

PUBLIC INFORMATION MEETING

APPLICATION TO AMEND THE ZONING BY-LAW

Residential Driveway Standards

City-Initiated

WARDS: 1, 2, 3, 4, 5, 7 and 8

Background

April 24 Committee of Council Meeting

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

June 17 Public Meeting

- Presented potential new standards for mature neighbourhoods

June 26 Council meeting

- Direction provided to expand review

October 21 Planning and Development Committee

- Staff reported back with potential changes to standards presented at June public meeting and on administrative processes



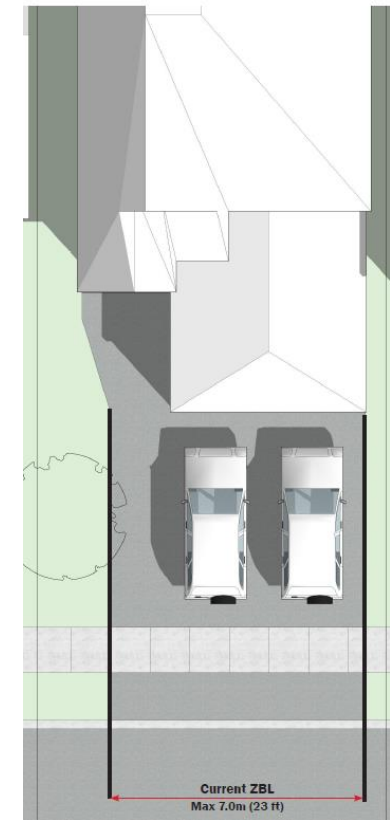
Current Driveway Size Standards

General Residential Zones

Current Zoning Provisions		
Lot width	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

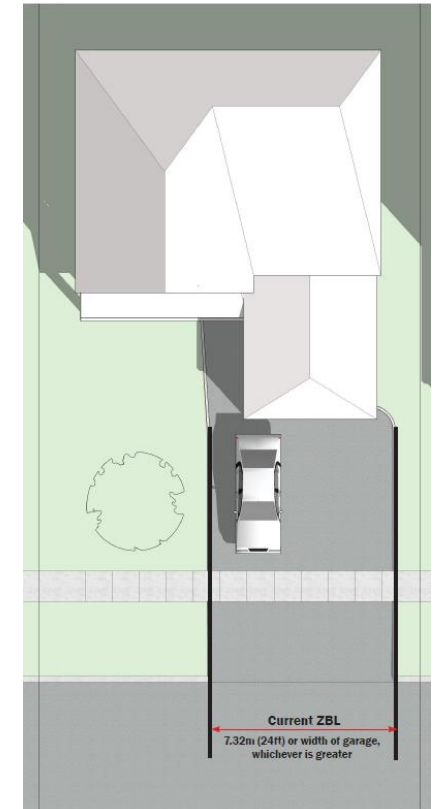
* Or width of garage, whichever is greater.

9.14 m (30 ft) lot



7.0 m (23 ft)

15.24 m (50 ft) lot



7.32 m (24 ft)

Intended Outcomes for New Standards



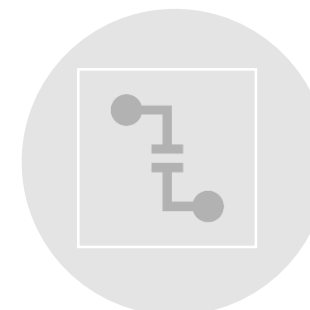
Help ensure that driveway sizes and design are appropriate for a neighbourhood's context



Provide enough flexibility so driveways can meet functional needs – i.e. space for parking and access to property



Minimize environmental effects from driveways including runoff from impermeable surfaces



Achieve a high level of compliance with zoning standards

Proposed Change to Driveway Standards

- Apply to single detached and semi-detached dwellings.
- Lots may have one driveway with a maximum width based on number of vehicles that can be parked side by side:

Proposed Maximum Driveway Widths			
	If rear yard detached garage	Lots less than 17.0 m	Lots 17.0 m or wider
Permitted Width	3.0 m	6.0 m	8.5 m

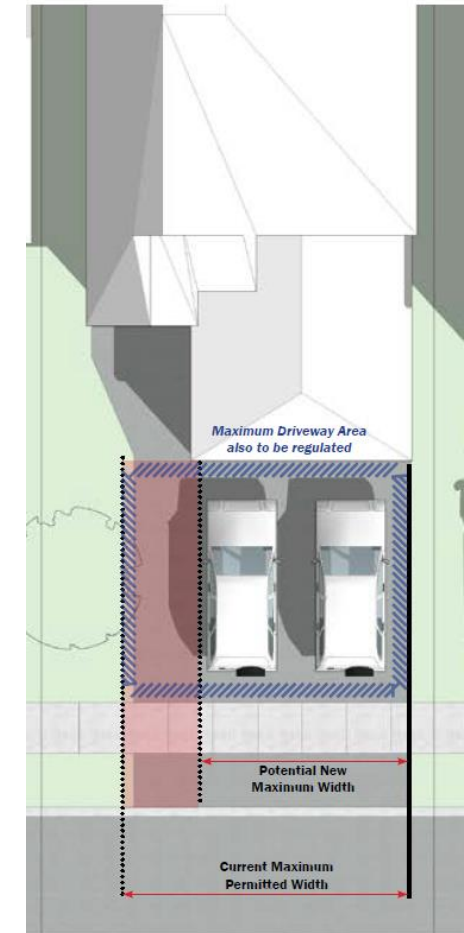
- Smaller lots (most fall in this category) – 2 car width
- Larger lots – 3 car width
- Lots with rear yard detached garage – 1 car width
- Driveway length may only extend to garage. If no garage, then can extend to rear wall of principal dwelling.
- Area limited to 50% of the front yard.

Comparison with Existing Standards

- Reduced maximum widths for most lots:

	Currented Maximum Width	Proposed Maximum Width
9.14 m lot (30 feet)	7.0 m	6.0 m
15.24 m lot (50 feet)	7.32 m	6.0 m
18.3 m lot (60 feet)	9.14 m	8.5 m

