



DEVELOPMENT MANAGEMENT SCHEME COMPLIANCE

LAND USE ADVISORY 4 OF 2026 – DETERMINATION OF OFF-STREET PARKING REQUIREMENTS FOR 'GROSS LEASABLE OUTDOOR SPACE'

1. INTRODUCTION

The purpose of this advisory is to provide interim guidance for the consistent identification, measurement and regulation of external or outdoor areas used for business operations. These areas are currently excluded from the definition of Gross Leasable Area (GLA) in the Development Management Scheme (DMS), resulting in insufficient control over land use intensity, parking provision and impacts on engineering services. For the purposes of this report, the focus will be on parking requirements for this particular land use.

2. Background

The DMS contains clear definitions for 'floor space' and 'gross leasable area' (GLA). GLA is derived from the definition of floor space and is primarily intended to regulate enclosed building areas capable of tenant occupation and exclusive use.

A number of land uses, however, operate predominantly outdoors and are therefore excluded from GLA. Typical examples include, but are not limited to:

- Outdoor restaurant dining areas;
- Outdoor trading areas associated with hardware stores;
- Outdoor trading/distribution areas associated with industry uses;
- Outdoor trade areas associated with warehouse uses;
- Outdoor trade areas for plant nurseries;
- Outdoor vehicle display areas for vehicle dealerships;
- Car wash operations.
- Outdoor play/recreational attractions.

Although these areas fall outside the GLA definition, they generate significant operational impacts, including traffic movements, parking demand and increased demand on municipal engineering services.

3. Planning intent

The intent of the Municipal Planning By-law (MPBL) is not to control development solely through GLA, but rather through floor space and an assessment of the overall land use impact of a development. External business use areas contribute directly to land use intensity and operational impacts and should therefore be subject to appropriate regulatory control. This will be formally considered in the next review of the MPBL.

4. Recognition of a land use not defined in the MPBL

To address the identified gap, a new measurement term is introduced for the interim.

Gross Leasable Outdoor Space (GLS)

'Gross Leasable Outdoor Space (GLS)' refers to external or outdoor areas used for business, trade, display, dining or similar commercial activities, whether covered or uncovered, enclosed or unenclosed, which form an integral part of the land use operation.

5. Application of parking requirements

Parking provision associated with Gross Leasable Outdoor Space (GLS) must be addressed to ensure that developments adequately accommodate the parking demand generated by external business use areas.

In addition to Table 13 of the DMS, a supplementary parking requirement table has been compiled for known external business use areas (GLS). Refer to Table 1 in **Annexure 1: Supplementary Parking Requirements for Gross Leasable Outdoor Space (GLS)**. The aforementioned table shall be maintained and expanded, as more external business use areas become evident.

The abovementioned is in accordance with item 137(a) of the DMS, which states that the City shall determine off-street parking requirements for land uses not stipulated in Table 13 of the DMS.

Where no comparable land use exists in either Table 13 of the DMS or Table 1 of Annexure 1, parking ratios must be determined in consultation with the City's *TIA & Development Control Branch*.

6. Implementation and assessment

During the assessment of development applications, officials must identify and quantify any Gross Leasable Outdoor Space (GLS) associated with the proposal.

Identified GLS must be used to:

- Determine appropriate off-street parking provision.
- Inform engineering service capacity assessments.
- Support the calculation of applicable Development Charges, where relevant.

Extent of GLS will also need to be controlled through relevant conditions of approval, where applicable.

7. Requirements from applicants

Where external business use areas are proposed, applicants are required to provide the following information as part of a development application in terms of item 123(2) of the DMS:

- Clearly illustrate all GLS on the Site Development Plan, including dimensions and area extents.
- Provide a tabulated schedule of GLS areas.
- Clearly define the type of GLS (e.g. *GLS: Outdoor Nursery*, *GLS: Outdoor Dining*).



PLEASE NOTE

It is important to acknowledge that certain aspects of the MPBL are complex, and the details thereof extend beyond the scope of this advisory. To gain a comprehensive understanding, you are strongly encouraged to consult the MPBL directly, alongside referring to previous [advisories](#) where some of these complexities have been explained in more detail.

Annexure 1: Supplementary Parking Requirements for Gross Leasable Outdoor Space (GLS)

Table 1 below has been compiled as a supplementary parking requirement table for known external business and commercial use areas (GLS).

