

PUBLIC INFORMATION MEETING

**City-Initiated Zoning By-Law Amendment:
Residential Driveway Standards in Mature Neighbourhoods**

Wards: 1, 3, 4, 5, 7 and 8

Meeting: June 17, 2024

Background

Discussion item – April 24th, 2024 Committee of Council Meeting:

Item 8.3.1: Discussion Item at the request of Regional Councillor Keenan re: Driveway Widening By-law

Discussions on this matter included the following:

- *residents concerns with residential driveway widenings, and options to address these,*
- *the need for City staff to review the applicable by-law to help ensure driveway widths are suitable for each neighbourhood*
- *the impact of driveway widenings on water runoff and drainage.*
- *request that permits for curb cuts be monitored and/or placed on hold until this matter is considered by Council*
- *enhancing public communications regarding the implications of driveway widening*
- *enforcement of driveway contractors that contravene the by-law*

The Commissioner of Planning, Building and Growth Management, advised that staff will review this matter and prepare a report for consideration at the Planning and Development Committee Development Committee meeting on June 17, 2024.

Background

Recent Chronology of City's Efforts Related to Driveways

Jul. 2006

Council revised driveway standards in Zoning By-law (By-law 233- (PDD 225-2006)

Jul. 2018

Council directed staff to review matters related to residential driveway widenings and front yard paving. (C194/18)

⑩ Staff recommendation reports and Council decisions to refine and implement the driveway permit program in Nov. 2019, directed abeyance in enforcement until Jan. 2020.

⑩ Driveway Permit By-law 105-2019

⑩ Apr./May 2019
(PDC 039-2019; C181-2019)

⑩ Nov. 2019
(PDC 199-2019; PDC 291-2019)

Nov. 2022

Residents delegated matters related to Zoning Notices of Non-Compliance for Driveway Widening. (CW369-2022)

Council directed to maintain status quo.

Jul. / Aug. 2023
(PDC 077-2023)

Feb. 2024

Council adopted a City-initiated zoning by-law amendment to widening driveways for two lot types by 30cm (1ft)
(By-law 33-2024).
(PDC 023-2024)

Apr. 2024

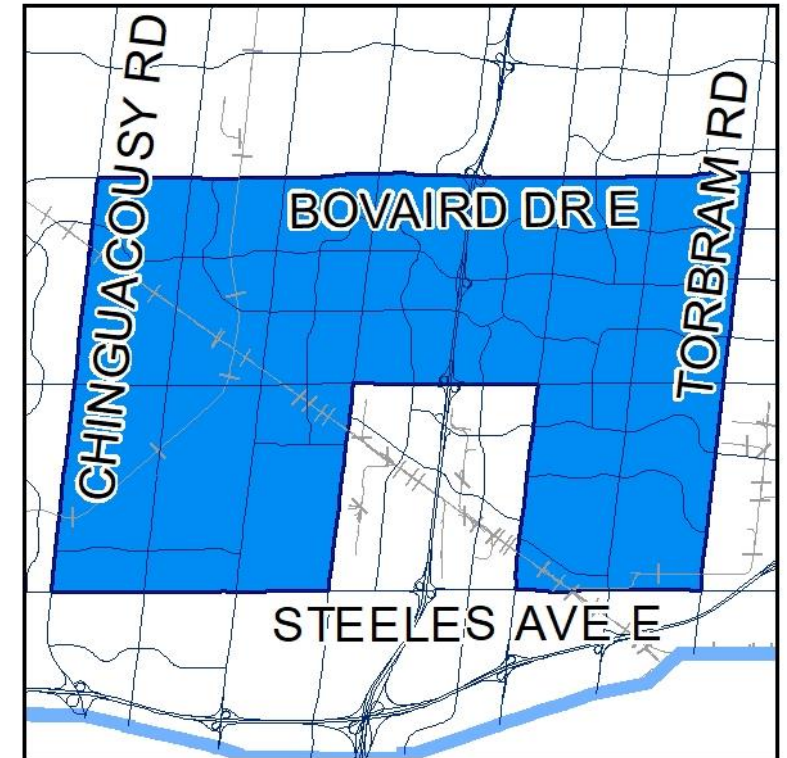
Concerns raised related to residential driveway widenings and the need to review applicable by-law in the Committee of Council meeting.

• **June 17 PDC meeting (NOW)**
Public Meeting on potential changes driveway development standards.

Principles Underlying Proposed Change

Selection of the Mature Neighbourhood Geography

- General built form pattern and older age of buildings in older neighbourhoods create a character and context distinct from newer neighbourhoods.
- Extensive work done in 2014 to ensure new buildings in older, mature neighbourhoods are compatible with their character.
 - Council adopted amendments to the Official Plan (OPA 2006-107) and Zoning By-law (By-law 280-2014) in September 2014 established geography, policies and regulations with respect to Mature Neighbourhood area.
- Driveways are another element that contribute to the character of a neighbourhood – using Mature Neighbourhood Areas builds on previous work and uses a geography already established in planning policy framework.



