

Part 4 PARKING REGULATIONS

(Replaced by Bylaw No. 1662)

Section 4.01 – Off-Street Parking

4.01.01 Required Number of Off-Street Parking Spaces

When any new **use** of land, **buildings** or **structures** takes place or when any existing **use** of land, **buildings** or **structures** is enlarged or increased in capacity, provision must be made for off-street vehicular parking spaces and bicycle parking spaces in accordance with the standards set out in this Section. The number of off-street parking spaces required in respect of particular **uses** is set out in Table 1, and where a particular **use** is not listed the number required for the listed **use** that is most similar in parking demand characteristics shall apply. Furthermore, where a rezoning application is submitted to establish a land **use** not listed in Table 1, Council may require a Parking Demand Study to be provided as part of that rezoning application and subsequently add a parking requirement to Table 1. Where calculations of the required number of off-street parking spaces results in fractional numbers, calculations will be rounded to the nearest whole number (e.g. 4.5 shall be rounded to 5; 4.45 shall be rounded to 4).

| Table 1 – Off-Street Parking Requirements (GFA = Gross Floor Area) | |
|---|---|
| Land Use Category | Minimum Number of Parking Spaces Required |
| I. RESIDENTIAL | |
| Dwelling units developed in accordance with the City of Langford Affordable Housing Policy or the Attainable Home Ownership Program Policy (<i>Bylaw No. 2077</i>) | 1 space per dwelling unit |
| Apartment in City Centre and the Mixed Use Employment Centre designation as shown on Map 2 in Bylaw No. 1200, unless otherwise specified in this Bylaw | 1.25 spaces per dwelling unit with two bedrooms or less, of which 0.25 shall be designated for visitor parking; 2.25 spaces per dwelling unit with more than 2 bedrooms, of which 0.25 shall be designated for visitor parking |
| Apartments within the Sooke Road Revitalization Development Permit Area designation as shown on Map 20 in Bylaw No. 1200, unless otherwise specified in this Bylaw (<i>Bylaw No. 2077</i>) | 1.25 spaces per dwelling unit with one bedroom or less, of which 0.25 shall be designated for visitor parking; 1.5 spaces per dwelling unit with more than one bedroom but less than three bedrooms, of which 0.25 shall be designated for visitor parking; 2.25 spaces per dwelling unit with three or more bedrooms, of which 0.25 shall be designated for visitor parking |
| Apartments within the CD1 (Area 2), CD3, CD4, RCBM1 and RCBM2, and CD12 Zones (<i>Bylaw No. 1931</i>) | 1.5 per dwelling unit plus 1 per 4 dwelling units assigned to visitors only |
| Apartments within other areas of Langford not specifically listed in this Table (<i>Bylaw No. 2077</i>) | 2.75 spaces per dwelling unit with two bedrooms or less, of which 0.25 shall be designated for visitor parking 3.75 spaces per dwelling unit with more than two bedrooms, of which 0.25 shall be designated for visitor parking |

Table 1 – Off-Street Parking Requirements (GFA = Gross Floor Area)

