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3.1 PARKING, LOADING AND STACKING LANE 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 and loading is provided and maintained in accordance with the regulations contained in Part 3 - Parking, Loading and Stacking Lane Regulations.

3.1.1.1.2 Where required, **parking spaces** provided for persons with disabilities shall be included in the total number of required **parking spaces**.

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** 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.

3.1.1.1.5 For the calculation of required residential parking, the appropriate resident and/or visitor 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)

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

3.1.1.2 Location of Parking

3.1.1.2.1 All **parking** and **loading 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** and **loading spaces** are required.

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 a **parking space for persons with disabilities** 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 a **parking space for persons with disabilities** 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 **Parking spaces** designated for persons with disabilities shall have an unobstructed rectangular area with a minimum width of 4.6 m and a minimum length of 5.2 m, exclusive of any **aisle** or **driveway**, designated in accordance with The Corporation of the City of Mississauga's Disabled Persons Parking By-law No.134-83, as amended. See Subsection 3.1.3 of this By-law. (See Illustration No. 8 - 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 or other hard-surfaced material.
- 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 **aisles** and/or **driveways**.
- 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, semi-detached, street townhouse dwellings; detached, semi-detached and townhouse dwellings on a CEC- private road; duplex dwelling** or a **detached dwelling** being used for a resident **physician, dentist, drugless practitioner** or **health professional**.
- 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 or a University/College, occupying three (3) or more separated units on one (1) property in a C1 to C3 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 m² **GFA - non-residential** or less, as identified in Part 3 of this By-law. (0379-2009)

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** and any corridor not open to the public and used by more than one (1) tenant of the **building** may be deducted from the total **gross floor area - non-residential** prior to calculating required parking. (0379-2009)

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)

3.1.2 Required Number of Parking Spaces

3.1.2.1 Required Number of Parking Spaces for Residential Uses

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

Table 3.1.2.1 - Required Number of Parking Spaces for Residential Uses

Column A		Column B
Line 1.0	TYPE OF USE	MINIMUM OFF-STREET PARKING REGULATIONS
2.0	Condominium Apartment Dwelling	1.00 resident space per bachelor 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 0.20 visitor spaces per unit (0207-2008)
3.0	Rental Apartment Dwelling	1.00 resident space per bachelor 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 0.20 visitor spaces per unit (0207-2008)
4.0	Apartment Dwelling (within CC1 to CC4 zones)	1.0 resident space per unit 0.15 visitor spaces per unit ⁽¹⁾ For the visitor component, a shared parking arrangement may be used for the calculation of required visitor/non-residential parking in accordance with the following: the greater of 0.15 visitor spaces per unit ⁽¹⁾⁽²⁾ or Parking required for all non-residential uses , located in the same building or on the same lot as the residential use , except banquet hall/conference centre/convention centre, entertainment establishment, overnight accommodation, place of religious assembly, recreational establishment and restaurant. ⁽¹⁾⁽²⁾ Parking for banquet hall/conference centre/convention centre, entertainment establishment, overnight accommodation, place of religious assembly, recreational establishment and restaurant shall not be included in the above shared parking arrangement and shall be provided in accordance with applicable regulations contained in Table 3.1.2.2 of this By-law. (0207-2008)
5.0	Detached Dwelling, Semi-Detached Dwelling, Street Townhouse Dwelling	2.0 spaces per unit
6.0	Condominium Detached Dwelling, Condominium Semi-Detached Dwelling, Condominium Townhouse Dwelling, Detached Dwelling CEC - Private Road, Semi-Detached Dwelling CEC - Private Road, Townhouse Dwelling on a CEC - Private Road	2.0 resident spaces per unit 0.25 visitor spaces per unit
7.0	Duplex Dwelling, Triplex Dwelling	1.25 spaces per unit
8.0	Dwelling units located above a commercial development with a maximum height of three (3) storeys	1.25 spaces per unit
9.0	Group Home	2.0 spaces

