Store</b>	spaces per 100 m <sup>2</sup> GFA - <b>non-residential</b>	3.0	3.0	4.0	5.0
<b>44.0</b> Restaurants:						
44.1	<b>Convenience Restaurant</b>	spaces per 100 m <sup>2</sup> GFA - <b>non-residential</b>				
		Less than or equal to 220 m <sup>2</sup> GFA - <b>non-residential</b>	3.0	3.0	4.0	5.0
		Over 220 m <sup>2</sup> GFA - <b>non-residential</b> plus a stacking lane <sup>(2)</sup>	6.0	6.0	9.0	9.0
44.2	<b>Restaurant</b>	spaces per 100 m <sup>2</sup> GFA - <b>non-residential</b>				
		Less than or equal to 220 m <sup>2</sup> GFA - <b>non-residential</b>	3.0	3.0	4.0	5.0
		Over 220 m <sup>2</sup> GFA - <b>non-residential</b>	6.0	6.0	9.0	9.0
<b>44.3</b>	<b>Take-out Restaurant</b>	spaces per 100 m <sup>2</sup> GFA - <b>non-residential</b>	3.0	3.0	4.0	5.0
<b>45.0</b> Schools:						
45.1	College, University	spaces per 100 m <sup>2</sup> GFA - <b>non-residential</b> used for academic purposes; plus	1.1	1.1	1.1	1.1
		spaces per resident student and/or staff.	0.15	0.15	0.15	0.15
45.2	<b>Public/Private School</b> (up to and including Grade 8)	space per 100 m <sup>2</sup> GFA - <b>non-residential</b> (excluding portables) plus	1.0	1.0	1.0	1.0
		spaces per portable classroom <sup>(3)</sup>	1.0	1.0	1.0	1.0
45.3	<b>Public/Private School</b> (Grade 9 and above)	spaces per 100 m <sup>2</sup> <b>GFA - non- residential</b> (excluding portables) plus	1.5	1.5	1.5	1.5
		spaces per portable classroom <sup>(3)</sup>	1.0	1.0	1.0	1.0
<b>46.0</b>	<b>Science and Technology Facility</b>	spaces per 100 m <sup>2</sup> GFA - <b>non-residential</b>	2.0	2.5	2.8	3.0
<b>47.0</b>	<b>Self Storage Facility</b>	spaces per 100 m <sup>2</sup> GFA - <b>non-residential</b> (exclusive of storage parking)	0.25	0.25	0.25	0.25

Table 3.1.2.2 continued on next page

**Part 3 - Parking, Loading and Stacking Lane Regulations**

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<b>Column A</b>	<b>B</b>	<b>C</b>	<b>D</b>	<b>E</b>	<b>F</b>	
<b>Line 1.0</b>	<b>TYPE OF USE</b>	<b>UNIT OF MEASUREMENT</b>	<b>PRECINCT 1</b>	<b>PRECINCT 2</b>	<b>PRECINCT 3</b>	<b>PRECINCT 4</b>
<b>Table 3.1.2.2 continued from previous page</b>						
<b>48.0</b>	<b>Service Establishment</b>	spaces per 100 m <sup>2</sup> GFA - non-residential	3.0	3.0	4.0	5.0
<b>49.0</b>	<b>Transit Terminal</b>	space per staff on duty with a minimum of 2.0 spaces	1.0	1.0	1.0	1.0
<b>50.0</b>	<b>Truck Terminal</b>	spaces per 100 m <sup>2</sup> GFA - non-residential used for office purposes; and/or spaces per 100 m <sup>2</sup> GFA - non-residential used for warehouse/distribution facility	2.0	2.5	2.8	3.0
			1.1	1.1	1.1	1.1
<b>51.0</b>	<b>Utility:</b>					
<b>51.1</b>	<b>Utility Building</b>	space per staff on duty with a minimum of 2.0 spaces	1.0	1.0	1.0	1.0
<b>51.2</b>	<b>Water Treatment Facility</b>	space per staff on duty with a minimum of 2.0 spaces	1.0	1.0	1.0	1.0
<b>51.3</b>	<b>Sewage Treatment Plant</b>	space per staff on duty with a minimum of 2.0 spaces	1.0	1.0	1.0	1.0
<b>51.4</b>	<b>Electric Transformer and Distribution Facility</b>	space per staff on duty with a minimum of 2.0 spaces	1.0	1.0	1.0	1.0
<b>52.0</b>	<b>Vehicle Pound Facility</b>	spaces per 100 m <sup>2</sup> GFA - non-residential used for office, with a minimum of 4.0 spaces	2.0	2.5	2.8	3.0
<b>53.0</b>	<b>Veterinary Clinic</b>	spaces per 100 m <sup>2</sup> GFA - non-residential	3.0	3.0	3.6	3.6
<b>54.0</b>	<b>Warehouse/Distribution Facility, Wholesaling Facility (Single-Occupancy Building) <sup>(6)</sup></b>	spaces per 100 m <sup>2</sup> GFA - non-residential up to 6 975 m <sup>2</sup> GFA - non-residential; and spaces per 100 m <sup>2</sup> GFA - non-residential over 6 975 m <sup>2</sup> GFA - non-residential.	1.1	1.1	1.1	1.1
			0.6	0.6	0.6	0.6

