

720 Humberwood Boulevard - Zoning By-law Amendment and Draft Plan of Subdivision Applications – Supplementary Report

Date:	October 23, 2009
To:	Etobicoke York Community Council
From:	Director, Community Planning, Etobicoke York District
Wards:	Ward 2 – Etobicoke North
Reference Number:	07 196771 WET 02 OZ and 09 102810 WET 02 SB

SUMMARY

This report provides additional background information related to the previous subdivision approvals related to this property.

Financial Impact

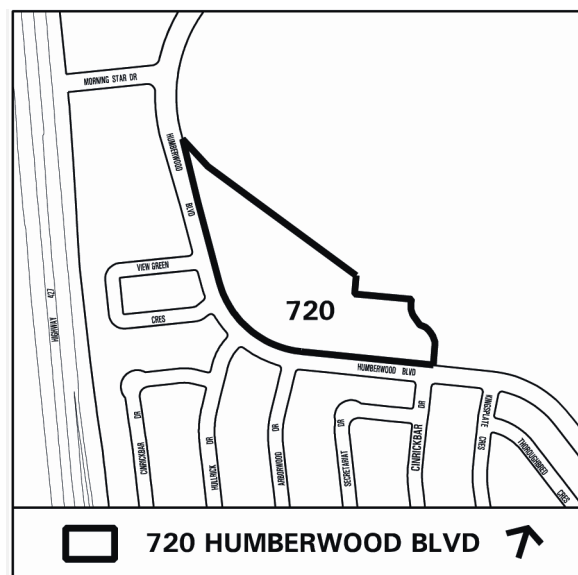
There are no financial implications.

DECISION HISTORY

At its meeting of September 15, 2009, Etobicoke York Community Council deferred consideration of the Final Report (August 27, 2009) from the Director, Community Planning, Etobicoke York District, to its November 10, 2009 meeting to allow the applicant to submit a proposal for the construction of 40 to 50 single-family dwelling units.

ISSUE BACKGROUND

The applicant proposes 82 freehold townhouse units at 720 Humberwood Boulevard. If the application is approved,



the applicant has agreed to provide 1 hectare (2.5 acres) of land to the Toronto and Region Conservation Authority to supplement lands allocated to the West Humber Valley and Humber Arboretum.

During consideration of the Final Report, Councillors inquired about the public land dedications that had been secured through the approval of the original Subdivision application for this neighbourhood. This report provides additional data for the information of Community Council.

It should be noted that, under separate cover, the applicant has requested that the application be put before Community Council for consideration and a decision.

COMMENTS

The “Riverwood Village” Subdivision was approved in 1987. It contained three phases. Information respecting the initial development is summarized below:

Use:		% of Total	Units
Low-density Residential:	49.2 ha	37.8	1,080 units
High-density Residential:	13.0 ha	10.0	1,635 units
Commercial Lands:	1.9 ha	1.5	
School Sites:	7.4 ha	5.7	
Roads:	6.4 ha	4.9	
Developable Land:	78.0 ha*	(60% of Total)	
Park Lands	4.1 ha	3.1	
Valley Lands:	43.3 ha	33.3	
Community Centre:	4.6 ha	3.5	
	52.0 ha*	(40% of Total)	
Total Area of Lands:	130.0 ha*		2,715 units

* Numbers rounded

At the time of the subdivision approval, the applicant also provided \$560,000.00 toward the construction of the Humberwood Community Centre.

As development proceeded, the proposal was refined and implemented through four site-specific by-laws. In summary, the by-laws provided for 1,320 low-density units and 1,635 units high-density units for an overall total of 2,955 units. (See Attachment 1)

This report is submitted for the information of Community Council.

CONTACT

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SIGNATURE

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Etobicoke York District

ATTACHMENTS

Attachment 1: Zoning By-law Permissions

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1986-285: (December 15, 1986)

Low-density Residential:	2 blocks	320 units		
High-density Residential:	1 block		275 units	595 units

1989-78: (April 17, 1989)

Low-density Residential:	1 block	534 units		
High-density Residential:	2 block		1,360 units	1,894 units

1990-76: (April 2, 1990)

Low-density Residential:	1 block	396 units		396 units
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1997-188: (October 6, 1997)

Low-density Residential:	1 block	70 units		70 units
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Total Units:		1,320 units	1,635 units	2,955 units
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