

SECTION 7: Vehicle Parking, Loading, and Bike Parking

▲ 7.1 General Provisions

- 7.1.1 On-site **Vehicle** parking spaces, **Loading Spaces**, and **Bike Parking Spaces** must be provided in accordance with this section.
- 7.1.2 Where provision of on-site **Vehicle** parking spaces, **Loading Spaces**, or **Bike Parking Spaces** are required, a **Site** plan, **Landscaping** plan, and floor plan(s) of any **Garage**, **Parkade**, or indoor **Bike Parking Spaces** must be included with the development permit or building permit application.
- The plan(s) must be drawn to scale, in metric, and clearly illustrate the size and configuration of the **Parking Areas**, **Vehicle** parking spaces, **Loading Spaces**, **Bike Parking Spaces**, **Drive Aisles**, **Driveways**, on-site circulation for **Commercial Vehicles** and emergency **Vehicles**, **Street**, **Laneway** or **Alley** accesses, **Landscaping**, fences, snow storage areas, and garbage, recycling, and organics storage areas.
- 7.1.3 Where a change of **Use** application does not result in a change to an existing **Building** footprint, addition of new **Building(s)** or **Structure(s)**, or other changes to the **Site** plan:
- .1 the number of **Vehicle** parking and **Loading Spaces** in place for the existing **Use** will be considered legal non-conforming;
 - .2 the **Parking Area** must be **Hard Surfaced** and meet the development standards in Section 7.2; and
 - .3 **Bike Parking Spaces** must be provided.
- 7.1.4 Each **Use** of land or a **Building** or **Structure** is subject to a combination of all **Vehicle** parking space, **Loading Space**, and **Bike Parking Space** requirements, where **Vehicle** parking spaces include:
- .1 regular **Vehicle** parking,
 - .2 small **Vehicle** parking,
 - .3 oversized **Vehicle** parking,
 - .4 accessible parking,
 - .5 visitor parking, and
 - .6 EV-ready parking.



Loading Spaces include:

- .1 **Loading** for **Commercial Vehicles**, and
- .2 **Pick-up/Drop-off Spaces**; and

Bike Parking Spaces include:

- .1 **Short-Term Bike Parking**,
- .2 **Long-Term Bike Parking**,
- .3 **Inclusive Bike Parking**, and
- .4 end-of-trip bike facilities.

- 7.1.5 **Vehicle** parking space, **Loading Space**, and **Bike Parking Space** requirements are independent and no space shall be considered to satisfy more than one requirement.
- 7.1.6 Where calculation of the total number of required spaces yields a fractional number, decimals of 0.5 and higher must be rounded up to the nearest whole number.
- 7.1.7 The total requirements of mixed **Uses** are the sum of the requirements for the **Net Floor Area** of each **Use**, unless a shared parking and loading study that considers all modes of transportation is completed and certified by a Professional Engineer and approved by the **Director of Planning & Community Services** determines that a lesser number of spaces is sufficient.
- 7.1.8 Where this Section 7.0 does not specify requirements for a particular **Use**, the **Director of Planning & Community Services** may determine the **Use** or combination of **Uses** for which requirements are specified that is most similar to the particular **Use**.
- 7.1.9 Where this Section 7 requires 100 or more **Vehicle** parking spaces on any **Lot** or **Site**, the applicant for a development permit or building permit must provide a parking study prepared and certified by a Professional Engineer and approved by the **Director of Planning & Community Services**. The requirements for **Vehicle** parking spaces and **Loading Spaces** shall be the lesser of the number required by this Section 7 and the number recommended by the Professional Engineer.
- 7.1.10 For non-profit housing developments, the requirements for **Vehicle** parking spaces and **Loading Spaces** shall be the lesser of the number required by this Section 7 and the number recommended in a parking study prepared and certified by a Professional Engineer and approved by the **Director of Planning & Community Services**.



