

Section 8 – Parking and Loading

8.1 Off-Street Vehicle Parking

8.1.1 Where any **development** is proposed, including new **development**, change of **use** of existing **development**, or enlargement of existing **development**, off-street vehicle parking (including parking for the disabled, and visitors) shall be provided by the property **owner** in accordance with the requirements of this Bylaw.

Number of Spaces

8.1.2 The minimum number of off-street **vehicle parking spaces** required for each **use** is specified in the **Parking Schedule (Table 8.1)** except where additional parking is required by the Ministry of Transportation & Highways if the **site** has direct access to a provincial highway. To support **City of Kelowna** objectives for transportation demand management, the maximum number of **parking spaces** for each **use** class is 125% of the minimum number required.

8.1.3 Where calculation of the total number of **parking spaces** yields a fractional number, the required number of spaces shall be the next highest whole number.

8.1.4 Where more than one calculation of **parking space** requirements is specified for a land **use**, the greater requirement shall be applied.

8.1.5 Where the **Parking Schedule** does not clearly define requirements for a particular **development**, the single **use** class or combination of **use** classes most representative of the proposed **development** shall be **used** to determine the parking requirements.

8.1.6 Where a **development** consists of a mix of **use** classes, the total off-street parking requirement shall be the sum of the off-street parking requirements for each **use** class.

8.1.7 Parking spaces for the disabled:

- (a) shall be designated if the B.C. **Building Code** deems that disabled access to the **development** is required;
- (b) shall be designated as **parking space** for the disabled using appropriate signage; and
- (c) shall be included in the calculation of the applicable minimum parking requirement.

8.1.8 Parking spaces for visitors shall be provided in accordance with the **Parking Schedule** and this Bylaw.

Location

8.1.9 For residential **use** classes:

- (a) all required off-street parking shall be located on the **site** of the **development** served by the parking;
- (b) no off-street parking shall be located in the required **front yard** except that a maximum of two required spaces may be located on a driveway which provides access to a required off-street **parking space** that is not in the **front yard**;

- (c) except for **developments** with 2 or less **dwelling** units, no off-street parking shall be located within 1.5 m of any side or rear **property line** or within 3.0 m of any **flanking street**; and
- (d) all visitor parking is to be easily accessible to the access points of the corresponding **development** and/or **buildings**.

8.1.10 For non-residential **use** classes:

- (a) some or all required off-street **parking spaces** may be provided on a **site** located remotely, but no further than 200.0 m (for C4 and C7 **zones**) or 120.0 m (for all other **zones**) measured along the shortest public pedestrian route from the nearest point of the parking to the nearest point of the **site** of the **development** served by the parking;
- (b) where required off-street parking is located on a **site** separate from the **site** of the **development**:
 - (i) the **owner** of the remote off-street parking **site** shall covenant with the **City** by agreement that the remote lands required for off-street parking shall be so used as long as required by this Bylaw, and the **owner** shall consent to pay the full cost of the preparation and registration of an agreement under Section 219 of the *Land Title Act* on the title to the remote lands; and
 - (ii) remote parking shall be developed to the same standard as on-site parking;
- (c) unless otherwise stipulated, no off-street parking shall be located within 2.0 m of any front **property line** or any **property line abutting a street**; and
- (d) No off-street parking shall be located within 1.5 m of any side or rear **property line** abutting **residential zones**.

Size

8.1.11 Each required off-street **parking space** shall conform to the following provisions:

- (a) Except as provided below, each required off-street **parking space** shall be a minimum of 2.5 m in width with a minimum clear length of 6.0 m exclusive of access drives or aisles, ramps, columns. Parking spaces shall have a vertical **clearance** of at least 2.0 m. For parallel parking, the length of the **parking spaces** shall be increased to 7.0 m, except that an end space with an open end shall be a minimum of 5.5 m. For **parking spaces** other than parallel **parking spaces**, up to 40% of the required **parking spaces** may be of a length shorter than that required above, to a minimum of 5.0 m.
- (b) Where the **use** of a **parking space** is limited on both sides by a wall or a column, the unobstructed width from face to face of the obstructions shall be 3.0 m, and if in this case, a **building** door opens into the **parking space** on its long side, the unobstructed width shall be 3.3 m. Where the **use** of a **parking space** is limited to one side by a wall or a column, the unobstructed width of the **parking space** shall be 2.7 m, and if in this case, a **building** door opens into the **parking space** on its long side, the unobstructed width shall be 3.0 m.
- (c) Disabled **parking spaces** shall be a minimum 3.7 m in width and minimum 6.0 m in length;
- (d) Boat launch spaces shall be a minimum of 3.0 m in width and a minimum of 12.0 m in length.

