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.

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
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)