

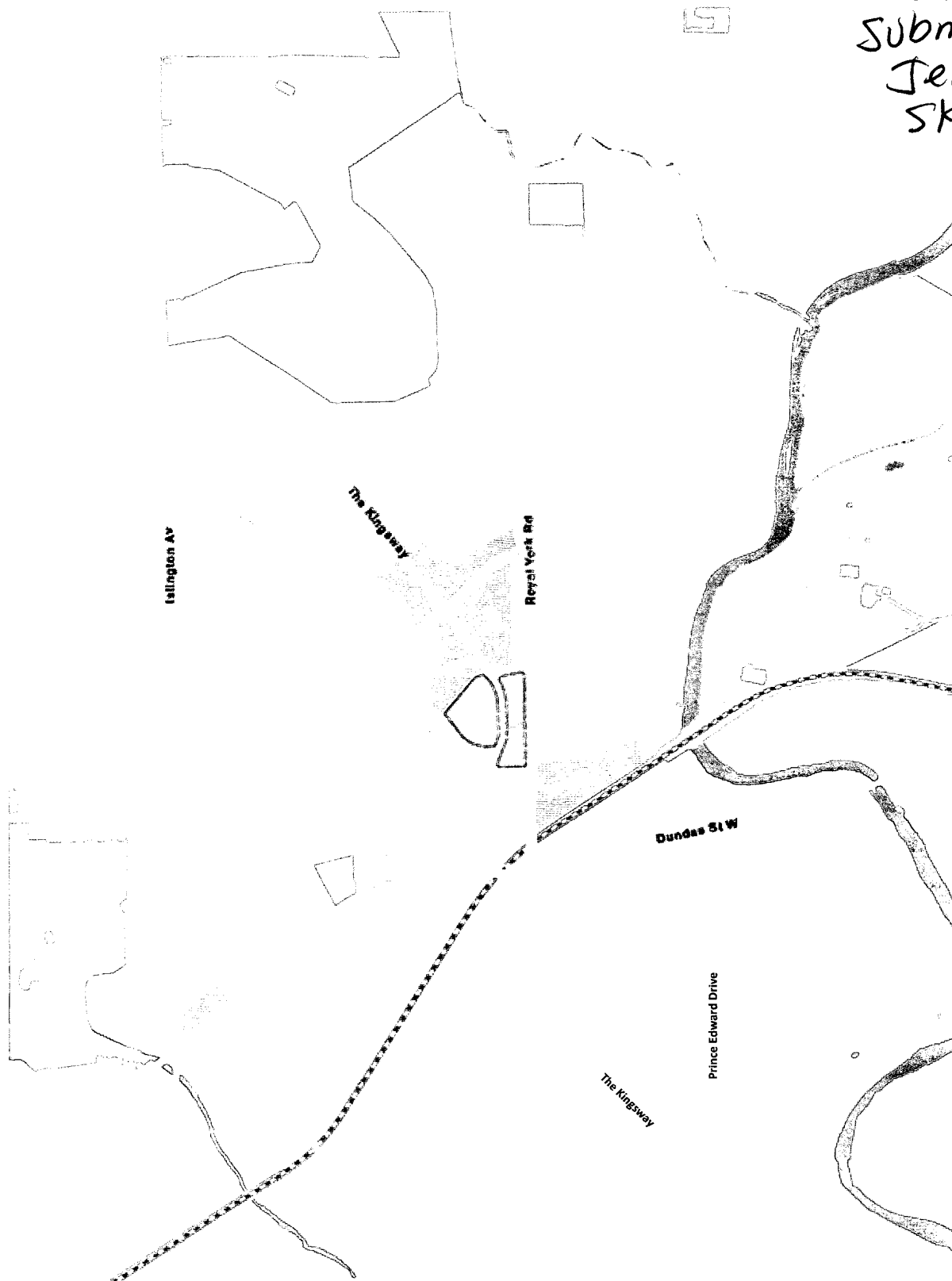
EY26.7 City Council Directed Humbertown Secondary Plan

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Source FCR Dec Proposal Planning Rational Figure-1 Land use colour overlays by J.Skinner

EY26.7.3
Submission
Jeremy
Skinner

+
EY26.11



Humber Valley Village is comprised of approximately 3,120 households.



