

720 Humberwood Boulevard – Zoning Application - Preliminary Report

Date:	November 12, 2007
To:	Etobicoke York Community Council
From:	Director, Community Planning, Etobicoke York District
Wards:	Ward No. 2 – Etobicoke North
Reference Number:	File No. 07 196771 WET 02 OZ

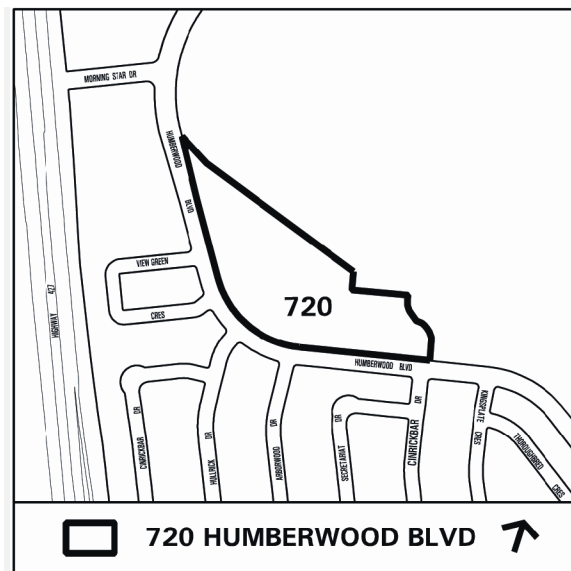
SUMMARY

This application was made on May 7, 2007, and is subject to the new provisions of the Planning Act and the City of Toronto Act, 2006.

This application proposes to amend the former City of Etobicoke Zoning Code to permit 39 townhouse units and two, 29-storey apartment buildings containing 615 units.

This report provides preliminary information on the above-noted application and seeks Community Council's directions on further processing of the applications and on the community consultation process.

It is recommended that a community meeting be scheduled by staff, in consultation with the Ward Councillor. The completion of a further staff report and statutory public meeting under the Planning Act is targeted for the first quarter of 2008. This target assumes that all required information shall be provided without delay and that issues arising from the application can be resolved in a timely manner.



RECOMMENDATIONS

The City Planning Division recommends that:

1. staff be directed to schedule a community consultation meeting together with the Ward Councillor;
2. notice for the community consultation meeting be given to landowners and residents within 120 metres of the site; and
3. notice for the public meeting under the Planning Act be given according to the regulations under the Planning Act.

Financial Impact

The recommendations in this report have no financial impact.

DECISION HISTORY

The property constitutes the western portion of Block 1 of Registered Plan 66M 2257. The entire Block was identified as Block 998 within the Riverwood Village Subdivision as adopted by the Former City of Etobicoke on October 6, 1986. By-law No. 1989-78 governs development within the southern portion of the Humberwood subdivision. It permits, among other provisions, a maximum of 920 residential units and a maximum of 4 apartment buildings having a maximum height of 29 storeys on the entire site north of Humberwood Boulevard.

The applicant elected to consolidate 922 units, as increased by Committee of Adjustment decision A365/05 EYK, within two, 29-storey apartment buildings thereby fulfilling the development permissions associated with the property. Those apartment buildings, known municipally as 710 and 700 Humberwood Boulevard, received site plan approval in June 2002 and November 2005 respectively. Construction of 700 Humberwood Boulevard is nearing completion and individual purchasers have occupied 710 Humberwood Boulevard.

ISSUE BACKGROUND

Proposal

As the development permissions identified within the implementing By-law have been fully utilized, the applicant has proposed an amendment to the Zoning Code to permit additional development on the remainder of the lands. Specifically, the applicant seeks permission to amend the Etobicoke zoning code to permit 39 townhouse units on the west portion of the property and two, 29-storey apartment buildings containing 615 units with common lobby and recreation centre on the east portion of the property.

Vehicular access to the apartment buildings is proposed directly from Humberwood Drive at Cinrickbar Drive and connects to a new public roadway that provides access to the proposed townhouse units and aligns with View Green Crescent and Arborwood Drive.

General site statistics associated with the proposal are as follows:

Site Area:	3.6 hectares (8.89 acres)
Number of Units:	654 (615 apartments, 39 townhouses)
Gross Floor Area:	66,314.13 square metres
Floor Space Index:	2.54
Units per Hectare:	252 (102 units per acre)
Height:	29 Stories (80 metres)
Parking Spaces:	853 (652 for apartment residents, 78 for townhouse residents, 123 for visitors)

Site and Surrounding Area

The property is located on Humberwood Boulevard, north of Rexdale Boulevard, east of Highway 427 and south of Morning Star Drive. The irregularly shaped parcel was formerly associated with the development of two, 29-storey apartment buildings known municipally as 700 and 710 Humberwood Boulevard.