Table 3.1.2.1 continued on next page

Part 3 - Parking, Loading and Stacking Lane Regulations

Column A		B
Line 1.0	TYPE OF USE	MINIMUM OFF-STREET PARKING REGULATIONS
Table 3.1.2.1 continued from previous page		
10.0	Condominium Horizontal Multiple Dwelling	Without exclusive use garage and driveway : 1.10 resident spaces per bachelor/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 0.25 visitor spaces per unit With exclusive use garage and driveway : 2.0 resident spaces per unit 0.25 visitor spaces per unit
11.0	Rental Horizontal Multiple Dwelling Rental Townhouse Dwelling	Without exclusive use garage and driveway : 1.10 resident spaces per bachelor/one-bedroom unit 1.25 resident spaces per two-bedroom unit 1.41 resident spaces per three-bedroom unit 1.95 resident spaces per four-bedroom unit 0.25 visitor spaces per unit With exclusive use garage and driveway : 2.0 resident spaces per unit 0.25 visitor spaces per unit
12.0	Long-Term Care Dwelling	0.33 spaces per bed
13.0	Resident Physician, Dentist, Drugless Practitioner or Health Professional	5.0 spaces for office and detached dwelling , 4.0 of which may be tandem
14.0	Retirement Dwelling	0.50 spaces per unit
15.0	All other housing forms not identified above with more than two (2) dwelling units	2.0 resident spaces per unit 0.25 visitor spaces per unit

- NOTES:**
- (1) Visitor **parking spaces** shall not be required for an **apartment dwelling** for which a building permit has been issued on or before May 29, 2009. *(0207-2008)*
 - (2) All required **parking spaces** must be accessible to all users participating in the shared parking arrangements and may not be reserved for a particular use or occupant. *(0207-2008)*

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 Parking Spaces for Non-Residential Uses.

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

Column A		B
Line 1.0	TYPE OF USE	MINIMUM OFF-STREET PARKING REGULATIONS
2.0	Active Recreational Use	4.5 spaces per 100 m ² GFA - non-residential , except for an arena or a marina
3.0	Adult Entertainment Establishment	16.3 spaces per 100 m ² GFA - non-residential
4.0	Animal Services:	
4.1	Animal Boarding Establishment	3.6 spaces per 100 m ² GFA - non-residential
4.2	Animal Care Establishment	5.4 spaces per 100 m ² GFA - non-residential
4.3	Animal Care Establishment (in a C4 zone)	4.0 spaces per 100 m ² GFA - non-residential
5.0	Arena	1.0 space per 4 seats of permanent fixed seating ⁽¹⁾
6.0	Art Gallery, Museum	3.6 spaces per 100 m ² GFA - non-residential
7.0	Banquet Hall/Conference Centre/ Convention Centre	10.8 spaces per 100 m ² GFA - non-residential
8.0	Commercial School	5.0 spaces per 100 m ² GFA - non-residential
9.0	Community Centre	4.5 spaces per 100 m ² GFA - non-residential , except for an arena
10.0	Composting Facility	1.6 spaces per 100 m ² GFA - non-residential up to 2 325 m ² GFA - non-residential ; and 1.1 spaces per 100 m ² GFA - non-residential between 2 325 m ² and 9 300 m ² GFA - non-residential ; and 0.6 spaces per 100 m ² GFA - non-residential over 9 300 m ² GFA - non-residential
11.0	Convenience Retail and Service Kiosk	5.4 spaces per 100 m ² GFA - non-residential plus a stacking lane where a drive-through window is permitted ⁽²⁾
12.0	Day Care	2.5 spaces per 100m ² GFA - non-residential
13.0	Education and Training Facility	5.0 spaces per 100 m ² GFA - non-residential
14.0	Entertainment Establishment	1.0 space per 5 seats of permanent fixed seating ⁽¹⁾ or 10.0 spaces per 100 m ² GFA - non-residential , whichever is greater
15.0	Essential Emergency Service	1.0 space per staff on duty with a minimum of 2.0 spaces
16.0	Financial Institution	5.5 spaces per 100 m ² GFA - non-residential plus a stacking lane where a drive-through bank machine is provided ⁽²⁾
16A.0	Food Bank (0325-2008)	3.0 spaces per 100 m ² GFA - non-residential
17.0	Funeral Establishment	7.5 spaces per 100 m ² GFA - non-residential for the area accessible to the public
18.0	Garden Centre	3.2 spaces per 100 m ² GFA - non-residential used for retail sales and display of products and/or office ; and 1.1 spaces per 100 m ² GFA - non-residential used for warehousing and/or wholesaling
19.0	Golf Course	10.0 spaces per hole
20.0	Home Furnishing Store	2.5 spaces per 100 m ² GFA - non-residential
21.0	Hospital	2.5 spaces per 100 m ² GFA - non-residential
22.0	Library	3.2 spaces per 100 m ² GFA - non-residential

