

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. 1006-2006

To amend the former City of Scarborough Morningside Heights Community Zoning By-law (O.M.B. Decision/Order No. 1834), 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 Morningside Heights Zoning By-law (O.M.B. Decision/Order No. 1834) for the former City of Scarborough, as amended, is further amended by adding the following new subsection to Section A. FOR ALL ZONES:

“29. Front Yard Landscaping and Front Yard Soft Landscaping Requirements

29.1 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, and semi-detached 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.

29.2 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, and semi-detached 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. **CLAUSE VI – GENERAL PARKING REGULATIONS FOR ALL ZONES** of the Morningside Heights Zoning By-law (O.M.B. Decision/Order No. 1834) for the former City of Scarborough, as amended, is further amended by 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, and semi-detached 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 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, and semi-detached 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**.

1.3.2.3 For **multiple-family dwellings**, a **driveway** shall have a minimum width of 2.5 metres and a maximum width of 6.0 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.”

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

DAVID R. MILLER,
Mayor

ULLI S. WATKISS
City Clerk

(Corporate Seal)