

APPENDIX B

SUMMARY OF SURVEY OF LOADING REQUIREMENTS IN OTHER CITIES

City	Loading Space Dimensions (m)			Office Use Standard Total Floor Area, m <sup>2</sup>	Multiple Residential Standard			Thresholds for Requiring Loading	Provisions for Oversized Vehicles
	Type	Length	Width		Height	B	C		
Toronto	A	17.0	3.5	4.3	Less than 500	0	0	<p><u>Downtown Area</u> No requirement up to 500 sq. m for retail (other than grocery store), hotel, restaurant, recreational, cultural and institutional uses. No requirement for up to 100 sq. m for grocery store, manufacturing, storage, public works and transportation uses.</p> <p><u>Outside Downtown Area</u> No requirement up to 550 sq. m for retail, hotel, hospital or other uses involving frequent shipping or loading of goods of persons.</p> <p><u>All Areas</u> Requirement do not apply on sites less than 1,000 sq. m in area.</p>	<p>Type A space(s) required: for grocery store use 1,000 sq. m or larger; for hospital, clinic or nursing home use 18,500 sq. m or larger; and for most retail uses 10,000 sq. m or larger. For manufacturing, storage, public works and transportation uses loading areas are prescribed in terms of floor area, not types of spaces.</p>
	B	11.0	3.5	4.0	500 - 999	1	0		
	C	6.0	3.5	3.0	1000 - 1999	1	1		
	G	13 - 17	3.5 - 4.0	4.3 - 6.1	2000 - 3999	1	2		
Ottawa	G = Bulk lift garbage truck				4000 - 27999	2	2	<p>Half of the required loading spaces for retail food stores 2000 m<sup>2</sup> GFA or larger must be Type O. One Type O space must be provided for: Use: <u>Min. Size (m<sup>2</sup> GFA)</u> Place of worship 10,000 Educational institution 10,000 Office 10,000 Warehouse 6,000 All Other Non-residential 10,000</p>	
	S	9.0	3.6	4.3	Less than 500	0	0		
	U	6.0	3.6	4.3	500 - 4000	1	0		
	O	17.0	4.3	4.3	4001 - 7500	1	0		
					7501 - 10000	2	1		
					10001 - 30000	2	2		
					30001 - 50000	2	2		
					50001 - 70000	3	3		
					etc. for each additional 20,000 m <sup>2</sup>	3	3		
						1	1		
						0	0		
						0	0		
						0	0		

APPENDIX B

SUMMARY OF SURVEY OF LOADING REQUIREMENTS IN OTHER CITIES

City	Loading Space Dimensions (m) Length Width Height	Office Use Standard	Multiple Residential Standard	Thresholds for Requiring Loading	Provisions for Oversized Vehicles
Saskatoon	7.5 3.0 4.0	Commercial, Industrial District: 1 space per building	No requirement	See second column to left	None
		Residential, Institutional District: 1 space per non-residential building greater than 2000 m2			
City	Loading Space Dimensions (m) Length Width Height	Office Use Standard	Multiple Residential Standard	Thresholds for Requiring Loading	Provisions for Oversized Vehicles
Calgary	9.2 3.1 4.3	Office: 1 space per 9300 m2 gross floor area Medical Offices: May be required, to satisfaction of Approving Authority	Up to 20 d.u.: None More than 20 d.u.: Required to satisfaction of Approving Authority	N/A	N/A
City	Loading Space Dimensions (m) Length Width Height	Office Use Standard	Multiple Residential Standard	Thresholds for Requiring Loading	Provisions for Oversized Vehicles
Edmonton	9.0 3.0 4.0	Total Floor Area, m2 Less than 465 465 - 2300 2301 - 4600 etc. for each additional 2300 m2 or fraction thereof	Multiple Residential Standard Total Floor Area, m2 Up to 2800 2801 - 5600 etc. for each additional 2800 m2	No. of Spaces 1 2 3 N/A	Larger dimensions may be required to accommodate the vehicles expected
City	Loading Space Dimensions (m) Length Width Height	Office Use Standard	Multiple Residential Standard	Thresholds for Requiring Loading	Provisions for Oversized Vehicles
Victoria	9.0 4.0 4.3	None generally required	None generally required	May have in comprehensive developments	None

