

Section 5

Off-Street Loading Space Regulations

5.1 Number of Loading Spaces

5.1.1 General Requirements

Unless otherwise provided in Schedule C or a CD-1 By-law, in all districts except FCCDD and BCPED the number of spaces for the off-street loading and unloading of motor vehicles required for any development shall be calculated according to section 5.2.

5.1.2 HA District and Sub-area C2 Loading Requirements

In HA Districts and sub-area C2, the Director of Planning may permit or require fewer spaces than in section 5.1.1, where, after considering the recommendations of any advisory group, policies or guidelines approved by Council for the area, he is satisfied that literal enforcement would result in a development that is out of character with the architectural, historical, or cultural nature of the area.

5.1.3 BCPED and FCCDD District Requirements

Unless otherwise provided in an Official Development Plan, the number of spaces for the off-street loading and unloading of motor vehicles required for any development in the BCPED and FCCDD District shall be calculated according to section 5.2.

5.1.4 Uses Not Listed

If a use is not listed in the tables, the number of loading spaces shall be calculated on the basis of a similar use as determined by the Director of Planning.

5.1.5 Multi-Use Developments

For the purposes of this section, uses with the same formula for determining required loading spaces shall be considered to be of the same class. If a development contains more than one use as defined in section 5.2, the total number of loading spaces shall be the sum of the loading spaces required for the various classes of uses calculated separately and, unless otherwise permitted by the Director of Planning, in consultation with the City Engineer, taking into account the time-varying demand of uses, a loading space required for one use shall be deemed not to meet the requirement for any other use in that development.

5.1.6 Floor Area Calculations

Where gross floor area is used to calculate the number of required loading spaces, it shall be calculated in the same manner as the floor space ratio of the applicable district schedule or official development plan.

5.1.7 Rounding of Fractional Numbers

Where the calculation of total required loading spaces results in a fractional number, the nearest whole number above zero shall be taken. Subject to section 5.2.1 or to any other specific requirement of this By-law, a fraction of one-half shall be rounded up to the next whole number.

5.1.8 Loading Space Requirement Exemptions

The required number of off-street loading spaces need not be provided where, subsequent to original construction of a building, any additions, alterations or change in use would, in total, result in an increase of less than 10 percent of the number of parking spaces required for the originally constructed building before any addition, alteration or change in use.

5.1.9 Farmers’ Market Exemption

A farmers’ market is exempt from off-street loading space requirements.

5.2 Table of Number of Required Off Street Loading Spaces

Loading spaces for any building classified in Column 1 must meet the corresponding standard listed in Column 2, except for Fitness Centre - Class 1 that does not include racquet and ball courts, School-arts or self-improvement, Restaurant, Health Enhancement Centre, Health Care Office or Animal Clinic, that consists of less than 200 m², that is commencing business in an existing building in the C-2, C-3A, C-5, C-5A or C-6 zone, and that constitutes a change of use from the previous use in the same premises, in which case the loading standard is at least one Class A space for each 100-200 sq metres of gross floor area.

	Column 1 Building Classification	Column 2 Required Loading Spaces		
		Class A		
5.2.1	Dwelling Use (For the purpose of calculating loading spaces in the Southeast False Creek area illustrated in Map 4.5A, the number of dwelling units is to include the number of live-work units under section 4.5A.5 and social housing units under sections 4.5A.6, 4.5A.7, and 4.5A.8.);	No Requirement.	No requirement for less than 100 dwelling units. At least one space for 100 to 299 dwelling units; a minimum of one additional space for 300 to 499 dwelling units; and at least one additional space for any portion of each additional 200 dwelling units, except that where one or more parcels of land include multiple buildings that share a parking area or parking garage, the Director of Planning, in consultation with the City Engineer, may allow the loading requirement to be based on the total number of dwelling units in all the buildings.	No requirement.
	Dwelling use in RM-10 and RM-10N	A minimum of one space at grade for sites located on Joyce Street		

