

**150 OFF-STREET PARKING AND LOADING REGULATIONS** (B/L 2454-2015, 2922-2019, 2961-2019, 2956-2019, 3159-2021, 3246-2022, 3249-2022, 3559-2024, 3560-2024)**150.1 Applicability** (B/L3159-2021, 3249-2022)

- .1 The off-street parking and loading regulations in this section apply to each of the following: (B/L 3249-2022)
  - a. a new Building or Structure; (3249-2022)
  - b. a Building or Structure being enlarged or increased in floor area; or (B/L 3249-2022)
  - c. a proposed change in Use.

**150.2 Calculation Rules** (B/L 2719-2017, 3249-2022)

- .1 In the case of a Lot which contains more than one type of Use, the required number of Parking Spaces and off-street bicycle parking spaces shall be the sum of the requirements for the various Uses calculated separately. (B/L 3249-2022)
  - a. Notwithstanding the calculation rule above, where a Congregate Care, Congregate Housing or Supported Housing Use is occurring, the associated off-street parking requirement supersedes other residential Use requirements. (B/L 3249-2022)
- .2 Where the calculation of parking requirements results in a fractional Parking Space, any fraction:
  - a. less than one-half (0.5) shall be disregarded; and
  - b. one-half (0.5) or greater shall be considered equivalent to one.
- .3 Where parking requirements are based on the floor area of the first Storey, a Storey above a parking area shall also be considered a first Storey.
- .4 Where parking requirements are based on the number of bedrooms, a den greater than 6.5 m<sup>2</sup> in size, with at least one length or width dimension of 2.5 m or greater, shall be considered a bedroom. (B/L 3249-2022)
- .5 Where a Temporary Building or Structure is permitted as classroom space by this Bylaw, the off-street parking regulations in this section shall apply only to the additional temporary classroom Buildings proposed.
- .6 Where the required off-street parking is provided within a Building envelope, this floor area shall not count towards the Gross Floor Area for the purposes of calculating the off-street parking requirement only. (B/L 3249-2022)
- .7 Where commercial Gross Floor Area exceeds 2,500 m<sup>2</sup> on one Lot, parking shall be calculated as follows: (B/L 3249-2022)
  - a. a rate of 1 space per 35 m<sup>2</sup> of Gross Floor Area is used;
  - b. despite Section 150, a change of Use is exempt from a new parking calculation;
  - c. despite Section 150, Parking Spaces may be removed to provide a Child Care Centre's minimum required outdoor amenity area without a new parking calculation.

**150.3 Required Off-Street Parking** (B/L 3249-2022)

- .1 The minimum number of off-street Parking Spaces required for any Use shall be calculated in accordance with the standards in Table 1. In case of a Use not being specifically mentioned, the required number of off-street Parking Spaces shall be the same as for the most similar listed Use.
- .2 Where off-street parking facilities are provided when not required, the facility shall comply with all the regulations of Section 150.
- .3 Where a drive-through function is provided, a minimum queuing length of 3 vehicles is required, unless otherwise specified in Table 1.

**Table 1 - Required Off-Street Parking**

<b>Use</b>	<b>Parking Requirements</b>
<b>Agricultural</b>	
Farm Alcohol Production Facility	1 space per 20 m <sup>2</sup> of Farm Alcohol Production Facility Floor Area used for product sampling, Retail sales, indoor food and beverage service lounges, and outdoor food and beverage service lounges.  Permanent purpose-built parking for special event areas is not permitted. (B/L 3246-2022)
Farm Industrial	1 space per 93 m <sup>2</sup> of plant or warehouse Gross Floor Area 1 space per 32 m <sup>2</sup> of Gross Floor Area used for office, display or sales
Farm Retail Sales	1 space per 20 m <sup>2</sup> of Farm Retail Sales Area (B/L 3246-2022)
Produce Processing Use	1 space per 93 m <sup>2</sup> of plant or warehouse Gross Floor Area 1 space per 31 m <sup>2</sup> of Gross Floor Area used for Office, display or sales
<b>Residential</b>	
Accessory Farm Dwelling Unit	1 space (B/L 3246-2022)
Accessory Residential Use	1 space per Dwelling Unit
Apartment	1 space for each studio Dwelling Unit 1.25 spaces for each 1 bedroom Dwelling Unit 1.5 spaces for each Dwelling Unit having more than 1 bedroom 0.2 additional visitor Parking Spaces for each Dwelling Unit located to be accessible to the public
Bed and Breakfast	1 space for each Sleeping Unit
Boarding	1 space per bedroom
Boarding House	1 space per Sleeping Unit
Coach House	1 space for each Dwelling Unit
Congregate Housing	0.5 spaces per Sleeping Unit 1 space per Dwelling Unit 0.2 additional visitor Parking Spaces for each Dwelling Unit or Sleeping Unit, located to be accessible to the public

Use	Parking Requirements
Duplex	2 spaces per Dwelling Unit
Dormitory	0.5 spaces per Sleeping Unit
Emergency Shelter	1 space per 100 m <sup>2</sup> of Gross Floor Area or 4 spaces, whichever is greater
Garden Suite	1 space per Dwelling Unit
Home Child Care, Major	1 space 2 spaces for drop-off/pick-up
Home Child Care, Minor	1 space
Home Occupation	Level 1 – no additional parking required Level 2 – 1 additional Parking Space for a non-Resident employee Level 3 and 4 – 2 additional Parking Spaces for non-Resident employees
Lock-off Unit	See “Apartment”
Multiplex	1.5 spaces per Dwelling Unit (B/L 3560-2024)
Residential Care	1 space per 3 beds
Rowhouse	2 spaces per Dwelling Unit, of which one shall be located in a garage or Underground Parking No visitor Parking Spaces required if each unit is on its own fee-simple Lot, otherwise 0.2 visitor Parking Space for each Dwelling Unit
Secondary Suite	1 space per Dwelling Unit
Single Detached Dwelling	2 spaces per Dwelling Unit
Supported Housing	Single Detached - 2 spaces Apartment or Dormitory: 0.25 spaces per Sleeping Unit 0.25 spaces per Dwelling Unit 0.1 spaces per Dwelling Unit for employee parking or 3.0 spaces, whichever is greater
Townhouse	2 spaces per Dwelling Unit, of which one shall be located in a garage or Underground Parking 0.2 visitor Parking Space for each Dwelling Unit
<b>Commercial</b>	
Animal Hospital	See “Retail”
Automobile Body Shop	See “Retail”
Automobile Repair	See “Retail”
Assembly	1 space per 10 m <sup>2</sup> of Gross Floor Area
Brew-Pub	1 space per 10 m <sup>2</sup> Gross Floor Area 1 space per 93 m <sup>2</sup> of Brewery Uses
Bus Depot	1 space per 40 m <sup>2</sup> of Gross Floor Area
Campground	1 space per trailer, camper vehicle or tent site
Child Care Centre	1 space per 30 m <sup>2</sup> of Gross Floor Area or 4 spaces, whichever is greater, 2 of which must be designated for drop-off/pick-up
Coffee Shop	1 space for every 50 m <sup>2</sup> of Gross Floor Area
Commercial School	3 spaces per classroom

Use	Parking Requirements
Community Service	See "Retail"
Driving Range	1 space per golf driving tee
Drive-Through Restaurant	1 space per 50 m <sup>2</sup> of Gross Floor Area up to 100 m <sup>2</sup> 1 space for each additional 20 m <sup>2</sup> , or portion thereof, above 100 m <sup>2</sup> 8 vehicle queuing area in advance of the drive through-pick-up window
Financial Institution	1 space per 30 m <sup>2</sup> Gross Floor Area
Funeral Parlour	See "Retail"
Garden Centre	See "Retail"
Golf Course	a) 3 spaces per par-3 fairway b) 6 spaces per fairway higher than par-3 10% of the requirements under a) and b) for all Accessory Uses.
Health Care Office	1 space per 30 m <sup>2</sup> of Gross Floor Area
Indoor Recreation Facility	See "Retail"
Large Scale Commercial	1 space per 35 m <sup>2</sup> of Gross Floor Area
Media Studio	See "Office"
Office	1 space per 40 m <sup>2</sup> of Gross Floor Area
Outdoor Mini-Golf	1 space for every 2 golfing holes
Outdoor Sports	Marina - 1 space for every 2 boat mooring spaces Archery Range – 1 space for each stall or firing point Stadium – 1 space for every 5 fixed seats Other Outdoor Sports Uses – 1 space for every 50 m <sup>2</sup> of area
Personal Service Establishment	See "Retail"
Pet Daycare	See "Retail"
Pub	1 space for every 10 m <sup>2</sup> of Gross Floor Area
Restaurant	1 space per 20 m <sup>2</sup> of Gross Floor Area
Restricted Commercial	1 space for every 10 m <sup>2</sup> of Gross Floor Area
Retail	1 space per 35 m <sup>2</sup> of Gross Floor Area
Service Station	3 per Lot 1 per 36m <sup>2</sup> of Retail space
Shooting Range	1 space for each stall or firing point
Theatre	1 space per 6 seats
Tourist Accommodation	1 space per Sleeping Unit 1 space per Dwelling Unit 1 space per 20 m <sup>2</sup> of meeting room floor area
<b>Industrial</b>	
Auction	The greater of 20 spaces or 1 space per 28 m <sup>2</sup> of Gross Floor Area
Batching Plant	1 per 93m <sup>2</sup> of Gross Floor Area
Brewery	See "Manufacturing"
Brewing and Vinting Outlet	See "Manufacturing"
Building Supply	See "Manufacturing"

