

## **SCHEDULE NO. VIII OFF-STREET VEHICLE PARKING**

800. Subject to the provisions of Section 800.1, when any development takes place on any lot, off-street vehicle parking shall be provided and maintained in accordance with the regulations contained in this Schedule. (B/L No. 14636-24-03-11)

### **800.1 Existing Buildings, Structures and Uses:**

The regulations contained in this Schedule shall not apply to buildings, structures or uses existing on the effective date of this Bylaw, except that:

- (1) Off-street vehicle parking shall be provided and maintained in accordance with this Schedule for any addition to such existing building or structure, or any change or addition to such existing use. (B/L No. 14636-24-03-11)
- (2) Off-street vehicle parking existing on the effective day of this Bylaw shall not be reduced below the applicable off-street parking requirements of this Schedule. (B/L No. 14636-24-03-11)
- (3) Notwithstanding subsection 800.1(1), accessible and van accessible parking spaces shall be provided and maintained in accordance with this Schedule for any addition to such existing building, structure or use. (B/L No. 14043-19-09-16)

### **800.2 Voluntary Establishment of Parking Facilities:**

Where off-street vehicle parking facilities are provided when not required, the location, design and operation of such facilities shall comply with all the regulations of this Schedule. (B/L No. 14636-24-03-11)

### **800.3 Units of Measurement:**

- (1) Where gross floor area is used as a unit of measurement for the calculation of required parking spaces, it shall include the floor area of accessory buildings and basements, except where they are used for parking, heating or storage.
- (2) Where number of persons is used as a unit of measurement, it shall mean the greatest number of persons at work or study, at any time of the day or night in a particular building or for a particular use during any season of the year. (B/L No. 11154-00-11-06)
- (3) Where seating accommodation is used as a unit of measurement, and such accommodation consists of benches, pews, booths and the like, each 500 mm (19.69 inches) of width of such seating accommodation shall be counted as one seat.
- (4) When the calculation of parking requirements result in a fractional parking space, one parking space shall be provided to meet this fractional requirement.

### **800.3.1 Accessible Parking Spaces in Districts other than R1, R2, R3, R4, R5, R6, R9, R10, R11, and R12 Districts:**

(B/L No. 14588-23-09-11)

- (1) Except in the R1, R2, R3, R4, R5, R6, R9, R10, R11, and R12 Districts, accessible and van accessible parking spaces for all developments for which the rezoning bylaw has received Second Reading, or a preliminary plan approval, or a Building Permit application has been submitted after 2019 November 01 shall comply with this Section 800.3.1. (B/L No. 14588-23-09-11)
- (2) Accessible parking spaces shall be provided in accordance with the following:

**USE**

**REQUIRED ACCESSIBLE PARKING SPACES**

(a) Multiple family dwellings; excluding townhouse dwellings and row housing dwellings.  
(B/L No. 14636-24-03-11)

The greater of:  
(a) 1 accessible parking space; and,  
(b) 0.04 accessible parking spaces for each dwelling unit  
(B/L No. 14636-24-03-11)

(b) Repealed  
(B/L No. 14636-24-03-11)

(c) All other uses other than residential use.

The greater of:  
(a) 2 accessible parking spaces; and,  
(b) 0.02 accessible parking spaces for each provided parking space.  
(B/L No. 14636-24-03-11)

(d) All uses

The first accessible parking space provided, and every tenth accessible parking space provided thereafter, must be a van accessible parking space.

Additionally, where visitor parking is provided, a minimum of 1 visitor parking space shall be a van accessible parking space.  
(B/L No. 14636-24-03-11)

(e) Repealed  
(B/L No. 14636-24-03-11)

(3) The Minimum dimensions of accessible and van accessible parking spaces are:

<b>Type of Accessible Parking Space</b>	<b>Length</b>	<b>Width</b>	<b>Height</b>
Regular accessible parking space	5.5 m (18.04 ft.)	2.6 m (8.53 ft.)	2.3 m (7.55 ft.)
Parallel accessible parking space	7.3 m (23.95 ft.)	2.6 m (8.53 ft.)	2.3 m (7.55 ft.)
Regular van accessible parking space	5.5 m (18.04 ft.)	3.4 m (11.15 ft.)	2.3 m (7.55 ft.)
Parallel van accessible parking space	7.3 m (23.95 ft.)	3.4 m (11.15 ft.)	2.3 m (7.55 ft.)

