

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. 972-2006

#### **To amend former City of York Zoning By-law No. 1-83, as amended, and By-law No. 3623-97, 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. Section 3.2, General Provisions – Parking and Loading, of Zoning By-law No. 1-83 of the former City of York, as amended, is further amended by deleting the following words in subsection 3.2.1(b):

“The minimum width of any driveway serving a dwelling house other than an apartment house, or excepting a parking garage ramp, shall be 2.4 metres and for any other use it shall be 3 metres; and”

and replacing them with the following:

- “A. For street townhouses where a driveway leads directly to the dwelling unit, detached houses, semi-detached houses, and duplex houses, 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.

- B. For street townhouses where a driveway leads directly to the dwelling unit, detached houses, semi-detached houses, and duplex houses, 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.
  - C. For a dwelling house other than an apartment house, a street townhouse where a driveway leads directly to the dwelling unit, a detached house, a semi-detached house, and a duplex house, the minimum width of a driveway shall be 2.4 metres.
  - D. For all uses other than those set out in Subsections 3.2.1 (b) A., B. and C., the minimum width of a driveway shall be 3 metres; and”
2. Section 7 – R1 Residential Zone (R1) of Zoning By-law No. 1-83 of the former City of York, as amended, is further amended by adding the following new subsection to subsection (3):

“(q) Front Yard Landscaping and Front Yard Soft Landscaping

The following front yard landscaping and front yard soft landscaping provisions shall apply to a detached dwelling house:

- (i) For lots with a frontage less than 6 metres, the front yard not covered by a permitted driveway shall be maintained as landscaping.
- (ii) 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.

- (iii) For lots with a frontage of 15 metres and greater, a minimum of 60% of the front yard shall be maintained as landscaping.
- (iv) A minimum of 75% of the front yard not covered by a permitted driveway shall be maintained as soft landscaping.
- (v) 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.
- (vi) 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.”

3. Section 7 – R1 Residential Zone (R1) of Zoning By-law No. 1-83 of the former City of York, as amended (including amendments brought about by By-law No. 3623-97), is further amended by deleting subsection 3.(d) and replacing it with the following:

“3. (d) Front Yard Landscaping, Front Yard Soft Landscaping and Green Landscaped Open Space

- (i) The following front yard landscaping and soft landscaping provisions shall apply to a detached house:
  - 1. For lots with a frontage less than 6 metres, the front yard not covered by a permitted driveway shall be maintained as landscaping.
  - 2. 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.
  - 3. For lots with a frontage of 15 metres and greater, a minimum of 60% of the front yard shall be maintained as landscaping.
  - 4. 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.

5. A minimum of 75% of the front yard not covered by a permitted driveway shall be maintained as soft landscaping. 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.

(ii) For uses other than a detached house, a minimum of 50% of the area of the front yard, excluding the area covered by any porch, verandah, deck, or balcony shall be green landscaped open space. No portion of the required green landscaped open space may be used for the parking of motor vehicles; and”

4. Section 8 – R2 Residential Districts of Zoning By-law No. 1-83 of the former City of York, as amended, is further amended by adding the following new subsection to subsection (3):

“(q) Front Yard Landscaping and Front Yard Soft Landscaping

The following front yard landscaping and front yard soft landscaping provisions shall apply to a detached dwelling house, semi-detached dwelling house, and duplex dwelling house:

- (i) For lots with a frontage less than 6 metres, the front yard not covered by a permitted driveway shall be maintained as landscaping.
- (ii) 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.
- (iii) For lots with a frontage of 15 metres and greater, a minimum of 60% of the front yard shall be maintained as landscaping.
- (iv) A minimum of 75% of the front yard not covered by a permitted driveway shall be maintained as soft landscaping.
- (v) 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.
- (vi) 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.”

5. Section 8 – R2 Residential Zone (R2) of Zoning By-law No. 1-83 of the former City of York, as amended (including amendments brought about by By-law No. 3623-97), is further amended by deleting subsection 3. (c) and replacing it with the following:

“3. (c) Front Yard Landscaping, Front Yard Soft Landscaping and Green Landscaped Open Space

- (i) The following front yard landscaping and soft landscaping provisions shall apply to a detached house, semi-detached house, and duplex house:
1. For lots with a frontage less than 6 metres, the front yard not covered by a permitted driveway shall be maintained as landscaping.
  2. 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.
  3. For lots with a frontage of 15 metres and greater, a minimum of 60% of the front yard shall be maintained as landscaping.
  4. 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.
  5. A minimum of 75% of the front yard not covered by a permitted driveway shall be maintained as soft landscaping. 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.
- (ii) For uses other than those set out in subsection 3.(c)(i), a minimum of 35% of the area of the front yard, excluding the area covered by any porch, verandah, deck, or balcony shall be green landscaped open space. No portion of the required green landscaped open space may be used for the parking of motor vehicles; and”