**Table 3.1.2.2 continued on next page**

<b>Column A</b>	<b>B</b>	<b>C</b>	<b>D</b>	<b>E</b>	<b>F</b>	
<b>Line 1.0</b>	<b>TYPE OF USE</b>	<b>UNIT OF MEASUREMENT</b>	<b>PRECINCT 1</b>	<b>PRECINCT 2</b>	<b>PRECINCT 3</b>	<b>PRECINCT 4</b>
<b>Table 3.1.2.2 continued from previous page</b>						
<b>55.0</b>	<b>Warehouse/ Distribution Facility, Wholesaling Facility (Multiple-Occupancy Building)<sup>(5)</sup></b>	spaces per 100 m <sup>2</sup> GFA - <b>non-residential</b>	1.1	1.1	1.1	1.1
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).						
<b>56.0</b>	<b>Waste Processing Station</b>	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 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 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	1.6	1.6	1.6
			1.1	1.1	1.1	1.1
			0.6	0.6	0.6	0.6
<b>57.0</b>	<b>Waste Transfer Station</b>	spaces per 100 m <sup>2</sup> <b>GFA - non-residential</b> up to 6 975 m <sup>2</sup> <b>GFA - non-residential</b> ; and spaces per 100 m <sup>2</sup> <b>GFA - non-residential</b> over 6 975 m <sup>2</sup> <b>GFA - non-residential</b> .	1.1	1.1	1.1	1.1
<b>58.0</b>	Other Non-Residential Uses Not Specified Above	spaces per 100 m <sup>2</sup> <b>GFA - non-residential</b>	5.4	5.4	5.4	5.4

- NOTES:** (1) See Sentence 3.1.2.2.1 of this By-law.  
 (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.  
 (5) See Sentence 3.1.2.2.3 of this By-law.  
 (6) See Sentence 3.1.2.2.4 of this By-law.

- 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. (0018-2021)
- 3.1.2.2.2 For the purpose of Article 3.1.2.2 of this By-law, 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), (0018-2021)

- 3.1.2.2.3 For the purpose of Article 3.1.2.2 of this By-law, 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), (0018-2021)
- 3.1.2.2.4 For the purpose of Article 3.1.2.2 of this By-law, 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, warehouse/distribution** and/or **wholesaling facility** component shall be calculated in accordance with the applicable **manufacturing, warehouse/distribution** and/or **wholesaling facility** (single occupancy) regulations contained in Table 3.1.2.2 of this By-law. (0308-2011), (0018-2021)

### **3.1.2.3 C4 Zone Parking Requirement**

For the purpose of Article 3.1.2.2 of this By-law, 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 of this By-law. (0117-2022)

### **3.1.2.4 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: (0379-2009), (0174-2017), (0018-2021), (0117-2022)

- (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**.

Shared parking is to be calculated in compliance with Table 3.1.2.4 - Mixed Use Development Shared Parking Formula.

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 - 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.