Table 3.1.2.2 continued on next page

Part 3 - Parking, Loading and Stacking Lane Regulations

Column A		Column B
Line 1.0	TYPE OF USE	MINIMUM OFF-STREET PARKING REGULATIONS
Table 3.1.2.2 continued from previous page		
23.0	Manufacturing Facility (Single-Occupancy Building) ⁽⁶⁾ <i>(0308-2011)</i>	1.6 spaces per 100 m ² GFA - non-residential up to 2 325 m ² GFA - non-residential ; and 1.1 spaces per 100 m ² GFA - non-residential between 2 325 m ² and 9 300 m ² GFA - non-residential ; and 0.6 spaces per 100 m ² GFA - non-residential over 9 300 m ² GFA - non-residential
24.0	Manufacturing Facility (Multiple-Occupancy Mixed Use Building) ⁽⁴⁾	1.6 spaces per 100 m ² GFA - non-residential Parking for restaurant, convenience restaurant, banquet hall/conference centre/convention centre, night club, and adult entertainment establishment will be provided in accordance with the applicable regulations contained in Table 3.1.2.2 of this By-law. Parking for individual manufacturing occupancies which exceed a GFA - non-residential of 2 325 m ² shall be calculated in accordance with the provisions applicable to manufacturing facility (Single-Occupancy Building) . Parking for individual warehouse/distribution occupancies, and wholesaling occupancies which exceed a GFA - non-residential of 6 975 m ² shall be calculated in accordance with the regulations applicable to warehouse/distribution facilities, wholesaling facilities (Single-Occupancy Building) .
25.0	Marina	0.6 spaces per slip or berth
26.0	Motor Vehicle Body Repair Facility, Motor Vehicle Repair Facility - Commercial Motor Vehicle, Motor Vehicle Repair Facility - Restricted <i>(0379-2009)</i>	4.3 spaces per 100 m ² GFA - non-residential , of which 50% of the required spaces may be tandem parking spaces
27.0	Motor Vehicle Sales, Leasing and/or Rental Facility - Commercial Motor Vehicles; Motor Vehicle Sales, Leasing and/or Rental Facility -Restricted	4.3 spaces per 100 m ² GFA - non-residential (exclusive of display and storage parking)
28.0	Motor Vehicle Service Station	5.4 spaces per 100 m ² GFA - non-residential
29.0	Motor Vehicle Wash Facility - Commercial Motor Vehicle, Motor Vehicle Wash Facility - Restricted <i>(0379-2009)</i>	4.0 spaces per wash bay, of which 2.0 spaces can be located at vacuum stations, plus a stacking lane ⁽²⁾
30.0	Night Club	25.2 spaces per 100 m ² GFA - non-residential
31.0	Office:	
31.1	Office ⁽⁶⁾ <i>(0308-2011)</i>	3.2 spaces per 100 m ² GFA - non-residential Where the non-office uses, including medical office and real estate office , are greater than 10% of the total GFA - non-residential of the 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
31.2	Medical Office	6.5 spaces per 100 m ² GFA - non-residential
31.3	Medical Office - Restricted	6.5 spaces per 100 m ² GFA - non-residential
31.4	Real Estate Office	6.5 spaces per 100 m ² GFA - non-residential
32.0	Overnight Accommodation	0.8 space per guest room; plus 10.0 spaces per 100 m ² GFA - non-residential used for public use areas including meeting rooms, conference rooms, recreational facilities, dining and lounge areas and other commercial facilities, but excluding bedrooms, kitchens, laundry rooms, washrooms, lobbies, hallways, elevators, stairways and recreational facilities directly related to the function of the overnight accommodation <i>(0379-2009)</i>

