

Ancillary constructions and equipment

Outlook parking for more than 20 spaces

In light of sustainable development concerns, the Borough of Saint-Laurent's zoning bylaw includes provisions for parking of more than 20 spaces.

A certificate of authorization from the Borough must be obtained before any development or redevelopment of an outdoor any parking area totalling more than 20 spaces, with the exception of routine repairs and maintenance work to keep it in good condition. It is important to note that some cases are covered by more specific standards (see the special requirements section of this information sheet).

Process

To submit a request for an authorization certificate, the form " Application for a parking space ", must be filled in and attached to the required documents. These documents must be submitted to the Division des permis et des inspections, located at 777, boulevard Marcel-Laurin.

Costs

Fees are required to process a request.

General provisions

In order to set up a parking area totalling more than 20 spaces meeting current standards, it is important to comply with the following requirements :

- All parking spaces must directly connect to a street or alley and be located on the same property as the use served.
- Every parking area must have a circulation aisle to access and exit the parking spaces without having to move another vehicle.
- The boundaries of all parking spaces in a parking area made up of 5 or more spaces must be indicated by a white or yellow line painted on the ground or by a boundary formed by a type of self-locking paving stone.
- Temporary, occasional or permanent parking of any vehicle is prohibited on grass, dirt or any other material not designed for this purpose.

Dimensions of parking spaces

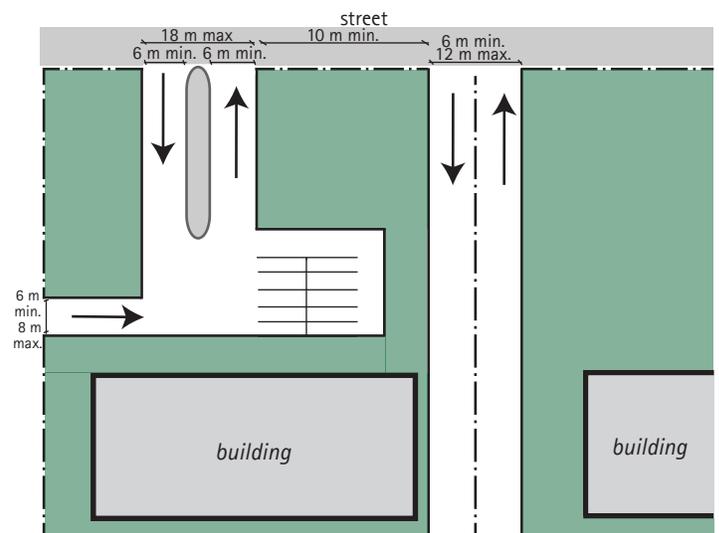
- A parking space set up perpendicular to the circulation aisle must be at least 2.6 m wide and 5.5 m long.
- Angle parking spaces may be set up if the minimum dimensions indicated in the zoning bylaw are respected.
- Parking spaces of smaller dimensions may be set up as long as the following requirements are met:
 - The minimum dimensions of the space is 2.30 m wide and 4.6 m long.
 - The space must be clearly identified as being reserved for smaller cars and its boundaries must be defined with distinctive ground markings.

- The number of smaller parking spaces must not be more than 25 % of the total number of parking spaces planned.

Vehicular access and circulation aisle (figure 1)

- The width of a one-way vehicular access must be at least 6 m and no more than 8 m.
- The width of a two-way vehicular access must be at least 6 m and no more than 12 m. However, when this vehicular access has a median strip, the total maximum is 18 m.
- The portion of a vehicular access within the front setback must be delimited by a curb made of concrete or other similar material at least 15 cm in width and height above the paving of that access.
- The slope of an indoor or outdoor vehicule driveway must not be more than 15 %, calculated from the sidewalk adjacent to the property.
- A vehicular access providing common access to parking spaces on two adjacent properties is permitted provided that the vehicular access is adjacent.
- The number of vehicular access is limited to 2 per street adjacent to a property and the distance between the 2 must be at least 10 m.
- A crescent-shaped driveway may be set up if it serves only as a landing area in front of a building. Its width must be at least 3 m and no more than 3.65 m.

