

PART 7 OFF-STREET PARKING AND LOADING

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703 Non-Conformity in Off-Street Parking or Loading Spaces

- (1) A *building* or any portion of a *building* conforming as to *use* but lawfully non-conforming as to required *off-street parking* or loading spaces may be occupied, but must not be reconstructed, moved, or extended unless the required *off-street parking* and off-street loading spaces are provided.
- (2) Despite subsection (1):
 - (a) where a *building* has been lawfully constructed prior to the passage of this bylaw, a new *use* of previously unoccupied floor space is permitted;
 - (b) a change of occupant or tenant to the same *use* requiring the same or fewer *off-street parking* or loading spaces is permitted.
- (3) No *subdivision* or other creation of a new *lot* line is permitted which would increase the non-conformity as to *off-street parking* or loading spaces unless *off-street parking* and loading spaces are provided in accordance with this Part, or higher total numbers of parking and loading spaces are provided.

704 Location of Accessory Off-Street Parking

- (1) *Accessory off-street parking* must be located:
 - (a) on the *lot* on which the *principal use* is located and on the *lot* on which a *secondary suite, carriage house or garden cottage* is located; or
 - (b) on a *lot* which adjoins or has full or partial common frontage directly across a street or lane from the *lot* on which the permitted *use* exists, as long as the *accessory off-street parking*:

- (i) is not located on a *lot* zoned for *residential use* under PART 9 through PART 13 of this Bylaw where the *accessory off-street parking* is related to a permitted *use* in any *commercial, industrial or institutional* zone;
 - (ii) is protected by a restrictive covenant in favour of the *City* that ensures full compliance with all provisions of this Bylaw;
 - (iii) is not located across a highway under the jurisdiction of the Provincial Ministry of Transportation; or
 - (c) on a lot administered by the *City* of Coquitlam on a basis acceptable to *Council*.
- (2) *Non-Accessory Off-Street Parking* is only allowed where specifically permitted in a zone or where it is administered by the *City* of Coquitlam on a basis acceptable to *Council*.

705 Minimum Design Standards for Off-Street Parking

Reference section 707 in addition to the following regulations.

(1) Access to Parking

Off-street parking and *accessory off-street parking* must:

- (a) have access which is approved by the *General Manager Engineering and Public Works*;
- (b) have an access or egress driveway:
 - (i) connected to a public *street* or *lane*; and
 - (ii) not less than 3.5 metres wide where it is used for one-way vehicular traffic or for one-way vehicular traffic and a walkway, and not less than 6.0 metres where it is used for two-way vehicular traffic;
 - (iii) except for required parking for a *secondary suite, carriage house* and a *garden cottage*.

(2) Minimum Size of Spaces and Maneuvering Aisles

- (a) Except where parking is accessory to a *two-family*, a *detached two-family residential*, a *carriage house*, a *garden cottage*, a *triplex residential* and a *quadruplex residential use*, the *parking spaces* and maneuvering aisles must have the following minimum lengths and widths within the *lot* lines:

| <u>Parking Angle in Degrees</u> | <u>Width of Parking Space in Metres</u> | <u>Length of Parking Space in Metres</u> | <u>Width of Aisle in Metres</u> |
|---------------------------------|---|--|---------------------------------|
| 90 | 2.9 | 5.8 | 6.1 |
| 90 | 2.7 | 5.8 | 6.7 |
| 90 | 2.6 | 5.8 | 7.3 |
| 60 | 2.7 | 5.8 | 5.5 |
| 45 | 2.7 | 5.8 | 3.9 |
| 30 | 2.7 | 5.8 | 3.3 |
| 180 (parallel) | 2.7 | 7.0 | 3.6 |

- (b) The minimum *parking space* size for a *one-family residential*, *two-family*, a *detached two-family residential*, a *carriage house*, a *garden cottage*, a *triplex residential* and a *quadruplex residential use*, shall be 2.6 metres wide and 5.8 metres long.
- (c) where the parking angle is 60 degrees, 45 degrees, 30 degrees, or 180 degrees, the aisle width shown above is permitted only where the aisle is for one-way traffic leading to a *lane*, *street*, or two-way maneuvering aisle; otherwise, the minimum width required is 6.1 metres.
- (d) notwithstanding (a) above, up to 30% of the accessory off-street parking spaces or off-street parking spaces being provided on a lot may be for small car parking on the condition that all small car spaces are signed or marked for small car parking and comply with the following minimum specifications:

| <u>Parking Angle</u> | <u>Width of Parking Space</u> | <u>Length of Parking Space</u> | <u>Width of Aisle</u> |
|----------------------|-------------------------------|--------------------------------|-----------------------|
| 90° | 2.7 m | 5.0 m | 6.1 m |
| 90° | 2.6 m | 5.0 m | 6.7 m |
| 90° | 2.5 m | 5.0 m | 7.3 m |
| 60° | 2.44 m | 4.65 m | 5.28 m (one way) |
| 45° | 2.6 m | 5.0 m | 3.9 m (one way) |

