



# TORONTO STAFF REPORT

---

August 14, 2006

To: Planning and Transportation Committee

From: Ted Tyndorf, Chief Planner and Executive Director, City Planning

Subject: Residential Front Yard Parking Zoning By-law Amendments

Purpose:

This report recommends the adoption of harmonized zoning regulations for residential driveway width dimensions and front yard landscaping.

Financial Implications and Impact Statement:

There are no financial implications resulting from the adoption of this report.

Recommendations:

It is recommended that City Council:

- (1) Amend Zoning By-law No. 438-86 for the former City of Toronto substantially in accordance with the draft Zoning By-law Amendment attached as Attachment No. 1;
- (2) Amend Zoning By-law No. 7625 for the former City of North York substantially in accordance with the draft Zoning By-law Amendment attached as Attachment No. 2;
- (3) Amend Zoning By-law Nos. 1-83 and 3623-97 for the former City of York substantially in accordance with the draft Zoning By-law Amendment attached as Attachment No. 3;
- (4) Amend the Zoning Code for the former City of Etobicoke substantially in accordance with the draft Zoning By-law Amendment attached as Attachment No. 4;
- (5) Amend Zoning By-law Nos. 6752 and 1916 for the former Borough of East York substantially in accordance with the draft Zoning By-law Amendment attached as Attachment No. 5;
- (6) Amend the Community and Employment Districts Zoning By-laws for the former City of Scarborough substantially in accordance with the draft Zoning By-law Amendments attached as Attachment Nos. 6 to 39; and

- (7) Authorize the City Solicitor to make such stylistic and technical changes to the draft Zoning By-law Amendments as may be required.

Background:

A City Planning report dated May 15, 2006 recommended the adoption of harmonized zoning regulations dealing with residential driveway dimensions and front yard landscaping. Planning and Transportation Committee and Works Committee at their joint meeting of May 30, 2006 adopted the recommendations of the City Planning report.

City Council at its meeting of June 27, 28, and 29, 2006 directed the Chief Planner and Executive Director, City Planning to bring forward zoning by-law amendments for residential front yard parking, driveway dimensions and front yard landscaping for residential lots to an upcoming meeting of Planning and Transportation Committee, and that a Public Meeting under the Planning Act be scheduled.

Attached as Attachments 1 to 39 are the draft by-law amendments.

Comment:

The zoning by-law amendments attached to this report regulate the minimum and maximum size of residential driveways as follows:

- a) Minimum width of 2.6 metres.
- b) Maximum width for a driveway located in or which passes through the front yard:
  - 2.6 metres for lots with a frontage less than 6 metres
  - 6.0 metres for lots with a frontage of 6 metres to 23 metres
  - 9.0 metres for lots with a frontage greater than 23 metres
 provided the landscaping requirements are complied with.
  - i) In the case of the Toronto, East York, York and Scarborough by-laws, the driveway cannot exceed the width of the parking spaces located behind the front wall of the building. Where the parking space is located in the rear yard, the maximum driveway width is 2.6 metres.
- c) Maximum width for a driveway which is not located in or which does not pass through the front yard:
  - 6.0 metres.
  - i) In the case of the Toronto, East York, York and Scarborough by-laws, the driveway cannot exceed the width of the parking spaces.

The by-laws also require a minimum amount of landscaping and soft landscaping in the front yard of residential properties:

- For lots with a frontage less than 6 metres, the front yard not covered by a permitted driveway is to be maintained as landscaping.
- For lots with a frontage of 6 metres to less than 15 metres, a minimum of 50% of the front yard is to be maintained as landscaping.
- For lots with a frontage of 15 metres and greater, a minimum of 60% of the front yard is to be maintained as landscaping.
- A minimum of 75% of the front yard not covered by a permitted driveway is to be maintained as soft landscaping.
- Landscaping is defined to include trees, shrubs, grass, flowers, vegetables, and other vegetation, decorative stonework, walkways, patios, screening, or other horticultural or landscape-architectural elements. Landscaping does not include driveways or parking areas, and directly associated elements such as curbs or retaining walls.
- Soft landscaping is defined to include trees, shrubs, grass, flowers, vegetables, and other vegetation, but does not include hard surfaced areas such as driveways, parking areas, decorative stonework, walkways, patios, screening, or other landscape-architectural elements.

The by-laws amend the existing area municipal zoning by-laws and the general Toronto zoning by-law. In addition, By-law 3623-97 of the former City of York, which includes residential zoning regulations, is also being amended. Some sections of this by-law were appealed to the Ontario Municipal Board.

Conclusions:

This report brings forward zoning by-law amendments to the area municipal zoning by-laws to harmonize the regulations on residential driveway dimensions and front yard landscaping.

Contact:

Joe D'Abramo  
Manager, Policy and Research  
City Planning Division  
Tel: (416) 397-0251  
Fax: (416) 392-3821  
jdabramo@toronto.ca

---

Ted Tyndorf  
Chief Planner and Executive Director  
City Planning Division

Attachments

Attachment 1: Draft zoning by-law amendment for the former City of Toronto  
Attachment 2: Draft zoning by-law amendment for the former City of North York  
Attachment 3: Draft zoning by-law amendment for the former City of York  
Attachment 4: Draft zoning by-law amendment for the former City of Etobicoke  
Attachment 5: Draft zoning by-law amendment for the former Borough of East York  
Attachments 6 to 39: Draft zoning by-law amendments for the former City of Scarborough

[p:/2006/Uds/pln/Pt063972.pln/]

Authority: Planning and Transportation Committee Report No. X, Clause No. X,  
adopted as amended, by City of Toronto Council on Date, 2006  
Enacted by Council: Date, 2006

**CITY OF TORONTO**

**BY-LAW No. X-2006**

**To amend the General Zoning By-law No. 438-86 of the former City of Toronto, as amended, with respect to driveway width dimensions and landscaping.**

WHEREAS authority is given to Council by Section 34 of the *Planning Act*, R.S.O. 1990, c.P. 13, as amended, to pass this by-law; and

WHEREAS Council of the City of Toronto has provided adequate information to the public and has held at least one public meeting in accordance with the *Planning Act*;

The Council of the City of Toronto HEREBY ENACTS as follows:

1. Section 6(3) Residential Districts Part III Open Space of By-law No. 438-86 of the former City of Toronto, as amended, is further amended as follows:

- (a) Subsection 3. (a) is amended by adding the following phrase after the phrase “*apartment building*”:

“, a *row house* where a driveway leads directly to the dwelling unit, a *detached house*, *semi-detached house*, or *duplex*”.

- (b) Subsection 3. is amended by adding the following new paragraph:

“(d)

- (i) No person shall on any *lot* erect or use a *row house* where a driveway leads directly to the dwelling unit, a *detached house*, *semi-detached house*, or *duplex*, or an addition thereto, in a manner so that:

- A. for *lots* with a *lot frontage* less than 6 metres, the portion of the *lot* between the *front lot line* and the line of the main *front wall* of the *residential building* as produced to the *side lot line*, not covered by a permitted driveway, is provided and maintained for purposes other than as landscaping;

- B. for *lots* with a *lot frontage* of 6 metres to less than 15 metres, less than 50% of the area of the portion of the *lot* between the *front lot line* and the line of the main *front wall* of the *residential building* as produced to the *side lot line*, is provided and maintained as landscaping;

- C. for *lots* with a *lot frontage* of 15 metres and greater, less than 60% of the area of the portion of the *lot* between the *front lot line* and the line of the main *front wall* of the *residential building* as produced to the *side lot line*, is provided and maintained as landscaping; and
  - D. less than 75% of the area of the portion of the *lot* between the *front lot line* and the line of the main *front wall* of the *residential building* as produced to the *side lot line* not covered by a permitted driveway, is provided and maintained as soft landscaping;
- (ii) For the purpose of this subsection (d), landscaping means trees, shrubs, grass, flowers, vegetables, and other vegetation, decorative stonework, walkways, patios, screening, or other horticultural or landscape-architectural elements, or any combination of these. Landscaping does not include driveways or parking areas, and directly associated elements such as curbs or retaining walls;
  - (iii) For the purpose of this subsection (d), soft landscaping means trees, shrubs, grass, flowers, vegetables, and other vegetation, but does not include hard surfaced areas such as but not limited to driveways, parking areas, decorative stonework, walkways, patios, screening, or other landscape-architectural elements; and
  - (iv) This subsection (d) does not prevent the construction or use in the portion of the *lot* area referred to above, for a permitted projection or encroachment.”
2. Section 6(3) Residential Districts of By-law No. 438-86 of the former City of Toronto, as amended, is further amended by deleting Subsection 4. of Part IV Parking and replacing it with the following:
- “4. Maximum driveway widths
- (a) No person shall erect or use a *row house* where a driveway leads directly to the dwelling unit, a *detached house*, *semi-detached house*, or *duplex* on a *lot*, where a driveway which is located in or which passes through any portion of the *lot* between the *front lot line* and any wall of the building facing the *front lot line* as produced to the *side lot lines* has a width which exceeds:
    - (i) For lots with a frontage less than 6 metres, a maximum width for its entire length of 2.6 metres.
    - (ii) For lots with a frontage of 6 metres to 23 metres inclusive, a maximum width for its entire length of the lesser of the following:
      - A. 6 metres;

- B. the width of parking spaces behind the front wall, where there is at least one parking space behind the front wall but not in the rear yard; or
- C. 2.6 metres where there is any parking space in the rear yard;

provided the front yard landscaping and soft landscaping requirements of Section 6(3) Part III, subsection 3.(d) are met.

- (iii) For lots with a frontage greater than 23 metres, a maximum width for its entire length of the lesser of the following:

- A. 9 metres;
- B. the width of parking spaces behind the front wall, where there is at least one parking space behind the front wall but not in the rear yard; or
- C. 2.6 metres where there is any parking space in the rear yard;

provided the front yard landscaping and soft landscaping requirements of Section 6(3) Part III, subsection 3.(d) are met.

- (b) No person shall erect or use a *row house* where a driveway leads directly to the dwelling unit, a *detached house*, *semi-detached house*, or *duplex* on a *lot*, where a driveway which is not located in or which does not pass through any portion of the *lot* between the *front lot line* and any wall of the building facing the *front lot line* as produced to the *side lot lines* has a width which exceeds a maximum width for its entire length of the lesser of 6.0 metres or the width of the parking spaces.
- (c) No person shall erect or use a *row house*, *rowplex*, *semi-detached duplex*, *semi-detached triplex* or *triplex* on a *lot*, where the width of the driveway located between the *front lot line* and any wall of the building facing the *front lot line* as produced to the *side lot lines* exceeds:
  - (i) on a *lot* having a *lot frontage* of 9.15 metres or less, 2.6 metres; or
  - (ii) on a *lot* having a *lot frontage* greater than 9.15 metres, 3.05 metres at the *front lot line* and a width of 4.9 metres at any wall of the building facing the *front lot line* as produced to the *side lot lines*, and no part of the driveway shall project beyond a straight line drawn between these limits.”

ENACTED AND PASSED this XX day of MONTH, A.D. 2006.

DAVID R. MILLER,  
Mayor

ULLI S. WATKISS  
City Clerk

(Corporate Seal)

Authority: Planning and Transportation Committee Report No. X, Clause No. X,  
adopted as amended, by City of Toronto Council on Date, 2006  
Enacted by Council: Date, 2006

**CITY OF TORONTO**

**BY-LAW No. X-2006**

**To amend City of North York Zoning By-law No. 7625, as amended, with respect to  
driveway width dimensions and landscaping.**

WHEREAS authority is given to Council by Section 34 of the *Planning Act*, R.S.O. 1990, c.P. 13, as amended, to pass this by-law; and

WHEREAS Council of the City of Toronto has provided adequate information to the public and has held at least one public meeting in accordance with the *Planning Act*;

The Council of the City of Toronto HEREBY ENACTS as follows:

1. Section 6A Parking and Loading Regulations of Zoning By-law No. 7625 of the former City of North York, as amended, is further amended by deleting subsection (a) of section 6A(5) Access to Parking Spaces and replacing it with the following:
  - “(a) For multiple attached dwellings where a driveway leads directly to the dwelling unit, one-family detached dwellings, semi-detached dwellings, and duplex dwellings, parking spaces shall comply with the following:
    - (i) Parking spaces shall have access to a street or lane by means of a driveway.
    - (ii) A driveway which is located in or which passes through the front yard shall have the following dimensions:
      - (A) A minimum width of 2.6 metres.
      - (B) For lots with a frontage less than 6 metres, a maximum width for its entire length of 2.6 metres.
      - (C) For lots with a frontage of 6 metres to 23 metres inclusive, a maximum width for its entire length of 6 metres, provided the front yard landscaping and soft landscaping requirements of this By-law are met.
      - (D) For lots with a frontage greater than 23 metres, a maximum width of:
        - (a) 9 metres where there are 3 or more side-by-side parking spaces behind the main front wall of the building; or
        - (b) 6 metres where there are less than 3 side-by-side parking spaces;

provided the front yard landscaping and soft landscaping requirements of this By-law are met.

- (iii) A driveway which is not located in or which does not pass through the front yard shall have the following dimensions:
  - (A) A minimum width of 2.6 metres; and
  - (B) A maximum width for its entire length of 6 metres.
- (iv) A garage or carport may be used in calculating the parking spaces.
- (v) Parking spaces may be provided in the form of tandem parking.”

2. Section 7 General Provisions For One-Family Detached Dwelling Zones (R) of Zoning By-law No. 7625 of the former City of North York, as amended, is further amended by deleting section 7.4A Front Yard Hard Surfaces, and replacing it with the following:

**“7.4A Front Yard Landscaping**

- (a) For lots with a frontage less than 6 metres, the front yard not covered by a permitted driveway shall be maintained as landscaping.
- (b) For lots with a frontage of 6 metres to less than 15 metres, a minimum of 50% of the front yard shall be maintained as landscaping.
- (c) For lots with a frontage of 15 metres and greater, a minimum of 60% of the front yard shall be maintained as landscaping.
- (d) For the purpose of this subsection, landscaping means trees, shrubs, grass, flowers, vegetables, and other vegetation, decorative stonework, walkways, patios, screening, or other horticultural or landscape-architectural elements, or any combination of these. Landscaping does not include driveways or parking areas, and directly associated elements such as curbs or retaining walls.

**7.4B Front Yard Soft Landscaping**

- (a) A minimum of 75% of the front yard not covered by a permitted driveway shall be maintained as soft landscaping.
- (b) For the purpose of this subsection, soft landscaping means trees, shrubs, grass, flowers, vegetables, and other vegetation, but does not include hard surfaced areas such as but not limited to driveways, parking areas, decorative stonework, walkways, patios, screening, or other landscape-architectural elements.”

- 3.** Section 15 General Provisions For Multiple-Family Dwelling Zones (RM) of Zoning By-law No. 7625 of the former City of North York, as amended, is further amended by adding the following new subsections to section 15.8 Landscaping:
- “(d) The following front yard landscaping provisions shall apply to multiple attached dwellings where a driveway leads directly to the dwelling unit, semi-detached dwellings, and duplex dwellings:
- (i) For lots with a frontage less than 6 metres, the front yard not covered by a permitted driveway shall be maintained as landscaping.
  - (ii) For lots with a frontage of 6 metres to less than 15 metres, a minimum of 50% of the front yard shall be maintained as landscaping.
  - (iii) For lots with a frontage of 15 metres and greater, a minimum of 60% of the front yard shall be maintained as landscaping.
  - (iv) For the purpose of this subsection, landscaping means trees, shrubs, grass, flowers, vegetables, and other vegetation, decorative stonework, walkways, patios, screening, or other horticultural or landscape-architectural elements, or any combination of these. Landscaping does not include driveways or parking areas, and directly associated elements such as curbs or retaining walls.
- (e) The following soft landscaping provisions shall apply to multiple attached dwellings where a driveway leads directly to the dwelling unit, semi-detached dwellings, and duplex dwellings:
- (i) A minimum of 75% of the front yard not covered by a permitted driveway shall be maintained as soft landscaping.
  - (ii) For the purpose of this subsection, soft landscaping means trees, shrubs, grass, flowers, vegetables, and other vegetation, but does not include hard surfaced areas such as but not limited to driveways, parking areas, decorative stonework, walkways, patios, screening, or other landscape-architectural elements.”
- 4.** Section 17 Multiple-Family Dwellings Second Density Zone (RM2) of Zoning By-law No. 7625 of the former City of North York, as amended, is further amended by deleting subsection (f) Front Yard Hard Surfaces of section 17(4) Zone Regulations For Semi-Detached Dwellings.

ENACTED AND PASSED this XX day of MONTH, A.D. 2006.

DAVID R. MILLER,  
Mayor

ULLI S. WATKISS  
City Clerk

(Corporate Seal)

Authority: Planning and Transportation Committee Report No. X, Clause No. X,  
adopted as amended, by City of Toronto Council on Date, 2006  
Enacted by Council: Date, 2006

**CITY OF TORONTO**

**BY-LAW No. X-2006**

**To amend former City of York Zoning By-law No. 1-83, as amended, and By-law  
No. 3623-97, with respect to driveway width dimensions and landscaping.**

WHEREAS authority is given to Council by Section 34 of the *Planning Act*, R.S.O. 1990,  
c.P. 13, as amended, to pass this by-law; and

WHEREAS Council of the City of Toronto has provided adequate information to the public and  
has held at least one public meeting in accordance with the *Planning Act*;

The Council of the City of Toronto HEREBY ENACTS as follows:

**1.** Section 3.2, General Provisions – Parking and Loading, of Zoning By-law No. 1-83 of  
the former City of York, as amended, is further amended by deleting the following words in  
subsection 3.2.1(b):

“The minimum width of any driveway serving a dwelling house other than an apartment  
house, or excepting a parking garage ramp, shall be 2.4 metres and for any other use it  
shall be 3 metres; and”

and replacing them with the following:

“A. For street townhouses where a driveway leads directly to the dwelling unit,  
detached houses, semi-detached houses, and duplex houses, a driveway which is  
located in or which passes through the front yard shall have the following  
dimensions:

- (a) A minimum width of 2.6 metres.
- (b) For lots with a frontage less than 6 metres, a maximum width for its entire  
length of 2.6 metres.
- (c) For lots with a frontage of 6 metres to 23 metres inclusive, a maximum  
width for its entire length of the lesser of the following:
  - (i) 6 metres;
  - (ii) the width of parking spaces behind the front wall, where there is at  
least one parking space behind the front wall but not in the rear  
yard; or
  - (iii) 2.6 metres where there is any parking space in the rear yard;

provided the front yard landscaping and soft landscaping requirements of  
this By-law are met.

- (d) For lots with a frontage greater than 23 metres, a maximum width for its entire length of the lesser of the following:
  - (i) 9 metres;
  - (ii) the width of parking spaces behind the front wall, where there is at least one parking space behind the front wall but not in the rear yard; or
  - (iii) 2.6 metres where there is any parking space in the rear yard;

provided the front yard landscaping and soft landscaping requirements of this By-law are met.

- B. For street townhouses where a driveway leads directly to the dwelling unit, detached houses, semi-detached houses, and duplex houses, a driveway which is not located in or which does not pass through the front yard shall have the following dimensions:
  - (a) A minimum width of 2.6 metres; and
  - (b) A maximum width for its entire length of the lesser of 6.0 metres or the width of the parking spaces.
- C. For all uses other than those set out in Subsections 3.2.1 (b) A. and B., the minimum width of a driveway shall be 3 metres; and”

2. Section 7 – R1 Residential Zone (R1) of Zoning By-law No. 1-83 of the former City of York, as amended, is further amended by adding the following new subsection to subsection (3):

“(q) Front Yard Landscaping and Front Yard Soft Landscaping

The following front yard landscaping and front yard soft landscaping provisions shall apply to a detached dwelling house:

- (i) For lots with a frontage less than 6 metres, the front yard not covered by a permitted driveway shall be maintained as landscaping.
- (ii) For lots with a frontage of 6 metres to less than 15 metres, a minimum of 50% of the front yard shall be maintained as landscaping.
- (iii) For lots with a frontage of 15 metres and greater, a minimum of 60% of the front yard shall be maintained as landscaping.
- (iv) A minimum of 75% of the front yard not covered by a permitted driveway shall be maintained as soft landscaping.
- (v) For the purpose of this subsection, landscaping means trees, shrubs, grass, flowers, vegetables, and other vegetation, decorative stonework, walkways, patios, screening, or other horticultural or landscape-

architectural elements, or any combination of these. Landscaping does not include driveways or parking areas, and directly associated elements such as curbs or retaining walls.

- (vi) For the purpose of this subsection, soft landscaping means trees, shrubs, grass, flowers, vegetables, and other vegetation, but does not include hard surfaced areas such as but not limited to driveways, parking areas, decorative stonework, walkways, patios, screening, or other landscape-architectural elements.”

**3.** Section 7 – R1 Residential Zone (R1) of Zoning By-law No. 1-83 of the former City of York, as amended (including amendments brought about by By-law No. 3623-97), is further amended by replacing subsection 3.(d) with the following:

“3.(d) Front Yard Landscaping and Green Landscaped Open Space

- (i) The following front yard landscaping and soft landscaping provisions shall apply to a detached house:
  - 1. For lots with a frontage less than 6 metres, the front yard not covered by a permitted driveway shall be maintained as landscaping.
  - 2. For lots with a frontage of 6 metres to less than 15 metres, a minimum of 50% of the front yard shall be maintained as landscaping.
  - 3. For lots with a frontage of 15 metres and greater, a minimum of 60% of the front yard shall be maintained as landscaping.
  - 4. For the purpose of this subsection, landscaping means trees, shrubs, grass, flowers, vegetables, and other vegetation, decorative stonework, walkways, patios, screening, or other horticultural or landscape-architectural elements, or any combination of these. Landscaping does not include driveways or parking areas, and directly associated elements such as curbs or retaining walls.
  - 5. A minimum of 75% of the front yard not covered by a permitted driveway shall be maintained as soft landscaping. For the purpose of this subsection, soft landscaping means trees, shrubs, grass, flowers, vegetables, and other vegetation, but does not include hard surfaced areas such as but not limited to driveways, parking areas decorative stonework, walkways, patios, screening, or other landscape-architectural elements.
- (ii) For uses other than a detached house, a minimum of 50% of the area of the front yard, excluding the area covered by any porch, verandah, deck, or balcony shall be green landscaped open space. No portion of the required

green landscaped open space may be used for the parking of motor vehicles; and”

**4.** Section 8 – R2 Residential Districts of Zoning By-law No. 1-83 of the former City of York, as amended, is further amended by adding the following new subsection to subsection (3):

“(q) Front Yard Landscaping and Front Yard Soft Landscaping

The following front yard landscaping and front yard soft landscaping provisions shall apply to a detached dwelling house, semi-detached dwelling house, and duplex dwelling house:

- (i) For lots with a frontage less than 6 metres, the front yard not covered by a permitted driveway shall be maintained as landscaping.
- (ii) For lots with a frontage of 6 metres to less than 15 metres, a minimum of 50% of the front yard shall be maintained as landscaping.
- (iii) For lots with a frontage of 15 metres and greater, a minimum of 60% of the front yard shall be maintained as landscaping.
- (iv) A minimum of 75% of the front yard not covered by a permitted driveway shall be maintained as soft landscaping.
- (v) For the purpose of this subsection, landscaping means trees, shrubs, grass, flowers, vegetables, and other vegetation, decorative stonework, walkways, patios, screening, or other horticultural or landscape-architectural elements, or any combination of these. Landscaping does not include driveways or parking areas, and directly associated elements such as curbs or retaining walls.
- (vi) For the purpose of this subsection, soft landscaping means trees, shrubs, grass, flowers, vegetables, and other vegetation, but does not include hard surfaced areas such as but not limited to driveways, parking areas decorative stonework, walkways, patios, screening, or other landscape-architectural elements.”

**5.** Section 8 – R2 Residential Zone (R2) of Zoning By-law No. 1-83 of the former City of York, as amended (including amendments brought about by By-law No. 3623-97), is further amended by deleting subsection 3. (c) and replacing it with the following:

“3. (c) Front Yard Landscaping and Green Landscaped Open Space

- (i) The following front yard landscaping and soft landscaping provisions shall apply to a detached house, semi-detached house, and duplex house:

1. For lots with a frontage less than 6 metres, the front yard not covered by a permitted driveway shall be maintained as landscaping.
2. For lots with a frontage of 6 metres to less than 15 metres, a minimum of 50% of the front yard shall be maintained as landscaping.
3. For lots with a frontage of 15 metres and greater, a minimum of 60% of the front yard shall be maintained as landscaping.
4. For the purpose of this subsection, landscaping means trees, shrubs, grass, flowers, vegetables, and other vegetation, decorative stonework, walkways, patios, screening, or other horticultural or landscape-architectural elements, or any combination of these. Landscaping does not include driveways or parking areas, and directly associated elements such as curbs or retaining walls.
5. A minimum of 75% of the front yard not covered by a permitted driveway shall be maintained as soft landscaping. For the purpose of this subsection, soft landscaping means trees, shrubs, grass, flowers, vegetables, and other vegetation, but does not include hard surfaced areas such as but not limited to driveways, parking areas decorative stonework, walkways, patios, screening, or other landscape-architectural elements.

- (ii) For uses other than those set out in subsection 3.(c)(i), a minimum of 35% of the area of the front yard, excluding the area covered by any porch, verandah, deck, or balcony shall be green landscaped open space. No portion of the required green landscaped open space may be used for the parking of motor vehicles; and”

**6.** Section 9 – R3 Residential Zone (R3) of Zoning By-law No. 1-83 of the former City of York, as amended, is further amended by deleting subsection 3. (c) and replacing it with the following:

“3. (c) Front Yard Landscaping and Green Landscaped Open Space

- (i) The following front yard landscaping and soft landscaping provisions shall apply to a street townhouse where a driveway leads directly to the dwelling unit, a detached house, semi-detached house, and duplex house:
  1. For lots with a frontage less than 6 metres, the front yard not covered by a permitted driveway shall be maintained as landscaping.

2. For lots with a frontage of 6 metres to less than 15 metres, a minimum of 50% of the front yard shall be maintained as landscaping.
  3. For lots with a frontage of 15 metres and greater, a minimum of 60% of the front yard shall be maintained as landscaping.
  4. For the purpose of this subsection, landscaping means trees, shrubs, grass, flowers, vegetables, and other vegetation, decorative stonework, walkways, patios, screening, or other horticultural or landscape-architectural elements, or any combination of these. Landscaping does not include driveways or parking areas, and directly associated elements such as curbs or retaining walls.
  5. A minimum of 75% of the front yard not covered by a permitted driveway shall be maintained as soft landscaping. For the purpose of this subsection, soft landscaping means trees, shrubs, grass, flowers, vegetables, and other vegetation, but does not include hard surfaced areas such as but not limited to driveways, parking areas decorative stonework, walkways, patios, screening, or other landscape-architectural elements.
- (ii) For uses other than those set out in subsection 3.(c)(i), a minimum of 35% of the area of the front yard, excluding the area covered by any porch, verandah, deck, or balcony shall be green landscaped open space. No portion of the required green landscaped open space may be used for the parking of motor vehicles; and”

7. Section 10.1 – RM2 Residential Multiple Zone of Zoning By-law No. 1-83 of the former City of York, as amended, is further amended by deleting subsection 3. (c) and replacing it with the following:

“3. (c) Front Yard Landscaping and Green Landscaped Open Space

- (i) The following front yard landscaping and soft landscaping provisions shall apply to a street townhouse where a driveway leads directly to the dwelling unit:
  1. For lots with a frontage less than 6 metres, the front yard not covered by a permitted driveway shall be maintained as landscaping.
  2. For lots with a frontage of 6 metres to less than 15 metres, a minimum of 50% of the front yard shall be maintained as landscaping.
  3. For lots with a frontage of 15 metres and greater, a minimum of 60% of the front yard shall be maintained as landscaping.

4. For the purpose of this subsection, landscaping means trees, shrubs, grass, flowers, vegetables, and other vegetation, decorative stonework, walkways, patios, screening, or other horticultural or landscape-architectural elements, or any combination of these. Landscaping does not include driveways or parking areas, and directly associated elements such as curbs or retaining walls.
5. A minimum of 75% of the front yard not covered by a permitted driveway shall be maintained as soft landscaping. For the purpose of this subsection, soft landscaping means trees, shrubs, grass, flowers, vegetables, and other vegetation, but does not include hard surfaced areas such as but not limited to driveways, parking areas decorative stonework, walkways, patios, screening, or other landscape-architectural elements.
  - (ii) For uses other than a street townhouse where a driveway leads directly to the dwelling unit, a minimum of 10% of the area of the front yard, excluding the area covered by any porch, verandah, deck, or balcony shall be green landscaped open space. No portion of the required green landscaped open space may be used for the parking of motor vehicles.”

**8.** By-law No. 3623-97 of the former City of York is amended by:

- (i) Amending section 15 to delete the text of SECTION 7 – R1 RESIDENTIAL ZONE (R1), subsection 3(d):

“3(d) A minimum of 50% of the area of the front yard, excluding the area covered by any porch, verandah, deck, or balcony shall be green landscaped open space. No portion of the required green landscaped open space may be used for the parking of motor vehicles; and”

and replacing it with the following:

“3(d) Front Yard Landscaping and Green Landscaped Open Space

- (i) The following front yard landscaping and soft landscaping provisions shall apply to a detached house:
  1. For lots with a frontage less than 6 metres, the front yard not covered by a permitted driveway shall be maintained as landscaping.
  2. For lots with a frontage of 6 metres to less than 15 metres, a minimum of 50% of the front yard shall be maintained as landscaping.

3. For lots with a frontage of 15 metres and greater, a minimum of 60% of the front yard shall be maintained as landscaping.
  4. For the purpose of this subsection, landscaping means trees, shrubs, grass, flowers, vegetables, and other vegetation, decorative stonework, walkways, patios, screening, or other horticultural or landscape-architectural elements, or any combination of these. Landscaping does not include driveways or parking areas, and directly associated elements such as curbs or retaining walls.
  5. A minimum of 75% of the front yard not covered by a permitted driveway shall be maintained as soft landscaping. For the purpose of this subsection, soft landscaping means trees, shrubs, grass, flowers, vegetables, and other vegetation, but does not include hard surfaced areas such as but not limited to driveways, parking areas decorative stonework, walkways, patios, screening, or other landscape-architectural elements.
- (ii) For uses other than a detached house, a minimum of 50% of the area of the front yard, excluding the area covered by any porch, verandah, deck, or balcony shall be green landscaped open space. No portion of the required green landscaped open space may be used for the parking of motor vehicles; and”
- (ii) Amending section 16 to delete the text of SECTION 8 – R2 RESIDENTIAL ZONE (R2), subsection 3(c):
- “3(c) A minimum of 35% of the area of the front yard, excluding the area covered by any porch, verandah, deck or balcony shall be landscaped open space. No portion of the required green landscaped open space may be used for the parking of motor vehicles; and”

and replacing it with the following:

“3(c) Front Yard Landscaping and Green Landscaped Open Space

- (i) The following front yard landscaping and soft landscaping provisions shall apply to a detached house, semi-detached house, and duplex house:
  1. For lots with a frontage less than 6 metres, the front yard not covered by a permitted driveway shall be maintained as landscaping.

2. For lots with a frontage of 6 metres to less than 15 metres, a minimum of 50% of the front yard shall be maintained as landscaping.
  3. For lots with a frontage of 15 metres and greater, a minimum of 60% of the front yard shall be maintained as landscaping.
  4. For the purpose of this subsection, landscaping means trees, shrubs, grass, flowers, vegetables, and other vegetation, decorative stonework, walkways, patios, screening, or other horticultural or landscape-architectural elements, or any combination of these. Landscaping does not include driveways or parking areas, and directly associated elements such as curbs or retaining walls.
  5. A minimum of 75% of the front yard not covered by a permitted driveway shall be maintained as soft landscaping. For the purpose of this subsection, soft landscaping means trees, shrubs, grass, flowers, vegetables, and other vegetation, but does not include hard surfaced areas such as but not limited to driveways, parking areas decorative stonework, walkways, patios, screening, or other landscape-architectural elements.
- (ii) For uses other than those set out in subsection 3.(c)(i), a minimum of 35% of the area of the front yard, excluding the area covered by any porch, verandah, deck, or balcony shall be green landscaped open space. No portion of the required green landscaped open space may be used for the parking of motor vehicles; and”

ENACTED AND PASSED this XX day of MONTH, A.D. 2006.

