

Section 4

Off street Parking Space Regulations

4.1 Number of Parking Spaces

[Parking regulations for developments located in parts of FCCDD, CWD, and BCPED are contained in the applicable Official and Area Development Plan By-laws, except as this By-law otherwise requires.]

4.1.1 R, C except for Downtown and Central Broadway, M, I except for Mount Pleasant industrial area, and First Shaughnessy District Requirements

Except as provided in section 4.1.3, the number of spaces required and permitted for the off-street parking of motor vehicles accessory to any development in the R, C except for Downtown and Central Broadway, M, I except for Mount Pleasant industrial area, and First Shaughnessy Districts shall be calculated according to section 4.2 and section 4.1.16.

4.1.2 Downtown Requirements

Except as provided in section 4.1.3, the number of spaces required and permitted for the off-street parking of motor vehicles accessory to any development Downtown shall be calculated according to section 4.3.

4.1.3 Heritage Sites and Buildings on the Vancouver Heritage Register Outside Downtown

The number of spaces required and permitted for the off-street parking of motor vehicles accessory to any development:

- (a) on a heritage site located outside Downtown shall be calculated according to section 4.4; and
- (b) in a building on the Vancouver Heritage Register and outside Downtown that is being converted to dwelling use may be calculated according to section 4.4.4, instead of according to the standard for the District in which the site is located, provided that the owner consents to its designation as a heritage site, without compensation, prior to issuance of any development permit utilizing section 4.4.4.

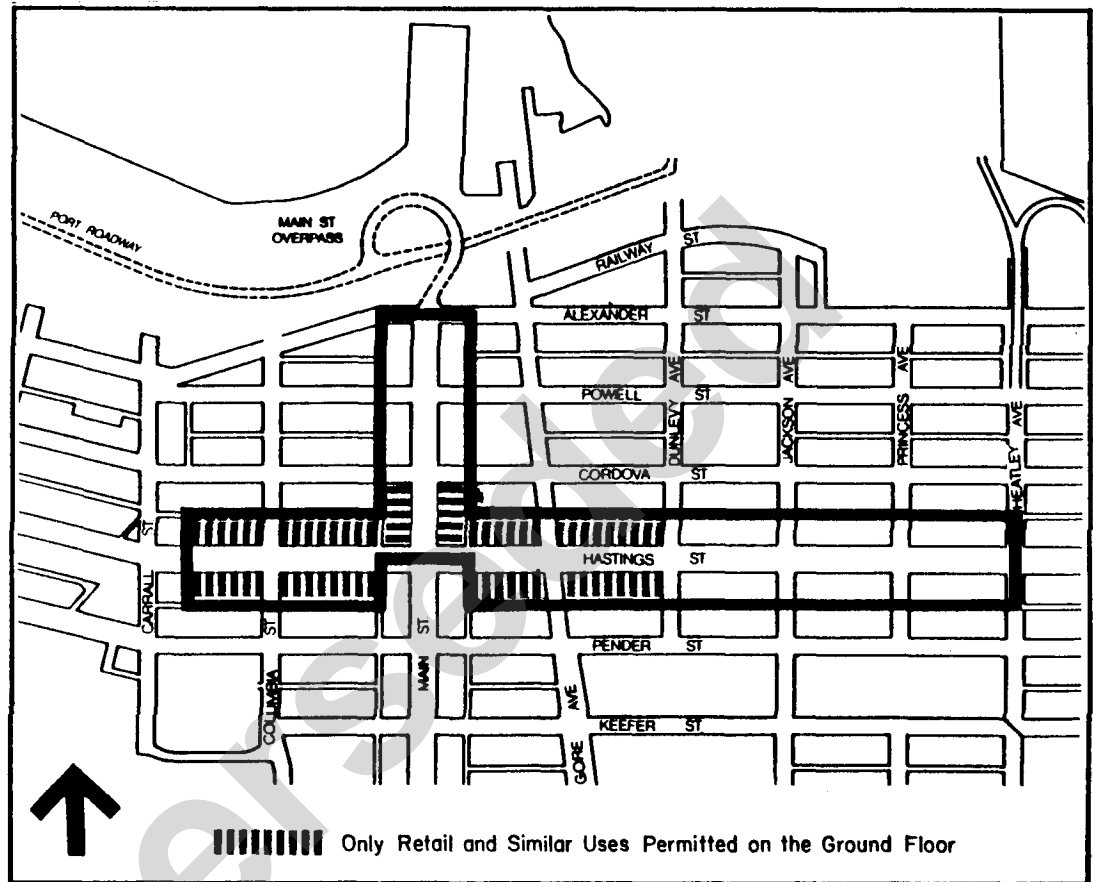
4.1.4 DEOD District Requirements

Except for sub-area 1 of the DEOD District, the number of spaces required and permitted for the off-street parking of motor vehicles accessory to any development in the DEOD District shall be calculated in accordance with section 4.2 and section 4.1.16.

In sub-area 1 of the DEOD District, outlined by the heavy black line on Map 4.1.4, off-street parking for motor vehicles shall be provided as follows:

- (a) off-street parking shall not be required for any ground floor retail and similar use in the area where only these types of uses are permitted, as noted on Map 4.1.4;
- (b) the provision of parking facilities may not be required with developments, however, where parking is provided it shall be subject to the following conditions and regulations:
 - (i) office commercial, live-work, and residential uses shall require not more than one parking space for each 93 square metres of gross floor area of such uses, except that visitor parking for all dwelling uses, including live-work use, shall be calculated in accordance with section 4.1.16;
 - (ii) other permitted uses shall require not more than the requirements set out for such uses in section 4.2, unless otherwise determined by the Director of Planning.

Map 4.1.4



4.1.5 CD-1 District Parking Requirements:

Unless otherwise provided in Schedule C or in a CD-1 By-law, the parking requirements for a CD-1 District must be calculated using the standard set out in this by-law for the area in which the CD-1 District is located as shown on the maps which form part of this by-law.

4.1.6 FCCDD District Requirements

Unless otherwise provided in an Official Development Plan, the number of parking spaces required and permitted in the FCCDD District shall be calculated according to section 4.2 and section 4.1.16.

4.1.7 Mount Pleasant Industrial Area and Central Broadway requirements for Non-residential uses (except Hotel)

Non-residential uses (except Hotel) in Central Broadway and Mount Pleasant Industrial area shall provide:

- (a) at least one parking space for each 145 m² of gross floor area for the first 290 m² of gross floor area, and one additional space for each additional 70 m² of gross floor area; and
- (b) not more than one space for each 40 m² of gross floor area.

4.1.8 Number of Small Car Spaces

The number of small car parking spaces on a site may not exceed 25% of the total parking spaces required for the site for all uses combined, except that:

- (a) if the parking spaces on a site are primarily reserved and clearly designated for employee parking in association with office, industrial, or similar uses, the number of such small car parking spaces may increase to no more than 40% of the total parking spaces; and
- (b) if a particular use requires only two or three parking spaces, one of them may be a small car space.

The Director of Planning, in consultation with the City Engineer, is to determine the location of small car spaces on a site.

4.1.9 Uses Not Listed

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

4.1.10 Multiple-Use Developments

For the purposes of this section uses with the same formula for determining required parking spaces shall be considered to be of the same class. If a development contains parking for more than one use as listed in section 4.2, the total number of parking spaces shall be the sum of the parking 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 parking space required for one use shall be deemed not to meet the requirement for any other use in that development.

4.1.11 Floor Area Calculation

Where gross floor area is used to calculate the number of required parking spaces, it shall be calculated in the same manner as the floor space ratio of the applicable district schedule or official development plan. For the purposes of this section, floor space ratio in the HA-1, HA-1A and HA-2 Districts shall be calculated in the same manner as in the HA-3 District.

4.1.12 Rounding of Fractional Numbers

Where the calculation of total required parking spaces results in a fractional number, the nearest whole number shall be taken. A fraction of one-half shall be rounded up to the next whole number.

4.1.13 Parking Space Requirement Exemptions

The required number of off-street parking spaces need not be provided:

- (a) where an addition or alteration to a residential building containing no more than two dwelling units and existing on March 24, 1992 would result in an increase in floor area of less than 20 percent over its floor area at that time;
- (b) 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 spaces required for the originally constructed building before any addition, alteration or change in use, except that:
 - (i) for any change of use located on a site outside the areas outlined on Map 4.3.1, where the increase over the parking required for the originally constructed building does not, in total, exceed two spaces, two spaces need not be provided except that if there are no historic records showing the parking requirements for the originally constructed building, the number of parking spaces must meet the requirements of this By-law; and
 - (ii) the number of spaces not provided under this section 4.1.13(b)(i) and section 4.1.13(d) shall not exceed two except as otherwise provided for in section 4.2;
- (c) where payment-in-lieu relief is granted in accordance with section 4.12 of this By-law and such payment has been received by the City of Vancouver; or

- (d) where dwelling use occurs with other permitted uses in a C-2 District, provided that:
 - (i) the number of spaces not provided shall not exceed two required for dwelling use;
 - (ii) the number of spaces not provided under this section 4.1.13(d) and section 4.1.13(b)(i) shall not exceed two; and
 - (iii) other uses on the site shall not include a restaurant, cabaret, or any other use which, in the opinion of the Director of Planning, may be expected to be active in the evening on a regular basis.

4.1.14 Maximum Number of Vehicles on Site

Where sections 4.2, 4.3, or 4.4 prescribe a maximum number of off-street parking spaces for a site, no person shall park or place, or permit to be parked or placed, a greater number of vehicles on that site than the maximum number of off-street parking spaces prescribed, except that this section shall not apply to businesses licensed for the sale, rental or servicing of motor vehicles or to the parking of motor vehicles used in the conduct of a business provided they are not used to convey persons between their residence and the place of business.

4.1.15 Calculation of Accessible Parking Spaces

Despite anything to the contrary in this By-law or in any other by-law mentioned herein, each accessible parking space provided to satisfy the minimum required number of such spaces will count as two parking spaces for the purpose of satisfying the minimum required number of parking spaces. Use of this section will not affect any maximum parking permitted calculations.

4.1.16 Visitor Parking for Dwelling Uses including Live-Work, except Downtown

Where parking spaces are provided for dwelling uses, including live-work use, except Downtown, a minimum of an additional 0.05 parking spaces for every dwelling unit and a maximum of an additional 0.1 spaces for every dwelling unit must be provided and reserved for the use of visitors and shall be included in the calculation of any applicable maximum, except that if the provision of the minimum number of required visitor parking spaces causes the development to exceed the maximum parking permitted, the number of visitor parking spaces shall be reduced by the number required to meet the maximum.

