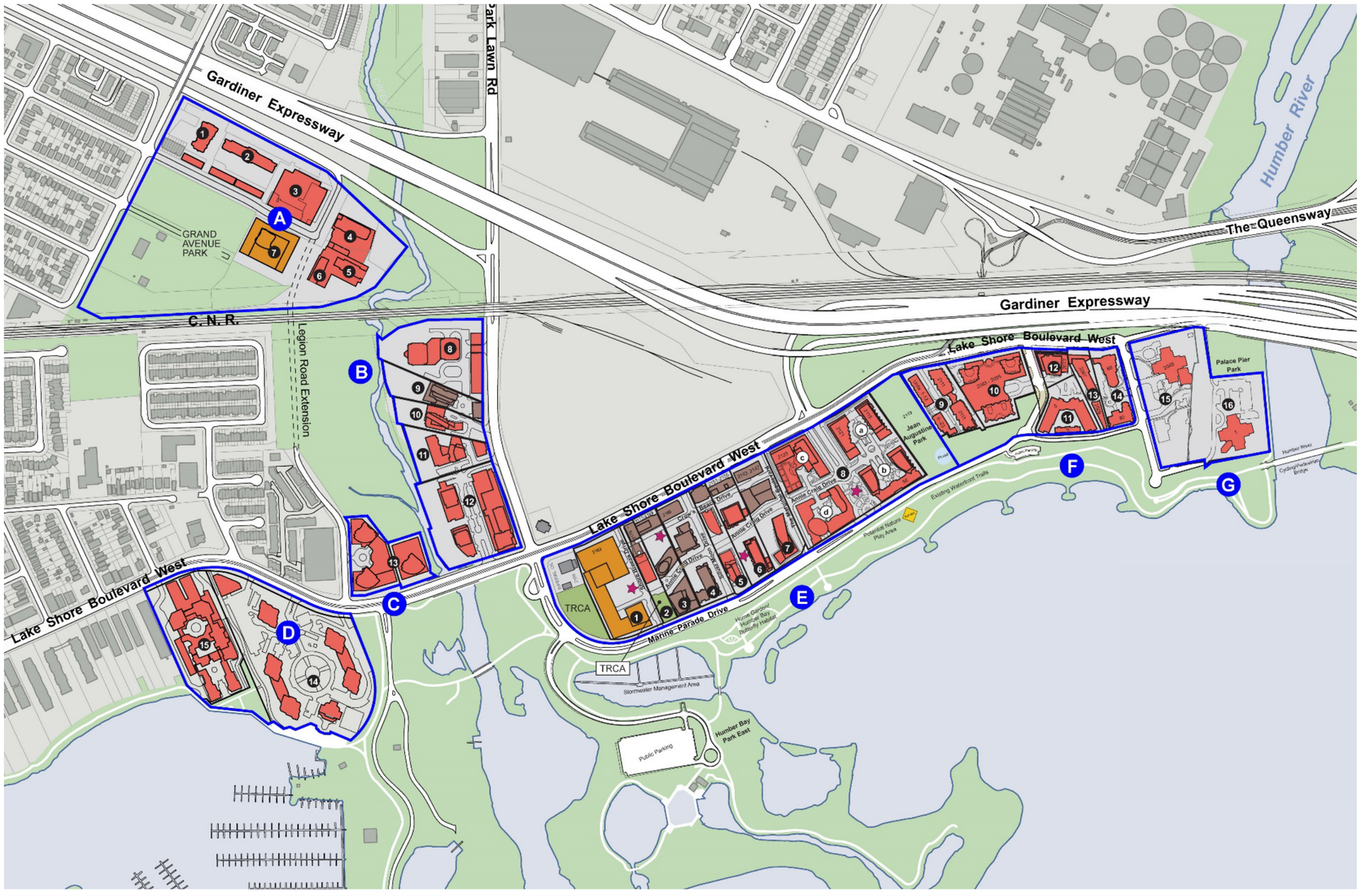
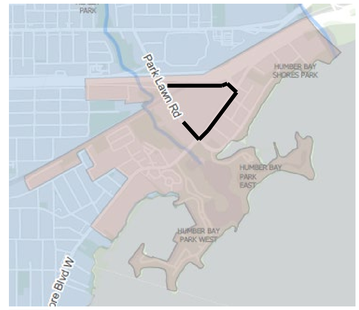
Built Form
Existing Conditions