- 8.1.12 Aisles shall be 7.0 m wide for all two way aisles and for all 90° parking. One way aisles shall be 5.5 m wide for 60° parking, 3.6 m wide for 45° parking and 3.5 m wide for parallel parking.

Tandem Parking

- 8.1.13 Parking spaces may be configured in tandem for the **single detached housing, semi-detached housing, and duplex housing**.
- 8.1.14 In-housing **development** containing four or more **dwelling, tandem parking** may be allowed provided each **dwelling** has one directly accessible **parking space** and guest parking is not in tandem.

8.2 Off-Street Loading

- 8.2.1 Where **development** is proposed, including new **development**, change of **use** of existing **development**, or enlargement of existing **development**, off-street **loading spaces** shall be provided by the property **owner** in accordance with the requirements of this Bylaw. Detention and correction services located within a security **fence** are exempt from providing off-street **loading spaces**.

Number of Spaces

- 8.2.2 The number of off-street **loading spaces**, including bus **loading spaces**, required for each **use** is specified in the **Loading Schedule (Table 8.2)**.
- 8.2.3 Where more than one calculation of **loading space** requirements is specified for a land **use**, the greater requirement shall be applied.
- 8.2.4 Where calculation of the total number of **loading spaces** yields a fractional number, the required number of spaces shall be the next highest whole number.
- 8.2.5 Where the **Loading Schedule** does not clearly define requirements for a particular **development**, the single **use** class or combination of **use** classes is most representative of the proposed **development** shall be used to determine the **loading space** requirement.
- 8.2.6 Where a **development** consists of a mix of **use** classes, the total off-street loading requirement shall be the sum of the off-street loading requirements for each **use** class, unless there is a complementary demand or differences in periods of **use** for loading that warrants a different requirement.

Location

- 8.2.7 Off-street **loading space** shall be provided entirely within the property of the **development** being served, and shall be subject to all setbacks and **yard** requirements specified elsewhere in this Bylaw.
- 8.2.8 Off-street **loading space** shall be oriented away from residential **development**.

Size and Access

- 8.2.9 Each off-street **loading space** shall be of adequate size and accessibility to accommodate the **vehicles** expected to load and unload, but in no case shall a **loading space** be less than 28 m² in area, less than 3.0 m in width, or have less than 4.0 m in overhead **clearance**.

- 8.2.10 Each required bus **loading space** shall be a minimum of 3.6 m in width, a minimum of 12.2 m in length, and have a minimum **clearance** of 4.6 m.
- 8.2.11 Access to any loading area shall be provided, wherever possible, internally to the **development** or from a **lane abutting** the **development**.
- 8.2.12 Access to any loading area shall be arranged such that no backing or turning movement of **vehicles** going to or from the **site** causes interference with traffic on the **abutting streets** or **lanes**.