Use	Parking Requirements
Commercial Vehicle Repair/Sales/Leasing	See "Manufacturing"
Commercial Vehicle Stop	See "Retail"
Courier and Delivery	See "Manufacturing"
Crematorium	See "Assembly"
Data Centre	See "Manufacturing"
Freight Handling Facility	1 space per 100 m <sup>2</sup> of Office 1 space for every vehicle owned, leased or operated by the business
Landscape Supply	See "Retail"
Manufacturing	1 space per 100 m <sup>2</sup> of Gross Floor Area 1 space per 40 m <sup>2</sup> of Gross Floor Area used for Office, retail sale, rental or display of goods
Microbrewery	See "Manufacturing"
Pawn Shop	See "Auction"
Printing Services	See "Manufacturing"
Recreational Vehicle Sales/Leasing/Repair/Rental	See "Manufacturing"
Recycling Depot	See "Retail"
Self-Storage	1 space per 800 m <sup>2</sup> of Gross Floor Area
Trade School	See "Manufacturing"
Warehousing	1 space per 200 m <sup>2</sup> of Gross Floor Area 1 space per 40 m <sup>2</sup> of Gross Floor Area used for Office, Retail sale, rental or display of goods
<b>Institutional</b>	
Assembly	1 spaces per 10 m <sup>2</sup> of Gross Floor Area
Civic Use (excluding schools, hospitals and offices)	1 space per 33 m <sup>2</sup> of Gross Floor Area
Congregate Care	0.5 spaces per Sleeping Unit 0.75 spaces per Dwelling Unit
Hospitals	1 space per 90 m <sup>2</sup> of Gross Floor Area of all floors in all Buildings on a Lot
Post-Secondary Institution	10 spaces for every classroom (excludes ancillary rooms such as libraries, cafeterias, kitchens) 1 space per 40 m <sup>2</sup> of Gross Floor Area for offices 1 space for every 10 m <sup>2</sup> of Gross Floor Area for associated gymnasium or theatre
Schools - Elementary	1 space for every classroom (excludes ancillary rooms such as libraries, cafeterias, kitchens) 9 spaces for drop-off 1 space for every 10 m <sup>2</sup> of Gross Floor Area for associated gymnasium and theatre 2 spaces for the loading and unloading of buses

Use	Parking Requirements
Schools - Middle	1.5 spaces for every classroom (excludes ancillary rooms such as libraries, cafeterias, kitchens) 9 spaces for drop-off 1 space for every 10 m <sup>2</sup> of Gross Floor Area for associated gymnasium and theatre 2 spaces for the loading and unloading of buses
Schools - Secondary	3 spaces for every classroom (excludes ancillary rooms such as libraries, cafeterias, kitchens) 1 space for every 10 m <sup>2</sup> of Gross Floor Area for associated gymnasium and theatre 2 spaces for the loading and unloading of buses

#### 150.4 Off-Street Bicycle Parking (B/L 3249-2022)

.1 Off-street bicycle parking shall be provided in accordance with Table 2:

