

Humber Bay Shores Precinct Plan – Final Report

Date:	May 21, 2010
To:	Etobicoke York Community Council
From:	Director, Community Planning, Etobicoke York District
Wards:	Ward No. 6 – Etobicoke-Lakeshore
Reference Number:	09 182227 WET 06 TM

SUMMARY

At its meeting of July 15, 16, 17th 2008, City Council required the completion of a Landowners Precinct Plan to ensure co-ordinated road networks, streets and blocks, servicing and grading for the ‘project study area’ identified within The Humber Bay Shores: Urban Design Guidelines Update and Public Realm Plan. Completion of the Precinct Plan was one of the requirements prior to the lifting of the Holding Provisions By-law currently in place for Humber Bay Shores.

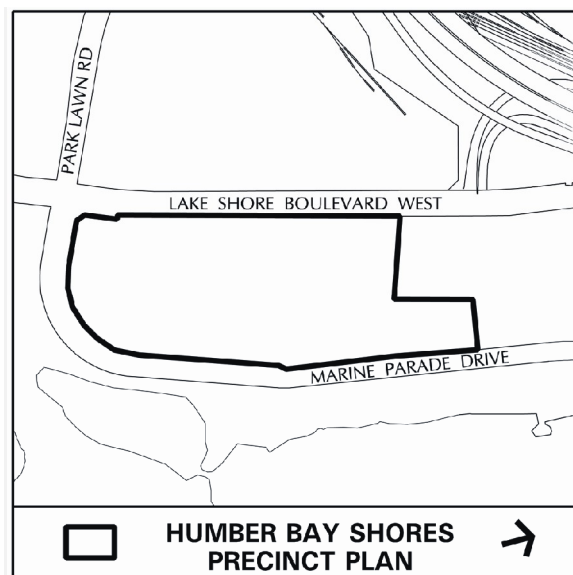
On October 15, 2009, the proposed Humber Bay Shores Precinct Plan was submitted to the City by the Humber Bay Shores Landowners Group.

This report provides information as to the status of the Precinct Plan submission, seeks City Council’s approval of the Precinct Plan and seeks Council’s authorization for Staff to address further matters relating to technical issues and implementation measures of the Precinct Plan.

RECOMMENDATIONS

The City Planning Division recommends that:

1. City Council approve the Humber Bay Shores Landowners Precinct Plan as generally illustrated in Attachment 1, subject to such minor



- modifications to servicing, grading and implementation matters as may arise in the course of preparing the agreement referred to in Recommendation 2;
2. City Council authorize the entering into of a financially secured agreement between the City and the property owners making up the Humber Bay Shores Landowners Group to implement the Humber Bay Shores Landowners Precinct Plan, such agreement to be to the satisfaction of the City Solicitor in consultation with the Director of Community Planning, Etobicoke York District, and the Executive Director of Technical Services; and
 3. The appropriate City officials be authorized and directed to take the necessary action to give effect thereto.

Financial Impact

The recommendations in this report have no financial impact.

DECISION HISTORY

The Humber Bay Shores Design Guideline Review was initiated by the City Planning Division in 2007. The Humber Bay Shores Urban Design Guidelines Update and Public Realm Plan Report was received for information by Etobicoke York Community Council on February 12, 2008 and a public meeting was held with the Humber Bay Shores Community on April 28, 2008.

At its meeting of July 15, 16, 17th 2008, City Council (Item EY18.7) <http://www.toronto.ca/legdocs/mmis/2008/ey/reports/2008-07-07-ey18-cr.pdf> adopted the Humber Bay Shores Urban Design Guidelines Update and Public Realm Plan Report. Council also required the completion of a Landowners Precinct Plan to be developed in consultation with the City to ensure co-ordinated road networks, streets and blocks, servicing and grading for the study area, as one of the conditions to the lifting of the Holding Provisions By-law 194-197 currently in place for Humber Bay Shores.

BACKGROUND

Pursuant to the City Council decision of July 15, 16, 17th 2008, City Planning in consultation with Graywood Developments Ltd. (the owners of 2157 Lake Shore Boulevard West) initiated work on a Precinct Plan. This work was initiated simultaneously with site specific development applications advanced in 2008 for 2131-2139 Lake Shore Boulevard West, 2143-2147 Lake Shore Boulevard West, 2157 Lake Shore Boulevard West, and 2175 Lake Shore Boulevard West.

