

BY-LAW NO. 6059

A By-law to regulate, within the City of Vancouver, provision of off-street spaces for the parking of motor vehicles and to facilitate the loading and unloading of motor vehicles; to classify buildings; to provide for the waiving of such regulations and in-lieu thereof for the receipt of monies for the eventual provision, by Council, of alternate parking spaces; to provide for the enforcement of this By-law and to prescribe penalties for the violation of its provisions; to amend the Zoning and Development By-law being By-law No. 3575; and to amend the West End, Downtown, Central Waterfront, Downtown Eastside/Oppenheimer, First Shaughnessy and Southeast Granville Slopes Official Development Plans, being Schedules A to By-laws No. 4891, 4912, 5261, 5532, 5546 and 5752 respectively.

THE COUNCIL OF THE CITY OF VANCOUVER, in open meeting assembled, enacts as follows:

SECTION 1SHORT TITLE

This By-law may be cited as the "Parking By-law".

## SECTION 2

### DEFINITIONS

Words used in this By-law shall have the meaning assigned to them by sections 2 and 9 of the Zoning and Development By-law unless otherwise stated and except as provided below.

In this By-law, unless the context otherwise requires:

Heritage Site means any site designated as a Provincial heritage site or a municipal heritage site under parts 2 and 3 respectively of the Heritage Conservation Act;

High-Branched Tree means any species of tree which at reasonable maturity and without severe pruning does not have branches lower than three metres from the ground;

Loading Space means a space for the loading or unloading of a vehicle either outside or inside a building or structure but does not include manoeuvring aisles and other areas providing access to the space;

Parking Area means an open area of land other than a street or lane, used or intended to be used to provide space for the parking or storage of motor vehicles and includes parking spaces, loading spaces, manoeuvring aisles and other areas providing access to parking or loading spaces, but does not mean an area providing no more than four spaces accessory to a residential use;

Parking Garage means a structure or a portion of a structure which is principally used or intended to be used for the parking or storage of motor vehicles, but does not mean a structure providing no more than four spaces accessory to a residential use;

Parking Space means a space for the parking of one motor vehicle either outside or inside a building or structure, but does not include manoeuvring aisles and other areas providing access to the space;

Payment-In-Lieu means a procedure whereby requirements of this By-law are waived by Council and in lieu thereof monies are paid to the City which thereafter are used for the purpose of building collective parking structures.

SECTION 3

## ADMINISTRATION

3.1 Approvals

- 3.1.1 It shall be the duty of the Director of Planning, or the Development Permit Board on his behalf, to exercise on behalf of Council such powers as are hereby expressly delegated to him.
- 3.1.2 Save and except as provided in section 3.3, it shall be the duty of the Director of Planning to administer the provisions of this By-law.
- 3.1.3 Approval shall be granted by the issuance of a development permit, if such permit is required in accordance with development permit approval process specified in the Zoning and Development By-law.

3.2 Relaxation

- 3.2.1 The Director of Planning, in the exercise of his jurisdiction, may relax the provisions of this By-law in any case where literal enforcement would result in unnecessary hardship relating to any of the following:
- (a) required setbacks to off-street parking areas where, in the opinion of the Director of Planning, the landscaping provided or to be provided is adequate to warrant such relaxation, except that in a C-1 or R District, no relaxation shall be granted which has the effect of reducing the front yard to less than the required depth of an adjoining front yard;
  - (b) required screening on the boundary of a parking area serving a school, park or similar use on a site in excess of 0.8 hectares, in cases where the distance between such boundary and R districts outside the site of the principal use served by the parking area is in excess of 75 metres;
  - (c) the number of off-street parking and loading spaces required;
  - (d) the location of off-street parking spaces relative to the site they are intended to serve; and
  - (e) the retention of a designated heritage site.

- 3.2.2 The Director of Planning, before granting any relaxation pursuant to section 3.2, shall be satisfied that any property owner likely to be adversely affected is notified. Such notification shall be in the form appropriate to the circumstances.
- 3.2.3 Any appeal to a decision of the Director of Planning made in the exercise of his discretion shall be to the Building Board of Appeal.
- 3.3 Enforcement
  - 3.3.1 It shall be the duty of the Director of Permits and Licenses to ensure compliance with the provisions of this By-law in accordance with the procedures specified in the Zoning and Development By-law.

SECTION 4

## OFF-STREET PARKING REGULATIONS

4.1 Number of Parking Spaces

## 4.1.1 R, C, M, WED and FSD District Requirements

Except for a designated heritage site, the number of spaces required and permitted for the off-street parking of motor vehicles accessory to any development in the R, C, M, WED and FSD Districts shall be calculated according to section 4.2.

## 4.1.2 DD, CWD and HA District Requirements

Except for a designated heritage site, the number of spaces required and permitted for the off-street parking of motor vehicles accessory to any development in the DD, CWD and HA Districts shall be calculated according to section 4.3.

## 4.1.3 Designated Heritage Site Outside HA District Requirements

The number of spaces required and permitted for the off-street parking of motor vehicles accessory to any development on any property designated under the Heritage Conservation Act as a municipal heritage site or a Provincial heritage site and located outside any HA District shall be calculated according to section 4.4.