**Table 2 - Required Off-Street Bicycle Parking**

Use	Long-term Requirement	Short-term Requirement
Apartment	1 space per Dwelling Unit	6 spaces per Principal Building
Dormitory	0.25 spaces per Sleeping Unit	
Congregate Housing	0.5 spaces per Dwelling Unit	
Congregate Care	0.1 spaces per Sleeping Unit 0.1 spaces per Dwelling Unit	
Supported Housing	0.5 spaces per Dwelling Unit 0.5 spaces per Sleeping Unit	
Commercial	Office Use greater than 2,500 m <sup>2</sup> of Gross Floor Area: 5 spaces 1 additional space per each additional 500 m <sup>2</sup> of Gross Floor Area greater than 2,500 m <sup>2</sup>	1 space per each 500 m <sup>2</sup> of Gross Floor Area, or part thereof.
Post-Secondary Institution		3 spaces per classroom
School		1 space per classroom

- .2 Long-term bicycle parking must be located in fully enclosed, secured rooms within the Building for which they are required, the total area of which shall be a minimum of 1.75 m<sup>2</sup> per required bicycle parking space. Long-term bicycle parking rooms shall:
- be located adjacent to the elevator access to Storeys above when located in the underground parking structure;
  - be designed to accommodate a maximum of 40 bicycles in a single room, not including those within bicycle lockers;

- c. include bicycle parking spaces provided in the form of lockers, permanently anchored racks that provide two points of contact with the bicycle frame, or combination thereof; and
  - d. include bicycle parking spaces that are:
    - i. arranged with a minimum of 50% of the spaces placed horizontally; and
    - ii. arranged with a minimum of 25% of the spaces having an adjacent Energized Outlet.
- .3 Short-term bicycle parking shall:**
- a. be located in a highly visible location near a Building main entrance;
  - b. have access routes that provide a minimum clear width of 2.0 metres;
  - c. be provided in permanently anchored racks that provide two points of contact with the bicycle frame; and
  - d. be well-lit.

### **150.5 Reductions to Required Off-Street Parking** (B/L 3249-2022)

- .1** The maximum allowable reduction to required off-street parking is 20%, excluding applicable shared parking provisions in Section 150.
- .2** Historic Downtown Abbotsford
  - a. No additional Parking Spaces are required as a consequence of a change of Use or change of occupancy of an existing Building or Structure within the Reductions Area shown in Figure 1.
  - b. The required off-street parking is reduced by 20% for all new Buildings, or additional floor area resulting from Building or Structure renovations, within the Reductions Area shown in Figure 1.
  - c. Ground floor commercial Uses are exempt from providing off-street Parking Spaces within the Exemptions Area shown in Figure 1.
  - d. Commercial Uses above the ground floor may remit a cash payment to the City in the amount of \$23,000 per required off-street Parking Space in lieu of providing the required off-street Parking Space, within the Exemptions Area shown in Figure 1.

Figure 1 – Historic Downtown Abbotsford



### .3 Primary Transit Corridor

- a. The off-street parking requirements for a new or existing Building or Structure located adjacent to a Primary Transit Corridor designated by the Official Community Plan, may be reduced by a maximum of 20%.
- b. The off-street parking requirements for a new or existing Building or Structure located along a Primary Transit Corridor designated by the Official Community Plan, may be reduced by the following amounts:
  - i. A maximum of 10% where it is entirely or partially located within 200 m of a corridor; plus
  - ii. A maximum of 10% where it is entirely or partially located within 400 m of a corridor, and a cash payment is made to the City in the amount of \$23,000 per reduced Parking Space.

### .4 Residential Rental Tenure Incentive

- a. The off-street parking requirements of an Apartment that is limited to Residential Rental Tenure may be reduced by the following amounts:
  - i. 10% when it is located within the Urban Development Boundary; or
  - ii. notwithstanding the maximum reductions prescribed in Section 150, an additional 5% reduction is permitted when it is located directly along the Primary Transit Corridor, designated by the Official Community Plan, or within the Reductions Area of Historic Downtown as shown in Figure 1.



