
SCHEDULE NO. VIII OFF-STREET PARKING

800. Subject to the provisions of Section 800.1, when any development takes place on any lot, off-street parking shall be provided and maintained in accordance with the regulations contained in this Schedule.

800.1 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 parking shall be provided and maintained in accordance with this Schedule for any addition to such existing building or structure, or any change or addition to such existing use.
- (2) Off-street parking existing on the effective day of this Bylaw shall not be reduced below the applicable off-street parking requirements of this Schedule.

800.2 Voluntary Establishment of Parking Facilities:

Where off-street parking facilities are provided when not required, the location, design and operation of such facilities shall comply with all the regulations of this Schedule.

800.3 Units of Measurement:

- (1) Where gross floor area is used as a unit of measurement for the calculation of required parking spaces, it shall include the floor area of accessory buildings and basements, except where they are used for parking, heating or storage.
- (2) Where number of persons is used as a unit of measurement, it shall mean the greatest number of persons at work or study, at any time of the day or night in a particular building or for a particular use during any season of the year.
(B/L No. 11154-00-11-06)
- (3) Where seating accommodation is used as a unit of measurement, and such accommodation consists of benches, pews, booths and the like, each 500 mm (19.69 inches) of width of such seating accommodation shall be counted as one seat.
- (4) When the calculation of parking requirements result in a fractional parking space, one parking space shall be provided to meet this fractional requirement.

800.3.1 Parking Spaces for Disabled Persons:

- (1) In addition to the parking spaces for the use of disabled persons that are required to be provided by the British Columbia Building Code, at least one parking space for the use of disabled persons shall be provided in a parking lot that has more than twenty-five and less than fifty-one parking spaces. (B/L No. 10033-94-06-20)
- (2) Each parking space for the use of disabled persons shall be marked with a sign that identifies the space for use as disabled parking in compliance with the specifications in Schedule 2 of Division 23 of the regulations pursuant to the Motor Vehicle Act, and shall have the parking surface marked with the international symbol for wheelchair accessibility. (B/L No. 10033-94-06-20)

800.4 Required Off-Street Parking Spaces:

Off-street vehicular parking or garage spaces shall be provided in accordance with the standards in this section. In the case of a use not specifically mentioned, the required off-street parking spaces shall be the same as for a similar use.

USE	REQUIRED PARKING SPACES
(1) Single family, two family and row-house dwellings.	1 for each dwelling unit.
(1a) Single family dwelling with secondary suite.	1 independently accessible parking space for each dwelling unit. The Director Planning and Building may waive the requirement for a second parking space where the single family dwelling was constructed before January 1, 2014 and the Director Planning and Building is satisfied that it is not feasible to create a second parking space on the property. (B/L No. 13258-14-01-27)
(2) Multiple family dwellings.	Visitor parking shall be identified by a sign with the words “VISITOR PARKING”, shall be at a location that is safe, convenient and easily found. Security gates at the entrance to underground visitors parking areas may be permitted on the following conditions:

- (a) access shall be controlled by an intercom system that is located on the property in close proximity to the visitors parking area to ensure the security of the visitors parking area but avoiding impediments to vehicular circulation at its entrance. The security gate shall be able to be easily opened by the operator of the vehicle without involving a third party;
- (b) a functional turn-around area shall be provided at the entrance to the visitors parking area to permit adequate vehicle manoeuvring without the need for reversing the vehicle in the event that the visitor does not gain access to the visitors parking area through the security gate;
- (c) the underground visitors parking area shall be separated from any underground residents parking area by a further security gate to maintain the security of the residents parking area. The visitors parking area shall be identified by large and clear signage, differentiated from resident parking and available to visitors 24 hours per day;
- (d) pedestrian access to the visitor parking area (both external and internal) and from the visitor parking area to the main lobby or an individual residential unit shall be adequately identified with signage that is clear in its directions to the visitor.

(B/L No. 12042-06-02-20)

