

Committee of the Whole Report For the Meeting of September 9, 2021

То:	Committee of the Whole	Date:	August 30, 2021
From:	Philip Bellefontaine, Director, Engineering & Public Works		
Subject:	Attachment D - Rationale for Driveway Variance		

Purpose

The purpose of this attachment is to provide the rationale for a driveway width variance associated with the relocation of an existing residential driveway as a part of a city-led infrastructure project on Fairfield Road. This information accompanies the Committee of the Whole staff report for Development Variance Permit No. 00273 for 903 Collinson Street.

Project background

Transportation upgrades on Fairfield Road between Blanshard Street and Vancouver Street were identified and prioritized for investment from the City's 2020 pavement condition assessment. The project commenced in early 2021 with the focus on asset renewal and accessibility upgrades to meet goals identified in Go Victoria, the City's sustainable mobility strategy.

Works include:

- Reconstruction of sidewalk on the north side, between Rupert Terrace and Quadra Street, to increase width of sidewalk and improve walking surface.
- Realignment of curb, pedestrian ramps, and medians to provide more sidewalk width and improve accessibility, comfort, and legibility for drivers and pedestrians at the intersection of Fairfield Road and Quadra Street.
- Traffic calming measures and crosswalk improvements at the intersection of Rupert Terrace and Quadra Street to encourage slower speeds and reduce crossing distance for pedestrians.
- Replacement of end-of-life traffic signal poles and lighting
- Road repaving.

Changes to 903 Collinson Street

During the project, staff were approached by the owner at 903 Collinson Street about relocating their driveway from Quadra Street to Collinson Street, to address safety concerns at the Quadra Street and Fairfield Road intersection. Staff reviewed and supported the residents' request to relocate the driveway. The current position of the driveway requires the owner to reverse into the middle of the intersection on what is an arterial road and with reduced sight lines. (See Figure 3, below).



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.