

# ***Appendix A***

*Proposed Housekeeping Amendments to Zoning By-Law 200-150*

## Proposed Amendments

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### **AMENDMENT 1:**

Repeal Section 1.25 (Contractors Yards) and replace it with an amended Section 1.25 (Contractors Yards) to include “maintenance of properties, buildings, and structures” and “Landscaping and/or Snow Removal Contractors” to read as follows:

#### *1.25. CONTRACTOR YARDS*

Establishments primarily engaged in activities generally needed in the development and/or maintenance of properties, buildings, and structures. The activities performed may include new construction, additions, alterations, maintenance, and repairs. Such uses may include the following or similar uses;

- Foundation, Structure, And Building Exterior Contractors
- Building Equipment Contractors (Electrical, Plumbing, Heating/Cooling)
- Building Finishing Contractors
- Landscaping Contractors
- Property Maintenance Contractors
- Other Specialty Contractors

**Exclusion:** Contractors’ yards supporting heavy and civil engineering construction.

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**AMENDMENT 2:**

Repeal Section 1.78 (Salvage Yards and Recycling Centre) and replace it with a new Section 1.78 (Salvage Yards, Recycling Centre, Waste Transfer Facility) to include “*Waste Transfer Facility*” and add a new subsection (1.78.1) (Holding Provision), to read as follows:

**1.78. SALVAGE YARDS, RECYCLING CENTRES, AND WASTE TRANSFER FACILITIES**

Establishments primarily engaged in wrecking, disassembling, repairing, sorting, processing, and/or reselling second-hand goods and scrap materials, and may also include the receiving, consolidation, temporary storage, and transfer of waste and recyclable materials to another facility for processing or disposal. Including the following or similar goods;

- Motor vehicles, parts, and tires
- Scrap metal
- Wastepaper and cardboard
- Glass and plastic containers
- Lumber and building materials
- Other scrap materials and source separated recyclables

*Salvage Yards, Recycling Centres, and Waste Transfer Facilities* are subject to the removal of a *Holding Provision*.

**1.78.1 REMOVAL OF HOLDING PROVISION**

Requirements for the removal of the Holding Provision include the following:

- Site Plan - Showing all exterior details of the development including but not limited to building, stationary and mobile equipment locations, any buffering measures, access, parking, storage etc.
  - Land Use Compatibility Study - with special regard for MECP’s D-series Guidelines and NPC300, as they relate to off-site impacts to nearby sensitive receptors.
  - Operational Plan - with special regard for how waste will be handled, stored, removed, and transferred prior to disposal or processing. Fluids removal must occur on an impermeable surface with adequate catchment to mitigate against any spills. Fluids must be stored in appropriate tanks with secondary catchment and shielding.
  - Public Consultation - To obtain public insight into the proposed development. The aforementioned plans and study should be submitted and reviewed by city staff prior to the public information session. Where the sale of city land is involved, public consultation shall occur prior to purchase. The City will provide mailing labels, and the mailing radius will be determined based upon the land use compatibility study
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**AMENDMENT 3**

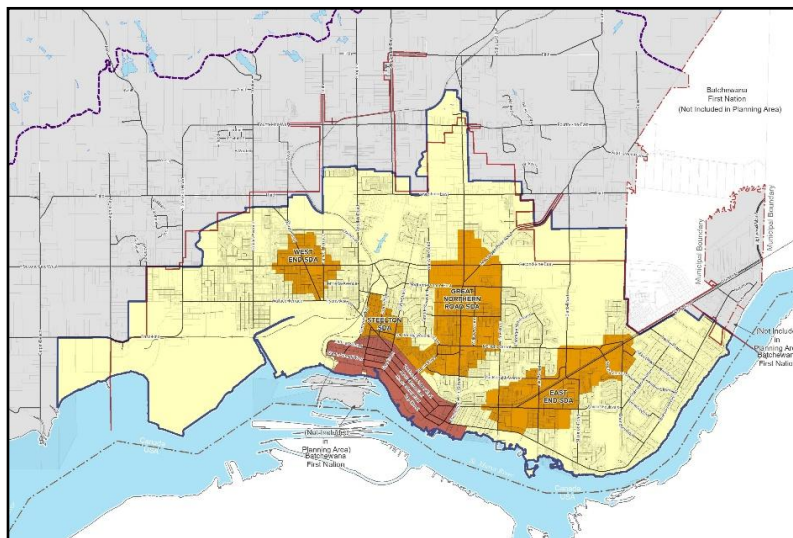
Add a new subsection (2.48.1 Strategic Development Areas) to Section 2 (Definitions) to read as follows:

**2.48.1 STRATEGIC DEVELOPMENT AREA (SDA)**

*Strategic Development Areas (SDAs)* are specific lands within the *Urban Settlement Area* identified to accommodate a significant portion of future growth, through development, redevelopment and intensification. The 5 SDAs are shown on Schedule “C” to the City’s Official Plan, as amended and include:

1. *First Neighbourhoods SDA* – Generally consisting of the Downtown area, extending south to the water, north to the rail line, east to the former Sault Area Hospital site and west to West Street.
2. *Steelton SDA* – Generally centred around the Steelton Area.
3. *Great Northern Road SDA* – Generally centred around Great Northern Road, extending south to MacDonald Avenue, north to Terrance Avenue, west to Reid Street and east to Pine Street.
4. *West End SDA* – Generally centred around the Second Line West Korah Road intersection, extending south to Wallace Terrace, North to Langdon Road, East to Moody Street and West to Nichol Avenue.
5. *East End SDA* – Generally centred around Trunk Road, extending North to McNabb Street, South to Queen Street, West to Upton Road, and East to Gibb Street.