7.2 Development Standards

- 7.2.1 Every on-site **Parking Area**, **Driveway**, and **Drive Aisle** must be **Hard Surfaced** and constructed such that surface drainage is directed to an approved drainage system or is contained on-site. Accessible parking space surfaces must be non-slip.
- 7.2.2 For either **Buildings** larger than 2000 m² **NFA** or with 7 or more **Dwelling Units**, a minimum of 25% of required **Vehicle** parking spaces for commercial and housing **Uses** must be entirely or partially enclosed in a **Parkade** or **Garage**. For **Buildings** and **Uses** in a **TOD Area** all **Vehicle** parking provided for commercial and housing **Uses** must be enclosed in a **Parkade** or **Garage**.
- 7.2.3 **Green Parking Lots** are required where a **Surface Parking Lot** contains 25 or more **Vehicle** parking spaces.
- 7.2.4 Every on-site **Parking Area** containing 3 or more **Vehicle** parking spaces must clearly delineate the **Vehicle** parking spaces, **Loading Spaces**, **Bike Parking Spaces**, **Drive Aisles**, entrances, exits, snow storage areas, and garbage, recycling, and organics storage areas using both pavement markings and signs.
- 7.2.5 Accessible parking spaces must have both a sign and pavement markings, and the side aisle or rear aisle for loading must be marked with yellow cross hatching. A side aisle may be shared between two accessible parking spaces.
- 7.2.6 Every on-site **Parking Area** must have fencing, curbs, or secured wheel stops to prevent **Vehicles** from encroaching upon **Lot Lines**, except where openings are needed for a **Barrier-free** path of travel, pedestrian walkway, or **Pathway**.
- 7.2.7 All on-site **Vehicle** parking spaces that abut a pedestrian walkway, **Pathway**, or **Landscaped** area must have secured wheel stops that are minimum 0.9 m from the walkway, **Pathway**, or **Landscaped** area and minimum 0.15 m in height.

Where the configuration is parallel parking, wheel stops are not required, but spaces **Adjacent** to a pedestrian walkway or **Pathway** must have an additional 0.3 m width to allow **Vehicle** doors to open without blocking the path of pedestrian travel.

Grades

- 7.2.8 **Parking Areas** and **Drive Aisles** may be constructed at **Grades** up to 8%. **Driveways** and ramps within a **Parkade** may be constructed at **Grades** up to 15%, except within 6.0 m of a **Front Lot Line**, where the **Grades** must comply with the *Subdivision and Development Servicing Bylaw*.

Parking Area Configuration

- 7.2.9 Every **Parking Area** containing 3 or more **Vehicle** parking spaces, other than in a **MUS – Multi-Unit: Small Scale** zone, must allow entry to and exit from the **Site** directly to a dedicated public **Street** or **Laneway** without reversing the vehicle.



Additionally:

- .1 this access must not cross any **Lot** other than the **Lot** on which the **Parking Area** is located, unless a shared access easement is registered on all applicable titles; and
- .2 a turning template drawn by a Professional Engineer or Architect may be required pursuant to Section 7.1.2 to demonstrate that **Commercial Vehicles** and emergency **Vehicles** can turnaround on-site.

7.2.10 **Drive Aisles** must be provided for on-site **Vehicle** maneuvering at the minimum widths specified in Table 7.1.

Table 7.1 — Minimum **Drive Aisle** Widths by Purpose

Purpose of Drive Aisle	Minimum Width
Two-way aisle Adjacent to 90-degree parking or angle parking	6.5 m
Two-way aisle Adjacent to parallel parking or no parking	6.0 m
One-way aisle Adjacent to 60-degree angle parking	4.5 m
One-way aisle Adjacent to 45-degree angle parking	3.5 m
One-way aisle Adjacent to parallel parking or no parking	3.0 m

7.2.11 No public **Street**, **Laneway**, or **Alley** may be used as the required **Drive Aisle** access to **Vehicle** parking spaces, except in a **MUS – Multi-Unit: Small Scale** zone. In a **TOD Area**, a **Laneway** may be used as the required **Drive Aisle**.

7.2.12 Where a **Laneway** or **Alley** is used as the **Drive Aisle**, either the **Vehicle** parking space length or the **Laneway** or **Alley** width must be increased by a minimum of 1.2 m.

