

SCHEDULE NO. IX OFF-STREET LOADING

900. Subject to the provisions of Section 900.1, when any development takes place on any lot, off-street loading shall be provided and maintained in accordance with the regulations contained in this Schedule.

900.1 Existing Buildings, Structures and Uses:

The regulations contained in this Schedule shall not apply to buildings, structures or uses existing on the effective date of this Bylaw, except that:

- (1) Off-street loading shall be provided and maintained in accordance with this Schedule where there is a change in the principal use, or where the total floor area is increased in excess of 10 percent over the existing floor area.
- (2) Off-street loading existing on the effective date of this Bylaw shall not be reduced below the applicable off-street loading requirements of this Schedule.

900.2 Unit of Measurement:

When calculating off-street loading requirements, the gross floor area shall include the floor area of accessory buildings or basements, except where they are used for parking or heating.

900.3 Mixed Occupancies:

In the case of mixed uses, the total requirements for off-street loading facilities shall be the sum of the requirements for the various uses computed separately.

900.4 Required Off-Street Loading Spaces:

- (1) On every lot used as a retail store, business, industry, warehouse or other similar use, except lots with C1 District zoning, the minimum number of spaces shall be as follows, or as set out in a loading management plan that has been approved by the Director of Planning and Building:

Total Gross Floor Area of Bldg(s)	Loading Spaces Required
(a) Less than 235 m ² (2,529.52 sq.ft.)	0
(b) 235 m ² (2,529.52 sq.ft.) to 460 m ² (4,951.56 sq.ft.)	1
(c) 460 m ² (4,951.56 sq.ft.) to 2,300 m ² (24,757.80 sq.ft.)	2
(d) 2,300 m ² (24,757.80 sq.ft.) to 4,600 m ² (49,515.61 sq.ft.)	3
(e) Each additional 4,600 m ² (49,515.61 sq.ft.) or fraction thereof in excess of 2,300 m ² (24,757.80 sq.ft.)	1 Additional

(B/L No. 14636-24-03-11)

- (2) On every site used as an office building, place of public assembly, place for entertainment purposes, hospital, institution, hotel, club or lodge, auditorium, public utility, school or other similar use, the minimum number of spaces shall be as follows:

Total Gross Floor Area of Bldg(s)	Spaces Required
(a) Less than 2,800 m ² (30,139.94 sq.ft.)	1
(b) 2,800 m ² (30,139.94 sq.ft.) to 5,600 m ² (60,279.87 sq.ft.)	2
(c) Each additional 5,600 m ² (60,279.87 sq.ft.) or fraction thereof in excess of 2,800 m ² (30,139.94 sq.ft.)	1 Additional

- (3) On every lot with multiple family dwelling units, the minimum number of off-street loading spaces shall be as follows:

	Total Provided Dwelling Units	Loading Spaces Required
(a)	0-99	0
(b)	100 - 300	1
(c)	For each additional 200 dwelling units or part thereof	1
		Additional

(B/L No. 14636-24-03-11)

- (4) On every lot used as a retail store, business, industry, warehouse or other similar use, except lots with C1 District zoning, where the gross floor area of a site is 2,300 m² (24,757.80 sq.ft.) or greater, a loading management plan must be provided. (B/L No. 14636-24-03-11)
- (5) Notwithstanding section 900.4(3), for lots fronting a public road where on-street parking is prohibited, a minimum of one loading space is required on-site. (B/L No. 14636-24-03-11)

900.5 Location and Siting of Loading Facilities:

Off-street loading spaces and facilities shall be located on the same lot as the use served, but not within the required front or side yard nor closer than 7.5 m (24.61 ft.) to the nearest point of intersection of any two street allowances.

900.6 Development and Maintenance Standards:

- (1) The location of all points of ingress and egress to a loading area shall be subject to the approval of the City Engineer. (B/L No. 11032-99-12-13)
- (2) The minimum dimensions of an off-street loading space shall be:
- (a) a length of 9.0 m (29.53 ft.), width 3.0 m (9.8 ft.) and height 3.5 m (11.48 ft.), plus any additional space required for operating clearance as determined by the Director Engineering; or
 - (b) as set out in a loading management plan that has been approved by the Director Planning and Building.
- (B/L No. 14636-24-03-11)
- (3) All loading areas shall be provided with adequate curbs in order to retain all vehicles within such permitted loading areas, and to ensure that required fences, hedges or landscaped areas, as well as any buildings, will be protected from parked vehicles. (B/L No. 14170-20-07-06)
- (4) Each loading space shall be surfaced with an asphalt, concrete, or similar pavement so as to provide a durable, dust-free surface, and shall be so graded and drained as to properly dispose of all surface water.
- (5) Any lighting used to illuminate any loading area shall be so arranged that all direct rays of light are reflected upon the loading area, and not on any adjoining premises.

900.7 Shared Loading:

The Director Planning and Building may permit the sharing of the required off-street loading spaces between different uses where:

- (1) a loading management plan has been provided and the Director Planning and Building is satisfied that the operating hours for such uses do not overlap significantly; and
- (2) the shared off-street loading spaces are not located more than 122 m (400.26 ft.) from the uses to be served.

(B/L No. 14636-24-03-11)