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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. For **accessible parking spaces**, all numeric fractions shall be rounded up to the nearest whole number. (0190-2014)

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 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, semi-detached, linked, street townhouse; detached, semi-detached and townhouse** on a **CEC - road; duplex** or a **detached dwelling** being used for a resident **physician, dentist, drugless practitioner or health professional**. (0297-2013), (0174-2017), (0181-2018/LPAT Order 2019 February 15)

**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)



**3.1.2 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 <b>Apartment</b> (0207-2008), (0174-2017), (0179-2018)	1.00 resident space per studio unit 1.25 resident spaces per one-bedroom unit 1.40 resident spaces per two-bedroom unit 1.75 resident spaces per three-bedroom unit 0.20 visitor spaces per unit
3.0	Rental <b>Apartment</b> (0207-2008), (0174-2017), (0179-2018)	1.00 resident space per studio unit 1.18 resident spaces per one-bedroom unit 1.36 resident spaces per two-bedroom unit 1.50 resident spaces per three-bedroom unit 0.20 visitor spaces per unit
4.0	<b>Apartment</b> (within CC1 to CC4 zones) (0207-2008), (0174-2017)	1.0 resident space per unit 0.15 visitor spaces per unit <sup>(1)</sup>  For the visitor component, a shared parking arrangement may be used for the calculation of required visitor/non-residential parking in accordance with the following: the greater of 0.15 visitor spaces per unit <sup>(1)(2)</sup> or Parking required for all non-residential <b>uses</b> , located in the same <b>building</b> or on the same <b>lot</b> as the residential <b>use</b> , except <b>banquet hall/conference centre/convention centre, entertainment establishment, overnight accommodation, place of religious assembly, recreational establishment and restaurant.</b> <sup>(1) (2)</sup>  Parking for <b>banquet hall/conference centre/convention centre, entertainment establishment, overnight accommodation, place of religious assembly, recreational establishment and restaurant</b> shall not be included in the above shared parking arrangement and shall be provided in accordance with applicable regulations contained in Table 3.1.2.2 of this By-law.
5.0	<b>Detached Dwelling, Linked Dwelling, Semi-Detached, Street Townhouse</b> (0297-2013), (0174-2017), (0181-2018/ LPAT Order 2019 February 15)	2.0 spaces per unit
6.0	Condominium <b>Detached Dwelling, Condominium Semi-Detached, Condominium Townhouse, Detached Dwelling on a CEC - Road, Semi-Detached on a CEC - Road, Townhouse on a CEC - Road</b> (0174-2017), (0181-2018/LPAT Order 2019 February 15)	2.0 resident spaces per unit 0.25 visitor spaces per unit
7.0	<b>Duplex, Triplex</b> (0174-2017)	1.25 spaces per unit
8.0	<b>Dwelling units</b> located above a commercial development with a maximum <b>height</b> of three <b>storeys</b>	1.25 spaces per unit
9.0	<b>Group Home</b>	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
<b>Table 3.1.2.1 continued from previous page</b>		
<b>10.0</b>	Condominium <b>Back to Back</b> and <b>Stacked Townhouse</b> (0179-2018), (0181-2018/LPAT Order 2019 February 15)	Without exclusive use <b>garage</b> and <b>driveway</b> : 1.10 resident spaces per studio/one-bedroom unit 1.5 resident spaces per two-bedroom unit 1.75 resident spaces per three-bedroom unit 2.0 resident spaces per four-bedroom unit 0.25 visitor spaces per unit  With exclusive use <b>garage</b> and <b>driveway</b> : 2.0 resident spaces per unit 0.25 visitor spaces per unit
<b>11.0</b>	Rental <b>Back to Back</b> and <b>Stacked Townhouse</b> , Rental <b>Townhouse</b> (0179-2018), (0181-2018/LPAT Order 2019 February 15)	Without exclusive use <b>garage</b> and <b>driveway</b> : 1.10 resident spaces per studio/one-bedroom unit 1.25 resident spaces per two-bedroom unit 1.41 resident spaces per three-bedroom unit 1.95 resident spaces per four-bedroom unit 0.25 visitor spaces per unit  With exclusive use <b>garage</b> and <b>driveway</b> : 2.0 resident spaces per unit 0.25 visitor spaces per unit
<b>12.0</b>	<b>Long-Term Care Building</b> (0174-2017)	0.33 spaces per bed
<b>13.0</b>	Resident <b>Physician, Dentist, Drugless Practitioner or Health Professional</b>	5.0 spaces for <b>office</b> and <b>detached dwelling</b> , 4.0 of which may be tandem
<b>14.0</b>	<b>Retirement Building</b> (0174-2017)	0.50 spaces per unit
<b>15.0</b>	All other housing forms not identified above with more than two <b>dwelling units</b>	2.0 resident spaces per unit 0.25 visitor spaces per unit

- NOTES:**
- (1) Visitor **parking spaces** shall not be required for an **apartment** for which a building permit has been issued on or before May 29, 2009. (0207-2008), (0174-2017)
  - (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 <sup>2</sup> GFA - non-residential, except for an arena or a <b>marina</b>
3.0	Adult Entertainment Establishment	16.3 spaces per 100 m <sup>2</sup> GFA - non-residential
4.0	Animal Services:	
4.1	Animal Boarding Establishment	3.6 spaces per 100 m <sup>2</sup> GFA - non-residential
4.2	Animal Care Establishment	5.4 spaces per 100 m <sup>2</sup> GFA - non-residential
4.3	Animal Care Establishment (in a C4 zone)	4.0 spaces per 100 m <sup>2</sup> GFA - non-residential
5.0	Arena	1.0 space per 4 seats of permanent fixed seating <sup>(1)</sup>
6.0	Art Gallery, Museum	3.6 spaces per 100 m <sup>2</sup> GFA - non-residential
7.0	Banquet Hall/Conference Centre/ Convention Centre	10.8 spaces per 100 m <sup>2</sup> GFA - non-residential
8.0	Commercial School	5.0 spaces per 100 m <sup>2</sup> GFA - non-residential
9.0	Community Centre	4.5 spaces per 100 m <sup>2</sup> GFA - non-residential, except for an arena
10.0	Composting Facility	1.6 spaces per 100 m <sup>2</sup> GFA - non-residential up to 2 325 m <sup>2</sup> GFA - non-residential; and 1.1 spaces per 100 m <sup>2</sup> GFA - non-residential between 2 325 m <sup>2</sup> and 9 300 m <sup>2</sup> GFA - non-residential; and 0.6 spaces per 100 m <sup>2</sup> GFA - non-residential over 9 300 m <sup>2</sup> GFA - non-residential
10A.0	Contractor Service Shop (0190-2014)	1.1 spaces per 100 m <sup>2</sup> GFA - non-residential
10B.0	Contractor's Yard (0190-2014)	0.6 spaces per 100 m <sup>2</sup> GFA - non-residential
11.0	Convenience Retail and Service Kiosk (0018-2015)	5.4 spaces per 100 m <sup>2</sup> GFA - non-residential plus a <b>stacking lane</b> where a drive-through is provided <sup>(2)</sup>
12.0	Day Care	2.5 spaces per 100m <sup>2</sup> GFA - non-residential
13.0	Education and Training Facility	5.0 spaces per 100 m <sup>2</sup> GFA - non-residential
14.0	Entertainment Establishment	1.0 space per 5 seats of permanent fixed seating <sup>(1)</sup> or 10.0 spaces per 100 m <sup>2</sup> GFA - non-residential, whichever is greater
15.0	Essential Emergency Service	1.0 space per staff on duty with a minimum of 2.0 spaces
16.0	Financial Institution (0018-2015)	5.5 spaces per 100 m <sup>2</sup> GFA - non-residential plus a <b>stacking lane</b> where a drive-through is provided <sup>(2)</sup>
16A.0	Food Bank (0325-2008)	3.0 spaces per 100 m <sup>2</sup> GFA - non-residential
17.0	Funeral Establishment	7.5 spaces per 100 m <sup>2</sup> GFA - non-residential for the area accessible to the public
18.0	Garden Centre	3.2 spaces per 100 m <sup>2</sup> GFA - non-residential used for retail sales and display of products and/or <b>office</b> ; and 1.1 spaces per 100 m <sup>2</sup> GFA - non-residential used for warehousing and/or wholesaling
19.0	Golf Course	10.0 spaces per hole

