



ADVISORY BULLETIN

June 5, 2015

Subject:

Encroachments into Volumetric Parking Stall Dimensions in Multi-Residential Developments

Background:

On occasion, parkades are constructed with mechanical encroachments into the Land Use Bylaw (LUB) defined parking stall dimensions. These encroachments are typically not known at time of Development Permit, but at time of Building Permit or construction. These encroachments have become evident following a Development Completion Permit (DCP) inspection. Given the LUB's volumetric dimensions for parking stalls, a DCP cannot be issued, as these encroachments constitute relaxations and therefore trigger a new Development Permit. City of Calgary Administration understands the timing of a new Development Permit at this stage is problematic for developers, as typically the DCP inspection occurs a week or two prior to occupancy.

As the majority of the stalls encumbered with mechanical encroachments are still usable parking stalls, City Administration and industry representatives have developed a win-win solution. This solution identifies the acceptable encroachment into the parking stall dimensions where the stall can still accommodate many types of vehicles. The City will review the number of stalls potentially affected and if acceptable, approve the stall depth relaxation. This solution is only for multi-residential parkades and does not apply to commercial or mixed use parkades, as with the latter development types, the parkade users are public and non-repetitive users.

Development Permits

The City will request, prior to decision, the following on the development permit drawings:

- Identification of a "service wall" (or two) on the parkade plans where encroachments due to services are expected.
- Total number of parking stalls (potentially) affected by service wall encroachments
- Elevation and plan details indicating maximum dimensions of mechanical encroachments into a parking stall be in accordance with the attached diagrams.
- Location of heaters should be kept to the corners of the parkade and in between parkade stalls, where possible.

The City will consider the relaxation request as a component of the overall Development Permit review/decision. The extent of relaxation (i.e. number of stalls impacted by relaxation to volumetric dimensions) may depend on factors such as, but not limited to, configuration of parkade, turning radii, drive aisle widths, total required number of stalls, use of building/parkade and surrounding site context.

The relaxation being considered is to the volumetric dimensions of a specified number of parking stalls. So long as the mechanical encroachments are within the maximum area defined on the attached details, there is no relaxation to the overall parking stall count.

Revised plan? Or new Development Permit?

Despite best intentions, changes do occur between Development Permit approval and Building Permit/construction. While development inspectors may sign off on negligible encroachments (example, a conduit running down a column), the following guidelines should be considered when changes between development permit and building permit/construction occur:

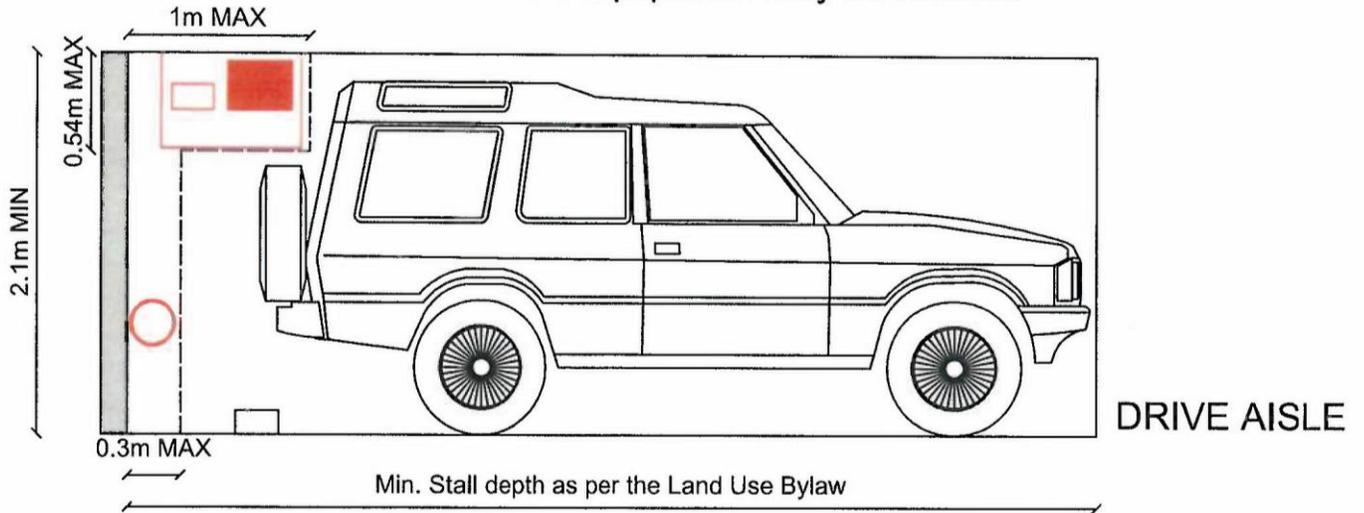
A revised plan may be acceptable where:

- Service wall location changes from one wall to another provided the number of parking stalls affected and the type of encroachment is equal to or less than what was approved on the Development Permit.
- A new Development Permit will be required where:
- Number of parking stalls affected has increased. Because the LUB defines the parking stall dimensions, any additional stalls affected by unanticipated encroachments constitute a relaxation, and relaxations cannot be addressed under a revised plan.

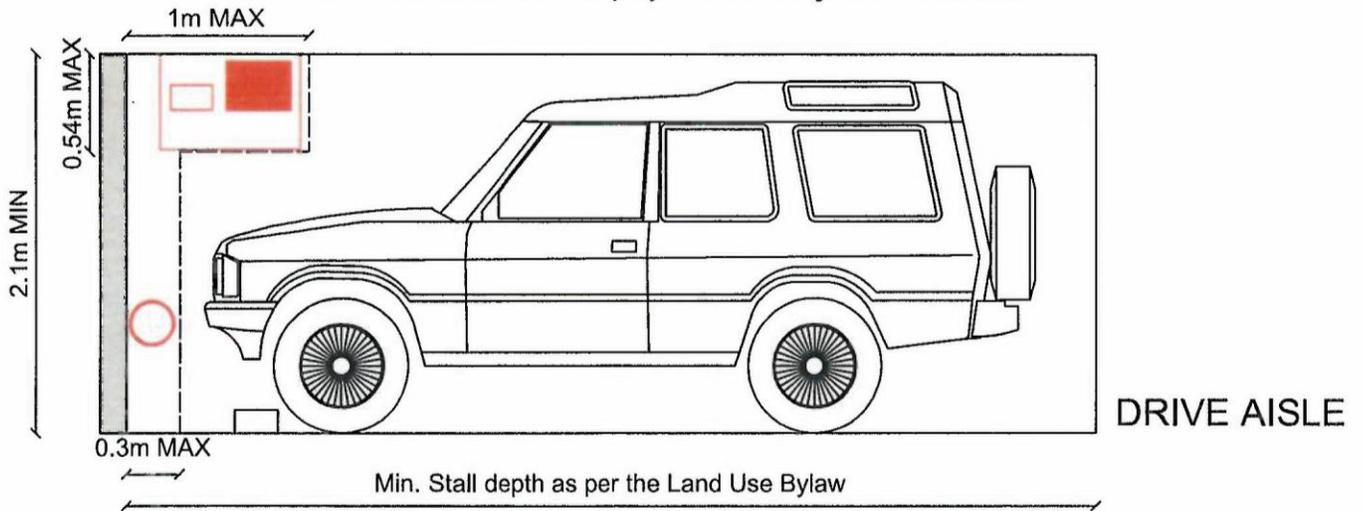
Applicants may submit up to a maximum of three revised plans but as many development permits as needed to ensure parking requirements are met.

Where a new Development Permit is required, it is recommended that applicants apply a **minimum** of four months prior to the anticipated date of occupancy to allow sufficient time for the Development Permit process.