- (4) All levels of a parking garage, structured parking, or underground parking containing accessible and van accessible parking spaces shall have a minimum clear height of 2.3 m (7.55 ft.).
- (5) Accessible and van accessible parking spaces shall:
  - (a) be located close to the elevator, vestibule, and building or lobby entrance of the principal building or use for which the off-street vehicle parking space is provided, including parking spaces provided pursuant to subsections 800.5(2) and 800.5A, with a direct and unobstructed access thereto; (B/L No. 14636-24-03-11)
  - (b) have an adjacent access aisle on one side of the regular accessible and van accessible parking space, and to the rear of the parallel accessible and van accessible parking space, with a minimum width of 1.5 m (4.92 ft.). A single access aisle used jointly by two adjacent regular accessible and van accessible parking spaces shall have a minimum width of 1.5 m (4.92 ft.). A single access aisle may be used jointly by two adjacent regular accessible and van accessible parking spaces. The adjacent access aisle shall be marked with diagonal markings or paintings on the surface; (B/L No. 14636-24-03-11)
  - (c) have a firm, slip-resistant and level surface with a slope not greater than 1:50;
  - (d) be clearly marked with a pole mounted sign not less than 1.5 m (4.92 ft.) above ground level, in conformance with the specifications in Schedule 2 of Division 23 of the Motor Vehicle Act. A van accessible parking space, except where it is provided as visitor parking, shall also be identified by a minimum of 0.15 m (0.49 ft.) by 0.3 m (0.98 ft) signage noting "VAN ACCESSIBLE" attached to the pole, and,
  - (e) have the parking surface marked with the international symbol for wheelchair accessibility.
- (6) Accessible and van accessible parking spaces intended for residential use may not be assigned except to a resident of a dwelling unit with a physical disability provided that up to 50% of the accessible parking spaces may be assigned to a resident without a physical disability on a temporary basis subject to the following: if a resident with a physical disability requests the use of an accessible parking space and one has been temporarily assigned to a resident without a physical disability, then the accessible parking space must be made available to the resident with a physical disability, within sixty (60) days of a request being submitted to the strata corporation or owner, as applicable, responsible for administering the accessible parking spaces. (B/L No. 14636-24-03-11)
- (7) A pedestrian route connecting the accessible and van accessible parking spaces to the elevator, vestibule, and building or lobby entrance shall:
  - (a) have a continuous and unobstructed width of not less than 1.2 m (3.9 ft.);
  - (b) not exceed a slope of 1:20; and,
  - (c) be marked with markings or paintings if it is located on a maneuvering aisle (B/L No. 14043-19-09-16)

**800.3.2 Accessible Parking Spaces in R1, R2, R3, R4, R5, R6, R9, R10, R11, and R12 Districts:**

- (1) Accessible and van accessible parking spaces in R1, R2, R3, R4, R5, R6, R9, R10, R11, R12 Districts shall comply with this Section 800.3.2.
- (2) Accessible parking spaces shall be provided in accordance with the following, unless a lot is located in a transit-oriented development area (B/L No. 14636-24-03-11):

**USE****REQUIRED ACCESSIBLE PARKING SPACES**

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| (a) | Lot with a laneway home  | 1 accessible parking space per primary dwelling unit (B/L No. 14636-24-03-11)   |
| (b) | Lot with a ground level suite  | 1 accessible parking space per primary dwelling unit (B/L No. 14636-24-03-11)   |
| (c) | Repealed (B/L No. 14636-24-03-11)  |   |
| (d) | Lot with a semi-detached dwelling with a secondary suite that is not a ground level suite  | 1 accessible parking space per primary dwelling unit with a secondary suite that is not a ground level suite (B/L No. 14636-24-03-11) |
| (3) | Direct and unobstructed access shall be provided from the laneway home or ground level suite to the accessible or van accessible parking space.  |   |
| (4) | The minimum dimensions of accessible and van accessible parking spaces and associated access aisles are as set out in Section 800.3.1(3) and Section 800.3.1(5)(b). (B/L No. 14636-24-03-11) |   |
- (B/L No. 14588-23-09-11)

**800.4 Required Off-Street Parking Spaces:**

Off-street vehicular parking or garage spaces shall be provided in accordance with the standards in this section. In the case of a use not specifically mentioned, the required off-street vehicle parking spaces shall be the same as for a similar use. For all uses, other than single and two-family residential, the Director Planning and Building may vary the required off-street vehicle parking spaces subject to the approval of a parking study. (B/L No. 14636-24-03-11)