DAVID R. MILLER,  
Mayor

ULLI S. WATKISS  
City Clerk

(Corporate Seal)

Authority: Planning and Transportation Committee Report No. X, Clause No. X,  
adopted as amended, by City of Toronto Council on Date, 2006  
Enacted by Council: Date, 2006

**CITY OF TORONTO**

**BY-LAW No. X-2006**

**To amend the Etobicoke Zoning Code with respect to driveway width dimensions and landscaping.**

WHEREAS authority is given to Council by Section 34 of the *Planning Act*, R.S.O. 1990, c.P. 13, as amended, to pass this By-law; and

WHEREAS Council of the City of Toronto has provided adequate information to the public and held at least one public meeting in accordance with the *Planning Act*;

The Council of the City of Toronto HEREBY ENACTS as follows:

**1.** The Etobicoke Zoning Code, as amended, Division B, Township of Etobicoke is further amended as follows:

- (a) Section 320-18. Automobile parking spaces, subsection A. is amended by deleting the phrase “A minimum access driveway” and replacing it with the phrase:

“Subject to 320-44A., a minimum access driveway”.

- (b) Section 320-18. Automobile parking spaces, subsection B.(1) is amended by adding the following phrase after the phrase “provided that such rear yard space”:

“for a triplex dwelling”.

- (c) ARTICLE V General Provisions is amended by adding the following new subsections:

“320-24.9. Front Yard Landscaping

The following front yard landscaping provisions shall apply to town house dwellings where a driveway leads directly to the dwelling unit, one-family detached dwellings, semi-detached dwellings, and duplex dwellings:

- (i) For lots with a frontage less than 6 metres, the front yard not covered by a permitted driveway shall be maintained as landscaping.
- (ii) For lots with a frontage of 6 metres to less than 15 metres, a minimum of 50% of the front yard shall be maintained as landscaping.

- (iii) For lots with a frontage of 15 metres and greater, a minimum of 60% of the front yard shall be maintained as landscaping.
- (iv) For the purpose of subsection 320-24.9, landscaping means trees, shrubs, grass, flowers, vegetables, and other vegetation, decorative stonework, walkways, patios, screening, or other horticultural or landscape-architectural elements, or any combination of these. Landscaping does not include driveways or parking areas, and directly associated elements such as curbs or retaining walls.

320-24.10. Front Yard Soft Landscaping

The following front yard soft landscaping provisions shall apply to town house dwellings where a driveway leads directly to the dwelling unit, one-family detached dwellings, semi-detached dwellings, and duplex dwellings:

- (i) A minimum of 75% of the front yard not covered by a permitted driveway shall be maintained as soft landscaping.
  - (ii) For the purpose of subsection 320-24.10, soft landscaping means trees, shrubs, grass, flowers, vegetables, and other vegetation, but does not include hard surfaced areas such as but not limited to driveways, parking areas decorative stonework, walkways, patios, screening, or other landscape-architectural elements.”
- (d) Section 320-44. Parking requirements, is amended by deleting the wording contained in subsection A. and replacing it with the following wording so that it reads:
- “A. No parking shall be permitted in any front yard or side yard abutting a street, save and except on a properly constructed and surfaced driveway provided the driveway leads to a parking space as required under 320-18B(1).
- (1) Despite the minimum access driveway width of 6.0 metres required in 320-18A., for town house dwellings where a driveway leads directly to the dwelling unit, one-family detached dwellings, semi-detached dwellings, and duplex dwellings, a driveway which is located in or which passes through the front yard shall have the following dimensions:
    - (i) A minimum width of 2.6 metres.

- (ii) For lots with a frontage less than 6 metres, a maximum width for its entire length of 2.6 metres.
- (iii) For lots with a frontage of 6 metres to 23 metres inclusive, a maximum width for its entire length of 6 metres, provided the front yard landscaping and soft landscaping requirements of subsections 320-24.9. and 320-24.10. are met.
- (iv) For lots with a frontage greater than 23 metres, a maximum width of:
  - (a) 9 metres where there are 3 or more side-by-side parking spaces behind the main front wall of the building; or
  - (b) 6 metres where there are less than 3 side-by-side parking spaces;

provided the front yard landscaping and soft landscaping requirements of subsections 320-24.9. and 320-24.10. are met.

- (2) Despite the minimum access driveway width of 6.0 metres required in 320-18A., for town house dwellings where a driveway leads directly to the dwelling unit, one-family detached dwellings, semi-detached dwellings, and duplex dwellings, a driveway which is not located in or which does not pass through the front yard shall have the following dimensions:
  - (i) A minimum width of 2.6 metres; and
  - (ii) A maximum width for its entire length of 6.0 metres.
- (3) For all other residential uses, a driveway shall not exceed 6.0 metres in width or 40% of the front yard area, and the remainder of the front yard shall be used for no purpose other than sodding, landscaping, walkways or other permitted structures.”

2. The Etobicoke Zoning Code, as amended, Division C, Village of Long Branch is further amended as follows:

- (a) Section 330-9. Automobile parking space, subsection A. is amended by deleting the phrase “A minimum access driveway” and replacing it with the phrase:  
 “Subject to 330-9B.(1)(b)[1], a minimum access driveway”.
- (b) Section 330-9. Automobile parking space, subsection B.(1)(a) is amended by adding the following phrase after the phrase “provided that such rear yard space”:

“for a triplex and fourplex dwelling”.

- (c) ARTICLE III General Regulations is amended by adding the following new subsections:

“330-20.5. Front Yard Landscaping

The following front yard landscaping provisions shall apply to town house dwellings where a driveway leads directly to the dwelling unit, one-family detached dwellings, semi-detached dwellings, and duplex dwellings:

- A. For lots with a frontage less than 6 metres, the front yard not covered by a permitted driveway shall be maintained as landscaping.
- B. For lots with a frontage of 6 metres to less than 15 metres, a minimum of 50% of the front yard shall be maintained as landscaping.
- C. For lots with a frontage of 15 metres and greater, a minimum of 60% of the front yard shall be maintained as landscaping.
- D. For the purpose of subsection 330-20.5., landscaping means trees, shrubs, grass, flowers, vegetables, and other vegetation, decorative stonework, walkways, patios, screening, or other horticultural or landscape-architectural elements, or any combination of these. Landscaping does not include driveways or parking areas, and directly associated elements such as curbs or retaining walls.

330-20.6. Front Yard Soft Landscaping

The following front yard soft landscaping provisions shall apply to town house dwellings where a driveway leads directly to the dwelling unit, one-family detached dwellings, semi-detached dwellings, and duplex dwellings:

- A. A minimum of 75% of the front yard not covered by a permitted driveway shall be maintained as soft landscaping.
- B. For the purpose of subsection 330-20.6., soft landscaping means trees, shrubs, grass, flowers, vegetables, and other vegetation, but does not include hard surfaced areas such as but not limited to driveways, parking areas decorative

stonework, walkways, patios, screening, or other landscape-architectural elements.”

- (d) Section 330-9. Automobile parking space, is amended by deleting the wording contained in subsection B.(1)(b)[1] and replacing it with the following wording so that it reads:

“[1] No parking shall be permitted in any front yard or side yard abutting a street, save and except on a properly constructed and surfaced driveway provided the driveway leads to a parking space as required under Subsection B.(1)(a).

[a] Despite the minimum access driveway width of 6.0 metres required in 330-9.A., for town house dwellings where a driveway leads directly to the dwelling unit, one-family detached dwellings, semi-detached dwellings, and duplex dwellings, a driveway which is located in or which passes through the front yard shall have the following dimensions:

- (i) A minimum width of 2.6 metres.
- (ii) For lots with a frontage less than 6 metres, a maximum width for its entire length of 2.6 metres.
- (iii) For lots with a frontage of 6 metres to 23 metres inclusive, a maximum width for its entire length of 6 metres, provided the front yard landscaping and soft landscaping requirements of subsections 330-20.5. and 330-20.6. are met.
- (iv) For lots with a frontage greater than 23 metres, a maximum width of:
  - (1) 9 metres where there are 3 or more side-by-side parking spaces behind the main front wall of the building; or
  - (2) 6 metres where there are less than 3 side-by-side parking spaces;

provided the front yard landscaping and soft landscaping requirements of subsections 330-20.5. and 330-20.6. are met.

[b] Despite the minimum access driveway width of 6.0 metres required in 330-9.A., for town house dwellings where a driveway leads directly to the dwelling unit, one-family detached dwellings, semi-detached dwellings, and duplex dwellings, a driveway which

is not located in or which does not pass through the front yard shall have the following dimensions:

- (i) A minimum width of 2.6 metres; and
- (ii) A maximum width for its entire length of 6.0 metres.

[c] For triplex and fourplex dwellings, a driveway shall not exceed 6.0 metres in width or 40% of the front yard area, and the remainder of the front yard shall be used for no purpose other than sodding, landscaping, walkways or other permitted structures.”

**3.** The Etobicoke Zoning Code, as amended, Division D, Town of Mimico is further amended as follows:

- (a) Section 340-31. Automobile parking space, subsection A. is amended by deleting the phrase “A minimum access driveway” and replacing it with the phrase:

“Subject to 340-31B.(1)(b)[1], a minimum access driveway”.

- (b) Section 340-31. Automobile parking space, subsection B.(1)(a) is amended by adding the following phrase after the phrase “provided that such rear yard space”:

“for a triplex dwelling”.

- (c) ARTICLE IV Supplementary Regulations is amended by adding the following new subsections:

“340-23.7. Front Yard Landscaping

The following front yard landscaping provisions shall apply to town house dwellings where a driveway leads directly to the dwelling unit, one-family detached dwellings, semi-detached dwellings, and duplex dwellings:

- A. For lots with a frontage less than 6 metres, the front yard not covered by a permitted driveway shall be maintained as landscaping.
- B. For lots with a frontage of 6 metres to less than 15 metres, a minimum of 50% of the front yard shall be maintained as landscaping.
- C. For lots with a frontage of 15 metres and greater, a minimum of 60% of the front yard shall be maintained as landscaping.

- D. For the purpose of subsection 340-23.7., landscaping means trees, shrubs, grass, flowers, vegetables, and other vegetation, decorative stonework, walkways, patios, screening, or other horticultural or landscape-architectural elements, or any combination of these. Landscaping does not include driveways or parking areas, and directly associated elements such as curbs or retaining walls.

340-23.8. Front Yard Soft Landscaping

The following front yard soft landscaping provisions shall apply to town house dwellings where a driveway leads directly to the dwelling unit, one-family detached dwellings, semi-detached dwellings, and duplex dwellings:

- A. A minimum of 75% of the front yard not covered by a permitted driveway shall be maintained as soft landscaping.
- B. For the purpose of subsection 340-23.8., soft landscaping means trees, shrubs, grass, flowers, vegetables, and other vegetation, but does not include hard surfaced areas such as but not limited to driveways, parking areas decorative stonework, walkways, patios, screening, or other landscape-architectural elements.”

- (d) Section 340-31. Automobile parking space, is amended by deleting the wording contained in subsection B.(1)(b)[1] and replacing it with the following wording so that it reads:

“[1] No parking shall be permitted in any front yard or side yard abutting a street, save and except on a properly constructed and surfaced driveway provided the driveway leads to a parking space as required under Subsection B.(1)(a).

[a] Despite the minimum access driveway width of 6.0 metres required in 340-31.A., for town house dwellings where a driveway leads directly to the dwelling unit, one-family detached dwellings, semi-detached dwellings, and duplex dwellings, a driveway which is located in or which passes through the front yard shall have the following dimensions:

- (i) A minimum width of 2.6 metres.
- (ii) For lots with a frontage less than 6 metres, a maximum width for its entire length of 2.6 metres.
- (iii) For lots with a frontage of 6 metres to 23 metres inclusive, a maximum width for its entire length of 6 metres, provided

the front yard landscaping and soft landscaping requirements of subsections 340-23.7. and 340-23.8. are met.

- (iv) For lots with a frontage greater than 23 metres, a maximum width of:
- (1) 9 metres where there are 3 or more side-by-side parking spaces behind the main front wall of the building; or
  - (2) 6 metres where there are less than 3 side-by-side parking spaces;

provided the front yard landscaping and soft landscaping requirements of subsections 340-23.7. and 340-23.8. are met.

- [b] Despite the minimum access width of 6.0 metres required in 340-31.A., for town house dwellings where a driveway leads directly to the dwelling unit, one-family detached dwellings, semi-detached dwellings, and duplex dwellings, a driveway which is not located in or which does not pass through the front yard shall have the following dimensions:

- (i) A minimum width of 2.6 metres; and
- (ii) A maximum width for its entire length of 6.0 metres.

- [c] For triplex dwellings, a driveway shall not exceed 6.0 metres in width or 40% of the front yard area, and the remainder of the front yard shall be used for no purpose other than sodding, landscaping, walkways or other permitted structures.”

**4.** The Etobicoke Zoning Code, as amended, Division E, Town of New Toronto is further amended as follows:

- (a) Section 350-26. Automobile parking space, subsection A. is amended by deleting the phrase “A minimum access driveway” and replacing it with the phrase:

“Subject to 350-26B.(1)(b)[1], a minimum access driveway”.

- (b) Section 350-26. Automobile parking space, subsection B.(1)(a) is amended by adding the following phrase after the phrase “provided that such rear yard space”:

“for a triplex dwelling”.

- (c) ARTICLE III General Provisions is amended by adding the following new subsections:

“350-30.8. Front Yard Landscaping

The following front yard landscaping provisions shall apply to town house dwellings where a driveway leads directly to the dwelling unit, one-family detached dwellings, semi-detached dwellings, and duplex dwellings:

- A. For lots with a frontage less than 6 metres, the front yard not covered by a permitted driveway shall be maintained as landscaping.
- B. For lots with a frontage of 6 metres to less than 15 metres, a minimum of 50% of the front yard shall be maintained as landscaping.
- C. For lots with a frontage of 15 metres and greater, a minimum of 60% of the front yard shall be maintained as landscaping.
- D. For the purpose of subsection 350-30.8., landscaping means trees, shrubs, grass, flowers, vegetables, and other vegetation, decorative stonework, walkways, patios, screening, or other horticultural or landscape-architectural elements, or any combination of these. Landscaping does not include driveways or parking areas, and directly associated elements such as curbs or retaining walls.

350-30.9. Front Yard Soft Landscaping

The following front yard soft landscaping provisions shall apply to town house dwellings where a driveway leads directly to the dwelling unit, one-family detached dwellings, semi-detached dwellings, and duplex dwellings:

- A. A minimum of 75% of the front yard not covered by a permitted driveway shall be maintained as soft landscaping.
- B. For the purpose of subsection 350-30.9., soft landscaping means trees, shrubs, grass, flowers, vegetables, and other vegetation, but does not include hard surfaced areas such as but not limited to driveways, parking areas decorative stonework, walkways, patios, screening, or other landscape-architectural elements.”

- (d) Section 350-26. Automobile parking space, is amended by deleting the wording contained in subsection B.(1)(b)[1] and replacing it with the following wording so that it reads:

“[1] No parking shall be permitted in any front yard or side yard abutting a street, save and except on a properly constructed and surfaced driveway provided the driveway leads to a parking space as required under Subsection B.(1)(a).

[a] Despite the minimum access driveway width of 6.0 metres required in 350-26.A., for town house dwellings where a driveway leads directly to the dwelling unit, one-family detached dwellings, semi-detached dwellings, and duplex dwellings, a driveway which is located in or which passes through the front yard shall have the following dimensions:

- (i) A minimum width of 2.6 metres.
- (ii) For lots with a frontage less than 6 metres, a maximum width for its entire length of 2.6 metres.
- (iii) For lots with a frontage of 6 metres to 23 metres inclusive, a maximum width for its entire length of 6 metres, provided the front yard landscaping and soft landscaping requirements of subsections 350-30.8. and 350-30.9. are met.
- (iv) For lots with a frontage greater than 23 metres, a maximum width of:
  - (1) 9 metres where there are 3 or more side-by-side parking spaces behind the main front wall of the building; or
  - (2) 6 metres where there are less than 3 side-by-side parking spaces;

provided the front yard landscaping and soft landscaping requirements of subsections 350-30.8. and 350-30.9. are met.

[b] Despite the minimum access driveway width of 6.0 metres required in 350-26.A., for town house dwellings where a driveway leads directly to the dwelling unit, one-family detached dwellings, semi-detached dwellings, and duplex dwellings, a driveway which is not located in or which does not pass through the front yard shall have the following dimensions:

- (i) A minimum width of 2.6 metres; and
- (ii) A maximum width for its entire length of 6.0 metres.

- [c] For triplex dwellings, a driveway shall not exceed 6.0 metres in width or 40% of the front yard area, and the remainder of the front yard shall be used for no purpose other than sodding, landscaping, walkways or other permitted structures.”

ENACTED AND PASSED this XX day of MONTH, A.D. 2006.

DAVID R. MILLER,  
Mayor

ULLI S. WATKISS  
City Clerk

(Corporate Seal)

Authority: Planning and Transportation Committee Report No. X, Clause No. X,  
adopted as amended, by City of Toronto Council on Date, 2006  
Enacted by Council: Date, 2006

**CITY OF TORONTO**

**BY-LAW No. X-2006**

**To amend By-laws Nos. 1916 and 6752 for the former Borough of East York with respect to driveway width dimensions and landscaping.**

WHEREAS authority is given to Council by Section 34 of the *Planning Act*, R.S.O. 1990, c.P. 13, as amended, to pass this by-law; and

WHEREAS Council of the City of Toronto has provided adequate information to the public and has held at least one public meeting in accordance with the *Planning Act*;

The Council of the City of Toronto HEREBY ENACTS as follows:

**1.** The former Borough of East York Zoning By-law No. 1916, as amended, is further amended as follows:

- (a) Section 6 – Residential Zones is amended by adding the following new subsections:

“6.1.3 Driveway Dimensions

- (1) For multiple attached dwellings where a driveway leads directly to the dwelling unit, detached one-family dwellings, semi-detached dwellings, and duplex dwellings, a driveway which is located in or which passes through the front yard shall have the following dimensions:
- (a) A minimum width of 2.6 metres.
  - (b) For lots with a frontage less than 6 metres, a maximum width for its entire length of 2.6 metres.
  - (c) For lots with a frontage of 6 metres to 23 metres inclusive, a maximum width for its entire length of the lesser of the following:
    - (i) 6 metres;
    - (ii) the width of parking spaces behind the front wall, where there is at least one parking space behind the front wall but not in the rear yard; or
    - (iii) 2.6 metres where there is any parking space in the rear yard;

provided the front yard landscaping and soft landscaping requirements of subsections 6.1.4 and 6.1.5 are met.

- (d) For lots with a frontage greater than 23 metres, a maximum width for its entire length of the lesser of the following:
  - (i) 9 metres;
  - (ii) the width of parking spaces behind the front wall, where there is at least one parking space behind the front wall but not in the rear yard; or
  - (iii) 2.6 metres where there is any parking space in the rear yard;

provided the front yard landscaping and soft landscaping requirements of subsections 6.1.4 and 6.1.5 are met.

- (2) For multiple attached dwellings where a driveway leads directly to the dwelling unit, detached one-family dwellings, semi-detached dwellings, and duplex dwellings, a driveway which is not located in or which does not pass through the front yard shall have the following dimensions:
  - (a) A minimum width of 2.6 metres; and
  - (b) A maximum width for its entire length of the lesser of 6.0 metres or the width of the parking spaces.

#### 6.1.4 Front Yard Landscaping

The following front yard landscaping provisions shall apply to multiple attached dwellings where a driveway leads directly to the dwelling unit, detached one-family dwellings, semi-detached dwellings, and duplex dwellings:

- (a) For lots with a frontage less than 6 metres, the front yard not covered by a permitted driveway shall be maintained as landscaping.
- (b) For lots with a frontage of 6 metres to less than 15 metres, a minimum of 50% of the front yard shall be maintained as landscaping.
- (c) For lots with a frontage of 15 metres and greater, a minimum of 60% of the front yard shall be maintained as landscaping.
- (d) For the purpose of this subsection, landscaping means trees, shrubs, grass, flowers, vegetables, and other vegetation, decorative stonework, walkways, patios, screening, or other horticultural or landscape-architectural elements, or any combination of these.

Landscaping does not include driveways or parking areas, and directly associated elements such as curbs or retaining walls.

#### 6.1.5 Front Yard Soft Landscaping

The following front yard soft landscaping provisions shall apply to multiple attached dwellings where a driveway leads directly to the dwelling unit, detached one-family dwellings, semi-detached dwellings, and duplex dwellings:

- (a) A minimum of 75% of the front yard not covered by a permitted driveway shall be maintained as soft landscaping.
- (b) For the purpose of this subsection, soft landscaping means trees, shrubs, grass, flowers, vegetables, and other vegetation, but does not include hard surfaced areas such as but not limited to driveways, parking areas, decorative stonework, walkways, patios, screening, or other landscape-architectural elements.”

2. The former Borough of East York Zoning By-law No. 6752, as amended, is further amended as follows:

- (a) Section 5.6 – Permitted Projections or Encroachments into Yards is amended amending subsection d) ii) to add the following phrase after the phrase “does not exceed 3.0 metres in width”:

“, excluding multiple attached dwellings where a driveway leads directly to the dwelling unit, detached one-family dwellings, semi-detached dwellings, and duplex dwellings”.

- (b) Section 7 – Residential Zones, subsection 7.1.3 Parking in Residential Zones, is amended by adding the following phrase to the beginning of subsection 2.(ii):

“excluding multiple attached dwellings where a driveway leads directly to the dwelling unit, detached one-family dwellings, semi-detached dwellings, and duplex dwellings.”.

- (c) Section 7 – Residential Zones is amended by adding the following new subsections:

“7.1.4 Driveway Dimensions

- (1) For multiple attached dwellings where a driveway leads directly to the dwelling unit, detached one-family dwellings, semi-detached dwellings, and duplex dwellings, a driveway which is located in or which passes through the front yard shall have the following dimensions:

- (a) A minimum width of 2.6 metres.
- (b) For lots with a frontage less than 6 metres, a maximum width for its entire length of 2.6 metres.
- (c) For lots with a frontage of 6 metres to 23 metres inclusive, a maximum width for its entire length of the lesser of the following:
  - (i) 6 metres;
  - (ii) the width of parking spaces behind the front wall, where there is at least one parking space behind the front wall but not in the rear yard; or
  - (iii) 2.6 metres where there is any parking space in the rear yard;

provided the front yard landscaping and soft landscaping requirements of subsections 7.1.5 and 7.1.6 are met.

- (d) For lots with a frontage greater than 23 metres, a maximum width for its entire length of the lesser of the following:
  - (i) 9 metres;
  - (ii) the width of parking spaces behind the front wall, where there is at least one parking space behind the front wall but not in the rear yard; or
  - (iii) 2.6 metres where there is any parking space in the rear yard;

provided the front yard landscaping and soft landscaping requirements of subsections 7.1.5 and 7.1.6 are met.

- (2) For multiple attached dwellings where a driveway leads directly to the dwelling unit, detached one-family dwellings, semi-detached dwellings, and duplex dwellings, a driveway which is not located in or which does not pass through the front yard shall have the following dimensions:
  - (a) A minimum width of 2.6 metres; and
  - (b) A maximum width for its entire length of the lesser of 6.0 metres or the width of the parking spaces.

#### 7.1.5 Front Yard Landscaping

The following front yard landscaping provisions shall apply to multiple attached dwellings where a driveway leads directly to the dwelling unit, detached one-family dwellings, semi-detached dwellings, and duplex dwellings:

- (a) For lots with a frontage less than 6 metres, the front yard not covered by a permitted driveway or a permitted parking pad shall be maintained as landscaping.
- (b) For lots with a frontage of 6 metres to less than 15 metres, a minimum of 50% of the front yard shall be maintained as landscaping.
- (c) For lots with a frontage of 15 metres and greater, a minimum of 60% of the front yard shall be maintained as landscaping.
- (d) For the purpose of this subsection, landscaping means trees, shrubs, grass, flowers, vegetables, and other vegetation, decorative stonework, walkways, patios, screening, or other horticultural or landscape-architectural elements, or any combination of these. Landscaping does not include driveways, parking pads, or other parking areas, and directly associated elements such as curbs or retaining walls.

#### 7.1.6 Front Yard Soft Landscaping

The following front yard soft landscaping provisions shall apply to multiple attached dwellings where a driveway leads directly to the dwelling unit, detached one-family dwellings, semi-detached dwellings, and duplex dwellings:

- (a) A minimum of 75% of the front yard not covered by a permitted driveway or a permitted parking pad shall be maintained as soft landscaping.
- (b) For the purpose of this subsection, soft landscaping means trees, shrubs, grass, flowers, vegetables, and other vegetation, but does not include hard surfaced areas such as but not limited to driveways, parking pads, other parking areas, decorative stonework, walkways, patios, screening, or other landscape-architectural elements.”

ENACTED AND PASSED this XX day of MONTH, A.D. 2006.

DAVID R. MILLER,  
Mayor

ULLI S. WATKISS  
City Clerk

(Corporate Seal)

Authority: Planning and Transportation Committee Report No. X, Clause No. X,  
adopted as amended, by City of Toronto Council on Date, 2006  
Enacted by Council: Date, 2006

**CITY OF TORONTO**

**BY-LAW No. X-2006**

**To amend the former City of Scarborough Zoning By-law No. 8786, as amended, with respect to driveway width dimensions and landscaping.**

WHEREAS authority is given to Council by Section 34 of the *Planning Act*, R.S.O. 1990, c.P. 13, as amended, to pass this by-law; and

WHEREAS Council of the City of Toronto has provided adequate information to the public and has held at least one public meeting in accordance with the *Planning Act*;

The Council of the City of Toronto HEREBY ENACTS as follows:

**1. CLAUSE VI – PROVISIONS FOR ALL ZONES** of the Birchcliff Community By-law No. 8786 for the former City of Scarborough, as amended, is further amended by adding the following new Section:

“18. Front Yard Landscaping and Soft Landscaping Requirements

18.1 Front Yard Landscaping

The following front yard landscaping provisions shall apply to **street townhouse dwellings** where a **driveway** leads directly to the dwelling unit, **single-family dwellings**, semi-detached dwellings, **two-family dwellings**, and duplexes:

- (a) For lots with a frontage less than 6 metres, the front yard not covered by a permitted **driveway** shall be maintained as landscaping.
- (b) For lots with a frontage of 6 metres to less than 15 metres, a minimum of 50% of the front yard shall be maintained as landscaping.
- (c) For lots with a frontage of 15 metres and greater, a minimum of 60% of the front yard shall be maintained as landscaping.
- (d) For the purpose of this subsection, landscaping means trees, shrubs, grass, flowers, vegetables, and other vegetation, decorative stonework, walkways, patios, screening, or other horticultural or landscape-architectural elements, or any combination of these. Landscaping does not include **driveways** or parking areas, and directly associated elements such as curbs or retaining walls.

18.2 Front Yard Soft Landscaping

The following front yard soft landscaping provisions shall apply **street townhouse dwellings** where a **driveway** leads directly to the dwelling unit, **single-family dwellings**, semi-detached dwellings, **two-family dwellings**, and duplexes:

- (a) A minimum of 75% of the front yard not covered by a permitted **driveway** shall be maintained as soft landscaping.
- (b) For the purpose of this subsection, soft landscaping means trees, shrubs, grass, flowers, vegetables, and other vegetation, but does not include hard surfaced areas such as but not limited to **driveways**, parking areas decorative stonework, walkways, patios, screening, or other landscape-architectural elements.”

2. **CLAUSE VII – GENERAL PARKING REGULATIONS FOR ALL ZONES** of the Birchcliff Community By-law No. 8786 for the former City of Scarborough, as amended, is further amended by:

- (a) Deleting Subsection 1.4.2 and replacing it with the following:

“1.4.2 Driveway Dimensions

1.4.2.1 For **street townhouse dwellings** where a **driveway** leads directly to the dwelling unit, **single-family dwellings**, semi-detached dwellings, **two-family dwellings**, and duplexes, a **driveway** which is located in or which passes through the front yard shall have the following dimensions:

- (a) A minimum width of 2.6 metres.
- (b) For lots with a frontage less than 6 metres, a maximum width for its entire length of 2.6 metres.
- (c) For lots with a frontage of 6 metres to 23 metres inclusive, a maximum width for its entire length of the lesser of the following:
  - (i) 6 metres;
  - (ii) the width of parking spaces behind the front wall, where there is at least one parking space behind the front wall but not in the rear yard; or
  - (iii) 2.6 metres where there is any parking space in the rear yard;

provided the front yard landscaping and soft landscaping requirements of this By-law are met.

- (d) For lots with a frontage greater than 23 metres, a maximum width for its entire length of the lesser of the following:
- (i) 9 metres;
  - (ii) the width of parking spaces behind the front wall where there is at least one parking space behind the front wall but not in the rear yard; or
  - (iii) 2.6 metres where there is any parking space in the rear yard;

provided the front yard landscaping and soft landscaping requirements of this By-law are met.

1.4.2.2 For **street townhouse dwellings** where a **driveway** leads directly to the dwelling unit, **single-family dwellings**, semi-detached dwellings, **two-family dwellings**, and duplexes, a **driveway** which is not located in or which does not pass through the front yard shall have the following dimensions:

- (a) A minimum width of 2.6 metres; and
- (b) A maximum width for its entire length of the lesser of 6.0 metres or the width of the parking spaces.

1.4.2.3 For uses other than those set out in Subsections 1.4.2.1 and 1.4.2.2, a **driveway** shall have a minimum width of 3.0 metres per lane.”;

- (b) deleting subsection 2.2.2 and replacing it with the following:

“2.2.2 **Hammerhead and Circular Driveway Regulations**

2.2.2.1 **Hammerhead Turnarounds**

A **driveway** with a **hammerhead turnaround** shall be permitted on lots or parcels having frontage greater than 18 metres, or on lots or parcels having access to 27 metre wide streets provided that:

- (a) where it is located in the front yard, the **driveway** dimensions, front yard landscaping and soft landscaping requirements of this By-law are complied with;
- (b) where it is located in a **street yard** that is not a front yard, the **driveway** and **parking space** shall not cover more than 60% of the **street yard**; and
- (c) parking of **vehicles** is permitted only on that portion of the **driveway** leading directly to the **parking space** required by this By-law.

**2.2.2.2 Circular Driveways**

A **circular driveway** shall be permitted on lots or parcels having frontage greater than 18 metres, provided that:

- (a) where it is located in the front yard, the **driveway** dimensions, front yard landscaping and soft landscaping requirements of this By-law are complied with;
- (b) where it is located in a **street yard** that is not a front yard, the **driveway** and **parking space** shall not cover more than 60% of the **street yard**; and
- (c) parking of **vehicles** is permitted only on that portion of the **driveway** leading directly to the **parking space** required by this By-law.”

ENACTED AND PASSED this XX day of MONTH, A.D. 2006.

DAVID R. MILLER,  
Mayor

ULLI S. WATKISS  
City Clerk

(Corporate Seal)

Authority: Planning and Transportation Committee Report No. X, Clause No. X,  
adopted as amended, by City of Toronto Council on Date, 2006

Enacted by Council: Date, 2006

## CITY OF TORONTO

### BY-LAW No. X-2006

**To amend the former City of Scarborough Zoning By-law No. 8978, as amended, with respect to driveway width dimensions and landscaping.**

WHEREAS authority is given to Council by Section 34 of the *Planning Act*, R.S.O. 1990, c.P. 13, as amended, to pass this by-law; and

WHEREAS Council of the City of Toronto has provided adequate information to the public and has held at least one public meeting in accordance with the *Planning Act*;

The Council of the City of Toronto HEREBY ENACTS as follows:

**1. CLAUSE VI – PROVISIONS FOR ALL ZONES** of the Clairlea Community By-law No. 8978 for the former City of Scarborough, as amended, is further amended by adding the following new Section:

“18. Front Yard Landscaping and Soft Landscaping Requirements

18.1 Front Yard Landscaping

The following front yard landscaping provisions shall apply to **street townhouse dwellings** where a **driveway** leads directly to the dwelling unit, **single-family dwellings**, semi-detached dwellings, **two-family dwellings**, and duplexes:

- (a) For lots with a frontage less than 6 metres, the front yard not covered by a permitted **driveway** shall be maintained as landscaping.
- (b) For lots with a frontage of 6 metres to less than 15 metres, a minimum of 50% of the front yard shall be maintained as landscaping.
- (c) For lots with a frontage of 15 metres and greater, a minimum of 60% of the front yard shall be maintained as landscaping.
- (d) For the purpose of this subsection, landscaping means trees, shrubs, grass, flowers, vegetables, and other vegetation, decorative stonework, walkways, patios, screening, or other horticultural or landscape-architectural elements, or any combination of these.

Landscaping does not include **driveways** or parking areas, and directly associated elements such as curbs or retaining walls.

### 18.2 Front Yard Soft Landscaping

The following front yard soft landscaping provisions shall apply **street townhouse dwellings** where a **driveway** leads directly to the dwelling unit, **single-family dwellings**, semi-detached dwellings, **two-family dwellings**, and duplexes:

- (a) A minimum of 75% of the front yard not covered by a permitted **driveway** shall be maintained as soft landscaping.
- (b) For the purpose of this subsection, soft landscaping means trees, shrubs, grass, flowers, vegetables, and other vegetation, but does not include hard surfaced areas such as but not limited to **driveways**, parking areas decorative stonework, walkways, patios, screening, or other landscape-architectural elements.”

