

DIVISION 400
OFF-STREET PARKING AND LOADING

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DIVISION 400: OFF-STREET PARKING AND LOADING

401 PROVISION OF OFF-STREET PARKING

Where the terms of this Bylaw require the provision of off-street parking of motor-vehicles, every owner of land shall, upon the lot in question, provide and maintain off-street motor-vehicle parking spaces in accordance with the standards and requirements as contained within this Division;

402 OFF-STREET PARKING FOR NEW AND EXISTING BUILDINGS, STRUCTURES AND USES

- .1 For new buildings, structures and uses, off-street parking spaces shall be required in accordance with the regulations of this Bylaw.
- .2 For existing buildings, structures or uses, off-street parking spaces shall be the lesser of:
 - (i) the off-street parking spaces existing at the date of adoption of this Bylaw; or
 - (ii) the parking spaces required by applying the regulations set out in this Bylaw to the existing buildings, structures or uses.
- .3 For additions to existing buildings or structures, or for changes or additions to an existing use, the parking spaces required shall be determined by applying the regulations of this Bylaw to those changes or additions.
- .4 Notwithstanding the foregoing, for existing buildings located within the Official Community Plan designated Downtown Core, for changes to use and/or additions to the use or building, parking or cash-in-lieu of parking will be required for the addition or change only if the amount of parking required by the change or addition exceeds 25% of that required for the pre-addition use or change. (AMENDMENT BYLAW NO. 2000.25)
- .5 Existing restaurant and coffee shops, located within the C-3 zone, may, subject to all pertinent regulations, add seasonal outdoor seating for use during the months of April to September inclusive, without any requirement for additional parking. (AMENDMENT BYLAW NO. 2000.25)
- .6 Businesses located within the C-3 zone, which operate "after hours – 6:00 p.m. to 6:00 a.m." are exempt from any requirement for parking, provided that the subject property is located within 400 metres of a public City owned parking lot, or a private parking lot to which the business has a lawful agreement for use. (AMENDMENT BYLAW NO. 2000.25)
- .7 Parking spaces contained within a building or structure or provided outside shall have an unobstructed driveway route to a highway no less than 3.5 metres wide, except where such a route is required for fire access purposes the minimum width shall be no less than 6.0 metres. (AMENDMENT BYLAW NO. 2000.91)

403 VOLUNTARY ESTABLISHMENT OF PARKING FACILITIES

Where off-street parking spaces in excess of Bylaw requirements are provided, their location, design and operation shall comply with the requirements of this Bylaw.

404 USE OF PARKING FACILITIES

- .1 All required off-street parking spaces shall be used only for the purpose of accommodating the vehicles of clients, customers, employees, members, residents, tenants or visitors who make use of the principal building or use for which the parking area is provided, and such parking area shall not be used for off-street loading, driveways, access or egress, commercial repair work, display, sale or storage of goods of any kind.
- .2 Except in the case of a single family dwelling or a duplex dwelling, off-street parking spaces may be provided on a lot other than on the lot that contains the principal building, provided that such parking facilities shall be located not more than 150 metres from any building or use to be served and that such parking be designated for that use by means of a covenant under Section 215 of the *Land Title Act*, registered against the property on which it is situated.
- .3 In no case shall parking spaces required for Hospital, Health Care Facility, Health Clinic, Medical Office or Emergency Service Use be subject to fees (AMENDMENT BYLAW NO. 2000.87).

405 DEVELOPMENT AND MAINTENANCE STANDARDS FOR OFF-STREET PARKING

- .1 Off-street parking spaces shall not be arranged so as to require the backing out of vehicles onto a highway, other than for a single family residential or duplex dwelling use.
- .2 Adequate provision shall be made for individual access to or from all parking spaces at all times by means of unobstructed maneuvering aisles. Maneuvering aisles of not less than the following widths shall be provided:

<u>Parking Angle</u>	<u>Width of Aisle</u>
90°	7.5 metres
60°	5.5 metres
45°	4.0 metres

- .3 Off-street parking and access areas shall be designed and constructed in accordance with the current City of Parksville Engineering Standards and Specifications as set out in Appendix I of the Subdivision Servicing Bylaw. (AMENDMENT BYLAW NO. 2000.10)
- .4 Concrete barrier curb shall be located in such a manner as to prevent vehicular damage to landscaping or vehicular overhang on walkways, where applicable. (AMENDMENT BYLAW NO. 2000.10)

- .5 Lighting used to illuminate off-street parking areas or parking garages shall be so arranged that all direct rays of light are reflected upon the parking areas or garages, and not upon adjoining property.
- .6 All off-street parking spaces within residential developments that are intended to be used by visitors to such development shall be clearly marked "Visitor Parking Only".
- .7 Off-street parking spaces shall have clear minimum dimensions as follows:

	<u>Length</u>	<u>Width</u>
Standard Space:	5.8 metres	2.7 metres
Small Space:	5.2 metres	2.5 metres
Handicapped Space:	6.0 metres	3.7 metres

Where a parking space adjoins a fence or other structure of greater than 0.3 metres in height, the width of the parking space shall be increased by 0.3 metres to enable the convenient opening of vehicle doors.