**Table 3.1.2.4 - Mixed Use Development Shared Parking Formula <sup>(2)</sup>**  
(0379-2009), (0111-2019/LPAT Order 2021 March 09), (0018-2021), (0117-2022)

Column A		B	C	D	E
Line 1.0	TYPE OF USE	PERCENTAGE OF PEAK PERIOD (WEEKDAY)			
		Morning	Noon	Afternoon	Evening
1.1	<b>Office/Medical Office/Financial Institution</b>	100	90	95	10
1.2	<b>Retail Centre/ Retail Store/Service Establishment</b>	80	90	90	90
1.3	<b>Restaurant/ Convenience Restaurant/ Take-out Restaurant</b>	20	100	30	100
1.4	<b>Overnight Accommodation</b>	70	70	70	100
1.5	Residential - Resident <sup>(1)</sup> Residential - Visitor	90 20	65 20	90 60	100 100

Table 3.1.2.4 continued on next page

Column	A	B	C	D	E
Line 1.0	TYPE OF USE	PERCENTAGE OF PEAK PERIOD (WEEKDAY)			
<b>Table 3.1.2.4 continued from previous page</b>					
2.0	TYPE OF USE	PERCENTAGE OF PEAK PERIOD (SATURDAY)			
		Morning	Noon	Afternoon	Evening
2.1	<b>Office/Medical Office/Financial Institution</b>	10	10	10	10
2.2	<b>Retail Centre/ Retail Store/Service Establishment</b>	80	100	100	70
2.3	<b>Restaurant/ Convenience Restaurant/ Take-out Restaurant</b>	20	100	50	100
2.4	<b>Overnight Accommodation</b>	70	70	70	100
2.5	Residential - Resident <sup>(1)</sup> Residential - Visitor	90 20	65 20	90 60	100 100

**NOTES:** (1) See Sentence 3.1.2.4.1 of this By-law.  
(2) See Sentence 3.1.1.1.7 of this By-law.

**3.1.2.4.1** For the purpose of Article 3.1.2.4 of this By-law, the calculation for residential **uses** shall exclude **retirement buildings** and **long-term care buildings**. (*0174-2017*, (*0111-2019/LPAT Order 2021 March 09*), (*0117-2022*)

### **3.1.3 Accessible Parking Spaces**

#### **3.1.3.1 Required Number of Accessible Parking Spaces**

**3.1.3.1A** **Accessible parking spaces** for non-residential **uses** shall be provided in compliance with Table 3.1.3.1 - Accessible Parking Regulations. (*0144-2016*)

**3.1.3.1B** **Accessible parking spaces** for residential **uses** shall only apply to the total number of visitor **parking spaces** required and shall be provided in compliance with Table 3.1.3.1 - Accessible Parking Regulations. (*0144-2016*)

**Table 3.1.3.1 - Accessible Parking Regulations**  
(*0190-2014*), (*0144-2016*), (*0018-2021*)

Column	A	B	C
Line 1.0	TOTAL NUMBER OF REQUIRED NON-RESIDENTIAL PARKING SPACES	TOTAL NUMBER OF REQUIRED VISITOR PARKING SPACES	MINIMUM NUMBER OF REQUIRED ACCESSIBLE PARKING SPACES
2.0	1-12	1-12	1.0 space <sup>(1)</sup>
3.0	13-100	13-100	4% of the total <sup>(1)(2)</sup>
4.0	101-200	101-200	1.0 space plus 3% of the total <sup>(2)</sup>
5.0	201-1 000	201-1 000	2.0 spaces plus 2% of the total <sup>(2)</sup>
6.0	1 001 and greater	1 001 and greater	11.0 spaces plus 1% of the total <sup>(2)</sup>

**NOTES:** (1) See Sentence 3.1.3.1.1 of this By-law.  
(2) See Sentence 3.1.3.1.2 of this By-law.  
(3) *deleted by 0018-2021.*

**3.1.3.1.1** Where only one **accessible parking space** is required, a Type A **accessible parking space** shall be provided. (*0018-2021*)

3.1.3.1.2 Where more than one **accessible parking space** is required:  
*(0018-2021)*

- (1) if an even number of **accessible parking spaces** is required, an equal number of Type A and Type B **accessible parking spaces** must be provided;
- (2) if an odd number of **accessible parking spaces** is required, an equal number of Type A and Type B **accessible parking spaces** must be provided and the odd space may be a Type B **accessible parking space**.

