

**50 Humberwood Boulevard - Zoning By-law Amendment Application - Preliminary Report**

<b>Date:</b>	September 14, 2015
<b>To:</b>	Etobicoke York Community Council
<b>From:</b>	Director, Community Planning, Etobicoke York District
<b>Wards:</b>	Ward 2 – Etobicoke North
<b>Reference Number:</b>	15 192495 WET 02 OZ

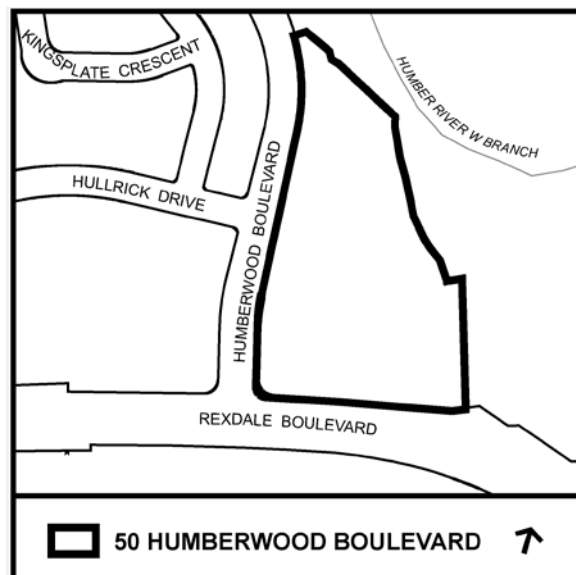
**SUMMARY**

This application proposes to amend City of Toronto Zoning By-law 569-2013 and Site Specific Zoning By-law No. 1989-78 to permit the development of the lands at 50 Humberwood Boulevard (abutting the Humber River valleylands) with a fifteen block townhouse development and a new public road (connecting to both Humberwood Boulevard and Rexdale Boulevard). The proposed development would contain a total of 148 residential units comprised of 40 freehold street townhouses, 22 multilevel units, and 86 back-to-back units and would result in a Floor Space Index of approximately 1.0 times the area of the lot. A total of 259 parking spaces are proposed.

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

A community consultation meeting scheduled by staff in consultation with the Ward Councillor is targeted to be held in the fourth quarter of 2015.

A Final Report and statutory public meeting under the *Planning Act* is targeted for the third quarter of 2016. These targets assume the applicant will provide all required information in a timely manner.



## RECOMMENDATIONS

### The City Planning Division recommends that:

1. Staff be directed to schedule a community consultation meeting for the lands at 50 Humberwood Boulevard together with the Ward Councillor.
2. Notice for the community consultation meeting be given to landowners and residents within 120 m of the site.
3. Notice for the public meeting under the *Planning Act* be given according to the regulations of the *Planning Act*.

### Financial Impact

The recommendations in this report have no financial impact.

## DECISION HISTORY

The subject site forms part of a comprehensively planned residential community known as Riverwood Village. In April 1989, Etobicoke City Council approved Site Specific Zoning By-law No. 1989-78, amending the former Etobicoke Zoning Code to implement development standards for Riverwood Village. The subject site currently has permissions for the development of 440 dwelling units within two apartment buildings, each with a maximum height of 29-storeys.

Site Specific Zoning By-law No. 1989-78 is available online at:

<http://www.toronto.ca/legdocs/pre1998bylaws/etobicoke%20-%20city%20of/1989-0078.pdf>.

### Pre-Application Consultation

Two pre-application consultation meetings were held with the applicant to review the proposal, provide preliminary feedback and discuss complete application submission requirements.

Matters of interest at these meetings included the interpretation of the Official Plan policies, Zoning By-law requirements, type and scale of built form, and compliance with the City's Infill Townhouse Guidelines and the Development Infrastructure Policy and Standards.

## ISSUE BACKGROUND

### Proposal

The proposal is to permit the construction of a fifteen block, 3 to 4-storey townhouse development containing 148 residential units. The development would have three underground parking garages (all at one level) providing a combined total of 153 parking spaces and 102 parking spaces would also be via integral garages and outdoor driveways.

A total of 4 visitor parallel parking spaces are proposed to be located on the south leg of the internal private driveway.

The proposed development would have a Floor Space Index of 1.01 times the area of the lot and a maximum gross floor area of approximately 23,630 m<sup>2</sup>. While the number of units would vary per block based on the mix of unit types, the overall proposal includes 40 freehold street townhouses (Blocks 1 to 7), 22 multilevel units (Block 8 and 9) and 86 back-to-back units (Blocks 10 to 15). These units would range in size, according to the unit type, from approximately 105 m<sup>2</sup> to 220 m<sup>2</sup> and would contain 2 to 4 bedrooms. Each of the fifteen blocks would range between 10.5 m and 13.8 m in height measured to the highest point of the roof with the basement level partially below grade.

The site design proposes three back-to-back townhouse blocks fronting Humberwood Boulevard with the east facing units having front entrances and front yards on an internal private driveway. The two multilevel townhouse blocks would front and have direct access from Rexdale Boulevard. The seven freehold street townhouse blocks would front and have direct access from the new public road. These residential units would have rear yards adjacent to the Humber River valley. The remaining three back-to-back townhouse blocks would be internal to the site and be adjacent to two parkettes. These blocks would have east and west facing units with front entrances and front yards either on the new public road, the internal private driveway, or adjacent to the proposed parkettes.

The proposed townhouse blocks fronting Humberwood Boulevard and Rexdale Boulevard would have front yard setbacks between 2.3 m to 5.8 m. The seven freehold street townhouse blocks would have lot frontages between 4.9 m to 6 m and would be setback 2.1 m (at the closest point) from the east rear lot line.

The proposed 18.5 m wide new public road would provide access to the at-grade internal garages for Blocks 1 to 7 and the underground parking garage for Blocks 11, 12 and 13. A proposed 6 m wide internal private driveway would provide access to the at-grade internal garages for Block 8 and 9 and the two additional underground parking garages for Block 10 and Blocks 14 and 15. This private driveway would also provide a fire access route for the development.

