

Authority : Notice of Motion J(40), moved by Councillor Nunziata, seconded by Councillor Di Giorgio, as adopted by City of Toronto Council on April 14, 15 and 16, 2003
Enacted by Council: April 15, 2003

CITY OF TORONTO

BY-LAW No. 189-2003

To designate Interim Control Areas in the Coulter Avenue/King Street Area and the King Street Crescent/Little Avenue Area of the City in the former City of York.

WHEREAS authority is given to Council by Section 38 of the *Planning Act*, R.S.O., 1990, c.P. 13, as amended, to pass an Interim Control By-law, for a period of time which shall not exceed one year from the date of passage of the By-law; and

WHEREAS the Council of the City of Toronto has, by resolution, directed that a review be undertaken in respect of land use planning regulations in the Coulter Avenue /King Street Area and the King Street Crescent/Little Avenue Area of the City (in the former City of York);

The Council of the City of Toronto HEREBY ENACTS as follows:

1. No person on any land zoned R2-Residential District (R2) within that area of the City of Toronto bounded on the north by the south limit of Coulter Avenue; on the east by the west limit of the Canadian National Railway line; on the south by the north limit of King Street; and, on the west by the east limit of Weston Road, and within that area bounded on the north by the north limit of the properties fronting onto the north side of King Street Crescent, such north limit as extended between the Humber River and Weston Road, on the west by the Humber River, on the south by Lawrence Avenue West and on the east by Weston Road, both areas within the former City of York and more particularly shown within the heavy dark lines on Schedule A attached to this By-law, shall use any land for a residential purpose, or erect or use any building or structure for a residential purpose, except for a detached house; an accessory building or use, a private garage or carport; a parking station, incidental to any permitted use; subject to the following regulations:
 - (a) the minimum lot area shall be 370 square metres;
 - (b) the minimum lot frontage shall be 12 metres;
 - (c) the maximum height of main building shall be 11 metres with not more than 3 storeys;
 - (d) the minimum ground floor areas shall be as follows:

1 storey detached house	75 square metres
1-1/2 storey detached house	65 square metres
2 storey detached house	55 square metres;

- (e) the minimum building setback shall be in accordance with the established front yard depth as defined in Section 2, Clause 46 of former City of York Comprehensive General Zoning By-law No. 1-83, as amended, or, the minimum building setback shall be such that the building does not project in front of a line drawn between the nearest front corners of the main wall of the nearest building on each side, and if there is a building on one side only the minimum building setback shall not be less than the established setback of that building;
 - (f) the minimum side yard width for a residential building shall be 1.2 metres;
 - (g) the minimum rear yard depth shall be 9 metres;
 - (h) the maximum floor space index shall be 0.4;
 - (i) not more than one building, other than an accessory building, shall be permitted on any lot;
 - (j) no private garage or other building accessory to a dwelling house shall occupy more than 46 square metres in all of the lot; and,
 - (k) the maximum height of accessory buildings shall be as follows:
 - Flat roofed accessory building 3.1 metres with not more than 1 storey
 - Pitched roofed accessory buildings 3.7 metres with not more than 1 storey;
2. The definitions contained in Section 2 - Definitions and the provisions of Section 3 - General Provisions, of the former City of York Comprehensive General Zoning By-law No. 1-83, as amended, shall continue to apply provided that where there is a conflict between the provisions of Section 3 of Zoning By-law No. 1-83 and the provisions of this By-law, the provisions of this By-law shall prevail;
3. Notwithstanding Section 1 above, this By-law shall not apply to:
- (i) the lands municipally known as 18 Fern Avenue, more particularly described as Lot 1, Registered Plan 1443Y, and part of Lot 27, Deposit Plan 526, being Part of Lot 7, Concession 5, W.Y.S., City of Toronto (formerly City of York), and also shown as Parts 1 and 2 on a draft 66R Plan prepared by David Harwood Limited, O.L.S., project No. 4915-R1 dated March 4, 2003; and
 - (ii) the land municipally known as 35 Church Street, more particularly described as Part of Park Lot B, Registered Plan 5, City of Toronto (formerly City of York) and also shown as Parts 1, 2, and 3 on a draft 66R Plan prepared by C. E. Dotterill Ltd., O.L.S., Job No. 02-199 dated September 16, 2002.

