



Welcome

**Christie's Planning Study - Public Open House
October 17, 2019**

Agenda

- Open House from 2:00 to 8:00 PM
- Presentations at 3:00, 5:00 and 7:00 PM
 1. How did we get here?
 2. What is a Secondary Plan?
 3. Timeline and Deliverables
 4. Study Building Blocks
 5. First Capital Realty application
 6. Ways to stay in touch

How did we get here?

2013

- Christie Lands designated *Employment Areas*
- Owner appeals City's decision to maintain the property as *Employment Areas*

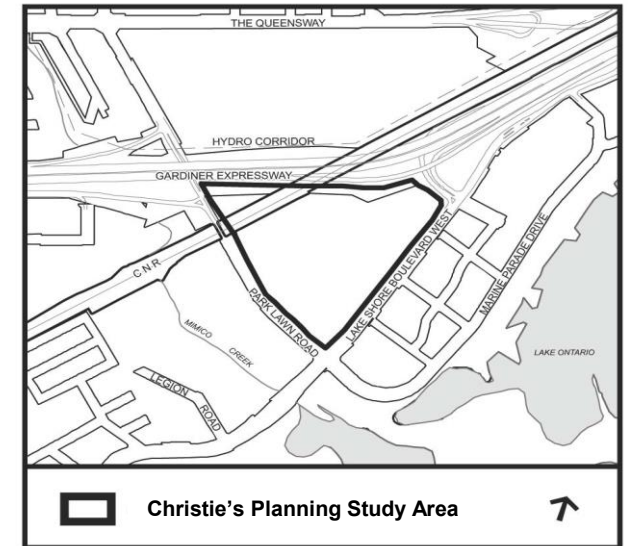
2014 to
2018

- Negotiation and Stakeholder Consultation
- Establishment of Key Directions

2019

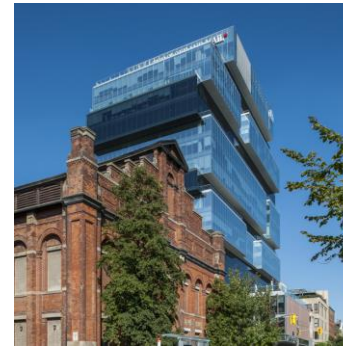
- City Council adopts settlement with First Capital and the Local Planning Appeal Tribunal approves settlement

Site and Area Specific Policy
15 which sets out direction
for Secondary Plan



Site and Area Specific Policy 15

- Residential uses **not permitted until** Park Lawn GO Station is approved & funded
- 98,000 m² non-residential GFA required

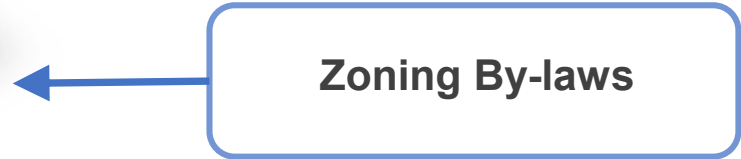
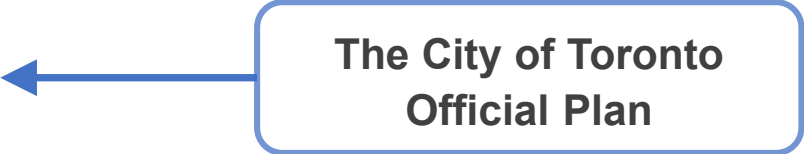


