

Authority: Etobicoke York Community Council Item
EY24.1, as adopted by City of Toronto Council on July 23,
24 and 25, 2025

CITY OF TORONTO

Bill 727

BY-LAW -2025

To amend By-law 608-2011, being a by-law to amend Chapters 320 and 324 of the former City of Etobicoke Zoning Code and former City of Etobicoke By-law 1989-78, with respect to the lands municipally known as 720 Humberwood Boulevard.

Whereas Council of the City of Toronto 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

Whereas Council of the City of Toronto has provided adequate information to the public and has held at least one public meeting in accordance with the Planning Act, as amended; and

Whereas the Official Plan for the City of Toronto contains provisions relating to the authorization of increases in height and density of development; and

Whereas pursuant to subsection 37.1(3) of the Planning Act, R.S.O. c. P.13 subsections 37(1) to (4) of the Planning Act, as they read the day before Section 1 of Schedule 17 to the COVID-19 Economic Recovery Act, S.O. 2020, c. 18 came into force continue to apply where a municipality passes a by-law described in the repealed subsection 37(1) prior to the date that a community benefits charge by-law is passed under subsection 37(2) provided the by-law is not amended to remove the requirement to provide any of the facilities, services or matters secured therein or repealed; and

Whereas on August 15, 2022, City Council passed By-law 1139-2022 being the City's Community Benefits Charge By-law pursuant to Subsection 37(2) of the Planning Act; and

Whereas Council at its meeting of May 19, 2011 enacted By-law 608-2011 being a by-law described in the repealed subsection 37(1) of the Planning Act and this By-law does not amend or remove the requirement to provide facilities, services or matters and therefore subsections 37(1) to (4) of the Planning Act, as they read the day before Section 1 of Schedule 17 to the COVID-19 Economic Recovery Act, 2020 came into force continue to apply; and

Whereas subsection 37(3) of the Planning Act, as it read the day before Section 1 of Schedule 17 to the COVID-19 Economic Recovery Act, 2020 came into force, provides that where an owner of land elects to provide facilities, services or matters in return for an increase in the density and/or height of development, the municipality may require the owner to enter into one or more agreements with the municipality dealing with the facilities, services or matters; and

Whereas the Owner has elected to provide certain facilities, services or matters in return for certain increases in density and height as set out in the Zoning by-law Amendment herein in addition to those secured through By-law 608-2011; and

Whereas the increase in height and density permitted beyond that otherwise permitted on the aforesaid lands by Chapters 320 and 324 of the former City of Etobicoke Zoning Code and former City of Etobicoke By-law 1989-78, is permitted in return for the provision of the facilities, services or matters set out in this By-law; and

Whereas this By-law can set out additional eligible facilities, services or matters for which the previous increases in height and density as set out in the Zoning By-law 226-2007 were secured to fund;

The Council of the City of Toronto enacts:

1. Provision 4 of By-law 608-2011 is amended so it reads:

"4. Pursuant to Section 37 of the Planning Act, the density of residential development as identified as "Part E" and "Part F" on Schedule 'A' of former City of Etobicoke By-law 1989-78 attached hereto is contingent upon the owner of the land, providing a cash contribution of \$750 per unit (\$53,250) for the purpose of constructing playground equipment and related components in Indian Line Park."

Enacted and passed on July , 2025.

Frances Nunziata,
Speaker

John D. Elvidge,
City Clerk

(Seal of the City)