Note: Please refer to Schedule “C” of the City’s Official Plan for a detailed outline of the SDAs, the descriptions above and map below are for illustration purposes only.



#### **AMENDMENT 4**

Repeal and remove subsection 4.14.10 (Frontage Requirements when Severing Attached Residential Structures) in its entirety.

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#### **AMENDMENT 5**

Amend the following sections by repealing the wording “Lots that are proposed to have 11 or more dwelling units are subject to Site Plan Control” where it appears within the list of permitted uses:

- 11.1 (Institutional I Zone),
- 13.1.1 (Traditional Commercial C1 Zone),
- 13.2.1 (Central Commercial C2 Zone),
- 13.3.1 (Commercial Transitional CT2 Zone),
- 13.4.1 (Riverfront C3 Zone),
- 13.5.1 (General Commercial C4 Zone),
- and 13.6.1 (Shopping Centre C5 Zone)

Further, add a new subsection 4.14.13 to read as follows:

#### **“4.14.13: SITE PLAN CONTROL FOR RESIDENTIAL DEVELOPMENTS**

*A lot containing or proposed to contain 11 or more dwelling units shall be subject to Site Plan Control.”*

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#### **AMENDMENT 6**

Amend the following subsections of Zoning By-law 2005-150:

- 4.8 (Sign Triangle Requirements for Buildings and Structures)
- 4.11.9 (Front And Exterior Side Yard Landscaping Exemption)
- 5.3.3 (Location Of Parking Spaces)
- 5.4.2 (New Uses in Existing Buildings Located in the Downtown or Traditional Commercial Zones)
- 5.4.3 (New Construction in Downtown or Traditional Commercial Zones)
- 7.3.1 (Sightline Setbacks from Public Street Intersections)
- 9.7.2 (Low Density Residential (R3) Zone Building Regulations)
- 9.8.2 (Medium Density Residential (R4) Zone Building Regulations)
- 9.9.2 (High Density Residential (R5) Zone Building Regulations)
- 11.1 (Permitted Uses)

by repealing the phrase: “*the downtown*” wherever it appears within that subsection and replace it with “*First Neighbourhoods SDA.*”

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**AMENDMENT 7**

Repeal and remove the following subsections of Zoning By-law 2005-150 in its entirety:

- 2.9 (The Downtown)
  - 5.10 (Interpretation of “The Downtown”)
  - 9.7.3.1 (Parking in the Downtown)
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**AMENDMENT 8**

Add a new subsection identified as 4.14.14 to read as follows:

*“4.14.14: BUILDINGS AND STRUCTURES CONSTRUCTED WITH METAL ROOFS  
Any building or structure constructed with a metal roof or any building or structure with a roof containing a slope of 10/12 or greater, with the slope facing a property boundary and is within 1.0m or less of the said property boundary, shall contain snow guards.”*

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**AMENDMENT 9**

Repeal Section 5.7 (Minimum Parking Requirements for All Permitted Uses), Table 9, and replace it with an amended Section 5.7 (Minimum Parking Requirements for All Permitted Uses), Table 9, as depicted in Appendix B.

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**AMENDMENT 10**

Repeal subsection 8.2.2 (c) (Existing Lots Lacking the Required Frontage or Area) and replace it with an amended subsection 8.2.2 (c) (Existing Lots Lacking the Required Frontage or Area) to read as follows:

*“8.2.2. EXISTING LOTS LACKING THE REQUIRED FRONTAGE OR AREA  
c) Where a lot has an area of less than 0.5ha, a residential dwelling and all Accessory Structures to the dwelling may be constructed in accordance with the building regulations set out in the Gentle Density Residential (R2) Zone.”*

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**AMENDMENT 11**

Repeal and remove the following wording: "Every residentially zoned lot shall provide the required parking space(s) as set out in Section 5.7. Such required parking shall not be located within any required front and exterior side yard;" to amend Section 9.3 (Parking Regulations in All Residential Zones).

