

720 Humberwood Boulevard - City-Initiated Zoning By-law Amendment to Re-allocate Section 37 Funds – Decision Report – Approval

Date: June 16, 2025

To: Etobicoke York Community Council

From: Director, Community Planning, Etobicoke York District

Ward: 1 - Etobicoke North

Planning Application Number: 25 157393 WET 01 OZ

SUMMARY

This report recommends allocating unspent Section 37 funds secured in Site Specific Zoning By-law 608-2011 at 720 Humberwood Boulevard towards the construction of a playground.

RECOMMENDATIONS

The Director, Community Planning, Etobicoke York District, recommends that:

1. City Council amend site specific Zoning By-law 608-2011, for the lands at 720 Humberwood Boulevard, substantially in accordance with the draft Zoning By-law Amendment included as Attachment 2 to this report.
2. City Council authorize the City Solicitor to make such stylistic and technical changes to the draft Zoning By-law Amendment as may be required.

FINANCIAL IMPACT

The Development Review Division confirms that there are no financial implications resulting from the recommendations included in this report in the current budget year or in future years.

Through [2025.EY22.30](#), City Council approved a re-allocation of unspent Section 37 funds, and a subsequent \$60,687.00 increase to the 2025-2034 Parks and Recreation Capital Budget to construct a playground at Indian Line Park following the adoption of the draft amendment to Zoning By-law 608-2011 contained in this report.

The Chief Financial Officer and Treasurer has reviewed this report and agrees with the information as presented in the Financial Impact Section.

DECISION HISTORY

At its meeting on May 21 and 22, 2025 ([Item 2025.EY22.30](#)), Council directed the Executive Director, Development Review, in consultation with the General Manager, Parks and Recreation, to bring forward a City-initiated amendment to By-law 608-2011 to re-allocate the Section 37 contribution of \$53,250.00 for the construction of a surface parking lot to construct a playground at Indian Line Park. City Council, at this meeting, also directed that the 2025-2034 Capital Budget be increased by \$60,687.00 gross and \$0.00 debt, to construct the playground at Indian Line Park following the adoption of the amendment to By-law 608-2011.

On January 26 and 27, 2010 ([Item 2010.EY33.3](#)), Council approved an application to amend the Zoning By-law at 720 Humberwood Boulevard to permit nine single-detached dwellings and 62 semi-detached dwellings. The owner was required to enter into a legal agreement under Section 37 of the Planning Act to secure funds in the amount of \$53,250.00 toward the construction of a surface parking lot at Indian Line Park. Council enacted site-specific Zoning By-law 477-2010 on May 12, 2010. Zoning By-law 477-2010 was amended by Zoning By-law 608-2011 for technical amendments.

THE SITE AND SURROUNDING LANDS

Description

The site is occupied by nine detached dwellings and 62 semi-detached dwellings and is triangular in shape. Both the subject site and Indian Line Park front on Humberwood Boulevard. See Attachment 1 for the Location Map.

Surrounding Uses

The surrounding land uses include:

North: Lands designated *Neighbourhoods* with two-storey single-detached dwellings, and *Natural Areas* and *Parks* featuring the Humber River and Humberwood Park.

West: Lands designated *Neighbourhoods* with two-storey townhouses, semi-detached dwellings, and single-detached dwellings.

East: Lands designated *Natural Areas* and *Parks* featuring the Humber River and the Humber Arboretum.

South: Lands designated *Neighbourhoods* consisting of detached dwellings, and *Mixed Use* at the corner of Humberwood Boulevard and Rexdale Boulevard with a low-rise plaza.

THE APPLICATION

The Parks and Recreation Division has determined that the cash contribution, collected under Section 37 of the Planning Act, would provide greater benefits to the surrounding community in the form of a new playground at Indian Line Park.

A City-initiated amendment to Zoning By-law 608-2011 is being proposed to re-allocate the Section 37 funds for the construction of a surface parking lot to a new playground at Indian Line Park.

POLICY & REGULATION CONSIDERATIONS

Provincial Land-Use Policies

All decisions of Council in respect of the exercise of any authority that affects a planning matter shall be consistent with the Provincial Planning Statement (2024).

Official Plan

The Official Plan Land Use Plan Map 13 designates the subject site as *Apartment Neighbourhoods* and Indian Line Park as *Parks*. The Official Plan should be read as a whole to understand its comprehensive and integrative intent as a policy framework for priority setting and decision making.

Apartment Neighbourhoods are distinguished from low-rise *Neighbourhoods* because a greater scale of buildings is permitted, and different scale-related criteria are needed to guide development. They are made up 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.

Parks contain many of the City's natural habitat areas, recreation trails, stormwater management facilities and include some privately owned lands which adjoin a ravine or the waterfront. Development is generally prohibited within *Parks* except for recreational

and cultural facilities, conservation projects, cemetery facilities, public transit and essential public works and utilities supported by appropriate assessment.

Zoning

The site is zoned Residential Sixth Density (R6) under the former City of Etobicoke Zoning By-law 1989-78 and Indian Line Park is zoned Open Space - Recreation Zone (OR) under city-wide Zoning By-law 569-2013.

PUBLIC ENGAGEMENT

Community Consultation

A virtual Community Consultation Meeting (CCM) was held for the City-initiated Zoning By-law Amendment on June 4, 2025. City staff, the Ward Councillor's staff, and one member of the public were in attendance. No concerns were raised.

Statutory Public Meeting Comments

In making their decision with regard to this application, Council members have an opportunity to hear the oral submissions made at the statutory public meeting held by the Etobicoke York Community Council for this application, as these submissions are broadcast live over the internet and recorded for review.

