

## CASE STUDY COMPARISON – PARKING



<p><b>City of Cambridge Recommendation</b></p>	<ul style="list-style-type: none"> <li>• O.Reg 299/19 provides Provincial direction for parking requirements in association with Additional Residential Units as follows:             <ul style="list-style-type: none"> <li>- Each Additional Residential Unit shall have one parking space that is provided and maintained for the sole use of the occupant of the Additional Residential Unit;</li> <li>- Where a by-law passed under Section 34 of the Planning Act does not require a parking space to be provided and maintained for the sole use of the occupant of the primary residential unit, a parking space is not required to be provided and maintained for the sole use of the occupant of either Additional Residential Unit; and,</li> <li>- A parking space that is provided and maintained for the sole use of the occupant of an Additional Residential Unit may be a tandem parking space.</li> </ul> </li> <li>• <del>1 parking space per bachelor or one bedroom Secondary Dwelling Unit – or – 2 parking spaces per 2 bedroom Secondary Dwelling Unit in addition to the parking for the principal dwelling unit.</del> Recommend modifying to: (i) 1 parking space per Additional Residential Unit; and (ii) 0 (zero) parking spaces where the lot with the Additional Residential Unit is located within 800 metres of a light rail transit station.</li> <li>• Tandem parking permitted.</li> <li>• Parking may be provided between the regulatory building line or the established building line and the street line.</li> <li>• No separate vehicular access to a municipal road is permitted.</li> </ul>
--	---

### Case Study Comparisons

<p><b>Guelph</b> ZBL (2020) – 20555 Passed December 14, 2020 Parent ZBL (1995)14864</p>	<p>1 parking space per dwelling unit</p> <p>Tandem parking is permitted</p> <p>If no legal off-street parking space can be provided for the primary dwelling, as of the date of passing of the By-law (December 14, 2020), then no parking spaces are required for the additional residential dwelling units.</p>
---	---

<p><b>Kitchener</b> ZBL 2021-040 Passed April 26, 2021</p> <p>ZBL 2019-51 (CRoZBy Stage 1) Passed April 29, 2019 - and – Proposed CRoZBy Stage 2</p> <p>Parent ZBL 85-1 + 2019-51</p>	<p>1 parking space per dwelling unit or 0 where the lot is located within 800 m of a light rail transit station</p> <p>Tandem parking is permitted</p> <p>1 parking space may be located within 6 metres of the front lot line (required parking otherwise required to be set back from the street line by 6 m); in the case of a street townhouse with an additional dwelling unit, 1 parking space may be in the required front yard or required exterior side yard</p>
<p><b>Hamilton</b> ZBL 21-071 Passed May 12, 2021 Parent ZBL 05-200</p>	<p>1 parking space per dwelling unit</p> <p>Tandem parking is permitted</p> <p>Parking for a secondary dwelling unit may be provided in the front yard</p>
<p><b>London</b> ZBL Z.-1- 212896 Passed December 8, 2020 Parent ZBL Z.-1</p>	<p>The minimum parking requirement shall be in accordance with the primary dwelling unit. No additional parking is required for an Additional Residential Unit.</p> <p>A new additional driveway in association with an Additional Residential Unit is not permitted.</p>
<p><b>Barrie</b> (Proposed ZBLA) Public Mtg June 15, 2021 Parent ZBL 2009-141</p>	<p>1 parking space per dwelling unit</p> <p>Tandem parking is permitted</p> <p>Where Detached Accessory Dwelling is attached to a detached private garage, a minimum driveway length of 6 metres from garage door to lot line is required.</p>
<p><b>Kingston</b> ZBL 2019-87 - and – ZBL 2021-063 Parent ZBL 8499 et al.</p>	<p>1 parking space per Second Residential Unit</p> <p>Tandem parking is permitted</p> <p>Parking space for a Second Residential Unit may be located on a driveway that is within a front yard.</p>

<p><b>Richmond Hill</b>  ZBL 13-21  Passed March 24, 2021  Parent ZBL - Various</p>	<p>1 parking space for each Additional Residential Unit</p> <p>In some areas of the City – (see specific ZBLs) – where there are 2 parking spaces provided for the primary dwelling unit, then no additional parking is required where there is only 1 Additional Residential Unit. If there is a second Additional Residential Unit, 1 additional parking space shall be required.</p> <p>In some areas of the City a parking space (1) is only required for the second Additional Residential Unit.</p> <p>Where ZBLs do not require parking spaces for the primary dwelling unit, then no parking spaces are required for the Additional Residential Units.</p> <p>Parking may be arranged in tandem.</p> <p>Parking spaces for Additional Residential Units must be provided on a dedicated driveway or in a garage (whether attached or detached) on the same lot as the primary dwelling. In the case of a condominium, such spaces must be dedicated exclusively to the primary dwelling unit.</p> <p>Parking spaces provided by way of a shared parking within the lot or standard condominium, or common element condominium, shall not count towards the min parking spaces required for Additional Residential Units.</p>
---	--

<p><b>City of Cambridge Existing Zoning Provisions</b>  ZBL 108-18  Passed June 12, 2018  Parent ZBL 150-85</p>	<p>1 parking space per bachelor or one bedroom Secondary Dwelling Unit – or – 2 parking spaces per 2 bedroom Secondary Dwelling Unit in addition to the parking for the principal dwelling unit. (Essentially 1 parking space per secondary dwelling unit.)</p> <p>Tandem parking permitted.</p> <p>Parking may be provided between the regulatory building line or the established building line and the street line.</p> <p>No separate access to a municipal road is permitted.</p>
---	--