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**AMENDMENT 12**

Repeal subsection 9.1.7 (a) (All Other Accessory Buildings and Structures) and replace it with an amended subsection 9.1.7 (a) (All Other Accessory Buildings and Structures) to read as follows:

**9.1.7 ALL OTHER ACCESSORY BUILDINGS AND STRUCTURES**

*Unless otherwise noted in this By-law, accessory buildings or structures on residentially zoned lots shall comply with the following:*

- a. *With the exception of garages and carports, all accessory buildings or structures shall be located within the interior side yard or rear yard. Where a lot abuts Lake Superior or the St. Mary's River, accessory buildings or structures may also be located within the front yard, in addition to the interior side yard and rear yard*

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**AMENDMENT 13**

Amend subsection 13.1.1 (C1 Zone: Permitted Uses) by repealing the permitted use "Office Uses - Maximum gross floor area of 300m<sup>2</sup>, does not apply to existing buildings" and replace it with an amended permitted use and;

further amend subsection 13.5.1 (C4 Zone: Permitted Uses) by repealing the permitted use "Office Uses (Maximum gross floor area = 300m<sup>2</sup>)" and replace it with an amended permitted use;

so that both read as follows:

- *Office Uses – Permitted to a maximum gross floor area of 700 m<sup>2</sup>, except where located in the First Neighborhoods SDA, or proposed to be located in a legally existing building.*
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**AMENDMENT 14**

***Permit lot line to lot line development for select C1 frontage properties***

Add a new subsection, 13.1.3.2 (*Lands Fronting Gore St, Wellington St East, And Korah Rd*) to read as follows:

**13.1.3.2 LANDS FRONTING GORE ST, WELLINGTON ST EAST, AND KORAH RD**  
Notwithstanding section 13.1.2 (Table 24), lands zoned Traditional Commercial (C1) that have frontage on street segments identified in Table 1 may comply with the building regulations set out in Table 2:

*Table 1: Street Boundaries*

<i>Street</i>	<i>Limits</i>
<i>Gore Street</i>	<i>Wellington Street East to Bay Street</i>
<i>Wellington Street East</i>	<i>Carmen’s Way to Gore Street</i>
<i>Korah Road</i>	<i>Dovercourt Road to Wallace Terrace</i>

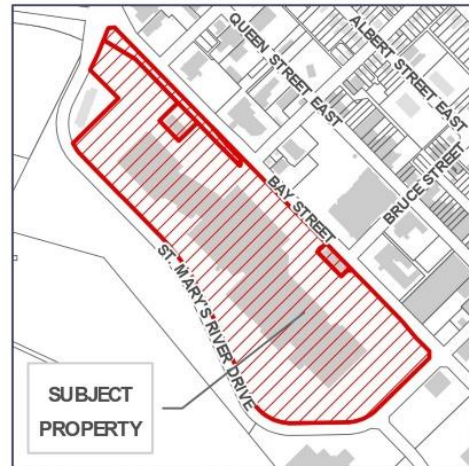
*Table 2: Building Regulations*

<i>Front yard</i>	<i>0m</i>
<i>Exterior side yard</i>	<i>0m</i>
<i>Interior side yard</i>	<i>0m</i>
<i>Abutting a Residential Zone</i>	<i>1.2 for 1 storey, 1.8 for 2 storeys</i>
<i>Rear yard</i>	<i>0m</i>
<i>Abutting a Residential Zone</i>	<i>10m</i>
<i>Maximum building height</i>	<i>3 Storeys</i>

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**AMENDMENT 15**

Rezone the subject property from Shopping Centre (C5.S-89) with a Special Exception to Shopping Centre (C5) Zone by repealing Special Exception 89 (S-89) Station Mall Expansion – 293 Bay Street in its entirety.



**AMENDMENT 16**

Rezone the subject property from Riverfront (C3.S-153) Zone with a Special Exception to Riverfront (C3.S-153 Amended) Zone with an amended special exception by repealing special provision No. 1 in its entirety.



## **APPENDIX B**

*Amendment 9: Minimum Parking Requirements*

**AMENDMENT 9****5.7 MINIMUM PARKING REQUIREMENTS FOR ALL PERMITTED USES**

Developments shall provide parking spaces in accordance with the minimum requirements set out in Table 9 for the applicable permitted use unless otherwise specified in this By-law. Additional parking spaces may be provided.

<b>Permitted Uses</b>	<b>Strategic Development Area - First Neighbourhoods (Downtown)</b>	<b>Strategic Development Areas - Other</b>	<b>Remainder of City</b>
Residential Structure	No requirement for the first 4 dwelling units then 0.5 spaces per dwelling unit thereafter	0.75 spaces per dwelling unit	1 space per dwelling unit
Accommodation Services {2009-5}	0.75 spaces per guest room plus .75 spaces per employee on the largest shift	0.75 spaces per guest room plus .75 spaces per employee on the largest shift	1 space per guest room plus 1 space per employee on the largest shift
Agriculture Uses	No parking required for main use	No parking required for main use	No parking required for main use
Amusement and Fitness Facilities	0.03 spaces per person max. building capacity	0.075 spaces per person max. building capacity	0.08 per person max. building capacity
Amusement Parks	6 spaces/activity or attraction	7.5 spaces/activity or attraction	8 spaces/activity or attraction
Animal Pens and Cages	No parking required for main use	No parking required for main use	No parking required for main use
Arts, Culture, and Heritage Uses	No minimum parking for the first 450m <sup>2</sup> , Gross Floor Area, 2.1 spaces per 100m <sup>2</sup> for the first 1000m <sup>2</sup> + 0.6 spaces per 200m <sup>2</sup> thereafter	2.1 spaces per 100m <sup>2</sup> for the first 1000m <sup>2</sup> + 0.6 space per 200m <sup>2</sup> thereafter	2.8 spaces per 100m <sup>2</sup> for the first 1000m <sup>2</sup> + 0.8 space per 200m <sup>2</sup> thereafter
Assembly Facilities {2014-6}	0.03 spaces per person max. building capacity	0.075 spaces per person max. building capacity	0.08 per person max. building capacity
Athletic Fields	No parking required for main use	No parking required for main use	No parking required for main use
Auto Body Repair Establishments	No minimum parking for the first	2.1 spaces per 100m <sup>2</sup> for the first	2.8 spaces per 100m <sup>2</sup> for the first