## 4.1.4 DEOD District Requirements

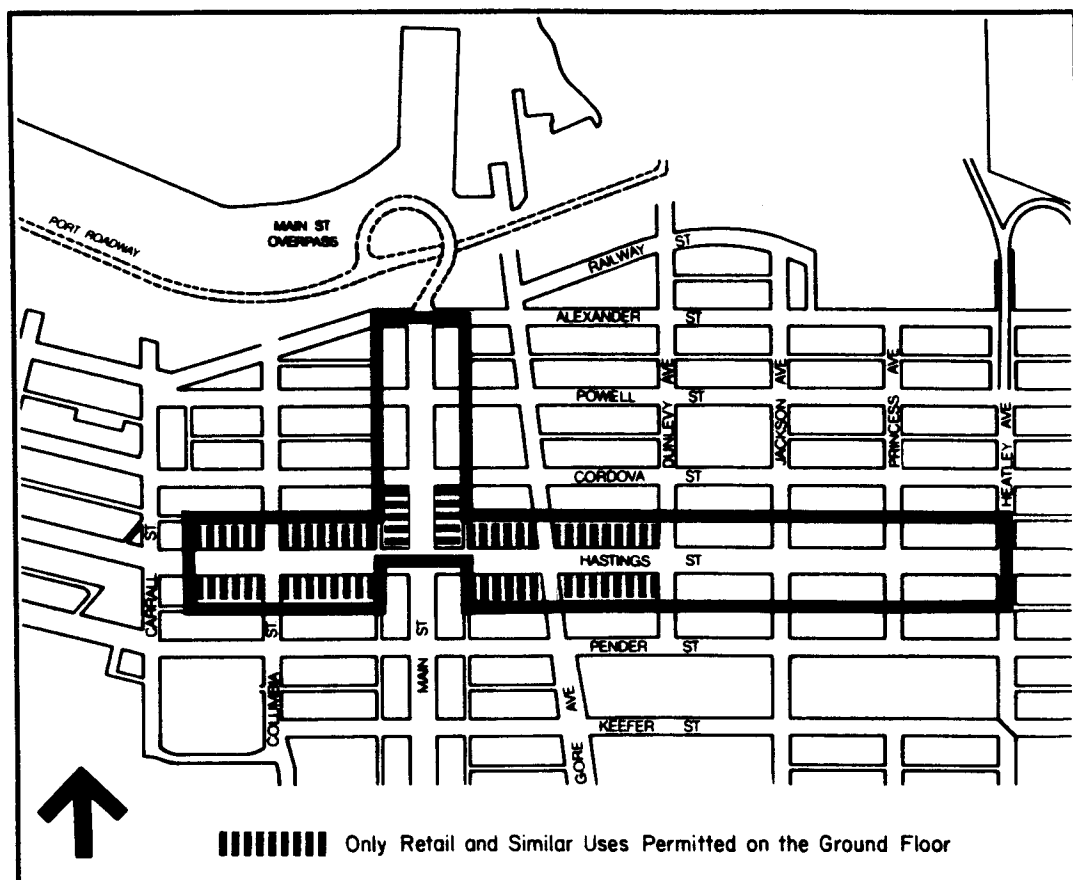
Except for sub-area 1 of the DEOD District, the number of spaces required and permitted for the off-street parking of motor vehicles accessory to any development in the DEOD District shall be calculated in accordance with section 4.2.

In sub-area 1 of the DEOD District, outlined by the heavy black line on Map 4.1.4, off-street parking 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 and residential uses shall require not more than one parking space for each 93 square metres of gross floor area of such uses;
  - (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 Requirements

Unless otherwise provided in any specific CD-1 By-law, the number of spaces required and permitted in the CD-1 District shall be calculated according to section 4.2.

#### 4.1.6 BCPED District Requirements

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

#### 4.1.7 Number of Small Car Spaces

Small car spaces shall be permitted up to a maximum of 25 percent of those provided. Notwithstanding the foregoing, where the parking spaces provided are primarily reserved and clearly designated for employee parking in association with office, industrial or similar uses, the number of small car spaces may be increased to a maximum of 40 percent of those provided. Where a portion of the required parking is provided through payment-in-lieu, the balance shall comply with this section.

#### 4.1.8 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.

#### 4.1.9 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.

#### 4.1.10 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.

#### 4.1.11 Rounding of Fractional Numbers

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

#### 4.1.12 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 September 23, 1969 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; or
- (c) where payment-in-lieu relief is granted in accordance with section 4.11 of this By-law and such payment has been received by the City of Vancouver.

#### 4.1.13 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 or rental of motor vehicles.

#### 4.2 Table of Number of Required Accessory Parking Spaces in R, C, M, WED, DEOD (except for sub-area 1), and FSD Districts Except for Designated Heritage Sites

In R, C, M, WED, DEOD (except for sub-area 1) and FSD Districts except for designated heritage sites, parking spaces shall be required for any building classified in column 1 in accordance with the corresponding standard listed in column 2.

COLUMN 1  
BUILDING CLASSIFICATION

COLUMN 2  
REQUIRED PARKING SPACES

##### 4.2.1 Dwelling

4.2.1.1 One-Family Dwelling, Two-Family Dwelling, Infill One-Family Dwelling, or Infill Two-Family Dwelling in the following districts:



R, C, WED, DEOD

A minimum of one space for every dwelling unit, except that the maximum number of spaces for a site having a one-family or two-family dwelling as the only use other than an accessory use shall be:

Site width at rear property line. Spaces

	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

FSD

A minimum of two spaces for every dwelling unit.

4.2.1.2 Multiple Conversion Dwelling  
in the following districts:

RS-1A

A minimum of one space.

RT-1A, RT-3, FM-1

A minimum of one space for every residential unit.

RT-2A

A minimum of one additional space for every dwelling unit newly created.

RS-2, RT-1, RT-2, RM except  
FM-1, C, M, DEOD:

Two residential units

A minimum of two spaces.

Three or more residential units

A minimum of one space for each 70 square metres of gross floor area.

WED

Two residential units

A minimum of two spaces.

Three or more residential units

A minimum of one space for each 80 square metres of gross floor area.

FSD

A minimum of two spaces for every dwelling unit.

4.2.1.3 Multiple Dwelling or Infill  
Multiple Dwelling in the  
following districts,  
except as provided for in  
sections 4.2.1.7 and  
4.2.1.8:

- |                                                                                                                                                                                                                                   |                                                                                                                       |
|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------|
| RS-2, RT-2, C, DEOD,<br>RM except FM-1 and<br>except sites less<br>than 500 square<br>metres in RM-3A1 and<br>RM-3B                                                                                                               | A minimum of one space for each 70<br>square metres of gross floor area.                                              |
| RT-1A, RT-2A, RT-3,<br>FM-1, sites less than<br>500 square metres in<br>RM-3A1 and RM-3B                                                                                                                                          | A minimum of one space for every<br>dwelling unit.                                                                    |
| WED                                                                                                                                                                                                                               | A minimum of one space for each 80<br>square metres of gross floor area.                                              |
| 4.2.1.4 Rooming House.                                                                                                                                                                                                            | A minimum of one space for each 37<br>square metres of floor area used for<br>sleeping units, exclusive of bathrooms. |
| 4.2.1.5 Dwelling Units up to a<br>maximum of two in<br>conjunction with a<br>Neighbourhood Store.                                                                                                                                 | A minimum of one space for every<br>dwelling unit.                                                                    |
| 4.2.1.6 Dwelling Units in con-<br>junction with another<br>use except as provided<br>for in sections 4.2.1.5,<br>4.2.1.7, 4.2.1.8.                                                                                                | A minimum of one space for each 67.5<br>square metres of gross floor area.                                            |
| 4.2.1.7 Three or more dwelling<br>units designed solely for<br>senior citizens' housing<br>under the provisions of<br>the National Housing Act<br>or the Housing Construction<br>(Elderly Citizens) Act, or<br>other similar use. | A minimum of one space for every six<br>dwelling units.                                                               |
| 4.2.1.8 Three or more dwelling units<br>designed solely<br>for families of low<br>income under the provi-<br>sions of the National<br>Housing Act.                                                                                | A minimum of one space for every two<br>dwelling units.                                                               |
| 4.2.2 <u>Temporary Accommodation</u>                                                                                                                                                                                              |                                                                                                                       |
| 4.2.2.1 Hotel or Motel.                                                                                                                                                                                                           | A minimum of one space for every<br>dwelling unit and one space for<br>every two sleeping units.                      |

- 4.2.2.2 Tourist Court. A minimum of one space for every dwelling unit or sleeping unit.
- 4.2.3 Institutional, Public and Semi-Public and Health
- 4.2.3.1 Special Needs Residential Facility. A minimum of one space for each 37 square metres of floor area used for sleeping units, exclusive of bathrooms.
- 4.2.3.2 Clinic or Office for medical, dental, veterinary, or similar use. A minimum of one space for each 28 square metres of gross floor area.
- 4.2.3.3 Hospital or other similar use;  
Institution of a religious, philanthropic, or charitable character, or other similar use. A minimum of one space for each 93 square metres of gross floor area.
- 4.2.3.4 Church, 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 (public or private). 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 College or Public Utility. 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, dance hall, club, or lodge.                                                                                                               | 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                 | Gymnasium, Health Club or Spa;<br>School or Academy for the teaching of drama, music, art, dance, meditation, self-defence, self-improvement, or similar arts. | A minimum of one space for each 18.6 square metres of gross floor area.                                                                                                                             |
| 4.2.4.5                 | Billiard Hall or Amusement 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                 | Racket or Ball Court.                                                                                                                                          | A minimum of two spaces for every court.                                                                                                                                                            |
| 4.2.4.8                 | Archery, Golf Driving, or Miniature Rifle Range.                                                                                                               | A minimum of one space for every range or target corridor.                                                                                                                                          |
| 4.2.4.9                 | Marine, 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. |
| 4.2.5 <u>Commercial</u> |                                                                                                                                                                |                                                                                                                                                                                                     |
| 4.2.5.1                 | Office, Business School, or Retail, except as noted below.                                                                                                     | A minimum of one space for each 93 square metres of gross floor area up to 279 square metres, and one additional space for each additional 46.5 square metres of gross floor area.                  |
| 4.2.5.2                 | Office in the following districts:<br><br>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 | Restaurant.                                                                                                                                                                   | A minimum of one space for the first 111 square metres, or portion thereof, of gross floor area, and one additional for each additional 37 square metres of gross floor area.  |
| 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 | Studio for broadcasting and production for television, radio, or recording purposes.                                                                                          | A minimum of one space for each 93 square metres of gross floor area.                                                                                                          |
| 4.2.5.8 | Neighbourhood Grocery Store.                                                                                                                                                  | No requirements.                                                                                                                                                               |
| 4.2.6   | <u>Industrial</u>                                                                                                                                                             |                                                                                                                                                                                |
| 4.2.6.1 | Manufacturing, assembly, or general industrial; Wholesale, distribution, repair, service, processing, or laboratory facilities.                                               | 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 | Warehousing.                                                                                                                                                                  | A minimum of one space for each 185 square metres of gross floor area in the building.                                                                                         |

**4.3      Table of Number of Required Accessory Parking Spaces in DD, CWD, and HA Districts Except for Designated Heritage Sites**

**4.3.1    Non-residential Uses - DD and CWD Districts**

Except as provided in section 4.3.2, all non-residential uses in the DD and CWD Districts shall provide parking in accordance with the following:

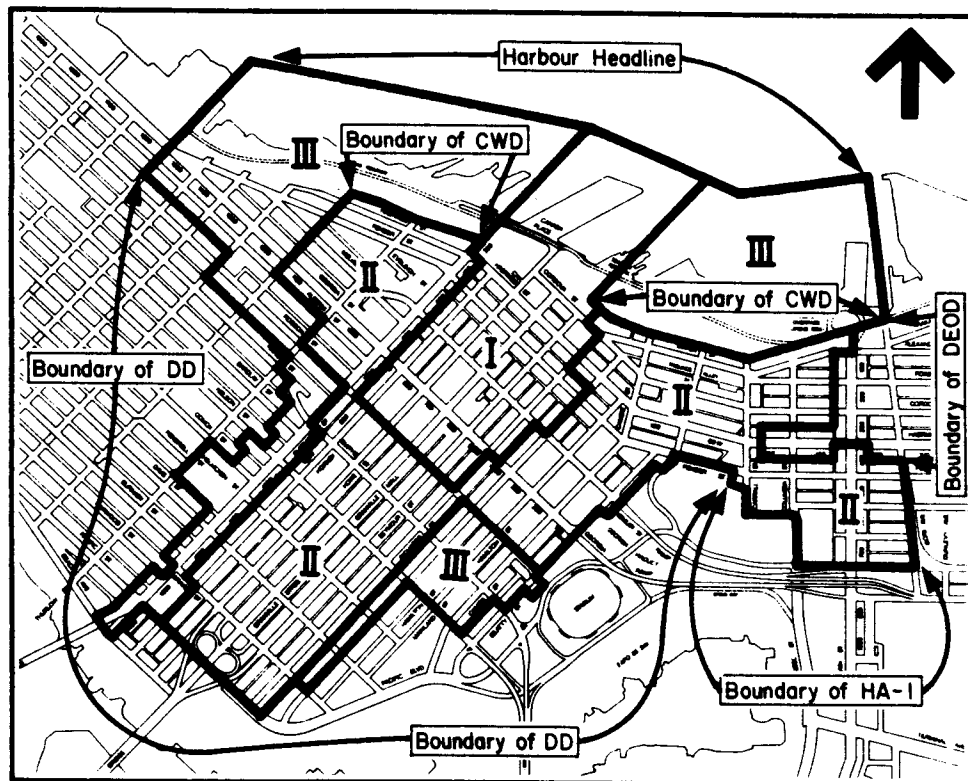
Area as  
outlined on  
Map 4.3.1    Required Parking Spaces

