

Part 4 – Parking, Queuing and Loading Provisions (Sections 100-114)

The information contained in this part clarifies all provisions for motor vehicle and bicycle parking, loading spaces and drive-through (queuing) spaces.

The City of Ottawa Zoning By-law is made available on the web site for information, however confirmation on the zoning provisions should be sought through the City's development information officers (DIO), by contacting 311 and asking for the DIO for the geographic area in question.

General Provisions for Motor Vehicle Parking, Queueing and Loading (Section 100)

(By-law 2021-218)

- 100.** (1) Parking, queuing and loading spaces and all driveways and aisles leading to those spaces must be provided for each land use in accordance with the provisions of Part 4 of this by-law, and:
- (a) Must be set aside for and used exclusively for that purpose;
 - (b) Must not be obstructed; and
 - (c) Except for driveways, must be located on the same lot as the use or building for which they are provided, except where otherwise permitted.
- (2) Calculations of the minimum required or maximum permitted number of parking, queuing or loading spaces are to be pro-rated and rounded to the nearest whole number.
- (3) All motor vehicle parking spaces, queuing and loading spaces, and aisles and driveways leading to those spaces, must be finished with a surface that:
- (a) In Areas A, B and C on Schedule 1, is paved with asphalt, cement, porous pavement, honeycomb block, turf block, cobblestones or similar hard, stable and dust-preventative material and may include wheel strips with hardened or compacted materials. (By-law 2023-222)
 - (b) In Area D on Schedule 1, is usable in all seasons
- (4) All motor vehicle parking spaces and queuing and loading spaces must have unobstructed access directly to a public street by:
- (a) A driveway or private way
 - (b) A public lane
 - (c) An aisle leading to a driveway, private way or public lane
 - (d) Some combination of (a), (b) and (c)
- (5) Despite Subsection (1), an outdoor commercial patio, seasonal garden centre or temporary special event accessory to a restaurant, retail store, retail food store, shopping centre or place of worship, or a farmer's market accessory or ancillary to any use, may be located such that it temporarily prevents the use of a portion of the required or provided parking spaces, aisles or driveways, provided that:
- (a) The majority of the parking spaces continue to be available in compliance with this by-law,

- (b) The fire route remains unobstructed at all times, and
 - (c) For the purpose of this subsection, a temporary special event includes a seasonal or short-term fair, carnival, show, exhibit or other similar events.
- (6) Despite clause (1)(c):
- (a) A parking lot located in an AM, TM or VM Zone, or on a property fronting on Rideau Street, Sparks Street or Bank Street in the MD Zone need not have its driveway or aisle located on-site, provided that access to the parking lot is provided from another lot in either an AM, TM, MD or VM Zone.
 - (b) In a Residential zone, a driveway that meets the provisions of Section 107 may be shared between two abutting lots with frontage on the same street.
- (7) Despite Subsection (1):
- (a) Where a required parking space must be eliminated to provide a mobility-disabled parking space required under the City of Ottawa Traffic and Parking By-law, the number of provided parking spaces is deemed to meet the requirements this by-law.
 - (b) Where a required parking, queuing or loading space is eliminated as a result of providing barrier-free access to a building existing as of June 25, 2008, the number of provided parking, queuing and loading spaces is deemed to meet the requirements this By-law.
- (8) A stacked, townhouse, semi-detached or linked-detached dwelling may have a common parking garage provided the parking garage is located no more than 1.2 metres above grade.
- (9) Despite clause (1)(c), required parking may be shared between a school and any permitted use on lands zoned L1 or O1, provided that:
- (a) Such L1 or O1 lands are within 300m of the school, and
 - (b) At least 50% of the required parking spaces for each principal use are provided on-site.
- (10) Despite Subsection (1), parking spaces required or provided for a land use may be used as part of an electric vehicle charging station.
- (11) Outdoor commercial patios and outdoor retail spaces in association with a permitted retail use may locate on the same lot or on a lot within the same city block as or across the street from the permitted use and may locate on required or provided parking spaces or aisles, except in the case of an accessible parking space as defined under the Traffic and Parking By-law. (By-law 2021-406)

Minimum Parking Space Rates (Section 101)

- 101.** (1) Within the areas shown as Areas B, C, D, X and Y on Schedule 1A, off-street motor vehicle parking must be provided for any land use at the rate set out in Table 101 below.
- (a) where Area Y is shown as a Mainstreet on Schedule 1A, it includes
 - (i) Any part of a lot zoned TM or AM and abutting a mainstreet shown as Area Y;

- (ii) Any lot that forms part of a contiguous block of TM or AM zoning abutting a mainstreet shown as Area Y, and
 - (iii) Any other lot that:
 - (1) abuts a mainstreet shown as Area Y and
 - (2) is entirely located within 100m of a mainstreet shown as Area Y
 - (iv) Despite (i), (ii) and (iii), Area Y does not include any lands contained within Area Z on Schedule 1A. (By-law 2016-249)
- (2) Within the area shown as Area Z on Schedule 1A, no off-street motor vehicle parking is required to be provided under this section. (By-law 2016-249)
- (3) Despite Subsection (1), within the area shown as Area X on Schedule 1A:
 - (a) In the case of a building containing residential uses, no off-street motor vehicle parking is required to be provided under this section for the first twelve dwelling units and the parking requirements under Table 101 apply only to dwelling units and rooming units in excess of 12.
 - (b) where a non-residential use located partly or entirely on the ground floor has a gross floor area of 200 square metres or less, no off-street motor vehicle parking is required to be provided. (By-law 2016-249)
- (4) Despite Subsection (1), on a lot described in 1 (a) above:
 - (a) where a residential use is located within a building of four or fewer storeys, no off-street motor vehicle parking is required to be provided under this section for the residential use;
 - (b) where a residential use is located within a building of five or more storeys, no off-street motor vehicle parking is required to be provided under this section for the first twelve residential units;
 - (c) where an office use or artist studio is located above the first storey in a building of four or fewer storeys, no off-street motor vehicle parking is required to be provided for the office use or artist studio;
 - (d) where a non-residential use is located partly or entirely on the ground floor or in the basement: (By-law 2017-148)
 - (i) in the case of a retail food store with a gross floor area of 1500 square metres or less, no off-street motor vehicle parking is required to be provided.
 - (ii) in the case of a restaurant with a gross floor area of 350 square metres or less, no off-street motor vehicle parking is required to be provided.
 - (iii) in the case of any other non-residential use with a gross floor area of 500 square metres or less, no off-street motor vehicle parking is required to be provided. (By-law 2016-249)
- (5) Despite Subsection (1), within the areas shown as Areas B, C and D on Schedule 1A:
 - (a) where a non-residential or mixed-use building has an active entrance located within 300 metres of a rapid-transit station shown on Schedule 2A or 2B;

- (i) the minimum parking required by Table 101 is calculated using the rates for Area X; and
 - (ii) the provisions of (3)(a) and (3)(b) apply.
- (b) despite clause 101(5) (a), where it can be shown that the walking distance along public streets and paths between the nearest active entrance and the rapid transit station is 400 metres or less, the minimum parking required by Table 101 for the non-residential use is calculated using the rates for Area X and the provisions of (3)(a) and (3)(b) apply.
- (c) despite clause 101(5)(a), where the lot is separated from the rapid transit station by a highway, grade-separated arterial roadway, railway yard, watercourse, private lands or any other major obstacle such that the walking distance from the nearest active entrance to the rapid transit station is increased to beyond 400 metres, the reduced minimum parking requirements specified in (a) do not apply.
- (d) where a residential use building has an active entrance located within 600 metres of a rapid-transit station shown on Schedule 2A or 2B, the minimum parking required by Table 101 for the residential use is calculated using the rates for Area X.
- (e) despite (d), where the lot is separated from the rapid transit station by a highway, grade-separated arterial roadway, railway or railway yard, watercourse, private lands or any other major obstacle such that the walking distance from the nearest active entrance to the rapid transit station is increased to beyond 800 metres, the reduced minimum parking rate specified in (d) does not apply.
- (f) despite Table 101, where a lot containing a hospital, office, shopping centre or training centre:
- (i) is located within 600m of a rapid-transit station;
 - (ii) is located within 800m walking distance of a rapid-transit station along public streets and paths; and
 - (iii) where the hospital, office, shopping centre or training centre does not meet 5(a) and 5(b), above,

the minimum parking requirements of Table 101A apply. (By-law 2016-249)

TABLE 101A MINIMUM PARKING REQUIREMENTS 400-800 M WALK FROM RAPID TRANSIT, SELECTED USE (By-law 2016-249)

	I	II	III	IV
Row	Land Use	Area B on Schedule 1A	Area C on Schedule 1A	Area D on Schedule 1A
N43a	Hospital	1.2 per 100 m ² of gross floor area	1.2 per 100 m ² of gross floor area	1.2 per 100 m ² of gross floor area
N59a	Office	1.8 per 100 m ² of gross floor area	2.3 per 100 m ² of gross floor area	2.3 per 100 m ² of gross floor area
N83a	Shopping Centre	3 per 100 m ² of gross leasable floor area	3.4 per 100 m ² of gross leasable floor area	3.4 per 100 m ² of gross leasable floor area