7.2.13 No public **Street**, **Laneway**, or **Alley** may be used as a **Loading Space**, except a **Laneway** in a **MUS – Multi-Unit: Small Scale** zone or in a **TOD Area**.

7.2.14 **Tandem Parking** is only permitted for housing **Uses** when designated for an individual **Dwelling Unit**.

Location of Spaces

7.2.15 All required on-site **Vehicle** parking spaces, **Loading Spaces**, and **Bike Parking Spaces** must be located on the **Site** of the **Building**, **Structure**, or **Use** served by the spaces.

7.2.16 No on-site **Vehicle** parking spaces or **Loading Spaces** may be located in a required **Landscape Buffer** or a required sight triangle as defined by the *City of Vernon Traffic Bylaw*.

7.2.17 Accessible parking spaces, where required, must be located within 30.0 m of a **Building's** main entrance and must be provided with a **Barrier-free** path of travel between the accessible parking spaces and the entrance, which does not include stairs.



7.2.18 All **Short-term Bike Parking Spaces** must be located within 15 m of any main entrance, in a well-lit and visible area, that provides visual surveillance by occupants of the **Building**.

Snow Storage and Garbage, Recycling, and Organics Storage

7.2.19 All snow storage and garbage, recycling, and organics storage areas located within or **Adjacent** to any **Parking Area** must be located such that collection **Vehicles** can gain access without interfering with the function of the **Parking Area** or any abutting public **Street, Laneway** or **Alley**.

7.3 Vehicle Parking and Loading

Number of Spaces

- 7.3.1 The required minimum number of **Vehicle** parking spaces and **Loading Spaces** for each **Use** is specified in Table 7.7 — Parking, Loading, and Bike Parking Schedule.
- 7.3.2 The required maximum number of **Vehicle** parking spaces for each **Use** is specified in Table 7.7 — Parking, Loading, and Bike Parking Schedule, except that the **Uses** of **Accessory Parking, Outdoor Sales and Service, Outdoor Vending, Standalone Parking Facility, Vehicle Storage,** and **Special Events** are exempt.
- 7.3.3 The required maximum number of **Commercial Vehicle Loading Spaces** for housing **Uses** is 2.0 per **Building**.
- 7.3.4 **Loading Spaces** may be shared by multiple **Units** and must be calculated for the **Net Floor Area** of the entire **Site**.
- 7.3.5 **Buildings** and **Uses** located in a **TOD Area** or within 400 m from the centerline of road on a **Frequent Transit Route** are exempt from the required minimum number of **Vehicle** parking spaces for housing **Uses** and visitor parking spaces.
- 7.3.6 Accessible parking spaces must be provided in addition to the required minimum number of **Vehicle** parking spaces, as specified in Table 7.2.

Table 7.2 — Required Minimum Number of Accessible Parking Spaces

Required Minimum Number of Vehicle Parking Spaces	Required Minimum Number of Accessible Parking Spaces
0-4	0
5-25	1
26-50	2
51-75	3
76-100	4
101 or more	4 + 2% for every space over 100



7.3.7 Visitor parking spaces must be provided for all housing **Uses** and the **Use** of **Housing Care Centre** in addition to the required minimum number of **Vehicle** parking spaces, as specified in Table 7.3.

Table 7.3 — Required Minimum Number of Visitor Parking Spaces

Number of Dwelling Units	Required Minimum Number of Visitor Parking Spaces	Number of Dwelling Units	Required Minimum Number of Visitor Parking Spaces
0-4	0	51-60	8
5-10	1	61-70	9
11-15	2	71-80	10
16-20	3	81-90	11
21-25	4	91-100	12
26-30	5	101 or more	12 +
31-40	6		10% for every unit over 100
41-50	7		

7.3.8 A portion of the required minimum **Vehicle** parking spaces must be provided as EV-ready spaces according to the **Use**, as specified in Table 7.4. EV-ready spaces are spaces that have direct access within 1.0 m to an energized 240-volt outlet that is capable of operating a Level-2 EV charger.

For the purposes of Table 7.4, **Secondary Suites** and **Accessory Dwelling Units** are exempt.