See Illustration No. 15 - Section 1.3 - Illustrations

3.1.3.1.3 Where a shared parking arrangement is used for the calculation of required visitor/non-residential parking, the required **accessible parking space** requirement will be calculated on either the visitor component or non-residential component. *(0144-2016), (0018-2021)*

### **3.1.3.2 Location of Accessible Parking Spaces**

**Accessible parking spaces** shall be provided and maintained on the same **lot** in proximity to the main entrances to a **building** or **structure**.

3.1.3.3 *deleted by 0117-2022*

### **3.1.4 Loading Regulations**

#### **3.1.4.1 Loading Space Regulations**

**Loading spaces** shall be required for the following **uses**:

- (1) **Retail Store**
- (2) Retail Centre *(0379-2009)*
- (3) **Office**
- (4) **Medical Office**
- (5) **Overnight Accommodation**
- (6) **Restaurant**
- (7) **Convenience Restaurant**
- (8) **Manufacturing Facility**
- (9) **Warehouse/Distribution Facility**
- (10) **Wholesaling Facility**

#### **3.1.4.2 Required Number of Loading Spaces for Office and/or Medical Office Buildings**

Where required for **office** and/or **medical office** uses, **loading spaces** shall be provided in accordance with Table 3.1.4.2 - Required Number of Loading Spaces for Office and/or Medical Office Buildings.

**Table 3.1.4.2 - Required Number of Loading Spaces for Office and/or Medical Office Buildings**  
*(0297-2013)*

<b>Column</b>	<b>A</b>	<b>B</b>
<b>Line 1.0</b>	<b>GROSS FLOOR AREA - NON-RESIDENTIAL OF BUILDING</b>	<b>MINIMUM NUMBER OF OFF - STREET LOADING SPACES</b>
<b>2.0</b>	Less than or equal to 2 350 m <sup>2</sup>	None Required
<b>3.0</b>	Greater than 2 350 m <sup>2</sup> but less than or equal to 11 600 m <sup>2</sup>	1.0 space
<b>4.0</b>	Greater than 11 600 m <sup>2</sup>	1.0 space plus 1.0 additional space for each 9 300 m <sup>2</sup> <b>gross floor area - non-residential</b> or portion thereof

### **3.1.4.3**

#### **Required Number of Loading Spaces**

Where required, **loading spaces** for **uses** other than **office** and/or **medical office uses**, shall be provided in accordance with Table 3.1.4.3 - Required Number of Loading Spaces.

**Table 3.1.4.3 - Required Number of Loading Spaces**  
(0297-2013)

<b>Column A</b>		<b>B</b>
<b>Line 1.0</b>	<b>GROSS FLOOR AREA - NON-RESIDENTIAL OF BUILDING</b>	<b>MINIMUM NUMBER OF OFF-STREET LOADING SPACES</b>
<b>2.0</b>	Less than or equal to 250 m <sup>2</sup>	None required
<b>3.0</b>	Greater than 250 m <sup>2</sup> but less than or equal to 2 350 m <sup>2</sup>	1.0 space
<b>4.0</b>	Greater than 2 350 m <sup>2</sup> but less than or equal to 7 500 m <sup>2</sup>	2.0 spaces
<b>5.0</b>	Greater than 7 500 m <sup>2</sup> but less than or equal to 14 000 m <sup>2</sup>	3.0 spaces
<b>6.0</b>	Greater than 14 000 m <sup>2</sup>	3.0 spaces plus 1.0 additional space for each 9 300 m <sup>2</sup> <b>GFA - non-residential</b> or portion thereof

### **3.1.4.4**

#### **Loading Space Dimensions**

Required **loading spaces** shall have an unobstructed rectangular area with a minimum width of 3.5 m and a minimum length of 9.0 m.

