

## PART 4 - OFF-STREET PARKING AND LOADING

### 4.1 GENERAL REQUIREMENTS

- .1 Parking spaces, bicycle parking spaces and loading spaces for each use, **building** and structure shall be provided and maintained in accordance with the regulations of this Part.
- .2 The number of parking or loading spaces provided prior to the date of adoption of this Bylaw in respect of any use, **building** or structure shall not be reduced below the requirements specified in this Part.
- .3 Where parking or loading spaces are provided in excess of the requirements specified in this Part, the location, design and construction of the spaces shall comply with this Part.
- .4 All required parking, bicycle parking, and loading spaces and areas shall be constructed prior to the issuance of an occupancy permit for the **building** or structure for which they are required.
- .5 No person shall use a parking space that is required for a designated building or use under this Bylaw as a for-profit parking space.

### 4.2 CALCULATION OF REQUIREMENTS

- .1 Where Tables 4.1, 4.7, 4.8 do not specify requirements for a particular permitted use, spaces shall be provided at the rate required for the use specified in the Tables that in the City of West Kelowna's opinion is most similar to the particular use in terms of demand for parking or loading spaces.
- .2 Where the calculation for the total number of required parking and bicycle parking spaces results in a fractional number, the requirement shall be rounded to the nearest whole number but in no case shall the number of required spaces be less than one.
- .3 Where the calculation for the total number of required loading spaces results in a fractional number, the requirement shall be rounded to the next highest whole number.
- .4 Accessible parking, truck and boat trailer parking, and co-operative vehicle parking spaces required by this Part are included within the general requirements specified in Table 4.1.
- .5 If a parcel contains more than one use or provides collective parking spaces for more than one use, the total number of required parking spaces shall be the sum of the requirement for each use calculated separately, except as permitted by Section 4.12.4.
- .6 If a parcel contains more than one use, the total number of required on-site loading spaces shall be the sum of the requirement for each use calculated separately, unless there is a complementary demand or differences in periods of use for loading that warrants a different requirement and is supported by a shared use loading study subject to the City's approval.

## 4.3 GENERAL PARKING AND LOADING STANDARDS

### .1 Location

- (a) Parking, bicycle parking and loading spaces shall be provided entirely on the same parcel as the use they serve unless otherwise permitted in Sections 4.12.1, 4.12.2 and 4.12.4.
- (b) Despite Section 4.3.1(a), when permitted in the zone, parking may occur where a portion of a vehicle(s) is located on the road right-of-way when the minimum setback of 6.2 m (20.3 ft) is maintained between garage and back of curb or edge of sidewalk.

### .2 Minimum Distance from Parcel Boundaries

- (a) In Industrial, and P1 Zones, parking and loading spaces shall be a minimum distance of 3.0 m (9.8 ft) from a front parcel boundary and 1.5 m (4.9 ft) from any side, exterior side or rear parcel boundary.
- (b) In Mixed-use, Commercial, Multiple Residential, Urban Centre, Neighbourhood Centre, P2 and Manufactured Home Park (RMP) Zones, parking and loading spaces shall be a minimum distance of 3.0 m (9.8 ft) from any front or exterior side parcel boundary and 1.5 m (4.9 ft) from a side or rear parcel boundary.
- (c) The provisions in Section 4.3.2(a) and 4.3.2(b) only apply to surface parking and loading areas.

### .3 Design

- (a) Every parking or loading area required by this Bylaw to accommodate 5 or more vehicles shall:
  - i. Clearly delineate individual parking spaces, maneuvering aisles, entrances, and exits with pavement markings, signs, or other physical means, and such markings shall be maintained to ensure legibility. All signage and markings installed is to conform to the latest edition of the Manual of Uniform Traffic Control Devices for Canada (MUTCD) or the BC Ministry of Transportation and Infrastructure's "Manual of Standard Traffic Signs & Pavement Markings".
  - ii. Be designed to allow forward entry to and exit from the parcel on which the parking or loading spaces are located directly to a **highway**, without travel over any other parcel, unless the owner of any intervening parcel grants an access easement to the owner of the parking or loading spaces on terms satisfactory to the City of West Kelowna, and a covenant to the City of West Kelowna prohibiting on the easement area any use, **building** or structure that would interfere with its use for access to the parking or loading spaces.
  - iii. Have fencing, curbs or another form of secured wheel stops to prevent vehicles from encroaching onto a **highway**, sidewalk, internal walkway or landscaping.

- iv. In the case of surface parking areas, be designed to accommodate accumulated snow in snow storage areas that do not impact any landscaping or plantings in the long term.

#### .4 Maximum Slope

- (a) Parking and loading areas in Urban Centre, Neighbourhood Centre, Commercial, Industrial, Multiple Residential, and P2 Zones shall not exceed a slope of 6%.
- (b) Parking and loading areas in Agricultural, Single Detached and Duplex Residential, Rural and P1 Zones shall not exceed a slope of 12%.
- (c) The maximum slopes specified in 4.3.4(a) only apply to the areas that provide the parking and loading spaces and not to the driveway providing access to the required spaces. In no case shall the driveway providing access to the required spaces exceed a slope of 12%.

#### .5 Surface Materials

- (a) Parking and loading areas shall have a durable, dust-free surface of concrete, asphalt, grasscrete, permeable or porous pavers or similar solid material, and shall be so graded and drained as to properly dispose of all surface water into the storm sewer system, if available, or alternatively to approved landscaped areas or an approved on-site drainage system.
- (b) Despite Section 4.3.5(a), any requirement for hard surfacing such as concrete or asphalt does not apply, provided that the surface is treated to prevent the carrying of dirt and dust off-site, to:
  - i. Park and open space uses;
  - ii. The Agricultural Zone (A1); and
  - iii. Parking and loading areas located to the rear of the principal building in an Industrial Zone.
- (c) Pedestrian connections through parking and loading areas shall be clearly delineated with pavement markings and signs.