Outdoor amenity space is proposed to be a combination of shared and private space and would be provided by means of soft and hard landscaping at-grade, on balconies and private roof top terraces.

Attachment 1, Site Plan, illustrates the development concept for the site.

### **Site and Surrounding Area**

The subject site is located on the northeast corner of Humberwood Boulevard and Rexdale Boulevard and east of Highway 427. This site is triangular in shape, is approximately 2.34 ha in area, and has an approximate frontage of 254 m on Humberwood Boulevard and a depth of 144 m along Rexdale Boulevard.

The property is adjacent to the Humber River valley and slopes from west to east. The site contains a vegetated area that has been identified as a Cultural Woodland and Cultural Thicket by the Arborist report.

Surrounding uses include:

- North: Immediately to the north is the Humber River and trail system. Further north is the north campus of Humber College.
- South: Across Rexdale Boulevard is Woodbine Racetrack and vacant parcels of land. These lands have been approved for redevelopment to expand the entertainment and retail commercial centre and to construct a new residential neighbourhood.
- East: Immediately to the east is a 14-storey apartment building, municipally known as 600 Rexdale Boulevard. Further east is the Humber Arboretum (botanical gardens and natural areas surrounding the Humber River).
- West: Across Humberwood Boulevard is an office/commercial plaza, municipally known as 670 and 680 Rexdale Boulevard and several two-storey house-form residential buildings.

## **Provincial Policy Statement and Provincial Plans**

The Provincial Policy Statement (PPS) 2014 provides policy direction on matters of provincial interest related to land use planning and development. These policies support the goal of enhancing the quality of life for all Ontarians. Key objectives include: building strong, healthy communities; wise use and management of resources; and protecting public health and safety. The PPS recognizes that local context and character is important. Policies are outcome-oriented, and some policies provide flexibility in their implementation provided that provincial interests are upheld. 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 by the *Planning Act*, 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 subject site is designated *Apartment Neighbourhoods* on Map 15 - Land Use Plan in the Official Plan. *Apartment Neighbourhoods* are comprised of apartment buildings and parks, local institutions, cultural and recreational facilities, and small-scale retail, service and office uses that serve the needs of area residents.

The development criteria in *Apartment Neighbourhoods*, as cited in Policies 4.2.2 and 4.2.3, include but are not limited to:

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- a) locating and massing new buildings to provide a transition between areas of different development intensity and scale, as necessary to achieve the objectives of the Plan, through means such as providing setbacks from, and/or a stepping down of heights towards lower-scale *Neighbourhoods*;
- b) locating and massing new buildings so as to adequately limit shadow impacts on properties in adjacent lower-scale *Neighbourhoods*, particularly during the spring and fall equinoxes;
- c) locating and massing new buildings to frame the edge of streets and parks with good proportion and maintain sunlight and comfortable wind conditions for pedestrians on adjacent streets, parks and open spaces;
- d) including sufficient off-street motor vehicle and bicycle parking for residents and visitors;
- e) locating and screening service areas, ramps and garbage storage to minimize the impact on adjacent streets and residences;
- f) providing indoor and outdoor recreation space for building residents in every significant multi-unit residential development;
- g) providing ground floor uses that enhance the safety, amenity and animation of adjacent streets and open spaces; and
- h) providing buildings that conform to the principles of universal design, and wherever possible contain units that are accessible or adaptable for persons with physical disabilities.

The Healthy Neighbourhoods policies of the Official Plan (Policies 2.3.1.1, 2.3.1.2, and 2.3.1.5) provide guidance for development in *Apartment Neighbourhoods* that are adjacent or close to *Neighbourhoods*.

Policy 2.3.1.5 states that the "environmental sustainability will be promoted in *Neighbourhoods* and *Apartment Neighbourhoods* by investing in naturalization and landscaping improvements, tree planting and preservation, sustainable technologies for stormwater management and energy efficiency and programs for reducing waste and conserving water and energy".

The subject site is located within the Natural Heritage System on Map 9 of the Official Plan which identifies the City's significant natural heritage features and functions. Natural heritage features and functions require special attention. The natural heritage system is made up of areas where protecting, restoring and enhancing the natural features and functions should have high priority in city-building decisions.

Policy 3.4.1 states that "to support strong communities, a competitive economy and a high quality of life, public and private city-building activities and changes to the built environment, including public works, will be environmentally friendly, based on":

- b) protecting, restoring and enhancing the health and integrity of the natural ecosystem, supporting bio-diversity in the City and targeting ecological improvements, paying particular attention to:

- i) habitat for native flora and fauna and aquatic species;
- ii) water and sediment quality;
- iii) landforms, ravines, watercourses, wetlands and the shoreline and associated biophysical processes; and
- iv) natural linkages between the natural heritage system and other green spaces.

Policy 3.4(8) provides that development will be set back from the top-of-bank of valleys, ravines and bluffs, by at least 10 m, or more if warranted by the severity of existing or potential natural hazards.

Policy 3.4(10) provides that development is generally not permitted in the natural heritage system illustrated on Map 9. Where the underlying land use designation provides for development in or near the natural heritage system, development will:

- a) recognize natural heritage values and potential impacts on the natural ecosystem as much as is reasonable in the context of other objectives for the area; and
- b) minimize adverse impacts and when possible, restore and enhance the natural heritage system.

Policy 3.4(12) provides that all proposed development in or near the natural heritage system will be evaluated to assess the development's impacts on the natural heritage system and identify measures to mitigate negative impact on and/or improve the natural heritage system, taking into account the consequences for:

- a) terrestrial natural habitat features and functions including wetlands and wildlife habitat;
- b) known watercourses and hydrologic functions and features;
- c) significant physical features and land forms;
- d) riparian zones or buffer areas and functions; and
- e) vegetation communities and species of concern.

