

From: [Humber Bay Shores Residents Association](#)
To: [councilmeeting](#)
Subject: My comments for 2020.PH16.2 on September 30, 2020 City Council
Date: September 28, 2020 5:36:25 PM
Attachments: [HBSRA - Christie Secondary Plan and TMP Council Feedback.pdf](#)

To the City Clerk:

Please add my comments to the agenda for the September 30, 2020 City Council meeting on item 2020.PH16.2, Christie's Planning Study - City-Initiated Proposed Secondary Plan and Zoning By-law and Official Plan Amendment, Zoning By-law Amendment and Plan of Subdivision for 2150 and 2194 Lake Shore Boulevard West and 23 Park Lawn Road - Status Report

I understand that my comments and the personal information in this email will form part of the public record and that my name will be listed as a correspondent on agendas and minutes of City Council or its committees. Also, I understand that agendas and minutes are posted online and my name may be indexed by search engines like Google.

Comments: We would like to submit our feedback regarding the updates to the Christie Site and TMP planning process. Attached is our formal letter on behalf of the HBSRA (Humber Bay Shores Residence Association). We appreciate your time and consideration.



Dear Council,

On behalf of the HBSRA (Humber Bay Shores Residents Association), I would like to express our feedback regarding the recent updates to the Christie Secondary Plan and Park Lawn TMP. The HBSRA would like for these comments to be included in the City Council meeting of Sept 30, 2020.

We see the following inclusions in the plan as a positive step towards building a complete community:

1. Park Lawn Go Station - The strict requirements and withholding clause for development of Park Lawn Go and inclusion of this in Phase 1 prior to any residential development. **This station is absolutely essential before any new growth.**
2. Park Space - The required increase for Green and Open Park space. This is a unique character of this Humber Bay neighbourhood; however, the current Humber Bay park network is getting more and more congested due to the increased local population as well as being a prime destination for visitors across the broader region.
3. Community Services - The original Christie proposal was devoid of any community amenities, which was one of our main concerns and advocacy topics. We are pleased to see 2 schools, 2 non-profit daycares, community centre, and services in the secondary plan requirements. Especially the inclusion of schools in earlier phases.
4. Density - To protect our natural environment Density is the better alternative over suburban sprawl and it promotes a more active lifestyle. Humber Bay Shores being a high density neighbourhood already can see the benefits. However, we need responsible density and the original proposal by the developer was treading off that line, we are glad the city is recommending a more responsible level of density.
5. Active Transportation - Prioritization of active transportation including pedestrian and cycling throughout the site is in line with the character and aspirations of the neighbourhood.
6. Jobs - Having a notable mix of Office and Retail required as part of the development is important for sustaining and having a complete neighbourhood.
7. Built Form - having a cohesive skyline, with focal points of interest, and responding correctly to the established low-rise street wall (4 storey) on Park Lawn and Lake Shore is critical for having a great pedestrian-scale feel and comfort on the street level.

Areas that require further refinement:

1. Traffic Congestion - The biggest ambiguity with this development continues to be traffic mitigation. We continue to be extremely concerned about the local traffic challenges that exist currently and will only be magnified with this new development. The current roads are at full capacity with only one major east-west and north-south connection. The plan shows the addition of an east-west street that connects to a very small local road called marginal road, at a choke point where Lake Shore is also reduced down to 1 lane. This new road will only move the traffic bottleneck further east. To resolve traffic issues, we need a complete bypass of the traffic and new additional lanes that remove the eastbound Lakeshore single-lane choke point. Separate north-south roads are required. The **completion of Legion Road Extension is paramount** for the Mystic Point and the new developments anticipated in Mimico. An additional north-south connection to



Queensway, without impact to the Ontario Food Terminal, is needed to provide an alternative connection and a real street network for a community that will grow to 40k residents with this new proposal. Park Lawn alone is insufficient for this anticipated growth.

We appreciate your consideration, and we are thankful that the City has heard our and the community's feedback regarding more community facilities, schools, parks, and priority of transit and reflected these in the plan.

However, we are concerned about the lack of progress of the TMP and limited information about alternatives being developed. We hope to hear concrete alternatives with enough notice, as was promised in the Fall of 2020, from the TMP process.

Kasra Zokaei
Humber Shores Residence Association