

## 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.

### 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 4.12.3.

### 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 and 4.12.3.
  - (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 is maintained between garage and back of curb or edge of sidewalk.

## .2 Minimum Distance from Parcel Boundaries

- (a) In Commercial, Industrial, and Institutional 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 Multiple Residential Zones and the Manufactured Home Park Zone (RMP), 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) do not apply to underground 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.
  - 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 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**

<b>USE</b>	<b>NUMBER OF REQUIRED PARKING SPACES</b>
<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 2.0 per two or more bedroom dwelling
Carriage house	1.0 per one bedroom dwelling 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
Apartment	
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
Short-term rental, not including short-term rental (bed and breakfast)	1 per one or two bedrooms; 2 per three or four bedrooms
Home based business	1.0 per employee that does not reside on the premises where the home based business is taking place and 1.0 per client (except a care facility, minor which shall have 1.0 per employee that does not reside on the premises where the home based business is taking place)
Live/work unit	1.0 per dwelling unit + applicable commercial parking (e.g. retail or office)
Caretaker unit	1.0 per unit
<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 1.5 per two or more bedroom dwelling
Carriage House	1.0 per one bedroom dwelling 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>RESIDENTIAL – SPECIFIC REQUIREMENTS FOR WESTBANK CENTRE PLAN AREA ONLY (as defined in the 2011 Westbank Centre Revitalization Plan)</b>	

Apartment or Townhouse	
Bachelor	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
<b>AGRICULTURE</b>	
Agriculture, general / 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>	
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
All uses in an Industrial Zone, other than those specifically listed in this table	1.5 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> )
Bank / financial services	2.5 per 100 m <sup>2</sup> (1,076.4 ft <sup>2</sup> ) GFA
Boat launch	10 (developed in accordance with Section 4.8.2)
Building / garden supply	2.0 per 100 m <sup>2</sup> (1,076.4 ft <sup>2</sup> ) GFA
Butcher, bakery, specialty grocery	4.0 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
Broadcasting studio	2.5 per 100 m <sup>2</sup> (1,076.4 ft <sup>2</sup> ) GFA
Care facility	Minor – as per home based business requirement Major – 1.6 per 100 m <sup>2</sup> (1,076.4 ft <sup>2</sup> ) GFA
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
Equipment repair or equipment rental	2.0 plus 1 per 100 m <sup>2</sup> (1,076.4 ft <sup>2</sup> ) GFA
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
Gasoline service station, vehicle washing facility	2.5 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
Health / fitness facility	3.0 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
Hotel / motel / resort	1.0 per guest room
Industrial park	1.0 per 100 m <sup>2</sup> (1,076.4 ft <sup>2</sup> ) GFA
Marina	1.0 per 2 boat slips
Motor vehicle sales, rental service and repair shops	1.7 per 100 m <sup>2</sup> (1,076.4 ft <sup>2</sup> ) GFA
Office, general, postal or courier service, high technology business	2.5 per 100 m <sup>2</sup> (1,076.4 ft <sup>2</sup> ) GFA
Office, medical / dental	4.0 per 100 m <sup>2</sup> (1,076.4 ft <sup>2</sup> ) GFA
Outdoor storage	1.0 per 100 m <sup>2</sup> (1,076.4 ft <sup>2</sup> ) GFA
Personal services establishment	As per retail requirement
Printing or publishing	1.5 per 100 m <sup>2</sup> (1,076.4 ft <sup>2</sup> ) GFA