	Column 1 Building Classification	Column 2 Required Loading Spaces		
		Class A		
5.2.2	Hotel	A minimum of one space for a hotel with a minimum of 150 sleeping, housekeeping or dwelling units up to a maximum of 249 units, a minimum of two spaces for a hotel with 250 units up to a maximum of 499 units, a minimum of three spaces for a hotel with 500 units up to a maximum of 699 units, and one additional space for any portion of each additional 200 units.	A minimum of one space for a hotel with less than 75 sleeping, housekeeping or dwelling units, a minimum of two spaces for a hotel with 75 units up to a maximum of 399 units, a minimum of three spaces for a hotel with 400 units up to a maximum of 599 units, and one additional space for any portion of each additional 200 units.	No requirement.
5.2.3	Community Care Facility - Class B; Group Residence; School Business; Animal Clinic; Detoxification Centre; Hospital or other similar use; Church, chapel, wedding chapel, funeral home, place of worship, or similar place of assembly; School - Elementary or Secondary; School University or College; Community centre, activity centre, or similar place of assembly; Library, gallery, museum, or aquarium; Theatre, auditorium, Casino - Class 1, hall, club or bingo hall; Stadium, arena, exhibition hall, rink, ring, pool, or similar place with spectator facilities; Fitness Centre, except as provided for in section 5.2.4; School - Vocational or Trade; School - Arts or Self - Improvement.	No Requirement.	No requirement for less than 100 square metres of gross floor area. A minimum of one space for each 2 800 square metres of gross floor area.	No requirement for less than 2 000 square metres of gross floor area. At least one space for each 2 000 square metres to 5 000 square metres of gross floor area for a hospital or other similar use; and at least two spaces for more than 5 000 square metres of gross floor area for such use.

	Column 1 Building Classification	Column 2 Required Loading Spaces		
		Class A	Class B	Class C
5.2.4	Billiard Hall or Arcade; Bowling Alley or Curling Rink; Racket or Ball Court; Golf Driving Range; Artist Studio; Marina, Sailing School or Boat facilities.	No Requirement.	No requirement for less than 100 square metres of gross floor area. A minimum of one space for the first 4 650 square metres of gross floor area plus one space for any portion of the next 1 860 square metres and one additional space for each additional 2 325 square metres.	No requirement.
5.2.5	Laboratory; Motor Vehicle Repair Shop; Photofinishing or Photography Laboratory; Repair Shop - Class A; Repair Shop - Class B; Retail Uses, except for Neighbourhood Grocery Store; Restaurant or Drive-in Restaurant; Premises, or portions thereof, licensed pursuant to Provincial legislation for the regular sale of liquor; Production or Rehearsal Studio; Manufacturing Uses; Transportation and Storage Uses; Utility and Communication Uses; Wholesale Uses; Work Shop.	No Requirement.	No requirement for less than 100 square metres of gross floor area. A minimum of one space for the first 465 square metres of gross floor area plus one space for any portion of the next 1 860 square metres and one additional space for each additional 2 325 square metres.	No requirement for less than 2 000 square metres of gross floor area. At least one space for 2 000 square metres to 5 000 square metres of gross floor area for a manufacturing use, retail use except for a neighbourhood grocery store, storage warehouse, or wholesale use, separately or in combination; and at least two spaces for more than 5 000 square metres of gross floor area for any such use or combination of uses.
5.2.6	Seniors Supportive or Assisted Housing	No requirement.	A minimum of one space for a facility with less than 200 residential units, and one additional space for any portion of each additional 200 residential units.	No requirement.

	Column 1 Building Classification	Column 2 Required Loading Spaces		
		Class A	Class B	Class C
5.2.7	Office Uses	<p>No requirement for less than 1 000 square metres of gross floor area</p> <p>At least one space for 1 000 to 7 500 square metres of gross floor area; at least two spaces for more than 7 500 to 15 000 square metres of gross floor area; at least three spaces for more than 15 000 to 20 000 square metres of gross floor area; at least four spaces for more than 20 000 to 28 000 square metres of gross floor area; and at least one additional space for any portion of each additional 7 500 square metres of gross floor area.</p>	<p>No requirement for less than 500 square metres of gross floor area.</p> <p>At least one space for 500 to 5 000 square metres of gross floor area; at least two spaces for more than 5 000 to 10 000 square metres of gross floor area; at least three spaces for more than 10 000 to 28 000 square metres of gross floor area; and at least one additional space for any portion of each additional 15 000 square metres of gross floor area.</p>	
5.2.8	Mini-storage Warehouse	A minimum of one space for each 620 m ² of gross floor area	A minimum of one space for each 1 860 m ² of gross floor area.	No requirement.
5.2.9	Live-Work Use, except in the Southeast False Creek area illustrated in Map 4.5A	<p>No requirement for less than 7 500 square metres of gross floor area.</p> <p>At least one space for 7 500 to 20 000 square metres of gross floor area; at least two spaces for more than 20 000 to 35 000 square metres of gross floor area; and at least one additional space for any portion of each additional 15 000 square metres of gross floor area.</p>	<p>No requirement for less than 5 000 square metres of gross floor area.</p> <p>At least one space for 5 000 to 10 000 square metres of gross floor area; at least 2 spaces for more than 10 000 to 28 000 square metres of gross floor area; and at least one additional space for any portion of each additional 30 000 square metres of gross floor area.</p>	No requirement.