### **3.1.4.5**

#### **Required Number of Loading Spaces for Apartment and/or Retirement Buildings**

One **loading space** per **apartment** and/or **retirement building** containing a minimum of 30 **dwelling units**, shall be required. (0174-2017)

### **3.1.5**

#### **Stacking Lane Regulations**

##### 3.1.5.1

The following regulations shall apply to **uses** that have a **stacking lane** component:

##### 3.1.5.1.1

A **stacking lane** associated with a **convenience restaurant**, **convenience retail and service kiosk**, **financial institution**, **motor vehicle wash facility - commercial motor vehicle** or a **motor vehicle wash facility - restricted** shall be provided in accordance with Table 3.1.5.1.1 - Required Number of Stacking Lane Parking Spaces. (0379-2009)

**Table 3.1.5.1.1 - Required Number of Stacking Lane Parking Spaces**

<b>Column A</b>		<b>B</b>
<b>Line 1.0</b>	<b>TYPE OF USE</b>	<b>MINIMUM NUMBER OF STACKING LANE TANDEM PARKING SPACES REQUIRED</b>
<b>2.0</b>	<b>Convenience Restaurant</b>	10.0 spaces
<b>3.0</b>	<b>Convenience Retail and Service Kiosk</b>	5.0 spaces
<b>4.0</b>	<b>Financial Institution</b>	5.0 spaces
<b>5.0</b>	<b>Motor Vehicle Wash Facility - Commercial Motor Vehicle (0379-2009)</b>	10.0 spaces per wash bay
<b>6.0</b>	<b>Motor Vehicle Wash Facility - Restricted</b>	10.0 spaces per wash bay

##### 3.1.5.1.2

A **stacking lane** associated with a **convenience restaurant** or **convenience retail and service kiosk** shall be measured from a point located 2.0 m beyond the middle of the drive-through window used for the receipt of goods.

- 3.1.5.1.3 A **stacking lane** associated with a **financial institution** shall be measured from a point located 2.0 m beyond the middle of the drive-through bank machine.
- 3.1.5.1.4 A **stacking lane** associated with a **motor vehicle wash facility - commercial motor vehicle** or **motor vehicle wash facility - restricted** shall be measured from the entrance to the wash bay. (0379-2009)

**3.1.6 Bicycle Parking Regulations**  
(0118-2022)

**3.1.6.1 General Bicycle Parking Regulations**

- 3.1.6.1.1 Notwithstanding Articles 3.1.6.5 and 3.1.6.6 of this By-law, required **off-street bicycle parking spaces** shall only be required for the construction of new **buildings** or portions thereof, effective June 8, 2023.
- 3.1.6.1.2 Notwithstanding Article 3.1.6.5 of this By-law, **bicycle parking spaces** shall not be required for residential **uses** with less than 20 **dwelling units**.
- 3.1.6.1.3 Notwithstanding Article 3.1.6.6 of this By-law, **bicycle parking spaces** shall not be required for non-residential **uses** with less than 1 000 m<sup>2</sup> of **gross floor area - non-residential**.

**3.1.6.2 Location of Bicycle Parking**

- 3.1.6.2.1 A **bicycle parking space** shall be located on the same **lot** as the **use** for which it is required.
- 3.1.6.2.2 Required **bicycle parking spaces** shall not be located in a **dwelling unit**, storage locker or on a **balcony**.

**3.1.6.3 Bicycle Parking Space Dimensions**

- 3.1.6.3.1 A **bicycle parking space** is to be provided in either the following sizes:

- (1) minimum length of 1.8 m, a minimum width of 0.6 m, and a minimum vertical clearance from the ground of 1.9 m; or,
- (2) minimum clearance from the wall of 1.2 m, minimum width of 0.6 m, and a minimum vertical clearance from the ground of 1.9 m.

See Illustration No. 18 - Section 1.3 Illustrations

- 3.1.6.3.2 Notwithstanding Sentence 3.1.6.3.1 of this By-law, a **bicycle parking space - stacked** shall have a minimum vertical clearance of 1.2 m.

**3.1.6.4 Bicycle Parking Aisles**

- 3.1.6.4.1 The minimum **bicycle parking aisle** width shall be 1.5 m.
- 3.1.6.4.2 Access to and from **bicycle parking spaces** shall be provided by unobstructed on-site **driveways** or **bicycle parking aisles**.