8.3 Development Standards

Vehicle Parking and Loading

- 8.3.1 Every off-street parking or loading area required by this Bylaw to accommodate 3 or more **vehicles**, and every access road to such required parking or loading, shall have a durable, dust-free hard surface of concrete, asphalt or similar material, constructed such that surface drainage is directed to an approved drainage system or is contained on-site. Any requirement for concrete or asphalt does not apply to **agricultural zones**, or **public parks** and **open space uses**.
- 8.3.2 Every off-street parking or loading area required by this Bylaw to accommodate 3 or more **vehicles**:
- shall clearly delineate individual **parking spaces**, **loading spaces**, spaces for the disabled, manoeuvring aisles, entrances, and exits with pavement markings, signs, and/or other physical means;
 - shall be designed to allow forward entry to and exit from the property on which the parking or loading area is located directly to a dedicated public street or lane, without encumbering any lands other than the subject property. This provision does not apply where parking or loading can be provided and accessed directly from an **abutting** lane. This provision shall not apply where **tandem parking** results in the provision of three or more **parking spaces** where access is from a local collector road or a road of a lesser standard as identified in the City of Kelowna's Transportation Plan;
 - shall direct surface drainage to the public storm sewer system, if available, or alternatively to approved planting areas or an approved on-site drainage system; and
 - shall be constructed with surface grades not exceeding 6%.
- 8.3.3 No public **street** shall be used for the required aisle access to **parking spaces**. Where a **lane** is used for aisle access, the **parking spaces** shall be increased a minimum of 1.2 m in length.
- 8.3.4 Where a parking or loading area is associated with a commercial or industrial **use**, and the **development** property abuts property in a rural residential **zone**, an urban housing **zone**, an institutional **zone**, or an **abutting** road right-of-way, the parking or loading area shall have a landscaped screen as required by Section 7.
- 8.3.5 Every off-street parking or loading area required by this Bylaw to accommodate 50 or more **vehicles** at-grade shall incorporate landscaped **open space** within the parking area calculated on the basis of 2.0 m² of landscaped island area per required parking and **loading space**. This shall be landscaped in accordance with Section 7.

- 8.3.6 Every off-street parking or loading area, and access thereto, shall have fencing, curbs, or secured wheel stops to prevent **vehicles** from encroaching upon **property lines**.
- 8.3.7 Every off-street parking or loading area which is illuminated shall have all lighting positioned in such a manner that light falling onto **abutting** properties is minimized.
- 8.3.8 Disabled parking shall be located as close to a main **building** entrance, on a level non-skid surface, as practical.
- 8.3.9 Any trash storage or collection area co-existing with any parking or loading area:
- (a) shall be clearly delineated as separate and in addition to required parking and **loading spaces**;
 - (b) shall be located such that collection **vehicles** can gain access without undue interference with the operation of the parking and loading area; and
 - (c) shall have a fenced or landscaped screen as required by Section 7.

8.4 Off-Street Bicycle Parking

- 8.4.1 Where any **development** is proposed, including new **development**, change of **use** of existing **development**, or enlargement of existing **development**, off-street bicycle parking shall be provided by the property **owner** in accordance with the requirements of this Bylaw.

Number of Spaces

- 8.4.2 The number of Class I and Class II off-street bicycle **parking spaces** required for each **use** class is specified in the **Bicycle Parking Schedule (Table 8.3)**.
- 8.4.3 Where calculation of the total number of **parking spaces** yields a fractional number, the required number of spaces shall be the next highest whole number.
- 8.4.4 Where more than one calculation of **parking space** requirements is specified for a land **use**, the greater requirement shall be applied.
- 8.4.5 Where the **Bicycle Parking Schedule** does not clearly define requirements for a particular **development** the single **use** or combination of **use** most representative of the proposed **development** shall be used to determine the parking requirement.

Development Standards

- 8.4.6 Bicycle parking stalls shall be a minimum of 0.6 m in width and a minimum of 1.8 m in length, shall have a vertical **clearance** of at least 1.9 m, and shall be situated on a hard surface.
- 8.4.7 Aisles between parked bicycles should be a minimum of 1.2 m in width.
- 8.4.8 Bicycle racks shall be constructed of theft resistant material, shall be securely anchored to the floor, **building**, or ground, shall support the bicycle frame above the centre of gravity, and shall enable the bicycle frame and front or rear wheel to be locked with a U-style lock.
- 8.4.9 *Class II bicycle parking* shall be *sited* in a convenient, well-lit location that is *clearly visible* and accessible by visitors and *that is* subject to casual surveillance by occupants of the building(s) served.
- 8.4.10 Where Class I bicycle parking is provided, it shall be located at building grade or within one storey of building grade, and shall be easily accessible to users.