| Land Use Category | Minimum Number of Parking Spaces Required | | |
|--|--|--|---|
| Assisted living | 1 per 4 dwelling units | | |
| Boarders, the keeping of | 1 per sleeping unit | | |
| Dwelling unit in Area 3 of the CD1 Zone | 2 per dwelling unit | | |
| Mobile home or modular home | 2 per home site | Visitor Parking Spaces (in addition to #/home site) | |
| | | 1 per 5 home sites or part thereof | |
| One-family dwelling | 2 per dwelling unit | | |
| Suite | 1 per dwelling unit | | |
| Townhouse (subdivided pursuant to the <i>Strata Property Act</i>) | 2 per dwelling unit | Visitor Parking Spaces (in addition to #/unit) | |
| | | < 10 units | 2 |
| | | 11 to 15 units | 3 |
| | | 16 to 20 units | 4 |
| | | 21+ units | 5 |
| Townhouse (subdivided pursuant to the <i>Land Title Act</i>) | 3 per dwelling unit OR 2 per dwelling unit when a minimum of 1 on-street parking space per every 3 dwelling units is created within the frontage of the subject property | | |
| Two-family dwelling | 2 per dwelling unit | | |
| II. COMMERCIAL | | | |
| Animal hospital or veterinary practice | 1 per 28 m ² (301.4 ft ²) GFA | | |
| Auction | 1 per 20 m ² (215.3 ft ²) GFA | | |
| Automobile rental and sale, minor Automobile repair and service, minor | Minimum of 4 for customers and staff plus 1 per 55 m ² (592 ft ²) GFA of Office and sales area combined, and 3 per service bay for customer vehicles | | |
| Automobile rental and sale, major | Greater of: 3 and 1 per 100 m ² (1,076.4 ft ²) GFA | | |
| Automobile repair and service, major | 3 per service bay | | |
| Banquet and catering facility | Greater of: 1 per 5 seats and 1 per 30 m ² (322.8 ft ²) GFA | | |
| Bed and breakfast | 1 per rental room plus required parking for any other uses | | |
| Building and lumber supply store (< 929 m ² (10,000 ft ²) GFA) | 1 per 20 m ² (215.3 ft ²) GFA of retail floor area | | |
| Building and lumber supply store (> 929 m ² (10,000 ft ²) GFA) | 1 per 35 m ² (376.7 ft ²) GFA of retail floor area | | |
| Business support service | 1 35 m ² (376.7 ft ²) GFA | | |
| Car wash | 2 per wash bay | | |
| Caretaker dwelling unit | 1 per caretaker dwelling unit | | |
| Commercial uses in the C6A and C6B Zones | 1 per 25 m ² (269.1 ft ²) GFA | | |
| Commercial uses in the C6C Zone | 1 per 30 m ² (322.9 ft ²) GFA | | |

Table 1 – Off-Street Parking Requirements (GFA = Gross Floor Area)

| Land Use Category | Minimum Number of Parking Spaces Required |
|---|---|
| Commercial uses in the C10 Zone | 1 per 30 m ² (322.9 ft ²) GFA |
| Commercial uses in Downtown Pedestrian Commercial Area as shown on Map 21 in Bylaw No. 1200 | 1 per 35 m ² (376.7 ft ²) GFA |
| Commercial uses on the property legally described as Lot A, Section 5, Esquimalt District, Plan 19712 (2871 Jacklin Road) | 1 per 30 m ² (322.9 ft ²) of commercial GFA |
| Commercial uses on the property legally described as Lot 12, Section 5, Esquimalt District, Plan 7165 in the C8 Zone | 7 |
| Convenience store | 1 per 35 m ² (376.7 ft ²) GFA or a minimum of 4 |
| Equipment sales, service, repair and rental, minor | Greater of: 3 and 1 per 45 m ² (484.4 ft ²) GFA |
| Fitness centre | 1 per 25 m ² (269.1 ft ²) GFA |
| Financial institution and drive-through financial institution | 1 per 22 m ² (236.8 ft ²) GFA |
| Funeral parlour | Greater of 1 per 4 seats and 1 per 5.6 m ² (60.2 ft ²) of assembly space |
| Gasoline service station | 2 |
| Gasoline service station with convenience store | 10 plus required parking for additional uses such as automobile repair |
| Group daycare limited to a capacity of 41 children and dance studio limited to a GFA of 80 m ² (861.1 ft ²) on the property legally described as Lot 29, Section 1, Range 2 West, Highland District, Plan 13385 (2285 Bellamy Road) | 6 |
| Home business other than a home occupation daycare | 1 per business for patrons plus 1 per non-resident employee |
| Home industry | 2 per business for patrons plus 1 per non-resident employee |
| Home occupation daycare , other than in a one-family dwelling | 1 for pick-up and drop-off and 1 per non-resident employee |
| Hotel | 1 per rental room |
| Hotel with restaurant or conference facility | 1 per rental room plus 1 per 4 seats in a restaurant , or 1 per 5 seats in a conference facility |
| Household equipment and appliance service and repair | 1 per 50 m ² (538.2 ft ²) GFA |
| Laundromat/Coin-op Dry Cleaning Without Dry Cleaners | Greater of: 1 per 19 m ² (204.5 ft ²) GFA and 1 per 2 washing machines |
| Laundry/With Dry Cleaners | 1 per 20 m ² (215.3 ft ²) GFA |
| Licensed premises | 1 per 35 m ² (376.7 ft ²) GFA where liquor is served |
| Liquor store | 1 per 13 m ² (139.9 ft ²) GFA |
| Office | 1 per 35 m ² (376.7 ft ²) GFA |

