

Residential Driveway Standards Review

Planning and Development Committee Meeting:
October 21, 2024

Background

April 24 Committee of Council Meeting

- Discussion on driveways and need to ensure they are sensitive to neighbourhood context

June 17 Public Meeting

- Received public feedback on potential new standards for mature neighbourhoods

June 26 Council meeting

- Review city-wide, and incorporate design to respect the existing nature, such as estate and multi-generational homes.



Intended Outcomes



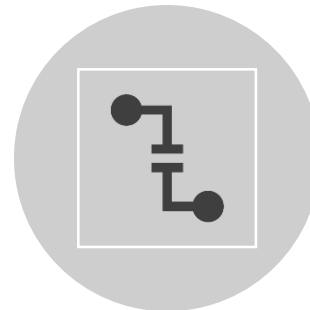
Help ensure that driveway sizes and design are appropriate for a neighbourhood's context



Provide enough flexibility so driveways can meet functional needs for all types of housing that may be permitted in a zone



Minimize environmental effects from driveways including runoff from impermeable surfaces



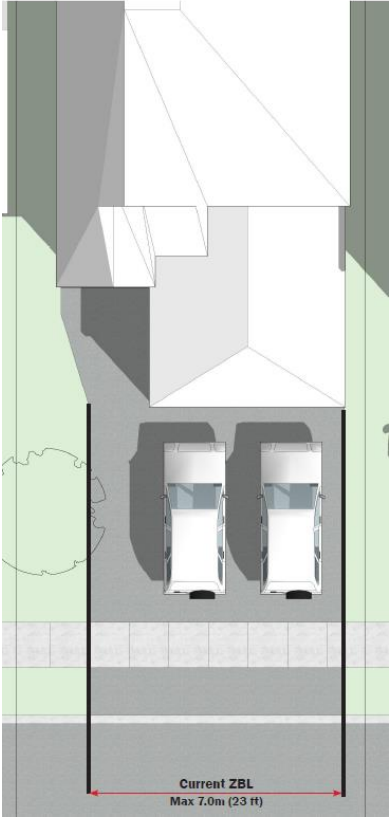
Achieve a high level of compliance with zoning standards

Current Driveway Size Standards

General Residential Zones

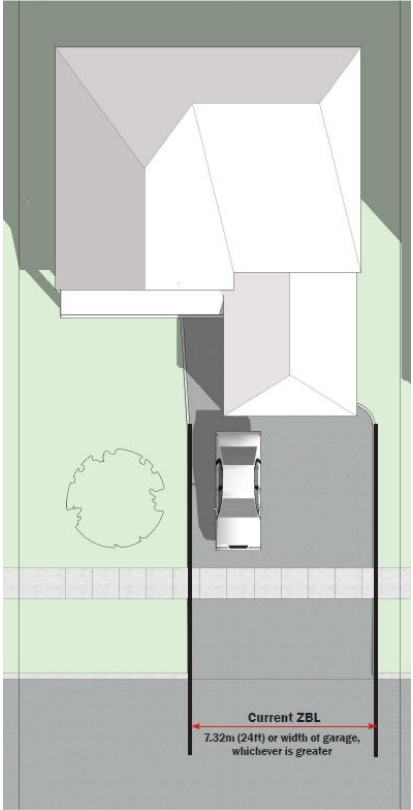
Lot width	Current Zoning Provisions	
	Maximum Driveway Width	Percentage of Lot Width
Less than 8.23 m (27 ft)	4.9 m (16 ft)	59.5% plus
8.23 m (27 ft) to 9.13 m (<30 ft)	5.5 m (18 ft)	60.2% to 66.8%
9.14 m (30 ft) to 15.23m (<50 ft)	7.0 m (23 ft)	46.0% to 76.6%
15.24 m (50 ft) to 18.2 m (<60 ft)	7.32 m (24 ft)	40.2% to 48.0%
18.3 m (60 ft) or greater	9.14 m (30 ft)	49.9% or less

9.14 m (30 ft) lot



7.0 m (23 ft)