Table 7.4 — Minimum Ratio of Required EV-ready **Vehicle** Parking Spaces

Use	Minimum Ratio of EV-ready Vehicle Parking Spaces
Housing	1.0 per Dwelling Unit + 10% of visitor parking spaces
Commercial	15% of the minimum
Industrial	10% of the minimum
Community	10% of the minimum
Basic Services	10% of the minimum
Agricultural	n/a



Size of Spaces

7.3.9 The minimum dimensions required for each type of **Vehicle** parking space and **Loading Space** are specified in Table 7.5.

Table 7.5 — Minimum Dimensions of **Vehicle** Parking Spaces and **Loading Spaces**

Type of Vehicle	Min. Length	Min. Width	Min. Overhead Clearance
Passenger Vehicles			
Regular	6.0 m	2.5 m	2.0 m
Small	4.8 m	2.3 m	2.0 m
Oversized	7.0 m	3.0 m	2.75 m
Accessible	6.0 m	2.7 m + 2.0 m side aisle	2.75 m
Commercial Vehicles	12.2 m	3.6 m	4.6 m

7.3.10 Up to 50% of **Vehicle** parking spaces may be small sized and up to 25% may be oversized.

7.3.11 **Pick-up/Drop-off Spaces** must be provided as regular sized or oversized **Vehicle** spaces.

7.3.12 For parallel parking, the minimum length of the parking spaces is increased by 1.0 m. An end space with an open end may be shortened by 0.5 m, and an accessible parallel space must have a 2.0 m long rear aisle for loading.

7.3.13 Where a **Vehicle** parking space is bordered on one or both sides by a wall, column, door, or other physical obstruction, the width of the space must be widened by the amount specified in Table 7.6.

Table 7.6 — Additional parking space width required for obstruction

Location of the Obstruction	Additional Width Required
One side	0.2 m
One side with a door opening into the Vehicle parking space	0.5 m
Both sides	0.5 m
Both sides with a door opening into the Vehicle parking space	0.8 m



▲ 7.4 Bike Parking

Number of Spaces

- 7.4.1 The required minimum number of **Short-term Bike Parking** and **Long-term Bike Parking Spaces** for each **Use** is specified in Table 7.7 — Parking, Loading, and Bike Parking Schedule.
- 7.4.2 A minimum of 50% of the required **Bike Parking Spaces** must be provided as **Inclusive Bike Parking**, including access to a 120-volt electrified outlet for charging e-bikes and e-scooters.
- 7.4.3 End-of-trip bike facilities are required in all **Buildings** that provide **Long-term Bike Parking**, which includes:
- .1 1 locker, hook, cubby, or other storage area for every **Long-term Bike Parking Space** provided;
 - .2 1 electrified 120-volt outlet for every 5.0 **Long-term Bike Parking** space provided;
 - .3 1 shower and change room for every 15.0 **Long-term Bike Parking** space provided; and
 - .4 1 bike wash and repair area for every 15.0 **Long-term Bike Parking** space provided.

Size of Spaces

- 7.4.4 **Bike Parking Spaces** must be a minimum of 0.6 m wide, 1.8 m long, and have a vertical clearance of at least 1.9 m. **Inclusive Bike Parking** spaces must be a minimum of 1.0 m wide, 2.75 m long, and have a vertical clearance of at least 2.0 m.
- 7.4.5 Aisles between parked bikes must be a minimum of 1.2 m wide.

Development Standards

- 7.4.6 All **Bike Parking Spaces** must:
- .1 be situated on a **Hard Surface**;
 - .2 be accessible by a ramp or elevator with sufficient space to maneuver with **Inclusive Bike Parking** sized bikes;
 - .3 include an automated door opener or kick-down door stop, where the **Bike Parking Space** location requires the bike to be maneuvered through a doorway;
 - .4 be constructed of theft-resistant material and securely and permanently anchored to the ground or wall with tamper-proof hardware;
 - .5 support two points of contact on the bike;
 - .6 be u-lock compatible; and
 - .7 be located clear of pedestrian paths of travel.