Table 1 – Off-Street Parking Requirements (GFA = Gross Floor Area)

| Land Use Category | Minimum Number of Parking Spaces Required |
|--|---|
| Office (medical or dental) | 1 per 25 m ² (269.1 ft ²) GFA |
| Personal service establishment | 1 per 20 m ² (215.3 ft ²) GFA |
| Recycling depot | 1 per 47 m ² (505.9 ft ²) of building area |
| Restaurant and drive-through restaurant | 1 per 4 seats |
| Retail store >2,000 m ² (21,527.8 ft ²) GFA | 1 per 30 m ² (322.9 ft ²) GFA |
| Retail store <2,000 m ² (21,527.8 ft ²) GFA selling furniture, appliances, carpets or similar Uses | 1 per 80 m ² (861.1 ft ²) GFA |
| Retail store > or = 2,000 m ² (21,527.8 ft ²) GFA selling furniture, appliances, carpets or similar Uses | 1 per 100 m ² (1,076.4 ft ²) GFA |
| Shopping centre | 1 per 20 m ² (215.3 ft ²) GFA |
| Sign shop | 1 per 40 m ² (430.6 ft ²) GFA |
| Taxi office | 2 plus 1 per taxi dispatched from the premises |
| Tires sales/repair | 2 in addition to 2 spaces per service bay |
| Transportation terminal | 1 per 30 m ² (322.9 ft ²) GFA |
| TV/radio station | 1 per 40 m ² (430.6 ft ²) GFA |
| Uses not specifically listed in this Table | 1 per 20 m ² (215.3 ft ²) GFA |
| III. INDUSTRIAL | |
| Commercial uses in the Business Park Zones , excluding the BP3 Zone | 1 per 45 m ² (484.4 ft ²) GFA |
| Commercial or business uses in the BT1 Zone, except as otherwise specified | 1 per 30 m ² (322.9 ft ²) GFA |
| Heavy industrial uses | 1 per 90 m ² (968.8 ft ²) GFA |
| Light and general industrial uses | 1 per 45 m ² (484.4 ft ²) GFA |
| Light industrial uses in Area A of the MUE1 Zone (Bylaw No. 2028) | 1 per 100 m ² (1,076 ft ²) GFA |
| Manufacturing | 1 per 100 m ² (1,076.4 ft ²) GFA |
| Mini-Storage Facility (individual units) | 1 per 185 m ² (1,991.3 ft ²) GFA |
| Mini-Storage Facility (warehouse style) | 1 per 400 m ² (4,305.6 ft ²) GFA |
| Special wholesale | 1 per 100 m ² (1,076.4 ft ²) GFA |
| Uses in the BP3 Zone | 1 per 100 m ² (1,076.4 ft ²) GFA; or 1 per 25 m ² (269.1ft ²) GFA for a medical office |
| Warehouse (storage) | 1 per 200 m ² (2,152.8 ft ²) GFA |
| IV. INSTITUTIONAL | |
| Ambulance station | 1 per 20 m ² (215.3 ft ²) GFA |
| Business support service (post office) | 1 per 20 m ² (215.3 ft ²) GFA |
| Community care facility | 1 per 3 beds |
| Fire station | 1 per 40 m ² (430.6 ft ²) GFA |