6. Section 9 – R3 Residential Zone (R3) of Zoning By-law No. 1-83 of the former City of York, as amended, is further amended by deleting subsection 3. (c) and replacing it with the following:

“3. (c) Front Yard Landscaping, Front Yard Soft Landscaping and Green Landscaped Open Space

- (i) The following front yard landscaping and soft landscaping provisions shall apply to a street townhouse where a driveway leads directly to the dwelling unit, a detached house, semi-detached house, and duplex house:
1. For lots with a frontage less than 6 metres, the front yard not covered by a permitted driveway shall be maintained as landscaping.
  2. 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.
  3. For lots with a frontage of 15 metres and greater, a minimum of 60% of the front yard shall be maintained as landscaping.
  4. 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.
  5. A minimum of 75% of the front yard not covered by a permitted driveway shall be maintained as soft landscaping. 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.
- (ii) For uses other than those set out in subsection 3.(c)(i), a minimum of 35% of the area of the front yard, excluding the area covered by any porch, verandah, deck, or balcony shall be green landscaped open space. No portion of the required green landscaped open space may be used for the parking of motor vehicles; and”

7. Section 10.1 – RM2 Residential Multiple Zone of Zoning By-law No. 1-83 of the former City of York, as amended, is further amended by deleting subsection 3. (c) and replacing it with the following:

“3. (c) Front Yard Landscaping, Front Yard Soft Landscaping and Green Landscaped Open Space

- (i) The following front yard landscaping and soft landscaping provisions shall apply to a street townhouse where a driveway leads directly to the dwelling unit:
1. For lots with a frontage less than 6 metres, the front yard not covered by a permitted driveway shall be maintained as landscaping.
  2. 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.
  3. For lots with a frontage of 15 metres and greater, a minimum of 60% of the front yard shall be maintained as landscaping.
  4. 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.
  5. A minimum of 75% of the front yard not covered by a permitted driveway shall be maintained as soft landscaping. 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.
- (ii) For uses other than a street townhouse where a driveway leads directly to the dwelling unit, a minimum of 10% of the area of the front yard, excluding the area covered by any porch, verandah, deck, or balcony shall be green landscaped open space. No portion of the required green landscaped open space may be used for the parking of motor vehicles.”

8. By-law No. 3623-97 of the former City of York is amended by:

- (i) Amending section 15 to delete the text of SECTION 7 – R1 RESIDENTIAL ZONE (R1), subsection 3(d):

“3(d) A minimum of 50% of the area of the front yard, excluding the area covered by any porch, verandah, deck, or balcony shall be green landscaped open space. No portion of the required green landscaped open space may be used for the parking of motor vehicles; and”

and replacing it with the following:

“3(d) Front Yard Landscaping, Front Yard Soft Landscaping and Green Landscaped Open Space

- (i) The following front yard landscaping and soft landscaping provisions shall apply to a detached house:
1. For lots with a frontage less than 6 metres, the front yard not covered by a permitted driveway shall be maintained as landscaping.
  2. 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.
  3. For lots with a frontage of 15 metres and greater, a minimum of 60% of the front yard shall be maintained as landscaping.
  4. 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.
  5. A minimum of 75% of the front yard not covered by a permitted driveway shall be maintained as soft landscaping. 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.



- (ii) For uses other than a detached house, a minimum of 50% of the area of the front yard, excluding the area covered by any porch, verandah, deck, or balcony shall be green landscaped open space. No portion of the required green landscaped open space may be used for the parking of motor vehicles; and”
- (ii) Amending section 16 to delete the text of SECTION 8 – R2 RESIDENTIAL ZONE (R2), subsection 3(c):

“3(c) A minimum of 35% of the area of the front yard, excluding the area covered by any porch, verandah, deck or balcony shall be landscaped open space. No portion of the required green landscaped open space may be used for the parking of motor vehicles; and”

and replacing it with the following:

“3(c) Front Yard Landscaping, Front Yard Soft Landscaping and Green Landscaped Open Space

- (i) The following front yard landscaping and soft landscaping provisions shall apply to a detached house, semi-detached house, and duplex house:
1. For lots with a frontage less than 6 metres, the front yard not covered by a permitted driveway shall be maintained as landscaping.
  2. 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.
  3. For lots with a frontage of 15 metres and greater, a minimum of 60% of the front yard shall be maintained as landscaping.
  4. 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.
  5. A minimum of 75% of the front yard not covered by a permitted driveway shall be maintained as soft landscaping. 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.

- (ii) For uses other than those set out in subsection 3.(c)(i), a minimum of 35% of the area of the front yard, excluding the area covered by any porch, verandah, deck, or balcony shall be green landscaped open space. No portion of the required green landscaped open space may be used for the parking of motor vehicles; and”

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

DAVID R. MILLER,  
Mayor

ULLI S. WATKISS  
City Clerk

(Corporate Seal)