



Parking Requirements for Residential Buildings Containing Four Dwelling Units



Number of Parking Spaces	<ul style="list-style-type: none"> ➤ 1.5 spaces per Dwelling Unit of which 25% shall be for visitor parking. ➤ A minimum of 6 parking spaces is required. ➤ Tandem parking is <u>not</u> permitted. ➤ Properties located within the Downtown Area Overlay Zone benefit from a 50% reduction in the number of required parking spaces.
Size of Parking Spaces	<ul style="list-style-type: none"> ➤ All parking spaces must be 2.7m in width and 6.0m in length.
Parking Area and Driveway Location	<ul style="list-style-type: none"> ➤ The parking area and driveway shall not cover more than 50% of the Front or Rear Yard in a Residential Zone. ➤ On a Corner Lot, no driveway shall be located closer than 15m to the intersection of a local road, or 20m to the intersection of a collector road, arterial road or provincial highway. Where lot size or topographical limitations prevent the required setback distances, the driveway shall be located as far away from the corner as possible and the location shall be subject to approval by the City.
Width of Driveway and Drive Aisles	<ul style="list-style-type: none"> ➤ Two-way Driveway must be a minimum of 7.2m wide at the property line. ➤ The minimum width of an aisle providing access to parking shall be 6.0m. ➤ An aisle servicing a Parking Area which terminates in a dead end shall extend a minimum of 2.0m beyond the final Parking Space.
Landscape Requirements	<ul style="list-style-type: none"> ➤ When abutting a Residential or Open Space Zone or Use a minimum width of 2.0m of Landscaped Buffer Area is required. ➤ When abutting a Residential or Open Space Zone or Use a minimum height of 2.0m is required for a Landscaped Screening Strip. ➤ When abutting any other Zone or Use a minimum width of 1.0m of Landscaped Buffer Area is required. ➤ The required Landscaped Buffer Area shall be provided along property lines exclusive of entrances, shared access points and shared parking areas.
Snow Storage	<ul style="list-style-type: none"> ➤ Residential Uses where 5 or more parking spaces are required shall have a snow storage area that is 2% of parking areas and driveways.
Surface Treatment and Pavement Marking	<ul style="list-style-type: none"> ➤ Parking areas and driveways shall have a surface of cement or asphaltic binder or any other permanent type of surfacing. ➤ Parking spaces shall be clearly defined with the layout of spaces appropriately marked on the ground. ➤ Parking areas shall include a poured concrete barrier curb.

Surface treatment and pavement marking applies to Residential Uses where five or more parking spaces are required.

In addition, no Barrier-Free Parking is required and no Bicycle Parking is required.

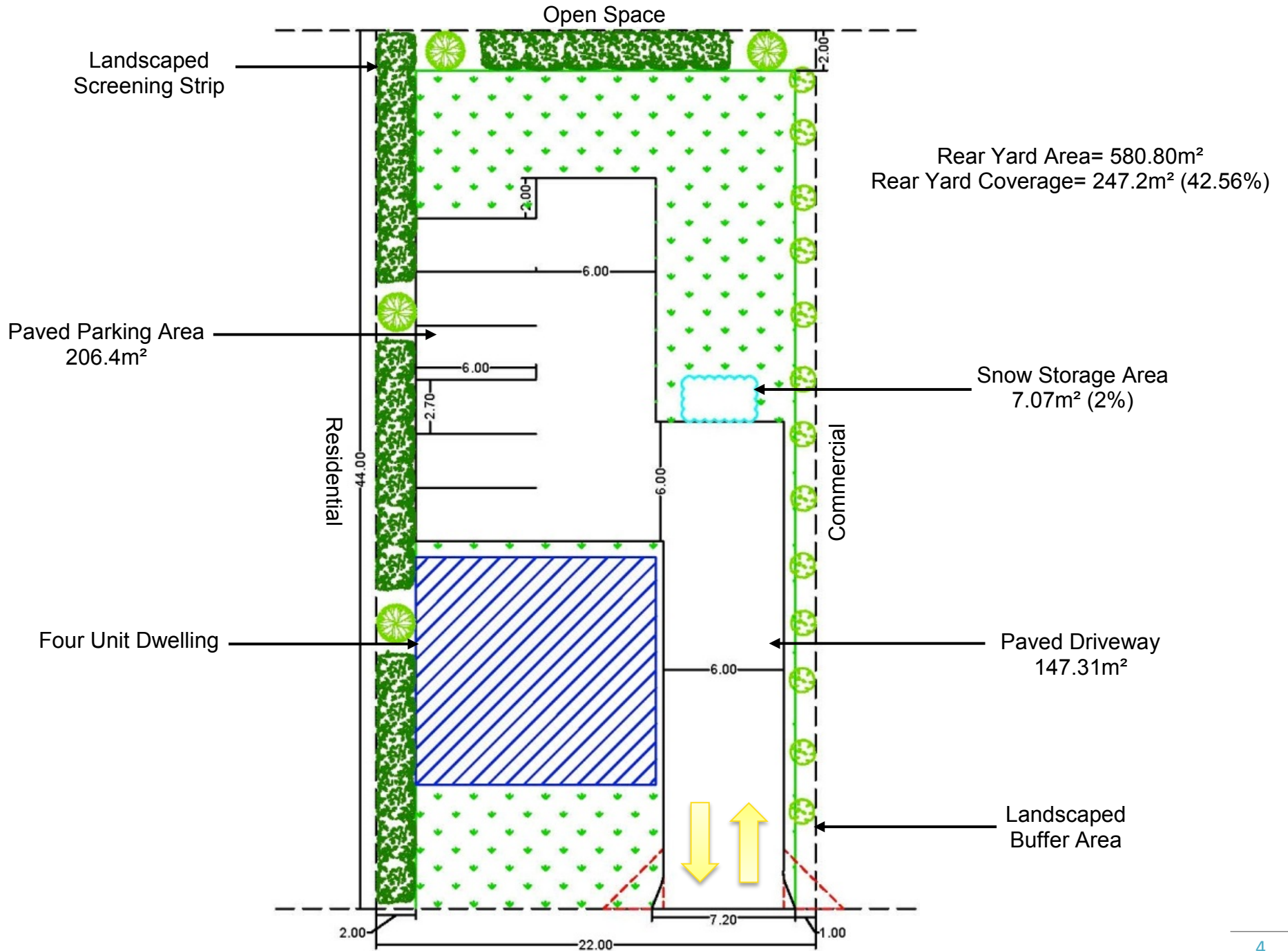
Landscaped Screening Strip means a row of coniferous vegetation that is designed to screen adjacent land uses and may include an opaque fence.