Surrounding land uses include:

North: West Humber River Valley and the Humber Arboretum;

South: Humberwood Boulevard with detached dwellings located on the opposite side of the street;

East: 2, 29-story, condominium apartment buildings; and

West: Humberwood Boulevard with Indian Line Park and townhouse dwellings located on the opposite side of the street.

Provincial Policy Statement and Provincial Plans

The Provincial Policy Statement (PPS) provides policy direction on matters of provincial interest related to land use planning and development. The PPS sets the policy foundation for regulating the development and use of land. The key objectives include building strong communities; wise use and management of resources; and, protecting public health and safety. City Council's planning decisions are required to be consistent with the PPS.

The Growth Plan for the Greater Golden Horseshoe provides a framework for managing growth in the Greater Golden Horseshoe including: directions for where and how to grow; the provision of infrastructure to support growth; and protecting natural systems and cultivating a culture of conservation. City Council's planning decisions are required to conform, or not conflict, with the Growth Plan for the Greater Golden Horseshoe.

Staff will review the proposed development for consistency with the PPS and for conformity with the Growth Plan for the Greater Golden Horseshoe.

Official Plan

The property is designated Apartment Neighbourhoods on Map 13 and a portion of the site is located within the Natural Heritage System as defined on Map 9 of the Official Plan.

Significant development is not intended within the Apartment Neighbourhood designation. However where growth can occur, development criteria are provided within Section 4.2. Those criteria require an evaluation of transition to surrounding land uses and protection of adjacent lower-scale neighbourhoods; appropriate framing of the street; sufficient off-street parking, screening of service/garbage areas; indoor and outdoor amenity space, and buildings that conform to the principles of universal design.

Requirements related to the Natural Heritage are identified within Section 3.4 of the Plan. Proposed development must be evaluated to assess its impact and identify measures to mitigate negative results and/or improve the natural heritage system.

In addition to the sections identified the above, the proposal will be evaluated on the basis of all policies of the Official Plan which include but are not limited to the following: 2.3.1 Healthy Neighbourhoods; 2.3.2 Toronto's Green Space System; 3.1.2 Built Form; 3.1.3 Tall Buildings; 3.2.3 Parks and Open Space; 3.4 The Natural Environment; 4.2 Neighbourhoods, and 5.1.1 Height and/or Density incentives.

Zoning

The site is zoned Residential Sixth Density (R6) subject to site-specific By-law No. 1989-79 that provides the following development permissions on the site:

- a) A maximum of 920 residential dwellings units shall be permitted.
- b) A maximum of building height of 29 storeys, excluding mechanical penthouse and rooftop architectural treatment.
- c) A maximum of four (4) buildings shall be permitted.
- d) A Minimum setback of 10.0 m shall be maintained between any structure, either above or below grade including swimming pools, and any property line which abuts a valley.
- e) A minimum setback of 35.0 m from the street line shall be maintained for all structures.
- f) Subject to Section 3(d) and (e) of this By-law, a minimum setback of 3.0 metres from all lot lines shall be maintained for underground structures.

The applicant elected to consolidate the permitted development within two apartment buildings having the maximum height of 29 storeys as permitted by the By-law and a total unit count of 922 units as increased by the Committee of Adjustment through minor variance A365/05 EYK. The development permissions associated with the implementing By-law have been realized. Therefore, an amendment is required to address any additional development on the property.

Site Plan Control

The property is subject to Site Plan Control. An associated application has not been submitted for the proposal.

Reasons for the Application

To permit additional development on the lands, a By-law amendment with site-specific development standards will be required.

COMMENTS

Issues to be Resolved

The zoning By-law amendment application has been circulated to all pertinent City departments and public agencies. The following is a preliminary list of concerns as identified to date. Additional issues may be identified through the departmental review, agency comments and the community consultation process.

Natural Environment

City staff in consultation with the Toronto and Region Conservation Authority will evaluate the proposal in terms of the impact on the natural environment. The applicant must adhere to the City's regulations regarding natural heritage, wet weather flow, tree and ravine protection, as well as the policies of the TRCA. Additionally, staff will request the applicant to review sustainable development opportunities by utilizing the Toronto Green Development Standard, adopted by City Council in July 2006. Of particular concern is compliance with section 3.4.8 of the Official Plan and the TRCA's Valley and Stream Corridor Management Program which stipulates that development must be set back at least 10 metres from among other features, the top of valley bank or stable slope.

Height, Built Form and Transition

The proposal will be evaluated for appropriateness of built form pursuant to all applicable City standards, including but not limited to the Official Plan, the Infill Townhouse Guidelines and the Design Criteria for Review of Tall Building Proposals. Of particular concern is the compatibility and transition of the proposal to the adjacent neighbourhood of grade-related dwellings and the appropriateness of additional tall buildings at the same scale as the existing towers.