In the spring of 2009, the Humber Bay Shores Landowners Group was formed. The Precinct Plan area consists of eight (8) properties that are owned or controlled by the following parties:

1. Monarch Waterview Development Corporation
2. Graywood Developments Ltd.
3. The Conservatory Group

4. South Beach (Lakeshore Developments) Limited
5. Proudfoot Motels

Upon formation of the group, arrangements were made amongst the participating owners to co-ordinate the required supporting documentation and establish a team of private sector consulting professionals representing the following disciplines: planning; surveying; engineering; landscape architecture/urban design; transportation; utilities; and legal.

Subsequently, several meetings have been held amongst participating owners, City Staff, and the consulting team to develop the Precinct Plan and supporting documentation. The work undertaken by the group and the consultant team in the spring and summer of 2009 was based on discussions with City Staff and scoped to specific technical requirements. The work completed included the following;

- Streetscape Master Plan;
- Functional Servicing Report;
- Preliminary Grading Plan;
- Site Grading Plan;
- Ownership Plan;
- Site Servicing Plan;
- Traffic Impact Study;
- Utility Co-ordination Plan;
- Application Status Summary;
- Draft Implementation Framework;
- Interim Precinct Plan; and,
- Final Precinct Plan.

The above information was formally submitted to the City by the Humber Bay Shores Landowners Group in the fall of 2009.

The Precinct Plan refines the already approved road network within the Motel Strip Secondary Plan and the Preferred Precinct Master Plan (Attachment 2) contained within the Humber Bay Shores Urban Design Guidelines Update and provides for a coordinated strategy for implementation.

Although individual applications for Official Plan amendments and rezonings have been permitted to proceed, final approval is contingent upon all of the owners entering into an agreement to implement the Humber Bay Shores Precinct Plan.

COMMENTS

City Staff have had several meetings and discussions with the Landowners Group and consulting team since the formal submission of the Precinct Plan resulting in substantial progress towards the resolution of both technical and implementation issues. To date, the overall framework of the Precinct Plan, including the Streetscape Master Plan, is

satisfactory to City Planning. Matters related to servicing/grading and traffic/transportation outlined below require minor refinements and final concurrence from Technical Services. As well, final implementation related issues will require input from the City Solicitor. With the high degree of project momentum and levels of cooperation from all parties involved, staff anticipate the outstanding issues to be resolved in relatively short order.

Streets and Blocks

The streets and blocks on the Landowners Precinct Plan implement the Humber Bay Shores Urban Design Guidelines and are as generally supported by the in-force Motel Strip Secondary Plan. The main exception is a refined alignment and westerly extension of Street C to a new westerly roadway (Street D) spanning from Lake Shore Boulevard to Marine Parade Drive. There is also a change in the width of Street C from 23m to 18.5m. Any necessary amendments to the Secondary Plan are being made as individual development applications arise.

The streets as proposed in the Precinct Plan are generally achievable and can be coordinated through the approval of individual development applications where entire road segments are contained wholly on an individual site. Provisions will be contained within the Precinct Plan agreement to ensure the orderly construction of roads where roadway widths straddle property boundaries. The agreement will also contain appropriate provisions to deal with interim measures for some segments of roadway where differing construction schedules exist between individual property owners. It is also noted that the Motel Strip Secondary Plan already permits the proposed underground parking below all the proposed Precinct Plan roadways.

Streetscape Master Plan

A Streetscape Master Plan was submitted as part of the Precinct Plan submission and is included as Attachment 3 to this report. The Streetscape Master Plan provides general guidance for the development of municipal road allowances within the study area. The Plan also seeks to ensure consistency with the public realm aspects of the Humber Bay Shores Urban Design Guidelines and provides guidance with respect to typical paving treatments, on-street parking, and landscaping. A typical streetscape section illustrating some of these key features is included as Attachment 3b to this report.

City Planning is satisfied with the proposed Streetscape Master Plan and will continue to work with other Divisions to include appropriate conditions of approval to implement the Plan as individual applications proceed.

Servicing/Grading

A functional servicing report was submitted as part of the Precinct Plan submission. The report examined engineering of the Precinct Plan area insofar as water service, sanitary sewer service, grading and stormwater management.

