

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. 1005-2006

To amend the former City of Scarborough Zoning By-law No. 24982, 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 V – GENERAL PROVISIONS** of the Employment Districts Zoning By-law No. 24982 for the former City of Scarborough, as amended, is further amended by:

(a) deleting Subsection 7.3.5 and replacing it with the following:

“7.3.5

7.3.5.1 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.

7.3.5.2 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.

7.3.5.3 For street townhouse dwellings where a driveway does not lead directly to the **dwelling unit**, a **driveway** shall have a minimum width of 2.5 metres and a maximum width of 6 metres.”;

- (b) deleting Subsection 7.8.2 and replacing it with the following:

“7.8.2 **Driveway Regulations**

7.8.2.1 **Driveway Dimensions**

A **driveway** for **single-family dwellings** 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.

7.8.2.2 Hammerhead Turnarounds

A **driveway** with a **hammerhead turnaround** shall be permitted on **lots** having frontage greater than 18 metres, or on **lots** having access to 27 metre wide **streets** provided that:

- (a) where it is located in the **front yard**, the **driveway** dimension, **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.

7.8.2.3 Circular Driveways

A **circular driveway** shall be permitted on **lots** having frontage greater than 18 metres, provided that:

- (a) where it is located in the **front yard**, the **driveway** dimension, **front yard** landscaping and **front yard** soft landscaping requirements 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.”; and

- (c) adding the following new Subsections to Section 9. Landscaping Requirements:

“9.4 **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.

9.5 **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 sub-section, 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.”

ENACTED AND PASSED this 27th day of September, A.D. 2006.

DAVID R. MILLER,
Mayor

ULLI S. WATKISS
City Clerk

(Corporate Seal)