

PARKING, LOADING AND BICYCLE STORAGE BY-LAWS

LAND USE	COV BY-LAW REFERENCE	PROPOSED PARKING BY-LAW
SOCIAL AND RENTAL HOUSING	4.2.1.9	A minimum of 1 space for each 125m2 of GFA. A maximum number of spaces equal to the total minimum number of spaces plus .5 spaces per dwelling unit.
	4.5B1	Visitor Parking: A minimum of an additional 0.05 parking spaces for every DU and a maximum of an additional 0.1 spaces for every dwelling unit must be provided and reserved for the use of visitors.
	4.1.16	Accessible Parking: Each accessible parking space provided to satisfy the minimum required number of such spaces will count as two parking space for the purpose of satisfying the minimum required number of parking spaces
	4.8.4(a)	Multiple dwelling or live-work use, there must be at least 1 accessible parking space for each building that contains at least 7 residential units and an additional 0.034 space for each additional dwelling unit.
MARKET	4.2.1.13	A minimum of 0.5 space for every dwelling unit that has less than 50 m ² of gross floor area, and for every dwelling unit that has 50 m ² or more of gross floor area, at least 0.6 space for every dwelling unit plus one space for each 200 m ² .
	4.1.16	At least 0.6 space for every dwelling unit plus one space for each 200 m ² gross floor area, except that, for every dwelling unit which has a gross floor area of 180 m ² or greater, there need be no more than 1.5 spaces for every dwelling unit.
	4.8.4(a)	Visitor Parking: A minimum of an additional 0.05 parking spaces for every dwelling unit and a maximum of an additional 0.1 spaces for every dwelling unit must be provided and reserved for the use of visitors. Accessible Parking: Each accessible parking space provided to satisfy the minimum required number of such spaces will count as two parking space for the purpose of satisfying the minimum required number of parking spaces Multiple dwelling or live-work use, there must be at least 1 accessible parking space for each building that contains at least 7 residential units and an additional 0.034 space for each additional dwelling unit.
RETAIL	4.2.5.1	A minimum of one space for each 100 square metres of gross floor area up to 300 square metres, and one additional space for each additional 50 square metres of gross floor area.
	4.8.4(b)	Accessible Parking: Non-residential uses, there must be at least 1 accessible parking space for each building that contains at least 500m2 of GFA and an additional 0.4 parking space for each 1000m2 of GFA
MEDICAL OFFICE	4.2.5.12	A minimum of one space for each 28 square metres of gross floor area.
	4.8.4(b)	Accessible Parking: Non-residential uses, there must be at least 1 accessible parking space for each building that contains at least 500m2 of GFA and an additional 0.4 parking space for each 1000m2 of GFA
CULTURAL CENTRE	4.2.4.1	A minimum of 1 space for each 18.6 m2 of floor area used for assembly purposes.
	4.8.4(b)	Accessible Parking: Non-residential uses, there must be at least 1 accessible parking space for each building that contains at least 500m2 of GFA and an additional 0.4 parking space for each 1000m2 of GFA
CHILDCARE CENTRE	4.1.6 (Childcare Design Guidelines)	A minimum of 2 on-site parking spaces should be provided for each childcare facility for staff, one for the first staff to arrive in the morning and one for the last staff to leave in the afternoon. One drop-off stall should be provided for every eight full-time equivalent childcare spaces.

LAND USE	COV BY-LAW REFERENCE	PROPOSED LOADING BY-LAW		
		CLASS A	CLASS B	CLASS C
SOCIAL RENTAL AND MARKET HOUSING	4.5A8		At least 1 space for 100 - 299 DU; a minimum of one additional space for 300 - 499 DU...	
	5.2.1	No Requirement	least one additional space for any portion of each additional 200 DU, except that wher... or more parcels of land include multiple buildings that share a parking area or parking...	No Requirement
	5.2.1			
RETAIL	5.2.5	No Requirement	A minimum of one space for the first 465 m2 of GFA plus one space for any portion of the next 1860 m2 and one additional space for each additional 2,325 m2	At least one space for 2,000 m2 - 5,000 m2 of GFA for retail use except for a neighbourhood grocery store, and at least 2 spaces for more than 5,000 m2 of GFA for any such use.
MEDICAL OFFICE	5.2.7	At least 2 spaces for more than 7,500 - 15,000 m2 of GFA	At least 2 spaces for more than 5,000 - 10, 000 m2 GFA	No Requirement
CULTURAL CENTRE	5.2.3	No Requirement	A minimum of 1 space for each 2,800 m2 of GFA	At least one space for each 2,000 m2 - 5,000 m2 of GFA for a hospital or other similar use, and at least 2 space for more than 5,000 m2 of gross floor area for such use.
CHILDCARE CENTRE	4.1.6 (Childcare Design Guidelines)	n/a		

