

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

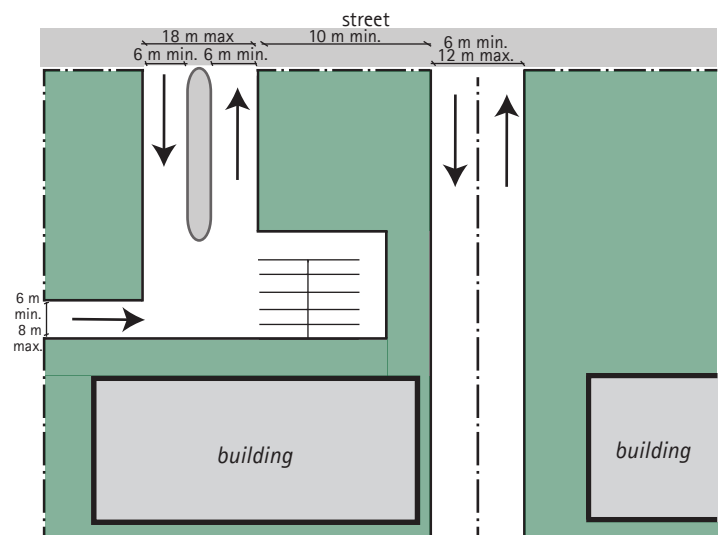
- A parking space set up perpendicular to the circulation aisle must be at least 2.6 m wide and 5.5 m long.
- Angle parking spaces may be set up if the minimum dimensions indicated in the zoning bylaw are respected.
- Parking spaces of smaller dimensions may be set up as long as the following requirements 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 vehicle 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

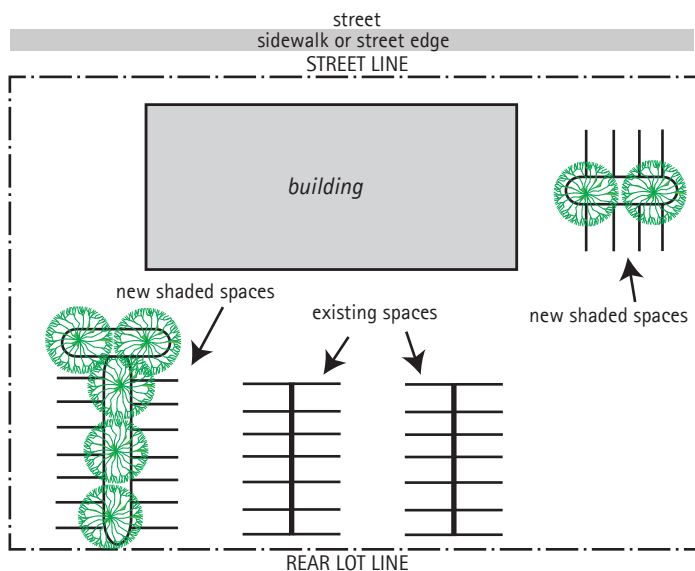
In addition to the general requirements for setting up parking areas, the following cases must comply with the standards stipulated in this section:

- 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.
- 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

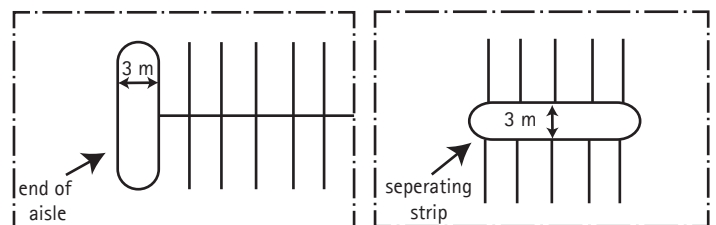


Planting at the ends of aisles and on separating strips

- 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 3).
- 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 : End of aisles and separating strips



Surface materials

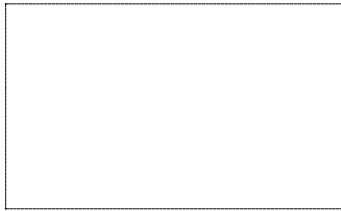
- All parking areas concerned must be completely covered with one of the following materials or combination of materials :
 - Grass pavers, except for a circulation aisle.
 - Concrete.
 - A surface coating with a solar reflectance index of at least 29, as certified by the manufacturer's specifications.



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

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

Notice: Certain specific provisions, not mentioned in this document, may apply. This information sheet has been prepared for the convenience of the reader and has no official status. Text accuracy is not guaranteed. For legal purposes, consult the official French version of the bylaw and all its amendments.



APPLICATION FOR A PARKING SPACE

All fields must be completed and all required documents must be submitted with the application. Incomplete applications will not be considered. Please note that the specific zoning clauses must be verified.

REQUIRED DOCUMENTS

<input type="checkbox"/> 2 copies of the certificate of localisation, to scale.
<input type="checkbox"/> 2 copies an implantation plan, to scale, showing the existing parking and the new parking space.
<input type="checkbox"/> 2 copies of the product sheet of the material indicating that the IRS is at least 29 .
<input type="checkbox"/> 3 copies a landscape plans showing the trees and their shading, when more than 20 parking spaces.
<input type="checkbox"/> An application for the certificat of authorization to cut a tree is required, if applicable.
<input type="checkbox"/> A permit application for water retention is required, if applicable.
<input type="checkbox"/> The payment according to the fees in force; if cheque, payable to Ville de Montréal .

1. LOCATION OF THE WORK

Civic number	New driveway access planned <input type="checkbox"/> yes <input type="checkbox"/> no
Type of building <input type="checkbox"/> Residential H1, H2, H3, H4, H5, H6 (circle) <input type="checkbox"/> Commercial <input type="checkbox"/> Office <input type="checkbox"/> Industrial <input type="checkbox"/> Institutionnal	
Location of the parking area <input type="checkbox"/> Front yard <input type="checkbox"/> Secondary front yard <input type="checkbox"/> Right side yard <input type="checkbox"/> Left side yard <input type="checkbox"/> Back yard	Type of work <input type="checkbox"/> Addition of parking; no. _____ <input type="checkbox"/> Widening of a parking space <input type="checkbox"/> Parking reconfiguration
Type of coating for parking (traffic lane) <input type="checkbox"/> Grey concrete <input type="checkbox"/> Alveolate pavement <input type="checkbox"/> Product coating of a IRS more than 29	

2. OWNER OF THE PROPERTY

Name	Name of contact	
Complete address		
Phone	Cell phone	Email address
Signature of the owner		
<input type="checkbox"/> I hereby authorize the applicant to apply for this Certificate on my behalf.		

3. GENERAL CONTRACTOR

Name of the company	Name of contact	
Adresse complète		
Phone	Email address	RBQ number
Value of the work	Begin date of the work	End date of the work

4. DESIGNER OF PLANS

Name of the company	Contact person	
Complete address		
Phone (office)	Phone (cell)	Email address

5. ESTABLISHMENT (if applicable)

Name of the business	Certificate of authorisation of use issued by the Saint-Laurent Burrow
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6. APPLICANT

First name and last name		
Complete address		Postal code
Phone	Email address	
I certify that the information provided is accurate. I acknowledge that any error or omission could result in the cancellation of this application and the certificate.		
Signature of the applicant		Date

À L'USAGE DU BUREAU SEULEMENT

Résolution de la dérogation mineure, si applicable	Approbation en date du	Approuvé par	Numéro de la demande de certificat
Notes			