Traffic and Parking

The appropriateness of the proposed driveway and new public road will be examined and will include the on-site vehicular circulation and functionality of the underground parking garage as well as the demands on the road network.

Servicing

The adequacy of existing municipal infrastructure will be reviewed to determine the impact by the proposed development. Additionally, the City's Solid Waste section will review the proposal to assess the requirements for garbage pickup on site.

Section 37 Agreement

Should Council support an increase in height and/or density, an agreement pursuant to Section 37 of the Planning Act may be sought for the provision of community benefits. The details of such an agreement would be subject to future negotiation.

CONTACT

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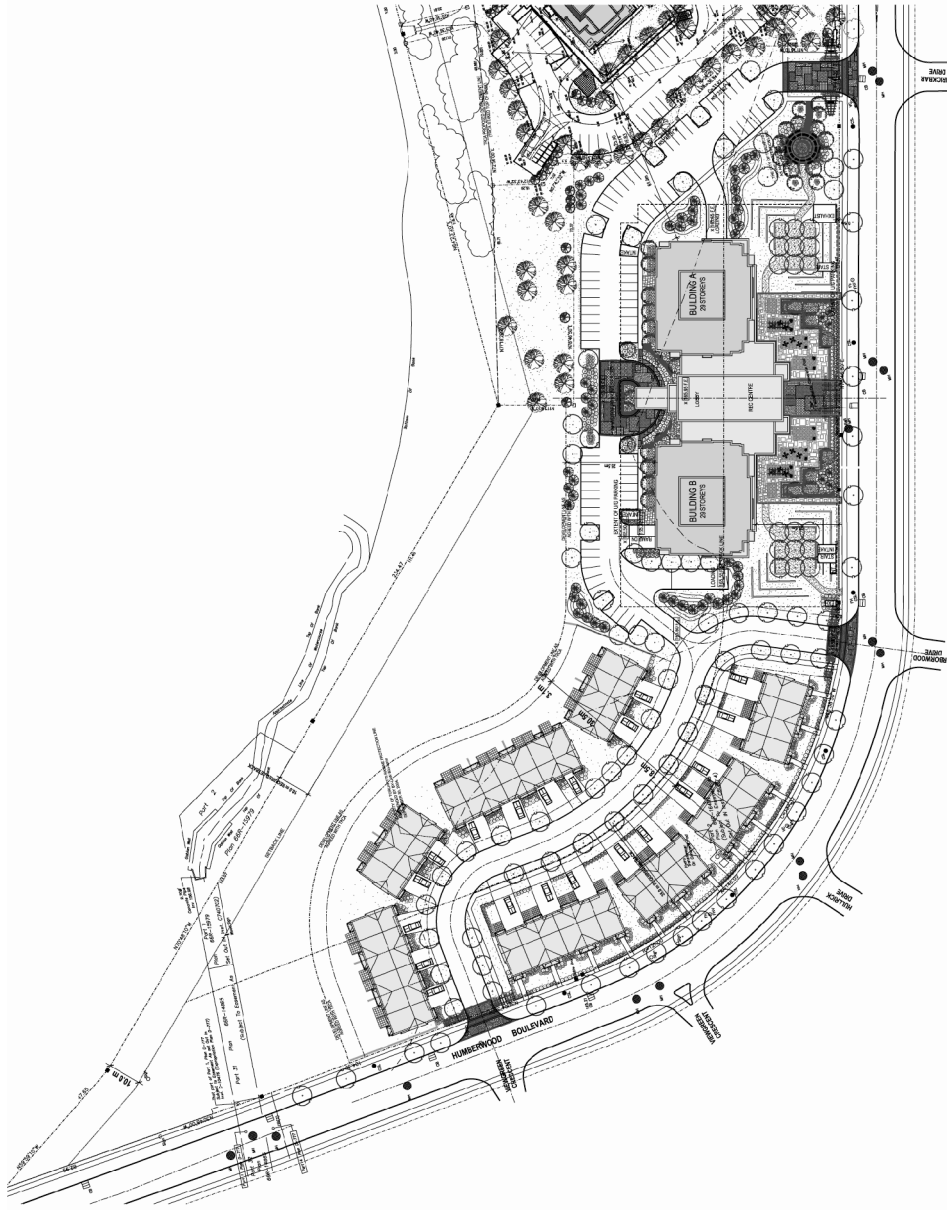
SIGNATURE

Gregg Lintern, MCIP, RPP
Director, Community Planning
Etobicoke York District

ATTACHMENTS

Attachment 1: Site Plan
Attachment 2: Apartment Buildings, North Elevations
Attachment 3: Apartment Buildings, South Elevations
Attachment 4: Apartment Buildings, East and West Elevations
Attachment 5: Townhouse Units, Elevation A
Attachment 6: Townhouses Units, Elevation B
Attachment 7: Zoning
Attachment 8: Application Data Sheet

