

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. 973-2006

To amend the former City of Etobicoke Zoning Code Chapters 320, 330, 340 and 350, 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 Subsection 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 this 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 this 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 Subsection 320-18B(1).
- (1) Despite the minimum access driveway width of 6.0 metres required in Subsection 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 Subsection 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 Subsection 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, single-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 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, single-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 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 Subsection 330-9.A., for town house dwellings where a driveway leads directly to the dwelling unit, 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:

- (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 Subsection 330-9.A., for town house dwellings where a driveway leads directly to the dwelling unit, one-family

dwelling, semi-detached dwelling, and duplex dwelling, 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 Subsection 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, single-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 this 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, single-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 this 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 Subsection 340-31.A., for town house dwellings where a driveway leads directly to the dwelling unit, 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:

- (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 Subsection 340-31.A., for town house dwellings where a driveway leads directly to the dwelling unit, 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:

(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 Subsection 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, single-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 this 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, single-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 this 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 Subsection 350-26.A., for town house dwellings where a driveway leads directly to the dwelling unit, 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:

- (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 Subsection 350-26.A., for town house dwellings where a driveway leads directly to the dwelling unit, 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:

- (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 27th day of September, A.D. 2006.

DAVID R. MILLER,
Mayor

ULLI S. WATKISS
City Clerk

(Corporate Seal)