

NO: R077

COUNCIL DATE: April 29, 2019

REGULAR COUNCIL

TO: **Mayor & Council** DATE: **April 25, 2019**

FROM: **General Manager, Engineering** FILE: **5480-01**
General Manager, Planning & Development

SUBJECT: **Parking Update - Select Land Uses and Parking Stall Dimensions**

RECOMMENDATION

The Engineering Department and Planning & Development Department recommend that Council:

1. Receive this report for information;
2. Approve amendments to *Surrey Zoning By-law, 1993, No. 12000, as amended*, Part 1 “Definitions” and Part 5 “Off-Street Parking and Loading/Unloading”, as generally described in this report and detailed in Appendix “I”; and
3. Authorize the City Clerk to bring forward the necessary Bylaws for the required readings.

INTENT

The intent of this report is to obtain Council approval for amendments to *Surrey Zoning By-law, 1993, No. 12000, as amended*, (the “Zoning Bylaw”) as it relates to off-street parking requirements and parking stall dimensions.

BACKGROUND

The City’s off-street parking regulations, contained within Part 5 of the Zoning Bylaw, specify both the number of spaces associated with various land uses and how parking is to be provided. As Surrey grows and densifies, and as transportation choices increase, there is a corresponding need to review the supply and management of off-street parking both in terms of its day-to-day effect on the public and its role in helping to shape the future development of the City. For example, the supply of parking in a new development is an important factor in:

- Efficient use of land;
- Financial viability and success of new development;
- Urban design and quality of the public realm;
- Effect on adjacent development and existing neighbourhoods; and
- Providing sufficient parking for businesses and residents.

The parking requirements for various land uses throughout the City have been updated over time. In 2016, staff undertook a comprehensive review and update to the City's off-street parking requirements, including housekeeping amendments to improve the overall clarity of parking requirements and to update parking space dimensions, parking requirements for specific land uses, and bicycle parking definitions and standards (Corporate Report No. R096; 2016). Additionally, Council recently approved updates to parking requirements in City Centre (Corporate Report No. R014; 2019).

This report recommends new or updated parking requirements for select land uses, including elementary schools, secondary schools, child care facilities, recreational facilities, and self-storage warehouses. In addition, revised requirements and dimensions are proposed for accessible parking spaces. Several further housekeeping amendments are also included.

Review Process

The proposed amendments to Part 5 were jointly developed by the Engineering Department and Planning & Development Department staff. A comprehensive review process was undertaken including:

- A jurisdictional scan of parking rates and provisions in other municipalities;
- Consultant analysis of rates for specific land uses, supplemented by parking counts;
- Research on accessible parking best practices;
- Research and analysis of vehicle dimensions for common makes and models; and
- Review by Legal Services.

The proposed amendments to Part 5 were presented to the City's Development Advisory Committee on January 24, 2019 for comment, and no objections were received.

DISCUSSION

The proposed parking-related amendments fall into the following areas:

- Parking requirements for specific land uses;
- Accessible parking requirements and dimensions; and
- Housekeeping amendments.

Staff are currently working on additional parking updates, including new requirements to support development in SkyTrain and B-Line rapid transit corridors and to support affordable and rental housing.

Amendments to Parking Rates for Specific Land Uses

Elementary and Secondary Schools

City staff engaged a consultant to undertake an assessment of parking demand for elementary and secondary schools, including surveys of parking demand at schools in Surrey and across Metro Vancouver. A subsequent consultant study surveyed additional elementary school sites. These studies included reviews of the existing bylaw requirements and best practices, industry data sources (Institute of Transportation Engineers), Surrey School District data, and parking demand surveys.

Based on this research, the following changes to school parking requirements are proposed:

Elementary Schools:

- Increase the parking requirement from 1.0 to 1.75 parking space per classroom;
- Maintain nine parking spaces for drop-off;
- Remove the requirement for additional parking spaces for associated gymnasium, as during school hours the gym is normally only used by the school’s students; and
- Maintain all other parking/loading requirements as per the current bylaw.

Secondary Schools:

- Increase the parking requirement from 3.0 to 3.8 parking space per classroom;
- Remove the requirement for additional parking spaces for associated gymnasium, as during school hours the gym is normally only used by the school’s students;
- Add a minimum requirement of nine parking spaces for drop-off, to be consistent with elementary schools; and
- Maintain all other parking/loading requirements as per the current bylaw.

For approximately the past two years, staff and Council have been supporting Development Variance Permits based on the proposed requirements. Incorporating these requirements into the Zoning Bylaw will reduce the need for parking variances at school sites, which in turn will reduce the time and expense associated with processing such variances for both City and School District staff.

Land Use	Current	Proposed
Elementary Schools	1 parking space per classroom; plus 9 parking spaces for drop-off; plus 11 parking spaces per 100 m ² [1,075 ft ²] of floor area for associated gymnasium; plus 2 parking spaces for loading/unloading of buses (private schools only).	1.75 parking space per classroom; plus 9 parking spaces for drop-off; plus 2 parking spaces for loading/unloading of buses (private schools only).
Secondary Schools	3 parking spaces per classroom; plus 11 parking spaces per 100 m ² [1,075 ft ²] of floor area for associated gymnasium; plus 2 parking spaces for loading/unloading of buses (public schools and private schools).	3.8 parking spaces per classroom; plus 9 parking spaces for drop-off; plus 2 parking spaces for loading/unloading of buses (public schools and private schools).

