

Built Form Public Realm



KEY DIRECTION

Creating a unique identity for the neighbourhood through cohesive design of public and private spaces

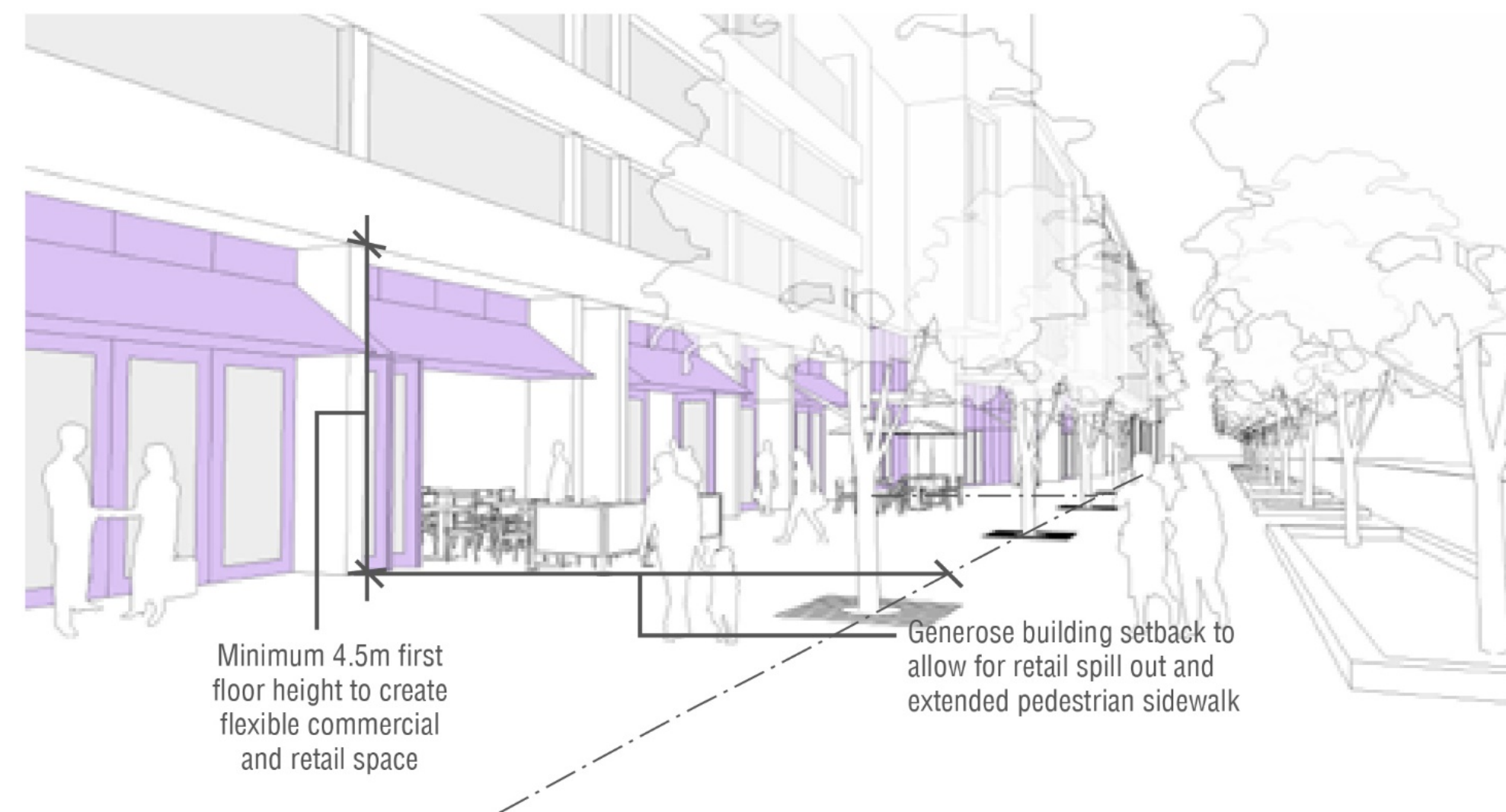


MID-BLOCK CONNECTIONS

Mid-block connections make travel more convenient, link public and private spaces, and open up interesting place-making opportunities between buildings.

BUILDING SETBACKS

Setting buildings back at grade to expand the sidewalk creates more space for pedestrians, healthy street trees and plantings, sidewalk cafes, marketing areas and other seating or gathering places.



PUBLIC VIEWS

Buildings, including the CN Tower, which compose the Downtown skyline, must be viewed clearly from the eastbound lanes of the Gardiner Expressway at the bend just past Park Lawn (View 1b of the map). The view across Jean Augustine Park to the lake, framed by buildings in Humber Bay Shores, is also important.