APPENDIX B

SUMMARY OF SURVEY OF LOADING REQUIREMENTS IN OTHER CITIES

City	Loading Space Dimensions, m(ft)			Office Use Standard Gross Floor Area, sq.ft.	Multiple Residential Standard	Thresholds for Requiring Loading	Provisions for Oversized Vehicles
	Type	Length	Width				
Seattle	L	10.7 (35')	3.05 (10')	4.3 (14')	Discretionary	Uses with less than 16000 sq. ft. (1487 sq. m) may have loading waived if alternate arrangements made using the street or alley	Required for "High Demand" uses (eg hospitals, manufacturing, warehouses, wholesale and transportation terminals): Gross Floor Area, sq.ft. H 0 Less than 5000 5000 - 16000 16001 - 40000 40001 - 64000 64001 - 96000 96001 - 128000 128001 - 160000 160001 - 196000 Plus one additional berth for each additional 36,000 square feet
	H	16.8 (55')	3.05 (10')	4.3 (14')			
	L = Low/Medium Demand						
	H = High Demand						
				Less than 40000			
				40000 - 60000			
				60001 - 160000			
				160001 - 264000			
Portland				264001 - 388000	No requirement if less than 50 d.u. and the site abuts a local service street that is not a transit street. Otherwise, one loading space is required per building.	All non-residential uses have no requirement of the building is less than 20,000 sq. ft. (1859 sq.m) of floor area	None
				388001 - 520000			
				520001 - 652000			
				652001 - 784000			
				784001 - 920000			
				Plus one additional berth for each additional 140,000 square feet			
				Less than 20,000 sq. ft. of floor area; no requirements 20,000 to 50,000 sq. ft. of floor area; 1 space More than 50,000 sq. ft. of floor area: 2 spaces			
San Francisco	B	10.7 (35')	3.65 (12')	4.3 (14')	Same as for office use	No requirement for up to 10,000 sq. ft. of retail, wholesale, manufacturing, livework units in new buildings, and all other uses for handling goods. No requirement for up to 100,000 sq. ft. of office, hotel, apartment, livework units in existing buildings, and all other uses not included above.	None
	F	7.6 (25')	3.05 (10')	3.65 (12')			
	S	6.1 (20')	2.45 (8')	2.1 (7')			

Office Use Standard  
Total Floor Area, sq.ft. F B\*

Multiple Residential Standard

Thresholds for Requiring Loading

Provisions for Oversized Vehicles

B = Basic  
F = First  
S = Service

\* In C-3 and South of Market Districts, substitution of 2 type S spaces may be made for each type B space.

APPENDIX B

SUMMARY OF SURVEY OF LOADING REQUIREMENTS IN OTHER CITIES

City	Loading Space Dimensions	Office Use Standard	Multiple Residential Standard	Thresholds for Requiring Loading	Provisions for Oversized Vehicles								
Los Angeles	<p>Loading requirements are area-based (square feet):</p> <table border="1"> <thead> <tr> <th>Gross Floor Area</th> <th>Loading Area</th> </tr> </thead> <tbody> <tr> <td>Up to 50000</td> <td>400</td> </tr> <tr> <td>50001 - 100000</td> <td>600</td> </tr> <tr> <td>100001 - 200000</td> <td>800</td> </tr> </tbody> </table> <p>Plus 200 sq. ft. additional loading area for each additional 200,000 sq. ft. gfa</p>	Gross Floor Area	Loading Area	Up to 50000	400	50001 - 100000	600	100001 - 200000	800	See column to the left: the standards apply to offices in C or M Districts where an alley abuts the site.	None	For uses and locations where loading is required, there are no exemptions up to any threshold size.	None
Gross Floor Area	Loading Area												
Up to 50000	400												
50001 - 100000	600												
100001 - 200000	800												