## **Zoning**

In 1989, Etobicoke City Council enacted Site Specific Zoning By-law No. 1989-78 that amended Chapters 320 and 324 of the former Etobicoke Zoning Code with respect to lands lying north of Rexdale Boulevard and east of Highway 427. The property is zoned R6 (Sixth Density Residential Zone) which permits a maximum 440 residential units, a maximum of two (2) buildings, and a maximum height of 29-storeys, excluding mechanical penthouse and rooftop architectural treatment (see Attachment 3b: Zoning – Former City of Etobicoke Zoning Code).

In accordance with the established protocol, the lands are subject to City-wide Zoning By-law 569-2013, as the application was submitted and deemed to be complete after the passing of the Zoning By-law. Currently, Zoning By-law No. 569-2013 is under appeal to the Ontario Municipal Board. Under the new Zoning By-law, this site is zoned RA (Residential Apartment) (f24.0; au 67)(x11), permitting apartment buildings on lots with

a minimum frontage of 24 m and a minimum lot area of 67 m<sup>2</sup> per unit. There is an exception (x11) that carries forward the site specific zoning provisions of the former amendments to the Etobicoke Zoning Code for these lands (see Attachment 3a: Zoning – Toronto Zoning By-law 569-2013).

### **Site Plan Control**

The property is subject to Site Plan Control. A Site Plan Control application has not yet been submitted. Once the application is submitted, staff will have an opportunity to review matters such as grading, landscaping, street tree planting, building design and access in more detail.

### **Urban Design Guidelines for Infill Townhouses**

The Urban Design Guidelines for Infill Townhouses articulate and clarify the City's interest in addressing townhouse development impacts, with a focus on protecting streetscapes and seamlessly integrating new development into the existing context. They provide a framework for site design and built form to achieve good urban design and an appropriate scale and form of development for applications proposing low-rise, grade related residential units constructed in rows or blocks. The Guidelines can be viewed at: [http://www1.toronto.ca/city\\_of\\_toronto/city\\_planning/urban\\_design/files/pdf/](http://www1.toronto.ca/city_of_toronto/city_planning/urban_design/files/pdf/)

### **Ravine Control**

The site is within the City's Interim Screening Areas for Archaeological Potential. A Stage 1 and 2 Archaeological Assessment Report has been submitted, and is currently under review by Heritage Preservation Services staff.

### **Environmental**

The Humber River valley is located along the easterly limit of the subject property. The Toronto and Region Conservation Authority (TRCA) has staked the site in order to determine the limit of development based on the long term slope and hazard. A 10 m setback from the staked limit of development is proposed, which is consistent with Policy 3.4(8) of the Official Plan. Based on the information submitted, the proposed townhouse development would not encroach into this setback. The application is currently under review by TRCA staff.

### **Tree Preservation**

City of Toronto By-laws provide for the protection of trees situated on both private and City property. An Arborist Report was submitted with the application and is currently under review by City staff. The Arborist Report has identified approximately 245 private trees that would be removed as well as 1 City-owned tree. Additionally, a tree replacement/compensation plan is proposed by way of a Ravine Stewardship Plan which provides goals, objectives, strategies, and actions for improving the ecological quality of the ravine environment. The owner will be required to address any outstanding tree protection and injury mitigation issues identified through the review of the application.

## **Plan of Subdivision**

A new public road is being proposed as part of the development of the site. An application for Draft Plan of Subdivision would be required for the development which would include a public road and the required public infrastructure.

The applicant has advised that once the Zoning By-law Amendment application has advanced with respect to the determination of block sizes and road location, an application for Draft Plan of Subdivision approval would be submitted.

## **Reasons for the Application**

Amendments to the City-wide Zoning By-law 569-2013 and Site Specific Zoning By-law No. 1989-78 are required to permit the proposed townhouse development. Amendments to the applicable performance standards will also be required to facilitate the proposed development such as lot area, lot frontage, height, density and setbacks.

Other areas of non-compliance may be identified through the review of the application.

## **COMMENTS**

### **Application Submission**

The following reports/studies were submitted with the application:

- Planning and Urban Design Rationale Report
- Community Services and Facilities Inventory
- Environmental Impact Study
- Arborist Report
- Stage 1 and 2 Archaeological Assessment
- Functional Servicing Report
- Soil Investigation
- Transportation and Traffic Impact Study
- Toronto Green Standard (TGS) Checklist

A Notification of Complete Application was issued on August 21, 2015.

### **Issues to be Resolved**

The application has been circulated to City divisions and public agencies for comment. Planning staff will review and discuss with the applicant the issues below that have been identified on a preliminary basis:

- Conformity with Official Plan policies and applicable provincial legislation;
- Compatibility and fit with the existing and the planned physical character of the area;
- Conformity with the City's Urban Design Guidelines for Infill Townhouses;



- Conformity with the City's Development Infrastructure Policy and Standards;
- Tree removal and replacement/compensation required by Urban Forestry Ravine and Natural Feature Protection (RNFP);
- Building/block design including the height and scale of the proposed development;
- Site layout and organization;
- Ensuring sufficient setbacks to the front, side and rear lot lines, particularly for the townhouse blocks located on the north and east side of the proposed public road;
- Site circulation, loading and garbage storage and collection;
- Adequacy, appropriateness and location of the proposed indoor and outdoor amenity spaces; and
- Ensuring sufficient servicing infrastructure is available to support the proposed development.

The TGS Checklist has been submitted by the applicant and is currently under review by City staff for compliance with the Tier 1 performance measures.

Additional issues may be identified through the review of the application, agency comments and the community consultation process.