Globe and Mail Centre
351 King Street East
50,000 m², 17 storeys

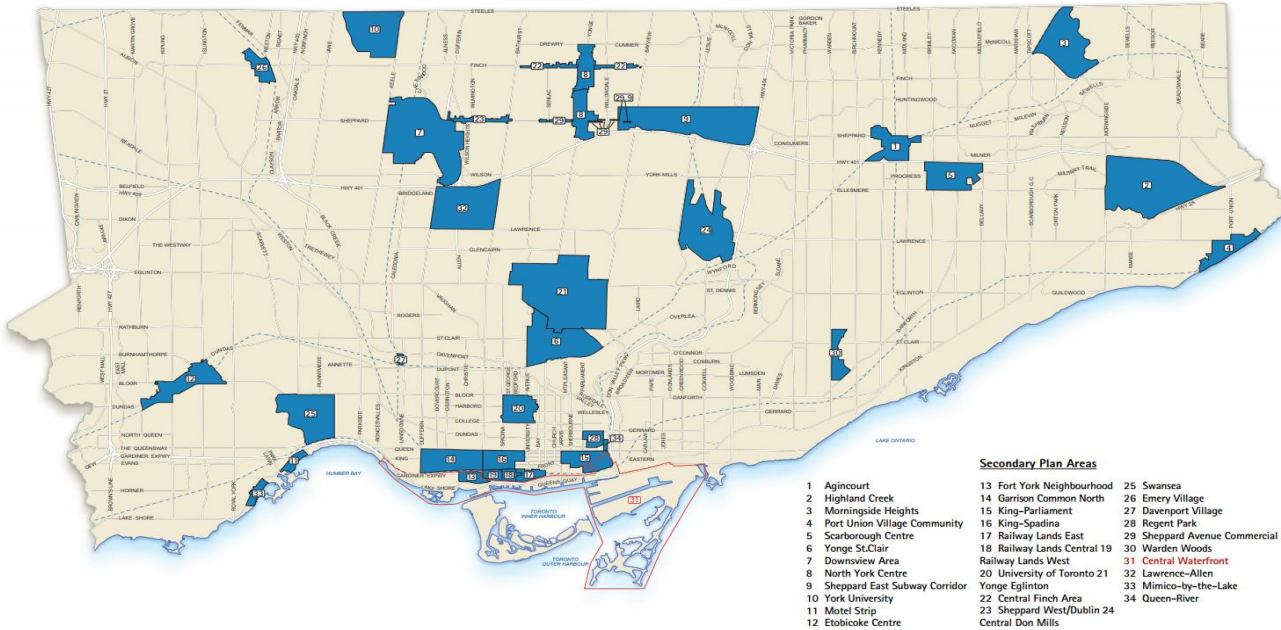


Corus Quay
25 Dockside Drive
50,000 m², 8 storeys

- Outlines specific matters that must be addressed in a Secondary Plan
 - Affordable Housing
 - Green Infrastructure
 - Streets and Blocks
 - New parkland
 - New Community Services and Facilities
 - Phasing