Attachment 1: Site Plan



720 Humberwood Boulevard

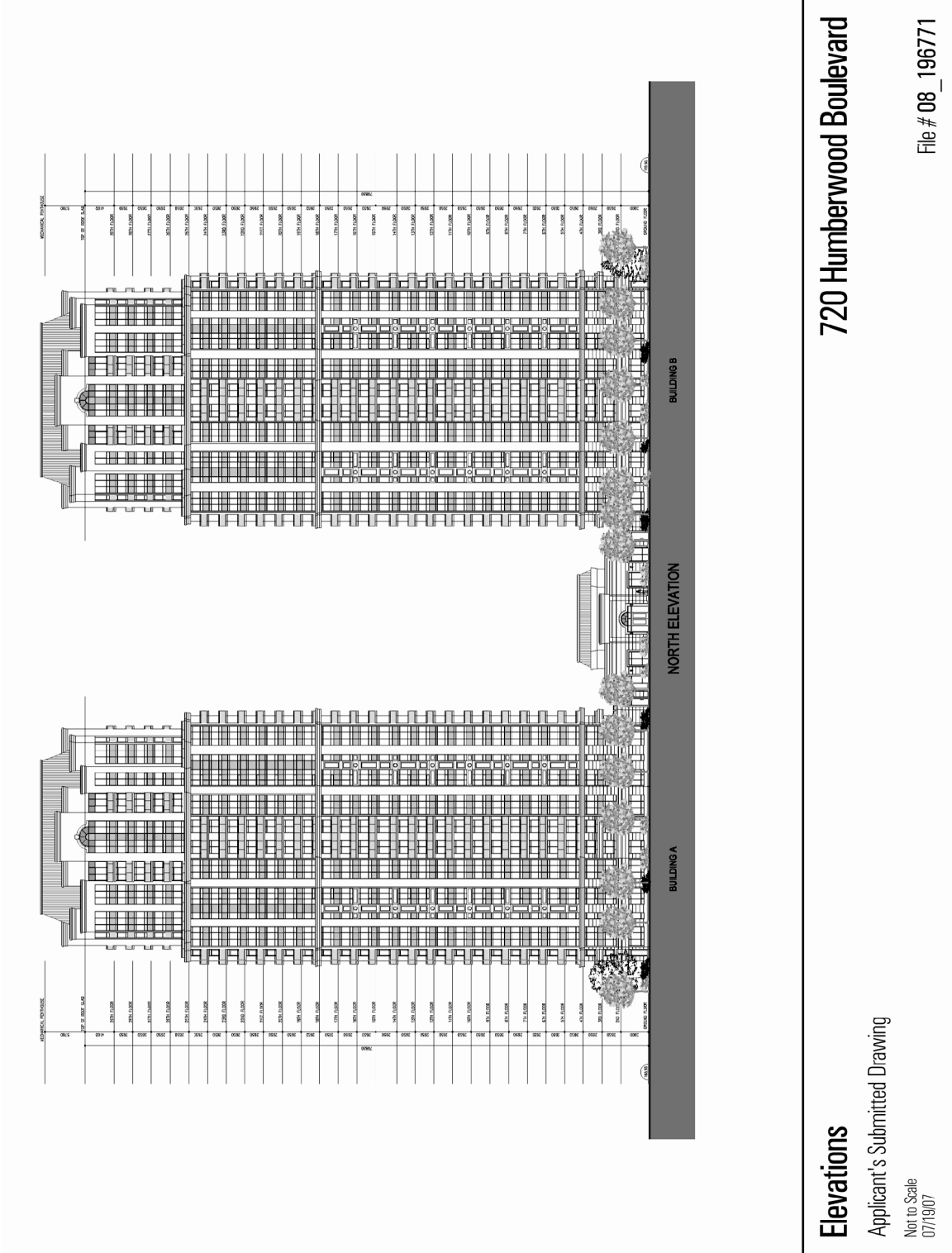
Site Plan

Applicant's Submitted Drawing

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09/17/07

File # 07_196771

Attachment 2: Apartment Buildings, North Elevation