#### .6 Waste and Recycling

- (a) Any waste, recycling bin, or waste storage and collection areas located within or adjacent to any parking or loading area shall:
  - i. Be clearly delineated and distinguished from the parking and loading spaces;
  - ii. Be located such that collection vehicles can gain access without undue interference with the use of parking and loading spaces for their intended purpose; and
  - iii. Be fenced or effectively screened by means of landscaping.

## .7 Additional Width Required for Parking Spaces Adjacent to Structures

- (a) Any parking space that abuts a fence, wall or other structure greater than 0.3 m in height shall increase the width of the parking space by 0.3 m to enable the convenient opening of vehicle doors.

#### 4.4 STANDARD PARKING SPACES

## .1 Number of Spaces

- (a) The number of required parking spaces is specified in Table 4.1.
- (b) Where seating accommodation is the basis for a unit of measurement in Table 4.1, each 0.5 m (1.6 ft) of length of benches, pews and similar types of seating shall be deemed to be one seat.

**Table 4.1 – Required parking spaces**

| USE  | NUMBER OF REQUIRED PARKING SPACES   |
|--|---|
| <b>RESIDENTIAL AND RESIDENTIAL-RELATED</b>   |   |
| Single detached dwelling, modular home, mobile home  | 2.0 per dwelling unit   |
| Duplex   | 2.0 per dwelling unit   |
| Secondary suite  | 1.0 per one bedroom dwelling<br>2.0 per two or more bedroom dwelling  |
| Carriage house   | 1.0 per one bedroom dwelling<br>2.0 per two or more bedroom dwelling or 91 m <sup>2</sup> (979.5 ft <sup>2</sup> ) of gross floor area or greater   |
| Townhouse  | 2.0 per dwelling unit   |
| <b>Apartment</b>   |   |
| Bachelor or one bedroom  | 1.0 per dwelling unit   |
| Two + bedroom  | 1.5 per dwelling unit   |
| Congregate housing   | 0.5 per bedroom plus 0.5 spaces per non-resident on-duty employee or 3.0 spaces (whichever is greater)  |
| Group home   | 0.75 per guest room   |
| Bed and breakfast / Agri-tourism accommodation   | 1.0 per guest room  |
|  |   |
| Caretaker unit   | 1.0 per unit  |
| Home based business  | 1.0 per non-resident employee and 1.0 per client (except a care facility, minor which shall have 1.0 per non-resident employee and a Child care, Minor (in-home) which shall have 1.0 for pick-up and drop off and 1.0 per non-resident employee) |
| Live/work unit   | 1.0 per dwelling unit + applicable commercial parking (e.g. retail or office) based on the GFA of the commercial space only   |
| <b>RESIDENTIAL – SPECIFIC REQUIREMENTS FOR THE RC2, RC3, RP1, R1, R1L, I6, CD1(C), CD1(E), and CD3(A) ZONES ONLY</b> |   |
| Secondary suite  | 1.0 per one bedroom dwelling<br>1.5 per two or more bedroom dwelling  |

|  |  |
|--|--|
| Carriage house   | 1.0 per one bedroom dwelling<br>1.5 per two or more bedroom dwelling or 91 m <sup>2</sup> (979.5 ft <sup>2</sup> ) of gross floor area or greater  |
| <b>RESIDENTIAL – SPECIFIC REQUIREMENTS FOR THE RC2 AND RP1 ZONES ONLY</b>  |  |
| Single detached dwelling, duplex, townhouse  | 1.5 per dwelling unit  |
| <b>SPECIFIC REQUIREMENTS FOR URBAN AND NIEGHBOURHOOD CENTRE PLAN AREA ONLY (as defined in the Official Community Plan)</b> |  |
| <b>Apartment or Townhouse</b>  |  |
| Studio/Micro   | 1.0 per dwelling unit  |
| One bedroom  | 1.0 per dwelling unit  |
| Two bedroom  | 1.25 per dwelling unit   |
| Three + bedrooms   | 1.5 per dwelling unit  |
| Alcohol Production Facility  | 1.0 per 50 m <sup>2</sup>  |
| <b>AGRICULTURE</b>   |  |
| Agriculture, general / Agriculture, intensive  | 1.5 per 100 m <sup>2</sup> (1,076.4 ft <sup>2</sup> ) GFA for any commercial packaging or processing buildings   |
| Agricultural market / produce stand  | 2.0 per 100 m <sup>2</sup> (1,076.4 ft <sup>2</sup> ) GFA  |
| Agricultural worker dwelling   | 1.0 per unit   |
| <b>COMMERCIAL AND INDUSTRIAL</b>   |  |
| <b>Accommodation Services</b>  |  |
| Hotel / motel / resort   | 1.0 per guest room   |
| Short term rental accommodation  |  |
| Alcohol Production Facility  | Tasting Area:<br>2.0 per 100 m <sup>2</sup> (1,076.4 ft <sup>2</sup> ) GFA for units less than or equal to 100 m <sup>2</sup> (1,076.4 ft <sup>2</sup> ) GFA tasting area, and<br>4.0 per 100 m <sup>2</sup> (1,076.4 ft <sup>2</sup> ) GFA for units greater than 100 m <sup>2</sup> (1,076.4 ft <sup>2</sup> ) GFA tasting area, and<br>Food and Beverage Service Lounge:<br>1.0 per 15 m <sup>2</sup> (161.4 ft <sup>2</sup> ) (including patio seating and all areas accessible to the public) |
| All uses in a Commercial Zone other than those specifically listed in this table   | 3.0 per 100 m <sup>2</sup> (1,076.4 ft <sup>2</sup> ) GFA  |
| Auctioneering establishment  | 5.0 per 100 m <sup>2</sup> (1,076.4 ft <sup>2</sup> )  |
| Boat launch  | 10 Truck and Boat Trailer parking spaces (developed in accordance with Section 4.8.1)  |
| Broadcasting studio  | 2.5 per 100 m <sup>2</sup> (1,076.4 ft <sup>2</sup> ) GFA  |
| Bulk fuel depot  | 0.5 per 100 m <sup>2</sup> (1,076.4 ft <sup>2</sup> ) GFA  |
| <b>Care Related Facilities</b>   |  |
| Care facility, Major   | 1.6 per 100 m <sup>2</sup> (1,076 ft <sup>2</sup> ) GFA  |
| Child Care, Major (Centre/Facility)  |  |
| Extended medical treatment facility  |  |
| Cannabis Production Facility   | 0.6 per 100 m <sup>2</sup> (1,076.4 ft <sup>2</sup> ) GFA  |
| Contractor services  | 2.0 per 100 m <sup>2</sup> (1,076.4 ft <sup>2</sup> ) GFA  |
| Entertainment facility indoor  | 1.0 per 5 seats  |
| Food bank  | 2.0 per 100 m <sup>2</sup> (1,076.4 ft <sup>2</sup> ) GFA  |
| Funeral establishment  | 3.0 per 100 m <sup>2</sup> (1,076.4 ft <sup>2</sup> ) GFA  |
| Greenhouse or plant nursery (commercial)   | 6.0 per 100 m <sup>2</sup> (1,076.4 ft <sup>2</sup> ) GFA  |
| Grocery store  | 5.0 per 100 m <sup>2</sup> (1,076.4 ft <sup>2</sup> ) GFA  |

