

Ancillary constructions and equipment Parking for residential buildings

In light of sustainable development concerns, the Borough of Saint-Laurent's zoning bylaw includes provisions for parking on residential properties.

A certificate of authorization must be obtained from the Borough before setting up or redeveloping any parking space, with the exception of routine repairs and maintenance. Also consult the information sheet on "Outdoor parking for more than 20 spaces", if applicable.

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

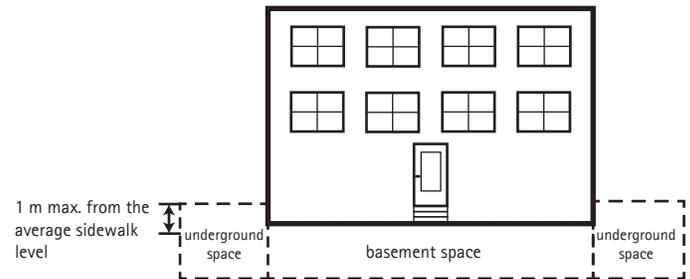
Fees are required to process a request.

General provisions

In order to design a conforming parking space, it is important to respect the following provisions:

- All parking spaces must directly connect to a street or alley and be located on the same property as the use served.
- A parking space can be placed in front, side and back yards under certain conditions.
- A parking space cannot be placed in front of a building facade, except for the part of the facade which has a vehicular opening or a garage door.
- The maximum projection of the garage in relation to the main plan of the front facade of the main building is 1.5 m.
- A parking space must be surfaced in auto-blocking paving, asphalt, concrete, cement, or permeable paving. A parking area of less than 5 spaces may be covered with approximately 1.27 cm (0.5 inch) of river stones.
- The slope of an indoor or outdoor vehicle driveway must not be more than 15 %.
- Temporary, occasional or permanent parking of any vehicle is prohibited on grass, dirt or any other material not designed for this purpose.
- In the case of underground parking, when the underground construction extends beyond the building walls, the maximum height of the exterior part of the storey occupied by parking is 1 m (figure 1).

Figure 1: Underground parking



Single-family home

Number of spaces permitted

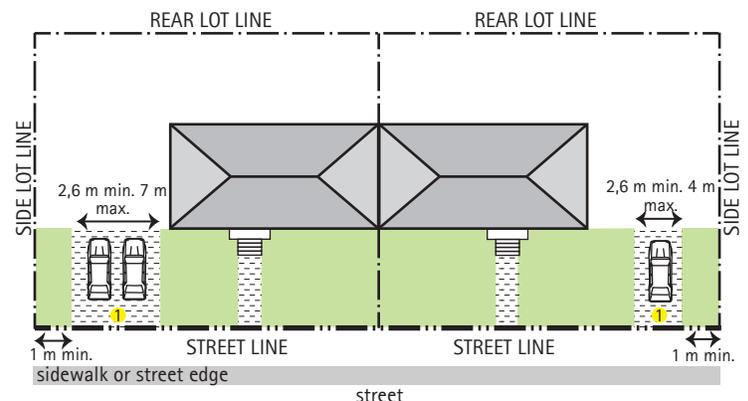
- Minimum: 1 space
- Maximum: 2 spaces
- Conditions: Maximum of 2 vehicular openings per building

Minimum and maximum widths of an outdoor parking space (figure 2)

The following provisions apply to exterior parking spaces located in the front yard or the front setback of a back yard.

- 1 space
Minimum: 2.6 m
Maximum: 4 m
- 2 spaces
Minimum: 2.6 m
Maximum: 7 m

Figure 2: Minimum and maximum width of a parking area with one or two parking spaces



Additional provisions

- A basement parking space and underground parking are prohibited unless the vehicular opening is located on the side wall or the rear wall of the building.
- A common driveway is prohibited for detached single-family houses.