Landscaped Buffer Area means an area of continuous vegetation that is designed to separate adjacent land uses.

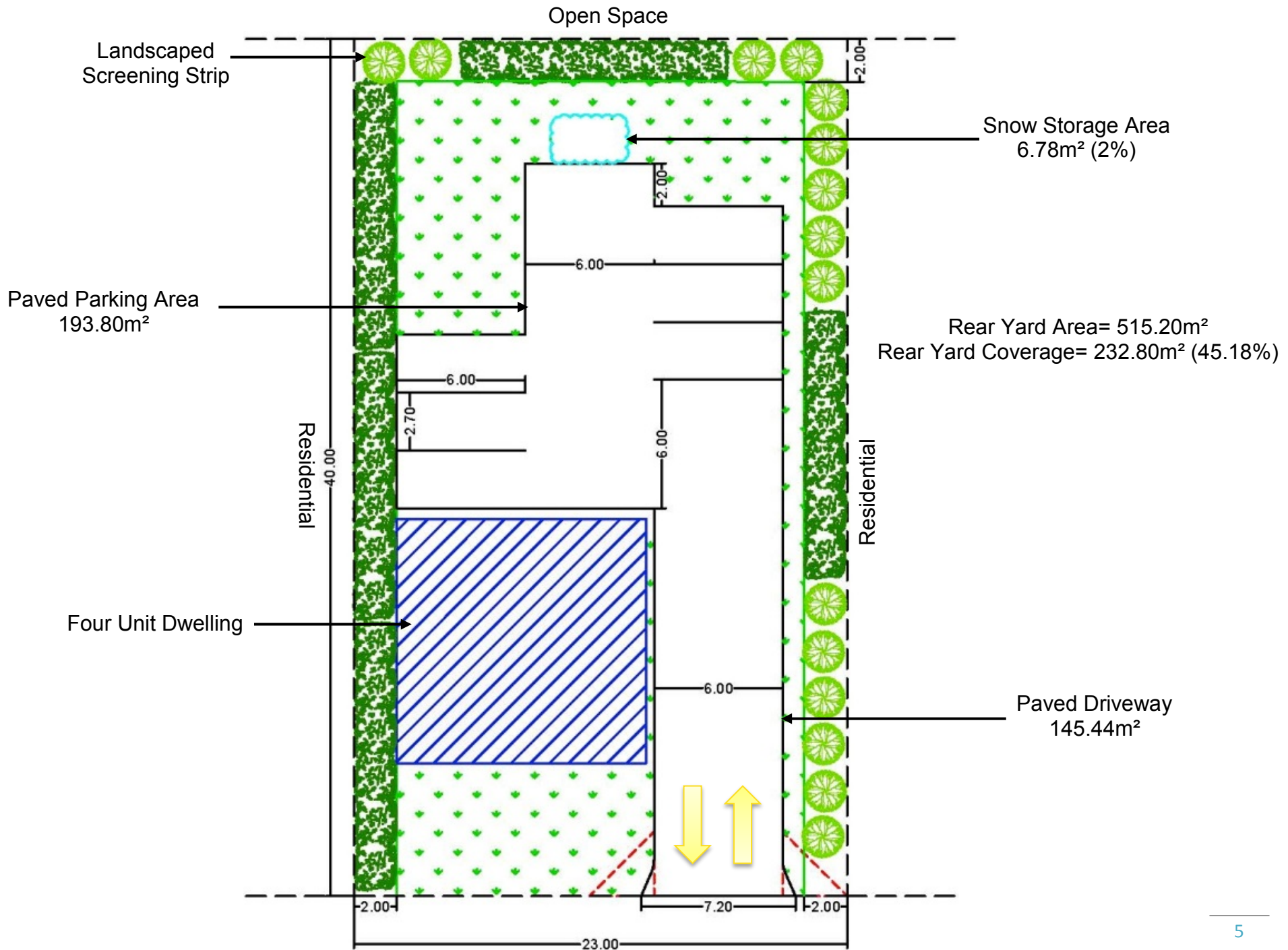
Further, Sight Triangles shall be maintained. *See page 12.*