USE**REQUIRED PARKING SPACES**

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| (a) Townhouses, being multiple family dwellings wherein each unit has direct access to the ground level either by stairs or at grade. | 1.75 for each dwelling unit, of which a minimum of 0.25 spaces per unit shall be provided for visitor parking. |
| (a.1) Townhouses in RM6 Districts. | 1.0 for each dwelling unit.
(B/L No. 9632-93-11-08) |
| (a.2) Apartments in C8 and C8a Districts. | 1.0 for each dwelling unit.
(B/L No. 9632-93-11-08) |
| (b) Apartments, being multiple family dwellings wherein access to the units is by means of a common corridor. | 1.6 for each dwelling unit of which a minimum of 0.25 spaces per unit shall be provided for visitor parking. |
| (b.1) Apartments in RM3s, RM4s and RM5s Districts | Notwithstanding subsection (b), for developments entitled to a supplementary density bonus under section 203.5(3), 204.7(3) or 205.7(3), the parking space requirement shall be reduced from 1.6 per dwelling unit to a minimum 1.1 per dwelling unit in direct proportion to the ratio that the actual supplementary density incorporated in that development bears to the maximum supplementary density that was available (eg. a development eligible for 50% of the maximum supplementary density would have a reduced parking requirement of 1.35 spaces for each dwelling unit).
(B/L No. 12871-10-12-13) |
| (c) non-profit housing, whether townhouses or apartments, that receives rent supplement assistance from a government or government agency. | 1.5 for each dwelling unit of which a minimum of 0.2 spaces per unit shall be provided for visitor parking.
(B/L No. 9429-90-09-17) |

USE**REQUIRED PARKING SPACES**

(d) Townhouses and apartments in P11e Districts	1.0 for each dwelling unit that is not a multi-family flex unit, plus - 1.25 for each dwelling unit that is a multi-family flex-unit, plus - 0.1 for each bedroom in excess of 1 bedroom within a dwelling unit (excluding bedrooms located within the rental accommodation area in multi-family flex-units), plus - 0.2 per dwelling unit for visitor parking (of which not more than 0.1 may be permanently provided on another site within 400 m (1,312 ft.) walking distance, but at least 0.1 of which, including all required visitors' handicap spaces, shall be provided on-site). (B/L No. 11462-03-01-20)
(3) Dwellings or dwelling units related to commercial or other premises.	1 for each dwelling unit.
(4) Boarding, lodging or rooming houses, fraternity or sorority houses or other similar uses.	1 for each 2 sleeping units.
(5) Senior Citizens housing.	1 for each 5 dwelling units where established bus route and commercial facilities are located within 0.4 km (0.2485 mile) of the development or 1 for each 4 dwelling units where such a development is located at a greater distance from an established bus route and commercial facilities. In this item established bus route' shall mean a bus route providing service with no more than 30 minutes between buses travelling in the same direction and `commercial facilities' shall mean commercial-retail establishments in a group of 4 or more within a one-block length of a roadway. (B/L No. 6590-75-01-13)
(5.1) Child care facility.	1 for each 46m ² (495.16 sq.ft.) of gross floor area. (B/L No. 13929-18-09-24)

USE	REQUIRED PARKING SPACES
(5.2) Category A and B supportive housing facilities	1 for each 2.5 living units. In addition, 1 electrically serviced motorized scooter storage space shall be provided for each 4 living units. (B/L No. 11153-00-11-06)
(6) Children's institutions, dormitories and rest homes.	1 for each 3 employees, plus 1 for each 6 beds.
(7) Hospitals, sanatoria and private hospitals.	1 for each 2 staff doctors, plus - 1 for each 4 employees, plus - 1 for each 5 beds.
(8) Places of public worship.	1 for each 9m ² (96.88 sq.ft.) of gross floor area of the main assembly areas within the building, plus- 1 for each 19m ² (204.52 sq.ft.) of gross floor area of other assembly areas within the building, including halls, meeting rooms, classrooms and gymnasiums. (B/L No. 11225-01-07-23)
(9) Schools, public or private: (a) Elementary and Junior High Schools. (B/L No. 11032-99-12-13)	1 for each staff member.
(b) Senior High Schools.	1 for each staff member, plus - 1 for each 10 students.
(10) Commercial, trade or technical schools.	1 for each staff member, plus - 1 for each 10 seats.
(10.1) Self-improvement schools.	1 for each staff member, plus - 1 for each 10 students. (B/L No. 9443-90-09-04)
(11) Hotels.	1 for each 2 sleeping units.
(12) Motels, Motor Hotels and Auto Courts.	1 for each dwelling or sleeping unit.