Principles Underlying Proposed Change

Support High Quality Streetscape

- Relevant policy directions in Brampton Plan include:
 - *Streetscapes to be designed to facilitate the movement of people, keeping the comfort of pedestrians, pedestrians, cyclists and transit users top of mind (Policy 3.1.1.23).*
 - *A healthy and sustainable tree canopy as a fundamental element character of the City (Policy 3.1.26). (Policy 3.1.26). Mature street trees require sufficient soil volume that are not compacted by heavy by heavy impervious pavement to allow for the root system to grow.*
 - *All new development to support high-quality streetscape that... de-emphasize the importance of the importance of the car/garage on the streetscapes... (Policy 3.1.1.27).*
- Principle: Driveways should be subordinate to landscaped areas of front yard and appropriate to size of house.



Principles Underlying Proposed Change

Minimize Storm Water Runoff

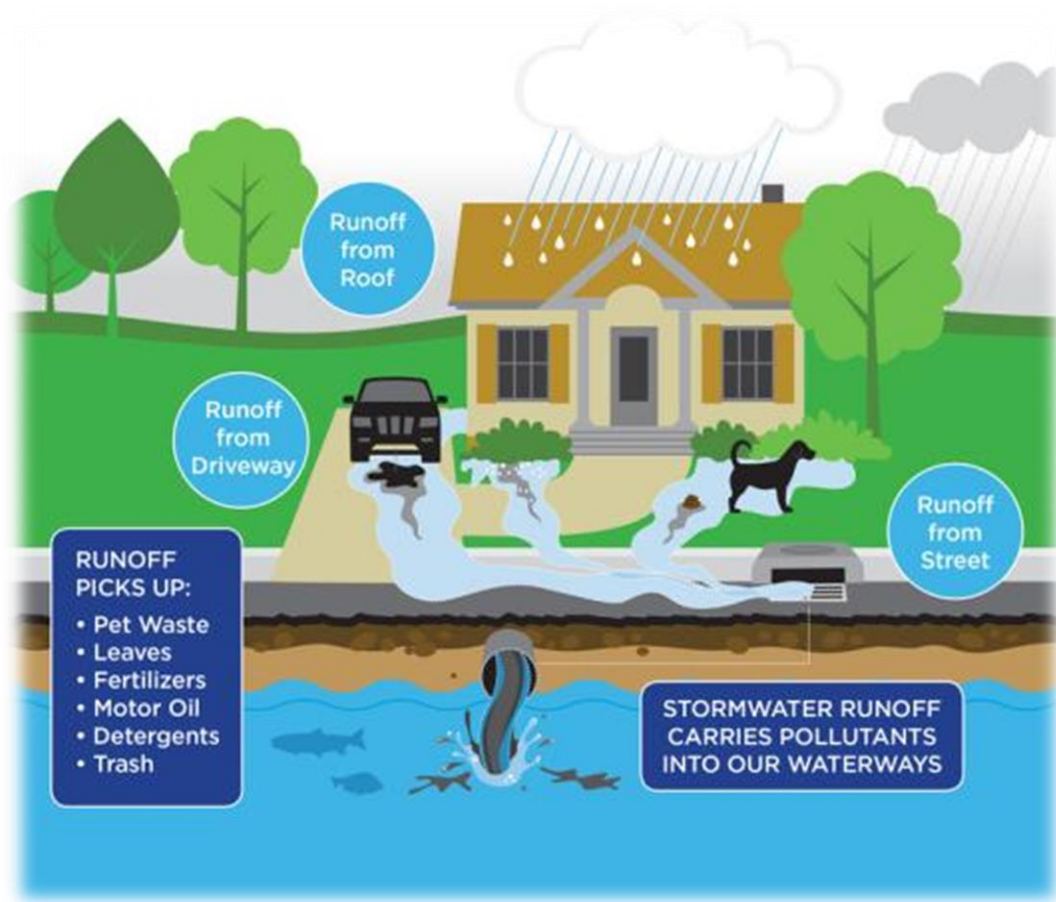


Image source: University of Toronto

- Impermeable surfaces, such as paved driveways, mean that rain/storm water cannot pass through to ground below.
- Soil compaction from driveways also reduces the soil's ability to absorb rain/stormwater.
- Limiting driveway widths and widenings can help alleviate pressures on the City's sewer and stormwater infrastructure.
- Increased landscaped area also means more room for trees and contributes to sustainability/climate change objectives.