## **CONTACT**

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 Fax No. (416) 394-6063  
 E-mail: [ssalati@toronto.ca](mailto:ssalati@toronto.ca)

## **SIGNATURE**

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Neil Cresswell, MCIP, RPP  
 Director, Community Planning  
 Etobicoke York District

## **ATTACHMENTS**

Attachment 1: Site Plan  
 Attachment 2a and b: Elevations (Freehold Street Townhouses)  
 Attachment 2c and d: Elevations (Multilevel Townhouses)  
 Attachment 2e and f: Elevations (Back-to-Back Townhouses)  
 Attachment 3a: Zoning (Toronto Zoning By-law 569-2013)  
 Attachment 3b: Zoning (Former City of Etobicoke Zoning Code)  
 Attachment 4: Application Data Sheet


**Attachment 1: Site Plan**



**Site Plan**

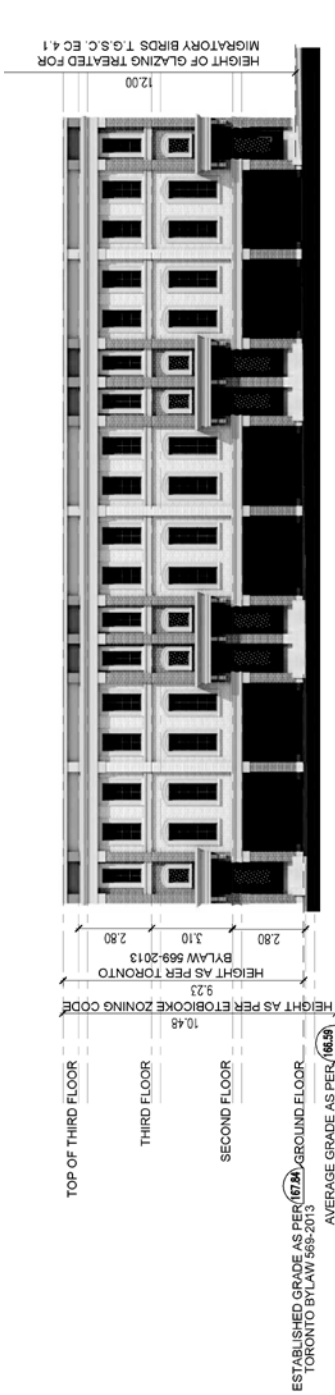
**50 Humberwood Boulevard**

Applicant's Submitted Drawing

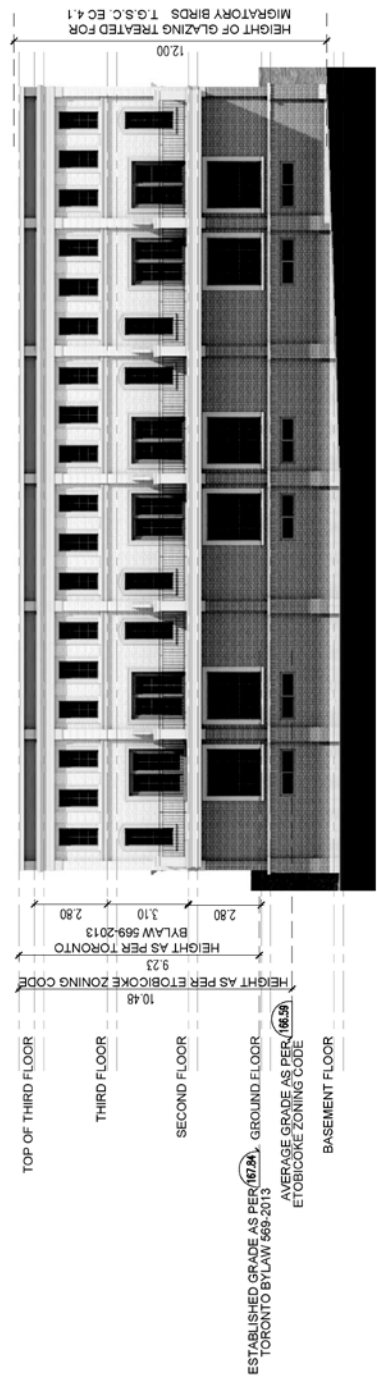
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File # 15 192495 WET 02 0Z

Attachment 2a: Elevations (Freehold Street Townhouses)