Secondary Plans



Map 35 of the Official Plan

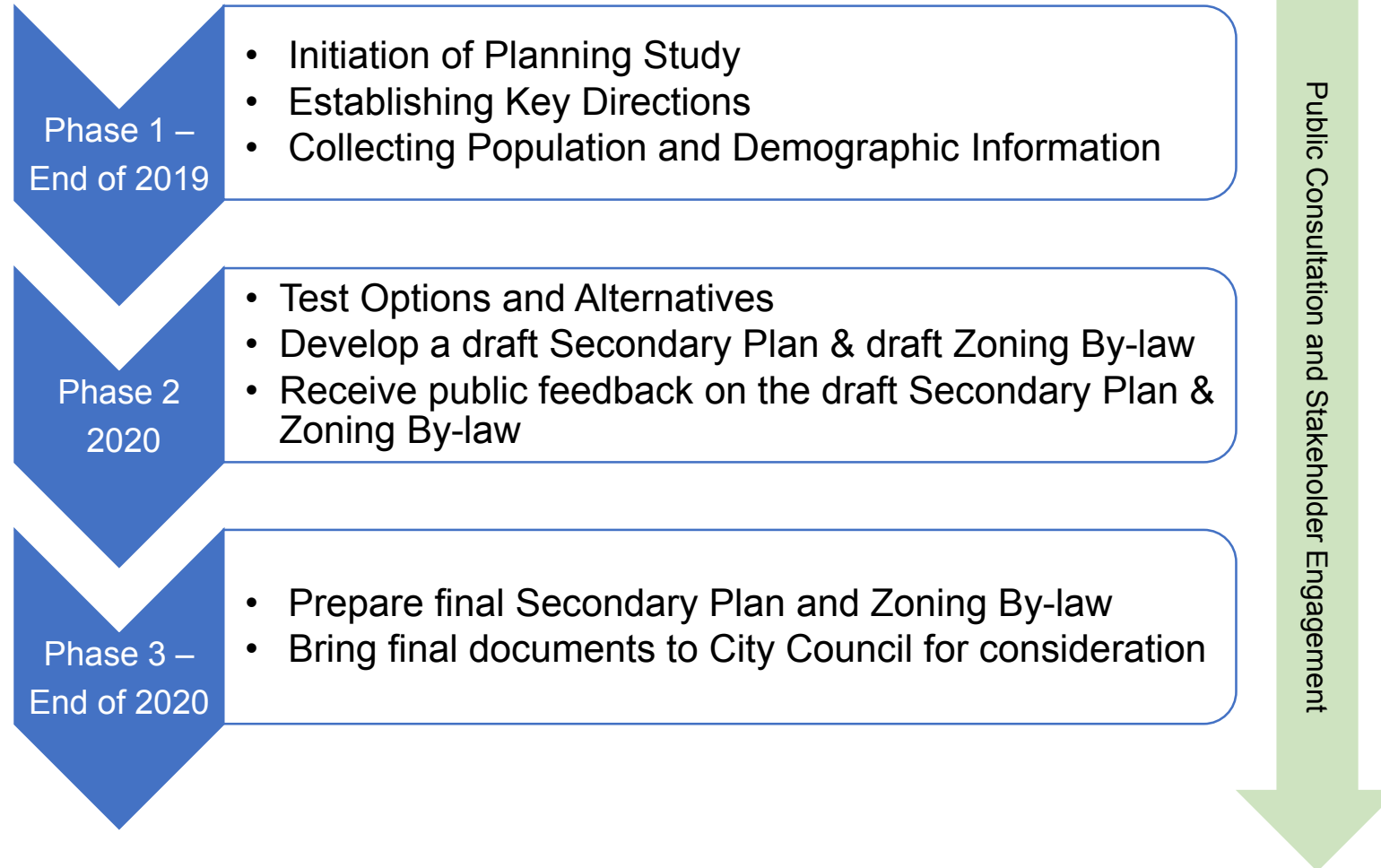


41 Secondary Plans in the Official Plan

A Secondary Plan provides:

- Policies and mapping for specific areas that contain more detailed direction on land use, design, heritage, transportation, etc.
- A framework for the development of new communities, employment areas or defined smaller areas like a downtown or an existing built-up area of the City

Timeline and Deliverables



Deliverables:

Secondary Plan

Provides overarching policy framework

Area-Specific Zoning By-law

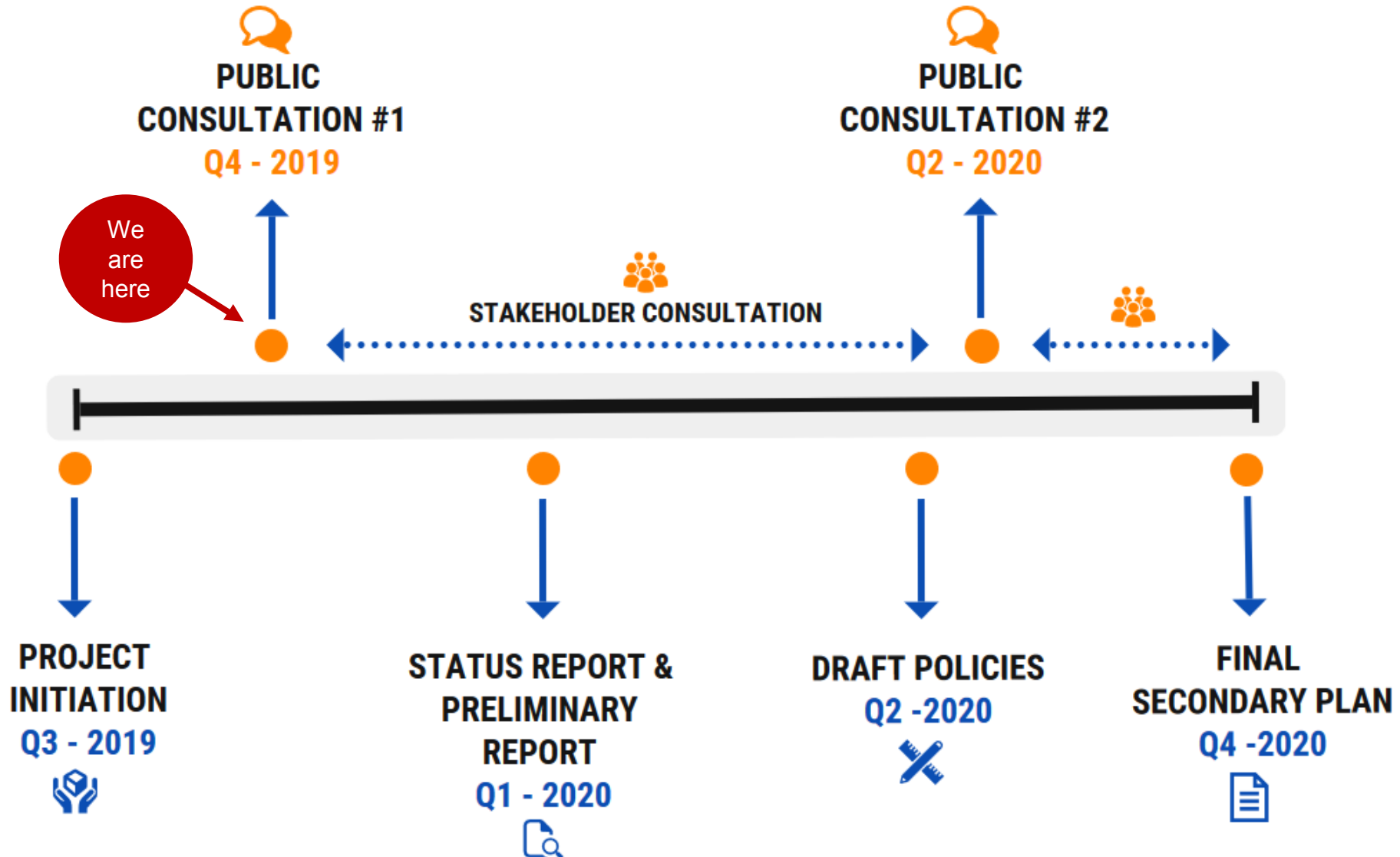
Contains permitted land uses, and locations, heights and densities of buildings