N92a	Training Centre	1.6 per 100 m ² of gross floor area	2.3 per 100 m ² of gross floor area	2.3 per 100 m ² of gross floor area
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- (6) Despite Subsection (1):
- (a) in the case of a shopping centre,
 - (i) where a shopping centre provides a dedicated bus loading area on the shopping centre site, the parking required by Table 101 may be reduced by 25 parking spaces for each bus loading area so provided.
 - (ii) Despite Subsection (1), where a restaurant, bar, place of assembly, place of worship or recreational and athletic facility is located within a shopping centre that is less than 7500 square metres gross leasable floor area, and one or more occupancies of that same use comprise more than 30 per cent of the gross leasable area of the shopping centre, then the minimum required parking for that use will be calculated at the parking rate specified for that use, and not at the shopping centre rate.
 - (b) in the case of a drive-through facility:
 - (i) where a restaurant use operates in combination with a drive-through facility, the parking required by Table 101 for the restaurant may be reduced by 20 per cent
 - (ii) where any use other than a restaurant operates in combination with a drive-through facility, the parking required by Table 101 for that land use may be reduced by 10 per cent.
 - (c) where all parking spaces provided or required for a permitted land use are located below grade in the same building as that land use, the parking required by Table 101 for that land use may be reduced by the lesser of:
 - (i) 10 per cent of the required parking spaces; or
 - (ii) 20 parking spaces. (By-law 2016-249)
- (7) Other Provisions:
- (a) For the purpose of this section, 0.5 metres of fixed bench seating is equivalent to one fixed seat.
 - (b) Despite Part 15, where a zoning exception in effect as of July 13, 2016 results in a higher minimum parking requirement than does this section, the lower parking requirement shall prevail. (By-law 2016-249)
 - (c) Where a use is legally noncomplying with respect to the minimum required number of motor vehicle parking spaces, such use may be changed to another permitted use without adding parking spaces, provided the minimum number of parking spaces required by this By-law for the new use is equal to or less than that required for the current use. (By-law 2021-218)

TABLE 101 – MINIMUM PARKING SPACE RATES (By-law 2018-206) (By-law 2016-249)

	I	II	III	IV	V
Row	Land Use	Area X and Y on Schedule 1A	Area B on Schedule 1A	Area C on Schedule 1A	Area D on Schedule 1A
R1	Bed and Breakfast	1 per dwelling unit plus 1 for the first four guest rooms plus 0.45 for each additional guest room over 4	1 per dwelling unit plus 1 for the first four guest rooms plus 0.45 for each additional guest room over 4	1 per dwelling unit plus 1 per guest room	1 per dwelling unit plus 1 per guest room
R2 (By-law 2016-356)	Coach house	None	None	None	None
R3	Diplomatic Mission	2 per dwelling unit	2 per dwelling unit	2 per dwelling unit	2 per dwelling unit
R4 (By-law 2016-336)	Dwelling, Detached	1 per dwelling unit or oversize dwelling unit (By-law 2018-206)	1 per dwelling unit or oversize dwelling unit (By-law 2018-206)	1 per dwelling unit or oversize dwelling unit (By-law 2018-206)	1 per dwelling unit or oversize dwelling unit (By-law 2018-206)
R5 (By-law 2016-336)	Dwelling, Duplex	1 per dwelling unit	1 per dwelling unit	1 per dwelling unit	1 per dwelling unit
R6 (By-law 2016-336)	Dwelling, Linked-detached	1 per dwelling unit	1 per dwelling unit	1 per dwelling unit	1 per dwelling unit
R7 (By-law 2016-336)	Dwelling, Semi-detached	1 per dwelling unit	1 per dwelling unit	1 per dwelling unit	1 per dwelling unit
R8 (By-law 2016-336)	Dwelling, Three-unit	0.5 per dwelling unit	0.5 per dwelling unit	1.2 per dwelling unit	1 per dwelling unit
R9	Dwelling, Townhouse	0.75 per dwelling unit	0.75 per dwelling unit	1 per dwelling unit	1 per dwelling unit
R10	Dwelling, Stacked	0.5 per dwelling unit	0.5 per dwelling unit	1.2 per dwelling unit	1 per dwelling unit
R11	Dwelling, Low-rise Apartment	0.5 per dwelling unit	0.5 per dwelling unit	1.2 per dwelling unit	1 per dwelling unit

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TABLE 101 – MINIMUM PARKING SPACE RATES

	I	II	III	IV	V
Row	Land Use	Area X and Y on Schedule 1A	Area B on Schedule 1A	Area C on Schedule 1A	Area D on Schedule 1A
R12	Dwelling, Mid-high Rise Apartment	0.5 per dwelling unit	0.5 per dwelling unit	1.2 per dwelling unit	1 per dwelling unit
R13	[reserved]				
R14	Dwelling units in a mixed-use building, on lots abutting Bank Street, Bronson Avenue, Elgin Street and Somerset Street West, north of the Queensway	None	N/A	N/A	N/A
R15	Dwelling units in a mixed-use building, all other cases	0.5 per dwelling unit	0.5 per dwelling unit	1 per dwelling unit	1 per dwelling unit
R16 (By-law 2021-218)	Reserved for future use				
R17	Group Home	1 per 100 m ² of gross floor area, minimum of 1	1 per 100 m ² of gross floor area, minimum of 1	1 per 100 m ² of gross floor area, minimum of 1	1 per 100 m ² of gross floor area, minimum of 1
R18	Home-based Business	None	None	1 per home-based business	1 per home-based business
R19	Planned Unit Development	As per dwelling type	As per dwelling type	As per dwelling type	As per dwelling type
R20	Retirement Home	0.25 per dwelling unit or rooming unit plus 1 per 100 m ² of gross floor area used for medical, health or personal services	0.25 per dwelling unit or rooming unit plus 1 per 100 m ² of gross floor area used for medical, health or personal services	0.25 per dwelling unit or rooming unit plus 1 per 100 m ² of gross floor area used for medical, health or personal services	0.25 per dwelling unit or rooming unit plus 1 per 100 m ² of gross floor area used for medical, health or personal services
R21	Retirement Home, converted	0.25 per dwelling unit or rooming unit plus 1 per 100 m ² of gross floor area used for medical, health or personal services	0.25 per dwelling unit or rooming unit plus 1 per 100 m ² of gross floor area used for medical, health or personal services	0.25 per dwelling unit or rooming unit plus 1 per 100 m ² of gross floor area used for medical, health or personal services	0.25 per dwelling unit or rooming unit plus 1 per 100 m ² of gross floor area used for medical, health or personal services

TABLE 101 – MINIMUM PARKING SPACE RATES

	I	II	III	IV	V
Row	Land Use	Area X and Y on Schedule 1A	Area B on Schedule 1A	Area C on Schedule 1A	Area D on Schedule 1A
R22	Rooming House	0.25 per rooming unit	0.25 per rooming unit	0.5 per rooming unit	0.5 per rooming unit
R23 (By-law 2018-206)	For future use				
R24	Additional Dwelling Unit within a detached, linked-detached or semi-detached dwelling	None	None	None	None
R25 (By-law 2021-218)	Additional Dwelling Unit within a duplex dwelling	None	None	None	None
R26	Shelter	1 per 100 m ² of gross floor area, minimum of 1	1 per 100 m ² of gross floor area, minimum of 1	1 per 100 m ² of gross floor area, minimum of 1	1 per 100 m ² of gross floor area, minimum of 1
N1	Adult Entertainment Parlour	3 per 10 0m ² of gross floor area	6 per 100 m ² of gross floor area	6 per 100 m ² of gross floor area	6 per 100 m ² of gross floor area
N2	Agricultural Use	1 per farm plus 1.5 per 100 m ² of floor area of farm produce outlet	2 per farm plus 3 per 100 m ² of floor area of farm produce outlet	2 per farm plus 3 per 100 m ² of floor area of farm produce outlet	2 per farm plus 3 per 100 m ² of floor area of farm produce outlet
N3	Airport	0.25 per 100 m ² of gross floor area used for passenger terminal or aircraft hanger	0.5 per 100 m ² of gross floor area used for passenger terminal or aircraft hanger	0.5 per 100 m ² of gross floor area used for passenger terminal or aircraft hanger	0.5 per 100 m ² of gross floor area used for passenger terminal or aircraft hanger
N4	Amusement Centre	2 per alley, court, ice sheet, game table or other game surface plus 5 per 100 m ² of gross floor area used for dining and assembly	4 per alley, court, ice sheet, game table or other game surface plus 10 per 100 m ² of gross floor area used for dining and assembly	4 per alley, court, ice sheet, game table or other game surface plus 10 per 100 m ² of gross floor area used for dining and assembly	4 per alley, court, ice sheet, game table or other game surface plus 10 per 100 m ² of gross floor area used for dining and assembly