8.5 General Provisions

- 8.5.1 Where provision of off-street parking or **loading spaces** is required by this Bylaw, a plan of the proposed **site** layout and landscape plan shall be included with the **development permit** application or **building permit**, as the case may be. The plans must be included with the **building permit** application. The **site** plan must be drawn to scale and must clearly illustrate the **lot** size and configuration, **building** locations, **parking spaces**, **loading spaces**, on-site circulation, access driveways, **landscaping**, **fences**, and any other details relevant to the review of the **development** proposal.
- 8.5.2 Off-street **parking spaces** shall not be credited as off-street **loading spaces** or vice versa.
- 8.5.3 In lieu of providing the required number of off-street vehicular or bicycle **parking spaces** where the **City** owns and operates a parking facility within **urban centres**, a property **owner** within an **urban centre** may pay to the **City** a sum of money equal to the number of **parking spaces** not provided multiplied by the applicable cash-in-lieu amount as determined from time to time by **Council**. The sum of money will be deposited in the parking facilities reserve fund for disposition as directed by **Council**. Cash-in-lieu is not permitted where compliance with Ministry of Transportation & Highways standards is required.

Table 8.1 – Parking Schedule

Type of Development (Use)	*NOTE: GFA = Gross Floor Area *NOTE: GLA = Gross Leasable Floor Area Required Parking Spaces
Residential and Residential Related	
Apartment Hotels	1 per sleeping unit
Apartment Housing Row Housing Stacked Row Housing	1 per bachelor dwelling unit, plus 1.25 per 1- bedroom dwelling unit, plus 1.5 per 2- bedroom dwelling unit, plus 2 per 3-or-more bedroom dwelling unit 1 per dwelling unit in the C4 and C7 zone Of the total required spaces above, 1 parking space shall be designated visitor parking for every 7 dwelling units
Bed and Breakfast Homes	1 per sleeping unit, plus spaces required for the corresponding principal dwelling unit
Boarding or Lodging Houses	1 per 2 sleeping rooms, plus spaces required for the corresponding principal dwelling unit
Group Homes, Major	1 per 3 beds
Group Homes, Minor Temporary Shelter Services Congregate Housing	1 per principal dwelling , plus 1 stall per three bed spaces and 1 per resident staff member, minimum total of not less than 3 spaces
Home Based Business, Major	1 in addition to that required for the principal dwelling
Home Based Business, Minor	None in addition to that required for the principal dwelling
Home Based Business, Rural	1 in addition to that required for the principal dwelling
Mobile Homes in RM7 zone	2 per dwelling unit, plus 1 space per 7 dwelling units as designated visitor parking
Secondary Suites	1 per suite, plus spaces required for the corresponding principal dwelling unit
Special Needs Housing	Pursuant to Section 6.9
Single Detached Housing Semi-Detached Housing Single Detached Housing in a Bareland Strata Duplex Housing Mobile Homes in RU6 zone Residential Security/Operator Unit	2 per dwelling unit Of the required spaces, 1 per 7 dwelling units to be designated visitor parking (included in the total number of spaces to be provided) for bareland strata and strata developments
Supportive Housing	1 per 3 dwelling units

Commercial	
All commercial uses combined in Shopping Centres in any zone except C4 and C7	4.4 per 100 m ² GLA
All commercial uses in the C7 zone even if listed separately below	1.3 per 100 m ² GFA
All commercial uses in the C4 zone even if listed separately below	1.75 per 100 m ² GFA
Amusement Arcades, Major and Minor	2.5 per 100 m ² GFA
Animal Clinics, Major and Minor	5 per 100 m ² GFA
Animal Shelter	1 per employee on duty plus 2
Automotive and Equipment Repair Shops	2 per service bay
Automotive and Minor Recreation Vehicle Sales and Rentals, Truck and Mobile Home Sales/Service	2.0 per 100 m ² GFA
Boat Storage	1 per 10 boat storage stalls plus 2 stalls for employees
Broadcasting Studios	2.5 per 100 m ² GFA
Commercial Schools	1 per 10 students
Drive-In Food Services	2.5 per 100 m ² GFA; minimum 5
Financial Services	2.5 per 100 m ² GFA
Fleet Services	2.0 per 100 m ² GFA; or 1 per vehicle in fleet plus 1 per employee on duty
Food Primary Establishment	1 per 4 seats of capacity
Gas Bars Service Stations, Major and Minor Car Washes	1 per 2 employees on duty, plus 2 per service bay, plus additional required spaces for other associated uses (e.g. convenience retail)
Health Services and Health Services, Minor	5 per 100m ² GFA, except that for Health Services, Minor on parcels less than 1000m ² in area the required parking spaces shall be four (4).
Hotels	1 per sleeping units , plus requirements of other uses
Liquor Primary Establishment, Minor and Major	1 per 4 seats of capacity
Motels	1 per sleeping unit , plus requirements of other uses
Offices	2.5 per 100 m ² GFA