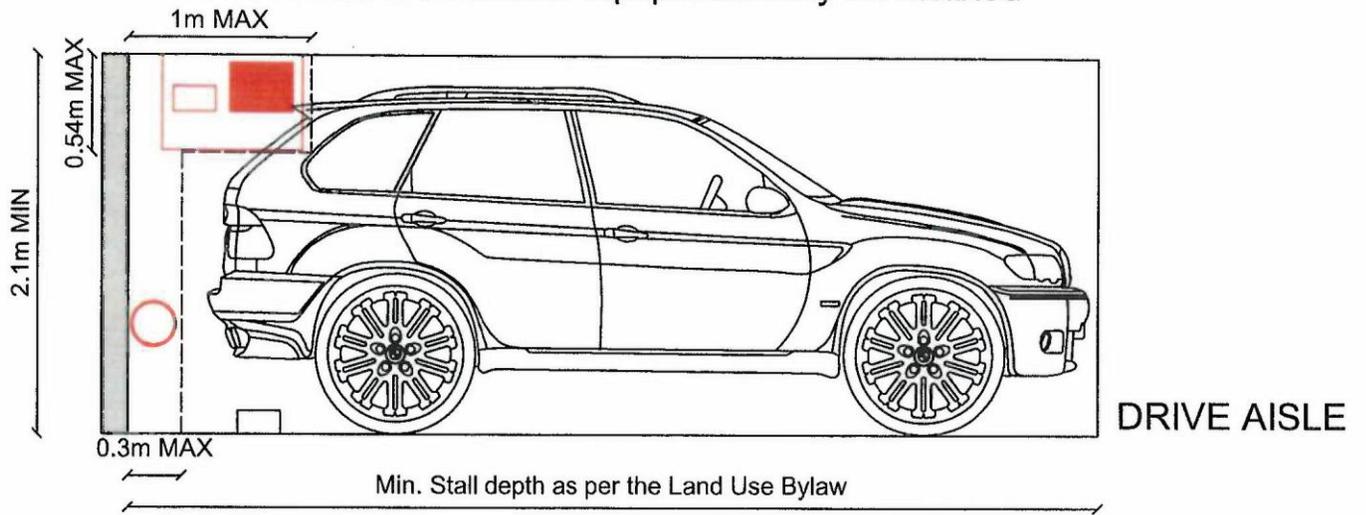
Areas where mechanical equipment may be relaxed



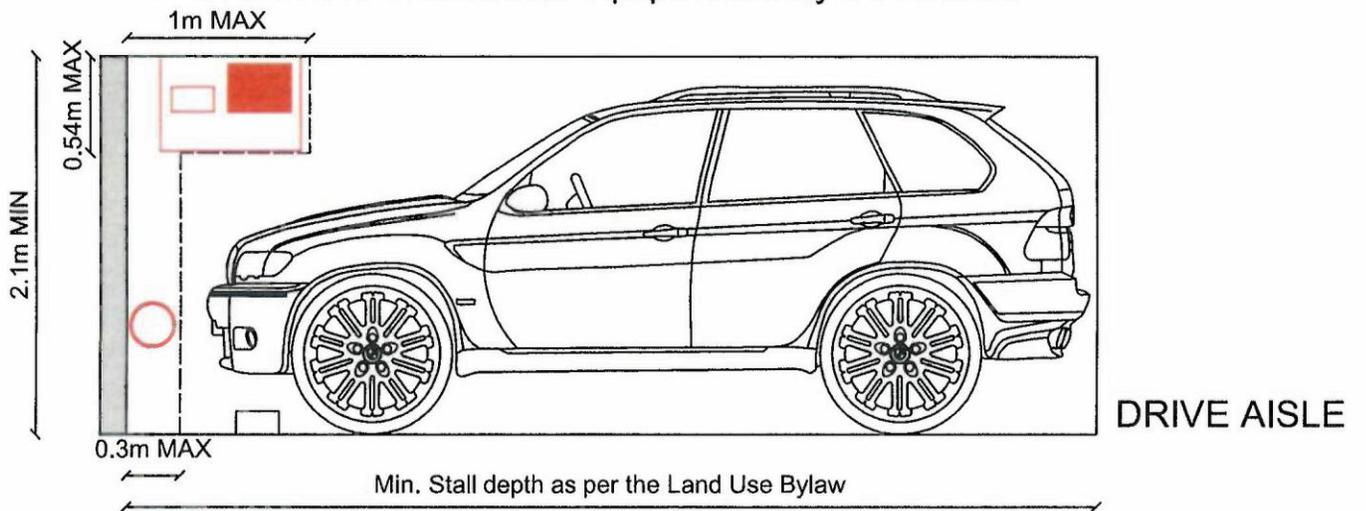
Areas where mechanical equipment may be relaxed