TABLE 101 – MINIMUM PARKING SPACE RATES

	I	II	III	IV	V
Row	Land Use	Area X and Y on Schedule 1A	Area B on Schedule 1A	Area C on Schedule 1A	Area D on Schedule 1A
N5	Amusement Park	2 per alley, court, ice sheet, game table or other game surface plus 5 per 100 m ² of gross floor area used for dining and assembly	4 per alley, court, ice sheet, game table or other game surface plus 10 per 100 m ² of gross floor area used for dining and assembly	4 per alley, court, ice sheet, game table or other game surface plus 10 per 100 m ² of gross floor area used for dining and assembly	4 per alley, court, ice sheet, game table or other game surface plus 10 per 100 m ² of gross floor area used for dining and assembly
N6	Animal Care Establishment	2 per 100 m ² of gross floor area	4 per 100 m ² of gross floor area	4 per 100 m ² of gross floor area	4 per 100 m ² of gross floor area
N7	Animal Hospital	2 per 100 m ² of gross floor area	4 per 100 m ² of gross floor area	4 per 100 m ² of gross floor area	4 per 100 m ² of gross floor area
N8	Artist Studio	1.25 per 100m ² of gross floor area	2.5 per 100 m ² of gross floor area	3.4 per 100 m ² of gross floor area, minimum 5 spaces	3.4 per 100 m ² of gross floor area, minimum 5 spaces
N9	Automobile Body Shop	1.5 per service bay	3 per service bay	3 per service bay	3 per service bay
N10	Automobile Dealership	Sales/showroom area, 1 per 100 m ² of gross floor area; Service area, 1 per service bay; Other areas, 0.5 per 100 m ² of gross floor area.	Sales/showroom area, 2 per 100 m ² of gross floor area; Service area, 2 per service bay; Other areas, 1 per 100 m ² of gross floor area.	Sales/showroom area, 2 per 100 m ² of gross floor area; Service area, 2 per service bay; Other areas, 1 per 100 m ² of gross floor area.	Sales/showroom area, 2 per 100 m ² of gross floor area; Service area, 2 per service bay; Other areas, 1 per 100 m ² of gross floor area.
N11	Automobile Rental Establishment	Sales/showroom area, 1 per 100 m ² of gross floor area; Service area, 1 per service bay; Other areas, 0.5 per 100 m ² of gross floor area.	Sales/showroom area, 2 per 100 m ² of gross floor area; Service area, 2 per service bay; Other areas, 1 per 100 m ² of gross floor area.	Sales/showroom area, 2 per 100 m ² of gross floor area; Service area, 2 per service bay; Other areas, 1 per 100 m ² of gross floor area.	Sales/showroom area, 2 per 100 m ² of gross floor area; Service area, 2 per service bay; Other areas, 1 per 100 m ² of gross floor area.
N12	Automobile Service Station	Greater of 0.5 per 100 m ² of gross floor area or 1 per service bay	Greater of 1 per 100 m ² of gross floor area or 2 per service bay	Greater of 1 per 100 m ² of gross floor area or 2 per service bay	Greater of 1 per 100 m ² of gross floor area or 2 per service bay

TABLE 101 – MINIMUM PARKING SPACE RATES

	I	II	III	IV	V
Row	Land Use	Area X and Y on Schedule 1A	Area B on Schedule 1A	Area C on Schedule 1A	Area D on Schedule 1A
N13	Bank	1.25 per 100 m ² of gross floor area	2.5 per 100 m ² of gross floor area	3.4 per 100 m ² of gross floor area	3.4 per 100 m ² of gross floor area
N14	Bank Machine	None	None	None	None
N15	Bar	3 per 100 m ² of gross floor area	6 per 100 m ² of gross floor area	6 per 100 m ² of gross floor area	6 per 100 m ² of gross floor area
N16	Broadcasting and Production Studio	0.5 per 100 m ² of gross floor area	1 per 100 m ² of gross floor area	1 per 100 m ² of gross floor area	1 per 100 m ² of gross floor area
N17	Bus Station	0.25 per 100 m ² of gross floor area	0.5 per 100 m ² of gross floor area	0.5 per 100 m ² of gross floor area	0.5 per 100 m ² of gross floor area
N18	Campground	1 per two camping sites within campground	1 per camping site within campground	1 per camping site within campground	1 per camping site within campground
N19	Car Wash	None	None	None	None
N20	Casino	5 per 100 m ² of gross floor area	10 per 100 m ² of gross floor area	10 per 100 m ² of gross floor area	10 per 100 m ² of gross floor area
N21	Catering Establishment	0.4 per 100 m ² of gross floor area	0.8 per 100 m ² of gross floor area	0.8 per 100 m ² of gross floor area	0.8 per 100 m ² of gross floor area
N22	Cemetery	None	None	None	None
N23	Cinema	1 per 16 fixed seats	1 per 8 fixed seats	1 per 4 fixed seats	1 per 4 fixed seats

TABLE 101 – MINIMUM PARKING SPACE RATES

	I	II	III	IV	V
Row	Land Use	Area X and Y on Schedule 1A	Area B on Schedule 1A	Area C on Schedule 1A	Area D on Schedule 1A
N24	Community Centre	2 per 100 m ² of gross floor area	4 per 100 m ² of gross floor area	4 per 100 m ² of gross floor area	4 per 100 m ² of gross floor area
N25	Urban Agriculture (By-law 2017-148)	None	None	None	None
N26	Community Health and Resource Centre	0.75 per 100 m ² of gross floor area	1.5 per 100 m ² of gross floor area	2.2 per 100 m ² of gross floor area	2.2 per 100 m ² of gross floor area
N27	Convenience Store	1.25 per 100 m ² of gross floor area	2.5 per 100 m ² of gross floor area	3.4 per 100 m ² of gross floor area	3.4 per 100 m ² of gross floor area
N28	Correctional Facility	0.5 per 100 m ² of gross floor area	1 per 100 m ² of gross floor area	1 per 100 m ² of gross floor area	1 per 100 m ² of gross floor area
N29	Court House	0.5 per 100 m ² of gross floor area	1 per 100 m ² of gross floor area	1 per 100 m ² of gross floor area	1 per 100 m ² of gross floor area
N30	Daycare	1 per 100m ² of gross floor area	2 per 100 m ² of gross floor area	2 per 100 m ² of gross floor area	2 per 100 m ² of gross floor area
N31	Emergency Service	0.5 per 100 m ² of gross floor area	1 per 100 m ² of gross floor area	1 per 100 m ² of gross floor area	1 per 100 m ² of gross floor area
N32	Environmental Preserve or Education Facility	None	None	None	None
N33	Equestrian Establishment	None	None	None	None
N34	Experimental Farm	None	None	None	None

TABLE 101 – MINIMUM PARKING SPACE RATES

	I	II	III	IV	V
Row	Land Use	Area X and Y on Schedule 1A	Area B on Schedule 1A	Area C on Schedule 1A	Area D on Schedule 1A
N35	Fairground	None	None	None	None
N36	Flood or Erosion Control Works	None	None	None	None
N37	Forestry Operation	None	None	None	None
N38	Funeral Home	3.5 per 100 m ² of gross floor area	7 per 100 m ² of gross floor area	7 per 100 m ² of gross floor area	7 per 100 m ² of gross floor area
N39	Gas Bar	None	None	None	None
N40	Golf Course	0.5 per 100 m ² of gross floor area plus 2 per hole	1 per 100 m ² of gross floor area plus 4 per hole	1 per 100 m ² of gross floor area plus 4 per hole	1 per 100 m ² of gross floor area plus 4 per hole
N41	Heavy Equipment and Vehicle Sales, Rental and Servicing	0.375 per 100 m ² of gross floor area	0.75 per 100 m ² of gross floor area	0.75 per 100 m ² of gross floor area	0.75 per 100 m ² of gross floor area
N42 (By-law 2020-300)	Heavy Industrial Use ¹	0.4 per 100 m ² for the first 5000 m ² of gross floor area	0.8 per 100 m ² for the first 5000 m ² of gross floor area	0.8 per 100 m ² for the first 5000 m ² of gross floor area	0.8 per 100 m ² for the first 5000 m ² of gross floor area
		0.4 per 100 m ² above 5000 m ² of gross floor area	0.4 per 100 m ² above 5000 m ² of gross floor area	0.4 per 100 m ² above 5000 m ² of gross floor area	0.4 per 100 m ² above 5000 m ² of gross floor area
N43	Hospital	0.7 per 100 m ² of gross floor area	1.4 per 100 m ² of gross floor area	1.4 per 100 m ² of gross floor area	1.4 per 100 m ² of gross floor area
N44	Hotel (excluding restaurant which is calculated as per restaurant requirement)	1 per every 2 guest units for up to 40 guest units, and 1 per 12 guest units over 40 guest units	1 per guest unit for up to 40 guest units, and 1 per 6 guest units over 40 guest units	1 per guest unit	1 per guest unit
N45	Instructional Facility	1.25 per 100 m ² of gross floor area	2.5 per 100 m ² of gross floor area	3.4 per 100 m ² of gross floor area	3.4 per 100 m ² of gross floor area

TABLE 101 – MINIMUM PARKING SPACE RATES

	I	II	III	IV	V
Row	Land Use	Area X and Y on Schedule 1A	Area B on Schedule 1A	Area C on Schedule 1A	Area D on Schedule 1A
N46	Kennel with 4 or fewer dog runs	1 per kennel	1 per kennel	1 per kennel	1 per kennel
N47	Kennel with more than 4 dog runs	2 per kennel	4 per kennel	4 per kennel	4 per kennel
N48	Library	1.25 per 100 m ² of gross floor area	2.5 per 100 m ² of gross floor area	2.5 per 100 m ² of gross floor area	2.5 per 100 m ² of gross floor area
N49 (By-law 2020-300)	Light Industrial Use ¹	0.4 per 100 m ² for the first 5000 m ² of gross floor area	0.8 per 100 m ² for the first 5000 m ² of gross floor area	0.8 per 100 m ² for the first 5000 m ² of gross floor area	0.8 per 100 m ² for the first 5000 m ² of gross floor area
		0.4 per 100 m ² above 5000 m ² of gross floor area	0.4 per 100 m ² above 5000 m ² of gross floor area	0.4 per 100 m ² above 5000 m ² of gross floor area	0.4 per 100 m ² above 5000 m ² of gross floor area
N50	Marine Facility	0.5 per 100 m ² of gross floor area plus 1 per every 2 boat slips	1 per 100 m ² of gross floor area plus 1 per boat slip	1 per 100 m ² of gross floor area plus 1 per boat slip	1 per 100 m ² of gross floor area plus 1 per boat slip
N51	Medical Facility	2 per 100 m ² of gross floor area	4 per 100 m ² of gross floor area	4 per 100 m ² of gross floor area	4 per 100 m ² of gross floor area
N51a (By-law 2019-222) (By-law 2016-336)	Cannabis Production Facility	0.4 per 100 m ² of gross floor area	0.8 per 100 m ² of gross floor area	0.8 per 100 m ² of gross floor area	0.8 per 100 m ² of gross floor area
N52	Mobile Home Park	1 per every 2 mobile home sites plus 2.5 for each accessory commercial or recreational use building	1 per mobile home site plus 5 for each accessory commercial or recreational use building	1 per mobile home site plus 5 for each accessory commercial or recreational use building	1 per mobile home site plus 5 for each accessory commercial or recreational use building
N53	Military Training Facility	None	None	None	None
N54	Mineral Extraction Operation	None	None	None	None
N55	Municipal Service Centre	1 per 100 m ² of gross floor area	2 per 100 m ² of gross floor area	2 per 100 m ² of gross floor area	2 per 100 m ² of gross floor area
N56	Museum	1 per 100 m ² of gross floor area	2 per 100 m ² of gross floor area	2 per 100 m ² of gross floor area	2 per 100 m ² of gross floor area