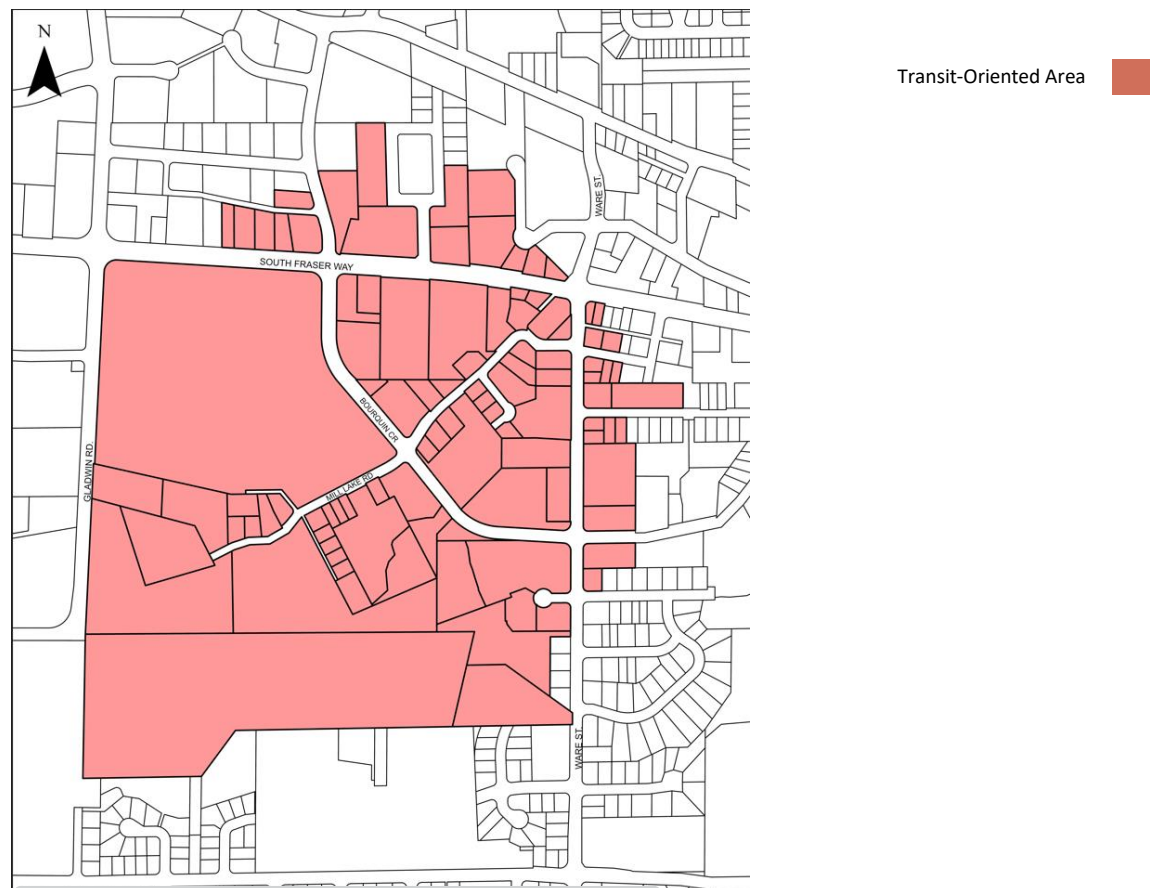
.5 Manufacturing and Warehousing

- a. Off-street parking requirements may be reduced by a maximum of 20% where individual tenant space has a Gross Floor Area of 6,500 m<sup>2</sup> or greater for Manufacturing or Warehousing Use.

.6 Transit-Oriented Areas (B/L 3559-2024)

- a. Notwithstanding section 150.3, there is no minimum required off-street Parking Spaces for residential Uses within a Transit-Oriented Area, as identified in Figure 2.

**Figure 2 – Transit-Oriented Areas**



**Editorial Note**

For clarity, within a Transit-Oriented Area, residential Uses are required to provide accessible Parking Spaces in accordance with 150.7 and non-residential Uses are required to provide Parking Spaces in accordance with 150.3.

**150.6 Electric Vehicle Parking Requirements** (B/L 3249-2022)

- .1 Notwithstanding Section 150.1.1, Electric Vehicle charging infrastructure requirements shall apply only to:
  - a. A new Building or Structure
- .2 For residential Principal Uses with separate private Parking Spaces, one Energized Outlet capable of providing Level 2 Charging or higher shall be provided for each Dwelling Unit that has required residential Parking Spaces.
- .3 For residential Principal Uses, except Supported Housing, with common parking areas:
  - a. all required Parking Spaces for Dwelling Units are required to have raceways or conduit, with drawstrings, capable of providing Level 2 Charging or higher, including all electrical equipment; and
  - b. all required Parking Spaces or 1 per Dwelling Unit, whichever is less, are required to have an adjacent Energized Outlet, capable of providing Level 2 Charging or higher.
- .4 20% of Parking Spaces for required residential visitor parking, and no less than one Parking Space if residential visitor parking is provided, are each required to have an adjacent Energized Outlet capable of providing Level 2 Charging or higher.
- .5 Energized Outlets shall be labelled for the use of Electric Vehicle charging.
- .6 For designs where an Electric Vehicle Energy Management System is used, designs shall achieve a performance standard of 3 way sharing on a 40A circuit, or similar standard to ensure comparable rates of charging.