4.2 Table of Number of Required and Permitted Accessory Parking Spaces in R except for Downtown, C except for Downtown and Central Broadway, M, I except for Mount Pleasant industrial area, DEOD, and First Shaughnessy Districts, and Broadway Station Precinct shown outlined in heavy black on Map 4.5.

For sites within the heavy black outline shown on Map 2B, use section 4.3.

In R except for Downtown, C except for Downtown and Central Broadway, M, I except for Mount Pleasant industrial area, DEOD, and First Shaughnessy Districts and in Broadway Station Precinct, parking spaces for any building classified in Column 1 must meet the corresponding standard listed in Column 2, except for:

- (a) sub-area 1 of DEOD;
- (b) heritage sites in First Shaughnessy District;
- (c) specified uses in Broadway Station Precinct listed in Section 4.5; and
- (d) any permitted use in a commercial or heritage zone that consists of less than 300 m², and that constitutes a change of use from the previous use in the same premises, in which case the parking standard is the lesser of the number of parking spaces listed in Column 2 for such new use and the number of parking spaces available for the previous use.

	COLUMN 1 BUILDING CLASSIFICATION	COLUMN 2 REQUIRED AND PERMITTED PARKING SPACES										
4.2.1	Dwelling											
4.2.1.1	<p>Single Detached House, Duplex, Infill Single Detached House, or Infill Duplex in the following districts: R, C, DEOD</p> <p>First Shaughnessy District</p>	<p>A minimum of one space for every dwelling unit, except that the maximum number of spaces for a site having a single detached house or duplex as the only use other than an accessory use shall be:</p> <table border="0"> <thead> <tr> <th><u>Site width at rear property line</u></th> <th><u>Spaces</u></th> </tr> </thead> <tbody> <tr> <td>less than 10.0 m</td> <td>2</td> </tr> <tr> <td>at least 10.0 but less than 12.2 m</td> <td>3</td> </tr> <tr> <td>at least 12.2 but less than 14.5 m</td> <td>4</td> </tr> <tr> <td>14.5 m or more</td> <td>5</td> </tr> </tbody> </table> <p>A minimum of two spaces for every dwelling unit.</p>	<u>Site width at rear property line</u>	<u>Spaces</u>	less than 10.0 m	2	at least 10.0 but less than 12.2 m	3	at least 12.2 but less than 14.5 m	4	14.5 m or more	5
<u>Site width at rear property line</u>	<u>Spaces</u>											
less than 10.0 m	2											
at least 10.0 but less than 12.2 m	3											
at least 12.2 but less than 14.5 m	4											
14.5 m or more	5											
4.2.1.2	<p>Single Detached House with Secondary Suite</p> <p>Single Detached House with Laneway House</p> <p>Single Detached House with Secondary Suite and Laneway House</p> <p>In RT-11: Single Detached House with Secondary Suite on a site with more than one principal building</p> <p>Duplex with Secondary Suite</p>	<p>A minimum of one space for every dwelling unit, and for a building constructed before April 20, 2004, a minimum of one space.</p> <p>A minimum of one space.</p> <p>A minimum of one space.</p> <p>A minimum of 1.5 spaces.</p> <p>A minimum of three spaces, except that the maximum number of spaces for a site having a duplex with secondary suite as the only use other than an accessory use must be:</p> <table border="0"> <thead> <tr> <th><u>Site width at rear property line</u></th> <th><u>Spaces</u></th> </tr> </thead> <tbody> <tr> <td>At least 10.0 m but less than 12.2 m</td> <td>3</td> </tr> <tr> <td>At least 12.2 m but less than 14.5 m</td> <td>4</td> </tr> <tr> <td>14.5 m or more</td> <td>5</td> </tr> </tbody> </table>	<u>Site width at rear property line</u>	<u>Spaces</u>	At least 10.0 m but less than 12.2 m	3	At least 12.2 m but less than 14.5 m	4	14.5 m or more	5		
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	COLUMN 1 BUILDING CLASSIFICATION	COLUMN 2 REQUIRED AND PERMITTED PARKING SPACES
4.2.1.3	<p>Multiple Conversion Dwelling in the following districts:</p> <p>RT-3, RT-4, RT-4N, RT-4A, RT-4AN, RT-6, RT-7, FM-1 and sites less than 500 square metres in RM-4 and RM-4N</p> <p>R1-1, RT-5, RT-5N, RT-5A, RT-5AN, RT-8, RT-9, RT-10, RT-10N, RT-11, RT-11N, RM-1, RM-1N, RM-7, RM-7N, RM-7AN, RM-8, RM-8N, RM-9, RM-9N, RM-9A, RM-9AN, RM-10N, RM-11, RM-11N, and RM-12N</p> <p>DEOD</p> <p>Two residential units</p> <p>Three or more residential units</p> <p>RT-1, RT-2, RM-2, RM-3, RM-3A, C, (except C-5, C-5A and C-6), M, I except Mount Pleasant industrial area, and sites 500 m² or larger in RM-4 and RM-4N</p> <p>Two residential units</p> <p>Three or more residential units</p>	<p>A minimum of one space for every residential unit.</p> <p>A minimum of one additional space for every dwelling unit newly created.</p> <p>A minimum of two spaces.</p> <p>A minimum of one space for each 70 m² of gross floor area, except that no more than 2.2 spaces for every residential unit need be provided.</p> <p>A minimum of two spaces.</p> <p>A minimum of 0.5 space for every dwelling unit that has less than 50 m² of gross floor area, and, for every dwelling unit that has 50 m² or more of gross floor area, at least 0.6 space for every dwelling unit plus one space for every 200 m² of gross floor area, except that, for every dwelling unit which has a gross floor area of 180 m² or greater, there need be no more than 1.5 spaces for every dwelling unit.</p> <p>For sites smaller than 500 m² or with a maximum of 1.0 floor space ratio, the lesser of the requirement set out in the preceding paragraph of this column or one space for every dwelling unit.</p>
4.2.1.4	<p>Multiple Dwelling or Infill Multiple Dwelling in the following districts, except as provided for in sections 4.2.1.8, 4.2.1.10, and 4.2.1.13:</p> <p>DEOD</p> <p>R1</p> <p>RT-3, RT-4, RT-4N, RT-4A, RT-4AN, RT-5, RT-5N, RT-5A, RT-5AN, RT-6, RT-7, RT-8, and sites less than 500 square metres in RM-4, RM-4N and FM-1</p> <p>Sites 500 square metres or larger in RM-4 and RM-4N</p>	<p>A minimum of one space for each 70 square metres of gross floor area, except that no more than 2.2 spaces for every dwelling unit need be provided.</p> <p>No requirement.</p> <p>A minimum of 0.5 space for every dwelling unit that has less than 50 m² of gross floor area, and, for every dwelling unit that has 50 m² or more of gross floor area, at least 0.6 space for every dwelling unit plus one space for every 200 m² of gross floor area, except that, for every dwelling unit which has a gross floor area of 180 m² or greater, there need be no more than 1.5 spaces for every dwelling unit.</p> <p>For sites smaller than 500 m² or with a maximum of 1.0 floor space ratio, the lesser of the requirement set out in the preceding paragraph of this column or one</p>