Table 1. Public School and Private School

Child Care Facilities

Child care parking requirements were reviewed as part of the 2016 parking update but were not updated at that time. The City’s requirements for child care facilities are among the highest in the region and are not consistent with regional best practices. Demand for child care continues to grow in Surrey, but the current requirements present an additional barrier to creating new child care spaces.

The City’s current child care pick-up/drop-off parking space requirement is linked to the number of staff and not the number of children. This approach presumes a predictable ratio between the number of staff and capacity of the child care facility, which is problematic as the employee-to-child ratio is different for each group type and age range, as set out by the BC Community Care and Assisted Living Act, and Child Care Licensing Regulation. By using the staff requirement as a proxy for child pick-up/drop-off activity, the drop-off space provision may be too high or too low depending on the age distribution of the child care centre.

This review included an examination of both employee and pick-up/drop-off requirements through surveys of parking demand at local facilities, a review of available industry data, and a review of child care facility requirements in other jurisdictions in Metro Vancouver and beyond. Based on this research, the following changes to child care facility parking requirements are proposed:

- Reduce the parking requirement for employees from 1.0 to 0.7 parking space per employee;
- Change the parking requirement for pick-up/drop-off to 0.15 parking spaces per licensed child or 2.0 parking spaces, whichever is greater; and
- Round the number of required parking spaces to the nearest whole number, consistent with the counting rules for parking spaces of the Zoning Bylaw.

Land Use	Current	Proposed
Child Care Centre	1 parking space per employee, in accordance with the number of employees required under the Community Care and Assisted Living Act, S.B.C., 2002, c.75, as amended; plus An equal number of parking spaces for drop-off or 2 parking spaces, whichever is greater.	0.70 parking space per employee, in accordance with the number of employees required under the Community Care and Assisted Living Act, S.B.C., 2002, c.75, as amended; plus 0.15 parking spaces per licensed child for drop-off, or 2 parking spaces, whichever is greater.

Table 2. Child Care Facilities

Recreational Facilities

The Zoning Bylaw does not currently include a specific parking requirement for indoor recreation uses such as private health and fitness centres, or yoga and dance studios. A consultant was engaged to undertake an assessment of parking demand for indoor recreation facilities, including a review of requirements in other jurisdictions, industry data sources (Institute of Transportation Engineers), and parking demand surveys at 6 recreational facilities and community centres in Metro Vancouver. In addition, the City undertook a supplementary evaluation of the parking demand at 3 Surrey private indoor recreation facilities. This study showed that peak demand ranged from 1.8-3.6 vehicles per 100 m² [1,075 ft²]. Based on this research the following changes are proposed:

- Update the definition of “Recreational Facility” in Part 1 of the Zoning Bylaw to explicitly include health and fitness centres, yoga and dance studios, and self-defence studios;
- Increase the minimum parking requirement for indoor recreation facilities to 3.6 parking spaces per 100 m² [1,075 ft²] of floor area; and
- Delete the minimum requirement for gymnasiums.

Land Use	Current	Proposed
Recreational Facility	3 parking spaces per 100 m ² [1,075 ft ²] of floor area; plus Parking requirements for all accessory uses.	3.6 parking spaces per 100 m ² [1,075 ft ²] of floor area; plus Parking requirements for all accessory uses.

Table 4. Recreational Facilities

Self-Storage Warehouses

Self-storage warehouses are common in the City; however, the Zoning Bylaw does not currently include minimum parking requirements for self-storage warehouses. Staff reviewed best practices in the Metro Vancouver region and recommend the following parking requirements for self-storage facilities:

Land Use	Current	Proposed
Self-Storage Warehouse	None	0.5 parking spaces per 100 m ² [1,075 ft ²] of gross floor area.

Table 5. Self Storage Warehouses

To support the introduction of the new parking minimum requirement, a new definition for “Self-Storage Warehouse” is required. Additionally, “Self-Storage Warehouse” is not specifically included as a permitted use in any zone in the Zoning Bylaw. Historically, self-storage warehouse uses have been permitted in zones where “Warehouse Use” is permitted, which includes Highway Commercial Industrial Zone (CHI), Business Park Zone (IB), Light Impact Industrial Zone (IL), Light Impact Industrial 1 Zone (IL-1), and High Impact Industrial Zone (IH). To address this, staff propose to insert “Self-Storage Warehouse” as a permitted use into each of the above zones.

Small Car Parking Spaces

City staff looked at vehicle data for all cars, trucks and vans registered in Surrey and determined the average vehicle dimensions for the twenty most popular makes/models for each category. Based on this research, staff recommend an increase to the length of small vehicle parking spaces from 4.9 m to 5.0 m to accommodate a greater range of vehicles.

Accessible Parking/Parking for Persons with Disabilities

In December 2018, the requirement for accessible parking at residential and commercial buildings was removed from the 2018 BC Building Code and the responsibility for setting these requirements shifted to local governments. This change requires local governments to be proactive to ensure that their accessible parking requirements keep pace with changing needs and best practices.

The Zoning Bylaw includes minimum requirements for accessible parking, which meet the former minimum requirements of the BC Building Code. These requirements fall short of meeting best practices of other jurisdictions and Surrey staff have identified the need to update the City's accessible parking space definition, dimensions, and requirements. The proposed changes will better accommodate the growing demand for accessible spaces due to an aging population, the increasing prevalence of side-loading vans for people using wheelchairs and will bring the City's requirements in line with best practices of other jurisdictions in BC and across North America. In addition, references in the Zoning Bylaw to "disabled parking" are proposed to be replaced with the more inclusive term "accessible parking".

