



Figure 1: Driveway Replacement Location

Relocating the driveway onto Collinson Street will help to reduce the number of conflicts within the intersection and provides a safer vehicle access to the residence. This change is consistent with the Highway Access Bylaw of having the property access from the lower (local road) designated street. A tree and additional landscaping will be planted in the existing driveway location after it has been relocated.

Variance to parking stall offset

The relocation of the driveway requires a variance to the 1.0m landscape area required adjacent to the parking stall as outlined in Schedule C of the Zoning Bylaw. The minimum dimensions of the parking stall of 2.7m by 5.1m are satisfied, along with the 1.0m buffer in the front yard. A variance from 1.0m to 0.3m is required for the side yard landscape buffer due to the existing building location and limited side yard setback. This variance is supported given the intersection safety improvement, increased planting opportunity and limited impact to the adjacent sidewalk.

Staff are working in cooperation with the owner and works need to be completed prior to road paving, scheduled for the fall of 2021. The relocation has been included in the scope and budget of the Fairfield Road project which is funded through the Complete Streets capital program.

Respectfully submitted,

Jesse Neufeld
Manager, Transportation Design and
Construction

Ross Kenny
Assistant Director, Transportation

Philip Bellefontaine
Director, Engineering & Public Works

Report accepted and recommended by the City Manager.