

Section 7

Off-street Passenger Space Regulations

7.1 Number of Passenger Spaces

7.1.1 General Requirements

Unless otherwise provided in Schedule C or a CD-1 By-law, in all districts, the number of spaces required for the off-street discharging or taking on of passengers shall be calculated according to section 7.2.

7.2 Table of Number of Required Off-Street Passenger Spaces

Passenger spaces shall be required for any building classified in column 1 in accordance with the corresponding standards listed in column 2.

	Column 1 Building Classification	Column 2 Required Passenger Spaces		
		Class A	Class B	Class C
7.2.1	Dwelling	A minimum of one space for any development with 50 to 125 dwelling units, plus one space for every additional 150 dwelling units.	No Requirement.	No Requirement.
7.2.2	Institutional			
7.2.2.1	Community Care Facility – Class B	A minimum of one space for any facility with 80 or more beds up to a maximum of 159 beds, a minimum of two spaces for any facility with 160 or more beds up to a maximum of 199 beds, and one additional space for any portion of each additional 80 beds.	A minimum of one space for any facility with 15 or more beds up to a maximum of 119 beds, and a minimum of two spaces for any facility with 120 or more beds.	No Requirement.
7.2.2.2	Seniors Supportive or Assisted Housing	A minimum of one space for any facility with 80 to 159 residential units, a minimum of two spaces for any facility with 160 to 199 residential units, and one additional space for any portion of each additional 80 residential units.	A minimum of one space for any facility with 15 to 119 residential units, and a minimum of two spaces for any facility with 120 or more residential units.	No requirement.

	Column 1 Building Classification	Column 2 Required Passenger Spaces		
		Class A	Class B	Class C
7.2.3	Cultural and Recreational	No Requirement.	No Requirement.	No Requirement.
7.2.4	Office			
7.2.4.1	Office, except as required in 7.2.4.2	A minimum of one space for each 10,000 m ² of gross floor area.	No Requirement.	No Requirement.
7.2.4.2	Health Care Office	No requirement below 4 000 square metres of gross floor area, a minimum of one space from 4 000 square metres of gross floor area to less than 6 500 square metres of gross floor area, a minimum of two spaces from 6 500 square metres of gross floor area to less than 10 000 square metres of gross floor area, and a minimum of three spaces for 10 000 square metres of gross floor area or greater.	No requirement below 2 000 square metres of gross floor area, and a minimum of one space for 2 000 square metres of gross floor area or greater.	No Requirement.
7.2.5	Retail and Service			
7.2.5.1	Retail and Service, except as noted below :	A minimum of one space for each 4000 m ² of gross floor area.	No Requirement.	No Requirement.
7.2.5.2	Hotel	A minimum of one space for every 50 sleeping, house-keeping or dwelling units up to a maximum of 200 units, and one additional space for each additional 75 units, except there shall be no requirement for a hotel with less than 75 units.	No Requirement.	A minimum of one space for every 200 sleeping, house-keeping or dwelling units up to a maximum of 400 units, and one additional space for each additional 300 units.

	Column 1 Building Classification	Column 2 Required Passenger Spaces		
		Class A	Class B	Class C
7.2.6	Manufacturing, Transportation and Storage, Utility and Communication, Wholesale	No Requirement.	No Requirement.	No Requirement.
7.2.7	Parking	No Requirement.	No Requirement.	No Requirement.
7.2.8	Agricultural	No Requirement.	No Requirement.	No Requirement.

7.3 Class A Passenger Spaces

7.3.1 Application

The regulations of this section 7.3 apply where Class A passenger spaces are required, and Class A passenger spaces shall be in compliance with section 7.3.

7.3.2 Except for the first Class A passenger space for any site, which must be a minimum width of 4 m with a minimum vertical clearance of 2.3 m, the minimum width of spaces must be 2.9 m and the minimum vertical clearance of spaces must be 2.3 m, and the minimum length of all spaces, including the first Class A passenger space, must be the greater of:

- (a) 5.5 metres; and
- (b) 6.5 metres where parallel parking occurs;

except that the Director of Planning, in consultation with the City Engineer, will determine the dimensions of spaces that are not parallel to the aisle but that are at an angle less than 90 degrees.

7.4 Class B Passenger Spaces

7.4.1 Application

The regulations of this section 7.4 apply where Class B passenger spaces are required, and Class B passenger spaces shall be in compliance with section 7.4.

7.4.2 Size of Class B Passenger Space

All spaces shall be a minimum 4.0 metres in width and shall have a minimum vertical clearance of 3.5 metres. Spaces that are parallel to a driving or manoeuvring aisle shall be a minimum of 14.0 metres in length for the first space, and 11.0 metres in length for any additional spaces. Spaces that are at a right angle to an aisle shall be a minimum of 7.5 metres in length for the first space, and 6.0 metres in length for any additional spaces, all with a minimum paved and unobstructed landing area extending behind the head of the space for a distance of 3.0 metres, with a width of 4.0 metres. Spaces that are at an angle less than 90 degrees to the aisle shall be dimensioned as determined by the Director of Planning in consultation with the City Engineer.

7.5 Class C Passenger Spaces

7.5.1 Application

The regulations of this section 7.5 apply where Class C passenger spaces are required, and Class C passenger spaces shall be in compliance with section 7.5.

7.5.2 Size of Class C Passenger Space

All spaces shall be a minimum 14.0 metres in length, except that where multiple spaces occur one behind another, the minimum size of space shall be determined by the Director of Planning in consultation with the City Engineer. All spaces shall be a minimum 3.1 metres in width, except that side-by-side spaces shall be a minimum 4.0 metres in width. All spaces shall have a minimum vertical clearance of 4.3 metres. The manoeuvring aisle for parallel spaces shall be a minimum of 3.6 metres in width, except that for spaces that are at an angle to the aisle, the manoeuvring aisle shall be dimensioned as determined by the Director of Planning in consultation with the City Engineer.

7.6 Access to Passenger Spaces

Vehicular access to all off-street passenger spaces 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.

7.7 Signage and Location of Passenger Spaces

Each passenger space shall be labelled with signage stating PASSENGER LOADING - NO PARKING and shall be located to the satisfaction of the Director of Planning, in consultation with the City Engineer.