Restaurant/Coffee shop/	1.0 per 4 seats (including patio seating)
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Neighbourhood Pub/Cabaret/Bar/Lounge	
Retail, unless otherwise specifically listed in this table	- Units less than or equal to 1000 m <sup>2</sup> (10,763.9 ft <sup>2</sup> ) GFA: 2.0 per 100 m <sup>2</sup> (1,076.4 ft <sup>2</sup> ) - Units greater than 1000 m <sup>2</sup> (10,763.9 ft <sup>2</sup> ) GFA: 3.0 per 100 m <sup>2</sup> (1,076.4 ft <sup>2</sup> )
Salvage yard	1.5 per 100 m <sup>2</sup> (1,076.4 ft <sup>2</sup> ) GFA, minimum of 5
Veterinary clinic	3.0 per 100 m <sup>2</sup> (1,076.4 ft <sup>2</sup> ) GFA
Alcohol Production Facility	-Units less than or equal to 100 m <sup>2</sup> (1,076.4 ft <sup>2</sup> ) GFA tasting area: 2.0 per 100 m <sup>2</sup> (1,076.4 ft <sup>2</sup> ) GFA -Units greater than 100 m <sup>2</sup> (1,076.4 ft <sup>2</sup> ) GFA tasting area: 4.0 per 100 m <sup>2</sup> (1,076.4 ft <sup>2</sup> ) GFA -Food and Beverage Service Lounge: 1.0 per 4 seats (including patio seating)
Tourist cabin or campsite	1.0 per unit
Warehouse / commercial storage	0.5 per 100 m <sup>2</sup> (1,076.4 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
Community and assembly hall	2.0 per 100 m <sup>2</sup> (1,076.4 ft <sup>2</sup> ) GFA
Extended medical treatment facility	1.6 per 100 m <sup>2</sup> (1,076.4 ft <sup>2</sup> ) GFA or 2.0 per patient room, whichever is greater
Fire, police and ambulance service	2.5 per 100 m <sup>2</sup> (1,076.4 ft <sup>2</sup> ) GFA
School, elementary or middle	2.0 per classroom
School, secondary	5.0 per classroom
Temporary shelter service	1.0 per 5 beds, minimum of 3
College, university and commercial school	10.0 per classroom
<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
Bowling alley	2.0 per alley
Curling rink	4.0 per curling sheet
Golf course	4.0 per hole
Golf driving range	1.0 per tee
Library, museum, art gallery, archives	2.0 per 100 m <sup>2</sup> (1,076.4 ft <sup>2</sup> ) GFA
Racquet clubs	3.0 per court
Recreation services, indoor	3.0 per 100 m <sup>2</sup> (1,076.4 ft <sup>2</sup> ) GFA
Recreation services, outdoor	2.5 per 100 m <sup>2</sup> (1,076.4 ft <sup>2</sup> ) GFA or 6 per ha, whichever is greater

## .2 Dimensions

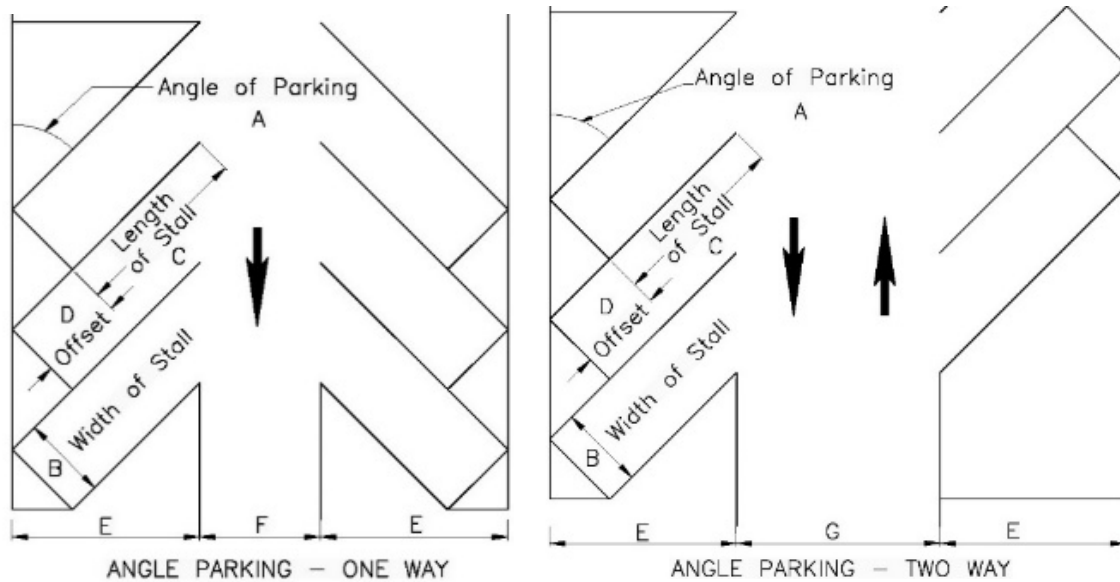
(a) All parking spaces shall be developed to the minimum dimensions specified in Table 4.2.