TABLE 101 – MINIMUM PARKING SPACE RATES

	I	II	III	IV	V
Row	Land Use	Area X and Y on Schedule 1A	Area B on Schedule 1A	Area C on Schedule 1A	Area D on Schedule 1A
N57	Mushroom Farm	1 per farm plus 1.5 per 100 m ² of floor area of farm produce outlet	2 per farm plus 3 per 100 m ² of floor area of farm produce outlet	2 per farm plus 3 per 100 m ² of floor area of farm produce outlet	2 per farm plus 3 per 100 m ² of floor area of farm produce outlet
N58	Nightclub	3 per 100 m ² of gross floor area	6 per 100 m ² of gross floor area	6 per 100 m ² of gross floor area	6 per 100 m ² of gross floor area
N59	Office	1 per 100 m ² of gross floor area	2 per 100 m ² of gross floor area	2.4 per 100 m ² of gross floor area	2.4 per 100 m ² of gross floor area
N60	Park, sports field	The greater of 1 per 8 fixed seats or 2 per sports field	The greater of 1 per 4 fixed seats or 4 per sports field	The greater of 1 per 4 fixed seats or 4 per sports field	The greater of 1 per 4 fixed seats or 4 per sports field
N61	Park, other	None	None	None	None
N62	Parking Garage	None	None	None	None
N63	Parking Lot	None	None	None	None
N64	Personal Service Business	1.25 per 100 m ² of gross floor area	2.5 per 100 m ² of gross floor area	3.4 per 100 m ² of gross floor area	3.4 per 100 m ² of gross floor area
N65	Place of Assembly	5 per 100 m ² of gross floor area of assembly area	10 per 100 m ² of gross floor area of assembly area	10 per 100 m ² of gross floor area of assembly area	10 per 100 m ² of gross floor area of assembly area
N66	Place of Worship	5 per 100 m ² of gross floor area of assembly area	10 per 100 m ² of gross floor area of assembly area	10 per 100 m ² of gross floor area of assembly area	10 per 100 m ² of gross floor area of assembly area
N67	Post Office	1 per 100 m ² of gross floor area	2 per 100 m ² of gross floor area	2 per 100 m ² of gross floor area	2 per 100 m ² of gross floor area

TABLE 101 – MINIMUM PARKING SPACE RATES

	I	II	III	IV	V
Row	Land Use	Area X and Y on Schedule 1A	Area B on Schedule 1A	Area C on Schedule 1A	Area D on Schedule 1A
N68	Post Secondary Educational Institution	0.375 per 100 m ² of gross floor area	0.75 per 100 m ² of gross floor area	1 per 100 m ² of gross floor area	1 per 100 m ² of gross floor area
N69	Printing Plant	0.4 per 100 m ² of gross floor area	0.8 per 100 m ² of gross floor area	0.8 per 100 m ² of gross floor area	0.8 per 100 m ² of gross floor area
N70	Rapid Transit Network	None	None	None	None
N71	Recreational and Athletic Facility	2 per alley, court, ice sheet, game table or other game surface plus 5 per 100 m ² of gross floor area used for dining, assembly or common area	4 per alley, court, ice sheet, game table or other game surface plus 10 per 100 m ² of gross floor area used for dining, assembly or common area	4 per alley, court, ice sheet, game table or other game surface plus 10 per 100 m ² of gross floor area used for dining, assembly or common area	4 per alley, court, ice sheet, game table or other game surface plus 10 per 100 m ² of gross floor area used for dining, assembly or common area
N72	Research and Development Centre	0.4 per 100 m ² of gross floor area	0.8 per 100 m ² of gross floor area	0.8 per 100 m ² of gross floor area	0.8 per 100 m ² of gross floor area
N73 (By-law 2016-336)	Residential Care Facility (By-law 2012-349)	0.125 per dwelling unit or rooming unit plus 0.5 per 100 m ² of gross floor area used for medical, health or personal services	0.25 per dwelling unit or rooming unit plus 1 per 100 m ² of gross floor area used for medical, health or personal services	0.25 per dwelling unit or rooming unit plus 1 per 100 m ² of gross floor area used for medical, health or personal services	0.25 per dwelling unit or rooming unit plus 1 per 100 m ² of gross floor area used for medical, health or personal services
N74	Restaurant	5 per 100 m ² of gross floor area	3 for first 50 m ² of gross floor area plus 10 per 100m ² of gross floor area over 50m ² of gross floor area	10 per 100 m ² of gross floor area	10 per 100 m ² of gross floor area

TABLE 101 – MINIMUM PARKING SPACE RATES

	I	II	III	IV	V
Row	Land Use	Area X and Y on Schedule 1A	Area B on Schedule 1A	Area C on Schedule 1A	Area D on Schedule 1A
N75	Restaurant- Fast Food (By-law 2011-124)	5 per 100 m ² of gross floor area	3 for first 50 m ² of gross floor area plus 10 per 100 m ² of gross floor area over 50 m ² of gross floor area	10 per 100 m ² of gross floor area	10 per 100 m ² of gross floor area
N76	Restaurant- Full Service	5 per 100 m ² of gross floor area	3 for first 50 m ² of gross floor area plus 10 per 100 m ² of gross floor area over 50 m ² of gross floor area	10 per 100 m ² of gross floor area	10 per 100 m ² of gross floor area
N77	Restaurant- Take Out	2.5 per 100 m ² of gross floor area	1.5 for first 50 m ² of gross floor area plus 5 per 100 m ² of gross floor area over 50 m ² of gross floor area	5 per 100 m ² of gross floor area	5 per 100 m ² of gross floor area
N78	Retail Food Store	1.25 per 100 m ² of gross floor area	2.5 per 100 m ² of gross floor area	3.4 per 100 m ² of gross floor area	3.4 per 100 m ² of gross floor area
N78a (By-law 2016-336)	Retail Food Store, limited to a farmers' market (By-law 2016-131)	None	None	None	None
N79	Retail Store	1.25 per 100 m ² of gross floor area	2.5 per 100 m ² of gross floor area	3.4 per 100 m ² of gross floor area	3.4 per 100 m ² of gross floor area
N80 (By-law 2017-303)	School, secondary	1.25 per classroom (includes portables)	2 per classroom (includes portables)	2 per classroom (includes portables)	3 per classroom (includes portables)
N81	School, other	0.75 per classroom (includes portables)	1.5 per classroom (includes portables)	1.5 per classroom (includes portables)	1.5 per classroom (includes portables)
N82	Service and Repair Shop	1.25 per 100 m ² of gross floor area	2.5 per 100 m ² of gross floor area	3.4 per 100 m ² of gross floor area	3.4 per 100 m ² of gross floor area

TABLE 101 – MINIMUM PARKING SPACE RATES

	I	II	III	IV	V
Row	Land Use	Area X and Y on Schedule 1A	Area B on Schedule 1A	Area C on Schedule 1A	Area D on Schedule 1A
N83	Shopping Centre	1.7 per 100 m ² of gross leasable floor area	3.4 per 100 m ² of gross leasable floor area	3.6 per 100 m ² of gross leasable floor area	3.6 per 100 m ² of gross leasable floor area
N84	Personal brewing facility (By-law 2019-41)	0.5 per 100 m ² of gross floor area	1 per 100 m ² of gross floor area	2.5 per 100 m ² of gross floor area	2.5 per 100 m ² of gross floor area
N85	Snow Disposal Facility	None	None	None	None
N86	Solid Waste Disposal Facility	None	None	None	None
N87	Sports Arena	1 per 8 fixed seats	1 per 4 fixed seats	1 per 4 fixed seats	1 per 4 fixed seats
N88	Storage Yard	0.25 per 100 m ² of gross floor area	0.5 per 100 m ² of gross floor area	1 per 100 m ² of gross floor area	1 per 100 m ² of gross floor area
N89 (By-law 2020-300)	Technology Industry ¹	0.4 per 100 m ² for the first 5000 m ² of gross floor area	0.8 per 100 m ² for the first 5000 m ² of gross floor area	0.8 per 100 m ² for the first 5000 m ² of gross floor area	0.8 per 100 m ² for the first 5000 m ² of gross floor area
		0.4 per 100 m ² above 5000 m ² of gross floor area	0.4 per 100 m ² above 5000 m ² of gross floor area	0.4 per 100 m ² above 5000 m ² of gross floor area	0.4 per 100 m ² above 5000 m ² of gross floor area
N90	Theatre	1 per 16 fixed seats	1 per 8 fixed seats	1 per 4 fixed seats	1 per 4 fixed seats
N91	Train Station	0.25 per 100 m ² of gross floor area	0.5 per 100 m ² of gross floor area	0.5 per 100 m ² of gross floor area	0.5 per 100 m ² of gross floor area
N92	Training Centre	0.9 per 100 m ² of gross floor area	1.8 per 100 m ² of gross floor area	2.4 per 100 m ² of gross floor area	2.4 per 100 m ² of gross floor area
N93	Truck Transport Terminal	0.4 per 100 m ² of gross floor area	0.8 per 100 m ² of gross floor area	0.8 per 100 m ² of gross floor area	0.8 per 100 m ² of gross floor area
N94	Utility Installation	0.4 per 100 m ² of gross floor area	0.8 per 100 m ² of gross floor area	0.8 per 100 m ² of gross floor area	0.8 per 100 m ² of gross floor area
N95 (By-law 2020-300)	Warehouse ¹	0.4 per 100 m ² for the first 5000 m ² of gross floor area	0.8 per 100 m ² for the first 5000 m ² of gross floor area	0.8 per 100 m ² for the first 5000 m ² of gross floor area	0.8 per 100 m ² for the first 5000 m ² of gross floor area
		0.4 per 100 m ² above 5000 m ² of gross floor area	0.4 per 100 m ² above 5000 m ² of gross floor area	0.4 per 100 m ² above 5000 m ² of gross floor area	0.4 per 100 m ² above 5000 m ² of gross floor area
N96	Wayside Pit	None	None	None	None
N97	Wayside Quarry	None	None	None	None