**3.1.6.5 Required Number of Bicycle Parking Spaces**

**3.1.6.5.1 Required Number of Bicycle Parking Spaces for Residential Uses**

Off-street **bicycle parking spaces** for residential **uses** shall be provided in accordance with Table 3.1.6.5.1 - Required Number of Bicycle Parking Spaces for Residential Uses.

**Table 3.1.6.5.1 - Required Number of Bicycle Parking Spaces for Residential Uses**

Column Line 1.0	A <b>TYPE OF USE</b>	B <b>BICYCLE PARKING - CLASS A</b>	C <b>BICYCLE PARKING - CLASS B</b>
2.0	<b>Apartment and stacked townhouse</b> without exclusive <b>garages</b>	0.6 spaces per unit	The greater of 0.05 spaces per unit or 6.0 spaces
3.0	<b>Apartment and stacked townhouse</b> without exclusive <b>garages</b> (within CC1 to CC4 and CCO zones)	0.8 spaces per unit	The greater of 0.1 spaces per unit or 6.0 spaces
4.0	<b>Long-Term Care Building</b>	0.2 spaces per 100 m <sup>2</sup> <b>GFA - residential</b>	0.2 spaces per 100 m <sup>2</sup> <b>GFA - residential</b>
5.0	<b>Long-Term Care Building</b> (within CC1 to CC4 and CCO zones)	0.3 spaces per 100 m <sup>2</sup> <b>GFA - residential</b>	0.3 spaces per 100 m <sup>2</sup> <b>GFA - residential</b>
6.0	<b>Retirement Building</b>	0.3 spaces per unit	The greater of 0.03 spaces per unit or 6.0 spaces
7.0	<b>Retirement Building</b> (within CC1 to CC4 and CCO zones)	0.4 spaces per unit	The greater of 0.05 spaces per unit or 6.0 spaces

**3.1.6.6 Required Number of Bicycle Parking Spaces for Non-Residential Uses**

Off-street **bicycle parking spaces** for non-residential **uses** shall be provided in accordance with Table 3.1.6.6 - Required Number of Bicycle Parking Spaces for Non-Residential Uses.

**Table 3.1.6.6 - Required Number of Bicycle Parking Spaces for Non-Residential  
Uses**

Column Line 1.0	A <b>TYPE OF USE</b>	B <b>BICYCLE PARKING - CLASS A</b>	C <b>BICYCLE PARKING - CLASS B</b>
2.0	<b>Active Recreational Use, Community Centre, Hospital, Library, Place of Religious Assembly, and Recreational Establishment</b>	0.1 spaces per 100 m <sup>2</sup> <b>GFA - non-residential</b>	0.1 spaces per 100 m <sup>2</sup> <b>GFA - non-residential</b>
3.0	<b>Active Recreational Use, Community Centre, Hospital, Library, Place of Religious Assembly, and Recreational Establishment</b> (within CC1 to CC4 and CCO zones)	0.3 spaces per 100 m <sup>2</sup> <b>GFA - non-residential</b>	0.3 spaces per 100 m <sup>2</sup> <b>GFA - non-residential</b>

