

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