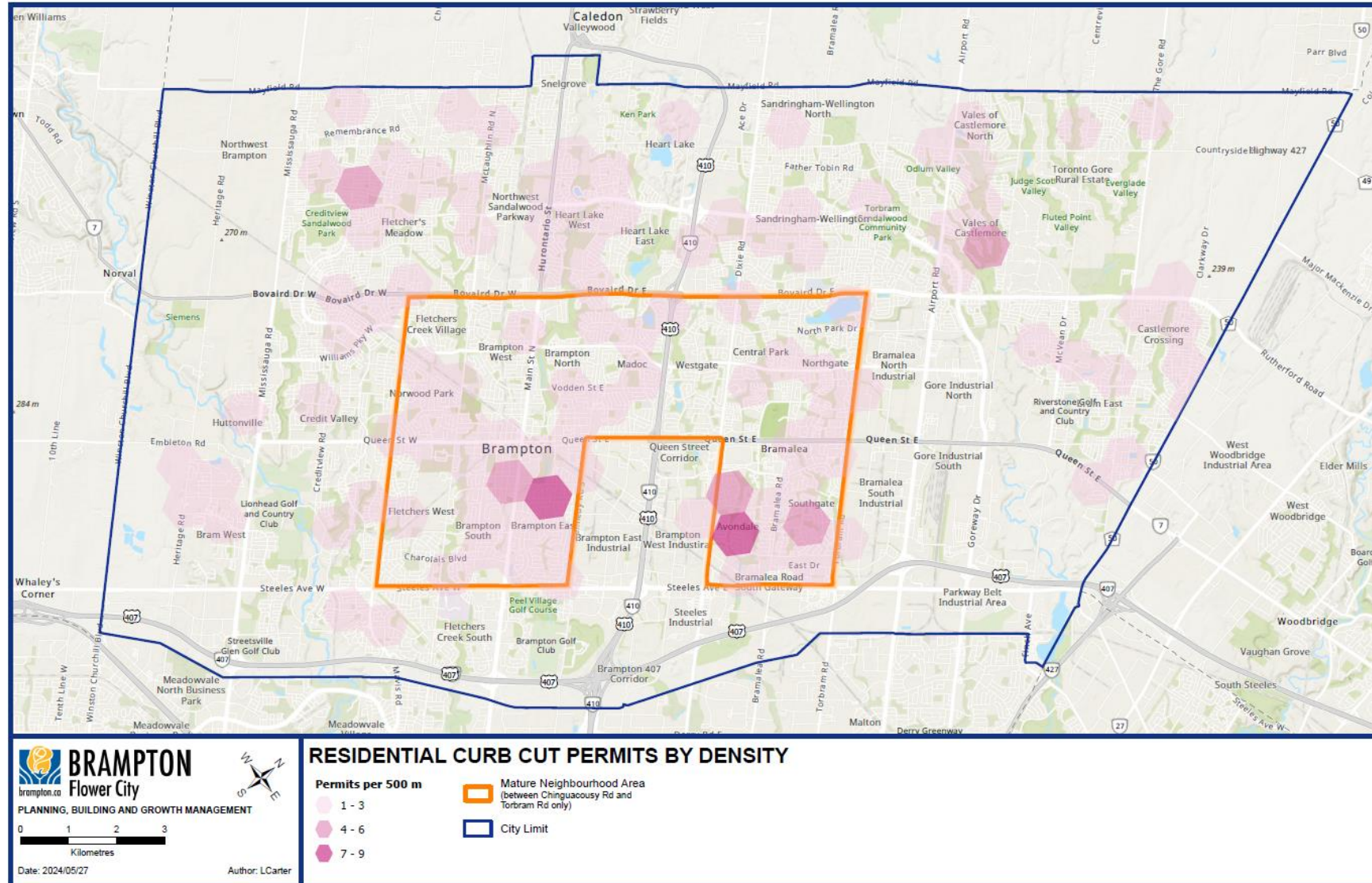
Development of Proposed New Standards

- Planning staff completed a jurisdictional scan of residential driveway width requirements and reviewed recent relevant Committee of Adjustment and Residential Curb Cut Permit application data.
- Contemplated new driveway standards presented today are based on the scan and identified principles.
- Some lots, particularly in the downtown, do not have garages. Alternative standards were developed for these scenarios.