**USE****REQUIRED PARKING SPACES**

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| (1)  | Residential uses located within a transit-oriented development area (B/L No. 14636-24-03-11)  | No parking required  |
| (1a) | Single family dwelling (with or without a secondary suite), two-family dwellings without a secondary suite, and row-house dwellings.                      | 1 for each primary dwelling unit (B/L No. 14636-24-03-11)  |
| (1b) | Single family dwelling (with or without a secondary suite) with a laneway home, and two-family dwellings with a secondary suite. (B/L No. 14636-24-03-11) | 1 outdoor parking space or carport space for each primary dwelling unit, which: <ul style="list-style-type: none"> <li>(a) meets the accessibility requirements of Section 800.3.2; and</li> <li>(b) is accessed from:             <ul style="list-style-type: none"> <li>(i) a lane; or</li> <li>(ii) subject to the approval of the Director Engineering, on a corner lot, from the street abutting the side lot line; or</li> <li>(iii) subject to the approval of the Director Engineering, on a through lot, from the rear street.</li> </ul> </li> </ul> |

**USE****REQUIRED PARKING SPACES**

(2)	Multiple family dwellings, excluding multi-family flex-units (B/L No. 14636-24-03-11)	1.0 for each dwelling unit, plus 0.05 per dwelling unit for visitor parking
(a)	Repealed (B/L No. 14636-24-03-11)	
(a.1)	Repealed (B/L No. 14636-24-03-11)	
(a.2)	Repealed (B/L No. 14636-24-03-11)	
(b)	Repealed (B/L No. 14636-24-03-11)	
(b.1)	Repealed (B/L No. 14636-24-03-11)	
(c)	Repealed (B/L No. 14636-24-03-11)	
(d)	Repealed (B/L No. 14636-24-03-11)	
(e)	Multi-family flex-unit (B/L No. 14636-24-03-11)	1.25 for each dwelling unit, plus 0.05 per dwelling unit for visitor parking
(2.1)	Repealed (B/L No. 14636-24-03-11)	
(2.2)	Repealed (B/L No. 14636-24-03-11)	
(2.3)	Purpose-built rental (B/L No. 14636-24-03-11)	0.5 for each dwelling unit, plus 0.05 per dwelling unit for visitor parking
(3)	Repealed (B/L No. 14636-24-03-11)	
(4)	Boarding, lodging or rooming houses, fraternity or sorority houses or other similar uses.	1 for each 2 sleeping units.
(4.1)	Boarding use within single family dwellings, two family dwellings, and row housing dwellings. (B/L No. 14271-22-06-20)	1 for each 2 sleeping units. Parking spaces may be provided in tandem with parking space provided for the principal residential use, provided that the City Engineer is satisfied that such arrangement will not interfere with pedestrian and vehicular movement, fire truck and fire hydrant, or any other access.

## USE

## REQUIRED PARKING SPACES

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| (5) Senior Citizens housing<br>(B/L No. 6590-75-01-13)   | 1 for each 5 dwelling units where established bus route and commercial facilities are located within 0.4 km (0.2485 mile) of the development or 1 for each 4 dwelling units where such a development is located at a greater distance from an established bus route and commercial facilities. In this item established bus route' shall mean a bus route providing service with no more than 30 minutes between buses travelling in the same direction and `commercial facilities' shall mean commercial-retail establishments in a group of 4 or more within a one-block length of a roadway. |
| (5.1) Child care facility<br>(B/L No. 13929-18-09-24)  | 1 for each 46 m <sup>2</sup> (495.16 sq.ft.) of gross floor area.   |
| (5.2) Category A and B supportive housing facilities<br>(B/L No. 11153-00-11-06)   | 1 for each 2.5 living units. In addition, 1 electrically serviced motorized scooter storage space shall be provided for each 4 living units.  |
| (6) Children's institutions, and rest homes (B/L No. 14317-21-05-31)   | 1 for each 3 employees, plus 1 for each 6 beds.   |
| (6.1) Dormitories<br>(B/L No. 14636-24-03-11)  | Subject to sub-section 800.5A, 0.6 for each dwelling unit inclusive of 0.1 for visitor parking, or as determined through a parking study approved by the Director Planning and Building, plus 1 for each 3 employees, and 1 for each 6 beds in sleeping units.  |
| (7) Hospitals, sanatoria and private hospitals   | 1 for each 2 staff doctors, plus - 1 for each 4 employees, plus - 1 for each 5 beds.  |
| (8) Places of public worship<br>(B/L No. 11225-01-07-23)   | 1 for each 9 m <sup>2</sup> (96.88 sq.ft.) of gross floor area of the main assembly areas within the building, plus-<br>1 for each 19 m <sup>2</sup> (204.52 sq.ft.) of gross floor area of other assembly areas within the building, including halls, meeting rooms, classrooms and gymnasiums.  |
| (9) Schools, public or private:<br>(a) Elementary and Junior High Schools.<br>(B/L No. 11032-99-12-13)<br>(b) Senior High Schools. | 1 for each staff member.<br><br>1 for each staff member, plus -<br>1 for each 10 students.  |