	Sites 500 square metres or larger in FM-1 RM-1 and RM-1N	space for every dwelling unit. A minimum of one space for every dwelling unit.
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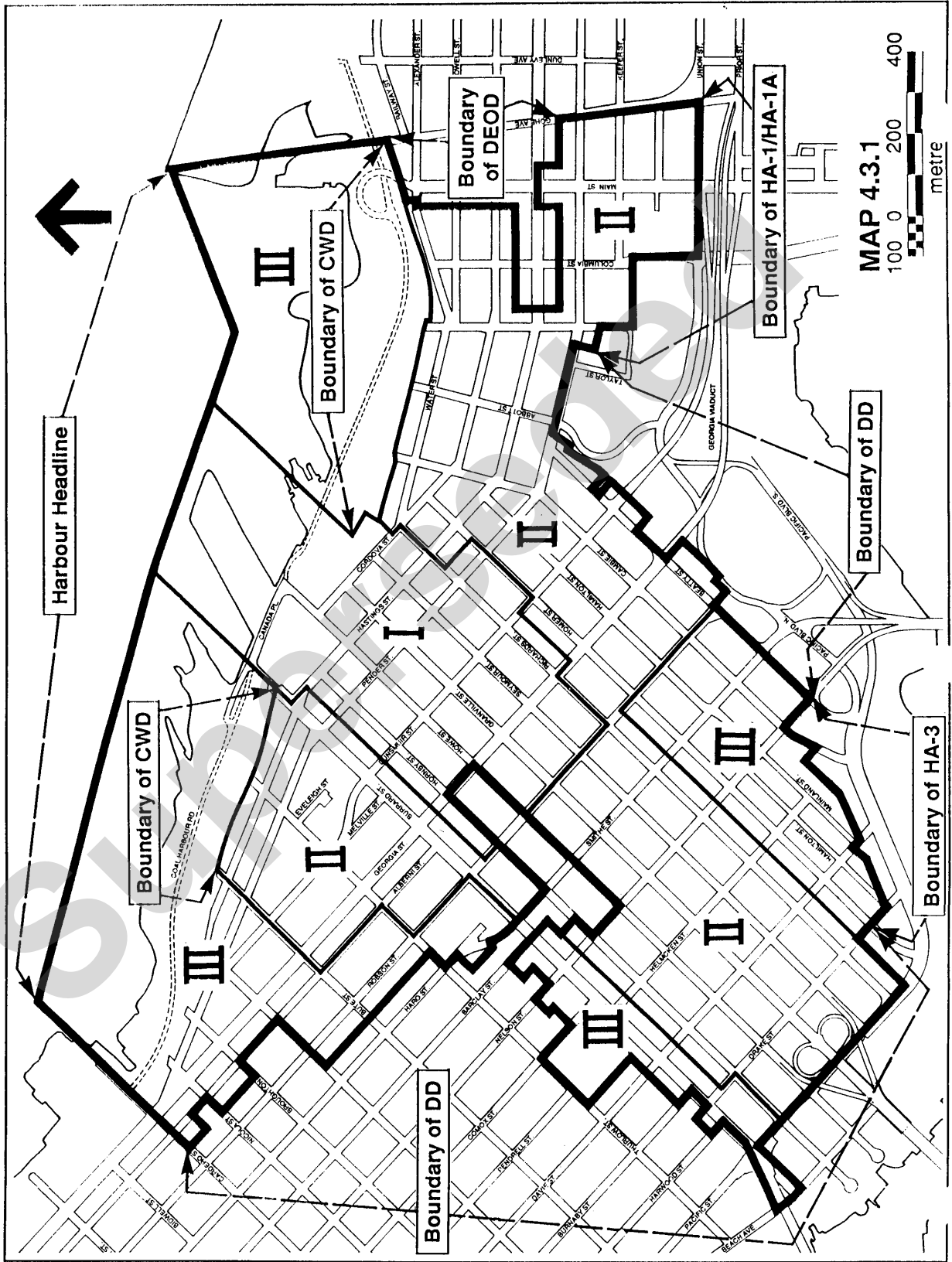
	COLUMN 1 BUILDING CLASSIFICATION	COLUMN 2 REQUIRED AND PERMITTED PARKING SPACES
	<p>Multiple Dwelling in RM-7, RM-7N and RM-7AN (not including Rowhouse)</p> <p>Multiple Dwelling in RM-8A and RM-8AN (not including Rowhouse)</p> <p>Multiple Dwelling in RM-8, RM-8N, RM-9, RM-9N and RM-9BN (not including Rowhouse)</p> <p>Multiple Dwelling in RM-9A, RM-9AN, RM-11, RM-11N, and RM-12N</p> <p>RM-10 and RM-10N</p> <p>Rowhouse in RM-7, RM-7N, RM-7AN, RM-8, RM-8N, RM-8A, RM-8AN, RM-9, RM-9N and RM-9BN</p> <p>Principal Dwelling Unit with a Lock-off Unit in RM-7, RM-7N, RM-7AN, RM-8, RM-8N, RM-8A, RM-8AN, RM-9, RM-9A, RM-9N, RM-9AN, RM-9BN, RM-10, RM-10N, RM-11, RM-11N, and RM-12N</p>	<p>A minimum of 0.8 spaces for every dwelling unit.</p> <p>A minimum of 0.8 spaces for every dwelling unit.</p> <p>A minimum of 0.5 space for every dwelling unit with less than 50 m² of gross floor area, and, a minimum of 0.6 space for every dwelling unit with 50 m² or more of gross floor area, plus one space for each 200 m² of gross floor area, except that, for every dwelling unit which has a gross floor area of 80 m² or greater, there need be no more than 1 space for every dwelling unit.</p> <p>A minimum of one space and no more than 2 spaces for every dwelling unit.</p> <p>A minimum of 0.5 space for every dwelling unit with less than 50 m² of gross floor area, and, a minimum of 0.6 space for every dwelling unit with 50 m² or more of gross floor area, plus one space for each 200 m² of gross floor area, except that, there need be no more than 1 space for every dwelling unit.</p> <p>In addition to the preceding paragraph in this Column 2, a minimum of 0.075 space for each dwelling unit and a maximum of 0.15 space for each dwelling unit for designated visitor parking unless the Director of Planning and General Manager of Engineering Services allow visitor parking off site at a location and on terms and conditions satisfactory to them.</p> <p>Visitor parking shall be part of minimum parking requirements.</p> <p>A minimum of one space for every dwelling unit.</p> <p>The principal dwelling unit is subject to the relevant parking requirements in section 4.2.1.4. There is no additional parking requirement for the lock-off unit.</p>
4.2.1.5	Rooming House	A minimum of one space for each 37 square metres of floor area used for sleeping units, exclusive of bathrooms.
4.2.1.6	Dwelling Units up to a maximum of two in a Mixed-Use Residential Building where the only non-dwelling use permitted is Neighbourhood Grocery Store	A minimum of one space for every dwelling unit.
4.2.1.7	Repealed	
4.2.1.8	Social Housing HILS Units	A minimum of 0.3 spaces per unit for units with fewer than 2 bedrooms, and a minimum of 0.5 spaces per unit for units with 2 or more bedrooms.
4.2.1.9	Three or more dwelling units designated solely as social housing low end of market units.	The rate applicable for secure market rental housing in section 4.5B1.

	COLUMN 1 BUILDING CLASSIFICATION	COLUMN 2 REQUIRED AND PERMITTED PARKING SPACES
4.2.1.9A	Three or more dwelling units designated solely as shelter rate units.	1 space for every 15 units.
4.2.1.10	Residential Unit associated with and forming an integral part of an Artist Studio	A minimum of one space for every studio of 75 square meters or less of gross floor area, 1.3 spaces for every studio over 75 square meters of gross floor area and one additional space for every 12 studios on sites with 12 or more studios.
4.2.1.11	Co-op Housing.	<p>A minimum of 1.2 spaces for every dwelling unit.</p> <p>For three or more dwelling units:</p> <p>A minimum of 0.5 space for every dwelling unit that has less than 50 m² of gross floor area, and, for every dwelling unit that has 50 m² or more of gross floor area, at least 0.6 space for every dwelling unit plus one space for each 200 m² of gross floor area, except that, for every dwelling unit which has a gross floor area of 180 m² or greater, there need be no more than 1.5 spaces for every dwelling unit.</p> <p>For sites smaller than 500 m² or with a maximum of 1.0 floor space ratio, the lesser of the requirement set out in the preceding paragraph of this column or one space for every dwelling unit.</p>
4.2.1.12	<p>Seniors Supportive or Assisted Housing</p> <p>For residential units less than 50 square metres in size</p> <p>For residential units 50 square metres - 70 square metres in size</p> <p>For residential units over 70 square metres in size</p>	<p>1 space per 100 square metres of floor area used for residential units.</p> <p>1 space per 70 square metres of floor area used for residential units.</p> <p>1 space per 70 square metres of floor area used for residential units except that no more than 2.2 spaces for every unit need be provided.</p>
4.2.1.13	Unless otherwise specified in this section 4.2.1, for three or more residential units, or for dwelling units in a Mixed-Use Residential Building or located within the area bounded by Burrard Inlet, Boundary Road, Marine Drive, Kerr Street, Fraser River, the boundary between the city and the University Endowment Lands, English Bay, False Creek, Burrard Street, 1st Avenue, Lamey's Mill Road, False Creek 2nd Avenue, Main Street, Prior Street, Gore Avenue, the lane south of Hastings Street, and Heatley Street. (See Map 4.2.1.13)	<p>A minimum of 0.5 space for every dwelling unit that has less than 50 m² of gross floor area, and, for every dwelling unit that has 50 m² or more of gross floor area, at least 0.6 space for every dwelling unit plus one space for each 200 m² of gross floor area, except that, for every dwelling unit which has a gross floor area of 180 m² or greater, there need be no more than 1.5 spaces for every dwelling unit.</p> <p>For sites smaller than 500 square metres or with a maximum of 1.0 floor space ratio, the lesser of the requirement set out in the preceding paragraph of this column or one space for every dwelling unit.</p>
	Principal Dwelling Unit with Lock-off Unit in the C-2, C-2B, C-2C, C-2C1, and C-3A Districts.	The principal dwelling unit with lock-off unit, including the floor area of the lock-off unit, is subject to the parking requirement otherwise specified in section 4.2.1.13, and there is no additional requirement for a lock-off unit. However, for the purpose of calculating visitor parking requirements, Council deems a lock-off unit to be a separate dwelling unit.

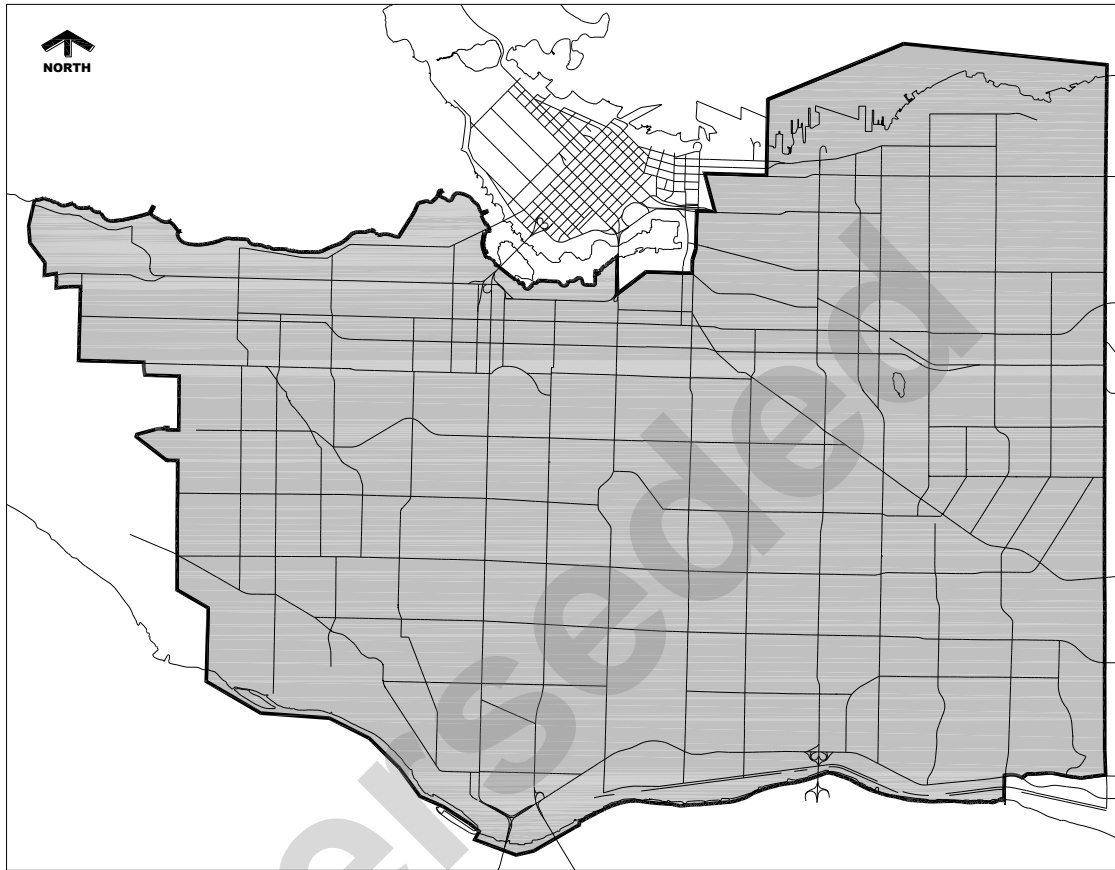
	COLUMN 1 BUILDING CLASSIFICATION	COLUMN 2 REQUIRED AND PERMITTED PARKING SPACES
4.2.2	Temporary Accommodation	
4.2.2.1	Hotel	A minimum of one space for every dwelling unit and one space for every two sleeping or housekeeping units.
4.2.2.3	Bed and Breakfast Accommodation	A minimum of one space
4.2.3	Institutional	
4.2.3.1	Community Care Facility – Class A; Community Care Facility – Class B; and Group Residence	A minimum of one space for each four beds.
4.2.3.2	Detoxification Centre.	A minimum of one space for each 28 square metres of gross floor area.
4.2.3.3	Hospital or other similar use.	A minimum of one space for each 93 square metres of gross floor area.
4.2.3.4	Church, chapel, wedding chapel, funeral home, place of worship, or similar place of assembly	A minimum of one space for each 9.3 square metres of floor area used for assembly purposes, except that where two or more separate areas of assembly exist within a site and are not used concurrently, the Director of Planning may require parking for only the largest of these areas.
4.2.3.5	School - Elementary or Secondary	A minimum of two spaces for every three employees in elementary schools and one and one-quarter spaces for each employee in secondary schools, except that where spaces required as the result of an extension to an existing school would diminish the existing school playground area, the Director of Planning may require a lesser number of additional spaces.
4.2.3.6	School - University or College	As determined by the Director of Planning in consultation with the City Engineer.
4.2.4	Cultural and Recreational	
4.2.4.1	Community centre, activity centre or similar place of assembly; Library, gallery, museum, or aquarium	A minimum of one space for each 18.6 square metres of floor area used for assembly purposes.
4.2.4.2	Theatre, auditorium, casino - Class 1, hall, club or bingo hall	A minimum of one space for each 9.3 square metres of floor area used for assembly purposes.
4.2.4.3	Stadium, arena, exhibition hall, rink, ring, pool, or similar place with spectator facilities	A minimum of one space for every 5 seats, or one space for each 9.3 square metres of pool or surface area used for assembly purposes, whichever is the greater.
4.2.4.4	Fitness Centre, except as provided for in section 4.2.4.7; School - Arts or Self-Improvement	A minimum of one space for each 18.6 square metres of gross floor area.
4.2.4.5	Billiard Hall or Arcade	A minimum of one space for every table or game.
4.2.4.6	Bowling Alley or Curling Rink	A minimum of three spaces for every alley or ice sheet.
4.2.4.7	racquet or Ball Court	A minimum of two spaces for every court.