Technical Services Staff are currently reviewing the report and communicating with the consulting team to ensure that all matters pertaining to the provision of adequate

infrastructure to support full build-out has been addressed. These issues will ultimately be addressed to the satisfaction of Technical Services.

Transportation/Traffic

A comprehensive traffic impact study was submitted as part of the Precinct Plan submission. The traffic impact study concludes that that, provided improvements are made to Park Lawn Road and Lake Shore Boulevard West, particularly the construction of auxiliary turning lanes and related changes to intersection geometry and traffic control signalisation, there will be adequate capacity on the surrounding road network to accommodate the proposed Precinct Plan in both the interim and ultimate development scenarios. These improvements must be made at no cost to the municipality and to the satisfaction of Transportation and Technical Services.

Transportation Services Staff are currently reviewing outstanding technical matters with the consulting team. These matters will be addressed to the satisfaction of Transportation Services Staff.

Implementation

The matter of implementation is subject to further discussions with City Planning and Technical Services Staff and the City Solicitor. Implementation includes the entering into of the necessary Precinct Plan agreement between all of the property owners and the City for the purpose of securing such matters as the construction of roads and infrastructure (both on- and off-site), the timing of construction, the conveyance of the roads and infrastructure to the City, and the posting of associated financial securities. City staff intends to use precedents used elsewhere in the City to address these precinct plan matters. It is also recognized that other matters beyond the scope of the Precinct Plan will be secured on a site specific basis as development applications (namely Site Plan Control) are reviewed and considered for approval.

It is the general intent that the lifting of the Holding By-law for individual applications will be carried out when the Precinct Plan agreement is prepared and executed and any other Hold conditions are satisfied. Staff will facilitate preparation of the agreement in an expeditious manner with the understanding that the landowners continue to co-operatively resolve outstanding issues outlined in this report.

Key Agreement Components

To ensure the orderly implementation and final build out of the Precinct Plan, and in consideration of the potential challenges posed by multiple parcel ownership, differing/uncertain construction schedules and commencements, overlapping/straddling road segments, and varying topographical conditions, the agreement will seek to:

- 1) legally secure the timing and phasing of the road dedication, environmental review, construction of on- and off-site road improvements at the applicant's expense, as per the ultimate road network structured in the guidelines;

- 2) ensure consistent grading and servicing, as per the drawings and materials submitted for City approval;
- 3) outline and secure appropriate interim conditions to allow for incremental development of the overall road network servicing grading etc. due to differing construction schedules of abutting parcels and uncertainty of individual owners proceeding; and
- 4) identify the appropriate financial securities and guarantees to be placed with City to ensure the timely completion of the necessary works and to protect the City from any financial liabilities.

CONCLUSION

Staff have reviewed the Humber Bay Shores Landowners Precinct Plan and supporting submissions. There is agreement in principle that the Plan represents an appropriate framework to secure co-ordination of interim development and long term build out. Some technical issues have been identified, which will require further review on a site-specific basis through the development application process.

Staff recommend approval in principle of the Humber Bay Shores Landowners Precinct Plan subject to the further work identified in Recommendation 2 of this report which is essentially the preparation of the agreement that will detail implementation and appropriate conditions.