**2. CLAUSE VII – GENERAL PARKING REGULATIONS FOR ALL ZONES** of the Clairlea Community By-law No. 8978 for the former City of Scarborough, as amended, is further amended by:

- (a) Deleting Subsection 1.3.2 and replacing it with the following:

“1.3.2 **Driveway Dimensions**

1.3.2.1 For **street townhouse dwellings** where a **driveway** leads directly to the dwelling unit, **single-family dwellings**, semi-detached dwellings, **two-family dwellings**, and duplexes, a **driveway** which is located in or which passes through the front yard shall have the following dimensions:

- (e) A minimum width of 2.6 metres.
- (f) For lots with a frontage less than 6 metres, a maximum width for its entire length of 2.6 metres.
- (g) For lots with a frontage of 6 metres to 23 metres inclusive, a maximum width for its entire length of the lesser of the following:
  - (i) 6 metres;
  - (ii) the width of parking spaces behind the front wall, where there is at least one parking space behind the front wall but not in the rear yard; or
  - (iii) 2.6 metres where there is any parking space in the rear yard;

provided the front yard landscaping and soft landscaping requirements of this By-law are met.

- (h) For lots with a frontage greater than 23 metres, a maximum width for its entire length of the lesser of the following:
- (i) 9 metres;
  - (ii) the width of parking spaces behind the front wall where there is at least one parking space behind the front wall but not in the rear yard; or
  - (iii) 2.6 metres where there is any parking space in the rear yard;

provided the front yard landscaping and soft landscaping requirements of this By-law are met.

1.3.2.2 For **street townhouse dwellings** where a **driveway** leads directly to the dwelling unit, **single-family dwellings**, semi-detached dwellings, **two-family dwellings**, and duplexes, a **driveway** which is not located in or which does not pass through the front yard shall have the following dimensions:

- (a) A minimum width of 2.6 metres; and
- (b) A maximum width for its entire length of the lesser of 6.0 metres or the width of the parking spaces.

1.3.2.3 For uses other than those set out in Subsections 1.3.2.1 and 1.3.2.2, a **driveway** shall have a minimum width of 3.0 metres per lane.”;

- (b) deleting subsection 2.2.2 and replacing it with the following:

“2.2.2 **Hammerhead and Circular Driveway Regulations**

2.2.2.1 **Hammerhead Turnarounds**

A **driveway** with a **hammerhead turnaround** shall be permitted on lots or parcels having frontage greater than 18 metres, or on lots or parcels having access to 27 metre wide streets provided that:

- (a) where it is located in the front yard, the **driveway** dimensions, front yard landscaping and soft landscaping requirements of this By-law are complied with;
- (b) where it is located in a **street yard** that is not a front yard, the **driveway** and **parking space** shall not cover more than 60% of the **street yard**; and

- (ci) parking of **vehicles** is permitted only on that portion of the **driveway** leading directly to the **parking space** required by this By-law.

2.2.2.2 **Circular Driveways**

A **circular driveway** shall be permitted on lots or parcels having frontage greater than 18 metres, provided that:

- (a) where it is located in the front yard, the **driveway** dimensions, front yard landscaping and soft landscaping requirements of this By-law are complied with;
- (b) where it is located in a **street yard** that is not a front yard, the **driveway** and **parking space** shall not cover more than 60% of the **street yard**; and
- (c) parking of **vehicles** is permitted only on that portion of the **driveway** leading directly to the **parking space** required by this By-law.”

ENACTED AND PASSED this XX day of MONTH, A.D. 2006.

DAVID R. MILLER,  
Mayor

ULLI S. WATKISS  
City Clerk

(Corporate Seal)

Authority: Planning and Transportation Committee Report No. X, Clause No. X,  
adopted as amended, by City of Toronto Council on Date, 2006  
Enacted by Council: Date, 2006

## CITY OF TORONTO

### BY-LAW No. X-2006

**To amend the former City of Scarborough Zoning By-law No. 9089, as amended, with respect to driveway width dimensions and landscaping.**

WHEREAS authority is given to Council by Section 34 of the *Planning Act*, R.S.O. 1990, c.P. 13, as amended, to pass this by-law; and

WHEREAS Council of the City of Toronto has provided adequate information to the public and has held at least one public meeting in accordance with the *Planning Act*;

The Council of the City of Toronto HEREBY ENACTS as follows:

**1. CLAUSE VI – PROVISIONS FOR ALL ZONES** of the Ionview Community By-law No. 9089 for the former City of Scarborough, as amended, is further amended by adding the following new Section:

“20. Front Yard Landscaping and Soft Landscaping Requirements

20.1 Front Yard Landscaping

The following front yard landscaping provisions shall apply to street townhouse dwellings where a **driveway** leads directly to the dwelling unit, **single-family dwellings**, semi-detached dwellings, **two-family dwellings**, and duplexes:

- (a) For lots with a frontage less than 6 metres, the front yard not covered by a permitted **driveway** shall be maintained as landscaping.
- (b) For lots with a frontage of 6 metres to less than 15 metres, a minimum of 50% of the front yard shall be maintained as landscaping.
- (c) For lots with a frontage of 15 metres and greater, a minimum of 60% of the front yard shall be maintained as landscaping.
- (d) For the purpose of this subsection, landscaping means trees, shrubs, grass, flowers, vegetables, and other vegetation, decorative stonework, walkways, patios, screening, or other horticultural or landscape-architectural elements, or any combination of these.

Landscaping does not include **driveways** or parking areas, and directly associated elements such as curbs or retaining walls.

20.2 Front Yard Soft Landscaping

The following front yard soft landscaping provisions shall apply to street townhouse dwellings where a **driveway** leads directly to the dwelling unit, **single-family dwellings**, semi-detached dwellings, **two-family dwellings**, and duplexes:

- (a) A minimum of 75% of the front yard not covered by a permitted **driveway** shall be maintained as soft landscaping.
- (b) For the purpose of this subsection, soft landscaping means trees, shrubs, grass, flowers, vegetables, and other vegetation, but does not include hard surfaced areas such as but not limited to **driveways**, parking areas decorative stonework, walkways, patios, screening, or other landscape-architectural elements.”

**2. CLAUSE VII – GENERAL PARKING REGULATIONS FOR ALL ZONES** of the Ionview Community By-law No. 9089 for the former City of Scarborough, as amended, is further amended by:

- (a) Deleting Subsection 1.3.2 and replacing it with the following:

“1.3.2 Driveway Dimensions

1.3.2.1 For street townhouse dwellings where a **driveway** leads directly to the dwelling unit, **single-family dwellings**, semi-detached dwellings, **two-family dwellings**, and duplexes, a **driveway** which is located in or which passes through the front yard shall have the following dimensions:

- (i) A minimum width of 2.6 metres.
- (j) For lots with a frontage less than 6 metres, a maximum width for its entire length of 2.6 metres.
- (k) For lots with a frontage of 6 metres to 23 metres inclusive, a maximum width for its entire length of the lesser of the following:
  - (i) 6 metres;
  - (ii) the width of parking spaces behind the front wall, where there is at least one parking space behind the front wall but not in the rear yard; or
  - (iii) 2.6 metres where there is any parking space in the rear yard;

provided the front yard landscaping and soft landscaping requirements of this By-law are met.

- (l) For lots with a frontage greater than 23 metres, a maximum width for its entire length of the lesser of the following:
- (i) 9 metres;
  - (ii) the width of parking spaces behind the front wall where there is at least one parking space behind the front wall but not in the rear yard; or
  - (iii) 2.6 metres where there is any parking space in the rear yard;

provided the front yard landscaping and soft landscaping requirements of this By-law are met.

1.3.2.2 For street townhouse dwellings where a **driveway** leads directly to the dwelling unit, **single-family dwellings**, semi-detached dwellings, **two-family dwellings**, and duplexes, a **driveway** which is not located in or which does not pass through the front yard shall have the following dimensions:

- (a) A minimum width of 2.6 metres; and
- (b) A maximum width for its entire length of the lesser of 6.0 metres or the width of the parking spaces.

1.3.2.4 For uses other than those set out in Subsections 1.3.2.1 and 1.3.2.2, a **driveway** shall have a minimum width of 3.0 metres per lane.”;

- (b) deleting subsection 2.2.2 and replacing it with the following:

“2.2.2 **Hammerhead and Circular Driveway Regulations**

2.2.2.1 **Hammerhead Turnarounds**

A **driveway** with a **hammerhead turnaround** shall be permitted on lots or parcels having frontage greater than 18 metres, or on lots or parcels having access to 27 metre wide streets provided that:

- (a) where it is located in the front yard, the **driveway** dimensions, front yard landscaping and soft landscaping requirements of this By-law are complied with;
- (b) where it is located in a **street yard** that is not a front yard, the **driveway** and **parking space** shall not cover more than 60% of the **street yard**; and

- (cii) parking of **vehicles** is permitted only on that portion of the **driveway** leading directly to the **parking space** required by this By-law.

2.2.2.2 **Circular Driveways**

A **circular driveway** shall be permitted on lots or parcels having frontage greater than 18 metres, provided that:

- (a) where it is located in the front yard, the **driveway** dimensions, front yard landscaping and soft landscaping requirements of this By-law are complied with;
- (b) where it is located in a **street yard** that is not a front yard, the **driveway** and **parking space** shall not cover more than 60% of the **street yard**; and
- (c) parking of **vehicles** is permitted only on that portion of the **driveway** leading directly to the **parking space** required by this By-law.”

ENACTED AND PASSED this XX day of MONTH, A.D. 2006.

DAVID R. MILLER,  
Mayor

ULLI S. WATKISS  
City Clerk

(Corporate Seal)

Authority: Planning and Transportation Committee Report No. X, Clause No. X,  
adopted as amended, by City of Toronto Council on Date, 2006  
Enacted by Council: Date, 2006

**CITY OF TORONTO**

**BY-LAW No. X-2006**

**To amend the former City of Scarborough Zoning By-law No. 9174, as amended, with respect to driveway width dimensions and landscaping.**

WHEREAS authority is given to Council by Section 34 of the *Planning Act*, R.S.O. 1990, c.P. 13, as amended, to pass this by-law; and

WHEREAS Council of the City of Toronto has provided adequate information to the public and has held at least one public meeting in accordance with the *Planning Act*;

The Council of the City of Toronto HEREBY ENACTS as follows:

**1. CLAUSE VI – PROVISIONS FOR ALL ZONES** of the Birchmount Park Community By-law No. 9174 for the former City of Scarborough, as amended, is further amended by adding the following new Section:

“20. Front Yard Landscaping and Soft Landscaping Requirements

20.1 Front Yard Landscaping

The following front yard landscaping provisions shall apply to **street townhouse dwellings** where a **driveway** leads directly to the dwelling unit, **single-family dwellings**, semi-detached dwellings, **two-family dwellings**, and duplexes:

- (a) For lots with a frontage less than 6 metres, the front yard not covered by a permitted **driveway** shall be maintained as landscaping.
- (b) For lots with a frontage of 6 metres to less than 15 metres, a minimum of 50% of the front yard shall be maintained as landscaping.
- (c) For lots with a frontage of 15 metres and greater, a minimum of 60% of the front yard shall be maintained as landscaping.
- (d) For the purpose of this subsection, landscaping means trees, shrubs, grass, flowers, vegetables, and other vegetation, decorative stonework, walkways, patios, screening, or other horticultural or landscape-architectural elements, or any combination of these.

Landscaping does not include **driveways** or parking areas, and directly associated elements such as curbs or retaining walls.

20.2 Front Yard Soft Landscaping

The following front yard soft landscaping provisions shall apply to **street townhouse dwellings** where a **driveway** leads directly to the dwelling unit, **single-family dwellings**, semi-detached dwellings, **two-family dwellings**, and duplexes:

- (a) A minimum of 75% of the front yard not covered by a permitted **driveway** shall be maintained as soft landscaping.
- (b) For the purpose of this subsection, soft landscaping means trees, shrubs, grass, flowers, vegetables, and other vegetation, but does not include hard surfaced areas such as but not limited to **driveways**, parking areas decorative stonework, walkways, patios, screening, or other landscape-architectural elements.”

**2. CLAUSE VII – GENERAL PARKING REGULATIONS FOR ALL ZONES** of the Birchmount Park Community By-law No. 9174 for the former City of Scarborough, as amended, is further amended by:

- (a) Deleting Subsection 1.3.2 and replacing it with the following:

“1.3.2 Driveway Dimensions

1.3.2.1 For **street townhouse dwellings** where a **driveway** leads directly to the dwelling unit, **single-family dwellings**, semi-detached dwellings, **two-family dwellings**, and duplexes, a **driveway** which is located in or which passes through the front yard shall have the following dimensions:

- (m) A minimum width of 2.6 metres.
- (n) For lots with a frontage less than 6 metres, a maximum width for its entire length of 2.6 metres.
- (o) For lots with a frontage of 6 metres to 23 metres inclusive, a maximum width for its entire length of the lesser of the following:
  - (i) 6 metres;
  - (ii) the width of parking spaces behind the front wall, where there is at least one parking space behind the front wall but not in the rear yard; or
  - (iii) 2.6 metres where there is any parking space in the rear yard;

provided the front yard landscaping and soft landscaping requirements of this By-law are met.

- (p) For lots with a frontage greater than 23 metres, a maximum width for its entire length of the lesser of the following:
- (i) 9 metres;
  - (ii) the width of parking spaces behind the front wall where there is at least one parking space behind the front wall but not in the rear yard; or
  - (iii) 2.6 metres where there is any parking space in the rear yard;

provided the front yard landscaping and soft landscaping requirements of this By-law are met.

1.3.2.2 For **street townhouse dwellings** where a **driveway** leads directly to the dwelling unit, **single-family dwellings**, semi-detached dwellings, **two-family dwellings**, and duplexes, a **driveway** which is not located in or which does not pass through the front yard shall have the following dimensions:

- (a) A minimum width of 2.6 metres; and
- (b) A maximum width for its entire length of the lesser of 6.0 metres or the width of the parking spaces.

1.3.2.5 For uses other than those set out in Subsections 1.3.2.1 and 1.3.2.2, a **driveway** shall have a minimum width of 3.0 metres per lane.”;

- (b) deleting subsection 2.2.2 and replacing it with the following:

“2.2.2 **Hammerhead and Circular Driveway Regulations**

2.2.2.1 **Hammerhead Turnarounds**

A **driveway** with a **hammerhead turnaround** shall be permitted on lots or parcels having frontage greater than 18 metres, or on lots or parcels having access to 27 metre wide streets provided that:

- (a) where it is located in the front yard, the **driveway** dimensions, front yard landscaping and soft landscaping requirements of this By-law are complied with;
- (b) where it is located in a **street yard** that is not a front yard, the **driveway** and **parking space** shall not cover more than 60% of the **street yard**; and

- (ciii) parking of **vehicles** is permitted only on that portion of the **driveway** leading directly to the **parking space** required by this By-law.

2.2.2.2 **Circular Driveways**

A **circular driveway** shall be permitted on lots or parcels having frontage greater than 18 metres, provided that:

- (a) where it is located in the front yard, the **driveway** dimensions, front yard landscaping and soft landscaping requirements of this By-law are complied with;
- (b) where it is located in a **street yard** that is not a front yard, the **driveway** and **parking space** shall not cover more than 60% of the **street yard**; and
- (c) parking of **vehicles** is permitted only on that portion of the **driveway** leading directly to the **parking space** required by this By-law.”

ENACTED AND PASSED this XX day of MONTH, A.D. 2006.

DAVID R. MILLER,  
Mayor

ULLI S. WATKISS  
City Clerk

(Corporate Seal)

Authority: Planning and Transportation Committee Report No. X, Clause No. X,  
adopted as amended, by City of Toronto Council on Date, 2006  
Enacted by Council: Date, 2006

**CITY OF TORONTO**

**BY-LAW No. X-2006**

**To amend the former City of Scarborough Zoning By-law No. 9276, as amended, with respect to driveway width dimensions and landscaping.**

WHEREAS authority is given to Council by Section 34 of the *Planning Act*, R.S.O. 1990, c.P. 13, as amended, to pass this by-law; and

WHEREAS Council of the City of Toronto has provided adequate information to the public and has held at least one public meeting in accordance with the *Planning Act*;

The Council of the City of Toronto HEREBY ENACTS as follows:

**1. CLAUSE VI – PROVISIONS FOR ALL ZONES** of the Kennedy Park Community By-law No. 9276 for the former City of Scarborough, as amended, is further amended by adding the following new Section:

“20. Front Yard Landscaping and Soft Landscaping Requirements

20.1 Front Yard Landscaping

The following front yard landscaping provisions shall apply to street townhouse dwellings where a **driveway** leads directly to the dwelling unit, **single-family dwellings**, semi-detached dwellings, **two-family dwellings**, and duplexes:

- (a) For lots with a frontage less than 6 metres, the front yard not covered by a permitted **driveway** shall be maintained as landscaping.
- (b) For lots with a frontage of 6 metres to less than 15 metres, a minimum of 50% of the front yard shall be maintained as landscaping.
- (c) For lots with a frontage of 15 metres and greater, a minimum of 60% of the front yard shall be maintained as landscaping.
- (d) For the purpose of this subsection, landscaping means trees, shrubs, grass, flowers, vegetables, and other vegetation, decorative stonework, walkways, patios, screening, or other horticultural or landscape-architectural elements, or any combination of these.

Landscaping does not include **driveways** or parking areas, and directly associated elements such as curbs or retaining walls.

20.2 Front Yard Soft Landscaping

The following front yard soft landscaping provisions shall apply to street townhouse dwellings where a **driveway** leads directly to the dwelling unit, **single-family dwellings**, semi-detached dwellings, **two-family dwellings**, and duplexes:

- (a) A minimum of 75% of the front yard not covered by a permitted **driveway** shall be maintained as soft landscaping.
- (b) For the purpose of this subsection, soft landscaping means trees, shrubs, grass, flowers, vegetables, and other vegetation, but does not include hard surfaced areas such as but not limited to **driveways**, parking areas decorative stonework, walkways, patios, screening, or other landscape-architectural elements.”

**2. CLAUSE VII – GENERAL PARKING REGULATIONS FOR ALL ZONES** of the Kennedy Park Community By-law No. 9276 for the former City of Scarborough, as amended, is further amended by:

- (a) Deleting Subsection 1.3.2 and replacing it with the following:

“1.3.2 Driveway Dimensions

1.3.2.1 For street townhouse dwellings where a **driveway** leads directly to the dwelling unit, **single-family dwellings**, semi-detached dwellings, **two-family dwellings**, and duplexes, a **driveway** which is located in or which passes through the front yard shall have the following dimensions:

- (q) A minimum width of 2.6 metres.
- (r) For lots with a frontage less than 6 metres, a maximum width for its entire length of 2.6 metres.
- (s) For lots with a frontage of 6 metres to 23 metres inclusive, a maximum width for its entire length of the lesser of the following:
  - (i) 6 metres;
  - (ii) the width of parking spaces behind the front wall, where there is at least one parking space behind the front wall but not in the rear yard; or
  - (iii) 2.6 metres where there is any parking space in the rear yard;

provided the front yard landscaping and soft landscaping requirements of this By-law are met.

- (t) For lots with a frontage greater than 23 metres, a maximum width for its entire length of the lesser of the following:
- (i) 9 metres;
  - (ii) the width of parking spaces behind the front wall where there is at least one parking space behind the front wall but not in the rear yard; or
  - (iii) 2.6 metres where there is any parking space in the rear yard;

provided the front yard landscaping and soft landscaping requirements of this By-law are met.

1.3.2.2 For street townhouse dwellings where a **driveway** leads directly to the dwelling unit, **single-family dwellings**, semi-detached dwellings, **two-family dwellings**, and duplexes, a **driveway** which is not located in or which does not pass through the front yard shall have the following dimensions:

- (a) A minimum width of 2.6 metres; and
- (b) A maximum width for its entire length of the lesser of 6.0 metres or the width of the parking spaces.

1.3.2.6 For uses other than those set out in Subsections 1.3.2.1 and 1.3.2.2, a **driveway** shall have a minimum width of 3.0 metres per lane.”;

- (b) deleting subsection 2.2.2 and replacing it with the following:

“2.2.2 **Hammerhead and Circular Driveway Regulations**

2.2.2.1 **Hammerhead Turnarounds**

A **driveway** with a **hammerhead turnaround** shall be permitted on lots or parcels having frontage greater than 18 metres, or on lots or parcels having access to 27 metre wide streets provided that:

- (a) where it is located in the front yard, the **driveway** dimensions, front yard landscaping and soft landscaping requirements of this By-law are complied with;
- (b) where it is located in a **street yard** that is not a front yard, the **driveway** and **parking space** shall not cover more than 60% of the **street yard**; and

- (civ) parking of **vehicles** is permitted only on that portion of the **driveway** leading directly to the **parking space** required by this By-law.

2.2.2.2 **Circular Driveways**

A **circular driveway** shall be permitted on lots or parcels having frontage greater than 18 metres, provided that:

- (a) where it is located in the front yard, the **driveway** dimensions, front yard landscaping and soft landscaping requirements of this By-law are complied with;
- (b) where it is located in a **street yard** that is not a front yard, the **driveway** and **parking space** shall not cover more than 60% of the **street yard**; and
- (c) parking of **vehicles** is permitted only on that portion of the **driveway** leading directly to the **parking space** required by this By-law.”

ENACTED AND PASSED this XX day of MONTH, A.D. 2006.

DAVID R. MILLER,  
Mayor

ULLI S. WATKISS  
City Clerk

(Corporate Seal)

Authority: Planning and Transportation Committee Report No. X, Clause No. X,  
adopted as amended, by City of Toronto Council on Date, 2006  
Enacted by Council: Date, 2006

**CITY OF TORONTO**

**BY-LAW No. X-2006**

**To amend the former City of Scarborough Zoning By-law No. 9350, as amended, with respect to driveway width dimensions and landscaping.**

WHEREAS authority is given to Council by Section 34 of the *Planning Act*, R.S.O. 1990, c.P. 13, as amended, to pass this by-law; and

WHEREAS Council of the City of Toronto has provided adequate information to the public and has held at least one public meeting in accordance with the *Planning Act*;

The Council of the City of Toronto HEREBY ENACTS as follows:

**1. CLAUSE VI – PROVISIONS FOR ALL ZONES** of the Bendale Community By-law No. 9350 for the former City of Scarborough, as amended, is further amended by adding the following new Section:

“20. Front Yard Landscaping and Soft Landscaping Requirements

20.1 Front Yard Landscaping

The following front yard landscaping provisions shall apply to street townhouse dwellings where a **driveway** leads directly to the dwelling unit, **single-family dwellings**, semi-detached dwellings, **two-family dwellings**, and duplexes:

- (a) For lots with a frontage less than 6 metres, the front yard not covered by a permitted **driveway** shall be maintained as landscaping.
- (b) For lots with a frontage of 6 metres to less than 15 metres, a minimum of 50% of the front yard shall be maintained as landscaping.
- (c) For lots with a frontage of 15 metres and greater, a minimum of 60% of the front yard shall be maintained as landscaping.
- (d) For the purpose of this subsection, landscaping means trees, shrubs, grass, flowers, vegetables, and other vegetation, decorative stonework, walkways, patios, screening, or other horticultural or landscape-architectural elements, or any combination of these.

Landscaping does not include **driveways** or parking areas, and directly associated elements such as curbs or retaining walls.

## 20.2 Front Yard Soft Landscaping

The following front yard soft landscaping provisions shall apply to street townhouse dwellings where a **driveway** leads directly to the dwelling unit, **single-family dwellings**, semi-detached dwellings, **two-family dwellings**, and duplexes:

- (a) A minimum of 75% of the front yard not covered by a permitted **driveway** shall be maintained as soft landscaping.
- (b) For the purpose of this subsection, soft landscaping means trees, shrubs, grass, flowers, vegetables, and other vegetation, but does not include hard surfaced areas such as but not limited to **driveways**, parking areas decorative stonework, walkways, patios, screening, or other landscape-architectural elements.”

**2. CLAUSE VII – GENERAL PARKING REGULATIONS FOR ALL ZONES** of the Bendale Community By-law No. 9350 for the former City of Scarborough, as amended, is further amended by:

- (a) Deleting Subsection 1.3.2 and replacing it with the following:

### “1.3.2 Driveway Dimensions

1.3.2.1 For street townhouse dwellings where a **driveway** leads directly to the dwelling unit, **single-family dwellings**, semi-detached dwellings, **two-family dwellings**, and duplexes, a **driveway** which is located in or which passes through the front yard shall have the following dimensions:

- (u) A minimum width of 2.6 metres.
- (v) For lots with a frontage less than 6 metres, a maximum width for its entire length of 2.6 metres.
- (w) For lots with a frontage of 6 metres to 23 metres inclusive, a maximum width for its entire length of the lesser of the following:
  - (i) 6 metres;
  - (ii) the width of parking spaces behind the front wall, where there is at least one parking space behind the front wall but not in the rear yard; or
  - (iii) 2.6 metres where there is any parking space in the rear yard;

provided the front yard landscaping and soft landscaping requirements of this By-law are met.

- (x) For lots with a frontage greater than 23 metres, a maximum width for its entire length of the lesser of the following:
- (i) 9 metres;
  - (ii) the width of parking spaces behind the front wall where there is at least one parking space behind the front wall but not in the rear yard; or
  - (iii) 2.6 metres where there is any parking space in the rear yard;

provided the front yard landscaping and soft landscaping requirements of this By-law are met.

1.3.2.2 For street townhouse dwellings where a **driveway** leads directly to the dwelling unit, **single-family dwellings**, semi-detached dwellings, **two-family dwellings**, and duplexes, a **driveway** which is not located in or which does not pass through the front yard shall have the following dimensions:

- (a) A minimum width of 2.6 metres; and
- (b) A maximum width for its entire length of the lesser of 6.0 metres or the width of the parking spaces.

1.3.2.7 For uses other than those set out in Subsections 1.3.2.1 and 1.3.2.2, a **driveway** shall have a minimum width of 3.0 metres per lane.”;

- (b) deleting subsection 2.2.2 and replacing it with the following:

“2.2.2 **Hammerhead and Circular Driveway Regulations**

2.2.2.1 **Hammerhead Turnarounds**

A **driveway** with a **hammerhead turnaround** shall be permitted on lots or parcels having frontage greater than 18 metres, or on lots or parcels having access to 27 metre wide streets provided that:

- (a) where it is located in the front yard, the **driveway** dimensions, front yard landscaping and soft landscaping requirements of this By-law are complied with;
- (b) where it is located in a **street yard** that is not a front yard, the **driveway** and **parking space** shall not cover more than 60% of the **street yard**; and

- (cv) parking of **vehicles** is permitted only on that portion of the **driveway** leading directly to the **parking space** required by this By-law.

2.2.2.2 **Circular Driveways**

A **circular driveway** shall be permitted on lots or parcels having frontage greater than 18 metres, provided that:

- (a) where it is located in the front yard, the **driveway** dimensions, front yard landscaping and soft landscaping requirements of this By-law are complied with;
- (b) where it is located in a **street yard** that is not a front yard, the **driveway** and **parking space** shall not cover more than 60% of the **street yard**; and
- (c) parking of **vehicles** is permitted only on that portion of the **driveway** leading directly to the **parking space** required by this By-law.”

ENACTED AND PASSED this XX day of MONTH, A.D. 2006.

DAVID R. MILLER,  
Mayor

ULLI S. WATKISS  
City Clerk

(Corporate Seal)

Authority: Planning and Transportation Committee Report No. X, Clause No. X,  
adopted as amended, by City of Toronto Council on Date, 2006  
Enacted by Council: Date, 2006

**CITY OF TORONTO**

**BY-LAW No. X-2006**

**To amend the former City of Scarborough Zoning By-law No. 9364, as amended, with respect to driveway width dimensions and landscaping.**

WHEREAS authority is given to Council by Section 34 of the *Planning Act*, R.S.O. 1990, c.P. 13, as amended, to pass this by-law; and

WHEREAS Council of the City of Toronto has provided adequate information to the public and has held at least one public meeting in accordance with the *Planning Act*;

The Council of the City of Toronto HEREBY ENACTS as follows:

**1. CLAUSE VI – PROVISIONS FOR ALL ZONES** of the Cliffside Community By-law No. 9364 for the former City of Scarborough, as amended, is further amended by adding the following new Section:

“19. Front Yard Landscaping and Soft Landscaping Requirements

19.1 Front Yard Landscaping

The following front yard landscaping provisions shall apply to street townhouse dwellings where a **driveway** leads directly to the dwelling unit, **single-family dwellings**, semi-detached dwellings, **two-family dwellings**, and duplexes:

- (a) For lots with a frontage less than 6 metres, the front yard not covered by a permitted **driveway** shall be maintained as landscaping.
- (b) For lots with a frontage of 6 metres to less than 15 metres, a minimum of 50% of the front yard shall be maintained as landscaping.
- (c) For lots with a frontage of 15 metres and greater, a minimum of 60% of the front yard shall be maintained as landscaping.
- (d) For the purpose of this subsection, landscaping means trees, shrubs, grass, flowers, vegetables, and other vegetation, decorative stonework, walkways, patios, screening, or other horticultural or landscape-architectural elements, or any combination of these.

Landscaping does not include **driveways** or parking areas, and directly associated elements such as curbs or retaining walls.

19.2 Front Yard Soft Landscaping

The following front yard soft landscaping provisions shall apply street townhouse dwellings where a **driveway** leads directly to the dwelling unit, **single-family dwellings**, semi-detached dwellings, **two-family dwellings**, and duplexes:

- (a) A minimum of 75% of the front yard not covered by a permitted **driveway** shall be maintained as soft landscaping.
- (b) For the purpose of this subsection, soft landscaping means trees, shrubs, grass, flowers, vegetables, and other vegetation, but does not include hard surfaced areas such as but not limited to **driveways**, parking areas decorative stonework, walkways, patios, screening, or other landscape-architectural elements.”

**2. CLAUSE VII – GENERAL PARKING REGULATIONS FOR ALL ZONES** of the Cliffside Community By-law No. 9364 for the former City of Scarborough, as amended, is further amended by:

- (a) Deleting Subsection 1.4.2 and replacing it with the following:

“1.4.2 Driveway Dimensions

1.4.2.1 For street townhouse dwellings where a **driveway** leads directly to the dwelling unit, **single-family dwellings**, semi-detached dwellings, **two-family dwellings**, and duplexes, a **driveway** which is located in or which passes through the front yard shall have the following dimensions:

- (y) A minimum width of 2.6 metres.
- (z) For lots with a frontage less than 6 metres, a maximum width for its entire length of 2.6 metres.
- (aa) For lots with a frontage of 6 metres to 23 metres inclusive, a maximum width for its entire length of the lesser of the following:
  - (i) 6 metres;
  - (ii) the width of parking spaces behind the front wall, where there is at least one parking space behind the front wall but not in the rear yard; or
  - (iii) 2.6 metres where there is any parking space in the rear yard;

provided the front yard landscaping and soft landscaping requirements of this By-law are met.

(bb) For lots with a frontage greater than 23 metres, a maximum width for its entire length of the lesser of the following:

- (i) 9 metres;
- (ii) the width of parking spaces behind the front wall where there is at least one parking space behind the front wall but not in the rear yard; or
- (iii) 2.6 metres where there is any parking space in the rear yard;

provided the front yard landscaping and soft landscaping requirements of this By-law are met.

1.4.2.2 For street townhouse dwellings where a **driveway** leads directly to the dwelling unit, **single-family dwellings**, semi-detached dwellings, **two-family dwellings**, and duplexes, a **driveway** which is not located in or which does not pass through the front yard shall have the following dimensions:

- (a) A minimum width of 2.6 metres; and
- (b) A maximum width for its entire length of the lesser of 6.0 metres or the width of the parking spaces.

1.4.2.4 For uses other than those set out in Subsections 1.4.2.1 and 1.4.2.2, a **driveway** shall have a minimum width of 3.0 metres per lane.”;

(b) deleting subsection 2.2.2 and replacing it with the following:

“2.2.2 **Hammerhead and Circular Driveway Regulations**

2.2.2.1 **Hammerhead Turnarounds**

A **driveway** with a **hammerhead turnaround** shall be permitted on lots or parcels having frontage greater than 18 metres, or on lots or parcels having access to 27 metre wide streets provided that:

- (a) where it is located in the front yard, the **driveway** dimensions, front yard landscaping and soft landscaping requirements of this By-law are complied with;
- (b) where it is located in a **street yard** that is not a front yard, the **driveway** and **parking space** shall not cover more than 60% of the **street yard**; and

- (cvi) parking of **vehicles** is permitted only on that portion of the **driveway** leading directly to the **parking space** required by this By-law.

2.2.2.2 **Circular Driveways**

A **circular driveway** shall be permitted on lots or parcels having frontage greater than 18 metres, provided that:

- (a) where it is located in the front yard, the **driveway** dimensions, front yard landscaping and soft landscaping requirements of this By-law are complied with;
- (b) where it is located in a **street yard** that is not a front yard, the **driveway** and **parking space** shall not cover more than 60% of the **street yard**; and
- (c) parking of **vehicles** is permitted only on that portion of the **driveway** leading directly to the **parking space** required by this By-law.”

