

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. 1007-2006

To amend By-law No. 842-2004, as amended, Midland/St. Clair Community, 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 Midland/St. Clair Community By-law No. 842-2004 for the former City of Scarborough, as amended, is further amended by deleting subsection 13. Landscaping Requirements and replacing it with the following:

“13. **Front Yard Landscaping and Front Yard Soft Landscaping Requirements**

13.1 **Front Yard Landscaping**

The following **front yard** landscaping provisions shall apply to **townhouse dwellings** where a **driveway** leads directly to the **dwelling unit, single-detached 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.

13.2 **Front Yard Soft Landscaping**

- (a) Subject to subsection 13.2(b), in all residential zones a minimum of 25% of the **front yard** area shall not be used for any purpose other than **soft landscaping**.
- (b) Despite subsection 13.2(a), the following **front yard** soft landscaping provisions shall apply to **townhouse dwellings** where a **driveway** leads directly to the **dwelling unit, single-detached dwellings, and semi-detached 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 13.2(b), 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 Midland/St. Clair Community By-law No. 842-2004 for the former City of Scarborough, as amended, is further amended by:

- (a) Deleting Subsection 1.3.3 and replacing it with the following:

“1.3.3 **Driveway Dimensions**

1.3.3.1 For **townhouse dwellings** where a **driveway** leads directly to the **dwelling unit, single-detached 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.

1.3.3.2 For **townhouse dwellings** where a **driveway** leads directly to the **dwelling unit**, **single-detached 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**.

1.3.3.3 For **townhouse dwellings** where a **driveway** does not lead directly to the **dwelling unit**, a **driveway** shall not exceed the width of the vehicle access door for single vehicle garages, or the width of the vehicle access doors plus the space between the vehicle access doors for garages for two or more vehicles; and such driveway shall have a minimum width of 2.5 metres and a maximum width of 6 metres.

1.3.3.4 For uses other than those set out in Subsections 1.3.3.1, 1.3.3.2, and 1.3.3.3, 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)