Note: New Development requiring site alteration will require Site Plan Approval and pre-consultation with the City.

Examples of Permitted Parking Configurations: New Development on Lots Zoned Residential

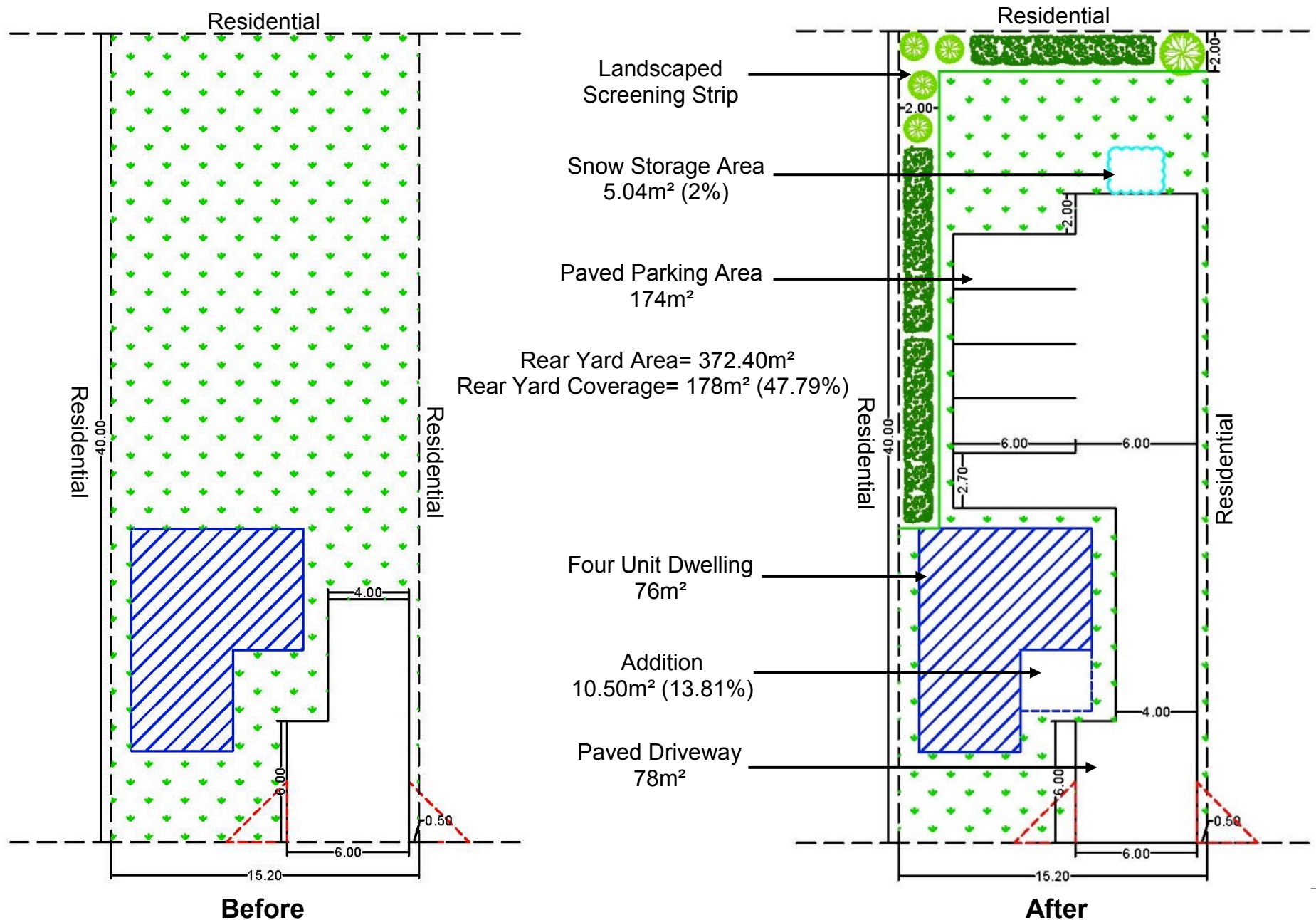


Examples of Permitted Parking Configurations: New Development on Lots Zoned Residential