720 Humberwood Boulevard

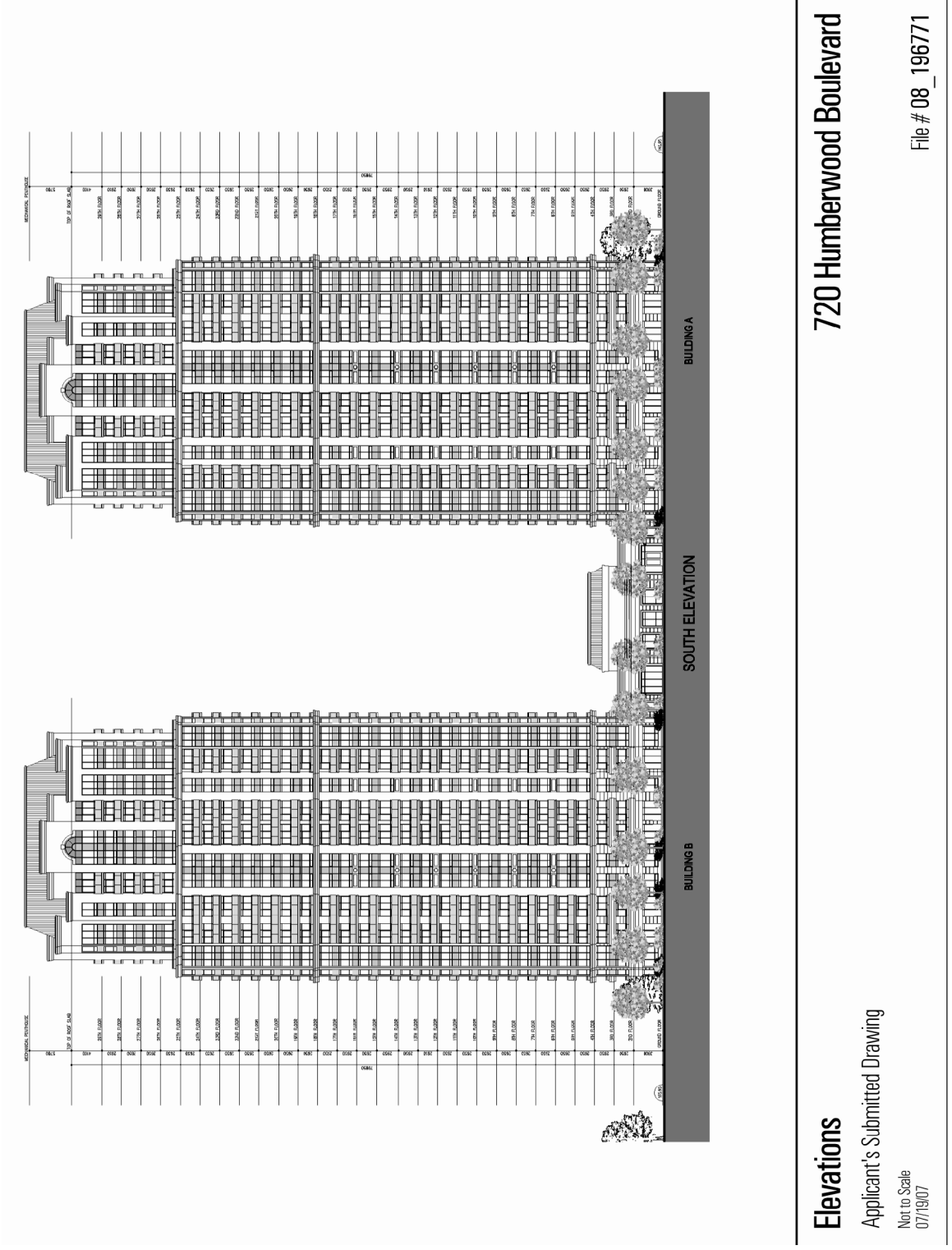
Elevations

Applicant's Submitted Drawing

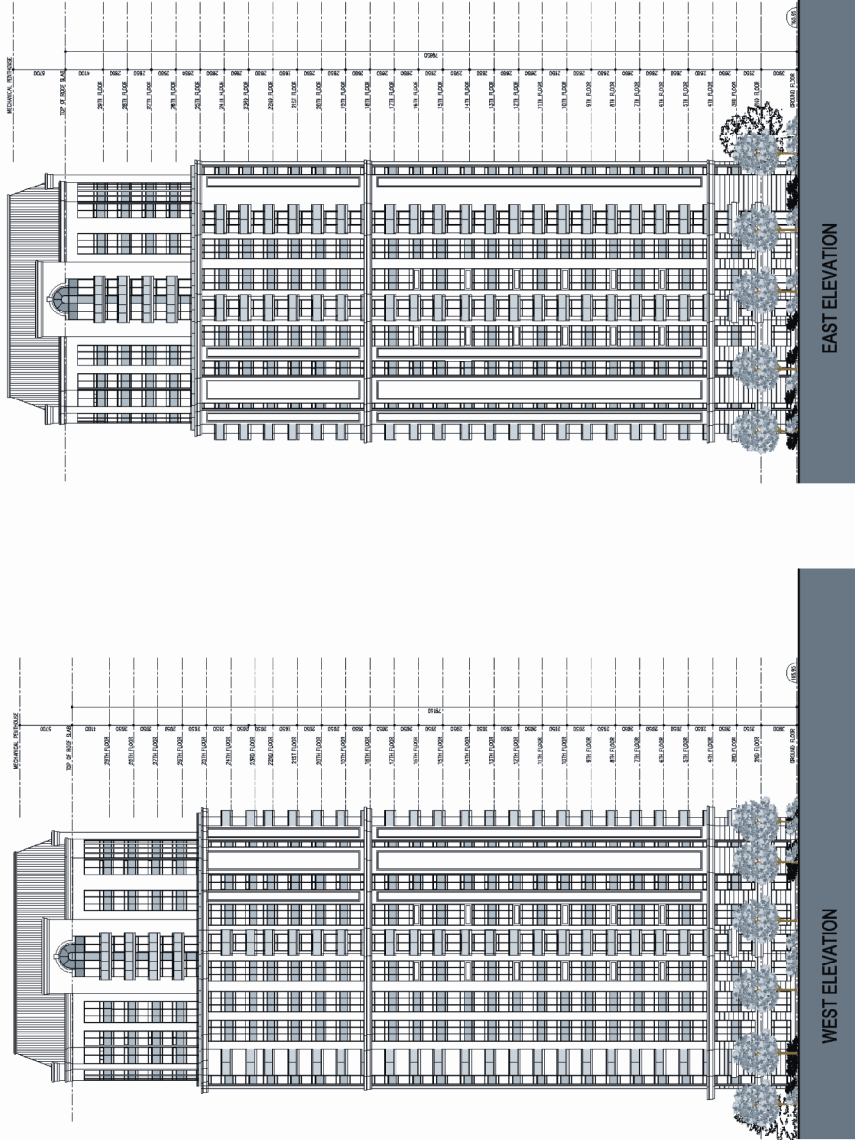
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Attachment 3: Apartment Buildings, South Elevation