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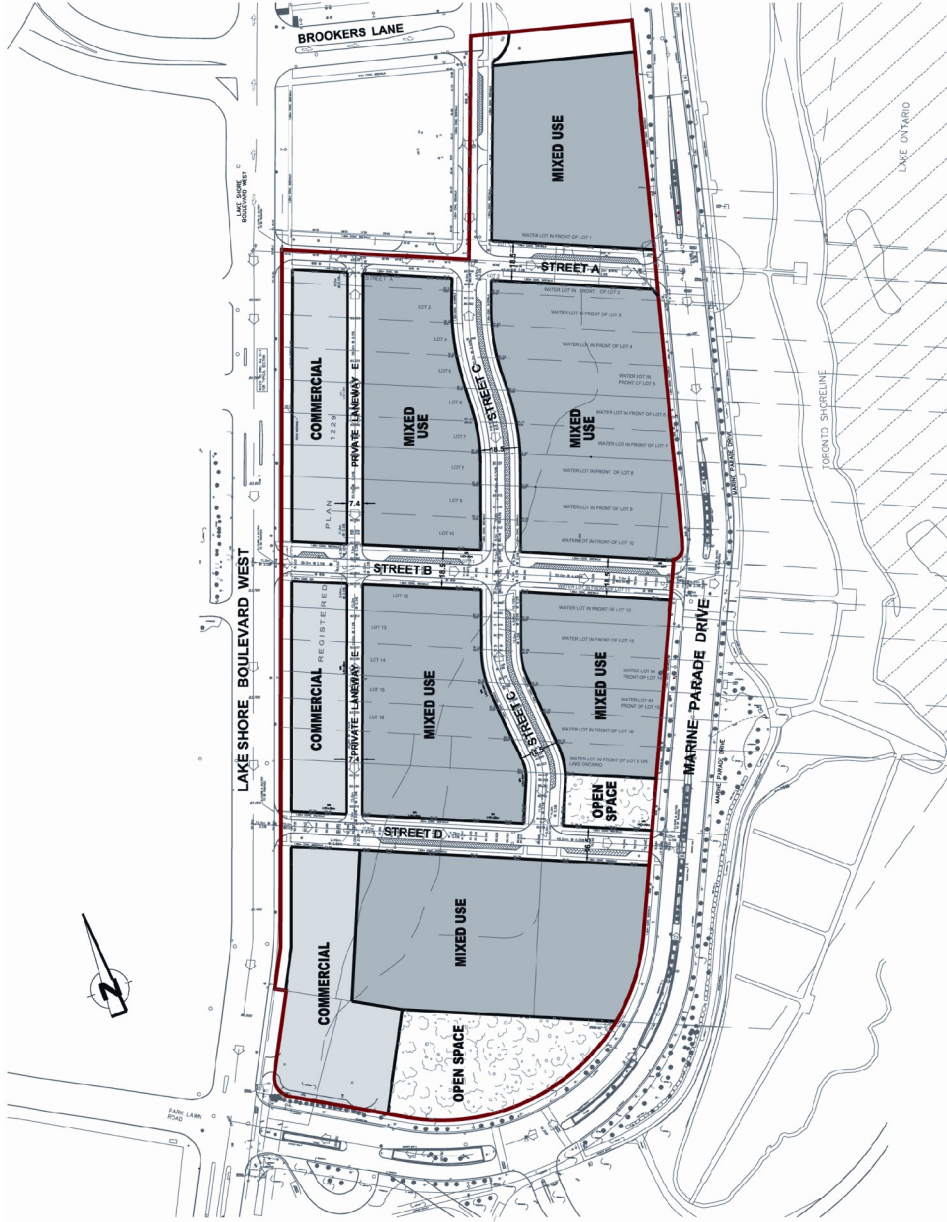
SIGNATURE

Gregg Lintern, MCIP, RPP
Director, Community Planning
Etobicoke York District

ATTACHMENTS

- Attachment 1: Humber Bay Shores Landowners Precinct Plan
- Attachment 2: Preferred Master Precinct Plan (Brook McIlroy)
- Attachment 3a: Streetscape Master Plan
- Attachment 3b: Typical Streetscape Section

Attachment 1: Humber Bay Shores Landowners Precinct Plan



Humber Bay Shores Precinct Plan

Precinct Plan

File # 09_182227

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Attachment 2: Preferred Master Precinct Plan (Brook McIlroy)



Humber Bay Shores Precinct Plan

Preferred Master Precinct Plan

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Attachment 3a: Streetscape Master Plan



NOTE: THIS PLAN IS INTENDED TO PROVIDE GENERAL GUIDANCE ON THE TREATMENT OF MUNICIPAL ROAD ALLOWANCES WITHIN THE HUMBER BAY SHORES PRECINCT AND TO IDENTIFY THE LOCATION OF PROPOSED TREES AND TREES ON PRIVATE PROPERTY IS CONCEPTUAL AND SHALL BE GOVERNED BY INDIVIDUAL SITE PLAN APPLICATIONS.