|   |   |
|---|---|
| Heavy industry, concrete plants and asphalt plants  | 1.0 per 100 m <sup>2</sup> (1,076.4 ft <sup>2</sup> ) GFA   |
| <b>Industrial Related Uses</b>  | 1.0 per 100 m <sup>2</sup> (1,076.4 ft <sup>2</sup> ) GFA   |
| All uses in an Industrial Zone, other than those specifically listed in this table                      |   |
| Printing or publishing  |   |
| <b>Office</b>   | 1.0 per 40 m <sup>2</sup> (430.5 ft <sup>2</sup> ) GFA  |
| Bank / financial services   |   |
| Office, general, postal or courier service, high technology business                                    |   |
| Office, medical / dental  |   |
| Personal services establishment   |   |
| Veterinary clinic   |   |
| <b>Outdoor storage</b>  | 1.0 per 100 m <sup>2</sup> (1,076.4 ft <sup>2</sup> ) GFA   |
| <b>Restaurant</b>   | 1.0 per 15 m <sup>2</sup> (161.4 ft <sup>2</sup> ) GFA (including patio seating and all areas accessible to the public)   |
| Cabaret/Bar/Lounge  |   |
| Coffee shop   |   |
| Drive-through restaurant  |   |
| Neighbourhood pub   |   |
| Sit-down Restaurant   |   |
| <b>Retail</b>   | 1.0 per 50 m <sup>2</sup> (538.2 ft <sup>2</sup> ) for units less than or equal to 1000 m <sup>2</sup> (10,763.9 ft <sup>2</sup> ) GFA, and 1.0 per 33 m <sup>2</sup> (1,076.4 ft <sup>2</sup> ) for units greater than 1000 m <sup>2</sup> (10,763.9 ft <sup>2</sup> ) GFA |
| Building / garden supply  |   |
| Butcher, bakery, specialty grocery  |   |
| Equipment repair or equipment rental  |   |
| Furniture and appliance sales   |   |
| Gasoline service station  |   |
| Motor vehicle sales, rental service and repair shops  |   |
| Retail, convenience   |   |
| Retail, general   |   |
| Vehicle washing facility  |   |
| Salvage yard  | 1.5 per 100 m <sup>2</sup> (1,076.4 ft <sup>2</sup> ) GFA, minimum of 5   |
| Tourist cabin or campsite   | 1.0 per unit  |
| Warehouse / commercial storage  | 1.0 per 200 m <sup>2</sup> (2,152.8 ft <sup>2</sup> ) GFA   |
| Wholesale sales   | 2.5 per 100 m <sup>2</sup> (1,075.4) GFA  |
| <b>INSTITUTIONAL</b>  |   |
| All uses in the Institutional and Assembly Zone (P2) other than those specifically listed in this table | 2.5 per 100 m <sup>2</sup> (1,076.4 ft <sup>2</sup> ) GFA   |
| <b>Community, Assembly, and Cultural Uses</b>   | 1.0 per 50 m <sup>2</sup> (538.2 ft <sup>2</sup> ) GFA  |
| Community and assembly hall   |   |
| Library, museum, art gallery, archives  |   |
| <b>Education Facility - Junior</b>  | 2.0 per classroom   |
| School, elementary or middle  |   |
| <b>Education Facility - Senior</b>  | 5.0 per classroom   |

|  |  |
|--|--|
| School, secondary  |  |
| College, University, and Commercial School   |  |
| Fire, Police, or Ambulance service   | 1.0 per 40 m <sup>2</sup> (430.5 ft <sup>2</sup> ) GFA   |
| Temporary shelter service  | 1.0 per 5 beds, minimum of 3   |
| <b>RECREATION AND CULTURE</b>  |  |
| All uses in the Park and Open Space Zone (P1) other than those specifically listed in this table (except for park and playground uses) | 2.5 per 100 m <sup>2</sup> (1,076.4 ft <sup>2</sup> ) GFA  |
| <b>Recreation services, indoor</b>   | 1.0 per 33 m <sup>2</sup> (355.2 ft <sup>2</sup> ) GFA   |
| Bowling alley  |  |
| Curling rink   |  |
| Health / fitness facility  |  |
| Racquet clubs  |  |
| Recreation services, outdoor   | 1 per 40 m <sup>2</sup> (430.5 ft <sup>2</sup> ) plus the parking requirements noted below, or 6 per hectare, whichever is greater |
| Golf course  | 4.0 per hole or 6 per hectare, whichever is greater  |
| Golf driving range   | 1.0 per tee  |
| Marina   | 1.0 per 2 boat slips   |

