

UNIVERSITY ENDOWMENT LANDS

Interpretation on Maximum Allowable Parking Spaces for R-4 and R-6 Zones

Purpose:

Provide property owners and authorized agents with an interpretation of the maximum number of off-street parking spaces requirement under the recently amended UEL [Land Use, Building and Community Administration Bylaw \(LUB\)](#).

Background:

The *LUB* has recently been amended to support the development of small-scale multi-unit housing (SSMUH), such as garden suites or multi-family housing on single-family lots per the [Local Government Act \(LGA\)](#). The Single-Family Districts (SF-1 and SF-2) have been replaced with Residential Infill Districts (R-4 and R-6). In effect, R-4 lots permit the development of up to four (4) dwelling units on a lot, and R-6 lots permit the development of up to six (6) dwelling units (which are lots near frequent transit areas). As part of these changes, and to meet guidelines of the [Provincial Policy Manual & Site Standards](#) for SSMUH, parking requirements under *Schedule 3* of the *LUB* have also been amended to limit the maximum allowable parking space on an R4 lot to four (4) spaces and the maximum allowable parking space on an R6 lot to three (3) spaces. The maximum parking spaces are limited to two for a lot developed with only a single-family dwelling without any accessory dwelling units or secondary suites.

Off-street Parking Area:

Any surface parking spaces on a lot and spaces within a detached garage or attached garage will all count toward the maximum number of parking spaces, including all parking spaces within any required yard setback areas (see *Figure A*).

Any parking spaces within a garage under the principal building, including basement, tuck-under, or drive-under garages, would not be counted toward the maximum allowable parking spaces. For example, a space in a required yard setback counts towards the maximum, while a space outside a required yard setback but within or under the principal building is exempt from the maximum (see *Figure B*). These types of garages offer parking under the living space of a home, whether at grade or below grade, and are typically accessible through the front of the house with stairs leading up to the home's living area. If a drive-under garage provides two parking spaces, and the site also provides two surface parking spaces, even though four vehicles could be parked on the lot, only the two surface parking spaces would be counted toward the maximum number of allowable parking spaces. A porte-cochère does not count as a parking space if the driveway extends through the area to additional parking.

Limitations:

When a site design or house plan raises questions about whether a parking space is being counted toward the maximum number of allowable spaces, please contact the UEL Administration Office for determination.



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Figure A: Detached/attached garage, and off-street parking spaces that count toward the maximum allowable spaces



Figure B: Tuck-under or drive-under garage parking spaces that will not count toward the maximum allowable spaces