15.24 m (50 ft) lot



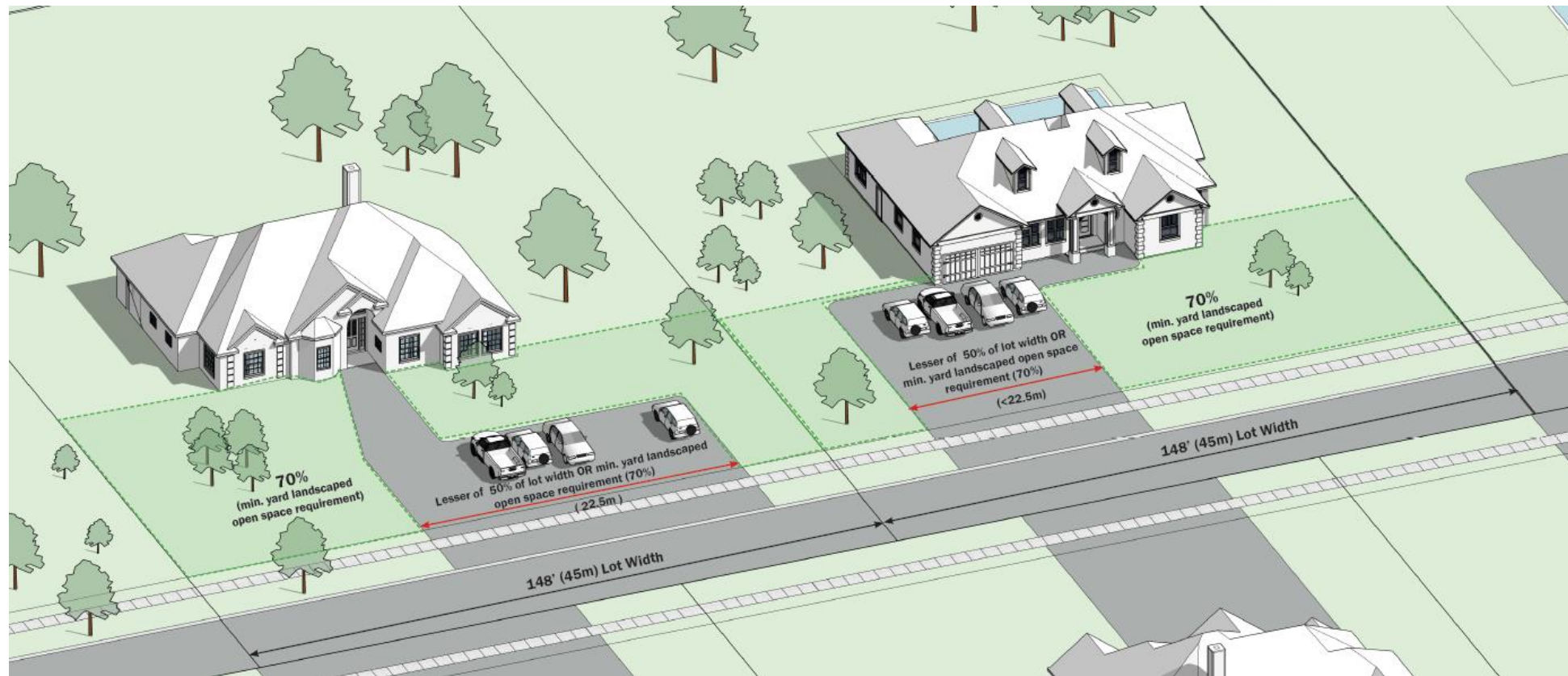
7.32 m (24 ft)



