

Authority: Etobicoke York Community Council Report No. 3, Clause No. 10,
as adopted by City of Toronto Council on April 12, 13 and 14, 2005
Enacted by Council: April 14, 2005

CITY OF TORONTO

BY-LAW No. 244-2005

To amend former City of York Zoning By-law No. 1-83, as amended, with respect to the lands 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 Council on April 15, 2003 passed By-law No. 189-2003 to effect Interim Control in the Coulter Avenue/King Street Area and the King Street Crescent/Little Avenue Area of the City for a period of one year from the date of its passing; and

WHEREAS Council on March 3, 2004, passed By-law No. 216-2004, to extend the period of time during which Interim Control By-law No. 189-2003 is to be in effect, until April 14, 2005; and

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

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*;

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

SECTION 6 AMENDED:

1. That Section 6 of Zoning By-law No. 1-83, as amended, be further amended by adding a new Subsection (73) as follows:

Lands – Coulter Avenue/King Street Area and King Street Crescent/Little Avenue Area

“(73) MAP 2

By changing the area shown on District Map 2 more particularly shown on Schedule “A” hereto, from an R2-Residential Zone (R2) to an R1 – Residential Zone (R1) and Section 16 (421) and from an R2 – Residential Zone (R2) to MCR – Main Street Commercial Zone (MCR) and by amending District Map 2 accordingly. The Zoning District changes shall not apply to the land more particularly described as Lots 27, 28, and 29, Registered Plan 1279, City of Toronto (formerly City of York) located on the south side of Coulter Avenue.”

SECTION 16 AMENDED:

2. That Section 16 of Zoning By-law No. 1-83, as amended, of the former City of York, be further amended by adding a new Subsection (421) as follows:

“(421) LANDS – COULTER AVENUE/KING STREET AREA and KING STREET CRESCENT/LITTLE AVENUE AREA

Notwithstanding the provisions of Subsections 3.4.12 and 7(3) of Zoning By-law No. 1-83, and subject to clause (m) below, no person shall erect or use any building for a detached dwelling house unless the following regulations are complied with:

- (a) the minimum lot area shall be 300 square metres;
- (b) the minimum lot frontage shall be 10 metres;
- (c) the maximum height shall be 11 metres with not more than 3 storeys, save and except for the lands in the block contained within the boundary of Cross Street, Church Street, King George Road and Coulter Avenue, in which case the maximum height shall be 9 metres with not more than 3 storeys;
- (d) the minimum side yard width shall be 1.2 metres;
- (e) the minimum rear yard depth shall be 9 metres;
- (f) the maximum floor space index shall be equal to the sum of the following:
 - floor space index of 0.6 for the first 370.0 square metres of lot area; plus
 - floor space index of 0.4 for that portion of the lot area in excess of 370 square metres but less than or equal to 600 square metres, if any; plus
 - floor space index of 0.2 for that portion of the lot area in excess of 600.0 square metres, if any;
- (g) the minimum required front yard setback shall be equal to 1.0 metre less than the average existing front yard setback of the abutting residential buildings on each side of the lot. If there is an abutting residential building on one side only, the minimum required front yard setback shall be equal to 1.0 metre less than the setback of such residential building. If there are no abutting residential buildings on either side of the lot, the minimum required front yard setback shall be 6.0 metres;

- (h) the minimum percentage of the area of the front yard, excluding the area covered by any porch, verandah, deck or balcony shall be green landscaped open space as follows:

on a lot having a frontage of 10 metres or greater 40%

on a lot having a frontage of less than 10 metres 35%

No portion of the required green landscaped open space may be used for the parking of motor vehicles;

- (i) walkways located within the front yard area shall have a maximum width of 1.06 metres;
- (j) no garage shall have a finished floor elevation lower than the elevation of the crown of the road from which access to the garage is provided;
- (k) vehicle access to on site parking area on a corner lot shall be provided from the flanking street;
- (l) integral garages shall be prohibited on all lots having a frontage of less than 10 metres, save and except for a corner lot to which access to the garage is provided across the side lot line. For the purpose of this Subsection, an integral garage means a portion of a building that is designed and capable of being used for sheltering not more than three (3) motor vehicles, each within a parking space, that is used only by the occupants of the premises on which it is located, and in which no service for profit is rendered;
- (m) notwithstanding the provisions of Section 3.4.9 of Zoning By-law No. 1-83 and this Subsection, the following properties municipally known as:

75, 75A, 77, 79, 81, and 83 Coulter Avenue;

8, 10, 34 and 34A Cross Street;

6, and 7 Conron Place;

6, 8, 14, 14B, 16, 18, 19, 19A, 35, 35A, 45 and 47 Church Street;

1, 3, 5, 7, 9, 11, 15, 17, 19, 21, 23, 25, 27, and 29 King George Road;

49, and 57/57A George Street;

23, and 25 Fern Avenue; and

25, 27, 29, and 31 Little Avenue, all as more particularly described in Schedule "B" hereto,

may:

- (i) continue to be used for a semi-detached house provided that any additions or alterations to the semi-detached house existing on the property as of the date of passage of this By-law to introduce this Subsection comply with the provisions of Section 8 of this By-law, or

- (ii) be used to build a semi-detached house following the demolition of the existing semi-detached house provided that the more restrictive provisions of Section 8 of this By-law and the provisions of clauses (c), (h), (i), (j), and (k) are complied with; and
 - (n) all other provisions of this By-law No. 1-83 shall continue to apply except where the provisions of this Subsection are in conflict in which case the provisions of this subsection shall prevail.”
- 3.** Subject to the provisions of Section 34 of the *Planning Act*, R.S.O., 1990 c.P. 13, as amended, this By-law shall come into force and effect on the date of its passing.

ENACTED AND PASSED this 14th day of April, A.D. 2005.

