

Humber Bay Shores, Christie's Redevelopment and Park Lawn GO Station

Date: May 27, 2026

To: Planning & Housing Committee

From: Interim Executive Director, Development Review and the Chief Planner and Executive Director, City Planning

Ward: Ward 3 - Etobicoke-Lakeshore

SUMMARY

On November 12, 2025, City Council directed staff to report back on options and legislative tools, including the use of holding provisions, available to the City to support the development of Humber Bay Shores as a complete community with access to higher order transit.

As part of the Christie's Secondary Plan process, the City completed a review of community services and facilities and identified the need for a community recreation centre, library, childcare, community agency space, and new schools to address both current shortfalls and needs generated by future growth. The Secondary Plan and implementing Zoning By-law require these facilities and the GO Station, with delivery to be provided at different phases of the Christie's development according to the Section 37 and holding provisions in the by-law.

The Park Lawn GO Station is a planned transit station on the Lakeshore West GO line, between Mimico and Exhibition GO stations, intended to support future intensification within the Christie's redevelopment area and Humber Bay Shores.

The development application has been paused by the applicant. At the time of the writing of this report, the implementing Section 37 community benefits agreement, has not been signed by the owner of the site.

RECOMMENDATIONS

The Interim Executive Director, Development Review and the Chief Planner and Executive Director, City Planning recommend that:

1. City Council receive this report for information.

FINANCIAL IMPACT

There are no financial implications resulting from the recommendations included in this Report in the current budget year or in future years.

The Chief Financial Officer and Treasurer has reviewed this report and agrees with the information as presented in the Financial Impact Section.

COMMENTS

Planning Tools used to Manage Growth

The Christie's Secondary Plan

The Christie's Secondary Plan ([toronto.ca/legdocs/bylaws/2022/law1100.pdf](https://www.toronto.ca/legdocs/bylaws/2022/law1100.pdf)), adopted by City Council in July 2022, plans for the establishment of a new mixed-use neighbourhood with a balance of employment, residential, and commercial uses centred around a transit hub with a mix of housing options, community services and amenities, and a new street network.

Street A is critical to access both the station and the development project and to service the broader community and is required to be delivered with/or in advance of the GO Station. A new streetcar loop serving the GO Station is also proposed to improve connectivity between GO and TTC services, and to improve transit service to the broader neighbourhood. (See attachments 1, 2 and 3)

To accommodate the proposed development, the Secondary Plan establishes direction for phasing and implementation through the use of holding provisions, Section 37, and appropriate development standards.

Implementation Zoning By-law

The zoning by-law for the Christie's Secondary Plan area (By-law 1101-2022, <https://www.toronto.ca/legdocs/bylaws/2022/law1101.pdf>) implements holding provisions for the six phases of the proposed development, including but not limited to the Park Lawn GO Station, TTC improvements, road widenings and conveyances, required municipal infrastructure, a Community Services and Facilities Implementation Plan, a Housing Plan, Publicly Owned Publicly-accessible Spaces, and registration of a plan of subdivision. The commencement of a phase cannot proceed without the substantial completion of the previous phase to ensure that the provision of facilities and services are aligned with the increase in residents, workers and visitors to the area.

The community benefits for the Christie's site are authorized under former provisions of Section 37 through By-law 1101-2022. Those benefits, which are timed to be delivered with different phases of development, include: cash contributions towards streetscape improvements and renovations to the Mimico-Centennial Library Branch, improvements

to local parks; public art; two childcare centres; a community agency space; a public library; one community recreation centre, and the provision of affordable housing.

Park Lawn GO Station

The design and construction of Park Lawn GO Station was set to be delivered through the Metrolinx Transit Oriented Communities (TOC) program in partnership with Lakeshore Developments Inc. (LDI). The development of Phase 1 of the Christie's development is tied to the delivery of the Park Lawn GO Station.

Next Steps

Staff continue to engage with the applicant and provincial partners to support the advancement of the Park Lawn GO Station, while relying on the approved planning framework to ensure development proceeds in a manner that is transit-supportive and responsive to community needs.

