

## **Section 10.0 Automobile Parking, Bicycle Parking and Loading Provisions**

### **10.1 Location**

**Parking space, loading space, bicycle parking space and stacking lane space** requirements of this By-law shall be provided for and located on the same **lot** as the use for which the **parking space, loading space, bicycle parking space or stacking lane space** is required.

### **10.2 Deficiencies**

- (1) Where an existing use is deficient in the required minimum number of **parking spaces** or exceeds the permitted maximum number of **parking spaces** of this By-law, it shall be deemed that the minimum and maximum number of required **parking spaces** shall be the legally existing number of **parking spaces**, provided that the existing use continues and there is no enlargement or expansion that results in a net increase that results in an increase to the **gross floor area** of the existing use, **building or structure**.
- (2) Where an enlargement or expansion of the existing use, **building or structure** is made that results in an increase to gross floor area, the **parking space, visitor parking space, loading space and stacking lane space** requirements of this By-law shall be satisfied only with respect to the enlargement or expansion made to the existing use, **building or structure**.
- (3) Where an existing use changes to a new use subsequent to the day this By-law is passed by **Council**, and the new use is deficient in the required minimum number of **parking space** requirements of this By-law, it shall be deemed that the **parking space, visitor parking space, loading space and stacking lane space** requirements of this By-law shall apply to the new use.

### **10.3 Access**

- (1) A **parking space or loading space** shall have direct access to a driveway, aisle, **street or lane**. Where access to a **parking space or loading space** is provided by a driveway or aisle, the driveway or aisle shall have direct access to a **street or lane**.
- (2) A **parking space, loading space, bicycle parking space, driveway or aisle** shall be used and maintained for such purposes.
- (3) A **parking space, loading space, bicycle parking space, driveway or aisle** shall be unobstructed and free of any **structure** or encroachment, unless otherwise permitted by this By-law.
- (4) Nothing in this By-law shall prohibit a driveway or aisle from providing mutual access between two **lots**, provided that the total width of the mutual driveway or aisle complies with the requirements of this By-law. This provision does not apply to **neighbourhood zones**.

### **10.4 Reductions**

Any reduction to the **parking space** requirements of this By-law shall not apply to a required **loading space, bicycle parking space or stacking lane space**.

## 10.5 Calculation of Parking Spaces

If the calculation of required **parking spaces**, bicycle parking spaces, **loading spaces**, **electric vehicle parking spaces** or stacking lane spaces results in a fraction, the applicable requirement shall be rounded up to the next whole number.

## 10.6 Automobile Parking Space Provisions

### 10.6.1 Provisions Applying to All Automobile Parking Spaces

- (1) The provisions in Section 10.6 apply to all **parking spaces** and driveways to **lots** that are regulated by this By-law.
- (2) Automobile **parking spaces** must be provided collectively for each use on a **lot** in an amount that complies with the provisions in Section 10.7 of this By-law.

**Table 10.1A Minimum Dimensions of Various Types of Automobile Parking Spaces Provisions**

Automobile Parking Space Type	Length (m)	Width (m)	Vertical Clearance (m)
Perpendicular <b>parking space</b>	5.7	2.7	2.0
Perpendicular compact <b>parking space</b> (Type A) (1)(6)(7)	5.2	2.6	2.0
Perpendicular compact <b>parking space</b> (Type B) (2)(6)(7)	5.0	2.5	2.0
Parallel <b>parking space</b>	6.7	2.5	2.0
Tandem <b>parking space</b>	5.7	2.7	2.0
Stacked <b>parking space</b>	5.7	2.7	2.0
Stacking lane spaces (3)(4)(5)	6.0	2.7	2.0

**Table 10.1B Minimum Dimensions of Various Types of Automobile Parking Spaces Special Provisions**

1	A maximum of 40% of the residential <b>parking spaces</b> provided for <b>dwelling units</b> , for uses other than <b>detached dwelling</b> , <b>semi-detached dwelling</b> , <b>street townhouse dwelling</b> , <b>block residential dwelling</b> , or <b>back-to-back dwelling</b> , excluding facilities used exclusively for visitor parking, may be in the form of Type A compact <b>parking spaces</b> .
2	A maximum of 10% of the residential <b>parking spaces</b> provided for <b>apartment dwellings</b> and <b>block residential dwellings</b> that share a parking facility, excluding facilities used exclusively for visitor parking may be in the form of Type B compact <b>parking spaces</b> .
3	Stacking lane spaces shall be <b>setback</b> a minimum of 15 metres from a <b>neighbourhood zone</b> and shall not be located in a <b>front yard</b> .
4	Stacking lane spaces shall not be included in the calculation of required <b>parking spaces</b> .
5	The minimum number of stacking lane spaces shall be required in accordance with Table 10.2A
6	Visitor <b>parking spaces</b> and <b>parking spaces</b> provided for <b>non-residential</b> uses shall not be in the form of Type A or Type B compact <b>parking spaces</b> .
7	Type A and Type B compact <b>parking spaces</b> are permitted within a site development.