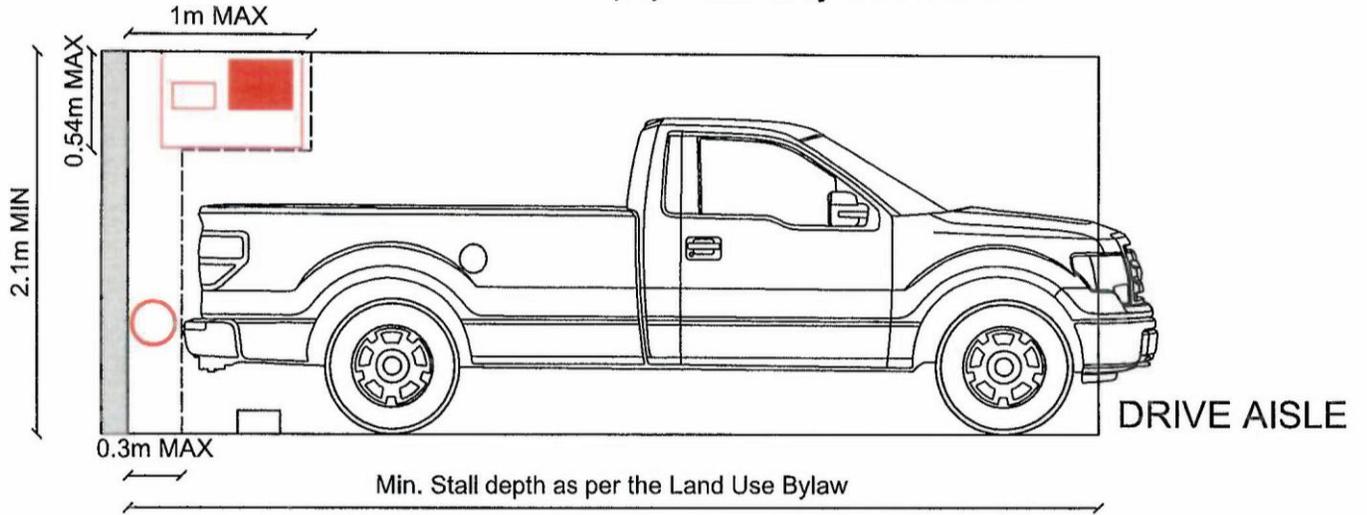
Areas where mechanical equipment may be relaxed



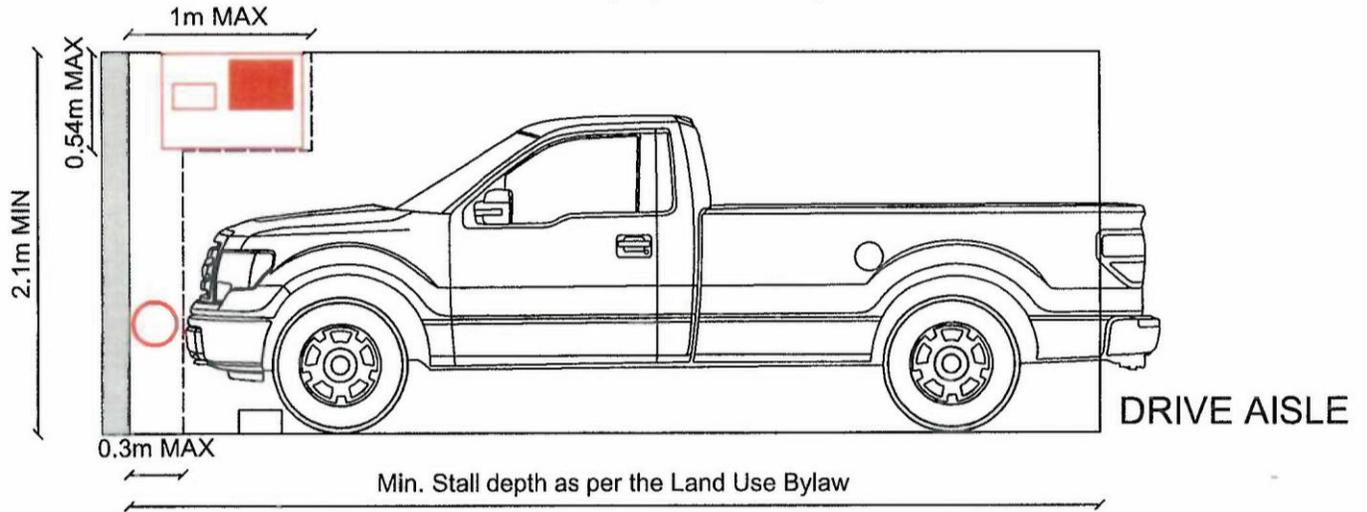
Areas where mechanical equipment may be relaxed