Accessible Parking Space Dimensions

The Zoning Bylaw currently specifies a minimum length, width, and vertical clearance for accessible parking spaces. Side-loading vans are becoming more common for those using wheelchairs and standard accessible parking spaces do not provide sufficient width to accommodate a typical side-loading ramp and adequate space for the maneuvering of a wheelchair.

The proposed update revises the width of a standard accessible parking space and introduces new dimensions for van-accessible parking spaces as well as a shared access aisle to allow for easier access and wheelchair maneuvering (see Table 6). Where accessible parking spaces are required, 50% of these spaces must be provided as van-accessible parking spaces. When a standard accessible space and a van-accessible space are located side-by-side, they may share the same access aisle. No changes are proposed to the minimum length and vertical clearance of accessible parking spaces, as these are consistent with best practices and accommodate most passenger side-loading vans. The proposed new dimensions are consistent with the requirements of other Metro Vancouver municipalities, including of Richmond, New Westminster, and Port Moody.

Type of Parking Space	Current		Proposed			
	Length	Width	Length	Width	Shared Access Aisle	Combined Width of Parking Space & Aisle
Accessible Space	5.5 m	3.7 m	5.5 m	2.5 m	1.5 m	4.0 m
Van-Accessible Space	-	-	5.5 m	3.4 m	1.5 m	4.9 m

Table 6: Current and Proposed Accessible Parking Space Dimensions

Accessible Parking Space Requirements

The Zoning Bylaw requires accessible parking spaces to be provided when the minimum number of parking spaces for a building exceeds 50 spaces. When required, accessible parking spaces must be provided in accordance with the requirements show in Table 7, which equates to approximately 1-2% of the minimum required parking supply.

Minimum Required Accessible Parking Spaces	Current Requirements (Average of less than 1.5%)	Proposed Requirements (2%)	Resulting Range of Accessible Parking Spaces
12-50	0	2%	1
51-100	1	2%	1-2
101-200	2	2%	2-4
201-300	3	2%	4-6
301-400	4	2%	6-8
401-500	5	2%	8-10
More than 500	5 parking spaces plus 1 parking space per 100 required parking spaces or portion thereof in excess of 500 parking spaces	2%	2% of required parking spaces

Table 7: Number of Accessible Parking Spaces

Staff conducted a jurisdictional scan of accessible parking requirements in the region and across Canada. While minimum requirements vary widely, Surrey’s current requirements are low in comparison and meet only the minimum requirements previously set out in the BC Building Code. Based on this analysis, staff recommend a simplified formula requiring 2% of the required parking spaces to be provided as accessible parking spaces when the minimum parking requirement is greater than 25. By reducing the threshold at which accessible parking spaces are required from 50 to 12 spaces, it will lead to a better distribution of accessible parking spaces across the City (i.e., not just at large developments). Additionally, eliminating the current table in favour of the 2% formula will mean a small increase in the supply of accessible parking spaces at all locations where accessible parking is required.

Members of the City's Measuring Up Committee have reviewed and support the proposed changes to the City's accessible parking requirements.

Housekeeping Amendments

Maximum Encroachment of a Structural Column

The 2016 parking update replaced Part 5 "Off-Street Parking and Loading/Unloading" in its entirety. During the process of amending Part 5, a portion of the section on "Parking Dimensions and Standards" (Part 5, Section B.1.) that established the maximum encroachment of a structural column into a parking space was inadvertently deleted. As part of the current update, this section is proposed to be reinserted into the Zoning Bylaw.

Places of Worship

The Zoning Bylaw currently utilizes the term "church" to represent all places of worship, regardless of denomination. Staff propose to amend the Zoning Bylaw to replace all references to "church" and "churches" with the more inclusive term "places of worship". This change will ensure the text of the Zoning Bylaw matches the definition of "church" in Part 1 of the Zoning Bylaw and the overall intent.

LEGAL SERVICES

Legal Services has reviewed the proposed amendments to Part 1 and Part 5 of the Zoning Bylaw and has no concerns.

SUSTAINABILITY CONSIDERATIONS

The proposed new parking requirements support the objectives of the City's Sustainability Charter 2.0. In particular, these new requirements relate to the Sustainability Charter 2.0 themes of Built Environment and Neighbourhoods, and Infrastructure. Specifically, these proposed requirements support the following Desired Outcomes ("DO") and Strategic Directions ("SD"):

- Neighbourhoods and Urban Design DO9: All aspects of planning, design and construction include climate change impacts, greenhouse gas (GHG) mitigation, adaptation, and resiliency strategies;
- Neighbourhoods and Urban Design SD5: Leverage, incentivize and enhance community benefits through the planning and construction of new development;
- Buildings and Sites SD15: Provide greater multi-family housing choice, and options for affordability and accessibility; and
- Transportation DO11: An integrated and multi-modal transportation network offers affordable, convenient, accessible and safe transportation choices within the community and to regional destinations.

CONCLUSION

The management of off-street parking is critical to achieving long-term transportation goals and is an effective way to support increased transportation choices, facilitate transportation demand management measures, and to ensure adequate parking for businesses and residents. Based on a thorough review of industry best practices and studies of existing facilities in Surrey, staff recommend updated or new parking requirements for elementary schools, secondary schools, child care facilities, places of worship, recreation facilities, self-storage warehouses, and accessible parking spaces as described in this report.

