

## 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)

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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 <sup>2</sup> of gross floor area	1.2 per 100 m <sup>2</sup> of gross floor area	1.2 per 100 m <sup>2</sup> of gross floor area
N59a	Office	1.8 per 100 m <sup>2</sup> of gross floor area	2.3 per 100 m <sup>2</sup> of gross floor area	2.3 per 100 m <sup>2</sup> of gross floor area
N83a	Shopping Centre	3 per 100 m <sup>2</sup> of gross leasable floor area	3.4 per 100 m <sup>2</sup> of gross leasable floor area	3.4 per 100 m <sup>2</sup> of gross leasable floor area
N92a	Training Centre	1.6 per 100 m <sup>2</sup> of gross floor area	2.3 per 100 m <sup>2</sup> of gross floor area	2.3 per 100 m <sup>2</sup> of gross floor area

- (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

**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 <sup>2</sup> of gross floor area, minimum of 1	1 per 100 m <sup>2</sup> of gross floor area, minimum of 1	1 per 100 m <sup>2</sup> of gross floor area, minimum of 1	1 per 100 m <sup>2</sup> 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 <sup>2</sup> of gross floor area used for medical, health or personal services	0.25 per dwelling unit or rooming unit plus 1 per 100 m <sup>2</sup> of gross floor area used for medical, health or personal services	0.25 per dwelling unit or rooming unit plus 1 per 100 m <sup>2</sup> of gross floor area used for medical, health or personal services	0.25 per dwelling unit or rooming unit plus 1 per 100 m <sup>2</sup> 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 <sup>2</sup> of gross floor area used for medical,	0.25 per dwelling unit or rooming unit plus 1 per 100 m <sup>2</sup> of gross floor area used for medical,	0.25 per dwelling unit or rooming unit plus 1 per 100 m <sup>2</sup> of gross floor area used for medical,	0.25 per dwelling unit or rooming unit plus 1 per 100 m <sup>2</sup> of gross floor area used for medical,

		health or personal services	health or personal services	health or personal services	health or personal services
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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
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 or townhouse dwelling (By-law 2024-563)	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 <sup>2</sup> of gross floor area, minimum of 1	1 per 100 m <sup>2</sup> of gross floor area, minimum of 1	1 per 100 m <sup>2</sup> of gross floor area, minimum of 1	1 per 100 m <sup>2</sup> of gross floor area, minimum of 1
N1	Adult Entertainment Parlour	3 per 10 0m <sup>2</sup> of gross floor area	6 per 100 m <sup>2</sup> of gross floor area	6 per 100 m <sup>2</sup> of gross floor area	6 per 100 m <sup>2</sup> of gross floor area
N2	Agricultural Use	1 per farm plus 1.5 per 100 m <sup>2</sup> of floor area of farm produce outlet	2 per farm plus 3 per 100 m <sup>2</sup> of floor area of farm produce outlet	2 per farm plus 3 per 100 m <sup>2</sup> of floor area of farm produce outlet	2 per farm plus 3 per 100 m <sup>2</sup> of floor area of farm produce outlet