**Table 10.2A Minimum Stacking Lane Space Provisions**

Use	Minimum Stacking Lane Space Requirement
Car wash (automated)	8
<b>Drive-through facility</b> associated with a restaurant	8
<b>Drive-through facility</b> associated with a financial institution	4

- (3) A **parking space** that is not perpendicular or parallel to a driveway shall have an area comprised of a rectangle with a minimum width of 2.7 metres and a minimum length of 5.7 metres.
- (4) The width of an aisle shall comply with the following:
  - a) The width of an aisle permitting two directions of **motor vehicle** traffic shall be a minimum of 6 metres.
  - b) The width of an aisle permitting one direction of **motor vehicle** traffic shall comply with the following provisions:
    - i. aisles with **parking spaces** angled greater than 70 degrees and up to 90 degrees, to the **aisle** shall have a minimum width of 6 metres;
    - ii. aisles with **parking spaces** angled greater than 50 degrees and up to 70 degrees, to the **aisle** shall have a minimum width of 5.5 metres; and,
    - iii. aisles with **parking spaces** angled at or less than 50 degrees to the aisle shall have a minimum width of 4 metres.
- (5) A **parking structure** shall only be located below established grade.
- (6) Notwithstanding Section 10.6.1 (5), a **parking structure** may be permitted above **established grade** within the KDA-YB **Zone** and where located within a high water table area as shown on Overlay "G" and subject to the requirements of Section 10.6.3.
- (7) For a **detached dwelling, semi-detached dwelling, street townhouse dwelling, block residential dwelling, back-to-back dwelling, stacked townhouse dwelling, rear lane townhouse dwelling, or quadruplex dwelling**, where a 0.3 metre **reserve** abutting a **street** exists, no part of any **attached garage** or **detached garage**, other than one completely below the **established grade**, shall be permitted closer than 5.7 metres to such **reserve**.
- (8) Tandem **parking spaces** shall not be permitted for **non-residential** uses in a parking structure or **parking area**. For residential **low-rise buildings, mid-rise buildings** and **high-rise buildings**, tandem **parking spaces** shall not contribute to the minimum **parking space** requirements.
- (9) For a **high-rise building, mid-rise building** or **low-rise building**, the following provisions shall apply:
  - a) all **parking areas** shall be located in the **rear yard** or **side yard** of a **lot**; and,
  - b) **parking areas** shall not be permitted to locate in any **yard** abutting an **active-at-grade frontage**.