Area I      A minimum of one space for each 115 square metres of gross floor area and a maximum of one space for each 100 square metres of gross floor area.

Area II     A minimum of one space for each 100 square metres of gross floor area and a maximum of one space for each 93 square metres of gross floor area.

Area III    A minimum of one space for each 93 square metres of gross floor area and a maximum of one space for each 80 square metres of gross floor area.

Map 4.3.1



#### 4.3.2 Hotels and Motels - DD and CWD Districts

Hotels and motels in the DD and CWD Districts shall provide a minimum of one parking space for every two residential units.

#### 4.3.3 Non-Dwelling Uses - HA Districts - New Floor Space

Except as specified in section 4.3.5, all non-dwelling uses in floor space created after November 4, 1986 in HA Districts shall provide parking in accordance with the standard specified in section 4.3.1.

#### 4.3.4 Non-Dwelling Uses - HA Districts - Existing Floor Space

For the purpose of this section Passive Uses (P) include vacant space, storage space and warehouse space; and Active Uses (A) include all other uses. Except as specified in section 4.3.5, all non-dwelling uses in floor space existent on November 4, 1986 in HA Districts shall provide parking as follows:

<u>Change of Use</u>	<u>Required Parking Spaces</u>
P to P	no requirement
P to A	0.4 times the standard specified in section 4.3.1
A to P	no requirement
A to A	no requirement

#### 4.3.5 Non-Dwelling Uses - HA Districts - New and Existing Floor Space on Small Sites

All non-dwelling uses on sites in HA Districts less than 325 square metres in size shall provide 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 specified in section 4.3.1.

#### 4.3.6 Residential Uses - DD and CWD Districts

Except as provided in section 4.3.8, residential uses in the DD and CWD Districts shall provide a minimum of:

- (a) 1 space per dwelling unit for units 100 square metres or less in size;
- (b) 2 spaces per dwelling unit for units greater than 100 square metres in size.

#### 4.3.7 Dwelling Uses - HA Districts

Except as provided in section 4.3.8, dwelling uses in HA Districts shall provide a minimum amount of parking equal to 0.75 times the standard specified in section 4.3.6.

4.3.8 Dwelling Units for Senior Citizens or Low Income Families - DD, CWD and HA Districts

Dwelling units in the DD, CWD and HA Districts for senior citizens or low income families as provided for in sections 4.2.1.7 and 4.2.1.8 shall provide parking in accordance with sections 4.2.1.7 and 4.2.1.8 respectively.

4.4 Table of Number of Required Accessory Parking Spaces for Provincial and Municipal Heritage Sites Outside HA Districts

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 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 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 Provincial or municipal heritage sites outside HA Districts shall provide parking as follows:

<u>Change of Use</u>	<u>Required Parking Spaces</u>
P to P	no requirement
P to A	0.4 times the standard for the District in which the site is located
A to P	no requirement
A to A	no requirement

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

All non-dwelling uses on sites in Provincial or municipal heritage sites outside HA Districts less than 325 square metres in size shall provide 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.

4.4.4 Dwelling Uses

Except as provided in section 5.4.5, dwelling uses in Provincial or municipal heritage sites outside HA Districts shall provide a minimum amount of parking equal to 0.75 times the standard for the District in which the site is located.



#### 4.4.5 Dwelling Units for Senior Citizens or Low Income Families

Dwelling units in Provincial or municipal heritage sites outside HA Districts for senior citizens or low income families as provided for in sections 4.2.1.7 and 4.2.1.8 shall provide parking in accordance with sections 4.2.1.7 and 4.2.1.8 respectively.

#### 4.5 Location of Parking Spaces

##### 4.5.1 R, C, M, WED, FSD and DEOD Districts

All off-street parking spaces required or provided in R, C, M, WED and FSD 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 metres from the development or building they are intended to serve, subject to the approval of the Director of Planning.

##### 4.5.2 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
- (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.

##### 4.5.3 CD-1 Districts

Unless otherwise provided in any specific CD-1 By-law, the number of spaces required or provided in CD-1 Districts shall be located in accordance with section 4.5.1.

##### 4.5.4 Collective Parking

Off-street parking spaces may be located at distances greater than those specified in sections 4.5.1, or 4.5.2 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

- (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.

#### 4.5.5 Payment-in-Lieu Collective Parking

Off-street parking spaces provided in accordance with section 4.11 of this By-law shall be located to the satisfaction of the Director of Planning, in consultation with the City Engineer.

#### 4.6 Access to Parking

##### 4.6.1 Access to Parking Spaces in RS-1 Districts

Access by vehicles to all off-street parking spaces shall be provided on any site in the RS-1 District from any lane abutting the site, except that the Director of Planning may permit access from a street where no lane is present or where he, in consultation with the City Engineer, is satisfied that lane access is not possible because of site or development peculiarities or where front access is in keeping with the character of the street.

##### 4.6.2 Access to Parking Areas in Other 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.

##### 4.6.3 Access to Parking Spaces in HA-3 and HA-4 Districts

Vehicular access to sites in an HA-3 District through any site in an HA-4 District or notches into any portion of a site in an HA-4 District may be permitted where there is no practical alternative, where such access would be compatible with other uses in the block and after consultation with owners and tenants in the block, as determined by the Director of Planning in consultation with the City Engineer.