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Appendix "I" - Proposed Amendments to *Surrey Zoning By-law, 1993, No. 12000, as amended*

APPENDIX “I”

Surrey Zoning By-law, 1993, No. 12000

The following proposed amendments to the Zoning Bylaw are presented in the order the sections appear in the By-law, as follows:

Part 1, Definitions

1. Part 1, Definitions, by deleting the definition for “Assembly Hall” and replacing it with a new definition for “Assembly Hall” as follows:

“Assembly Hall

means a *building* providing for the gathering of persons for religious, charitable, philanthropic and cultural purposes and includes *places of worship*, auditoriums, youth centres, halls for social purposes and group camps; but does not include *private schools* or *child care centres*.”

2. Part 1, Definitions, by deleting the definition for “Church” and replacing it with a new definition for “Church” as follows:

“Church

see “Place of Worship”.

3. Part 1, Definitions, by deleting the definition for “Church Sign”.

4. Part 1, Definitions, by deleting the definition for “Community Service” and replacing it with a new definition for “Community Service” as follows:

“Community Service

means a use by a non-profit society:

- (a) providing information, referral, counselling, advocacy or physical or mental health services on an out-patient basis;
- (b) dispensing aid in the nature of food or clothing; or
- (c) providing drop-in or activity space;

but does not include *places of worship*, residential uses and *independent group homes*”.

5. Part 1, Definitions, by adding new definitions for “Self-Storage Warehouse” and “Place of Worship” as follows:

- a) **“Self-Storage Warehouse**
means one or more fully enclosed *building(s)* with independent access to individual spaces leased or rented for the storage of goods that may also include administrative office space and accessory sales of packing supplies; and specifically excludes storage of *vehicles*, combustible, flammable hazardous or toxic materials, and perishable food and animal products.”
- b) **“Place of Worship**
means a *building*, or portion thereof, providing for the assembly of persons for religious purposes and includes *buildings*, or portion thereof, in which religious services of any denomination are held.”
6. Part 1, Definitions, by deleting the definition for “Recreational Facility” and replacing it with a new definition for “Recreation Facility” as follows:
- “Recreational Facility**
means a facility for the provision of recreation and sports including health and fitness centres, yoga and dance studios, self-defence studios, bowling alleys, skating and curling rinks, swimming pools and *bingo halls* as well as associated accessory retail sales; specifically excludes *casino halls*.”
7. Part 1, Definitions, by deleting the definition for “Sign-Church”.

Part 5, Parking and Loading/Unloading

8. Section A. General Requirements, by deleting sub-section “A.5 *Parking Spaces for Persons with Disabilities in Parking Facilities*” and replacing it with a new sub-section “A.5” as follows:

“5. *Accessible Parking Spaces in Parking Facilities*

Accessible parking spaces in parking facilities must:

- (a) Have direct and unobstructed access to a main entrance that serves the *parking facility*, in accordance with the British Columbia Building Code, 2012, as amended;
- (b) Have a firm, slip-resistant and level surface with a maximum of 2% longitudinal grade; and
- (c) Have a minimum height clearance of 2.3 metres [8 ft.] at the *parking space* and along the *vehicle* access and egress routes on the first level below *finished grade*, to accommodate over-height *vehicles* equipped with a wheelchair lift or ramp.”

- (d) Be clearly identified as accessible *parking spaces* by signs mounted 1.5 m [5 ft.] above the ground and by painting the international symbol of accessibility on the pavement.”

9. Section B. *Parking Space Dimensions and Standards, as follows:*

- (a) By deleting Sub-section “B.1(a)” and replacing it with a new sub-section “B.1(a) as follows:

“(a) *Parking spaces and maneuvering aisles in parking facilities, including all visitor parking spaces, must comply with the following minimum standards:*

<i>Parking Space Type</i>	<i>Width of Parking Space</i>	<i>Length of Parking Space</i>	<i>Width of Drive Aisle</i>	<i>Width of Shared Aisle</i>	<i>Traffic Direction</i>
90 Degrees	2.9 m [10 ft.]	5.5 m [18 ft.]	6.1 m [20 ft.]	-	Two-way
90 Degrees	2.75 m [9 ft.]	5.5 m [18 ft.]	6.7 m [22 ft.]	-	Two-way
90 Degrees	2.6 m [9 ft.]	5.5 m [18 ft.]	7.0 m [23 ft.]	-	Two-way
60 Degrees	2.75 m [9 ft.]	5.5 m [18 ft.]	5.5 m [18 ft.]	-	One-way
45 Degrees	2.75 m [9 ft.]	5.5 m [18 ft.]	3.9 m [12 ft.]	-	One-way
30 Degrees	2.75 m [9 ft.]	5.5 m [18 ft.]	3.3 m [11 ft.]	-	One-way
Parallel	2.6 m [9 ft.]	6.7 m [22 ft.]	3.6 m [12 ft.]	-	One-way
Parallel	2.6 m [9 ft.]	6.7 m [22 ft.]	6.0 m [20 ft.]	-	Two-way
Tandem	2.6 m [9 ft.]	6.7 m [22 ft.]	6.0 m [20 ft.]	-	Two-way
Accessible <i>Parking Space</i>	2.5 m [8 ft.]	5.5 m [18 ft.]	6.1 m [20 ft.]	1.5 m [5 ft.]	Two-way

<i>Parking Space Type</i>	<i>Width of Parking Space</i>	<i>Length of Parking Space</i>	<i>Width of Drive Aisle</i>	<i>Width of Shared Aisle</i>	<i>Traffic Direction</i>
Van-Accessible Parking Space	3.4 m [11 ft.]	5.5 m [18 ft.]	6.1 m [20 ft.]	1.5 m [5 ft.]	Two-way
Parking Space for Shared Vehicles	2.9 m [10 ft.]	5.5 m [18 ft.]	All	-	One-way & Two-way