N3	Airport	0.25 per 100 m <sup>2</sup> of gross floor area used for passenger terminal or aircraft hanger	0.5 per 100 m <sup>2</sup> of gross floor area used for passenger terminal or aircraft hanger	0.5 per 100 m <sup>2</sup> of gross floor area used for passenger terminal or aircraft hanger	0.5 per 100 m <sup>2</sup> 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 <sup>2</sup> 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 <sup>2</sup> 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 <sup>2</sup> 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 <sup>2</sup> 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 <sup>2</sup> 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 <sup>2</sup> 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 <sup>2</sup> 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 <sup>2</sup> of gross floor area used for dining and assembly
N6	Animal Care Establishment	2 per 100 m <sup>2</sup> of gross floor area	4 per 100 m <sup>2</sup> of gross floor area	4 per 100 m <sup>2</sup> of gross floor area	4 per 100 m <sup>2</sup> of gross floor area
N7	Animal Hospital	2 per 100 m <sup>2</sup> of gross floor area	4 per 100 m <sup>2</sup> of gross floor area	4 per 100 m <sup>2</sup> of gross floor area	4 per 100 m <sup>2</sup> of gross floor area
N8	Artist Studio	1.25 per 100m <sup>2</sup> of gross floor area	2.5 per 100 m <sup>2</sup> of gross floor area	3.4 per 100 m <sup>2</sup> of gross floor area, minimum 5 spaces	3.4 per 100 m <sup>2</sup> 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 <sup>2</sup> of gross floor area; Service area, 1 per service bay; Other areas, 0.5 per 100 m <sup>2</sup> of gross floor area.	Sales/showroom area, 2 per 100 m <sup>2</sup> of gross floor area; Service area, 2 per service bay; Other areas, 1 per 100 m <sup>2</sup> of gross floor area.	Sales/showroom area, 2 per 100 m <sup>2</sup> of gross floor area; Service area, 2 per service bay; Other areas, 1 per 100 m <sup>2</sup> of gross floor area.	Sales/showroom area, 2 per 100 m <sup>2</sup> of gross floor area; Service area, 2 per service bay; Other areas, 1 per 100 m <sup>2</sup> of gross floor area.
N11	Automobile Rental Establishment	Sales/showroom area, 1 per 100 m <sup>2</sup> of gross floor area; Service area, 1 per service bay; Other areas, 0.5 per 100 m <sup>2</sup> of gross floor area.	Sales/showroom area, 2 per 100 m <sup>2</sup> of gross floor area; Service area, 2 per service bay; Other areas, 1 per 100 m <sup>2</sup> of gross floor area.	Sales/showroom area, 2 per 100 m <sup>2</sup> of gross floor area; Service area, 2 per service bay; Other areas, 1 per 100 m <sup>2</sup> of gross floor area.	Sales/showroom area, 2 per 100 m <sup>2</sup> of gross floor area; Service area, 2 per service bay; Other areas, 1 per 100 m <sup>2</sup> of gross floor area.
N12	Automobile Service Station	Greater of 0.5 per 100 m <sup>2</sup> of gross floor area or 1 per service bay	Greater of 1 per 100 m <sup>2</sup> of gross floor area or 2 per service bay	Greater of 1 per 100 m <sup>2</sup> of gross floor area or 2 per service bay	Greater of 1 per 100 m <sup>2</sup> 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 <sup>2</sup> of gross floor area	2.5 per 100 m <sup>2</sup> of gross floor area	3.4 per 100 m <sup>2</sup> of gross floor area	3.4 per 100 m <sup>2</sup> of gross floor area
N14	Bank Machine	None	None	None	None
N15	Bar	3 per 100 m <sup>2</sup> of gross floor area	6 per 100 m <sup>2</sup> of gross floor area	6 per 100 m <sup>2</sup> of gross floor area	6 per 100 m <sup>2</sup> of gross floor area
N16	Broadcasting and Production Studio	0.5 per 100 m <sup>2</sup> of gross floor area	1 per 100 m <sup>2</sup> of gross floor area	1 per 100 m <sup>2</sup> of gross floor area	1 per 100 m <sup>2</sup> of gross floor area