## .2 Parking Dimensions and Development Standards for Parking Areas

- (a) All parking spaces shall be developed to the minimum dimensions specified in Table 4.2.
- (b) All parking spaces shall have a vertical clearance of at least 2.0 m (6.6 ft).
- (c) Tandem Parking
  - i. Tandem parking is permitted only for single detached dwellings, manufactured homes, **duplexes**, townhouses, home-based businesses, short-term rentals including short-term rentals (bed and breakfast), secondary suites, and **carriage houses**.
- (d) Access and Egress to Parking Areas
  - i. All parking areas shall be designed and constructed to permit unobstructed access to and egress from each space at all times except where tandem parking is permitted.
  - ii. All parking areas for single detached, duplex, mobile home and modular home uses, as well as for townhouses with individual parking for each unit, shall have access and egress via a driveway that has a width between a minimum of 3.0 m (9.8 ft) and a maximum of 6.5 m (21.3 ft).
  - iii. All parking areas for industrial, commercial, multiple residential building, mixed-use, , and institutional uses shall have access and egress via a drive aisle that has a minimum width specified in Table 4.2 and a maximum width of 9.0 m (29.5 ft), unless required to accommodate turning movements for emergency vehicles as determined by the City of West Kelowna.

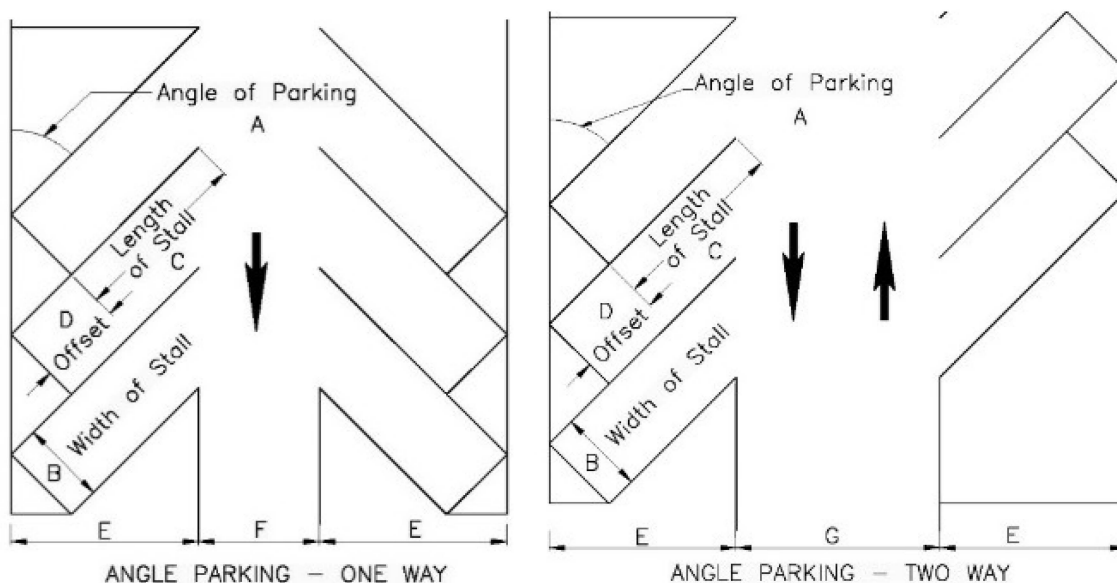
- iv. Any legal access, as defined by the City of West Kelowna’s Traffic Bylaw, from a highway to a driveway or drive aisle connecting to a parking area shall meet the requirements of the City of West Kelowna’s Traffic Bylaw, Schedule A.

**Table 4.2 – Parking space and drive aisle dimensions** (Column headers are graphically depicted in Figure 4.1 - via letters A-G)

| Angle (A) | Width (B)       | Length (C)      | Offset (D)      | Depth (E)       | One Way Drive Aisle (F) | Two Way Drive Aisle (G) |
|-----------|-----------------|-----------------|-----------------|-----------------|-------------------------|-------------------------|
| 90°       | 2.75 m (9.0 ft) | 6.0 m (19.7 ft) | 0.0 m (0.0 ft)  | 6.0 m (19.7 ft) | Not permitted           | 6.5 (21.3 ft)           |
| 60°       | 2.75 m (9.0 ft) | 6.0 m (19.7 ft) | 1.6 m (5.2 ft)  | 6.6 m (21.7 ft) | 5.5 m (18.0 ft)         | 6.5 (21.3 ft)           |
| 45°       | 2.75 m (9.0 ft) | 6.0 m (19.7 ft) | 2.75 m (9.0 ft) | 6.2 m (20.3 ft) | 3.5 m (11.5 ft)         | 6.5 m (21.3 ft)         |
| Parallel  | 2.5 m (8.2 ft)  | 7.0 m (23.0 ft) | 0.0 m (0.0 ft)  | 2.5 m (8.2 ft)  | 3.5 m (11.5 ft)         | 6.0 m (19.7 ft)         |

Note: All two way surface drive aisles without access to adjacent parking areas, garages, and/or carports must have a minimum 4.5 m (14.8 ft) drive aisle.

Figure 4.1 – Angle parking scenarios with one and two-way drive aisles (provided as examples only and not to illustrate all possible scenarios).