- Regulations limiting length and area are new



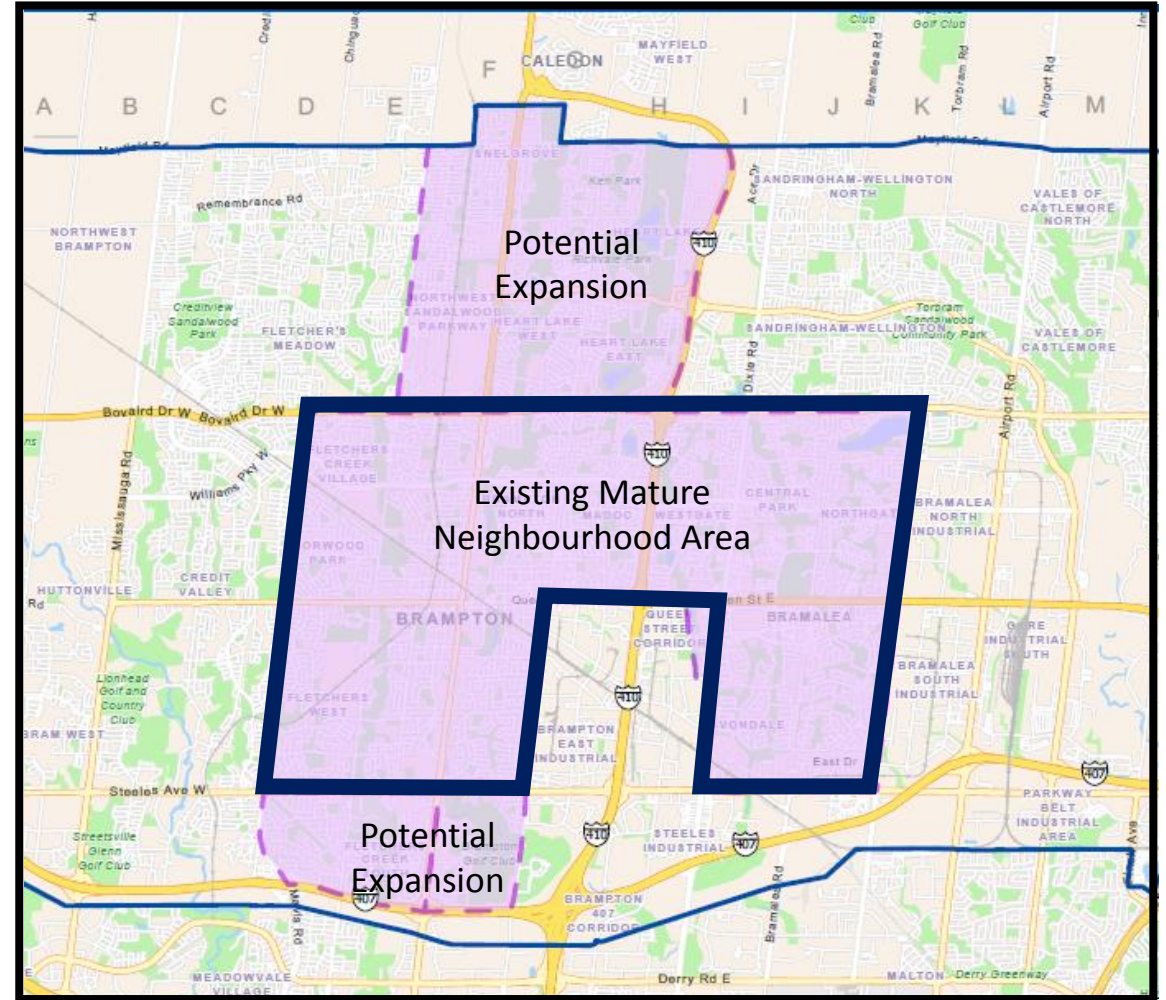
Other Noted Changes

- Requirements for the use of permeable paving (note – this requires further study).
- Allowances for tapered increased driveway widths to provide access to larger garages, e.g. 3-car garages.
- Regulations to address situations where garage does not face the street.
- Permit and regulate hammerhead and semi-circular driveways on larger lots.
- Add regulations for walkways and other front yard landscaping.



Proposed Geography for New Standards

- Official Plan and Zoning By-Amendment adopted in 2014 helped to ensure new buildings in older, mature neighbourhoods are compatible with their character.
- Expansion areas proposed are also older neighbourhoods that have built form patterns and a character and context distinct from newer neighbourhoods.
- Logic seen in extending regulations to include driveways.
- Zoning By-law Amendment proposes potential new standards specific to “expanded” mature neighbourhood area.



Benefits of Proposed Changes

- The new maximum lot widths and introduction of length and area regulations would assist in:
 - Maintaining desirable streetscapes,
 - Ensuring adequate green space in front yards,
 - Limiting front yards dominated by parking, and
 - Reducing storm water runoff.
- Driveway width regulations are simplified with fewer maximum width categories.
- Regulations tied to the function of a driveway – to allow parking and provide access to the garage.



Related Work: Potential Administrative Changes



- Staff is developing a work plan for Council to consider in deciding whether to adopt a system where all driveway widenings require a permit.
 - Potential benefits include:
 - Review of all widenings (and fewer driveways installed that don't comply),
 - Fewer variances for already installed driveways, and
 - More options for handling infractions.
- Review and enhance education efforts.
- Explore opportunities to encourage permeable paving.
- Review potential linkages with other City programs to help improve compliance with driveway zoning standards.

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