**USE****REQUIRED PARKING SPACES**

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| (10) Colleges and universities, commercial schools, and trade schools.<br>(B/L No. 14317-21-05-31)  | 1 for each staff member, plus - 1 for each 10 students. (B/L No. 14317-21-05-31)   |
| (10.1) Repealed (B/L No. 14317-21-05-31)  |  |
| (11) Hotels   | 1 for each 2 sleeping units  |
| (12) Motels, Motor Hotels and Auto Courts.  | 1 for each dwelling or sleeping unit   |
| (13) Places of public assembly, including arenas, armouries, art galleries, assembly halls, auditoriums, clubs, lodges and fraternal buildings not providing overnight accommodation, coliseums, community centres, convention halls, dance halls, exhibition halls, funeral parlours and undertaking establishments, gaming facilities and gaming houses, gymnasiums, meeting halls, museums, public libraries, stadiums, theatres and similar uses.<br>(B/L No. 10873-99-02-08) | 1 for each 10 seats or -<br>1 for each 9 m <sup>2</sup> (96.88 sq.ft.) of floor area in areas without fixed seats which are used or intended to be used for public assembly, excluding playing surfaces, plus - 1 for each three slot machines in gaming houses. |
| (14) Recreational uses, including miniature golf courses, fitness and health facilities, steam baths, roller rinks, curling rinks, skating rinks, swimming pools, trampoline centres and similar uses.<br>(B/L No. 11273-01-09-17)  | 1 for each 46 m <sup>2</sup> (495.16 sq.ft.) of gross floor area, plus -<br>1 for each 10 spectator seats.   |
| (15) Billiard and pool halls  | 2 for each table   |
| (16) Repealed (B/L No. 14636-24-03-11)  |  |
| (17) Business administrative and professional offices, including medical or dental offices and clinics.<br>(B/L No. 14636-24-03-11)   | 1 for each 55 m <sup>2</sup> (592.02 sq.ft.) of gross floor area.  |
| (18) Deleted<br>(B/L No. 11032-99-12-13)  |  |

**USE****REQUIRED PARKING SPACES**

(19)	Repealed (B/L No. 14636-24-03-11)	
(19a)	Repealed (B/L No. 14636-24-03-11)	
(19b)	Repealed (B/L No. 14184-20-09-14)	
(20)	Commercial uses other than in the C1 and C2 Districts (B/L No. 14636-24-03-11)	1 for each 55 m <sup>2</sup> (592.02 sq.ft.) of gross floor area.
(20a)	Commercial uses in the C1 District (B/L No. 14636-24-03-11)	No parking required
(20b)	Commercial uses in the C2 District (B/L No. 14636-24-03-11)	No parking is required for lots with less than 235 m <sup>2</sup> (2,529.52 sq.ft.) of commercial gross floor area.  For lots with 235 m <sup>2</sup> (2,529.52 sq.ft.) or more of commercial gross floor area, shall be provided in accordance with Section 800.4(20).
(21)	Repealed (B/L No. 14636-24-03-11)	
(22)	Repealed (B/L No. 14636-24-03-11)	
(23)	Manufacturing and industrial buildings and uses, research facilities and laboratories, servicing and repair establishments and other similar uses. (B/L No. 14636-24-03-11)	1 for each 93 m <sup>2</sup> (1,001.04 sq.ft.) of gross floor area, plus 1 for each 55 m <sup>2</sup> (592.02 sq.ft.) of gross floor area used for indoor display, rental or retail sales purposes.
(24)	Warehousing, storage buildings, greenhouses and nurseries, wholesale establishments and other similar uses. (B/L No. 14636-24-03-11)	1 for each 186 m <sup>2</sup> (2,002.15 sq.ft.) of gross floor area, plus 1 for each 55 m <sup>2</sup> (592.02 sq.ft.) of gross floor area and/or of lot area used for display, rental or retail sales purposes.
(25)	Mobile Home Parks (B/L No. 6176-72-12-04)	2 for each mobile home to be located on a mobile home lot. Such spaces may be in tandem but shall not be located within a required front yard. In addition, a communal parking area or areas shall be provided on the mobile home park site at a ratio of 1 parking space for each 4 lots in the mobile home park.
(26)	Deleted (B/L No. 11032-99-12-13)	