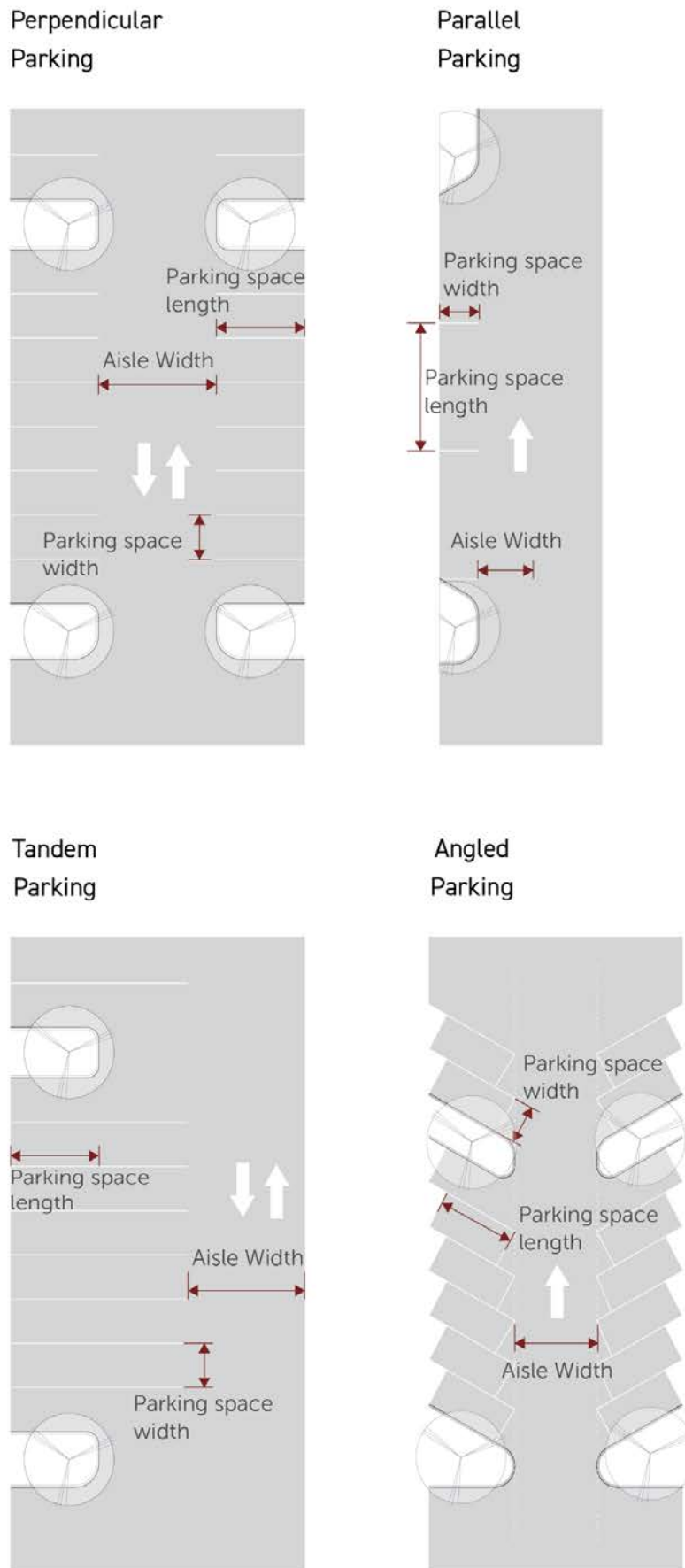


Figure 13: Section 10.6.1 – Automobile Parking Space Provisions

### 10.6.2 Obstruction of a Parking Space

- (1) The side of a **parking space** is obstructed if any part of a fixed object such as a wall, column, bollard, **fence** or pipe is situated within 0.3 metres of the side of the **parking space**, measured at right angles, and more than 1 metre from either end of the **parking space**. Light standards that are located at the centre corners of 4 adjoining **parking spaces** are not considered an obstruction.

- (2) Where a **parking space** is obstructed on one or both sides in accordance with this By-law, the minimum width of the **parking space** must be increased by 0.3 metres.