PRIVATELY-OWNED PUBLICLY ACCESSIBLE SPACES (POPS)

POPS are not intended to replace public parks, but instead are an important way to expand the public realm onto private property to increase outdoor space and local amenity.

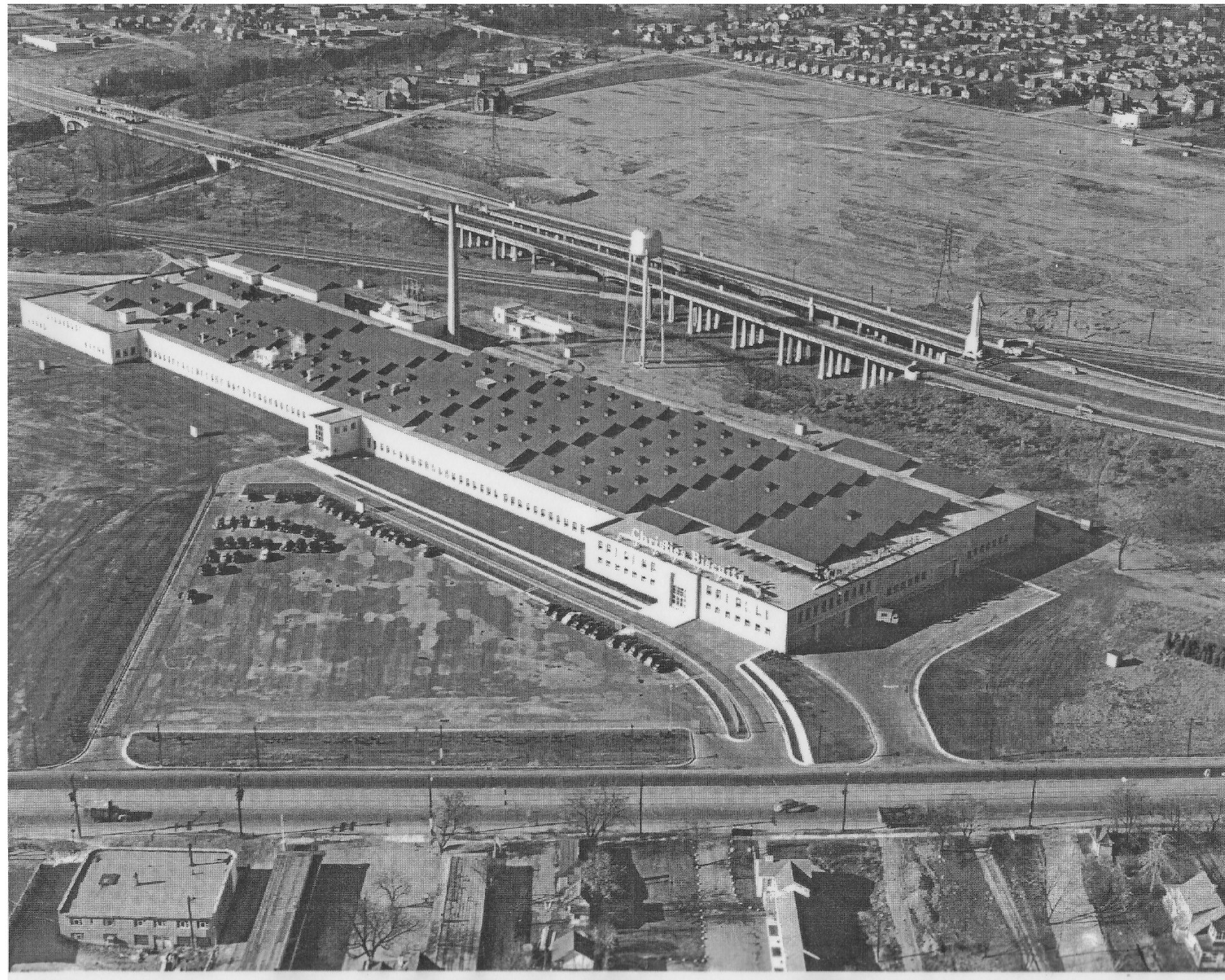


Heritage Preservation



KEY DIRECTION

Evaluating and conserving the cultural heritage value of the property, particularly the existing water tower.



1950 – Aerial of Christie's Bakery
Source: Christie Brown Local Archives



1958 – Christie's Bakery taken from Lake Shore Boulevard West
Source: City of Toronto Archives



1963 - Aerial photo of the Christie's Bakery
Source: Christie Brown Local Archives



Constructed in 1949-1950, the Christie's Bakery water tower is the only remaining structure on the site and a city-wide landmark visible from all surrounding roads, including the Gardiner Expressway and Lake Shore Blvd. In November 2016, Etobicoke York Community Council adopted a request for City Staff to evaluate the water tower for inclusion on the City's Heritage Register.