Table 3.1.2.2 continued on next page

Column A		B
Line 1.0	TYPE OF USE	MINIMUM OFF-STREET PARKING REGULATIONS
Table 3.1.2.2 continued from previous page		
33.0	Personal Service Establishment:	
33.1	Personal Service Establishment	5.4 spaces per 100 m ² GFA - non-residential
33.2	Personal Service Establishment (in C4 zone)	4.0 spaces per 100 m ² GFA - non-residential
33.3	Personal Service Establishment (in CC2 to CC4 zones) (0207-2008)	4.3 spaces per 100 m ² GFA - non-residential
34.0	Pilot Plant, Prototype Production Facility (0325-2008)	1.6 spaces per 100 m ² GFA - non-residential up to 2 325 m ² GFA - non-residential ; and 1.1 spaces per 100 m ² GFA - non-residential between 2 325 m ² and 9 300 m ² GFA - non-residential ; and 0.6 spaces per 100 m ² GFA - non-residential over 9 300 m ² GFA - non-residential
35.0	Place of Religious Assembly	1.0 space per 4.5 seats for permanent fixed seating ⁽¹⁾ ; plus 27.1 spaces for any non-fixed moveable seating per 100 m ² GFA - non-residential , all in the worship area or 27.1 spaces for all non-fixed moveable seating per 100 m ² GFA - non-residential , in the worship area or 10.0 spaces per 100 m ² GFA - non-residential , whichever is greater Where the worship area of a place of religious assembly includes permanent fixed seating or non-fixed moveable seating for clergy, leaders, choirs, or musicians, such seating or area shall be included in the calculation of seating for the purpose of calculating required parking. Where a community/multi use hall is equal to or less than the gross floor area of the worship area , no additional parking shall be required for that use.
36.0	Power Generating Facility	1.0 space per staff on duty with a minimum of 2.0 spaces
37.0	Private Club	4.5 spaces per 100 m ² GFA - non-residential
38.0	Recreational Establishment	4.5 spaces per 100 m ² GFA - non-residential , except for an arena
39.0	Repair:	
39.1	Repair Establishment	5.4 spaces per 100 m ² GFA - non-residential
39.2	Repair Establishment (in a C4 zone)	4.0 spaces per 100 m ² GFA - non-residential
40.0	Retail Centre:	
40.1	Retail Centre (Less than or equal to 2 000 m ² GFA - non-residential) (0379-2009)	4.3 spaces per 100 m ² GFA - non-residential Parking for restaurant, convenience restaurant, 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 (0325-2008)
40.2	Retail Centre (Greater than 2 000 m ² GFA - non-residential) (0379-2009)	5.4 spaces per 100 m ² GFA - non-residential
40.3	CC1 - Retail Core Commercial (lands bounded by City Centre Drive, Duke of York Boulevard and Rathburn Road West)	4.57 spaces per 100m ² GFA - non-residential