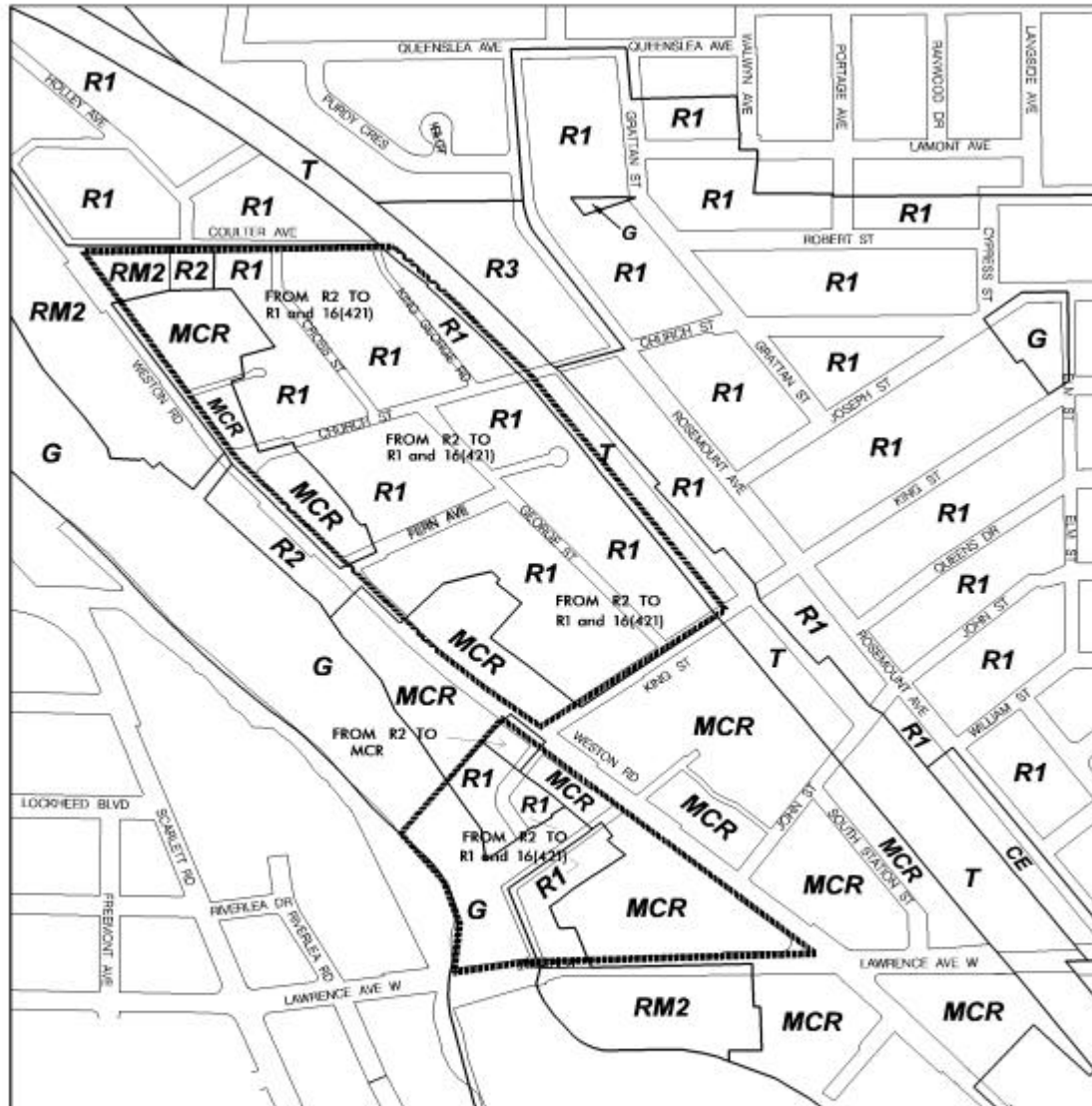
DAVID R. MILLER,
Mayor

ULLI S. WATKISS
City Clerk

(Corporate Seal)

**SCHEDULE "A" TO BY-LAW NO. 244-2005 AND TO SECTION 16(42)
OF ZONING BY-LAW NO. 1-83**

Toronto Schedule 'A' to BY-LAW
and to Section 16(421) of Zoning By-Law 1-83



**COULTER AVENUE /KING STREET AREA and
KING STREET CRESCENT /LITTLE AVENUE AREA**

Applicant's Name:

File No. 10/15/1-4

Drawing No. Weston Study

Drawn By: K.P.

scale: 0 120 240
60 180 m



SCHEDULE “B” TO BY-LAW NO. 244-2005 AND TO SECTION 16(421)

1. 5 Coulter Ave.
PIN 10320-0427 (LT)
Part Lot 19 Plan 1279, designated as Part 1 on 64R-4092
City of Toronto, Land Titles Division of the Toronto Registry Office (No. 66)
2. 75A Coulter Ave.
PIN 10320-0426 (LT)
Part Lot 19 Plan 1279, designated as Part 2 on 64R-4092
City of Toronto, Land Titles Division of the Toronto Registry Office (No. 66)
3. 77 Coulter Ave.
PIN 10320-0425 (LT)
Part Lot 18 Plan 1279, designated as Part 1 on 64R-3110
City of Toronto, Land Titles Division of the Toronto Registry Office (No. 66)
4. 79 Coulter Ave.
PIN 10320-0424 (LT)
Part Lot 18 Plan 1279, designated as Part 2 on 64R-3110
City of Toronto, Land Titles Division of the Toronto Registry Office (No. 66)
5. 81 Coulter Ave.
PIN 10320-0423 (LT)
Part Lot 17 Plan 1279, Part Lot C Plan 5 as described in TB265335
City of Toronto, Land Titles Division of the Toronto Registry Office (No. 66)
6. 83 Coulter Ave.
PIN 10320-0422 (LT)
Part Lots 16, 17 Plan 1279 as described in TB 841672
City of Toronto, Land Titles Division of the Toronto Registry Office (No. 66)
7. 8 Cross Ave.
PIN 10320-0357 (LT)
Part Lot C Plan 5, designated as Part 3 on 64R-3765
City of Toronto, Land Titles Division of the Toronto Registry Office (No. 66)
8. 10 Cross St.
PIN 10320-0358 (LT)
Part Lot C Plan 5, designated as Part 2 on 64R-3765
City of Toronto, Land Titles Division of the Toronto Registry Office (No. 66)
9. 34 Cross St.
PIN 10320-0365 (R)
Part Lot C Plan 5, designated as Part 2 on 64R-9106
City of Toronto, Land Titles Division of the Toronto Registry Office (No. 66)

