

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

(By-law 2021-218)

- 100.** (1) Parking, queueing 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, queueing or loading spaces are to be pro-rated and rounded to the nearest whole number.
- (3) All motor vehicle parking spaces, queueing 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 queueing 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, queueing 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, queueing 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)