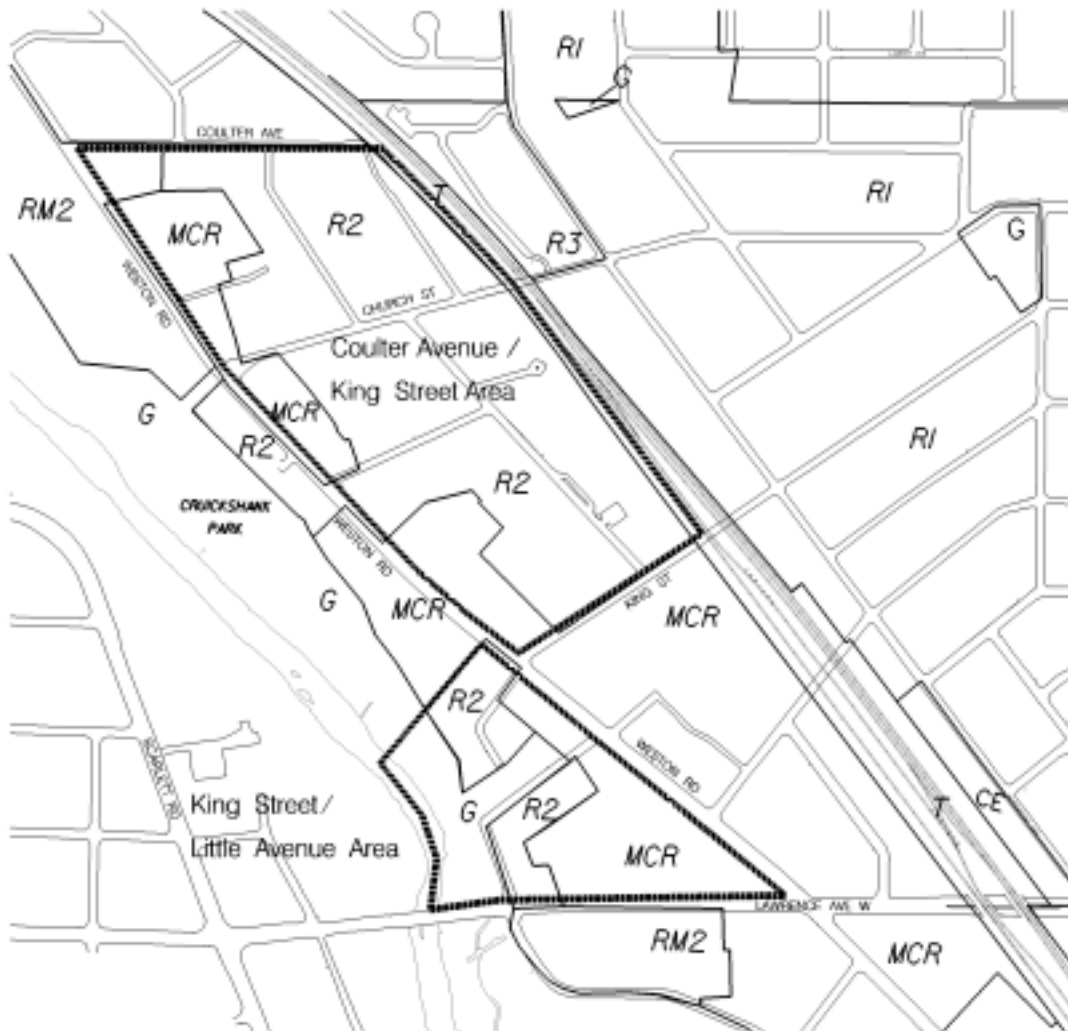
4. This By-law shall be in effect for a period of one year from the date of its passing.

ENACTED AND PASSED this 15th day of April, A.D. 2003.

CASE OOTES,
Deputy Mayor

ULLI S. WATKISS
City Clerk

(Corporate Seal)

SCHEDULE A**Coulter Avenue / King Street Area and King Street Crescent / Little Avenue Area**

Not to Scale
04/11/03

Attachment 1