Figure 1 : Vehicular access and circulation aisle



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Special requirements

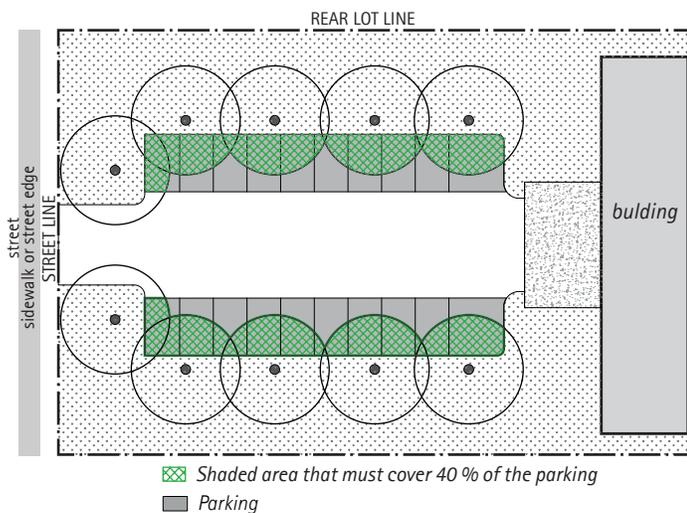
In addition to the general requirements for setting up parking areas, the following cases must comply with the standards stipulated in this section:

- Setting up a parking area of more than 20 parking spaces.
- The addition of over 5 parking spaces totalling more than 20 parking spaces.
- Redevelopment of more than 20 parking spaces, except for routine repairs and maintenance.

Shaded area

- The parking area in question must be planted with trees so that the canopy, once the trees have matured, covers 40 % of the paved surface of the parking area (figure 2).
- The shade cover must be calculated according to the vertical ground projection of the crown of mature canopy trees (figure 3).
- When the parking area is divided and the various parts are connected by circulation aisles or directly accessible from the public road, the shaded area must be calculated over the entire paved surface of the parking area and planted throughout.

Figure 2 : Shading



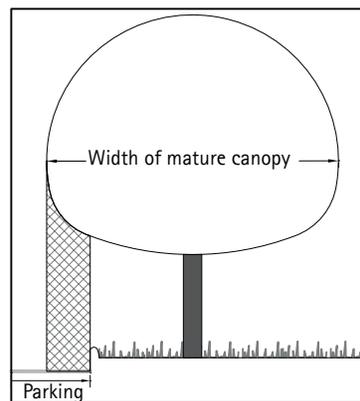
SUPERFICIE OMBRAGÉE (CANOPÉE) POUR STATIONNEMENT DE 20 CASSES ET PLUS

Planting at the ends of aisles and on separating strips

- The parking area design must include the end(s) of aisle(s) or separating strip(s) with a minimum width of 3 m in order to allow for the planting of medium to large growth trees and landscaping (figure 4).
- The proposed planting holes within the parking area or in heavily paved areas must meet the following requirements :
 - Where several trees are planted, planting holes in benches or continuous planting must be planned.

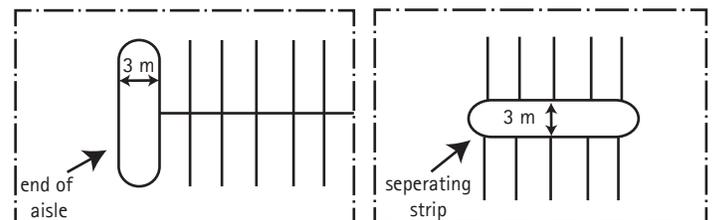
- The planting holes must have a permeable bottom.
- The planting holes must have a minimum depth of 0.9 m and a minimum volume of soil of 10.5 cubic m for a medium or large growth tree.
- Planting holes must be surrounded by a concrete border with a minimum height and width of 15 cm.

Figure 3: Canopy



Vertical ground projection on parking area

Figure 4 : End of aisles and separating strips



Surface materials

- All parking areas concerned must be completely covered with one of the following materials or combination of materials :
 - Grass pavers, specifically for a parking space.
 - Slabs, concrete pavers or a surface coating with a solar reflectance index of at least 29, as certified by the manufacturer's specifications.
 - Asphalt for parking spaces only when the parking area is planted with trees so that the canopy, once reaches maturity, covers at least 50 % of the mineralized surface, excluding the vehicular access, the circulation aisle et the acces aisle and vehicular driveway.



Information: 311 - ville.montreal.qc.ca/saint-laurent/infosheets

Legal framework : Règlement sur le zonage n° RCA08-08-0001

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