**Table 3.1.6.6 continued on next page**

<b>Column Line 1.0</b>	<b>A TYPE OF USE</b>	<b>B BICYCLE PARKING - CLASS A</b>	<b>C BICYCLE PARKING - CLASS B</b>
<b>Table 3.1.6.6 continued from previous page</b>			
<b>4.0</b>	College, University	1.0 spaces per 100 m <sup>2</sup> GFA - <b>non-residential</b>	1.2 spaces per 100 m <sup>2</sup> GFA - <b>non-residential</b>
<b>5.0</b>	College, University (within CC1 to CC4 and CCO zones)	1.0 spaces per 100 m <sup>2</sup> GFA - <b>non-residential</b>	1.2 spaces per 100 m <sup>2</sup> GFA - <b>non-residential</b>
<b>6.0</b>	Contractor's Yard, <b>Essential Emergency Service, Power Generating Facility</b> , Self Storage Facility, Utilities ( <b>Electric Transformer and Distribution Facility, Sewage Treatment Plant, Utility Building, Water Treatment Facility</b> ) and <b>Waste Transfer Station</b>	n/a	2.0 spaces
<b>7.0</b>	<b>Education and Training Facility, Financial Institution, Manufacturing Facility, Science and Technology Facility, Warehouse/Distribution Facility, and Wholesaling Facility</b>	0.1 spaces per 100 m <sup>2</sup> GFA - <b>non-residential</b>	2.0 spaces
<b>8.0</b>	<b>Education and Training Facility, Financial Institution, Manufacturing Facility, Science and Technology Facility, Warehouse/Distribution Facility, and Wholesaling Facility</b> (within CC1 to CC4 and CCO zones)	0.15 spaces per 100 m <sup>2</sup> GFA - <b>non-residential</b>	0.15 spaces per 100 m <sup>2</sup> GFA - <b>non-residential</b>
<b>9.0</b>	<b>Entertainment Establishment, Restaurant, Convenience Restaurant, Take-out Restaurant Retail Centre, Retail Store, and Service Establishment</b>	0.15 spaces per 100 m <sup>2</sup> GFA - <b>non-residential</b>	0.2 spaces per 100 m <sup>2</sup> GFA - <b>non-residential</b>
<b>10.0</b>	<b>Entertainment Establishment, Restaurant, Convenience Restaurant, Take-out Restaurant, Retail Centre, Retail Store, and Service Establishment</b> (within CC1 to CC4 and CCO zones)	0.15 spaces per 100 m <sup>2</sup> GFA - <b>non-residential</b>	0.3 spaces per 100 m <sup>2</sup> GFA - <b>non-residential</b>
<b>11.0</b>	<b>Medical Office and Medical Office - Restricted</b>	0.1 spaces per 100 m <sup>2</sup> GFA - <b>non-residential</b>	0.1 spaces per 100 m <sup>2</sup> GFA - <b>non-residential</b>
<b>12.0</b>	<b>Medical Office and Medical Office - Restricted</b> (within CC1 to CC4 and CCO zones)	0.15 spaces per 100 m <sup>2</sup> GFA - <b>non-residential</b>	0.2 spaces per 100 m <sup>2</sup> GFA - <b>non-residential</b>
<b>13.0</b>	<b>Office</b>	0.1 spaces per 100 m <sup>2</sup> GFA - <b>non-residential</b>	0.1 spaces per 100 m <sup>2</sup> GFA - <b>non-residential</b>
<b>14.0</b>	<b>Office</b> (within CC1 to CC4 and CCO zones)	0.2 spaces per 100 m <sup>2</sup> GFA - <b>non-residential</b>	0.15 spaces per 100 m <sup>2</sup> GFA - <b>non-residential</b>
<b>15.0</b>	<b>Public/Private School</b>	0.1 spaces per 100 m <sup>2</sup> GFA - <b>non-residential</b>	0.4 spaces per 100 m <sup>2</sup> GFA - <b>non-residential</b>
<b>16.0</b>	<b>Public/Private School</b> (within CC1 to CC4 and CCO zones)	0.1 spaces per 100 m <sup>2</sup> GFA - <b>non-residential</b>	0.4 spaces per 100 m <sup>2</sup> GFA - <b>non-residential</b>

**Table 3.1.6.6 continued on next page**

### Part 3 - Parking, Loading and Stacking Lane Regulations

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Column Line 1.0	A <b>TYPE OF USE</b>	B <b>BICYCLE PARKING - CLASS A</b>	C <b>BICYCLE PARKING - CLASS B</b>
<b>Table 3.1.6.6 continued from previous page</b>			
<b>17.0</b>	All other non-residential <b>uses</b>	0.05 spaces per 100 m <sup>2</sup> <b>GFA - non-residential</b>	0.1 spaces per 100 m <sup>2</sup> <b>GFA - non-residential</b>
<b>18.0</b>	All other non-residential <b>uses</b> (within CC1 to CC4 and CCO zones)	0.05 spaces per 100 m <sup>2</sup> <b>GFA - non-residential</b>	0.1 spaces per 100 m <sup>2</sup> <b>GFA - non-residential</b>