**USE****REQUIRED PARKING SPACES**

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| (27) Marinas, yacht, boating clubs, and boat rental establishments   | 1 for each 2 employees. In addition, parking space shall be provided in the amount of seventy (70) percent of the mooring spaces which are provided.  |
| (28) Fire and police boat facilities and radar installations; marine towing and tugboat services and installations; seaplane mooring facilities and installations; and water taxis.<br>(B/L No. 6449-76-04-05) | 1 for each 2 employees.   |
| (29) Racquet sports<br>(B/L No. 7009-77-03-28)   | Tennis, 5 spaces per court; squash, 3 spaces per court, handball, racquetball and badminton, 4 spaces per court; plus one space for each 10 spectator seats provided for each of the said sports.   |
| (30) Mini-warehouses<br>(B/L No. 7005-77-04-04)  | One space for each ten storage units, or one for each 186 m <sup>2</sup> (2,002.15 sq.ft.) of gross floor area, whichever is greater.   |
| (31) Repealed (B/L No. 14636-24-03-11)   |   |
| (32) Recreational Vehicle Parks<br>(B/L No. 8379-85-07-29)   | Each towing vehicle and towed vehicle shall park within its assigned recreational vehicle space, either alone or in combination with uses in P3, P6 or P8 Districts, which shall be surfaced with asphalt or concrete pavement. In addition, communal parking shall be provided on the recreational vehicle park site at a ratio of 1 parking space for each 20 recreational vehicle spaces in the recreational vehicle park. |
| (33) Repealed (B/L No. 14636-24-03-11)   |   |
| (34) Repealed (B/L No. 14636-24-03-11)   |   |
| (35) Repealed (B/L No. 14636-24-03-11)   |   |
| (36) Repealed (B/L No. 14636-24-03-11)   |   |
| (37) Repealed (B/L No.14316-21-05-31)  |   |
| (38) Temporary shelters<br>(B/L No. 14003-07-29-19)  | 1 for each staff member.  |

**USE****REQUIRED PARKING SPACES**

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| (39) Display yards<br>(B/L No. 14184-20-09-14)  | 1 for each 93 m <sup>2</sup> (1,001.04 sq.ft.) of lot area used for outdoor display, rental, or sales purposes.  |
| (40) Storage yards, junk yards and automobile wrecking yards.<br>(B/L No. 14184-20-09-14)   | 0.25 for each 100 m <sup>2</sup> (1,076.39 sq.ft.) of lot area up to 4,000 m <sup>2</sup> (43,055.64 sq.ft), plus 0.1 for each additional 100 m <sup>2</sup> (1,076.39 sq.ft.) of lot area exceeding 4,000 m <sup>2</sup> (43,055.64 sq.ft.) used for outdoor storage purposes.  |
| (41) Rehearsal and production studios<br>(B/L No. 14184-20-09-14)   | 1 for each 93 m <sup>2</sup> (1,001.04 sq.ft.) of gross floor area, and/or of lot area used for production and staging, and 1 for each 186 m <sup>2</sup> (2,002.09 sq.ft.) of gross floor area and/or of lot area used for storage purposes.  |
| (42) Short-term rental within single family dwellings, two family dwellings, and row housing dwellings.<br>(B/L No. 14271-22-06-20) | 1 for each dwelling unit, or a portion of a dwelling unit that is used for short-term rentals, in addition to the required parking space for the principal residential use. Parking space for short-term rental may be provided in tandem with parking space provided for the principal residential use, provided that the City Engineer is satisfied that such arrangement will not interfere with pedestrian and vehicular movement, fire truck and fire hydrant, or any other access. |
| (42A) Fire halls<br>(B/L No. 14464-22-07-25)  | 1 for each 186 m <sup>2</sup> (2,002.15 sq.ft.) of gross floor area.   |

**800.4.1 Swangard Stadium Parking:**

For the purpose of calculating parking spaces, Central Park shall be deemed to have a single use and the limitation of distance between use and parking spaces of 122 m (400.26 ft.) that is contained in section 800.5(2) shall be increased to 800 m (2,624.8 ft.) for parking at Swangard Stadium; and notwithstanding section 800.5(1), parking spaces for the Stadium may be located outside the boundaries of Central Park. (B/L No. 9706-92-04-06)

**800.4.2 Repealed** (B/L No. 14636-24-03-11)**800.4.3 Provision of Accessory Off-Street Parking Spaces:**

Off-street vehicle parking spaces required in accordance with section 800.4 for the purpose of accommodating the vehicles of clients, customers, employees, members, residents or tenants of a principal building or use, may be provided (B/L No. 14636-24-03-11):