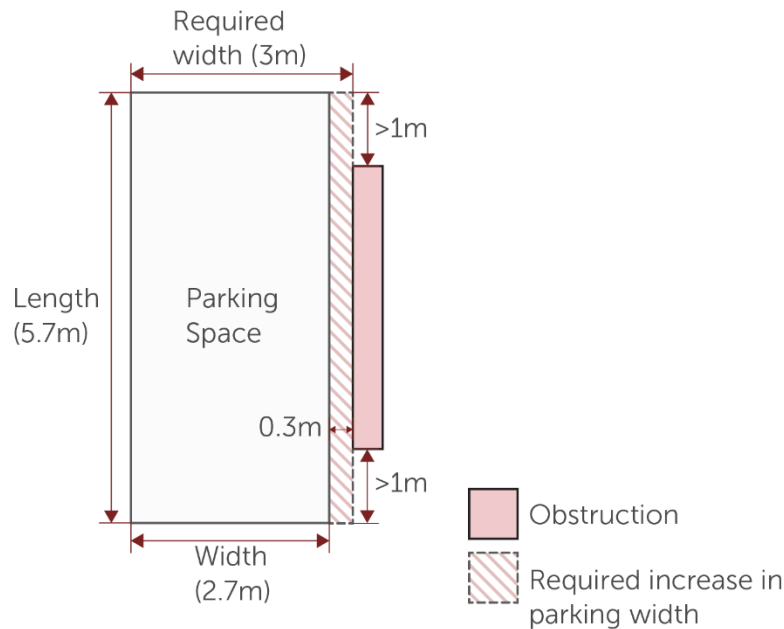


Figure 14: Section 10.6.2 – Obstruction of a Parking Space

### 10.6.3 Automobile Parking Structures

- (1) For any **high-rise building**, **mid-rise building** or **low-rise building**, the following provisions shall apply:
- any portion of an **attached parking structure** that is above **established grade**, shall comply with the provisions for the **main building** on the **lot** in accordance with this By-law;
  - an **attached parking structure** that is above **established grade** is prohibited to locate in the **first storey** of a **building** within the first 10 metres of the depth of the **building** measured in from the **building main wall** along a **street line** abutting any **active-at-grade frontages**; and,
  - a **parking structure** that is above **established grade** shall be integrated into the rear or side of the **podium** of a **mid-rise building** or **high-rise building**. A standalone **parking structure** shall not be permitted.

### 10.6.4 Parking and Storage of Commercial Vehicles

The following provisions apply to the parking and storage of **commercial motor vehicles**:

- No **commercial motor vehicles**, farm machinery, farm tractor, road building machine, **school bus**, **semi-trailer** or **trailer** shall be parked on any **lot** in a **neighbourhood zone** unless parked entirely within a wholly enclosed **building** or carport. Notwithstanding, a **school bus** may be parked on a **lot** containing an **elementary school** or **secondary school**.
- No person shall use any lot for the parking or storage, temporary or otherwise, of any **commercial machinery** or **equipment** with the exception of any **commercial machinery** or **equipment** which is parked or stored for the purpose of landscaping, construction or excavation on that **lot** and so long as the machinery or equipment is not parked or stored on the **lot** for longer than 96 hours prior to commencement and 96 hours after the completion of said construction, landscaping or excavation on that **lot**.

- c) Notwithstanding the provisions of Sections 10.6.4(a) and (b), parking on a **lot** for not more than 24 hours of a maintenance, service or delivery vehicle in the course of its normal maintenance, service or delivery duty is permitted.

#### 10.6.5 Driveways

- (1) Driveways used for the parking of **motor vehicles** and/or used to access a **building** or **structure** shall:
  - a) not be located within a **daylighting triangle**;
  - b) have a minimum **setback** of 0.3 metres from the **side lot line**;
  - c) no **parking area** shall be permitted within a required **front yard** or required **flankage yard** except on a driveway; and,
  - d) the parking of a **motor vehicle** in a **soft landscaped** area is prohibited.
- (2) A driveway may have a **setback** of zero metres from the **side lot line** if the driveway is to be shared with a **driveway** on an abutting **lot** or if the driveway is located along the **side lot line** of an end unit of a **street townhouse dwelling, block residential dwelling, back-to-back dwelling, rear lane townhouse dwelling, stacked townhouse dwelling** or **multiplex dwelling**.
- (3) Driveways leading to a **parking area** for a **high-rise building, mid-rise building, low-rise building**, and **dwelling units** with frontage onto a **lane**, shall have a minimum width of 4 metres for one-way **motor vehicle** traffic and 6 metres for two-way **motor vehicle** traffic.
- (4) Circular driveways are permitted on **lots** having a minimum **lot frontage** of 18 metres, provided that the **main building** on the **lot** is set back from the **front lot line** a minimum of 9 metres and provided that the minimum distance between the two driveway entrances, measured along the **front lot line**, is greater than 7.6 metres.
- (5) Number of driveways permitted on a **lot**:
  - a) On **lots** having less than 18 metres of **lot frontage**, only one driveway is permitted.
  - b) On **lots** having between 18 metres and 25 metres of **lot frontage**, a maximum of two driveways are permitted.
  - c) On **lots** having more than 25 metres of **lot frontage**, a maximum of three driveways are permitted.

#### 10.7 Automobile Parking Rates

Section 10.7 applies to the Parking Strategy Area as shown on Schedule "D".

- (1) Automobile **parking spaces** must be provided for every **building** or **structure** erected or enlarged, in accordance with Table 10.3A.
- (2) The rates in Table 10.3A are based on the number of **parking spaces** per **dwelling unit** for **residential uses** and on the number of **parking spaces** for every 100 m<sup>2</sup> of **gross floor area** for **non-residential** uses, unless otherwise noted in Table 10.3A.