Residential Curb Cut Permit Data

(Jan 2023 to May 2024)



City-wide

189

Mature Neighbourhoods

109

Minor Variance Data

(Jan 2023 to May 2024)

Total # of Driveway Widening Variance Applications

85

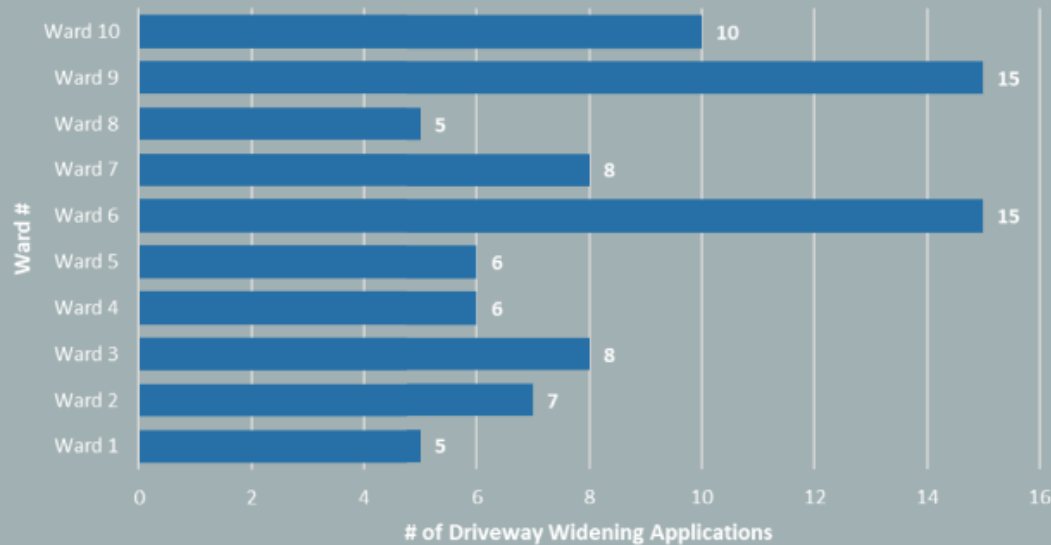


of Driveway Widening Variance Applications in Mature Neighbourhoods

24 out of 85



Total # of Driveway Widening Applications by Ward



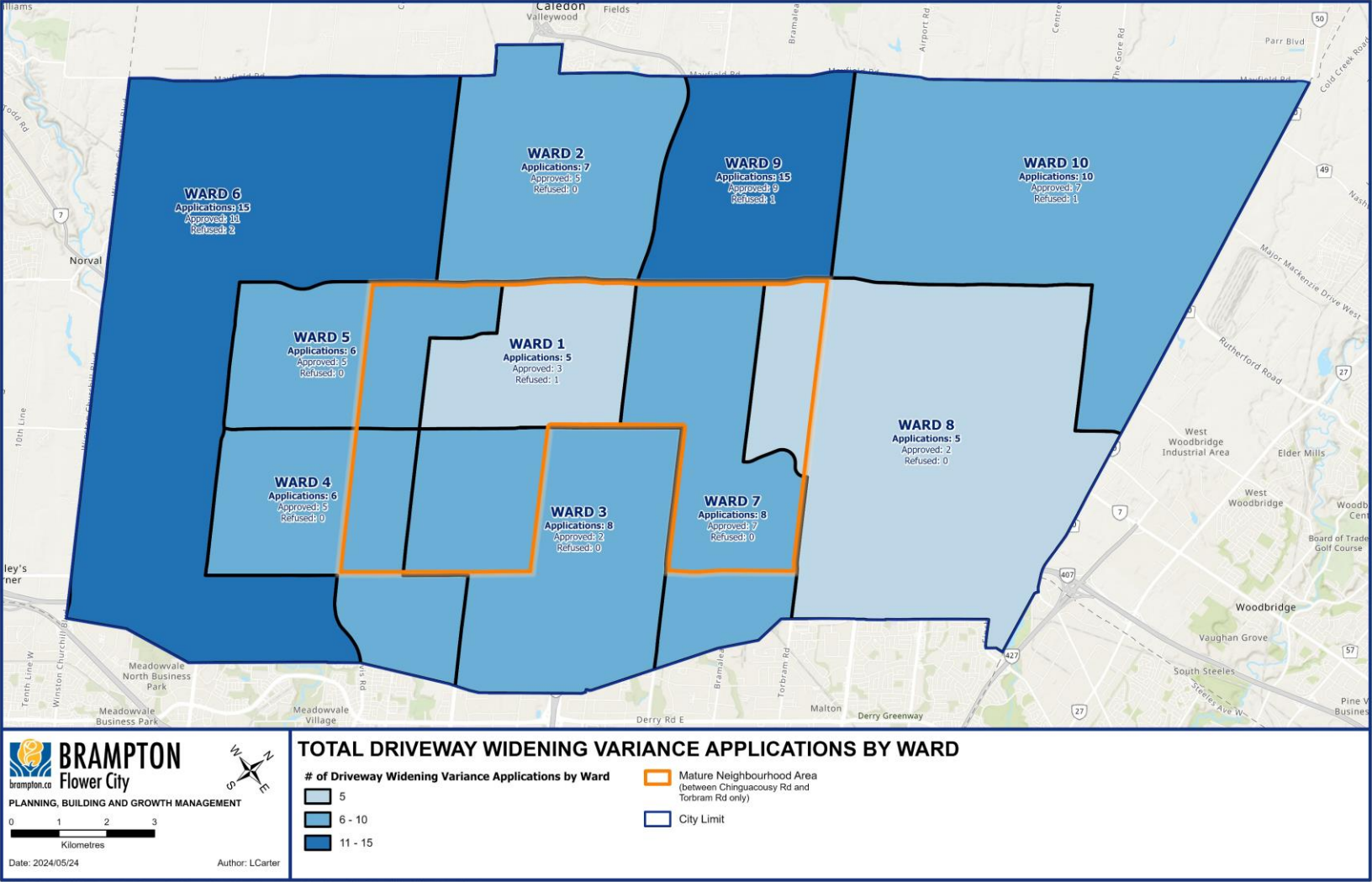
Total Approved : 56

Total Refused : 5

Total 'In Review' : 24

Minor Variance Data

(Jan 2023 to May 2024)

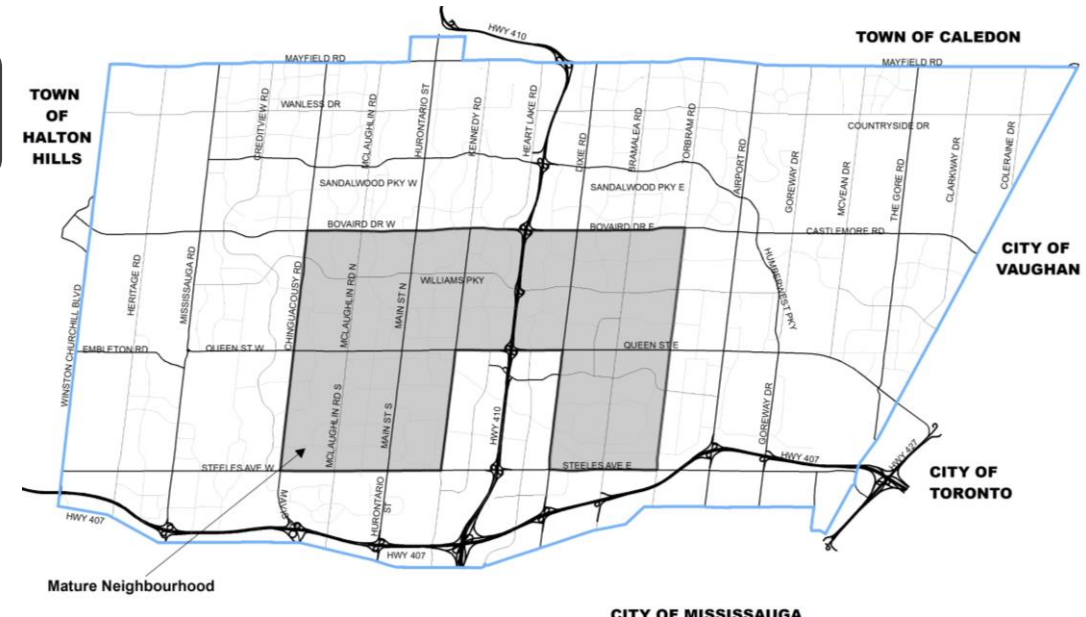


Proposed Change to Driveway Standards

Amendment to the Zoning By-law 270-2004

Key Highlights of Proposed Change:

- Applies to the Mature Neighbourhood area.
- Caps the maximum driveway widths for properties in mature neighbourhoods to:
 - the width of the garage door/openings plus 2.0 m; or, 50% of the lot width, whichever is less, with a floor for the maximum width based on the width of the garage door.
- If no garage is on site, then maximum of 50% of the lot width with a further cap based on two cars parked side by side.



Proposed Driveway Standards Change

Current and Proposed Standards Comparison

Example / Scenario – properties with a double-door garage door:

Lot width	Current City-wide Zoning Provisions		Proposed Standards for Mature Neighbourhood ¹	
	Maximum Driveway Width	Percentage of Lot Width	Maximum Driveway Width	Percentage of Lot Width
Less than 8.23 m (27 ft)	4.9 m (16 ft)	59.5% plus	4.9 m	59.5%
8.23 m (27 ft) to 9.13 m (<30 ft)	5.5 m (18 ft)	60.2% to 66.8%	4.9 m	53.7 to 59.5%
9.14 m (30 ft) to 15.23m (<50 ft)	7.0 m (23 ft) ²	46.0% to 76.6%	4.9 m to 6.9 m	45.3% to 53.6%
15.24 m (50 ft) to 18.2 m (<60 ft)	7.32 m (24 ft) ²	40.2% to 48.0%	6.9 m	37.9% to 45.3%
18.3 m (60 ft) or greater	9.14 m (30 ft) ²	49.9% or less	6.9 m	37.8% or less

¹ Based on one double-car garage door (4.9m).