- .8 A minimum of 70% of the spaces provided shall be standard spaces.
- .9 On off-street parking areas which contain 11 or more spaces, a minimum of 2% of the spaces provided, rounded upward to the nearest whole number, shall be located close to the building entrance and shall be clearly marked as being for the use of handicapped persons only.
- .10 Off-street parking spaces provided on property shall be located no closer than 3 metres to a property line which abuts a public highway; and no closer than 1.5 metres to any other property line.

406 UNITS OF MEASUREMENT

- .1 When the calculation of off-street parking requirements results in a fractional figure, it shall be rounded upward to the nearest whole number.
- .2 If more than one use is located on a parcel or parking collectively serves more than one building or use, the total number of spaces shall be the sum of the various classes of uses calculated separately, and the parking space required for one use shall not be included in calculations for any use.
- .3 An off-street loading space shall not be considered as an off-street parking space for the purpose of calculating the parking spaces required.
- .4 If a use is not listed in Section 407, the number of spaces shall be calculated on the basis of a similar use that is listed.

407 PARKING REQUIREMENTS

As a requirement of this Bylaw the following parking standards shall be adhered to within the City of Parksville:

Land Use**Parking Spaces Required**

Accessory Carriage House	1 per dwelling unit (AMENDMENT BYLAW NO. 2000.69)
Accessory Health Clinic	1 per 40 sq. m gross floor area (AMENDMENT BYLAW NO. 2000.19)
Apartment, Apartment Hotel	1 per dwelling unit (AMENDMENT BYLAW NO. 2000.19)
Assisted Living	1 per dwelling unit (AMENDMENT BYLAW NO. 2000.19)
Auto Sales and Repairs	1 per 70 m ² gross floor area plus 1 per service bay.
Auction	1 per 10 m ² gross floor area
Bank	1 per 30 m ² gross floor area
Bingo Hall	1 per 4 seats used for public assembly
Bowling Alley	3 per alley
Boat Sales and Repair	1 per 70 m ² gross floor area
Building Materials Supply	1 per 50 m ² gross floor area
Civic Centre	100 parking spaces (AMENDMENT BYLAW NO. 2000.19)
Church	1 per 10 seats
Coffee Shop, Restaurant, Fast Food Outlet, Drive-through Restaurant, Delicatessen	1 per 4 seats
Coffee Shop, Restaurant, Fast Food Outlet, Ice Cream Stand, Delicatessen (Downtown Core Only) (AMENDMENT BYLAW NO. 2000.10)	1 per 30 sq m gross floor area (AMENDMENT BYLAW NO. 2000.10)
College	10 spaces per classroom
Community Care Facility	1 per 3 beds or 1 per 5 children
Congregate Care	1 per 2 congregate units for the first 20 units and thereafter 1 per 3 additional congregate units
Convenience Store	1 per 20 m ² gross floor area
Cultural Facility	1 per 40 m ² gross floor area
Funeral Parlour	1 per 4 seats in chapel
Government Liquor Store (AMENDMENT BYLAW NO. 2000.10)	1 per 25 sq m gross floor area (AMENDMENT BYLAW NO. 2000.10)
Home Occupation	1 space per non-resident employee
Hospital, Public/Private	1 per 3 beds
Ice Cream Stand	1 per 20 m ² gross floor area
Laundromat	1 per 3 washing machines
Library	1 per 30 m ² gross floor area
Machinery Sales/Service	1 per 70 m ² gross floor area
Manufacture/Industrial	1 per 70 m ² gross floor area