**Table 4.2 – Parking space 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 Access (F)	Two Way Access (G)
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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)	7.0 m (23.0 ft)	7.0 m (23.0 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)	7.0 m (23.0 ft)
45°	2.75m (9.0 ft)	6.0 m (19.7 ft)	2.75 m (9.0 ft)	6.2 m (20.3 ft)	3.6 m (11.8 ft)	7.0 m (23.0 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)	7.0 m (23.0 ft)

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



.3 Development Standards

(a) 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.

(b) Access

- 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 shall have access and egress via a driveway of the following widths:
  - a) Minimum 3.0 m (9.8 ft) and maximum 7.0 m (23.0 ft) for single detached, duplex, manufactured home and townhouse uses.

- b) Minimum 4.5 m (14.8 ft) and maximum 9.0 m (29.5 ft) for industrial, commercial, apartment and congregate care and institutional uses.
- iii. All driveways used to access a parking area shall meet the requirements of the City of West Kelowna's Traffic Bylaw, Schedule C.

## 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.

**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
<b>Note:</b> 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 parking requirements 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 4.12.3.

## 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 Multiple Residential, Commercial and P2 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°	5.0 m (16.4 ft)	2.5 m (8.2 ft)	5.0 m (16.4 ft)	0.0 m (0.0 ft)
60°	5.0 m (16.4 ft)	2.5 m (8.2 ft)	5.6 m (18.4 ft)	1.4 m (4.6 ft)
45°	5.0 m (16.4 ft)	2.5 m (8.2 ft)	5.3 m (17.4 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 – WATERFRONT PLAN AREA ONLY (AS DEFINED IN THE 2011 WATERFRONT PLAN)**

.1 Number of Spaces

- (a) Parking spaces for trucks and boat trailers shall be provided in accordance with this Section in respect of any portion of a parcel within the Waterfront Plan Area as defined in the Waterfront Plan, that is developed for multiple residential, except in the RC2 and RP1 Zones, or hotel or resort uses.
- (b) Truck and boat trailer parking shall be designated, at the rate of 10% of the total number of parking spaces required, excluding the requirement for visitor parking spaces.

.2 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)

.3 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**

Land Use	Short-Term Bicycle Parking Space Requirement	Long-term Bicycle Parking Space Requirement
<b>RESIDENTIAL</b>		
Townhouse (with private garage in each unit)	0	0
Townhouse (without private garage in each unit) or Apartment	0.1 spaces per dwelling unit, minimum 2 spaces	0.5 spaces per dwelling unit
Congregate housing	0.05 spaces per guest room, minimum 2 spaces	0.1 spaces per guest room
<b>COMMERCIAL / INDUSTRIAL</b>		
Retail uses, except for those listed specifically in this table	1 space per 200 m <sup>2</sup> (2,152.8 ft <sup>2</sup> ) GFA, minimum 2 spaces	1 space per 1,000 m <sup>2</sup> (10,763.9 ft <sup>2</sup> ) GFA
General food sales or groceries	1 space per 500 m <sup>2</sup> (5,382.0 ft <sup>2</sup> ) GFA, minimum 2 spaces	1 space per 1,000 m <sup>2</sup> (10,763.9 ft <sup>2</sup> ) GFA
Office	1 space per 1,000 m <sup>2</sup> (16,145.9 ft <sup>2</sup> ) GFA, minimum 2 spaces	1 space per 1,000 m <sup>2</sup> (10,763.9 ft <sup>2</sup> ) GFA or 1 space per 10 employees, whichever is greater
Automotive sales, rental, and servicing	1 space per 1,500 m <sup>2</sup> (16,145.9 ft <sup>2</sup> ) GFA, minimum 2 spaces	1 space per 1,000 m <sup>2</sup> (10,763.9 ft <sup>2</sup> ) GFA
Industrial uses	1 space per 1,500 m <sup>2</sup> (16,145.9 ft <sup>2</sup> ) GFA, minimum 2 spaces	1 space per 1,500 m <sup>2</sup> (16,145.9 ft <sup>2</sup> ) GFA
<b>INSTITUTIONAL</b>		
Community or assembly hall, entertainment facility, indoor	1 space per 1,500 m <sup>2</sup> (16,145.9 ft <sup>2</sup> ) GFA, minimum 2 spaces	1 space per 20 employees
Educational facility	0.1 per classroom	2.5 per classroom
Extended medical treatment facility	1 space per 1,500m <sup>2</sup> (16,145.9 ft <sup>2</sup> ) GFA, minimum 2 spaces	1 space per 5,000 m <sup>2</sup> (53,819.6 ft <sup>2</sup> ) GFA, minimum 2 spaces

