

Commercial / Multi-Family Parking Loading and Driveway Access Requirements

The purpose of this brochure is to explain to owners and developers the City's parking, loading and driveway access requirements for commercial developments.

"This information is provided for convenience only and is not in substitution of applicable City Bylaws or Provincial or Federal Codes or laws. You must satisfy yourself that any existing or proposed construction or other works complies with such Bylaws, Codes or other laws."

Requirements

1.0 GENERAL

- All driveway access is subject to approval of City Engineer.
- The off-street parking and off-street loading requirements specified in the Zoning Bylaw must be met. These may be obtained from the Planning Department.
- Property owners are responsible for the cost of new driveway crossings and the cost of removing redundant crossings.

2.0 DRIVEWAY ACCESS REQUIREMENTS

- Where a property fronts more than one road, driveway access should be from the minor road.
- Driveways on major roads will generally be restricted to right turn in/out.
- Access width at the property / right-of-way line shall be a minimum of 3.5 metres up to a maximum of 12.0 metres.

- A minimum distance between accesses of 20.0 metres should be maintained, with a maximum of two accesses per frontage.
- Street access must be located a minimum of 12.0 metres on a collector and 18.0 metres on an arterial from the property line corner at any intersection.
- Lane access must be located a minimum of 4.5 metres from the property line corner at any intersection.
- A minimum of 1.5 metres clearance perpendicular from the near edge of the driveway shall be provided from hydro poles, signs, fire hydrants, trees, or similar fixed object. If the driveway cannot be suitably located, the object must be moved at the property owner's expense subject to the approval of the City Engineer.

3.0 PARKING REQUIREMENTS

- All vehicle manoeuvring required for access to on-site parking stalls must be accommodated on-site.
- Minimum dimensions of parking stalls and drive aisle widths must conform to the specifications listed in the Zoning Bylaw (Schedule VIII).
- Adequate magazine storage shall be provided at access points so that no interior manoeuvring will result in queuing or congestion off-site.
- Drive aisles, manoeuvring aisles, and parking stalls shall have a maximum crossfall of 5%.

4.0 LOADING REQUIREMENTS

- Designated loading areas must have the minimum dimensions specified in the Zoning Bylaw (Schedule IX). Loading bays shall be sized to reflect the anticipated vehicle size.
- All vehicle manoeuvring required for access on-site loading areas must be accommodated on-site, and commensurate with the anticipated TAC vehicle manoeuvring templates (SU-9 / SU-30, etc).

5.0 UNDERGROUND PARKING RAMP GRADE

- A maximum grade of 15% from the property line. No ramping will be permitted across the City boulevard.
- Grade transitions shall be considered for ramp grades approaching the recommended maximum. In most cases, a 10% grade for the first and last 6 metres of the ramp is sufficient.

- Maximum grade break for any driveway is 10%.
- Maximum grade for truck access is 10%.

Further Information

For more information or clarification concerning the preceding requirements, please contact the Engineering Department at 604-294-7440, and the Planning Department at 604-294-7400.

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