LEGEND

- INTERNAL COURT YARDS
- PRIVATE OPEN SPACE PLAZA
- PRIVATE OPEN SPACE
- MI-D-FLOOR PEDESTRIAN CONNECTION
- PEDESTRIAN CONNECTION
- EXISTING BOULEVARD TREES
- PROPOSED BOULEVARD TREES (ON DRIVEWAY & VILLES)
- PRIVATE TREES WHERE SPACE PERMITS
- PROPOSED TREES IN CONTINUOUS TROUGH
- DEGRADING PAVING
- EXISTING STREET LIGHT

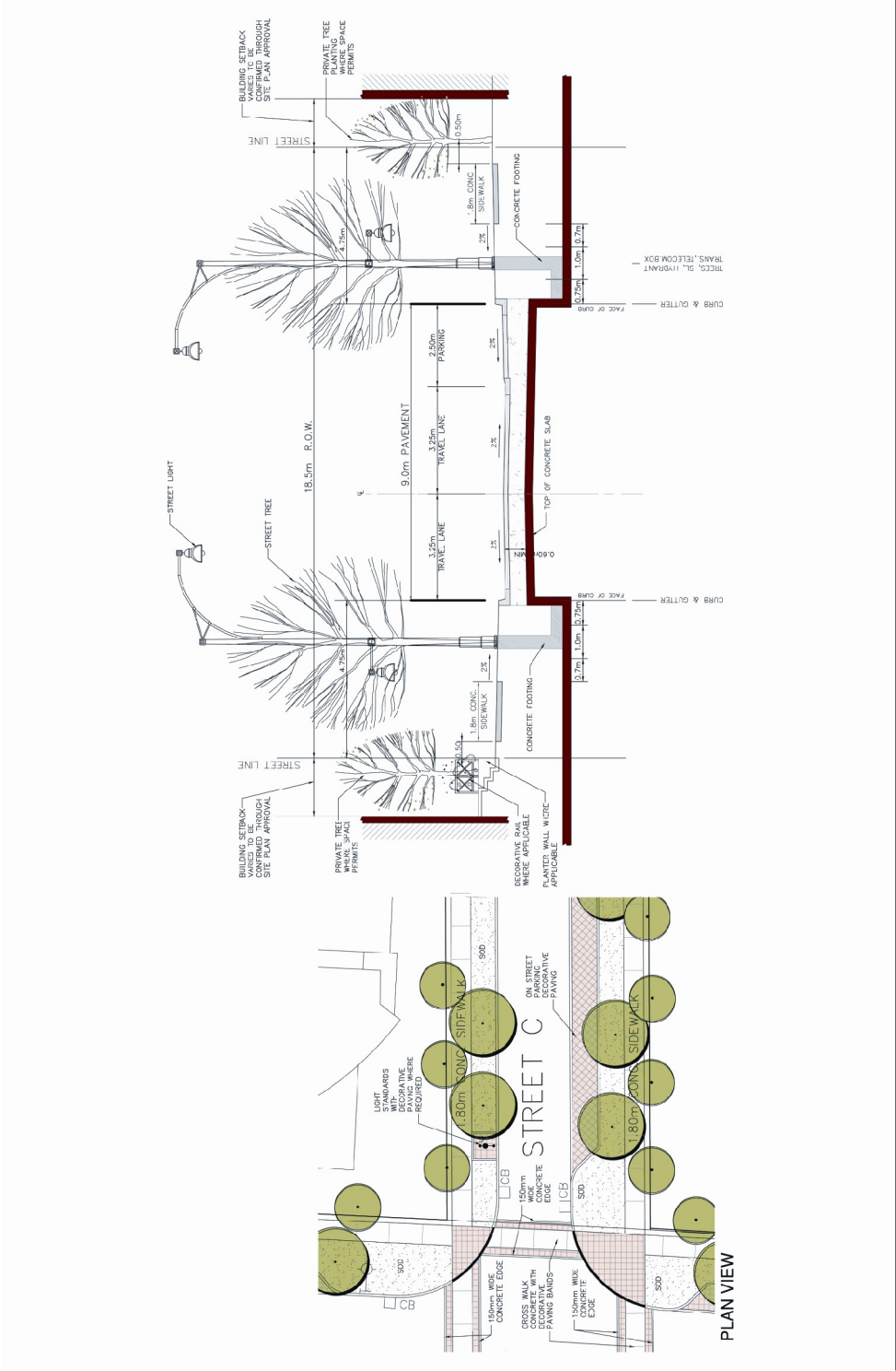
Streetscape Master Plan

Humber Bay Shores Precinct Plan

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Attachment 3b: Typical Streetscape Section



Humber Bay Shores Precinct Plan

Streetscape Master Plan
Typical Section Through Street C

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