**Table 10.3A Minimum and Maximum Automobile Parking Space Provisions**

<b>Parking Strategy Area</b>	<b>PSA 1 (1)</b>	<b>PSA 2</b>	<b>PSA 3</b>	<b>PSA 4</b>
<b>Rate Range</b>	<b>Min/Max</b>	<b>Min/Max</b>	<b>Min/Max</b>	<b>Min/Max</b>
<b>Residential Uses</b> (parking spaces per dwelling unit)				
<b>Apartment Dwelling</b>				
Bachelor unit	0.00/0.80	0.65/0.80	0.80/1.00	0.90/0.00
1 bedroom unit	0.00/0.95	0.75/0.95	0.90/1.15	1.00/0.00
2 or more bedroom unit	0.00/1.05	0.85/1.05	1.00/1.25	1.20/0.00
<b>Block residential dwelling</b>	0.00/2.00	1.00/2.00	1.00/2.00	1.50/0.00
<b>Back-to-back dwelling (3)</b>	0.00/2.00	1.00/2.00	1.00/2.00	1.50/0.00
<b>Rear lane townhouse dwelling (3)</b>	0.00/2.00	1.00/2.00	1.00/2.00	1.50/0.00
<b>Stacked townhouse dwelling (3)</b>	0.00/2.00	1.00/2.00	1.00/2.00	1.50/0.00
<b>Live-work unit</b>	0.00/2.00	1.00/2.00	1.00/2.00	2.00/0.00
<b>Street townhouse dwelling</b>	0.00/0.00	1.00/0.00	1.00/0.00	2.00/0.00
<b>Multiplex dwelling</b>	0.00/0.00	1.00/0.00	1.00/0.00	1.00/0.00
<b>Detached dwelling (3)</b>	0.00/0.00	1.00/0.00	1.00/0.00	2.00/0.00
<b>Semi-detached dwelling (3)</b>	0.00/0.00	1.00/0.00	1.00/0.00	2.00/0.00
<b>Duplex dwelling</b>	0.00/0.00	1.00/0.00	1.00/0.00	1.00/0.00
<b>Independent seniors living residence / Seniors citizen dwelling</b>	0.00/0.60	0.33/0.60	0.33/0.60	0.50/0.00
<b>Long-term care home (2)(4)</b>	0.00/0.60	0.25/0.60	0.25/0.60	0.25/0.00
<b>Assisted living residence (4)</b>	0.00/0.60	0.25/0.60	0.25/0.60	0.25/0.00
<b>Non-Residential Uses</b> (parking spaces per 100 m <sup>2</sup> unless otherwise noted)				
<b>Arts and cultural facility</b>	0.00/5.30	4.25/5.30	4.70/5.90	6.00/0.00
Auto body repair shop	0.00/3.75	3.00/3.75	3.00/3.75	3.00/0.00
Repair shops for internal combustion engines	0.00/3.75	3.00/3.75	3.00/3.75	3.00/0.00
<b>Automotive service station</b>	0.00/3.50	3.00/3.75	3.00/3.75	3.00/0.00
Vehicle washing establishment per bay	0.00/1.25	1.00/1.25	1.00/1.25	1.00/0.00
<b>Automotive service station – accessory commercial</b>	0.00/3.75	3.00/3.75	3.00/3.75	3.00/0.00
<b>Automotive service station – restaurant</b>	0.00/3.50	2.80/3.50	3.10/3.90	6.00/0.00
<b>Commercial uses</b>	0.00/3.15	2.50/3.15	3.00/3.75	4.30/0.00
<b>Major retail</b>	0.00/3.15	2.50/3.15	3.00/3.75	4.30/0.00
<b>Child care centre</b>	0.00/2.20	1.75/2.20	2.25/2.80	2.50/0.00
<b>Hospital and healthcare centre and ancillary commercial uses</b>	0.00/3.15	2.50/3.15	2.50/3.15	2.50/0.00

Parking Strategy Area	PSA 1 (1)	PSA 2	PSA 3	PSA 4
Rate Range	Min/Max	Min/Max	Min/Max	Min/Max
<b>Hotel / Motel</b>				
per 100 m <sup>2</sup> of conference space	0.00/5.30	4.50/3.15	4.45/5.30	5.00/0.00
in addition, per room	0.00/0.80	0.65/0.80	0.70/0.80	0.80/0.00
<b>Major office</b>	0.00/2.50	2.00/2.50	2.20/2.75	2.80/0.00
<b>Place of worship</b>	0.00/5.30	4.25/5.30	4.70/5.90	6.40/0.00
<b>Private school</b>				
per classroom	0.00/3.40	2.70/3.40	3.00/3.75	3.80/0.00
<b>Social services</b>	0.00/5.30	4.25/5.30	4.70/5.90	6.00/0.00
All other <b>Community uses</b>	0.00/3.75	3.00/3.75	4.00/5.00	4.50/0.00
Manufacturing	0.00/0.90	0.70/0.90	0.70/0.90	0.70/0.00
Assembly of manufactured goods and materials	0.00/1.40	1.10/1.40	1.10/1.40	1.10/0.00
<b>Warehouse</b>	0.00/0.90	0.70/0.90	0.70/0.90	0.70/0.00