	COLUMN 1 BUILDING CLASSIFICATION	COLUMN 2 REQUIRED AND PERMITTED PARKING SPACES
4.2.4.8	Golf Driving Range	A minimum of one space for every stall.
4.2.4.9	Marina, Sailing School, or Boat Facilities	A minimum of one space for every two mooring berths, with additional spaces for launching facilities and sailing schools as determined by the Director of Planning having regard to design and use.
4.2.4.10	Artist Studio (non residential)	A minimum of one space for each 100 square meters of gross floor area.
4.2.5	Commercial	
4.2.5.1	Office Uses (except for Office Uses in the I-3 District) and Retail Uses, except as noted below; School - Business or; School - Vocational or Trade	A minimum of one space for each 100 square metres of gross floor area up to 300 square metres, and one additional space for each additional 50 square metres of gross floor area.
4.2.5.2	Office Uses in the following districts: FC-1	A minimum of one space for each 70 square metres of gross floor area and a maximum of one space for each 46.5 square metres of gross floor area.
4.2.5.3	Grocery Store or Drug Store, excluding Neighbourhood Grocery Store but including Small-scale Pharmacy, or Liquor Store	A minimum of one space for each 100 square metres of gross floor area up to 300 square metres, one additional space for each additional 20 square metres of gross floor area up to 2 300 square metres, and one additional space for each additional 30 square metres of gross floor area over 2 300 square metres.
4.2.5.4	Premises, or portions thereof, licensed pursuant to Provincial legislation for the regular sale of liquor, except for a Cabaret, Neighbourhood Public House, or Liquor Store	A minimum of one space for each 5.6 square metres of floor area open to the public.
4.2.5.5	Cabaret, licensed for the sale of liquor	A minimum of one space for each 9.3 square metres of floor area open to the public.
4.2.5.6	Neighbourhood Public House, licensed for the sale of liquor	A minimum of one space for each 18.6 square metres of floor area open to the public.
4.2.5.7	Except as provided in section 4.2.6.4, Laboratory; Motor Vehicle Repair Shop; Photofinishing or Photography Laboratory; Production or Rehearsal Studio; Repair Shop - Class A; Repair Shop - Class B; Work Shop	A minimum of one space for each 100 square metres of gross floor area in the building or one space for every five employees on a maximum work shift, whichever is greater.
4.2.5.8	Neighbourhood Grocery Store	No requirements.
4.2.5.9	Restaurant or Drive-in Restaurant with a gross floor area less than 250 square metres on a site less than 325 square metres	A minimum of one space for each 50 square metres of gross floor area, except that no more than 2 spaces need be provided.
4.2.5.10	Restaurant or Drive-in Restaurant in the C-3A district except for Central Broadway and except as provided for in section 4.2.5.9	A minimum of one space for each 100 m ² of gross floor area for the first 300 m ² of gross floor area, and one additional space for each additional 50 m ² of gross floor area.
4.2.5.11	Restaurant or Drive-in Restaurant, except as otherwise provided for in this By-law	A minimum of one space for each 50 square metres of gross floor area up to 100 square metres, one additional space for each additional 10 square metres of gross floor area up to 500 square metres and one additional space for each additional 20 square metres of gross floor area over 500 square metres.

	COLUMN 1 BUILDING CLASSIFICATION	COLUMN 2 REQUIRED AND PERMITTED PARKING SPACES
4.2.5.12	Health Care Office; Health Enhancement Centre; Animal Clinic	A minimum of one space for each 28 square metres of gross floor area.
4.2.5.13	Farmers' Market	As determined by the Director of Planning in consultation with the City Engineer.
4.2.6	Industrial	
4.2.6.1	Except as provided in section 4.2.6.4, Manufacturing Uses; Wholesale Uses	A minimum of one space for each 93 square metres of gross floor area in the building, or one space for every five employees on a maximum work shift, whichever is the greater.
4.2.6.2	Except as provided in section 4.2.6.4, Transportation and Storage Uses, except as provided for in section 4.2.6.3; Utility and Communication Uses	As determined by the Director of Planning in consultation with the City Engineer.
4.2.6.3	Except as provided in section 4.2.6.4, Storage Warehouse	A minimum of one space for each 185 square metres of gross floor area.
4.2.6.4	Except as provided in section 4.2.6.5, the following uses in I-3: Manufacturing Uses; Office Uses; Laboratory; Production or Rehearsal Studio; Utility and Communication Uses; Transportation and Storage Uses; Wholesale Uses; Work Shop	A minimum of one space for each 57.5 square metres of gross floor area and a maximum of one space for each 42 square metres of gross floor area.
4.2.6.5	Mini-storage Warehouse	For visitors, a minimum of two spaces, situated in proximity to the office, at least one of which is a Class B loading space that meets the requirements of section 5; for office use, a minimum of one space for each 100 square metres of gross floor area up to 300 square metres, and an additional space for each additional 50 square metres of gross floor area; and, for each caretaker who resides on the premises, one additional space.



Map 4.2.1.13



4.3 Required and Permitted Accessory Parking Spaces Downtown

[Additional regulations for developments located in Central Waterfront District sub-area 3 are contained in the Central Waterfront District Official Development Plan.]

4.3.1 Non-residential Uses - Downtown

Except for accessible parking which is to be provided in accordance with section 4.8.4, and parking spaces for water based uses which are to be provided in accordance with section 4.2.4.9, all non-residential uses Downtown shall provide a maximum of one parking space for each 115 m² of gross floor area.”

4.3.2 Residential Uses including Live-Work – Downtown, except in the West End and Robson North Permit Area

Except for accessible parking which is to be provided in accordance with section 4.8.4, and residential parking in the West End and Robson North Permit Area which is to be provided in accordance with sections 4.3.3 and 4.3.5, there is no minimum residential parking requirement for residential uses Downtown, including live-work use.

4.3.3 Residential Uses including Live-Work - West End and Robson North Permit Area

Except as provided in section 4.3.5, residential uses in the West End and Robson North Permit Area, including live-work use, shall provide the lesser of:

- (a) at least one parking space for each 140 m² of gross floor area; and
- (b) one parking space for every dwelling unit.

4.3.4 Residential Visitor Parking - Downtown

Where parking spaces are provided for residential uses Downtown, the lesser of

- (a) 5% of the total number of residential parking spaces; and
- (b) 0.05 spaces per dwelling unit,

to a maximum of 0.1 spaces per dwelling unit, must be designated and reserved for the use of visitors.

4.3.5 Social Housing HILS Units and Shelter Rate Units - West End and Robson North Permit Area

Except for accessible parking which is to be provided in accordance with section 4.8.4, no parking is required for Social Housing HILS Units or shelter rate units in the West End and Robson North Permit Area.

4.3.6 Transportation Demand Management - Downtown

Except for sites required to provide parking under section 4.3.3, the owners of all developments Downtown must provide a Transportation Demand Management Plan satisfactory to the Director of Planning.

4.4 Number of Required and Permitted Accessory Parking Spaces for Heritage Sites Outside Downtown

4.4.1 Non-Dwelling Uses - New Floor Space

Except as specified in section 4.4.3, all non-dwelling uses in floor space created after November 4, 1986 in heritage sites outside Downtown shall provide parking in accordance with the standard for the District in which the site is located.

4.4.2 Non-Dwelling Uses - Existing Floor Space

For the purpose of this section Passive Uses (P) include vacant space, storage space, parking and warehouse space; and Active Uses (A) include all other uses. Except as specified in section 4.4.3, all non-dwelling uses in floor space existent on November 4, 1986 in heritage sites outside Downtown shall provide parking as follows:

Change of Use	Required and Permitted Parking Spaces
P to P	no requirement
P to A	0.4 times the minimum standard for the District in which the site is located
A to P	no requirement
A to A	no requirement

For applications considered under this section and located Downtown, the parking provision shall not exceed the applicable maximum requirement.