#### 4.6.4 Access to Parking Spaces in C-5 and C-6 Districts

Vehicular access to all off-street parking spaces in C-5 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.

#### 4.6.5 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

4.7 Design Standards for Parking Uses Located in R (except FM-1), C-1, C-2, C-2B, C-2C, C-2C1, M, DEOD, and FSD Districts

4.7.1 Size of Parking Spaces

All off-street parking spaces shall be a minimum of 5.5 metres in length and 2.5 metres in width and shall have a minimum vertical clearance of 2.1 metres, except that where a side of any space abuts any portion of a fence or structure the minimum width shall be 2.7 metres.

4.7.2 Size of Small Car Spaces

All off-street parking spaces for small cars shall be a minimum of 4.6 metres in length and 2.3 metres in width and shall have a minimum clearance of 2.1 metres, except that where the side of any space abuts any portion of a fence or structure the minimum width shall be 2.6 metres.

#### 4.7.3 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.

#### 4.7.4 Disability Spaces

If any development provides more than 50 off-street parking spaces, one parking space shall be provided for the use of persons with a physical disability, together with one additional disability space for each additional 100 off-street parking spaces required or provided. Each physical disability space shall be 3.7 metres in width and shall be labelled and located to the satisfaction of the Director of Planning.

#### 4.7.5 Internal Circulation

Adequate provision shall be made for access by vehicles to all off-street parking spaces by means of unobstructed manoeuvring aisles which, for right-angle parking, shall be not less than 6.75 metres in 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, and all access shall have a minimum vertical clearance of 2.1 metres.

#### 4.7.6 Setback from Residential Accommodation

Except for developments containing no more than two dwelling units, all off-street parking spaces shall be located a minimum of 4.6 metres from any window, vent or wall opening providing access to residential accommodation in any building.

#### 4.7.7 Setback from Site Boundaries

Except for points of access, all parking areas and parking 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.

#### 4.7.8 Landscaping of Setbacks

Where a parking area in R (except FM-1), C-1, C-2, C-2B, C-2C, C-2C1, M, DEOD and FSD 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.

#### 4.7.9 Curbs

All parking uses shall be provided and maintained with curbs having cross-sectional dimensions above the pavement of at least 15 centimetres, located at least 60 centimetres distant from interior or exterior fences, walls, landscaped areas, building and, except for points of access, streets and lanes.

#### 4.7.10 Surface

All parking areas in R (except FM-1), C-1, C-2, C-2B, C-2C, C-2C1, M, DEOD and FSD 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.

#### 4.7.11 Temporary Parking Areas

The Director of Planning may permit parking areas in R (except FM-1), C-1, C-2, C-2B, C-2C, C-2C1, M, DEOD and FSD Districts that do not adhere to the standards in this section 4.7 if the development permit for such a use is limited in time.

### 4.8 Design Standards for Parking Uses Located in DD, CWD, WED, BCPED, C-3A, C-5, C-6, FC-1, FM-1, and HA Districts

#### 4.8.1 Parking Layout

Layout of parking areas in DD, CWD, WED, BCPED, C-3A, C-5, C-6, FC-1, FM-1 and HA Districts shall be in compliance with sections 4.7.1, 4.7.2, 4.7.3, 4.7.4, 4.7.5, 4.7.6 and 4.7.9.

#### 4.8.2 Surface

All parking areas in DD, CWD, WED, BCPED, C-3A, C-5, 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.

#### 4.8.3 Lighting

All parking areas in DD, CWD, WED, BCPED, C-3A, C-5, 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 110 Lux or less.

#### 4.8.4 Drainage

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

#### 4.8.5 General Landscaping Requirements at Site Periphery

Except as provided in 4.8.7, all parking areas in DD, CWD, WED, BCPED, C-3A, C-5, 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.

#### 4.8.6 Additional Landscape Requirements for Large Sites

For every parking area providing more than 100 parking spaces in DD, CWD, WED, BCPED, C-3A, C-5, 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.

#### 4.8.7 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.

#### 4.8.8 Security Requirements for Parking Garages in C-5 and C-6 Districts

A security door which shall be lockable and cover the full width and height of all vehicular entrances shall be provided for a parking garage in C-5 and C-6 Districts.

#### 4.9 Additional Design Standards for Parking Uses Located In or Facing R Districts

##### 4.9.1 Visual Screening

Except for developments located in or adjacent to an R district providing no more than four off-street parking spaces, provision shall be made to adequately screen from view all vehicles in any parking areas or parking garage to the satisfaction of the Director of Planning.





- 4.11.2 The City Engineer, Director of Planning and the Director of Finance shall report to Council on every application received pursuant to section 4.11.1 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.
- 4.11.3 For the purpose of the recommendation referred to in section 4.10.2 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.
- 4.11.4 Council may in its discretion and after receipt of the report referred to in section 4.11.2 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.
- 4.11.5 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.
- 4.11.6 Where a person who has paid a sum of money pursuant to section 4.11 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.

## SECTION 5

### OFF-STREET LOADING REGULATIONS

#### 5.1 Number of Loading Spaces

##### 5.1.1 General Requirements

In all districts except FCCDD and BCPED the number of spaces for the off-street loading and unloading of motor vehicles required for any development shall be calculated according to section 5.2.

##### 5.1.2 HA District Loading Requirements

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

##### 5.1.3 BCPED District Requirements

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

##### 5.1.4 Uses Not Listed

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

##### 5.1.5 Multi-Use Developments

For the purposes of this section, uses with the same formula for determining required loading spaces shall be considered to be of the same class. If a development contains more than one use as defined in section 5.2, the total number of loading spaces shall be the sum of the loading spaces required for the various classes of uses calculated separately and, unless otherwise permitted by section 5.1.6, a space required for one use shall be deemed not to meet the requirement for any other use in that development.

#### 5.1.6 Multiple-Use Developments in FC-1 Districts

If a development in an FC-1 District contains more than one use, the Director of Planning may relax the off-street loading regulations to take into account the time-varying demand of uses.

#### 5.1.7 Floor Area Calculations

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

#### 5.1.8 Rounding of Fractional Numbers

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

#### 5.1.9 Loading Space Requirement Exemptions

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

### 5.2 Table of Number of Required Off-Street Loading Spaces

Loading spaces shall be required for any buildings classified in column 1 in accordance with the corresponding standard listed in column 2.