**Table 10.3B Minimum and Maximum Automobile Parking Space Special Provisions**

1	The provisions of Section 10.7 do not apply to PSA1 save and except for 10.9. Where a <b>parking space</b> , stacking lane space, <b>loading space</b> , tandem <b>parking space</b> , <b>stacked parking space</b> , driveway or aisle is provided on lands located within PSA 1, such shall be in accordance with provisions of 10.6 and 10.10.
2	The <b>parking space</b> requirement for a <b>long-term care home</b> is calculated on total number of beds.
3	Notwithstanding Table 10.3A, one <b>parking space</b> per <b>dwelling unit</b> is required on lands located within a Greenway System <b>zone</b> as shown on Schedules "A" and "A1".
4	Notwithstanding Table 10.3A, one <b>parking space</b> per four beds is required on lands located within a Greenway System <b>zone</b> as shown on Schedules "A" and "A1".

**Table 10.3C Minimum and Maximum Visitor Automobile Parking Space Provisions**

Parking Strategy Area	PSA 1	PSA 2	PSA 3	PSA 4
	Min/Max	Min/Max	Min/Max	Min/Max
<b>Apartment dwelling</b>	0.00/0.20	0.15/0.20	0.15/0.20	0.20/0.00
<b>Block residential dwelling</b>	0.00/0.20	0.15/0.20	0.15/0.20	0.20/0.00
<b>Stacked townhouse dwelling</b>	0.00/0.20	0.15/0.20	0.15/0.20	0.20/0.00

## 10.8 Automobile Parking Space Exemptions

### 10.8.1 Shared Parking Rates

- (1) Where a **live-work unit** is permitted, no additional **parking space** is required provided that the primary **dwelling unit** provides for a minimum of two **parking spaces**. This provision does not apply to PSA 1.
- (2) Where there is one or more uses on a **lot**, the minimum required **parking spaces** and the portion thereof shall be applied to each of the uses listed in Tables 10.3A and 10.3C.

### 10.8.2 Mixed-Use Development Shared Parking Reduction

- (1) Where visitor **parking spaces** and **parking spaces** provided for **non-residential** uses within a mixed-use development on a **lot** are shared, a 10% reduction to the minimum required **parking spaces** for these **non-residential uses** shall be permitted, provided that all shared **parking spaces** provided for visitors and the **non-residential** uses must be accessible and available for use by **non-residential** uses and visitors.
- (2) The reduction identified in Section 10.8.2 (1) shall not be applicable to any uses or the required **parking spaces** for uses that are not located on the same **lot**.

## 10.9 Bicycle Parking Space Provisions

### 10.9.1 Provisions Applying to All Bicycle Parking Spaces

- (1) No person shall use any **land, building or structure** in any **zone** for any purpose permitted by this By-law, unless bicycle spaces are provided on the same **lot** in accordance with Table 10.4B, unless otherwise permitted by this By-law.
- (2) The provisions in Section 10.9 apply to all required bicycle parking spaces to **lots** that are regulated by this By-law.
- (3) Bicycle parking spaces must be provided collectively for each use on a **lot** in an amount that complies with the provisions in Section 10.9.
- (4) Minimum dimensions of various types of bicycle parking spaces are set out in Table 10.4A.
- (5) Bicycle parking spaces must be provided for every **building or structure**, erected or enlarged in accordance with Table 10.4B.
- (6) The rates in Table 10.4B are based on the number of bicycle parking spaces per **dwelling unit** for **residential uses** and on the number of bicycle parking spaces for every 100 m<sup>2</sup> of **gross floor area** for **non-residential** uses, unless otherwise noted in Table 10.4B.