4.4.3 Non-Dwelling Uses - New and Existing Floor Space on Small Sites

All non-dwelling uses on heritage sites outside Downtown less than 325 square metres in size shall provide a minimum of one parking space for the first 750 square metres of gross floor area plus one parking space for each additional amount of floor space equal to 0.7 times the standard for the District in which the site is located. For applications considered under this section and located Downtown, the parking provision shall not exceed the applicable maximum requirement.

4.4.4 Dwelling Uses

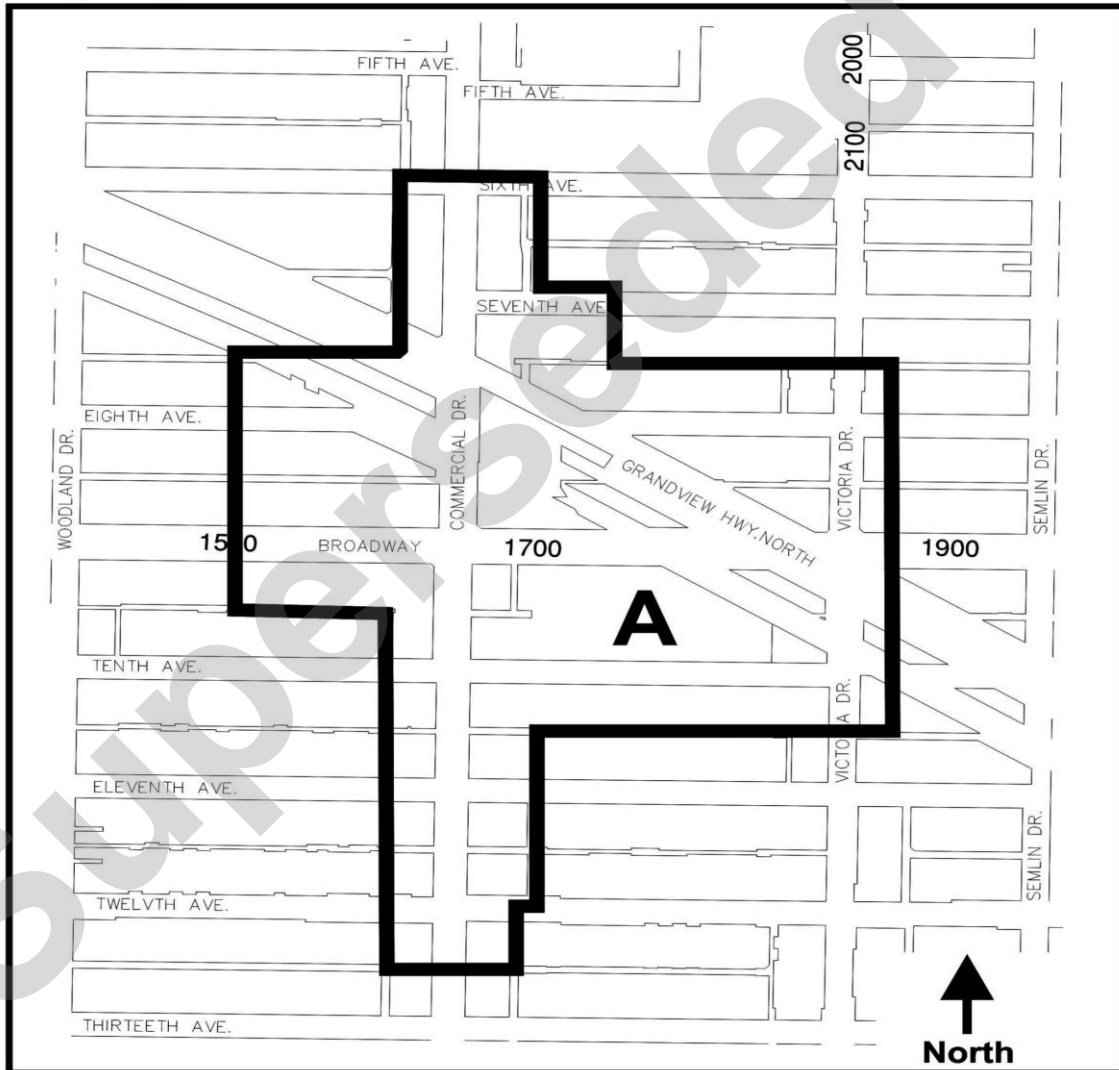
Dwelling uses on heritage sites outside Downtown shall provide a minimum amount of parking at 0.75 times the parking standards otherwise applicable for that location.

4.5 Table of Number of Required and Permitted Parking Spaces for the Broadway Station Precinct shown outlined in heavy black on Map 4.5

For uses listed in this section 4.5, parking spaces will be required for any building classified in Column 1 in accordance with the corresponding standard listed in column 2.

[For uses not listed in section 4.5, see section 4.2.]

Map 4.5



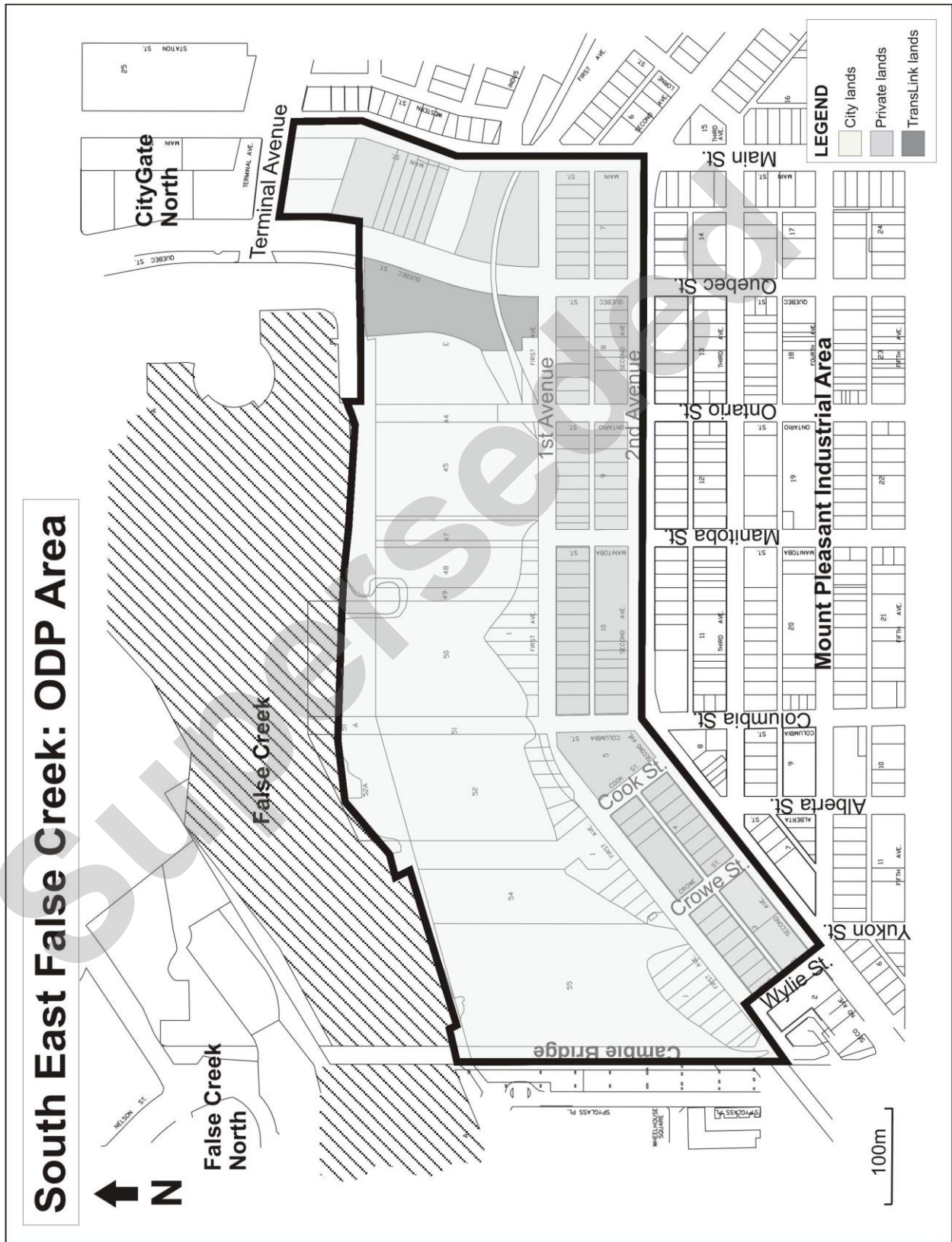
	COLUMN 1 BUILDING CLASSIFICATION	COLUMN 2 REQUIRED AND PERMITTED PARKING SPACES
4.5.1	Retail, Office and Service (Area A)	A minimum of one space for each 100 m ² of gross floor area up to 300 m ² of gross floor area, and one additional space for each additional 70 m ² of gross floor area, and a maximum of one space for each 46.5 m ² of gross floor area
4.5.2	Cultural and Recreational (Area A)	A minimum of 1 space for each 100 m ² of gross floor area up to 300 m ² of gross floor area, and one additional space for each additional 70 m ² of gross floor area
4.5.3	Fitness Centre (Area A)	A minimum of one space for each 25 m ² of gross floor area
4.5.4	Health Care Office (Area A)	A minimum of 1 space for each 35 m ² of gross floor area

4.5A Table of Number of Required and Permitted Parking Spaces for Southeast False Creek shown outlined in heavy black on Map 4.5A

For uses listed in this section 4.5A, parking spaces will be required for any building classified in Column 1 in accordance with the corresponding standard listed in column 2.

[For uses not listed in section 4.5A, see section 4.2.]