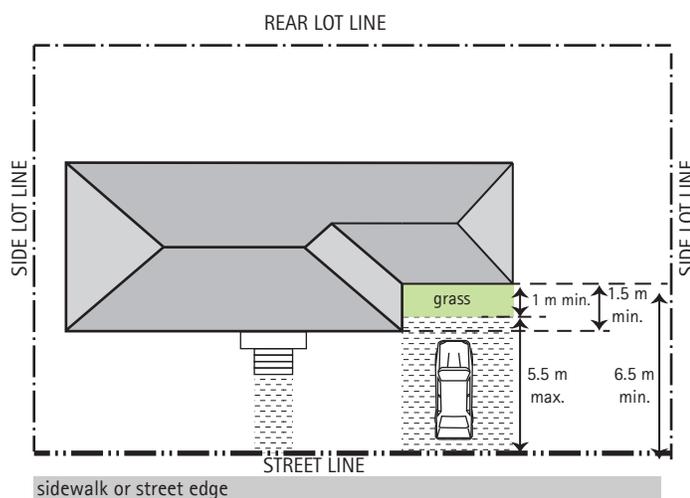


Ancillary constructions and equipment

Parking for residential buildings

- A crescent-shaped parking space is prohibited in a front yard or a front setback of a back yard.
- It is permitted to not create a mandatory parking space as long as the assigned area is planted with grass.
- A parking space can be placed in front of the building facade on condition that it is set back 1.5 m from the main facade wall. This wall must be more than 6.5 m from the street line. The maximum length of this parking space is 5.5 m. In addition, the minimum distance between the setback and the parking space is 1 m and must be planted in grass (figure 3).

Figure 3: Design of a parking space in front of a building facade



Two-family housing

Number of spaces permitted

- Minimum: 2 spaces
- Maximum: 4 spaces

Residential multiplex

Number of spaces permitted

- Minimum: 1 space per dwelling
- Maximum: 2 spaces by dwelling

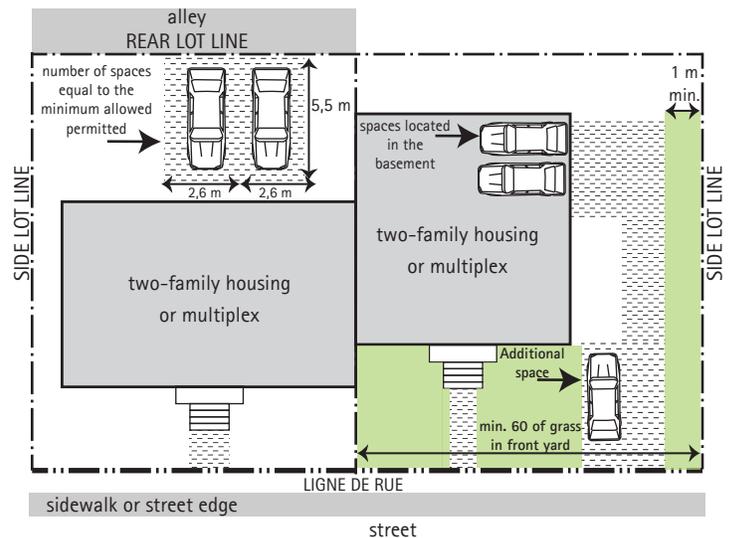
Additional provisions related to two-family residential buildings and multiplexes

- All required parking spaces must be located in the basement.
- A parking space can be located underground provided that the vehicular opening is located on a side or rear wall of the building, or on a facade other than the main facade if the lot is adjacent to more than one street.
- A parking space can be placed in a back yard, if its directly accessible from an alley, and provided that:
 - The maximum number of parking spaces authorized in the rear yard is equal to the minimum required number.
 - The parking spaces are accessible directly from the alley.

- The width of the parking spaces must be 2.6 m, and the length, 5.5 m (figure 5).

- Additional parking spaces over and above the minimum required may be set up in the front setback and front yard provided that at least 60 % of the front yard is grassed (figure 4).

Figure 4: Design of a parking space for a two-family residential building or a multiplex



Multifamily housing

Number of spaces permitted

- Minimum: 1.1 space per dwelling
- Maximum: 150% of the minimum required
- Conditions:
 - All spaces must be located in the basement or underground.
 - Visitor parking, representing 10% of the minimum number of spaces allowed, must be located outside.

Additional provisions

If the visitor parking includes more than 5 parking spaces, the following provisions apply:

- The parking spaces must be delimited by a white or yellow painted line on the ground or delineated by the paving.
- The parking lot must be surrounded by a concrete border of a minimum height and width of 15 cm. In addition, it must be located at least 1 m from any property line.

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.