

CAMA Awards 2011

Saint-Laurent Borough, City of Montreal
2011 Environment Award, Presented by Citi Canada
(Population between 20,001 and 100,000)
New Sustainable Parking Lot Regulations

New regulations governing the management of parking lots in the Saint-Laurent demonstrates how decision makers can think differently about their city, incorporating environmental and sustainable development principles into decision-making.

Saint-Laurent is an important economic zone in the Montreal region. Its development has long been centred on the use of cars, which has generated huge parking lots, and created a number of issues.

The parking lots are sometimes under-utilized, they act as heat islands and they impede natural rainwater retention. Some of the lots represent valuable real estate development potential, with prospects for improved economic health and business / job retention.

Recognizing these issues, and focusing more on the environment, Saint-Laurent changed the regulations governing the management of parking spaces by incorporating principles of sustainable development.

The objectives of the regulation are to provide the appropriate number of parking spaces required for each building, to adapt to climate change, to create new economic opportunities, to improve the built environment, to promote urban densification, and to advocate for the use and development of public and active transportation.

New regulations allow for parking ratios according to the various activities of a company and the workforce those activities require; require tree planting in all parking lots with 20 or more spaces so that the mature tree canopy covers 40% of their total area; and, authorizes the use of permeable pavement options in support of the natural retention of rainwater.

In addition, limits were established on the number of parking spaces permitted per property, the number of required parking spaces was reduced by 40% within 500 m of Metro stations and by 20% near suburban trains; more underground parking was required; and, the expansion of buildings over non-utilized existing parking spaces was permitted.