Table 101B – Additional Zoning Provisions (By-law 2020-300)

I Endnote Number	II Additional Zoning Provisions
1	The minimum number of parking spaces may be reduced by a maximum of 20% where:
	(a) transportation demand management measures are employed, including the use of car co-operatives and car sharing spaces, transit passes, or enhanced end-of-trip cycling facilities; and
	(b) the minimum on-site parking requirements are substantiated by a parking study that is by a registered professional engineer and is subject to review and approval by the City.

- (c) Despite subsections 101(1), 101(2) and 101(5), within the area shown as Area A on Schedule 361, being the Centrepointe Community:
- (i) Minimum parking space requirements are to be calculated using Column IV, Area C on Table 101.
 - (ii) Despite (i), where a lot containing a residential use other than a bed and breakfast is located within 600 metres of a rapid transit station identified on Schedule 2A or Schedule 2B of this by-law, the minimum parking space requirement for the residential use is to be calculated using Column III, Area B on Table 101.
 - (iii) Despite (i), where a lot containing a hospital, office, shopping centre or training centre is located within 600 metres of a rapid transit station identified on Schedule 2A or Schedule 2B of this by-law, the minimum parking space requirement for the use is to be calculated using Column III, Area C on Table 101A.
 - (iv) Despite (ii) and (iii), where the lot is separated from the rapid transit station by a highway, grade-separated arterial roadway, railway yard, watercourse, private lands or any other major obstacle such that the actual walking distance to the rapid transit station is increased to beyond 800 metres, (ii) and (iii) do not apply.
 - (v) Subsection 101(5) does not apply. (By-law 2016-249)

Minimum Visitor Parking Space Rates (Section 102)

- 102.** In addition to the parking required under Section 101, off-street visitor motor vehicle parking must be provided for the land uses and at the rate set out in Table 102.
- (1) Within the areas shown as Areas B, C, D, X, Y and Z on Schedule 1A, in addition to the parking required under Section 101, off-street visitor motor vehicle parking must be provided for dwelling units at the rate set out in Table 102. (By-law 2016-249)
 - (2) Despite (1), within Areas B, X, Y and Z, no visitor parking spaces are required for the first twelve dwelling units on a lot. (By-law 2016-249)
 - (3) Despite (1), within Areas X, Y and Z, no more than thirty visitor parking spaces are required per building, and within Area B no more than sixty visitor parking spaces are required per building. (By-law 2016-249)

- (4) In the case of a townhouse dwelling or stacked dwelling, where each dwelling unit has a driveway accessing a garage or carport located on the same lot as that dwelling unit, and in the case of a planned unit development, where a dwelling unit has a driveway accessing its own garage or carport; no visitor parking is required for that dwelling unit. (By law 2012-334) (OMB Order, File #PL080959 issued June 1, 2010) (OMB Order #PL080959, issued November 5, 2008) (By-law 2016-249)
- (5) Clauses (a) through (e) of subsection 101(5) apply with necessary modification to section 102 for the purposes of applying Table 102 and subsections 102(2) and 102(3) (By-law 2016-249)
- (6) Despite Part 15, where a zoning exception in effect as of July 13, 2016 results in a higher minimum visitor parking requirement than does this section, the lower visitor parking requirement shall prevail. (By-law 2016-249)

Table 102- MINIMUM VISITOR PARKING SPACE RATES (By-law 2016-249)

COLUMN I	COLUMN II	COLUMN III
Land Use	Area X, Area Y and Area Z on Schedule 1A	Area B, Area C and Area D on Schedule 1A
Apartment dwelling, low-rise or mid-high-rise	0.1 per dwelling unit	0.2 per dwelling unit
Dwelling units in a mixed-use building	0.1 per dwelling unit	0.2 per dwelling unit
Stacked dwelling	0.1 per dwelling unit	0.2 per dwelling unit
Townhouse dwelling	0.1 per dwelling unit	0.2 per dwelling unit

- (7) Despite this section, within the area shown as Area A on Schedule 361, being the Centrepointe Community, subsections 102(2), 102(3) and 102(5) do not apply. (By-law 2016-249)

Maximum Limit on Number of Parking Spaces Near Rapid Transit Stations (Section 103)

- 103.** (1) Where a lot is located within 600 metres of a rapid transit station shown on Schedule 2A or Schedule 2B of this by-law, the number of motor vehicle parking spaces provided for a use on that lot must not exceed the maximum limits specified in Table 103. The 600 metre distance is measured as the shortest perpendicular distance between the lot lines of the lot containing the use and the centre of the rapid transit station platform. (By-law 2015-190)

- (2) Despite subsection (1), where the lot is separated from the rapid transit station by a highway, grade-separated arterial roadway, railway yard, watercourse, private lands or any other major obstacle such that the actual walking distance to the rapid transit station is increased to beyond 800 metres, the maximum limit on the number of parking spaces specified in Table 103 does not apply.
- (3) Despite subsection (1), where parking spaces in excess of the maximum parking limit result solely from a change of use, these excess parking spaces may be retained.
- (4) Where the parking currently provided for a use exceeds the maximum parking limits specified in Table 103, the parking spaces provided in excess of the maximum parking limit may be eliminated. However, in no case may the number of parking spaces provided be less than that specified for that use in Table 101.
- (5) Despite subsection (1), the provisions of this section do not apply to a rapid-transit network park and ride facility.

Table 103 - MAXIMUM NUMBER OF PARKING SPACES PERMITTED

I Land Use	Maximum Number of Parking Spaces Permitted		
	II Area A, Schedule 1 and MC Zone at Tunney's Pasture (Central Area)	III Area B, Schedule 1 other than MC Zone at Tunney's Pasture (Inner City Area)	IV Areas C and D, Schedule 1 (Suburban and Rural Area)
(a) Apartment Dwelling; Mid Rise, Apartment Dwelling, High Rise, and Apartment Dwelling, Low Rise (By-law 2014-292)	1.5 per dwelling unit (combined total of resident and visitor parking)	1.75 per dwelling unit (combined total of resident and visitor parking)	
(b) Dwelling Units, in the same building as a non-residential use			
(c) Hospital	1.6 per 100m ² of gross floor area		
(d) Medical Facility	5.0 per 100m ² of gross floor area		
(e) Office	1.0 per 100 m ² of gross floor area	2.2 per 100m ² of gross floor area	2.7 per 100m ² of gross floor area
(f) Post Secondary Educational Institution	1.2 per 100m ² of gross floor area		1.5 per 100m ² of gross floor area
(g) Research And Development Centre; Technology Industry	1.0 per 100m ² of gross floor area		
(h) Retail Store; Retail Food Store	1.0 per 100m ² of gross floor area	3.6 per 100m ² of gross floor area	4.0 per 100m ² of gross floor area
(i) Shopping Centre	1.0 per 100m ² of gross leasable floor area	3.6 per 100m ² of gross leasable floor area	4.0 per 100m ² of gross leasable floor area

Shared Parking Provisions (Section 104)

- 104.** (1) Where more than one of the uses listed in Table 104 are located on the same lot, parking spaces may be shared between the uses, and the cumulative total of parking spaces required for all the uses on the lot may be reduced from that required in Section 101 to the amount calculated using Table 104.
- (2) The number of parking spaces required for the lot under this section is calculated as follows:
- multiply the number of parking spaces required for the land use in Section 101 by the percentages shown in Table 104 for that use in each of the eight time periods;
 - repeat (a) for each of the uses on the lot;
 - for each time period add the parking space calculations for all the uses to arrive at a cumulative total; and
 - the largest cumulative total for all the uses in any time period is the number of parking spaces required for the lot.
- (3) Despite Subsection (1), this section does not apply to a shopping centre.