Attachment 4: Apartment Buildings, East and West Elevation



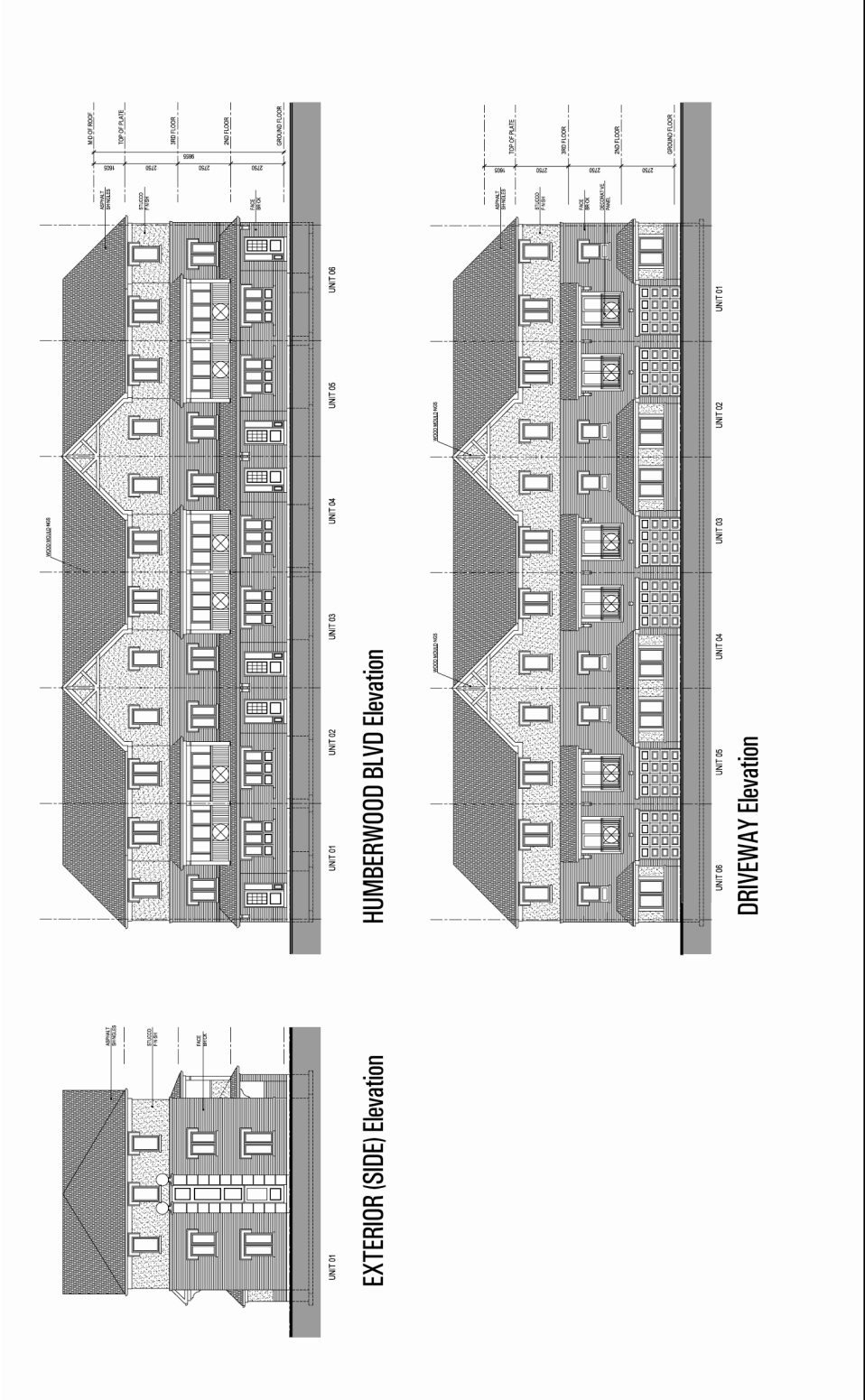
720 Humberwood Boulevard

Elevations
 Applicant's Submitted Drawing

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Attachment 