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PART V - OFF-STREET PARKING

Any building or structure being erected, enlarged or increased in capacity shall make provision for off-street parking for the general public in addition to employee or company vehicle parking on the same site as the main building or within two hundred (200) metres therefrom as follows:-

A. GENERAL REQUIREMENTS

1. Off-street parking spaces required under this By-law shall be constructed to the following minimum standards:

(a) For parking spaces and maneuvering aisles:

i)

<u>Parking Angle in Degrees</u>	<u>Width of Parking Space in Metres</u>	<u>Length of Parking Space in Metres</u>	<u>Width of Aisle in Metres</u>
90	2.9	5.8	6.1
90	2.75	5.8	6.7
90	2.6	5.8	7.3
60	2.75	5.8	5.5
45	2.75	5.8	3.9
30	2.75	5.8	3.3
Parallel	2.6	6.7	3.6 or 6

ii) Where the parking angle is 60 degrees, 45 degrees or 30 degrees, only one-way traffic shall be permitted in the maneuvering aisle. Where the parking angle is parallel to the maneuvering aisle and the maneuvering aisle is three decimal six (3.6) metres wide, only one-way traffic shall be permitted in the maneuvering aisle.

iii) Small car parking spaces, in all cases, shall be a minimum two decimal five (2.5) metres wide by four decimal nine (4.9) metres long.

iv) For cross aisles, the aisle width shall be four decimal three (4.3) metres (one-way traffic), or seven decimal three (7.3) metres (two-way traffic). Amended
B/L 7678
10/24/83

v) Where a parking space or maneuvering aisle abuts a wall along its side, the width of that space or maneuvering aisle, as determined by Section A.1.(a)i) of this By-law, shall be increased an additional decimal six (0.6) metres.

(b) All parking areas, unless otherwise provided for in Clause A.2. below, 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 water.

(c) A maximum of twenty percent (20%) of the total parking requirement for a parking area containing not less than thirty (30) parking spaces may be reduced to small car size as set out above, provided each parking space is clearly designated with the words "Small Cars Only."

2. Unless otherwise require within this By-law, all off-street parking areas shall be paved as set out above with the exception of:
 - (a) Single and two-family dwellings,
 - (b) Rooming and boarding houses,
 - (c) Churches,
 - (d) Community halls,
 - (e) Tennis and badminton courts,
 - (f) Golf courses and driving ranges,
 - (g) Schools,
 - (h) Areas of adverse soil conditions as determined by the Chief Inspector.

3. Off-street loading space shall not be considered as off-street parking space for the purpose of calculating the parking spaces required under this by-law. All off-street loading spaces shall be a minimum of two decimal six (2.6) metres by nine decimal one (9.1) metres, or a sufficient space necessary to accommodate a commercial vehicle used on a regular basis for the transportation of goods to and from the business premise.

4. In addition to the parking requirements for the general public set out in this By-law, employee and company vehicle parking shall be provided as set out below except as otherwise provided for in this by-law:
 - (a) One (1) space for each two (2) regular employees, or in C-H zoned areas, two (2) spaces for each three (3) regular employees, unless otherwise specified in this By-law. For the purpose of this section, the owner who regularly attends the premises shall be considered an employee. Sec. 4(a)
Amended
B/L 8078
11/26/84

All employee parking shall be designated as such.

 - (b) One (1) space for each vehicle owned, operated or leased by the business company or organization.

5. Joint parking facilities for two or more establishments may be permitted when the maximum use of such parking facilities by the individual establishments occur at different periods of the day. The parking area or spaces so provided shall be not less than seventy-five (75) per cent of the total required by the individual uses pursuant to this By-law.

6. Visitor parking location in any zones permitting multi-family residential developments:
 - (a) On-street parking for visitors only may be provided in the bulb of a cul-de-sac or in off-set parking bays, in accordance with Surrey Standard Drawing in Schedule B of "Surrey Subdivision By- law No. 5944". This parking shall not be included in the amounts required under this Part. Amended
B/L 9882
02/20/89
B/L 9923
04/10/89
 - (b) In no case, shall the front door to any townhouse unit, garden apartment unit, or the main entry door of an apartment building be more than 100 metres [330 feet] from a visitor parking space.
 - (c) Visitor parking areas, or signs giving directions to them, shall be visible upon entry to the site.
 - (d) All visitor parking spaces shall be clearly marked "visitor parking only" by using signs above, or at the end of, the parking spaces, or paint markings on the pavement.
 - (e) Access to all visitor parking shall not be blocked by security gates.