(b) By deleting Sub-section “B.1(b)” and replacing it with a new sub-section “B.1(b)” as follows:

“(b) The vertical clearance must be at least 2.1 metres [7 ft.] over the entire width and length of each *parking space* and be free of protrusions or encroachments by any structural and non-structural elements, except that this shall be increased to 2.3 metres [8 ft.] on the first level below *finished grade* where accessible *parking spaces* are provided, as required by Sub-section A.5.(c) of this Part;”

(c) By deleting the word “and” at the end of Sub-section “B.1(d)”;

(d) By adding the word “and” at the end of Sub-section “B.1(e)”;

(e) By adding a new sub-section “B.1(f)” as follows:

“(f) A maximum of 0.15 metre [0.5 ft.] encroachment of a structural column into a *parking space* in a *parking facility* is allowed if the encroachment does not interfere with the *vehicle* door opening actions.”

10. Section C. Required *Parking Spaces*, as follows:

(a) By deleting Sub-section “C.3” and replacing it with a new sub-section “C.3” as follows:

“3. Number of Accessible *Parking Spaces*

(a) Where the number of required *parking spaces* is greater than 12, a minimum of 2% of the required parking spaces, rounded upward to the nearest whole number, must be accessible parking spaces;

- (b) Where accessible parking spaces are required, 50% of accessible parking spaces must be provided as van-accessible parking spaces;
- (c) Where only 1 accessible parking space is required, the space must be a van-accessible parking space; and
- (d) Where 2 accessible parking spaces are required, one space must be a van-accessible parking space, one may be a standard accessible parking space, and the access aisle may be shared.”

(b) Delete Table C.1: Number of Off-Street *Parking Spaces* in its entirety and replace it with the following:

Use	Required <i>Parking Spaces</i>
<p><i>Assembly Hall</i></p> <p>Except:</p> <p><i>Place of Worship</i></p>	<p>10 <i>parking spaces</i> per 100 m² [1,075 ft²] of <i>gross floor area</i>.</p> <p>7.5 <i>parking spaces</i> per 100 m² [1,075 ft²] of <i>gross floor area</i>.</p>
<p>Automobile Painting and Body Work</p>	<p>3 <i>parking spaces</i> per 100 m² [1,075 ft²] of <i>gross floor area</i>.</p>
<p>Automotive Sales (≤ 5,000 kg G.V.W.)</p>	<p>3 <i>parking spaces</i> per 100 m² [1,075 ft²] of floor area used for display, retail and office uses; plus</p> <p>2 <i>parking spaces</i> per <i>vehicle service bay</i> where <i>automotive service uses</i> are provided.</p>
<p><i>Automotive Service Use</i></p>	<p>2 <i>parking spaces</i> per <i>vehicle servicing bay</i>; plus</p> <p>1 <i>parking space</i> per <i>car wash bay</i>.</p>
<p><i>Beverage Container Return Centre</i></p>	<p>2 <i>parking spaces</i> per 100 m² [1,075 ft²] of <i>gross floor area</i>; plus</p> <p>3 <i>parking spaces</i> for short-term parking.</p>

Use	Required Parking Spaces
<i>Care Facility</i>	<p>0.4 parking spaces per sleeping unit; or</p> <p>0.3 parking spaces per sleeping unit in City Centre or where private transportation services are provided.</p>
<i>Child Care Centre</i>	<p>0.70 parking spaces per employee, in accordance with the number of employees required under the <u>Community Care and Assisted Living Act</u>, S.B.C., 2002, c.75, as amended; plus</p> <p>0.15 parking spaces per licensed child for drop-off, or 2 parking spaces, whichever is greater.</p>
<i>Community Service</i>	<p>3.5 parking spaces per 100 m² [1,075 ft²] of gross floor area.</p>
<i>Cultural Use (e.g. Museum, Art Gallery)</i>	<p>3 parking spaces per 100 m² [1,075 ft²] of gross floor area.</p>
<i>Distribution Centre</i>	<p>See <i>Industry - Transportation</i>.</p>
<i>Duplex</i>	<p>2 parking spaces per dwelling unit.</p>

Use	Required Parking Spaces
<p><i>Eating Establishment (e.g. Coffee Shop, Restaurant, Banquet Hall)</i></p> <p>Except:</p> <p><i>Drive-Through Restaurant</i></p>	<p><i>3 parking spaces where the sum of the gross floor area, balconies, terraces and decks is less than 150 m² [1,615 ft²]; or</i></p> <p><i>10 parking spaces per 100 m² [1,075 ft²] of gross floor area, balconies, terraces and decks, where this total area is greater than or equal to 150 m² [1,615 ft².] but less than 950 m² [10,225 ft².]; or</i></p> <p><i>14 parking spaces per 100 m² [1,075 ft².] of gross floor area, balconies, terraces and decks, where this total area is greater than or equal to 950 m² [10,225 ft²].</i></p> <p><i>8 vehicle queuing spaces in advance of the drive-through pick-up window; plus</i></p> <p><i>Parking requirements for eating establishment.</i></p>
<p><i>Entertainment Use</i></p> <p>Except:</p> <p><i>Cinema and Theatre</i></p> <p><i>Mini-Golf</i></p> <p><i>Pool and Billiard Hall</i></p>	<p><i>10 parking spaces per 100 m² [1,075 ft²] of gross floor area.</i></p> <p><i>1 parking space per 4 seats.</i></p> <p><i>1 parking space per 2 golfing holes.</i></p> <p><i>2 parking spaces per table.</i></p>
<p><i>Farm – Farm-Based Winery</i></p>	<p><i>1 parking space per 100 m² [1,075 ft²] of wine production area or per 100 m² [1,075 ft²] of retail floor area and indoor/outdoor food and beverage service lounge, whichever is greater.</i></p>

