

CD.05.PAR
(Parking Space)

DATE: December 12, 2000

TO: Chairman and Members of the Planning and Development Committee

FROM: Thomas S. Mokrzycki, Commissioner of Planning and Building

SUBJECT: **Response to Comments - Parking Space Dimensions
Supplementary Report # 2
MEETING DATE: January 8, 2001**

ORIGIN: Planning and Building Department

BACKGROUND: At the public meeting on November 20, 2000, the Planning and Development Committee (PDC) considered a report titled "*Response to Comments - Parking Space Dimensions, Supplementary Report*" dated October 31, 2000 from the Commissioner of Planning and Building and approved the following Recommendation PDC-0165-2000, which was adopted by City Council on November 29, 2000:

"That the reports titled "Response to Comments - Parking Space Dimensions" dated July 18, 2000 and "Response to Comments - Parking Space Dimensions, Supplementary Report" dated October 31, 2000 from the Commissioner of Planning and Building, be referred to staff for further consideration and recommendation."

Attached as Exhibit S 3-1 is the report titled "*Response to Comments - Parking Space Dimensions, Supplementary Report*" dated October 31, 2000 from the Commissioner of Planning and Building.

COMMENTS:

On August 8, 2000, the PDC considered a report titled "*Response to Comments - Parking Space Dimensions*" dated July 18, 2000 from the Commissioner of Planning and Building and approved Recommendation PDC-0119-2000, which was adopted by City Council on August 16, 2000.

Part 1 of Recommendation PDC-0119-2000 states that a public meeting be held at the Planning and Development Committee to consider proposed amendments to Zoning By-law 5500 (former Town of Mississauga), Zoning By-law 65-30 (former Town of Streetsville) and Zoning By-law 1227 (former Town of Port Credit) by:

- amending the definition of "PARKING SPACE" to increase the minimum width of the parking space standard from 2.6 m (8.5 ft.) to 2.75 m (9.0 ft.);
- amending the definition of "AISLE";
- adding the definitions of "PARKING ANGLE", "PARALLEL PARKING SPACE" and "PARKING SPACE - DISABLED";
- amending the general provisions requiring parking and loading spaces to be provided and maintained on the same lot;
- amending the parking provisions designated for the disabled;
- adding minimum aisle width provisions to allow angled parking;
- amending the general provisions regarding the size of a detached private garage and a private garage associated with detached, semi-detached and row dwellings;
- enacting housekeeping amendments to sections of the Zoning By-laws by the foregoing.

At the public meeting on November 20, 2000, representatives on behalf of OMERS Realty Management Corporation and the Credit Valley Hospital addressed the PDC, and reiterated their objection to the proposal to increase the minimum width of the parking space standard from 2.6 m (8.5 ft.) to 2.75 m (9.0 ft.). No concerns were expressed with respect to other proposed amendments related to angled parking, aisle width for one-way traffic, parking for the disabled and private garages.

Staff have reviewed the concerns raised at the public meeting and written comments received, and conclude that the proposal to increase the minimum width of the parking space standard from 2.6 m (8.5 ft.) to 2.75 m (9.0 ft.) should be reconsidered.

The development industry contend that they have not received any complaints with respect to the existing size of the parking space standard, and that the existing standard has never been an issue in their developments. Further, it is noted that gas price increases at the pumps in recent months may negatively impact the sales of larger vehicles. The trend toward longer and wider vehicles that occurred in the past 14 years may not continue and may be reversed if gas prices remain high. In view of this, it is suggested that no change be made to the existing minimum width of the parking space standard in the Zoning By-laws.

Although the size of the existing parking space standard is proposed to remain unchanged, the definition of a "PARKING SPACE" in the Zoning By-laws will still require amendment to ensure that the rectangular area of the parking space is unobstructed by columns, pillars, etc., as noted in Section 3.6 of Exhibit 1 to Exhibit S-1. The suggested definitions of "PARKING SPACE" and "PARALLEL PARKING SPACE" are as follows:

"PARKING SPACE" means an unobstructed rectangular area for the temporary parking or storage of a motor vehicle, having a minimum width of 2.6 m (8.5 ft.) and a minimum length of 5.2 m (17.1 ft.), exclusive of any aisle or driveway.