COLUMN 1 BUILDING CLASSIFICATION	COLUMN 2 REQUIRED LOADING SPACES
5.2.1 Dwelling Use; Neighbourhood Grocery Store.	No Requirement.
5.2.2 Hotel, Motel, or Tourist Court; Special Needs Residential Facility; Office or Business School;	A minimum of one space for each 2 800 square metres of gross floor area.

Clinic or Office for  
 medical, dental,  
 veterinary or similar  
 use;  
 Hospital or other similar  
 use;  
 Institution of a religious,  
 philanthropic, or  
 charitable character, or  
 other similar use;  
 Church, chapel, funeral  
 home, place of worship,  
 or similar place of  
 assembly;  
 School (public or private);  
 College;  
 Public Utility;  
 Community centre, activity  
 centre, or similar place  
 of assembly;  
 Library, gallery, museum, or  
 aquarium;  
 Theatre, auditorium, dance  
 hall, club, or lodge;  
 Stadium, arena, exhibition  
 hall, rink, ring, pool, or  
 similar place with  
 spectator facilities;  
 Gymnasium, Health Club, or  
 Spa;  
 School or Academy for the  
 teaching of drama, music,  
 art, dance, meditation,  
 self-defence, self-  
 improvement, or similar  
 arts.

- 5.2.3 Billiard Hall or Amusement  
 Arcade;  
 Bowling Alley or Curling  
 Rink;  
 Racket or Ball Court;  
 Archery, Golf Driving,  
 or Miniature Rifle  
 Range;  
 Marina, Sailing School  
 or Boat facilities.

A minimum of one space for the first  
 4 650 square metres of gross floor area  
 plus one space for any portion of the  
 next 1 860 square metres and one  
 additional space for each additional  
 2 325 square metres.

- 5.2.4      Retail, except for  
              Neighbourhood Grocery  
              Store;  
              Restaurant;  
              Premises, or portions  
              thereof, licensed  
              pursuant to Provincial  
              legislation for the  
              regular sale of  
              liquor;  
              Studio for broadcasting  
              and production for  
              television, radio, or  
              recording purposes;  
              Manufacturing, assembly  
              and general industrial;  
              Wholesale, distribution,  
              repair, service,  
              processing and  
              laboratory facilities;  
              Warehousing.
- A minimum of one space for the first  
465 square metres of gross floor area  
plus one space for any portion of the  
next 1 860 square metres and one  
additional space for each additional  
2 325 square metres.

### 5.3      Location of Loading Spaces

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

### 5.4      Access to Loading Spaces

#### 5.4.1      Access to Loading Spaces

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

#### 5.4.2      Loading Access Restrictions - Central Area

Access to loading is restricted in accordance with section 4.6.4.

### 5.5      Design Standards for Loading Spaces

#### 5.5.1      Size of Loading Spaces

All off-street loading spaces shall be a minimum of 8.5 metres in length, 3 metres in width, and 3.5 metres in height, except that any minimum dimensions may be decreased by up to a maximum of

30 centimetres at the discretion of the Director of Planning in consultation with the City Engineer, provided such dimensions remain adequate to accommodate the largest vehicles intended to occupy the space while loading.

5.5.2 Internal Access to Loading Spaces

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

5.5.3 Setback from Site Boundaries

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

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

5.5.4 Setback from Residential Accommodation

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

5.5.5 Landscaping of Setbacks

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



## SECTION 6

### AMENDMENTS TO THE ZONING AND DEVELOPMENT BY-LAW

- 6.1 Section 2 of By-law No. 3575 is amended by deleting the terms "Loading Space", "Parking Area", "Parking Area, Temporary", "Parking Garage" and "Parking Space", and their accompanying definitions, and by inserting, in its correct alphabetical sequence, the following:

"Parking Uses means and includes all of the following uses, and any one of them, but no other:

Parking Area, which means an open area of land other than a street or lane, used or intended to be used to provide space for the parking or storage of motor vehicles, and includes parking spaces, loading spaces, manoeuvring aisles and other areas providing access to parking or loading spaces, but does not mean an area providing no more than four spaces accessory to a residential use;

Parking Garage, which means a structure or a portion of a structure which is principally used or intended to be used for the parking or storage of motor vehicles, but does not mean a structure providing no more than four spaces accessory to a residential use."

- 6.2 Section 3 of By-law No. 3575 is amended by deleting sections 3.2.1(d) and 3.2.2(b) and by renumbering 3.2.2(c) as 3.2.2(b).

- 6.3 Section 4 of By-law No. 3575 is amended by:

- (a) deleting, in the title, the words "PERMIT APPLICATIONS" and by substituting therefor the word "PERMITS";
- (b) inserting, immediately preceding Section 4.1.1, the following:  

"4.1 Development Permit Applications";
- (c) inserting, immediately following Section 4.1.6, the following:  

"4.1.7 No development permit shall be issued without the prior submission of plans or drawings showing the proposed development or change of use to be in compliance with the provisions of any by-law regulating the provision of parking and loading within the City of Vancouver.";
- (d) renumbering Section 4.2 as Section 4.2.3;

- (e) inserting, immediately following Section 4.1.7, the following:  
"4.2 Development Permit Application Time Limits";
- (f) renumbering Sections 4.5.1 and 4.5.2 as Section 4.2.1 and 4.2.2 respectively and inserting Sections 4.2.1 and 4.2.2 immediately following Section 4.2;
- (g) inserting, immediately preceding Section 4.3.1, the following:  
"4.3 Development Permit Issuance";
- (h) renumbering Section 4.4 as Section 4.4.1;
- (i) inserting, immediately preceding Section 4.4.1, the following:  
"4.4 Development Permit Amendment";
- (j) inserting, immediately preceding Section 4.6.1, the following:  
"4.5 Development Permit Time Limits";
- (k) renumbering Sections 4.6.1, 4.6.2, 4.6.3, 4.6.4 and 4.6.5 as Sections 4.5.1, 4.5.2, 4.5.3, 4.5.4 and 4.5.5 respectively;
- (l) inserting, immediately preceding Section 4.7, the following:  
"4.6 Building Permit Validity"; and
- (m) renumbering Section 4.7 as Section 4.6.1.