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		
20.0	<i>deleted by 0212-2015</i>	
21.0	<b>Hospital</b>	2.5 spaces per 100 m <sup>2</sup> <b>GFA - non-residential</b>
22.0	<b>Library</b>	3.2 spaces per 100 m <sup>2</sup> <b>GFA - non-residential</b>
23.0	<b>Manufacturing Facility (Single-Occupancy Building)</b> <sup>(6)</sup> <i>(0308-2011)</i>	1.6 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 1.1 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 0.6 spaces per 100 m <sup>2</sup> <b>GFA - non-residential</b> over 9 300 m <sup>2</sup> <b>GFA - non-residential</b>
24.0	<b>Manufacturing Facility (Multiple-Occupancy Mixed Use Building)</b> <sup>(4)</sup>	1.6 spaces per 100 m <sup>2</sup> <b>GFA - non-residential</b> Parking for <b>restaurant, convenience restaurant, banquet hall/conference centre/convention centre, night club, and adult entertainment establishment</b> will be provided in accordance with the applicable regulations contained in Table 3.1.2.2 of this By-law.  Parking for individual manufacturing occupancies which exceed a <b>GFA - non-residential</b> of 2 325 m <sup>2</sup> shall be calculated in accordance with the provisions applicable to <b>manufacturing facility (Single-Occupancy Building)</b> .  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 (Single-Occupancy Building)</b> .
25.0	<b>Marina</b>	0.6 spaces per slip or berth
25A.0	<b>Medicinal Product Manufacturing Facility</b> <i>(0055-2015)</i>	1.6 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 1.1 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 0.6 spaces per 100 m <sup>2</sup> <b>GFA - non-residential</b> over 9 300 m <sup>2</sup> <b>GFA - non-residential</b>
25B.0	<b>Medicinal Product Manufacturing Facility - Restricted</b> <i>(0055-2015)</i>	1.6 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 1.1 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 0.6 spaces per 100 m <sup>2</sup> <b>GFA - non-residential</b> over 9 300 m <sup>2</sup> <b>GFA - non-residential</b>
26.0	<b>Motor Vehicle Body Repair Facility, Motor Vehicle Repair Facility - Commercial Motor Vehicle, Motor Vehicle Repair Facility - Restricted</b> <i>(0379-2009)</i>	4.3 spaces per 100 m <sup>2</sup> <b>GFA - non-residential</b> , of which 50% of the required spaces may be <b>tandem parking spaces</b>
27.0	<b>Motor Vehicle Sales, Leasing and/or Rental Facility - Commercial Motor Vehicles; Motor Vehicle Sales, Leasing and/or Rental Facility - Restricted</b>	4.3 spaces per 100 m <sup>2</sup> <b>GFA - non-residential</b> (exclusive of display and storage parking)
28.0	<b>Motor Vehicle Service Station</b>	5.4 spaces per 100 m <sup>2</sup> <b>GFA - non-residential</b>
29.0	<b>Motor Vehicle Wash Facility - Commercial Motor Vehicle, Motor Vehicle Wash Facility - Restricted</b> <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 <sup>(2)</sup>
30.0	<b>Night Club</b>	25.2 spaces per 100 m <sup>2</sup> <b>GFA - non-residential</b>