5: Townhouse Units, Elevation A

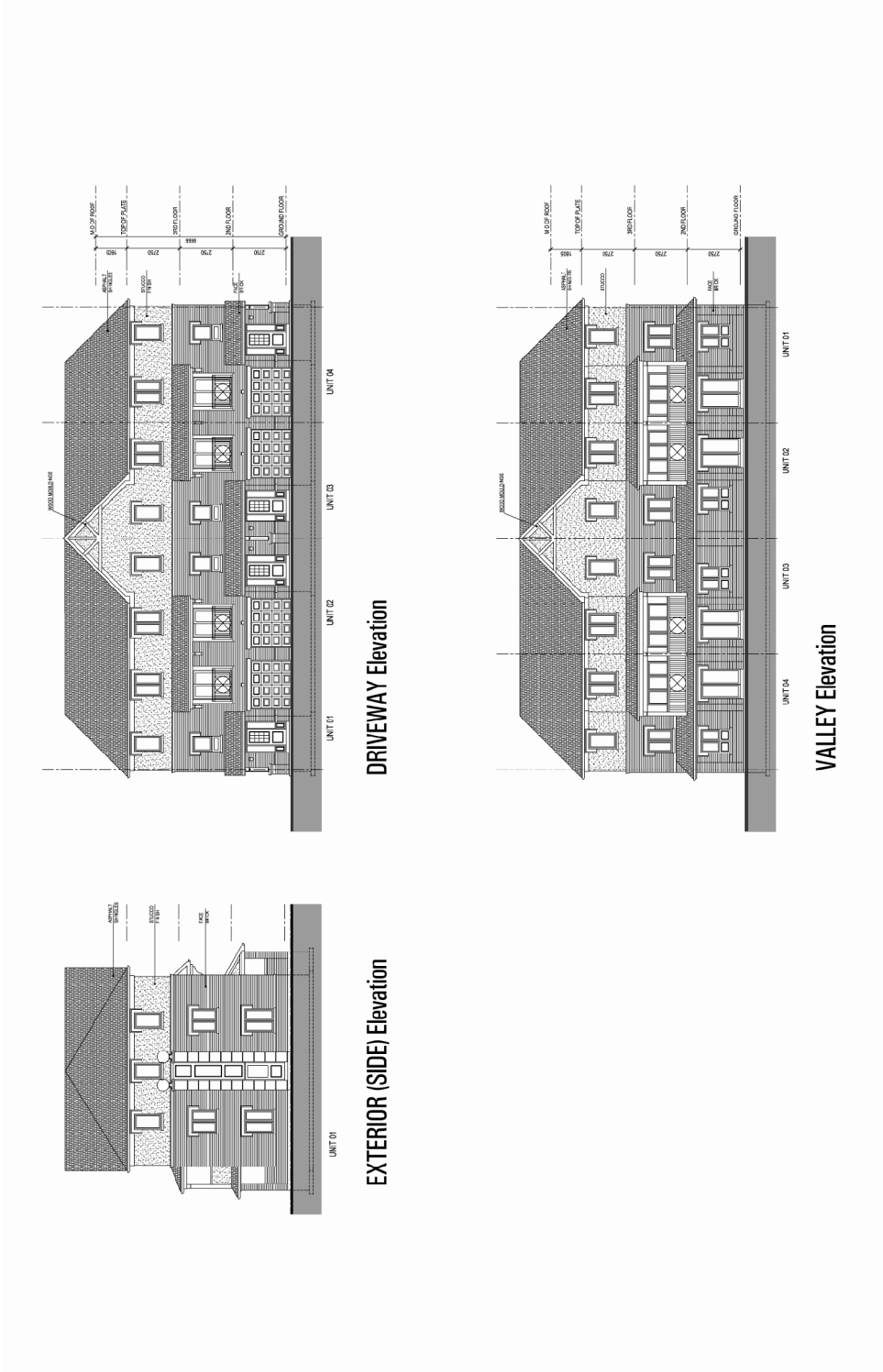


Elevations
 Applicant's Submitted Drawing
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 07/19/07