- (f) Security gates located at the entry to the site shall be set back sufficiently from the property line to provide at least 1 visitor parking space outside, and adjacent to, the gates, to permit vehicle drivers to pull off the road to make enquiries at the gate.
- (g) All parking spaces shall be located completely clear of travel lanes on internal roads.
7. No off-street parking spaces shall be permitted to overhang any sidewalk and whenever a sidewalk is needed the minimum distance between the off-street parking and a curb or shoulder shall be three (3) metres.
8. 1. In addition to the parking requirements for the general public set out in this By-law, disabled provided as set out below, except parking shall be as otherwise provided for in this By-law. Section 8
Amended
B/L 10404
4/22/90
- (a) Where more than ten (10) and not more than fifty (50) off-street parking spaces are required, one (1) disabled parking space shall be provided.
- (b) Where more than fifty (50) and not more than one hundred fifty (150) off-street parking spaces are required, two (2) disabled parking spaces shall be provided.
- (c) Where more than one hundred fifty (150) and not more than three hundred (300) off-street parking spaces are required, three (3) disabled parking spaces shall be provided.
- (d) For each one hundred fifty (150) parking spaces required over three hundred (300) or part thereof, one (1) additional disabled parking space shall be provided.
2. Where parking is required for the physically disabled, each parking stall shall:
- have a minimum width of twelve feet (12 ft.) (3.6m),
 - have a hard and level surface,
 - be located reasonably close to the main entrance of the building for which the
 - disabled space is required, and
 - be clearly identified as being disabled use only. Inserted
B/L 7083
03/29/82

Approved disabled parking authorization stickers are available by application through Spark - B.C. (Social Planning and Review Council), 109 - 2182 West 12th Street, Vancouver, B.C., V6K 2N4 - Telephone 736-4367.

9. Where the calculation of the required parking results in a fraction of a space, any fraction less than 0.5 space shall be disregarded, and any fraction 0.5 space or greater shall require one (1) full parking space. Inserted
B/L 9923
04/10/89

B. RESIDENTIAL

1. Dwellings, including single-family and duplexes:
- (a) A minimum of two (2) off-street parking spaces per dwelling unit;

- (b) Where boarders of lodgers are accommodated, one (1) additional off-street parking space shall be provided; Inserted
B/L 10703
2/25/91
Amended
B/L 11030
08/31/92
- (c) One (1) additional off-street parking space shall provided where the dwelling contains a secondary suite;
- (d) The width of the driveway shall not exceed six (6) metres [20 feet]. Additional area may be cleared, surfaced, or paved for parking of vehicles, provided that the addition of such area shall not result in the total amount of area for the driveway and the said additional parking area exceeding 33% of the front yard setback. The aforesaid restrictions shall also apply to the driveway and parking area within the side yard setback abutting a flanking street.
- (e) No off-street parking space shall be permitted within the front yard setback and the side yard setback on a flanking street, except within the driveway and parking area provided for in Sub-Section (d) above; and
- (f) There shall be no paving or surfacing of the Municipal boulevard, without the written consent from the Municipal Engineer.
2. Three family dwellings or triplexes, a total of.....Six (6) parking spaces shall be provided.
3. Four family dwellings or quadraplex, a total of....Eight (8) parking spaces shall be provided.
4. Townhouses and Cluster Housing: Sec. 4
Amended
B/L 8157
03/04/85
B/L 9951
04/10/89
B/L 9923
04 /10/89
- (a) Regular parking
Two (2) spaces per dwelling unit
- (b) Visitor parking
- In addition to the above parking requirement, zero decimal two (0.2) spaces per dwelling unit shall be provided for visitors. The requirements for visitor parking may be excluded from the calculation of density bonuses provided for in a zone. The visitor parking shall be located and provided in accordance with Section A.6. above.
5. (a) Garden Apartments....One decimal five (1.5) spaces for every dwelling unit with one or less bedroom, Two (2) spaces for every dwelling unit with two or more bedrooms Sec. 5
Amended
B/L 8157
03/04/85
- (b) Apartments including medium-rise apartment, medium-rise residential building, high-rise apartment....One decimal five (1.5) spaces for every dwelling unit with one or less bedroom, One decimal seven five (1.75) spaces for every dwelling unit with two bedrooms,Two (2) spaces for every dwelling unit with three or more bedrooms.
- (c) Visitor parking

Included within the required parking spaces stated above, zero decimal two (0.2) spaces per dwelling unit shall be allocated for visitors. The visitor parking may be excluded from the calculation of density bonuses provided for in a zone. The visitor parking shall be located and provided in accordance with Section A.6. above.