Personal Service Establishments Household Repair Services (a) GFA less than 1,000 m ² (b) GFA 1,000 m ² or greater (c) Laundromats	2.0 per 100 m ² GFA 3.0 per 100 m ² GFA 1 per 3 washing machines
Residential Sales Centre	2 per centre
Retail Liquor Sales Establishments (a) GFA less than 200 m ² (b) GFA greater than 200 m ²	3.0 per 100 m ² GFA
Retail Store, Convenience Retail Store, General Flea Markets, and Second-Hand Stores (a) GFA less than 1,000 m ² (b) GFA greater than 1,000 m ²	(a) 2.0 per 100 m ² GFA (b) 3.0 per 100 m ² GFA
Supportive Housing	1 per 3 dwelling units
Warehouse Sales	2.5 per 100 m ² GFA
Retail Liquor Sales Establishments category	
All other commercial uses not listed above (a) GFA less than 2,000 m ² (b) GFA 2,000 m ² to 20,000 m ² (c) GFA greater than 20,000 m ²	2.2 per 100 m ² GFA 3.2 per 100 m ² GFA 4.3 per 100 m ² GFA
Agricultural	
Agricultural Machinery Services	2.0 per business
Agri-tourist Accommodation	1 per sleeping unit
Greenhouses and Plant Nurseries	6.7 per 100 m ² GFA of retail sales structure
Agricultural and Garden Stands	5.0 per 100 m ² GFA, minimum 4
Industrial	
Bulk Fuel Depot	1 per employee on duty
General Industrial Uses	2.0 per 100 m ² GFA
Equipment Rentals Vehicle and Equipment Services, Industrial	2.0 plus 1 per 100 m ² GFA
Warehousing and Storage	.5 per 100 m ² GFA; minimum 5
Institutional and Basic Service	
Cemetery	1 per employee
Detention and Correction Services	1 per 2 inmates (capacity)

Emergency and Protective Services	10.0 per 100 m ² GFA (excluding parking garages)
Extended Medical Treatment Services	1 per bed
Funeral Services	6.7 per 100 m ² GFA for chapel, plus 2.5 per 100 m ² GFA
Government Services	5.0 per 100 m ²
School, Elementary	2 per classroom
School, Secondary	5 per classroom
Universities or Colleges	10 per classroom
Supportive Housing	1 per 3 dwelling units
Community, Recreational and Cultural	
Bowling Alleys	2 per alley
Care Centres, Intermediate Care Centres, Major Care Centres, Minor	1 per 10 children, plus 1 per 2 employees on duty; minimum of 4
Community Recreation Services Exhibition and Convention Facilities Private Clubs	1 per 5 seating spaces; or or 20 per 100 m ² of floor area used by patrons, whichever is the greater
Cultural Facility (e.g. Museum, Art Gallery)	2.5 per 100 m ² GFA
Curling Rink	4 per curling sheet
Golf Course	6 per hole; plus the parking required for other secondary uses
Golf Driving Range	2 per tee
Library	10.0 per 100 m ² GFA
Park	
(a) greater than 2 ha. in area	(a) minimum 18
(b) less than or equal to 2 ha. in area	(b) minimum 6; on-street parking spaces abutting the park site may be used for all or some of the requirement
(c) any size, associated with school site	(c) school parking requirement only
Participant Recreation Services, Outdoor (except golf courses) Participant Recreation Services, Indoor (except curling rinks, swimming pools, and racquet clubs)	1 per employee on duty, plus 1 per 3 users
Racquet Clubs	3 per court
Recycled Materials Drop-off Centre	1 per recycling container, minimum of 2