**150.7 Accessible Parking** (B/L 3249-2022)

- .1 The minimum number of accessible Parking Spaces shall be in accordance with Table 3:

**Table 3 - Required Accessible Parking Spaces**

<b>Number of Accessible Parking Spaces Required</b>	<b>Total Required Spaces</b>
1	10-50
1 additional space	For each additional 50 stalls or part thereof, up to and including 300
1%	Additional spaces for each additional stalls greater than 300.

- .2 Required accessible Parking Spaces shall comply with the following:
  - a. where two or more Buildings are located on one Lot, at least one accessible Parking Space shall be provided per Building, except for Townhouses;
  - b. in the case of Townhouses, where accessible Parking Spaces shall be provided based only on the required visitor Parking Spaces, calculated in accordance with Table 3; and
  - c. when parking is located in a combination of underground and surface parking, at least one accessible Parking Space shall be provided in each location.
  
- .3 Accessible Parking Spaces shall comply with the following:
  - a. be 4.1 m wide (which shall include an access space of 1.4 m);
  - b. have a firm, slip resistant and level surface;
  - c. be clearly identified using the international symbol of accessibility; and
  - d. be located close, and be accessible, to a Building entrance, and conform to design standards under the BC Building Code.
  
- .4 Notwithstanding the accessible Park Space widths above, a 1.4 m access space may serve more than one Parking Space. When shared, this access space must be clearly marked.
  
- .5 Notwithstanding section 150.7.1, where a development is located within a Transit-Oriented Area identified in Figure 2 and provides less parking than would otherwise be required by Table 1, then the development must provide at least the minimum required amount of accessible Parking Spaces on-site as would be required if the development was not located within a Transit-Oriented Area. (3559-2024)



**150.8 Siting Provisions** (B/L 3249-2022)

- .1 Except in the A, RR, CR, SR, RS or N zones where a Single Detached Dwelling or Duplex is the Principal Use, or as provided elsewhere in this Bylaw, Buildings, Structures and areas for off-street parking shall be sited in accordance with the minimum setbacks in Table 4:

**Table 4 – Setback Provisions**

<b>Type of Parking</b>	<b>Siting Requirements</b>
Underground parking	1.0 m from minimum Front or Exterior Side Lot Line setback to accommodate the roots of planted trees
Surface parking areas	See Section 140 for Setback requirements for landscaping

**150.9 Parking Dimensions, Layout and Maneuvering Aisles** (B/L 3249-2022)

- .1 Minimum Parking Space dimensions and qualifiers shall be as shown in Table 5 and points (a) through (f):