1,610 are in Single Family Dwellings



Retail/Commercial Plaza



Park



10 are in Townhomes



Church



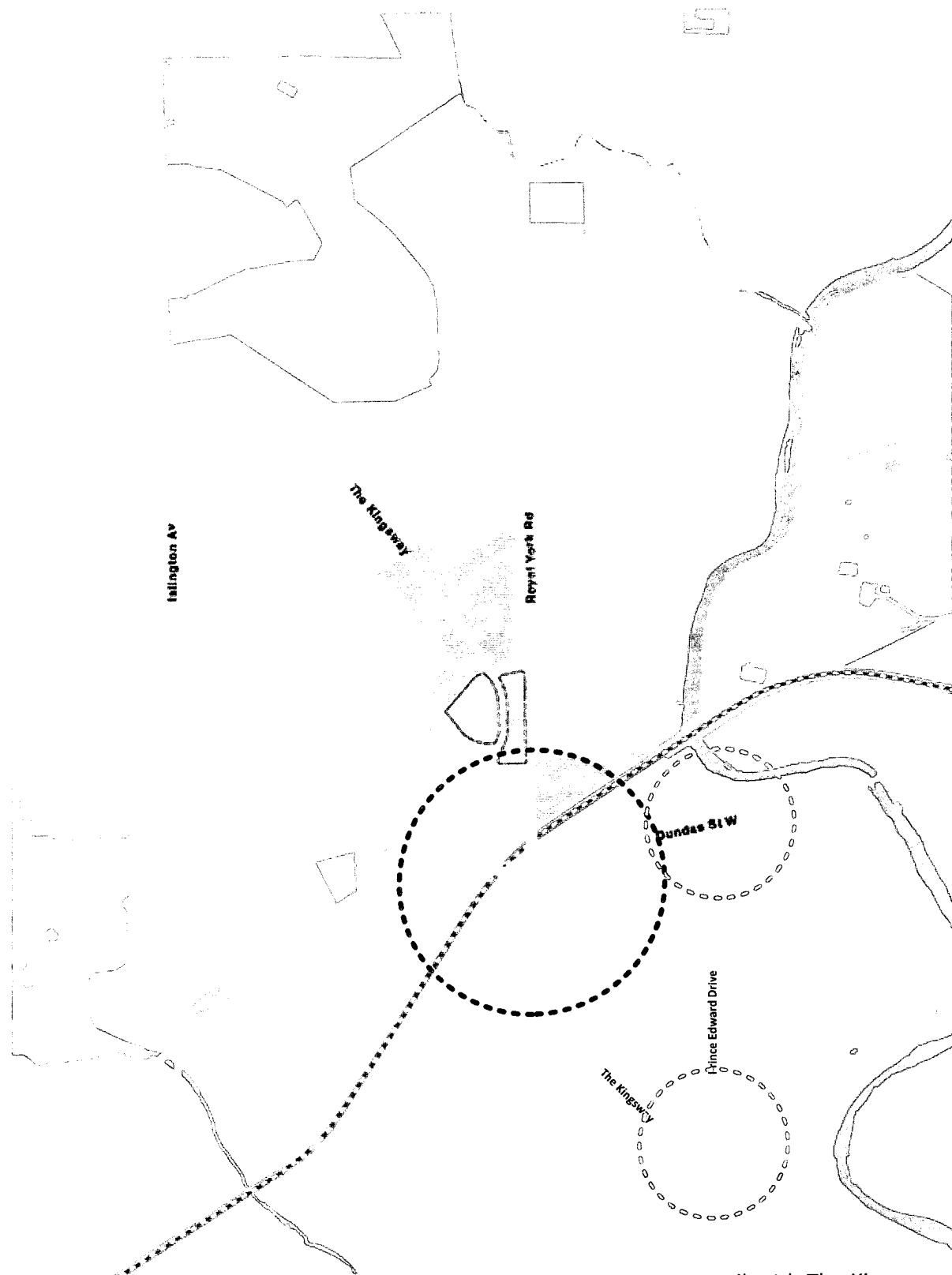
Golf Course or Cemetery

42 are in Multi-Family Dwellings

1,249 are in residential apartments

243 are in residential condominiums

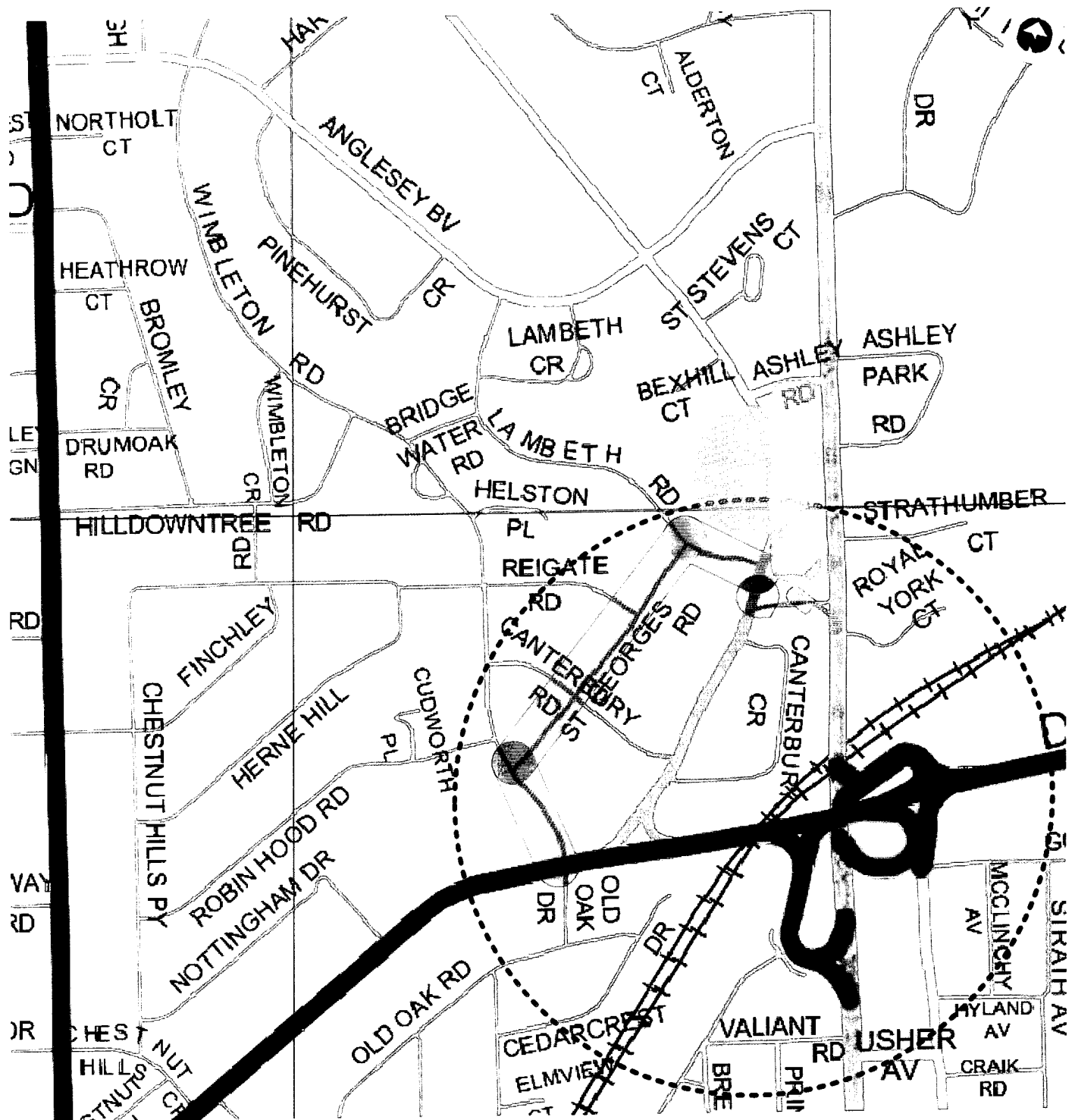
Source FCR Dec Proposal Planning Rational Figure-1 Land use colour overlays by J.Skinner



Humber Valley Village (Ward-3) shares Royal York Rd. (a two lane minor arterial) with The Kingsway neighbourhood (Ward-5) immediately to the south. Many residents from Ward 4 seeking downtown access The Kingsway south of Dundas St. W. via Usher Ave. and return from downtown using The Kingsway (Ward-5) to access Government Rd. to access to Royal York Rd.

To a lesser extent, intensification of Dundas St. W. west of the Humber River will add south bound traffic on Royal York Rd., Prince Edward Dr. and north bound traffic on Royal York Rd. past Humbertown.

The west bound Dundas St. W. traffic seeking north bound Royal York Rd. is particularly problematic during evening rush hours.

