

CITY OF TORONTO

BY-LAW 1343-2017(OMB)

To amend Chapters 320 and 324 of the Etobicoke Zoning Code and former City of Etobicoke By-law 1989-78, with respect to the lands municipally known as 50 Humberwood Boulevard.

Whereas the Ontario Municipal Board, by its Decision issued on March 27, 2017 and Order issued on November 10, 2017, in Board File MM160045, approved amendments to the former City of Etobicoke Zoning Code, with respect to the lands municipally known as 50 Humberwood Boulevard; and

Whereas the Ontario Municipal Board has the authority pursuant to Section 34 of the *Planning Act*, R.S.C. 1990, c. P.13, as amended, to pass this By-law;

The Etobicoke Zoning Code is further amended by the Ontario Municipal Board:

1. The Zoning Map referred to in Section 320-5. Article II of the Etobicoke Zoning Code, originally attached to Township of Etobicoke By-law 11737 (Etobicoke Zoning Code), and attached as Schedule 'A' to Zoning By-law 1989-78, be and the same are amended by changing the classification of the lands located in the former Township of Etobicoke as described in Schedule 'A', attached, from the Residential Sixth Density (R6) Zone to Residential Sixth Density (R6) Zone and Public Open Space (OS) Zone.
2. Notwithstanding By-law 1989-78, the following provisions and development standards shall apply to the (R6) lands described in Schedule A attached.
3. Notwithstanding the provisions of Section 320-18.A(4) 320-19 320-76 and 320-77 of the Etobicoke Zoning Code, and provisions 4.(c),(d),(e),(f) and (g) of By-law 1989-78, the following development standards shall apply to the (R6) lands described in Schedule A.
4. **Definitions**

The provisions of Section 304-3 Definitions of the Etobicoke Zoning Code shall apply unless inconsistent with the provisions of this By-law. For the purposes of this By-law, the following definitions shall apply:

"Back-to-Back Townhouse Dwelling Unit" - shall mean a dwelling unit within a building containing four or more dwelling units divided by vertical common walls above grade, including a common rear wall;

"Building Envelope" - shall mean the building area permitted within the setbacks established in this By-law, as shown on Schedule B attached;

"Established Grade" - shall mean the average elevation of the ground measured at two points where the projection of the required minimum front yard setback line is 0.01 metres past each side lot line, and shall mean the following for each building identified on Schedule B, attached:

- (a) 166.68 metres Canadian Geodetic Datum for Building 1;
- (b) 166.89 metres Canadian Geodetic Datum for Building 2;
- (c) 167.25 metres Canadian Geodetic Datum for Building 3;
- (d) 167.58 metres Canadian Geodetic Datum for Building 4;
- (e) 167.89 metres Canadian Geodetic Datum for Building 5;
- (f) 168.22 metres Canadian Geodetic Datum for Building 6;
- (g) 168.48 metres Canadian Geodetic Datum for Building 7;
- (h) 168.32 metres Canadian Geodetic Datum for Building 8;
- (i) 167.91 metres Canadian Geodetic Datum for Building 9;
- (j) 167.22 metres Canadian Geodetic Datum for Building 10;
- (k) 167.60 metres Canadian Geodetic Datum for Building 11; and
- (l) 167.91 metres Canadian Geodetic Datum for Building 12.

"Gross Floor Area" - shall mean the aggregate of the areas of each floor, measured between the exterior faces of the exterior walls of the building or structure at the level of each floor, but excluding: underground garage areas of the *Back-to-Back Townhouse Dwelling Units* zoned R6, as shown on Schedule A attached; and at-grade garage areas measured to the interior face of the garage wall facing the parking, as well as the unfinished lowest level for the *Townhouse Dwelling Units* zoned R6, as shown on Schedule A attached;

"Height" - shall mean the distance between the *Established Grade* and the elevation of the highest point of the building;

"Lands" - shall mean the parcel of land outlined by heavy lines on Schedule A attached;

"Landscaped Open Space" - shall mean an area located at grade which includes surfaced walks, patios or similar areas, as well as recreational areas, but shall exclude driveways, ramps or motor vehicle parking areas;

"Model Home" - shall mean a finished *Townhouse Dwelling Unit* or *Back-to-Back Townhouse Dwelling Unit* for temporary display to the public prior to occupancy for residential purposes;

"Outdoor Amenity Space" - shall mean an area within a lot which is provided for the exclusive use of residents of a building for recreational and/or social purpose;

"Privately-Owned Publicly-Accessible Open Space (POPS)" - shall mean a *Landscaped Open Space* area, as shown on Schedule B attached, which is open and accessible to the public at all times;

"Temporary Sales Office" - shall mean a building, structure, facility or trailer on the *Lands* used for the purpose of the sale of dwelling units to be erected on the *Lands*;

"Townhouse Dwelling Unit" - shall mean a building that has three or more dwelling units, and no dwelling unit is entirely or partially above another; and

"Window Boxes" - shall mean a projected portion of an exterior wall of a building containing windows perpendicular to the plane of the projected wall.