<b>Permitted Uses</b>	<b>Strategic Development Area - First Neighbourhoods (Downtown)</b>	<b>Strategic Development Areas - Other</b>	<b>Remainder of City</b>
	450m <sup>2</sup> , Gross Floor Area, 2.1 spaces per 100m <sup>2</sup> for the first 1000m <sup>2</sup> + 0.6 spaces per 200m <sup>2</sup> thereafter	1000m <sup>2</sup> + 0.6 space per 200m <sup>2</sup> thereafter	1000m <sup>2</sup> + 0.8 space per 200m <sup>2</sup> thereafter
Bakeries	No minimum parking for the first 450m <sup>2</sup> , Gross Floor Area, 2.1 spaces per 100m <sup>2</sup> for the first 1000m <sup>2</sup> + 0.6 spaces per 200m <sup>2</sup> thereafter	2.1 spaces per 100m <sup>2</sup> for the first 1000m <sup>2</sup> + 0.6 space per 200m <sup>2</sup> thereafter	2.8 spaces per 100m <sup>2</sup> for the first 1000m <sup>2</sup> + 0.8 space per 200m <sup>2</sup> thereafter
Bandstands	No parking required for main use	No parking required for main use	No parking required for main use
Bed and Breakfasts	0.6 spaces per guest room plus + required parking for residence	0.75 spaces per guest room plus + required parking for residence	0.8 spaces per guest room plus + required parking for residence
Bingo Halls	0.03 spaces per person max. building capacity	0.075 spaces per person max. building capacity	0.08 per person max. building capacity
Bowling Greens	No parking required for main use	No parking required for main use	No parking required for main use
Broadcasting	No minimum parking for the first 450m <sup>2</sup> , Gross Floor Area, 2.1 spaces per 100m <sup>2</sup> for the first 1000m <sup>2</sup> + 0.6 spaces per 200m <sup>2</sup> thereafter	2.1 spaces per 100m <sup>2</sup> for the first 1000m <sup>2</sup> + 0.75 space per 200m <sup>2</sup> thereafter	2.8 spaces per 100m <sup>2</sup> for the first 1000m <sup>2</sup> + 0.8 space per 200m <sup>2</sup> thereafter
Building, Hardware, and Garden Supply Store	No minimum parking for the first 450m <sup>2</sup> , Gross Floor Area, 2.1 spaces per 100m <sup>2</sup> for the first 1000m <sup>2</sup> + 0.6 spaces per 200m <sup>2</sup> thereafter	2.1 spaces per 100m <sup>2</sup> for the first 1000m <sup>2</sup> + 0.75 space per 200m <sup>2</sup> thereafter	2.8 spaces per 100m <sup>2</sup> for the first 1000m <sup>2</sup> + 0.8 space per 200m <sup>2</sup> thereafter

<b>Permitted Uses</b>	<b>Strategic Development Area - First Neighbourhoods (Downtown)</b>	<b>Strategic Development Areas - Other</b>	<b>Remainder of City</b>
Bulk Storage of Fossil Fuels	No minimum parking for the first 450m <sup>2</sup> , Gross Floor Area, 2.1 spaces per 100m <sup>2</sup> for the first 1000m <sup>2</sup> + 0.6 spaces per 200m <sup>2</sup> thereafter	2.1 spaces per 100m <sup>2</sup> for the first 1000m <sup>2</sup> + 0.75 space per 200m <sup>2</sup> thereafter	2.8 spaces per 100m <sup>2</sup> for the first 1000m <sup>2</sup> + 0.8 space per 200m <sup>2</sup> thereafter
Campgrounds	No parking required for main use	No parking required for main use	No parking required for main use
Care Facilities	0.03 spaces per person max. building capacity	0.075 spaces per person max. building capacity	0.08 per person max. building capacity
Casinos	0.03 spaces per person max. building capacity	0.075 spaces per person max. building capacity	0.08 per person max. building capacity
Catering Establishments	No minimum parking for the first 450m <sup>2</sup> , Gross Floor Area, 2.1 spaces per 100m <sup>2</sup> for the first 1000m <sup>2</sup> + 0.6 spaces per 200m <sup>2</sup> thereafter	2.1 spaces per 100m <sup>2</sup> for the first 1000m <sup>2</sup> + 0.75 space per 200m <sup>2</sup> thereafter	2.8 spaces per 100m <sup>2</sup> for the first 1000m <sup>2</sup> + 0.8 space per 200m <sup>2</sup> thereafter
Cemeteries and Crematoriums	No parking required for main use	No parking required for main use	No parking required for main use
Colleges	0.6 spaces per 2 employees + 0.6 spaces per 10 students with full time enrollment	0.75 spaces per 2 employees + 0.75 spaces per 10 students with full time enrollment	0.8 spaces per 2 employees + 0.8 spaces per 10 students with full time enrollment
Computer and Electronics Manufacture and Repair	No minimum parking for the first 450m <sup>2</sup> , Gross Floor Area, 2.1 spaces per 100m <sup>2</sup> for the first 1000m <sup>2</sup> + 0.6 spaces per 200m <sup>2</sup> thereafter	2.1 spaces per 100m <sup>2</sup> for the first 1000m <sup>2</sup> + 0.75 space per 200m <sup>2</sup> thereafter	2.8 spaces per 100m <sup>2</sup> for the first 1000m <sup>2</sup> + 0.8 space per 200m <sup>2</sup> thereafter
Conservation Area	No parking required for main use	No parking required for main use	No parking required for main use