Table 7.7 — Parking, Loading, and Bike Parking Schedule

Use	Vehicle Parking Spaces		Minimum # Commercial Vehicle Loading Spaces	Minimum # Pick-up Drop-off Spaces	Minimum # Bike Parking Spaces	
	Minimum #	Maximum #			Short-Term	Long-Term
Housing						
Large Scale Multi-Unit Housing	0.8 per Dwelling Unit	2.0 per Dwelling Unit	1.0 per 2800 m ² NFA	1.0 per 35 Dwelling Units	0.25 per Dwelling Unit	1.0 per Dwelling Unit
Medium Scale Multi-Unit Housing	1.0 per Dwelling Unit	2.0 per Dwelling Unit	1.0 per 2800 m ² NFA	1.0 per 35 Dwelling Units	0.25 per Dwelling Unit	1.0 per Dwelling Unit
Mobile Home Security or Operator Unit Small Scale Multi-unit Housing Small Scale Housing	1.0 per Dwelling Unit	4.0 per Dwelling Unit	1.0 per 2800 m ² NFA, where 11 or more Dwelling Units	1.0 per 35 Dwelling Units	0.25 per Dwelling Unit	1.0 per Dwelling Unit
Commercial						
All commercial Uses not listed below	1.5 per 100 m ² NFA	2.5 per 100 m ² NFA	1.0 per 2800 m ² NFA, minimum 1 per Site	0.2 per 100 m ² NFA	1.0 per 100 m ² NFA	0.5 per 100 m ² NFA
Animal Services	1.0 per 100 m ² NFA	2.0 per 100 m ² NFA	1.0 per 2800 m ² NFA, minimum 1 per Site	0.2 per 100 m ² NFA	0.5 per 100 m ² NFA	0.25 per 100 m ² NFA
Bar Cannabis Lounge Drive-through Services Food & Beverage Service	4.0 per 100 m ² NFA	9.0 per 100 m ² NFA	1.0 per 2800 m ² NFA, minimum 1 per Site	0.2 per 100 m ² NFA	1.0 per 100 m ² NFA	0.5 per 100 m ² NFA
Campsite	1.0 per camping space	2.0 per camping space	n/a	1.0 per 35 camping spaces	1.0 per 5 camping spaces	1.0 per 2 camping spaces
Health Service	2.0 per 100 m ² NFA	4.0 per 100 m ² NFA	1.0 per 2800 m ² NFA, minimum 1 per Site	0.2 per 100 m ² NFA	1.0 per 100 m ² NFA	0.5 per 100 m ² NFA
Hotel	0.75 per Sleeping Unit	1.5 per Sleeping Unit	1.0 per 2800 m ² NFA, minimum 1 per Site	1.0 per 20 Sleeping Units	1.0 per 5 Sleeping Units	1.0 per 2 Sleeping Units
Light Manufacturing	1.0 per 100 m ² NFA	2.5 per 100 m ² NFA	1.0 per 1900 m ² NFA, minimum 1 per Site	0.2 per 100 m ² NFA	1.0 per 100 m ² NFA	0.5 per 100 m ² NFA
Marina	1.0 per 10 boats and	n/a	1.0 per boat launch	n/a	1.0 per 10 boats and	n/a