**Table 10.4A Minimum Dimensions of Various Types of Bicycle Parking Spaces Provisions**

<b>Bicycle Parking Space Type</b>	<b>Length (m)</b>	<b>Width (m)</b>	<b>Vertical Clearance (m)</b>
Bicycle parking space (horizontal)	1.8	0.6	1.9
Bicycle parking space (vertical)	1.2	0.6	1.9
Bicycle parking space (stacked)	1.8	0.6	1.2

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**Table 10.4B Minimum Bicycle Parking Space Provisions**

	<b>PSA1</b>	<b>PSA1</b>	<b>PSA2</b>	<b>PSA2</b>	<b>PSA3</b>	<b>PSA3</b>	<b>PSA4</b>	<b>PSA4</b>
	<b>Min. Long-Term Bicycle Parking Spaces</b>	<b>Min. Short-Term Visitor Bicycle Parking Spaces (1)(2)(3)</b>	<b>Min. Long-Term Bicycle Parking Spaces</b>	<b>Min. Short-Term Visitor Bicycle Parking Spaces (1)(2)</b>	<b>Min. Long-Term Bicycle Parking Spaces</b>	<b>Min. Short-Term Visitor Bicycle Parking Spaces (1)(2)</b>	<b>Min. Long-Term Bicycle Parking Spaces</b>	<b>Min. Short-Term Visitor Bicycle Parking Spaces (1)(2)</b>
<b>Apartment dwelling (4)</b>	0.72 bicycle parking space per dwelling unit	0.045 bicycle parking space per dwelling unit	0.6 bicycle parking space per dwelling unit	0.03 bicycle parking space per dwelling unit	0.6 bicycle parking space per dwelling unit	0.03 bicycle parking space per dwelling unit	0.6 bicycle parking space per dwelling unit	0.03 bicycle parking space per dwelling unit
<b>Block residential dwelling</b> <b>Rear lane townhouse dwelling</b>		0.045 bicycle parking space per dwelling unit		0.03 bicycle parking space per dwelling unit		0.03 bicycle parking space per dwelling unit		0.03 bicycle parking space per dwelling unit
<b>Stacked townhouse dwelling</b>	0.72 bicycle parking space per dwelling unit	0.045 bicycle parking space per dwelling unit	0.6 bicycle parking space per dwelling unit	0.03 bicycle parking space per dwelling unit	0.6 bicycle parking space per dwelling unit	0.03 bicycle parking space per dwelling unit	0.6 bicycle parking space per dwelling unit	0.03 bicycle parking space per dwelling unit
<b>Non-residential use (4)</b>	0.20 bicycle parking space per 100 m <sup>2</sup> of GFA	0.23 bicycle parking space per 100 m <sup>2</sup> of GFA	0.13 bicycle parking space per 100 m <sup>2</sup> of GFA	0.15 bicycle parking space per 100 m <sup>2</sup> of GFA	0.13 bicycle parking space per 100 m <sup>2</sup> of GFA	0.15 bicycle parking space per 100 m <sup>2</sup> of GFA	0.13 bicycle parking space per 100 m <sup>2</sup> of GFA	0.15 bicycle parking space per 100 m <sup>2</sup> of GFA

**Table 10.4C Minimum Bicycle Parking Space Special Provisions**

1	Short-term visitor bicycle parking spaces shall be located at-grade or within the <b>first storey</b> of a <b>building</b> or in combination thereof.
2	A minimum of 50% of the required <b>short-term bicycle parking spaces</b> shall be located in a covered area.
3	A minimum of 6 public bicycle parking spaces are required in addition to the <b>short-term bicycle parking spaces</b> .
4	All required bicycle parking areas shall be located at-grade, no more than one level below or above <b>grade</b> , on any other parking level adjacent to an elevator shaft or in combination thereof.

**10.10 Loading Space Provisions**

**10.10.1 Provisions Applying to All Loading Spaces**

- (1) The provisions in Section 10.10 apply to all required **loading spaces** to **lots** that are regulated by this By-law.
- (2) **Loading spaces** must be provided collectively for each use on a **lot** in an amount that complies with the provisions in Section 10.10.2.
- (3) A **loading space** shall be paved and free and clear of any encroachments, including any overhead encroachments. A required **loading space** shall have a width of not less than 4 metres and a length of not less than 13 metres with a minimum of 6.5 metres overhead clearance. The minimum overhead clearance applies to the area of the **loading space**. No structural or other encroachments may impinge on the vertical clearance of 6.5 metres above the entire loading space.
- (4) A **loading space** shall not be located in any **yard** abutting a **street** unless screened from view from the **street** by a **fence**, screen wall, or landscaped berm with a height of not less than 1.5 metres.
- (5) Notwithstanding Section 10.10.1(4), a **loading space** shall not be permitted in a **yard** abutting an **active-at-grade frontage**.
- (6) Aisles and driveways leading to a **loading space** shall not be used for the temporary parking or storage of 1 or more **motor vehicles**.
- (7) Section 10.10 does not apply on lands located within a Greenway System **zone** as shown on Schedules “A” and “A1”.