ENACTED AND PASSED this XX day of MONTH, A.D. 2006.

DAVID R. MILLER,  
Mayor

ULLI S. WATKISS  
City Clerk

(Corporate Seal)

Authority: Planning and Transportation Committee Report No. X, Clause No. X,  
adopted as amended, by City of Toronto Council on Date, 2006

Enacted by Council: Date, 2006

## CITY OF TORONTO

### BY-LAW No. X-2006

**To amend the former City of Scarborough Zoning By-law No. 9366, as amended, with respect to driveway width dimensions and landscaping.**

WHEREAS authority is given to Council by Section 34 of the *Planning Act*, R.S.O. 1990, c.P. 13, as amended, to pass this by-law; and

WHEREAS Council of the City of Toronto has provided adequate information to the public and has held at least one public meeting in accordance with the *Planning Act*;

The Council of the City of Toronto HEREBY ENACTS as follows:

**1. CLAUSE VI – PROVISIONS FOR ALL ZONES** of the Maryvale Community By-law No. 9366 for the former City of Scarborough, as amended, is further amended by adding the following new Section:

“20. Front Yard Landscaping and Soft Landscaping Requirements

20.1 Front Yard Landscaping

The following front yard landscaping provisions shall apply to **street townhouse dwellings** where a **driveway** leads directly to the dwelling unit, **single-family dwellings**, semi-detached dwellings, **two-family dwellings**, and duplexes:

- (a) For lots with a frontage less than 6 metres, the front yard not covered by a permitted **driveway** shall be maintained as landscaping.
- (b) For lots with a frontage of 6 metres to less than 15 metres, a minimum of 50% of the front yard shall be maintained as landscaping.
- (c) For lots with a frontage of 15 metres and greater, a minimum of 60% of the front yard shall be maintained as landscaping.
- (d) For the purpose of this subsection, landscaping means trees, shrubs, grass, flowers, vegetables, and other vegetation, decorative stonework, walkways, patios, screening, or other horticultural or landscape-architectural elements, or any combination of these.

Landscaping does not include **driveways** or parking areas, and directly associated elements such as curbs or retaining walls.

20.2 Front Yard Soft Landscaping

The following front yard soft landscaping provisions shall apply to **street townhouse dwellings** where a **driveway** leads directly to the dwelling unit, **single-family dwellings**, semi-detached dwellings, **two-family dwellings**, and duplexes:

- (a) A minimum of 75% of the front yard not covered by a permitted **driveway** shall be maintained as soft landscaping.
- (b) For the purpose of this subsection, soft landscaping means trees, shrubs, grass, flowers, vegetables, and other vegetation, but does not include hard surfaced areas such as but not limited to **driveways**, parking areas decorative stonework, walkways, patios, screening, or other landscape-architectural elements.”

**2. CLAUSE VII – GENERAL PARKING REGULATIONS FOR ALL ZONES** of the Maryvale Community By-law No. 9366 for the former City of Scarborough, as amended, is further amended by:

- (a) Deleting Subsection 1.3.2 and replacing it with the following:

“1.3.2 Driveway Dimensions

1.3.2.1 For **street townhouse dwellings** where a **driveway** leads directly to the dwelling unit, **single-family dwellings**, semi-detached dwellings, **two-family dwellings**, and duplexes, a **driveway** which is located in or which passes through the front yard shall have the following dimensions:

- (cc) A minimum width of 2.6 metres.
- (dd) For lots with a frontage less than 6 metres, a maximum width for its entire length of 2.6 metres.
- (ee) For lots with a frontage of 6 metres to 23 metres inclusive, a maximum width for its entire length of the lesser of the following:
  - (i) 6 metres;
  - (ii) the width of parking spaces behind the front wall, where there is at least one parking space behind the front wall but not in the rear yard; or
  - (iii) 2.6 metres where there is any parking space in the rear yard;

provided the front yard landscaping and soft landscaping requirements of this By-law are met.

- (ff) For lots with a frontage greater than 23 metres, a maximum width for its entire length of the lesser of the following:
- (i) 9 metres;
  - (ii) the width of parking spaces behind the front wall where there is at least one parking space behind the front wall but not in the rear yard; or
  - (iii) 2.6 metres where there is any parking space in the rear yard;

provided the front yard landscaping and soft landscaping requirements of this By-law are met.

1.3.2.2 For **street townhouse dwellings** where a **driveway** leads directly to the dwelling unit, **single-family dwellings**, semi-detached dwellings, **two-family dwellings**, and duplexes, a **driveway** which is not located in or which does not pass through the front yard shall have the following dimensions:

- (a) A minimum width of 2.6 metres; and
- (b) A maximum width for its entire length of the lesser of 6.0 metres or the width of the parking spaces.

1.3.2.8 For uses other than those set out in Subsections 1.3.2.1 and 1.3.2.2, a **driveway** shall have a minimum width of 3.0 metres per lane.”;

- (b) deleting subsection 2.2.2 and replacing it with the following:

“2.2.2 **Hammerhead and Circular Driveway Regulations**

2.2.2.1 **Hammerhead Turnarounds**

A **driveway** with a **hammerhead turnaround** shall be permitted on lots or parcels having frontage greater than 18 metres, or on lots or parcels having access to 27 metre wide streets provided that:

- (a) where it is located in the front yard, the **driveway** dimensions, front yard landscaping and soft landscaping requirements of this By-law are complied with;
- (b) where it is located in a **street yard** that is not a front yard, the **driveway** and **parking space** shall not cover more than 60% of the **street yard**; and

- (cvii) parking of **vehicles** is permitted only on that portion of the **driveway** leading directly to the **parking space** required by this By-law.

2.2.2.2 **Circular Driveways**

A **circular driveway** shall be permitted on lots or parcels having frontage greater than 18 metres, provided that:

- (a) where it is located in the front yard, the **driveway** dimensions, front yard landscaping and soft landscaping requirements of this By-law are complied with;
- (b) where it is located in a **street yard** that is not a front yard, the **driveway** and **parking space** shall not cover more than 60% of the **street yard**; and
- (c) parking of **vehicles** is permitted only on that portion of the **driveway** leading directly to the **parking space** required by this By-law.”

ENACTED AND PASSED this XX day of MONTH, A.D. 2006.

DAVID R. MILLER,  
Mayor

ULLI S. WATKISS  
City Clerk

(Corporate Seal)

Authority: Planning and Transportation Committee Report No. X, Clause No. X,  
adopted as amended, by City of Toronto Council on Date, 2006  
Enacted by Council: Date, 2006

**CITY OF TORONTO**

**BY-LAW No. X-2006**

**To amend the former City of Scarborough Zoning By-law No. 9396, as amended, with respect to driveway width dimensions and landscaping.**

WHEREAS authority is given to Council by Section 34 of the *Planning Act*, R.S.O. 1990, c.P. 13, as amended, to pass this by-law; and

WHEREAS Council of the City of Toronto has provided adequate information to the public and has held at least one public meeting in accordance with the *Planning Act*;

The Council of the City of Toronto HEREBY ENACTS as follows:

**1. CLAUSE VI – PROVISIONS FOR ALL ZONES** of the Cliffcrest Community By-law No. 9396 for the former City of Scarborough, as amended, is further amended by adding the following new Section:

“20. Front Yard Landscaping and Soft Landscaping Requirements

20.1 Front Yard Landscaping

The following front yard landscaping provisions shall apply to **street townhouse dwellings** where a **driveway** leads directly to the dwelling unit, **single-family dwellings**, semi-detached dwellings, **two-family dwellings**, and duplexes:

- (a) For lots with a frontage less than 6 metres, the front yard not covered by a permitted **driveway** shall be maintained as landscaping.
- (b) For lots with a frontage of 6 metres to less than 15 metres, a minimum of 50% of the front yard shall be maintained as landscaping.
- (c) For lots with a frontage of 15 metres and greater, a minimum of 60% of the front yard shall be maintained as landscaping.
- (d) For the purpose of this subsection, landscaping means trees, shrubs, grass, flowers, vegetables, and other vegetation, decorative stonework, walkways, patios, screening, or other horticultural or landscape-architectural elements, or any combination of these.

Landscaping does not include **driveways** or parking areas, and directly associated elements such as curbs or retaining walls.

20.2 Front Yard Soft Landscaping

The following front yard soft landscaping provisions shall apply to **street townhouse dwellings** where a **driveway** leads directly to the dwelling unit, **single-family dwellings**, semi-detached dwellings, **two-family dwellings**, and duplexes:

- (a) A minimum of 75% of the front yard not covered by a permitted **driveway** shall be maintained as soft landscaping.
- (b) For the purpose of this subsection, soft landscaping means trees, shrubs, grass, flowers, vegetables, and other vegetation, but does not include hard surfaced areas such as but not limited to **driveways**, parking areas decorative stonework, walkways, patios, screening, or other landscape-architectural elements.”

**2. CLAUSE VII – GENERAL PARKING REGULATIONS FOR ALL ZONES** of the Cliffcrest Community By-law No. 9396 for the former City of Scarborough, as amended, is further amended by:

- (a) Deleting Subsection 1.3.2 and replacing it with the following:

“1.3.2 Driveway Dimensions

1.3.2.1 For **street townhouse dwellings** where a **driveway** leads directly to the dwelling unit, **single-family dwellings**, semi-detached dwellings, **two-family dwellings**, and duplexes, a **driveway** which is located in or which passes through the front yard shall have the following dimensions:

- (gg) A minimum width of 2.6 metres.
- (hh) For lots with a frontage less than 6 metres, a maximum width for its entire length of 2.6 metres.
- (ii) For lots with a frontage of 6 metres to 23 metres inclusive, a maximum width for its entire length of the lesser of the following:
  - (i) 6 metres;
  - (ii) the width of parking spaces behind the front wall, where there is at least one parking space behind the front wall but not in the rear yard; or
  - (iii) 2.6 metres where there is any parking space in the rear yard;

provided the front yard landscaping and soft landscaping requirements of this By-law are met.

- (jj) For lots with a frontage greater than 23 metres, a maximum width for its entire length of the lesser of the following:
- (i) 9 metres;
  - (ii) the width of parking spaces behind the front wall where there is at least one parking space behind the front wall but not in the rear yard; or
  - (iii) 2.6 metres where there is any parking space in the rear yard;

provided the front yard landscaping and soft landscaping requirements of this By-law are met.

1.3.2.2 For **street townhouse dwellings** where a **driveway** leads directly to the dwelling unit, **single-family dwellings**, semi-detached dwellings, **two-family dwellings**, and duplexes, a **driveway** which is not located in or which does not pass through the front yard shall have the following dimensions:

- (a) A minimum width of 2.6 metres; and
- (b) A maximum width for its entire length of the lesser of 6.0 metres or the width of the parking spaces.

1.3.2.9 For uses other than those set out in Subsections 1.3.2.1 and 1.3.2.2, a **driveway** shall have a minimum width of 3.0 metres per lane.”;

- (b) deleting subsection 2.2.2 and replacing it with the following:

“2.2.2 **Hammerhead and Circular Driveway Regulations**

2.2.2.1 **Hammerhead Turnarounds**

A **driveway** with a **hammerhead turnaround** shall be permitted on lots or parcels having frontage greater than 18 metres, or on lots or parcels having access to 27 metre wide streets provided that:

- (a) where it is located in the front yard, the **driveway** dimensions, front yard landscaping and soft landscaping requirements of this By-law are complied with;
- (b) where it is located in a **street yard** that is not a front yard, the **driveway** and **parking space** shall not cover more than 60% of the **street yard**; and

- (cviii) parking of **vehicles** is permitted only on that portion of the **driveway** leading directly to the **parking space** required by this By-law.

2.2.2.2 **Circular Driveways**

A **circular driveway** shall be permitted on lots or parcels having frontage greater than 18 metres, provided that:

- (a) where it is located in the front yard, the **driveway** dimensions, front yard landscaping and soft landscaping requirements of this By-law are complied with;
- (b) where it is located in a **street yard** that is not a front yard, the **driveway** and **parking space** shall not cover more than 60% of the **street yard**; and
- (c) parking of **vehicles** is permitted only on that portion of the **driveway** leading directly to the **parking space** required by this By-law.”

ENACTED AND PASSED this XX day of MONTH, A.D. 2006.

DAVID R. MILLER,  
Mayor

ULLI S. WATKISS  
City Clerk

(Corporate Seal)

Authority: Planning and Transportation Committee Report No. X, Clause No. X,  
adopted as amended, by City of Toronto Council on Date, 2006  
Enacted by Council: Date, 2006

**CITY OF TORONTO**

**BY-LAW No. X-2006**

**To amend the former City of Scarborough Zoning By-law No. 9508, as amended, with respect to driveway width dimensions and landscaping.**

WHEREAS authority is given to Council by Section 34 of the *Planning Act*, R.S.O. 1990, c.P. 13, as amended, to pass this by-law; and

WHEREAS Council of the City of Toronto has provided adequate information to the public and has held at least one public meeting in accordance with the *Planning Act*;

The Council of the City of Toronto HEREBY ENACTS as follows:

**1. CLAUSE VI – PROVISIONS FOR ALL ZONES** of the Dorset Park Community By-law No. 9508 for the former City of Scarborough, as amended, is further amended by adding the following new Section:

“22. Front Yard Landscaping and Soft Landscaping Requirements

22.1 Front Yard Landscaping

The following front yard landscaping provisions shall apply to **street townhouse dwellings** where a **driveway** leads directly to the dwelling unit, **single-family dwellings**, semi-detached dwellings, **two-family dwellings**, and duplexes:

- (a) For lots with a frontage less than 6 metres, the front yard not covered by a permitted **driveway** shall be maintained as landscaping.
- (b) For lots with a frontage of 6 metres to less than 15 metres, a minimum of 50% of the front yard shall be maintained as landscaping.
- (c) For lots with a frontage of 15 metres and greater, a minimum of 60% of the front yard shall be maintained as landscaping.
- (d) For the purpose of this subsection, landscaping means trees, shrubs, grass, flowers, vegetables, and other vegetation, decorative stonework, walkways, patios, screening, or other horticultural or landscape-architectural elements, or any combination of these.

Landscaping does not include **driveways** or parking areas, and directly associated elements such as curbs or retaining walls.

22.2 Front Yard Soft Landscaping

The following front yard soft landscaping provisions shall apply to **street townhouse dwellings** where a **driveway** leads directly to the dwelling unit, **single-family dwellings**, semi-detached dwellings, **two-family dwellings**, and duplexes:

- (a) A minimum of 75% of the front yard not covered by a permitted **driveway** shall be maintained as soft landscaping.
- (b) For the purpose of this subsection, soft landscaping means trees, shrubs, grass, flowers, vegetables, and other vegetation, but does not include hard surfaced areas such as but not limited to **driveways**, parking areas decorative stonework, walkways, patios, screening, or other landscape-architectural elements.”

**2. CLAUSE VII – GENERAL PARKING REGULATIONS FOR ALL ZONES** of the Dorset Park Community By-law No. 9508 for the former City of Scarborough, as amended, is further amended by:

- (a) Deleting Subsection 1.3.2 and replacing it with the following:

“1.3.2 Driveway Dimensions

1.3.2.1 For **street townhouse dwellings** where a **driveway** leads directly to the dwelling unit, **single-family dwellings**, semi-detached dwellings, **two-family dwellings**, and duplexes, a **driveway** which is located in or which passes through the front yard shall have the following dimensions:

- (kk) A minimum width of 2.6 metres.
- (ll) For lots with a frontage less than 6 metres, a maximum width for its entire length of 2.6 metres.
- (mm) For lots with a frontage of 6 metres to 23 metres inclusive, a maximum width for its entire length of the lesser of the following:
  - (i) 6 metres;
  - (ii) the width of parking spaces behind the front wall, where there is at least one parking space behind the front wall but not in the rear yard; or
  - (iii) 2.6 metres where there is any parking space in the rear yard;

provided the front yard landscaping and soft landscaping requirements of this By-law are met.

- (nn) For lots with a frontage greater than 23 metres, a maximum width for its entire length of the lesser of the following:
- (i) 9 metres;
  - (ii) the width of parking spaces behind the front wall where there is at least one parking space behind the front wall but not in the rear yard; or
  - (iii) 2.6 metres where there is any parking space in the rear yard;

provided the front yard landscaping and soft landscaping requirements of this By-law are met.

1.3.2.2 For **street townhouse dwellings** where a **driveway** leads directly to the dwelling unit, **single-family dwellings**, semi-detached dwellings, **two-family dwellings**, and duplexes, a **driveway** which is not located in or which does not pass through the front yard shall have the following dimensions:

- (a) A minimum width of 2.6 metres; and
- (b) A maximum width for its entire length of the lesser of 6.0 metres or the width of the parking spaces.

1.3.2.10 For uses other than those set out in Subsections 1.3.2.1 and 1.3.2.2, a **driveway** shall have a minimum width of 3.0 metres per lane.”;

- (b) deleting subsection 2.2.2 and replacing it with the following:

“2.2.2 **Hammerhead and Circular Driveway Regulations**

2.2.2.1 **Hammerhead Turnarounds**

A **driveway** with a **hammerhead turnaround** shall be permitted on lots or parcels having frontage greater than 18 metres, or on lots or parcels having access to 27 metre wide streets provided that:

- (a) where it is located in the front yard, the **driveway** dimensions, front yard landscaping and soft landscaping requirements of this By-law are complied with;
- (b) where it is located in a **street yard** that is not a front yard, the **driveway** and **parking space** shall not cover more than 60% of the **street yard**; and

- (cix) parking of **vehicles** is permitted only on that portion of the **driveway** leading directly to the **parking space** required by this By-law.

#### 2.2.2.2 Circular Driveways

A **circular driveway** shall be permitted on lots or parcels having frontage greater than 18 metres, provided that:

- (a) where it is located in the front yard, the **driveway** dimensions, front yard landscaping and soft landscaping requirements of this By-law are complied with;
- (b) where it is located in a **street yard** that is not a front yard, the **driveway** and **parking space** shall not cover more than 60% of the **street yard**; and
- (c) parking of **vehicles** is permitted only on that portion of the **driveway** leading directly to the **parking space** required by this By-law.”

ENACTED AND PASSED this XX day of MONTH, A.D. 2006.

DAVID R. MILLER,  
Mayor

ULLI S. WATKISS  
City Clerk

(Corporate Seal)

Authority: Planning and Transportation Committee Report No. X, Clause No. X,  
adopted as amended, by City of Toronto Council on Date, 2006  
Enacted by Council: Date, 2006

**CITY OF TORONTO**

**BY-LAW No. X-2006**

**To amend the former City of Scarborough Zoning By-law No. 9510, as amended, with respect to driveway width dimensions and landscaping.**

WHEREAS authority is given to Council by Section 34 of the *Planning Act*, R.S.O. 1990, c.P. 13, as amended, to pass this by-law; and

the City has held at least one public meeting in accordance with the *Planning Act*;

The Council of the City of Toronto HEREBY ENACTS as follows:

**1. CLAUSE VI – PROVISIONS FOR ALL ZONES** of the Woburn Community By-law No. 9510 for the former City of Scarborough, as amended, is further amended by adding the following new Section:

“20. Front Yard Landscaping and Soft Landscaping Requirements

20.1 Front Yard Landscaping

The following front yard landscaping provisions shall apply to **street townhouse dwellings** where a **driveway** leads directly to the dwelling unit, **single-family dwellings**, semi-detached dwellings, **two-family dwellings**, and duplexes:

- (a) For lots with a frontage less than 6 metres, the front yard not covered by a permitted **driveway** shall be maintained as landscaping.
- (b) For lots with a frontage of 6 metres to less than 15 metres, a minimum of 50% of the front yard shall be maintained as landscaping.
- (c) For lots with a frontage of 15 metres and greater, a minimum of 60% of the front yard shall be maintained as landscaping.
- (d) For the purpose of this subsection, landscaping means trees, shrubs, grass, flowers, vegetables, and other vegetation, decorative stonework, walkways, patios, screening, or other horticultural or landscape-architectural elements, or any combination of these. Landscaping does not include **driveways** or parking areas, and directly associated elements such as curbs or retaining walls.

20.2 Front Yard Soft Landscaping

The following front yard soft landscaping provisions shall apply to **street townhouse dwellings** where a **driveway** leads directly to the dwelling unit, **single-family dwellings**, semi-detached dwellings, **two-family dwellings**, and duplexes:

- (a) A minimum of 75% of the front yard not covered by a permitted **driveway** shall be maintained as soft landscaping.
- (b) For the purpose of this subsection, soft landscaping means trees, shrubs, grass, flowers, vegetables, and other vegetation, but does not include hard surfaced areas such as but not limited to **driveways**, parking areas decorative stonework, walkways, patios, screening, or other landscape-architectural elements.”

**2. CLAUSE VII – GENERAL PARKING REGULATIONS FOR ALL ZONES** of the Woburn Community By-law No. 9510 for the former City of Scarborough, as amended, is further amended by:

- (a) Deleting Subsection 1.3.2 and replacing it with the following:

“1.3.2 Driveway Dimensions

1.3.2.1 For **street townhouse dwellings** where a **driveway** leads directly to the dwelling unit, **single-family dwellings**, semi-detached dwellings, **two-family dwellings**, and duplexes, a **driveway** which is located in or which passes through the front yard shall have the following dimensions:

- (oo) A minimum width of 2.6 metres.
- (pp) For lots with a frontage less than 6 metres, a maximum width for its entire length of 2.6 metres.
- (qq) For lots with a frontage of 6 metres to 23 metres inclusive, a maximum width for its entire length of the lesser of the following:
  - (i) 6 metres;
  - (ii) the width of parking spaces behind the front wall, where there is at least one parking space behind the front wall but not in the rear yard; or
  - (iii) 2.6 metres where there is any parking space in the rear yard;

provided the front yard landscaping and soft landscaping requirements of this By-law are met.

- (rr) For lots with a frontage greater than 23 metres, a maximum width for its entire length of the lesser of the following:
- (i) 9 metres;
  - (ii) the width of parking spaces behind the front wall where there is at least one parking space behind the front wall but not in the rear yard; or
  - (iii) 2.6 metres where there is any parking space in the rear yard;

provided the front yard landscaping and soft landscaping requirements of this By-law are met.

1.3.2.2 For **street townhouse dwellings** where a **driveway** leads directly to the dwelling unit, **single-family dwellings**, semi-detached dwellings, **two-family dwellings**, and duplexes, a **driveway** which is not located in or which does not pass through the front yard shall have the following dimensions:

- (a) A minimum width of 2.6 metres; and
- (b) A maximum width for its entire length of the lesser of 6.0 metres or the width of the parking spaces.

1.3.2.11 For uses other than those set out in Subsections 1.3.2.1 and 1.3.2.2, a **driveway** shall have a minimum width of 3.0 metres per lane.”;

- (b) deleting subsection 2.2.2 and replacing it with the following:

“2.2.2 **Hammerhead and Circular Driveway Regulations**

2.2.2.1 **Hammerhead Turnarounds**

A **driveway** with a **hammerhead turnaround** shall be permitted on lots or parcels having frontage greater than 18 metres, or on lots or parcels having access to 27 metre wide streets provided that:

- (a) where it is located in the front yard, the **driveway** dimensions, front yard landscaping and soft landscaping requirements of this By-law are complied with;
- (b) where it is located in a **street yard** that is not a front yard, the **driveway** and **parking space** shall not cover more than 60% of the **street yard**; and
- (cx) parking of **vehicles** is permitted only on that portion of the **driveway** leading directly to the **parking space** required by this By-law.

2.2.2.2 **Circular Driveways**

A **circular driveway** shall be permitted on lots or parcels having frontage greater than 18 metres, provided that:

- (a) where it is located in the front yard, the **driveway** dimensions, front yard landscaping and soft landscaping requirements of this By-law are complied with;
- (b) where it is located in a **street yard** that is not a front yard, the **driveway** and **parking space** shall not cover more than 60% of the **street yard**; and
- (c) parking of **vehicles** is permitted only on that portion of the **driveway** leading directly to the **parking space** required by this By-law.”

ENACTED AND PASSED this XX day of MONTH, A.D. 2006.

DAVID R. MILLER,  
Mayor

ULLI S. WATKISS  
City Clerk

(Corporate Seal)

Authority: Planning and Transportation Committee Report No. X, Clause No. X,  
adopted as amended, by City of Toronto Council on Date, 2006

Enacted by Council: Date, 2006

## CITY OF TORONTO

### BY-LAW No. X-2006

**To amend the former City of Scarborough Zoning By-law No. 9511, as amended, with respect to the dimensions of a parking space.**

WHEREAS authority is given to Council by Section 34 of the *Planning Act*, R.S.O. 1990, c.P. 13, as amended, to pass this by-law; and

WHEREAS Council of the City of Toronto has provided adequate information to the public and has held at least one public meeting in accordance with the *Planning Act*;

The Council of the City of Toronto HEREBY ENACTS as follows:

**1. CLAUSE VI – PROVISIONS FOR ALL ZONES** of the Wexford Community By-law No. 9511 for the former City of Scarborough, as amended, is further amended by adding the following new Section:

“21. Front Yard Landscaping and Soft Landscaping Requirements

21.1 Front Yard Landscaping

The following front yard landscaping provisions shall apply to street townhouse dwellings where a **driveway** leads directly to the dwelling unit, **single-family dwellings**, semi-detached dwellings, **two-family dwellings**, and duplexes:

- (a) For lots with a frontage less than 6 metres, the front yard not covered by a permitted **driveway** shall be maintained as landscaping.
- (b) For lots with a frontage of 6 metres to less than 15 metres, a minimum of 50% of the front yard shall be maintained as landscaping.
- (c) For lots with a frontage of 15 metres and greater, a minimum of 60% of the front yard shall be maintained as landscaping.
- (d) For the purpose of this subsection, landscaping means trees, shrubs, grass, flowers, vegetables, and other vegetation, decorative stonework, walkways, patios, screening, or other horticultural or landscape-architectural elements, or any combination of these.

Landscaping does not include **driveways** or parking areas, and directly associated elements such as curbs or retaining walls.

21.2 Front Yard Soft Landscaping

The following front yard soft landscaping provisions shall apply to street townhouse dwellings where a **driveway** leads directly to the dwelling unit, **single-family dwellings**, semi-detached dwellings, **two-family dwellings**, and duplexes:

- (a) A minimum of 75% of the front yard not covered by a permitted **driveway** shall be maintained as soft landscaping.
- (b) For the purpose of this subsection, soft landscaping means trees, shrubs, grass, flowers, vegetables, and other vegetation, but does not include hard surfaced areas such as but not limited to **driveways**, parking areas decorative stonework, walkways, patios, screening, or other landscape-architectural elements.”

**2. CLAUSE VII – GENERAL PARKING REGULATIONS FOR ALL ZONES** of the Wexford Community By-law No. 9511 for the former City of Scarborough, as amended, is further amended by:

- (a) Deleting Subsection 1.3.2 and replacing it with the following:

“1.3.2 Driveway Dimensions

1.3.2.1 For street townhouse dwellings where a **driveway** leads directly to the dwelling unit, **single-family dwellings**, semi-detached dwellings, **two-family dwellings**, and duplexes, a **driveway** which is located in or which passes through the front yard shall have the following dimensions:

- (ss) A minimum width of 2.6 metres.
- (tt) For lots with a frontage less than 6 metres, a maximum width for its entire length of 2.6 metres.
- (uu) For lots with a frontage of 6 metres to 23 metres inclusive, a maximum width for its entire length of the lesser of the following:
  - (i) 6 metres;
  - (ii) the width of parking spaces behind the front wall, where there is at least one parking space behind the front wall but not in the rear yard; or
  - (iii) 2.6 metres where there is any parking space in the rear yard;

provided the front yard landscaping and soft landscaping requirements of this By-law are met.

- (vv) For lots with a frontage greater than 23 metres, a maximum width for its entire length of the lesser of the following:
- (i) 9 metres;
  - (ii) the width of parking spaces behind the front wall where there is at least one parking space behind the front wall but not in the rear yard; or
  - (iii) 2.6 metres where there is any parking space in the rear yard;

provided the front yard landscaping and soft landscaping requirements of this By-law are met.

1.3.2.2 For street townhouse dwellings where a **driveway** leads directly to the dwelling unit, **single-family dwellings**, semi-detached dwellings, **two-family dwellings**, and duplexes, a **driveway** which is not located in or which does not pass through the front yard shall have the following dimensions:

- (a) A minimum width of 2.6 metres; and
- (b) A maximum width for its entire length of the lesser of 6.0 metres or the width of the parking spaces.

1.3.2.12 For uses other than those set out in Subsections 1.3.2.1 and 1.3.2.2, a **driveway** shall have a minimum width of 3.0 metres per lane.”;

- (b) deleting subsection 2.2.2 and replacing it with the following:

“2.2.2 **Hammerhead and Circular Driveway Regulations**

2.2.2.1 **Hammerhead Turnarounds**

A **driveway** with a **hammerhead turnaround** shall be permitted on lots or parcels having frontage greater than 18 metres, or on lots or parcels having access to 27 metre wide streets provided that:

- (a) where it is located in the front yard, the **driveway** dimensions, front yard landscaping and soft landscaping requirements of this By-law are complied with;
- (b) where it is located in a **street yard** that is not a front yard, the **driveway** and **parking space** shall not cover more than 60% of the **street yard**; and

- (cxi) parking of **vehicles** is permitted only on that portion of the **driveway** leading directly to the **parking space** required by this By-law.

#### 2.2.2.2 **Circular Driveways**

A **circular driveway** shall be permitted on lots or parcels having frontage greater than 18 metres, provided that:

- (a) where it is located in the front yard, the **driveway** dimensions, front yard landscaping and soft landscaping requirements of this By-law are complied with;
- (b) where it is located in a **street yard** that is not a front yard, the **driveway** and **parking space** shall not cover more than 60% of the **street yard**; and
- (c) parking of **vehicles** is permitted only on that portion of the **driveway** leading directly to the **parking space** required by this By-law.”

ENACTED AND PASSED this XX day of MONTH, A.D. 2006.

DAVID R. MILLER,  
Mayor

ULLI S. WATKISS  
City Clerk

(Corporate Seal)

Authority: Planning and Transportation Committee Report No. X, Clause No. X,  
adopted as amended, by City of Toronto Council on Date, 2006

Enacted by Council: Date, 2006

## CITY OF TORONTO

### BY-LAW No. X-2006

**To amend the former City of Scarborough Zoning By-law No. 9676, as amended, with respect to driveway width dimensions and landscaping.**

WHEREAS authority is given to Council by Section 34 of the *Planning Act*, R.S.O. 1990, c.P. 13, as amended, to pass this by-law; and

WHEREAS Council of the City of Toronto has provided adequate information to the public and has held at least one public meeting in accordance with the *Planning Act*;

The Council of the City of Toronto HEREBY ENACTS as follows:

**1. CLAUSE VI – PROVISIONS FOR ALL ZONES** of the Guildwood Community By-law No. 9676 for the former City of Scarborough, as amended, is further amended by adding the following new Section:

“19. Front Yard Landscaping and Soft Landscaping Requirements

19.1 Front Yard Landscaping

The following front yard landscaping provisions shall apply to **street townhouse dwellings** where a **driveway** leads directly to the dwelling unit, **single-family dwellings**, semi-detached dwellings, **two-family dwellings**, and duplexes:

- (a) For lots with a frontage less than 6 metres, the front yard not covered by a permitted **driveway** shall be maintained as landscaping.
- (b) For lots with a frontage of 6 metres to less than 15 metres, a minimum of 50% of the front yard shall be maintained as landscaping.
- (c) For lots with a frontage of 15 metres and greater, a minimum of 60% of the front yard shall be maintained as landscaping.
- (d) For the purpose of this subsection, landscaping means trees, shrubs, grass, flowers, vegetables, and other vegetation, decorative stonework, walkways, patios, screening, or other horticultural or landscape-architectural elements, or any combination of these.

Landscaping does not include **driveways** or parking areas, and directly associated elements such as curbs or retaining walls.

19.2 Front Yard Soft Landscaping

The following front yard soft landscaping provisions shall apply to **street townhouse dwellings** where a **driveway** leads directly to the dwelling unit, **single-family dwellings**, semi-detached dwellings, **two-family dwellings**, and duplexes:

- (a) A minimum of 75% of the front yard not covered by a permitted **driveway** shall be maintained as soft landscaping.
- (b) For the purpose of this subsection, soft landscaping means trees, shrubs, grass, flowers, vegetables, and other vegetation, but does not include hard surfaced areas such as but not limited to **driveways**, parking areas decorative stonework, walkways, patios, screening, or other landscape-architectural elements.”