Use	Required Parking Spaces
Farm – Sale of Products in the A-1 Zone	2.5 <i>parking spaces</i> per 100 m ² [1,075 ft ²] of display and retail floor area or 4 <i>parking spaces</i> , whichever is greater.
<i>Gasoline Station</i>	2 <i>parking spaces</i> per 100 m ² [1,075 ft ²] of retail floor area; plus 1 <i>parking space</i> per car wash bay; plus 2 <i>parking spaces</i> per <i>vehicle service bay</i> ; plus 1 <i>parking space</i> per electric <i>vehicle</i> charging station connector.
<i>General Service Use</i> (e.g. Banks, Veterinary Clinics)	3 <i>parking spaces</i> per 100 m ² [1,075 ft ²] of <i>gross floor area</i> .
<i>Golf Course</i>	4 <i>parking spaces</i> per hole; plus 1 <i>parking space</i> per tee for golf driving ranges; plus Parking requirements for <i>accessory uses</i> .
<i>Hospital</i>	1 <i>parking space</i> per 100 m ² [1,075 ft ²] of <i>gross floor area</i> .
<i>Industry - Light Impact</i>	1 <i>parking space</i> per 100 m ² [1,075 ft ²] of <i>gross floor area</i> , excluding retail area; plus Parking requirements for office uses; plus Parking requirements for retail uses; plus 2 <i>parking spaces</i> per <i>dwelling unit</i> .

Use	Required Parking Spaces
<i>Industry - High Impact</i>	<p>1 parking space per 100 m² [1,075 ft²] of gross floor area;</p> <p>Parking requirements for office uses; plus</p> <p>Parking requirements for retail uses; plus</p> <p>2 parking spaces per dwelling unit.</p>
<i>Industry - Salvage</i>	<p>0.25 parking space per 100 m² [1,075 ft²] of salvage yard up to 4,047 m² [43,563 ft²] in area; plus</p> <p>0.1 parking space per 100 m² [1,075 ft²] of the portion of the salvage yard in excess of 4,000 m² [43,056 ft²].</p>
<i>Industry - Transportation (e.g. Warehouses, Distribution Centres)</i>	<p>1 parking space per 100 m² [1,075 ft²] of floor area used for warehousing and distribution; plus</p> <p>Parking requirements for office uses; plus</p> <p>Parking requirements for retail uses; plus</p> <p>2 parking spaces per vehicle servicing bay.</p>
Library	<p>5 parking spaces per 100 m² [1,075 ft²] used or intended to be used by visitors or patrons.</p>
<i>Liquor Store</i>	<p>See Retail Store.</p>
<i>Manufactured Home Park</i>	<p>1 parking space per dwelling unit; plus</p> <p>0.25 parking space per dwelling unit for visitors.</p>

Use	Required Parking Spaces							
<i>Marina</i>	1 parking space per boat moorage space; plus Parking requirements for all accessory uses.							
<p data-bbox="207 449 639 483"><i>Multiple Unit Residential Dwelling</i></p> <p data-bbox="305 531 521 564"><i>Ground-Oriented</i></p> <p data-bbox="305 695 586 728"><i>Non-Ground-Oriented</i></p> <p data-bbox="207 858 310 892">Except:</p> <p data-bbox="305 940 448 974"><i>City Centre</i></p>	<p data-bbox="857 531 1357 564">2 parking spaces per dwelling unit; plus</p> <p data-bbox="857 613 1446 646">0.2 parking space per dwelling unit for visitors.</p> <p data-bbox="857 695 1455 770">1.3 parking spaces per dwelling unit with 1 or no bedrooms; plus</p> <p data-bbox="857 819 1419 894">1.5 parking spaces per dwelling unit with 2 or more bedrooms; plus</p> <p data-bbox="857 942 1446 976">0.2 parking space per dwelling unit for visitors.</p>							
<p data-bbox="207 1043 818 1077"><i>Multiple Unit Residential Dwelling in City Centre</i></p> <p data-bbox="305 1125 521 1159"><i>Ground-Oriented</i></p> <p data-bbox="305 1369 753 1444"><i>Ground-Oriented with underground parking</i></p> <p data-bbox="305 1493 586 1526"><i>Non-Ground-Oriented</i></p>	<p data-bbox="857 1125 1370 1159">1.6 parking spaces per dwelling unit; plus</p> <p data-bbox="857 1207 1455 1241">0.16 parking space per dwelling unit for visitors.</p> <table border="1" data-bbox="841 1297 1490 1661"> <thead> <tr> <th data-bbox="857 1310 1166 1344">Minimum</th> <th data-bbox="1166 1310 1490 1344">Maximum</th> </tr> </thead> <tbody> <tr> <td data-bbox="857 1369 1166 1444">0.9 parking spaces per dwelling unit; plus</td> <td data-bbox="1166 1369 1490 1444">1.1 parking spaces per dwelling unit; plus</td> </tr> <tr> <td data-bbox="857 1493 1166 1604">0.1 parking space per dwelling unit for visitors.</td> <td data-bbox="1166 1493 1490 1604">0.2 parking space per dwelling unit for visitors.</td> </tr> </tbody> </table>		Minimum	Maximum	0.9 parking spaces per dwelling unit; plus	1.1 parking spaces per dwelling unit; plus	0.1 parking space per dwelling unit for visitors.	0.2 parking space per dwelling unit for visitors.
Minimum	Maximum							
0.9 parking spaces per dwelling unit; plus	1.1 parking spaces per dwelling unit; plus							
0.1 parking space per dwelling unit for visitors.	0.2 parking space per dwelling unit for visitors.							
<i>Neighbourhood Pub</i>	10 parking spaces per 100 m ² [1,075 ft ²] of gross floor area.							