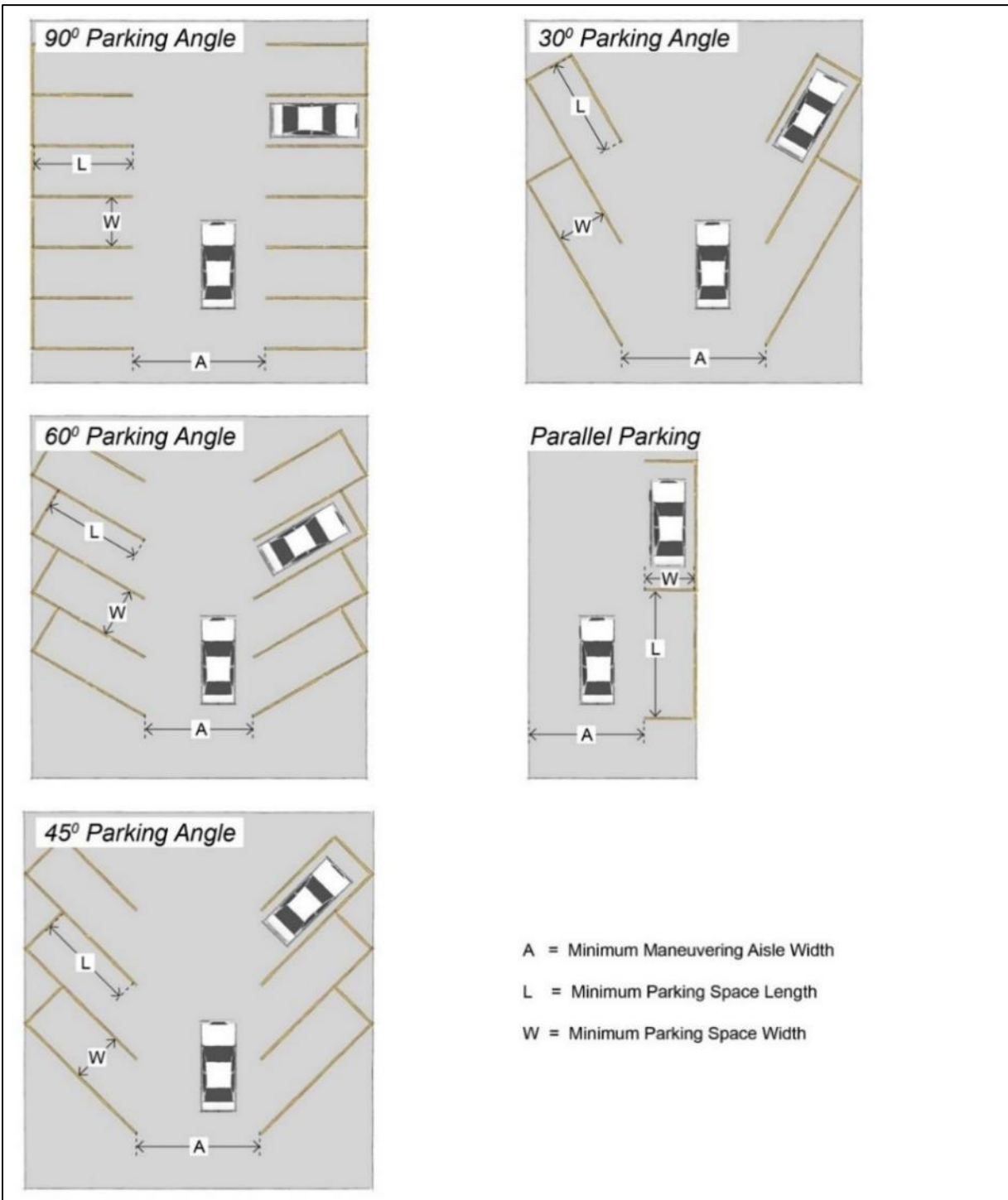
**Table 5 – Parking Space Dimensions**

Types of Vehicle	Parking Angles in Degrees	Width (m) of Parking Space	Length (m) of Parking Space	Minimum Maneuvering Aisle Width (m)	Vertical Clearance (m)	Traffic Flow
Standard	90°	2.7	5.5	6.5	2.1	one- or two-way traffic
Accessible		4.1	5.5		2.1	
Bus		4.3	12.2		3.7	
Standard	60°	2.7	6.2	5.5	2.1	one-way traffic
Accessible		4.1	6.2		2.1	
Bus		4.3	12.2		3.7	
Standard	45°	2.7	5.8	4.0	2.1	one-way traffic
Accessible		4.1	5.8		2.1	
Bus		4.3	12.2		3.7	
Standard	30°	2.7	5.5	4.0	2.1	one-way traffic
Accessible		4.1	5.5		2.1	
Bus		4.3	12.2		3.7	
Standard	Parallel	2.7	6.7	3.8	2.1	one-way traffic
Accessible		4.1	5.5		2.1	
Bus		4.3	12.2		3.7	
Standard	Parallel	2.7	6.7	6.0	2.1	two-way traffic
Accessible		4.1	5.5		2.1	
Bus		4.3	12.2		3.7	

- a. Where required parking is being provided in a parking structure (parkade or underground);
  - i. 0.6 m additional width is required for parking stalls adjacent to a wall of a dead-end aisle;
  - ii. 0.2 m additional width is required for parking stalls adjacent to a wall that is not a dead-end aisle;
  - iii. a maximum 0.15 m encroachment of a structural column into a Parking Space is allowed if the encroachment does not interfere with the vehicle door opening actions; and
  - iv. up to 10% of required Parking Spaces may be tandem, provided that each tandem stall pair belongs to the same real estate entity.
- b. For a Parking Space adjacent to a fence, wall or similar Structure a minimum width of 2.9 m is required.