(3) Additional Width by Wall

Where a *parking space* or maneuvering aisle abuts a wall along its side, the space or aisle must be 0.3 metres wider than required under section 705(2)(a) or (b) or (c).

(4) Curb Stops

In a surface parking site, curb stops allowing a minimum 0.9 metre overhang must be provided:

- (a) for each non-parallel *parking space*, where the parking is on a site with a grade which exceeds ten per cent;
- (b) for each peripheral non-parallel *parking space*, where the parking use is on a site with a grade which does not exceed ten per cent.

(5) Sidewalks and Curb Planters

In a *planned shopping centre* or wherever 100 or more *parking spaces* are provided, the following must be provided at suitable locations:

- (a) raised sidewalks not less than 2.1 metres in width where required for pedestrian traffic; and
- (b) curb planters.

(6) Underground Parking Structure

Off-street parking and *accessory off-street parking* may be located within an *underground parking structure* having a minimum unobstructed *height* as regulated under the British Columbia Building Code.

(7) Screening of Underground Parking Structure

Where *off-street parking* or *accessory off-street parking* is located within an *underground structure*, it must be effectively screened from view from the *street*, nearby property, etc., except at driveway and stairwell entrances, by a *landscape screen*, and in accordance with section 514(3).

(8) Surface of Parking Areas

- (a) Each *parking space* and maneuvering aisle must be surfaced with asphalt, concrete or similar pavement; except, another dust free surface material may be used:
 - (i) where a professional engineer certifies that paving as described above is impractical because of soil or drainage conditions, or both;
 - (ii) the surface is maintained to retain its dust-free nature at all times; and
 - (iii) the parking area is graded and drained to properly dispose of surface water.

- (b) *Accessory off-street parking* for a *secondary suite*, a *carriage house* or a *garden cottage* and driveway accesses exclusively for that space may be surfaced with:
- (i) asphalt, concrete, or concrete pavers or similar permeable pavement; or
 - (ii) other surfaces provided that:
 - the surface is compact, non-eroding and dust-free, and
 - the surface is maintained to retain its dust-free nature at all times, and
 - the surface is graded and drained to properly dispose of surface water, and
 - the grade of the parking space does not exceed 10% across its length or width.

(9) Marking of Parking Spaces

Each *parking space* must be clearly delineated by painted lines and each *parking space* required by this bylaw for visitors must be clearly marked "VISITOR PARKING".

- (10)** An *off-street parking use* on any *lot* shall include appropriate landscaping and perimeter buffering.

706 Number of Required Off-Street Parking Spaces

The minimum number of *off-street parking spaces* required for each *building type* or *use* is as follows and must include spaces in Section 708.

When the number of required spaces results in a fractional space, any fraction less than 0.5 may be disregarded, and any fraction 0.5 or greater shall require one additional space.

When calculating parking spaces based on *gross floor area*, areas used for parking shall not be included.

| <u>TYPE OF BUILDING OR USE</u> | | <u>REQUIRED OFF-STREET PARKING SPACES</u> |
|--------------------------------|---|---|
| (1) | Residential | |
| (a) | (i) <i>One-family residential, Two-family residential, Detached Two-Family Residential</i> | 2 spaces per <i>dwelling unit</i> |
| | (ii) <i>Triplex Residential, Quadruplex Residential, Street-Oriented Village Home Residential</i> | 2 spaces per <i>dwelling unit</i> , of which a maximum of 33% may be <i>tandem parking spaces</i> |
| | (iii) <i>Townhouse use</i> | 2 space per <i>dwelling unit</i> , of which a maximum of 33% may be in <i>tandem parking spaces</i> |
| | (iv) <i>Secondary suite</i> | 1 space per <i>secondary suite</i> , which may not be <i>tandem parking</i> |
| | (v) <i>Accessory one-family Residential</i> | 1 space per <i>dwelling unit</i> |
| | (vi) <i>Carriage house or garden cottage</i> | 1 space per <i>dwelling unit</i> |

