

ITEM 6
MANAGER'S REPORT NO. 20
COUNCIL MEETING 94/03/28

TO: CITY MANAGER 1994 MARCH 23
FROM: DIRECTOR PLANNING & BUILDING OUR FILE: 17.908.4
SUBJECT: **REQUIREMENTS FOR THE PROVISION OF PARKING STALLS DESIGNATED FOR DISABLED PERSONS**
PURPOSE: To provide information on the requirements for the provision of parking spaces for disabled persons.

RECOMMENDATION:

- 1. **THAT** the City Solicitor be authorized to bring forward a Bylaw to amend the Burnaby Zoning Bylaw, Section 800.3.1 Parking Spaces for Disabled Persons to:
 - a) require the designation of at least one accessible parking space in parking lots with 26 to 50 parking spaces.
 - b) state the requirements for the provision of accessible parking spaces in the ratio of 1 for every 100 or part thereof where more than 50 parking spaces are provided.
 - c) state that in all other remaining aspects, the provisions of the B.C. Building Code, Section 3.7.3.4.(1), related to parking for disabled persons would continue to apply (see Appendix 1 **attached**).

REPORT

1.0 INTRODUCTION

Arising from discussion at its 1993 September 8 meeting, Council requested that staff prepare a report on the ratio of handicapped parking stalls to regular parking stalls.

This report presents the requested information, and outlines an approach to increase the provision of handicapped parking stalls in Burnaby.

2.0 CURRENT STANDARD

The B.C. Building Code sets the standard for the provision of accessible parking spaces. In parking lots with more than 50 spaces, the Code requires 1% of parking spaces to be accessible. The following table illustrates the current B.C. Building Code standard:

Spaces in Parking Lot	Required # of Accessible Spaces
50 or less	0
51 to 100	1
101 to 200	2
201 to 300	3
301 to 400	4
401 to 500	5
501 and over	At least 1%

In addition, the Code requires that 1 accessible parking space be provided for each accessible sleeping unit required in a hotel/motel and for each accessible viewing position required in a theatre/arena. Appendix 1 attached shows the B.C. Building Code requirements for accessible parking spaces.

The following table provides an example of the number of accessible parking spaces required for a restaurant, retail store and supermarket of various sizes:

Establishment	Parking Spaces Required	# of Accessible Spaces
Restaurant		
Less than 255 Seats	1 to 50	0
255 to 500 Seats	51 to 100	1
505 to 1000 Seats	101 to 200	2
Retail Store		
Less than 15,371 sq.ft.	1 to 50	0
15,371 to 30,140 sq.ft.	51 to 100	1
30,441 to 60,280 sq.ft.	101 to 200	2
Supermarket		
Less than 7,685 sq.ft.	1 to 50	0
7,685 to 15,070 sq.ft.	51 to 100	1
15,220 to 30,140 sq.ft.	101 to 200	2

In most cases, the current standard provides for accessible parking spaces in larger parking lots. However, the standard does not provide for accessible parking spaces in smaller parking lots with 50 or fewer spaces. The lack of accessible spaces in many smaller parking lots has been identified as an issue by disabled individuals and groups.

ITEM	6
MANAGER'S REPORT NO.	20
COUNCIL MEETING	94/03/28

Staff have collected information on alternative standards for the provision of accessible parking spaces. In general, the requirement for the provision of accessible spaces across jurisdictions in Canada and the U.S.A. varies between 1% and 2% of the regular parking spaces provided. The standard established by the B.C. Building Code is 1% in parking lots with more than 50 stalls.

3.0 PROPOSALS

Staff are proposing an approach to increase the designation of accessible spaces in smaller parking lots by reducing the exemption of accessible parking spaces from 50 to 25 spaces.

Staff have reviewed this proposal in relation to the availability of accessible spaces, its impact on the number of parking spaces required and the surface area required to provide the accessible space.

Staff have determined that it is possible to designate an additional accessible parking space without affecting the total required number of spaces or increasing the space required for the parking lot. An additional accessible parking space can be accommodated in smaller parking areas by locating the accessible parking space adjacent to a walkway, at the end of parking aisles or at other locations where additional space is available. The designation of an existing parking space as an accessible space would require an additional 1.1 metres (3.6 feet) of width for the one parking space.

The proposal would increase the availability of accessible spaces by requiring at least one accessible space in parking lots with 26 to 50 spaces. The resulting schedule for the provision of accessible parking spaces would be as follows:

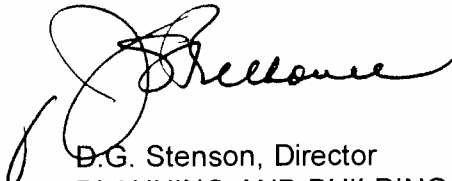
Number of Accessible Spaces			
# of Parking Spaces	Existing Standard	Proposed Standard	Change
0 - 25	0	0	No Change
26 - 50	0	1	1 Additional Space
51 - 100	1	1	No Change
101 and up	At least 1% of parking spaces provided. No change from existing standard.		

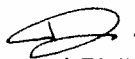
ITEM	6
MANAGER'S REPORT NO.	20
COUNCIL MEETING	94/03/28

For ease of reference, staff would also propose to state in the Burnaby Zoning Bylaw the remaining basic requirements of the B.C. Building Code for the provision of accessible spaces in parking lots with more than 50 spaces. This and all other remaining requirements of the B.C. Building Code would remain unchanged. Appendix 1 attached shows the current requirements of the B.C. Building Code related to accessible parking.

Specifically, it is proposed that the City Solicitor be authorized to bring forward a Bylaw to amend the Burnaby Zoning Bylaw, Section 800.3.1 Parking Spaces for Disabled Persons to:

- a) require the designation of at least one accessible parking space in parking lots with 26 to 50 parking spaces.
- b) state the requirement for the provision of accessible parking spaces in the ratio of 1 for every 100 or part thereof where more than 50 parking spaces are provided.
- c) state that in all other remaining aspects, the provisions of the B.C. Building Code, Section 3.7.3.4.(1), related to parking for disabled persons would continue to apply (see Appendix 1 **attached**).


D.G. Stenson, Director
PLANNING AND BUILDING


LP\db
b.prkn0394.rpt

Attachment

- cc: Director Administrative & Community Services
Director Engineering
Director Finance
Director Recreation & Cultural Services
City Solicitor
Chief Building Inspector

ITEM	6
MANAGER'S REPORT NO.	20
COUNCIL MEETING	94/03/28

B.C. Building Code Accessible Parking Provisions

Parking Stalls

3.7.3.4.

- (1) Where parking is provided, one parking stall for disabled persons shall be provided for each sleeping unit required to conform to Article 3.7.3.14. and for each viewing position required to conform to Article 3.7.3.15. and shall
 - (a) be at least 3.7m wide,
 - (b) have a firm, slip-resistant and level surface,
 - (c) be located close, and be accessible, to an entrance conforming to Article 3.7.3.5., and
 - (d) be clearly identified as being for their use only.
- (2) In all other occupancies, where more than 50 parking stalls are provided, parking stalls for disabled persons shall be provided in the ratio of 1 for every 100 or part thereof.