Mini Golf	2 per hole
Nurseries/Greenhouses	1 per 15 m ² covered retail area
Offices Above First Storey (Downtown Core only) (AMENDMENT BYLAW NO. 2000.10)	1 per 40 sq m gross floor area (AMENDMENT BYLAW NO. 2000.10)
Offices, Medical	1 per 30 m ² gross floor area
Offices, Single Tenant	1 per 30 m ² gross floor area
Overnight Accommodation: Hotel/Motel, Resort Condominium, Tourist Accommodation (AMENDMENT BYLAW NO. 2000.21 & 2000.24)	1 per room or unit plus 1 per 30 m ² gross floor area of office space (AMENDMENT BYLAW NO. 2000.21 & 2000.24)
Overnight Accommodation: Campground/RV Park	1 per space plus 2
Police or Post Office	1 per 30 m ² gross floor area
Private Health Club (AMENDMENT BYLAW NO. 2000.19)	1 per 40 sq. m gross floor area (AMENDMENT BYLAW NO. 2000.19)
Public or Private Assembly	1 per 4 seats or 1 per 40 m ² gross floor area whichever is greater
Public Bus Depot	1 per 20 m ² waiting room floor area
Public Utility Use	1 per 38 m ² gross floor area or 1 per 100 m ² site area, whichever is greater
Recreation Facility (AMENDMENT BYLAW 2000.11)	1 per 40 m ² gross floor area (AMENDMENT BYLAW 2000.11)
Residential, Single Family/ Duplex/Mobile or Modular Home	2 per dwelling unit
Residential, Medium Density/ High Density Multifamily	1.5 per dwelling unit
Residential, Multifamily (Downtown Core only) (AMENDMENT BYLAW NO. 2000.10)	1 per dwelling unit
Residential, Senior Citizen Housing	1 per dwelling unit
Retail/Service Stores	1 per 30 m ² gross floor area
Retail/Service Stores/Specialty Retail (AMENDMENT BYLAW NO. 2000.24)	1 per 30 m ² gross floor area (AMENDMENT BYLAW NO. 2000.24)
School, Elementary	2 per classroom
School, Secondary	5 per classroom
Secondary Suites	1 per suite
Service Station	2 spaces plus 2 spaces per service bay plus 1 space per 20 m ² gross floor area of accessory store
Stadium	1 per 4 seats
Student Housing	1 per sleeping unit (AMENDMENT BYLAW NO. 2000.19)
Supermarket (AMENDMENT BYLAW NO. 2000.10)	1 per 25 sq m gross floor area (AMENDMENT BYLAW NO. 2000.10)
Technology Support Facility	1 per 40 sq. m gross floor area (AMENDMENT BYLAW NO. 2000.19)

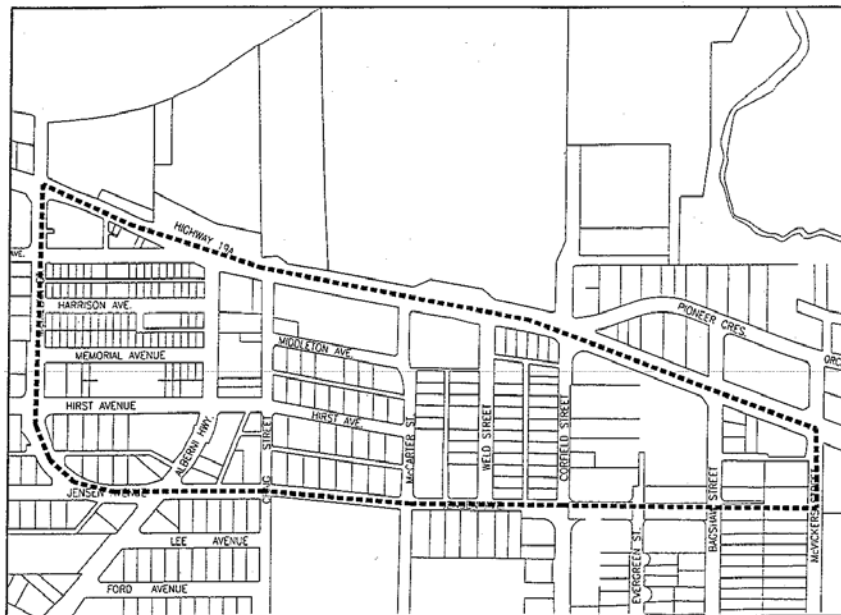
Theatre	1 per 4 seats
Tourist Attraction	1 per 4 persons capacity
Taxi Stand	1 per taxi, plus 2 additional spaces
TV/Radio Stations	1 per 30 m ² gross floor area
Warehouse	1 per 70 m ² gross floor area

Where a property is located within the Official Community Plan as "Downtown Core" and shown on Schedule "A" attached to and forming part of this bylaw, the above standards are reduced by 50%: (AMENDMENT BYLAW 2000.26)

