

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

CITY OF TORONTO

BY-LAW 1344-2017(OMB)

To amend Zoning By-law 569-2013, as amended, 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 City of Toronto Zoning By-law 569-2013, as amended, 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.O. 1990, c. P.13, as amended, to pass this By-law; and

Zoning By-law 569-2013, as amended, is further amended by the Ontario Municipal Board:

1. The lands subject to this By-law are outlined by heavy black lines on Diagram 1 attached to this By-law.
2. The words highlighted in bold type in this By-law have the same meaning provided in Zoning By-law 569-2013, Chapter 800 Definitions, unless otherwise specified below.
3. Zoning By-law 569-2013, as amended, is further amended, by adding the Zoning By-law Map in Section 990.10 and applying the following zone labels to the lands as shown on Diagram 2 attached to this By-law:

RT (f5.5; au120; x123)

RT (f4.4; au117; x147)

ON

4. Zoning By-law 569-2013, as amended, is further amended by adding the Lot Coverage Overlay Map in Section 995.30.1, and applying the following lot coverage label of 55 percent to the lands, as shown on Diagram 4 attached to this By-law.
5. Zoning By-law 569-2013, as amended, is further amended by adding Article 900.5.10 Exception Numbers RT(x123) so that it reads:

Exception RT(x123)

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

- (A) On 50 Humberwood Boulevard, regulations 5.10.30.1, 5.10.40.1(3), 5.10.40.40(1), 5.10.40.70(6), 5.10.40.80(1), 10.5.30.40(2), 10.5.40.10(5), 10.5.40.40(3), 10.5.40.50(2), 10.5.40.60(1)(2)(3)(6)(7)(8), 10.5.40.70(1),

10.5.50.10(1)(2)(3), 10.5.100.1(1), 10.60.40.1(3), 10.60.40.70, 10.60.40.80, 200.15.1.5(1), 200.15.10(1) and 900.7.10(11)(A) do not apply to prevent the erection or use of a **building, structure**, addition or enlargement if it complies with the following;

- (B) A maximum of 36 **townhouse dwelling units** must have:
 - (i) an attached **parking garage**; and
 - (ii) a minimum **average width** of 5.5 metres;
- (C) A minimum of 28 percent of the net site area of lands zoned RT(f5.5; au120; x123), as shown on Diagram 2 of By-law 1344-2017(OMB), must be **landscaping**;
- (D) A building or structure must not exceed the maximum height or storeys shown on Diagram 3 of By-law 1344-2017(OMB);
- (E) The minimum **building setback** is:
 - (i) 3.0 metres from a **lot line** abutting a **street**;
 - (ii) 1.3 metres from a **side lot line**; and
 - (iii) 4.0 metres from a **rear lot line**;
- (F) Measurement of required **building setbacks** from a **lot line** abutting a **street** is not to be affected by a required corner rounding or 0.3 metres reserves; and
- (G) The following elements of a **building** may encroach into the required **building setbacks** shown by the heavy black lines on Diagram 3 of By-law 1344-2017(OMB), as follows:
 - (i) maximum 2.5 metres for decks, porches, balconies and/or similar structures;
 - (ii) maximum 2.0 metres for exterior steps and/or ramps and/or exit stair enclosures;
 - (iii) maximum 1.0 metres for bay windows, box windows and/or other projection windows; and
 - (iv) maximum 1.0 metres for roof overhangs, eaves and/or canopies;
- (H) A sales office and model home, used exclusively for the initial sale of **townhouse dwelling units** on this site is permitted for a period not exceeding five years from the date of the enactment of By-law 1344-2017(OMB);

- (I) Despite Regulation 240 in Section 800.50, **Established Grade** is measured from the following for each building identified on Diagram 3, of By-law 1344-2017(OMB):
- (i) 166.68 metres Canadian Geodetic Datum for Building 1;
 - (ii) 166.89 metres Canadian Geodetic Datum for Building 2;
 - (iii) 167.25 metres Canadian Geodetic Datum for Building 3;
 - (iv) 167.58 metres Canadian Geodetic Datum for Building 4;
 - (v) 167.89 metres Canadian Geodetic Datum for Building 5; and
 - (vi) 168.22 metres Canadian Geodetic Datum for Building 6;
- (J) Despite Regulation 10.5.40.40(3), **gross floor area** means 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: 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 RT (f5.5; au120; x123), as shown on Diagram 2 of By-law 1344-2017(OMB).

