

**ATTACHMENT A – FORM OF RESIDENTIAL PARKING**

	Sudbury	North Bay	Sault Ste Marie	Thunder Bay	Toronto	Ottawa	Burlington	Edmonton	Surrey
Where parking is permitted	Generally prohibited in required front yard and required corner side yard	In front, side or rear yard.	Permitted in side or rear yard.  Parking permitted in front yard in Downtown area (see below)	Prohibited within 9m of the intersection of two streets.  Parking spaces are not permitted to encroach onto any landscaped open space.  Zones require a minimum amount of landscaped open space (LOS).  I.e. Front yard parking is permitted up to maximum of required LOS.	May not be in a front yard or side yard abutting a street.  See below for Front Yard Parking.	Generally prohibited in required front yard and required corner side yard (see front yard exception below)	Generally prohibited in required front yard and required corner side yard (see discussion on ratio below)	Not permitted in required front yard or side yard.	Not permitted in required front yard or side yard setback.
Landscaped Open Space Requirement	50%	?	Max coverage only (for low density residential).	50% of required front yard	Depends on frontage. Frontages between 6m and 15m require a 50% of the front yard to be landscaped. Frontages greater than 15m require a 60% of the front yard to be landscaped.	Depends on character area, but most areas require 100% landscaping of required front yard. Character areas vary on mix of soft and hard landscaping.	Expressed as a ratio, depending on frontage. General combined width of max of all hard surfaces is 50% of the front lot line. Remaining space shall be landscaped open space.		
Minimum Parking Space Dimensions	2.75m x 6.0m	2.75m x 5.5m	2.75m x 6.71m	2.8m x 6m	2.9m x 5.6m	Min: 2.6m x 5.2m Max: 3.1m x 6.7m	2.75m width min. Min area of 16.5 sq. m. (i.e 6m min length)	2.6m x 5.5m	2.9m x 5.5m
Front yard parking permitted	No	Yes	Properties zoned low density AND located in Downtown may locate parking in a required front or exterior side yard.	Yes	Yes. Area based.	Yes	See above		Yes

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Front Yard Parking Percentage	0%	50% of the lot area of the front yard.  or  if frontage less than 10.5m: 62% of the lot area of the front yard	50% of the lot area of the front yard.  “If there is no other land available for required parking, the required parking will be permitted upon ½ of the width of the front yard, measured between the side lot lines, so long as the remaining ½ of the front yard is landscaped.”	50% of the Front Yard must be landscaped open space.	Parking spaces may be entirely or partially located in the front yard if approved by the City.	May encroach up to 1.8m into the required front yard.	See above		The driveway width may be expanded provided that the total area of the driveway within the front yard or required side yard does not exceed 33% of the total area of the front yard or required side yard within which the driveway is located
Licensing Requirements	No	No	No	No	Yes, where Front Yard parking permitted.	No	No.	No	No.
Other?			Allow stacked parking (i.e. tandem parking) for second units		A required parking space may not be a tandem parking space, except when it is required for a secondary suite, group home or duplex building.  Parking for secondary unit can be in required front yard if it is on the driveway	any part of any driveway located between the front wall or corner side wall of the residential use building and the street must consist of non-vegetative materials such as brick, pavers, rock, stone, concrete, tile and wood, excluding monolithic concrete and asphalt.		Vehicle Parking spaces may only be provided as Tandem Parking if: the Tandem Parking is not used for visitor Vehicle Parking; both Tandem Parking spaces are developed to provide Vehicle Parking for the same Dwelling; and the Tandem Parking does not block access to any other Vehicle Parking space.	Parking reduction of 20% for uses in the City Centre.