

# Proposed City Initiated Zoning By-law Amendments for Driveways

Information and Recommendation Report – July 29, 2024

Planning and Development Committee

Planning and Building Department



## **Introduction:**

Staff were directed to review the driveway-widening process, including:

- Investigating simplified zoning regulations;
- Benchmarking with other municipalities;
- Exploring possible “green driveway” initiatives; and,
- Identifying trends in Enforcement statistics.

## Zoning Regulations:

The intent in regulating a driveway's width is to:

- Maintain desirable streetscape;
- Provide adequate green space within the front yard;
- Ensure properties are not overly dominated by parking;
- Facilitate appropriate drainage; and,
- Maintain the ability for on-street parking within neighbourhoods.



## Zoning Regulations – Benchmarking:

Staff reviewed zoning regulations from:

- the City of Brampton
- the City of Guelph
- the City of Markham
- the City of Richmond Hill
- the City of Toronto
- the City of Vaughan
- the Town of Caledon
- the Town of Oakville

The purpose of this review was to examine the processes and regulations utilized by these municipalities.



## Proposed Zoning Regulations:

Regulation	Lot Frontage Ranges		
	<6.0 m (19.7 ft.)	6.1 m – 16.9 m (29.9 ft. – 55.4 ft.)	17.0 m (55.8 ft.) +
Driveway Configuration	Single-Car Driveway 3.0 m (9.8 ft.)	Double-Car Driveway 6.0 m (19.7 ft.)	Triple-Car Driveway 8.5 m (27.9 ft.)

The proposed amendments do:

- Simplify the process for homeowners;
- Allow for minor expansions to the driveway area (the walkable area beside vehicles, for example);
- Reduce CofA applications; and,
- Result in the City being more in line with neighboring municipalities.

The proposed amendments do not:

- Disproportionately increase parking area;
- Permit lot line-to-lot line driveways; or,
- Result in overly landscaped front yards.

## **Surface Material Requirements** **(Environmentally-Friendly Construction):**

The motion instructed staff to investigate the appropriateness of incorporating “green” elements to facilitate larger driveway design.

Green elements, such as permeable pavers and pavements, are hard surfaces which allow for some degree of water infiltration.





## Surface Material Requirements (Environmentally-Friendly Construction):

Key points:

- The Zoning By-law currently permits these materials as-of-right in driveway construction.
- Without ongoing maintenance, these surfaces become compromised, which results in reduced environmental benefits.
- The loose materials associated with these designs are often washed into the City's infrastructure.
- The greatest environmental benefit would be achieved by utilizing existing hard-scaped surfaces (lower boulevard and on-street parking, for example).



## Enforcement Practices and Statistics:

Year	Number of Driveway Complaints	Number of Notice of Contraventions	Number of Minor Variance Applications	Times Staff Went to Court
<b>2024</b>	140 (to date)	29*	22	3
<b>2023</b>	383	119	69	6
<b>2022</b>	468	265	53	2

- Prosecution process for a non-compliant driveway takes approximately 15 hours of staff time.
- Undergoing this process is rare (less than 0.8% in 2022, and 5% in 2023).
- More typical, are where violations have been observed, but are subsequently rectified (five hours of staff time).



## **Summary:**

- A frontage-based approach will simplify the process for property owners.
- The proposed amendments will allow for modest increases to parking areas – typically capturing the walkway areas associated with these spaces.
- Reduce the number of CofA applications for appropriately-sized driveways.
- Update the Zoning By-law to be more consistent with neighboring municipalities
- Utilizing existing hard surfaces through on-street or lower boulevard parking will see greater environmental benefits than permitting much larger driveways



## **Recommendation:**

That the proposed amendments to Zoning By-law 0225-2007 for driveways, as detailed in Appendix 3 of the report dated July 10, 2024, from the Commissioner of Planning and Building, be approved in accordance with the following:

1. That an implementing zoning by-law be enacted at a future City Council meeting.
2. That notwithstanding planning protocol, this report regarding revised regulations for driveways in the City's Zoning By-law, be considered both the public meeting and combined information and recommendation report.