Use	Required <i>Parking Spaces</i>
<p>Office Use</p> <p>Except:</p> <p>Medical Office</p>	<p>1.4 <i>parking space</i> per 100 m² [1,075 ft²] of <i>gross floor area</i> of all floors for a <i>building</i> within <i>City Centre</i>; or</p> <p>2.5 <i>parking spaces</i> per 100 m² [1,075 ft²] of <i>gross floor area</i> for a <i>building</i> outside of <i>City Centre</i>.</p> <p>3.5 <i>parking spaces</i> per 100 m² [1,075 ft²] of <i>gross floor area</i>.</p>
<p><i>Personal Service Use</i></p>	<p>3 <i>parking spaces</i> per 100 m² [1,075 ft²] of <i>gross floor area</i>.</p>
<p><i>Public School and Private School</i></p> <p>Elementary</p> <p>Secondary</p>	<p>1.75 <i>parking space</i> per classroom; plus</p> <p>9 <i>parking spaces</i> for drop-off; plus</p> <p>2 <i>parking spaces</i> for loading/unloading of buses (private schools only).</p> <p>3.8 <i>parking spaces</i> per classroom; plus</p> <p>9 <i>parking spaces</i> for drop-off; plus</p> <p>2 <i>parking spaces</i> for loading/unloading of buses (<i>public schools</i> and <i>private schools</i>).</p>

Use	Required <i>Parking Spaces</i>
<p><i>Recreational Facility</i></p> <p>Except:</p> <p style="padding-left: 40px;">Gymnasium</p> <p style="padding-left: 40px;">Skating Rink</p> <p style="padding-left: 40px;">Curling Rink</p> <p style="padding-left: 40px;">Racquet or Ball Court</p>	<p>3.6 <i>parking spaces</i> per 100 m² [1,075 ft²] of floor area; plus</p> <p>Parking requirements for all <i>accessory uses</i>.</p> <p>11 <i>parking spaces</i> per 100 m² [1,075 ft²] of floor area used as a gymnasium.</p> <p>2.5 <i>parking spaces</i> per 100 m² [1,075 ft²] of floor area used as a skating rink.</p> <p>4 <i>parking spaces</i> per sheet of ice.</p> <p>3 <i>parking spaces</i> per court.</p>
<p><i>Recycling Depot</i></p>	<p>5 <i>parking spaces</i>.</p>
<p><i>Recycling Plant</i></p>	<p>1 <i>parking space</i> per 100 m² [1,075 ft²] of <i>gross floor area</i>.</p>

Use	Required Parking Spaces
<p><i>Retail Store (e.g. Convenience Store, Drug Store)</i></p> <p>Except:</p> <p style="padding-left: 40px;">Garden Supply Store and/or Building Supply Store</p>	<p>2.75 parking spaces per 100 m² [1,075 ft²] of gross floor area where the gross floor area is less than 372 m² [4,000 ft²]; or</p> <p>3 parking spaces per 100 m² [1,075 ft²] of gross floor area where the gross floor area is greater than or equal to 372 m² [4,000 ft²] but less than 4,645 m² [50,000 ft²]; or</p> <p>2.5 parking spaces per 100 m² [1,075 ft²] of gross floor area where the gross floor area is greater than or equal to 4,645 m² [50,000 ft²].</p> <p>3 parking spaces per 100 m² [1,075 ft²] of gross floor area; plus</p> <p>1 parking space per 100 m² [1,075 ft²] of outdoor display area.</p>
<p><i>Self-Storage Warehouse</i></p>	<p>0.5 parking space per 100 m² [1,075 ft²] of gross floor area.</p>
<p><i>Single Family Dwelling</i></p>	<p>3 parking spaces; plus</p> <p>1 parking space per bedroom available for <i>bed and breakfast</i> accommodation, if applicable.</p>
<p><i>Tourist Accommodation</i></p>	<p>1 parking space per sleeping unit; plus</p> <p>Parking requirements for <i>accessory uses</i>.</p>

Use	Required <i>Parking Spaces</i>
<i>Tourist Trailer Park & Camp-Site</i>	1 <i>parking space</i> per house trailer or camping site; plus Parking requirements for all <i>accessory uses</i> .
University and College	3 <i>parking spaces</i> per 100 m ² [1,075 ft ²] of floor area used as classrooms; plus 11 <i>parking spaces</i> per 100 m ² [1,075 ft ²] of <i>gross floor area</i> for associated <i>assembly hall/gymnasium</i> .
<i>Warehouse Use</i>	See <i>Industry – Transportation.</i> ”

Part 22, Multiple Residential 30 Zone (RM-30)

11. Section H. Off-Street Parking and Loading/Unloading, by deleting sub-section “H.4” and replacing it with a new sub-section “H.4” as follows:
 - “4. No parking shall be permitted in front of the main entrance of a *non-ground-oriented multiple unit residential building*, except for the purpose of short-term drop-off or pick-up and for accessible parking.”

Part 23, Multiple Residential 45 Zone (RM-45)

12. Amend Section H. Off-Street Parking and Loading/Unloading, to delete Sub-section “H.4 in its entirety and replace it with the following:
 - “4. No parking shall be permitted in the front of the main entrance of a *multiple unit residential building*, except for the purpose of short-term drop-off or pick-up and for accessible parking.”