**10.10.2 Loading Space Rates**

- (1) **Loading spaces** must be provided for every **building** or **structure** erected or enlarged in accordance with Table 10.5A.
- (2) The rates in Table 10.5A are based on **dwelling unit** ranges for **residential uses** and on **gross floor area** ranges for **non-residential** uses, unless otherwise noted in the Table 10.5A.

**Table 10.5A Minimum Loading Spaces Provisions**

	Minimum Required Loading Spaces
<b>Buildings containing dwelling units</b>	
0 to 30 <b>dwelling units</b>	0
31 to 399 <b>dwelling units</b>	1
400 <b>dwelling units</b> or more	2
<b>Buildings containing non-residential uses</b>	
<b>Gross floor area</b> less than 500 m <sup>2</sup>	0
<b>Gross floor area</b> of between 500 to 2322 m <sup>2</sup>	1
<b>Gross floor area</b> of between 2323 to 9290 m <sup>2</sup>	2
For every additional 9290 m <sup>2</sup> above 9290 m <sup>2</sup>	1 additional

**10.11 Provisions for Loading Spaces for Automotive Service Stations**

The following provisions apply to **automotive service station** uses:

- a) A minimum of 1 **loading space** for a gas bar convenience retail store, having a width of not less than 3.5 metres and a length of not less than 13 metres and located adjacent to the gas bar convenience retail store is required.

**10.12 Electric Vehicle and Electric Bicycle Provisions**

**10.12.1 Electric Vehicle Parking Space Provisions**

- a) **Parking spaces** shall be provided in the form of **electric vehicle ready parking spaces** and **electric vehicle parking spaces** in accordance with Table 10.6A.
- b) Notwithstanding the requirements of Section 10.12.1(a), **electric vehicle ready parking spaces** and **electric vehicle parking spaces** are not required for **parking spaces** provided for the following:
  - i. visitor **parking spaces** for **residential uses**; and,
  - ii. **additional residential units**.

**Table 10.6A Minimum Electric Vehicle and Electric Bicycle Parking Space Provisions**

Use	Minimum Number of Required Electric Vehicle Ready Parking Spaces	Minimum Number of Required Electric Vehicle Parking Spaces
<b>Residential Uses</b>		
<b>Apartment dwelling</b> <b>Stacked townhouse dwelling</b> within a <b>building</b> with a <b>parking structure</b>	100% of the total provided <b>parking spaces</b>	None
<b>Stacked townhouse dwelling</b> within a <b>building</b> without a <b>parking structure</b> (1) <b>Detached dwelling</b> (1) <b>Semi-detached dwelling</b> (1) <b>Street townhouse dwelling</b> (1) <b>Block residential dwelling</b> (1) <b>Rear lane townhouse dwelling</b> (1) <b>Back-to-back dwelling</b> (1) <b>Duplex dwelling</b> (1) <b>Triplex dwelling</b> (1) <b>Quadruplex dwelling</b> (1) <b>Multiplex dwelling</b> (1)	1.0 space per <b>dwelling unit</b>	None
<b>Non-Residential Uses</b>		
<b>Major office</b>	10% of the total provided <b>parking spaces</b> or 1.0 space, whichever is greater	5% of the total provided <b>parking spaces</b>
<b>Commercial uses</b>	5% of the total provided <b>parking spaces</b> or 1 space, whichever is greater	2.5% of the total provided <b>parking spaces</b>
<b>Major retail</b>	5% of the total provided <b>parking spaces</b> or 1 space, whichever is greater	2.5% of the total provided <b>parking spaces</b>

**Table 10.6B Minimum Electric Vehicle and Electric Bicycle Parking Space Special Provisions**

1	This special provision does not apply to developments containing 10 <b>dwelling units</b> or less.
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**10.12.2 Permitted Electric Vehicle Supply Equipment within a Parking Space**

Electric vehicle charging stations are permitted to encroach 0.3 metres into a required **parking space** provided that the encroachment is not located further than 1 metre from either end of the **parking space**.