

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. 995-2006

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 Front yard 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:

- (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 **front yard** 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 **front yard** 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 **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.

1.3.2.4 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.”; and

- (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 **front yard** soft landscaping requirements of this By-law are complied with; and
- (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**.

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 **front yard** soft landscaping requirements of this By-law are complied with; and
- (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**.

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

DAVID R. MILLER,
Mayor

ULLI S. WATKISS
City Clerk

(Corporate Seal)