

City Council**Motion Without Notice**

MM44.59	ACTION			Ward:2
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Authorization for Submission of Minor Variance Application for 50 Humberwood Boulevard - by Councillor Michael Ford, seconded by Councillor Vincent Crisanti

- * Notice of this Motion has not been given. A two-thirds vote is required to waive notice.*
- * This Motion is subject to referral to the Etobicoke York Community Council. A two-thirds vote is required to waive referral.*
- * This Motion has been deemed urgent by the Chair.*

Recommendations

Councillor Michael Ford, seconded by Councillor Vincent Crisanti, recommends that:

1. City Council, pursuant to subsection 45(1.4) of the Planning Act, permit applications for minor variances with respect to the property municipally known as 50 Humberwood Boulevard for relief from Chapters 320 and 324 of the Etobicoke Zoning Code and former City of Etobicoke By-law 1989-78, as amended by By-law 1343-2017 and from Zoning By-law 569-2013, as amended by By-law 1344-2017 to permit the reduction in the number of units and to amend the associated site statistics.

Summary

Among changes under the Smart Growth for our Communities Act, 2015 (Bill 73) that came into final effect on July 1, 2016, subsections 45 (1.3) and 45 (1.4) of the Planning Act, as now amended prevent submission of minor variance applications on properties subject to a privately initiated Zoning By-law Amendment within two years of the By-law enactment, unless the municipal council has otherwise "declared by resolution that such an application is permitted".

In the case of 50 Humberwood Boulevard, the Ontario Municipal Board, on November 10, 2017 issued an order approving By-laws 1343-2017 and 1344-2017 with the consent of the City. The By-laws provide for the redevelopment of the site with 36 street-related freehold townhouses and 102 condominium townhomes. The development also includes a new public road, a substantial ravine land dedication to the Toronto and Region Conservation Authority, and a total of 391 square metres of privately owned publicly accessible space fronting the new public road.

In order to allow the purchase price of the units to be more accessible to families, modifications are proposed to the site plan to eliminate the underground parking level and instead provide integral garages at the rear of the units reducing the construction cost while maintaining the

intent of the plan. Under the Planning Act as now amended, this land owner will not be able to file for a minor variance application to the Committee of Adjustment, Etobicoke York District, for zoning relief in this regard until November 9, 2019, thus delaying site redevelopment and further restricting the availability for family housing and causing the owner undue financial hardship.

The revised proposal would not result in an increased development density or otherwise modify the approved plan of subdivision. However, the revised proposal would include an increase in size of the privately owned publicly accessible space by 39.9 percent (for a total of 548 square metres) and would include a new open space (a total of 803 square metres) at the southwest corner of the subject site.

In addition, the revised proposal would not impact the size of the ravine land dedication. As a result, City Council's authorization for submission of a minor variance application at this time is warranted. While the minor variance process may be the appropriate process, this resolution is not intended to and does not relay Council's endorsement of the merits of the application.

This Motion is urgent as there are timelines scheduled from the Committee of Adjustment and it is the last Council meeting before the election.

Background Information (City Council)

Member Motion MM44.59