01 BLOCK 5 - WEST ELEVATION (FRONT)  
A.501 REGULAR TOWNHOUSE



02 BLOCK 5 - EAST ELEVATION (BACK)  
A.501 REGULAR TOWNHOUSE

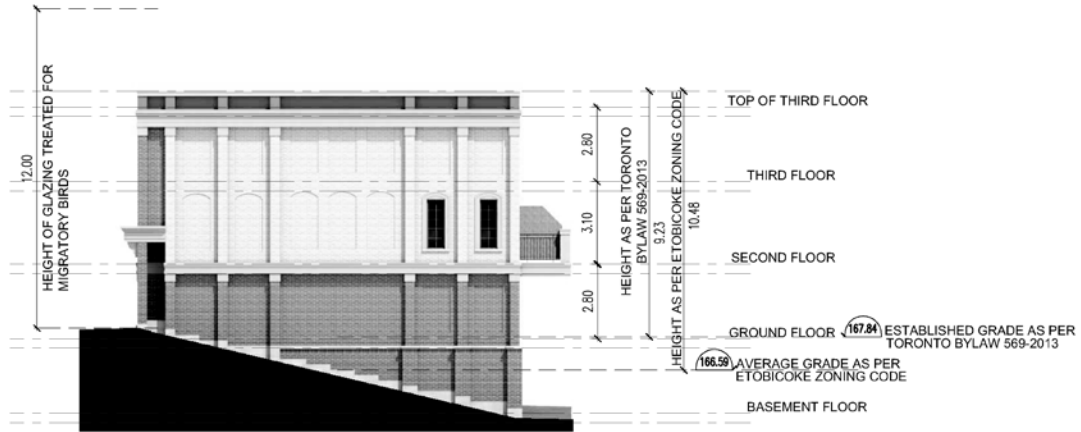
Typical Elevations

**Elevations**  
 Applicant's Submitted Drawing  
 Not to Scale  
 08/26/2015

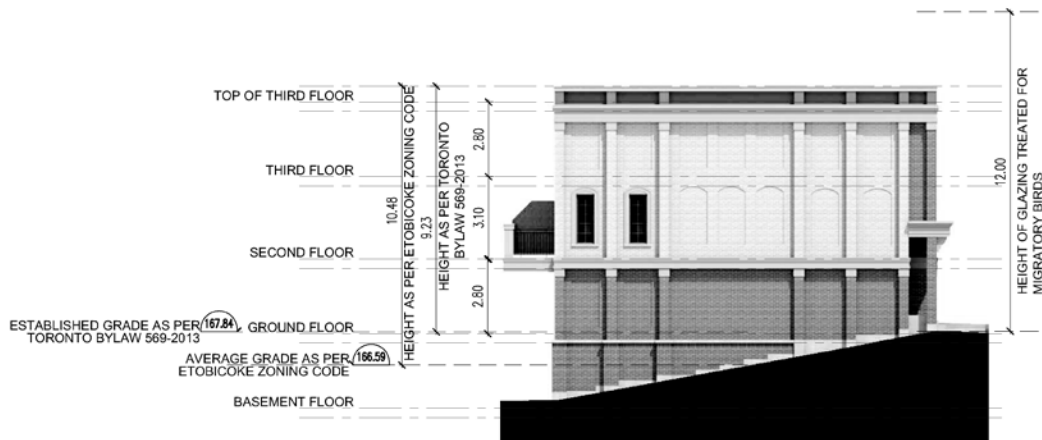
**50 Humberwood Boulevard**

File # 15 192495 WET 02 0Z

## Attachment 2b: Elevations (Freehold Street Townhouses)



04 BLOCK 5 – SOUTH ELEVATION (SIDE)  
A.301 REGULAR TOWNHOUSE



03 BLOCK 5 – NORTH ELEVATION (SIDE)  
A.301 REGULAR TOWNHOUSE

Typical Elevations

### Elevations

Applicant's Submitted Drawing

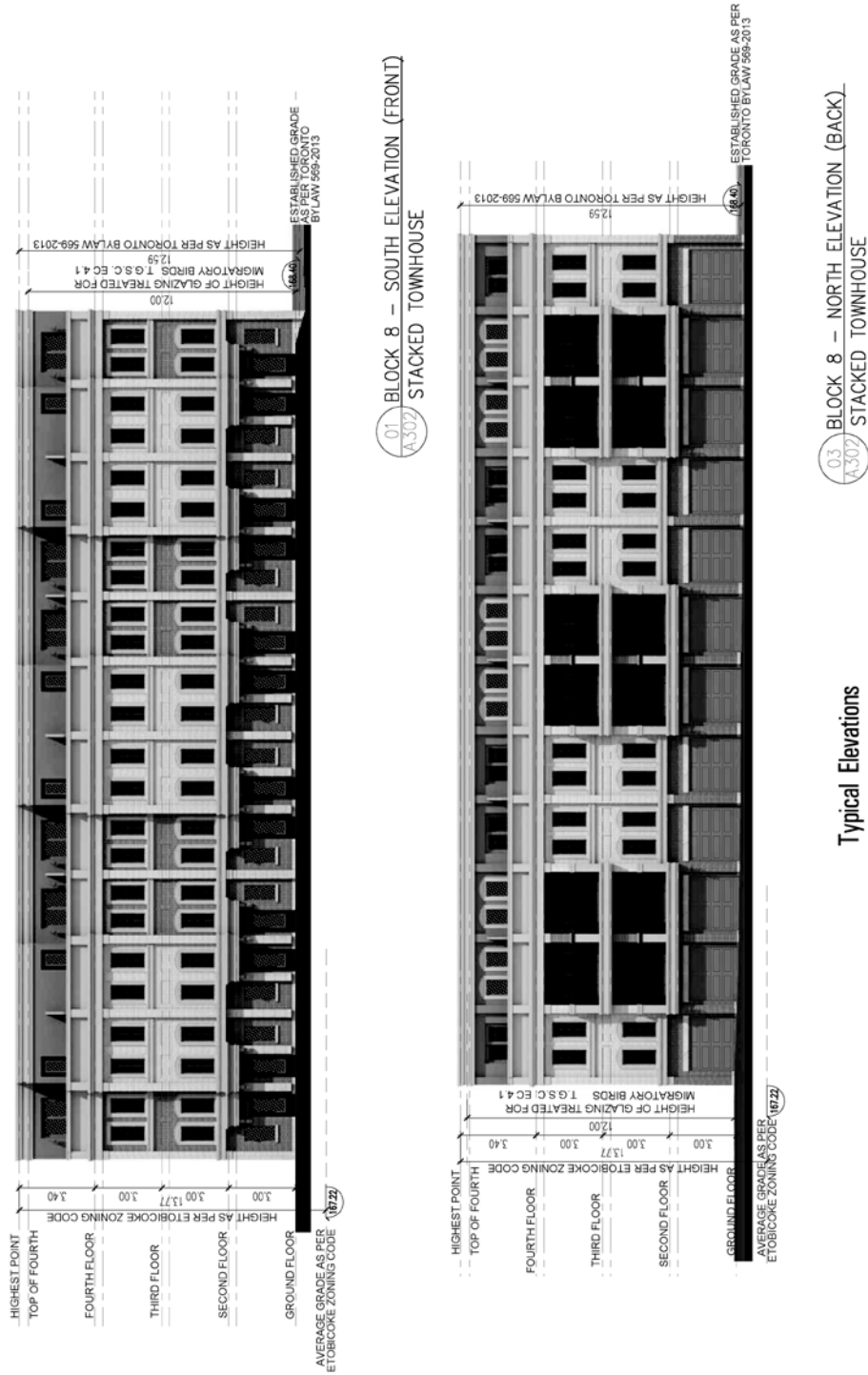
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## Attachment 2c: Elevations (Multilevel Townhouses)



