

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. 971-2006

**To amend former 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 front yard 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 front yard 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 27th day of September, A.D. 2006.

DAVID R. MILLER,  
Mayor

ULLI S. WATKISS  
City Clerk

(Corporate Seal)