"PARALLEL PARKING SPACE" means an unobstructed rectangular area for the temporary parking or storage of a motor vehicle, having a parking angle not exceeding 15°, and having a minimum width of 2.6 m (8.5 ft.) and a minimum length of 7.25 m (23.8 ft.), exclusive of any aisle or driveway.

Other proposed amendments as recommended in the report titled "Response to Comments - Parking Space Dimensions" dated July 18, 2000 remain valid.

CONCLUSION:

Staff have reviewed the concerns raised at the public meeting and written comments received, and concluded that the minimum width of the parking space standard should remain unchanged at 2.6 m (8.5 ft.). Other proposed amendments as recommended in the report titled "*Response to Comments - Parking Space Dimensions*" dated July 18, 2000 remain valid.

RECOMMENDATION:

That Zoning By-law 5500 (former Town of Mississauga), Zoning By-law 65-30 (former Town of Streetsville) and Zoning By-law 1227 (former Town of Port Credit) be amended as follows:

1. Zoning By-law 5500 (former Town of Mississauga)

- a. That subsections 2(24) and (46) be deleted and the following be substituted therefor:

(24) "*PARKING SPACE*" means an unobstructed rectangular area for the temporary parking or storage of a motor vehicle, having a minimum width of 2.6 m (8.5 ft.) and a minimum length of 5.2 m (17.1 ft.), exclusive of any aisle or driveway.

(46) "*AISLE*" means an internal roadway adjacent to a parking or loading space which provides vehicular ingress and egress to and from the parking or loading space.

- b. That section 2 be amended by adding the following definitions:

"*PARKING ANGLE*" means the angle not exceeding 90° formed by the intersection of the side of a parking space and a line parallel to the adjacent aisle or driveway.

"*PARALLEL PARKING SPACE*" means an unobstructed rectangular area for the temporary parking or storage of a motor vehicle, having a parking angle not exceeding 15°, and having a minimum width of 2.6 m (8.5 ft.) and a

minimum length of 7.25 m (23.8 ft.), exclusive of any aisle or driveway.

“PARKING SPACE - DISABLED” means an unobstructed rectangular area for the temporary parking or storage of a motor vehicle, having a minimum width of 4.6 m (15.1 ft.) and a minimum length of 5.2 m (17.1 ft.), exclusive of any aisle or driveway, designated in accordance with The Corporation of the City of Mississauga’s Disabled Persons Parking By-law.

- c. That subsection 22C(2) be deleted and the following be substituted therefor:

(2) Where land is used for a purpose set forth in Column 1 or Column 2 in Schedule “A” of this section, parking spaces and loading spaces shall be provided and maintained on the same lot in accordance with the minimum requirement prescribed in Column 3 for each such use.

- d. That subsection 22C(3) be deleted and the following be substituted therefor:

(3) Parking spaces - disabled shall be provided and maintained on the same lot in proximity to the main entrances to a building or structure in accordance with the minimum requirement prescribed in the following table, which spaces shall be included in the total number of required parking spaces:

<u>Total Number of Required Parking Spaces</u>	<u>Minimum Requirement Parking Spaces - Disabled</u>
0 - 9	Nil
10 - 100	1 space
101 - 2 500	1% of the total required parking spaces
2 501 and greater	25 spaces

- e. That subsection 22C(6) be deleted.
- f. That By-law 5500 be amended by adding the following section:

Aisle Width.