² Or width of garage, whichever is greater.

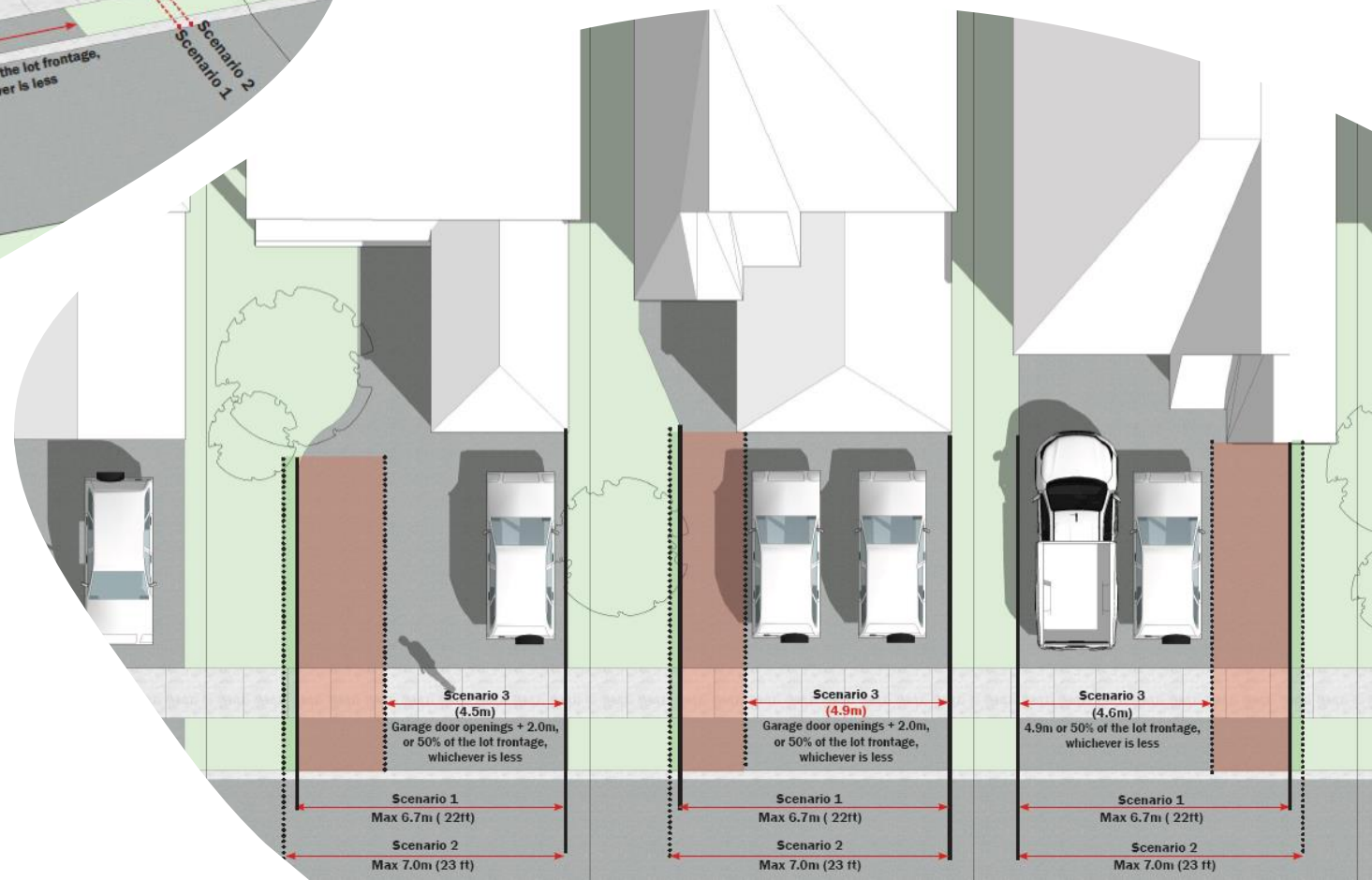


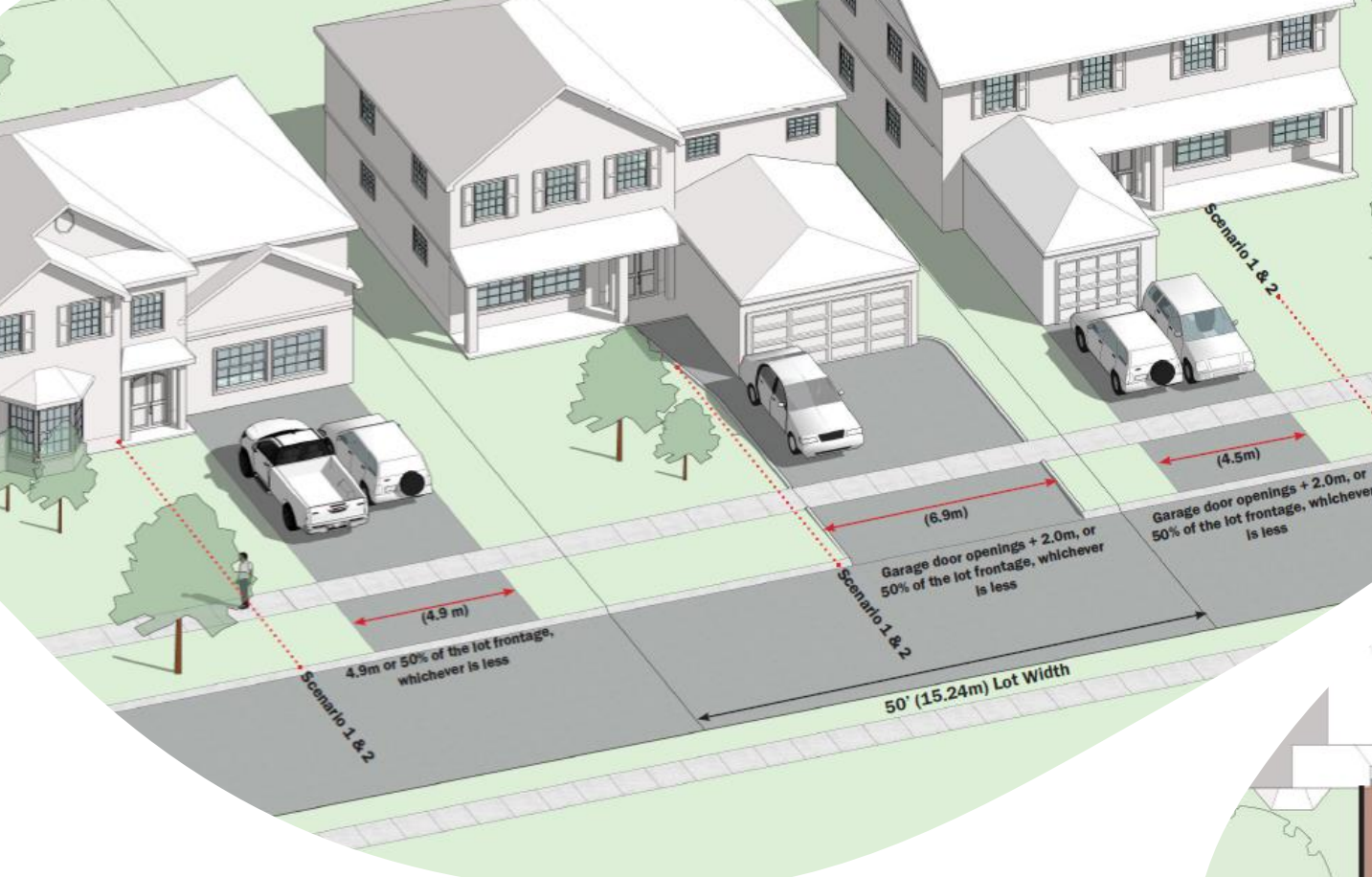
Contemplated Change

Case Study: 9.13 m (30 ft)-wide Lots

Scenarios:

1. Brampton Zoning By-law
(prior to By-law 33-2024, Feb. 2024)
2. Brampton Zoning By-law
(now, after By-law 33-2024)
3. Proposed new standards