Table 3.1.2.2 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
<b>Table 3.1.2.2 continued from previous page</b>		
<b>31.0</b>	<b>Office:</b>	
31.1	<b>Office</b> <sup>(6)</sup> (0308-2011)	3.2 spaces per 100 m <sup>2</sup> <b>GFA - non-residential</b> Where the non-office uses, including <b>medical office</b> and real estate <b>office</b> , are greater than 10% of the total <b>GFA - non-residential</b> of the <b>building</b> , separate parking will be required for all of such <b>uses</b> in accordance with the regulations contained in Table 3.1.2.2 of this By-law
31.2	<b>Medical Office</b>	6.5 spaces per 100 m <sup>2</sup> <b>GFA - non-residential</b>
31.3	<b>Medical Office - Restricted</b>	6.5 spaces per 100 m <sup>2</sup> <b>GFA - non-residential</b>
31.4	Real Estate <b>Office</b>	6.5 spaces per 100 m <sup>2</sup> <b>GFA - non-residential</b>
<b>32.0</b>	<b>Overnight Accommodation</b> (0379-2009)	0.8 space per guest room; plus 10.0 spaces per 100 m <sup>2</sup> <b>GFA - non-residential</b> used for public <b>use</b> areas including meeting rooms, conference rooms, recreational facilities, dining and lounge areas and other commercial facilities, but excluding bedrooms, kitchens, laundry rooms, washrooms, lobbies, hallways, elevators, stairways and recreational facilities directly related to the function of the <b>overnight accommodation</b>
<b>33.0</b>	<b>Personal Service Establishment:</b>	
33.1	<b>Personal Service Establishment</b>	5.4 spaces per 100 m <sup>2</sup> <b>GFA - non-residential</b>
33.2	<b>Personal Service Establishment</b> (in C4 zone)	4.0 spaces per 100 m <sup>2</sup> <b>GFA - non-residential</b>
33.3	<b>Personal Service Establishment</b> (in CC2 to CC4 zones) (0207-2008)	4.3 spaces per 100 m <sup>2</sup> <b>GFA - non-residential</b>
<b>34.0</b>	<b>Pilot Plant, Prototype Production Facility</b> (0325-2008)	1.6 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 1.1 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 0.6 spaces per 100 m <sup>2</sup> <b>GFA - non-residential</b> over 9 300 m <sup>2</sup> <b>GFA - non-residential</b>
<b>35.0</b>	<b>Place of Religious Assembly</b>	1.0 space per 4.5 seats for permanent fixed seating <sup>(1)</sup> ; plus 27.1 spaces for any non-fixed moveable seating per 100 m <sup>2</sup> <b>GFA - non-residential</b> , all in the <b>worship area</b> or 27.1 spaces for all non-fixed moveable seating per 100 m <sup>2</sup> <b>GFA - non-residential</b> , in the <b>worship area</b> or 10.0 spaces per 100 m <sup>2</sup> <b>GFA - non-residential</b> , whichever is greater  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> .
<b>36.0</b>	<b>Power Generating Facility</b>	1.0 space per staff on duty with a minimum of 2.0 spaces
<b>37.0</b>	<b>Private Club</b>	4.5 spaces per 100 m <sup>2</sup> <b>GFA - non-residential</b>
<b>38.0</b>	<b>Recreational Establishment</b>	4.5 spaces per 100 m <sup>2</sup> <b>GFA - non-residential</b> , except for an arena