Table 1 – Off-Street Parking Requirements (GFA = Gross Floor Area)

| Land Use Category | Minimum Number of Parking Spaces Required | |
|--|---|--|
| Group daycare | 2 plus 1 per staff person plus required parking for any other uses | |
| Home occupation daycare | 1 plus 1 per non-resident staff person, in addition to the required parking for any other use on the same lot . | |
| Hospital | Greater of: 1.8 per bed and 1 per 56 m ² (602.8 ft ²) GFA | |
| Place of worship | Greater of: 1 per 8 m ² (86.1 ft ²) GFA of assembly area and office , based on maximum permitted occupancy and 1 per 10 seats | |
| Police station | 1 per employee | |
| Preschool | 1 per 5 children (minimum of 4 spaces) | |
| School (K-grade 10) | 2 per 25 students | |
| School (grades 11-12) | 4.5 per 25 students | |
| Training and education facility | 1 per 30 m ² (322.9 ft ²) GFA | |
| University | 1 per 50 m ² (538.2 ft ²) GFA | |
| V. MARINE | | |
| Marine Repair and Service | 3 per service bay | |
| Marine Sales and Rental | 1 plus 1 per 45 m ² (484.4 ft ²) GFA of sales and office area combined | |
| VI. RECREATIONAL/CULTURAL | | |
| Archery/shooting range | 1 per target corridor | |
| Arena/roller/ice skating rink | Greater of 1 per 60 m ² (645.8 ft ²) of rink surface and 1 per 3 seats | |
| Batting cage | 1 per cage | |
| Bowling alley/bowling green | 3 per alley | |
| Campground | 1 per site | Visitor Parking Space (in addition to #/site) |
| | | 1 per 6 sites |
| Charitable facility on the property legally described as Lot 3, Section 111, Esquimalt District, Plan 10901 (840 Arncote Avenue) (<i>Bylaw No. 2020</i>) | 7 | |
| Charitable facility or cultural facility | 1 per 10 m ² (107.6 ft ²) GFA | |
| Curling rink | 1 per employee plus 4 per ice sheet | |
| Equestrian facility | 1 per boarded and rental horse plus 1 per employee | |
| Entertainment establishment | 1 per 14 m ² (150.7 ft ²) GFA | |
| Fitness centre on land legally described as Lot 1, Sections 79 and 80, Esquimalt District, Plan VIP51550 except parts in Plans VIP66561 and VIP74375 (1060 Henry Eng Place) | 29 | |

| Table 1 – Off-Street Parking Requirements (GFA = Gross Floor Area) | |
|---|--|
| Land Use Category | Minimum Number of Parking Spaces Required |
| Golf course | 4 per golf hole |
| Golf course, miniature | 1 per hole plus 1 space per 2 employees |
| Golf driving range | 1 per tee plus 1 space per 2 employees |
| Public assembly (<i>Bylaw No. 1992</i>) | 1 per 35 m ² (376.7 ft ²) GFA |
| Recreation facility, indoor | 1 per 20 m ² (215.3 ft ²) GFA |
| Stadium | 1 per 3 seats |
| Swimming pool (public) | 1 per 5 m ² (53.8 ft ²) of pool water surface |
| Tennis/racquetball courts | 3 per court |
| Theatre (including cinemas) | 1 per 4 seats |
| Tourist attraction | 1 per 4 persons capacity |

| Table 2 – Bicycle Parking Requirements (GFA = Gross Floor Area) | |
|--|---|
| Land Use Category | Minimum Number of Bicycle Parking Spaces Required |
| RESIDENTIAL | |
| Apartment | 1 per dwelling unit |
| Assisted living | 1 per 15 dwelling units |
| Townhouse | 1 per dwelling unit |
| COMMERCIAL | |
| Hotel | 1 per 15 rental rooms |
| Office | 1 per 250 m ² (2,691 ft ²) GFA for the first 5,000 m ² (53,819.6 ft ²) and 1 per 500 m ² (5,382 ft ²) GFA for any additional area. |
| Shopping centre and retail store >2,000 m² (21,527.8 ft²) GFA | 1 per 250 m ² (2,691 ft ²) GFA for the first 5,000 m ² (53,819.6 ft ²) and 1 per 500 m ² (5,382 ft ²) GFA for any additional area. |
| INDUSTRIAL | |
| Industrial use | 1 per 950 m ² (10,225.7 ft ²) GFA |
| INSTITUTIONAL | |
| Community care facility | 1 per 15 dwelling units |
| Cultural facility or library | 1 per 100 m ² (1,076.4 ft ²) GFA |
| Hospital | 1 per 500 m ² (5,382 ft ²) GFA plus 6 in a rack at each entrance |
| Place of Worship | 1 per 50 occupants, based on maximum permitted occupancy |
| School (Elementary) | 1 per 10 employees plus 1 per 10 students |
| School (Junior Secondary/Middle) | 1 per 10 employees plus 1 per 8 students |
| School (Senior Secondary) | 1 per 10 employees plus 1 per 8 students |
| Training and education facility | 1 per 10 employees plus 1 per 5 students |
| University | 1 per 10 employees plus 1 per 5 students (full-time, max attendance) |
| CULTURAL AND RECREATIONAL | |
| Bowling alley, curling rink | 1 per 2 alleys or sheets |
| Fitness centre | 1 per 80 m ² (861.1 ft ²) of surface area |
| Recreation facility, stadium, arena, pool, cultural facility, assembly occupancy, and/or similar places with spectator facilities | 1 per 100 m ² (1,076.4 ft ²) GFA |