**2. CLAUSE VII – GENERAL PARKING REGULATIONS FOR ALL ZONES** of the Guildwood Community By-law No. 9676 for the former City of Scarborough, as amended, is further amended by:

- (a) Deleting Subsection 1.3.2 and replacing it with the following:

“1.3.2 Driveway Dimensions

1.3.2.1 For **street townhouse dwellings** where a **driveway** leads directly to the dwelling unit, **single-family dwellings**, semi-detached dwellings, **two-family dwellings**, and duplexes, a **driveway** which is located in or which passes through the front yard shall have the following dimensions:

- (ww) A minimum width of 2.6 metres.
- (xx) For lots with a frontage less than 6 metres, a maximum width for its entire length of 2.6 metres.
- (yy) For lots with a frontage of 6 metres to 23 metres inclusive, a maximum width for its entire length of the lesser of the following:
  - (i) 6 metres;
  - (ii) the width of parking spaces behind the front wall, where there is at least one parking space behind the front wall but not in the rear yard; or
  - (iii) 2.6 metres where there is any parking space in the rear yard;

provided the front yard landscaping and soft landscaping requirements of this By-law are met.

(zz) For lots with a frontage greater than 23 metres, a maximum width for its entire length of the lesser of the following:

- (i) 9 metres;
- (ii) the width of parking spaces behind the front wall where there is at least one parking space behind the front wall but not in the rear yard; or
- (iii) 2.6 metres where there is any parking space in the rear yard;

provided the front yard landscaping and soft landscaping requirements of this By-law are met.

1.3.2.2 For **street townhouse dwellings** where a **driveway** leads directly to the dwelling unit, **single-family dwellings**, semi-detached dwellings, **two-family dwellings**, and duplexes, a **driveway** which is not located in or which does not pass through the front yard shall have the following dimensions:

- (a) A minimum width of 2.6 metres; and
- (b) A maximum width for its entire length of the lesser of 6.0 metres or the width of the parking spaces.

1.3.2.13 For uses other than those set out in Subsections 1.3.2.1 and 1.3.2.2, a **driveway** shall have a minimum width of 3.0 metres per lane.”;

(b) deleting subsection 2.2.2 and replacing it with the following:

“2.2.2 **Hammerhead and Circular Driveway Regulations**

2.2.2.1 **Hammerhead Turnarounds**

A **driveway** with a **hammerhead turnaround** shall be permitted on lots or parcels having frontage greater than 18 metres, or on lots or parcels having access to 27 metre wide streets provided that:

- (a) where it is located in the front yard, the **driveway** dimensions, front yard landscaping and soft landscaping requirements of this By-law are complied with;
- (b) where it is located in a **street yard** that is not a front yard, the **driveway** and **parking space** shall not cover more than 60% of the **street yard**; and

- (cxii) parking of **vehicles** is permitted only on that portion of the **driveway** leading directly to the **parking space** required by this By-law.

2.2.2.2 **Circular Driveways**

A **circular driveway** shall be permitted on lots or parcels having frontage greater than 18 metres, provided that:

- (a) where it is located in the front yard, the **driveway** dimensions, front yard landscaping and soft landscaping requirements of this By-law are complied with;
- (b) where it is located in a **street yard** that is not a front yard, the **driveway** and **parking space** shall not cover more than 60% of the **street yard**; and
- (c) parking of **vehicles** is permitted only on that portion of the **driveway** leading directly to the **parking space** required by this By-law.”

ENACTED AND PASSED this XX day of MONTH, A.D. 2006.

DAVID R. MILLER,  
Mayor

ULLI S. WATKISS  
City Clerk

(Corporate Seal)

Authority: Planning and Transportation Committee Report No. X, Clause No. X,  
adopted as amended, by City of Toronto Council on Date, 2006  
Enacted by Council: Date, 2006

**CITY OF TORONTO**

**BY-LAW No. X-2006**

**To amend the former City of Scarborough Zoning By-law No. 9812, as amended, with respect to driveway width dimensions and landscaping.**

WHEREAS authority is given to Council by Section 34 of the *Planning Act*, R.S.O. 1990, c.P. 13, as amended, to pass this by-law; and

WHEREAS Council of the City of Toronto has provided adequate information to the public and has held at least one public meeting in accordance with the *Planning Act*;

The Council of the City of Toronto HEREBY ENACTS as follows:

**1. CLAUSE VI – PROVISIONS FOR ALL ZONES** of the Oakridge Community By-law No. 9812 for the former City of Scarborough, as amended, is further amended by adding the following new Section:

“19. Front Yard Landscaping and Soft Landscaping Requirements

19.1 Front Yard Landscaping

The following front yard landscaping provisions shall apply to street townhouse dwellings where a **driveway** leads directly to the dwelling unit, **single-family dwellings**, semi-detached dwellings, **two-family dwellings**, and duplexes:

- (a) For lots with a frontage less than 6 metres, the front yard not covered by a permitted **driveway** shall be maintained as landscaping.
- (b) For lots with a frontage of 6 metres to less than 15 metres, a minimum of 50% of the front yard shall be maintained as landscaping.
- (c) For lots with a frontage of 15 metres and greater, a minimum of 60% of the front yard shall be maintained as landscaping.
- (d) For the purpose of this subsection, landscaping means trees, shrubs, grass, flowers, vegetables, and other vegetation, decorative stonework, walkways, patios, screening, or other horticultural or landscape-architectural elements, or any combination of these.

Landscaping does not include **driveways** or parking areas, and directly associated elements such as curbs or retaining walls.

19.2 Front Yard Soft Landscaping

The following front yard soft landscaping provisions shall apply street townhouse dwellings where a **driveway** leads directly to the dwelling unit, **single-family dwellings**, semi-detached dwellings, **two-family dwellings**, and duplexes:

- (a) A minimum of 75% of the front yard not covered by a permitted **driveway** shall be maintained as soft landscaping.
- (b) For the purpose of this subsection, soft landscaping means trees, shrubs, grass, flowers, vegetables, and other vegetation, but does not include hard surfaced areas such as but not limited to **driveways**, parking areas decorative stonework, walkways, patios, screening, or other landscape-architectural elements.”

**2. CLAUSE VII – GENERAL PARKING REGULATIONS FOR ALL ZONES** of the Oakridge Community By-law No. 9812 for the former City of Scarborough, as amended, is further amended by:

- (a) Deleting Subsection 1.4.2 and replacing it with the following:

“1.4.2 Driveway Dimensions

1.4.2.1 For street townhouse dwellings where a **driveway** leads directly to the dwelling unit, **single-family dwellings**, semi-detached dwellings, **two-family dwellings**, and duplexes, a **driveway** which is located in or which passes through the front yard shall have the following dimensions:

- (aaa) A minimum width of 2.6 metres.
- (bbb) For lots with a frontage less than 6 metres, a maximum width for its entire length of 2.6 metres.
- (ccc) For lots with a frontage of 6 metres to 23 metres inclusive, a maximum width for its entire length of the lesser of the following:
  - (i) 6 metres;
  - (ii) the width of parking spaces behind the front wall, where there is at least one parking space behind the front wall but not in the rear yard; or
  - (iii) 2.6 metres where there is any parking space in the rear yard;

provided the front yard landscaping and soft landscaping requirements of this By-law are met.

(ddd) For lots with a frontage greater than 23 metres, a maximum width for its entire length of the lesser of the following:

- (i) 9 metres;
- (ii) the width of parking spaces behind the front wall where there is at least one parking space behind the front wall but not in the rear yard; or
- (iii) 2.6 metres where there is any parking space in the rear yard;

provided the front yard landscaping and soft landscaping requirements of this By-law are met.

1.4.2.2 For street townhouse dwellings where a **driveway** leads directly to the dwelling unit, **single-family dwellings**, semi-detached dwellings, **two-family dwellings**, and duplexes, a **driveway** which is not located in or which does not pass through the front yard shall have the following dimensions:

- (a) A minimum width of 2.6 metres; and
- (b) A maximum width for its entire length of the lesser of 6.0 metres or the width of the parking spaces.

1.4.2.5 For uses other than those set out in Subsections 1.4.2.1 and 1.4.2.2, a **driveway** shall have a minimum width of 3.0 metres per lane.”;

(b) deleting subsection 2.2.2 and replacing it with the following:

“2.2.2 **Hammerhead and Circular Driveway Regulations**

2.2.2.1 **Hammerhead Turnarounds**

A **driveway** with a **hammerhead turnaround** shall be permitted on lots or parcels having frontage greater than 18 metres, or on lots or parcels having access to 27 metre wide streets provided that:

- (a) where it is located in the front yard, the **driveway** dimensions, front yard landscaping and soft landscaping requirements of this By-law are complied with;
- (b) where it is located in a **street yard** that is not a front yard, the **driveway** and **parking space** shall not cover more than 60% of the **street yard**; and

- (cxiii) parking of **vehicles** is permitted only on that portion of the **driveway** leading directly to the **parking space** required by this By-law.

2.2.2.2 **Circular Driveways**

A **circular driveway** shall be permitted on lots or parcels having frontage greater than 18 metres, provided that:

- (a) where it is located in the front yard, the **driveway** dimensions, front yard landscaping and soft landscaping requirements of this By-law are complied with;
- (b) where it is located in a **street yard** that is not a front yard, the **driveway** and **parking space** shall not cover more than 60% of the **street yard**; and
- (c) parking of **vehicles** is permitted only on that portion of the **driveway** leading directly to the **parking space** required by this By-law.”

ENACTED AND PASSED this XX day of MONTH, A.D. 2006.

DAVID R. MILLER,  
Mayor

ULLI S. WATKISS  
City Clerk

(Corporate Seal)

Authority: Planning and Transportation Committee Report No. X, Clause No. X,  
adopted as amended, by City of Toronto Council on Date, 2006  
Enacted by Council: Date, 2006

**CITY OF TORONTO**

**BY-LAW No. X-2006**

**To amend the former City of Scarborough Zoning By-law No. 10010, as amended, with respect to driveway width dimensions and landscaping.**

WHEREAS authority is given to Council by Section 34 of the *Planning Act*, R.S.O. 1990, c.P. 13, as amended, to pass this by-law; and

WHEREAS Council of the City of Toronto has provided adequate information to the public and has held at least one public meeting in accordance with the *Planning Act*;

The Council of the City of Toronto HEREBY ENACTS as follows:

**1. CLAUSE VI – PROVISIONS FOR ALL ZONES** of the Scarborough Village Community By-law No. 10010 for the former City of Scarborough, as amended, is further amended by adding the following new Section:

“19. Front Yard Landscaping and Soft Landscaping Requirements

19.1 Front Yard Landscaping

The following front yard landscaping provisions shall apply to street townhouse dwellings where a **driveway** leads directly to the dwelling unit, **single-family dwellings**, semi-detached dwellings, **two-family dwellings**, and duplexes:

- (a) For lots with a frontage less than 6 metres, the front yard not covered by a permitted **driveway** shall be maintained as landscaping.
- (b) For lots with a frontage of 6 metres to less than 15 metres, a minimum of 50% of the front yard shall be maintained as landscaping.
- (c) For lots with a frontage of 15 metres and greater, a minimum of 60% of the front yard shall be maintained as landscaping.
- (d) For the purpose of this subsection, landscaping means trees, shrubs, grass, flowers, vegetables, and other vegetation, decorative stonework, walkways, patios, screening, or other horticultural or landscape-architectural elements, or any combination of these.

Landscaping does not include **driveways** or parking areas, and directly associated elements such as curbs or retaining walls.

19.2 Front Yard Soft Landscaping

The following front yard soft landscaping provisions shall apply to street townhouse dwellings where a **driveway** leads directly to the dwelling unit, **single-family dwellings**, semi-detached dwellings, **two-family dwellings**, and duplexes:

- (a) A minimum of 75% of the front yard not covered by a permitted **driveway** shall be maintained as soft landscaping.
- (b) For the purpose of this subsection, soft landscaping means trees, shrubs, grass, flowers, vegetables, and other vegetation, but does not include hard surfaced areas such as but not limited to **driveways**, parking areas decorative stonework, walkways, patios, screening, or other landscape-architectural elements.”

**2. CLAUSE VII – GENERAL PARKING REGULATIONS FOR ALL ZONES** of the Scarborough Village Community By-law No. 10010 for the former City of Scarborough, as amended, is further amended by:

- (a) Deleting Subsection 1.3.2 and replacing it with the following:

“1.3.2 Driveway Dimensions

1.3.2.1 For street townhouse dwellings where a **driveway** leads directly to the dwelling unit, **single-family dwellings**, semi-detached dwellings, **two-family dwellings**, and duplexes, a **driveway** which is located in or which passes through the front yard shall have the following dimensions:

- (eee) A minimum width of 2.6 metres.
- (fff) For lots with a frontage less than 6 metres, a maximum width for its entire length of 2.6 metres.
- (ggg) For lots with a frontage of 6 metres to 23 metres inclusive, a maximum width for its entire length of the lesser of the following:
  - (i) 6 metres;
  - (ii) the width of parking spaces behind the front wall, where there is at least one parking space behind the front wall but not in the rear yard; or
  - (iii) 2.6 metres where there is any parking space in the rear yard;

provided the front yard landscaping and soft landscaping requirements of this By-law are met.

(hhh) For lots with a frontage greater than 23 metres, a maximum width for its entire length of the lesser of the following:

- (i) 9 metres;
- (ii) the width of parking spaces behind the front wall where there is at least one parking space behind the front wall but not in the rear yard; or
- (iii) 2.6 metres where there is any parking space in the rear yard;

provided the front yard landscaping and soft landscaping requirements of this By-law are met.

1.3.2.2 For street townhouse dwellings where a **driveway** leads directly to the dwelling unit, **single-family dwellings**, semi-detached dwellings, **two-family dwellings**, and duplexes, a **driveway** which is not located in or which does not pass through the front yard shall have the following dimensions:

- (a) A minimum width of 2.6 metres; and
- (b) A maximum width for its entire length of the lesser of 6.0 metres or the width of the parking spaces.

1.3.2.14 For uses other than those set out in Subsections 1.3.2.1 and 1.3.2.2, a **driveway** shall have a minimum width of 3.0 metres per lane.”;

(b) deleting subsection 2.2.2 and replacing it with the following:

“2.2.2 **Hammerhead and Circular Driveway Regulations**

2.2.2.1 **Hammerhead Turnarounds**

A **driveway** with a **hammerhead turnaround** shall be permitted on lots or parcels having frontage greater than 18 metres, or on lots or parcels having access to 27 metre wide streets provided that:

- (a) where it is located in the front yard, the **driveway** dimensions, front yard landscaping and soft landscaping requirements of this By-law are complied with;
- (b) where it is located in a **street yard** that is not a front yard, the **driveway** and **parking space** shall not cover more than 60% of the **street yard**; and

- (cxiv) parking of **vehicles** is permitted only on that portion of the **driveway** leading directly to the **parking space** required by this By-law.

2.2.2.2 **Circular Driveways**

A **circular driveway** shall be permitted on lots or parcels having frontage greater than 18 metres, provided that:

- (a) where it is located in the front yard, the **driveway** dimensions, front yard landscaping and soft landscaping requirements of this By-law are complied with;
- (b) where it is located in a **street yard** that is not a front yard, the **driveway** and **parking space** shall not cover more than 60% of the **street yard**; and
- (c) parking of **vehicles** is permitted only on that portion of the **driveway** leading directly to the **parking space** required by this By-law.”

ENACTED AND PASSED this XX day of MONTH, A.D. 2006.

DAVID R. MILLER,  
Mayor

ULLI S. WATKISS  
City Clerk

(Corporate Seal)

Authority: Planning and Transportation Committee Report No. X, Clause No. X,  
adopted as amended, by City of Toronto Council on Date, 2006  
Enacted by Council: Date, 2006

**CITY OF TORONTO**

**BY-LAW No. X-2006**

**To amend the former City of Scarborough Zoning By-law No. 10048, as amended, with respect to driveway width dimensions and landscaping.**

WHEREAS authority is given to Council by Section 34 of the *Planning Act*, R.S.O. 1990, c.P. 13, as amended, to pass this by-law; and

WHEREAS Council of the City of Toronto has provided adequate information to the public and has held at least one public meeting in accordance with the *Planning Act*;

The Council of the City of Toronto HEREBY ENACTS as follows:

**1. CLAUSE VI – PROVISIONS FOR ALL ZONES** of the Eglinton Community By-law No. 10048 for the former City of Scarborough, as amended, is further amended by adding the following new Section:

“19. Front Yard Landscaping and Soft Landscaping Requirements

19.1 Front Yard Landscaping

The following front yard landscaping provisions shall apply to street townhouse dwellings where a **driveway** leads directly to the dwelling unit, **single-family dwellings**, semi-detached dwellings, **two-family dwellings**, and duplexes:

- (a) For lots with a frontage less than 6 metres, the front yard not covered by a permitted **driveway** shall be maintained as landscaping.
- (b) For lots with a frontage of 6 metres to less than 15 metres, a minimum of 50% of the front yard shall be maintained as landscaping.
- (c) For lots with a frontage of 15 metres and greater, a minimum of 60% of the front yard shall be maintained as landscaping.
- (d) For the purpose of this subsection, landscaping means trees, shrubs, grass, flowers, vegetables, and other vegetation, decorative stonework, walkways, patios, screening, or other horticultural or landscape-architectural elements, or any combination of these. Landscaping does not include **driveways** or parking areas, and directly associated elements such as curbs or retaining walls.

19.2 Front Yard Soft Landscaping

The following front yard soft landscaping provisions shall apply to street townhouse dwellings where a **driveway** leads directly to the dwelling unit, **single-family dwellings**, semi-detached dwellings, **two-family dwellings**, and duplexes:

- (a) A minimum of 75% of the front yard not covered by a permitted **driveway** shall be maintained as soft landscaping.
- (b) For the purpose of this subsection, soft landscaping means trees, shrubs, grass, flowers, vegetables, and other vegetation, but does not include hard surfaced areas such as but not limited to **driveways**, parking areas decorative stonework, walkways, patios, screening, or other landscape-architectural elements.”

2. **CLAUSE VII – GENERAL PARKING REGULATIONS FOR ALL ZONES** of the Eglinton Community By-law No. 10048 for the former City of Scarborough, as amended, is further amended by:

- (a) Deleting Subsection 1.3.2 and replacing it with the following:

“1.3.2 Driveway Dimensions

1.3.2.1 For street townhouse dwellings where a **driveway** leads directly to the dwelling unit, **single-family dwellings**, semi-detached dwellings, **two-family dwellings**, and duplexes, a **driveway** which is located in or which passes through the front yard shall have the following dimensions:

- (iii) A minimum width of 2.6 metres.
- (jjj) For lots with a frontage less than 6 metres, a maximum width for its entire length of 2.6 metres.
- (kkk) For lots with a frontage of 6 metres to 23 metres inclusive, a maximum width for its entire length of the lesser of the following:
  - (i) 6 metres;
  - (ii) the width of parking spaces behind the front wall, where there is at least one parking space behind the front wall but not in the rear yard; or
  - (iii) 2.6 metres where there is any parking space in the rear yard;

provided the front yard landscaping and soft landscaping requirements of this By-law are met.

- (III) For lots with a frontage greater than 23 metres, a maximum width for its entire length of the lesser of the following:
- (i) 9 metres;
  - (ii) the width of parking spaces behind the front wall where there is at least one parking space behind the front wall but not in the rear yard; or
  - (iii) 2.6 metres where there is any parking space in the rear yard;

provided the front yard landscaping and soft landscaping requirements of this By-law are met.

1.3.2.2 For street townhouse dwellings where a **driveway** leads directly to the dwelling unit, **single-family dwellings**, semi-detached dwellings, **two-family dwellings**, and duplexes, a **driveway** which is not located in or which does not pass through the front yard shall have the following dimensions:

- (a) A minimum width of 2.6 metres; and
- (b) A maximum width for its entire length of the lesser of 6.0 metres or the width of the parking spaces.

1.3.2.15 For uses other than those set out in Subsections 1.3.2.1 and 1.3.2.2, a **driveway** shall have a minimum width of 3.0 metres per lane.”;

- (b) deleting subsection 2.2.2 and replacing it with the following:

“2.2.2 **Hammerhead and Circular Driveway Regulations**

2.2.2.1 **Hammerhead Turnarounds**

A **driveway** with a **hammerhead turnaround** shall be permitted on lots or parcels having frontage greater than 18 metres, or on lots or parcels having access to 27 metre wide streets provided that:

- (a) where it is located in the front yard, the **driveway** dimensions, front yard landscaping and soft landscaping requirements of this By-law are complied with;
- (b) where it is located in a **street yard** that is not a front yard, the **driveway** and **parking space** shall not cover more than 60% of the **street yard**; and
- (cxv) parking of **vehicles** is permitted only on that portion of the **driveway** leading directly to the **parking space** required by this By-law.

2.2.2.2 **Circular Driveways**

A **circular driveway** shall be permitted on lots or parcels having frontage greater than 18 metres, provided that:

- (a) where it is located in the front yard, the **driveway** dimensions, front yard landscaping and soft landscaping requirements of this By-law are complied with;
- (b) where it is located in a **street yard** that is not a front yard, the **driveway** and **parking space** shall not cover more than 60% of the **street yard**; and
- (c) parking of **vehicles** is permitted only on that portion of the **driveway** leading directly to the **parking space** required by this By-law.”

ENACTED AND PASSED this XX day of MONTH, A.D. 2006.

DAVID R. MILLER,  
Mayor

ULLI S. WATKISS  
City Clerk

(Corporate Seal)

Authority: Planning and Transportation Committee Report No. X, Clause No. X,  
adopted as amended, by City of Toronto Council on Date, 2006  
Enacted by Council: Date, 2006

**CITY OF TORONTO**

**BY-LAW No. X-2006**

**To amend the former City of Scarborough Zoning By-law No. 10076, as amended, with respect to driveway width dimensions and landscaping.**

WHEREAS authority is given to Council by Section 34 of the *Planning Act*, R.S.O. 1990, c.P. 13, as amended, to pass this by-law; and

WHEREAS Council of the City of Toronto has provided adequate information to the public and has held at least one public meeting in accordance with the *Planning Act*;

The Council of the City of Toronto HEREBY ENACTS as follows:

**1. CLAUSE VI – PROVISIONS FOR ALL ZONES** of the Agincourt Community By-law No. 10076 for the former City of Scarborough, as amended, is further amended by adding the following new Section:

“21. Front Yard Landscaping and Soft Landscaping Requirements

21.1 Front Yard Landscaping

The following front yard landscaping provisions shall apply to street townhouse dwellings where a **driveway** leads directly to the dwelling unit, **single-family dwellings**, semi-detached dwellings, **two-family dwellings**, and duplexes:

- (a) For lots with a frontage less than 6 metres, the front yard not covered by a permitted **driveway** shall be maintained as landscaping.
- (b) For lots with a frontage of 6 metres to less than 15 metres, a minimum of 50% of the front yard shall be maintained as landscaping.
- (c) For lots with a frontage of 15 metres and greater, a minimum of 60% of the front yard shall be maintained as landscaping.
- (d) For the purpose of this subsection, landscaping means trees, shrubs, grass, flowers, vegetables, and other vegetation, decorative stonework, walkways, patios, screening, or other horticultural or landscape-architectural elements, or any combination of these.

Landscaping does not include **driveways** or parking areas, and directly associated elements such as curbs or retaining walls.

21.2 Front Yard Soft Landscaping

The following front yard soft landscaping provisions shall apply to street townhouse dwellings where a **driveway** leads directly to the dwelling unit, **single-family dwellings**, semi-detached dwellings, **two-family dwellings**, and duplexes:

- (a) A minimum of 75% of the front yard not covered by a permitted **driveway** shall be maintained as soft landscaping.
- (b) For the purpose of this subsection, soft landscaping means trees, shrubs, grass, flowers, vegetables, and other vegetation, but does not include hard surfaced areas such as but not limited to **driveways**, parking areas decorative stonework, walkways, patios, screening, or other landscape-architectural elements.”

**2. CLAUSE VII – GENERAL PARKING REGULATIONS FOR ALL ZONES** of the Agincourt Community By-law No. 10076 for the former City of Scarborough, as amended, is further amended by:

- (a) Deleting Subsection 1.3.2 and replacing it with the following:

“1.3.2 Driveway Dimensions

1.3.2.1 For street townhouse dwellings where a **driveway** leads directly to the dwelling unit, **single-family dwellings**, semi-detached dwellings, **two-family dwellings**, and duplexes, a **driveway** which is located in or which passes through the front yard shall have the following dimensions:

(mmm) A minimum width of 2.6 metres.

(nnn) For lots with a frontage less than 6 metres, a maximum width for its entire length of 2.6 metres.

(ooo) For lots with a frontage of 6 metres to 23 metres inclusive, a maximum width for its entire length of the lesser of the following:

- (i) 6 metres;
- (ii) the width of parking spaces behind the front wall, where there is at least one parking space behind the front wall but not in the rear yard; or
- (iii) 2.6 metres where there is any parking space in the rear yard;

provided the front yard landscaping and soft landscaping requirements of this By-law are met.

(ppp) For lots with a frontage greater than 23 metres, a maximum width for its entire length of the lesser of the following:

- (i) 9 metres;
- (ii) the width of parking spaces behind the front wall where there is at least one parking space behind the front wall but not in the rear yard; or
- (iii) 2.6 metres where there is any parking space in the rear yard;

provided the front yard landscaping and soft landscaping requirements of this By-law are met.

1.3.2.2 For street townhouse dwellings where a **driveway** leads directly to the dwelling unit, **single-family dwellings**, semi-detached dwellings, **two-family dwellings**, and duplexes, a **driveway** which is not located in or which does not pass through the front yard shall have the following dimensions:

- (a) A minimum width of 2.6 metres; and
- (b) A maximum width for its entire length of the lesser of 6.0 metres or the width of the parking spaces.

1.3.2.16 For uses other than those set out in Subsections 1.3.2.1 and 1.3.2.2, a **driveway** shall have a minimum width of 3.0 metres per lane.”;

(b) deleting subsection 2.2.2 and replacing it with the following:

“2.2.2 **Hammerhead and Circular Driveway Regulations**

2.2.2.1 **Hammerhead Turnarounds**

A **driveway** with a **hammerhead turnaround** shall be permitted on lots or parcels having frontage greater than 18 metres, or on lots or parcels having access to 27 metre wide streets provided that:

- (a) where it is located in the front yard, the **driveway** dimensions, front yard landscaping and soft landscaping requirements of this By-law are complied with;
- (b) where it is located in a **street yard** that is not a front yard, the **driveway** and **parking space** shall not cover more than 60% of the **street yard**; and

- (cxvi) parking of **vehicles** is permitted only on that portion of the **driveway** leading directly to the **parking space** required by this By-law.

2.2.2.2 **Circular Driveways**

A **circular driveway** shall be permitted on lots or parcels having frontage greater than 18 metres, provided that:

- (a) where it is located in the front yard, the **driveway** dimensions, front yard landscaping and soft landscaping requirements of this By-law are complied with;
- (b) where it is located in a **street yard** that is not a front yard, the **driveway** and **parking space** shall not cover more than 60% of the **street yard**; and
- (c) parking of **vehicles** is permitted only on that portion of the **driveway** leading directly to the **parking space** required by this By-law.”

ENACTED AND PASSED this XX day of MONTH, A.D. 2006.

DAVID R. MILLER,  
Mayor

ULLI S. WATKISS  
City Clerk

(Corporate Seal)

Authority: Planning and Transportation Committee Report No. X, Clause No. X,  
adopted as amended, by City of Toronto Council on Date, 2006

Enacted by Council: Date, 2006

## CITY OF TORONTO

### BY-LAW No. X-2006

**To amend the former City of Scarborough Zoning By-law No. 10327, as amended, with respect to driveway width dimensions and landscaping.**

WHEREAS authority is given to Council by Section 34 of the *Planning Act*, R.S.O. 1990, c.P. 13, as amended, to pass this by-law; and

WHEREAS Council of the City of Toronto has provided adequate information to the public and has held at least one public meeting in accordance with the *Planning Act*;

The Council of the City of Toronto HEREBY ENACTS as follows:

**1. CLAUSE VI – PROVISIONS FOR ALL ZONES** of the West Hill Community By-law No. 10327 for the former City of Scarborough, as amended, is further amended by adding the following new Section:

“21. Front Yard Landscaping and Soft Landscaping Requirements

21.1 Front Yard Landscaping

The following front yard landscaping provisions shall apply to **street townhouse dwellings** where a **driveway** leads directly to the dwelling unit, **single-family dwellings**, semi-detached dwellings, **two-family dwellings**, and duplexes:

- (a) For lots with a frontage less than 6 metres, the front yard not covered by a permitted **driveway** shall be maintained as landscaping.
- (b) For lots with a frontage of 6 metres to less than 15 metres, a minimum of 50% of the front yard shall be maintained as landscaping.
- (c) For lots with a frontage of 15 metres and greater, a minimum of 60% of the front yard shall be maintained as landscaping.
- (d) For the purpose of this subsection, landscaping means trees, shrubs, grass, flowers, vegetables, and other vegetation, decorative stonework, walkways, patios, screening, or other horticultural or landscape-architectural elements, or any combination of these.

Landscaping does not include **driveways** or parking areas, and directly associated elements such as curbs or retaining walls.

21.2 Front Yard Soft Landscaping

The following front yard soft landscaping provisions shall apply to **street townhouse dwellings** where a **driveway** leads directly to the dwelling unit, **single-family dwellings**, semi-detached dwellings, **two-family dwellings**, and duplexes:

- (a) A minimum of 75% of the front yard not covered by a permitted **driveway** shall be maintained as soft landscaping.
- (b) For the purpose of this subsection, soft landscaping means trees, shrubs, grass, flowers, vegetables, and other vegetation, but does not include hard surfaced areas such as but not limited to **driveways**, parking areas decorative stonework, walkways, patios, screening, or other landscape-architectural elements.”

**2. CLAUSE VII – GENERAL PARKING REGULATIONS FOR ALL ZONES** of the West Hill Community By-law No. 10327 for the former City of Scarborough, as amended, is further amended by:

- (a) Deleting Subsection 1.3.2 and replacing it with the following:

“1.3.2 Driveway Dimensions

1.3.2.1 For **street townhouse dwellings** where a **driveway** leads directly to the dwelling unit, **single-family dwellings**, semi-detached dwellings, **two-family dwellings**, and duplexes, a **driveway** which is located in or which passes through the front yard shall have the following dimensions:

- (qqq) A minimum width of 2.6 metres.
- (rrr) For lots with a frontage less than 6 metres, a maximum width for its entire length of 2.6 metres.
- (sss) For lots with a frontage of 6 metres to 23 metres inclusive, a maximum width for its entire length of the lesser of the following:
  - (i) 6 metres;
  - (ii) the width of parking spaces behind the front wall, where there is at least one parking space behind the front wall but not in the rear yard; or
  - (iii) 2.6 metres where there is any parking space in the rear yard;

provided the front yard landscaping and soft landscaping requirements of this By-law are met.

(ttt) For lots with a frontage greater than 23 metres, a maximum width for its entire length of the lesser of the following:

- (i) 9 metres;
- (ii) the width of parking spaces behind the front wall where there is at least one parking space behind the front wall but not in the rear yard; or
- (iii) 2.6 metres where there is any parking space in the rear yard;

provided the front yard landscaping and soft landscaping requirements of this By-law are met.

1.3.2.2 For **street townhouse dwellings** where a **driveway** leads directly to the dwelling unit, **single-family dwellings**, semi-detached dwellings, **two-family dwellings**, and duplexes, a **driveway** which is not located in or which does not pass through the front yard shall have the following dimensions:

- (a) A minimum width of 2.6 metres; and
- (b) A maximum width for its entire length of the lesser of 6.0 metres or the width of the parking spaces.

1.3.2.17 For uses other than those set out in Subsections 1.3.2.1 and 1.3.2.2, a **driveway** shall have a minimum width of 3.0 metres per lane.”;

(b) deleting subsection 2.2.2 and replacing it with the following:

“2.2.2 **Hammerhead and Circular Driveway Regulations**

2.2.2.1 **Hammerhead Turnarounds**

A **driveway** with a **hammerhead turnaround** shall be permitted on lots or parcels having frontage greater than 18 metres, or on lots or parcels having access to 27 metre wide streets provided that:

- (a) where it is located in the front yard, the **driveway** dimensions, front yard landscaping and soft landscaping requirements of this By-law are complied with;
- (b) where it is located in a **street yard** that is not a front yard, the **driveway** and **parking space** shall not cover more than 60% of the **street yard**; and

(cxvii) parking of **vehicles** is permitted only on that portion of the **driveway** leading directly to the **parking space** required by this By-law.

#### 2.2.2.2 Circular Driveways

A **circular driveway** shall be permitted on lots or parcels having frontage greater than 18 metres, provided that:

- (a) where it is located in the front yard, the **driveway** dimensions, front yard landscaping and soft landscaping requirements of this By-law are complied with;
- (b) where it is located in a **street yard** that is not a front yard, the **driveway** and **parking space** shall not cover more than 60% of the **street yard**; and
- (c) parking of **vehicles** is permitted only on that portion of the **driveway** leading directly to the **parking space** required by this By-law.”