- (1) on the same lot as the principal building or use for which the off-street vehicle parking space is provided; and/or (B/L No. 14636-24-03-11)
  - (2) on a lot other than which the principal building or use to be served is located, subject to sections 800.5(2) and 800.5A; and/or (B/L No. 14636-24-03-11)
  - (3) by means of payment-in-lieu of parking, subject to section 800.5.1.
- (B/L No. 14316-21-05-31)

### **800.5 Use of Parking Facilities:**

- (1) All required off-street vehicle parking spaces shall be used only for the purpose of accommodating the vehicles of clients, customers, employees, members, residents or tenants 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. (B/L No. 14636-24-03-11)
  - (2) Except in the case of dwelling units, off-street vehicle parking spaces may be provided and used collectively by two or more buildings or uses, provided that the total number of parking spaces when used together is not less than the sum of the requirements for the various individual uses, and that such parking facilities are not located more than 122 m (400.26 ft.) from any building or use to be served. (B/L No. 14636-24-03-11)
  - (3) Notwithstanding Section 800.5 (1), parking spaces located in an A, R or RM District shall be used solely for the parking of private non-commercial vehicles.
  - (4) Repealed (B/L No. 14636-24-03-11)
  - (5) Repealed (B/L No. 14636-24-03-11)
- (B/L No. 14317-21-05-31)

### **800.5A Shared Parking**

- (1) Shared use of off-street vehicle parking spaces required for any non-residential use, residential visitor use, or sleeping units or studio units in a dormitory, may be permitted where:
    - (a) the operating hours for such uses do not overlap significantly;
    - (b) the shared vehicle parking spaces are located not more than 122 m (400.26 ft.) from the uses to be served; and
    - (c) the shared vehicle parking spaces are not permanently assigned to a specific use and are available at all times of the day and week.
  - (2) Where off-street vehicle parking spaces for sleeping units or studio units in a dormitory are shared with another use, the spaces must be shared with the same institution which the dormitory serves and the number of off-street vehicle parking spaces shall not be less than the number of off-street vehicle parking spaces required for such dwelling units and sleeping units.
- (B/L No. 14636-24-03-11)

### **800.5.1 Payment-In-Lieu of Parking:**

- (1) An owner or occupier who applies for a building permit to construct, extend, or alter a building or structure on a lot, or who changes a use, or increases the density of occupancy of a use on a lot, has the option to pay to the City an amount, as set out in the Burnaby Consolidated Fees and Charges Bylaw, in lieu of providing off-street vehicle parking spaces required by section 800.4, less any vehicle parking spaces provided in accordance with Section 800.4.3(1) and (2), subject to the following:

(B/L No. 14636-24-03-11)

  - (a) the option does not apply to the required off-street vehicle parking spaces for dwelling units, except those dwelling units that are located in senior citizen housing projects, and supportive housing facilities; (B/L No. 14636-24-03-11)
  - (b) the option does not apply to the accessible parking spaces and van accessible parking spaces required in accordance with section 800.3.1;

- (c) for developments on Hastings Street between Boundary Road and Delta Avenue that are located within 1.0 km of an off-street vehicle parking facility owned and operated by the City, the option may be applied to all or a portion of the required off-street parking spaces, other than those set out in subsections 800.5.1 (1) (a) and (b); and, (B/L No. 14636-24-03-11)
  - (d) for developments other than those within the area specified in section 800.5.1(1) (c), the option may be applied to up to thirty percent (30%) of the total off-street vehicle parking spaces required for such development under section 800.4, other than those set out in subsections 800.5.1(1)(a) and (b). (B/L No. 14636-24-03-11)
- (2) The amount of the payment-in-lieu of parking payable pursuant to subsection 800.5.1(1) shall be paid:
- (a) at the time of building permit issuance for the construction, extension or alteration of a building or structure; or
  - (b) if no building permit is required, at the earlier of the issuance of a business licence or preliminary plan approval for a change of use or increase in the density of occupancy of a use.
- (3) The payment-in-lieu of parking amount received by the City pursuant to section 800.5.1(2) shall be deposited fifty percent (50%) into the City's Off-Street Parking Reserve Fund and fifty percent (50%) into the City's Active Transportation Infrastructure Reserve Fund.  
(B/L No. 14316-21-05-31)

### **800.5.2 Off-Street Vehicle Parking Management**

Transportation demand management measures must be provided for any new apartment building in accordance with a transportation demand management measures plan prepared in accordance with the City of Burnaby's Transportation Demand Management Guidelines to the satisfaction of the Director Planning and Building.  
(B/L No. 14636-24-03-11)

