

Christie's Planning Study

Public Open House #1 – Public Open House Summary



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EVENT OVERVIEW

The first Open House for the Christie's Planning Study took place on Thursday, October 17, 2019, at the Trident Banquet Hall at 145 Evans Avenue in Etobicoke from 2:00 p.m. until 8:00 p.m. A 15-minute presentation was offered at 3:00 p.m., 5:00 p.m. and 7:00 p.m. Councillor Grimes was present at both the 3:00 p.m. and 7:00 p.m. presentations and made some opening remarks.

All consultation materials are available online at www.toronto.ca/christies.

The purpose of the event was to:

- Raise awareness and generate interest in the Study;
- Give individuals the opportunity to meet the Study team;
- Inform attendees about how they can get involved in the Study;
- Inform attendees about aligned initiatives as part of the Study;
- Indicate to attendees what the anticipated timelines are for the Study;
- Inform the attendees about the pending application for the site by First Capital Realty;
- Obtain feedback on key directions established for the Study;
- Provide the City with an opportunity to learn from attendees about what community services and facilities, and parks they use, how they get to work and how they move around the area; and
- Provide the City with an opportunity to understand the perspective of locals and interested parties.

This was the first formal consultation event held for the Christie's Planning Study. City Staff were present from various divisions to answer questions and engage with attendees about the key directions established for the Study.

The event consisted of an open house format with information boards on display. The room was divided into five stations – one for each topic covered through the Study. Staff were available at each station to answer questions, provide information and gather feedback on the five topic areas: Mobility, Community Services & Facilities, Parks & Open Spaces, Built Form & Land Use and Infrastructure, Energy & Environment.



EVENT ATTENDANCE

In total, approximately 405 people attended the event.

EVENT PROMOTION

A flyer was sent to 17,745 addresses in the area. The event was also promoted on the Christie's Planning Website, through Councillor Grimes' weekly newsletter, Facebook page and on Twitter. Posters were also distributed to local businesses and residential buildings in the area.

SUMMARY OF FEEDBACK

Mobility

- Attendees raised concerns about existing traffic in the area, stating that existing roads are at capacity and future development will exacerbate traffic conditions.
- TTC riders expressed that transferring at Humber Bay loop is inconvenient and that streetcar service can be unreliable.
- Others noted that the Humber Bay Loop is isolated and feels unsafe.
- Attendees expressed general support for a new GO station at Park Lawn, as well as for the streetcar service to be extended to Park Lawn and the Waterfront Transit LRT to connect to Downtown.
- The need for fare integration between the TTC and GO was raised as an important factor to how people will use the GO station.
- Complaints were made about crowding and increased demand on the 66 Prince Edward bus route; concern was raised that it will get worse.
- There was a desire to see improved transit service ahead of new developments (i.e. implement transit first).
- General support was shown for improved transit priority on Lake Shore Boulevard.
- Attendees expressed the need for cycling and pedestrian improvements in the area.
- In general, attendees were curious about the frequency of the trains at the future GO station and whether the station would have parking.

Staff present at the Mobility station: Richard Beck (Transportation Planning), Joshua Bassett (Transportation Planning), Eric Chu (TTC), Laurence Lui (TTC)

Park Lawn Lake Shore Transportation Master Plan (TMP)

- Attendees expressed that more crossing locations are needed along Marine Parade Drive, vehicles drive too fast and use it as a detour route.
- Noise enforcement is needed for cars and motorcycles.
- Individuals would like to have pedestrian only times at traffic signals.
- A Legion Road connection is needed to create alternate travel route from Lake Shore Boulevard West.
- Eastbound vehicular movement is limited due to one lane at Lake Shore Boulevard, by the Gardiner off-ramp and near Palace Pier.
- Northbound vehicular movement is limited to only Park Lawn Road, which causes a lot of congestion and spillover onto Lake Shore Boulevard.
- Drivers experience significant delays leaving the area during morning peak hours.

- Suggestions were made to improve the streetscape in front of Ontario Food Terminal on The Queensway, including adding separated bicycle lanes.
- It was suggested to transform the existing Humber Bay Loop a green space.
- Bicycle lanes on Stephen Drive should connect to the Lake Shore Boulevard, instead of Park Lawn Road, and be a multi-use trail.
- Connections for pedestrians and cyclists are insufficient in the area.

Staff present at the TMP station: Hussain Tamimi (Transportation Services), Robyn Shyllit (Public Consultation Unit)

Community Services & Facilities (CS&F)

- Attendees commented on the overall lack of CS&F near the Christie's site and in recent developments around Park Lawn and Lake Shore.
- Participants mentioned that there is a need for CS&F now; not only with future development. There was a sense that there were missed opportunities to provide these services and facilities with the recent condo development in the area.
- Attendees were particularly interested in having a community recreation centre on the site. Some elements mentioned were:
 - "age-inclusive";
 - possibly combined with a library;
 - "non-traditional" community recreation centre focusing more on social programs and less on recreation as many have access to pools and fitness facilities in their condos.
- The need for a Toronto District School Board (TDSB) elementary school, including potential location within the base of a condo tower base, was clearly articulated.
- The local libraries seem to be well-used; others sought an expansion of the Humber Bay branch library.
- The need for child care, particularly affordable child care, in the area was raised.
- There is common interest in having more opportunities for socializing and going out locally, including restaurants, shops and cafes.