Table 1: Supplementary Parking Requirements for GLS

Land Use	Standard Areas	PT1 Areas	PT2 Areas
Outdoor restaurant dining areas (e.g. DMS definition of 'outdoor restaurant dining area')	4 bays per 100m ² GLS	2 bays per 100m ² GLS	Nil
Outdoor trade areas for plant nurseries (e.g. DMS definition of 'plant nursery')	2 bays per 100m ² GLS	1 bays per 100m ² GLS	Nil
Outdoor trading areas associated with hardware stores (e.g. DMS definition of 'business premises')	2 bays per 100m ² GLS	1 bays per 100m ² GLS	Nil
Outdoor vehicle display areas for car dealerships (e.g. DMS definition of 'business premises')	1 bays per 100m ² GLS	1 bays per 100m ² GLS	Nil
Outdoor trade/distribution areas associated with industry uses (e.g. DMS definition of 'industry')	1 bays per 100m ² GLS	0,5 bays per 100m ² GLS for facilities up to 3000m ² . 1 bay per 100m ² GLS for facilities larger than 3000m ² .	Nil
Car wash operations (e.g. DMS definition of 'service station')	2 bays per wash bay + 2 bays per 100m ² GLS	2 bays per wash bay + 2 bays per 100m ² GLS	2 bays per wash bay + 2 bays per 100m ² GLS
Outdoor trade areas associated with warehouse use (e.g. DMS definition of 'warehouse')	1 bays per 100m ² GLS	1 bays per 100m ² GLS	Nil
Outdoor retail areas as part of a warehouse use (e.g. DMS definition of 'warehouse')	2 bays per 100m ² GLS	1 bays per 100m ² GLS	Nil
Outdoor play/recreational attractions ^[1] (e.g. any DMS definition of a recreational nature, or any commercial use defined in the DMS that where an outdoor play/recreational area could be ancillary)	1 bay per 6 people	1 bay per 8 people	Nil

^[1] Applications for such uses are capped in terms of maximum patrons allowed at any given time. Parking is then determined at the rate of Place of Entertainment

Where no comparable land use exists in either Table 13 of the DMS or Table 1 above, parking ratios must be determined in consultation with the City's *TIA & Development Control Branch*.

Annexure 2: Visual representation of typical Gross Leasable Space (GLS) instances

Figure 1 below provides a visual representation of typical Gross Leasable Space (GLS) instances.