## 4.5 ACCESSIBLE PARKING SPACES

### .1 Number of Spaces

- (a) Accessible parking spaces shall be provided in accordance with Table 4.3 for any building or structure with a commercial, industrial, institutional, mixed-use, or multi-residential use.
- (b) Every subsequent owner or occupier of the property shall maintain the required accessible parking spaces.

**Table 4.3 Accessible parking requirements**

| No. of Required Standard Parking Spaces per building or structure | No. of Required Accessible Parking Spaces per building or structure |
|---|---|
| 1-10  | 0   |
| 11-20   | 1   |
| 21-100  | 2   |
| 101-1000  | 2 per 100 required spaces or part thereof                           |

**Note:** the number of required accessible parking spaces are included within the number of required parking spaces, as described in Section 4.2.4

e.g., where 20 standard parking spaces and 1 accessible parking space is required, a total of 19 standard parking spaces and 1 accessible parking space shall be provided.

## .2 Dimensions

- (a) Accessible parking spaces shall be provided as per the minimum dimensions specified in Table 4.4.
- (b) Access aisles shall be provided in the minimum dimensions specified in Table 4.2.

**Table 4.4 Accessible parking dimensions** (Column headers are graphically depicted in Figure 4.1 via letters A-E)

| Angle (A) | Width (B)       | Length (C)      | Offset (D)      | Depth (E)       |
|-----------|-----------------|-----------------|-----------------|-----------------|
| 90°       | 3.9 m (12.8 ft) | 6.0 m (19.7 ft) | 0.0 m (0.0 ft)  | 6.0 m (19.7 ft) |
| 60°       | 3.9 m (12.8 ft) | 6.0 m (19.7 ft) | 2.3 m (7.5 ft)  | 7.1 m (23.3 ft) |
| 45°       | 3.9 m (12.8 ft) | 6.0 m (19.7 ft) | 3.9 m (12.8 ft) | 7.0 m (23.0 ft) |
| Parallel  | 3.9 m (12.8 ft) | 7.0 m (23.0 ft) | 0.0 m (0.0 ft)  | 3.9 m (12.8 ft) |

## .3 Development Standards

- (a) Accessible parking spaces shall be the nearest parking space or spaces to an accessible building entrance.
- (b) Drop curbs shall be provided on any curb between the accessible parking spaces and the nearest accessible building entrance or nearest accessible pedestrian sidewalk.
- (c) Each accessible parking space shall have a firm and slip-resistant surface.
- (d) The slope of each accessible parking space and access to a building or structure shall not exceed 3%.
- (e) Accessible parking spaces shall be clearly marked with:
  - i. High contrast pavement markings; and
  - ii. Upright signage to specify the space is designated for the exclusive use of vehicles properly displaying a decal issued to persons with disabilities.

## 4.6 VISITOR PARKING SPACES

- .1 Number of Spaces
- (a) Where any portion of a parcel is developed for multiple residential use, except in the RC2 and RP1 Zones, visitor parking spaces shall be required, calculated at 10% of the total unreduced parking requirements for the multiple residential use specified in Table 4.1.
- (b) In mixed-use developments, parking spaces designated as visitor spaces to comply with Section 4.6.1(a) shall not account for more than 15% of the parking spaces required for the commercial use.
- .2 Dimensions
- (a) Visitor parking spaces shall be developed to the dimensions specified in Table 4.2.
- (b) Access aisles for visitor parking spaces shall be developed to the dimensions specified in Table 4.2.
- .3 Development Standards
- (a) Each visitor parking space shall be clearly marked as such except in mixed-use developments providing shared parking in accordance with Section 4.12.4.

## 4.7 SMALL CAR PARKING SPACES

- .1 Number of Spaces
- (a) Up to 30% of the total number of required parking spaces may be provided for small cars in accordance with this Section for Commercial, Industrial, Multiple Residential, Neighbourhood Centre, Park, Institutional and Urban Centre Zones.
- .2 Dimensions
- (a) Small car parking spaces shall be developed to the minimum dimensions specified in Table 4.5.
- (b) Access aisles for small car parking spaces shall be developed to the dimensions specified in Table 4.2.

**Table 4.5 Small car parking space dimensions**

| Angle | Length               | Width          | Depth           | Offset          |
|-------|----------------------|----------------|-----------------|-----------------|
| 90°   | 4.8 m (15.8 16.4 ft) | 2.5 m (8.2 ft) | 4.8 m (15.8 ft) | 0.0 m (0.0 ft)  |
| 60°   | 4.8 m (15.8 ft)      | 2.5 m (8.2 ft) | 5.4 m (17.7 ft) | 1.44 m (4.7 ft) |
| 45°   | 4.8 m (15.8 ft)      | 2.5 m (8.2 ft) | 5.2 m (17.0 ft) | 2.5 m (8.2 ft)  |

## .3 Development Standards

- (a) Each small car space shall be clearly marked as such.
- (b) Small car parking spaces shall not be parallel parking spaces.

**4.8 TRUCK AND BOAT TRAILER PARKING SPACES**

## .1 Dimensions

- (a) Truck and Boat Trailer Parking spaces shall be developed to the minimum dimensions specified in Table 4.6.

**Table 4.6 Truck and trailer parking space dimensions**

| Length           | Width          |
|------------------|----------------|
| 12.0 m (39.4 ft) | 3.0 m (9.8 ft) |

## .2 Development Standards

- (a) Each truck and boat trailer parking space shall be clearly marked as such.

**4.9 BICYCLE PARKING REQUIREMENTS**

## .1 Number of Spaces

- (a) The required number of bicycle parking spaces is specified in Table 4.7.