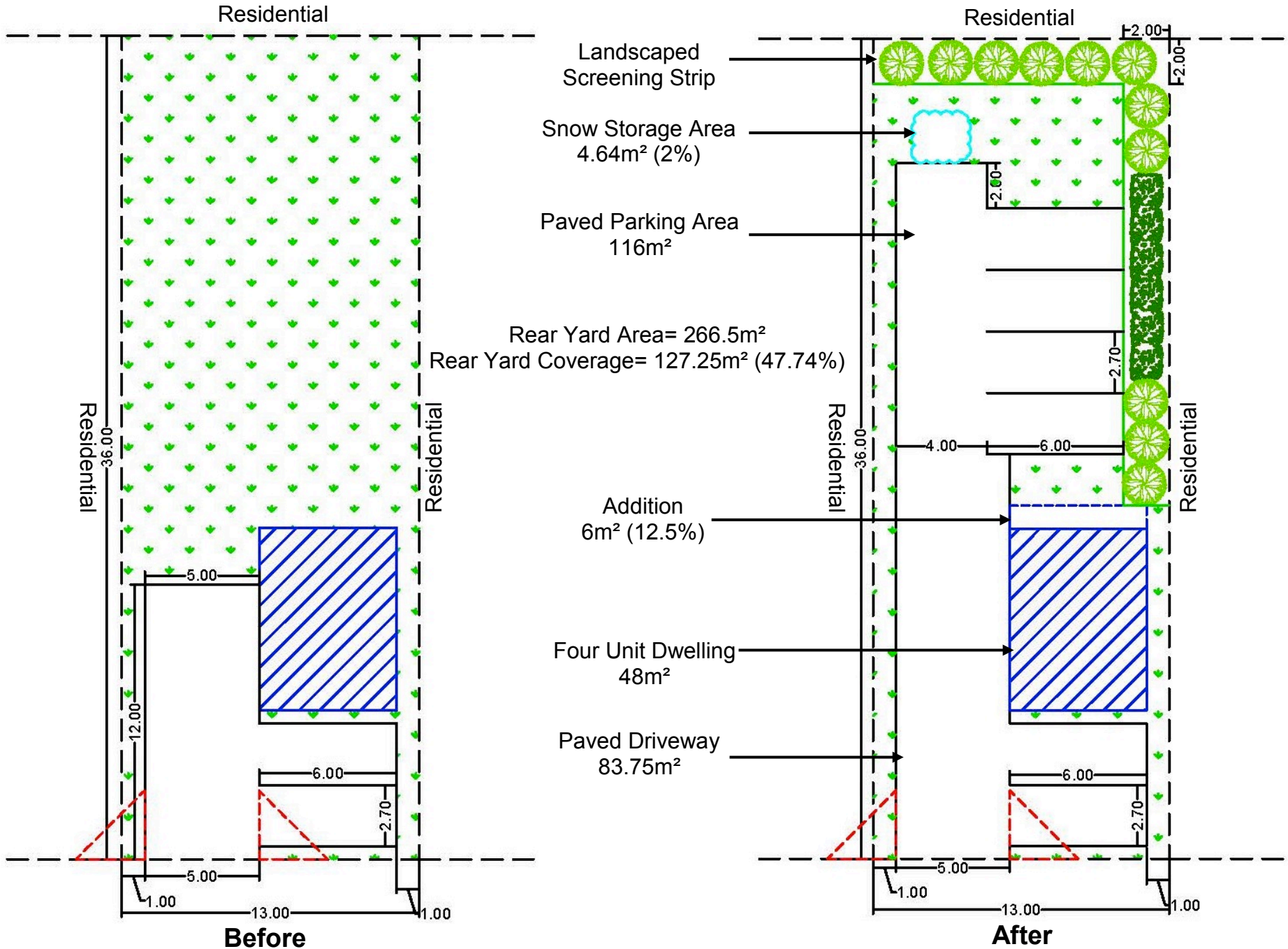
Examples of Permitted Parking Configurations: Existing Developed Site

Non-complying Aisle Width, Driveway Location, Driveway Width, Landscaped Buffer Areas, Landscaped Open Space, Landscaped Screening Strips, Lot Coverage and Parking Space Location are permitted provided that: there is no expansion to the Gross Floor Area of the Main Building by more than 15%; and the non-compliance is not increased.



Examples of Permitted Parking Configurations: Existing Developed Site

Existing Parking Space Location does not have to meet required Landscaped Buffer Areas or Landscaped Screening Strips but shall comply with Rear or Front Yard Coverage.

