

9. Re: Sidewalk Crossings
(More particularly Loop Driveways)
(Item 19, Report 68, October 25, 1971)

Mr. D. L. Passey of 4106 Gilpin Crescent appeared before Council on October 25 to appeal Council's decision to not grant him a second sidewalk crossing to serve his loop driveway.

The report item was tabled until November 8th when a report was to be submitted indicating whether or not the Zoning Bylaw should be amended to allow for loop driveways, especially in cases where the loop driveway existed prior to the Zoning Bylaw being enacted in 1965.

It is the recommendation of the Planning Director and the Engineer that the Zoning By-law not be amended for the reason that the stipulations and requirements would be most difficult to set out and enforce.

It is considered that a much more desirable way of achieving the same end would be through creation of a policy which would then be administered for each such crossing on its own merits, but without the somewhat stringent requirements which would be set out in a by-law amendment.

The Planner and Engineer suggest that if the Council wishes to recognize the perpetuation of loop driveways that the following requirements be met in each case:

1. At least one of the "legs" of the loop driveway, at its point of intersection with the sidewalk crossing, must serve or have the ability to serve a legally conforming parking area.
2. Construction of the loop driveway must have preceded the date when the new Zoning Bylaw was enacted in 1965.
3. The "straight" portion of the driveway, or in other words, that portion of the loop driveway which turns tangent and parallel to the road allowance, must be located entirely in private property, and not located partially on road allowance.
4. The "legs" of the loop driveway must be located a reasonable distance away from lot corners, and not enter intersections closer than a stipulated number of feet, which normally for residential purposes would be approximately 5 feet from a corner.

If Council accepts this policy statement, both Passey crossings would be automatically approved by the Engineer as an administrative matter. The Engineer will sort out the paper work.

RECOMMENDATION:

THAT the four outlined requirements be used in determining where such driveways will be permitted to exist, but that these requirements be administered only as a policy of the Municipal Council; and
THAT Mr. Passey be advised that under these circumstances the Engineer will approve of both of his crossings.