TYPE OF BUILDING OR USE

REQUIRED OFF-STREET PARKING SPACES

(b) *Apartment use, (except purpose-built rental)*

1 space per *studio dwelling unit* and *one-bedroom dwelling unit*

1.5 spaces per *dwelling unit* with two or more bedrooms

Plus 0.20 spaces per *dwelling unit* designated for visitors

Except:

Apartment use, Townhouse use located within the Evergreen Line Core and Shoulder Station areas, as defined by Schedule "O" of this Bylaw

1 space per *studio dwelling unit* and *one-bedroom dwelling unit*

1.35 spaces per *dwelling unit* with two or more bedrooms

Plus 0.50 spaces per *dwelling unit* that contains a *lock-off unit*

Plus .20 spaces per *dwelling unit* designated for visitors

(c) *Dwelling units in non market housing developments and below-market rental units*

1 space per *dwelling unit*

Plus 0.20 spaces per *dwelling unit* designated for visitors

Except:

Dwelling units in non market housing developments and below-market rental units located within the Evergreen Line Core and Shoulder Station areas, as defined By Schedule "O" of this Bylaw

0.75 spaces per *dwelling unit*

Plus 0.50 spaces per *dwelling unit* that contains a *lock-off unit*

Plus 0.20 spaces per *dwelling unit* designated for visitors

(d) *Mobile home park use*

1.5 space per *dwelling unit*, one of which one must be immediately adjacent to the *mobile home*, or pad of the *mobile home*, for which it is required

(e) *Boarding Use*

1 space for each *sleeping unit*

(f) *Congregate Housing and Care Use, Community Care use*

0.35 spaces for each *Licensed Residential Care, Registered Assisted Living or Supportive Housing Unit*

(g) *Purpose-built rental (except for dwelling units in non market housing developments and below-market rental units noted in (c) above) and expansion of existing rental buildings*

1.0 spaces per *dwelling unit*

Plus 0.20 spaces per *dwelling unit* designated for visitors

Except:

Purpose-built rental(except for *dwelling units* in *non market housing* developments and *below-market rental units* noted in (c) above) and expansion of existing rental *buildings* located within the Evergreen Line Core and Shoulder Station areas, as defined by Schedule “O” of this Bylaw

0.86 spaces per *dwelling unit*

Plus 0.50 spaces per *dwelling unit* that contains a *lock-off unit*

Plus 0.20 spaces per *dwelling unit* designated for visitors

(2) Commercial

1 space per 40 m² of *gross floor area*

Except:

(a) *Grocery Stores* with a *gross Floor area* of more than 325 m², and *flea markets*

1 space per 30 m² of *gross floor area*

(b) *Mini-warehouses*

1 space per 100 m² of *gross floor area*

(c) *Public houses*

1 space per 10 m² of *gross floor area*

(d) *Tourist Accommodation* uses

1 space per *sleeping unit*, or *dwelling unit*

(e) *Assembly* uses permitted in Commercial and Service Commercial Zones

1 space per 30 m² of *gross floor area*

TYPE OF BUILDING OR USE

REQUIRED OFF-STREET PARKING SPACES

Except:

(i) *Child-minding services*, schools, youth/senior centres

1 space per 40 m² of *gross floor area*

(ii) *Casino Gaming*

1 space per 10 m² of *gross floor area*

(f) *Commercial* and *Civic* uses permitted in the C-4 and C-7 zones (excludes: park use)

1 space per 45 m² of *gross floor area*

(g) *Commercial* uses permitted in a Business (B) zone

1 space per 100 m² of *gross floor area*

Except:

(i) *Commercial recreation*, *grocery store*, *office*, *restaurant*, *specialty food retail*

1 space per 40 m² of *gross floor area*

(h) *Commercial* uses permitted in an Industrial (M) zone”

1 space per 100 m² of *gross floor area*

(3) Industrial 1 space per 100 m² of *gross floor area*

(4) Institutional

(a) *Assembly use* 1 space per 10 m² of *gross floor area*

Except:

(i) Child-minding services
youth/senior centres
pre-schools
(not located in
Commercial or Service
Commercial zones)