- 6.4 Section 5 of By-law No. 3575 is amended in Section 5.14 by deleting the commas and words ", including off-street parking and loading," and by substituting therefor the words "and the Parking By-law".
- 6.5 Section 9 of By-law No. 3575 is amended in Section 9.4 in the paragraph commencing with the letter "C" by deleting the clause "letter 'C'" and by substituting therefor the clause "letters 'C' or 'FC'".
- 6.6 Section 10 of By-law No. 3575 is amended by:
  - (a) inserting, in Section 10.6.1, immediately following the words "this By-law" the words "or the Parking By-law"; and
  - (b) deleting, in Section 10.24.4, the words ", to be provided and maintained in accordance with the provisions of section 12 of this By-law".

- 6.7 Section 11 of By-law No. 3575 is amended by:
- (a) deleting Section 11.10.4;
  - (b) deleting, in Section 11.10.5, the words "notwithstanding section 12.6 of section 12,";
  - (c) renumbering Sections 11.10.5 and 11.10.6 as Sections 11.10.4 and 11.10.5;
  - (d) deleting Section 11.12.15; and
  - (e) deleting all of Sections 11.13 and 11.14;
- 6.8 Section 12 of By-law No. 3575 is deleted.
- 6.9 The following District Schedules of By-law No. 3575 are amended by deleting all of Section 4.9:
- All R District Schedules;
  - All C District Schedules and FC-1;
  - All M District Schedules; and
  - All HA District Schedules;
- 6.10 The RA-1, RS-1, RS-1A, RS-2, RT-1, RT-2, RT-3, RM-2, RM-3 and RM-3A District Schedules of By-law No. 3575 are further amended by:
- (a) deleting, in Section 3.2.P, the use description which commences with the words "Parking Area"; and
  - (b) inserting, in its correct alphabetical sequence, the following:  
 "3.2.PK Parking Area ancillary to a principal use on an adjacent site."
- 6.11 The RT-2A District Schedule of By-law No. 3575 is further amended by deleting, in Section 3.2.D, clause (d).
- 6.12 The RT-1A and RT-2A District Schedules of By-law No. 3575 are further amended by deleting, in Section 5.2, the words "sections 12.5 and 12.6 of this By-law" and by substituting therefor "sections 4.7 and 4.9 of the Parking By-law".
- 6.13 The FM-1 District Schedule of By-law No. 3575 is further amended by deleting Section 5.2 and by renumbering Sections 5.3 and 5.4 as Sections 5.2 and 5.3;
- 6.14 The C-2, C-3A, FC-1, M-1, M-1A and M-2 District Schedules of By-law No. 3575 are further amended by deleting, in Section 3.2.M, the words "sections 12.5 and 12.6 of this By-law" and by substituting therefor "sections 4.7 or 4.8, as the case may be, and section 4.9 of the Parking By-law".

- 6.15 The C-1, C-2B, C-2C1, C-3A, FC-1, MC-1, M-1A, M-1B, HA-1 and HA-2 District Schedules of By-law No. 3575 are further amended by:
- (a) deleting, in Section 3.2.P, wherever they appear, the use descriptions which commence with the words "Parking Area" and "Parking Garage"; and
  - (b) inserting, in its correct alphabetical sequence, the following:  
"3.2.PK Parking Uses."
- 6.16 The C-2, M-1 and M-2 District Schedules of By-law No. 3575 are further amended by:
- (a) deleting, in Section 2.2.P, the use descriptions which commence with the words "Parking Area" and "Parking Garage"; and
  - (b) inserting, in its correct alphabetical sequence, the following:  
"3.2.PK Parking Uses."
- 6.17 The C-2, C-2B, C-3A, FC-1, MC-1, M-1, M-1A, M-1B, M-2, HA-1 and HA-2 District Schedules of By-law No. 3575 are further amended by deleting, in Section 3.2.T, the use description which commences with the words "Temporary Parking Area".
- 6.18 The C-5 and C-6 Districts Schedule of By-law No. 3575 is further amended by:
- (a) deleting, in Section 3.2.1.P, the use description which commences with the words "Parking Area"; and
  - (b) inserting in Section 2.2.1.PK in the correct alphabetical sequence the following:  
"Parking Area".
- 6.19 The FC-1 District Schedule of By-law No. 3575 is further amended by deleting Section 5.3 and by renumbering Section 5.4 as Section 5.3.
- 6.20 The HA-1 and HA-2 District Schedules of By-law No. 3575 are further amended by deleting Section 5.2.
- 6.21 The HA-3 District Schedule of By-law No. 3575 is further amended by:
- (a) deleting, in Section 2.2.P, the use descriptions which commence with the words "Parking Area" and "Parking Garage"; and

(b) inserting, in its correct alphabetical sequence, the following:

"2.2.PK     Parking Uses."

6.22     The HA-3 and HA-4 District Schedules of By-law No. 3575 are further amended by deleting all of Section 4.14.

SECTION 7**AMENDMENT TO THE  
WEST END OFFICIAL DEVELOPMENT PLAN**

- 7.1 Schedule A of By-law No. 4891 is amended in Section 4 by deleting all of that portion commencing with the words "where there shall be" and ending with the word "requirements".