<b>Permitted Uses</b>	<b>Strategic Development Area - First Neighbourhoods (Downtown)</b>	<b>Strategic Development Areas - Other</b>	<b>Remainder of City</b>
Contractors Yards	No minimum parking for the first 450m <sup>2</sup> , Gross Floor Area, 2.1 spaces per 100m <sup>2</sup> for the first 1000m <sup>2</sup> + 0.6 spaces per 200m <sup>2</sup> thereafter	2.1 spaces per 100m <sup>2</sup> for the first 1000m <sup>2</sup> + 0.75 space per 200m <sup>2</sup> thereafter	2.8 spaces per 100m <sup>2</sup> for the first 1000m <sup>2</sup> + 0.8 space per 200m <sup>2</sup> thereafter
Convenience Stores	No minimum parking for the first 450m <sup>2</sup> , Gross Floor Area, 2.1 spaces per 100m <sup>2</sup> for the first 1000m <sup>2</sup> + 0.6 spaces per 200m <sup>2</sup> thereafter	2.1 spaces per 100m <sup>2</sup> for the first 1000m <sup>2</sup> + 0.75 space per 200m <sup>2</sup> thereafter	2.8 spaces per 100m <sup>2</sup> for the first 1000m <sup>2</sup> + 0.8 space per 200m <sup>2</sup> thereafter
Day Care Facilities	No minimum parking for the first 450m <sup>2</sup> , Gross Floor Area, 2.1 spaces per 100m <sup>2</sup> for the first 1000m <sup>2</sup> + 0.6 spaces per 200m <sup>2</sup> thereafter	2.1 spaces per 100m <sup>2</sup> for the first 1000m <sup>2</sup> + 0.75 space per 200m <sup>2</sup> thereafter	2.8 spaces per 100m <sup>2</sup> for the first 1000m <sup>2</sup> + 0.8 space per 200m <sup>2</sup> thereafter
Dry Cleaning and Laundry Plants	No minimum parking for the first 450m <sup>2</sup> , Gross Floor Area, 2.1 spaces per 100m <sup>2</sup> for the first 1000m <sup>2</sup> + 0.6 spaces per 200m <sup>2</sup> thereafter	2.1 spaces per 100m <sup>2</sup> for the first 1000m <sup>2</sup> + 0.75 space per 200m <sup>2</sup> thereafter	2.8 spaces per 100m <sup>2</sup> for the first 1000m <sup>2</sup> + 0.8 space per 200m <sup>2</sup> thereafter
Elementary Schools	0.6 spaces per classroom	0.75 spaces per classroom	1 space per classroom
Emergency Response Centres	No parking required for main use	No parking required for main use	No parking required for main use
Food Services <b>(Exclusions: Bakeries and Take-out Establishments)</b>	0.03 spaces per person max. building capacity	0.075 spaces per person max. building capacity	0.08 per person max. building capacity