10. 34A Cross St.
PIN 10320-0366 (R)
Part Lot C Plan 5, designated as Parts 1, 3 on 64R-9103
City of Toronto, Land Registry Division of the Toronto Registry Office (No. 66)
11. 6 Conron Place
PIN 10320-0336 (LT)
Lot 1 Plan 1624
City of Toronto, Land Titles Division of the Toronto Registry Office (No. 66)
12. 7 Conron Place
PIN 10320-0337 (LT)
Lot 2 Plan 1624, Part Block A Plan 1624, designated as Part 1 on 64R-10845
City of Toronto, Land Titles Division of the Toronto Registry Office (No. 66)
13. 6 Church St.
PIN 10320-0344 (LT)
Part Lot 10 Plan 5, as described in CA463038
City of Toronto, Land Titles Division of the Toronto Registry Office (No. 66)
14. 8 Church St.
PIN 10320-0345 (LT)
Part Lot 10 Plan 5, as described in CA291563
City of Toronto, Land Titles Division of the Toronto Registry Office (No. 66)
15. 14 Church St.
PIN 10320-0349 (LT)
Part Lots 10, 11 Plan 5, designated as Part 1 on 64R-13709
City of Toronto, Land Titles Division of the Toronto Registry Office (No. 66)
16. 14B Church St.
PIN 10320-0348 (LT)
Part Lots 10, 11 Plan 5, designated as Part 2 on 64R-13709
City of Toronto, Land Titles Division of the Toronto Registry Office (No. 66)
17. 16 Church St.
PIN 10320-0350 (LT)
Part Lots 10, 11 Plan 5, as described in CA641382
City of Toronto, Land Titles Division of the Toronto Registry Office (No. 66)
18. 18 Church St.
PIN 10320-0351 (LT)
Part Lots 10, 11 Plan 5, as described in CY678950
City of Toronto, Land Titles Division of the Toronto Registry Office (No. 66)

19. 19 Church St.
PIN 10322-0062 (LT)
Part Lot 4 Plan 480, as described in CA521243
City of Toronto, Land Titles Division of the Toronto Registry Office (No. 66)
20. 19A Church St.
PIN 10322-0061 (LT)
Part Lot 4 Plan 480, as described in CA514407
City of Toronto, Land Titles Division of the Toronto Registry Office (No. 66)
21. 35 Church St.
PIN 10322-0156 (LT)
Part Lot B Plan 5, designated as Parts 1, 2 on 66R-20539
City of Toronto, Land Titles Division of the Toronto Registry Office (No. 66)
22. 35A Church St.
PIN 10322-0155 (LT)
Part Lot B Plan 5, designated as Part 3 on 66R-20539
City of Toronto, Land Titles Division of the Toronto Registry Office (No. 66)
23. 45 Church St.
PIN 10322-0119 (LT)
Part Lot B Plan 5, designated as Part 1 on 64R-9673
City of Toronto, Land Titles Division of the Toronto Registry Office (No. 66)
24. 47 Church St.
PIN 10322-0118 (LT)
Part Lot B Plan 5, designated as Part 2 on 64R-9673
City of Toronto, Land Titles Division of the Toronto Registry Office (No. 66)
25. 1 King George Road
PIN 10320-0447 (R)
Part Lots 33, 34, 35 Plan 1110, designated as Part 1 on 64R-7132
City of Toronto, Land Registry Division of the Toronto Registry Office (No. 66)
26. 3 King George Road
PIN 10320-0446 (LT)
Part Lots 33, 34, 35 Plan 1110, designated as Part 2 on 64R-7132
City of Toronto, Land Titles Division of the Toronto Registry Office (No. 66)
27. 5 King George Road
PIN 10320-0445 (LT)
Part Lots 33, 34, 35 Plan 1110, designated as Part 3 on 64R-7132
City of Toronto, Land Titles Division of the Toronto Registry Office (No. 66)