ENACTED AND PASSED this XX day of MONTH, A.D. 2006.

DAVID R. MILLER,  
Mayor

ULLI S. WATKISS  
City Clerk

(Corporate Seal)

Authority: Planning and Transportation Committee Report No. X, Clause No. X,  
adopted as amended, by City of Toronto Council on Date, 2006  
Enacted by Council: Date, 2006

**CITY OF TORONTO**

**BY-LAW No. X-2006**

**To amend the former City of Scarborough Zoning By-law No. 10717, as amended, with respect to driveway width dimensions and landscaping.**

WHEREAS authority is given to Council by Section 34 of the *Planning Act*, R.S.O. 1990, c.P. 13, as amended, to pass this by-law; and

WHEREAS Council of the City of Toronto has provided adequate information to the public and has held at least one public meeting in accordance with the *Planning Act*;

The Council of the City of Toronto HEREBY ENACTS as follows:

**1. CLAUSE VI – PROVISIONS FOR ALL ZONES** of the Sullivan Community By-law No. 10717 for the former City of Scarborough, as amended, is further amended by adding the following new Section:

“21. Front Yard Landscaping and Soft Landscaping Requirements

21.1 Front Yard Landscaping

The following front yard landscaping provisions shall apply to street townhouse dwellings where a **driveway** leads directly to the dwelling unit, **single-family dwellings**, semi-detached dwellings, **two-family dwellings**, and duplexes:

- (a) For lots with a frontage less than 6 metres, the front yard not covered by a permitted **driveway** shall be maintained as landscaping.
- (b) For lots with a frontage of 6 metres to less than 15 metres, a minimum of 50% of the front yard shall be maintained as landscaping.
- (c) For lots with a frontage of 15 metres and greater, a minimum of 60% of the front yard shall be maintained as landscaping.
- (d) For the purpose of this subsection, landscaping means trees, shrubs, grass, flowers, vegetables, and other vegetation, decorative stonework, walkways, patios, screening, or other horticultural or landscape-architectural elements, or any combination of these.

Landscaping does not include **driveways** or parking areas, and directly associated elements such as curbs or retaining walls.

## 21.2 Front Yard Soft Landscaping

The following front yard soft landscaping provisions shall apply to street townhouse dwellings where a **driveway** leads directly to the dwelling unit, **single-family dwellings**, semi-detached dwellings, **two-family dwellings**, and duplexes:

- (a) A minimum of 75% of the front yard not covered by a permitted **driveway** shall be maintained as soft landscaping.
- (b) For the purpose of this subsection, soft landscaping means trees, shrubs, grass, flowers, vegetables, and other vegetation, but does not include hard surfaced areas such as but not limited to **driveways**, parking areas decorative stonework, walkways, patios, screening, or other landscape-architectural elements.”

**2. CLAUSE VII – GENERAL PARKING REGULATIONS FOR ALL ZONES** of the Sullivan Community By-law No. 10717 for the former City of Scarborough, as amended, is further amended by:

- (a) Deleting Subsection 1.3.2 and replacing it with the following:

### “1.3.2 Driveway Dimensions

1.3.2.1 For street townhouse dwellings where a **driveway** leads directly to the dwelling unit, **single-family dwellings**, semi-detached dwellings, **two-family dwellings**, and duplexes, a **driveway** which is located in or which passes through the front yard shall have the following dimensions:

- (uuu) A minimum width of 2.6 metres.
- (vvv) For lots with a frontage less than 6 metres, a maximum width for its entire length of 2.6 metres.
- (www) For lots with a frontage of 6 metres to 23 metres inclusive, a maximum width for its entire length of the lesser of the following:
  - (i) 6 metres;
  - (ii) the width of parking spaces behind the front wall, where there is at least one parking space behind the front wall but not in the rear yard; or
  - (iii) 2.6 metres where there is any parking space in the rear yard;

provided the front yard landscaping and soft landscaping requirements of this By-law are met.

(xxx) For lots with a frontage greater than 23 metres, a maximum width for its entire length of the lesser of the following:

- (i) 9 metres;
- (ii) the width of parking spaces behind the front wall where there is at least one parking space behind the front wall but not in the rear yard; or
- (iii) 2.6 metres where there is any parking space in the rear yard;

provided the front yard landscaping and soft landscaping requirements of this By-law are met.

1.3.2.2 For street townhouse dwellings where a **driveway** leads directly to the dwelling unit, **single-family dwellings**, semi-detached dwellings, **two-family dwellings**, and duplexes, a **driveway** which is not located in or which does not pass through the front yard shall have the following dimensions:

- (a) A minimum width of 2.6 metres; and
- (b) A maximum width for its entire length of the lesser of 6.0 metres or the width of the parking spaces.

1.3.2.18 For **Apartment Buildings**, terrace apartments, and **multiple-family dwellings**, a driveway serving parking spaces arranged at a 45 degree angle shall have a minimum width of 4.8 metres.

1.3.2.19 For uses other than those set out in Subsections 1.3.2.1, 1.3.2.2, and 1.3.2.3, a **driveway** shall have a minimum width of 3.0 metres per lane.”;

(b) deleting subsection 2.2.2 and replacing it with the following:

“2.2.2 **Hammerhead and Circular Driveway Regulations**

2.2.2.1 **Hammerhead Turnarounds**

A **driveway** with a **hammerhead turnaround** shall be permitted on lots or parcels having frontage greater than 18 metres, or on lots or parcels having access to 27 metre wide streets provided that:

- (a) where it is located in the front yard, the **driveway** dimensions, front yard landscaping and soft landscaping requirements of this By-law are complied with;

- (b) where it is located in a **street yard** that is not a front yard, the **driveway** and **parking space** shall not cover more than 60% of the **street yard**; and
- (cxviii) parking of **vehicles** is permitted only on that portion of the **driveway** leading directly to the **parking space** required by this By-law.

#### 2.2.2.2 Circular Driveways

A **circular driveway** shall be permitted on lots or parcels having frontage greater than 18 metres, provided that:

- (a) where it is located in the front yard, the **driveway** dimensions, front yard landscaping and soft landscaping requirements of this By-law are complied with;
- (b) where it is located in a **street yard** that is not a front yard, the **driveway** and **parking space** shall not cover more than 60% of the **street yard**; and
- (c) parking of **vehicles** is permitted only on that portion of the **driveway** leading directly to the **parking space** required by this By-law.”

ENACTED AND PASSED this XX day of MONTH, A.D. 2006.

DAVID R. MILLER,  
Mayor

ULLI S. WATKISS  
City Clerk

(Corporate Seal)

Authority: Planning and Transportation Committee Report No. X, Clause No. X,  
adopted as amended, by City of Toronto Council on Date, 2006  
Enacted by Council: Date, 2006

## CITY OF TORONTO

### BY-LAW No. X-2006

#### To amend the former City of Scarborough Zoning By-law No. 10827, as amended, with respect to driveway width dimensions and landscaping.

WHEREAS authority is given to Council by Section 34 of the *Planning Act*, R.S.O. 1990, c.P. 13, as amended, to pass this by-law; and

WHEREAS Council of the City of Toronto has provided adequate information to the public and has held at least one public meeting in accordance with the *Planning Act*;

The Council of the City of Toronto HEREBY ENACTS as follows:

1. **CLAUSE VI – PROVISIONS FOR ALL ZONES** of the Highland Creek Community By-law No. 10827 for the former City of Scarborough, as amended, is further amended by adding the following new Section:

“20. Front Yard Landscaping and Soft Landscaping Requirements

20.1 Front Yard Landscaping

The following front yard landscaping provisions shall apply to **street townhouse dwellings** where a **driveway** leads directly to the dwelling unit, **single-family dwellings**, semi-detached dwellings, **two-family dwellings**, and duplexes:

- (a) For lots with a frontage less than 6 metres, the front yard not covered by a permitted **driveway** shall be maintained as landscaping.
- (b) For lots with a frontage of 6 metres to less than 15 metres, a minimum of 50% of the front yard shall be maintained as landscaping.
- (c) For lots with a frontage of 15 metres and greater, a minimum of 60% of the front yard shall be maintained as landscaping.
- (d) For the purpose of this subsection, landscaping means trees, shrubs, grass, flowers, vegetables, and other vegetation, decorative stonework, walkways, patios, screening, or other horticultural or landscape-architectural elements, or any combination of these.

Landscaping does not include **driveways** or parking areas, and directly associated elements such as curbs or retaining walls.

20.2 Front Yard Soft Landscaping

The following front yard soft landscaping provisions shall apply to **street townhouse dwellings** where a **driveway** leads directly to the dwelling unit, **single-family dwellings**, semi-detached dwellings, **two-family dwellings**, and duplexes:

- (a) A minimum of 75% of the front yard not covered by a permitted **driveway** shall be maintained as soft landscaping.
- (b) For the purpose of this subsection, soft landscaping means trees, shrubs, grass, flowers, vegetables, and other vegetation, but does not include hard surfaced areas such as but not limited to **driveways**, parking areas decorative stonework, walkways, patios, screening, or other landscape-architectural elements.”

**2. CLAUSE VII – GENERAL PARKING REGULATIONS FOR ALL ZONES** of the Highland Creek Community By-law No. 10827 for the former City of Scarborough, as amended, is further amended by:

- (a) Deleting Subsection 1.3.2 and replacing it with the following:

“1.3.2 Driveway Dimensions

1.3.2.1 For **street townhouse dwellings** where a **driveway** leads directly to the dwelling unit, **single-family dwellings**, semi-detached dwellings, **two-family dwellings**, and duplexes, a **driveway** which is located in or which passes through the front yard shall have the following dimensions:

- (yyy) A minimum width of 2.6 metres.
- (zzz) For lots with a frontage less than 6 metres, a maximum width for its entire length of 2.6 metres.
- (aaaa) For lots with a frontage of 6 metres to 23 metres inclusive, a maximum width for its entire length of the lesser of the following:
  - (i) 6 metres;
  - (ii) the width of parking spaces behind the front wall, where there is at least one parking space behind the front wall but not in the rear yard; or
  - (iii) 2.6 metres where there is any parking space in the rear yard;

provided the front yard landscaping and soft landscaping requirements of this By-law are met.

(bbbb) For lots with a frontage greater than 23 metres, a maximum width for its entire length of the lesser of the following:

- (i) 9 metres;
- (ii) the width of parking spaces behind the front wall where there is at least one parking space behind the front wall but not in the rear yard; or
- (iii) 2.6 metres where there is any parking space in the rear yard;

provided the front yard landscaping and soft landscaping requirements of this By-law are met.

1.3.2.2 For **street townhouse dwellings** where a **driveway** leads directly to the dwelling unit, **single-family dwellings**, semi-detached dwellings, **two-family dwellings**, and duplexes, a **driveway** which is not located in or which does not pass through the front yard shall have the following dimensions:

- (a) A minimum width of 2.6 metres; and
- (b) A maximum width for its entire length of the lesser of 6.0 metres or the width of the parking spaces.

1.3.2.20 For **Apartment Buildings**, terrace apartments, and **multiple-family dwellings**, a driveway serving parking spaces arranged at a 45 degree angle shall have a minimum width of 4.8 metres.

1.3.2.21 For uses other than those set out in Subsections 1.3.2.1, 1.3.2.2, and 1.3.2.3, a **driveway** shall have a minimum width of 3.0 metres per lane.”;

(b) deleting subsection 2.2.2 and replacing it with the following:

“2.2.2 **Hammerhead and Circular Driveway Regulations**

2.2.2.1 **Hammerhead Turnarounds**

A **driveway** with a **hammerhead turnaround** shall be permitted on lots or parcels having frontage greater than 18 metres, or on lots or parcels having access to 27 metre wide streets provided that:

- (a) where it is located in the front yard, the **driveway** dimensions, front yard landscaping and soft landscaping requirements of this By-law are complied with;

- (b) where it is located in a **street yard** that is not a front yard, the **driveway** and **parking space** shall not cover more than 60% of the **street yard**; and
- (cxix) parking of **vehicles** is permitted only on that portion of the **driveway** leading directly to the **parking space** required by this By-law.

2.2.2.2 **Circular Driveways**

A **circular driveway** shall be permitted on lots or parcels having frontage greater than 18 metres, provided that:

- (a) where it is located in the front yard, the **driveway** dimensions, front yard landscaping and soft landscaping requirements of this By-law are complied with;
- (b) where it is located in a **street yard** that is not a front yard, the **driveway** and **parking space** shall not cover more than 60% of the **street yard**; and
- (c) parking of **vehicles** is permitted only on that portion of the **driveway** leading directly to the **parking space** required by this By-law.”

ENACTED AND PASSED this XX day of MONTH, A.D. 2006.

DAVID R. MILLER,  
Mayor

ULLI S. WATKISS  
City Clerk

(Corporate Seal)

Authority: Planning and Transportation Committee Report No. X, Clause No. X,  
adopted as amended, by City of Toronto Council on Date, 2006  
Enacted by Council: Date, 2006

**CITY OF TORONTO**

**BY-LAW No. X-2006**

**To amend the former City of Scarborough Zoning By-law No. 11883, as amended, with respect to driveway width dimensions and landscaping.**

WHEREAS authority is given to Council by Section 34 of the *Planning Act*, R.S.O. 1990, c.P. 13, as amended, to pass this by-law; and

WHEREAS Council of the City of Toronto has provided adequate information to the public and has held at least one public meeting in accordance with the *Planning Act*;

The Council of the City of Toronto HEREBY ENACTS as follows:

**1. CLAUSE VI – PROVISIONS FOR ALL ZONES** of the Morningside Community By-law No. 11883 for the former City of Scarborough, as amended, is further amended by adding the following new Section:

“21. Front Yard Landscaping and Soft Landscaping Requirements

21.1 Front Yard Landscaping

The following front yard landscaping provisions shall apply to **street townhouse dwellings** where a **driveway** leads directly to the dwelling unit, **single-family dwellings**, semi-detached dwellings, **two-family dwellings**, and duplexes:

- (a) For lots with a frontage less than 6 metres, the front yard not covered by a permitted **driveway** shall be maintained as landscaping.
- (b) For lots with a frontage of 6 metres to less than 15 metres, a minimum of 50% of the front yard shall be maintained as landscaping.
- (c) For lots with a frontage of 15 metres and greater, a minimum of 60% of the front yard shall be maintained as landscaping.
- (d) For the purpose of this subsection, landscaping means trees, shrubs, grass, flowers, vegetables, and other vegetation, decorative stonework, walkways, patios, screening, or other horticultural or landscape-architectural elements, or any combination of these.

Landscaping does not include **driveways** or parking areas, and directly associated elements such as curbs or retaining walls.

21.2 Front Yard Soft Landscaping

The following front yard soft landscaping provisions shall apply to **street townhouse dwellings** where a **driveway** leads directly to the dwelling unit, **single-family dwellings**, semi-detached dwellings, **two-family dwellings**, and duplexes:

- (a) A minimum of 75% of the front yard not covered by a permitted **driveway** shall be maintained as soft landscaping.
- (b) For the purpose of this subsection, soft landscaping means trees, shrubs, grass, flowers, vegetables, and other vegetation, but does not include hard surfaced areas such as but not limited to **driveways**, parking areas decorative stonework, walkways, patios, screening, or other landscape-architectural elements.”

**2. CLAUSE VII – GENERAL PARKING REGULATIONS FOR ALL ZONES** of the Morningside Community By-law No. 11883 for the former City of Scarborough, as amended, is further amended by:

- (a) Deleting Subsection 1.3.2 and replacing it with the following:

“1.3.2 Driveway Dimensions

1.3.2.1 For **street townhouse dwellings** where a **driveway** leads directly to the dwelling unit, **single-family dwellings**, semi-detached dwellings, **two-family dwellings**, and duplexes, a **driveway** which is located in or which passes through the front yard shall have the following dimensions:

- (cccc) A minimum width of 2.6 metres.
- (dddd) For lots with a frontage less than 6 metres, a maximum width for its entire length of 2.6 metres.
- (eeee) For lots with a frontage of 6 metres to 23 metres inclusive, a maximum width for its entire length of the lesser of the following:
  - (i) 6 metres;
  - (ii) the width of parking spaces behind the front wall, where there is at least one parking space behind the front wall but not in the rear yard; or
  - (iii) 2.6 metres where there is any parking space in the rear yard;

provided the front yard landscaping and soft landscaping requirements of this By-law are met.

(ffff) For lots with a frontage greater than 23 metres, a maximum width for its entire length of the lesser of the following:

- (i) 9 metres;
- (ii) the width of parking spaces behind the front wall where there is at least one parking space behind the front wall but not in the rear yard; or
- (iii) 2.6 metres where there is any parking space in the rear yard;

provided the front yard landscaping and soft landscaping requirements of this By-law are met.

1.3.2.2 For **street townhouse dwellings** where a **driveway** leads directly to the dwelling unit, **single-family dwellings**, semi-detached dwellings, **two-family dwellings**, and duplexes, a **driveway** which is not located in or which does not pass through the front yard shall have the following dimensions:

- (a) A minimum width of 2.6 metres; and
- (b) A maximum width for its entire length of the lesser of 6.0 metres or the width of the parking spaces.

1.3.2.22 For **Apartment Buildings**, terrace apartments, and **multiple-family dwellings**, a driveway serving parking spaces arranged at a 45 degree angle shall have a minimum width of 4.8 metres.

1.3.2.23 For uses other than those set out in Subsections 1.3.2.1, 1.3.2.2, and 1.3.2.3, a **driveway** shall have a minimum width of 3.0 metres per lane.”;

(b) deleting subsection 2.2.2 and replacing it with the following:

“2.2.2 **Hammerhead and Circular Driveway Regulations**

2.2.2.1 **Hammerhead Turnarounds**

A **driveway** with a **hammerhead turnaround** shall be permitted on lots or parcels having frontage greater than 18 metres, or on lots or parcels having access to 27 metre wide streets provided that:

- (a) where it is located in the front yard, the **driveway** dimensions, front yard landscaping and soft landscaping requirements of this By-law are complied with;

- (b) where it is located in a **street yard** that is not a front yard, the **driveway** and **parking space** shall not cover more than 60% of the **street yard**; and
- (cxx) parking of **vehicles** is permitted only on that portion of the **driveway** leading directly to the **parking space** required by this By-law.

2.2.2.2 **Circular Driveways**

A **circular driveway** shall be permitted on lots or parcels having frontage greater than 18 metres, provided that:

- (a) where it is located in the front yard, the **driveway** dimensions, front yard landscaping and soft landscaping requirements of this By-law are complied with;
- (b) where it is located in a **street yard** that is not a front yard, the **driveway** and **parking space** shall not cover more than 60% of the **street yard**; and
- (c) parking of **vehicles** is permitted only on that portion of the **driveway** leading directly to the **parking space** required by this By-law.”

ENACTED AND PASSED this XX day of MONTH, A.D. 2006.

DAVID R. MILLER,  
Mayor

ULLI S. WATKISS  
City Clerk

(Corporate Seal)

Authority: Planning and Transportation Committee Report No. X, Clause No. X,  
adopted as amended, by City of Toronto Council on Date, 2006  
Enacted by Council: Date, 2006

**CITY OF TORONTO**

**BY-LAW No. X-2006**

**To amend the former City of Scarborough Zoning By-law No. 12077, as amended, with respect to driveway width dimensions and landscaping.**

WHEREAS authority is given to Council by Section 34 of the *Planning Act*, R.S.O. 1990, c.P. 13, as amended, to pass this by-law; and

WHEREAS Council of the City of Toronto has provided adequate information to the public and has held at least one public meeting in accordance with the *Planning Act*;

The Council of the City of Toronto HEREBY ENACTS as follows:

**1. CLAUSE VI – PROVISIONS FOR ALL ZONES** of the Centennial Community By-law No. 12077 for the former City of Scarborough, as amended, is further amended by adding the following new Section:

“21. Front Yard Landscaping and Soft Landscaping Requirements

21.1 Front Yard Landscaping

The following front yard landscaping provisions shall apply to **street townhouse dwellings** where a **driveway** leads directly to the dwelling unit, **single-family dwellings**, semi-detached dwellings, **two-family dwellings**, and duplexes:

- (a) For lots with a frontage less than 6 metres, the front yard not covered by a permitted **driveway** shall be maintained as landscaping.
- (b) For lots with a frontage of 6 metres to less than 15 metres, a minimum of 50% of the front yard shall be maintained as landscaping.
- (c) For lots with a frontage of 15 metres and greater, a minimum of 60% of the front yard shall be maintained as landscaping.
- (d) For the purpose of this subsection, landscaping means trees, shrubs, grass, flowers, vegetables, and other vegetation, decorative stonework, walkways, patios, screening, or other horticultural or

landscape-architectural elements, or any combination of these. Landscaping does not include **driveways** or parking areas, and directly associated elements such as curbs or retaining walls.

## 21.2 Front Yard Soft Landscaping

The following front yard soft landscaping provisions shall apply to **street townhouse dwellings** where a **driveway** leads directly to the dwelling unit, **single-family dwellings**, semi-detached dwellings, **two-family dwellings**, and duplexes:

- (a) A minimum of 75% of the front yard not covered by a permitted **driveway** shall be maintained as soft landscaping.
- (b) For the purpose of this subsection, soft landscaping means trees, shrubs, grass, flowers, vegetables, and other vegetation, but does not include hard surfaced areas such as but not limited to **driveways**, parking areas decorative stonework, walkways, patios, screening, or other landscape-architectural elements.”

**2. CLAUSE VII – GENERAL PARKING REGULATIONS FOR ALL ZONES** of the Centennial Community By-law No. 12077 for the former City of Scarborough, as amended, is further amended by:

- (a) Deleting Subsection 1.3.2 and replacing it with the following:

### “1.3.2 Driveway Dimensions

1.3.2.1 For **street townhouse dwellings** where a **driveway** leads directly to the dwelling unit, **single-family dwellings**, semi-detached dwellings, **two-family dwellings**, and duplexes, a **driveway** which is located in or which passes through the front yard shall have the following dimensions:

- (gggg) A minimum width of 2.6 metres.
- (hhhh) For lots with a frontage less than 6 metres, a maximum width for its entire length of 2.6 metres.
- (iiii) For lots with a frontage of 6 metres to 23 metres inclusive, a maximum width for its entire length of the lesser of the following:
  - (i) 6 metres;
  - (ii) the width of parking spaces behind the front wall, where there is at least one parking space behind the front wall but not in the rear yard; or
  - (iii) 2.6 metres where there is any parking space in the rear yard;

provided the front yard landscaping and soft landscaping requirements of this By-law are met.

(jjjj) For lots with a frontage greater than 23 metres, a maximum width for its entire length of the lesser of the following:

- (i) 9 metres;
- (ii) the width of parking spaces behind the front wall where there is at least one parking space behind the front wall but not in the rear yard; or
- (iii) 2.6 metres where there is any parking space in the rear yard;

provided the front yard landscaping and soft landscaping requirements of this By-law are met.

1.3.2.2 For **street townhouse dwellings** where a **driveway** leads directly to the dwelling unit, **single-family dwellings**, semi-detached dwellings, **two-family dwellings**, and duplexes, a **driveway** which is not located in or which does not pass through the front yard shall have the following dimensions:

- (a) A minimum width of 2.6 metres; and
- (b) A maximum width for its entire length of the lesser of 6.0 metres or the width of the parking spaces.

1.3.2.24 For **Apartment Buildings**, terrace apartments, and **multiple-family dwellings**, a driveway serving parking spaces arranged at a 45 degree angle shall have a minimum width of 4.8 metres.

1.3.2.25 For uses other than those set out in Subsections 1.3.2.1, 1.3.2.2, and 1.3.2.3, a **driveway** shall have a minimum width of 3.0 metres per lane.”;

(b) deleting subsection 2.2.2 and replacing it with the following:

“2.2.2 **Hammerhead and Circular Driveway Regulations**

2.2.2.1 **Hammerhead Turnarounds**

A **driveway** with a **hammerhead turnaround** shall be permitted on lots or parcels having frontage greater than 18 metres, or on lots or parcels having access to 27 metre wide streets provided that:

- (a) where it is located in the front yard, the **driveway** dimensions, front yard landscaping and soft landscaping requirements of this By-law are complied with;

- (b) where it is located in a **street yard** that is not a front yard, the **driveway** and **parking space** shall not cover more than 60% of the **street yard**; and
- (cxxi) parking of **vehicles** is permitted only on that portion of the **driveway** leading directly to the **parking space** required by this By-law.

#### 2.2.2.2 Circular Driveways

A **circular driveway** shall be permitted on lots or parcels having frontage greater than 18 metres, provided that:

- (a) where it is located in the front yard, the **driveway** dimensions, front yard landscaping and soft landscaping requirements of this By-law are complied with;
- (b) where it is located in a **street yard** that is not a front yard, the **driveway** and **parking space** shall not cover more than 60% of the **street yard**; and
- (c) parking of **vehicles** is permitted only on that portion of the **driveway** leading directly to the **parking space** required by this By-law.”

ENACTED AND PASSED this XX day of MONTH, A.D. 2006.

DAVID R. MILLER,  
Mayor

ULLI S. WATKISS  
City Clerk

(Corporate Seal)

Authority: Planning and Transportation Committee Report No. X, Clause No. X,  
adopted as amended, by City of Toronto Council on Date, 2006  
Enacted by Council: Date, 2006

**CITY OF TORONTO**

**BY-LAW No. X-2006**

**To amend the former City of Scarborough Zoning By-law No. 12181, as amended, with respect to driveway width dimensions and landscaping.**

WHEREAS authority is given to Council by Section 34 of the *Planning Act*, R.S.O. 1990, c.P. 13, as amended, to pass this by-law; and

WHEREAS Council of the City of Toronto has provided adequate information to the public and has held at least one public meeting in accordance with the *Planning Act*;

The Council of the City of Toronto HEREBY ENACTS as follows:

**1. CLAUSE VI – PROVISIONS FOR ALL ZONES** of the Malvern West Community By-law No. 12181 for the former City of Scarborough, as amended, is further amended by adding the following new Section:

“23. Front Yard Landscaping and Soft Landscaping Requirements

23.1 Front Yard Landscaping

The following front yard landscaping provisions shall apply to **street townhouse dwellings** where a **driveway** leads directly to the dwelling unit, **single-family dwellings**, semi-detached dwellings, **two-family dwellings**, and duplexes:

- (a) For lots with a frontage less than 6 metres, the front yard not covered by a permitted **driveway** shall be maintained as landscaping.
- (b) For lots with a frontage of 6 metres to less than 15 metres, a minimum of 50% of the front yard shall be maintained as landscaping.
- (c) For lots with a frontage of 15 metres and greater, a minimum of 60% of the front yard shall be maintained as landscaping.
- (d) For the purpose of this subsection, landscaping means trees, shrubs, grass, flowers, vegetables, and other vegetation, decorative stonework, walkways, patios, screening, or other horticultural or landscape-architectural elements, or any combination of these.

Landscaping does not include **driveways** or parking areas, and directly associated elements such as curbs or retaining walls.

23.2 Front Yard Soft Landscaping

The following front yard soft landscaping provisions shall apply to **street townhouse dwellings** where a **driveway** leads directly to the dwelling unit, **single-family dwellings**, semi-detached dwellings, **two-family dwellings**, and duplexes:

- (a) A minimum of 75% of the front yard not covered by a permitted **driveway** shall be maintained as soft landscaping.
- (b) For the purpose of this subsection, soft landscaping means trees, shrubs, grass, flowers, vegetables, and other vegetation, but does not include hard surfaced areas such as but not limited to **driveways**, parking areas decorative stonework, walkways, patios, screening, or other landscape-architectural elements.”

**2. CLAUSE VII – GENERAL PARKING REGULATIONS FOR ALL ZONES** of the Malvern West Community By-law No. 12181 for the former City of Scarborough, as amended, is further amended by:

- (a) Deleting Subsection 1.3.2 and replacing it with the following:

“1.3.2 Driveway Dimensions

1.3.2.1 For **street townhouse dwellings** where a **driveway** leads directly to the dwelling unit, **single-family dwellings**, semi-detached dwellings, **two-family dwellings**, and duplexes, a **driveway** which is located in or which passes through the front yard shall have the following dimensions:

- (kkkk) A minimum width of 2.6 metres.
- (llll) For lots with a frontage less than 6 metres, a maximum width for its entire length of 2.6 metres.
- (mmmm) For lots with a frontage of 6 metres to 23 metres inclusive, a maximum width for its entire length of the lesser of the following:
  - (i) 6 metres;
  - (ii) the width of parking spaces behind the front wall, where there is at least one parking space behind the front wall but not in the rear yard; or
  - (iii) 2.6 metres where there is any parking space in the rear yard;

provided the front yard landscaping and soft landscaping requirements of this By-law are met.

(nnnn) For lots with a frontage greater than 23 metres, a maximum width for its entire length of the lesser of the following:

- (i) 9 metres;
- (ii) the width of parking spaces behind the front wall where there is at least one parking space behind the front wall but not in the rear yard; or
- (iii) 2.6 metres where there is any parking space in the rear yard;

provided the front yard landscaping and soft landscaping requirements of this By-law are met.

1.3.2.2 For **street townhouse dwellings** where a **driveway** leads directly to the dwelling unit, **single-family dwellings**, semi-detached dwellings, **two-family dwellings**, and duplexes, a **driveway** which is not located in or which does not pass through the front yard shall have the following dimensions:

- (a) A minimum width of 2.6 metres; and
- (b) A maximum width for its entire length of the lesser of 6.0 metres or the width of the parking spaces.

1.3.2.26 For **Apartment Buildings**, terrace apartments, and **multiple-family dwellings**, a driveway serving parking spaces arranged at a 45 degree angle shall have a minimum width of 4.8 metres.

1.3.2.27 For uses other than those set out in Subsections 1.3.2.1, 1.3.2.2, and 1.3.2.3, a **driveway** shall have a minimum width of 3.0 metres per lane.”;

(b) deleting subsection 2.2.2 and replacing it with the following:

“2.2.2 **Hammerhead and Circular Driveway Regulations**

2.2.2.1 **Hammerhead Turnarounds**

A **driveway** with a **hammerhead turnaround** shall be permitted on lots or parcels having frontage greater than 18 metres, or on lots or parcels having access to 27 metre wide streets provided that:

- (a) where it is located in the front yard, the **driveway** dimensions, front yard landscaping and soft landscaping requirements of this By-law are complied with;

- (b) where it is located in a **street yard** that is not a front yard, the **driveway** and **parking space** shall not cover more than 60% of the **street yard**; and
- (cxxii) parking of **vehicles** is permitted only on that portion of the **driveway** leading directly to the **parking space** required by this By-law.

#### 2.2.2.2 Circular Driveways

A **circular driveway** shall be permitted on lots or parcels having frontage greater than 18 metres, provided that:

- (a) where it is located in the front yard, the **driveway** dimensions, front yard landscaping and soft landscaping requirements of this By-law are complied with;
- (b) where it is located in a **street yard** that is not a front yard, the **driveway** and **parking space** shall not cover more than 60% of the **street yard**; and
- (c) parking of **vehicles** is permitted only on that portion of the **driveway** leading directly to the **parking space** required by this By-law.”

ENACTED AND PASSED this XX day of MONTH, A.D. 2006.

DAVID R. MILLER,  
Mayor

ULLI S. WATKISS  
City Clerk

(Corporate Seal)

Authority: Planning and Transportation Committee Report No. X, Clause No. X,  
adopted as amended, by City of Toronto Council on Date, 2006  
Enacted by Council: Date, 2006

**CITY OF TORONTO**

**BY-LAW No. X-2006**

**To amend the former City of Scarborough Zoning By-law No. 12360, as amended, with respect to driveway width dimensions and landscaping.**

WHEREAS authority is given to Council by Section 34 of the *Planning Act*, R.S.O. 1990, c.P. 13, as amended, to pass this by-law; and

WHEREAS Council of the City of Toronto has provided adequate information to the public and has held at least one public meeting in accordance with the *Planning Act*;

The Council of the City of Toronto HEREBY ENACTS as follows:

**1. CLAUSE VI – PROVISIONS FOR ALL ZONES** of the Tam O’Shanter Community By-law No. 12360 for the former City of Scarborough, as amended, is further amended by adding the following new Section:

“25. Front Yard Landscaping and Soft Landscaping Requirements

25.1 Front Yard Landscaping

The following front yard landscaping provisions shall apply to **street townhouse dwellings** where a **driveway** leads directly to the dwelling unit, **single-family dwellings**, semi-detached dwellings, **two-family dwellings**, and duplexes:

- (a) For lots with a frontage less than 6 metres, the front yard not covered by a permitted **driveway** shall be maintained as landscaping.
- (b) For lots with a frontage of 6 metres to less than 15 metres, a minimum of 50% of the front yard shall be maintained as landscaping.
- (c) For lots with a frontage of 15 metres and greater, a minimum of 60% of the front yard shall be maintained as landscaping.
- (d) For the purpose of this subsection, landscaping means trees, shrubs, grass, flowers, vegetables, and other vegetation, decorative stonework, walkways, patios, screening, or other horticultural or landscape-architectural elements, or any combination of these.