<b>Permitted Uses</b>	<b>Strategic Development Area - First Neighbourhoods (Downtown)</b>	<b>Strategic Development Areas - Other</b>	<b>Remainder of City</b>
Food Services as an <i>Accessory Use</i> (Less than 25% of main building <i>Gross Floor Area</i> )	0.03 spaces per person max. building capacity	0.075 spaces per person max. building capacity	0.08 spaces per person max. building capacity
Fruit and Vegetable Stand	No minimum parking for the first 450m <sup>2</sup> , Gross Floor Area, 2.1 spaces per 100m <sup>2</sup> of gross floor area thereafter	2.1 spaces per 100m <sup>2</sup>	2.8 spaces per 100m <sup>2</sup>
Fuel Sales {2014-6}	No parking required for fuel sales uses	No parking required for fuel sales uses	No parking required for fuel sales uses
Funeral Service Establishments	0.03 spaces per person max. building capacity	0.075 spaces per person max. building capacity	0.08 per person max. building capacity
Furniture Store	No minimum parking for the first 450m <sup>2</sup> , Gross Floor Area, 2.1 spaces per 100m <sup>2</sup> for the first 1000m <sup>2</sup> + .6 spaces per 200m <sup>2</sup> thereafter	2.1 spaces per 100m <sup>2</sup> for the first 1000m <sup>2</sup> + 0.75 space per 200m <sup>2</sup> thereafter	2.8 spaces per 100m <sup>2</sup> for the first 1000m <sup>2</sup> + 0.8 space per 200m <sup>2</sup> thereafter
Golf Course	No parking required for main use	No parking required for main use	No parking required for main use
Greenhouse and Botanical Gardens	No parking required for main use	No parking required for main use	No parking required for main use
Group Home	No minimum parking for the first 450m <sup>2</sup> , Gross Floor Area, 1.8 spaces per 100m <sup>2</sup> of gross floor area thereafter	1.8 spaces per 100m <sup>2</sup>	2.4 spaces per 100m <sup>2</sup>
Group Residence	No minimum parking for the first 450m <sup>2</sup> , Gross Floor Area, 1.8 spaces per 100m <sup>2</sup> of gross floor area thereafter	1.8 spaces per 100m <sup>2</sup>	2.4 spaces per 100m <sup>2</sup>

<b>Permitted Uses</b>	<b>Strategic Development Area - First Neighbourhoods (Downtown)</b>	<b>Strategic Development Areas - Other</b>	<b>Remainder of City</b>
Heavy Equipment Sales, Repair and Maintenance Services	No minimum parking for the first 450m <sup>2</sup> , Gross Floor Area, 2.1 spaces per 100m <sup>2</sup> for the first 1000m <sup>2</sup> + 0.6 spaces per 200m <sup>2</sup> thereafter	2.1 spaces per 100m <sup>2</sup> for the first 1000m <sup>2</sup> + 0.75 space per 200m <sup>2</sup> thereafter	2.8 spaces per 100m <sup>2</sup> for the first 1000m <sup>2</sup> + 0.8 space per 200m <sup>2</sup> thereafter
Hospices	No minimum parking for the first 450m <sup>2</sup> , Gross Floor Area, 1.2 spaces per 100m <sup>2</sup> of gross floor area thereafter	1.2 spaces per 100m <sup>2</sup>	1.6 spaces per 100m <sup>2</sup>
Hospitals	No minimum parking for the first 450m <sup>2</sup> , Gross Floor Area, 1.2 spaces per 100m <sup>2</sup> of gross floor area thereafter	1.2 spaces per 100m <sup>2</sup>	1.6 spaces per 100m <sup>2</sup>
Ice Rinks	0.06 spaces per person max. building capacity	0.075 spaces per person max. building capacity	.08 per person max. building capacity
Industrial Plazas	No minimum parking for the first 450m <sup>2</sup> , Gross Floor Area, 1.2 spaces per 100m <sup>2</sup> of gross floor area thereafter	1.2 spaces per 100m <sup>2</sup>	1.6 spaces per 100m <sup>2</sup>
Information and Technology Services (Including Call Centres)	No minimum parking for the first 450m <sup>2</sup> , Gross Floor Area, 2.1 spaces per 100m <sup>2</sup> of gross floor area thereafter	2.1 spaces per 100m <sup>2</sup>	2.8 spaces per 100m <sup>2</sup>
Manufacturing	0.06 spaces per employee on the largest shift	0.075 spaces per employee on the largest shift	.08 spaces per employee on the largest shift
Marinas, Boat Launching Ramp, Wharves	12 spaces per launch ramp with minimum	12 spaces per launch ramp with minimum	12 spaces per launch ramp with minimum

<b>Permitted Uses</b>	<b>Strategic Development Area - First Neighbourhoods (Downtown)</b>	<b>Strategic Development Areas - Other</b>	<b>Remainder of City</b>
	dimensions of 11m by 4m + 0.6 space per docking slip	dimensions of 11m by 4m + 0.8 space per docking slip	dimensions of 11m by 4m + 0.8 space per docking slip
Medical Centres	No minimum parking for the first 450m <sup>2</sup> , Gross Floor Area, 2.1 spaces per 100m <sup>2</sup> of gross floor area thereafter	2.1 spaces per 100m <sup>2</sup>	2.8 spaces per 100m <sup>2</sup>
Motion Picture and Sound Recording Studios	0.6 spaces per employee on the largest shift	0.75 spaces per employee on the largest shift	1 spaces per employee on the largest shift
Motor Vehicle Equipment Rental and Leasing	No minimum parking for the first 450m <sup>2</sup> , Gross Floor Area, 2.1 spaces per 100m <sup>2</sup> for the first 1000m <sup>2</sup> + 0.6 spaces per 200m <sup>2</sup> thereafter	2.1 spaces per 100m <sup>2</sup> for the first 1000m <sup>2</sup> + 0.75 space per 200m <sup>2</sup> thereafter	2.8 spaces per 100m <sup>2</sup> for the first 1000m <sup>2</sup> + 1 space per 200m <sup>2</sup> thereafter
Motor Vehicle Sales and Parts Dealers	No minimum parking for the first 450m <sup>2</sup> , Gross Floor Area, 2.1 spaces per 100m <sup>2</sup> for the first 1000m <sup>2</sup> + 0.6 spaces per 200m <sup>2</sup> thereafter	2.1 spaces per 100m <sup>2</sup> for the first 1000m <sup>2</sup> + 0.75 space per 200m <sup>2</sup> thereafter	2.8 spaces per 100m <sup>2</sup> for the first 1000m <sup>2</sup> + 1 space per 200m <sup>2</sup> thereafter
Movie Theatres	0.03 spaces per person max. building capacity	0.075 spaces per person max. building capacity	0.08 per person max. building capacity
Nursing and Residential Care Facilities {2011-81}	0.6 spaces per 2 beds	0.75 spaces per 2 beds	0.8 spaces per 2 beds
Office Uses	No minimum parking for the first 450m <sup>2</sup> , Gross Floor Area, 2.1 spaces per 100m <sup>2</sup> of gross floor area thereafter	2.1 spaces per 100m <sup>2</sup>	2.8 spaces per 100m <sup>2</sup>