Map 4.5A



	COLUMN 1 BUILDING CLASSIFICATION	COLUMN 2 REQUIRED AND PERMITTED PARKING SPACES
4.5A.1	Multiple Dwelling except for Social Housing HILS Units and shelter rate units	<p>A minimum of one space per 140 m² of gross floor area or one space per dwelling unit, whichever is lesser, and a maximum of:</p> <ul style="list-style-type: none"> (a) 0.5 space for each dwelling unit that has less than 50 m² of gross floor area; (b) for each dwelling unit that has 50 m² or more up to 189 m² of gross floor area, a maximum of 0.65 space plus one additional space for each 140 m² of gross floor area; and (c) for each dwelling unit that has more than 189 m² of gross floor area, a maximum of 2 spaces.
4.5A.2	All non-residential	<p>A minimum of one space for each 145 m² of gross floor area, and a maximum of one space for each 115 m².</p> <p>Despite the preceding paragraph in this Column 2, up to 2% of the spaces for non residential uses must be designated as Shared Vehicle Parking Spaces and these designated spaces may form part of the minimum non-residential parking.</p>

	COLUMN 1 BUILDING CLASSIFICATION	COLUMN 2 REQUIRED AND PERMITTED PARKING SPACES
4.5A.3	Grocery or Drug Store except for Neighbourhood Grocery Store	<p>A minimum of 1 space for each 100 m² of gross floor area or more up to 300 m² of gross floor area, and one additional space for each additional 50 m² of gross floor area</p> <p>A maximum of that number of spaces equal to the minimum required parking plus 10%</p>
4.5A.4	<p>Restaurant that has a gross floor area of 250 m² or more</p> <p>Restaurant – Drive-in</p>	<p>A minimum of 1 space for each 50 m² of gross floor area up to 100 m² of gross floor area, one additional space for each additional 10 m² of gross floor area up to 500 m² of gross floor space, and one additional space for each additional 20 m² of gross floor area over 500 m²</p> <p>A maximum of that number of spaces equal to the minimum required parking plus 10%</p>
4.5A.5	Live-Work	<p>A minimum of 1 space for each dwelling unit that has up to 250 m² of gross floor area, a minimum of 1 space for each 100 m² of gross floor area or more above 250 m² up to 300 m² of gross floor area, and one additional space for each additional 70 m² of gross floor area over 300 m²</p> <p>A maximum of that number of spaces equal to the minimum required parking plus 10%</p>
4.5A.6	Dwelling units designated solely for senior citizens' housing under the National Housing Act or other similar use	A minimum of 1 space for every 6 dwelling units, and a maximum of 1 space for every 3 dwelling units
4.5A.7	Dwelling units designated solely for families of low income under the National Housing Act	A minimum of 1 space for every 2 dwelling units, and a maximum of 1 space for every dwelling unit
4.5A.8	Social housing dwelling units other than those referred to in section 4.5A.6 and 4.5A.7	<p>A minimum of 0 space and a maximum of 1 space for every six dwelling units that have less than 37 m² of gross floor area</p> <p>A minimum of 1 space for every six dwelling units that have 37 m² or more of gross floor area and a maximum of 1 space for every three such units</p>

4.5B Table of Number of Required and Permitted Parking Spaces for Secured Market Rental Housing

Despite anything to the contrary in this By-law, except for relaxations set out in Section 3.2, parking spaces for any building classified in Column 1 must meet the corresponding standard listed in Column 2:

	COLUMN 1 BUILDING CLASSIFICATION	COLUMN 2 REQUIRED AND PERMITTED PARKING SPACES
4.5.B1	For secured market rental housing, except Downtown, in the Southeast False Creek area described in the Southeast False Creek Official Development Plan By-law, or in the East Fraser Lands area described in the East Fraser Lands Official Development Plan area	No requirement in an R1 district. A minimum of 1 space for each 125 m ² of gross floor area. A maximum number of spaces equal to the total minimum number of spaces plus .5 spaces per dwelling unit.

4.6 Location of Parking Spaces

4.6.1 R, C, M, I, First Shaughnessy District and DEOD Districts

All off-street parking spaces required or provided in R, C, M, I, First Shaughnessy District and DEOD Districts, shall be located on the same site as the development or building they are intended to serve, except that spaces accessory to uses other than dwelling uses may be located on another site within 45 m distance from the development or building they are intended to serve to be measured from the nearest pedestrian access point on the property of application to the nearest of the parking spaces provided on the site subject to the approval of the Director of Planning and provided they are secured by means satisfactory to the Director of Planning.

4.6.2 DD, CWD and HA Districts

All off-street parking spaces required or provided in DD, CWD, or HA Districts, shall be located on the same site as the development or building they are intended to serve except that:

- (a) spaces accessory to residential uses may be located on another site within 100 metres from the development or building they are intended to serve, subject to the approval of the Director of Planning and provided they are secured by means satisfactory to the Director of Planning; and
- (b) spaces accessory to non-residential uses may be located on another site within 150 metres from the development or building they are intended to serve, subject to the approval of the Director of Planning and provided they are secured by means satisfactory to the Director of Planning.

4.6.3 CD-1 Districts

Unless otherwise provided in any specific CD-1 By-law, the parking spaces required or provided in CD-1 Districts shall be located in accordance with section 4.6.1 or, if the site is within the heavy black outline on Map 4.3.1, in accordance with section 4.6.2.

4.6.4 Collective Parking

Off-street parking spaces may be located at distances greater than those specified in sections 4.6.1, or 4.6.2 from the development or building they are intended to serve provided that:

- (a) they are part of a collective parking project undertaken by Council pursuant to a Local Improvement By-law or that they were part of the former collective parking project undertaken by Assessment Property By-law No. 3808 (the South Fraser Street Collective Parking Project); or
- (b) they are part of a parking garage or parking area and are secured by an agreement to which the City is a party that relates to land that had been acquired by the City pursuant to a Local Improvement By-law or to other land intended to provide parking in substitution for parking formerly provided on land acquired by the City pursuant to a Local Improvement By-law.

4.6.5 Payment-in-Lieu Collective Parking

Off-street parking spaces provided in accordance with section 4.12 of this By-law shall be located to the satisfaction of the Director of Planning, in consultation with the City Engineer.

4.6.6 Underground Parking

Residential parking facilities within RM-5, RM-5A, RM-5B, RM-5C, RM-5D and RM-6 Districts shall be underground except on sites of less than 630 square metres in area.

4.6.7 Sites Containing More Than One Parcel

Site consolidation shall be required where parking is to be provided on an adjoining parcel of the same site, except that the Director of Planning may require an alternate means to secure the parking, where he is satisfied that consolidation is not possible.

4.7 Access to Parking

4.7.1 Access to Parking Areas in R Districts

The number and location of all points of access to parking areas located in an R district shall be subject to the approval of the Director of Planning in consultation with the City Engineer and shall not, in the aggregate, be less than 3.7 metres in width nor more than either 18.5 metres or an amount equal to 15 percent of the combined length of the street and lane frontage and flankage, whichever is the lesser.

4.7.2 Access to Parking Spaces in the R1-1 District

Access by a vehicle to any off-street parking space on any site in the R1-1 District must be from a lane abutting the site:

- (a) unless:
 - (i) at least 50% of other sites on the same side of the block as the site have access from the street that abuts the front boundary of the site,
 - (ii) at least one site that abuts a side boundary of the site has access from the front street,
 - (iii) if the site is a residential development, the width of the driveway that abuts the front street does not exceed 3.0 metres,

- (iv) if the site has two driveways at the front street, all parking or manoeuvring between them occurs other than between the boundary of the required front yard setback under the Zoning and Development By-law and the front boundary of the site, and
- (v) the City Engineer issues a crossing permit in conjunction with issuance of a development permit for the site; or
- (b) unless the City Engineer otherwise issues a crossing permit in conjunction with issuance of a development permit for the site;

in which case, access to the site may be from the front street.

4.7.3 Access to Parking Spaces in C-5, C-5A and C-6 Districts

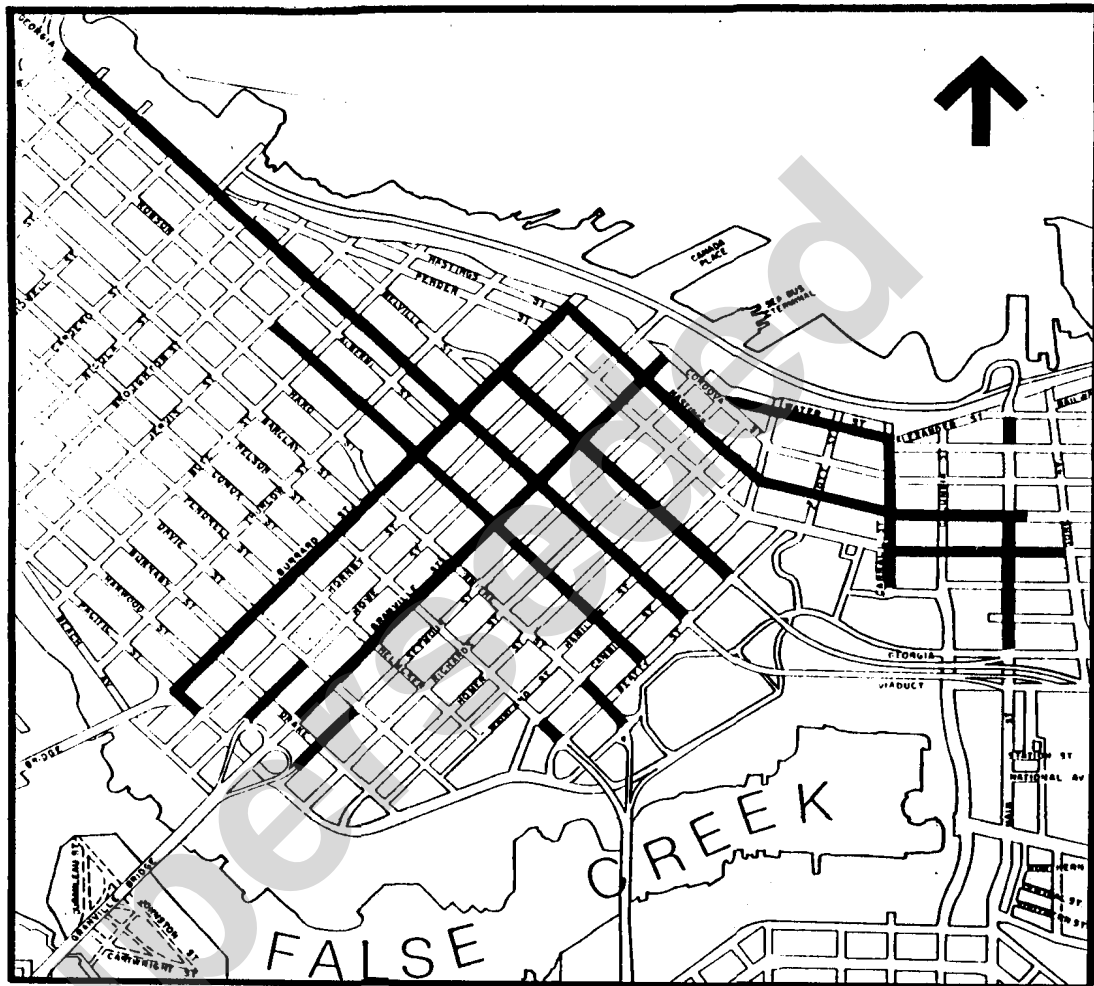
Vehicular access to all off-street parking spaces in C-5, C-5A and C-6 Districts shall be taken from a lane except that the Director of Planning may permit access from a street where he, in consultation with the City Engineer, is satisfied that lane access is not possible because of site or development peculiarities.