Table 3.1.2.2 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
<b>Table 3.1.2.2 continued from previous page</b>		
<b>39.0</b>	Repair:	
39.1	<b>Repair Establishment</b>	5.4 spaces per 100 m <sup>2</sup> <b>GFA - non-residential</b>
39.2	<b>Repair Establishment</b> (in a C4 zone)	4.0 spaces per 100 m <sup>2</sup> <b>GFA - non-residential</b>
<b>40.0</b>	Retail Centre:	
40.1	Retail Centre (Less than or equal to 2 000 m <sup>2</sup> <b>GFA - non-residential</b> ) (0325-2008), (0379-2009)	4.3 spaces per 100 m <sup>2</sup> <b>GFA - non-residential</b> Parking for <b>restaurant, convenience restaurant, place of religious assembly, funeral establishment, overnight accommodation, banquet hall/conference centre/convention centre and entertainment establishment uses</b> will be provided in accordance with the applicable regulations contained in Table 3.1.2.2 of this By-law
40.2	Retail Centre (Greater than 2 000 m <sup>2</sup> <b>GFA - non-residential</b> ) (0379-2009)	5.4 spaces per 100 m <sup>2</sup> <b>GFA - non-residential</b>
40.3	CC1 - Retail Core Commercial (lands bounded by City Centre Drive, Duke of York Boulevard and Rathburn Road West)	4.57 spaces per 100 m <sup>2</sup> <b>GFA - non-residential</b>
<b>41.0</b>	Retail:	
41.1	<b>Retail Store</b>	5.4 spaces per 100 m <sup>2</sup> <b>GFA - non-residential</b>
41.2	<b>Retail Store</b> (in a C4 zone)	4.0 spaces per 100 m <sup>2</sup> <b>GFA - non-residential</b>
41.3	<b>Retail Store</b> (in a CC2 to CC4 zones) (0207-2008)	4.3 spaces per 100 m <sup>2</sup> <b>GFA - non-residential</b>
<b>42.0</b>	Restaurants:	
42.1	<b>Convenience Restaurant</b> (0212-2015)	16.0 spaces per 100 m <sup>2</sup> <b>GFA - non-residential</b> plus a <b>stacking lane</b> <sup>(2)</sup>
42.2	<b>Restaurant</b> (0212-2015)	16.0 spaces per 100 m <sup>2</sup> <b>GFA - non-residential</b>
42.3	<b>Take-out Restaurant</b> (0212-2015)	6.0 spaces per 100 m <sup>2</sup> <b>GFA - non-residential</b>
42.4	<b>Restaurant</b> (in a C4 zone) (0308-2011), (0212-2015)	9.0 spaces per 100 m <sup>2</sup> <b>GFA - non-residential</b>
<b>43.0</b>	Schools:	
43.1	College, University	1.1 spaces per 100 m <sup>2</sup> <b>GFA - non-residential</b> used for academic purposes; plus 0.15 spaces per resident student and/or staff
43.2	<b>Public/Private School</b> (up to and including Grade 8)	1.0 space per 100 m <sup>2</sup> <b>GFA - non-residential</b> (excluding portables) plus 1.0 spaces per portable classroom <sup>(3)</sup>
43.3	<b>Public/Private School</b> (Grade 9 and above)	1.5 spaces per 100 m <sup>2</sup> <b>GFA - non-residential</b> (excluding portables) plus 1.0 spaces per portable classroom <sup>(3)</sup>
<b>43A.0</b>	<b>Science and Technology Facility</b> (0325-2008)	3.2 spaces per 100 m <sup>2</sup> <b>GFA - non residential</b>
<b>43B.0</b>	Self Storage Facility (0308-2011)	0.6 spaces per 100 m <sup>2</sup> <b>GFA - non-residential</b> (exclusive of storage parking)
<b>44.0</b>	<b>Transit Terminal</b>	1.0 space per staff on duty with a minimum of 2.0 spaces
<b>45.0</b>	<b>Truck Terminal</b>	3.2 spaces per 100 m <sup>2</sup> <b>GFA - non-residential</b> used for <b>office</b> purposes, and/or 1.1 spaces per 100 m <sup>2</sup> <b>GFA - non-residential</b> used for <b>warehouse/distribution facility</b>