Source: City of Toronto Road Classification System www.toronto.ca/transportation/road_class/pdf/ward04.pdf

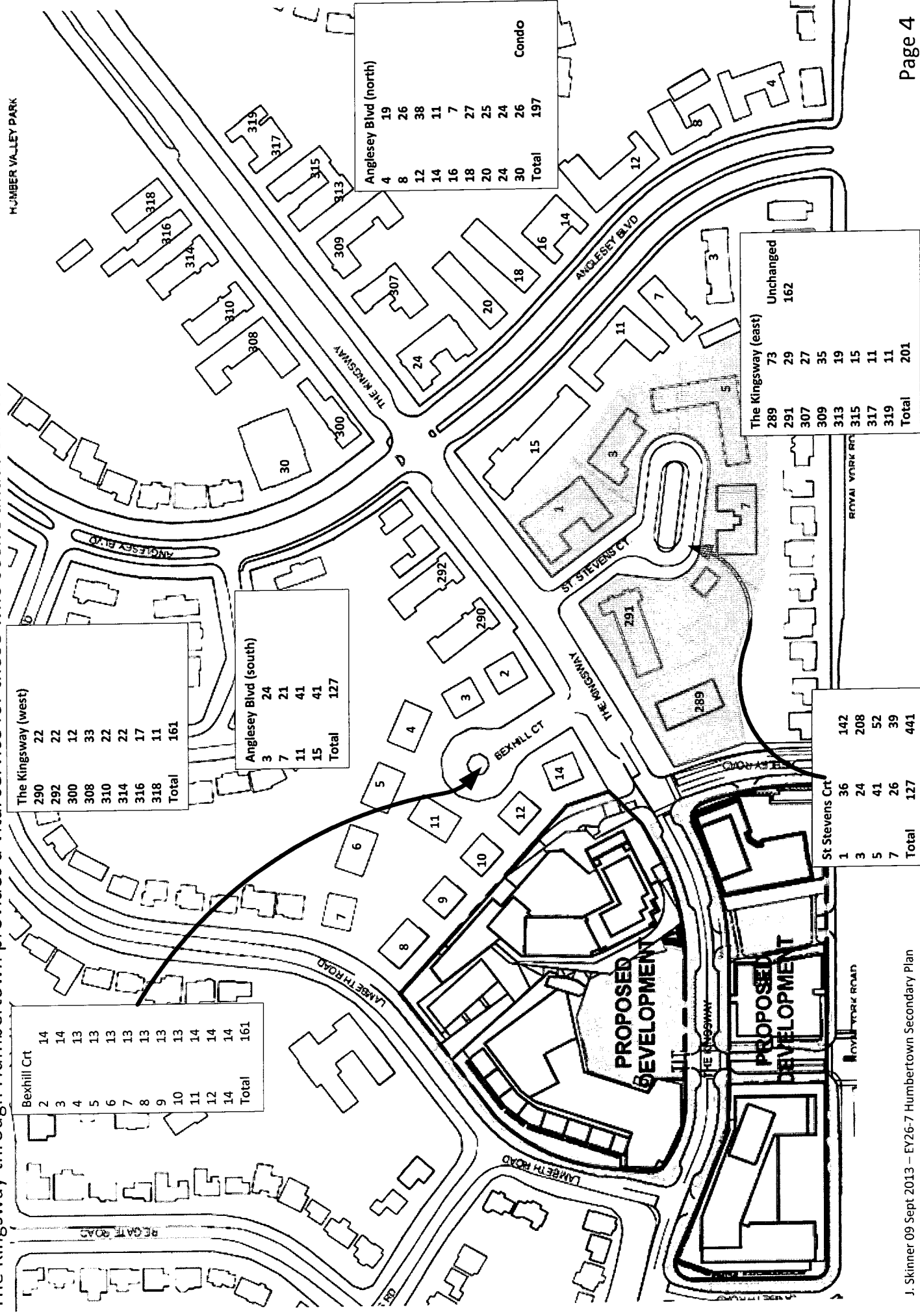
The CPR Trestle (erected in 1953) disrupted the creation of a normal Clover-Leaf.

West bound Dundas St. W. traffic seeking south bound Royal York Rd. must exit onto The Kingsway and then turn onto east bound Lambeth Rd. South bound Royal York Traffic seeking west bound Dundas St. W must exit onto west bound Lambeth Rd. and turn left onto the Kingsway.

East bound Dundas St. W. traffic seeking the Kingsway must make a left turn onto Wimbleton Rd. and then make a right turn onto St. Georges Rd. and then a right turn onto Lambeth Rd, and then a left turn onto The Kingsway.