5. Permitted Uses

No building or structure shall be erected or used on the *Lands*, except for the following uses:

- (a) *Back-to-Back Townhouse Dwelling Unit*;
- (b) *Townhouse Dwelling Unit*;
- (c) Temporary Sales Office; and
- (d) Model Home.

6. Density

- (a) The maximum *Gross Floor Area* permitted on the *Lands* shall be 25,660 square metres;
- (b) The maximum gross Floor Space Index (FSI) permitted on the *Lands* shall be 0.93 times the area of the lot;
- (c) The maximum net Floor Space Index (FSI) permitted on the *Lands* shall be 1.47 times the area of the lot; and
- (d) A maximum of 138 residential units shall be permitted on the *Lands*.

7. Coverage

- (a) The maximum *Coverage* permitted on the *Lands* shall be 50 percent.

8. Maximum Height

The maximum building *Height* permitted on the *Lands* shall be shown following the letter Ht as shown on Schedule B attached.

9. Setbacks/Building Envelopes

- (a) No portion of a building or structure within the *Lands* and which is located above the finished exterior ground level immediately adjoining such building or structure within the *Lands* shall be located other than within the *Building Envelope* as shown on Schedule B attached, except as set out in this By-law;
- (b) Required building setbacks and separations shall not be obstructed by anything other than the following:

Projections	Distance
Decks, porches, balconies, and/or similar structures	2.5 metres
Exterior steps and/or ramps and/or exit stair enclosures	2.0 metres
Bay windows, box windows and/or other projection windows	1.0 metres
Roof overhangs, eaves and/or canopies	1.0 metres

- (c) Measurement of required yard and building setbacks shall be from the street line, and shall not be affected by required corner roundings or 0.3 metres reserves; and
- (d) In the case of a corner lot with a corner rounding, the exterior side lot line shall be deemed to extend to its hypothetical point of intersection with the extension of the front lot line for the purposes of measuring the required setbacks.

10. Parking and Bicycle Parking Requirements

Notwithstanding the provisions of this By-law:

- (a) Vehicular parking for residential uses shall be provided on the *Lands* at a minimum ratio of:
- (i) 1.0 parking space shall be provided for each *Townhouse Dwelling Unit*;
 - (ii) 1.0 parking space, for each *Back-to-Back Townhouse Dwelling Unit*, shall be provided below grade in an underground parking garage; and
 - (iii) 0.2 parking spaces, for each *Back-to-Back Townhouse Dwelling Unit*, shall be provided for the exclusive use of visitors.
- (b) Bicycle parking spaces for the *Back-to-Back Townhouse Dwelling Unit* shall be provided on the *Lands* as follows:
- (i) long-term bicycle parking spaces will be provided at a minimum ratio of 0.68 parking spaces for each *Back-to-Back Townhouse Dwelling Unit*.