- (1) *The minimum aisle width shall be 7.0 m (23.0 ft.).*
- (2) *Notwithstanding subsection (1) of this section, where a one-way aisle is provided for ingress and egress to and from parking spaces with a parking angle not exceeding 60°, the minimum aisle width may be 5.5 m (18.0 ft.).*
- g. That subsection 30(5) be amended by deleting the words "*an opened and unobstructed minimum area measuring 16.5 m² (180 sq. ft.)*" and substituting therefor the words "*shall have an unobstructed rectangular area having a minimum width of 2.75 m (9.0 ft.) and a minimum length of 6.0 m (19.7 ft.)*".
- h. That subclause 43A(1)(a)(x), subsection 43C(8) and clauses 45(2)(q) and 45A(1)(n) be amended by deleting the words "*comprising an area of at least 16.5 m² (180 sq. ft.)*" and substituting therefor the words "*having an unobstructed rectangular area with a minimum width of 2.75 m (9.0 ft.) and a minimum length of 6.0 m (19.7 ft.)*".
- i. That clause 44(17)(c) be deleted.

- j. That clauses 44(17)(g) and 49(3)(o) be amended by deleting the words "*comprising an area of at least 13.5 m² (145 sq. ft.)*" and substituting therefor the words "*having an unobstructed rectangular area with a minimum width of 2.75 m (9.0 ft.) and a minimum length of 6.0 m (19.7 ft.)*".

2. Zoning By-law 65-30 (former Town of Streetsville)

- a. That subsections 2(45) and (79) be deleted and the following be substituted therefor:

(45) "*PARKING SPACE*" means an unobstructed rectangular area for the temporary parking or storage of a motor vehicle, having a minimum width of 2.6 m (8.5 ft.) and a minimum length of 5.2 m (17.1 ft.), exclusive of any aisle or driveway.

(79) "*AISLE*" means an internal roadway adjacent to a parking or loading space which provides vehicular ingress and egress to and from the parking or loading space.

- b. That section 2 be amended by adding the following definitions:

"*PARKING ANGLE*" means the angle not exceeding 90° formed by the intersection of the side of a parking space and a line parallel to the adjacent aisle or driveway.

"*PARALLEL PARKING SPACE*" means an unobstructed rectangular area for the temporary parking or storage of a motor vehicle, having a parking angle not exceeding 15°, and having a minimum width of 2.6 m (8.5 ft.) and a minimum length of 7.25 m (23.8 ft.), exclusive of any aisle or driveway.

“PARKING SPACE - DISABLED” means an unobstructed rectangular area for the temporary parking or storage of a motor vehicle, having a minimum width of 4.6 m (15.1 ft.) and a minimum length of 5.2 m (17.1 ft.), exclusive of any aisle or driveway, designated in accordance with The Corporation of the City of Mississauga’s Disabled Persons Parking By-law.

- c. That clause 6(2)(e) be amended by deleting the words "*an opened and unobstructed minimum area measuring 16.5 m² (180 sq. ft.)*" and substituting therefor the words "*shall have an unobstructed rectangular area having a minimum width of 2.75 m (9.0 ft.) and a minimum length of 6.0 m (19.7 ft.)*".
- d. That clause 6(26)(2) be deleted and the following be substituted therefor:
 - (2) *Where land is used for a purpose set forth in Column 1 or Column 2 in Schedule “I” of this section, parking spaces and loading spaces shall be provided and maintained on the same lot in accordance with the minimum requirement prescribed in Column 3 for each such use.*
- e. That clause 6(26)(3) be deleted and the following be substituted therefor:
 - (3) *Parking spaces - disabled shall be provided and maintained on the same lot in proximity to the main entrances to a building or structure in accordance with the minimum requirement prescribed in the following table, which spaces shall be included in the total number of required parking spaces:*

<i><u>Total Number of Required Parking Spaces</u></i>	<i><u>Minimum Requirement Parking Spaces - Disabled</u></i>
<i>0 - 9</i>	<i>Nil</i>
<i>10 - 100</i>	<i>1 space</i>
<i>101 - 2 500</i>	<i>1% of the total required parking spaces</i>
<i>2 501 and greater</i>	<i>25 spaces</i>

- f. That clause 6(26)(6) be deleted.
- g. That section 6 be amended by adding the following subsection:

AISLE WIDTH

- (1) *The minimum aisle width shall be 7.0 m (23.0 ft.).*
- (2) *Notwithstanding clause (1) of this subsection, where a one-way aisle is provided for ingress and egress to and from parking spaces with a parking angle not exceeding 60°, the minimum aisle width may be 5.5 m (18.0 ft.).*

3. *Zoning By-law 1227 (former Town of Port Credit)*

- a. That subsections 4(45) and (47) be deleted and the following be substituted therefor:

(45) *“AISLE” means an internal roadway adjacent to a parking or loading space which provides vehicular ingress and egress to and from the parking or loading space.*

(47) *“PARKING SPACE” means an unobstructed rectangular area for the temporary parking or storage of a motor vehicle, having a minimum width of 2.6 m (8.5 ft.) and a minimum length of 5.2 m (17.1 ft.), exclusive of any aisle or driveway.*

- b. That section 4 be amended by adding the following definitions:

“PARKING ANGLE” means the angle not exceeding 90° formed by the intersection of the side of a parking space and a line parallel to the adjacent aisle or driveway.

“PARALLEL PARKING SPACE” means an unobstructed rectangular area for the temporary parking or storage of a motor vehicle, having a parking angle not exceeding 15°, and having a minimum width of 2.6 m (8.5 ft.) and a minimum length of 7.25 m (23.8 ft.), exclusive of any aisle or driveway.

“PARKING SPACE - DISABLED” means an unobstructed rectangular area for the temporary parking or storage of a motor vehicle, having a minimum width of 4.6 m (15.1 ft.) and a minimum length of 5.2 m (17.1 ft.), exclusive of any aisle or driveway, designated in accordance with The Corporation of the City of Mississauga’s Disabled Persons Parking By-law.

- c. That clause 6(7)(b) be amended by deleting the words *"an opened and unobstructed minimum area measuring 16.5 m² (180 sq. ft.)"* and substituting therefor the words *"shall have an unobstructed rectangular area having a minimum width of 2.75 m (9.0 ft.) and a minimum length of 6.0 m (19.7 ft.)"*.
- d. That clause 6(21)(2) be deleted and the following be substituted therefor:
- (2) *Where land is used for a purpose set forth in Column 1 or Column 2 in Schedule “A”, which is part of this By-law, parking spaces and loading spaces shall be provided and maintained on the same lot in accordance with the minimum requirement prescribed in Column 3 for each such use.*

- e. That clause 6(21)(3) be deleted and the following be substituted therefor:

(3) *Parking spaces - disabled shall be provided and maintained on the same lot in proximity to the main entrances to a building or structure in accordance with the minimum requirement prescribed in the following table, which spaces shall be included in the total number of required parking spaces:*

<u>Total Number of Required Parking Spaces</u>	<u>Minimum Requirement Parking Spaces - Disabled</u>
0 - 9	Nil
10 - 100	1 space
101 - 2 500	1% of the total required parking spaces
2 501 and greater	25 spaces

- f. That clause 6(21)(6) be deleted.
- g. That section 6 be amended by adding the following subsection:

AISLE WIDTH

- (1) *The minimum aisle width shall be 7.0 m (23.0 ft.).*
- (2) *Notwithstanding clause (1) of this subsection, where a one-way aisle is provided for ingress and egress to and from parking spaces with a parking angle not exceeding 60°, the minimum aisle width may be 5.5 m (18.0 ft.).*
- h. That subclause 8(1)(1A)(m) be amended by deleting the words "*comprising an area of at least 16.5 m² (180 sq. ft.)*" and substituting therefor the words "*having an unobstructed rectangular area with a minimum width of 2.75 m (9.0 ft.) and a minimum length of 6.0 m (19.7 ft.)*".

- i. That clause 10C(2)(n) be amended by deleting the words "*comprising an area of at least 13.5 m² (145 sq. ft.)*" and substituting therefor the words "*having an unobstructed rectangular area with a minimum width of 2.75 m (9.0 ft.) and a minimum length of 6.0 m (19.7 ft.)*".

Original Signed By: _____
Thomas S. Mokrzycki
Commissioner of Planning and Building