Table 104 - Percentage of Required Parking Permitted to be Shared

I Land Use	Time Period							
	Weekday				Saturday ¹			
	II Morning	III Noon	IV Afternoon	V Evening	VI Morning	VII Noon	VIII Afternoon	IX Evening
(a) office; medical facility; research and development centre	100%	90%	100%	15%	20%	20%	10%	5%
(b) bank	80%	100%	100%	10%	80%	100%	60%	10%
(c) retail store; retail food store; personal service business; convenience store	75%	80%	85%	75%	60%	90%	100%	50%
(d) restaurant; bar	30%	90%	60%	100%	30%	80%	50%	100%
(e) cinema; theatre; amusement centre	40%	40%	60%	85%	40%	70%	80%	100%
(f) visitor parking required for residential uses in Section 102	50%	50%	75%	100%	100%	100%	100%	100%

Tandem Parking Provisions (Section 105)

- 105.** (1) Despite Section 100(5):
- (a) Where an office use, a light or heavy industrial use, a warehouse, a hospital, a funeral home, or a place of worship is required to provide 50 or more motor vehicle parking spaces, 10% of those required motor vehicle parking spaces need not have direct, unobstructed access to a public street.
 - (b) Where a bed and breakfast use has three guest rooms, one required motor vehicle parking space need not have direct, unobstructed access to a public street.
 - (c) Where a group home is less than 350 square metres in gross floor area:
 - (i) up to three in-tandem parking spaces are permitted,
 - (ii) two of the three parking spaces may be located in the driveway, and they may be located in a front yard if they are located in the driveway that leads to a required parking space;
 - (iii) only one of the three parking spaces must have direct access to a public street or public lane by a driveway; and
 - (iv) where parking is occurring in-tandem anywhere on the lot, no parking is permitted in the rear yard of the lot.
 - (d) In the case of a Duplex Dwelling, Three-unit Dwelling or Low-rise Apartment Dwelling located within the area shown as Area A on Schedule 321, where two parking spaces are required under this By-law, one of the required parking spaces may be parked in tandem on a driveway that leads to a required parking space. (By-law 2014-189)
 - (e) 25% of the required motor vehicle parking spaces for an automobile service station need not have direct, unobstructed access to a public street.
- (2) Despite Section 100(5), attendant parking is permitted in the Area A on Schedule 1 (Central Area) for a hotel, or in a principal use or accessory use parking garage or parking lot, provided: (By-law 2011-124)
- (a) the regulations with respect to minimum parking space dimensions and aisle widths do not apply and no minimum dimensions are required, except that at least one aisle is required, extending from the parking garage driveway to within the length of a parking space of either the rear lot line or side lot line; and
 - (b) the regulations with respect to tandem parking do not apply, and tandem parking is permitted without any restrictions as to the percentage of tandem-parked vehicles that is permitted or to the number of parked vehicles which obstruct other parked vehicles.
- (3) In the case of an apartment building, mid – high rise and low rise and stacked dwelling, where a dwelling unit has a driveway accessing its own required parking space, additional required parking may be located in tandem in the driveway.(By-law 2016-249)

Parking Space Dimensions (Section 106)

(By-law 2021-218)

- 106.** (1) Any motor vehicle parking space must be:
- (a) At least 2.6m wide
 - (b) Not more than 3.1m wide

- (c) At least 5.2m long
- (2) Despite Subsection (1):
 - (a) In the case of a parallel parking space, the minimum length is 6.7m
 - (b) In the case of accessible parking space required by Provincial legislation, the minimum and maximum dimensions are governed by the Traffic and Parking By-law
 - (c) [reserved for future use]
- (3) Despite Subsection (1), up to 50% of the parking spaces in a parking lot or parking garage may be reduced to a minimum of 4.6m long and 2.4m wide, provided that any such space:
 - (a) Is visibly identified as being for a compact car
 - (b) Is not a visitor parking space required under Section 102
 - (c) Is not abutting or near a wall, column or similar surface that obstructs the opening of the doors of a parked vehicle or limits access to a parking space, in which case the minimum width is 2.6 metres.
- (4) Despite Subsection (1), up to 5% of the parking spaces in a parking lot or parking garage may have a minimum width of 1.3m and a minimum length of 3m, provided any such space:
 - (a) Is not a required parking space under Section 101
 - (b) Is not a required visitor parking space under Section 102
 - (c) Is visibly identified as being for a motorcycle, cargo bicycle or similar vehicle.

Aisle and Driveway Provisions (Section 107)

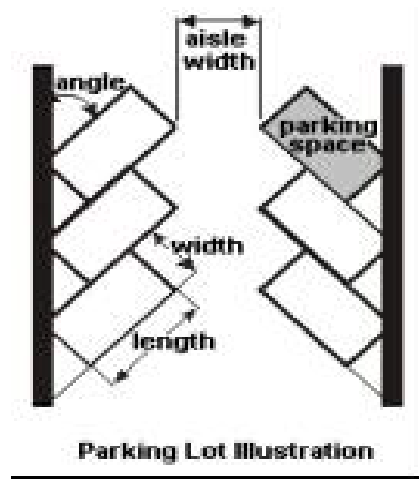
- 107.** (1) The following regulations apply to parking lots and parking garages, whether as principal or accessory uses:
- (a) A driveway providing access to a parking lot or parking garage must have a minimum width of;
 - (i) three metres for a single traffic lane, and
 - (ii) in the case of a parking lot, 6.0 metres for a double traffic lane; and (By-law 2016-249) (By-law 2020-299)
 - (iii) in the case of a parking garage, 6.0 metres for a double traffic lane. (By-law 2016-249)
 - (aa) Despite clause 107(1)(a), in the case of an apartment dwelling, low-rise, stacked dwelling, or an apartment mid-rise, or apartment high-rise, the maximum permitted width for a double traffic lane that leads to:
 - (i) Less than 20 parking spaces: 3.6m
 - (ii) 20 or more parking spaces: 6.7m (By-law 2014-289)

- (b) All driveways and aisles providing access to or located within a parking lot or parking garage must have a minimum vertical clearance clear of obstructions such as signs and other structures of;
 - (i) for a parking lot - two metres, and
 - (ii) for a parking garage - in accordance with the *Building Code*, as amended.
 - (c) An aisle providing access to parking spaces in a parking lot or parking garage:
 - (i) must comply with the minimum required width specified in Table 107;
 - (ii) despite (i), in the case of a parking garage, or parking lot accessory to a residential use an aisle serving parking spaces angled at between 56 and 90 degrees must be at least 6.0 metres wide; (By-law 2020-299)
 - (iii) despite (i) and (ii), no aisle is required for any parking space served by an **automated parking system**. (By-law 2016-249)
- (2) A driveway providing access to parking spaces other than in a parking garage or parking lot must have a minimum width of 2.6 metres. (By-law 2014-80) (By-law 2016-249)
- (3) Despite 107(2), in the case of a driveway providing access to a permitted parking space for a Detached Dwelling, Semi-detached Dwelling, Linked-detached Dwelling, Duplex Dwelling, Townhouse Dwelling or Stacked Dwelling:
- (a) the driveway must have a minimum width of 2.6 metres.
 - (b) where a driveway is providing access to a permitted parking space located outside of the front yard and corner side yard it may be located in a front yard, in a corner side yard, in an interior yard, in the extension of an interior side yard into the front yard or in the extension of a corner side yard into a rear yard provided that: (By-law 2018-155)
 - (i) In the R1, R2, R3, R4 and R5 zones, no part of the driveway may be located between the front wall of the residential use building and the street nor, in the case of a corner lot, between the corner side wall of the residential use building and the street; and, (By-law 2017-302)
 - (ii) the area of the driveway does not exceed the greater of:
 - 1. 50 per cent of the area of the yard in which it is located, or
 - 2. 2.6 metres times the depth of the yard in which it is located.
 - (iii) For the purposes of clause 3(b)(ii), the front yard and corner side yard are deemed to include any corner sight triangle as required and defined under Section 57. (By-law 2020-289)
 - (c) Despite subsection (3)(b)(i), on a lot within the area shown as Area A on Schedule 318, on which a residential use building was constructed and occupied on or prior to December 31, 2013, a driveway providing access to a permitted parking space may be widened in accordance with the following:
 - (i) a driveway's width may encroach into the extension of the interior side yard into the front yard;

- (ii) a driveway's width may encroach up to 1.8m into the area between the front wall of the residential use building and the street, provided that the combined width of that part of the driveway extending in front of the front wall and any walkway does not exceed 1.8m;
- (iii) in the case of a corner lot, a driveway's width may encroach up to 1.8m into the area between the corner side wall of the residential use building and the street, provided that the combined width of that part of the driveway extending in front of the corner side wall and any walkway does not exceed 1.8m;
- (iv) any part of any driveway located between the front wall or corner side wall of the residential use building and the street must consist of non-vegetative materials such as brick, pavers, rock, stone, concrete, tile and wood, excluding monolithic concrete and asphalt. (By-law 2014-80)

Table 107- Minimum Required Aisle Width

I Angle of Parking (degrees)	II Minimum Required Aisle Width (metres)
(a) 0-40	3.5
(b) 41-55	4.3
(c) 56-70	6.5
(d) 71-90	6.7



Steep Driveways (Section 108)

- 108.** (1) The gradient of a driveway leading to:
- (a) one parking space only, must not exceed an average of 8%, when measured from the lot line to the lowest point of the face of the garage door; and
 - (i) More than one parking space where accessory to a detached dwelling, semi-detached dwelling, duplex dwelling, three unit dwelling, or townhouse dwelling, not contained within a planned unit development, must not exceed an average of 8%, when measured from the lot line to the lowest point of the face of the garage door; and, (By-law 2018-155)
 - (b) more than one parking space, must not exceed that specified in the City of Ottawa Private Approach By-law.
- (2) Despite subsection (1)(a), where a driveway exceeding a gradient of 8%:

- (a) is non-complying; and
- (b) cannot be brought into conformity with this provision, that driveway may be eliminated by filling it in; and the driveway, and the parking space to which it led, may be re-established in the front yard if all of the following apply:
 - (i) it is located on the elevated portion of the filled-in driveway,
 - (ii) filling in the driveway has the effect of eliminating a parking space that is:
 - 1. required under Section 101;
 - 2. permitted; or
 - 3. legally non-complying; and, (By-law 2017-148)
 - (iii) that parking space cannot otherwise be re-established on the lot in conformity with the provisions of this by-law.