Nearly all of the housing (99%) in the area is provided in the form of apartment buildings with five or more storeys.*



50.2% of the dwellings in the study area are single-occupant households.*

Over two thirds (66.5%) of residents moved into the area within the last five years.*

* Source: Statistics Canada, Census of Population 2016

HUMBER BAY SHORES

PARK LAWN BLOCK

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Christie's Planning Study Area Development Activity Map

- Secondary Plan Boundary
- Parks & Open Spaces
- POPS - Privately Owned Publicly Accessible Spaces
- Constructed Buildings
- Under Construction
- Approved Building (Not Yet Constructed)

- A Mystic Pointe
- B Parklawn Road
- C Beyond the Sea
- D Grand Harbour & Marina Del Ray
- E Humber Bay West
- F Humber Bay East
- G Palace Pier & Place

Not to Scale
July 2019

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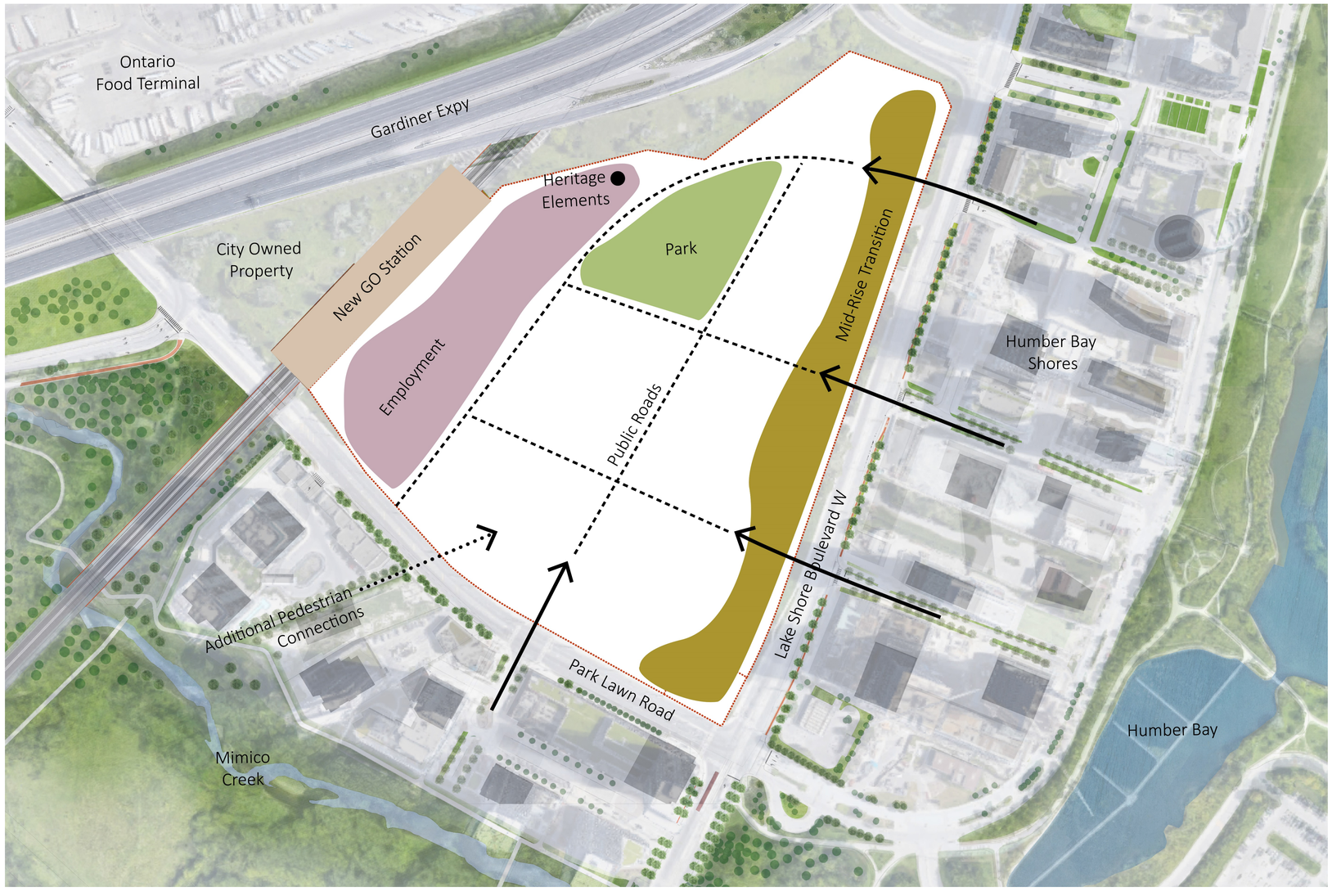
Christie's Planning Study

30 x 40" Cutline to fit foam core panels

Built Form
Conceptual Site Design

KEY DIRECTIONS

New buildings will be located and scaled to fit with the existing and planned context. They will frame and support adjacent streets, parks and open spaces, and will improve safety, pedestrian comfort and interest.