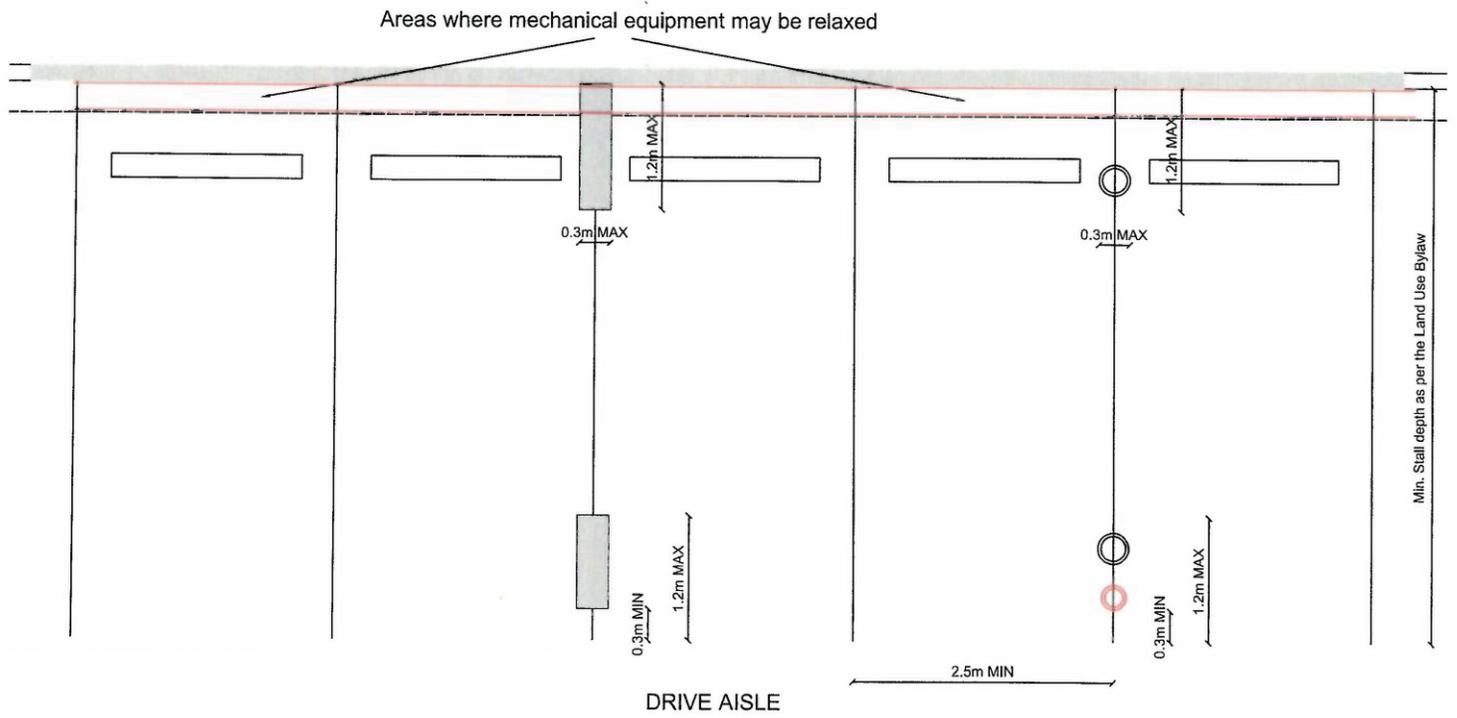
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