



STAFF REPORT INFORMATION ONLY

Humber Bay Shores Urban Design Guidelines Update and Public Realm Plan - Consultant's Report

Date:	January 24, 2008
To:	Etobicoke York Community Council
From:	Director, Community Planning, Etobicoke York District
Wards:	Ward 6 – Etobicoke-Lakeshore
Reference Number:	File No.: 08 102146 WPS 00 TM

SUMMARY

As part of the 2007 Work Program, City Planning staff commissioned a review of the Humber Bay Shores Urban Design Guidelines. The review was undertaken by Brook McIlroy Planning and Urban Design and Poulos and Chung Limited. The consultant's review included a day-long workshop with affected property owners and interested parties. Their recommendations are appended as Attachment 1 to this report. Staff will undertake further consultation and will report to Community Council on amendments to the Secondary Plan and/or zoning by-law which may be necessary to implement the consultant's recommendations.

Financial Impact

There are no financial implications.

ISSUE BACKGROUND

The Humber Bay Shores (Motel Strip) Secondary Plan was approved more than a decade ago. The Plan provides comprehensive development policies for the area east of Park Lawn Road, south of Lake Shore Boulevard West, and west of Palace Pier Court. Implementation of the Plan is premised on conformity with urban design guidelines that were developed at the time the Plan was approved.

In the interim, a number of developments have taken place. Although those developments meet the design guidelines, concerns have been expressed about some aspects of the overall development. In particular, concerns have been expressed about the relationships between some of the taller buildings, and the relationship of some buildings to the public realm including the local park and streets or rights-of-way.

Some recent applications for additional height suggest that the existing Guidelines are not in keeping with the recently adopted Design Criteria for Review of Tall Building Proposals. Those applications also highlight the need to consider how the present unconsolidated property ownership patterns will affect future buildings.

More than 1,300 units have been constructed in 12 buildings to date. Further projects are expected. The Humber Bay Shores area is an area that is being considered through the Design Review Panel pilot project. Given the above, staff believed that it was appropriate to review the existing Guidelines, in order to set the stage for the next phase of development activity.

COMMENTS

The Design Guideline Review was part of the Division's 2007 work program. Staff prepared a Request for Proposals and selected Brook McIlroy Planning and Urban Design and Poulos and Chung Limited to undertake the work. In addition to the analytical work required by the Terms of Reference, the consultants undertook a day-long working session with affected property owners and interested parties on November 8, 2007. The proposed Guidelines have also been considered by the City's Design Review Panel and their recommendations incorporated into the report.

The consultant's report is appended as Attachment 1. In general terms, the consultants recommend a revised height pattern and building location, based on the existing lot pattern and the density permitted by the Plan. It is possible that the height proposed in future applications will be in excess of those shown. In that case, the potential for additional height will be evaluated in the context of criteria such as lot size, the position of taller elements in relation to nearby buildings, the ability to provide adequate setback and building separation among other planning considerations.

Staff intend to meet with the affected property owners to discuss the recommendations in detail. Staff also propose to convene a public meeting in consultation with the local Councillor to present the guidelines to the larger community. At that point, staff will evaluate the need for amendments to the Secondary Plan and the zoning by-laws that apply to the area, and will report back to Community Council.

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SIGNATURE

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ATTACHMENTS

Attachment 1: Consultant's Report: The Humber Bay Shores Review and Updating of the
City of Toronto's Urban Design Guidelines, January 15, 2008