

**SCHEDULE 3:**

**PURSUANT TO  
UNIVERSITY ENDOWMENT LANDS  
LAND USE, BUILDING AND COMMUNITY  
ADMINISTRATION BYLAW**

**Parking Requirements**

**Revised July 9, 1999**

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**Minister, Municipal Affairs**

### **SCHEDULE 3: PARKING REQUIREMENTS**

This Schedule contains the number of spaces for the off-street parking and loading of motor vehicles required in University Hill and the UEL. If a use is not listed, the number of spaces shall be calculated on the basis of a similar use that is listed or as otherwise determined by the Manager.

Where gross floor area is used to calculate the number of required spaces, it shall be calculated in the same manner as for the floor space ratio.

Where the calculation of total required spaces results in a fractional number, the nearest whole number above shall be taken.

The Manager may relax requirements for the provision of off-site and loading spaces if the applicant can demonstrate that provision has been made for the joint use of loading facilities on another property or in another building.

For the purposes of this Schedule, the minimum sizes of off-street parking and loading spaces are as follows:

1. Off-Street Parking

All off-street parking spaces shall be a minimum of 18 feet in length and 8 feet in width and shall have a minimum vertical clearance of 7 feet, except that:

- a) where any space abuts any portion of a fence or structure and additional width is required to facilitate the opening of vehicle doors, the minimum width shall be 9 feet; and
- b) any minimum dimensions may be decreased at the discretion of the Manager to accommodate vehicles intended to be parked.
- c) No parking area shall be located within a required front yard within a

residential district in Area A or Area C.

- d) the maximum allowable ramp slope in the first 20 feet from the property line is 10%. Maximum slope after the first 20 feet from the property line is 12.5%. On extreme hardship sites slopes up to 15% may be acceptable providing that areas exposed to the weather must be heated.
- e) Adequate provision shall be made for ingress or egress by vehicles to all parking spaces by means of unobstructed maneuvering aisles. Maneuvering aisles of not less than the following widths shall be provided:

<u>Parking angles</u>	<u>width of</u>
<u>In degrees</u>	<u>aisle</u>
90	25 feet
	22 feet (underground or in a building)
60	16.5 feet (one-way traffic)
45 or less	11.5 feet (one-way traffic)

- f) Parking spaces for persons with disabilities shall be provided in accordance with the current edition of the B.C. Building Code.

## 2. Loading

All off-street loading spaces shall be a minimum of 28 feet in length, 10 feet in width, and 11 feet 6 inches in height, except that any minimum dimensions may be decreased by up to a maximum of 1 foot at the discretion of the Manager, provided such dimensions remain adequate to accommodate the largest vehicles intended to occupy the space while loading.

## 3. On-street Parking

- 3.1 All street parking shall be regulated by this schedule. Parking areas and regulations are shown on the attached map which forms part of this

schedule.

- 3.2 Areas of the University Endowment Lands may be identified and posted with signs indicating that parking is prohibited unless a permit is displayed. Vehicles which display a valid permit (in the form of a decal or visitor pass) authorizing parking in that area, may park on streets within the area, provided all other parking restrictions are otherwise complied with.
- 3.3 Each multi-family residence shall be allocated one residential decal, to a maximum of 3 decals per multi-family residence, for each vehicle registered to that address and owned by a person who is in a full time resident of that address.
- 3.4 A multi-family residence constructed after 1970 shall not be eligible for a resident decal under Section 3.3.
- 3.5 Each single family residence, fronting on a street posted as indicated in Section 3.2, shall be allocated one resident decal for each vehicle registered to the resident's address and one visitor pass.
- 3.6 The Manager may determine the form of passes, signs and decals, may make regulations as to the period for which the permits shall be valid, how they shall be displayed and issued, and such other miscellaneous regulations as may be required, and may issue other permits which to him appear appropriate.
- 3.7 No holder of a resident decal or visitor pass shall sell, assign or otherwise transfer his interest in the decal or pass.
- 3.8 Vehicles parked in contravention of this schedule may be impounded at the owner's risk and expense.

- 3.9 The Manager may establish areas of metered parking near or adjacent to the Commercial District.
- 3.10 No person shall park a boat, trailer, motor home or vehicles with a GVW in excess of 10,000 lbs. (4,550 kg) on any street or lane within the University Endowment Lands between the hours of 10:00 p.m. and 6:00 a.m. the following day.

**REQUIRED  
USE OF BUILDING PARKING SPACES**

**REQUIRED  
LOADING SPACE**

**RESIDENTIAL**

Single-family	<u>Site area less than 6400 sq.ft.</u> minimum of 1 space and maximum of 3 spaces.	none
	<u>Site area of 6400 sq.ft. or more</u> minimum of 1 space and maximum of 1 space for every 1600 sq.ft. of site area.	none
Multiple Dwellings		
Apartments & condominiums	1.6 space for every dwelling unit of which .25 spaces per unit shall be provided for visitor parking.	none
Townhouses wherein each unit has direct access to the ground by either stairs or at grade	1.75 for each dwelling unit, of which a minimum of .25 spaces per unit shall be provided for visitor parking.	
Lodging House	1 space for every sleeping room.	none

**INSTITUTIONAL**

Special Needs Residential	1 space for every 350 sq. ft. of floor area used for sleeping units exclusive of bathrooms.	1/30,000 sq. ft. of gross floor area.
Hospitals & Institutions  area. Philanthropic or Charitable Character	1 space for every 1,000 sq. ft. of gross floor area	1/30,000 sq. ft. of a Religious, of gross floor

Churches	1 space for every 100 sq. ft. of floor area used for assembly purposes, except that where two or more separate areas of assembly exist within a site and are not used concurrently, the Manager may require parking for only the largest of these areas.	1/30,000 sq. ft. of gross floor area.
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Schools	<b>elementary:</b> 2 spaces for every 3 employees.  <b>secondary:</b> 1.25 spaces per employee unless parking requirements diminish playground area (upon application to the Manager)	1/30,000 sq. ft. of gross floor area.
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**CULTURAL AND RECREATIONAL**

Community Centre	1 space for every 200 sq. ft. of floor area used for assembly purposes.	1/30,000 sq. ft. of gross floor area.
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**COMMERCIAL**

Offices	1 space for every 1,000 sq. ft. of gross floor area. or fraction thereof.	1/30,000 sq. ft. of gross floor area
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Retail, Personal Service and Restaurants	None	1/30,000 sq. ft. of gross floor area
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Neighbourhood Grocery Store	None	None
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Hotels and Motels	1 space for every two sleeping units.	1/30,000 sq. ft. of gross floor area.
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**MIXED USE**

All combinations of uses individual uses	As required for of gross floor area or fraction thereof.	1/30,000 sq. ft.
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