5.3 Location of Loading Spaces

All off-street loading spaces shall be located on the same site as the development or building they are intended to serve.

5.4 Access to Loading Spaces

5.4.1 Access to Loading Spaces

Except as otherwise provided for in section 5.4.2, adequate provision shall be made for unobstructed access by vehicles to all off-street loading spaces by means of a minimum 6.1 metre wide manoeuvring aisle and a loading throat or throats where required if required, and from any lane abutting the site, or from a street where either no lane is present or the Director of Planning, in consultation with the City Engineer, is satisfied that lane access is not possible because of site or development peculiarities.

5.4.2 The design of the ingress and egress route or routes to each Class C off-street loading space must satisfy the Director of Planning, in consultation with the City Engineer.

5.4.3 Loading Access Restrictions - Central Area

Access to loading shall be restricted on those streets and in the same manner as set forth in section 4.6.4.

5.5 Design Standards for Loading Spaces

5.5.1 Size of Loading Spaces

5.5.1.1 Each Class A off-street loading space must be at least 5.5 metres long, 2.7 metres wide, and 2.3 metres high.

5.5.1.2 Each Class B off-street loading space must be at least 8.5 metres long, 3.0 metres wide, and 3.8 metres high, unless the requirement is for only one Class B space and access to loading is from a lane or local street that does not have a directional dividing line in which case the minimum height is 3.5 metres, except that the Director of Planning, in consultation with the City Engineer, may allow a decrease in the length, width, or height of no more than 30 centimetres so long as such dimensions remain adequate to accommodate the largest vehicles intended to occupy the space while loading.

5.5.1.3 Each Class C off-street loading space must be at least 17.0 metres long, 3.5 metres wide, and 4.3 metres high, except that the Director of Planning, in consultation with the City Engineer, may allow a decrease in the width or height of no more than 30 centimetres and in the length of no more than 3.0 metres so long as such dimensions remain adequate to accommodate the largest vehicles intended to occupy the space while loading.

5.5.1.4 The manoeuvring aisle for each Class C off-street loading space must be at least 14.0 metres wide, except that, for other than right angle loading or if the Director of Planning has decreased the length of the space under section 5.5.1.3, the Director of Planning, in consultation with the City Engineer, may allow a decrease in the width of the manoeuvring aisle.

5.5.1.5 The design of the access and egress route to and from each Class C off-street loading space must satisfy the Director of Planning, in consultation with the General Manager of Engineering Services.

5.5.2 Internal Access to Loading Spaces

Loading spaces shall be located so that each individual occupancy use has access within a development to a space.

5.5.3 Setback from Site Boundaries

Except for points of access, all loading spaces and associated manoeuvring aisles not located within a structure shall be uniformly set back from the site boundaries as follows:

- (a) from the front boundary of the site, a distance equal to the required front yard for the district in which it is located;
- (b) from a flanking street a distance equal to the required side yard on such flanking street for the district in which it is located; and
- (c) from a flanking lane or an adjacent property that is in an R district, a distance of 1.25 metres.

5.5.4 Setback from Residential Accommodation

Notwithstanding the conditions of section 5.5.3, all off-street loading spaces shall be located a minimum of 4.6 metres from any window, vent or wall opening providing access to residential accommodation in any building.

5.5.5 Landscaping of Setbacks

Where a loading area is required to be set back from any site boundary or building, the setback area, except for points of access, shall be landscaped and maintained to the satisfaction of the Director of Planning.

5.5.6 Specialized Vehicles

If the operation of any use requires access to loading by specialized vehicles, the Director of Planning, in consultation with the City Engineer, may set height clearances at points of access and loading space sizes appropriate to such vehicles.

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