4.7.4 Parking Access Restrictions--Central Area

Access to parking is prohibited from the streets listed below because of safety, street function, or design considerations. Access from these streets may be permitted at the discretion of the Director of Planning in consultation with the City Engineer where, due to use, site size, configuration, or other peculiarities access from a lane or alternate street is less desirable.

Burrard: Pacific to Hastings
 Carrall: Keefer to Powell
 Dunsmuir: Burrard to Beatty
 Georgia: Chilco to Beatty
 Granville: Drake to Cordova
 Hastings: Burrard to lane east of Main
 Howe: Granville Bridge to Davie
 Main: Union to Hastings & Powell to Alexander
 Nelson: Cambie to Beatty
 Pacific: Burrard to Hornby
 Pender: Carrall to Gore
 Robson: Jervis to Beatty
 Seymour: Granville Bridge to Davie
 Smithe: Cambie to Pacific Blvd.
 Water: Richards to Carrall

[NOTE: The following map is intended to illustrate the application of section 4.7.5 and does not form a part of this By-law.]



4.7.5 Internal Access to Parking Spaces

Parking spaces shall be located so that each individual occupancy has access within a development to required parking spaces.

4.8 Design Standards for Parking Uses Located in R (except RM-5, RM-5A, RM-5B, RM-5C, RM-5D, RM-6 and FM-1), RR-3A, RR-3B, C-1, C-2, C-2B, C-2C, C-2C1, C-7, C-8, M, I, DEOD, and First Shaughnessy Districts

4.8.1 Size of Parking Spaces and Size and Location of Accessible Parking Spaces

Except as this Section 4 otherwise expressly states, all off-street parking spaces shall be a minimum of 5.5 m in length and 2.5 m in width and shall have a minimum vertical clearance of 2.0 m, except that:

- (a) where one side of any space abuts any portion of a fence or structure, the minimum width shall be 2.7 m;
- (b) where both sides of any space abut any portion of a fence or structure, the minimum width shall be 2.9 m; and

- (c) all off-street accessible parking spaces, subject to the Building By-law, must:
 - (i) be at least 5.5 metres long,
 - (ii) be at least 4.0 metres wide, except that van accessible parking spaces must be at least 5.0 metres wide,
 - (iii) have a level surface with no more than 2% grade, except that the Director of Planning, in consultation with the City Engineer, may permit a steeper grade, up to a maximum of 5%,
 - (iv) have a vertical clearance of at least 2.3 metres, and
 - (v) be labelled and located to the satisfaction of the Director of Planning.

4.8.2 Size of Small Car Spaces

All off-street parking spaces for small cars shall be a minimum of 4.6 m in length and 2.3 m in width and shall have a minimum vertical clearance of 2.0 m, except that where one side of any space abuts any portion of a fence or structure the minimum width shall be 2.6 m or where both sides abut any portion of a fence or structure the minimum width shall be 2.7 m.

4.8.2A Size of Mechanical Parking Spaces

The Director of Planning, in consultation with City Engineer must approve the size of all mechanical parking spaces.

4.8.3 Specialized Vehicles

Where the operation of any use or development requires the parking of specialized vehicles, the Director of Planning in consultation with the City Engineer may set parking space sizes appropriate to the vehicles intended to be parked.

4.8.4 Required Accessible Parking Spaces

For each:

- (a) multiple dwelling or live-work use, there must be at least one accessible parking space for each building that contains at least seven residential units and an additional 0.034 space for each additional dwelling unit; and
- (b) non-residential uses, there must be at least one accessible parking space for each building that contains at least 500 m² of gross floor area and an additional 0.4 parking space for each 1000 m² of gross floor area;

except that, in the case of a relaxation of parking spaces for cultural and recreational uses, churches, chapels, places of worship or similar places of assembly, calculation of the required number of parking spaces is to be in accordance with section 4.2 or 4.3, as the case may be.

The first accessible parking space provided, plus every tenth accessible parking space provided, must be a van accessible parking space.

The Director of Planning, in consultation with the City Engineer, is to determine the location of all accessible parking spaces.

4.8.4A Signage for Accessible Parking and Dual Height in Parking Areas

The owner of a site must clearly post overhead signs that state the maximum unobstructed height clearance provided for accessible parking access both at the parking entrance and within the parking area.

4.8.5 Internal Circulation

Adequate provision shall be made for access by vehicles to all off-street parking spaces by means of unobstructed maneuvering aisles which, for right-angle parking, shall be not less than 6.6 m in width, except that the Director of Planning, in consultation with the City Engineer may permit a lesser aisle width to an absolute minimum of 6.1 m for parking stalls when each of the standard parking stalls is a minimum of 2.7 m wide, except when all the parking stalls are small car spaces which shall not require more than a minimum 6.1 m unobstructed aisle width, and for other than right-angle parking may be a lesser width as permitted by the Director of Planning in consultation with the City Engineer. Access to mechanical parking access must be satisfactory to the Director of Planning in consultation with the City Engineer.

All entrances, exits, drive aisles, other access to parking spaces, and egress therefrom must be at least 2.0 metres high except for all entrances, exits, drive aisles, other access to offstreet accessible parking spaces, and egress therefrom which must have a minimum vertical clearance of 2.3 metres.

4.8.6 Setback from Site Boundaries

Except for points of access, all parking areas, parking spaces and passenger spaces with 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;
- (c) from a flanking lane or an interior side property line in an R district, a distance of 1.0 metre; and
- (d) from a rear property line in an R district, a distance of 1.0 metre.

4.8.7 Landscaping of Setbacks

Where a parking area in R (except RM-5, RM-5A, RM-5B, RM-5C, RM-5D, RM-6 and FM-1), RR-3A, RR-3B, C-1, C-2, C-2B, C-2C, C-2C1, C-7, C-8, M, I, DEOD and First Shaughnessy Districts 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.

4.8.8 Curbs

All parking uses shall be provided and maintained with curbs having cross-sectional dimensions above the pavement of at least 15 cm, and no more than 20 cm, located at least 75 cm, for a standard or accessible parking space and 60 cm, for a small car parking space, distant from interior or exterior fences, pedestrian circulation routes, landscaped areas, other parking spaces, and except for points of access, streets or lanes.

4.8.9 Surface

All parking areas in R (except RM-5, RM-5A, RM-5B, RM-5C, RM-5D, RM-6 and FM-1), RR-3A, RR-3B, C-1, C-2, C-2B, C-2C, C-2C1, C-7, C-8, M, I, DEOD and First Shaughnessy Districts shall be provided and maintained with a hard durable surface that does not produce dust, to the satisfaction of the Director of Planning in consultation with the City Engineer.

4.8.10 Temporary Parking Areas

The Director of Planning may permit parking areas in R (except RM-5, RM-5A, RM-5B, RM-5C, RM-5D, RM-6 and FM-1), RR-3A, RR-3B, C-1, C-2, C-2B, C-2C, C-2C1, C-7, C-8, M, I, DEOD and First Shaughnessy Districts that do not adhere to the standards in this section 4.8 if the development permit for such a use is limited in time.

4.8.11 Parking Space Divider Lines

All parking spaces, except for mechanical parking, in a parking area or parking garage shall be marked by permanent striping extending the full length of the spaces.

4.8.12 Requirements for Laneway House Parking Space

On a site with a laneway house, there shall be at least one off-street parking space that is open on at least two sides.

4.8.13 Requirement for Duplexes and Duplexes with Secondary Suite

On a site with a duplex or a duplex with secondary suite, any uncovered parking space must have a permeable surface.

4.9 Design Standards for Parking Uses Located in DD, CWD, SEGS, BCPED, RM-5, RM-5A, RM-5B, RM-5C, RM-5D, RM-6, C-3A, C-5, C-5A, C-6, FC-1, FM-1, and HA Districts

4.9.1 Parking Layout

Layout of parking areas in DD, CWD, SEGS, BCPED, RM-5, RM-5A, RM-5B, RM-5C, RM-5D, RM-6, C-3A, C-5, C-5A, C-6, FC-1, FM-1 and HA Districts shall be in compliance with sections 4.8.1, 4.8.2, 4.8.2A, 4.8.3, 4.8.4, 4.8.4A, 4.8.5, 4.8.6, 4.8.9 and 4.8.12.

4.9.2 Surface

All parking areas in DD, CWD, SEGS, BCPED, RM-5, RM-5A, RM-5B, RM-5C, RM-5D, RM-6, C-3A, C-5, C-5A, C-6, FC-1, FM-1 and HA Districts shall be surfaced with:

- (a) asphalt or equivalent impermeable surface on all driving and manoeuvring aisles; and
- (b) if not surfaced as in (a) above, at least a 10 centimetre deep permeable layer of crushed asphalt on a suitable base for all parking spaces to allow for drainage.

4.9.3 Lighting

All parking areas in DD, CWD, SEGS, BCPED, RM-5, RM-5A, RM-5B, RM-5C, RM-5D, RM-6, C-3A, C-5, C-5A, C-6, FC-1, FM-1 and HA Districts shall be illuminated to the satisfaction of the City Engineer with:

- (a) average illumination levels of 11 Lux with a uniformity ratio (average level to minimum level) of 3:1;
- (b) luminaires situated in such a way so as not to directly throw light onto streets, lanes, or adjacent properties; and
- (c) a photocell or equivalent switch that will activate the lighting system when ambient light levels are 11 Lux or less.

4.9.4 Drainage

Drainage from all parking spaces in DD, CWD, SEGS, BCPED, RM-5, RM-5A, RM-5B, RM-5C, RM-5D, RM-6, C-3A, C-5, C-5A, C-6, FC-1, FM-1 and HA Districts shall be provided to the satisfaction of the City Engineer.