Location of Parking (Section 109)

109.

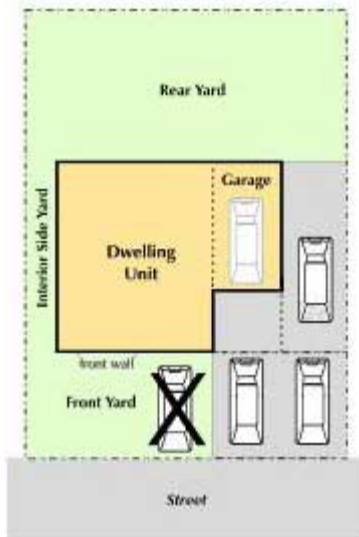
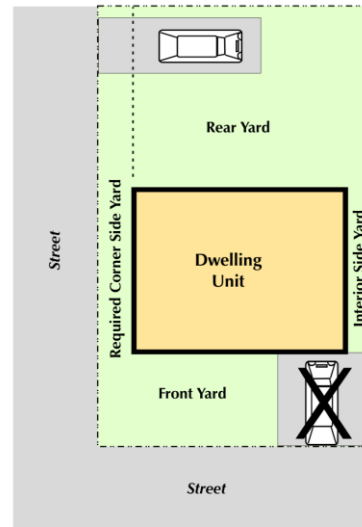
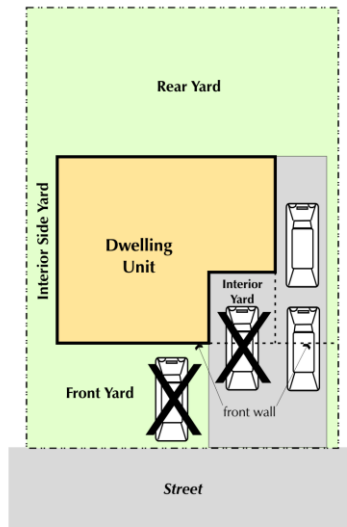
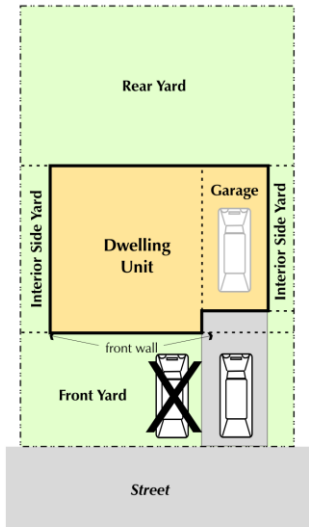
PARKING LOCATION RESTRICTIONS FOR CERTAIN SELECT NON-RESIDENTIAL ZONES

- (1) In the TM and MD Zones, no person may park a motor vehicle:
 - (a) in a required and provided front yard;
 - (b) in a required and provided corner side yard;
 - (c) in the extension of a required corner side yard into a rear yard; or
 - (d) in a required and provided rear yard abutting a street in the MD zone.
- (2) In the LC, GM, AM and MC Zones, no person may park a motor vehicle: (By-law 2017-302)
 - (a) in a required front yard;
 - (b) in a required corner side yard; or
 - (c) in the extension of a required corner side yard into a rear yard.

PARKING ABUTTING A STREET PROHIBITED IN RESIDENTIAL ZONES

- (3) In the R1, R2, R3, R4, R5, V1, V2 and V3 zones: (By-law 2018-155)
- (a) no parking space may be established and no person may park a motor vehicle:
 - (i) in a required and provided front yard;
 - (ii) in a required and provided corner side yard; or
 - (iii) in the extension of a required and provided corner side yard into a rear yard.
 - (b) a walkway is permitted in any yard, provided that:
 - (i) the walkway does not exceed 1.8m in width; and
 - (ii) the walkway consists of hard landscaping.
 - (c) all portions of the front yard and the corner side yard not occupied by parking spaces, driveways, aisles, permitted projections, accessory buildings or structures or walkways must be landscaped with soft landscaping; and (By-law 2017-302)
 - (d) all portions of any other yard not covered by parking spaces, driveways, aisles, permitted projections, walkways, buildings or structures must be landscaped. (By-law 2014-80)
- (4) Despite subsection 109(3)(a), in the R1, R2, R3, R5, V1, V2 and V3 Zones, where the use on the lot is a Detached Dwelling, Semi-detached Dwelling, Linked-detached Dwelling, Duplex Dwelling, Townhouse Dwelling or Stacked Dwelling, a person may park a motor vehicle in a driveway permitted under Section 107. (By-law 2023-222)(By-law 2010-123) (By-law 2014-80)

Examples of Front Yard Parking Prohibitions



SPECIAL CIRCUMSTANCES WHERE PARKING ABUTTING A STREET IS PERMITTED IN RESIDENTIAL ZONES

- (5) Despite subsection (3), parking is permitted in either a front yard, a corner side yard, or in the extension of a required corner side yard into a rear yard if all the following apply:
 - (a) the parking space is required for the residential use in the zone where that use is located but the use enjoys a right not to provide parking;
 - (b) parking cannot be located on the lot in conformity with the provisions of this by-law;
 - (c) the space is for one vehicle only; and
 - (d) a minimum parking space length of 4.6 metres is provided.
- (6) The parking space installed under subsection (5) and the driveway leading to that parking space, or at the very least the wheel strips where the vehicle will be parked or driven, must be surfaced with a hard, stable, dust preventative and permeable material.
- (7) A maximum of 50% of the area of a front or corner side yard or the required minimum width of one parking space, whichever is the greater, may be used for the parking space installed under subsection (5), the remainder of which, except for any areas occupied by projections permitted under Section 65 and a walkway with a maximum width of 1.8 metres, must be landscaped with soft landscaping. (By-law 2010-307)
- (8) Where a parking space is installed under subsection (5), the angle formed by the length of the parking space and the lot line abutting the street must be at least 75 degrees but no greater than 105 degrees.
- (9) Where a parking space is installed under subsection (5) and that space is for a:
 - (a) detached dwelling;
 - (b) linked-detached dwelling;
 - (c) semi-detached dwelling;
 - (d) duplex dwelling; or
 - (e) townhouse dwelling; (By-law 2012-334)the width of the driveway leading to the parking space, and the parking space itself, must be at least 2.2 metres but must not be more than 2.6 metres.
- (10) No part of a parking space introduced under subsection (5) may obstruct:
 - (a) a walkway; or
 - (b) the entrance of a dwelling.
- (11) In the R1, R2, R3, R4, and R5 zones:
 - (a) No more than 70 per cent of the rear yard area may be occupied by parking spaces and driveways and aisles accessing parking
 - (b) At least 15 per cent of the rear yard area must be provided as soft landscaping.
 - (c) No provisions of amending by-law 2023-XXX act to prevent the issuance of a building permit for which a completed application for Site Plan Control, Committee of Adjustment approval, Zoning Amendment or Building Permit was received by the City or for which a decision was rendered by the Ontario Land Tribunal before

October 11, 2023 and such applications may be processed under the provisions in place prior to this amendment.

- (d) subsection (c) is repealed on October 11, 2024.

Landscaping Provisions for Parking Lots (Section 110)

- 110.** (1) Except in the case of an industrial zone, a minimum of 15% of the area of any parking lot, whether a principal or an accessory use, must be provided as perimeter or interior landscaped area comprised of the following:
- (a) a landscaped buffer must be provided between the perimeter of the parking lot and a lot line in accordance with Table 110. A driveway may cross the landscaped buffer; and (OMB Order, File #PL080959 issued September 18, 2009)
 - (b) in addition to the landscaped buffer, interior landscaping may be provided including various landscaped islands, landscaped medians, pedestrian pathways or public plazas to meet the minimum 15% requirement. (OMB Order, File #PL080959 issued September 18, 2009)

Table 110- Minimum Required Width of a Landscaped Buffer of a Parking Lot (OMB Order, File #PL080959 issued September 18, 2009)

I Location of Landscaped Buffer	Minimum Required Width of Landscaped Buffer		
	II For a parking lot containing 10 or fewer spaces	III For a parking lot containing more than 10 but fewer than 100 spaces	IV For a parking lot containing 100 or more spaces
(a) Abutting a street	3 metres		
(b) Not abutting a street	None	1.5 metres	3 metres

- (2) Despite subsection (1), in the TM Zone, the 15% landscaped area requirement does not apply, but:
 - (a) Table 110 does apply;
 - (b) any area not used for parking or buildings must be landscaped; and
 - (c) the perimeter of the parking lot where it abuts a residential zone must be screened from view by an opaque screen with a minimum height of 1.5 metres.
- (3) All outdoor refuse collection and refuse loading areas contained within or accessed via a parking lot must be:
 - (a) located at least 9.0 metres from a lot line abutting a public street;
 - (b) located at least 3.0 metres from any other lot line; and
 - (c) screened from view by an opaque screen with a minimum height of 2.0 metres.
 - (d) where an in-ground refuse container is provided, the screening requirement of Section (3)(c) above may be achieved with soft landscaping. (By-law 2020-299)

Bicycle Parking Space Rates and Provisions (Section 111)

111. Minimum Parking Rates

- (1) Bicycle parking must be provided for the land uses and at the rate set out in Table 111A for lands located in Areas A (Central Area), B (Inner City Area) and C (Suburban Area) on Schedule 1 and in the villages of Ashton, Burritt's Rapids, Carlsbad Springs, Carp, Constance Bay, Cumberland, Dunrobin, Fallowfield, Fitzroy Harbour, Galetta, Greely, Kars, Kenmore, Kinburn, Manotick, Marionville, Metcalfe, Munster, Navan, North Gower, Notre Dame des Champs, Osgoode, Richmond, Sarsfield, Vars and Vernon located in Area D on Schedule 1.
- (2) Where a building contains more than one use, bicycle parking must be provided for that building in accordance with the proportion of the building occupied by each use and the rate set out in Table 111A for each use.

