



STAFF REPORT ACTION REQUIRED

Humber Bay Shores Urban Design Guidelines Update and Public Realm Plan – Revised Consultant’s Report

Date:	July 4, 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

This report recommends the adoption of a revised version of the Humber Bay Shores Urban Design Guidelines appended to the staff report dated June 18, 2008 before Community Council on July 7, 2008. The revised Guidelines incorporate a number of minor, technical amendments that have been identified through further review and consultation with the consultants, landowners, and City staff.

RECOMMENDATIONS

The City Planning Division recommends that:

1. City Council adopt this report, and amend the staff report titled Humber Bay Shores Urban Design Guidelines Update and Public Realm Plan - Consultant’s Report, dated June 18, 2008, to replace Attachment No. 1 to that report with Attachment No. 1 of this report (The Humber Bay Shores Urban Design Guidelines Update and Public Realm Plan, July 2008).

Financial Impact

There are no financial implications resulting from the adoption of this report.

COMMENTS

As of the date of the submission of the June 18th report, staff were continuing to consider minor refinements to the Humber Bay Shore Guidelines, in consultation with the consultants and landowners. The staff report noted that if changes were necessary, they would be made available directly to Community Council.

In this regard, a summary of the changes to the Humber Bay Shores Urban Design Guidelines are as follows:

1. Minor amendments to the proposed street sections (pages 18-21);
2. Clarification of Laneway 'E' as a privately owned lane built to public lane standards (page 22, Section 4.3.1.6);
3. Introduction of slab buildings as a tall building typology and a clarification of when they are considered appropriate. (page 33, Section 4.4.3 and throughout the document);
4. Clarification of the design of a Private Open Space Plaza (page 26); and
5. Correction of typographic errors (throughout).

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SIGNATURE

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ATTACHMENTS

Attachment 1: Consultant's Report: The Humber Bay Shores Urban Design Guidelines Update and Public Realm Plan, July, 2008