Table 3.1.2.2 continued on next page

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Column A		B
Line 1.0	TYPE OF USE	MINIMUM OFF-STREET PARKING REGULATIONS
Table 3.1.2.2 continued from previous page		
41.0	Retail:	
41.1	Retail Store	5.4 spaces per 100 m ² GFA - non-residential
41.2	Retail Store (in a C4 zone)	4.0 spaces per 100 m ² GFA - non-residential
41.3	Retail Store (in a CC2 to CC4 zones) (0207-2008)	4.3 spaces per 100 m ² GFA - non-residential
42.0	Restaurants:	
42.1	Convenience Restaurant	16.0 spaces per 100 m ² GFA - restaurant plus a stacking lane ⁽²⁾
42.2	Restaurant	16.0 spaces per 100 m ² GFA - restaurant
42.3	Take-out Restaurant	6.0 spaces per 100 m ² GFA - restaurant
42.4	Restaurant (in a C4 zone) (0308-2011)	9.0 spaces per 100 m ² GFA - restaurant
43.0	Schools:	
43.1	College, University	1.1 spaces per 100 m ² GFA - non-residential used for academic purposes; plus 0.15 spaces per resident student and/or staff
43.2	Public/Private School (up to and including Grade 8)	1.0 space per 100 m ² GFA - non-residential (excluding portables) plus 1.0 spaces per portable classroom ⁽³⁾
43.3	Public/Private School (Grade 9 and above)	1.5 spaces per 100 m ² GFA - non-residential (excluding portables) plus 1.0 spaces per portable classroom ⁽³⁾
43A.0	Science and Technology Facility (0325-2008)	3.2 spaces per 100 m ² GFA - non residential
43B.0	Self Storage Facility (0308-2011)	0.6 spaces per 100 m ² GFA - non-residential (exclusive of storage parking)
44.0	Transit Terminal	1.0 space per staff on duty with a minimum of 2.0 spaces
45.0	Truck Terminal	3.2 spaces per 100 m ² GFA - non-residential used for office purposes, and/or 1.1 spaces per 100 m ² GFA - non-residential used for warehouse/distribution facility
46.0	Utility:	
46.1	Utility Building	1.0 space per staff on duty with a minimum of 2.0 spaces
46.2	Water Treatment Facility	1.0 space per staff on duty with a minimum of 2.0 spaces
46.3	Sewage Treatment Plant	1.0 space per staff on duty with a minimum of 2.0 spaces
46.4	Electric Transformer and Distribution Facility	1.0 space per staff on duty with a minimum of 2.0 spaces
46A.0	Vehicle Pound Facility (0358-2007)	3.2 spaces per 100 m ² GFA - non-residential used for office , with a minimum of 4 spaces
47.0	Veterinary Clinic	3.6 spaces per 100 m ² GFA - non-residential
48.0	Warehouse/Distribution Facility, Wholesaling Facility (Single-Occupancy Building) ⁽⁶⁾ (0308-2011)	1.1 spaces per 100 m ² GFA - non-residential up to 6 975 m ² GFA - non-residential ; and 0.6 spaces per 100 m ² GFA - non-residential over 6 975 m ² GFA - non-residential
49.0	Warehouse/Distribution Facility, Wholesaling Facility (Multiple-Occupancy Building) ⁽⁵⁾	1.1 spaces per 100 m ² GFA - non-residential Parking for individual warehouse/distribution occupancies and wholesaling occupancies which exceed a GFA - non-residential of 6 975 m ² shall be calculated in accordance with the regulations applicable to warehouse/distribution facilities, wholesaling facilities (Single-Occupancy Building).

Table 3.1.2.2 continued on next page

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Column A		B
Line 1.0	TYPE OF USE	MINIMUM OFF-STREET PARKING REGULATIONS
Table 3.1.2.2 continued from previous page		
50.0	Waste Processing Station	1.6 spaces per 100 m ² GFA - non-residential up to 2 325 m ² GFA - non-residential ; and 1.1 spaces per 100 m ² GFA - non-residential between 2 325 m ² and 9 300 m ² GFA - non-residential ; and 0.6 spaces per 100 m ² GFA - non-residential over 9 300 m ² GFA - non-residential
51.0	Waste Transfer Station	1.1 spaces per 100 m ² GFA - non-residential up to 6 975 m ² GFA - non-residential ; and 0.6 spaces per 100 m ² GFA - non-residential over 6 975 m ² GFA - non-residential
52.0	Other Non-Residential Uses Not Specified Above	5.4 spaces per 100 m ² GFA - non-residential

- NOTES:**
- (1) Where permanent fixed seating is open-style bench or pew, each 0.5 m of bench or pew space is equal to one (1) seat for the purpose of calculating required parking.
 - (2) See also Subsection 3.1.5 of this By-law.
 - (3) See also Article 3.1.1.11 of this By-law.
 - (4) **Manufacturing Facility** (Multiple-Occupancy Mixed Use **Building**) a **building(s)** occupied by more than one (1) occupant located on one (1) **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. (0325-2008), (0379-2009)
 - (5) **Warehousing/Distribution Facility, Wholesaling Facility** (Multiple-Occupancy **Building**) a **building(s)** occupied by more than one (1) occupant located on one (1) **lot**, where the primary function of all occupants is warehousing, distribution or wholesaling. (0379-2009)
 - (6) 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)

3.1.2.3 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 dwelling**.

Shared parking is to be calculated in compliance with Table 3.1.2.3 - Mixed Use Development Shared Parking Formula. All required **parking spaces** must be accessible to all users participating in the shared parking arrangement and may not be reserved for specific users.

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 3.1.2.3 - 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.