N17	Bus Station	0.25 per 100 m <sup>2</sup> of gross floor area	0.5 per 100 m <sup>2</sup> of gross floor area	0.5 per 100 m <sup>2</sup> of gross floor area	0.5 per 100 m <sup>2</sup> 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 <sup>2</sup> of gross floor area	10 per 100 m <sup>2</sup> of gross floor area	10 per 100 m <sup>2</sup> of gross floor area	10 per 100 m <sup>2</sup> of gross floor area
N21	Catering Establishment	0.4 per 100 m <sup>2</sup> of gross floor area	0.8 per 100 m <sup>2</sup> of gross floor area	0.8 per 100 m <sup>2</sup> of gross floor area	0.8 per 100 m <sup>2</sup> 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 <sup>2</sup> of gross floor area	4 per 100 m <sup>2</sup> of gross floor area	4 per 100 m <sup>2</sup> of gross floor area	4 per 100 m <sup>2</sup> 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 <sup>2</sup> of gross floor area	1.5 per 100 m <sup>2</sup> of gross floor area	2.2 per 100 m <sup>2</sup> of gross floor area	2.2 per 100 m <sup>2</sup> of gross floor area
N27	Convenience Store	1.25 per 100 m <sup>2</sup> of gross floor area	2.5 per 100 m <sup>2</sup> of gross floor area	3.4 per 100 m <sup>2</sup> of gross floor area	3.4 per 100 m <sup>2</sup> of gross floor area
N28	Correctional Facility	0.5 per 100 m <sup>2</sup> of gross floor area	1 per 100 m <sup>2</sup> of gross floor area	1 per 100 m <sup>2</sup> of gross floor area	1 per 100 m <sup>2</sup> of gross floor area
N29	Court House	0.5 per 100 m <sup>2</sup> of gross floor area	1 per 100 m <sup>2</sup> of gross floor area	1 per 100 m <sup>2</sup> of gross floor area	1 per 100 m <sup>2</sup> of gross floor area
N30	Daycare	1 per 100m <sup>2</sup> of gross floor area	2 per 100 m <sup>2</sup> of gross floor area	2 per 100 m <sup>2</sup> of gross floor area	2 per 100 m <sup>2</sup> of gross floor area
N31	Emergency Service	0.5 per 100 m <sup>2</sup> of gross floor area	1 per 100 m <sup>2</sup> of gross floor area	1 per 100 m <sup>2</sup> of gross floor area	1 per 100 m <sup>2</sup> 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

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	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 <sup>2</sup> of gross floor area	7 per 100 m <sup>2</sup> of gross floor area	7 per 100 m <sup>2</sup> of gross floor area	7 per 100 m <sup>2</sup> of gross floor area
N39	Gas Bar	None	None	None	None
N40	Golf Course	0.5 per 100 m <sup>2</sup> of gross floor area plus 2 per hole	1 per 100 m <sup>2</sup> of gross floor area plus 4 per hole	1 per 100 m <sup>2</sup> of gross floor area plus 4 per hole	1 per 100 m <sup>2</sup> of gross floor area plus 4 per hole
N41	Heavy Equipment and Vehicle Sales, Rental and Servicing	0.375 per 100 m <sup>2</sup> of gross floor area	0.75 per 100 m <sup>2</sup> of gross floor area	0.75 per 100 m <sup>2</sup> of gross floor area	0.75 per 100 m <sup>2</sup> of gross floor area
N42 (By-law 2020-300)	Heavy Industrial Use <sup>1</sup>	0.4 per 100 m <sup>2</sup> for the first 5000 m <sup>2</sup> of gross floor area	0.8 per 100 m <sup>2</sup> for the first 5000 m <sup>2</sup> of gross floor area	0.8 per 100 m <sup>2</sup> for the first 5000 m <sup>2</sup> of gross floor area	0.8 per 100 m <sup>2</sup> for the first 5000 m <sup>2</sup> of gross floor area
		0.4 per 100 m <sup>2</sup> above 5000 m <sup>2</sup> of gross floor area	0.4 per 100 m <sup>2</sup> above 5000 m <sup>2</sup> of gross floor area	0.4 per 100 m <sup>2</sup> above 5000 m <sup>2</sup> of gross floor area	0.4 per 100 m <sup>2</sup> above 5000 m <sup>2</sup> of gross floor area