Prevailing By-laws and Prevailing Sections: (None Apply)

6. Zoning By-law 569-2013, as amended, is further amended by adding Article 900.5.10 Exception Numbers RT(x147) so that it reads:

Exception RT(x147)

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

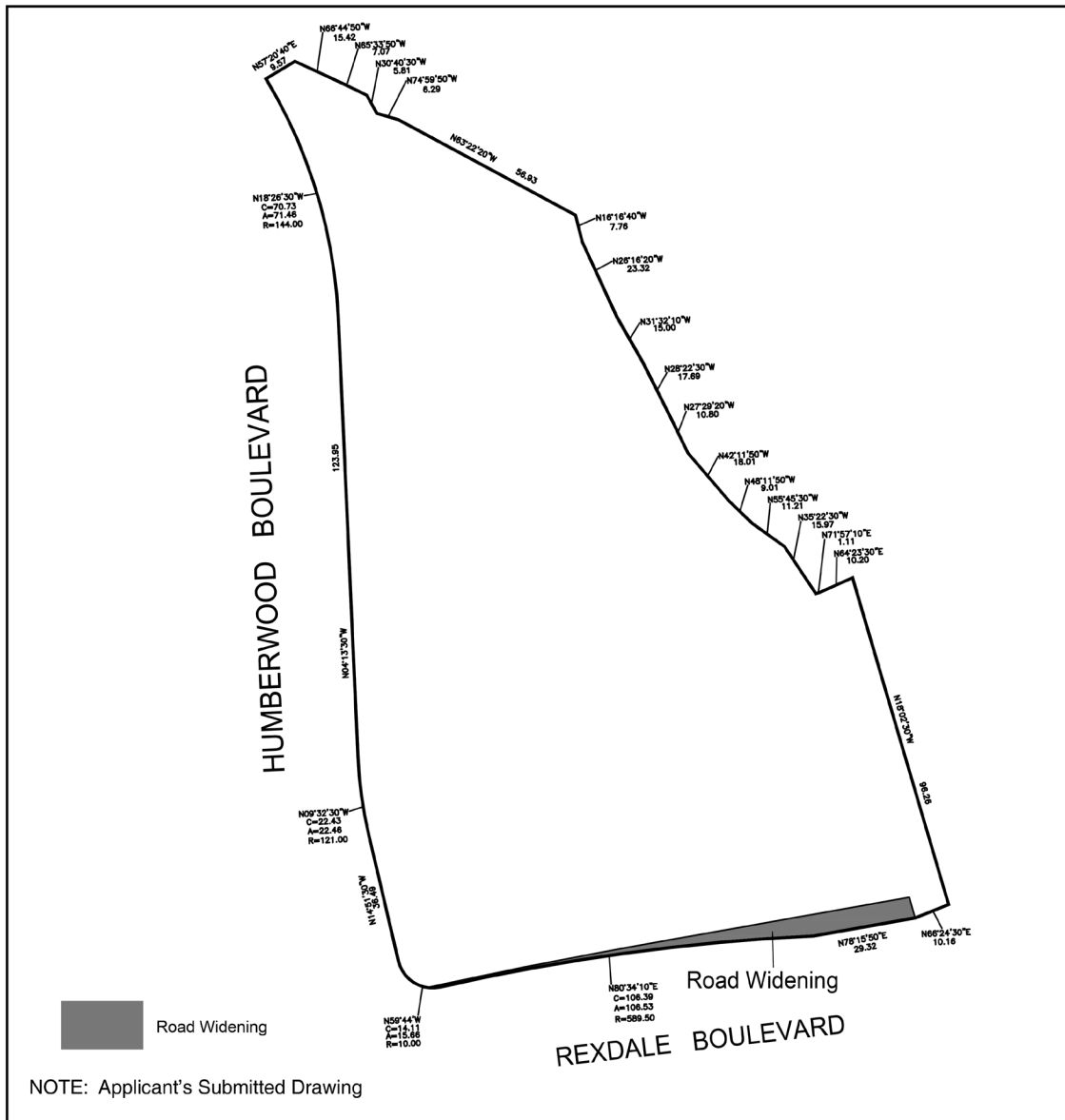
- (A) On 50 Humberwood Boulevard, regulations 5.10.30.1, 5.10.40.1(3), 5.10.40.40(1), 5.10.40.70(6), 5.10.40.80(1), 10.5.30.40(2), 10.5.40.10(5), 10.5.40.40(3), 10.5.40.50(2), 10.5.40.60(1)(2)(3)(6)(7)(8), 10.5.40.70(1), 10.5.50.10(1)(2)(3), 10.5.100.1(1), 10.60.40.1(3), 10.60.40.70, 10.60.40.80, 200.5.1.10(2), 200.15.1.5(1) and 900.7.10(11)(A) do not apply to prevent the erection or use of a **building, structure**, addition or enlargement if it complies with the following; and
- (B) The total number of **townhouse dwelling units** must not exceed 102;
- (C) Each **townhouse dwelling unit** must have a minimum average width of 4.4 metres;