Table 3.1.2.3 - Mixed Use Development Shared Parking Formula

Column A		B	C	D	E
Line 1.0	TYPE OF USE	PERCENTAGE OF PEAK PERIOD (WEEKDAY)			
		Morning	Noon	Afternoon	Evening
1.1	Office/Medical Office/Financial Institution	100	90	95	10
1.2	Retail Centre/Retail Store/Personal Service Establishment (0379-2009)	80	90	90	90
1.3	Restaurant/Convenience Restaurant/Take-out Restaurant	20	100	30	100
1.4	Overnight Accommodation	70	70	70	100
1.5	Residential - Resident ⁽¹⁾ Residential - Visitor	90 20	65 20	90 60	100 100
2.0	TYPE OF USE	PERCENTAGE OF PEAK PERIOD (SATURDAY)			
		Morning	Noon	Afternoon	Evening
2.1	Office/Medical Office/Financial Institution	10	10	10	10
2.2	Retail Centre/Retail Store/Personal Service Establishment (0379-2009)	80	100	100	70
2.3	Restaurant/Convenience Restaurant/Take-out Restaurant	20	100	50	100
2.4	Overnight Accommodation	70	70	70	100
2.5	Residential - Resident ⁽¹⁾ Residential - Visitor	90 20	65 20	90 60	100 100

NOTE: (1) Excludes resident **physicians, dentists, drugless practitioners, health professionals, retirement dwellings and long-term care dwellings.**

3.1.3 Parking Spaces for Persons with Disabilities

3.1.3.1 Required Number of Parking Spaces for Persons with Disabilities

Parking spaces for persons with disabilities for non-residential uses shall be provided in compliance with Sentences 3.1.1.1.2 and 3.1.1.4.5 and Table 3.1.3.1 - Parking Regulations for Persons with Disabilities.

Table 3.1.3.1 - Parking Regulations for Persons with Disabilities

Column A		B
Line 1.0	TOTAL NUMBER OF REQUIRED PARKING SPACES	MINIMUM NUMBER OF REQUIRED PARKING SPACES FOR PERSONS WITH DISABILITIES
2.0	1-25	1.0 space
3.0	26-50	2.0 spaces
4.0	51-75	3.0 spaces
5.0	76-100	4.0 spaces
6.0	101-150	5.0 spaces
7.0	151-200	6.0 spaces
8.0	201-300	7.0 spaces
9.0	301-400	8.0 spaces
10.0	401-500	9.0 spaces
11.0	501-1 000	2% of total
12.0	1 001 and greater	20 plus 1 for each additional 100 spaces

3.1.3.2 Location of Parking Spaces for Persons with Disabilities

Parking spaces for persons with disabilities shall be provided and maintained on the same lot in proximity to the main entrances to a **building** or **structure**.

3.1.3.3 C4 Zone Exception

Parking spaces for persons with disabilities shall not be required in C4 zones where the required number of on-site **parking spaces** is 15 or less.

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) **Warehousing/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

Column A		B
Line 1.0	GROSS FLOOR AREA OF BUILDING	MINIMUM NUMBER OF OFF-STREET LOADING SPACES
2.0	Less than or equal to 2 350 m ²	None Required
3.0	Greater than 2 350 m ² but less than or equal to 11 600 m ²	1 space
4.0	Greater than 11 600 m ²	1 space plus 1 additional space for each 9 300 m ² gross floor area - non-residential 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

Column A		B
Line 1.0	GROSS FLOOR AREA OF BUILDING	MINIMUM NUMBER OF OFF-STREET LOADING SPACES
2.0	Less than or equal to 250 m ²	None required
3.0	Greater than 250 m ² but less than or equal to 2 350 m ²	1 space
4.0	Greater than 2 350 m ² but less than or equal to 7 500 m ²	2 spaces
5.0	Greater than 7 500 m ² but less than or equal to 14 000 m ²	3 spaces
6.0	Greater than 14 000 m ²	3 spaces plus 1 additional space for each 9 300 m ² GFA - non-residential 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 Dwellings

One (1) **loading space** per **apartment** and/or **retirement dwelling** containing a minimum of 30 **dwelling units**, shall be required.

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

Column A		B
Line 1.0	TYPE OF USE	MINIMUM NUMBER OF STACKING LANE TANDEM PARKING SPACES REQUIRED
2.0	Convenience Restaurant	10 spaces
3.0	Convenience Retail and Service Kiosk	5 spaces
4.0	Financial Institution	5 spaces
5.0	Motor Vehicle Wash Facility - Commercial Motor Vehicle <i>(0379-2009)</i>	10 spaces per wash bay
6.0	Motor Vehicle Wash Facility - Restricted	10 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)*

