

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. 974-2006**

**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 by 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, one-family detached dwellings, semi-detached dwellings, and duplex dwellings”.
- (b) Section 7 – Residential Zones, subsection 7.1.3 Parking in Residential Zones, is amended by deleting subsection 2.(ii) and replacing it with the following:
- “2.(ii) (1) for uses other than multiple attached dwellings where a driveway leads directly to the dwelling unit, one-family detached dwellings, semi-detached dwellings, and duplex dwellings, not more than 60% of the front yard shall be covered by the front yard parking pad and the remainder shall be maintained as landscaped open space;
- (2) for multiple attached dwellings where a driveway leads directly to the dwelling unit, one-family detached dwellings, semi-detached dwellings, and duplex dwellings, compliance with the Front Yard

Landscaping and Front Yard Soft Landscaping provisions of subsections 7.1.5 and 7.1.6;”

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

DAVID R. MILLER,  
Mayor

(Corporate Seal)

ULLI S. WATKISS  
City Clerk