Landscaping does not include **driveways** or parking areas, and directly associated elements such as curbs or retaining walls.

25.2 Front Yard Soft Landscaping

The following front yard soft landscaping provisions shall apply to **street townhouse dwellings** where a **driveway** leads directly to the dwelling unit, **single-family dwellings**, semi-detached dwellings, **two-family dwellings**, and duplexes:

- (a) A minimum of 75% of the front yard not covered by a permitted **driveway** shall be maintained as soft landscaping.
- (b) For the purpose of this subsection, soft landscaping means trees, shrubs, grass, flowers, vegetables, and other vegetation, but does not include hard surfaced areas such as but not limited to **driveways**, parking areas decorative stonework, walkways, patios, screening, or other landscape-architectural elements.”

**2. CLAUSE VII – GENERAL PARKING REGULATIONS FOR ALL ZONES** of the Tam O’Shanter Community By-law No. 12360 for the former City of Scarborough, as amended, is further amended by:

- (a) Deleting Subsection 1.3.2 and replacing it with the following:

“1.3.2 Driveway Dimensions

1.3.2.1 For **street townhouse dwellings** where a **driveway** leads directly to the dwelling unit, **single-family dwellings**, semi-detached dwellings, **two-family dwellings**, and duplexes, a **driveway** which is located in or which passes through the front yard shall have the following dimensions:

- (oooo) A minimum width of 2.6 metres.
- (pppp) For lots with a frontage less than 6 metres, a maximum width for its entire length of 2.6 metres.
- (qqqq) For lots with a frontage of 6 metres to 23 metres inclusive, a maximum width for its entire length of the lesser of the following:
  - (i) 6 metres;
  - (ii) the width of parking spaces behind the front wall, where there is at least one parking space behind the front wall but not in the rear yard; or
  - (iii) 2.6 metres where there is any parking space in the rear yard;

provided the front yard landscaping and soft landscaping requirements of this By-law are met.

(rrrr) For lots with a frontage greater than 23 metres, a maximum width for its entire length of the lesser of the following:

- (i) 9 metres;
- (ii) the width of parking spaces behind the front wall where there is at least one parking space behind the front wall but not in the rear yard; or
- (iii) 2.6 metres where there is any parking space in the rear yard;

provided the front yard landscaping and soft landscaping requirements of this By-law are met.

1.3.2.2 For **street townhouse dwellings** where a **driveway** leads directly to the dwelling unit, **single-family dwellings**, semi-detached dwellings, **two-family dwellings**, and duplexes, a **driveway** which is not located in or which does not pass through the front yard shall have the following dimensions:

- (a) A minimum width of 2.6 metres; and
- (b) A maximum width for its entire length of the lesser of 6.0 metres or the width of the parking spaces.

1.3.2.28 For **Apartment Buildings**, terrace apartments, and **multiple-family dwellings**, a driveway serving parking spaces arranged at a 45 degree angle shall have a minimum width of 4.5 metres.

1.3.2.29 For uses other than those set out in Subsections 1.3.2.1, 1.3.2.2, and 1.3.2.3, a **driveway** shall have a minimum width of 3.0 metres per lane.”;

(b) deleting subsection 2.2.2 and replacing it with the following:

“2.2.2 **Hammerhead and Circular Driveway Regulations**

2.2.2.1 **Hammerhead Turnarounds**

A **driveway** with a **hammerhead turnaround** shall be permitted on lots or parcels having frontage greater than 18 metres, or on lots or parcels having access to 27 metre wide streets provided that:

- (a) where it is located in the front yard, the **driveway** dimensions, front yard landscaping and soft landscaping requirements of this By-law are complied with;

- (b) where it is located in a **street yard** that is not a front yard, the **driveway** and **parking space** shall not cover more than 60% of the **street yard**; and
- (cxxiii) parking of **vehicles** is permitted only on that portion of the **driveway** leading directly to the **parking space** required by this By-law.

#### 2.2.2.2 Circular Driveways

A **circular driveway** shall be permitted on lots or parcels having frontage greater than 18 metres, provided that:

- (a) where it is located in the front yard, the **driveway** dimensions, front yard landscaping and soft landscaping requirements of this By-law are complied with;
- (b) where it is located in a **street yard** that is not a front yard, the **driveway** and **parking space** shall not cover more than 60% of the **street yard**; and
- (c) parking of **vehicles** is permitted only on that portion of the **driveway** leading directly to the **parking space** required by this By-law.”

ENACTED AND PASSED this XX day of MONTH, A.D. 2006.

DAVID R. MILLER,  
Mayor

ULLI S. WATKISS  
City Clerk

(Corporate Seal)

Authority: Planning and Transportation Committee Report No. X, Clause No. X,  
adopted as amended, by City of Toronto Council on Date, 2006

Enacted by Council: Date, 2006

## CITY OF TORONTO

### BY-LAW No. X-2006

**To amend the former City of Scarborough Zoning By-law No. 12466, as amended, with respect to driveway width dimensions and landscaping.**

WHEREAS authority is given to Council by Section 34 of the *Planning Act*, R.S.O. 1990, c.P. 13, as amended, to pass this by-law; and

WHEREAS Council of the City of Toronto has provided adequate information to the public and has held at least one public meeting in accordance with the *Planning Act*;

The Council of the City of Toronto HEREBY ENACTS as follows:

**1. CLAUSE VI – PROVISIONS FOR ALL ZONES** of the L'Amoreaux Community By-law No. 12466 for the former City of Scarborough, as amended, is further amended by adding the following new Section:

“26. Front Yard Landscaping and Soft Landscaping Requirements

26.1 Front Yard Landscaping

The following front yard landscaping provisions shall apply to **street townhouse dwellings** where a **driveway** leads directly to the dwelling unit, **single-family dwellings**, semi-detached dwellings, **two-family dwellings**, and duplexes:

- (a) For lots with a frontage less than 6 metres, the front yard not covered by a permitted **driveway** shall be maintained as landscaping.
- (b) For lots with a frontage of 6 metres to less than 15 metres, a minimum of 50% of the front yard shall be maintained as landscaping.
- (c) For lots with a frontage of 15 metres and greater, a minimum of 60% of the front yard shall be maintained as landscaping.
- (d) For the purpose of this subsection, landscaping means trees, shrubs, grass, flowers, vegetables, and other vegetation, decorative stonework, walkways, patios, screening, or other horticultural or landscape-architectural elements, or any combination of these.

Landscaping does not include **driveways** or parking areas, and directly associated elements such as curbs or retaining walls.

26.2 Front Yard Soft Landscaping

The following front yard soft landscaping provisions shall apply to **street townhouse dwellings** where a **driveway** leads directly to the dwelling unit, **single-family dwellings**, semi-detached dwellings, **two-family dwellings**, and duplexes:

- (a) A minimum of 75% of the front yard not covered by a permitted **driveway** shall be maintained as soft landscaping.
- (b) For the purpose of this subsection, soft landscaping means trees, shrubs, grass, flowers, vegetables, and other vegetation, but does not include hard surfaced areas such as but not limited to **driveways**, parking areas decorative stonework, walkways, patios, screening, or other landscape-architectural elements.”

**2. CLAUSE VII – GENERAL PARKING REGULATIONS FOR ALL ZONES** of the L’Amoreaux Community By-law No. 12466 for the former City of Scarborough, as amended, is further amended by:

- (a) Deleting Subsection 1.3.2 and replacing it with the following:

“1.3.2 Driveway Dimensions

1.3.2.1 For **street townhouse dwellings** where a **driveway** leads directly to the dwelling unit, **single-family dwellings**, semi-detached dwellings, **two-family dwellings**, and duplexes, a **driveway** which is located in or which passes through the front yard shall have the following dimensions:

- (ssss) A minimum width of 2.6 metres.
- (tttt) For lots with a frontage less than 6 metres, a maximum width for its entire length of 2.6 metres.
- (uuuu) For lots with a frontage of 6 metres to 23 metres inclusive, a maximum width for its entire length of the lesser of the following:
  - (i) 6 metres;
  - (ii) the width of parking spaces behind the front wall, where there is at least one parking space behind the front wall but not in the rear yard; or
  - (iii) 2.6 metres where there is any parking space in the rear yard;

provided the front yard landscaping and soft landscaping requirements of this By-law are met.

(vvvv) For lots with a frontage greater than 23 metres, a maximum width for its entire length of the lesser of the following:

- (i) 9 metres;
- (ii) the width of parking spaces behind the front wall where there is at least one parking space behind the front wall but not in the rear yard; or
- (iii) 2.6 metres where there is any parking space in the rear yard;

provided the front yard landscaping and soft landscaping requirements of this By-law are met.

1.3.2.2 For **street townhouse dwellings** where a **driveway** leads directly to the dwelling unit, **single-family dwellings**, semi-detached dwellings, **two-family dwellings**, and duplexes, a **driveway** which is not located in or which does not pass through the front yard shall have the following dimensions:

- (a) A minimum width of 2.6 metres; and
- (b) A maximum width for its entire length of the lesser of 6.0 metres or the width of the parking spaces.

1.3.2.30 For **Apartment Buildings**, terrace apartments, and **multiple-family dwellings**, a driveway serving parking spaces arranged at a 45 degree angle shall have a minimum width of 4.8 metres.

1.3.2.31 For uses other than those set out in Subsections 1.3.2.1, 1.3.2.2, and 1.3.2.3, a **driveway** shall have a minimum width of 3.0 metres per lane.”;

(b) deleting subsection 2.2.2 and replacing it with the following:

“2.2.2 **Hammerhead and Circular Driveway Regulations**

2.2.2.1 **Hammerhead Turnarounds**

A **driveway** with a **hammerhead turnaround** shall be permitted on lots or parcels having frontage greater than 18 metres, or on lots or parcels having access to 27 metre wide streets provided that:

- (a) where it is located in the front yard, the **driveway** dimensions, front yard landscaping and soft landscaping requirements of this By-law are complied with;

- (b) where it is located in a **street yard** that is not a front yard, the **driveway** and **parking space** shall not cover more than 60% of the **street yard**; and
- (cxxiv) parking of **vehicles** is permitted only on that portion of the **driveway** leading directly to the **parking space** required by this By-law.

#### 2.2.2.2 Circular Driveways

A **circular driveway** shall be permitted on lots or parcels having frontage greater than 18 metres, provided that:

- (a) where it is located in the front yard, the **driveway** dimensions, front yard landscaping and soft landscaping requirements of this By-law are complied with;
- (b) where it is located in a **street yard** that is not a front yard, the **driveway** and **parking space** shall not cover more than 60% of the **street yard**; and
- (c) parking of **vehicles** is permitted only on that portion of the **driveway** leading directly to the **parking space** required by this By-law.”

ENACTED AND PASSED this XX day of MONTH, A.D. 2006.

DAVID R. MILLER,  
Mayor

ULLI S. WATKISS  
City Clerk

(Corporate Seal)

Authority: Planning and Transportation Committee Report No. X, Clause No. X,  
adopted as amended, by City of Toronto Council on Date, 2006  
Enacted by Council: Date, 2006

**CITY OF TORONTO**

**BY-LAW No. X-2006**

**To amend the former City of Scarborough Zoning By-law No. 12797, as amended, with respect to driveway width dimensions and landscaping.**

WHEREAS authority is given to Council by Section 34 of the *Planning Act*, R.S.O. 1990, c.P. 13, as amended, to pass this by-law; and

WHEREAS Council of the City of Toronto has provided adequate information to the public and has held at least one public meeting in accordance with the *Planning Act*;

The Council of the City of Toronto HEREBY ENACTS as follows:

**1. CLAUSE VI – PROVISIONS FOR ALL ZONES** of the Agincourt North Community By-law No. 12797 for the former City of Scarborough, as amended, is further amended by adding the following new Section:

“23. Front Yard Landscaping and Soft Landscaping Requirements

23.1 Front Yard Landscaping

The following front yard landscaping provisions shall apply to **street townhouse dwellings** where a **driveway** leads directly to the dwelling unit, **single-family dwellings**, semi-detached dwellings, **two-family dwellings**, and duplexes:

- (a) For lots with a frontage less than 6 metres, the front yard not covered by a permitted **driveway** shall be maintained as landscaping.
- (b) For lots with a frontage of 6 metres to less than 15 metres, a minimum of 50% of the front yard shall be maintained as landscaping.
- (c) For lots with a frontage of 15 metres and greater, a minimum of 60% of the front yard shall be maintained as landscaping.
- (d) For the purpose of this subsection, landscaping means trees, shrubs, grass, flowers, vegetables, and other vegetation, decorative stonework, walkways, patios, screening, or other horticultural or landscape-architectural elements, or any combination of these.

Landscaping does not include **driveways** or parking areas, and directly associated elements such as curbs or retaining walls.

23.2 Front Yard Soft Landscaping

The following front yard soft landscaping provisions shall apply to **street townhouse dwellings** where a **driveway** leads directly to the dwelling unit, **single-family dwellings**, semi-detached dwellings, **two-family dwellings**, and duplexes:

- (a) A minimum of 75% of the front yard not covered by a permitted **driveway** shall be maintained as soft landscaping.
- (b) For the purpose of this subsection, soft landscaping means trees, shrubs, grass, flowers, vegetables, and other vegetation, but does not include hard surfaced areas such as but not limited to **driveways**, parking areas decorative stonework, walkways, patios, screening, or other landscape-architectural elements.”

**2. CLAUSE VII – GENERAL PARKING REGULATIONS FOR ALL ZONES** of the Agincourt North Community By-law No. 12797 for the former City of Scarborough, as amended, is further amended by:

- (a) Deleting Subsection 1.3.2 and replacing it with the following:

“1.3.2 Driveway Dimensions

1.3.2.1 For **street townhouse dwellings** where a **driveway** leads directly to the dwelling unit, **single-family dwellings**, semi-detached dwellings, **two-family dwellings**, and duplexes, a **driveway** which is located in or which passes through the front yard shall have the following dimensions:

- (www) A minimum width of 2.6 metres.
- (xxxx) For lots with a frontage less than 6 metres, a maximum width for its entire length of 2.6 metres.
- (yyyy) For lots with a frontage of 6 metres to 23 metres inclusive, a maximum width for its entire length of the lesser of the following:
  - (i) 6 metres;
  - (ii) the width of parking spaces behind the front wall, where there is at least one parking space behind the front wall but not in the rear yard; or
  - (iii) 2.6 metres where there is any parking space in the rear yard;

provided the front yard landscaping and soft landscaping requirements of this By-law are met.

(zzzz) For lots with a frontage greater than 23 metres, a maximum width for its entire length of the lesser of the following:

- (i) 9 metres;
- (ii) the width of parking spaces behind the front wall where there is at least one parking space behind the front wall but not in the rear yard; or
- (iii) 2.6 metres where there is any parking space in the rear yard;

provided the front yard landscaping and soft landscaping requirements of this By-law are met.

1.3.2.2 For **street townhouse dwellings** where a **driveway** leads directly to the dwelling unit, **single-family dwellings**, semi-detached dwellings, **two-family dwellings**, and duplexes, a **driveway** which is not located in or which does not pass through the front yard shall have the following dimensions:

- (a) A minimum width of 2.6 metres; and
- (b) A maximum width for its entire length of the lesser of 6.0 metres or the width of the parking spaces.

1.3.2.32 For **Apartment Buildings**, terrace apartments, and **multiple-family dwellings**, a driveway serving parking spaces arranged at a 45 degree angle shall have a minimum width of 4.8 metres.

1.3.2.33 For uses other than those set out in Subsections 1.3.2.1, 1.3.2.2, and 1.3.2.3, a **driveway** shall have a minimum width of 3.0 metres per lane.”;

(b) deleting subsection 2.2.2 and replacing it with the following:

“2.2.2 **Hammerhead and Circular Driveway Regulations**

2.2.2.1 **Hammerhead Turnarounds**

A **driveway** with a **hammerhead turnaround** shall be permitted on lots or parcels having frontage greater than 18 metres, or on lots or parcels having access to 27 metre wide streets provided that:

- (a) where it is located in the front yard, the **driveway** dimensions, front yard landscaping and soft landscaping requirements of this By-law are complied with;

- (b) where it is located in a **street yard** that is not a front yard, the **driveway** and **parking space** shall not cover more than 60% of the **street yard**; and
- (cxxv) parking of **vehicles** is permitted only on that portion of the **driveway** leading directly to the **parking space** required by this By-law.

#### 2.2.2.2 **Circular Driveways**

A **circular driveway** shall be permitted on lots or parcels having frontage greater than 18 metres, provided that:

- (a) where it is located in the front yard, the **driveway** dimensions, front yard landscaping and soft landscaping requirements of this By-law are complied with;
- (b) where it is located in a **street yard** that is not a front yard, the **driveway** and **parking space** shall not cover more than 60% of the **street yard**; and
- (c) parking of **vehicles** is permitted only on that portion of the **driveway** leading directly to the **parking space** required by this By-law.”

ENACTED AND PASSED this XX day of MONTH, A.D. 2006.

DAVID R. MILLER,  
Mayor

ULLI S. WATKISS  
City Clerk

(Corporate Seal)

Authority: Planning and Transportation Committee Report No. X, Clause No. X,  
adopted as amended, by City of Toronto Council on Date, 2006  
Enacted by Council: Date, 2006

**CITY OF TORONTO**

**BY-LAW No. X-2006**

**To amend the former City of Scarborough Zoning By-law No. 14402, as amended, with respect to driveway width dimensions and landscaping.**

WHEREAS authority is given to Council by Section 34 of the *Planning Act*, R.S.O. 1990, c.P. 13, as amended, to pass this by-law; and

WHEREAS Council of the City of Toronto has provided adequate information to the public and has held at least one public meeting in accordance with the *Planning Act*;

The Council of the City of Toronto HEREBY ENACTS as follows:

**1. CLAUSE VI – PROVISIONS FOR ALL ZONES** of the Malvern Community By-law No. 14402 for the former City of Scarborough, as amended, is further amended by adding the following new Section:

“25. Front Yard Landscaping and Soft Landscaping Requirements

25.1 Front Yard Landscaping

The following front yard landscaping provisions shall apply to **street townhouse dwellings** where a **driveway** leads directly to the dwelling unit, **single-family dwellings**, semi-detached dwellings, **two-family dwellings**, and duplexes:

- (a) For lots with a frontage less than 6 metres, the front yard not covered by a permitted **driveway** shall be maintained as landscaping.
- (b) For lots with a frontage of 6 metres to less than 15 metres, a minimum of 50% of the front yard shall be maintained as landscaping.
- (c) For lots with a frontage of 15 metres and greater, a minimum of 60% of the front yard shall be maintained as landscaping.
- (d) For the purpose of this subsection, landscaping means trees, shrubs, grass, flowers, vegetables, and other vegetation, decorative stonework, walkways, patios, screening, or other horticultural or landscape-architectural elements, or any combination of these.

Landscaping does not include **driveways** or parking areas, and directly associated elements such as curbs or retaining walls.

25.2 Front Yard Soft Landscaping

The following front yard soft landscaping provisions shall apply to **street townhouse dwellings** where a **driveway** leads directly to the dwelling unit, **single-family dwellings**, semi-detached dwellings, **two-family dwellings**, and duplexes:

- (a) A minimum of 75% of the front yard not covered by a permitted **driveway** shall be maintained as soft landscaping.
- (b) For the purpose of this subsection, soft landscaping means trees, shrubs, grass, flowers, vegetables, and other vegetation, but does not include hard surfaced areas such as but not limited to **driveways**, parking areas decorative stonework, walkways, patios, screening, or other landscape-architectural elements.”

**2. CLAUSE VII – GENERAL PARKING REGULATIONS FOR ALL ZONES** of the Malvern Community By-law No. 14402 for the former City of Scarborough, as amended, is further amended by:

- (a) Deleting Subsection 1.3.2 and replacing it with the following:

“1.3.2 Driveway Dimensions

1.3.2.1 For **street townhouse dwellings** where a **driveway** leads directly to the dwelling unit, **single-family dwellings**, semi-detached dwellings, **two-family dwellings**, and duplexes, a **driveway** which is located in or which passes through the front yard shall have the following dimensions:

- (aaaaa) A minimum width of 2.6 metres.
- (bbbbb) For lots with a frontage less than 6 metres, a maximum width for its entire length of 2.6 metres.
- (ccccc) For lots with a frontage of 6 metres to 23 metres inclusive, a maximum width for its entire length of the lesser of the following:
  - (i) 6 metres;
  - (ii) the width of parking spaces behind the front wall, where there is at least one parking space behind the front wall but not in the rear yard; or
  - (iii) 2.6 metres where there is any parking space in the rear yard;

provided the front yard landscaping and soft landscaping requirements of this By-law are met.

(dddd) For lots with a frontage greater than 23 metres, a maximum width for its entire length of the lesser of the following:

- (i) 9 metres;
- (ii) the width of parking spaces behind the front wall where there is at least one parking space behind the front wall but not in the rear yard; or
- (iii) 2.6 metres where there is any parking space in the rear yard;

provided the front yard landscaping and soft landscaping requirements of this By-law are met.

1.3.2.2 For **street townhouse dwellings** where a **driveway** leads directly to the dwelling unit, **single-family dwellings**, semi-detached dwellings, **two-family dwellings**, and duplexes, a **driveway** which is not located in or which does not pass through the front yard shall have the following dimensions:

- (a) A minimum width of 2.6 metres; and
- (b) A maximum width for its entire length of the lesser of 6.0 metres or the width of the parking spaces.

1.3.2.34 For uses other than those set out in Subsections 1.3.2.1 and 1.3.2.2, a **driveway** shall have a minimum width of 3.0 metres per lane.”;

(b) deleting subsection 2.2.2 and replacing it with the following:

“2.2.2 **Hammerhead and Circular Driveway Regulations**

2.2.2.1 **Hammerhead Turnarounds**

A **driveway** with a **hammerhead turnaround** shall be permitted on lots or parcels having frontage greater than 18 metres, or on lots or parcels having access to 27 metre wide streets provided that:

- (a) where it is located in the front yard, the **driveway** dimensions, front yard landscaping and soft landscaping requirements of this By-law are complied with;
- (b) where it is located in a **street yard** that is not a front yard, the **driveway** and **parking space** shall not cover more than 60% of the **street yard**; and

(cxxvi) parking of **vehicles** is permitted only on that portion of the **driveway** leading directly to the **parking space** required by this By-law.

2.2.2.2 **Circular Driveways**

A **circular driveway** shall be permitted on lots or parcels having frontage greater than 18 metres, provided that:

- (a) where it is located in the front yard, the **driveway** dimensions, front yard landscaping and soft landscaping requirements of this By-law are complied with;
- (b) where it is located in a **street yard** that is not a front yard, the **driveway** and **parking space** shall not cover more than 60% of the **street yard**; and
- (c) parking of **vehicles** is permitted only on that portion of the **driveway** leading directly to the **parking space** required by this By-law.”

ENACTED AND PASSED this XX day of MONTH, A.D. 2006.

DAVID R. MILLER,  
Mayor

ULLI S. WATKISS  
City Clerk

(Corporate Seal)

Authority: Planning and Transportation Committee Report No. X, Clause No. X,  
adopted as amended, by City of Toronto Council on Date, 2006  
Enacted by Council: Date, 2006

**CITY OF TORONTO**

**BY-LAW No. X-2006**

**To amend the former City of Scarborough Zoning By-law No. 15907, as amended, with respect to driveway width dimensions and landscaping.**

WHEREAS authority is given to Council by Section 34 of the *Planning Act*, R.S.O. 1990, c.P. 13, as amended, to pass this by-law; and

WHEREAS Council of the City of Toronto has provided adequate information to the public and has held at least one public meeting in accordance with the *Planning Act*;

The Council of the City of Toronto HEREBY ENACTS as follows:

**1. CLAUSE VI – GENERAL PROVISIONS** of the Rouge Community By-law No. 15907 for the former City of Scarborough, as amended, is further amended by adding the following new subsection to Section 1. FOR ALL ZONES:

“14. Front Yard Landscaping and Soft Landscaping Requirements

14.1 Front Yard Landscaping

The following front yard landscaping provisions shall apply to **street townhouse dwellings** where a **driveway** leads directly to the dwelling unit, **single-family dwellings**, semi-detached dwellings, **two-family dwellings**, and duplexes:

- (a) For lots with a frontage less than 6 metres, the front yard not covered by a permitted **driveway** shall be maintained as landscaping.
- (b) For lots with a frontage of 6 metres to less than 15 metres, a minimum of 50% of the front yard shall be maintained as landscaping.
- (c) For lots with a frontage of 15 metres and greater, a minimum of 60% of the front yard shall be maintained as landscaping.
- (d) For the purpose of this subsection, landscaping means trees, shrubs, grass, flowers, vegetables, and other vegetation, decorative stonework, walkways, patios, screening, or other horticultural or landscape-architectural elements, or any combination of these.

Landscaping does not include **driveways** or parking areas, and directly associated elements such as curbs or retaining walls.

14.2 Front Yard Soft Landscaping

The following front yard soft landscaping provisions shall apply to **street townhouse dwellings** where a **driveway** leads directly to the dwelling unit, **single-family dwellings**, semi-detached dwellings, **two-family dwellings**, and duplexes:

- (a) A minimum of 75% of the front yard not covered by a permitted **driveway** shall be maintained as soft landscaping.
- (b) For the purpose of this subsection, soft landscaping means trees, shrubs, grass, flowers, vegetables, and other vegetation, but does not include hard surfaced areas such as but not limited to **driveways**, parking areas decorative stonework, walkways, patios, screening, or other landscape-architectural elements.”

**2. CLAUSE VII – GENERAL PARKING REGULATIONS FOR ALL ZONES** of the Rouge Community By-law No. 15907 for the former City of Scarborough, as amended, is further amended by:

- (a) Deleting Subsection 1.3.2 and replacing it with the following:

“1.3.2 Driveway Dimensions

1.3.2.1 For **street townhouse dwellings** where a **driveway** leads directly to the dwelling unit, **single-family dwellings**, semi-detached dwellings, **two-family dwellings**, and duplexes, a **driveway** which is located in or which passes through the front yard shall have the following dimensions:

(eeee) A minimum width of 2.6 metres.

(ffff) For lots with a frontage less than 6 metres, a maximum width for its entire length of 2.6 metres.

(ggggg) For lots with a frontage of 6 metres to 23 metres inclusive, a maximum width for its entire length of the lesser of the following:

- (i) 6 metres;
- (ii) the width of parking spaces behind the front wall, where there is at least one parking space behind the front wall but not in the rear yard; or
- (iii) 2.6 metres where there is any parking space in the rear yard;

provided the front yard landscaping and soft landscaping requirements of this By-law are met.

(hhhhh) For lots with a frontage greater than 23 metres, a maximum width for its entire length of the lesser of the following:

- (i) 9 metres;
- (ii) the width of parking spaces behind the front wall where there is at least one parking space behind the front wall but not in the rear yard; or
- (iii) 2.6 metres where there is any parking space in the rear yard;

provided the front yard landscaping and soft landscaping requirements of this By-law are met.

1.3.2.2 For **street townhouse dwellings** where a **driveway** leads directly to the dwelling unit, **single-family dwellings**, semi-detached dwellings, **two-family dwellings**, and duplexes, a **driveway** which is not located in or which does not pass through the front yard shall have the following dimensions:

- (a) A minimum width of 2.6 metres; and
- (b) A maximum width for its entire length of the lesser of 6.0 metres or the width of the parking spaces.

1.3.2.35 For uses other than those set out in Subsections 1.3.2.1 and 1.3.2.2, a **driveway** shall have a minimum width of 3.0 metres per lane.”;

(b) deleting subsection 2.2.2 and replacing it with the following:

“2.2.2 **Hammerhead and Circular Driveway Regulations**

2.2.2.1 **Hammerhead Turnarounds**

A **driveway** with a **hammerhead turnaround** shall be permitted on lots or parcels having frontage greater than 18 metres, or on lots or parcels having access to 27 metre wide streets provided that:

- (a) where it is located in the front yard, the **driveway** dimensions, front yard landscaping and soft landscaping requirements of this By-law are complied with;
- (b) where it is located in a **street yard** that is not a front yard, the **driveway** and **parking space** shall not cover more than 60% of the **street yard**; and

(cxxvii) parking of **vehicles** is permitted only on that portion of the **driveway** leading directly to the **parking space** required by this By-law.

2.2.2.2 **Circular Driveways**

A **circular driveway** shall be permitted on lots or parcels having frontage greater than 18 metres, provided that:

- (a) where it is located in the front yard, the **driveway** dimensions, front yard landscaping and soft landscaping requirements of this By-law are complied with;
- (b) where it is located in a **street yard** that is not a front yard, the **driveway** and **parking space** shall not cover more than 60% of the **street yard**; and
- (c) parking of **vehicles** is permitted only on that portion of the **driveway** leading directly to the **parking space** required by this By-law.”

ENACTED AND PASSED this XX day of MONTH, A.D. 2006.

DAVID R. MILLER,  
Mayor

ULLI S. WATKISS  
City Clerk

(Corporate Seal)

Authority: Planning and Transportation Committee Report No. X, Clause No. X,  
adopted as amended, by City of Toronto Council on Date, 2006  
Enacted by Council: Date, 2006

**CITY OF TORONTO**

**BY-LAW No. X-2006**

**To amend the former City of Scarborough Zoning By-law No. 16762, as amended, with respect to driveway width dimensions and landscaping.**

WHEREAS authority is given to Council by Section 34 of the *Planning Act*, R.S.O. 1990, c.P. 13, as amended, to pass this by-law; and

WHEREAS Council of the City of Toronto has provided adequate information to the public and has held at least one public meeting in accordance with the *Planning Act*;

The Council of the City of Toronto HEREBY ENACTS as follows:

**1. CLAUSE VI – GENERAL PROVISIONS** of the Steeles Community By-law No. 16762 for the former City of Scarborough, as amended, is further amended by adding the following new subsection to Section 1. FOR ALL ZONES:

“13. Front Yard Landscaping and Soft Landscaping Requirements

13.1 Front Yard Landscaping

The following front yard landscaping provisions shall apply to **street townhouse dwellings** where a **driveway** leads directly to the dwelling unit, **single-family dwellings**, semi-detached dwellings, **two-family dwellings**, and duplexes:

- (a) For lots with a frontage less than 6 metres, the front yard not covered by a permitted **driveway** shall be maintained as landscaping.
- (b) For lots with a frontage of 6 metres to less than 15 metres, a minimum of 50% of the front yard shall be maintained as landscaping.
- (c) For lots with a frontage of 15 metres and greater, a minimum of 60% of the front yard shall be maintained as landscaping.
- (d) For the purpose of this subsection, landscaping means trees, shrubs, grass, flowers, vegetables, and other vegetation, decorative stonework, walkways, patios, screening, or other horticultural or landscape-architectural elements, or any combination of these.

Landscaping does not include **driveways** or parking areas, and directly associated elements such as curbs or retaining walls.

13.2 Front Yard Soft Landscaping

The following front yard soft landscaping provisions shall apply to **street townhouse dwellings** where a **driveway** leads directly to the dwelling unit, **single-family dwellings**, semi-detached dwellings, **two-family dwellings**, and duplexes:

- (a) A minimum of 75% of the front yard not covered by a permitted **driveway** shall be maintained as soft landscaping.
- (b) For the purpose of this subsection, soft landscaping means trees, shrubs, grass, flowers, vegetables, and other vegetation, but does not include hard surfaced areas such as but not limited to **driveways**, parking areas decorative stonework, walkways, patios, screening, or other landscape-architectural elements.”

**2. CLAUSE VII – GENERAL PARKING REGULATIONS FOR ALL ZONES** of the Steeles Community By-law No. 16762 for the former City of Scarborough, as amended, is further amended by:

- (a) Deleting Subsection 1.3.2 and replacing it with the following:

“1.3.2 Driveway Dimensions

1.3.2.1 For **street townhouse dwellings** where a **driveway** leads directly to the dwelling unit, **single-family dwellings**, semi-detached dwellings, **two-family dwellings**, and duplexes, a **driveway** which is located in or which passes through the front yard shall have the following dimensions:

- (iiii) A minimum width of 2.6 metres.
- (jjjj) For lots with a frontage less than 6 metres, a maximum width for its entire length of 2.6 metres.
- (kkkk) For lots with a frontage of 6 metres to 23 metres inclusive, a maximum width for its entire length of the lesser of the following:
  - (i) 6 metres;
  - (ii) the width of parking spaces behind the front wall, where there is at least one parking space behind the front wall but not in the rear yard; or
  - (iii) 2.6 metres where there is any parking space in the rear yard;

provided the front yard landscaping and soft landscaping requirements of this By-law are met.

(IIII) For lots with a frontage greater than 23 metres, a maximum width for its entire length of the lesser of the following:

- (i) 9 metres;
- (ii) the width of parking spaces behind the front wall where there is at least one parking space behind the front wall but not in the rear yard; or
- (iii) 2.6 metres where there is any parking space in the rear yard;

provided the front yard landscaping and soft landscaping requirements of this By-law are met.