### .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.
  - (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.
- .3 Cash in-lieu of Bicycle Parking
  - (a) Despite Section 4.9.1, cash in-lieu of bicycle parking requirements will be accepted subject to the following provisions:
    - i. Cash in-lieu of required bicycle parking spaces will be accepted for no more than 50% of the requirements specified in Table 4.7.
    - ii. The amount to be paid in respect of each required bicycle parking space not provided is:
      - a) \$750 for long-term bicycle parking spaces; and
      - b) \$250 for short-term bicycle parking spaces.

## 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
Retail, commercial, industry, warehouse or similar use	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	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	0	0
	Each additional 2,500 m <sup>2</sup> (26,909.8 ft <sup>2</sup> ) or part thereof	1 additional	0	0
Office, assembly, institutional, public utility, extended medical treatment facility or similar use	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	0	0
	Each additional 3,000 m <sup>2</sup> (32,291.7 ft <sup>2</sup> ) or part thereof	1 additional	0	For extended medical treatment facility use only: 1 per 500 m <sup>2</sup> (5,382.0 sq ft)
Congregate housing	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	1	4
	Each additional 3,000 m <sup>2</sup> (32,291.7 ft <sup>2</sup> ) or part thereof	1 additional	1	4
School	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	3	0.3 per classroom
	Each additional 3,000 m <sup>2</sup> (32,291.7 ft <sup>2</sup> ) or part thereof	1 additional		
Hotel, Resort	Less than 10 dwelling units or guestrooms	0	0	0
	10 or greater dwelling units or guest rooms	1 per 2,800 m <sup>2</sup> (30,149.0 ft <sup>2</sup> )	0	0
Apartment	Less than 10 dwelling units	0	0	0
	10 or greater dwelling units	1 per apartment building with 10 or greater dwelling units	0	0
Townhouse (strata plan)	Less than 15 dwelling units	0	0	0
	15 or greater dwelling units	1 per 15 dwelling units or part thereof	0	0

## .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)
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.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) Loading spaces shall be clearly marked as such.
- (d) 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 6 or more 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).
  - (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.
  - (c) Landscape islands shall be located such that 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. 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 WESTBANK CENTRE PLAN AREA ONLY (AS DEFINED IN THE 2011 WESTBANK CENTRE REVITALIZATION PLAN)**

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

- (a) Despite Section 4.3.1, in the C1 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.

##### **.2 Cash in-lieu of Parking**

- (a) Despite Section 4.4.1, cash in-lieu of parking spaces will be accepted for multiple residential and mixed-use developments in Westbank Centre 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.

- ii. The amount to be paid in respect of each required parking space not provided is \$10,000.

.3 Shared Parking

- (a) Despite Section 4.4.1, 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.

.4 Transportation Demand Management Reductions

- (a) Cooperative Vehicles
  - i. The required number of parking spaces may be reduced by a maximum of 3 spaces in the case of multiple-residential and mixed use buildings for so long as the owner provides or makes arrangements for the provision by others of 1 co-operative vehicle and provides 1 designated and appropriately marked co-operative vehicle parking space.
- (b) End-Point Facilities
  - i. The required number of parking spaces for multiple residential, 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 4.10 for the use of cyclists in addition to bicycle parking spaces at or above the ratios specified in Table 4.7.

**Table 4.10 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
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