Religious Assemblies	1 per 5 seats or 10 per 100 m ² of GFA whichever is the greater
Spectator Entertainment Establishment	1 per 4 seats
Spectator Sports Establishment	1 per 4 seats
Swimming Pool (Public)	25.0 per 100 m ² of pool water surface
Tourist Campsite	1.1 per camping space
Water Uses	
Boat Launches	10 (boat launch size)
Marinas	1 per 2 boat spaces
Marine Fuel Facilities	1 per business
Marine Equipment Rentals	1 per 1 boat space, plus 1 per business

Table 8.2 – Loading Schedule

Type of Development (Use)	Required Parking Spaces
Care Centres, Minor Care Centres, Intermediate Care Centres, Major	1 car loading space 2 car loading space 3 car loading space
Commercial Uses (except above) and Industrial Uses	1 per 1,900 m ² GFA
Community, Educational (except below), Recreational and Institutional Uses	1 per 2800 m ² GFA
Food Primary Establishment	1 per 2,800 m ² GFA
Hotels Motels	1 per 2,800 m ² GFA
Liquor Primary Establishment, Minor and Major	1 per 2,800 m ² GFA
School, Secondary Universities or Colleges	1.5 car loading spaces per 100 students, minimum 5; plus 3 bus loading spaces

Table 8.3 – Bicycle Parking Schedule

Type of Development (Use)	Required Parking Spaces
Apartment Housing Row Housing (3 or more dwelling units)	Class I: 0.5 per dwelling unit Class II: 0.1 per dwelling unit
Commercial	Class I: 0.20 per 100 m ² GLA; or 1 per 10 employees Class II: 0.60 per 100 m ² GLA
Congregate Housing Group Homes, Major	Class I: 1 per 25 employees Class II: 5 per building public entrance
Educational Uses	Class I: 2.5 per classroom Class II: 0.1 per classroom
Food Primary Establishment	Class 1: 0.10 per 100 m ² GFA; or 1 per 10 employees
General Industrial Uses	Class II: 0.30 per 100 m ² GFA
Hotels Motels	Class I: 1 per 20 sleeping units Class II: 1 per 20 sleeping units
Institutional Uses (except Educational Uses)	Class I: 1 per 25 employees Class II: 5 per building public entrance
Liquor Primary Establishment, Minor and Major	Class 1: 0.10 per 100 m ² GFA; or 1 per 10 employees
Personal Service Establishments	Class I: 0.10 per 100 m ² GFA; or 1 per 10 employees

***BICYCLE PARKING, CLASS I** means bicycle parking that is provided for residents, students, or employees of a **development**. It is intended for the long term secure parking of bicycles and includes bicycle lockers, compounds or rooms specifically provided and equipped for bicycle storage, and individual garages or **carports** for each **dwelling** unit.

***BICYCLE PARKING, CLASS II** means bicycle parking that is provided for patrons or visitors of a **development**. It is intended for the short term parking of bicycles and includes racks, lockers, or other structurally sound devices designed to secure one or more bicycles in an orderly fashion.

Section 8 – Parking and Loading amended as follows:

Sub-Section 8.1 Off-Street Vehicle Parking – BL8654, BL8528

Sub-Section 8.3 Development Standards – BL8528

Sub-Section 8.4 Off-Street Bicycle Parking – BL8654 & BL10613

Sub-Section 8.5 General Provisions – BL8654, BL9120

Table 8.1 – Parking Schedule – BL8367, BL8430, BL8528, BL8820, BL8881, BL8900, BL8960, BL9041, BL9723, BL9766, BL9953

Table 8.2 – Loading Schedule – BL8960

Table 8.3 – Bicycle Parking Schedule – BL8528, BL8654, BL8960