APPENDIX B

SUMMARY OF SURVEY OF LOADING REQUIREMENTS IN OTHER CITIES

City	Loading Space Type	Loading Space Dimensions (m)			Office Use Standard Total Floor Area, m <sup>2</sup>	B	C	Multiple Residential Standard	Thresholds for Requiring Loading	Provisions for Oversized Vehicles
		Length	Width	Height						
Toronto	A	17.0	3.5	4.3	Less than 500	0	0	Less than 30 d.u.: None	Downtown Area No requirement up to 500 sq. m for retail (other than grocery store), hotel, restaurant, recreational, cultural and institutional uses.	Type A space(s) required for grocery store use 1,000 sq. m or larger, for hospital, clinic or nursing home use 18,500 sq. m or larger, and for most retail uses 10,000 sq. m or larger.
	B	11.0	3.5	4.0	500 - 999	1	0	30 or more d.u.: 1 Type G	No requirement for up to 100 sq. m for grocery store, manufacturing, storage, public works and transportation uses.	For manufacturing, storage, public works and transportation uses loading areas are prescribed in terms of floor area, not types of spaces.
	C	6.0	3.5	3.0	1000 - 1999	1	1		Outside Downtown Area No requirement up to 550 sq. m for retail, hotel, hospital or other uses involving frequent shipping or loading of goods of persons.	
	G	13 - 17	3.5 - 4.0	4.3 - 6.1	2000 - 3999	1	2		All Areas Requirement do not apply on sites less than 1,000 sq. m in area.	
	G				4000 - 27999	2	2			
	G				28000 - 51999	2	3			
	G				52000 - 75999	3	3			
Ottawa					76000 - 99999	3	4			
					100000 - 123999	4	4			
					124000 - 147999	4	5			
					148000 - 171999	5	5			
					172000 - 195999	5	6			
					196000 - 219999	6	6			
					220000 or more	6	7			
	S	9.0	3.6	4.3	Less than 500	0	0	None	No requirement up to 250 sq. m for retail food store use.	Half of the required loading spaces for retail food stores 2000 m <sup>2</sup> GFA or larger must be Type O.
	U	6.0	3.6	4.3	500 - 4000	1	0	30 or more d.u.: 1 Type S	No requirement up to 350 sq. m for other non-residential uses, except up to 500 sq. m for institutional and recreational uses, and office uses.	One Type O space must be provided for: Min. Size (m <sup>2</sup> GFA) Place of worship 10,000 Educational institution 10,000 Office 10,000 Warehouse 6,000 All Other Non-residential 10,000
	O	17.0	4.3	4.3	4001 - 7500	1	1			
				7501 - 10000	2	1				
				10001 - 30000	2	2				
				30001 - 50000	3	2				
				50001 - 70000	3	3				
				etc. for each additional 20,000 m <sup>2</sup>	3	3				

APPENDIX B

SUMMARY OF SURVEY OF LOADING REQUIREMENTS IN OTHER CITIES

City	Loading Space Dimensions (m) Length Width Height	Office Use Standard	Multiple Residential Standard	Thresholds for Requiring Loading	Provisions for Oversized Vehicles
Saskatoon	7.5 3.0 4.0	Commercial, Industrial District: 1 space per building	No requirement	See second column to left	None
		Residential, Institutional District: 1 space per non-residential building greater than 2000 m <sup>2</sup>			
Calgary	9.2 3.1 4.3	Office: 1 space per 9300 m <sup>2</sup> gross floor area Medical Offices: May be required, to satisfaction of Approving Authority	Up to 20 d.u.: None More than 20 d.u.: Required to satisfaction of Approving Authority	N/A	N/A
City	Loading Space Dimensions (m) Length Width Height	Office Use Standard	Multiple Residential Standard	Thresholds for Requiring Loading	Provisions for Oversized Vehicles
Edmonton	9.0 3.0 4.0	Total Floor Area, m <sup>2</sup> Less than 465 465 - 2300 2301 - 4600 etc. for each additional 2300 m <sup>2</sup> or fraction thereof	No. of Spaces 1 2 3 Up to 2800 2801 - 5600 etc. for each additional 2800 m <sup>2</sup>	Multiple Residential Standard Total Floor Area, m <sup>2</sup> No. of Spaces 1 2 N/A	Provisions for Oversized Vehicles Larger dimensions may be required to accommodate the vehicles expected
City	Loading Space Dimensions (m) Length Width Height	Office Use Standard	Multiple Residential Standard	Thresholds for Requiring Loading	Provisions for Oversized Vehicles
Victoria	9.0 4.0 4.3	None generally required	None generally required	May have in comprehensive developments	None