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		
46.0	Utility:	
46.1	<b>Utility Building</b>	1.0 space per staff on duty with a minimum of 2.0 spaces
46.2	<b>Water Treatment Facility</b>	1.0 space per staff on duty with a minimum of 2.0 spaces
46.3	<b>Sewage Treatment Plant</b>	1.0 space per staff on duty with a minimum of 2.0 spaces
46.4	<b>Electric Transformer and Distribution Facility</b>	1.0 space per staff on duty with a minimum of 2.0 spaces
46A.0	<b>Vehicle Pound Facility</b> (0358-2007)	3.2 spaces per 100 m <sup>2</sup> <b>GFA - non-residential</b> used for <b>office</b> , with a minimum of 4 spaces
47.0	<b>Veterinary Clinic</b>	3.6 spaces per 100 m <sup>2</sup> <b>GFA - non-residential</b>
48.0	<b>Warehouse/Distribution Facility, Wholesaling Facility (Single-Occupancy Building)</b> <sup>(6)</sup> (0308-2011)	1.1 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 0.6 spaces per 100 m <sup>2</sup> <b>GFA - non-residential</b> over 6 975 m <sup>2</sup> <b>GFA - non-residential</b>
49.0	<b>Warehouse/Distribution Facility, Wholesaling Facility (Multiple-Occupancy Building)</b> <sup>(5)</sup>	1.1 spaces per 100 m <sup>2</sup> <b>GFA - non-residential</b> 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 (Single-Occupancy Building)</b> .
50.0	<b>Waste Processing Station</b>	1.6 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 1.1 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 0.6 spaces per 100 m <sup>2</sup> <b>GFA - non-residential</b> over 9 300 m <sup>2</sup> <b>GFA - non-residential</b>
51.0	<b>Waste Transfer Station</b>	1.1 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 0.6 spaces per 100 m <sup>2</sup> <b>GFA - non-residential</b> over 6 975 m <sup>2</sup> <b>GFA - non-residential</b>
52.0	Other Non-Residential Uses Not Specified Above	5.4 spaces per 100 m <sup>2</sup> <b>GFA - non-residential</b>

- 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. 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)
  - (5) **Warehouse/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**. (0174-2017)

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 <sup>(1)</sup>	90	65	90	100
	Residential - Visitor	20	20	60	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 <sup>(1)</sup>	90	65	90	100
	Residential - Visitor	20	20	60	100

NOTE: (1) Excludes resident **physicians, dentists, drugless practitioners, health professionals, retirement buildings** and **long-term care buildings**. (0174-2017)

**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)

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 <sup>(3)</sup>
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) Where only 1 **accessible parking space** is required, a Type A **accessible parking space** shall be provided.
  - (2) Where more than 1 **accessible parking space** is required:
    - (2.1) if an even number of **accessible parking spaces** are required, an equal number of Type A and Type B **accessible parking spaces** must be provided;
    - (2.2) if an odd number of **accessible parking spaces** are 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**.
  - (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)

**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 C4 Zone Exception**

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

**3.1.4 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**

Column A		B
Line 1.0	GROSS FLOOR AREA - NON-RESIDENTIAL OF BUILDING (0297-2013)	MINIMUM NUMBER OF OFF-STREET LOADING SPACES
2.0	Less than or equal to 2 350 m <sup>2</sup>	None Required
3.0	Greater than 2 350 m <sup>2</sup> but less than or equal to 11 600 m <sup>2</sup>	1 space
4.0	Greater than 11 600 m <sup>2</sup>	1 space plus 1 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**

Column A		B
Line 1.0	GROSS FLOOR AREA - NON-RESIDENTIAL OF BUILDING (0297-2013)	MINIMUM NUMBER OF OFF-STREET LOADING SPACES
2.0	Less than or equal to 250 m <sup>2</sup>	None required
3.0	Greater than 250 m <sup>2</sup> but less than or equal to 2 350 m <sup>2</sup>	1 space
4.0	Greater than 2 350 m <sup>2</sup> but less than or equal to 7 500 m <sup>2</sup>	2 spaces
5.0	Greater than 7 500 m <sup>2</sup> but less than or equal to 14 000 m <sup>2</sup>	3 spaces
6.0	Greater than 14 000 m <sup>2</sup>	3 spaces plus 1 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**

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)*