28. 7 King George Road
PIN 10320-0444 (LT)
Part Lots 33, 34, 35 Plan 1110, designated as Part 4 on 64R-7132
City of Toronto, Land Titles Division of the Toronto Registry Office (No. 66)
29. 9 King George Road
PIN 10320-0443 (LT)
Part Lots 33, 34, 35 Plan 1110, designated as Part 5 on 64R-7132
City of Toronto, Land Titles Division of the Toronto Registry Office (No. 66)
30. 11 King George Road
PIN 10320-0442 (LT)
Part Lots 33, 34, 35 Plan 1110, designated as Part 6 on 64R-7132
City of Toronto, Land Titles Division of the Toronto Registry Office (No. 66)
31. 15 King George Road
PIN 10320-0441 (LT)
Part Lots 33, 34 Plan 1110, designated as Part 7 on 64R-7132
City of Toronto, Land Titles Division of the Toronto Registry Office (No. 66)
32. 17 King George Road
PIN 10320-0440 (LT)
Part Lot 33 Plan 1110, designated as Part 8 on 64R-7132
City of Toronto, Land Titles Division of the Toronto Registry Office (No. 66)
33. 19 King George Road
PIN 10320-0439 (LT)
Part Lot 33 Plan 1110, designated as Part 9 on 64R-7132
City of Toronto, Land Titles Division of the Toronto Registry Office (No. 66)
34. 21 King George Road
PIN 10320-0438 (LT)
Part Lot 33 Plan 1110, designated as Part 10 on 64R-7132
City of Toronto, Land Titles Division of the Toronto Registry Office (No. 66)
35. 23 King George Road
PIN 10320-0437 (LT)
Part Lot 33 Plan 1110, designated as Part 11 on 64R-7132
City of Toronto, Land Titles Division of the Toronto Registry Office (No. 66)
36. 25 King George Road
PIN 10320-0436 (LT)
Part Lot 33 Plan 1110, designated as Part 12 on 64R-7132
City of Toronto, Land Titles Division of the Toronto Registry Office (No. 66)

37. 27 King George Road
PIN 10320-0435 (LT)
Part Lot 33 Plan 1110, designated as Part 13 on 64R-7132
City of Toronto, Land Titles Division of the Toronto Registry Office (No. 66)
38. 29 King George Road
PIN 10320-0434 (LT)
Part Lot 33 Plan 1110, designated as Part 14 on 64R-7132
City of Toronto, Land Titles Division of the Toronto Registry Office (No. 66)
39. 49 George St.
Part of PIN 10322-0142 (R)
Part Lots 6, 7 Plan 48, as described in Weston 19882
City of Toronto, Land Registry Division of the Toronto Registry Office (No. 66)
40. 57/57A George St.
PIN 10322-0141 (LT)
Part Lot 7 Plan 48, designated as Part 2 on 64R-7860
City of Toronto, Land Titles Division of the Toronto Registry Office (No. 66)
41. 23 Fern Ave.
PIN 10322-0140 (LT)
Part Lots 6, 7 Plan 48, designated as Parts 1, 2 on 64R-8841
City of Toronto, Land Titles Division of the Toronto Registry Office (No. 66)
42. 25 Fern Ave.
PIN 10322-0139 (LT)
Part Lots 6, 7 Plan 48, designated as Parts 3, 4 on 64R-8841
City of Toronto, Land Titles Division of the Toronto Registry Office (No. 66)
43. 25 Little Ave.
PIN 10321-0079 (LT)
Part Lots 10, 11 Plan 556, as described in TB285435 except the easement therein
City of Toronto, Land Titles Division of the Toronto Registry Office (No. 66)
44. 27 Little Ave.
PIN 10321-0080 (LT)
Part Lots 10, 11 Plan 556, as described in CY546238
City of Toronto, Land Titles Division of the Toronto Registry Office (No. 66)
45. 29 Little Ave.
PIN 10321-0116 (LT)
Part Lots 10, 11 Plan 556, designated as Parts 2, 3 on Plan 66R-21185
City of Toronto, Land Titles Division of the Toronto Registry Office (No. 66)

46. 31 Little Ave.
PIN 10321-0117 (LT)
Part Lots 10, 11 Plan 556, designated as Part 1 on Plan 66R-21185
City of Toronto, Land Titles Division of the Toronto Registry Office (No. 66)