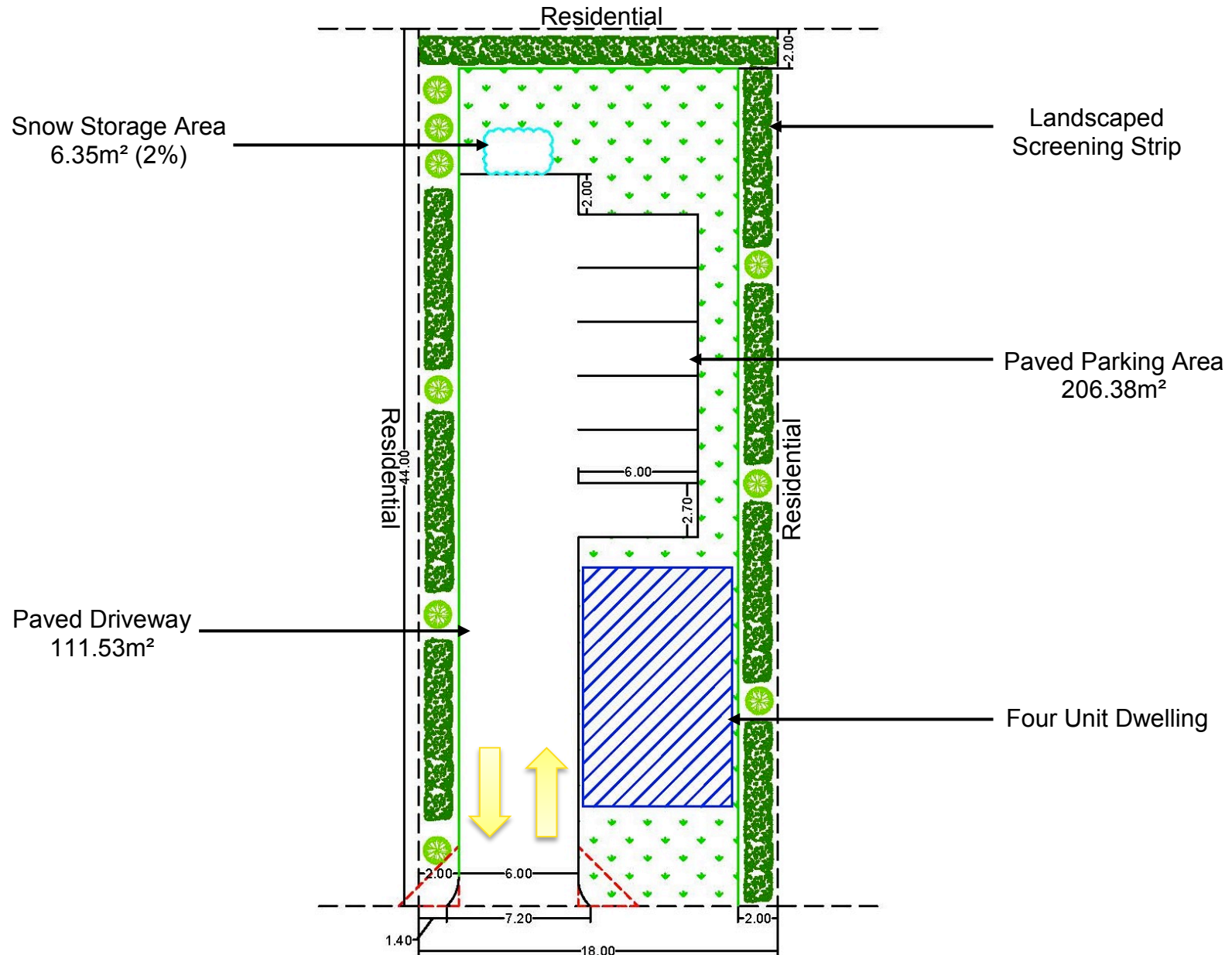


Examples of Permitted Parking Configurations: Sites Zoned C2i, C3i, C4i

(Not located within the Downtown)

Parking Area Location

- Only permitted in a Side or Rear Yard.
- Save and except where a 2.0m Landscaped Buffer Area is required, no part of any Parking Area, other than the ingress or egress points used for access from the street, shall be located closer than 1.5m to any other lot line.