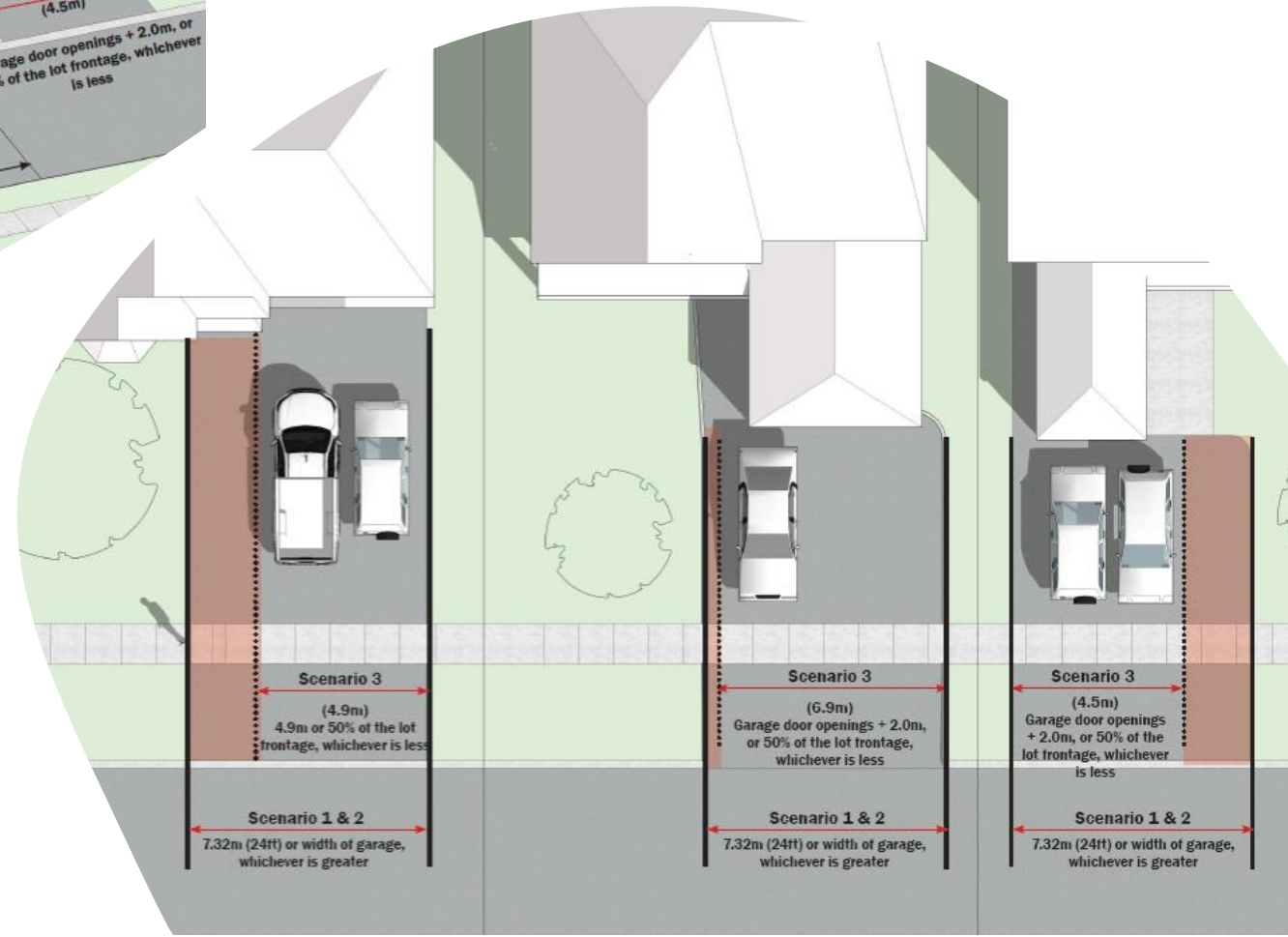


Contemplated Change

Case Study: 15.24 m (50 ft)-wide Lots

Scenarios:

1. Brampton Zoning By-law (prior to By-law 33-2024, Feb. 2024)
2. Brampton Zoning By-law (now, after By-law 33-2024)
3. Proposed new standards



Key Issues / Considerations

- Effect on the ability for homeowners to add Additional Residential Units (ARUs) in dwellings, and the resulting impacts with respect to housing supply and variety of housing forms in neighbourhoods.
- Potential impact on enforcement matters and number of applications for Minor Variances to the Committee of Adjustment.
- Reducing the permitted size of driveways will increase the number of driveways with legally nonconforming status.
- Potential need for transition regulations.



Matters for Continued Review

Per Feedback Received Thus Far



- Study regulating overall size of driveways, i.e. also considering the length of the driveway, and total parking available on a lot.
- How to best ensure driveway is appropriately related to type of house.
- Appropriateness of using the Mature Neighbourhood geography and whether changes are needed to the geography for new standards.
- How to best administer potential new standards, including permits, education and enforcement.

Next Steps



Staff Review & Assessment



Notice of Statutory Public Meeting



Public Meeting (we are here)



Potential Further Public Engagement and Staff Review



Recommendation / Final Report



Council Decision



Ontario Land Tribunal Appeal Period



Additional Information

The report and presentation associated with tonight's meeting can be found online at www.brampton.ca on the **MEETINGS** and **AGENDAS** page.

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Thank You.