USE	REQUIRED PARKING SPACES
(13) Places of public assembly, including arenas, armouries, art galleries, assembly halls, auditoriums, clubs, lodges and fraternal buildings not providing overnight accommodation, coliseums, community centres, convention halls, dance halls, exhibition halls, funeral parlours and undertaking establishments, gaming facilities and gaming houses, gymnasiums, meeting halls, museums, public libraries, stadiums, theatres and similar uses.	1 for each 10 seats or - 1 for each 9 m ² (96.88 sq.ft.) of floor area in areas without fixed seats which are used or intended to be used for public assembly, excluding playing surfaces, plus - 1 for each three slot machines in gaming houses. (B/L No. 10873-99-02-08)
(14) Recreational uses, including miniature golf courses, fitness and health facilities, steam baths, roller rinks, curling rinks, skating rinks, swimming pools, trampoline centres and similar uses. (B/L No. 11273-01-09-17)	1 for each 46 m ² (495.16 sq.ft.) of gross floor area, plus - 1 for each 10 spectator seats.
(15) Billiard and pool halls.	2 for each table.
(16) Bowling alleys.	3 for each alley.
(17) Banks, business administrative and professional offices, including medical or dental offices and clinics. (B/L No. 11032-99-12-13)	1 for each 46 m ² (495.16 sq.ft.) of gross floor area.
(18) Deleted. (B/L No. 11032-99-12-13)	
(19) Restaurants or eating establishments having more than 50 seats in total; liquor licence establishments and similar establishments for the sale and consumption of food or beverages on the premises and having more than 50 seats in total; drive-in restaurants. (B/L No. 13731-17-04-10)	1 for each 5 seats
(19a) Restaurants or eating	1 for each 46m ² (495.16 sq.ft.) of gross floor

USE**REQUIRED PARKING SPACES**

	establishments having 50 seats or less in total and are not located in a shopping centre; liquor licence establishments and similar establishments for the sale and consumption of food or beverages on the premises having 50 seats or less and are not located in a shopping centre. (B/L No. 13731-17-04-10)	area
(19b)	Restaurants or eating establishments having 50 seats or less and are located in a shopping centre; liquor licence establishments and similar establishments for the sale and consumption of food or beverages on the premises having 50 seats or less and are located in a shopping centre. (B/L No. 13731-17-04-10)	Equal number to that required for a retail store occupying equal floor space in a shopping centre.
(20)	Retail stores and personal service establishments, except as otherwise specified herein.	1 for each 28 m ² (301.40 sq.ft.) of retail floor area or 1 for each 46 m ² (495.16 sq.ft.) of gross floor area.
(21)	Shopping centres, department stores and supermarkets exceeding a retail floor area of 186 m ² (2002.15 sq.ft.).	1 for each 14 m ² (150.70 sq.ft.) of retail floor area.
(22)	Gasoline service stations or industrial fueling installations.	1 for each 2 employees, plus - 1 for each service bay.
(23)	Manufacturing and industrial buildings and uses, display yards and storage yards, research laboratories, servicing and repair establishments or other similar uses.	1 for each 3 employees or - 1 for each 93 m ² (1001.08 sq.ft.) of gross floor area, whichever is greater, plus - 1 for each 93 m ² (1001.08 sq.ft.) of floor area and/or of lot area used for display, rental or retail sales purposes.
(24)	Warehousing, storage buildings, wholesale establishments or other similar uses.	1 for each 3 employees or - 1 for each 186 m ² (2002.15 sq.ft.) of gross floor area, whichever is greater, plus - 1 for each 46 m ² (495.16 sq.ft.) of floor area used for internal display or internal retail sales purposes. (B/L No. 6178-72-11-20)

USE	REQUIRED PARKING SPACES
(25) Mobile Home Parks.	2 for each mobile home to be located on a mobile home lot. Such spaces may be in tandem but shall not be located within a required front yard. In addition, a communal parking area or areas shall be provided on the mobile home park site at a ratio of 1 parking space for each 4 lots in the mobile home park. (B/L No. 6176-72-12-04)
(26) Deleted. (B/L No. 11032-99-12-13)	
(27) Marinas, yacht, boating clubs, and boat rental establishments.	1 for each 2 employees. In addition, parking space shall be provided in the amount of seventy (70) percent of the mooring spaces which are provided.
(28) Fire and police boat facilities and radar installations; marine towing and tugboat services and installations; seaplane mooring facilities and installations; and water taxis.	1 for each 2 employees. (B/L No. 6449-76-04-05)
(29) Racquet sports.	Tennis, 5 spaces per court; squash, 3 spaces per court, handball, racquetball and badminton, 4 spaces per court; plus one space for each 10 spectator seats provided for each of the said sports. (B/L No. 7009-77-03-28)
(30) Mini-warehouses.	One space for each ten storage units, or one for each 186 m ² (2002.15 sq.ft.) of gross floor area, whichever is greater. (B/L No. 7005-77-04-04)
(31) Discotheques.	One for each 10 seats, plus one for each 9 m ² (96.88 sq.ft.) of gross floor area, except that portion of the building used for storage purposes. (B/L No. 7090-77-09-26)