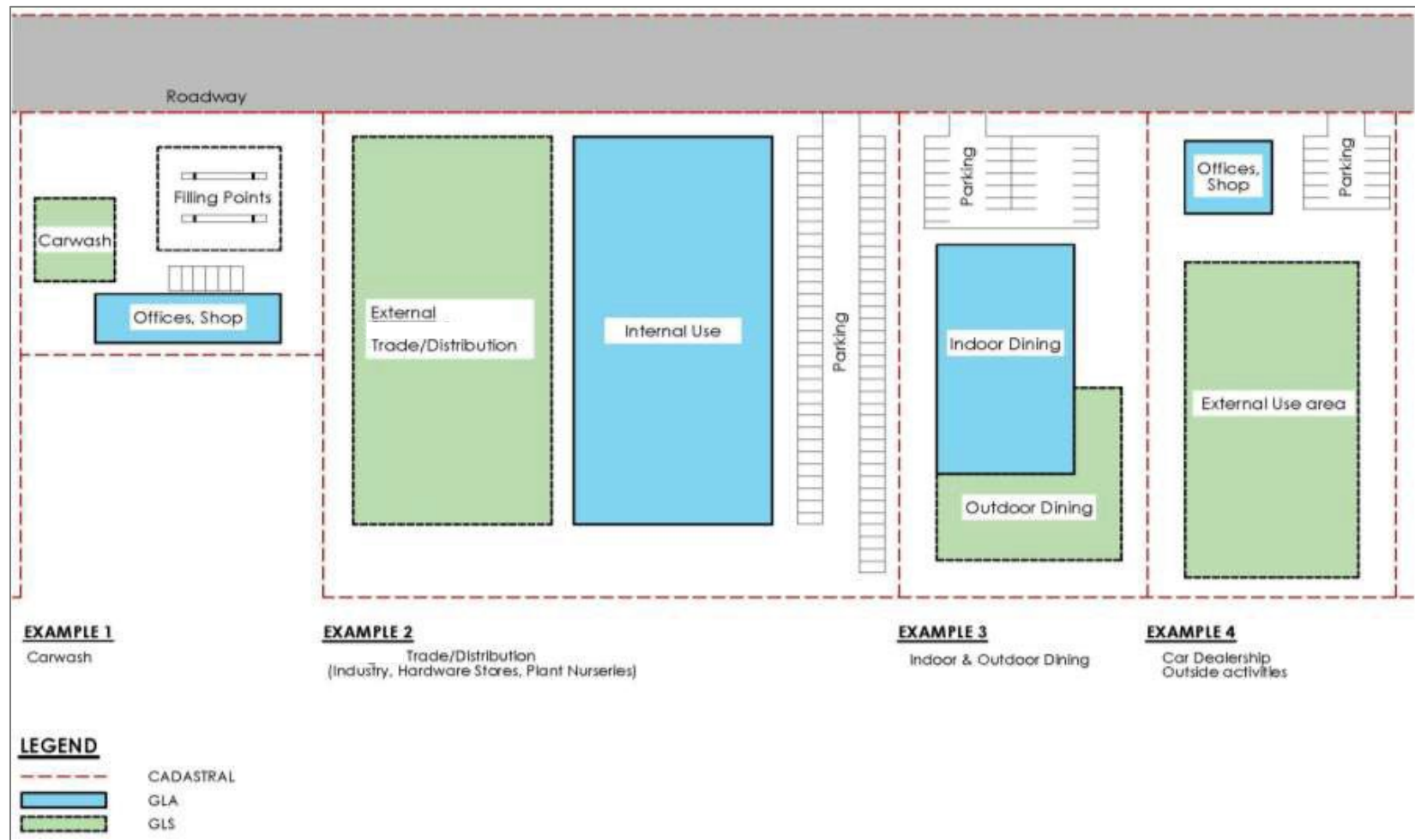


Figure 1: Illustration of external land use areas

Note: The parking bays indicated in Figure 1 are only for illustrative purposes and do not represent the actual off-street parking requirements (ratios).

Annexure 3

Annexure 3 - GLS Measurement Methodology

The section below provides guidance regarding the measurement of External Business Use Areas

1. General Principle

Gross Leasable Space (GLS) shall be measured as the horizontal area of land used for external business operations, irrespective of whether such area is covered, uncovered, paved, landscaped, enclosed, or partially enclosed.

The measurement of GLS must reflect the actual operational footprint of the external business activity and not merely the area demarcated by physical structures.

2. Measurement Basis

GLS shall be measured in square meters (m²) based on the following principles:

- Measurement shall be taken in plan view (horizontal projection).
- The GLS boundary shall follow the outermost extent of the functional business use, including:
 - Display, trading, dining or queuing areas;
 - Aisles and circulation areas integral to the operation of the GLS;
- Fencing, planters, kerbs, screens or similar features used to define the operational space, may be excluded.
- Temporary or movable elements (e.g. display stands, tables, vehicle display layouts) shall be considered in determining the maximum operational extent.

3. Measurement of Regular-Shaped Areas

Where the GLS is regular in shape (rectangular, square or circular), the area shall be calculated using standard geometric measurement methods, measured to the outer operational edge of the GLS.

4. Measurement of Irregular-Shaped Areas

Where the GLS is irregular in shape, the following methodology shall apply:

The area shall be subdivided into measurable geometric components (rectangles, triangles, trapezoids or circles), and the sum of these components shall constitute the total GLS; or

The area shall be measured digitally using a scaled Site Development Plan, GIS-based measurement tools or CAD software. In all cases, the submitted measurement must be clearly reproducible and verifiable by the assessing official.

5. Inclusion and Exclusion Rules

5.1 Areas to be Included as GLS

The following areas shall be included in GLS calculations where they form part of the business operation:

- Outdoor display areas;
- Outdoor dining or seating areas (including circulation between tables);
- Vehicle display areas (including circulation aisles);
- Outdoor queuing, waiting or service areas (e.g. car wash bays and stacking lanes);
- Ancillary operational areas directly supporting the external business activity.

5.2 Areas to be Excluded from GLS

The following areas may be excluded from GLS, provided they are clearly separated and not operationally integrated:

- Public sidewalks or road reserves outside the land unit;
- Landscaped buffer areas not accessible to patrons, staff or vehicles;
- Required building setback areas not used for business operations;
- On-site parking bays and vehicular access aisles not used for operational display or storage.

6. Multiple GLS Areas on a Site

Where more than one type of GLS occurs on a land unit:

- Each GLS area shall be measured and tabulated separately; and
- Each GLS shall be clearly identified by type (e.g. GLS: Outdoor Dining), to enable the application of appropriate parking ratios and assessment criteria.

7. Submission Requirements

All GLS measurements must be:

- Illustrated on the Site Development Plan;
- Dimensioned or supported by a tabulated area schedule;
- Consistent with the operational layout proposed in the application.

Where uncertainty exists regarding the extent of GLS, the maximum reasonably anticipated operational extent shall be used for assessment purposes.