- (D) Privately-Owned Publicly Accessible Open Space (POPS) is a **landscaping** area, as shown on Diagram 3 of By-law 1344-2017(OMB), which is open and accessible to the public at all times and must not be less than 391 square metres;
- (E) A building or structure must not exceed the maximum height or **storeys** shown on Diagram 3 of By-law 1344-2017(OMB);
- (F) No portions of any **building** or **structure** located above grade may be located otherwise than wholly within the areas delineated by heavy black lines as shown on Diagram 3 of By-law 1344-2017(OMB);
- (i) 0 metre setback required for a common **lot line** shared by **townhouse dwelling units**;
 - (ii) Measurement of required **building setbacks** from a **lot line** abutting a **street** is not to be affected by a required corner rounding or 0.3 metres reserves; and
 - (iii) In the case of a corner **lot** with a corner rounding, the exterior **side lot line** is deemed to extend to its hypothetical point of intersection with the extension of the **front lot line** for the purposes of measuring the required **building setbacks**;
- (G) The following elements of a **building** may encroach into the required **building setbacks** shown by the heavy black lines on Diagram 3 of By-law 1344-2017(OMB), as follows:
- (i) maximum 2.5 metres for decks, porches, balconies and/or similar structures;
 - (ii) maximum 2.0 metres for exterior steps and/or ramps and/or exit stair enclosures;
 - (iii) maximum 1.0 metres for bay windows, box windows and/or other projection windows; and
 - (iv) maximum 1.0 metres for roof overhangs, eaves and/or canopies;
- (H) **Parking spaces** must be provided at a minimum rate of:
- (i) 1.0 **parking space**, for each **townhouse dwelling unit**, must be provided below grade in an underground parking garage; and
 - (ii) 0.2 **parking space**, for each **townhouse dwelling unit**, must be provided exclusively for visitor use;
- (I) A sales office and model home, used exclusively for the initial sale of **townhouse dwelling units** on this site is permitted for a period not exceeding five years from the date of the enactment of By-law 1344-2017(OMB);

- (J) Despite Regulation 240 in Section 800.50, **Established Grade** is measured from the following for each building identified on Diagram 3, of By-law 1344-2017(OMB):
- (i) 168.48 metres Canadian Geodetic Datum for Building 7;
 - (ii) 168.32 metres Canadian Geodetic Datum for Building 8;
 - (iii) 167.91 metres Canadian Geodetic Datum for Building 9;
 - (iv) 167.22 metres Canadian Geodetic Datum for Building 10;
 - (v) 167.60 metres Canadian Geodetic Datum for Building 11; and
 - (vi) 167.91 metres Canadian Geodetic Datum for Building 12;
- (K) Despite Regulation 10.5.40.40(3), **gross floor area** means 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 **townhouse dwelling units** zoned RT (f4.4; au117; x147), as shown on Diagram 2 of By-law 1344-2017(OMB).

Prevailing By-laws and Prevailing Sections: (None Apply).