**Table 4.7 Required bicycle parking spaces**

| Use  | Short-term Bicycle Parking Space Requirement                              | Long-term Bicycle Parking Space Requirement  |
|--|---|--|
| <b>RESIDENTIAL</b>   |   |  |
| <b>Residential - Multiple dwelling without private garage in each unit</b> (duplex, triplex, fourplex, townhouse, apartment, congregate housing) | 0.1 per dwelling unit   | 1.0 per dwelling unit for units less than or equal to 45 m <sup>2</sup> (484.4 ft <sup>2</sup> ) GFA, or 1.25 per dwelling unit for units greater than 45 m <sup>2</sup> (484.4 ft <sup>2</sup> ) GFA. |
| <b>COMMERCIAL</b>  |   |  |
| <b>Retail and Commercial uses</b> , except for those listed specifically in this table   | 1 per 200 m <sup>2</sup> (2,152.8 ft <sup>2</sup> ) GFA, minimum 2 spaces | 1 per 200 m <sup>2</sup> (2,152.8 ft <sup>2</sup> ) GFA  |
| <b>Restaurant</b>  | 1 per 100 m <sup>2</sup> (1,076.4 ft <sup>2</sup> ) GFA                   | 1 per 400 m <sup>2</sup> (4,305.5 ft <sup>2</sup> ) GFA  |
| <b>Office</b>  | 1 per 400 m <sup>2</sup> (4,305.5 ft <sup>2</sup> ) GFA                   | 1 per 150 m <sup>2</sup> (1,614.6 ft <sup>2</sup> ) GFA  |
| <b>INDUSTRIAL</b>  |   |  |

|   |  |  |
|---|--|--|
| <b>Industrial uses</b>  | minimum 6 spaces for facilities larger than 2,000 m <sup>2</sup> | 1 per 1,200 m <sup>2</sup> (12,916.7 ft <sup>2</sup> ) GFA |
| <b>INSTITUTIONAL</b>  |  |  |
| <b>Community, Assembly, and Cultural Uses</b>                                 | 1 per 200 m <sup>2</sup> (2,152.8 ft <sup>2</sup> ) GFA          | 1 per 450 m <sup>2</sup> (4,843.7 ft <sup>2</sup> ) GFA    |
| <b>Child Care, Major (Centre/Facility), and other Care Related Facilities</b> | 1 per 200 m <sup>2</sup> (2,152.8 ft <sup>2</sup> ) GFA          | 1 per 700 m <sup>2</sup> (7,534.7 ft <sup>2</sup> ) GFA    |
| <b>Education facility</b>   | 1 per 80 m <sup>2</sup> (861.1 ft <sup>2</sup> ) GFA             | 1 per 160 m <sup>2</sup> (1,722.2 ft <sup>2</sup> ) GFA    |
| <b>Recreation Facility, Indoor</b>  | 1 per 100 m <sup>2</sup> (1,076.4 ft <sup>2</sup> ) GFA          | 1 per 400 m <sup>2</sup> (4,305.6 ft <sup>2</sup> ) GFA    |

## .2 Development Standards

- (a) Bicycle parking spaces shall be located so as not to obstruct pedestrian movement.
- (b) Long-term bicycle parking shall:
- i. Be in the form of bicycle lockers, compounds or rooms with lockable doors specifically provided and equipped for bicycle storage of an adequate size and configuration to accommodate the length of both standard bikes and e-bikes.
  - ii. Electric outlets shall be provided in the bicycle storage facility such that no parking space is more than 5.0 m (16.4 ft) from an outlet.
  - iii. Where 20 or more long-term bicycle parking spaces are required, the bicycle storage facility must provide a space for bicycle repair, including a workbench or stand, tire pump, and tools.
- (c) Short-term bicycle parking shall:
- i. Be securely anchored to the ground and constructed of theft resistant material.
  - ii. Support the bicycle frame above the centre of gravity.
  - iii. Enable both the bicycle frame and front or rear wheels to be locked.
  - iv. Be located in a convenient, well-lit location that is easily located, accessible by visitors, and subject to casual surveillance by passers-by and occupants of the [building](#).

## 4.10 LOADING SPACES

### .1 Number of Spaces

(a) The required number of loading spaces is specified in Table 4.8

**Table 4.8 Loading space requirements**

| Use  | Total Gross Floor Area of Building or number of units   | Required No. Truck or Van Spaces   | Required No. Bus Spaces  | Required No. Car Spaces   |
|--|---|--|--|---|
| <b>Commercial and Industrial uses</b>  | 300 m <sup>2</sup> (3,229.2 ft <sup>2</sup> ) to 500 m <sup>2</sup> (5,382.0 ft <sup>2</sup> )    | 1 space per principal building, or 1 space per overhead door or shipping/receiving door, whichever is greater            | 0  | 0   |
|  | 501 m <sup>2</sup> (5,392.7 ft <sup>2</sup> ) to 2,500 m <sup>2</sup> (26,909.8 ft <sup>2</sup> ) | 2 spaces per principal building, or 1 space per overhead door or shipping/receiving door, whichever is greater           | 0  | 0   |
|  | Each additional 2,500 m <sup>2</sup> (26,909.8 ft <sup>2</sup> ) or part thereof                  | 1 additional space per principal building, or 1 space per overhead door or shipping/receiving door, whichever is greater | 0  | 0   |
| <b>Office, Hotel, Assembly, Institutional, extended medical treatment facility and other Care Related Facilities</b> | 300 m <sup>2</sup> (3,229.2 ft <sup>2</sup> ) to 3,000 m <sup>2</sup> (32,291.7 ft <sup>2</sup> ) | 1 space per principal building, or 1 space per overhead door or shipping/receiving door, whichever is greater            | For congregate housing use only: 1 space per apartment building, or 1 space per parcel where there are 3 or less apartment buildings sharing a common loading and parking area/<br>For school use only: 3 spaces, or the number of operationally required bus spaces based on school size and catchment area, whichever is greater | For congregate housing use only: 4 spaces per apartment building /<br>For <b>extended medical treatment facility</b> use only: 1 per 500 m <sup>2</sup> (5,382.0 sq ft) /<br>For school use only: 0.3 per classroom |
|  | Each additional 3,000 m <sup>2</sup> (32,291.7 ft <sup>2</sup> ) or part thereof                  | 1 additional space per principal building, or 1 space per overhead door or shipping/receiving door, whichever is greater |  |   |