N43	Hospital	0.7 per 100 m <sup>2</sup> of gross floor area	1.4 per 100 m <sup>2</sup> of gross floor area	1.4 per 100 m <sup>2</sup> of gross floor area	1.4 per 100 m <sup>2</sup> 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 <sup>2</sup> of gross floor area	2.5 per 100 m <sup>2</sup> of gross floor area	3.4 per 100 m <sup>2</sup> of gross floor area	3.4 per 100 m <sup>2</sup> of gross floor area

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	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 <sup>2</sup> of gross floor area	2.5 per 100 m <sup>2</sup> of gross floor area	2.5 per 100 m <sup>2</sup> of gross floor area	2.5 per 100 m <sup>2</sup> of gross floor area
N49 (By-law 2020-300)	Light Industrial Use <sup>1</sup>	0.4 per 100 m <sup>2</sup> for the first 5000 m <sup>2</sup> of gross floor area	0.8 per 100 m <sup>2</sup> for the first 5000 m <sup>2</sup> of gross floor area	0.8 per 100 m <sup>2</sup> for the first 5000 m <sup>2</sup> of gross floor area	0.8 per 100 m <sup>2</sup> for the first 5000 m <sup>2</sup> of gross floor area
		0.4 per 100 m <sup>2</sup> above 5000 m <sup>2</sup> of gross floor area	0.4 per 100 m <sup>2</sup> above 5000 m <sup>2</sup> of gross floor area	0.4 per 100 m <sup>2</sup> above 5000 m <sup>2</sup> of gross floor area	0.4 per 100 m <sup>2</sup> above 5000 m <sup>2</sup> of gross floor area
N50	Marine Facility	0.5 per 100 m <sup>2</sup> of gross floor area plus 1 per every 2 boat slips	1 per 100 m <sup>2</sup> of gross floor area plus 1 per boat slip	1 per 100 m <sup>2</sup> of gross floor area plus 1 per boat slip	1 per 100 m <sup>2</sup> of gross floor area plus 1 per boat slip
N51	Medical Facility	2 per 100 m <sup>2</sup> of gross floor area	4 per 100 m <sup>2</sup> of gross floor area	4 per 100 m <sup>2</sup> of gross floor area	4 per 100 m <sup>2</sup> of gross floor area
N51a (By-law 2019-222) (By-law 2016-336)	Cannabis Production Facility	0.4 per 100 m <sup>2</sup> of gross floor area	0.8 per 100 m <sup>2</sup> of gross floor area	0.8 per 100 m <sup>2</sup> of gross floor area	0.8 per 100 m <sup>2</sup> 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 <sup>2</sup> of gross floor area	2 per 100 m <sup>2</sup> of gross floor area	2 per 100 m <sup>2</sup> of gross floor area	2 per 100 m <sup>2</sup> of gross floor area
N56	Museum	1 per 100 m <sup>2</sup> of gross floor area	2 per 100 m <sup>2</sup> of gross floor area	2 per 100 m <sup>2</sup> of gross floor area	2 per 100 m <sup>2</sup> 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 <sup>2</sup> of floor area of farm produce outlet	2 per farm plus 3 per 100 m <sup>2</sup> of floor area of farm produce outlet	2 per farm plus 3 per 100 m <sup>2</sup> of floor area of farm produce outlet	2 per farm plus 3 per 100 m <sup>2</sup> of floor area of farm produce outlet
N58	Nightclub	3 per 100 m <sup>2</sup> of gross floor area	6 per 100 m <sup>2</sup> of gross floor area	6 per 100 m <sup>2</sup> of gross floor area	6 per 100 m <sup>2</sup> of gross floor area
N59	Office	1 per 100 m <sup>2</sup> of gross floor area	2 per 100 m <sup>2</sup> of gross floor area	2.4 per 100 m <sup>2</sup> of gross floor area	2.4 per 100 m <sup>2</sup> 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 <sup>2</sup> of gross floor area	2.5 per 100 m <sup>2</sup> of gross floor area	3.4 per 100 m <sup>2</sup> of gross floor area	3.4 per 100 m <sup>2</sup> of gross floor area
N65	Place of Assembly	5 per 100 m <sup>2</sup> of gross floor area of assembly area	10 per 100 m <sup>2</sup> of gross floor area of assembly area	10 per 100 m <sup>2</sup> of gross floor area of assembly area	10 per 100 m <sup>2</sup> of gross floor area of assembly area