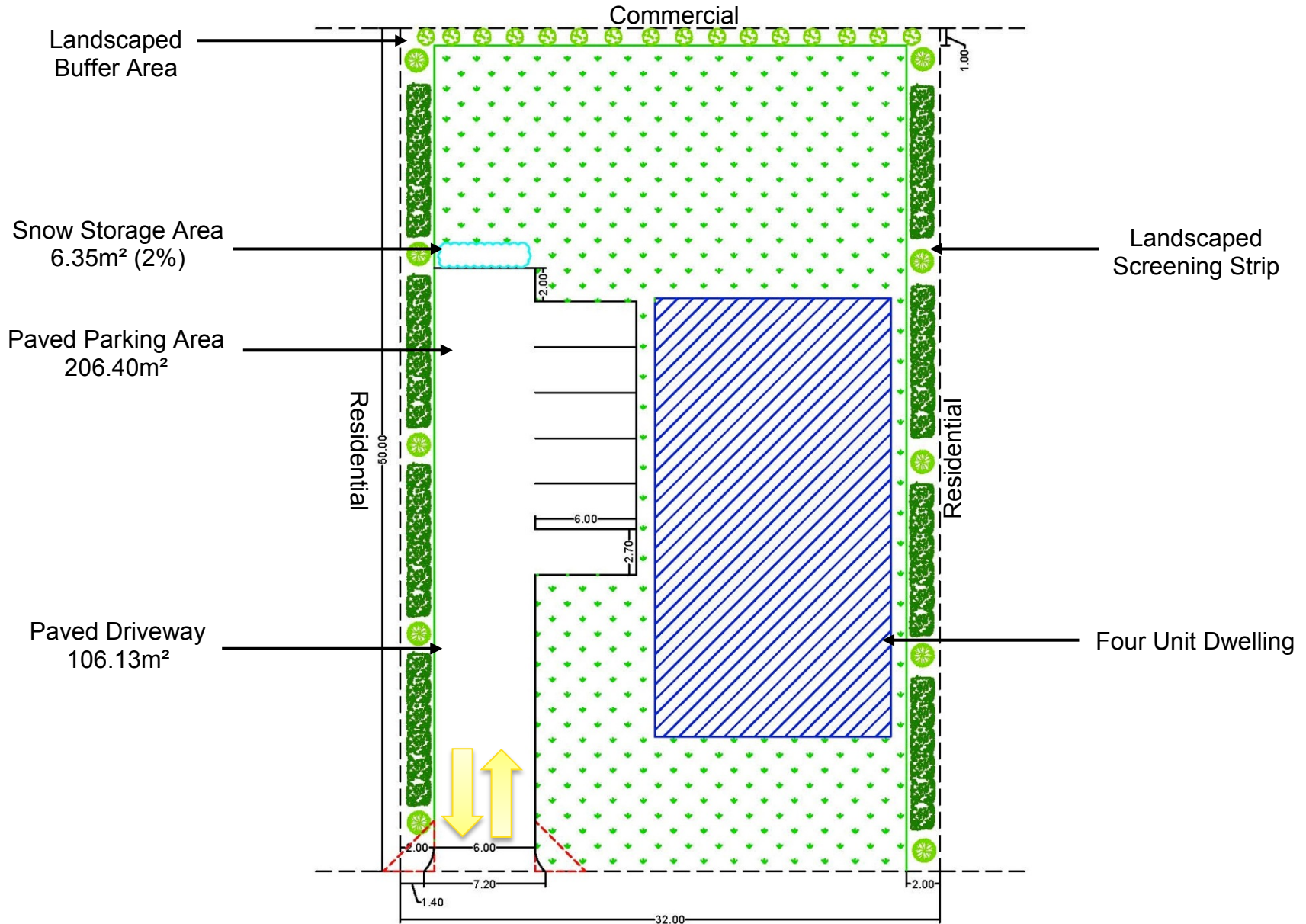


Examples of Permitted Parking Configurations: Sites Zoned C2i, C3i, C4i

(Not located within the Downtown)

Landscape Requirements

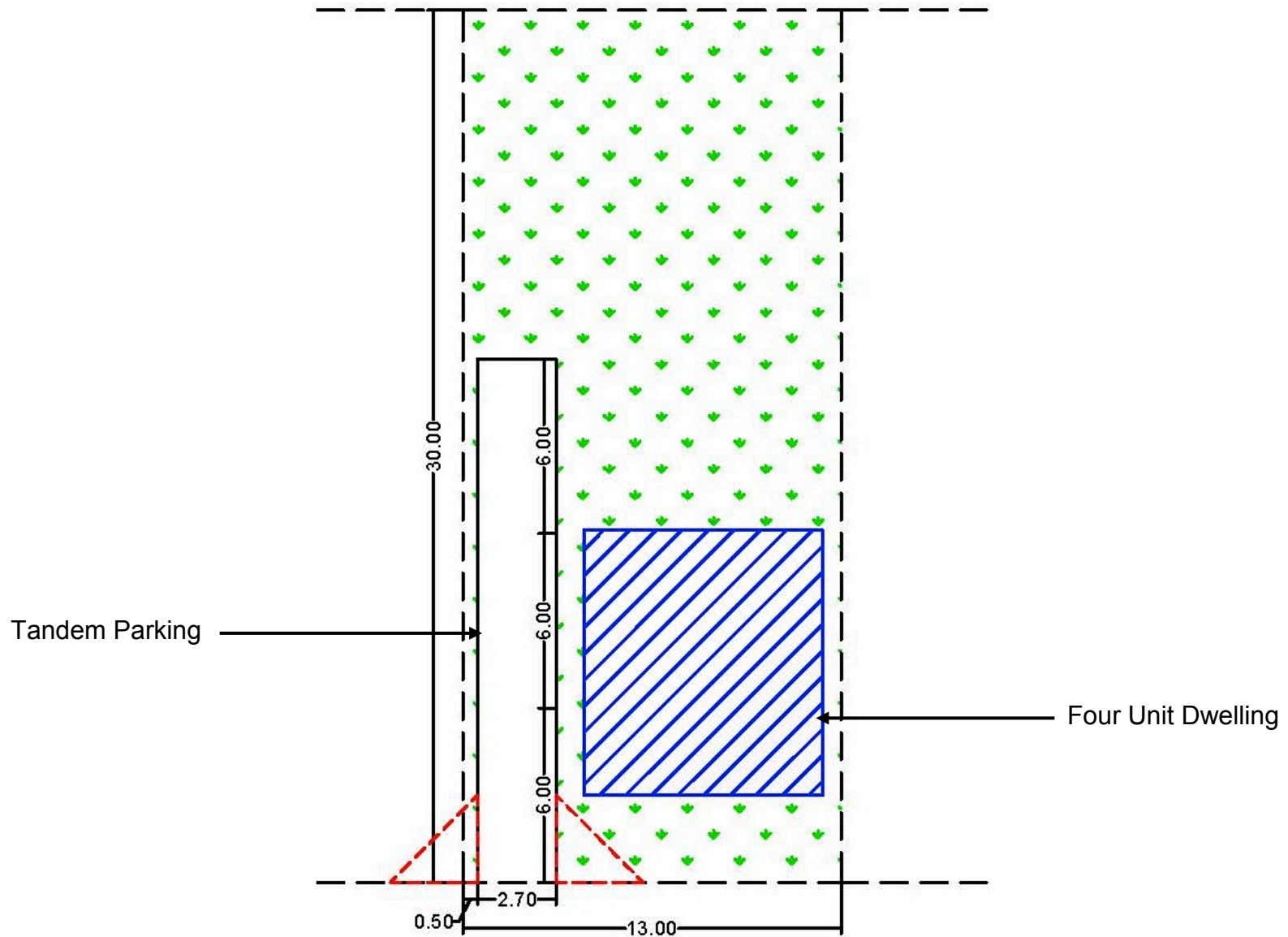
- Minimum Landscaped Open Space must comply with applicable zone requirement.