1.3.2.2 For **street townhouse dwellings** where a **driveway** leads directly to the dwelling unit, **single-family dwellings**, semi-detached dwellings, **two-family dwellings**, and duplexes, a **driveway** which is not located in or which does not pass through the front yard shall have the following dimensions:

- (a) A minimum width of 2.6 metres; and
- (b) A maximum width for its entire length of the lesser of 6.0 metres or the width of the parking spaces.

1.3.2.36 For uses other than those set out in Subsections 1.3.2.1 and 1.3.2.2, a **driveway** shall have a minimum width of 3.0 metres per lane.”;

(b) deleting subsection 2.2.2 and replacing it with the following:

“2.2.2 **Hammerhead and Circular Driveway Regulations**

2.2.2.1 **Hammerhead Turnarounds**

A **driveway** with a **hammerhead turnaround** shall be permitted on lots or parcels having frontage greater than 18 metres, or on lots or parcels having access to 27 metre wide streets provided that:

- (a) where it is located in the front yard, the **driveway** dimensions, front yard landscaping and soft landscaping requirements of this By-law are complied with;
- (b) where it is located in a **street yard** that is not a front yard, the **driveway** and **parking space** shall not cover more than 60% of the **street yard**; and

(cxxviii) parking of **vehicles** is permitted only on that portion of the **driveway** leading directly to the **parking space** required by this By-law.

2.2.2.2 **Circular Driveways**

A **circular driveway** shall be permitted on lots or parcels having frontage greater than 18 metres, provided that:

- (a) where it is located in the front yard, the **driveway** dimensions, front yard landscaping and soft landscaping requirements of this By-law are complied with;
- (b) where it is located in a **street yard** that is not a front yard, the **driveway** and **parking space** shall not cover more than 60% of the **street yard**; and
- (c) parking of **vehicles** is permitted only on that portion of the **driveway** leading directly to the **parking space** required by this By-law.”

ENACTED AND PASSED this XX day of MONTH, A.D. 2006.

DAVID R. MILLER,  
Mayor

ULLI S. WATKISS  
City Clerk

(Corporate Seal)

Authority: Planning and Transportation Committee Report No. X, Clause No. X,  
adopted as amended, by City of Toronto Council on Date, 2006  
Enacted by Council: Date, 2006

**CITY OF TORONTO**

**BY-LAW No. X-2006**

**To amend the former City of Scarborough Zoning By-law No. 17677, as amended, with respect to driveway width dimensions and landscaping.**

WHEREAS authority is given to Council by Section 34 of the *Planning Act*, R.S.O. 1990, c.P. 13, as amended, to pass this by-law; and

WHEREAS Council of the City of Toronto has provided adequate information to the public and has held at least one public meeting in accordance with the *Planning Act*;

The Council of the City of Toronto HEREBY ENACTS as follows:

**1. CLAUSE VI – GENERAL PROVISIONS** of the Milliken Community By-law No. 17677 for the former City of Scarborough, as amended, is further amended by adding the following new subsection to Section A. FOR ALL ZONES:

“(12) Front Yard Landscaping and Soft Landscaping Requirements

12.1 Front Yard Landscaping

The following front yard landscaping provisions shall apply to **street townhouse dwellings** where a **driveway** leads directly to the dwelling unit, **single-family dwellings**, semi-detached dwellings, **two-family dwellings**, and **duplexes**:

- (a) For lots with a frontage less than 6 metres, the front yard not covered by a permitted **driveway** shall be maintained as landscaping.
- (b) For lots with a frontage of 6 metres to less than 15 metres, a minimum of 50% of the front yard shall be maintained as landscaping.
- (c) For lots with a frontage of 15 metres and greater, a minimum of 60% of the front yard shall be maintained as landscaping.
- (d) For the purpose of this subsection, landscaping means trees, shrubs, grass, flowers, vegetables, and other vegetation, decorative stonework, walkways, patios, screening, or other horticultural or landscape-architectural elements, or any combination of these.

Landscaping does not include **driveways** or parking areas, and directly associated elements such as curbs or retaining walls.

12.2 Front Yard Soft Landscaping

The following front yard soft landscaping provisions shall apply to **street townhouse dwellings** where a **driveway** leads directly to the dwelling unit, **single-family dwellings**, semi-detached dwellings, **two-family dwellings**, and **duplexes**:

- (a) A minimum of 75% of the front yard not covered by a permitted **driveway** shall be maintained as soft landscaping.
- (b) For the purpose of this subsection, soft landscaping means trees, shrubs, grass, flowers, vegetables, and other vegetation, but does not include hard surfaced areas such as but not limited to **driveways**, parking areas decorative stonework, walkways, patios, screening, or other landscape-architectural elements.”

**2. CLAUSE VII – GENERAL PARKING REGULATIONS FOR ALL ZONES** of the Milliken Community By-law No. 17677 for the former City of Scarborough, as amended, is further amended by:

- (a) Deleting Subsection 1.3.2 and replacing it with the following:

“1.3.2 Driveway Dimensions

1.3.2.1 For **street townhouse dwellings** where a **driveway** leads directly to the dwelling unit, **single-family dwellings**, semi-detached dwellings, **two-family dwellings**, and **duplexes**, a **driveway** which is located in or which passes through the front yard shall have the following dimensions:

- (mmmmm) A minimum width of 2.6 metres.
- (nnnnn) For lots with a frontage less than 6 metres, a maximum width for its entire length of 2.6 metres.
- (ooooo) For lots with a frontage of 6 metres to 23 metres inclusive, a maximum width for its entire length of the lesser of the following:
  - (i) 6 metres;
  - (ii) the width of parking spaces behind the front wall, where there is at least one parking space behind the front wall but not in the rear yard; or
  - (iii) 2.6 metres where there is any parking space in the rear yard;

provided the front yard landscaping and soft landscaping requirements of this By-law are met.

(ppppp) For lots with a frontage greater than 23 metres, a maximum width for its entire length of the lesser of the following:

- (i) 9 metres;
- (ii) the width of parking spaces behind the front wall where there is at least one parking space behind the front wall but not in the rear yard; or
- (iii) 2.6 metres where there is any parking space in the rear yard;

provided the front yard landscaping and soft landscaping requirements of this By-law are met.

1.3.2.2 For **street townhouse dwellings** where a **driveway** leads directly to the dwelling unit, **single-family dwellings**, semi-detached dwellings, **two-family dwellings**, and **duplexes**, a **driveway** which is not located in or which does not pass through the front yard shall have the following dimensions:

- (a) A minimum width of 2.6 metres; and
- (b) A maximum width for its entire length of the lesser of 6.0 metres or the width of the parking spaces.

1.3.2.37 For uses other than those set out in Subsections 1.3.2.1 and 1.3.2.2, a **driveway** shall have a minimum width of 3.0 metres per lane.”;

(b) deleting subsection 2.2.2 and replacing it with the following:

“2.2.2 **Hammerhead and Circular Driveway Regulations**

2.2.2.1 **Hammerhead Turnarounds**

A **driveway** with a **hammerhead turnaround** shall be permitted on lots or parcels having frontage greater than 18 metres, or on lots or parcels having access to 27 metre wide streets provided that:

- (a) where it is located in the front yard, the **driveway** dimensions, front yard landscaping and soft landscaping requirements of this By-law are complied with;
- (b) where it is located in a **street yard** that is not a front yard, the **driveway** and **parking space** shall not cover more than 60% of the **street yard**; and

(cxxix) parking of **vehicles** is permitted only on that portion of the **driveway** leading directly to the **parking space** required by this By-law.

2.2.2.2 **Circular Driveways**

A **circular driveway** shall be permitted on lots or parcels having frontage greater than 18 metres, provided that:

- (a) where it is located in the front yard, the **driveway** dimensions, front yard landscaping and soft landscaping requirements of this By-law are complied with;
- (b) where it is located in a **street yard** that is not a front yard, the **driveway** and **parking space** shall not cover more than 60% of the **street yard**; and
- (c) parking of **vehicles** is permitted only on that portion of the **driveway** leading directly to the **parking space** required by this By-law.”

ENACTED AND PASSED this XX day of MONTH, A.D. 2006.

DAVID R. MILLER,  
Mayor

ULLI S. WATKISS  
City Clerk

(Corporate Seal)

Authority: Planning and Transportation Committee Report No. X, Clause No. X,  
adopted as amended, by City of Toronto Council on Date, 2006  
Enacted by Council: Date, 2006

**CITY OF TORONTO**

**BY-LAW No. X-2006**

**To amend the former City of Scarborough Zoning By-law No. 24982, as amended, with respect to driveway width dimensions and landscaping.**

WHEREAS authority is given to Council by Section 34 of the *Planning Act*, R.S.O. 1990, c.P. 13, as amended, to pass this by-law; and

WHEREAS Council of the City of Toronto has provided adequate information to the public and has held at least one public meeting in accordance with the *Planning Act*;

The Council of the City of Toronto HEREBY ENACTS as follows:

1. **CLAUSE V – GENERAL PROVISIONS** of the Employment Districts Zoning By-law No. 24982 for the former City of Scarborough, as amended, is further amended by:

(a) deleting Subsection 7.3.5 and replacing it with the following:

“7.3.5

7.3.5.1 For street townhouse dwellings where a **driveway** leads directly to the dwelling unit, **single-family dwellings**, semi-detached dwellings, two-family dwellings, and duplexes, a **driveway** which is located in or which passes through the front yard shall have the following dimensions:

(qqqq) A minimum width of 2.6 metres.

(rrrr) For **lots** with a frontage less than 6 metres, a maximum width for its entire length of 2.6 metres.

(ssss) For **lots** with a frontage of 6 metres to 23 metres inclusive, a maximum width for its entire length of the lesser of the following:

- (i) 6 metres;
- (ii) the width of parking spaces behind the front wall, where there is at least one parking space behind the front wall but not in the rear yard; or
- (iii) 2.6 metres where there is any parking space in the rear yard;

provided the front yard landscaping and soft landscaping requirements of this By-law are met.

(tttt) For **lots** with a frontage greater than 23 metres, a maximum width for its entire length of the lesser of the following:

- (i) 9 metres;
- (ii) the width of parking spaces behind the front wall where there is at least one parking space behind the front wall but not in the rear yard; or
- (iii) 2.6 metres where there is any parking space in the rear yard;

provided the front yard landscaping and soft landscaping requirements of this By-law are met.

7.3.5.2 For street townhouse dwellings where a **driveway** leads directly to the dwelling unit, **single-family dwellings**, semi-detached dwellings, two-family dwellings, and duplexes, a **driveway** which is not located in or which does not pass through the front yard shall have the following dimensions:

- (a) A minimum width of 2.6 metres; and
- (b) A maximum width for its entire length of the lesser of 6.0 metres or the width of the parking spaces.

7.3.5.3 For street townhouse dwellings where a driveway does not lead directly to the dwelling unit, a **driveway** shall have a minimum width of 2.5 metres and a maximum width of 6 metres.”

(b) deleting Subsection 7.8.2 and replacing it with the following:

“7.8.2 **Driveway Regulations**

7.8.2.1 **Driveway Dimensions**

A **driveway** for **single-family dwellings** shall have the following dimensions:

- (a) A minimum width of 2.6 metres.
- (b) For **lots** with a frontage less than 6 metres, a maximum width for its entire length of 2.6 metres.
- (c) For **lots** with a frontage of 6 metres to 23 metres inclusive, a maximum width for its entire length of the lesser of the following:
  - (i) 6 metres;
  - (ii) the width of parking spaces behind the front wall, where there is at least one parking space behind the front wall but not in the rear yard; or

- (iii) 2.6 metres where there is any parking space in the rear yard;

provided the front yard landscaping and soft landscaping requirements of this By-law are met.

- (uuuuu) For **lots** with a frontage greater than 23 metres, a maximum width for its entire length of the lesser of the following:

- (i) 9 metres;
- (ii) the width of parking spaces behind the front wall where there is at least one parking space behind the front wall but not in the rear yard; or
- (iii) 2.6 metres where there is any parking space in the rear yard;

provided the front yard landscaping and soft landscaping requirements of this By-law are met.

#### 7.8.2.2 Hammerhead Turnarounds

A **driveway** with a **hammerhead turnaround** shall be permitted on **lots** having frontage greater than 18 metres, or on **lots** having access to 27 metre wide **streets** provided that:

- (a) where it is located in the **front yard**, the **driveway** dimension, **front yard** landscaping and soft landscaping requirements of this By-law are complied with;
- (b) where it is located in a **street yard** that is not a **front yard**, the **driveway** and **parking space** shall not cover more than 60% of the **street yard**; and

(cxxx) parking of **vehicles** is permitted only on that portion of the **driveway** leading directly to the **parking space** required by this By-law.

#### 7.8.2.3 Circular Driveways

A **circular driveway** shall be permitted on **lots** having frontage greater than 18 metres, provided that:

- (a) where it is located in the **front yard**, the **driveway** dimension, **front yard** landscaping and soft landscaping requirements are complied with;

- (b) where it is located in a **street yard** that is not a **front yard**, the **driveway** and **parking space** shall not cover more than 60% of the **street yard**; and
  - (c) parking of **vehicles** is permitted only on that portion of the **driveway** leading directly to the **parking space** required by this By-law.”; and
- (c) adding the following new Subsections to Section 9. Landscaping Requirements:

“9.4 **Front Yard Landscaping**

The following **front yard** landscaping provisions shall apply to street townhouse dwellings where a driveway leads directly to the dwelling unit, **single-family dwellings**, semi-detached dwellings, two-family dwellings, and duplexes:

- (a) For **lots** with a frontage less than 6 metres, the **front yard** not covered by a permitted **driveway** shall be maintained as landscaping.
- (b) For **lots** with a frontage of 6 metres to less than 15 metres, a minimum of 50% of the **front yard** shall be maintained as landscaping.
- (c) For **lots** with a frontage of 15 metres and greater, a minimum of 60% of the **front yard** shall be maintained as landscaping.
- (d) For the purpose of this subsection, landscaping means trees, shrubs, grass, flowers, vegetables, and other vegetation, decorative stonework, walkways, patios, screening, or other horticultural or landscape-architectural elements, or any combination of these. Landscaping does not include **driveways** or parking areas, and directly associated elements such as curbs or retaining walls.

9.5 **Front Yard Soft Landscaping**

The following **front yard** soft landscaping provisions shall apply to street townhouse dwellings where a driveway leads directly to the dwelling unit, **single-family dwellings**, semi-detached dwellings, two-family dwellings, and duplexes:

- (a) A minimum of 75% of the **front yard** not covered by a permitted **driveway** shall be maintained as soft landscaping.
- (b) For the purpose of this sub-section, soft landscaping means trees, shrubs, grass, flowers, vegetables, and other vegetation, but does not include hard surfaced areas such as but not limited to **driveways**, parking areas decorative stonework, walkways, patios, screening, or other landscape-architectural elements.”

ENACTED AND PASSED this XX day of MONTH, A.D. 2006.

DAVID R. MILLER,  
Mayor

ULLI S. WATKISS  
City Clerk

(Corporate Seal)

Authority: Planning and Transportation Committee Report No. X, Clause No. X,  
adopted as amended, by City of Toronto Council on Date, 2006  
Enacted by Council: Date, 2006

**CITY OF TORONTO**

**BY-LAW No. X-2006**

**To amend the former City of Scarborough Morningside Heights Community Zoning By-law (O.M.B. Decision/Order No. 1834), as amended, with respect to driveway width dimensions and landscaping.**

WHEREAS authority is given to Council by Section 34 of the *Planning Act*, R.S.O. 1990, c.P. 13, as amended, to pass this by-law; and

WHEREAS Council of the City of Toronto has provided adequate information to the public and has held at least one public meeting in accordance with the *Planning Act*;

The Council of the City of Toronto HEREBY ENACTS as follows:

**1. CLAUSE V – GENERAL PROVISIONS** of the Morningside Heights Zoning By-law (O.M.B. Decision/Order No. 1834) for the former City of Scarborough, as amended, is further amended by adding the following new subsection to Section A. FOR ALL ZONES:

“29. Front Yard Landscaping and Soft Landscaping Requirements

29.1 Front Yard Landscaping

The following front yard landscaping provisions shall apply to **street townhouse dwellings** where a **driveway** leads directly to the dwelling unit, **single-family dwellings**, and **semi-detached dwellings**:

- (a) For lots with a frontage less than 6 metres, the front yard not covered by a permitted **driveway** shall be maintained as landscaping.
- (b) For lots with a frontage of 6 metres to less than 15 metres, a minimum of 50% of the front yard shall be maintained as landscaping.
- (c) For lots with a frontage of 15 metres and greater, a minimum of 60% of the front yard shall be maintained as landscaping.
- (d) For the purpose of this subsection, landscaping means trees, shrubs, grass, flowers, vegetables, and other vegetation, decorative stonework, walkways, patios, screening, or other horticultural or landscape-architectural elements, or any combination of these.

Landscaping does not include **driveways** or parking areas, and directly associated elements such as curbs or retaining walls.

29.2 Front Yard Soft Landscaping

The following front yard soft landscaping provisions shall apply to **street townhouse dwellings** where a **driveway** leads directly to the dwelling unit, **single-family dwellings**, and **semi-detached dwellings**:

- (a) A minimum of 75% of the front yard not covered by a permitted **driveway** shall be maintained as soft landscaping.
- (b) For the purpose of this subsection, soft landscaping means trees, shrubs, grass, flowers, vegetables, and other vegetation, but does not include hard surfaced areas such as but not limited to **driveways**, parking areas decorative stonework, walkways, patios, screening, or other landscape-architectural elements.”

**2. CLAUSE VI – GENERAL PARKING REGULATIONS FOR ALL ZONES** of the Morningside Heights Zoning By-law (O.M.B. Decision/Order No. 1834) for the former City of Scarborough, as amended, is further amended by deleting Subsection 1.3.2 and replacing it with the following:

“1.3.2 Driveway Dimensions

1.3.2.1 For **street townhouse dwellings** where a **driveway** leads directly to the dwelling unit, **single-family dwellings**, and **semi-detached dwellings**, a **driveway** which is located in or which passes through the front yard shall have the following dimensions:

- (vvvvv) A minimum width of 2.6 metres.
- (wwwww) For lots with a frontage less than 6 metres, a maximum width for its entire length of 2.6 metres.
- (xxxxx) For lots with a frontage of 6 metres to 23 metres inclusive, a maximum width for its entire length of the lesser of the following:
  - (i) 6 metres;
  - (ii) the width of parking spaces behind the front wall, where there is at least one parking space behind the front wall but not in the rear yard; or
  - (iii) 2.6 metres where there is any parking space in the rear yard;

provided the front yard landscaping and soft landscaping requirements of this By-law are met.

(yyyyy) For lots with a frontage greater than 23 metres, a maximum width for its entire length of the lesser of the following:

- (i) 9 metres;
- (ii) the width of parking spaces behind the front wall where there is at least one parking space behind the front wall but not in the rear yard; or
- (iii) 2.6 metres where there is any parking space in the rear yard;

provided the front yard landscaping and soft landscaping requirements of this By-law are met.

1.3.2.2 For **street townhouse dwellings** where a **driveway** leads directly to the dwelling unit, **single-family dwellings**, and **semi-detached dwellings**, a **driveway** which is not located in or which does not pass through the front yard shall have the following dimensions:

- (a) A minimum width of 2.6 metres; and
- (b) A maximum width for its entire length of the lesser of 6.0 metres or the width of the parking spaces.

1.3.2.38 For **multiple-family dwellings**, a **driveway** shall have a minimum width of 2.5 metres and a maximum width of 6.0 metres.

1.3.2.39 For uses other than those set out in Subsections 1.3.2.1, 1.3.2.2, and 1.3.2.3 a **driveway** shall have a minimum width of 3.0 metres per lane.”

ENACTED AND PASSED this XX day of MONTH, A.D. 2006.

DAVID R. MILLER,  
Mayor

ULLI S. WATKISS  
City Clerk

(Corporate Seal)

Authority: Planning and Transportation Committee Report No. X, Clause No. X,  
adopted as amended, by City of Toronto Council on Date, 2006  
Enacted by Council: Date, 2006

**CITY OF TORONTO**

**BY-LAW No. X-2006**

**To amend the former City of Scarborough Zoning By-law No. 842-2004, as amended, with respect to driveway width dimensions and landscaping.**

WHEREAS authority is given to Council by Section 34 of the *Planning Act*, R.S.O. 1990, c.P. 13, as amended, to pass this by-law; and

WHEREAS Council of the City of Toronto has provided adequate information to the public and has held at least one public meeting in accordance with the *Planning Act*;

The Council of the City of Toronto HEREBY ENACTS as follows:

**1. CLAUSE VI – PROVISIONS FOR ALL ZONES** of the Midland/St. Clair Community By-law No. 842-2004 for the former City of Scarborough, as amended, is further amended by deleting subsection 13. Landscaping Requirements and replacing it with the following:

“13. Front Yard Landscaping and Soft Landscaping Requirements

13.1 Front Yard Landscaping

The following front yard landscaping provisions shall apply to **townhouse dwellings** where a **driveway** leads directly to the dwelling unit, **single-detached dwellings**, and **semi-detached dwellings**:

- (a) For lots with a frontage less than 6 metres, the front yard not covered by a permitted **driveway** shall be maintained as landscaping.
- (b) For lots with a frontage of 6 metres to less than 15 metres, a minimum of 50% of the front yard shall be maintained as landscaping.
- (c) For lots with a frontage of 15 metres and greater, a minimum of 60% of the front yard shall be maintained as landscaping.
- (d) For the purpose of this subsection, landscaping means trees, shrubs, grass, flowers, vegetables, and other vegetation, decorative stonework, walkways, patios, screening, or other horticultural or landscape-architectural elements, or any combination of these. Landscaping does not include **driveways** or parking areas, and directly associated elements such as curbs or retaining walls.

13.2 Front Yard Soft Landscaping

- (a) Subject to subsection 13.2(b), in all residential zones a minimum of 25% of the front yard area shall not be used for any purpose other than **soft landscaping**.
- (b) Despite subsection 13.2(a), the following front yard soft landscaping provisions shall apply to **townhouse dwellings** where a **driveway** leads directly to the dwelling unit, **single-detached dwellings**, and **semi-detached dwellings**:
  - (i) A minimum of 75% of the front yard not covered by a permitted **driveway** shall be maintained as soft landscaping.
  - (ii) For the purpose of subsection 13.2(b), soft landscaping means trees, shrubs, grass, flowers, vegetables, and other vegetation, but does not include hard surfaced areas such as but not limited to **driveways**, parking areas decorative stonework, walkways, patios, screening, or other landscape-architectural elements.”

2. **CLAUSE VII – GENERAL PARKING REGULATIONS FOR ALL ZONES** of the Midland/St. Clair Community By-law No. 842-2004 for the former City of Scarborough, as amended, is further amended by:

- (a) Deleting Subsection 1.3.3 and replacing it with the following:

“1.3.3 Driveway Dimensions

1.3.3.1 For **townhouse dwellings** where a **driveway** leads directly to the dwelling unit, **single-detached dwellings**, and **semi-detached dwellings**, a **driveway** which is located in or which passes through the front yard shall have the following dimensions:

(zzzzz) A minimum width of 2.6 metres.

(aaaaaa) For lots with a frontage less than 6 metres, a maximum width for its entire length of 2.6 metres.

(bbbbbb) For lots with a frontage of 6 metres to 23 metres inclusive, a maximum width for its entire length of the lesser of the following:

- (i) 6 metres;

- (ii) the width of parking spaces behind the front wall, where there is at least one parking space behind the front wall but not in the rear yard; or
- (iii) 2.6 metres where there is any parking space in the rear yard;

provided the front yard landscaping and soft landscaping requirements of this By-law are met.

(ccccc) For lots with a frontage greater than 23 metres, a maximum width for its entire length of the lesser of the following:

- (i) 9 metres;
- (ii) the width of parking spaces behind the front wall where there is at least one parking space behind the front wall but not in the rear yard; or
- (iii) 2.6 metres where there is any parking space in the rear yard;

provided the front yard landscaping and soft landscaping requirements of this By-law are met.

1.3.3.2 For **townhouse dwellings** where a **driveway** leads directly to the dwelling unit, **single-detached dwellings**, and **semi-detached dwellings**, a **driveway** which is not located in or which does not pass through the front yard shall have the following dimensions:

- (a) A minimum width of 2.6 metres; and
- (b) A maximum width for its entire length of the lesser of 6.0 metres or the width of the parking spaces.

1.3.3.3 For **townhouse dwellings** where a **driveway** does not lead directly to the dwelling unit, a **driveway** shall not exceed the width of the vehicle access door for single vehicle garages, or the width of the vehicle access doors plus the space between the vehicle access doors for garages for two or more vehicles; and such driveway shall have a minimum width of 2.5 metres and a maximum width of 6 metres.

1.3.3.4 For uses other than those set out in Subsections 1.3.3.1, 1.3.3.2, and 1.3.3.3, a **driveway** shall have a minimum width of 3.0 metres per lane.”;

- (b) deleting subsection 2.2.2 and replacing it with the following:

“2.2.2 **Hammerhead and Circular Driveway Regulations**

2.2.2.1 **Hammerhead Turnarounds**

A **driveway** with a **hammerhead turnaround** shall be permitted on lots or parcels having frontage greater than 18 metres, or on lots or parcels having access to 27 metre wide **streets**, provided that:

- (a) where it is located in the front yard, the **driveway** dimensions, front yard landscaping and soft landscaping requirements of this By-law are complied with;
- (b) where it is located in a **street yard** that is not a front yard, the **driveway** and **parking space** shall not cover more than 60% of the **street yard**; and

(cxxxix) parking of **vehicles** is permitted only on that portion of the **driveway** leading directly to the **parking space** required by this By-law.

#### 2.2.2.2 **Circular Driveways**

A **circular driveway** shall be permitted on lots or parcels having frontage greater than 18 metres, provided that:

- (a) where it is located in the front yard, the **driveway** dimensions, front yard landscaping and soft landscaping requirements of this By-law are complied with;
- (b) where it is located in a **street yard** that is not a front yard, the **driveway** and **parking space** shall not cover more than 60% of the **street yard**; and
- (c) parking of **vehicles** is permitted only on that portion of the **driveway** leading directly to the **parking space** required by this By-law.”

ENACTED AND PASSED this XX day of MONTH, A.D. 2006.

DAVID R. MILLER,  
Mayor

ULLI S. WATKISS  
City Clerk

(Corporate Seal)

Authority: Planning and Transportation Committee Report No. X, Clause No. X,  
adopted as amended, by City of Toronto Council on Date, 2006  
Enacted by Council: Date, 2006

**CITY OF TORONTO**

**BY-LAW No. X-2006**

**To amend the former City of Scarborough Zoning By-law No. 950-2005, as amended, with respect to driveway width dimensions and landscaping.**

WHEREAS authority is given to Council by Section 34 of the *Planning Act*, R.S.O. 1990, c.P. 13, as amended, to pass this by-law; and

WHEREAS Council of the City of Toronto has provided adequate information to the public and has held at least one public meeting in accordance with the *Planning Act*;

The Council of the City of Toronto HEREBY ENACTS as follows:

**1. CLAUSE VI – PROVISIONS FOR ALL ZONES** of the Warden Woods Community By-law No. 950-2005 for the former City of Scarborough, as amended, is further amended by adding the following new Section:

“19. **Front Yard Landscaping and Soft Landscaping Requirements**

19.1 **Front Yard Landscaping**

The following **front yard** landscaping provisions shall apply to **townhouse dwellings** where a **driveway** leads directly to the dwelling unit, **single-detached dwellings**, and **semi-detached dwellings**:

- (a) For **lots** with a frontage less than 6 metres, the **front yard** not covered by a permitted **driveway** shall be maintained as landscaping.
- (b) For **lots** with a frontage of 6 metres to less than 15 metres, a minimum of 50% of the **front yard** shall be maintained as landscaping.
- (c) For **lots** with a frontage of 15 metres and greater, a minimum of 60% of the **front yard** shall be maintained as landscaping.
- (d) For the purpose of this subsection, landscaping means trees, shrubs, grass, flowers, vegetables, and other vegetation, decorative stonework, walkways, patios, screening, or other horticultural or landscape-architectural elements, or any combination of these. Landscaping does not include **driveways** or parking areas, and directly associated elements such as curbs or retaining walls.

19.2 **Front Yard Soft Landscaping**

- (a) The following **front yard** soft landscaping provisions shall apply to **townhouse dwellings** where a **driveway** leads directly to the dwelling unit, **single-detached dwellings**, and **semi-detached dwellings**:
- (i) A minimum of 75% of the **front yard** not covered by a permitted **driveway** shall be maintained as soft landscaping.
- (ii) For the purpose of this subsection, soft landscaping means trees, shrubs, grass, flowers, vegetables, and other vegetation, but does not include hard surfaced areas such as but not limited to **driveways**, parking areas decorative stonework, walkways, patios, screening, or other landscape-architectural elements.”

2. **CLAUSE VII – GENERAL PARKING REGULATIONS FOR ALL ZONES** of the Warden Woods Community By-law No. 950-2005 for the former City of Scarborough, as amended, is further amended by:

- (a) Deleting Subsection 1.3.2 and replacing it with the following:

“1.3.2 **Driveway Dimensions**

1.3.2.1 For **townhouse dwellings** where a **driveway** leads directly to the dwelling unit, **single-detached dwellings**, and **semi-detached dwellings**, a **driveway** which is located in or which passes through the **front yard** shall have the following dimensions:

- (ddddd) A minimum width of 2.6 metres.
- (eeeeee) For **lots** with a frontage less than 6 metres, a maximum width for its entire length of 2.6 metres.
- (ffffff) For **lots** with a frontage of 6 metres to 23 metres inclusive, a maximum width for its entire length of the lesser of the following:
- (i) 6 metres;
- (ii) the width of parking spaces behind the front wall, where there is at least one parking space behind the front wall but not in the rear yard; or
- (iii) 2.6 metres where there is any parking space in the rear yard;

provided the **front yard** landscaping and soft landscaping requirements of this By-law are met.

(gggggg) For **lots** with a frontage greater than 23 metres, a maximum width for its entire length of the lesser of the following:

- (i) 9 metres;
- (ii) the width of parking spaces behind the front wall where there is at least one parking space behind the front wall but not in the rear yard; or
- (iii) 2.6 metres where there is any parking space in the rear yard;

provided the **front yard** landscaping and soft landscaping requirements of this By-law are met.

1.3.2.2 For **townhouse dwellings** where a **driveway** leads directly to the dwelling unit, **single-detached dwellings**, and **semi-detached dwellings**, a **driveway** which is not located in or which does not pass through the **front yard** shall have the following dimensions:

- (a) A minimum width of 2.6 metres; and
- (b) A maximum width for its entire length of the lesser of 6.0 metres or the width of the parking spaces.

1.3.2.3 For **townhouse dwellings** where a **driveway** does not lead directly to the dwelling unit, a **driveway** shall not exceed the width of the vehicle access door for single vehicle garages, or the width of the vehicle access doors plus the space between the vehicle access doors for garages for two or more vehicles; and such driveway shall have a minimum width of 2.5 metres and a maximum width of 6 metres.

1.3.2.4 For uses other than those set out in Subsections 1.3.2.1, 1.3.2.2, and 1.3.2.3, a **driveway** shall have a minimum width of 3.0 metres per lane.”;

(b) deleting subsection 2.2.2 and replacing it with the following:

“2.2.2 **Hammerhead and Circular Driveway Regulations**

2.2.2.1 **Hammerhead Turnarounds**

A **driveway** with a **hammerhead turnaround** shall be permitted on **lots** having frontage greater than 18 metres, or on lots having access to 27 metre wide **streets**, provided that:

- (a) where it is located in the **front yard**, the **driveway** dimensions, **front yard** landscaping and soft landscaping requirements of this By-law are complied with;

- (b) where it is located in a **street yard** that is not a **front yard**, the **driveway** and **parking space** shall not cover more than 60% of the **street yard**; and
- (cxxxii) parking of **vehicles** is permitted only on that portion of the **driveway** leading directly to the **parking space** required by this By-law.

#### 2.2.2.2 Circular Driveways

A **circular driveway** shall be permitted on **lots** having frontage greater than 18 metres, provided that:

- (a) where it is located in the **front yard**, the **driveway** dimensions, **front yard** landscaping and soft landscaping requirements of this By-law are complied with;
- (b) where it is located in a **street yard** that is not a **front yard**, the **driveway** and **parking space** shall not cover more than 60% of the **street yard**; and
- (c) parking of **vehicles** is permitted only on that portion of the **driveway** leading directly to the **parking space** required by this By-law.”

ENACTED AND PASSED this XX day of MONTH, A.D. 2006.

DAVID R. MILLER,  
Mayor

ULLI S. WATKISS  
City Clerk

(Corporate Seal)