Urban Design Guidelines

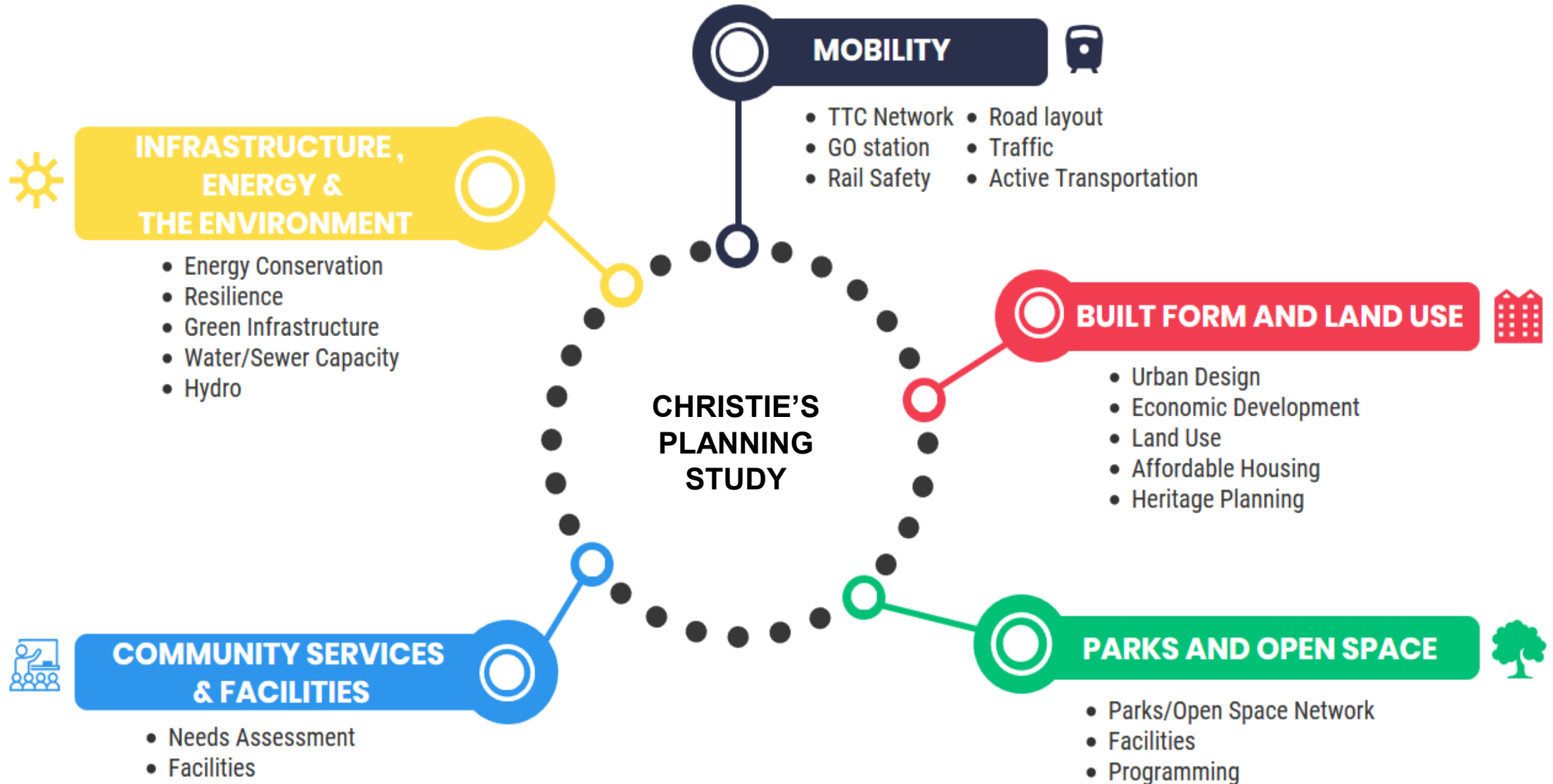
Provides building design streetscape design guidance