USE	REQUIRED PARKING SPACES
(32) Recreational Vehicle Parks.	Each towing vehicle and towed vehicle shall park within its assigned recreational vehicle space, either alone or in combination with uses in P3, P6 or P8 Districts, which shall be surfaced with asphalt or concrete pavement. In addition, communal parking shall be provided on the recreational vehicle park site at a ratio of 1 parking space for each 20 recreational vehicle spaces in the recreational vehicle park. (B/L No. 8379-85-07-29)
(33) Indoor Pistol and Rifle Ranges.	1.5 for each stall or point. (B/L No. 8457-86-01-27)
(34) Commercial uses on Hastings Street between Boundary Road and Delta Avenue. (B/L No. 12977-11-09-12)	Where the use is located within 1 km of an off-street parking facility owned and operated by the City, the owner may elect to pay \$8,000 for each required parking space not provided. Where a walkway is provided under Section 308.3(5), the number of required parking spaces is reduced by one. (B/L No. 11032-99-12-13)
(35) Cyber centres.	1 for every 5 terminals. (B/L No. 11380-02-08-26)
(36) Body rub salons.	1 for each 46m ² (495.16 sq.ft.) of gross floor area. (B/L No. 11693-04-04-19)
(37) Commercial uses in the Metrotown, Edmonds, Lougheed, and Brentwood Town Centres.	The owner may elect to pay \$10,000 for each required parking space not provided. (B/L No. 13863-18-05-14)

800.4.1 Swangard Stadium Parking:

For the purpose of calculating parking spaces, Central Park shall be deemed to have a single use and the limitation of distance between use and parking spaces of 122 m (400.26 ft.) that is contained in section 800.5(2) shall be increased to 800 m (2624.8 ft.) for parking at Swangard Stadium; and notwithstanding section 800.5(1), parking spaces for the Stadium may be located outside the boundaries of Central Park.
(B/L No. 9706-92-04-06)

800.5 Use of Parking Facilities:

- (1) All required off-street parking spaces shall be used only for the purpose of accommodating the vehicles of clients, customers, employees, members, residents or tenants who make use of the principal building or use for which the parking area is provided, and such parking area shall not be used for off-street loading, driveways, access or egress, commercial repair work, display, sale or storage of goods of any kind.
- (2) Except in the case of dwellings located in residential districts off-street parking spaces may be provided and used collectively by two or more buildings or uses, provided that the total number of parking spaces when used together is not less than the sum of the requirements for the various individual uses, and that such parking facilities shall be located not more than 122 m (400.26 ft.) from any building or use to be served.
- (3) Notwithstanding Section 800.5 (1), parking spaces located in an A, R or RM District shall be used solely for the parking of private non-commercial vehicles.

800.6 Location and Siting of Parking Facilities:

- (1) No parking area shall be located within a required front yard, except that in a C1, C4, C5 or M District where a principal building is set back from the required front yard, parking may be provided in such required front yard, subject to Section 6.15, and provided that the total landscaped area between the front lot line and the front line of the building is not decreased below that which would otherwise be required if such parking in the front yard was not allowed. (B/L No. 13829-18-02-26)
 - (a) Notwithstanding anything in this section contained, on a lot in a Residential District where secondary lane or street access is not available and the width of the side yard is less than 2.6 m (8.53 ft.), a parking space may be developed within the required front yard to accommodate automobiles for each dwelling unit on the lot, provided however, that no parking space shall exceed an area of 37 m² (398.28 sq.ft.), nor be located closer than 1.2 m (3.94 ft.) to any property line. This regulation shall apply only to those lots which were developed prior to 1965 June 07. (B/L No. 6885-76-07-05)
- (2) No parking area shall be located within the following required yards: (B/L No. 5884-71-09-20)
 - (a) A side yard which adjoins a flanking street on a corner lot in an A, R, RM, P, C8, C9 or CD based upon A, R, RM or P District, provided that in no case need the setback for such parking area exceed a distance of 4.5 m (14.76 ft.). (B/L No. 13036-12-02-13)
 - (b) A side yard in a C or P District which is separated by a street from a lot in an A, R, RM, C8, C9 or CD based upon A, R, or RM District, provided that in no case need the setback for such parking area exceed a distance of 4.5 m (14.76 ft.). (B/L No. 13036-12-02-13)

- (c) Any yard in an M District which abuts a lot in an A, R, RM, C8, C9 or CD based upon A, R or RM District, or is separated by a street or lane therefrom. (B/L No. 13036-12-12-13)
- (3) No parking area in any required rear yard shall be located closer to any flanking street than is permitted in the side yard which flanks the same street.
- (4) For residential buildings the parking facilities for all residents shall be wholly provided on the same lot as the building required to be served.
- (5) No part of any parking area shall be located closer than 3.5 m (11.48 ft.) to any multiple family dwelling.
- (6) The setbacks of parking areas from lot and street lines shall be subject to the requirements of Section 6.15 of this Bylaw.