1 space per staff member

(ii) Places of worship 1 space per 20 m² of *gross floor area*

(b) *Civic use* 1 space per 40 m² of *gross floor area*

(c) Schools, public or private

(i) Kindergarten,
elementary and
middle schools 1 space for every 10 students of school
capacity

(ii) Secondary school 1 space for every 7 students of school
capacity

(iii) Post-secondary school 1 space per 35 m² of *gross floor area*

TYPE OF BUILDING OR USE

REQUIRED OFF-STREET PARKING SPACES

(d) *Extensive recreation use*

(i) Golf courses 10 spaces per hole

(ii) Golf driving ranges 1 space per driving tee

(iii) Marinas 1 space per two boat mooring berths

(iv) Sport clubs 1 space per 40 m² of *gross floor area*

(v) Stadium 1 space per 10 fixed seats

(e) *Animal shelter* 1 space per 40 m² of *gross floor area*

(f) Hospital 0.30 spaces per patient bed

(5) Medical Marijuana Grow Operation 1 space per 100 m² of *gross floor area*

707 Minimum Design Standards for Off-Street Parking for Persons with Disabilities

(1) Standards

Off-street parking spaces for persons with disabilities must be:

- (a) provided with an access space of 1.3 metres in width adjacent to the *off-street parking space*:
 - (i) where this additional width is adjacent to another *off-street parking space* for persons with disabilities, the width may be shared between the adjacent *parking spaces* for persons with disabilities.
- (b) clearly marked by a painted wheelchair symbol on the pavement, and by an erected vertical rectangular sign facing toward the *parking space*. The vertical sign is to be of a size and design as regulated in the Motor Vehicle Act;
- (c) constructed and located so as to allow convenient access to the entrance to the *building* or *use* for which the spaces are provided.

708 Number of Required Off-Street Parking Spaces for Persons with Disabilities

For the *building* or *use* classes listed under section 706 *Commercial*, and requiring 26 or more *off-street parking spaces*, the following number of the required spaces must be provided for *persons* with disabilities:

| <u>Required Spaces</u> | <u>Spaces for <i>Persons</i> with Disabilities</u> |
|------------------------|--|
| 26-75 | 1 |
| 76-125 | 2 |
| 126-200 | 3 |
| over 200 | 3 spaces plus one space per 100 required spaces or portion thereof, in excess of 200 |

709 Minimum Standards for Off-Street Loading Spaces

Each off-street loading space must be:

- (1) not less than 3.0 metres wide, 7.6 metres long, and 4.2 metres high; except that where receipt or delivery of goods is by vehicles longer than 7.6 metres, each loading space shall be at least as long as those vehicles;
- (2) surfaced with asphalt, concrete or similar pavement; except, another dust free material may be used where:
 - (a) a professional Engineer certifies that paving as described above is impractical because of soil or drainage conditions, or both;
 - (b) the surface is maintained to retain its dust-free nature at all times; and the parking area is graded and drained to properly dispose of surface water;
- (3) provided with sufficient maneuvering space to avoid the necessity of using *off-street parking spaces, streets* or *lanes*;
- (4) sited at an elevation convenient to a major floor level of the *building* or to a utility elevator serving each major floor, and to an adjoining exterior door; and

- (5) located to allow for receipt or delivery of goods or materials by motor vehicles without encroachment by the motor vehicle upon a *street* or *lane* while receiving or delivering goods or materials.

710 Number of Required Accessory Off-Street Loading Spaces

(1) Required Off-Street Loading

At least one off-street loading space conveniently located to the *building* doors must be provided for each *building* for *commercial, industrial* or *apartment use*; except that, where two or more *buildings* for *apartment use* are located on one *lot*, one off-street loading space must be provided for each 30 dwelling or *sleeping units* or fraction of a unit.

(2) Exception

Despite subsection (1) above, an off-street loading space is not required for:

- (a) a *building* for *apartment use* which has driveways and *off-street parking spaces* provided adjacent to each *dwelling unit*;

This part is left blank intentionally

711 Off-Street Bicycle Parking

Off-street bicycle parking shall be provided as follows.

When the number of required spaces results in a fractional space, any fraction of 0.5 or less may be disregarded, and any fraction greater than 0.5 shall require one additional space.