CHRISTIE'S SITE SECONDARY PLAN

PUBLIC CONSULTATION & REPORTING TIMELINE

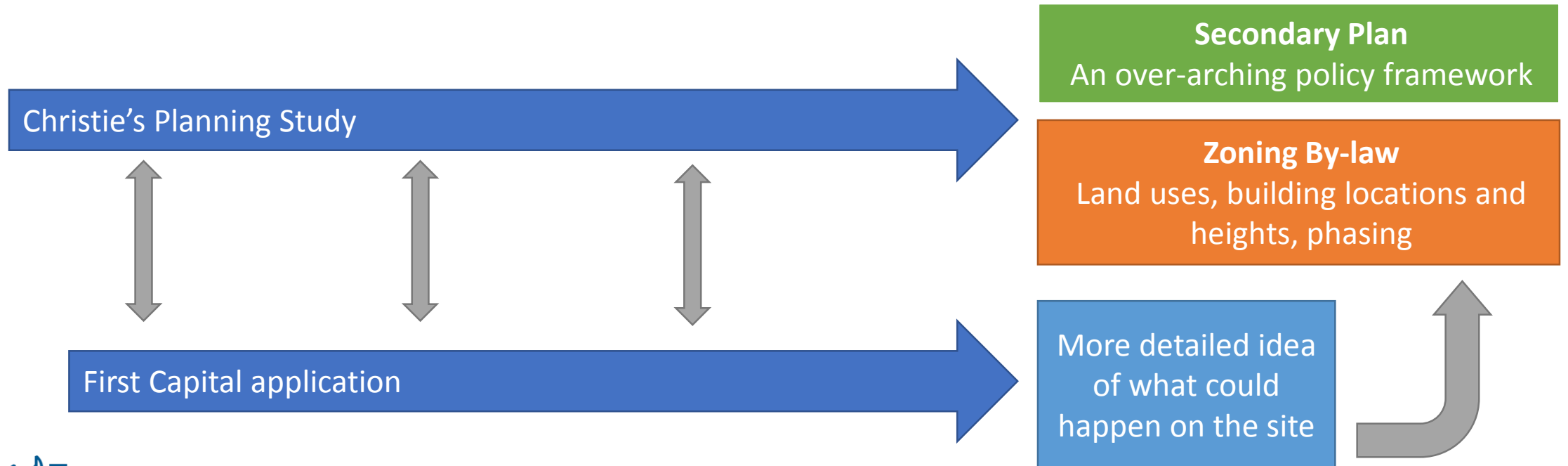


Study Building Blocks



First Capital Realty Application

- Anticipating an application will be submitted to the City in the next couple of weeks
- A tentative community meeting date has been set for November 12th from 6:00 to 9:00
- The Christie's Planning Study and the application from First Capital will run in parallel and they will inform each other



How to Stay in Touch

- Sign-in at the welcome table and sign-up for our e-updates on one of the tablets
- Contact our team anytime to provide comments or ask questions
- Kate Goslett, Kate.Goslett@toronto.ca or 416-395-7059
- Check our study website: www.toronto.ca/christies