### **800.6 Location and Siting of Parking Facilities:**

- (1) No parking area shall be located within a required front yard, except that in a C1, C4, C5 or M District where a principal building is set back from the required front yard, parking may be provided in such required front yard, subject to Section 6.15, and provided that the total landscaped area between the front lot line and the front line of the building is not decreased below that which would otherwise be required if such parking in the front yard was not allowed. (B/L No. 13829-18-02-26)
- (a) Notwithstanding anything in this section contained, on a lot in a Residential District where secondary lane or street access is not available and the width of the side yard is less than 2.6 m (8.53 ft.), a parking space may be developed within the required front yard to accommodate automobiles for each dwelling unit on the lot, provided however, that no parking space shall exceed an area of 37 m<sup>2</sup> (398.28 sq.ft.), nor be located closer than 1.2 m (3.94 ft.) to any property line. This regulation shall apply only to those lots which were developed prior to 1965 June 07. (B/L No. 6885-76-07-05)
- (2) No parking area shall be located within the following required yards:  
(B/L No. 5884-71-09-20)
- (a) A side yard which adjoins a flanking street on a corner lot in an A, R, RM, P, C8, C9 or CD based upon A, R, RM or P District, provided that in no case need the setback for such parking area exceed a distance of 4.5 m (14.76 ft.).  
(B/L No. 13036-12-02-13)

- (b) A side yard in a C or P District which is separated by a street from a lot in an A, R, RM, C8, C9 or CD based upon A, R, or RM District, provided that in no case need the setback for such parking area exceed a distance of 4.5 m (14.76 ft.).  
(B/L No. 13036-12-02-13)
- (c) Any yard in an M District which abuts a lot in an A, R, RM, C8, C9 or CD based upon A, R or RM District, or is separated by a street or lane therefrom.  
(B/L No. 13036-12-12-13)
- (3) No parking area in any required rear yard shall be located closer to any flanking street than is permitted in the side yard which flanks the same street.
- (4) For residential buildings the parking facilities for all residents shall be wholly provided on the same lot as the building required to be served.
- (5) No part of any parking area shall be located closer than 3.5 m (11.48 ft.) to any multiple family dwelling.
- (6) The setbacks of parking areas from lot and street lines shall be subject to the requirements of Section 6.15 of this Bylaw.
- (7) Notwithstanding anything in this section contained, the required off-street vehicle parking space for a short-term rental may be located within a required front yard or a side yard.  
(B/L No. 14636-24-03-11)

**800.7 Development and Maintenance Standards:**

- (1) The number, location and width of all points of ingress and egress to a parking area shall be subject to the approval of the City Engineer, and every driveway must access an approved parking or loading area. (B/L No. 10302-96-02-12)
- (2) The minimum dimensions of off-street vehicle parking spaces are (B/L No. 14636-24-03-11):

	<b>Length</b>	<b>Width</b>	<b>Height</b>
(a) regular parking space	5.5 m (18.04 ft.)	2.6 m (8.53 ft.)	2.0 m (6.56 ft.)
(b) small car parking space	4.8 m (15.75 ft.)	2.4 m (7.87 ft.)	2.0 m (6.56 ft.)
(c) regular parallel parking space	7.3 m (23.95 ft.)	2.6 m (8.53 ft.)	2.0 m (6.56 ft.)
(d) small parallel parking space	6.7 m (21.98 ft.)	2.4 m (7.87 ft.)	2.0 m (6.56 ft.)

(B/L No. 13731-17-04-10)

- (2.1) Notwithstanding section 800.4, where the total number of parking spaces provided exceeds 25, up to 35 percent of the spaces on a property may be small car parking spaces which are clearly posted, easily located and easy to use.  
(B/L No. 10302-96-02-12)
- (2.2) The width of the parking space shall be increased by 300 mm (0.98 ft.) on each side where a parking space adjoins a wall, column, fence or other structure that:
  - (a) exceeds 300 mm (0.98 ft.) in height and is located more than 1.2 m (3.94 ft.) from either end of a small car parking space; or
  - (b) exceeds 300 mm (0.98 ft.) in height and is located more than 1.4 m (4.59 ft.) from either end of a regular parking space, accessible parking space, or van accessible parking space; or (B/L No. 14043-19-09-16)
  - (c) exceeds 50 mm (0.16 ft.) in height and is located less than 0.6 m (1.97 ft.) from the manoeuvring aisle.  
(B/L No. 12422-08-03-10)
- (2.3) No column encroachments or other obstructions are permitted within the required dimensions of a parking space. (B/L No. 12422-08-03-10)

- (3) Adequate provision shall be made for individual ingress or egress by vehicles to all parking spaces at all times by means of unobstructed manoeuvring aisles. Manoeuvring aisles of not less than the following widths shall be provided:

Parking angles in degrees	Width of aisle in metres
90	7.5 (24.61 ft.)
	6.5 (21.33 ft.) (underground or in a building)
60	5.0 (16.40 ft.)
45 and less	3.5 (11.48 ft.)

