



City of Vancouver *Planning - By-law Administration Bulletins*

Planning, Urban Design and Sustainability Department

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PARKING, OFF-STREET - ON A SEPARATE SITE AND LEGAL GUARANTEES

Authority - Director of Planning

Effective October 13, 1981

Amended May 22, 1997

On A Separate Site:

In cases where off-street parking spaces are required or provided for a development and are proposed on a **separate site** pursuant to Section 4.5.1 and 4.5.2 of the Vancouver Parking By-law, the following criteria must be met:

- (1) Each parking space must be within 45 m of the development it is intended to serve except for collective parking area in accordance with Section 4.5.1 of the Vancouver Parking By-law.
- (2) The 45 m distance is the measured shortest route a pedestrian may take, without jay-walking, from the corner of the development site to the corner of the parking space. If a traffic light exists at either end of the block, the shortest route across a street is the distance from the corner of the development site to the most convenient street corner(s), across the street(s), and directly along the opposite side of the same street or an intersecting street to the parking space. If no traffic light exists, the distance can be measured in a straight line between the nearest corner of the development site and the nearest corner of the parking space.

Separate development applications are required for parking areas if they are separated from the development they serve by other sites (i.e., not forming a part of the development site), streets or lanes.

Adequate signage is to be provided to the satisfaction of the Director of Planning on the development site and on the parking area site to clearly indicate that parking is available and exclusively reserved for use by employees and patrons of the development it serves.

Legal Guarantees:

In the case of a development where any of the associated off-street parking spaces, required in accordance with Section 4.5 of the Vancouver Parking By-law or otherwise provided, are located on a site separate from the principal development they serve, a statutory right-of-way charge under Section 215 of the **Land Title Act** may be required to be registered against the title to the land on which the parking is to be located.