4.01.02 Parking Spaces and Aisle Dimensions

Vehicle parking spaces and aisles provided must be in accordance with the following standards:

| Table 1 – Dimensions of Parking Spaces and Aisles | | | | | |
|---|----------------|---|--|------------------------------------|----------------------------|
| Parking Angle in Degrees | Width of Space | Depth of Space Perpendicular to Manoeuvring Aisle | Width of Space Parallel to Manoeuvring Aisle | Overall Depth of Manoeuvring Aisle | Width of Manoeuvring Aisle |
| 0 | 7 m (23 ft) | 2.6 m (8.5 ft) | 7 m (23 ft) | 8.9 m (29.2 ft) | 3.7 m (12.1 ft) |
| 30 | 2.6 m (8.5 ft) | 5 m (16.4 ft) | 5.2 m (17.1 ft) | 13.7 m (44.9 ft) | 3.7 m (12.1 ft) |
| 45 | 2.6 m (8.5 ft) | 5.7 m (18.7 ft) | 3.7 m (12.1 ft) | 15.5 m (50.9 ft) | 4.1 m (13.5 ft) |
| 60 | 2.6 m (8.5 ft) | 6 m (19.7 ft) | 3 m (9.8 ft) | 17.6 m (57.7 ft) | 5.6 m (18.4 ft) |
| 90 | 2.6 m (8.5 ft) | 5.5 m (18 ft) | 2.6 m (8.5 ft) | 18 m (59.1 ft) | 7 m (23 ft)* |

*Developments may be reduced to 6.7 m (22 ft) for in-building and underground private parking in multi-family residential

- (1) If a parking space **abuts** an obstruction, wall or fence of more than 0.3 m (1 ft) in **height** on one side, the clear width of the parking space must be at least 2.7 m (8.9 ft). If a parking space is obstructed on two sides, the clear width of the parking space must be at least 3 m (9.8 ft).

4.01.03 Access to Parking Spaces

- (1) All required parking spaces must be freely accessible from a **highway** or access easement registered in favour of the City of Langford.
- (2) All parking spaces must be kept clear and unobstructed when not occupied by vehicles.

4.01.04 Location of Parking Spaces

- (1) The off-street parking requirement for commercial and visitor uses may be reduced by up to 10%, provided that a cash contribution of \$7,500 per parking space required but not provided is paid to the City, and reduced by up to 15% provided that a cash contribution of \$11,000 is paid to the City in respect of each space by which the parking requirement is reduced beyond 10%.
- (2) Off-street parking is permitted in any required **setback** from any **lot line**, and in any **Zone** except that;
 - (a) In all **Multiple Residential Zones**, off-street parking **may not** be located in any required **setback** from a **front lot line**;
 - (b) In all **Institutional Zones**, off-street parking **may not** be located in any required **setback** from a **front lot line**;
 - (c) On a **corner lot** located in a Residential Small Lot Zone, off-street parking **may not** be located in any required **setback** from an **exterior side lot line**;
 - (d) On a **corner lot** occupied by a **two-family dwelling** in the R2 Zone, off-street parking **may not** be located in any required **setback** from an **exterior side lot line**;