4.9.5 General Landscaping Requirements at Site Periphery

Except as provided in 4.9.7, all parking areas in DD, CWD, SEGS, BCPED, RM-5, RM-5A, RM-5B, RM-5C, RM-5D, RM-6, C-3A, C-5, C-5A, C-6, FC-1, FM-1 and HA Districts shall be landscaped as follows:

- (a) except for points of access at street property lines, a continuous landscape strip shall be provided having a width equal to 5 percent of the site dimension measured in the same direction, but with a minimum width of 90 centimetres and a maximum width of 1.8 metres; and
- (b) within the landscape strip
 - (i) a minimum of one high-branched tree of a minimum size of 8 centimetre caliper for every 6.1 metres of street property line with a maximum distance between trees of 12.2 metres shall be provided, and
 - (ii) ground cover with a continuous hedge or wood or masonry wall between 75 centimetres and 90 centimetres in height shall be provided.

4.9.6 Additional Landscape Requirements for Large Sites

For every parking area providing more than 100 parking spaces in DD, CWD, SEGS, BCPED, RM-5, RM-5A, RM-5B, RM-5C, RM-5D, RM-6, C-3A, C-5, C-5A, C-6, FC-1, FM-1 and HA Districts either:

- (a) one landscaped island having minimum dimensions of 1.8 metres by 2.5 metres shall be provided, containing at least one high-branched tree of a minimum size of 8 centimetre caliper at the time of planting for every 25 (or portion thereof) parking spaces in excess of 100; or
- (b) one high-branched tree of a minimum size of 15 centimetre caliper at the time of planting, shall be provided and suitably protected from damage by moving vehicles, for every 25 spaces in excess of 100; or
- (c) any combination of the above shall be provided.

4.9.7 Landscaping Abutting Special Design Streets

On properties that abut Georgia Street from Beatty to Chilco Streets, Robson Street from Beatty to Jervis Streets, Burrard Street from Hastings Street to Pacific Boulevard, or Granville Street from Cordova to Drake Streets, all parking areas, except for points of access, shall be landscaped along the aforementioned street property lines with:

- (a) a continuous landscape strip having a width of 10 percent of the site depth, both measured in the same direction, or 7.5 metres, whichever is greater, containing one high-branched tree of a minimum size of 8 centimetre caliper for every 1.5 metres of street property line; or
- (b) in lieu of (a) above, alternatives provided to the satisfaction of the Director of Planning.

4.10 Additional Design Standards for Parking Uses Located In or Adjacent to R Districts

4.10.1 Visual Screening

Except for developments providing no more than four off-street parking spaces and except for points of access, all motor vehicles in a parking area located on a site in or adjacent to an R district shall be screened from the view of adjacent residences by means of fencing or compact planting with a minimum height of four feet.

4.10.2 Landscaping for Large Sites

All parking areas larger than 750 square metres in size and located in an R district shall be provided with additional landscaping to the satisfaction of the Director of Planning.

4.10.3 Lighting

In any parking area located in or adjacent to an R district, luminaries shall be situated in such a way so as not to directly throw light onto streets, lanes, or adjacent properties within an R district.

4.10.4 Vehicle Servicing

Except in a case of emergency, no commercial repair work or service of any kind shall be carried on in any parking area located in an R district.

4.11 Design Standards for Parking Uses Located in CD-1 Districts

4.11.1 Unless otherwise provided in any specific CD-1 by-law, the design standards applicable in CD-1 Districts shall comply with section 4.8 or, if the site is located within or abutting DD, CWD, BCPED, RM-5, RM-5A, RM-5B, RM-5C, RM-5D, RM-6, C-3A, C-5, C-5A, C-6, FC-1, FM-1, and HA Districts, with section 4.9.

4.12 Waiver of Parking Requirements for Commercial or Residential Payment-in-Lieu Relief

4.12.1 An application, directed to the Director of Planning, together with the fee as set out in Schedule B hereto, may be made for waiver of the parking standards required by section 4.1.1, 4.1.2, 4.1.3, 4.1.4, or 4.1.5, as the case may be, of this By-law for the construction or change of use of any building, or portion thereof, used for:

- (a) commercial or industrial purposes located in the area outlined by a heavy black line in Map 4.12.1 or in the Mount Pleasant Industrial Area; or
- (b) residential purposes not designated under a heritage designation by-law or placed on a heritage list and located within the HA-1 (Chinatown), HA-1A (Chinatown South), HA-2 (Gastown) and HA-3 (Yaletown) zones or within the Downtown Official Development Plan Sub-Area C2 (Victory Square) zone.

4.12.2 The City Engineer, Director of Planning and the Director of Budget Services shall report to Council on every application received pursuant to section 4.12.1 and shall make a recommendation thereon, including an amount of money that may be accepted in lieu of the requirement to provide a certain number of parking spaces.

[Note: On December 12, 2017 Council approved an increase in the payment-in-lieu charge per parking space to \$24,700 for any application for payment-in-lieu relief made pursuant to section 4.12.1]

4.12.3 For the purpose of the recommendation referred to in section 4.12.2 the Director of Planning and the City Engineer may request such information from the applicant as deemed necessary, including evidence that as much parking as is physically and economically reasonable has been planned for and will be provided.

- 4.12.4 Council may in its discretion and after receipt of the report referred to in section 4.12.2 accept a sum of money as payment in lieu of the applicant's requirement to provide a certain number of off-street parking spaces and shall upon receipt of that sum as verified by the Director of Finance, waive the provisions of section 4.1.1, 4.1.2, 4.1.3, 4.1.4, or 4.1.5, as the case may be, to the extent determined by Council.
- 4.12.5 Where Council has agreed to accept a sum or money in lieu of parking requirements, Schedule A hereto shall be amended to list:
- (a) the property affected by the waiver;
 - (b) the extent to which the parking requirements are waived; and
 - (c) the amount of money accepted by Council as payment-in-lieu.
- 4.12.6 Where a person who has paid a sum of money pursuant to section 4.12 wishes to receive a refund, he may apply to the City Engineer who, together with the Director of Finance, shall report such application to Council who may, in its discretion, refund such money together with interest actually accrued thereon to the date of application for refund provided that:
- (a) Council has rescinded its resolution to waive the parking requirements and Schedule A has been amended to delete reference to the property for which payment was accepted; and
 - (b) the City has not yet committed the money to construct any facility or otherwise provide parking which is intended to serve a development located on the property referred to in Schedule A for which payment was accepted and
 - (i) alternative parking has been provided for the development to the satisfaction of the Director of Planning in consultation with the City Engineer, or
 - (ii) the development permit for the property for which payment was accepted is no longer valid.



4.13 Security Standards for Parking Garages

4.13.1 Interior Design

Parking garages and interior stairwells shall be designed for visual accessibility. Machine rooms, heating systems, elevator and stairwell shafts, building columns and other major visual obstructions shall be located to enable visual supervision of the parking spaces and stairwells. A barrier railing shall be provided and maintained to prevent parking within 1.5 metres of interior stairwell walls containing wired glass.

4.13.2 Exterior Design

All parts of a parking garage visible to sidewalk pedestrians shall be finished and lit so as not to detract from the visual amenity of the street.

4.13.3 Landscaping

Landscaping around a parking garage shall be of a type or size that permits the widest possible view from the street of all pedestrian entry and exit areas.

4.13.4 Signs

Where a parking garage is made accessible to the general public, signs within the facility shall be provided to the satisfaction of the Director of Planning to:

- (a) direct patrons to pedestrian exits;
- (b) direct patrons to vehicular exits;
- (c) identify areas so that patrons can locate their vehicle; and
- (d) advise patrons to lock their vehicle and remove all valuables.

4.13.5 Security Design

Parking garages containing 20 or more parking spaces for residents of the building only shall provide security doors, which shall be lockable or otherwise inoperable except by authorized users, at all pedestrian entrances and covering the full width and height of all vehicle entrances. Visitor parking shall not be provided within the area so secured.

4.14 Electric Vehicle Charging Infrastructure Requirements

4.14.1 Dwelling Uses

Where parking spaces are provided for dwelling uses, an energized outlet capable of providing Level 2 charging or higher must be installed in each parking space, excluding visitor parking spaces.

4.14.2 Non-Dwelling Uses (except Hotel and Bed and Breakfast Accommodation Uses)

Where parking spaces are provided for non-dwelling uses, except hotel and bed and breakfast accommodation uses, an energized outlet must be installed in at least 45% of the parking spaces provided, of which at least 5% of the total number of parking spaces provided, or two parking spaces, whichever is greater, must be capable of Level 2 charging or higher and may not implement an Electric Vehicle Energy Management System.

4.14.3 Hotel and Bed and Breakfast Accommodation Uses

Where parking spaces are provided for hotel or bed and breakfast accommodation uses, an energized outlet capable of providing Level 2 charging or higher must be installed in each parking space.

4.14.4 Other Requirements

In addition to the requirements set out in sections 4.14.1, 4.14.2, and 4.14.3:

- (a) for dwelling uses, and hotel and bed and breakfast accommodation uses, electric vehicle supply equipment must be installed in each shared vehicle parking space provided; and
- (b) for non-dwelling uses, except hotel and bed and breakfast accommodation uses:
 - (i) an energized outlet capable of providing Level 2 charging or higher and electric vehicle supply equipment must be installed in each shared vehicle parking space provided, and
 - (ii) an energized outlet capable of providing Level 2 charging or higher must be installed in at least 45% of all accessible parking spaces provided, or one accessible parking space, whichever is greater.

4.14.5 Energized outlets must be labeled for their intended use for electric vehicle charging, and installed in conformance with Sentence 10.3.1.1.(1) of Division B of the Building By-law.

- 4.14.6 The number of energized outlets required for non-dwelling uses under sections 4.14.2 and 4.14.3 may be reduced by substituting energized outlets capable of providing DC fast charging, if the total electrical capacity provided by the DC fast charging outlets meets or exceeds the total electrical capacity that would be provided by the energized outlets required under sections 4.14.2 and 4.14.3.
- 4.14.7 If a development contains parking for more than one of the uses listed in sections 4.14.1 through 4.14.3, the parking spaces provided for each use must meet the energized outlet requirements for that use.

4.15 Transportation Demand Management Plan

- 4.15.1 All development sites involving a land parcel or parcels having a total site size of 8,000 m² or more, or containing 45,000 m² or more of new development floor area, must provide a Transportation Demand Management Plan satisfactory to the Director of Planning.

4.16 Common Ownership of Accessible Parking Spaces

- 4.16.1 In a strata titled development, accessible parking spaces:
- (a) must be held in common ownership; and
 - (b) must not be assigned to any strata lot.