- (4) All parking areas shall be provided with adequate curbs in order to retain all vehicles within such permitted parking area, and to ensure that required fences, hedges or landscaped areas, as well as any buildings, will be protected from parked vehicles.  
(B/L No. 14170-20-07-06)
- (5) All parking areas for more than 4 vehicles shall be surfaced with an asphalt, concrete or similar pavement so as to provide a surface that is durable and dust-free and shall be so graded and drained as to properly dispose of all surface water.
- (6) Any lighting used to illuminate any parking area or parking garage shall be so arranged that all direct rays of light are reflected upon such parking area or parking garage, and not on any adjoining premises.

#### **800.8 Provision of Electric Vehicle Charging Infrastructure**

- (1) All parking spaces required for dwelling units pursuant to Sections 800.4, 800.3.1(2) and 800.3.2(2) shall include an energized outlet capable of providing Level 2 charging or a higher charging level for an electric vehicle, except: (B/L No. 14043-19-09-16)
- (a) parking spaces for visitor parking;
  - (b) existing or new parking spaces for existing dwelling units; and,
  - (c) all parking spaces required for dwelling units included in a development for which, on or before 2018 September 01:
    - (i) the rezoning bylaw for the development has received Second Reading;
    - (ii) a building permit application has been submitted for the development in accordance with the City's Building Bylaw; or
    - (iii) a preliminary plan approval application has been submitted for the development in accordance with Section 7.3 of this Bylaw.
- (B/L No. 14588-23-09-11)
- (2) Energized outlets provided pursuant to Section 800.8(1) above shall be labeled for the use of electric vehicle charging.
- (3) The Director Planning and Building may specify requirements for technical matters, including but not limited to metering, and performance standards for electric vehicle energy management systems.
- (4) The Director Planning and Building may issue a variance for the requirements under this Section 800.8 in exceptional circumstances where compliance with the requirements is demonstrated to not be feasible.  
(B/L No. 13903-18-07-23)

**800.9 Car Wash Facility**

(1) In the RM1, RM2, RM3, RM4, RM5, RM6, RM7, C8, C9, and P11 Districts, the following minimum number of car wash facilities shall be provided:

Total Provided Off-Street Vehicle Parking Spaces	Car Wash Facilities Required
1 – 10	0
11 – 300	1
For each additional 300 parking spaces provided or part thereof.	1 additional facility

- (2) Car wash facilities must:
- (a) have a stall with the minimum dimensions of 3.7 m (12.14 ft.) x 5.5 m (18.04 ft.);
  - (b) drain into a sanitary sewer;
  - (c) be located in an underground parking area, structured parking area or in a roofed covered area integrated with a building;
  - (d) have a sign affixed to it saying “No Parking”;
  - (e) provide equipment suitable for cleaning vehicles and bicycles including a pressurized hose, waste receptacle, vacuum, hot and cold water supply, and a bicycle rack; and
  - (f) be separated from other parking spaces with a partition.

(B/L No. 14598-23-11-06)

**800.10 Visitor Parking**

Visitor parking for Multiple Family Dwellings shall:

- (1) be identified by a sign with the words “VISITOR PARKING”;
- (2) be located in an area that is easy to find, is safe, and convenient. Security gates at the entrance to underground visitor parking areas may be permitted on the following conditions:
  - (a) access shall be controlled by an intercom system that is located on the property in close proximity to the visitors parking area to ensure the security of the visitors parking area but avoiding impediments to vehicular circulation at its entrance. The security gate shall be able to be easily opened by the operator of the vehicle without involving a third party;
  - (b) a functional turn-around area shall be provided at the entrance to the visitors parking area to permit adequate vehicle manoeuvring without the need for reversing the vehicle in the event that the visitor does not gain access to the visitors parking area through the security gate;
  - (c) the underground visitors parking area shall be separated from any underground residents parking area by a further security gate to maintain the security of the residents parking area. The visitors parking area shall be identified by large and clear signage, differentiated from resident parking and available to visitors 24 hours per day;
  - (d) pedestrian access to the visitor parking area (both external and internal) and from the visitor parking area to the main lobby or an individual residential unit shall be adequately identified with signage that is clear in its directions to the visitor.

(B/L No. 14636-24-03-11)