Staff present at the CS&F station: Alexandra McDonough and Susan Kitchen (Policy Planning - CS&F)

Parks & Open Spaces

- Attendees indicated that they regularly visit and enjoy the area's vast network of existing parks and trails, particularly those along the waterfront, such as Humber Bay Park East and West, Jean Augustine Park, Humber Bay Shores Park, and Humber Bay Promenade Park.
- There was widespread support for the recent Humber Bay Shores Park trail improvement, but also suggestions to better regulate trail etiquette and address the high volumes of trail users through additional and improved signage.
- As the study area develops, the community is eager to see new park amenities that are currently not found in the area, such as sports courts, open and all-weather

gathering spaces, exercise equipment, skating trails/rinks, playgrounds, and supporting uses such as washrooms and food vendors.

- There was also support for future community service and recreation facilities that would include amenities such as an indoor pool and flexible spaces for all ages.

Staff present at the Parks & Open Space station: Dessislava (Desi) Simova (Parks, Forestry & Recreation)

Built Form & Land Use

Built Form

- Overall, attendees raised concerns with the existing heights and density in Humber Bay Shores and have an unsettling feeling that the same heights and densities would be reciprocated on the Christie's lands. However, it was recognized that a mid-rise built form along Lake Shore Boulevard West and Park Lawn Road would help create a more human-scale environment on these two streets.
- Attendees were excited about the opportunity for a new GO Station at this location in order to relieve the traffic pressures that currently exist within the surrounding area and the possibility of connecting the GO to Lake Shore Boulevard West.
- Attendees expressed that the area is lacking convenient shopping opportunities and would welcome more retail uses on this site.
- Questions were asked about setbacks from streets and from other tall buildings and made suggestions that perhaps the separation distances could be greater than what currently exists (30 m).
- Attendees also raised the concern with the maintenance of Privately-Owned Publicly Accessible Spaces (POPS) and that the maintenance expenses would be downloaded onto the new residents.
- Further questions were raised regarding air quality and noise impacts from the rail line and the Gardiner Expressway as well as loss of views to the lake.

Housing

- General satisfaction was expressed with securing affordable rental housing in the development.
- Attendees noted a high need for more affordable and family-sized housing in the area.
- It was noted that the City's affordable housing targets for the area are too small (in response to learning about the affordable housing delivery mechanisms in Site and Area Specific Policy 15).
- It was also raised that the City's definition of affordable rental housing will not ensure that new housing in the area is truly affordable.
- Attendees also expressed there are too many condominiums in the area already. More rental or alternative forms of development (i.e. less density) is needed, including family-size rental units.
- There were also suggestions for life-cycle housing in the new developments (suitable for children and seniors).

- Attendees suggested that the City should impose greater urban design standards on new buildings in the area.
- Comments were received that residents did not want to see 'community housing' (i.e. rent-geared-to-income housing) in the area.

Heritage Preservation

- In general, attendees expressed support for protecting the Water Tower on site.
- There was interest shown in making the Water Tower more visible.
- Attendees suggested finding a new use for the Water Tower in any new development on site.

Staff present at the Built Form and Land Use station: Sabrina Salatino (Community Planning), Narmadha Rajakumar (Policy Planning – Housing), Keir Matthews-Hunter (Policy Planning - Housing), Maryam Sabzevari (Urban Design), and Matthew Premru (Economic Development)

Infrastructure, Energy and Environment

- Residents in the area were very concerned if there will be enough hydro capacity available for them with this development. Individuals in the community are currently experiencing frequent power outages and are worried they will be worse with this development.
- A comment was received about the smell from the Humber Sewage Treatment Plant and what will be done to improve that.
- Attendees expressed general support for measures to address climate change and create more resilient communities.
- Emphasis was placed on the role healthy trees play to reduce impacts of climate change (i.e. extreme heat) and create desirable communities.
- Participants recognized the importance of supporting biodiversity through landscape design (i.e. pollinator garden).
- Setting ambitious sustainability targets where it is technically feasible (i.e. 'why aren't we doing all of this now?').
- A concern was raised about being consistent with sustainability objectives (i.e. Humber trail re-design with black asphalt has resulted in a hot, unpleasant space).

Staff present at the Infrastructure, Energy and Environment station: Giovanni (John) Baldesarra (Development Engineering), Ashley Walker (Toronto Water), Shayna Stott (Strategic Initiatives – Policy Planning), Jane Welsh (Strategic Initiatives – Policy Planning), Sui (Jackie) Gu (Energy & Environment)

WHAT HAPPENS WITH THE FEEDBACK?

This feedback will be incorporated as a component of input gathered for the Christie's Planning Study. Other inputs include planning policy and directions, comments from the community, stakeholders and City Divisions and agencies. City Planning staff will consider all feedback in the development of directions for the future phases of the Study. The comments and feedback received will also inform the comments that will be made on First Capital Realty's development application.

There will be additional opportunities to participate and provide feedback throughout the duration of the Christie's Planning Study.

This report is not intended to provide a verbatim transcript of the Open House, but instead provides a high level summary of participant feedback.

If you have any questions after reviewing this summary, please contact Kate Goslett, Planner, Strategic Initiatives, City Planning Division, City of Toronto at Kate.Goslett@toronto.ca or 416-395-7059.