| Use                            | Total Gross Floor Area of Building or number of units | Required No. Truck or Van Spaces  | Required No. Bus Spaces | Required No. Car Spaces  |
|--------------------------------|---|---|-------------------------|--|
| Residential, Multiple dwelling | Less than 20 dwelling units                           | 0   | 0                       | 0  |
|                                | 20 or greater dwelling units                          | 1 space per apartment building with 20 or greater dwelling units, or 1 space per parcel where there are 3 or less apartment buildings sharing a common loading and parking area, except 0 spaces required where an on-street designated loading/delivery space is located within 100 m of the entry | 0                       | 1 space per apartment building with 80 or greater dwelling units , or 1 space per parcel where there are 3 or less apartment buildings sharing a common loading and parking area, except 0 spaces required where an on-street designated loading/delivery space is located within 100 m of entry |

.2 Dimensions

- a) Loading space dimensions shall be developed to the minimum dimensions specified in Table 4.9.

**Table 4.9 – Minimum loading space dimensions**

| Type        | Width           | Length           | Overhead Clearance |
|-------------|-----------------|------------------|--------------------|
| Truck / Van | 3.0 m (9.8 ft)  | 9.0 m (29.5 ft)  | 4.0 m (13.1 ft)    |
| Bus         | 3.6 m (11.8 ft) | 12.2 m (40.0 ft) | 4.6 m (15.1 ft)    |
| Car         | 2.5 m (8.2 ft)  | 7.0 m (23.0 ft)  | 4.0 m (13.1 ft)    |

.3 Development Standards

- (a) Loading spaces shall not encroach onto any highway or onto any parking space, driveway aisle, or landscaped area.
- (b) Loading spaces shall be located away from areas of pedestrian movement and screened from view from abutting parcels and highways, except for car loading spaces which shall be located in immediate proximity of building access points and lowered curbs designed for wheelchair access.

- (c) Van and Bus loading spaces shall be clearly marked as such.
- (d) Car loading spaces shall be clearly marked as such noting that use must not exceed a 15-minute maximum and must be available for public use.
- (e) Access and Egress
  - i. Loading spaces for trucks, vans and buses shall be located such that access to the space is not directly from a **highway** other than a lane, unless the area and configuration of the parcel are such that no reasonable alternative exists.
  - ii. Access and egress to loading spaces shall be so arranged that no backing or turning movements of vehicles using the space causes unreasonable interference with traffic on adjacent **highways**.
  - iii. Access and egress aisles for loading spaces shall have a minimum width equal to the width of the largest loading space for one-way travel and double the width of the largest loading space for two-way travel.

#### **4.11 LANDSCAPING OF SURFACE PARKING AND LOADING AREAS**

- .1 Surface parking and loading areas required to accommodate between 6 and up to 15 vehicles shall incorporate a perimeter landscape strip or berm having a minimum width of 1.5 m (4.9 ft).
- .2 Surface parking and loading areas required to accommodate 16 or more vehicles shall incorporate landscaped open space within the parking and loading area as follows:
  - (a) A perimeter landscape strip or berm having a minimum width of 1.5 m (4.9 ft) shall be provided; and
  - (b) Landscape islands shall be provided calculated on the basis of 1.0 m<sup>2</sup> (10.8 ft<sup>2</sup>) per required parking and loading space, and located between internal collector, aisles that provide direct access to parking spaces, and at the mid and end of parking space aisles, where no more than 15 parking spaces occur in a continuous row without incorporating a landscaped island.
- .3 Landscape strips, berms, and landscape islands shall:
  - (a) Be planted with a combination of high branching deciduous trees, hardy shrubs, and perennials or other ground cover suitable to local conditions and placed so as to provide shade and accommodate snow storage. Landscape strips may also include decorative fencing.
  - (b) Be designed and installed to adequately support the growth and development to maturity of high branching deciduous trees.

- (c) Be designed and planted such that trees and shrubs are at least 0.6 m (2.0 ft) from any curb and do not obstruct lines of sight for vehicular or pedestrian traffic.

#### **4.12 OPTIONAL PARKING PROVISIONS FOR THE WESTBANK URBAN CENTRE AND THE BOUCHERIE URBAN CENTRE ONLY (AS DEFINED IN THE OFFICIAL COMMUNITY PLAN)**

##### **.1 Location of Parking**

- (a) Despite Section 4.3.1, in the WUC1, WUC2, WUC3, and BUC1 Zone parking spaces may be located on a parcel other than the parcel on which the use, building or structure that the parking spaces serve is located, under the following conditions:
  - i. The parcel on which the parking spaces are located shall be within 200 m (656.2 ft) of the use, building or structure that the parking spaces serve.
  - ii. The distance between the parcels shall be measured along a sidewalk or public pathway route from the nearest point of the parcel providing the parking spaces to the nearest point of the parcel that the parking spaces serve.
  - iii. The owner of the parcel used for parking shall grant a restrictive covenant to the City of West Kelowna limiting the use of the parking area to the provision of parking spaces for the parcel that the parking spaces serve.
  - iv. The owner of the parcel used for parking shall grant to the owner of the parcel that the parking spaces serve an easement on terms satisfactory to the City of West Kelowna, providing access to and use of the parking spaces at all times.
  - v. Every subsequent owner or occupier of the property that the parking spaces serve shall maintain the required parking spaces as per the standards specified in this bylaw, including signage identifying the restricted use of the parking area for the use, building or structure that the parking serves.