Current Driveway Size Standards

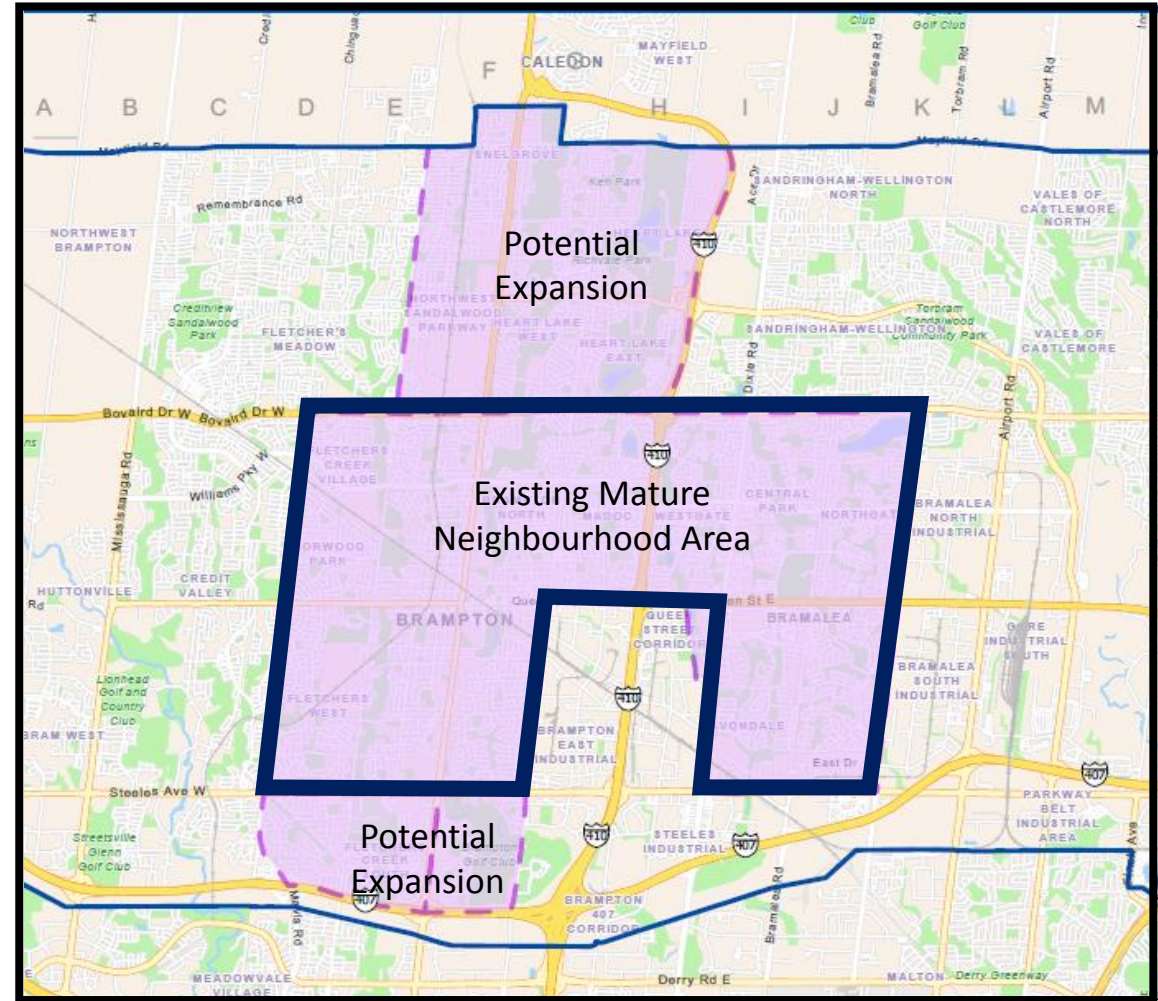
Estate Residential Zones

50% of lot width to maximum of 30% of front yard area

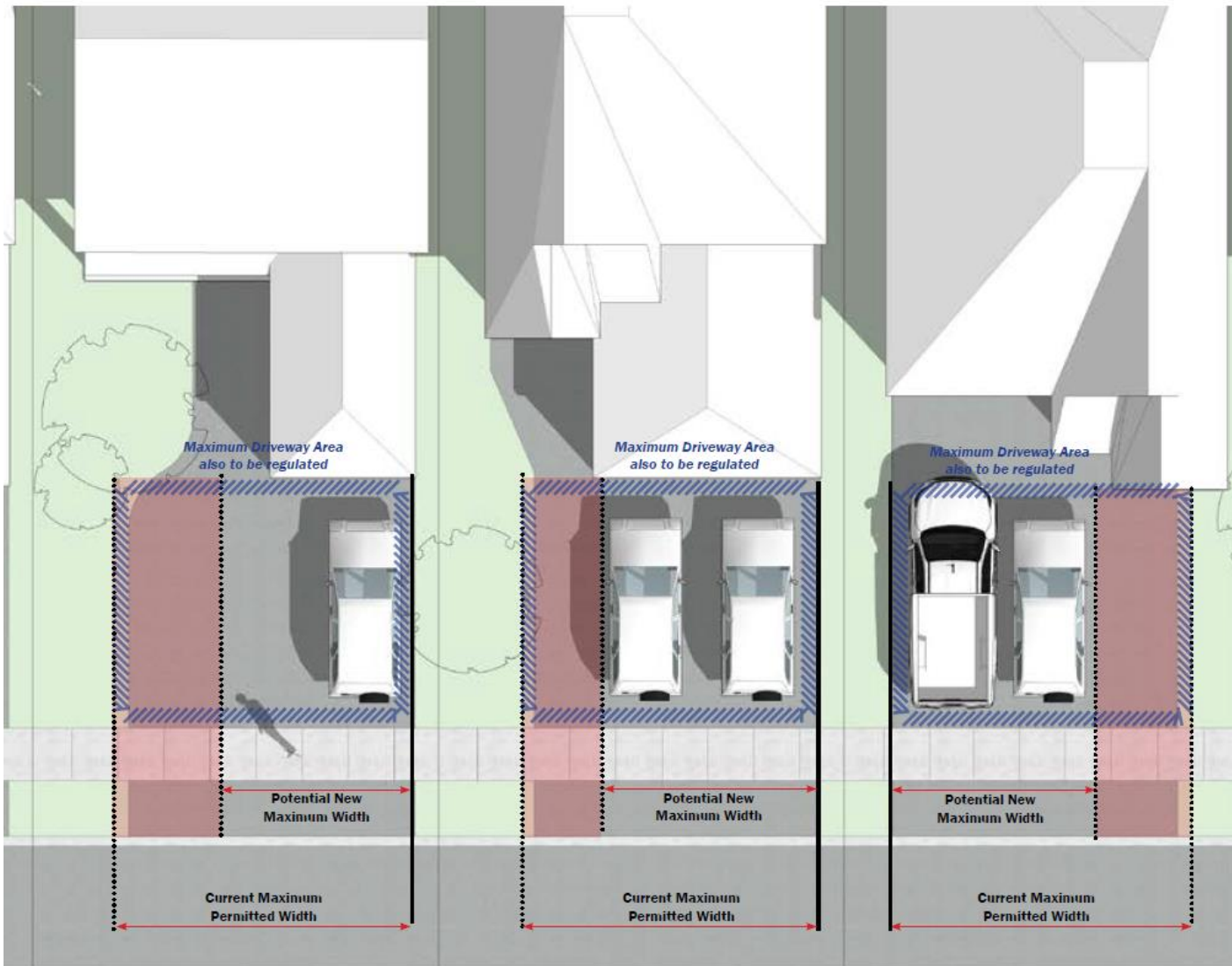


Proposed Geography for New Standards

- Existing policies / regulations recognize that older neighbourhoods have a distinct character and new houses / additions should be compatible with that character
- Different storm water management systems
- Logic seen in extending regulations to include driveways
- Report puts forward potential standards specific to “expanded” mature neighbourhood area
- Current mature neighbourhood geography includes areas built before 1980
- Expansion generally adds the next part of the city to develop historically (i.e. in the 1980’s)



Proposed New Standards



- Reduce maximum permitted width
- Add regulation for maximum driveway area – means length also regulated
- Special consideration will be needed for certain areas / types of lots (e.g. estate lots on Main Street South, lots with rear yard detached garages)
- Further work is needed to craft and test new standards, which will be completed so that new regulations can be presented at a Public Meeting (targeting December 9)