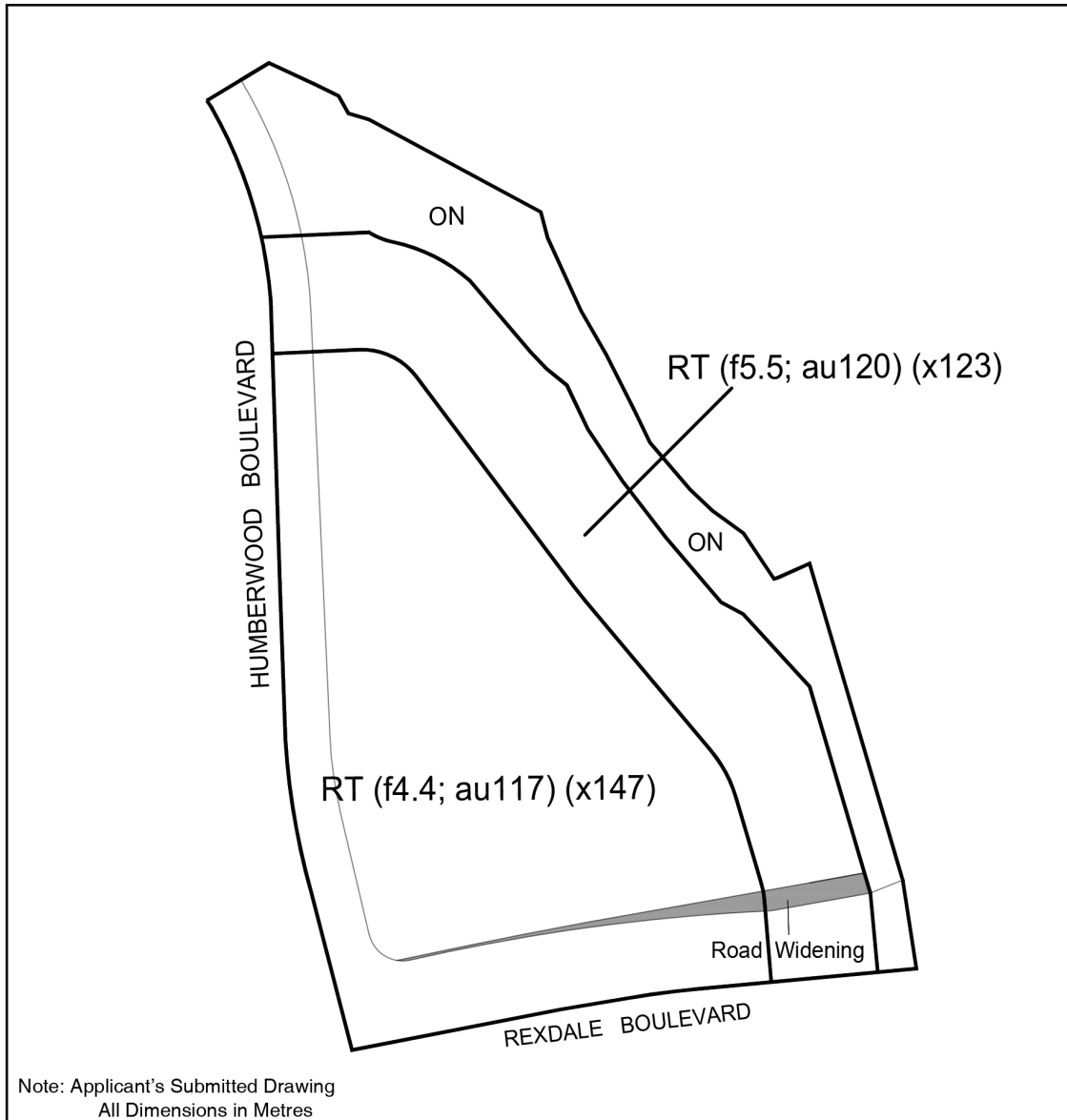
Ontario Municipal Board Decision issued on March 27, 2017 and Order issued on November 10, 2017 in Board File MM160045