<b>Permitted Uses</b>	<b>Strategic Development Area - First Neighbourhoods (Downtown)</b>	<b>Strategic Development Areas - Other</b>	<b>Remainder of City</b>
Open Pit Aggregate Extraction	No parking required for main use	No parking required for main use	No parking required for main use
Parks and Playgrounds	No parking required for main use	No parking required for main use	No parking required for main use
Personal Services <b>(Exclusion: Funeral Service Establishments)</b>	No minimum parking for the first 450m <sup>2</sup> , Gross Floor Area, 2.1 spaces per 100m <sup>2</sup> of gross floor area thereafter	2.1 spaces per 100m <sup>2</sup>	2.8 spaces per 100m <sup>2</sup>
Personal Storage	No parking required for main use	No parking required for main use	No parking required for main use
Pet Care Services	No minimum parking for the first 450m <sup>2</sup> , Gross Floor Area, 2.1 spaces per 100m <sup>2</sup> for the first 1000m <sup>2</sup> + 0.6 spaces per 200m <sup>2</sup> thereafter	2.1 spaces per 100m <sup>2</sup> for the first 1000m <sup>2</sup> + 0.75 space per 200m <sup>2</sup> thereafter	2.8 spaces per 100m <sup>2</sup> for the first 1000m <sup>2</sup> + 0.8 space per 200m <sup>2</sup> thereafter
Pits and Quarries	No parking required for main use	No parking required for main use	No parking required for main use
Places of Worship {2014-6} Where <i>Assembly Facilities</i> are accessory to a <i>Place of Worship</i> , the greater of the two parking requirements between the <i>Assembly Facility</i> and the place of worship shall be applied, rather than an aggregate	0.03 spaces per person max. building capacity	0.075 spaces per person max. building capacity	0.08 per person max. building capacity
Power Centres {2012-158}	No minimum parking for the first 450m <sup>2</sup> , Gross Floor Area, 2.1 spaces	2.1 spaces per 100m <sup>2</sup>	2.8 spaces per 100m <sup>2</sup>

<b>Permitted Uses</b>	<b>Strategic Development Area - First Neighbourhoods (Downtown)</b>	<b>Strategic Development Areas - Other</b>	<b>Remainder of City</b>
	per 100m <sup>2</sup> of gross floor area thereafter		
Printing and Related Support Activities	No minimum parking for the first 450m <sup>2</sup> , Gross Floor Area, 2.1 spaces per 100m <sup>2</sup> for the first 1000m <sup>2</sup> + 0.6 spaces per 200m <sup>2</sup> thereafter	2.1 spaces per 100m <sup>2</sup> for the first 1000m <sup>2</sup> + 0.75 space per 200m <sup>2</sup> thereafter	2.8 spaces per 100m <sup>2</sup> for the first 1000m <sup>2</sup> + 0.8 space per 200m <sup>2</sup> thereafter
Professional, Scientific, and Technical Services	No minimum parking for the first 450m <sup>2</sup> , Gross Floor Area, 2.1 spaces per 100m <sup>2</sup> of gross floor area thereafter	2.1 spaces per 100m <sup>2</sup>	2.8 spaces per 100m <sup>2</sup>
Publishing Industries	No minimum parking for the first 450m <sup>2</sup> , Gross Floor Area, 2.1 spaces per 100m <sup>2</sup> for the first 1000m <sup>2</sup> + 0.6 spaces per 200m <sup>2</sup> thereafter	2.1 spaces per 100m <sup>2</sup> for the first 1000m <sup>2</sup> + 0.75 space per 200m <sup>2</sup> thereafter	2.8 spaces per 100m <sup>2</sup> for the first 1000m <sup>2</sup> + 0.8 space per 200m <sup>2</sup> thereafter
Rail Yards Related to Railway Uses	0.6 spaces per employee on the largest shift	0.75 spaces per employee on the largest shift	0.8 spaces per employee on the largest shift
Reload Centres for Logs and Pulpwood	0.6 spaces per employee on the largest shift	0.75 spaces per employee on the largest shift	0.8 spaces per employee on the largest shift
Rental and Leasing Services	No minimum parking for the first 450m <sup>2</sup> , Gross Floor Area, 2.1 spaces per 100m <sup>2</sup> for the first 1000m <sup>2</sup> + 0.6 spaces per 200m <sup>2</sup> thereafter	2.1 spaces per 100m <sup>2</sup> for the first 1000m <sup>2</sup> + 0.75 space per 200m <sup>2</sup> thereafter	2.8 spaces per 100m <sup>2</sup> for the first 1000m <sup>2</sup> + 0.8 space per 200m <sup>2</sup> thereafter
Repair and Maintenance Services	No minimum parking for the first 450m <sup>2</sup> , Gross Floor	2.1 spaces per 100m <sup>2</sup> for the first 1000m <sup>2</sup> + 0.75	2.8 spaces per 100m <sup>2</sup> for the first 1000m <sup>2</sup> + 0.8