N66	Place of Worship	5 per 100 m <sup>2</sup> of gross floor area of assembly area	10 per 100 m <sup>2</sup> of gross floor area of assembly area	10 per 100 m <sup>2</sup> of gross floor area of assembly area	10 per 100 m <sup>2</sup> of gross floor area of assembly area
N67	Post Office	1 per 100 m <sup>2</sup> of gross floor area	2 per 100 m <sup>2</sup> of gross floor area	2 per 100 m <sup>2</sup> of gross floor area	2 per 100 m <sup>2</sup> 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 <sup>2</sup> of gross floor area	0.75 per 100 m <sup>2</sup> of gross floor area	1 per 100 m <sup>2</sup> of gross floor area	1 per 100 m <sup>2</sup> of gross floor area
N69	Printing Plant	0.4 per 100 m <sup>2</sup> of gross floor area	0.8 per 100 m <sup>2</sup> of gross floor area	0.8 per 100 m <sup>2</sup> of gross floor area	0.8 per 100 m <sup>2</sup> 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 <sup>2</sup> 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 <sup>2</sup> 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 <sup>2</sup> 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 <sup>2</sup> of gross floor area used for dining, assembly or common area
N72	Research and Development Centre	0.4 per 100 m <sup>2</sup> of gross floor area	0.8 per 100 m <sup>2</sup> of gross floor area	0.8 per 100 m <sup>2</sup> of gross floor area	0.8 per 100 m <sup>2</sup> 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 <sup>2</sup> of gross floor area used for medical, health or personal services	0.25 per dwelling unit or rooming unit plus 1 per 100 m <sup>2</sup> of gross floor area used for medical, health or personal services	0.25 per dwelling unit or rooming unit plus 1 per 100 m <sup>2</sup> of gross floor area used for medical, health or personal services	0.25 per dwelling unit or rooming unit plus 1 per 100 m <sup>2</sup> of gross floor area used for medical, health or personal services
N74	Restaurant	5 per 100 m <sup>2</sup> of gross floor area	3 for first 50 m <sup>2</sup> of gross floor area plus 10 per 100m <sup>2</sup> of gross floor area over 50m <sup>2</sup> of gross floor area	10 per 100 m <sup>2</sup> of gross floor area	10 per 100 m <sup>2</sup> 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 <sup>2</sup> of gross floor area	3 for first 50 m <sup>2</sup> of gross floor area plus 10 per 100 m <sup>2</sup> of gross floor area over 50 m <sup>2</sup> of gross floor area	10 per 100 m <sup>2</sup> of gross floor area	10 per 100 m <sup>2</sup> of gross floor area
N76	Restaurant- Full Service	5 per 100 m <sup>2</sup> of gross floor area	3 for first 50 m <sup>2</sup> of gross floor area plus 10 per 100 m <sup>2</sup> of gross floor area over 50 m <sup>2</sup> of gross floor area	10 per 100 m <sup>2</sup> of gross floor area	10 per 100 m <sup>2</sup> of gross floor area
N77	Restaurant- Take Out	2.5 per 100 m <sup>2</sup> of gross floor area	1.5 for first 50 m <sup>2</sup> of gross floor area plus 5 per 100 m <sup>2</sup> of gross floor area over 50 m <sup>2</sup> of gross floor area	5 per 100 m <sup>2</sup> of gross floor area	5 per 100 m <sup>2</sup> of gross floor area