Use	Vehicle Parking Spaces		Minimum # Commercial Vehicle Loading Spaces	Minimum # Pick-up Drop-off Spaces	Minimum # Bike Parking Spaces	
	Minimum #	Maximum #			Short-Term	Long-Term
	10.0 per boat launch				10.0 per boat launch	
Major Indoor Entertainment	1.5 per 100 m ² NFA or 1 per 5 seats	3.0 per 100 m ² NFA	1.0 per 2800 m ² NFA, minimum 1 per Site	0.2 per 100 m ² NFA	1.0 per 100 m ² NFA	0.5 per 100 m ² NFA
Outdoor Entertainment	4.0 per hectare	30.0 per hectare	1.0 per Site	1.0 per public entrance	2.0 per hectare	4.0 per Site
Resort Accommodation	1.0 per Dwelling Unit	4.0 per Dwelling Unit	1.0 per 2800 m ² NFA, where 11 or more Dwelling Units	1.0 per 35 Dwelling Units	0.25 per Dwelling Unit	1.0 per Dwelling Unit
Industrial						
All industrial Uses not listed below	1.0 per 100 m ² NFA	2.5 per 100 m ² NFA	1.0 per 1900 m ² NFA, minimum 1 per Site	0.1 per 100 m ² NFA	0.5 per 100 m ² NFA	0.25 per 100 m ² NFA
Airport Terminal and Navigation Facilities	2.0 per 100 m ² NFA	4.0 per 100 m ² NFA	1.0 per 1900 m ² NFA, minimum 1 per Site	0.1 per 100 m ² NFA	0.5 per 100 m ² NFA	0.25 per 100 m ² NFA
Indoor Self Storage Warehouses	0.5 per 100 m ² NFA	1.5 per 100 m ² NFA	1.0 per 1900 m ² NFA, minimum 1 per Site	0.1 per 100 m ² NFA	0.5 per 100 m ² NFA	0.25 per 100 m ² NFA
Community						
All community Uses not listed below	1.5 per 100 m ² NFA	2.5 per 100 m ² NFA	1.0 per 2800 m ² NFA, minimum 1 per Site	0.2 per 100 m ² NFA	1.0 per 100 m ² NFA	0.5 per 100 m ² NFA
Housing Care Centre	0.25 per Sleeping Unit	1.0 per Sleeping Unit	1.0 per 2800 m ² NFA, minimum 1 per Site	1.0 per 35 Sleeping Units	1.0 per 5 Sleeping Units	1.0 per 2 Sleeping Units
Outdoor Recreation Facility	4.0 per hectare	30.0 per hectare	n/a	n/a	2.0 per hectare	n/a
Park	4.0 per hectare	30.0 per hectare	n/a	n/a	2.0 per hectare	n/a
School	3.5 per elementary or middle school	8.0 per elementary classroom or	1.0 per 2800 m ² NFA, minimum 1 per Site	5.0 per elementary, middle, or high	0.5 per 100 m ² NFA	3.5 per elementary or middle school



Use	Vehicle Parking Spaces		Minimum # Commercial Vehicle Loading Spaces	Minimum # Pick-up Drop-off Spaces	Minimum # Bike Parking Spaces	
	Minimum #	Maximum #			Short-Term	Long-Term
	classroom or 7.0 per high school classroom or 1 per 6 post-secondary seats	10.0 per high school classroom or 1 per 4 post-secondary seats		school public entrance or 0.2 per 100 m ² NFA post-secondary		classroom or 7.0 per high school classroom or 1 per 6 post-secondary seats
Supportive Housing	0.5 per Sleeping Unit	1.0 per Sleeping Unit	1.0 per 2800 m ² NFA, where 11 or more Sleeping Units	1.0 per 35 Sleeping Units	1.0 per 5 Sleeping Units	1.0 per 2 Sleeping Units
Basic Services						
All basic services Uses not listed below	1.0 per 100 m ² NFA	2.0 per 100 m ² NFA	1.0 per 1900 m ² NFA, minimum 1 per Site	0.1 per 100 m ² NFA	0.5 per 100 m ² NFA	0.25 per 100 m ² NFA
Health Care Facility	2.0 per 100 m ² NFA	4.0 per 100 m ² NFA	1.0 per 2800 m ² NFA, minimum 1 per Site	0.2 per 100 m ² NFA	1.0 per 100 m ² NFA	0.5 per 100 m ² NFA
Agricultural						
All agricultural Uses not listed below	n/a	n/a	n/a	n/a	n/a	n/a
Additional Agricultural Dwelling	1.0 per Dwelling Unit	4.0 per Dwelling Unit	n/a	n/a	n/a	1.0 per Dwelling Unit
Agricultural Stand	n/a	n/a	n/a	1.0 per Site	n/a	n/a
Agri-Tourism Accommodation	0.75 per Sleeping Unit	1.5 per Sleeping Unit	1.0 per 2800 m ² NFA, minimum 1 per Site	1.0 per Site	1.0 per 5 Sleeping Units	1.0 per 2 Sleeping Units