<b>Permitted Uses</b>	<b>Strategic Development Area - First Neighbourhoods (Downtown)</b>	<b>Strategic Development Areas - Other</b>	<b>Remainder of City</b>
	Area, 2.1 spaces per 100m <sup>2</sup> for the first 1000m <sup>2</sup> + 0.6 spaces per 200m <sup>2</sup> thereafter	space per 200m <sup>2</sup> thereafter	space per 200m <sup>2</sup> thereafter
Retail Trade	No minimum parking for the first 450m <sup>2</sup> , Gross Floor Area, 2.1 spaces per 100m <sup>2</sup> of gross floor area thereafter	2.1 spaces per 100m <sup>2</sup>	2.8 spaces per 100m <sup>2</sup>
Road Transportation and Warehousing	0.6 spaces per employee on the largest shift	0.75 spaces per employee on the largest shift	0.8 spaces per employee on the largest shift
Rooming Houses	0.03 spaces per person max. building capacity	0.075 spaces per person max. building capacity	0.08 per person max. building capacity
Salvage Yards and Recycling Centres	0.6 spaces per employee on the largest shift	0.75 spaces per employee on the largest shift	0.8 spaces per employee on the largest shift
Secondary Schools	3 spaces per classroom	3 spaces per classroom	4 spaces per classroom
Shopping Centres	No minimum parking for the first 450m <sup>2</sup> , Gross Floor Area, 2.1 spaces per 100m <sup>2</sup> of gross floor area thereafter	2.1 spaces per 100m <sup>2</sup>	2.8 spaces per 100m <sup>2</sup>
Skateboard Park	No parking required for main use	No parking required for main use	No parking required for main use
Sports Stadiums	0.12 spaces per person max. building capacity	0.075 spaces per person max. building capacity	0.08 per person max. building capacity
Strip Plaza	No minimum parking for the first 450m <sup>2</sup> , Gross Floor Area, 2.1 spaces per 100m <sup>2</sup> of gross floor area thereafter	2.1 spaces per 100m <sup>2</sup>	2.8 spaces per 100m <sup>2</sup>

<b>Permitted Uses</b>	<b>Strategic Development Area - First Neighbourhoods (Downtown)</b>	<b>Strategic Development Areas - Other</b>	<b>Remainder of City</b>
Take-out Facilities that are not part of a restaurant	No minimum parking for the first 450m <sup>2</sup> , Gross Floor Area, 2.1 spaces per 100m <sup>2</sup> of gross floor area thereafter	2.1 spaces per 100m <sup>2</sup>	2.8 spaces per 100m <sup>2</sup>
Tennis, Squash, and Racquet Ball Courts	No parking required for main use	No parking required for main use	No parking required for main use
Tourism Uses ( <b>Exclusions:</b> Marinas and Amusement Parks)	No minimum parking for the first 450m <sup>2</sup> , Gross Floor Area, 2.1 spaces per 100m <sup>2</sup> of gross floor area thereafter	2.1 spaces per 100m <sup>2</sup>	2.8 spaces per 100m <sup>2</sup>
University	0.6 spaces per 2 employees + 0.6 spaces per 10 students with full time enrollment	0.75 spaces per 2 employees + 0.75 spaces per 10 students with full time enrollment	0.8 spaces per 2 employees + 0.8 spaces per 10 students with full time enrollment
Utilities	No parking required for main use	No parking required for main use	No parking required for main use
Veterinary Clinic	No minimum parking for the first 450m <sup>2</sup> , Gross Floor Area, 2.1 spaces per 100m <sup>2</sup> for the first 1000m <sup>2</sup> + 0.6 spaces per 200m <sup>2</sup> thereafter	2.1 spaces per 100m <sup>2</sup> for the first 1000m <sup>2</sup> + 0.75 space per 200m <sup>2</sup> thereafter	2.8 spaces per 100m <sup>2</sup> for the first 1000m <sup>2</sup> + 0.8 space per 200m <sup>2</sup> thereafter
Warehousing, Wholesaling, and Distribution Centres	0.6 spaces per employee on the largest shift	0.6 spaces per employee on the largest shift	0.8 spaces per employee on the largest shift