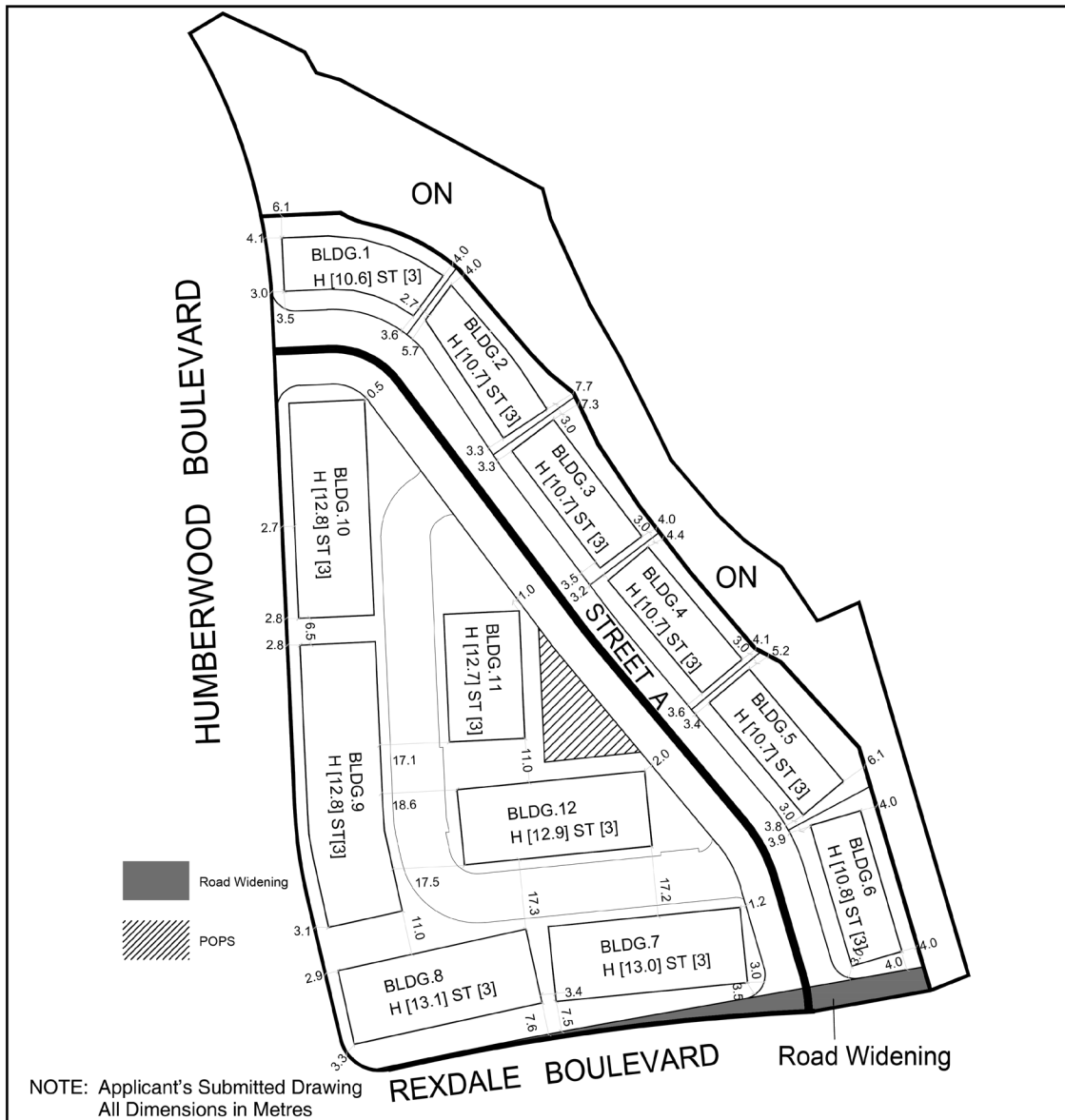


TORONTO City Planning
Diagram 1

50 Humberwood Boulevard
 File # 15 192495 WET 02 02

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 Not to Scale
 03/10/2017





TORONTO City Planning
Diagram 3

50 Humberwood Boulevard
 File # 15 192495 WET 02 02

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 Not to Scale
 10/19/2017