CONTACT

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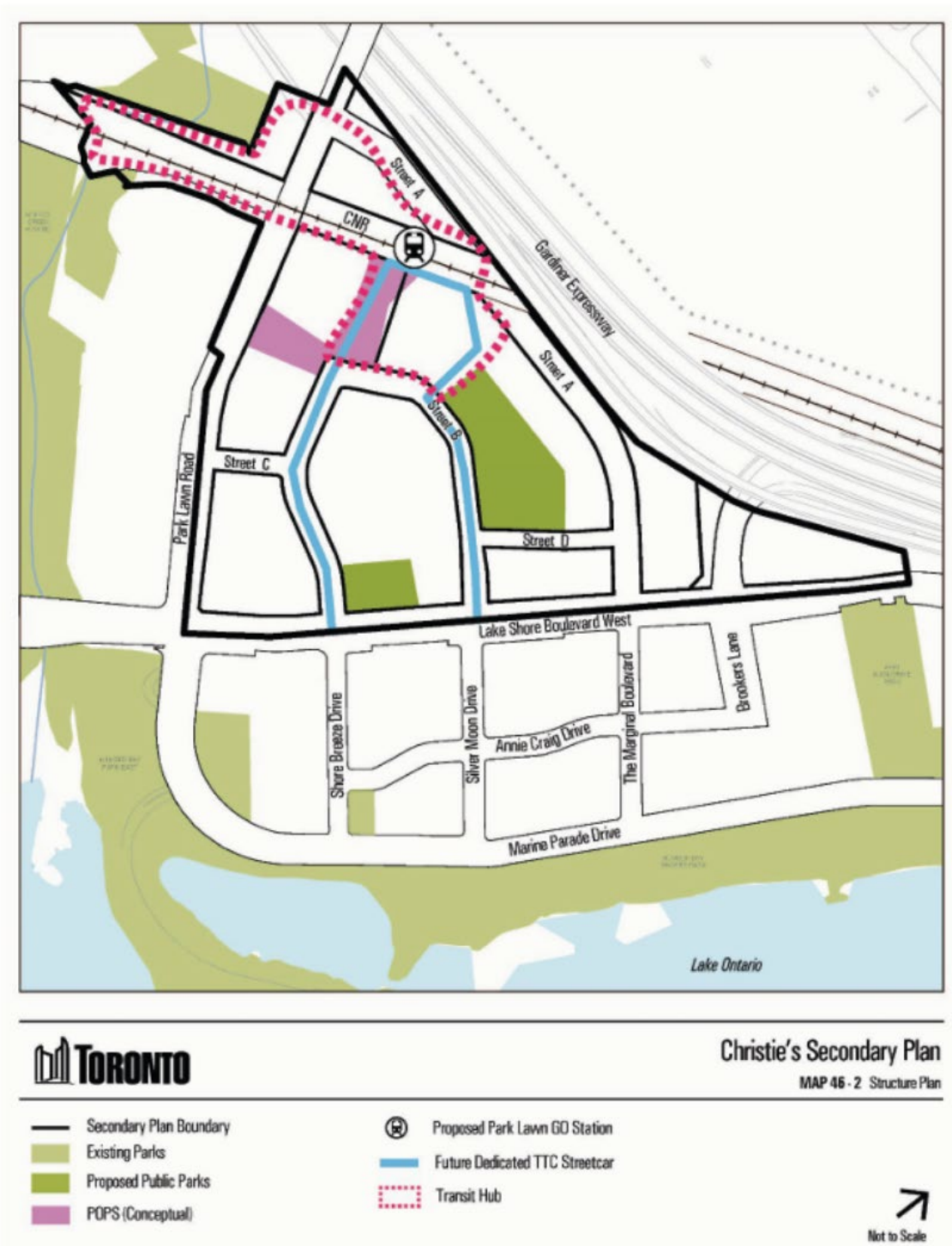
SIGNATURE

Oren Tamir
Interim Executive Director
Development Review

Jason Thorne, MCIP, RPP
Chief Planner and Executive Director
City Planning

ATTACHMENTS

- Attachment 1: Christie's Secondary Plan - Structure Plan
- Attachment 2: Christie's Secondary Plan - Conceptual Community Services & Facilities
- Attachment 3: Land Use Designations Park Lawn PMTSA





Christie's Secondary Plan

MAP 46 - 8 Conceptual Community Services and Facilities (Non Statutory)

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|---------------------------|---------|-----------------------------|
| — Secondary Plan Boundary | Schools | Community Recreation Centre |
| Existing Parks | Daycare | First Responders |
| Proposed Public Parks | Library | Community Agency Space |
| POPS (Conceptual) | | |





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|--------------------------|-----------------|--------------------------|
| Park Lawn GO PMTSA | Mixed Use Areas | General Employment Areas |
| Neighbourhoods | Natural Areas | Core Employment Areas |
| Apartment Neighbourhoods | Parks | Utility Corridors |

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Not to Scale
Extracted: 04/22/2026