LAND USE	COV BY-LAW REFERENCE	PROPOSED PASSENGER LOADING BY-LAW		
		CLASS A	CLASS B	CLASS C
SOCIAL RENTAL AND MARKET HOUSING	7.2.1	A minimum of 1 space for any development with 50 to 125 dwelling unit, plus 1 space for every additional 150 units	No Requirement	No Requirement
RETAIL	7.2.5.1	A minimum of one space for each 4000 m2 of gross floor area	No Requirement	No Requirement
MEDICAL OFFICE	7.2.4.1	A minimum of 1 space for each 10,000 m2 of gross floor area.	No Requirement	No Requirement
CULTURAL CENTRE	7.2.4.1	A minimum of 1 space for each 10,000 m2 of gross floor area. A minimum of one space for each 4000 m2 of gross floor area.	No Requirement	No Requirement
	7.2.5.1			
CHILDCARE CENTRE	4.1.6 (Childcare Design Guidelines)	n/a		

LAND USE	COV BY-LAW REFERENCE	PROPOSED ROPOSED BICYCLE BY-LAW	
		CLASS A	CLASS B
SOCIAL RENTAL AND MARKET HOUSING	6.2.1.2	A minimum of 1.5 spaces for every dwelling unit under 65m2 A minimum of 2.5 spaces for every dwelling unit over 65m2 and under 105m2 A minimum of 3 spaces for every dwelling unit over 105 m2	A Minimum of 2 spaces for any development containing at least 20 DU, and one additional space for every additional 20 dwelling unit.
	6.2.5.1	A minimum of 1 space for each 340 m2 of GFA	A minimum of 6 spaces of any development containing a minimum of 1,000 m2 of GFA
	6.2.4.1	A minimum of one space for each 170 m2 of GFA	A minimum of 6 spaces for any development containing a minimum of 2,000 m2 of GFA
CULTURAL CENTRE	6.2.2.5	A minimum of 1 space for each 200sq.m of floor area used for assembly purposes	A minimum of 6 spaces for any portion of each 1,500 square metres of floor area used for assembly purposes
CHILDCARE CENTRE	4.1.6 (Childcare Design Guidelines)	No Requirement	

PARKING, BIKE STORAGE AND LOADING

PARCEL	STALL (REQ)	PARKING						BIKE STORAGE		LOADING			PASSENGER LOADING
		STALLS TDM REDUCTION	VISITORS REQ	ACCESSIBLE REQ	ELECTRIC OUTLET REQ	NO. STALLS TYPICAL LEVEL	REQ LEVELS	CLASS A	CLASS B	CLASS A	CLASS B	CLASS C	CLASS A
A	122	54	10	7	53	62	2	396	11	-	1	-	1
B	399	217	27	20	277	187	2	990	29	-	3	-	4
C	179	136	10	8	80	126	2	386	11	-	1	-	2
D	33	-	39	3	-	-	-	3	22	-	2	-	-
E	136	73	11	8	73	89	2	440	12	-	1	-	2
F	451	305	26	18	319	237	2	920	26	-	2	-	4
G	442	335	25	18	337	97	5	947	27	-	3	-	4
H	162	123	9	7	125	77	2	348	10	-	1	-	1
I	509	372	12	17	140	138	4	517	27	-	8	2	4
J	113	88	-	2	10	51	2	10	8	-	1	-	-
TOTAL	2546	1703	169	108	1414			4957	161	0	23	2	22

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Heather Lands

DEVELOPMENT STATISTICS (2)

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