

Calculating Required Parking - Sample Scenario

Scope

Proposed 350m² Recreational Establishment

Step 1: Determine your use by consulting the Zoning By-law definitions (this will be confirmed upon review of your Zoning Certificate of Occupancy application (Section 1.2-Definitions). For example:

Recreational Establishment	means a building, structure or part thereof, designed and equipped to be used for athletic and leisure activities and may include such facilities as a fitness centre, racquet club, billiard hall, bowling alley, arena, curling rink, indoor facility used for golf, baseball or soccer, indoor playground.
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Step 2: Using section 3.1.2-Parking, Loading and Stacking Lane Regulations find the required parking rate associated to the use.

Line	Type of Use	Minimum Off-Street Parking Regulations
1.0	Recreational Establishment	4.5 spaces per 100m ² GFA - non-residential, except for an arena

Step 3: Determine the Gross Floor Area - Non Residential of the proposed use (for this example we will use a GFA of 350m²).

Gross Floor Area - Non Residential means the sum of the areas of each storey above or below established grade, measured from the exterior of outside walls, or from the mid-point of common walls, including the area of any floor system or assembly located within a storey which is designed or used for access and passage by persons and including all parts of the building or structure or part thereof below established grade used for retail, office, industrial or warehousing uses, but excluding the following:

- any part of the building, structure or part thereof used for mechanical floor area;
- areas of stairwells, washrooms or elevators;
- any enclosed area used for the collection or storage of disposable or recyclable waste generated within the building or structure or part thereof;
- any part of the building or structure or part thereof above or below established grade used for motor vehicle parking or the provision of loading spaces;
- any part of the building, structure or part thereof below established grade used for storage incidental to other uses in the building, structure or part thereof or provided and reserved for the personal needs of the occupants of the building, structure or part thereof including lunch rooms, lounges or fitness rooms; (6) accessory outdoor tank.

Step 4: Calculate the parking required based on the parking rate identified in step 2 and the GFA-non-residential in step 3.

Gross Floor Area Non-Residential	Applicable Parking Rate	Total Required Off-Street Parking
350m ²	4.5 / 100m ²	16 parking spaces (15.75 spaces rounded up to the next whole parking space)

Step 4: Determine the required number of Parking Spaces for Persons with Disabilities, and Loading Spaces (where applicable).

Line	Total Number of Required Parking Spaces	Minimum Number of Required Parking Spaces for Persons with Disabilities
2.0	1-25	1.0 parking spaces (For accessible parking spaces, all numerical fractions shall be rounded up to the nearest whole number.

* consult Section 3.1.3 - Parking Spaces for Persons with Disabilities

Line	Gross Floor Area of Building	Minimum Number of Off-Street Loading Spaces
3.0	Greater than 250m ² but less than or equal to 2,350m ²	1.0 space

* consult Section 3.1.4 - Loading Regulations

Note: The information provided above is for this scenario only, and should only be used as a guide to aid in the calculation of required parking.