

Bulletin

Parking, Off-Street – Reduction for Zero Emission Retrofits

Effective July 1, 2022

Authority: Director of Planning

Regulatory References

- Parking By-law

Background and Context

This bulletin provides guidance on the number of required parking spaces that may be reduced in certain circumstances to accommodate the installation of zero emissions equipment into existing buildings. Zero emissions equipment is limited to electric source equipment. The reduction in parking spaces is intended to accommodate mechanical equipment such as heat pumps that provide space heating, space cooling, or domestic hot water to larger buildings that contain five or more residential units, commercial uses, or mixed uses.

The number of spaces that are required to be provided for accessible parking, visitor parking, car share parking, EV charging, bicycle parking, loading, or similar cannot be reduced.

A separate development permit application may be required for installations that do not meet this bulletin.

Outright Process

The following change can be processed within an application for a trade permit:

- 1) Reduction of one required parking space in a building with 50 or fewer dwelling units, or 3,500 sq. m or less of non-residential area, and
- 2) Reduction of one additional parking space for any portion of each additional 50 dwelling units, or each additional 3,500 sq. m of non-residential area.

Conditional Process

A proposal to reduce more parking spaces than noted in the outright process can be considered within an application for a trade permit, but will require further review and information.