Inserted
B/L 9923
04/10/89

6. Mobile homesOne (1) space for each mobile home plus one (1) visitor parking space for each four (4) mobile homes.

7. Senior Citizen Housing and Dwelling Units in Personal Care Facilities:

(a) For senior citizens housing, the required amount of parking shall be as follows:

Amended
B/L 9923
04/10/89

Regular parking:

Zero decimal five (0.5) spaces per unit

Visitor parking:

In addition to the above parking requirement, zero decimal twenty-five (0.25) spaces per unit

(b) For dwelling units contained in personal care facilities permitted in the P-P(2) zone, the required amount of parking shall be as follows:

Regular parking:

Fifty percent (50%) of the required parking prescribed in Subsection B.4(a), B.5(a) or B.5(b), whichever is applicable.

Visitor parking:

In addition to the above parking requirement, zero decimal twenty-five (0.25) spaces per unit"

8. Rooming or boarding houseOne (1) space for each two (2) sleeping rooms for rent plus one (1) space for the owner or operator of the rooming house.

9. No required parking in multiple residential zones RT-1, RM-1, RM-2, RM-3 and RM-4 shall be permitted in any required front yard, or required side yard where flanking on a street unless otherwise permitted by a development permit.

C. INSTITUTIONAL

1. Schools

(a) One (1) space for each two (2) staff members or employees; plus

(b) Additional space for any space of public assembly (auditorium, gymnasium, etc.) in accordance with the requirements set forth in this Zoning By-law.

2. Hospitals, including personal care facilities, sanitariums, convalescent homes, asylums and

similar institutions one (1) space for each four (4) patient beds plus one (1) additional space for each staff doctor plus one (1) additional space for each three (3) regular employees, including nurses.

D. COMMERCIAL AND PUBLIC ASSEMBLY

Amended
B/L 8819
11/17/86
B/L 11513
11/16/92
B/L 11614
02/08/93

For the purpose of this section, "downtown" means that portion of the Municipality within the Whalley (Inner) Ring Road System shown upon the map designated as "Downtown Area" and marked as "Schedule D" attached hereto and forming part of this By-law.

1. Hotels, including clubsOne (1) space for each guest room plus additional spaces as required for other facilities such as banquet rooms, bars and restaurants.
2. Tourist homes, motels, trailer courtsOne (1) space for each guest room, cabin or trailer space plus additional spaces as required for other facilities such as banquet rooms, bars and restaurants.
3. Restaurants, dining establishments, fast food and take out restaurants, shall provide one (1) space for each four (4) seats and five (5) spaces for each additional cash register, however, in all cases a minimum of five (5) spaces shall be provided.
4. Bars, licensed premises, night clubs, neighbourhood pubs and similar drinking establishments including restaurant holding bars shall provide one (1) space for each four (4) seats provided for patrons use.
5. Places of public assembly, including private clubs, lodges and fraternal buildings not providing overnight accommodations, assembly halls, auditoriums, skating rinks, dance halls, bowling alleys, sports arenas, stadiums, gymnasiums, churches, community centres, theatres and all other similar places of public assembly:
 - (a) One (1) space for each five (5) fixed seats provided, or
 - (b) One (1) space for each nine (9) square metres of floor area used or intended to be used by the customers, patrons or clients.

whichever requires the greater number of parking spaces.

6. In addition to the parking spaces required under Section D.5. the following parking spaces shall also be required for recreational facilities:
 - (a) Bowling alleys_____Three (3) spaces per lane;
 - (b) Curling rinks_____Four (4) spaces per sheet;
 - (c) Badminton, racquets
and courts_____Three (3) spaces per court;
 - (d) Miniature rifle range___Two (2) spaces per position;
 - (e) Bowling green_____Four (4) spaces per rink;
 - (f) Tennis courts_____Three (3) spaces per courts;
 - (g) Golf course_____Four (4) spaces per tee;
 - (h) Golf driving range_____One (1) space per tee;
 - (i) Roller skating
rink_____One (1) space for each eighteen (18) square metres of floor area used or intended to be used by the customers, patrons, or clients.
 - (j) Teenage discotheque___One (1) space for each eighteen (18) square metres of floor area used or intended to be used by the customers, patrons, or clients.
 - (k) Pool and billiard halls___Two (2) spaces per table.