## Attachment 2d: Elevations (Multilevel Townhouses)



02 BLOCK 8 – EAST ELEVATION (SIDE)  
A302 STACKED TOWNHOUSE



04 BLOCK 8 – WEST ELEVATION (SIDE)  
A302 STACKED TOWNHOUSE

### Typical Elevations

## Elevations

Applicant's Submitted Drawing

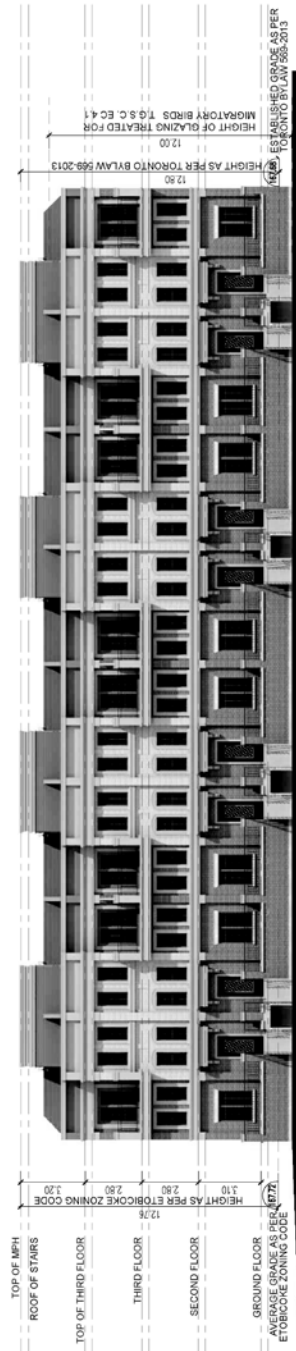
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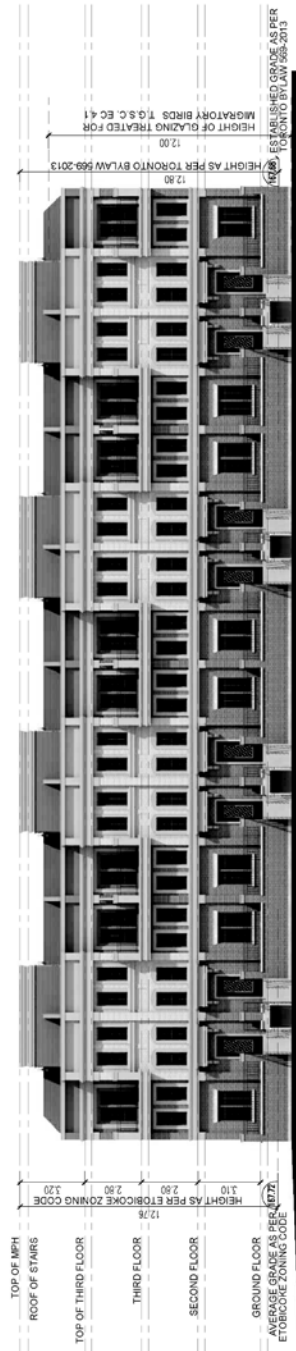
## 50 Humberwood Boulevard

File # 15 192495 WET 02 02

**Attachment 2e: Elevations (Back-to-Back Townhouses)**



05 BLOCK 13 – WEST ELEVATION (FRONT)  
A.3.07 BACK TO BACK TOWNHOUSE



07 BLOCK 13 – EAST ELEVATION (FRONT)  
A.3.07 BACK TO BACK TOWNHOUSE

Typical Elevations

**Elevations**

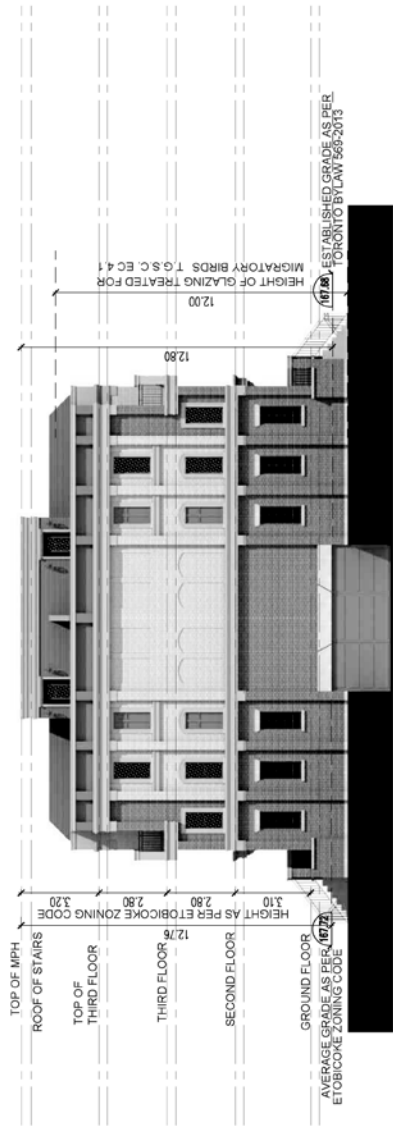
Applicant's Submitted Drawing

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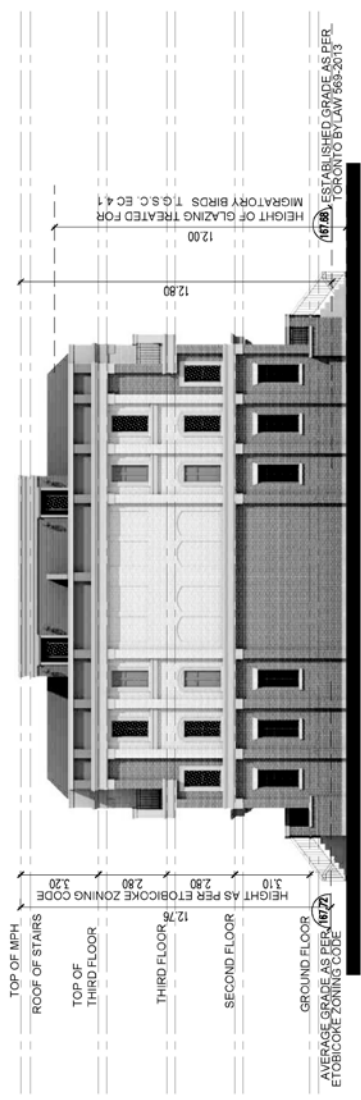
**50 Humberwood Boulevard**