APPENDIX B

SUMMARY OF SURVEY OF LOADING REQUIREMENTS IN OTHER CITIES

City	Loading Space Dimensions, m(ft) Type Length Width Height	Office Use Standard Gross Floor Area, sq.ft.	L	Multiple Residential Standard	Thresholds for Requiring Loading	Provisions for Oversized Vehicles
Seattle	L 10.7 (35') 3.05 (10') 4.3 (14') H 16.8 (55') 3.05 (10') 4.3 (14')	Less than 40000 40000 - 60000 60001 - 160000 160001 - 264000 264001 - 388000 388001 - 520000 520001 - 652000 652001 - 784000 784001 - 920000	0 1 2 3 4 5 6 7 8	Discretionary	Uses with less than 16000 sq. ft. (1487 sq. m) may have loading waived if alternate arrangements made using the street or alley	Required for "High Demand" uses (eg hospitals, manufacturing, warehouses, wholesale and transportation terminals): Gross Floor Area, sq.ft. Less than 5000 5000 - 16000 16001 - 40000 40001 - 64000 64001 - 96000 96001 - 128000 128001 - 160000 160001 - 196000 Plus one additional berth for each additional 36,000 square feet
	L = Low/Medium Demand H = High Demand					
Portland	10.7 (35') 3.05 (10') 4.0 (13')	Less than 20,000 sq. ft. of floor area: no requirements 20,000 to 50,000 sq. ft. of floor area: 1 space More than 50,000 sq. ft. of floor area: 2 spaces		No requirement if less than 50 d.u. and the site abuts a local service street that is not a transit street. Otherwise, one loading space is required per building.	All non-residential uses have no requirement of the building is less than 20,000 sq. ft. (1859 sq.m) of floor area	None
City	Loading Space Dimensions, m(ft) Type Length Width Height	Office Use Standard Total Floor Area, sq.ft.	F B*	Multiple Residential Standard	Thresholds for Requiring Loading	Provisions for Oversized Vehicles
San Francisco	B 10.7 (35') 3.65 (12') 4.3 (14') F 7.6 (25') 3.05 (10') 3.65 (12') S 6.1 (20') 2.45 (8') 2.1 (7')	Up to 100000 100001 - 200000 200001 - 500000	0 0 1 0 1 1	Same as for office use	No requirement for up to 10,000 sq. ft. of retail, wholesale, manufacturing, live/work units in new buildings, and all other uses for handling goods. No requirement for up to 100,000 sq. ft. of office, hotel, apartment, live/work units in existing buildings, and all other uses not included above.	None

B = Basic  
F = First  
S = Service

\* In C-3 and South of Market Districts, substitution of 2 type S spaces may be made for each type B space.

APPENDIX B

SUMMARY OF SURVEY OF LOADING REQUIREMENTS IN OTHER CITIES

City	Loading Space Dimensions	Office Use Standard	Multiple Residential Standard	Thresholds for Requiring Loading	Provisions for Oversized Vehicles								
Los Angeles	<p>Loading requirements are area-based (square feet):</p> <table border="1"> <thead> <tr> <th>Gross Floor Area</th> <th>Loading Area</th> </tr> </thead> <tbody> <tr> <td>Up to 50,000</td> <td>400</td> </tr> <tr> <td>50,001 - 100,000</td> <td>600</td> </tr> <tr> <td>100,001 - 200,000</td> <td>800</td> </tr> </tbody> </table> <p>Plus 200 sq. ft. additional loading area for each additional 200,000 sq. ft. gfa</p>	Gross Floor Area	Loading Area	Up to 50,000	400	50,001 - 100,000	600	100,001 - 200,000	800	See column to the left; the standards apply to offices in C or M Districts where an alley abuts the site.	None	For uses and locations where loading is required, there are no exemptions up to any threshold size.	None
Gross Floor Area	Loading Area												
Up to 50,000	400												
50,001 - 100,000	600												
100,001 - 200,000	800												