

Zoning Bylaw Updates – Parking Regulations

Public Council Meeting
September 1, 2026



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Proposed Parking-Related Amendments

- New electric vehicle (EV) charging infrastructure requirements, carried forward from the original 2023 list of recommended amendments;
- New accessible parking requirements, developed following the October 2025 adoption of the City's Accessibility Plan;
- Updating commercial vehicle regulations to improve administration; and
- Minor revisions to bicycle parking and storage requirements to improve bylaw interpretation.

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EV Charging Requirements

- EV-ready rough-ins for future Level 2 charging (no chargers required at construction)
- Aligns with many Metro Vancouver municipalities

Requirements

- Residential: 1 EV-ready space per dwelling unit
- Visitor Parking (Apartments/Townhouses): 50% EV-ready
- Commercial/Industrial: 10% EV-ready

Exemptions

- Secondary suites
- Garden suites

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Proposed Accessible Parking Requirements

- Introduce accessible parking requirements
- Establish clear, consistent standards

Requirements

- Accessible parking space dimensions and design standards
 - 3.7 m wide by 5.5 m long
- Minimum number of accessible spaces established for:
 - Apartments and townhouses
 - All other commercial, institutional, and industrial uses

Exemptions

- Single-family dwellings
- Agricultural uses
- Home-based businesses
- Secondary and garden suites

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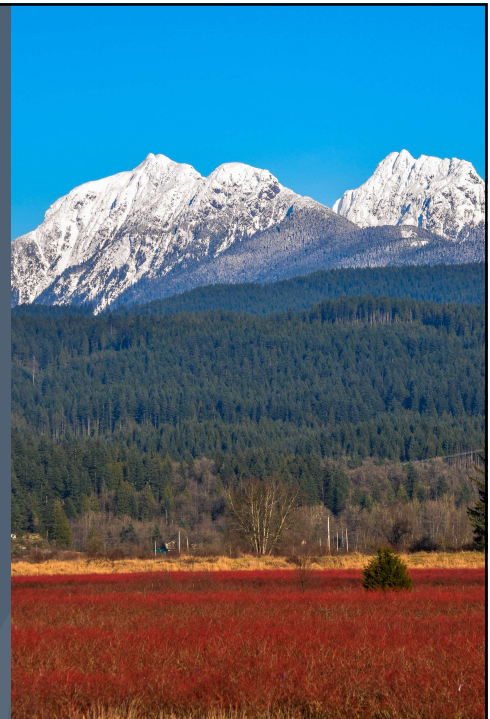
Accessible Parking Requirements, Cont'd

Minimum Number of Parking Spaces Required	Minimum Number of Accessible Parking Spaces Required
Apartment and townhouse developments with common parking	
Less than 25	2
25-50	4
51-100	6
101-150	8
2 additional accessible parking spaces for every 50 required parking spaces more than 150	
All other uses, except single-family dwelling, duplex, mobile home, secondary suites, garden suites, boarding, home-based businesses and townhouse developments without common parking	
Less than 25	1
25-50	2
51-75	3
76-100	4
1 additional accessible off-street parking space required for every 50 required off-street parking spaces more than 100	

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Commercial Vehicle Regulations – Residential Zones

- Retain the limit of one commercial vehicle per dwelling unit
- Increase the maximum permitted licensed gross vehicle weight (LGVW) from 4,600 kg to 5,500 kg
- Replace GVW with LGVW for a clearer, more enforceable standard
- Continue to prohibit larger commercial vehicles (e.g., box trucks and heavy-duty trucks) on residential properties
- Permit construction vehicles over 5,500 kg on-site during active construction, repair, or maintenance
- Aligns with neighbouring municipalities and modern contractor vehicles



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Other Amendments

- Revision to remove the maximum bicycle parking and storage regulation
- Bylaw Enforcement Notice Bylaw Updates to reflect proposed parking regulation changes



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Recommendation

THAT Council:

- Has, pursuant to Sections 479(6), 525.1(4) and 525.2(4) of the *Local Government Act*, considered the Provincial Policy Manual: Transit-Oriented Areas and the Provincial Policy Manual: Small Scale, Multi-Unit Housing, as outlined in the "Zoning Bylaw Update - Parking Regulations" report presented at the September 1, 2026 Council meeting, and in that regard, considers that no further consideration of the Provincial Policy Manuals is required at this time; AND
- Grant first and second readings to Zoning Amendment Bylaw No. 3062, 2026; AND
- Direct Staff to schedule a Public Hearing for an upcoming Council meeting; OR
- Other.

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