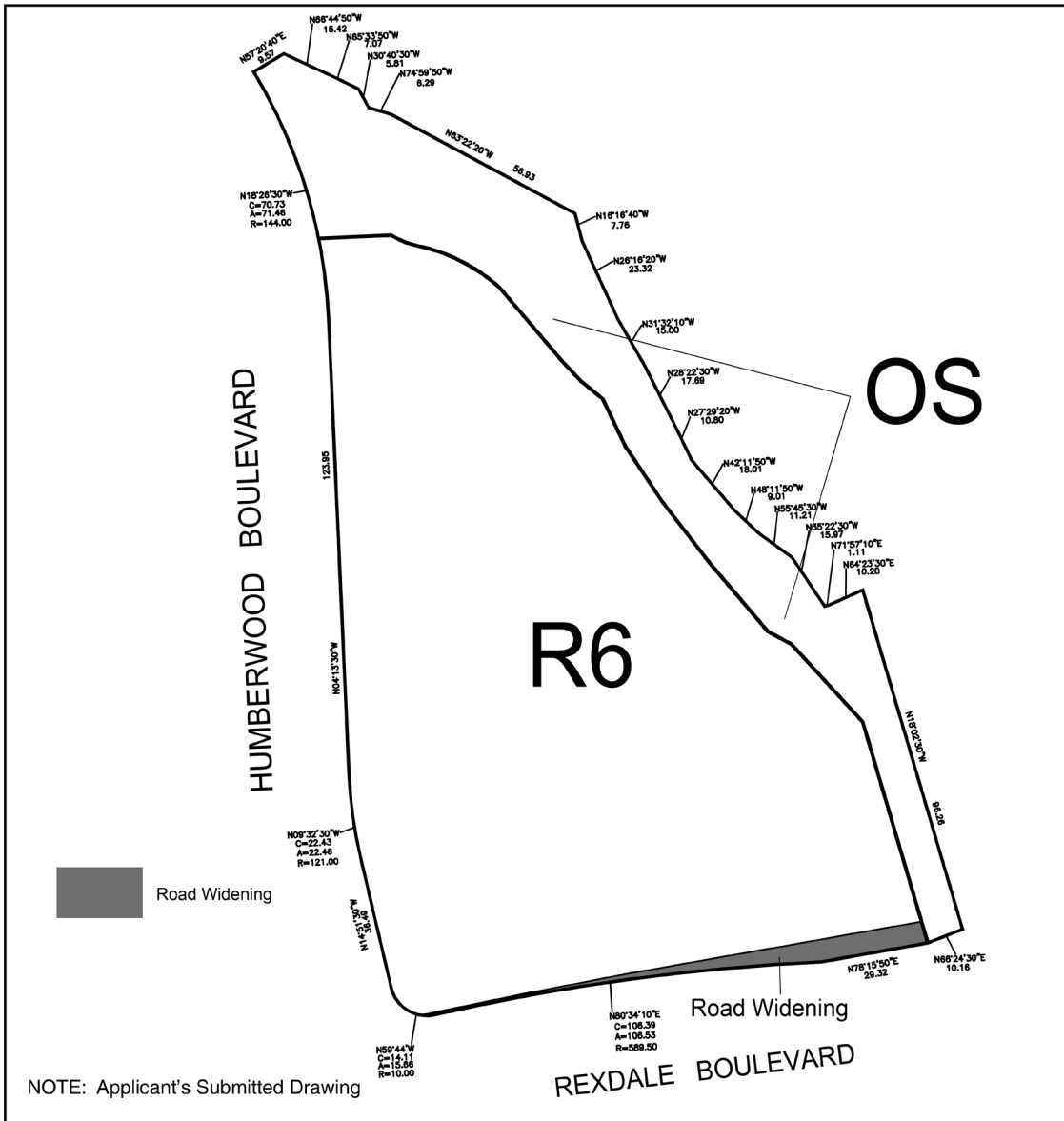
11. Area Requirements

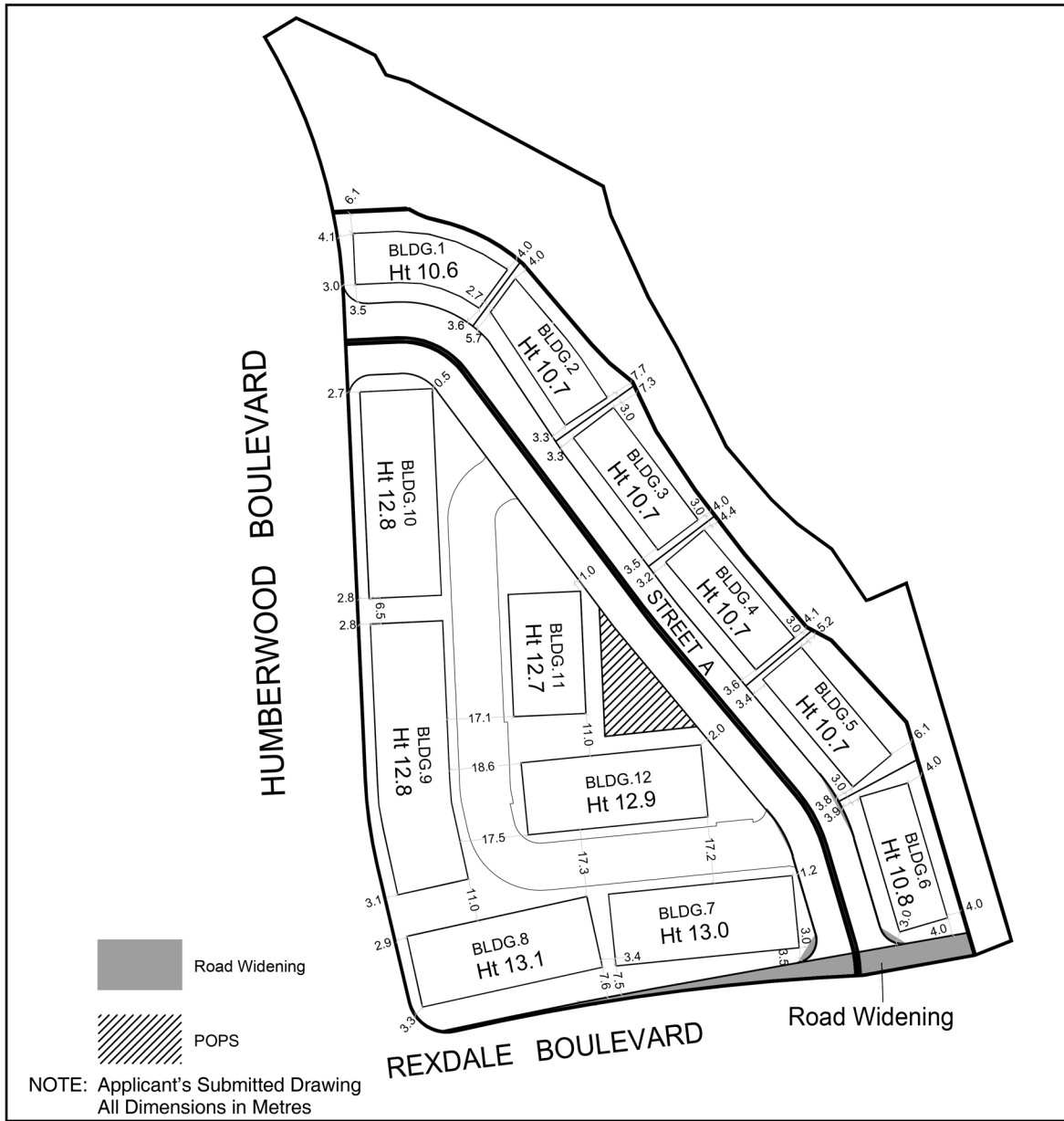
The following amenity space requirements shall apply to the *Lands*:

- (a) A minimum of 32 percent of the lands zoned R6 shall be *Landscaped Open Space*;
- (b) A minimum of 2.0 square metres of *Outdoor Amenity Space* shall be provided for each *Back-to-Back Townhouse Dwelling Unit*, and will be provided in the form of *Privately-Owned Publicly-Accessible Open Space* (POPS), as shown on Schedule B, attached; and
- (c) A minimum of 391 square metres will be provided as *Privately-Owned Publicly-Accessible Open Space* (POPS), as shown on Schedule B attached.
12. Where the provisions of this By-law conflict with the provisions of the Etobicoke Zoning Code, the provisions of this by-law shall apply.
13. Within the *Lands* shown on Schedule A attached, no person shall use any land or erect or use any building or structure unless the following municipal services are provided to the lot line and the following provisions are complied with:
- (a) All water mains and sanitary sewers, and appropriate appurtenances, have been installed and are operational; and
- (b) Notwithstanding provision 13.(a) above, below grade building permits may be issued for buildings or structures, if and/or where water mains and sanitary sewers are not installed and operational.
14. Notwithstanding any severance, partition or division of the *Lands*, the provisions of this By-law shall apply to the whole of the *Lands* as if no severance, partition or division occurred.
15. Chapter 324, Site Specifics, of the Zoning Code, is amended to include reference to this By-law.

BY-LAW NUMBER AND ADOPTION DATE	DESCRIPTION OF PROPERTY	PURPOSE OF BY-LAW
1343-2017(OMB) November 10, 2017	Lands municipally known as 50 Humberwood Boulevard	To amend the Zoning Code to permit the development of 138 residential units with site specific standards

Ontario Municipal Board Decision issued on March 27, 2017 and Order issued on November 10, 2017 in Board File MM160045





TORONTO City Planning
Schedule B

50 Humberwood Boulevard
File # 15 192495 WET 02 02



Not to Scale
10/19/2017