720 Humberwood Boulevard

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Attachment 6: Townhouse Units, Elevation B

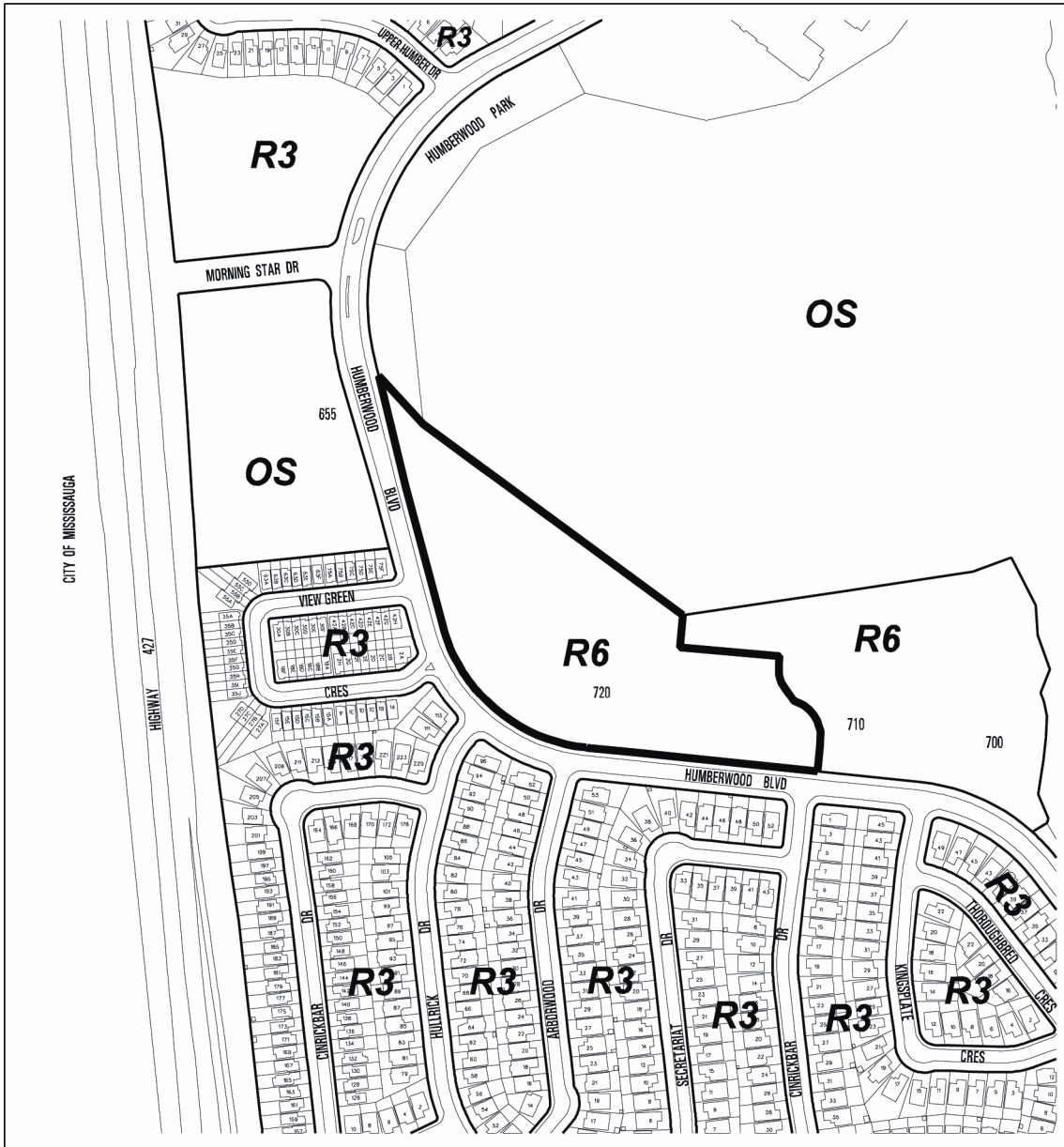


Elevations 720 Humberwood Boulevard

Applicant's Submitted Drawing
 Not to Scale
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Attachment 3: Zoning



TORONTO City Planning
Zoning

720 Humberwood Boulevard

File # 07_196771

Former Etobicoke

- R3 Residential Third Density
- R6 Residential Sixth Density
- OS Public Open Space



Not to Scale
 Zoning By-law 11,737 as amended
 Extracted 09/18/07 - MH