800.7 Development and Maintenance Standards:

- (1) The number, location and width of all points of ingress and egress to a parking area shall be subject to the approval of the City Engineer, and every driveway must access an approved parking or loading area. (B/L No. 10302-96-02-12)
- (2) The minimum dimensions of off-street parking spaces are:

	Length	Width	Height
(a) regular parking space	5.5m (18.04 ft.)	2.6m (8.53 ft.)	2.0m (6.56 ft.)
(b) small car parking space	4.8m (15.75 ft.)	2.4m (7.87 ft.)	2.0m (6.56 ft.)
(c) regular parallel parking space	7.3m (23.95 ft.)	2.6m (8.53 ft.)	2.0m (6.56 ft.)
(d) small parallel parking space	6.7m (21.98 ft.)	2.4m (7.87 ft.)	2.0m (6.56 ft.)

(B/L No. 13731-17-04-10)

- (2.1) Notwithstanding section 800.4, where the total number of parking spaces provided exceeds 25, up to 35 percent of the spaces on a property may be small car parking spaces which are clearly posted, easily located and easy to use. (B/L No. 10302-96-02-12)
- (2.2) The width of the parking space shall be increased by 300mm (0.98 ft.) on each side where a parking space adjoins a wall, column, fence or other structure that:
 - (a) exceeds 300mm (0.98 ft.) in height and is located more than 1.2m (3.94 ft.) from either end of a small car parking space; or

- (b) exceeds 300mm (0.98 ft.) in height and is located more than 1.4m (4.59 ft.) from either end of a regular or disabled parking space; or
 - (c) exceeds 50mm (0.16 ft.) in height and is located less than 0.6m (1.97 ft.) from the manoeuvring aisle.
- (B/L No. 12422-08-03-10)

(2.3) No column encroachments or other obstructions are permitted within the required dimensions of a parking space. (B/L No. 12422-08-03-10)

(3) Adequate provision shall be made for individual ingress or egress by vehicles to all parking spaces at all times by means of unobstructed manoeuvring aisles. Manoeuvring aisles of not less than the following widths shall be provided:

Parking angles in degrees	Width of aisle in metres
90	7.5 (24.61 ft.) 6.5 (21.33 ft.) (underground or in a building)
60	5.0 (16.40 ft.)
45 and less	3.5 (11.48 ft.)

(4) All parking areas shall be provided with adequate curbs in order to retain all vehicles within such permitted parking area, and to ensure that required fences, walls, hedges or landscaped areas, as well as any buildings, will be protected from parked vehicles.

(5) All parking areas for more than 4 vehicles shall be surfaced with an asphalt, concrete or similar pavement so as to provide a surface that is durable and dust-free and shall be so graded and drained as to properly dispose of all surface water.

(6) Any lighting used to illuminate any parking area or parking garage shall be so arranged that all direct rays of light are reflected upon such parking area or parking garage, and not on any adjoining premises.

800.8 Provision of Electric Vehicle Charging Infrastructure

(1) All parking spaces required for dwelling units pursuant to Section 800.4 shall include an energized outlet capable of providing Level 2 charging or a higher charging level for an electric vehicle, except:

- (a) parking spaces for visitor parking;

- (b) parking spaces for secondary suites;
 - (c) existing or new parking spaces for existing dwelling units;
and
 - (d) all parking spaces required for dwelling units included in a development for which, on or before 2018 September 1:
 - (i) the rezoning bylaw for the development has received Second Reading;
 - (ii) a building permit application has been submitted for the development in accordance with the City's Building Bylaw; or
 - (iii) a preliminary plan approval application has been submitted for the development in accordance with Section 7.3 of this Bylaw.
- (2) Energized outlets provided pursuant to Section 800.8(1) above shall be labeled for the use of electric vehicle charging.
- (3) The Director Planning and Building may specify requirements for technical matters, including but not limited to metering, and performance standards for electric vehicle energy management systems.
- (4) The Director Planning and Building may issue a variance for the requirements under this Section 800.8 in exceptional circumstances where compliance with the requirements is demonstrated to not be feasible.
- (B/L No. 13903-18-07-23)