COMMENTS

Provincial Planning Statement and Provincial Plans

Staff's review of this proposal has had regard for the relevant matters of provincial interest set out in the Planning Act. Staff has reviewed the draft Zoning By-law Amendment for consistency with the Provincial Planning Statement, 2024 (PPS). The proposal is consistent with the PPS.

Community Benefits

The Section 37 funds secured in Zoning By-law 608-2011 were intended to be used for the construction of a surface parking lot at Indian Line Park. Since the enactment of By-law 608-2011, the Section 37 funds have not been used as intended. For this reason, the City is proposing to use the unspent funds to improve the public realm by constructing a playground and using other available space for tree planting and greening of the park.

Unlike newer Section 37 Agreements and By-laws which include a reallocation provision that allows the City to use a cash contribution for a new benefit when the originally identified benefit is no longer needed, the 720 Humberwood Boulevard's approval did not contain a reallocation provision. As a result, a City-initiated Zoning By-law Amendment is necessary to reallocate the funds.

The proposed amendment also includes a reallocation provision so any unspent funds could be reallocated at the discretion of the Executive Director, Development Review, in consultation with the General Manager, Parks and Recreation, and Ward Councillor, provided that the purpose will benefit the community.

CONTACT

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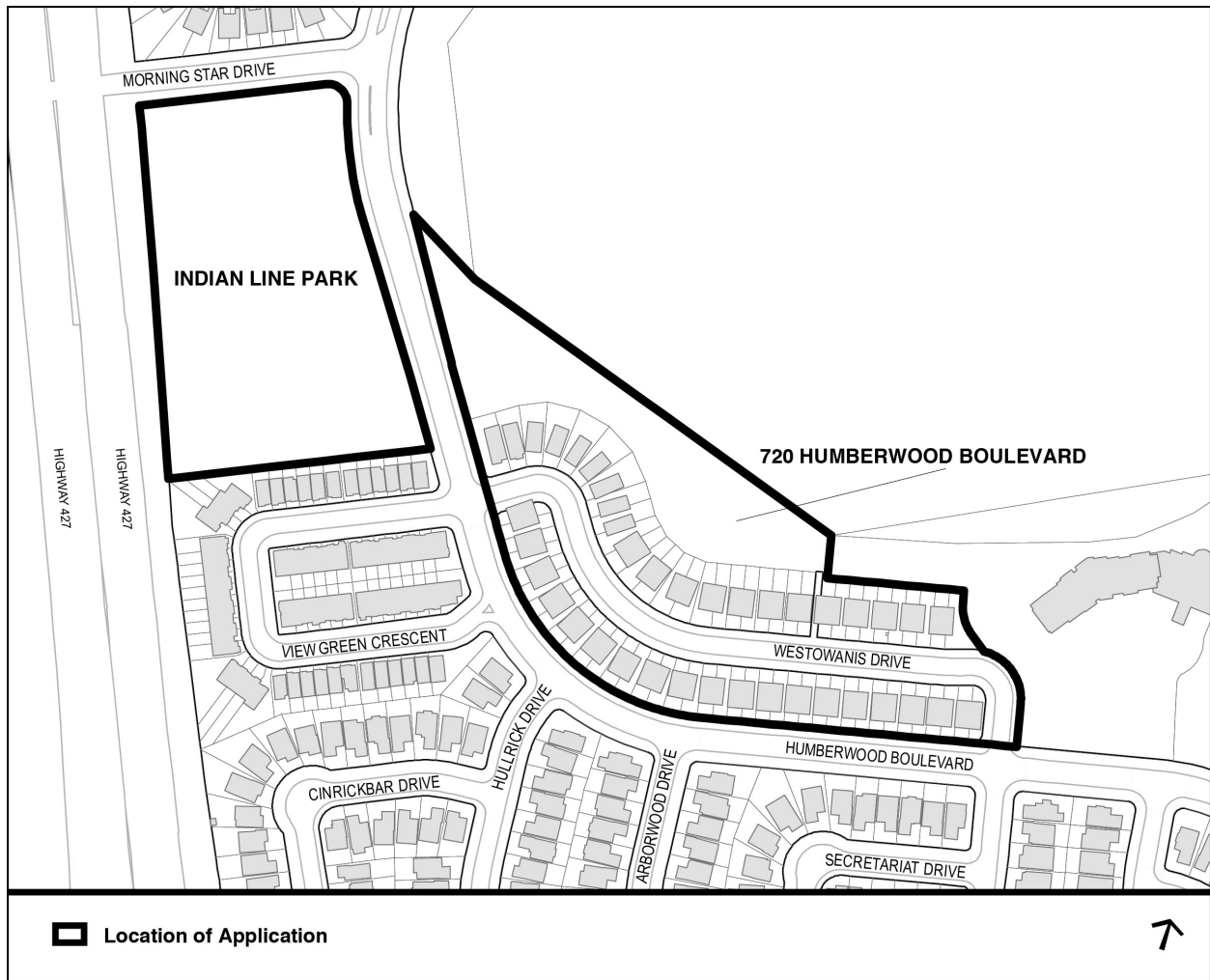
SIGNATURE

Oren Tamir
Director, Community Planning
Etobicoke York District

ATTACHMENTS

Attachment 1: Location Map
Attachment 2: Draft Zoning By-law Amendment

Attachment 1: Location Map



Attachment 2: Draft Zoning By-law Amendment

** Provided under separate cover. **