Coordination with Zoning By-law Review



Current Administration of Driveways

- **Current administrative process includes:**
 - **Curb cut permit needed if curb cut is being changed**
 - **Enforcement on a complaint driven basis and proceeds through court system if infraction is uncorrected**
 - **Licensing of contractors including security deposit**
 - **Education effort**
- **Significant numbers of driveways being widened in excess of the zoning standards**
- **Intended outcome is improve compliance with driveway zoning standards**

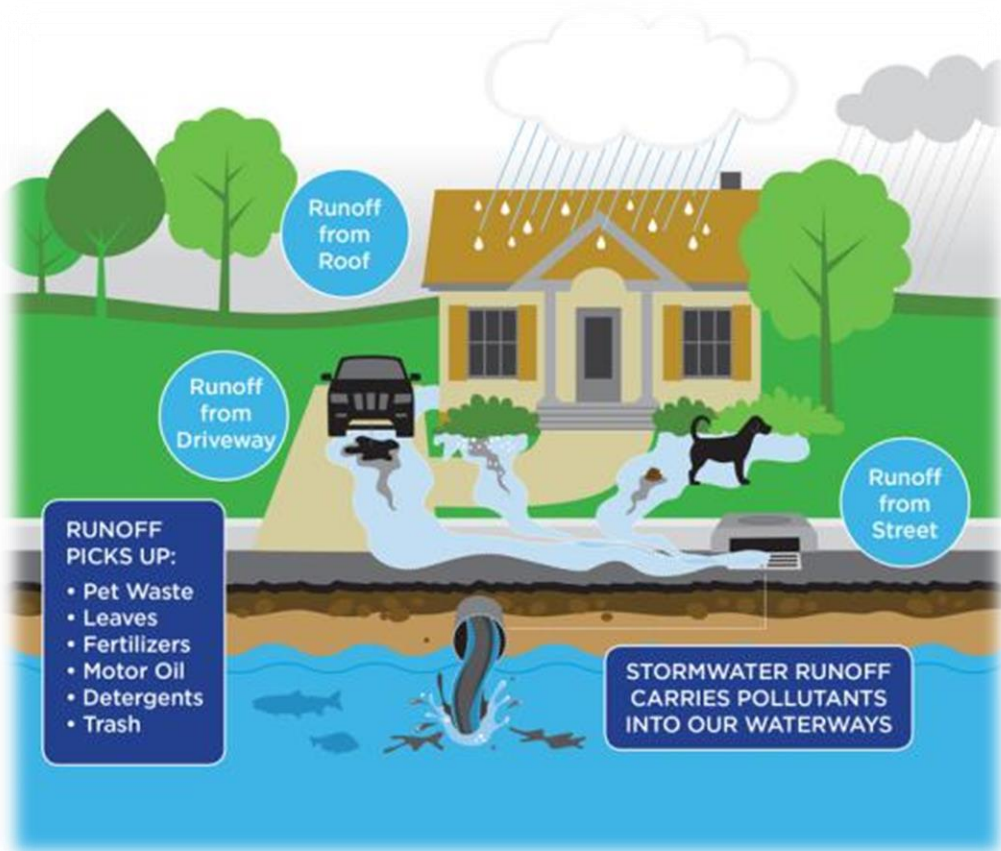


Explore Potential New Permit Program



- Recommend a work plan, including financial and staffing implications, for a requirement that all driveway widenings receive a permit
- Benefits include:
 - review of all widenings (and fewer driveways installed that don't comply),
 - fewer variances for already installed driveways, and
 - more options for penalties for infractions.
- A quick and easy permit approval process is critical to its success – staff will explore a fully on-line process with permits issued electronically immediately after application is submitted.

Other Administrative Recommendations



- Explore opportunities to encourage the use of permeable paving for driveways
- Enhance education efforts on driveway requirements and permitting processes
- Review potential linkages with other City programs that can be used to help improve compliance with driveway zoning standards

Thank You.