- (i) Notwithstanding the foregoing, lots containing a site area of 2000 square metres or greater are subject to full parking requirements despite their location within the designated Downtown Core (AMENDMENT BYLAW 2000.26)

Lots which are within the area identified as "Downtown Core" in the Official Community Plan and as shown on Schedule "A" attached to and forming part of this bylaw and which have a minimum lot size of 570 square metres or less are exempt from any requirement to provide on site parking or cash-in-lieu thereof. (AMENDMENT BYLAW 2000.26)

DOWNTOWN CORE
Schedule "A" of Bylaw No. 2000.26



407.1. Despite the above, the parking requirements for mixed waterfront commercially zoned lands is as follows: (AMENDMENT BYLAW 2000.40)

Land Use	Parking Spaces Required
Resort Condominiums, hotels, multiple family residential	1 space per unit
Ancillary Resort Facilities	1 space per 30 sq. m. gross floor area

407.2. Surface parking shall not exceed 5% of the total number of parking spaces required for the site. (AMENDMENT BYLAW 2000.40)

408 PAID PARKING

- .1 Within the area identified as "Downtown Core" on Schedule "B" of the Official Community Plan, the Municipal Council will accept cash payment in lieu of the provision of on-site parking in the amount of \$9,800.00 per space. (AMENDMENT BYLAW NO. 2000.25)
 - (i) Notwithstanding the foregoing, 100% of the parking requirement may be met through cash-in-lieu payment or a combination of cash payment in lieu of parking and the provision of on-site parking is acceptable. (AMENDMENT BYLAW NO. 2000.25)
- .2 All monies received pursuant to the requirements of this Section shall be placed in a reserve fund established under Section 378 of the *Municipal Act* for the provision of new and existing off-street parking space, and the City shall use such funds only for that purpose.
- .3 The requirements contained in this Section shall not be applied to any land, building or structure existing at the date of the adoption of this Bylaw so long as the land, building or structure continues to be put to a use which does not require more off-street parking spaces than were required of the use existing at the time this Bylaw was adopted.

409 PROVISION OF OFF-STREET LOADING FACILITIES

Where the terms of this Bylaw require the provision of off-street loading spaces, every owner of land shall, upon the lot in question, provide and maintain off-street loading spaces in accordance with the regulations contained in this Bylaw.

410 EXISTING BUILDINGS, STRUCTURES AND USES

- .1 For new buildings, structures or uses, off-street loading spaces shall be required in accordance with the regulations set out in Section 411 of this Division.
- .2 For existing buildings, structures or uses, off-street loading spaces required shall be the lesser of:

- (i) off-street loading spaces existing at the date of adoption of this Bylaw; or
 - (ii) the off-street loading spaces required by applying the regulations set out in Section 411 of this Division to the existing buildings, structures or uses.
- .3 For additions to existing buildings or structures, or for changes or additions to an existing use, the off-street loading spaces required shall be determined by applying the regulations in Section 412 of this Division to those changes or additions.

411 VOLUNTARY ESTABLISHMENT OF LOADING FACILITIES

Where off-street loading spaces in excess of Bylaw requirements are provided, their location, design and operation shall comply with the requirements of the Bylaw.

412 DEVELOPMENT AND MAINTENANCE STANDARDS FOR OFF-STREET LOADING

- .1 All off-street loading spaces shall be:
- (a) surfaced with asphalt, concrete or similar pavement so as to provide a surface that is durable and dust-free for the purpose intended;
 - (b) drained and graded so as to dispose of all surface water on-site. (AMENDMENT BYLAW NO. 2000.10)
- .2 All off-street loading spaces shall be a minimum of 9.0 metres in length and 3.0 metres in width, and have a vertical clearance of 4.3 metres.
- .3 Adequate provision shall be made for access by vehicles to all off-street loading spaces by means of a 6 metre maneuvering aisle and shall be located so that each separate use within a development has access to a space.
- .4 All off-street loading spaces shall be clearly marked with the words "LOADING SPACE ONLY" on the pavement or wall facing.

413 OFF STREET LOADING REQUIREMENTS

One off street loading space shall be provided for each 2,000 m² of gross floor area or fraction thereof within a building or structure that contains an industrial, commercial, or public institutional use.

414 REFUSE REMOVAL AREA REQUIREMENTS

- .1 Every commercial, industrial, institutional or multiple family residential building shall be provided with a refuse removal area of at least 3.0 metres in width and 4.0 metres in length.