- c. For a Parking Space within a garage, the width and length of the Parking Space, as required in accordance with the minimum standards, shall be measured from the inside of the finished walls, and the Parking Space shall be clear of any protrusions or encroachments along its entire width and length.
    - i. For single-wide parking stalls (including tandem) within a garage, a minimum width of 2.9 m is required.
  - d. A driveway must meet the minimum Parking Space dimensions to be considered a Parking Space.
  - e. Where parking is required for a Home Occupation, and there is also a Secondary Suite associated with the Single Detached Dwelling, it shall not be provided in tandem with the residential Uses.
  - f. Where a parking area contains 10 or more consolidated Parking Spaces, a maximum of 25% of the total parking requirement may be provided as small car spaces given that;
    - i. the minimum width is 2.5 m;
    - ii. the minimum length is 4.9 m, except 6.7 m for parallel parking;
    - iii. the Maneuvering Aisle that provides access is 7.1 m wide; and
    - iv. each small car Parking Space shall be clearly marked as "Small Car Only".
- .2** All Parking Spaces shall have unobstructed vehicular access by means of a Maneuvering Aisle and be designed in single-loaded or double-loaded modules in accordance with the angled parking arrangements outlined in Table 5 and illustrated in Figure 2.
- .3** Where an aisle provides access to Parking Spaces set at different angles on one or both sides of the aisle, the widest required minimum Maneuvering Aisle width shall be provided.
- .4** Where angled parking is provided on one side of a two-way traffic aisle, the minimum Maneuvering Aisle width (A) shall be 6.5 m.

Figure 2 – Parking Angles



**150.10 Location of Parking Spaces** (B/L 3249-2022)

- .1 Off-street Parking Spaces shall be provided on the same Lot as the Buildings for which they are required.
- .2 Where all required Parking Spaces cannot be located on the same Lot as the Building for which they are required, such spaces may be situated on another Lot provided:
  - a. the Lot is not located more than 122 m from the Building or Use for which they are required; and
  - b. annexed to the title of such other Lot is a covenant registered in favour of the City and the owner of the benefiting Lot restricting the Use of the Lot or portion of the other Lot to parking purposes associated with the benefiting Lot.

**150.11 Shared Parking** (B/L 3249-2022)

- .1 Shared off-street parking areas for two or more commercial Uses may be permitted where:
  - a. the maximum demand for such parking areas by the individual Uses occurs at different periods of the day;
  - b. each Use shares a maximum of 25% of its individually required Parking Spaces, but the total number of Parking Spaces is equal to or greater than the required number of Parking Spaces for the Use that has the higher individual overall Parking Space requirement; and
  - c. the time at which the maximum demand for such parking areas occurs is substantiated by a parking demand study that is prepared by a registered professional engineer and approved by the City.

**150.12 Parking Area Design** (B/L 3249-2022; 3246-2022)

- .1 Except in the A1, A2, A3, A4, A5 or A6 zones, an off-street parking area, including driveways, with four or more Parking Spaces shall:
  - a. be paved;
  - b. have each Parking Space location clearly marked by a painted line which shall be maintained at all times; and
  - c. have all lighting used to illuminate the parking areas so arranged as to prevent direct rays of light from shining onto an adjacent Lot.

**150.13 Pedestrian Walkways** (B/L 3249-2022)

- .1 Any parking area provided for more than one commercial or mixed-Use Building on the same Lot shall:
  - a. have at least one pedestrian walkway, with a width of at least 2.0 m, providing pedestrian access connections between Buildings; and
  - b. have clearly marked and signed pedestrian crosswalks where they cross a driveway.

**150.14 Off-Street Loading Space Regulations** (B/L 3249-2022)

- .1 Commercial and industrial Uses shall provide one off-street loading space for every Building having a Gross Floor Area of 500 m<sup>2</sup> or greater.
- .2 Required off-street loading spaces shall be located on the same Lot as the Use or Structure they are intended to serve.
- .3 All off-street loading spaces shall be of sufficient dimensions to accommodate a Commercial Vehicle used for transporting goods to and from the Use or Structure without encroaching on any driveway, parking or Street.
- .4 The minimum dimensions for loading spaces are 9.2 m in length, 4.0 m in width, and 4.5 m in clear Height.
- .5 Lighting used to illuminate an off-street loading area shall be so arranged as to prevent direct rays of light from shining onto any adjacent Lot or Street.
- .6 Properties within the Exemptions Area shown in Figure 1, shall be exempt from providing off-street loading spaces.