Part 24, Multiple Residential 70 Zone (RM-70)

13. Amend Section H. Off-Street Parking and Loading/Unloading, to delete Sub-section “H.4 in its entirety and replace it with the following:
 - “4. No parking shall be permitted in the front of the main entrance of a *multiple unit residential building*, except for the purpose of short-term drop-off or pick-up and for accessible parking.”

Part 25, Multiple Residential 135 Zone (RM-135)

14. Amend Section H. Off-Street Parking and Loading/Unloading, to delete Sub-section “H.4 in its entirety and replace it with the following:
 - “4. No parking shall be permitted in the front of the main entrance of a *multiple unit residential building*, except for the purpose of short-term drop-off or pick-up and for accessible parking.”

Part 26, Multiple Residential Commercial 135 Zone (RMC-135)

15. Amend Section H. Off-Street Parking and Loading/Unloading, to delete Sub-section “H.4 in its entirety and replace it with the following:
 - “4. No parking shall be permitted in the front of the main entrance of a *multiple unit residential building*, except for the purpose of short-term drop-off or pick-up and for accessible parking.”

Part 27, Multiple Residential Commercial 150 Zone (RMC-150)

16. Section H. Off-Street Parking and Loading/Unloading, to delete Sub-section “H.4 in its entirety and replace it with the following:
 - “4. No parking shall be permitted in the front of the main entrance of a *multiple unit residential building*, except for the purpose of short-term drop-off or pick-up and for accessible parking.”

Part 31, Assembly Hall 1 Zone (PA-1)

17. Delete Section A. Intent in its entirety and replace it with the following:

“This Zone is intended for neighbourhood-scale *assembly halls*, including *places of worship*, *private schools* and *child care centres* subject to the Community Care and Assisted Living Act, S.B.C., 2002, c.75, as amended and the Child Care Licensing Regulation set out under B.C. Reg. 95/2009, as amended.”

18. Amend Section B. Permitted Uses, to delete Sub-section “B.1 in its entirety and replace it with the following:

“1. *Assembly halls*, including *places of worship*, which accommodate a maximum of 300 seats.”

Part 32, Assembly Hall 2 Zone (PA-2)

19. Delete Section A. Intent in its entirety and replace it with the following:

“This Zone is intended for regional-scale *assembly halls*, including *places of worship*, *private schools* and *child care centres* subject to the Community Care and Assisted Living Act, S.B.C., 2002, c.75, as amended and the Child Care Licensing Regulation set out under B.C. Reg. 95/2009, as amended.”

20. Amend Section B. Permitted Uses, to delete Sub-section “B.1 in its entirety and replace it with the following:

“1. *Assembly halls*, including *places of worship*.”

Part 39, Highway Commercial Industrial Zone (CHI)

21. Section B. Permitted Uses, as follows:

- (a) By adding “16. *Self-Storage Warehouse*.”; and
- (b) Renumbering all subsequent sections after the new Use “16” accordingly.

Part 47, Business Park Zone (IB)

22. Section B. Permitted Uses as follows:

(a) Delete Sub-section "B.6(e) in its entirety and replace it with the following:

"(e) *Assembly halls limited to places of worship, provided that:*

- (i) the *place of worship* does not exceed a total floor area of 700 square metres (7,500 sq. ft.);
- (ii) the *place of worship* accommodates a maximum of 300 seats; and
- (iii) there is not more than one *place of worship* on a *lot*."

Part 47C, Business Park 3 Zone (IB-3)

23. Section B. Permitted Uses as follows:

(a) Delete Sub-section "B.5(e) in its entirety and replace it with the following:

"(e) *Assembly halls limited to places of worship, provided that:*

- (i) the *place of worship* does not exceed a *gross floor area* of 700 square metres [7,500 sq. ft.];
- (ii) the *place of worship* accommodates a maximum of 300 seats; and
- (iii) there is not more than one *place of worship* on a *lot* and where a *lot* has been subdivided by a strata plan, there shall be only one *place of worship* within the strata plan."

Part 48, Light Impact Industrial Zone (IL)

24. Section B. Permitted Uses as follows:

(a) Delete Sub-section "B.12(d) in its entirety and replace it with the following:

"(d) *Assembly halls limited to places of worship, provided that:*

- (i) the *place of worship* does not exceed a total floor area of 700 square metres (7,500 sq. ft.);
- (ii) the *place of worship* accommodates a maximum of 300 seats; and
- (iii) there is not more than one *place of worship* on a *lot*."

- (b) By adding “12. *Self-Storage Warehouse.*”; and
- (c) Renumbering all subsequent sections after the new Use “12” accordingly.

Part 48A, Light Impact Industrial 1 Zone (IL-1)

25. Section B. Permitted Uses as follows:

- (a) Delete Sub-section “B.7(d) in its entirety and replace it with the following:
 - “(d) *Assembly halls limited to places of worship, provided that:*
 - (iv) *the place of worship does not exceed a total floor area of 700 square metres (7,500 sq. ft.);*
 - (v) *the place of worship accommodates a maximum of 300 seats; and*
 - (vi) *there is not more than one place of worship on a lot.”;*
- (b) By adding “7. *Self-Storage Warehouse.*”; and
- (c) Renumbering all subsequent sections after the new Use “7” accordingly.

Part 49, High Impact Industrial Zone (IH)

26. Section B. Permitted Uses, as follows:

- (a) By adding “15. *Self-Storage Warehouse.*”; and
- (b) Renumbering all subsequent sections after the new Use “15” accordingly.