Examples of Permitted Parking Configurations: Downtown Area

Parking

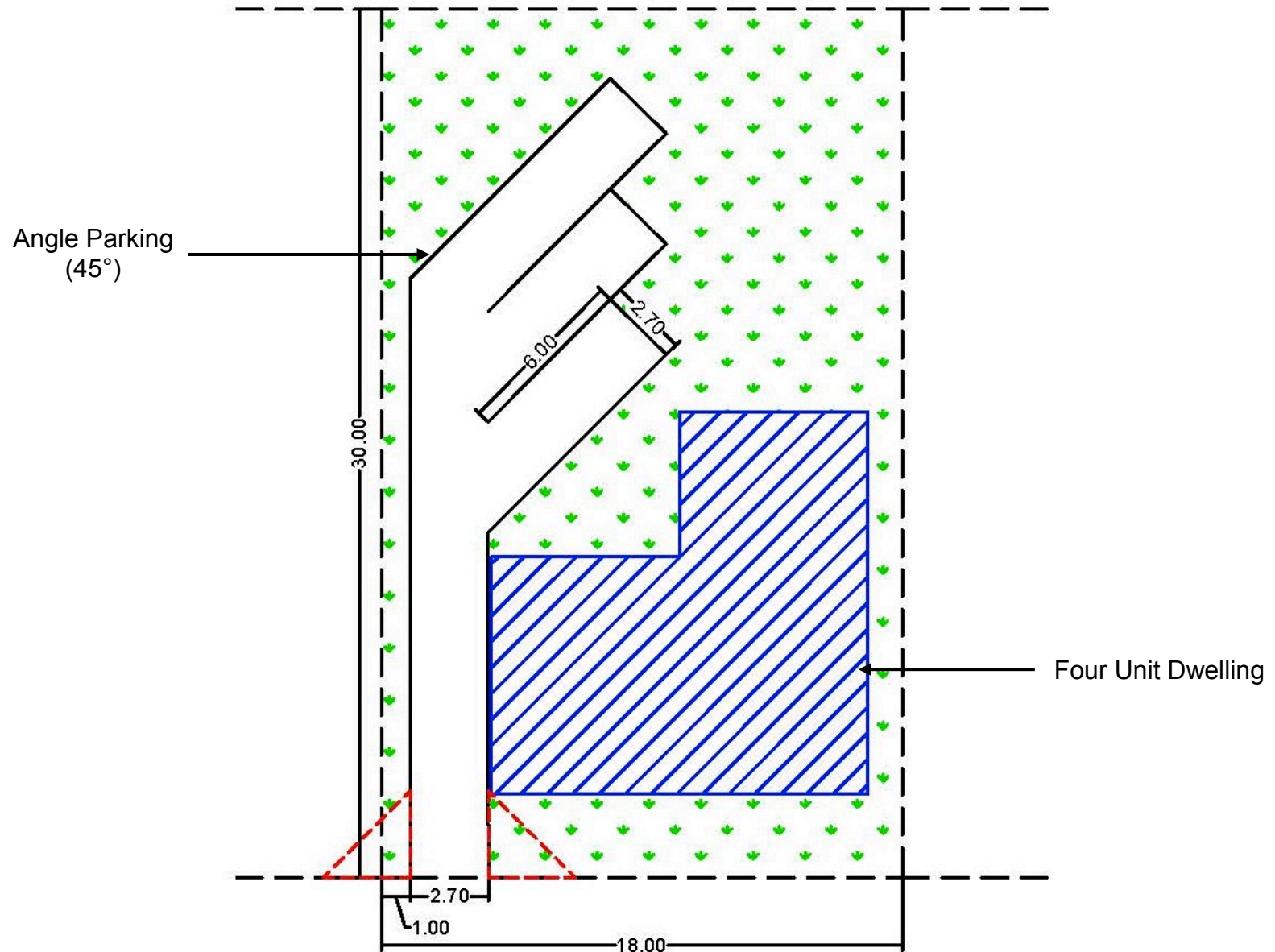
- Only permitted in a Side or Rear Yard.
- Tandem Parking is permitted.
- Minimum of 3 parking spaces required.
- Parking Spaces may be attached to a Driveway provided that the total coverage by the Driveway and Parking Spaces does not exceed 60% of a Front or Rear Yard.