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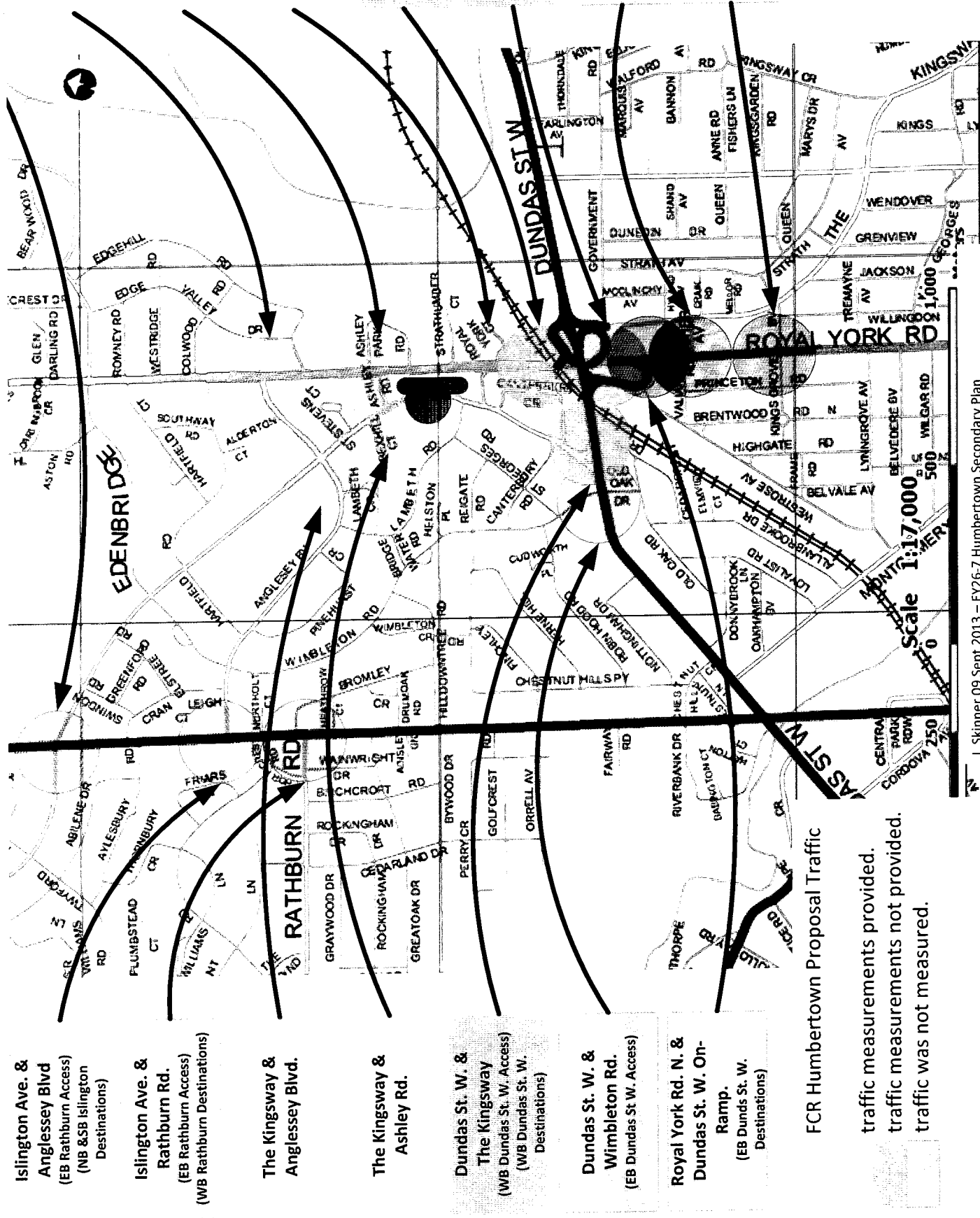
The Humbertown Development Must Not Be Permitted to Repurpose The Kingsway to Only Serve Humbertown.
The Kingsway through Humbertown provides a vital service for those who seek Dundas St. W.



Expand Traffic Analysis Beyond Immediate Humbertown Site.

Source: City of Toronto Road Classification System www.toronto.ca/transportation/road_class/pdf/ward04.pdf

Source: Dec 2012 Humbertown Redevelopment Urban Transportation Considerations Table-2 & Table 9



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Source: Dec 2012 Humbertown Redevelopment Urban Transportation Considerations Table-2 & Table 9