A conservation strategy for this resource will be part of the Secondary Plan process.

2019 – Christie's Water Tower
Source: Google Street View

Housing



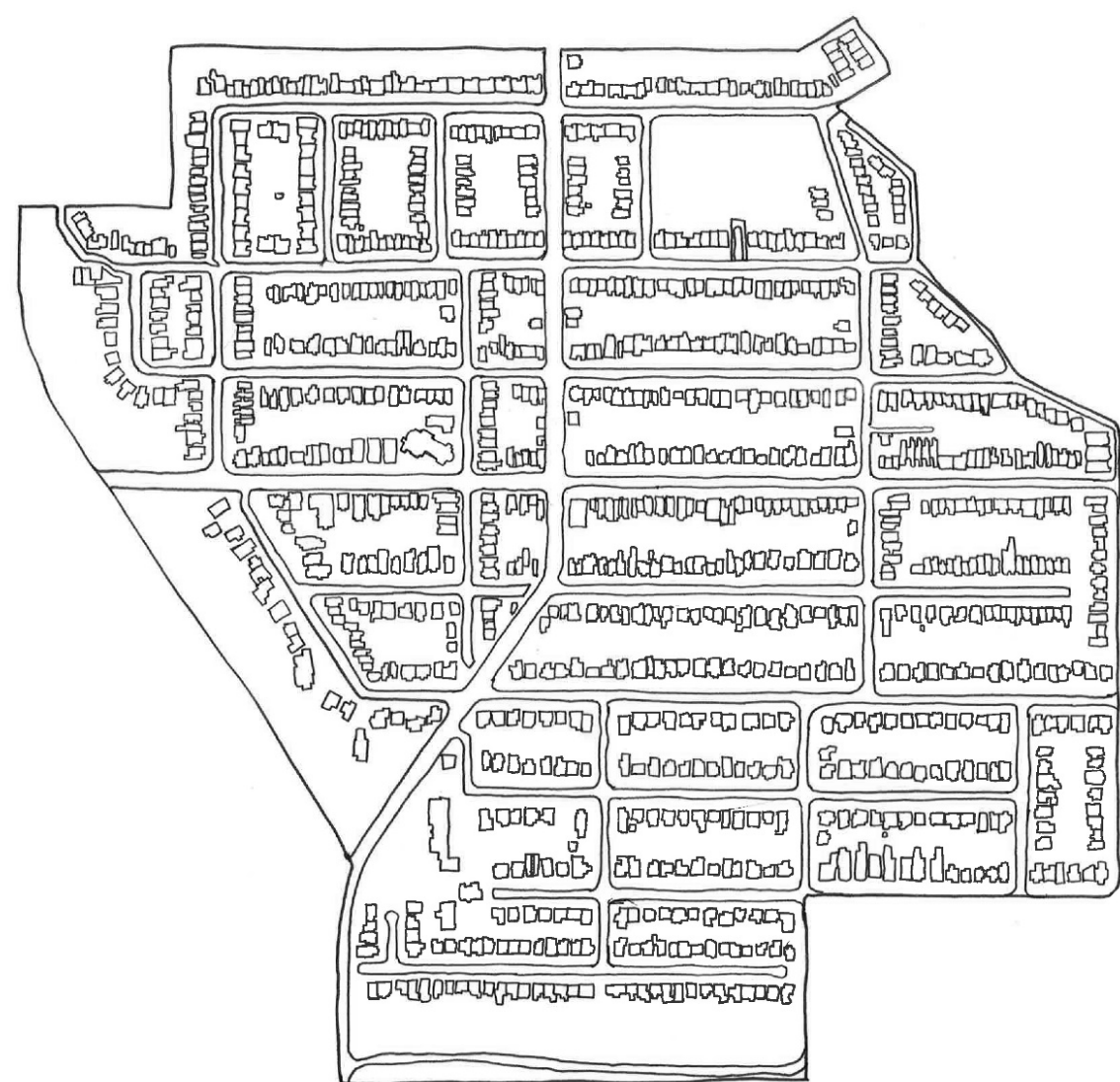
KEY DIRECTION

Requiring a range of unit sizes, forms, tenures and affordability to meet the needs of current and future residents