Examples of Permitted Parking Configurations: Downtown Area

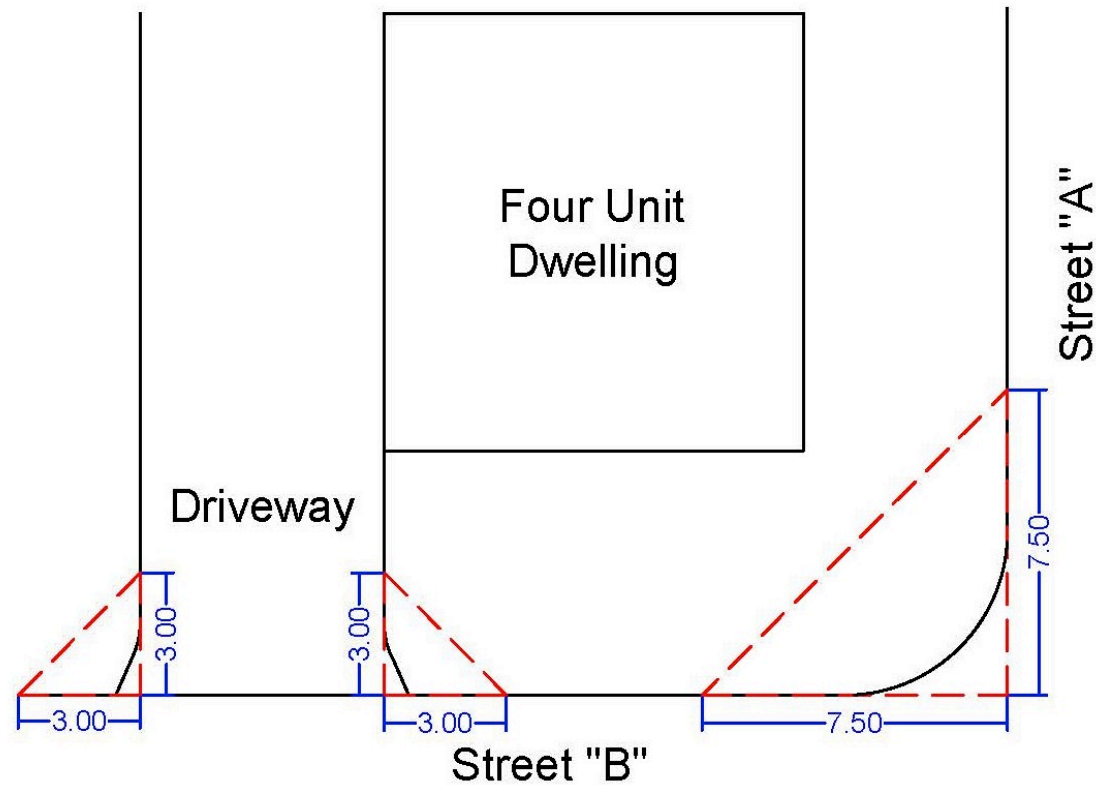
Driveway

- Driveway shall have a minimum length of 6.0m and a minimum width of 2.7m.
- Maximum width of a driveway shall be 60% of the lot frontage or 6.0m, whichever is less.
- Driveway shall be setback a minimum of 0.3m from any side lot line, except in the case of a common side lot line separating an attached semi-detached or townhouse dwelling.



Sight Triangles

There shall be no placement of Buildings or Structures, Landscaping or any other impediment, within the Sight Triangle, unless those items are less than 1.0m in height above the surface of the adjacent street.



Where a Driveway intersects with any street, a Sight Triangle measuring 3.0m along the Driveway and 3.0m along the projected Lot Line that Abuts a Street shall be maintained.

On a Lot Abutting two or more intersecting Streets, a Sight Triangle measuring 7.5m along the Street Lines or projected Lot Lines shall be maintained.