- (e) On a **corner lot** occupied by any multi-family dwelling in any **Multiple Residential Zone**, off-street parking **may not** be located in any required **setback** from an **exterior side lot line**.
- (3) Where a lot contains both commercial and multi-family residential uses, the off-street parking spaces required for visitor parking for the multi-family residential use may be counted towards the parking required for commercial uses provided that a covenant in favour of the City is registered on title restricting the use of the parking spaces in accordance with this Article.
- (4) A required parking space may be open or enclosed, and may be outside, under, within, or on the roof of a building.
- (5) Small car parking spaces are permitted subject to the following:
 - (a) Small car parking spaces may only account for a maximum of one-third of the total parking spaces required for all uses;
 - (b) The depth of the spaces for small cars for 90 degree parking may be reduced from 5.5m (18ft) to 4.5m (15ft); and
 - (c) Small car parking spaces must be clearly marked “small car use only”.

4.01.05 Payment in Lieu of Required Off-Street Parking

- (1) Required parking spaces for all uses shall be provided on the same site as the building or use in respect of which the spaces are required, except that for any permitted commercial use in a commercial zone, a mixed-use commercial and residential zone, a business park zone, or any part of a Comprehensive Development Zone where a commercial use is permitted, an owner or occupier may comply with subsection (a) or (b):
 - (a) Provided a building, structure, or use for which application for payment in lieu is not located more than 150m (492ft) from a Municipal parking facility, the Municipality will accept a payment in lieu of the number of on-site parking spaces. The payment shall be eleven thousand dollars (\$11,000) per parking space required.
 - (b) Required parking spaces may be provided on land other than that in respect of which the spaces are required, provided that:
 - (i) The parking site is located within a distance of 150m (492ft) from the site where the building, structure, or use requiring provision of parking is located or carried on; and
 - (ii) An easement or covenant in favour of the municipality is registered against the title of the parking site, requiring that it is to be used to provide the required number of parking spaces for the building, structure or use which requires the parking.
 - (iii) Clauses (a) and (b) shall not apply to properties which have direct access to highways controlled by the Ministry of Transportation. Parking on those properties shall be in accordance with the most recent edition of the *Parking and Trip Generation Rates Manual* of the Province of British Columbia Ministry of Transportation and Highways, High Planning and Policy Branch, or Section 4.01 of this Bylaw, whichever is great.

4.01.06 Maintenance Requirements for Off-Street Parking Areas

- (1) Every off-street parking space in a **Multiple Residential Zone** or Neighbourhood Public House Zone and the access thereto must be hard-surfaced and demarcated, if the number of parking spaces exceeds two and if the access is from a **highway** which is hard-surfaced.
- (2) Every off-street parking space in a **Commercial Zone** and a **Business Park Zone** and the access thereto must be hard-surfaced and demarcated if the access is from a **highway** which is hard-surfaced.
- (3) Every off-street parking space in an **Industrial Zone** and the access thereto must be hard-surfaced and demarcated if such space is located in front of the **principal building**. Any area at the rear or the side of the **principal building** provided or required for off-street parking need not be hard-surfaced, but must be surfaced so as to minimize the carrying of dirt or foreign matter upon the highway.
- (4) For the purposes of this Subsection, “hard-surfaced” means the provision of durable, dust-free road surface construction of concrete, asphalt or similar material.
- (5) Any lighting of parking spaces must be so arranged as to direct the light exclusively on the parking area at illumination levels of 11 Lux or less.

4.01.07 Accessible Parking

- (1) In addition to parking spaces for disabled persons required by the Building Code, all commercial **uses** must provide a minimum of one parking space for disabled persons where Table 1 of Section 4.01.01 requires the provision of more than 10 and fewer than 30 off-street parking spaces, excluding those required for **dwelling units**, and for every 50 parking spaces of part thereof in excess of 30.
- (2) Accessible parking stalls must be sized and located as follows:
 - (a) With minimum width of 3.7 m (12.1 ft) and a minimum depth of 5.8 m (19 ft) or a minimum width of 2.8 m (9.2 ft), provided an additional 1.2 m (3.9 ft) wide loading zone is included and is shared with an **abutting** accessible parking space. The minimum functional width of each accessible space must be 3.7 m (12.1 ft);
 - (b) Marked with an international symbol of accessibility for the disabled in conformance with the B.C. Building Code; and
 - (c) Connected to the **building** entrance by a marked access route that avoids travel behind parked vehicles.