File # 15 192495 WET 02 02

Attachment 2f: Elevations (Back-to Back Townhouses)



06 BLOCK 13 – NORTH ELEVATION (SIDE)  
A.301 BACK TO BACK TOWNHOUSE



08 BLOCK 13 – SOUTH ELEVATION (SIDE)  
A.301 BACK TO BACK TOWNHOUSE

Typical Elevations

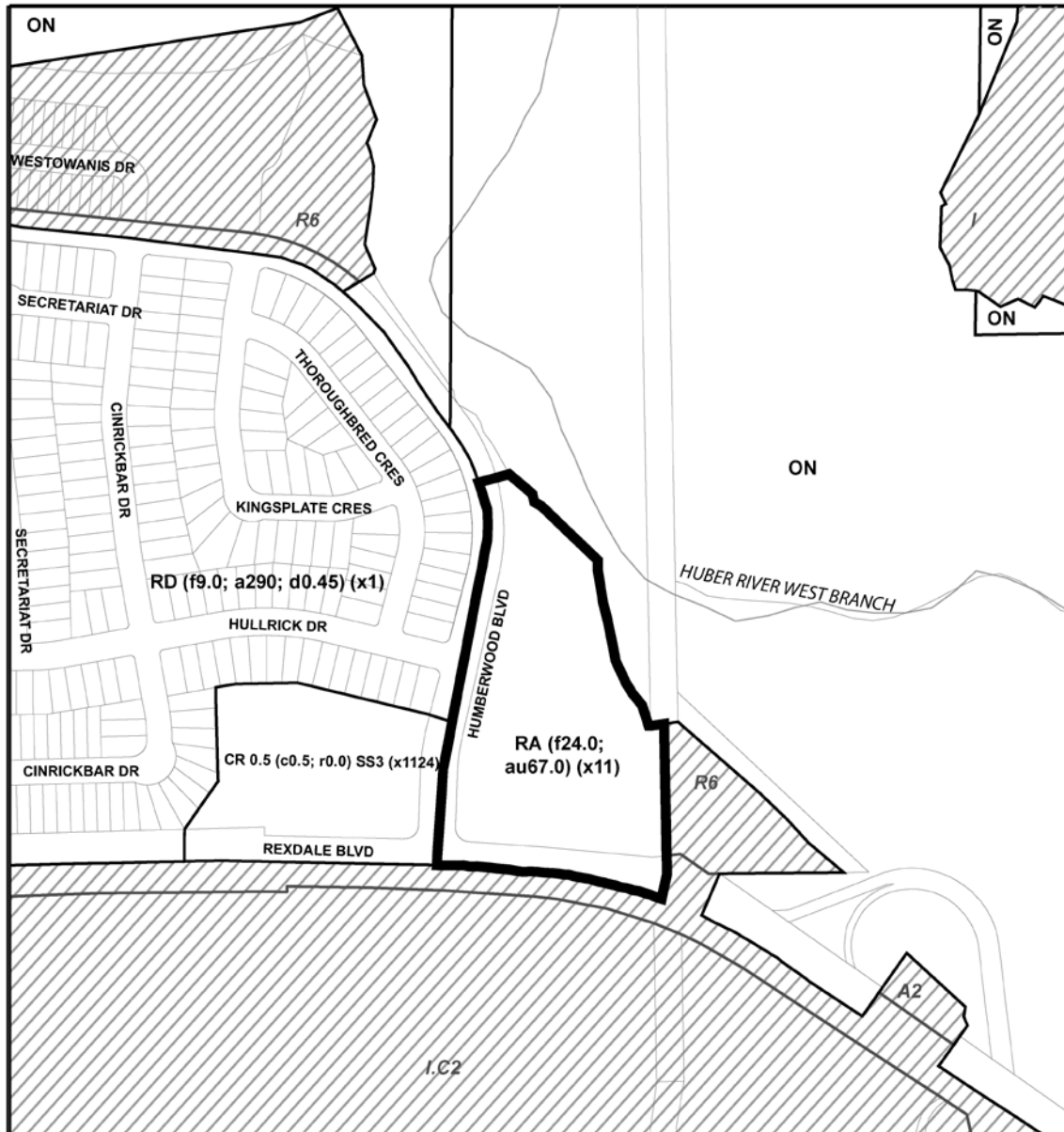
50 Humberwood Boulevard

Elevations  
Applicant's Submitted Drawing  
Not to Scale  
08/26/2015

File # 15 192495 WET 02 02




**Attachment 3a: Zoning (Toronto Zoning By-law 569-2013)**



**TORONTO** City Planning  
**Zoning By-law 569-2013**

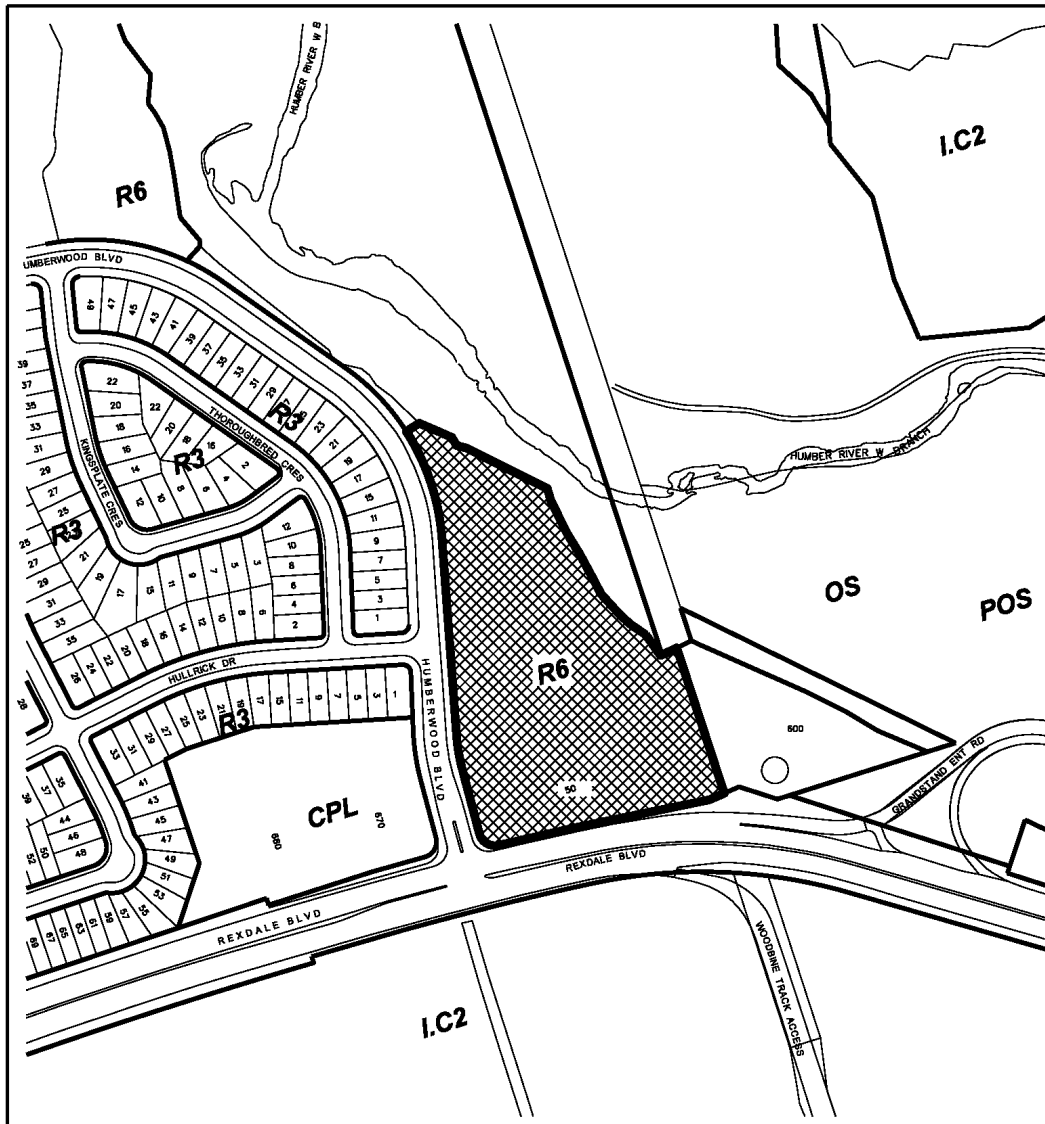
**50 Humberwood Boulevard**  
 File # 15 192495 WET 02 0Z

-  Location of Application
- RD** Residential Detached
- RA** Residential Apartment
- ON** Open Space Natural

-  See Former Zoning Code of the City of Etobicoke V131
- A2** Agricultural Min. 2ha
- R6** Residential Sixth Density
- I** Institutional
- I.C.2** Industrial Class 2

  
 Not to Scale  
 Extracted 08/24/2015

**Attachment 3b: Zoning (Former City of Etobicoke Zoning Code)**



**50 Humberwood Boulevard**  
File # 15 192495 WET 02 02

R3 Residential Third Density  
R6 Residential Sixth Density  
CPL Commercial Planned Local  
I.C2 Industrial Class 2

OS Public Open Space  
POS Private Open Space



Not to Scale  
Former Etobicoke By-law 11.737  
Extracted 08/21/2015

## Attachment 4: Application Data Sheet

Application Type	Rezoning	Application Number:	15 192495 WET 02 OZ
Details	Rezoning, Standard	Application Date:	July 17, 2015

Municipal Address: 50 HUMBERWOOD BOULEVARD  
 Location Description: PLAN 66M2258 BLK 247 & 254 \*\*GRID W0201  