VERTICAL COMMUNITIES

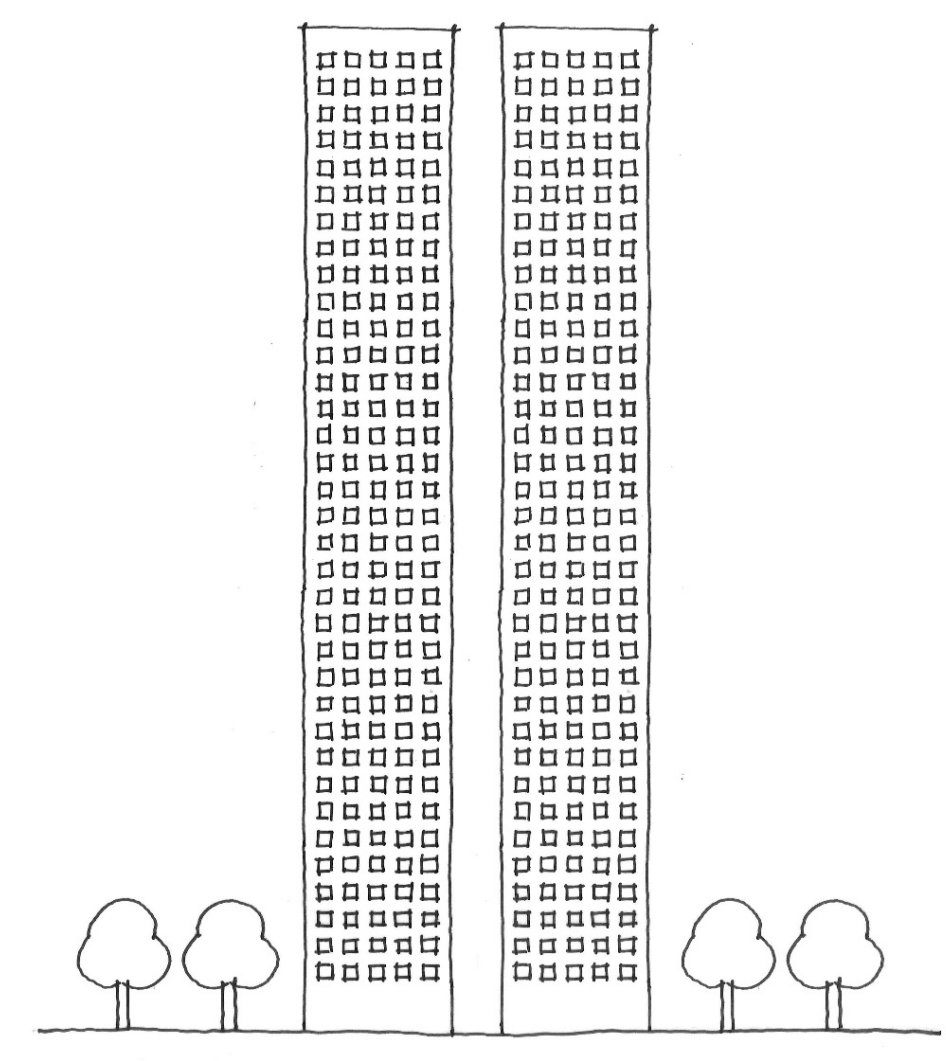
A complete community, regardless of its form (low-rise, mid-rise or tall building), is one that meets the daily needs of its residents. It offers more than just a place to live, but a range of housing choices, access to higher-order transit, a high-quality public realm, community services and neighbourhood amenities.

These amenities have the same level of importance in newly planned vertical communities as in more traditional low-rise neighbourhoods.



Low-Rise Community

Area: 150,700 m²
Storeys: up to 4
Units: 450



Vertical Community

Area: 10,780 m²
Storeys: 25
Units: 450

WHY IS AFFORDABLE HOUSING IMPORTANT?

The Site and Area Specific Policy for the Christie's site requires the provision of affordable housing through either the conveyance of land or units to the City or the provision of affordable rental units. These statistics indicate the need for affordable housing in the area:

Nearly half (49%) of all renter households in the study area experience housing affordability stress (pay 30% or more of their pre-tax income on shelter). *

Approximately 39% of all households in the study area are renter households. *

The average asking rent for a condominium apartment in the study area is \$2,444 (compared to \$2,232 for the City of Toronto as a whole).

Based on all condominium apartments available for rent during the second quarter of 2019.
Source: Urbanation Inc. Online Database

“GROWING UP” GUIDELINES



The *Growing Up: Planning for Children in New Vertical Communities* guidelines aim to integrate family-oriented design into the planning of new multi-unit residential developments. The guidelines provide guidance on the proportion and size of larger units recommended in new developments in order to better accommodate the needs of families with children.

14% of all households in the area are family households with children. *



Approximately 5% of housing units in the area have three (3) bedrooms or more. Most housing units are 1-bedroom (50%) and 2-bedroom units (44%). *

* Source: Statistics Canada, Census of Population 2016