**SECTION 8**

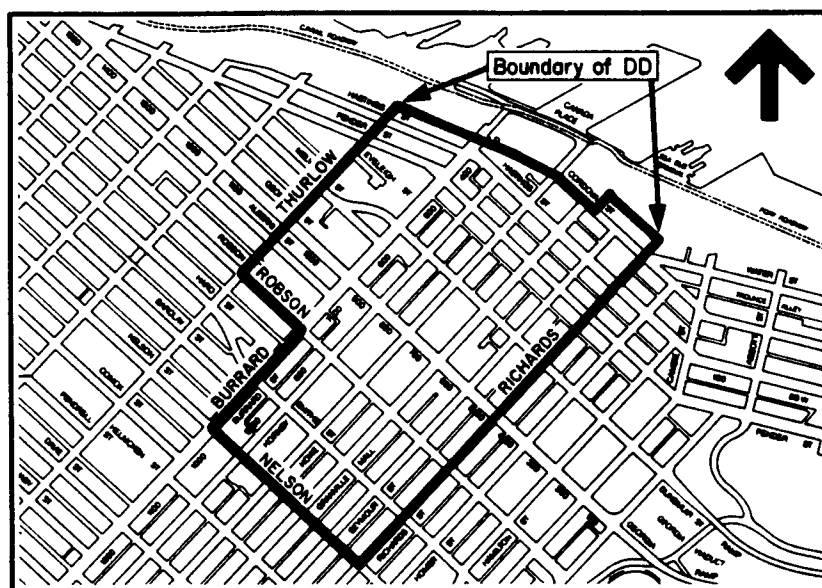
**AMENDMENTS TO THE  
DOWNTOWN OFFICIAL DEVELOPMENT PLAN**

- 8.1 Schedule A of By-law No. 4919 is amended in Section 1 by replacing the period after clause (1) with a semi-colon and inserting after item (1) the following:
- "(j) Parking area and parking garage, subject to the provisions of section 5."
- 8.2 Section 3 of Schedule A of By-law No. 4912 is amended by inserting after clause 5 the following:
- "6. For the purpose of floor space ratio calculation, each square foot of floor area for above-grade parking shall be counted as 0.70 square feet."
- 8.3 Section 5 of Schedule A of By-law No. 4912 is amended by deleting the entire section beginning with the heading "Parking and Loading", including Map 4, and ending with the words "Development Permit Board" in clause 4, and by substituting therefor the following:

**"Parking**

Parking garages which are not accessory to another use on the site may be permitted within the area indicated by the heavy black line on Map 4 but are not permitted outside the area indicated.

**Downtown District Map 4**



## SECTION 9

### AMENDMENTS TO THE CENTRAL WATERFRONT OFFICIAL DEVELOPMENT PLAN

- 9.1 Schedule A of By-law No. 5261 is amended in Section 3.1 by inserting after clause 12 the following:
- "Parking Uses
13. Parking areas and parking garages may be permitted except that parking garages which are not accessory to another use on the site may only be permitted in sub-area 3."
- 9.2 Section 3.5 of Schedule A of By-law No. 5261 is amended by deleting clause 4 and renumbering clauses 5, 6, 7, 8, 9, 10, 11 and 12 and 13 as clauses 4, 5, 6, 7, 8, 9, 10, 11 and 12 respectively.
- 9.3 Sections 4.1, 4.2 and 4.4 of Schedule A of By-law No. 5261 are amended in the subsection "Movement Pattern" by deleting all of that portion commencing with the words "Parking and Loading" and ending with the words "loading requirements".
- 9.4 Section 4.3 of Schedule A of By-law No. 5261 is amended in the subsection "Movement Pattern" after the heading "Parking and Loading" by:
- (a) deleting the sentence "Off-street parking may be required within developments.";
  - (b) deleting the clause ", whether provided as an accessory use or developed as a principal use pursuant to section 3.5, Policy 4";
  - (c) deleting clauses (g) and (h) and all of that portion commencing with the words "Off-street loading spaces" and ending with the words "as follows"; and
  - (d) deleting "(a) Where" and substituting therefor the following:  

"(g) Except for port-related uses, where".



SECTION 10**AMENDMENTS TO THE  
DOWNTOWN EASTSIDE/OPPENHEIMER OFFICIAL DEVELOPMENT PLAN**

- 10.1 Schedule A of By-law No. 5532 is amended by deleting all of Sections 4.7, 5.7, 6.7 and 7.7.

**SECTION 11**

**AMENDMENTS TO THE  
FIRST SHAUGHNESSY OFFICIAL DEVELOPMENT PLAN**

- 11.1 Schedule A of By-law No. 5546 is amended by deleting all of Sections 4.3.4(h) and 4.4.4(f).

SECTION 12**AMENDMENTS TO THE  
SOUTHEAST GRANVILLE SLOPES OFFICIAL DEVELOPMENT PLAN**

- 12.1 Schedule A of By-law No 5752 is amended by:
- (a) deleting in Section 6.4, the words "Section 12 of the Zoning and Development By-law" and by substituting therefor the words "Section 4.8 of the Parking By-law".
  - (b) deleting, in Section 6.4.2, the words "Section 12 of the Zoning and Development By-law" and by substituting therefor the words "Section 5 of the Parking By-law".

SECTION 13GENERAL PROHIBITION, OFFENCE AND PENALTIES13.1 General Prohibition

- 13.1.1 No person shall use or occupy any land or building in contravention of the provisions of this By-law.

13.2 Offence

- 13.2.1 Every person who violates any of the provisions of this By-law or who suffers or permits any act or thing to be done in contravention or in violation of any of the provisions of this By-law, or who neglects to do or refrains from doing anything required to be done by any of the provisions of this By-law, or who does any act which violates any of the provisions of this By-law, or who fails to comply with any order, direction or notice given under this By-law, is guilty of an offence against this By-law and liable to the penalties hereby imposed. Each day that a violation is permitted to exist shall constitute a separate offence.

13.3 Penalties

- 13.1.1 Every person who commits an offence against this By-law is liable to a fine and penalty of not more than \$2,000 and not less than \$50 for each offence and, in default of payment thereof, or in the alternative, to imprisonment for any period not exceeding two months.
- 13.3.2 Every person who commits an offence of a continuing nature against this By-law is liable to a fine not exceeding \$50 for each day such offence is continued.

SECTION 14

SCHEDULES

Schedules A and B are annexed hereto and form an integral part of this By-law.

SECTION 15

EFFECTIVE DATE OF BY-LAW

This By-law comes into force and takes effect on the date of its passing.

DONE AND PASSED in open Council this 4th day of November, 1986.

Deputy

Mayer

Bruce Erikson

City Clerk

R. Henry

SCHEDULE A

PAYMENT-IN LIEU BY-LAWS

SCHEDULE B

## PAYMENT-IN-LIEU FEES

Application for payment-in-lieu relief	\$500.00
Application for payment-in-lieu refund	\$500.00