7. Off-street parking for marina uses shall be provided on the site as follows:
- (a) One (1) parking space for each two (2) boats rented or offered for rent; and
 - (b) One (1) parking space for each two (2) boatdocking berths and storage spaces provided.
 - (c) Additional parking spaces shall be provided amounting to twenty-five (25) per cent of the total of (a) and (b).
8. Medical clinics, including offices of doctors, dentists and chiropractors:
- (a) Three (3) spaces for each doctor using the office or clinic.
9. Retail establishments not in the Downtown as herein above defined:
- (a) SupermarketsSix (6) spaces for each one hundred (100) square metres of gross floor area. Amended
B/L 11513
11/16/92
 - (b) Other establishments, including *liquor store*Three (3) spaces for each one hundred (100) square metres of gross floor area provided that a minimum of four (4) spaces are provided for each store. Amended
B/L 15126
10/27/03
 - (c) Equipment stores,
Six (6) spaces for each one hundred (100) square metres of building area used for the display of such equipment or vehicles Sec. 9(c)
Amended
B/L 8078
11/26/84
 - (d) Automobile Sales: Designated spaces shall be provided for:
 - (i) Vehicle Sales Customers: One (1) space for each 420 square metres (4,520 sq. ft.) of indoor plus outdoor display space. Outdoor display space is defined as all portions of the site not covered by buildings, designated parking area, and landscaping Sec. 9(d)
Inserted
B/L 8078
11/26/84
(Explanation: This standard allows one customer parking space for approximately 12 vehicles on display, based on 35m² per vehicle.)
 - (ii) Parts Sales Customers: 2 spaces, if the premises contain a parts sales area;
 - (iii) Vehicle Servicing Customers: 2 spaces per service bay;
 - (iv) Employees: As per Section A.4.(a) above.

These parking spaces shall be designated and kept clear of display vehicles.
10. Office buildings not in the Downtown as herein above defined, including commercial governmental and professional buildings ...Two decimal seven (2.7) spaces for each one hundred (100) square metres of gross floor area. Sec. 10, 11,
12, 13, 14
Amended
B/L 11513
11/16/92
11. Retail Establishments and Office Buildings, in the Downtown as herein above defined:
- (a) Two decimal six (2.6) spaces for each one hundred(100) square metres of gross floor area on the first storey and levels below the first storey, plus one decimal four (1.4) spaces for each Sec. 11,
B/L 11614
02/08/93

(100) one hundred square metres of gross floor area on the other storeys; and

- (b) The requirement for employee parking set out in Section A.4. does not apply.
12. Automobile service centres or repair facilities including full service stations and auto body shops shall provide two (2) parking spaces for each service bay.
13. The total amount of off-street parking required for commercial uses within the C-C, Core Commercial Zone not in the Downtown as herein above defined, may be reduced to eighty (80) per cent of the total amount calculated from the aforesaid standards; provided however that a minimum of five (5) spaces shall be provided in any development.
14. Waterslides shall provide:
 Forty (40) parking spaces for each slide, or one (1) parking space for each nine (9) square metres of floor area used or intended to be used by the customers, patrons, or clients, whichever requires the greater number of parking spaces.

Inserted
 B/L 7937
 07/23/84

E. INDUSTRIAL

1. Wholesale, manufacturing and industrial plants including warehouses, public utility buildings, equipment and lumber yards, research laboratories, business service establishments, such as blueprinting and engraving, bottling plants, fabricating, and all other structures or use of land devoted to similar mercantile or industrial establishments.
- (a) Three (3) spaces for every one hundred (100) square metres of display or retail sales area, plus
- (b) One (1) space for each two (2) employees computed on the basis of the greatest number of employees on a single shift, plus
- (c) One (1) space for each vehicle owned, leased or operated by the company.
2. Salvage yards, junk yards and/or auto wrecking yards shall provide:
- (a) Five (5) parking spaces for each zero decimal two (0.2) hectare up to and including zero decimal four (0.4) hectares and
- (b) One (1) space for each one thousand (1,000) square metres of salvage yard over the initial zero decimal four (0.4) hectares.