##### **.2 Location of Loading Spaces**

- (a) Despite Section 4.3.1(a), in the WUC1, WUC2, WUC3, and BUC1 Zone:
  - i. Where only a single loading space is required for a Commercial use and the Commercial use is serviced by a lane, the loading may occur on the lane but only between the hours of 9:00 pm and 8:00 am, and Section 4.3.2(b) do not apply to the loading area.
  - ii. Loading spaces may be located on a parcel other than the parcel on which the use, building or structure that the loading spaces serve is located, under the following conditions:

- a) The parcel on which the loading spaces are located shall be within 100 m (328.0 ft) of the use, building or structure that the loading spaces serve.
- b) The distance between the parcels shall be measured along a private drive aisle route from the nearest point of the parcel providing the loading spaces to the nearest point of the parcel that the loading spaces serve, and where the route does not interfere with any pedestrian movement.
- c) The owner of the parcel used for loading shall grant a restrictive covenant to the City of West Kelowna limiting the use of the loading area to the provision of loading spaces for the parcel that the loading spaces serve.
- d) The owner of the parcel used for loading shall grant to the owner of the parcel that the loading spaces serve an easement on terms satisfactory to the City of West Kelowna, providing access to and use of the loading spaces at all times.

### .3 Cash in-lieu of Parking

- (a) Despite Section 4.4.1, cash in-lieu of standard parking spaces will be accepted for multiple residential and mixed-use developments in the WUC1, WUC2, WUC3, and BUC 1 Zone subject to the following provisions:
  - i. Cash in-lieu of required parking spaces will be accepted for no more than:
    - a) 10% of the requirements specified in Table 4.1 for multi-residential developments in the form of **apartment buildings**; and
    - b) 50% of the requirements specified in Table 4.1 for mixed-use developments, where no individual or separate use may have the parking requirement reduced below 50%.
  - ii. The amount to be paid in respect of each required parking space not provided is \$10,000.

### .4 Shared Parking

- (a) Despite Section 4.4.1, in the WUC1, WUC2, WUC3 and BUC1 Zone, where it can be established to the satisfaction of the Director of Development Approvals, by means of a parking demand assessment prepared by a person with qualifications acceptable to the Director, that the peak parking demand for a mixed use development with 2 or more **buildings**, structures or uses on the same parcel or abutting parcels occurs at sufficiently different times of the day, the Director may permit the cumulative parking space requirements in Table 4.1 to be reduced by a maximum of 25%.
- (b) Sections 4.12.1(a)iii. and 4.12.1(a)iv. apply where an arrangement involving more than one parcel is approved under Section 4.12.3(a).
- (c) If any of the uses in relation to which parking requirements have been reduced under Section 4.12.3(a) is changed to a use that in the Director of Development Approval's opinion affects the continued validity of the parking demand assessment, the Director

may require that the assessment be conducted again and may either confirm the previously approved reduction, or require that additional spaces be required up to the minimum number of spaces required by Table 4.1, and Section 4.12.2 shall apply in relation to the additional spaces.

.5 Transportation Demand Management Reductions

(a) Cooperative/Car Share Vehicles

- i. Despite Section 4.4.1, the required number of parking spaces may be reduced by a maximum of 3 spaces per building for new multiple-residential and mixed use buildings where the property owner:
  - a) Provides or makes arrangements for the provision by others of 1 cooperative or car share vehicle per 3 reduced spaces; and
  - b) Provides 1 designated and appropriately marked cooperative/car share vehicle parking space, where Level 2 charging or higher is provided to the parking space which may be in addition to any energized electric vehicle charging requirement required by Section 4.13.

(b) End-Point Facilities

- i. The required number of parking spaces for mixed use and commercial buildings may be reduced by a maximum of 1 parking space where showers, lockers and sinks are provided in accordance with Table 4.11 for the use of cyclists in addition to bicycle parking spaces at or above the ratios specified in Table 4.7.

**Table 4.11 Requirements for bicycle end-point facilities**

| Bicycle Spaces | Sinks  | Showers  | Lockers  |
|----------------|--|--|--|
| 1-29           | 1  | 1  | 1  |
| 30-74          | 1  | 2  | 2  |
| 75+            | +1 for each additional 60 bicycle parking spaces | +1 for each additional 60 bicycle parking spaces | +1 for each additional 60 bicycle parking spaces |

**4.13 ELECTRIC VEHICLE CHARGING REQUIREMENTS**

- .1 For new buildings, energized outlets shall be provided for electric vehicle charging to required parking spaces at or above the ratios specified in Table 4.12.

**Table 4.12 Requirements for electric vehicle charging**

| Land Use/Type of Development   | Energized Electric Vehicle Outlets |
|--|------------------------------------|
| All residential uses within the Apartment or Townhouse form, except for a Townhouse within the Residential Plex (RP1) Zone | 10% of all required parking spaces |
| All non-residential uses   | 10% of all required parking spaces |

- .2 Despite Section 4.13.1:
- (a) Energized electric vehicle outlets are not required when constructing the following:
    - i. New dwelling unit within an existing building;
    - ii. Secondary suite; or
    - iii. Carriage house.
  - (b) Where the calculation for the total number of energized electric vehicle parking outlets results in a fractional number, the requirement shall be rounded to the next highest whole number and in no case shall the number of required spaces be less than one.
- .3 Each parking area required to include electric vehicle charging infrastructure shall be designed and constructed in accordance with the provisions of this bylaw:
- (a) All energized electric vehicle outlets shall provide, at a minimum, a [Level 2 electric charging standard](#).
  - (b) Energized electric vehicle outlets shall be labeled for their intended use for electric vehicle charging.
  - (c) Energized electric vehicle outlets shall not be placed within the minimum vehicle parking space dimensions or drive aisles as identified by this bylaw.
  - (d) An energized electric vehicle outlet shall be assigned to an individual parking space and shall be located no further than 1.0 m (3.3 ft) from that stall.