

Authority: Planning and Transportation Committee Report 6, Clause 2,  
as adopted by City of Toronto Council on September 25, 26 and 27, 2006  
Enacted by Council: September 27, 2006

## CITY OF TORONTO

### BY-LAW No. 970-2006

#### **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

This subsection (d) does not prevent:

- A. the construction or use in the portion of the *lot* area referred to above, of a cold storage cellar, stairs, landings, pedestrian or wheelchair ramps or retaining walls; or
- B. the extension of an existing porch or platform attached to the main *front wall* of the *residential building*, provided no part of the porch or platform as extended projects closer to the *front lot line* than the original porch or platform.”

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 *lot frontage* less than 6 metres, a maximum width for its entire length of 2.6 metres.
- (ii) For *lots* with a *lot 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 portion of the *lot* between the *rear lot line* and any wall of the building facing the *rear lot line* as produced to the *side lot lines*; or
  - C. 2.6 metres where there is any parking space in the portion of the *lot* between the *rear lot line* and any wall of the building facing the *rear lot line* as produced to the *side lot lines*;

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

- (iii) For *lots* with a *lot frontage* greater than 23 metres, a maximum width for its entire length of the lesser of the following:
  - D. 9 metres;
  - E. 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 portion of the *lot* between the *rear lot line* and any wall of the building facing the *rear lot line* as produced to the *side lot lines*; or
  - F. 2.6 metres where there is any parking space in the portion of the *lot* between the *rear lot line* and any wall of the building facing the *rear lot line* as produced to the *side lot lines*;

provided the front yard landscaping and soft landscaping requirements of Section 6(3) Part III, 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* where a driveway does not lead directly to the *dwelling unit, 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 27th day of September, A.D. 2006.

DAVID R. MILLER,  
Mayor

ULLI S. WATKISS  
City Clerk

(Corporate Seal)