

## Aisle and Driveway Provisions (Section 107)

107. (1) The following regulations apply to parking lots and parking garages, whether as principal or accessory uses:
- (a) A driveway providing access to a parking lot or parking garage must have a minimum width of;
    - (i) three metres for a single traffic lane, and
    - (ii) in the case of a parking lot, 6.0 metres for a double traffic lane; and (By-law 2016-249) (By-law 2020-299)
    - (iii) in the case of a parking garage, 6.0 metres for a double traffic lane. (By-law 2016-249)
  - (aa) Despite clause 107(1)(a), in the case of an apartment dwelling, low-rise, stacked dwelling, or an apartment mid-rise, or apartment high-rise, the maximum permitted width for a double traffic lane that leads to:
    - (i) Less than 20 parking spaces: 3.6m
    - (ii) 20 or more parking spaces: 6.7m (By-law 2014-289)
  - (b) All driveways and aisles providing access to or located within a parking lot or parking garage must have a minimum vertical clearance clear of obstructions such as signs and other structures of;
    - (i) for a parking lot - two metres, and
    - (ii) for a parking garage - in accordance with the *Building Code*, as amended.
  - (c) An aisle providing access to parking spaces in a parking lot or parking garage:
    - (i) must comply with the minimum required width specified in Table 107;
    - (ii) despite (i), in the case of a parking garage, or parking lot accessory to a residential use an aisle serving parking spaces angled at between 56 and 90 degrees must be at least 6.0 metres wide; (By-law 2020-299)
    - (iii) despite (i) and (ii), no aisle is required for any parking space served by an **automated parking system**. (By-law 2016-249)
- (2) A driveway providing access to parking spaces other than in a parking garage or parking lot must have a minimum width of 2.6 metres.(By-law 2014-80) (By-law 2016-249)
- (3) Despite 107(2), in the case of a driveway providing access to a permitted parking space for a Detached Dwelling, Semi-detached Dwelling, Linked-detached Dwelling, Duplex Dwelling, Townhouse Dwelling or Stacked Dwelling:
- (a) the driveway must have a minimum width of 2.6 metres.
  - (b) where a driveway is providing access to a permitted parking space located outside of the front yard and corner side yard it may be located in a front yard, in a corner side yard, in an interior yard, in the extension of an interior side yard into the front yard or in the extension of a corner side yard into a rear yard provided that: (By-law 2018-155)

- (i) In the R1, R2, R3, R4 and R5 zones, no part of the driveway may be located between the front wall of the residential use building and the street nor, in the case of a corner lot, between the corner side wall of the residential use building and the street; and, (By-law 2017-302)
  - (ii) the area of the driveway does not exceed the greater of:
    - 1. 50 per cent of the area of the yard in which it is located, or
    - 2. 2.6 metres times the depth of the yard in which it is located.
  - (iii) For the purposes of clause 3(b)(ii), the front yard and corner side yard are deemed to include any corner sight triangle as required and defined under Section 57. (By-law 2020-289)
- (c) Despite subsection (3)(b)(i), on a lot within the area shown as Area A on Schedule 318, on which a residential use building was constructed and occupied on or prior to December 31, 2013, a driveway providing access to a permitted parking space may be widened in accordance with the following:
- (i) a driveway's width may encroach into the extension of the interior side yard into the front yard;
  - (ii) a driveway's width may encroach up to 1.8m into the area between the front wall of the residential use building and the street, provided that the combined width of that part of the driveway extending in front of the front wall and any walkway does not exceed 1.8m;
  - (iii) in the case of a corner lot, a driveway's width may encroach up to 1.8m into the area between the corner side wall of the residential use building and the street, provided that the combined width of that part of the driveway extending in front of the corner side wall and any walkway does not exceed 1.8m;
  - (iv) 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. (By-law 2014-80)

**Table 107- Minimum Required Aisle Width**

| I<br>Angle of<br>Parking<br>(degrees) | II<br>Minimum<br>Required<br>Aisle Width<br>(metres) |
|---------------------------------------|------------------------------------------------------|
| (a) 0-40                              | 3.5                                                  |
| (b) 41-55                             | 4.3                                                  |
| (c) 56-70                             | 6.5                                                  |
| (d) 71-90                             | 6.7                                                  |