4.01.08 Electric Vehicle Infrastructure Requirements *(Bylaw No. 2054)*

- (1) For new buildings containing apartment units, all parking spaces, excluding visitor parking spaces, shall include conduits capable of providing wiring for Level 2 Electric Vehicle charging in the future and:
 - (a) All conduits must be connected to electrical rooms;
 - (b) Where an Electric Vehicle Management System (“EVMS”) is provided all communications equipment, control systems, and other devices required to operate the EVMS shall be installed; and
 - (c) All conduits shall be labelled for the use of electric vehicle charging.
- (2) The following are required at the time of building permit application and prior to issuance of a building permit for a building subject to the requirements of this section 4.01.08:
 - (a) A site plan that shows the location, number and specifications of all energized parking spaces, conduits and electrical connections and, if required, the communications equipment, control systems and other devices required to operate the EVMS;
 - (b) A memo from an electrical engineer that verifies that the load capacity of the building can provide Level 2 Electric Vehicle charging to all residential parking spaces;
 - (c) Where an EVMS is required, an electrical engineer shall verify that Level 2 charging can achieve at least 12kWh per vehicle over an eight-hour period when all vehicles are charging simultaneously; and
 - (d) Registration against title to the land of a covenant in favour of the City under section 219 of the *Land Title Act* requiring the owner to (i) construct the electric vehicle charging system in accordance with the plan under (a); (ii) repair and maintain and otherwise keep the electrical vehicle charging system in operation; and (iii) precluding the owner or any strata corporation from doing anything that would prevent the installation of electric vehicle charging equipment within the conduits and at each parking space and the connection of such charging equipment to the electrical system.
- (3) Before issuance of an occupancy permit, the owner shall provide to the City a compliance form certified by a registered professional or qualified electrician, confirming that the future energized spaces, and equipment meet the requirements of this zoning bylaw.

- (4) Where load sharing is implemented, the maximum number of parking spaces connected to the same circuit in the building, for various circuit ratings, is as shown in Table 1 below:

| New MURB Developments EV Ready Level 2 Performance Requirements for Langford | |
|---|--|
| Circuit Breaker Amperage | Maximum Number of EV Ready Parking Spaces Energized |
| 20 | 1 |
| 30 | 2 |
| 40 | 4 |
| 50 | 5 |
| 60 | 6 |
| 70 | 7 |
| 80 | 8 |
| 90 | 10 |
| 100 | 11 |
| 125 | 14 |
| 150 | 17 |

Section 4.02 – Off-Street Loading

4.02.01 Off-Street Loading Spaces

The owners or occupiers of any **building** in any **zone** must provide off-street loading spaces in accordance with the following requirements:

| Use of Building Site | Gross Floor Area | Required Number of Off-Street Loading Spaces |
|--|--|---|
| Retail store, industrial use, warehouse, or similar use | 300 m ² to 500 m ² (3,229.2 ft ² to 5,382 ft ²) | 1 space |
| | 500 m ² to 2,500 m ² (5,382 ft ² to 26,909.8 ft ²) | 2 spaces |
| | Each additional 2,500 m ² (26,909.8 ft ²) or fraction thereof | 1 additional space |
| Office, assembly occupancy, hospital, institutional Use, utility, school or other similar use | 300 m ² to 3,000 m ² (3,229.2 ft ² to 32,291.7 ft ²) | 1 space |
| | Each additional 3,000 m ² (32,291.7 ft ²) or fraction thereof | 1 additional space |

4.02.02 Access to Loading and Unloading Space

Access to the loading space must be so arranged that no backing or turning movements of vehicles going to and from the site causes interference with traffic on the **abutting highways**.

4.02.03 Location of Loading and Unloading Space

All loading spaces must be located on the site in such a way that all materials and commodities loaded or unloaded can be easily collected or distributed within the site from or to all tenants or occupants.

4.02.04 Size of Loading and Unloading Space

Every loading space must be of adequate size and with adequate access thereto, to accommodate the types of vehicles which will be loading or unloading but in no case may the space be less than 30 m² (322.9 ft²) in area or less than 2.5 m (8.2 ft) in width or provide less than 4 m (13.1 ft) of overhead clearance.