N78	Retail Food Store	1.25 per 100 m <sup>2</sup> of gross floor area	2.5 per 100 m <sup>2</sup> of gross floor area	3.4 per 100 m <sup>2</sup> of gross floor area	3.4 per 100 m <sup>2</sup> 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 <sup>2</sup> of gross floor area	2.5 per 100 m <sup>2</sup> of gross floor area	3.4 per 100 m <sup>2</sup> of gross floor area	3.4 per 100 m <sup>2</sup> 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 <sup>2</sup> of gross floor area	2.5 per 100 m <sup>2</sup> of gross floor area	3.4 per 100 m <sup>2</sup> of gross floor area	3.4 per 100 m <sup>2</sup> 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 <sup>2</sup> of gross leasable floor area	3.4 per 100 m <sup>2</sup> of gross leasable floor area	3.6 per 100 m <sup>2</sup> of gross leasable floor area	3.6 per 100 m <sup>2</sup> of gross leasable floor area
N84	Personal brewing facility (By-law 2019-41)	0.5 per 100 m <sup>2</sup> of gross floor area	1 per 100 m <sup>2</sup> of gross floor area	2.5 per 100 m <sup>2</sup> of gross floor area	2.5 per 100 m <sup>2</sup> 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 <sup>2</sup> of gross floor area	0.5 per 100 m <sup>2</sup> of gross floor area	1 per 100 m <sup>2</sup> of gross floor area	1 per 100 m <sup>2</sup> of gross floor area
N89 (By-law 2020-300)	Technology Industry <sup>1</sup>	0.4 per 100 m <sup>2</sup> for the first 5000 m <sup>2</sup> of gross floor area	0.8 per 100 m <sup>2</sup> for the first 5000 m <sup>2</sup> of gross floor area	0.8 per 100 m <sup>2</sup> for the first 5000 m <sup>2</sup> of gross floor area	0.8 per 100 m <sup>2</sup> for the first 5000 m <sup>2</sup> of gross floor area
		0.4 per 100 m <sup>2</sup> above 5000 m <sup>2</sup> of gross floor area	0.4 per 100 m <sup>2</sup> above 5000 m <sup>2</sup> of gross floor area	0.4 per 100 m <sup>2</sup> above 5000 m <sup>2</sup> of gross floor area	0.4 per 100 m <sup>2</sup> above 5000 m <sup>2</sup> 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 <sup>2</sup> of gross floor area	0.5 per 100 m <sup>2</sup> of gross floor area	0.5 per 100 m <sup>2</sup> of gross floor area	0.5 per 100 m <sup>2</sup> of gross floor area
N92	Training Centre	0.9 per 100 m <sup>2</sup> of gross floor area	1.8 per 100 m <sup>2</sup> of gross floor area	2.4 per 100 m <sup>2</sup> of gross floor area	2.4 per 100 m <sup>2</sup> of gross floor area
N93	Truck Transport Terminal	0.4 per 100 m <sup>2</sup> of gross floor area	0.8 per 100 m <sup>2</sup> of gross floor area	0.8 per 100 m <sup>2</sup> of gross floor area	0.8 per 100 m <sup>2</sup> of gross floor area
N94	Utility Installation	0.4 per 100 m <sup>2</sup> of gross floor area	0.8 per 100 m <sup>2</sup> of gross floor area	0.8 per 100 m <sup>2</sup> of gross floor area	0.8 per 100 m <sup>2</sup> of gross floor area
N95 (By-law 2020-300)	Warehouse <sup>1</sup>	0.4 per 100 m <sup>2</sup> for the first 5000 m <sup>2</sup> of gross floor area	0.8 per 100 m <sup>2</sup> for the first 5000 m <sup>2</sup> of gross floor area	0.8 per 100 m <sup>2</sup> for the first 5000 m <sup>2</sup> of gross floor area	0.8 per 100 m <sup>2</sup> for the first 5000 m <sup>2</sup> of gross floor area
		0.4 per 100 m <sup>2</sup> above 5000 m <sup>2</sup> of gross floor area	0.4 per 100 m <sup>2</sup> above 5000 m <sup>2</sup> of gross floor area	0.4 per 100 m <sup>2</sup> above 5000 m <sup>2</sup> of gross floor area	0.4 per 100 m <sup>2</sup> above 5000 m <sup>2</sup> 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	<p>The minimum number of parking spaces may be reduced by a maximum of 20% where:</p> <p>(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</p> <p>(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.</p>

- (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)