TABLE 111A - BICYCLE PARKING SPACE RATES

I LAND USE	II MINIMUM NUMBER OF SPACES REQUIRED
(a) retirement home; retirement home, converted; rooming house; rooming unit other than within a post secondary educational facility (By-law 2018-206)	0.25 per dwelling unit or rooming unit
(b) (i) apartment building, low rise; apartment dwelling, mid rise; apartment dwelling, high rise, dwelling unit in the same building as a non-residential use; stacked dwelling without a garage or carport for each dwelling unit (By-law 2014-292) (ii) stacked dwellings with a garage or carport for each dwelling unit (OMB File #PL080959 issued November 5, 2009)	0.50 per dwelling unit no bicycle parking required (OMB File #PL080959 issued November 9, 2009)
(c) rooming unit or dwelling unit within a post secondary educational facility	0.75 per dwelling unit or rooming unit
(d) school	1 per 100 m ² of gross floor area
(e) bank; convenience store; day care; office; post office; post secondary educational institution; restaurant; retail food store; retail store	1 per 250 m ² of gross floor area
(f) library; municipal service centre; personal service business; retail food store 8,000 m ² of gross floor area or greater; retail store 8,000 m ² of gross floor area or greater; service or repair shop; shopping centre	1 per 500 m ² of gross floor area
(g) airport; bus station; hospital; hotel; light industrial use; medical facility; technology industry; train station	1 per 1000 m ² of gross floor area
(h) animal hospital; storage yard; truck transport terminal; warehouse	1 per 2000 m ² of gross floor area

I LAND USE	II MINIMUM NUMBER OF SPACES REQUIRED
(i) all other non-residential uses	1 per 1500 m ² of gross floor area

Location of Bicycle Parking Spaces

- (3) Bicycle parking must be located on the same lot as the use or building for which it is provided.
- (4) Bicycle parking spaces must be located in order to provide convenient access to main entrances or well-used areas.
- (5) Deleted as per (OMB File #PLO80959 issued November 5, 2009)
- (6) A bicycle parking space may be located in any yard.
- (7) A maximum of 50% of the required bicycle parking spaces or 15 spaces, whichever is greater, may be located in a landscaped area. (By-law 2011-124)

Bicycle Parking Space Provisions

- (8A) A bicycle parking space must comply with the minimum parking space dimensions specified in Table 111B. (By-law 2021-215)
- (8B) Despite Table 111B, in the case of stacked bicycle parking, the minimum width of a bicycle parking space is 0.37 metres. (By-law 2021-215)

TABLE 111B - MINIMUM BICYCLE PARKING SPACE DIMENSIONS

I Orientation	II Minimum Space Width	III Minimum Space Length
(a) Horizontal	0.6 metres	1.8 metres
(b) Vertical	0.5 metres	1.5 metres (By-law 2010-237)

- (9) A bicycle parking space must have access from an aisle having a minimum width of 1.5 metres.
- (10) Where four or more bicycle parking spaces are provided in a common parking area, each bicycle parking space must contain a parking rack that is securely anchored to the ground and attached to a heavy base such as concrete.
- (11) A minimum of 50% of the bicycle parking spaces required by this by-law must be horizontal spaces at ground level. (By-law 2021-215)
- (12) Where the number of bicycle parking spaces required for a single office or residential building exceeds fifty 50 spaces, a minimum of 25% of that required total must be located within:
 - (a) a building or structure;

- (b) a secure area such as a supervised parking lot or enclosure with secure entrance; or
 - (c) bicycle lockers.
- (13) Despite Section 101, the motor vehicle parking required for any non-residential use may be reduced by one motor vehicle parking space for every 13 square metres of gross floor area provided as shower rooms, change rooms, locker rooms and other similar facilities intended for the use of bicyclists in conjunction with required or provided bicycle parking. (By-law 2015-190)

Provisions for Drive-Through Operations (Section 112)

112. (1) Where a **drive-through facility** is a listed permitted use, and is provided on a site, off-street motor vehicle queuing space must be provided for that drive-through facility leading both to and from each service bay, window, kiosk or booth for the uses specified and at the rate set out in Table 112.

Table 112- Minimum Number of Queuing Spaces Required

I Land Use	Minimum Number of Queuing Spaces Required	
	II Leading to Use	III Leaving Use
(a) Bank or bank machine	3 before/at each machine	1 after each machine
(b) Car Wash	(i) Conveyor Type	1 after each wash bay (if a through bay)
	(ii) Automatic Type	
	(iii) Manual Type	
(c) Restaurant	(i) No order board: 4 spaces before/at service window;	
	(ii) With order board: 7 before/at order board and a minimum total of 11 (OMB Order, File #PL080959 issued May 20, 2009)	
(d) In all other cases	3 spaces before/at service window	

- (2) All queuing spaces must be:
 - (a) at least 3 metres wide; and
 - (b) at least 5.7 metres long.
- (3) No queuing line, drive-through window or order board may be located within 3 metres of a lot line abutting a residential zone.
- (4) Despite subsection (3), where a queuing line, drive-through window or order board is located 3 metres or more from a residential zone, but is still within a yard abutting a residential zone, it must be screened from view from that residential zone by an opaque screen with a minimum height of 1.5 metres. (By-law 2011-124)

- (5) This section does not apply to queuing spaces provided for an electric vehicle charging station.
(By-law 2017-302)

Loading Space Rates and Provisions (Section 113)

- 113.** (1) Except in the case of uses in an LC Zone and on lots abutting Rideau Street, Sparks Street and Bank Street in Area A (Central Area) of Schedule 1, off-street motor vehicle loading spaces must be provided for the specified land uses at the rate set out in Table 113A.
- (2) Where more than one use is located in a building or on a lot, vehicle loading spaces must be provided for each use in accordance with the rate set out in Table 113A.
- (3) A vehicle loading space may be located wholly or partly within a building or structure.
- (4) Despite subsection (1), in the TM Zone, a vehicle loading space is only required for uses that have a gross floor area of 1,000 m² or more, except for an office or research and development centre use for which a vehicle loading space is only required if the use has a gross floor area of 4,000 m² or more.

Table 113A- Minimum Number of Vehicle Loading Spaces Required

I Land Use	Minimum Number of Vehicle Loading Spaces Required per Square Metres of Gross Floor Area						
	III 350-999 m ²	IV 1000- 1999 m ²	V 2000- 4999 m ²	VI 5000- 9999 m ²	VII 10000- 14999 m ²	VIII 15000- 24999 m ²	IX 25000 m ² and over
(a) Heavy industrial use, light industrial use, truck transport terminal, warehouse, hospital, museum, place of worship, post secondary educational institution, school, sports arena, theatre, cannabis production facility (By-law 2019-222) (By-law 2014-74)	0	1	1	1	2	2	3
(b) Office, research and development centre, except in the TM Zone (see 113(4) above)	0	1	1	1	2	2	2

I Land Use	Minimum Number of Vehicle Loading Spaces Required per Square Metres of Gross Floor Area						
	III 350-999 m ²	IV 1000- 1999 m ²	V 2000- 4999 m ²	VI 5000- 9999 m ²	VII 10000- 14999 m ²	VIII 15000- 24999 m ²	IX 25000 m ² and over
(c) Retail food store, retail store, shopping centre, except in the TM Zone (see 113(4) above)	0	0	1	2	2	2	2
(d) All other non-residential uses, except in the TM Zone (see 113(4) above)	0	1	2	2	2	2	2
(e) Residential uses	None required						

(5) Where a loading space is required by this by-law, it must comply with the regulations set out in Table 113B:

Table 113B- Regulations for Vehicle Loading Spaces

I Zoning Mechanism	Regulations	
	II Standard Size Space	III Oversized Space (see Table 113C for Number of Oversized Spaces Required)
(a) Minimum Width in metres of Driveway Accessing Loading Space	(i) Single traffic lane - 3.5 (ii) Double traffic lane - 6	
(b) Minimum Width in metres of Aisle Accessing Loading Space, by Angle of Loading Space	(i) 45° or less	5
	(ii) Between 45° and 60°	6.3
	(iii) 60° to 90°	9
(c) Minimum Width in metres of Loading Space	3.5	4.3
(d) Minimum Length in metres of Loading Space	(i) Parallel	9
	(ii) Other cases	7
(e) Minimum Vertical Clearance in metres for Loading Space	4.2	

(f) Permitted Location of Loading Space

Permitted in all locations other than in a required front yard or required corner side yard, or in a required yard abutting a residential zone

(6) A portion of the vehicle loading spaces required under subsection (1) must be provided as oversized vehicle loading spaces for buildings exceeding the gross floor area indicated in Table 113C. These spaces must comply with the oversized vehicle loading space provisions of Table 113B.

Table 113C- Number of Oversized Vehicle Loading Spaces Required

I Land Use	II Minimum Gross Floor Area of Building (m²)	III Number of Oversized Spaces Required
(a) Retail food store, retail store	2,000	½ of the required spaces
(b) Heavy industrial use, light industrial use, truck transport terminal, warehouse	5,000	1 space for first 5,000 square metres plus all required spaces for gross floor area exceeding 5,000 square metres