 Project Description: Proposed amendments to the Zoning By-law to permit a fifteen block townhouse development and a new public road (connecting to Humberwood Boulevard and Rexdale Boulevard). The proposed development would contain a total of 148 residential units comprised of 40 freehold street townhouses, 22 multilevel units, and 86 back-to-back units. A total of 259 parking spaces are proposed.

<b>Applicant:</b>	<b>Agent:</b>	<b>Architect:</b>	<b>Owner:</b>
TRIBUTE COMMUNITIES	CHRIS DUNN	ICON ARCHITECTS INC.	HULLMARK DEVELOPMENTS LTD.

### PLANNING CONTROLS

Official Plan Designation:	Apartment Neighbourhoods	Site Specific Provision:	By-law No. 1989-78
Zoning:	RA (f24.0;au67.0)(x11) R6	Historical Status:	N/A
Height Limit (m):	29-storeys	Site Plan Control Area:	Yes

### PROJECT INFORMATION

Site Area (sq. m):	23355	Height:	Storeys:	3 to 4-storeys
Frontage (m):	254		Metres:	10.5 to 13.8
Depth (m):	144			
Total Ground Floor Area (sq. m):	0			Total
Total Residential GFA (sq. m):	23630		Parking Spaces:	259
Total Non-Residential GFA (sq. m):	0		Loading Docks	0
Total GFA (sq. m):	23630			
Lot Coverage Ratio (%):	0			
Floor Space Index:	1.01			

### DWELLING UNITS

### FLOOR AREA BREAKDOWN (upon project completion)

		Above Grade	Below Grade
Tenure Type:			
Rooms:	Residential GFA (sq. m):	23630	0
Bachelor:	0	Retail GFA (sq. m):	0
1 Bedroom:	0	Office GFA (sq. m):	0
2 Bedroom:	11	Industrial GFA (sq. m):	0
3 + Bedroom:	137	Institutional/Other GFA (sq. m):	0
Total Units:	148		

<b>CONTACT:</b>	<b>PLANNER NAME:</b>	<b>Sabrina Salatino, Planner</b>
	<b>TELEPHONE:</b>	<b>(416) 394-8025</b>