When calculating parking spaces based on *gross floor area*, areas used for parking shall not be included.

| Use | Long-term (minimum) | Short-term (minimum) |
|---|---|--|
| <i>Apartment, Townhouse</i> | 1.25 spaces per <i>dwelling unit</i> | 6 spaces for each <i>apartment or townhouse building</i> |
| <i>Congregate Housing, and Care use, Community Care use</i> | 0.05 spaces per <i>Licensed Residential Care, Registered Assisted Living Unit or Supportive Housing Unit</i> | 6 spaces for each <i>Congregate Housing or Community Care use building</i> |
| <i>Commercial</i> | For any building with 1000 m ² or more of <i>gross floor area</i> , 1 space per 1000 m ² of <i>gross floor area</i> | 6 spaces for any <i>building</i> with 1000 m ² or more of <i>gross floor area</i> |
| <i>Tourist Accommodation</i> | 1 space per every 30 <i>sleeping units, or dwelling units</i> | |
| <i>Industrial</i> | | 3 spaces for any <i>building</i> with 1000 m ² or more of <i>gross floor area</i> |
| <i>Institutional</i> | | 6 spaces for any <i>building</i> with 1000 m ² or more of <i>gross floor area</i> |
| <i>Schools, public or private</i> | | 1 space for every 20 students of school capacity |
| <i>Assembly</i> | | 6 spaces for any <i>building</i> with 1000 m ² or more of <i>gross floor area</i> |
| <i>Civic Uses</i> | | 6 spaces for any <i>building</i> with 1000 m ² or more of <i>gross floor area</i> |

712 Off-street Bicycle Parking Minimum Design Standards

- (1) **Parking Dimensions** - Minimum dimensions for *long-term bicycle parking* and *short-term bicycle parking* spaces must be provided as follows:

| Minimum Access Aisle | Vertical Clearance (Headroom) | Minimum Width | Minimum Length if Placed Horizontally | Minimum Length if Placed Vertically |
|----------------------|-------------------------------|---------------|---------------------------------------|-------------------------------------|
| 1.2m | 1.9m | 0.6m | 1.8m | 1.0m |

(2) **Long-term Bicycle Parking**

- (a) *Long-term bicycle parking* must be provided in a secure bicycle storage area which is accessible only to residents or employees of the *building*.
- (b) *Long-term bicycle parking* must be provided inside a room, or secured compound within a *building*, which contains bicycle racks, or provided in the form of a bicycle locker.
- (c) *Long-term bicycle parking* must be located in close proximity and with convenient access to *building* entrances.
- (d) *Long-term bicycle parking* spaces must be independently accessible.

(3) **Short-term Bicycle Parking**

- (a) *Short-term bicycle parking* must be provided within 15 metres of a main *building* entrance, and must be visible from the *principal building* entrance.
- (b) *Short-term bicycle parking* spaces must be provided in racks, permanently anchored to the ground or a permanent *structure*, and be well-lit.

713 Off-Street Parking Reductions for the Evergreen Line Core and Shoulder Station Areas

An owner of a *lot* located within the Evergreen Line Core and Shoulder Station areas, as identified in Schedule “O” of this Bylaw, who applies for a building permit to construct or add additional *gross floor area* to a *building* or *structure* for a *commercial, apartment* or *townhouse use* which requires *off-street parking* spaces under Section 706, may opt to reduce the number of required *off-street parking* spaces by providing the following:

- (1) *transportation demand management* measures, as agreed upon and approved by the *General Manager Engineering and Public Works*, to reduce up to a maximum of five percent (5%) of the required *off-street parking* spaces, provided that:
 - (a) *off-street parking* spaces required for *commercial, apartment* visitor and *townhouse* visitor *uses* within the same commercial or mixed-use development site are shared and not reserved for specific users.
- (2) payment in-lieu of parking for parking reductions greater than five percent (5%) and up to a total of ten percent (10%) of the required *off-street parking* spaces, if *transportation demand management* measures, as outlined in Sub-section (1), have been secured, provided that:

- (b) where an owner opts to make payment in-lieu of parking, payment shall be made to the City at a sum of \$20,000 for each *off-street parking* space that is required under Section 706, but which is not provided, and
 - (c) payment in-lieu of parking is made at the time the building permit is issued for the *building* or *structure* that requires the *off-street parking* space.
- (3) for a lot located within the Evergreen Line City Centre Core Area, as identified on Schedule "O", payment in-lieu of parking for parking reductions greater than five percent (5%) may be provided up to a maximum of fifteen percent (15%) of the total required *off-street parking* spaces, subject to the requirements of Sub-section (2).