- New GO Station to provide opportunities for Transit Oriented Development for new and existing residents.
- Extension of existing roads into the site as public roads to break the site into smaller blocks.
- Large public park as a focal point for the neighbourhood
- Over 90,000 m^2 of employment provided close to the new GO Station and provide accessible Transit Oriented Development.
- Incorporation of the water
- Mid-rise buildings along Lake Shore Boulevard West to correspond to lower density on the south side of Lake Shore frontage.
- The view to Downtown from the Gardiner Expressway, through the site, framed by buildings in Humber Bay Shores will be protected.
- Building heights and massing will be determined through analysis of built form conditions.

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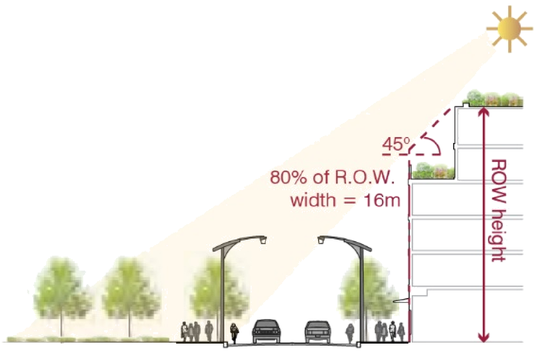
Built Form
Pedestrian Comfort

KEY DIRECTIONS

Locating, orienting, and designing buildings to minimize shadowing and adverse wind conditions on adjacent streets, parks and open spaces, while providing weather protection along all streets.

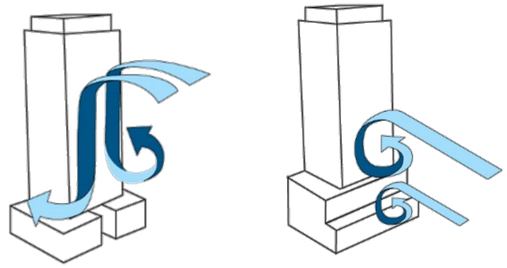


SUNLIGHT ACCESS

A minimum of 5-hours of sunlight on streets or open spaces between the spring equinox and fall equinox will ensure the viability of green spaces and comfort of pedestrians.

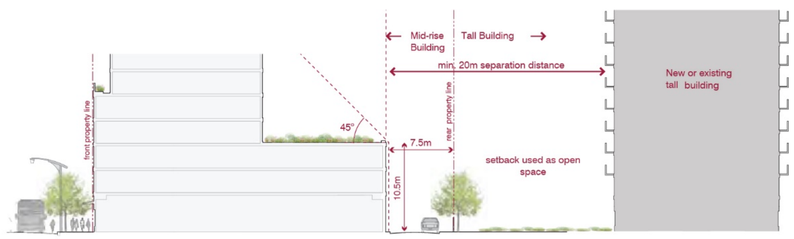
WIND EFFECTS

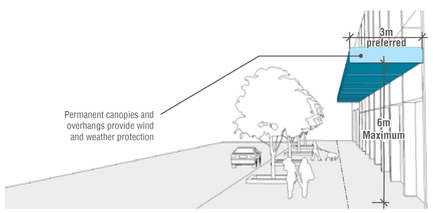
Step backs from base buildings can be used to reduce undesirable downward wind flows. The proportion of base building step backs and their influence on the wind is affected by the height of the surroundings. Base building roof areas that are inaccessible to pedestrians can be used to mitigate against downward wind flows and improve conditions at grade.



SEPARATION DISTANCE

Development will provide adequate privacy, sunlight and sky views for occupants of new and existing buildings by ensuring adequate distance and separation between building walls.





WEATHER PROTECTION

Permanent pedestrian weather protection, such as overhangs or canopies will maximize pedestrian comfort.

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30 x 40" Cutline to fit foam core panels