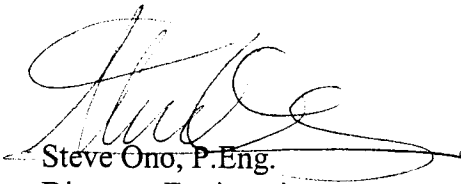




To: Public Works and Transportation Committee **Date:** February 18, 2002
From: Steve Ono, P.Eng.
Director, Engineering **File:** 6060-01
Re: **Steveston Townsite Driveways**

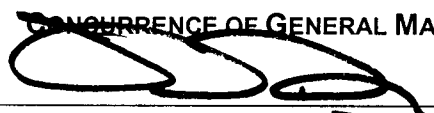
Staff Recommendation

That the attached staff report titled "Steveston Townsite Driveways" be received for information.



Steve Ono, P.Eng.
Director, Engineering
Att.

FOR ORIGINATING DIVISION USE ONLY
CONCURRENCE OF GENERAL MANAGER



Staff Report

Origin

At the January 23, 2002 Public Works and Transportation Committee, staff were requested to report back on the issue of “grandfathering” driveway widths for new homes in the Steveston Townsite.

Findings Of Fact

The Steveston Townsite study area is bounded by Steveston Highway to the north and No. 1 Road to the west. Staff have inventoried all the driveways in the study area and have discovered that there have been approximately 57 building permits for new homes approved since 1997. Of those 57 permits, 36 have received final occupancy and have had their damage deposits released. Five of the 36 were instructed to reduce the widths of their driveways prior to release.

However, 13 of the 36 properties have driveways that are non-compliant with the City’s Bylaw No. 7222 and have already had their deposits released. Some of those driveways may have been modified after the final inspection. The 21 outstanding permits are the result of either incomplete house construction and/or outstanding deficiencies, which may include driveway issues.

Analysis

Residential Lot (Vehicular) Access Regulation Bylaw No. 7222 regulates the number and width of residential driveways. This bylaw prohibits any person(s) who has been issued a building permit for the construction of a new residential building, garage, or carport from installing a new driveway crossing wider than 5.8 metres (including the 1.8 metre flares) or 8.0 metres (including the 3.0 metre flares) for driveways fronting on arterial roads. This bylaw also recognizes the hardship for those driveways constructed prior to the original bylaw (ie. building permit issued prior to September 8, 1997) and contains a “grandfather” provision, which allows for those driveway widths to be no wider than that of the garage doorframe up to a maximum width of 9.1 metres (including the 1.8 metre flares) on local roads, or 10.3 metres for driveways fronting on arterial roads.

This bylaw only authorizes the General Manager of Engineering and Public Works to relax the bylaw requirements under the following two situations:

- (a) the proposed access to a residential lot is considered unsafe by the General Manager of Engineering and Public Works because of an existing non-conforming garage or carport which is situated within the standard 6 metre setback to a residential lot; or
- (b) safe access from the roadway is not possible due to a non-standard geometric driveway.

Unfortunately, none of the 13 non-compliant driveways identified qualify for the relaxation as defined.

On the question of “whether existing 20 foot (6.1 metre) wide driveways in the Steveston Townsite could be ‘grandfathered’ to exempt those properties from Bylaw No. 7222 if and when new homes were constructed on these sites”, one must consider the following:

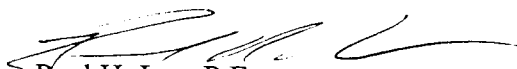
1. It is now difficult to determine which of those newly occupied properties originally had a 6.1 metre (20 ft) wide driveway as most building permit application drawings do not provide this information and most of those driveways (if re-utilized) have been resurfaced making any visual distinction impossible;
2. In all likelihood, the majority of new home building permit applications will entail the construction of a new driveway as its location will be different than that of the original;
3. Although there are 13 properties with non-complying driveway widths, staff have been consistent in the application of Bylaw No. 7222 and have ordered numerous driveways, not just in the Steveston Townsite, to be cut back to the required 5.8 metres on local roads;
4. If Bylaw No. 7222 is amended to exempt/grandfather the Steveston Townsite, other neighbourhoods may seek the same consideration and any amendment may be protested by those property owners/contractors who have already complied with the existing 5.8 metre requirement.
5. The 5.8 metre driveway width for residential lots on local roads was based on balancing access with civic beautification standards.

Financial Impact

No impact to the City at this time.

Conclusion

Bylaw No. 7222 has been applied uniformly across the City and numerous property owners and/or their contractors have been required to reduce their new driveway widths to comply with the bylaw. Bylaw No. 7222 can be amended to exempt/grandfather the Steveston Townsite, however, other neighbourhoods may perceive this to be an inequitable initiative and request the same consideration.


Paul H. Lee, P.Eng.
Manager, Engineering Planning

PHL: