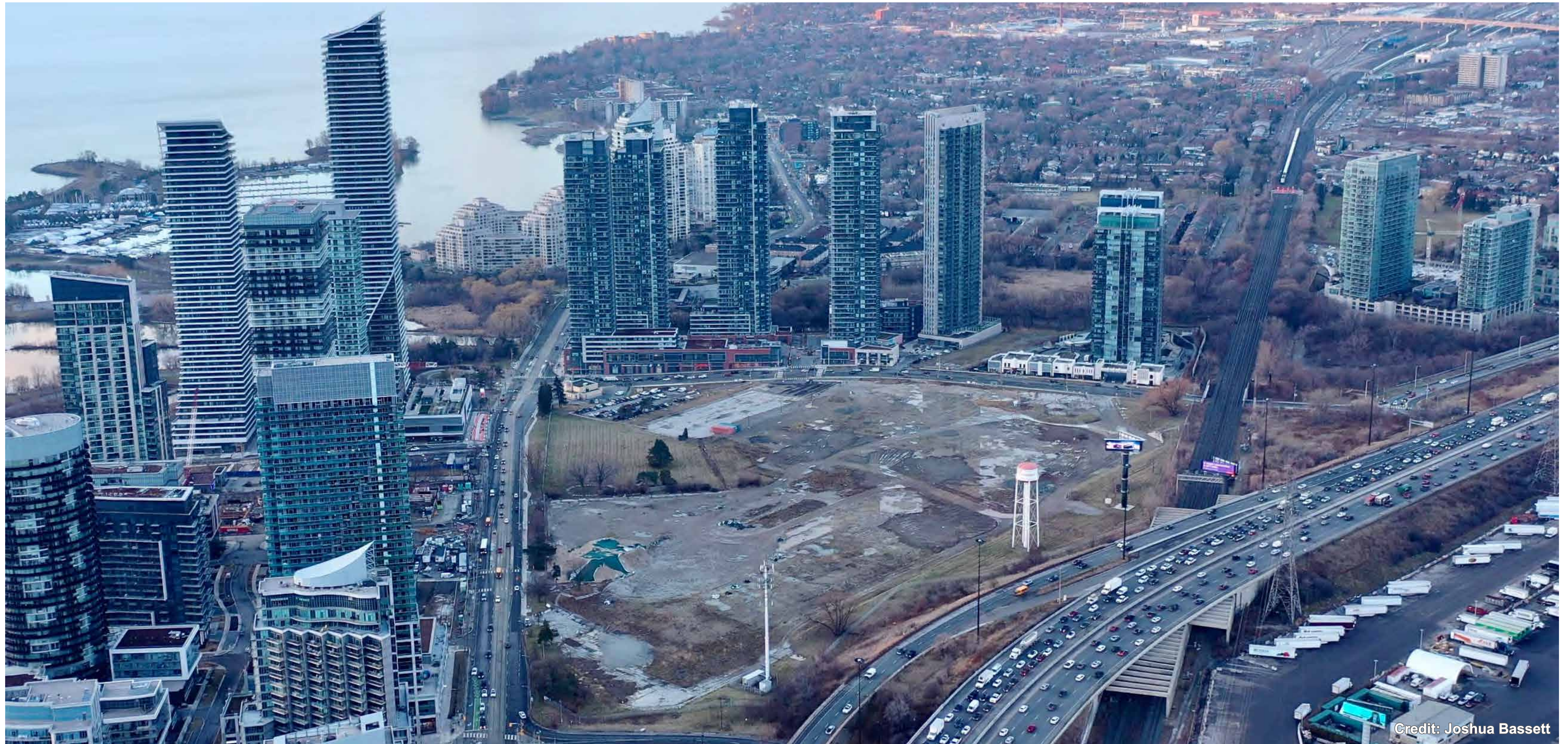


Christie's Planning Study

Update on Study Progress and Display Boards for Comment

April 2020



Since our last public meetings in the fall of 2019, staff have been continuing to advance the work of the [Christie's Planning Study](#). The Public Open House planned for March 24th was postponed. The following boards outline the information that was planned to be presented by City staff. We welcome your comments on any of the material shown here. **Comments should be directed to Kate Goslett, Study Lead at Kate.Goslett@toronto.ca.**

How Did We Get Here?



Background

2013

- Christie's Lands designated *Employment Areas*
- Owner appealed City's decision to maintain *Employment Areas*



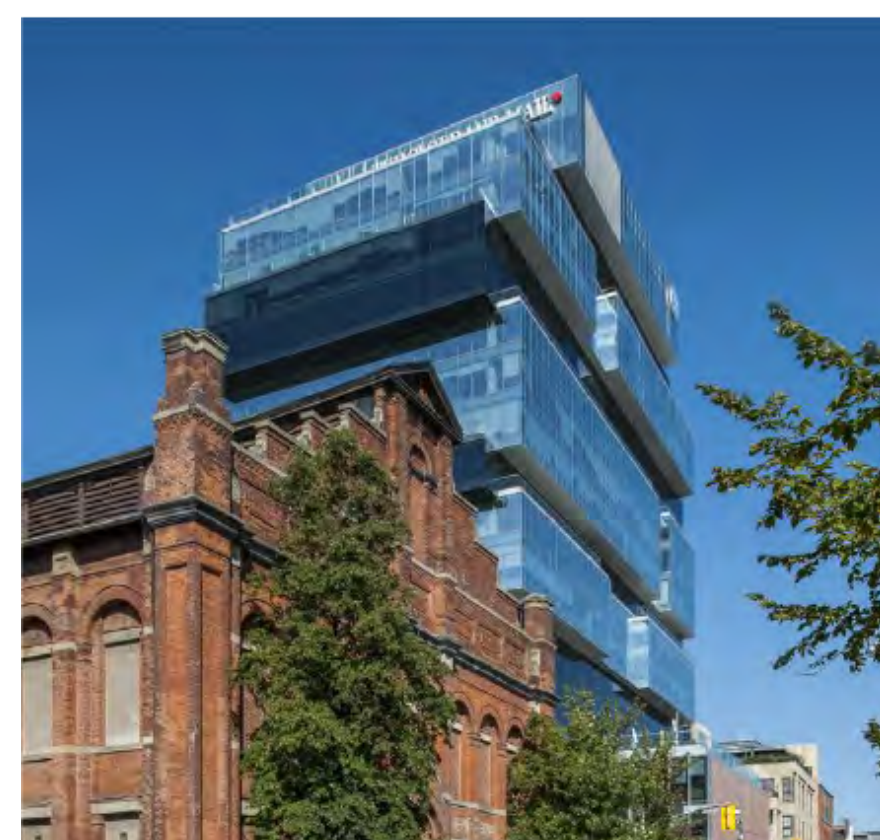
2019

- City Council adopted settlement with First Capital Realty
- Local Planning Appeal Tribunal [approved](#) settlement
- Key Directions are secured within [Site and Area Specific Policy 15](#) (SASP 15) and the Christie's Planning Study began

3 Key Directions from SASP 15

1. Residential uses are **not permitted until** the proposed Park Lawn GO Station is approved and funded
2. A minimum of 98,000 square metres of non-residential space is required on the lands
3. Outlines specific matters that must be addressed through a Secondary Plan including: affordable housing, green infrastructure, new streets and blocks, new public parkland, community services and facilities, and development phasing

What does 98,000 square metres of non-residential space look like?



Globe and Mail Centre
[351 King Street East](#)
(50,000 m², 17 storeys)



Corus Quay
[25 Dockside Drive](#)
(50,000 m², 8 storeys)

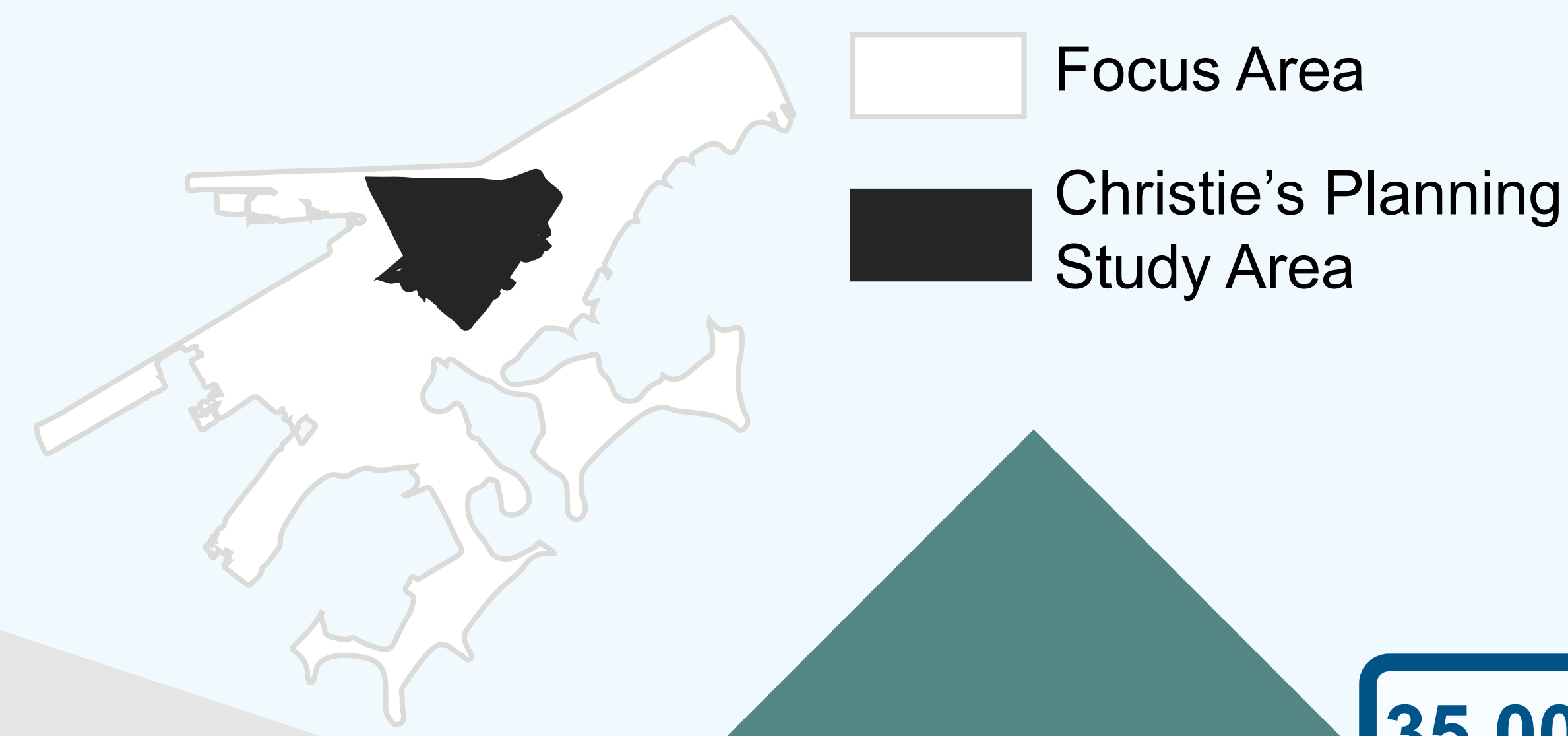
What will the Christie's Planning Study Deliver?

- A Secondary Plan (Policy Document)
- An Area-Specific Zoning By-law
- Urban Design Guidelines

What is a Secondary Plan?

A Secondary Plan is 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. It includes policies and mapping for specific areas that contain detailed direction on land use, design, heritage, transportation, built form, community services and facilities, and housing.

Population & Demographics



A growing community

Between 2011 and 2016, the number of people living in the area increased by 62.8%.

27,094 to 27,520

(Estimated future population using the City's Pipeline Data)

35,000 to 39,000

(includes City's Pipeline Data + new population from the Christie's site)

8-000 to 12,000

(Estimated new population on Christie's site)

17,995

(Existing Population – 2016 Census Data)

A high proportion of working-age adults living in the area

70% of the area's population is between 25-64 years old. By comparison, 57% of residents fall within that range City-wide.

Smaller households than the City average

Household Size	Focus Area	City of Toronto
1 Person	50%	32%
2 People	36%	30%

Lower average household incomes compared to the City of Toronto

Focus Area: \$94,609
City of Toronto: \$102,721

A lower number of households with children than the City average

39% of households in the area have children, whereas 65% of households have children City-wide.

Existing Context



The graphic on the right shows the surrounding context including the heights of the existing buildings. The tower separation distances in Humber Bay Shores and along Park Lawn are a minimum distance of 30 metres and adhere to the City's [Tall Building Guidelines](#) for a maximum tower floorplate size of 750 square metres.

The areas surrounding the subject lands have been experiencing a significant amount of development and population growth over the last decade. Much of that development has been in the form of mid-rise and tall buildings along Park Lawn Road and in Humber Bay Shores, as seen in the images below.

Park Lawn



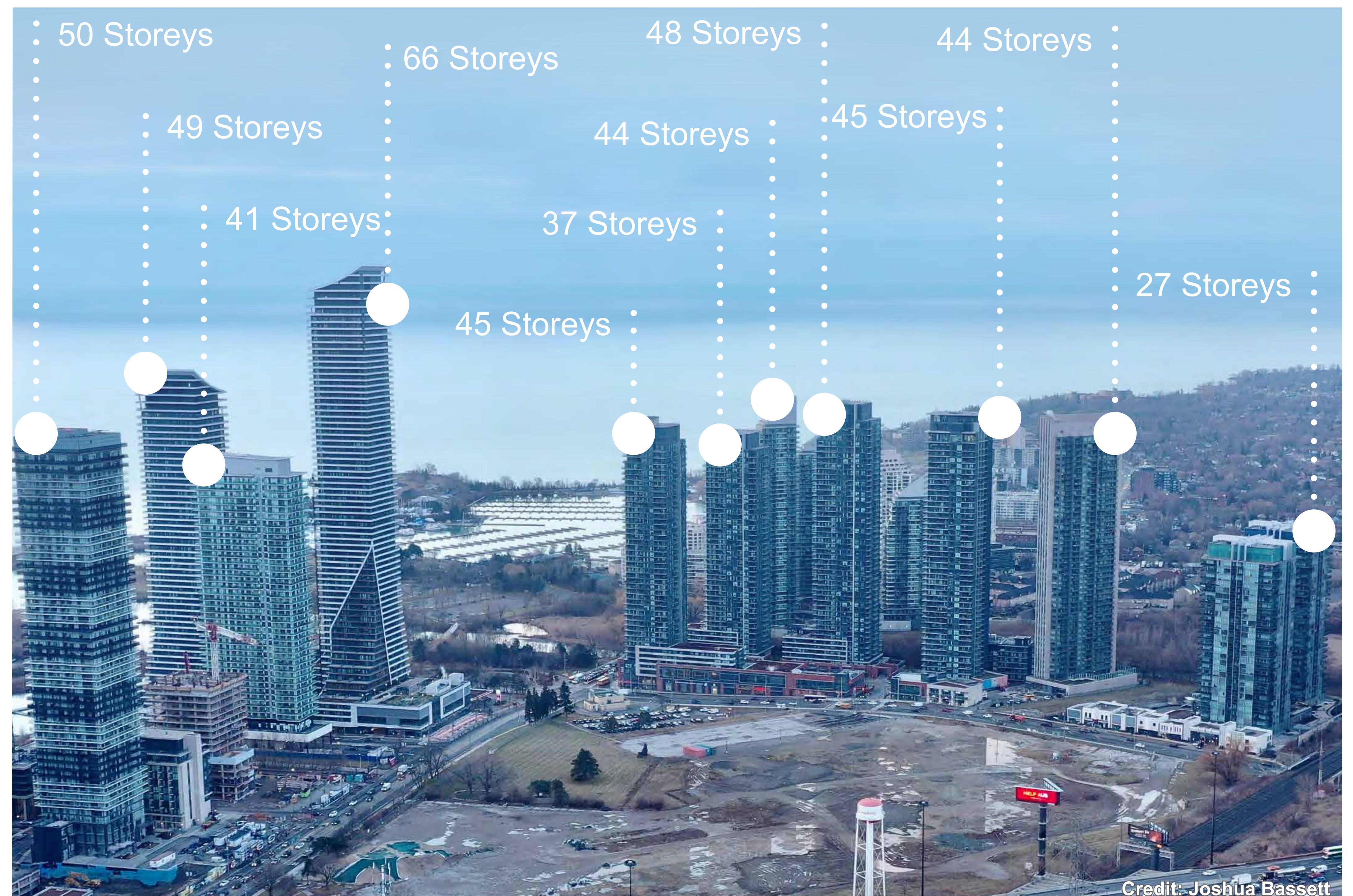
Credit: Brian Jones



Humber Bay Shores



Credit: Marcos Paulo Prado



Credit: Joshua Bassett

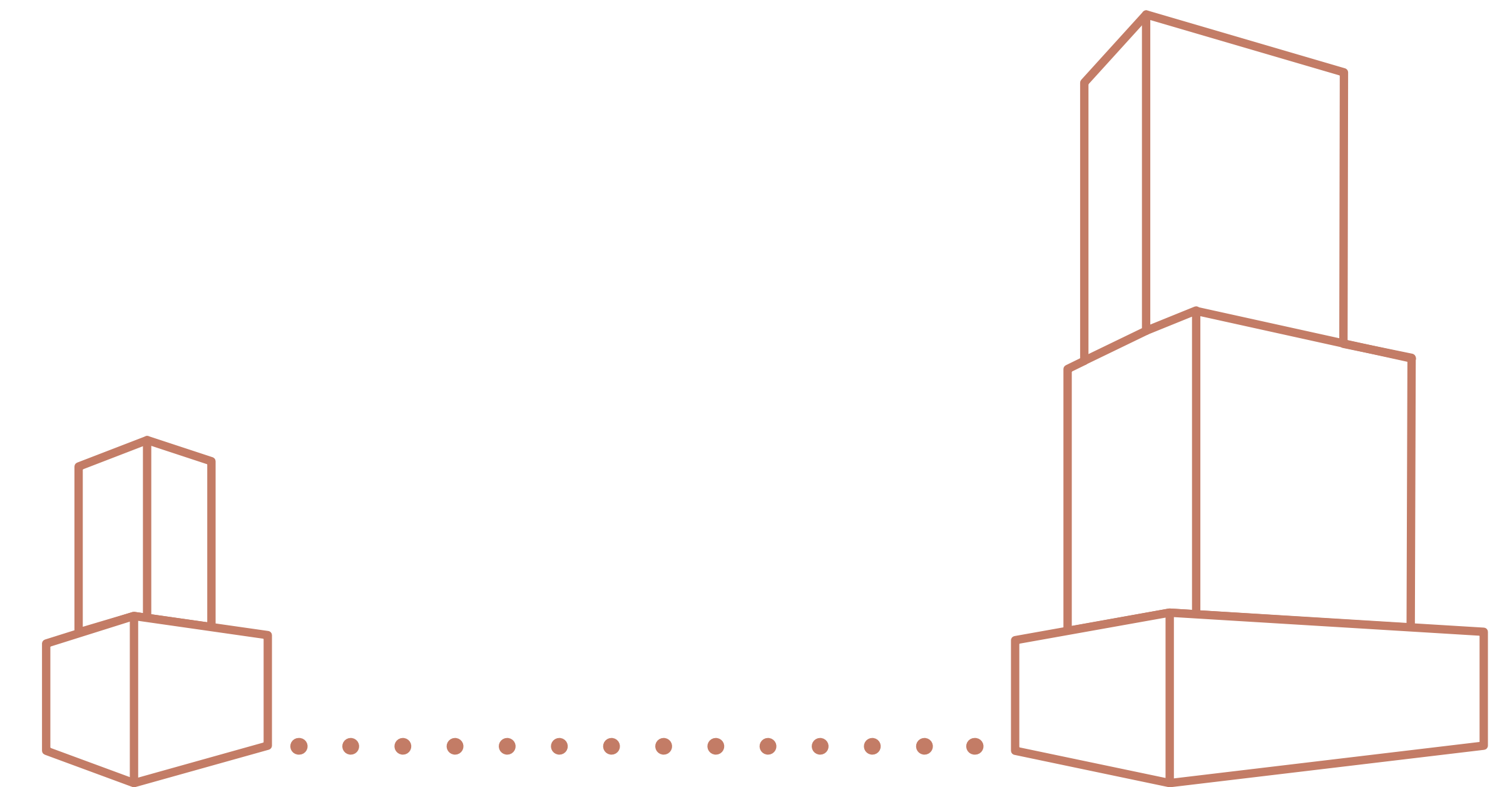
First Capital Realty's Official Plan Amendment Application

First Capital Realty's Official Plan Amendment application was submitted in October 2019, and is available on the City's [Application Information Centre \(AIC\)](#). The application's Context Plan is shown below.

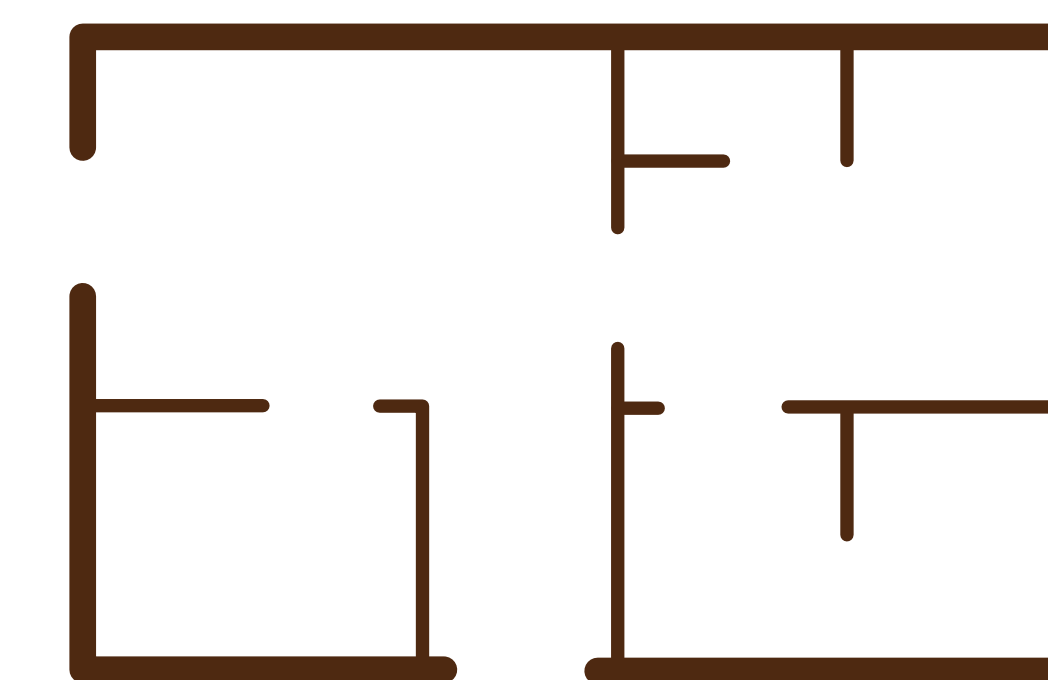


In November 2019, the City held a public meeting regarding First Capital's application. The presentation given by City staff summarizing the application is available on the [AIC](#).

First Capital's Official Plan Amendment application includes:



15 towers ranging from 22 to 71 storeys in height with a minimum tower separation of 30 metres and an average tower separation distance of approximately 50 metres, with an additional 15 buildings up to 12 storeys



A total of 7,446 residential units



A new public park of 5,175 square metres (~5% of the site area)

Vision and Key Directions

In January 2020, City Planning staff reported to Planning and Housing Committee, which endorsed the key directions, timeline and an integrated approach outlined in [the Staff Report](#) and reflected on these boards.

Vision

The re-development of the Christie's site will provide an exemplary model of transit-oriented-development by creating a new walkable, pedestrian-oriented, mixed-use community centered on transit investment and integration.

The Study will consider, consult on and develop a vision for the lands for a new mixed-use community that integrates itself with the existing neighbourhood context. The Secondary Plan will define the building blocks needed to create a complete community which will be developed over the next 20-25 years, focusing on transit, places of employment, affordable and family housing, community services and facilities, built form, infrastructure, and climate resilience.

Study Themes and Key Directions



Mobility

- Creating a new streets and blocks plan
- Prioritizing investment in public transit and creating a new transit hub
- Promoting networks and connections for walking and cycling



Built Form

- Determining the appropriate scale and fit of buildings
- Providing non-residential uses
- Providing housing options
- Minimizing shadow and wind impacts
- Conserving the cultural heritage of the property



Community Services and Facilities

- Integrating public facilities to ensure a complete community



Parks and Open Spaces

- Integrating a large public park(s) on the site
- Creating a network of open spaces and high quality public realm
- Prioritizing park amenities and recreation facilities



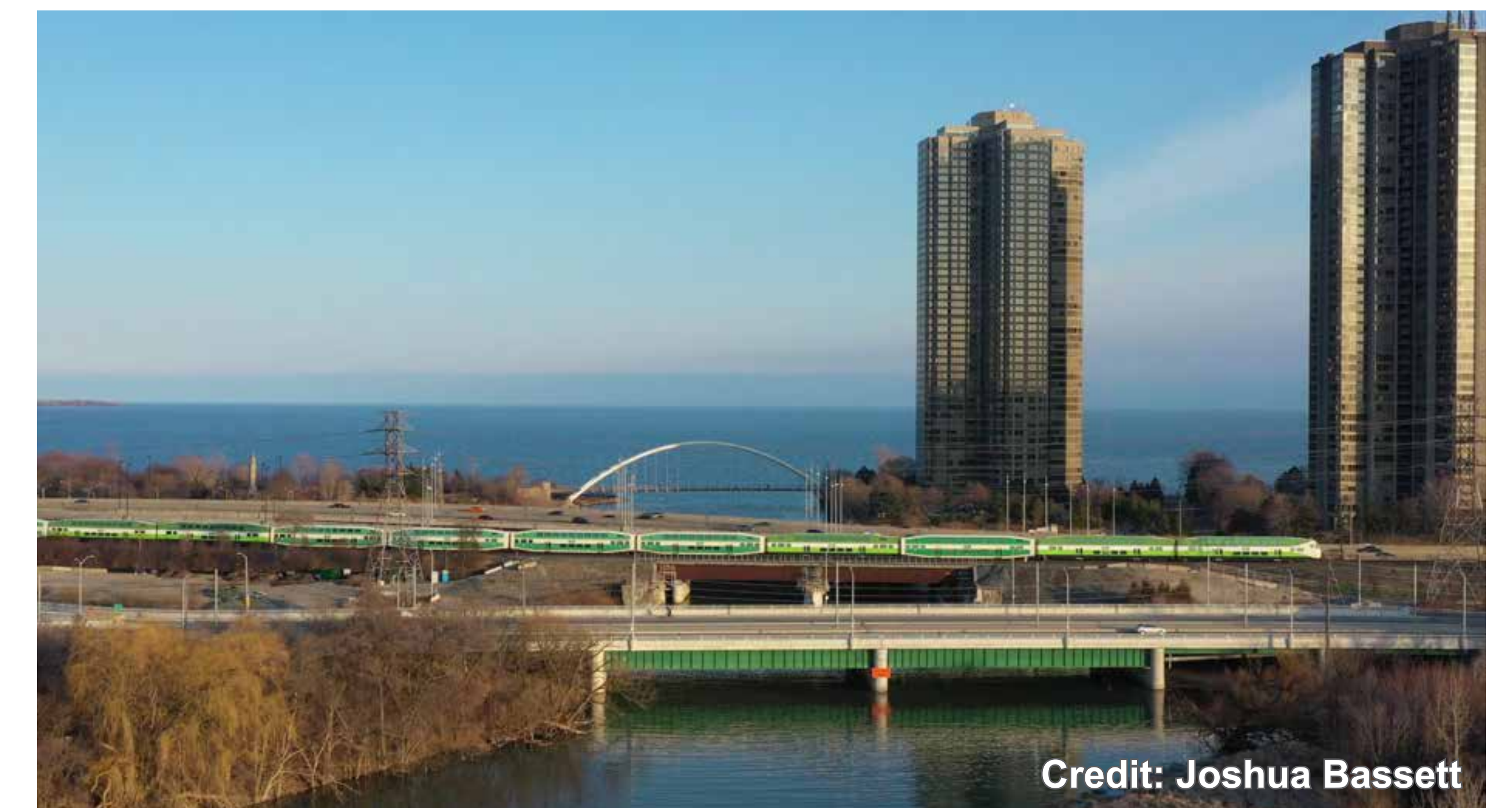
Infrastructure, Energy and Environment

- Targeting zero emissions
- Achieving climate resilience
- Ensuring sufficient infrastructure capacity for future development

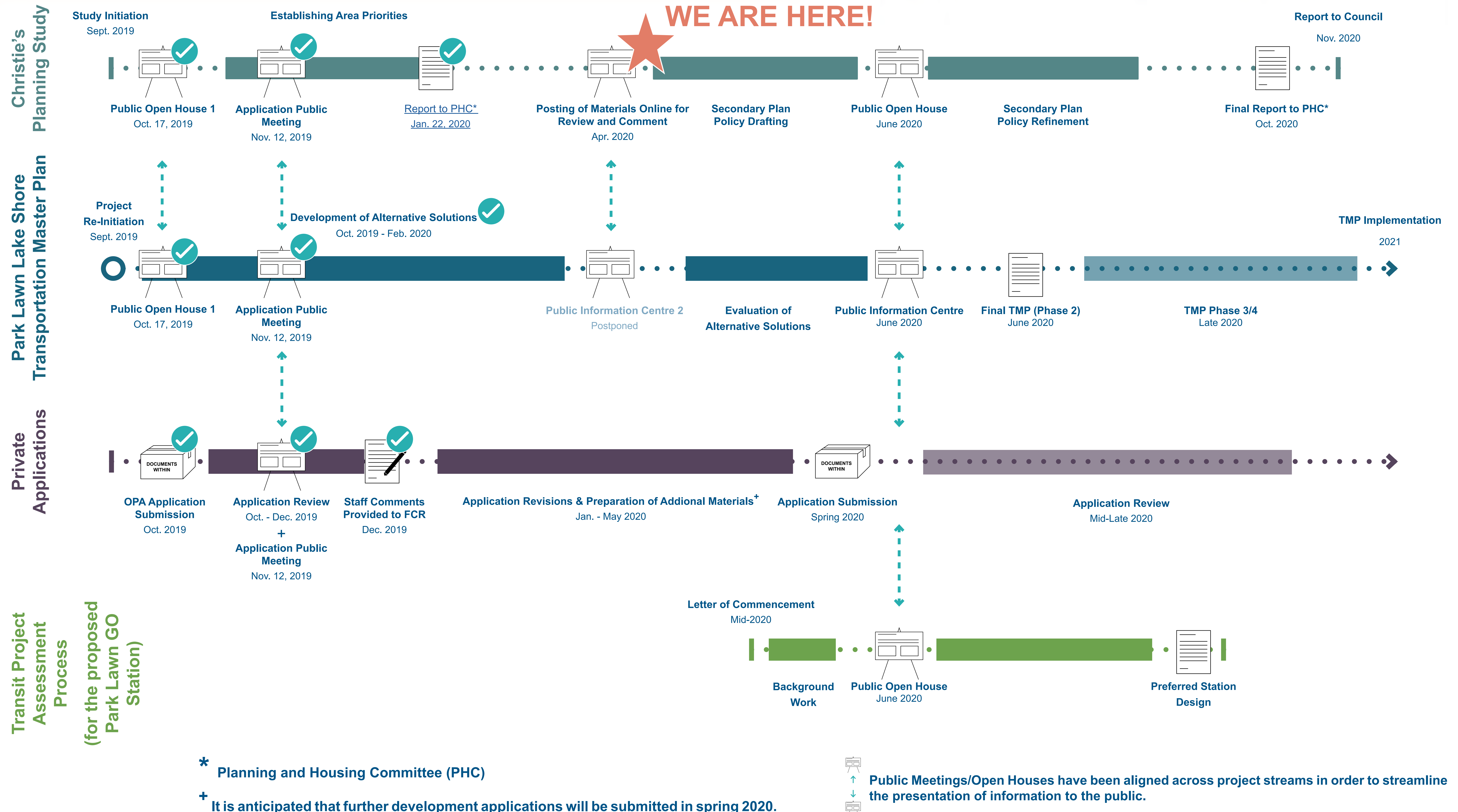
Christie's Planning Study and Transportation Master Plan Integration

The [Park Lawn Lake Shore Transportation Master Plan](#) (TMP) provides the first step in a multi-year process to evaluate options to improve the area's transportation network.

Consultation on the Christie's Planning Study is taking place simultaneously with the TMP. Public meetings are being coordinated to meet both project schedules, expected to be completed in fall 2020.



Four Integrated Streams of Work



What We've Heard



Over 400 people attended the Study's first Open House on October 17th, 2019. The Open House was organized into five areas that represent the Christie's Planning Study building blocks. [A summary](#) of the comments and feedback we heard at the Open House is listed below as well as on the Study's [webpage](#).



Mobility

- General support for the proposed Park Lawn GO Station.
- Concerns about traffic in the area.
- Desire for cycling and pedestrian improvements in the area.
- Improvement or re-location of the Humber Bay TTC Loop is necessary.



Built Form

- Concerns with the existing heights and densities of Humber Bay Shores.
- More convenient shopping and retail opportunities welcomed.
- Desire for greater separation distances between tall buildings.
- High need for affordable rental housing in the area.
- Support for protection of the existing Christie Water Tower.



Community Services and Facilities

- General lack of community services and facilities near the site.
- Desire for a recreation centre, school and child care spaces.
- General support for more spaces for socializing and gathering.



Parks and Open Spaces

- Existing park and trail network in the area is well used, especially along the waterfront.
- Eager to see new park amenities, 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.



Infrastructure, Energy and Environment

- Concern with the reliability of Hydro service in the area.
- Support for measures to address climate change and create more resilient communities.
- Recognized need for increased tree canopies and support for biodiversity through landscape design.

Christie's Secondary Plan Components

Components that will be included in the Christie's Secondary Plan:



Credit: Joshua Bassett

**Vision +
Implementation and
Monitoring**



**Land Use & Economic
Development**



Credit: Joshua Bassett

Connections to transit



Infrastructure



Public Realm



Parks



Built Form



**Community Services
and Facilities (CS&F)**



**Climate Resiliency and
Mitigation**



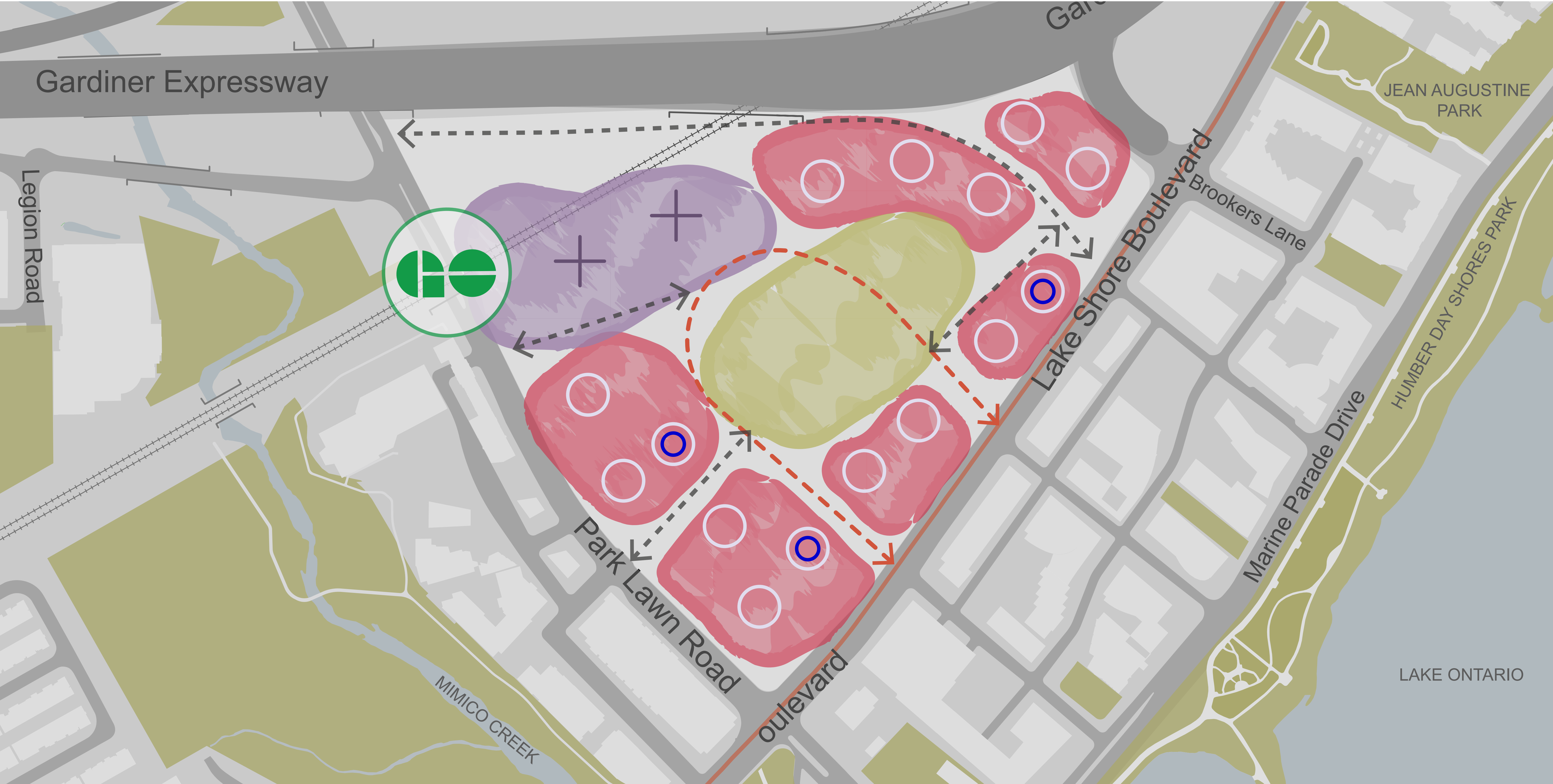
Heritage

Area Structure





The following maps show conceptual locations on the site for land use designations, buildings, open spaces, CS&F, connections, and more.


The Structure Plan identifies the major organizing elements that will help direct the orderly development of the site, including new streets, transit facilities, parks and open spaces, development blocks and possible community services and facilities locations.





LEGEND


*General Employment Areas*


*Mixed Use Areas*


*Parks and Open Space*


*Proposed Park Lawn GO Station*

*Employment Building*

*Mixed Use Building*

*Potential Community Services & Facilities Space*

*Flexible New Street Location*

*New Street with Dedicated Streetcar Right of Way*

Note: The map shown is a conceptual draft. It may be refined through the completion of the Secondary Plan process and creation of the policy and zoning directions for the site.

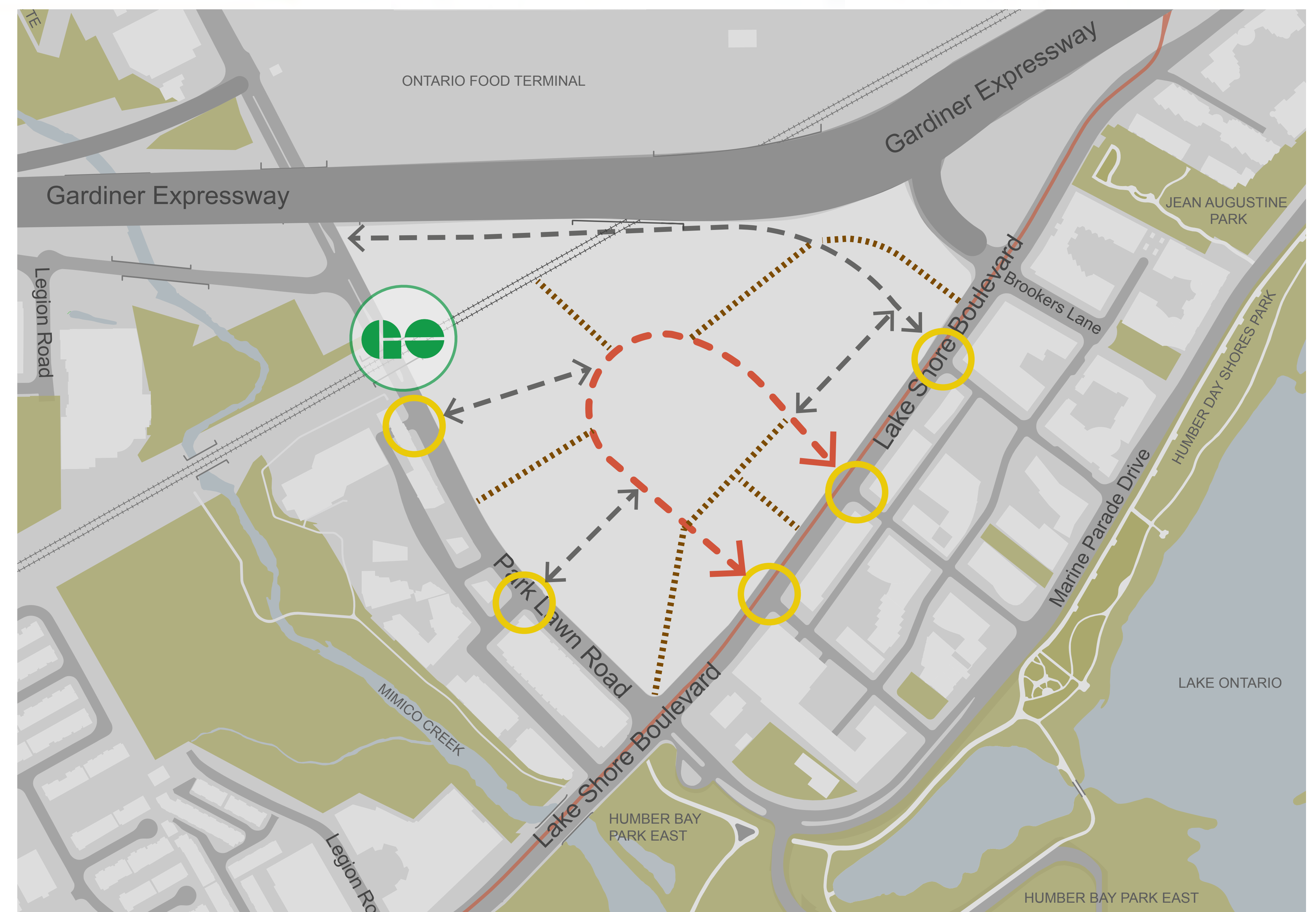
Streets and Mid-Block Connections

New public streets and mid-block connections will be introduced on the site, as conceptually shown on the map to improve connections in the area and tie into the existing street network surrounding the site. The location and design of new streets and mid-block connections will create new development blocks and provide frontages for new buildings, parks and open spaces.

All streets will prioritize pedestrians, cyclists and public transit while accommodating all users. The [Park Lawn Lake Shore Transportation Master Plan](#) will recommend improvements to the broader transportation network that improve walking, cycling, public transit and vehicular movements in the area.

What is a Mid-Block Connection?

Mid-block connections are important assets to the public realm. These connections link two spaces together by creating a space that is well-designed, well-lit and well-programmed to enhance the safety and comfort of pedestrians and cyclists.



LEGEND



Alignment with Existing Roads and Driveways



Proposed Park Lawn GO Station



Mid-Block Connections



Flexible New Street Location



New Street with Dedicated Streetcar Right of Way

Note: The map shown is a conceptual draft. It may be refined through the completion of the Secondary Plan process and creation of the policy and zoning directions for the site.

Land Use

The land use framework will provide for a balanced mix of uses to maintain activity, animate the public realm throughout the day and allow existing and future residents to live, work, shop and play in one area.

General Employment Areas

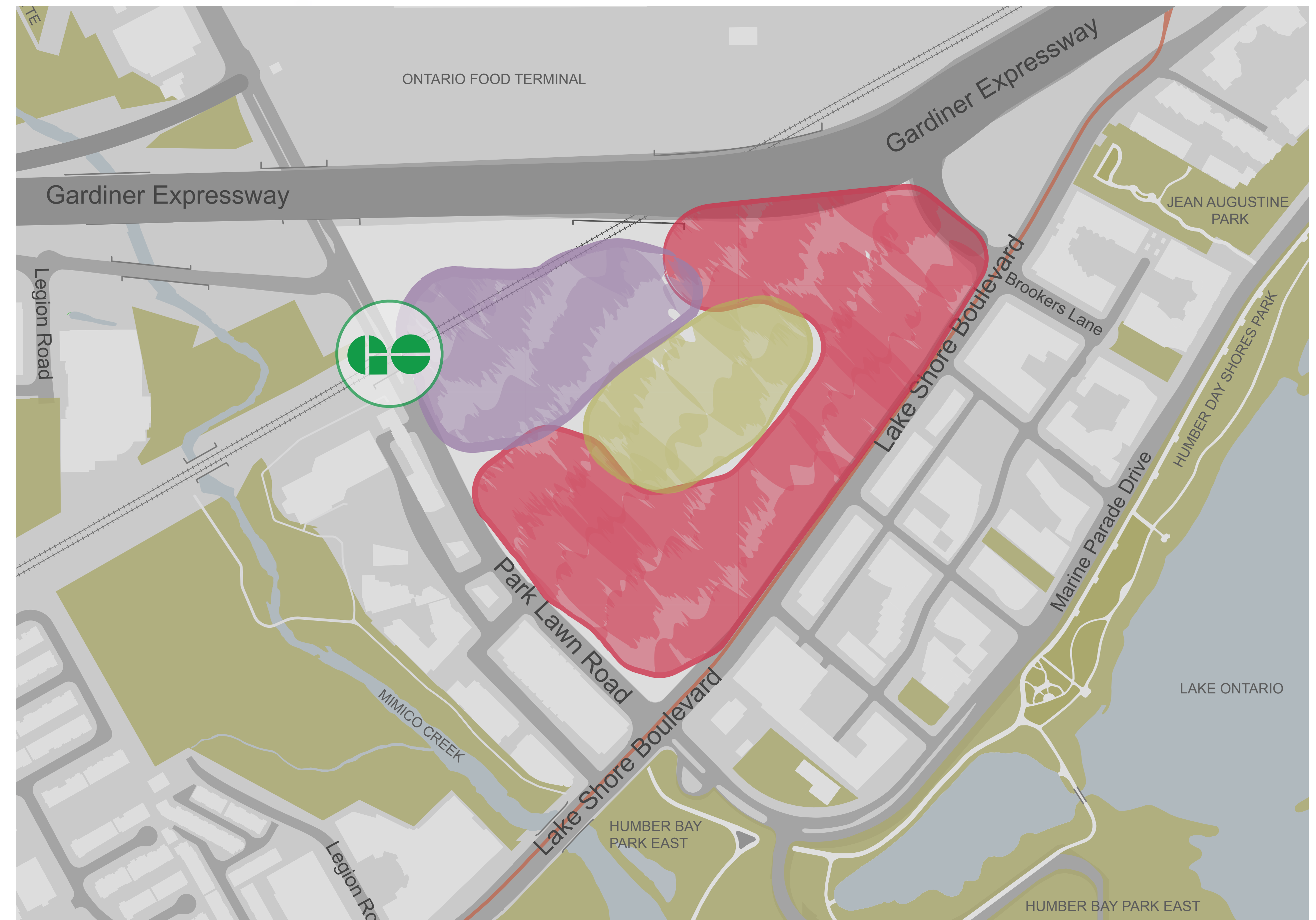
Employment Areas are places of business and economic activities vital to Toronto's economy and future economic prospects, which includes office uses and retail and commercial uses.

Parks

Parks and Open Space Areas are the parks and open spaces, valleys, watercourses and ravines, portions of the waterfront, golf courses and cemeteries that comprise a Green Space System in Toronto. Development is generally prohibited within *Parks and Open Space Areas* except for recreational and cultural facilities, conservation projects, cemetery facilities, public transit and essential public works and utilities.

Mixed Use Areas

A large portion of the site will be designated *Mixed-Use Areas*, which permits a broad array of residential uses, offices, retail and services, institutions, entertainment, recreation and cultural activities, and parks and open spaces.



LEGEND



General
Employment
Areas



Mixed Use
Areas



Parks and
Open Space
Areas



Proposed
Park Lawn
GO Station

Note: The map shown is a conceptual draft. It may be refined through the completion of the Secondary Plan process and creation of the policy and zoning directions for the site.

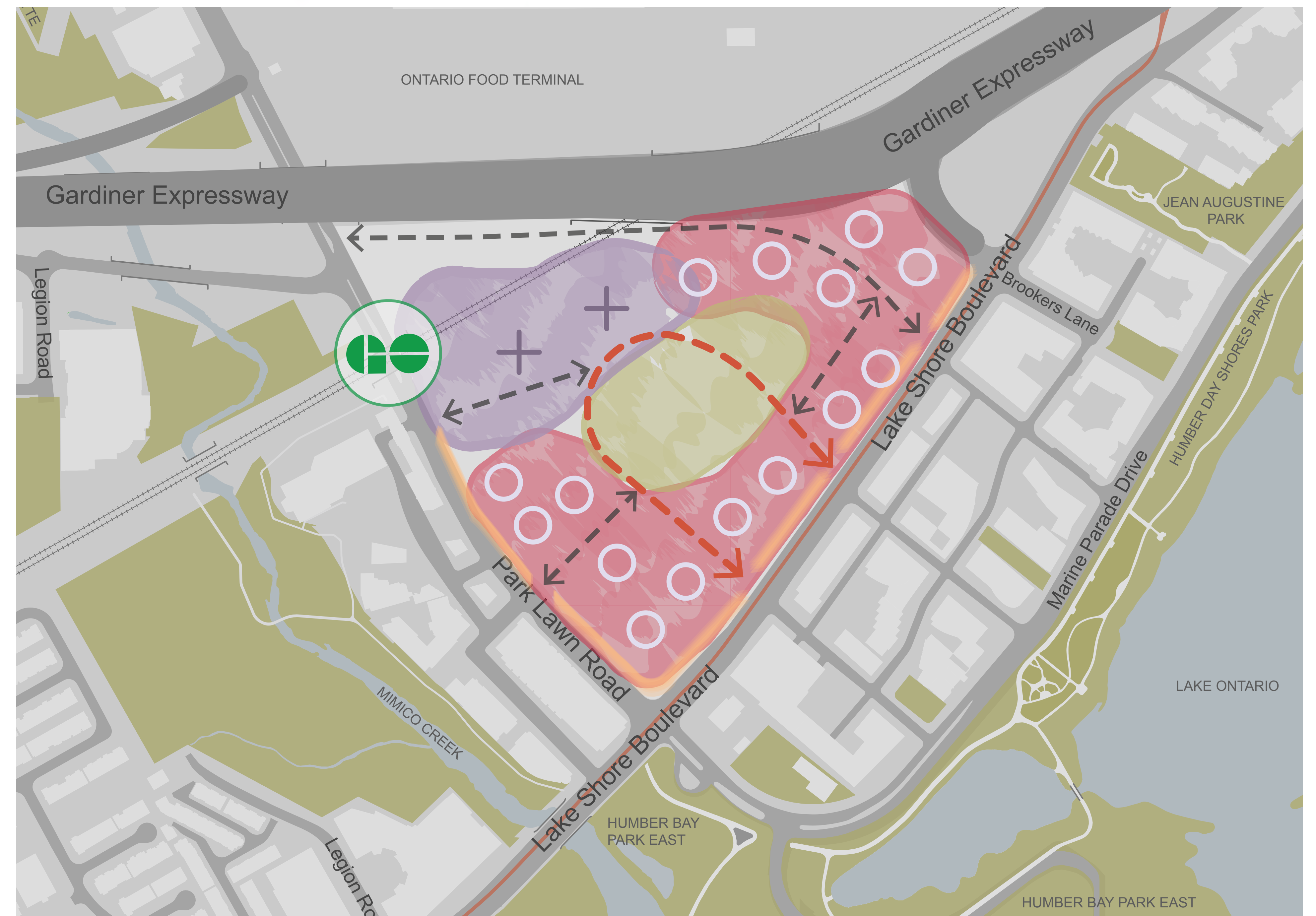
Built Form

The Secondary Plan and Zoning By-Law will outline the requirements for tower separation and maximum floorplate sizes of tall buildings. Tall buildings will be permitted at specific locations shown conceptually on a map. Tall buildings will be designed and located to minimize shadows cast on public spaces, public parks and Privately Owned Publicly-Accessible Spaces (POPS).

Tall buildings will be situated in a way that minimizes the shadow and wind impacts on the public realm elements including the sidewalk and the public parks. Buildings will be adequately spaced at a minimum distance of 30 metres to maximize access to sunlight and sky view.

Buildings that front onto Park Lawn and Lake Shore will be pedestrian oriented in scale to frame the streets and provide a quality public realm, ensuring a vibrant pedestrian environment.

Note: The map shown is a conceptual draft. It may be refined through the completion of the Secondary Plan process and creation of the policy and zoning directions for the site.



LEGEND



General
Employment
Areas



Mixed Use
Areas



Parks and
Open Space
Areas



Proposed
Park Lawn
GO Station



Employment
Building



Mixed Use
Building



Flexible New
Street Location



New Street with Dedicated
Streetcar Right of Way

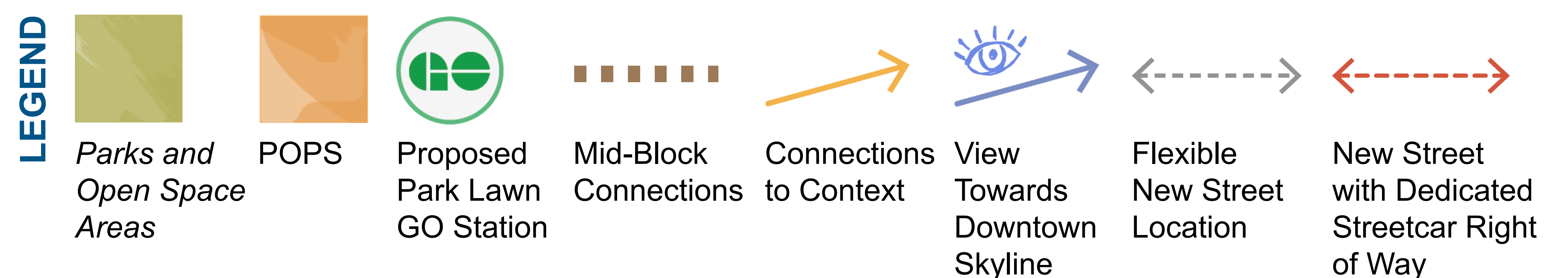
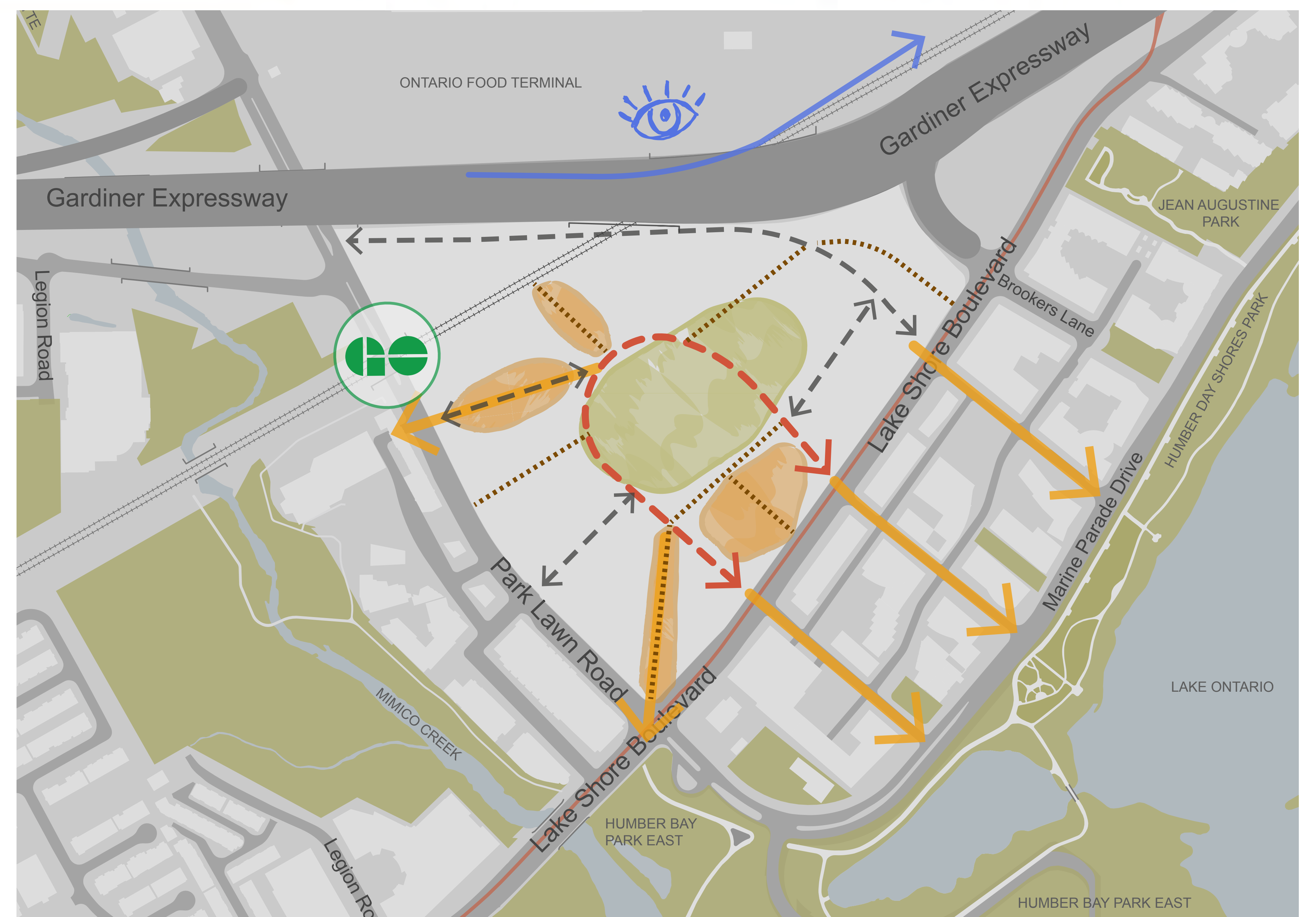
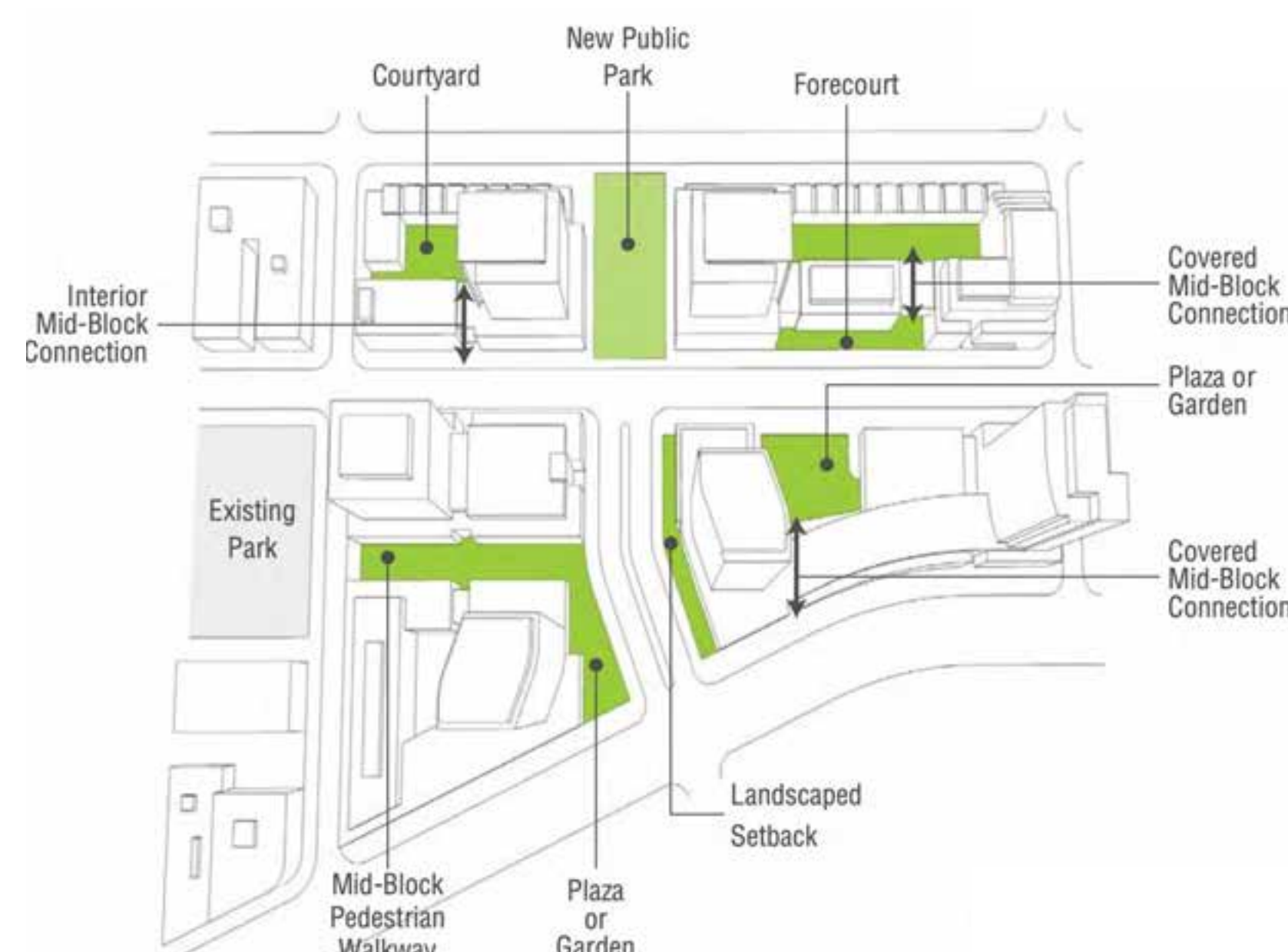
Parks, Open Spaces and the Public Realm

The Parks, Open Spaces and Public Realm Plan will include new public streets, parks, open spaces and pedestrian connections within the Secondary Plan Area that will be delivered through redevelopment of the site. The goal is to create a pedestrian-friendly, green, animated public realm. On large sites, the City has the ability to require and secure parkland dedication up to 20% of the site area.

Buildings should be located, designed and massed to maximize pedestrian comfort in all seasons in these spaces. This includes maintaining sunlight onto the public realm, including parks and open spaces, streets and sidewalks, school yards, outdoor amenity spaces and Privately Owned Publicly-Accessible Spaces (POPS).

What are Privately Owned Publicly-Accessible Spaces (POPS)?

POPS are a key part of the city's public realm network, providing open space in much-needed locations across the city and complementing existing and planned parks, open spaces and natural areas.



Note: The map shown is a conceptual draft. It may be refined through the completion of the Secondary Plan process and creation of the policy and zoning directions for the site.

Phasing and Implementation Tools

Community Benefits

The City has the ability to secure community benefits to ensure that new development is accompanied by the necessary investment to support the increase in density and/or height. The City's Official Plan outlines what items can be considered as community benefits, which can include, but not are limited to: capital facilities, such as a library or community recreation centre, public art, streetscape improvements or the conservation of heritage resources.

Phasing

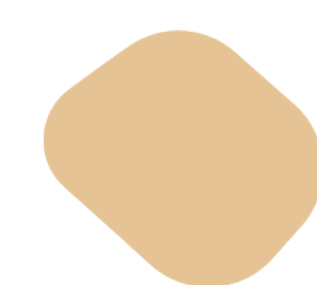
The Secondary Plan and Zoning By-law will include policy direction and requirements to ensure that planned infrastructure, transit facilities, servicing and community services and facilities are available through all phases of development. The proposed GO Station will be delivered as part of Phase 1 and each phase will include a mix of uses and open spaces.

Use of Holding By-laws

In instances where the built form or use may be agreed upon but development should not take place until specific facilities are in place or conditions are met, the City can impose a "holding by-law". These items could include sufficient sewer capacity, soil remediation and/or transportation improvements. The "holding by-law" will outline what conditions are required in order for it to be removed.



LEGEND



Phase of
Construction



Proposed
Park Lawn
GO Station

Note: The map shown is a conceptual draft. It may be refined through the completion of the Secondary Plan process and creation of the policy and zoning directions for the site.

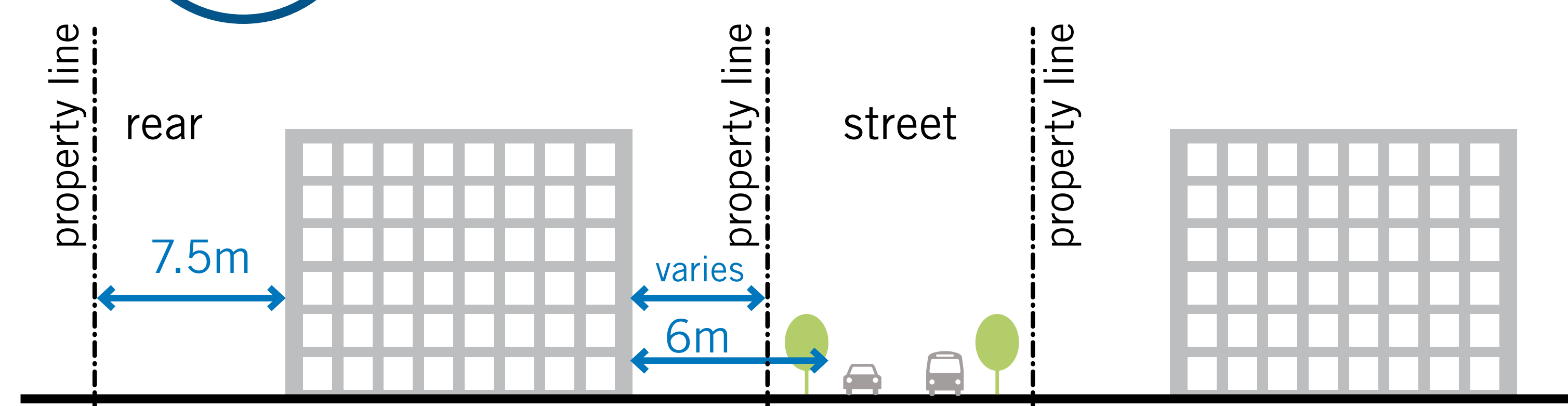
Christie's Zoning By-law



What is a Zoning By-law?

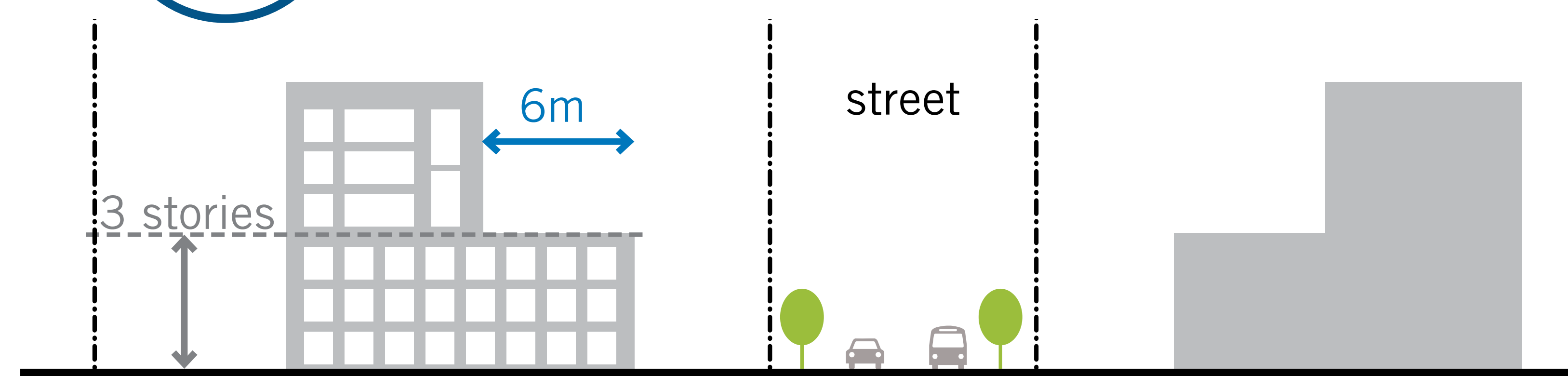
The [Zoning By-law](#) implements the direction of [the Official Plan](#) and regulates the use of land and construction of buildings by outlining the permitted uses, density of development, maximum building heights, setbacks, parking requirements and more.

Why are building setbacks important?



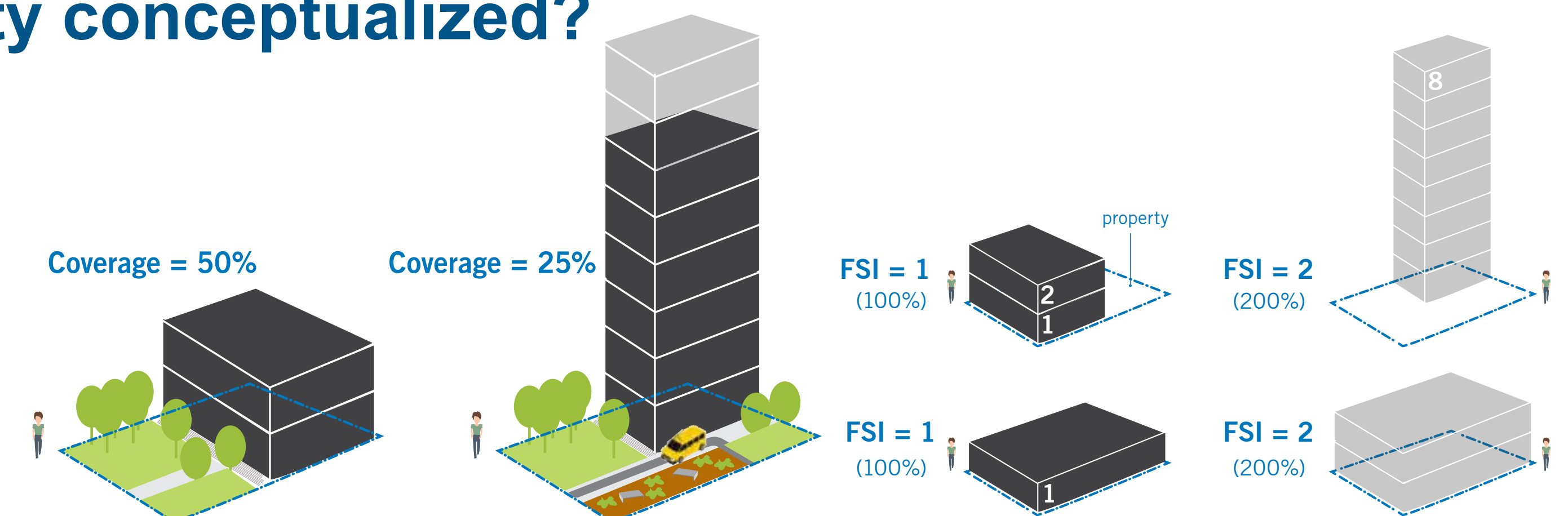
Building setbacks at grade expand the sidewalk creating more space for pedestrians, healthy street trees and plantings, sidewalk cafes, marketing areas, seating and gathering places.

Why is building separation important?



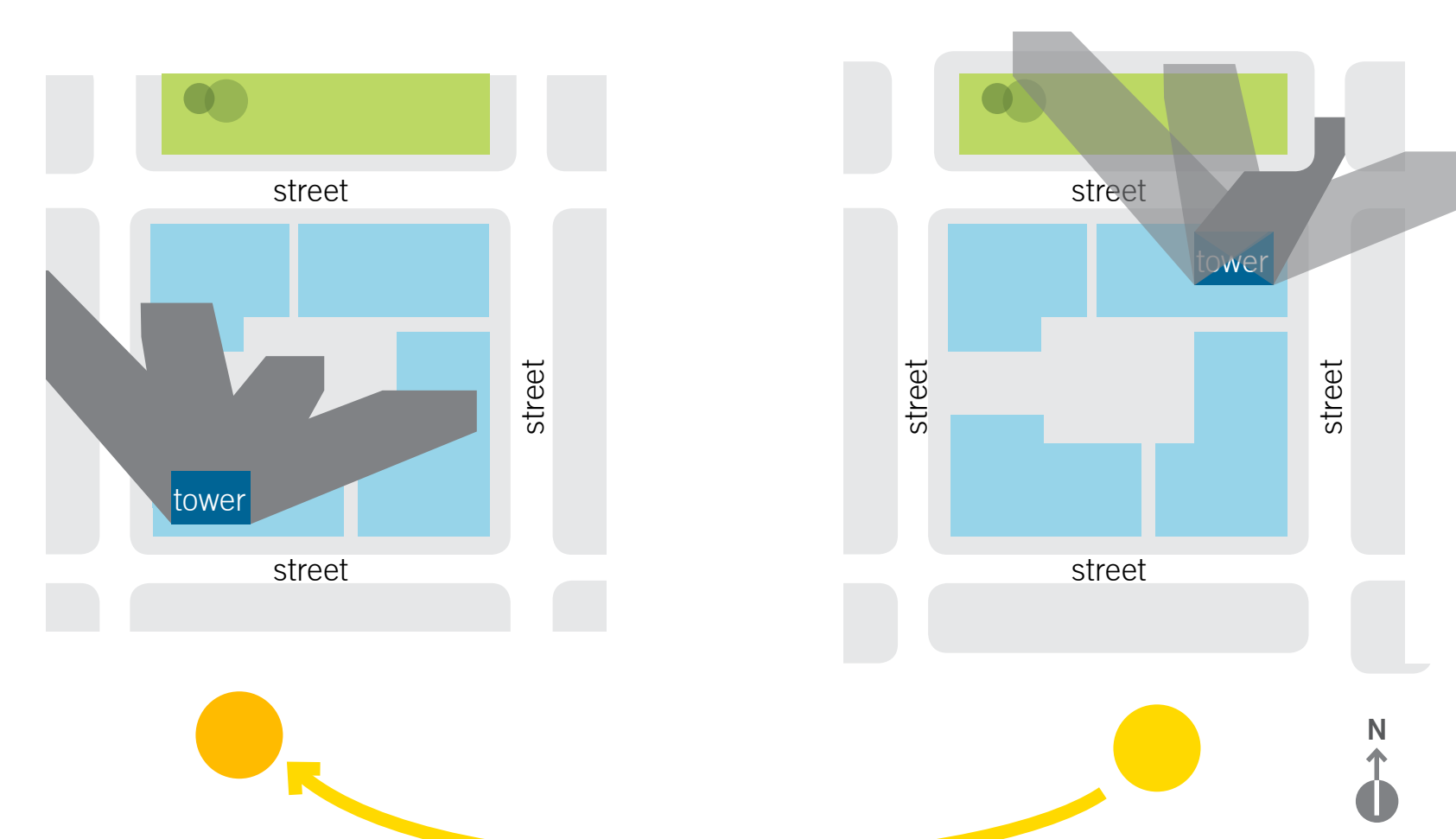
Building separation provides adequate privacy, sunlight and sky views for occupants of new and existing buildings.

How is density conceptualized?



The density of a development is communicated as a “Floor Space Index” (FSI), which indicates the relationship between the total lot area and base building floorplate(s) size. Denser developments yield higher FSI's.

How can zoning impact sunlight access?



Built form will be shaped to provide a minimum of 5-hours of consistent sunlight on streets or open spaces between the spring equinox and fall equinox to ensure the viability of green spaces and comfort of pedestrians.

Christie's Zoning By-law Components

Components that will be included in the Christie's Zoning By-law:



Permitted Uses
(Employment, Retail,
Residential, Open Space)



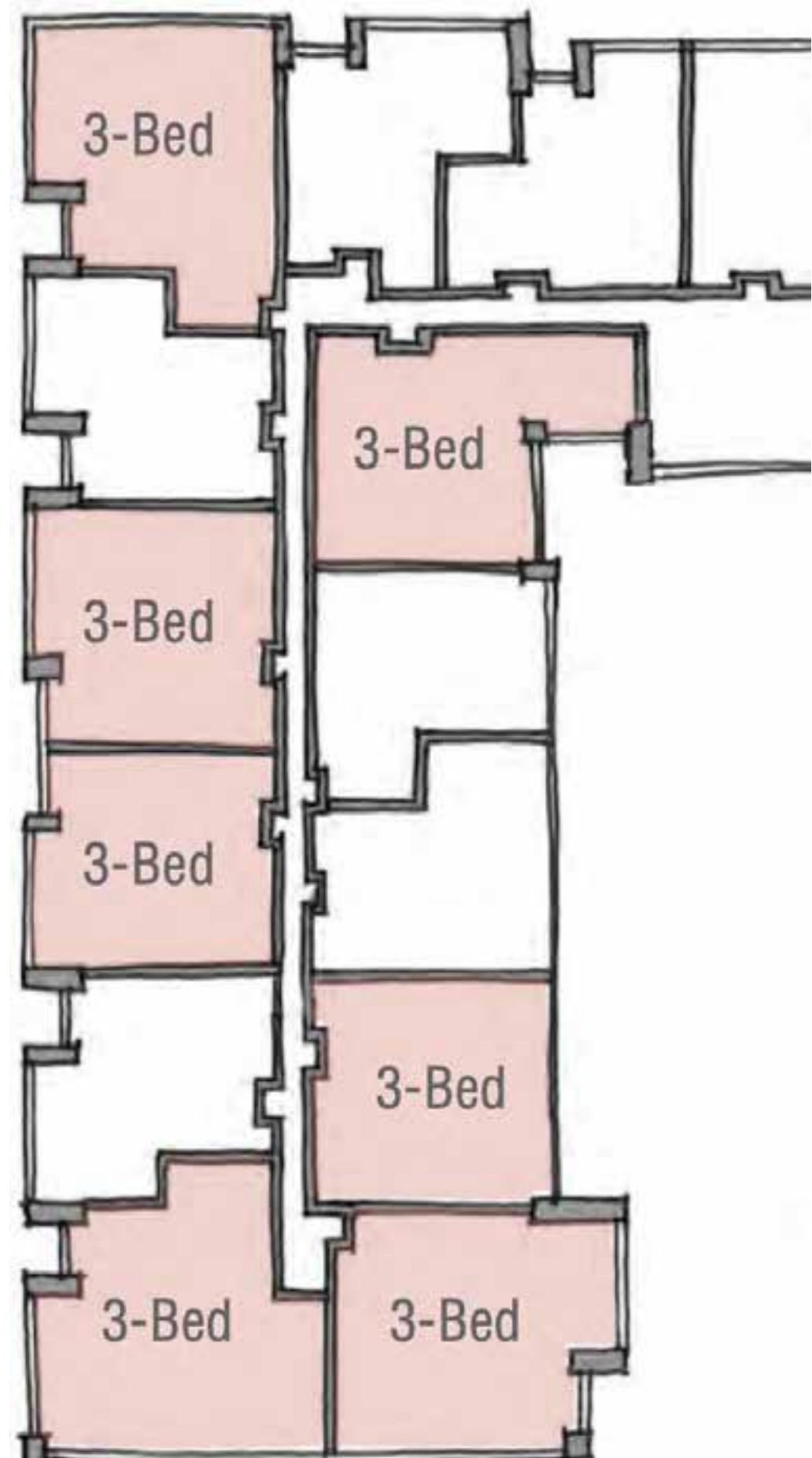
Maximum Densities
(per block for each
land use)



**Setbacks and
Separation Distances**



**Unit Sizes/Number of Bedrooms and
Affordable Units**



Community Benefits



Parkland and POPS



Parking, Car Share, Bicycle Parking and Loading



Phasing

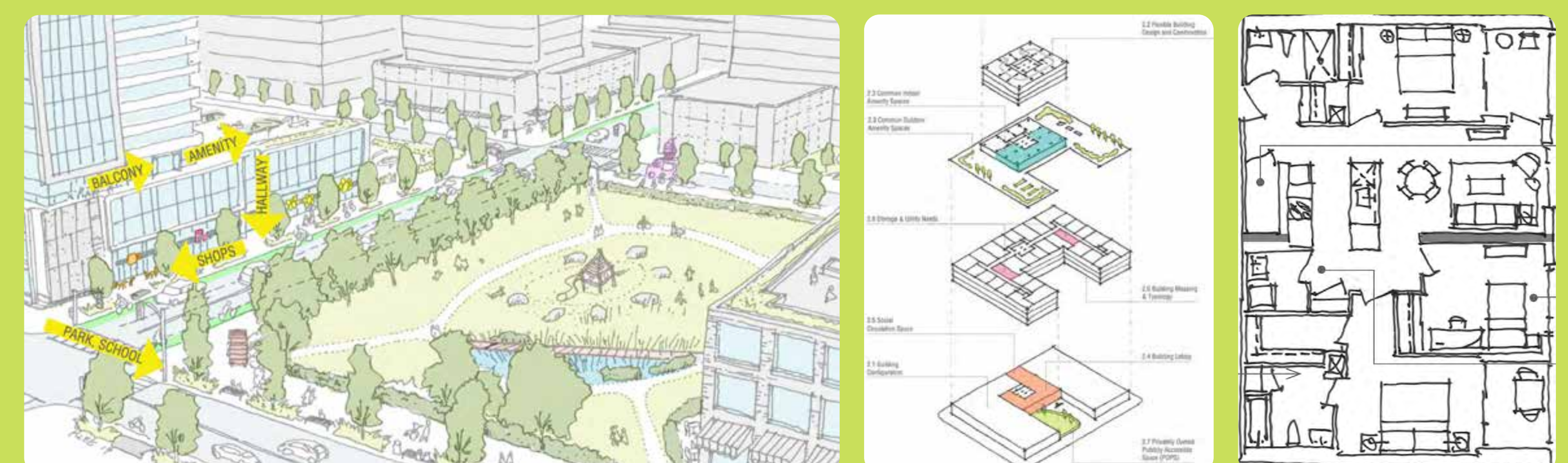
Christie's Urban Design Guidelines

The City has a comprehensive set of urban design guidelines that are applied during the evaluation of development proposals to ensure desirable design of buildings, streetscapes and more. There are three types of urban design guidelines: City-wide (e.g. Tall Building Guidelines), topic-specific (e.g. Growing Up) or area-based (e.g. Sherway Centre). Below are examples of the three types of design guidelines. To view the full documents, click the covers.

How will urban design guidelines shape the design of the area?

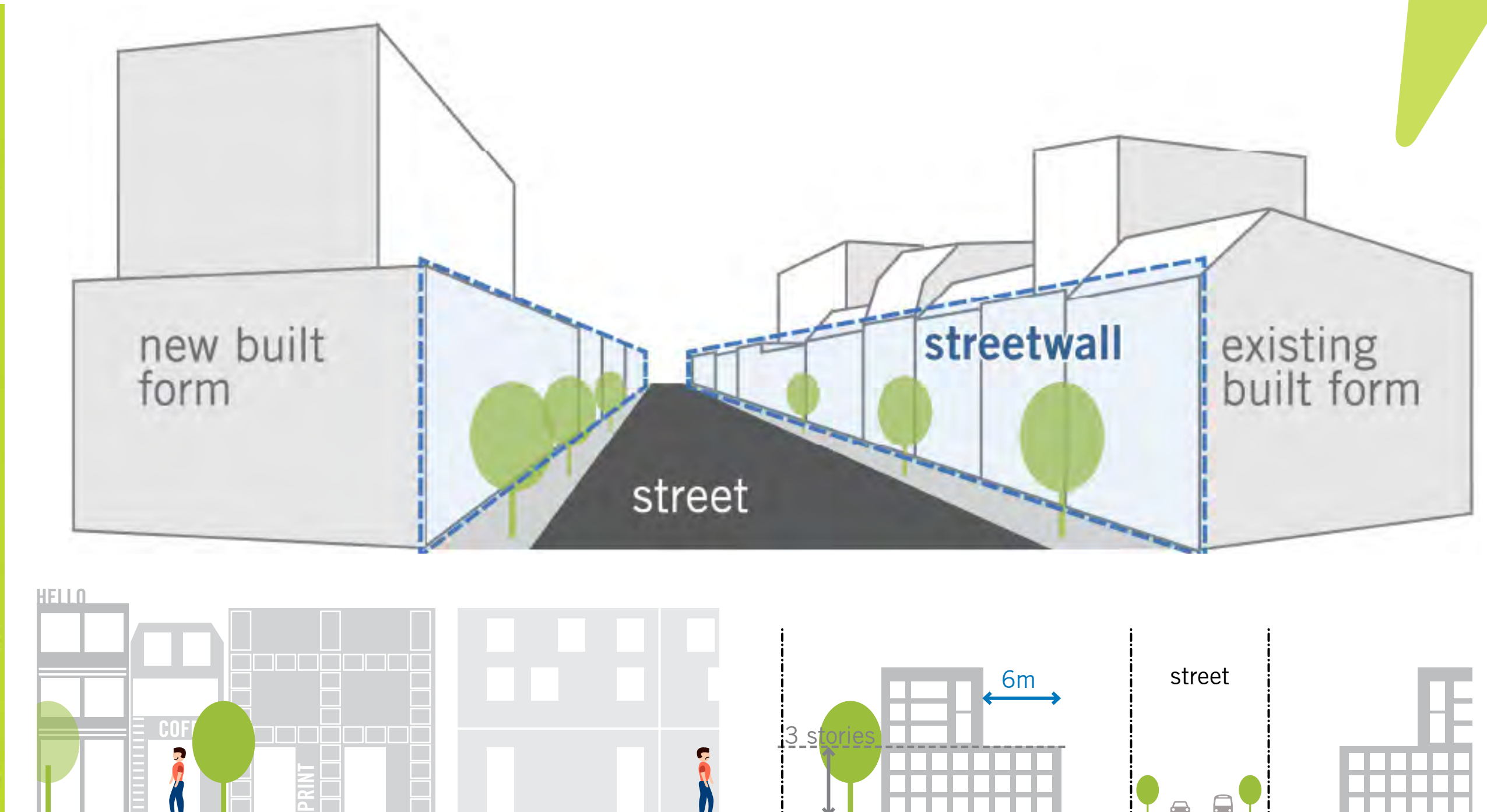
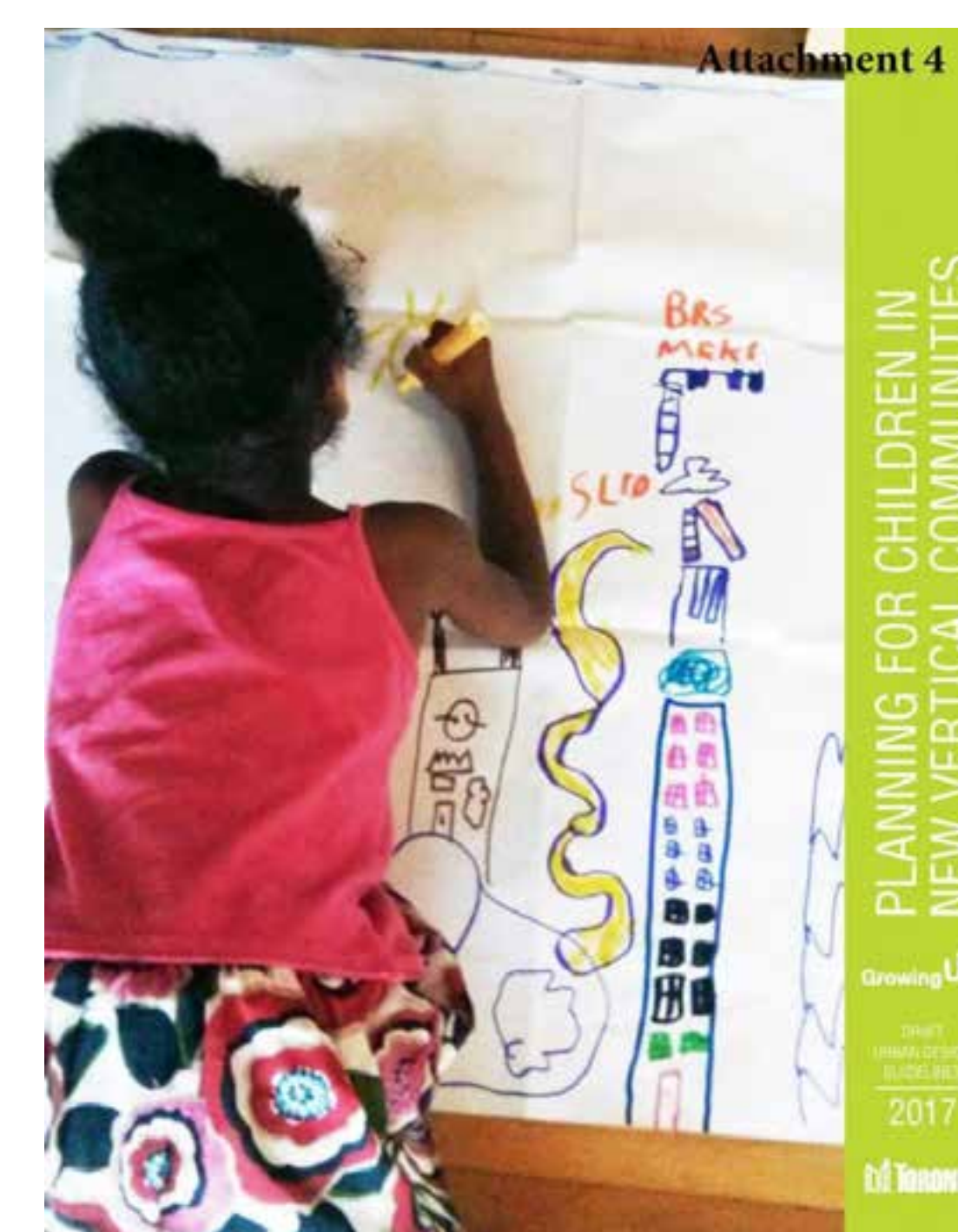
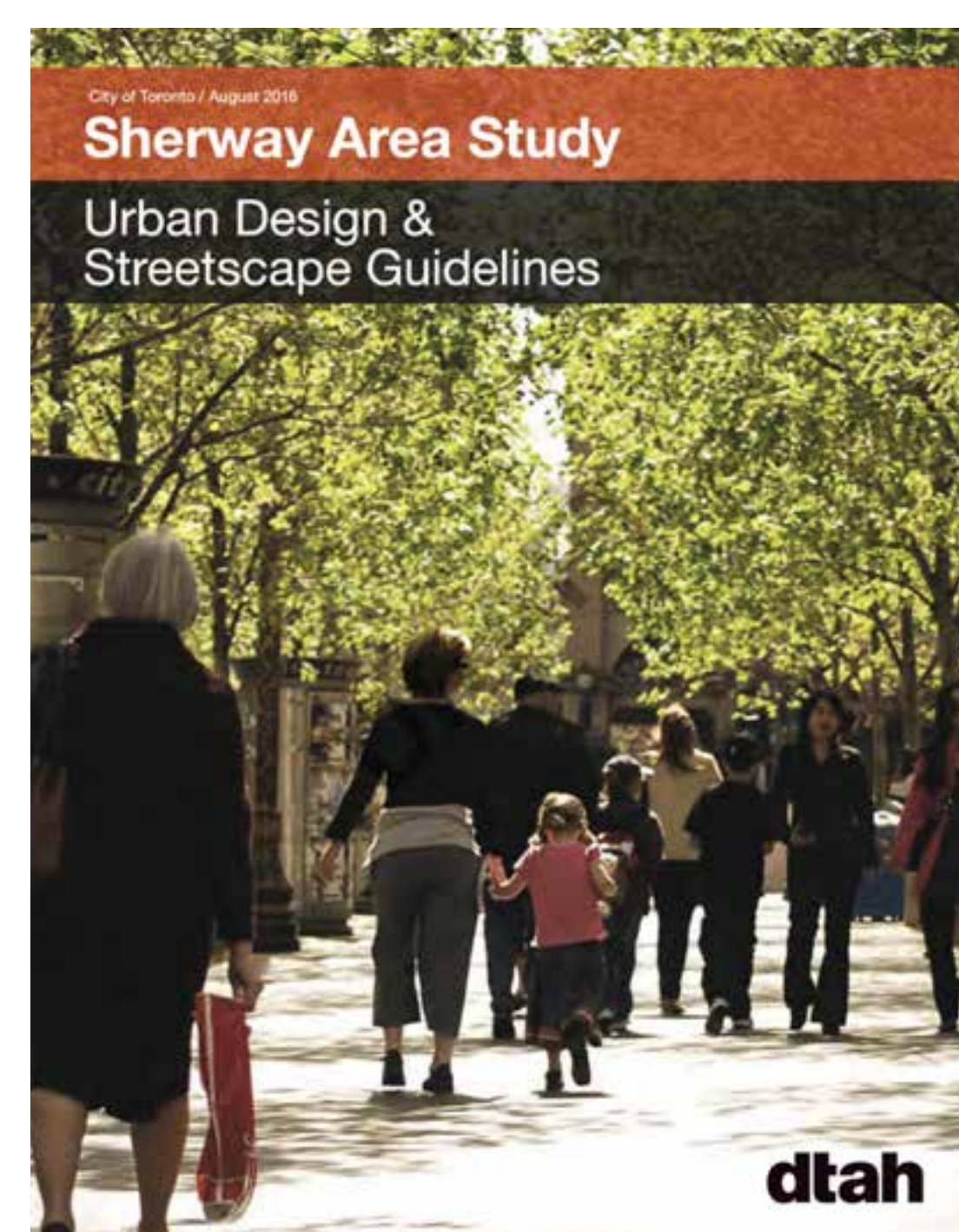
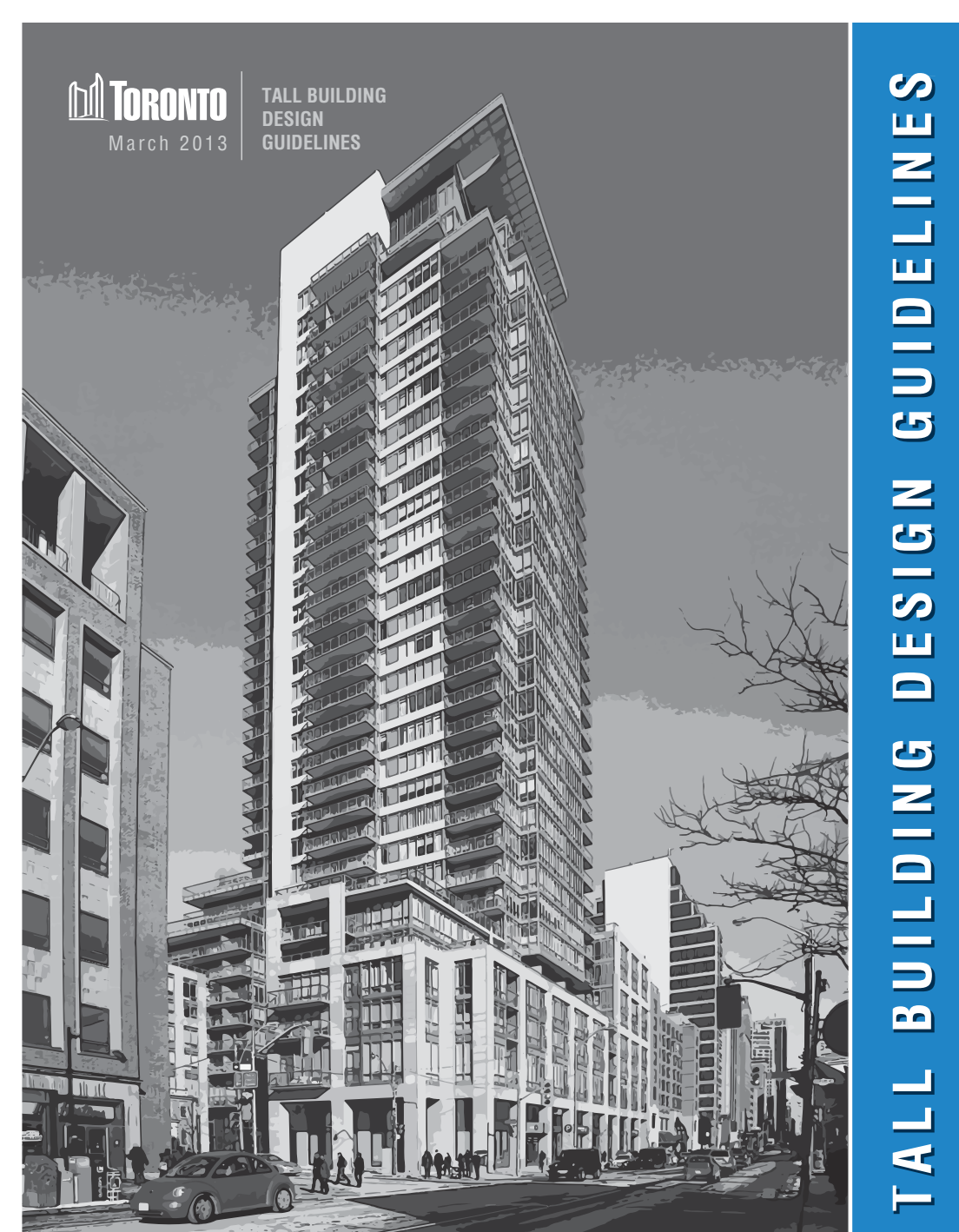
As part of the Planning Study, a set of area-based urban design guidelines will be created. The Urban Design Guidelines will illustrate the essential elements and important built form relationships that will shape the emerging community, and reflect the intent and policies of the Secondary Plan.

Together with the built form, public realm and mobility policies, the Urban Design Guidelines will support ongoing implementation, provide a broad perspective for incremental change and present standards to assist in the review of development applications.



The City's Growing Up Guidelines provide direction on how to design exciting vertical neighbourhoods that engage and accommodate all people at all scales of development.

Building massing and articulation contribute to the visual interest of the public realm.

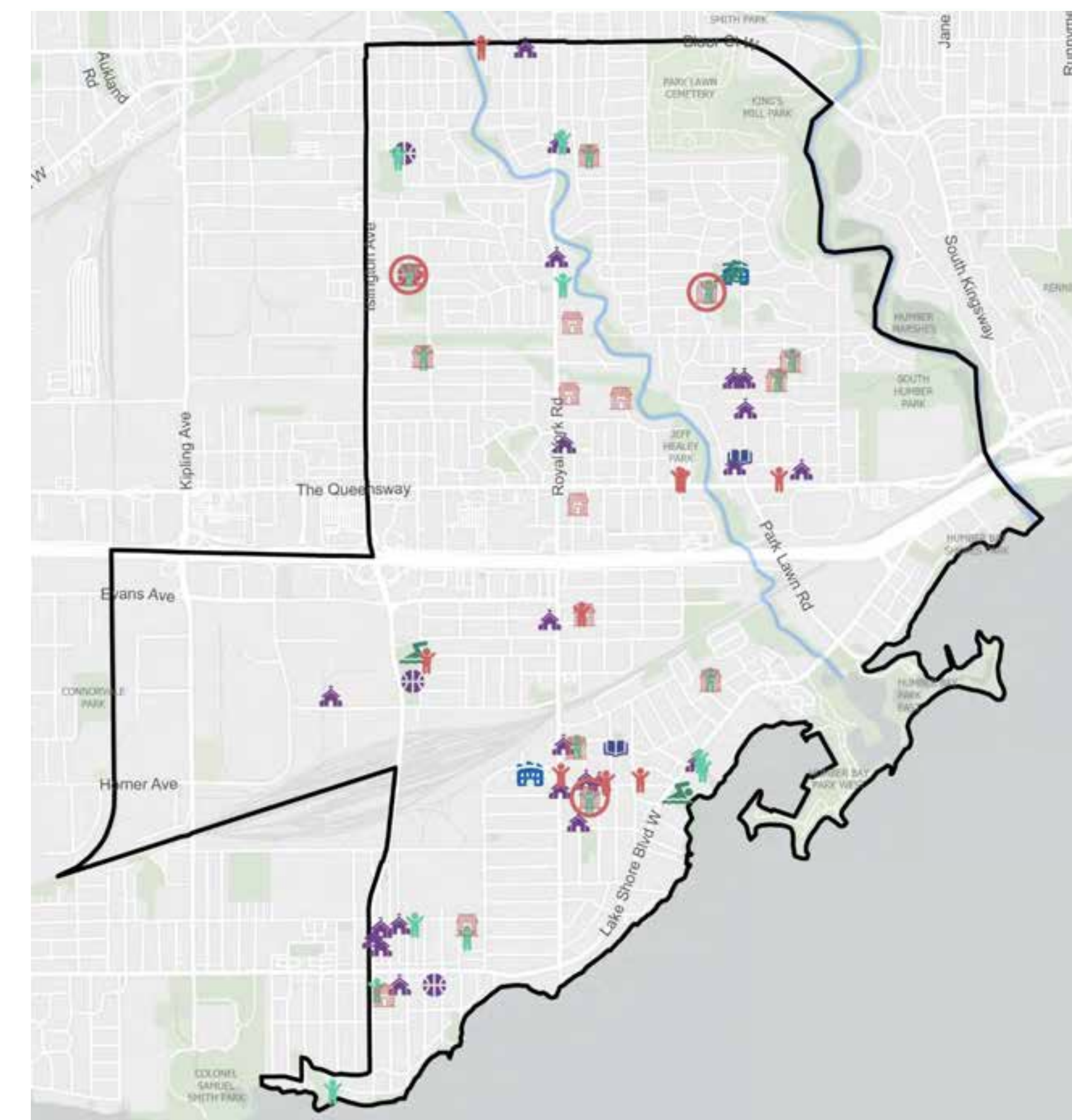


Building a Complete Community

Community Services and Facilities

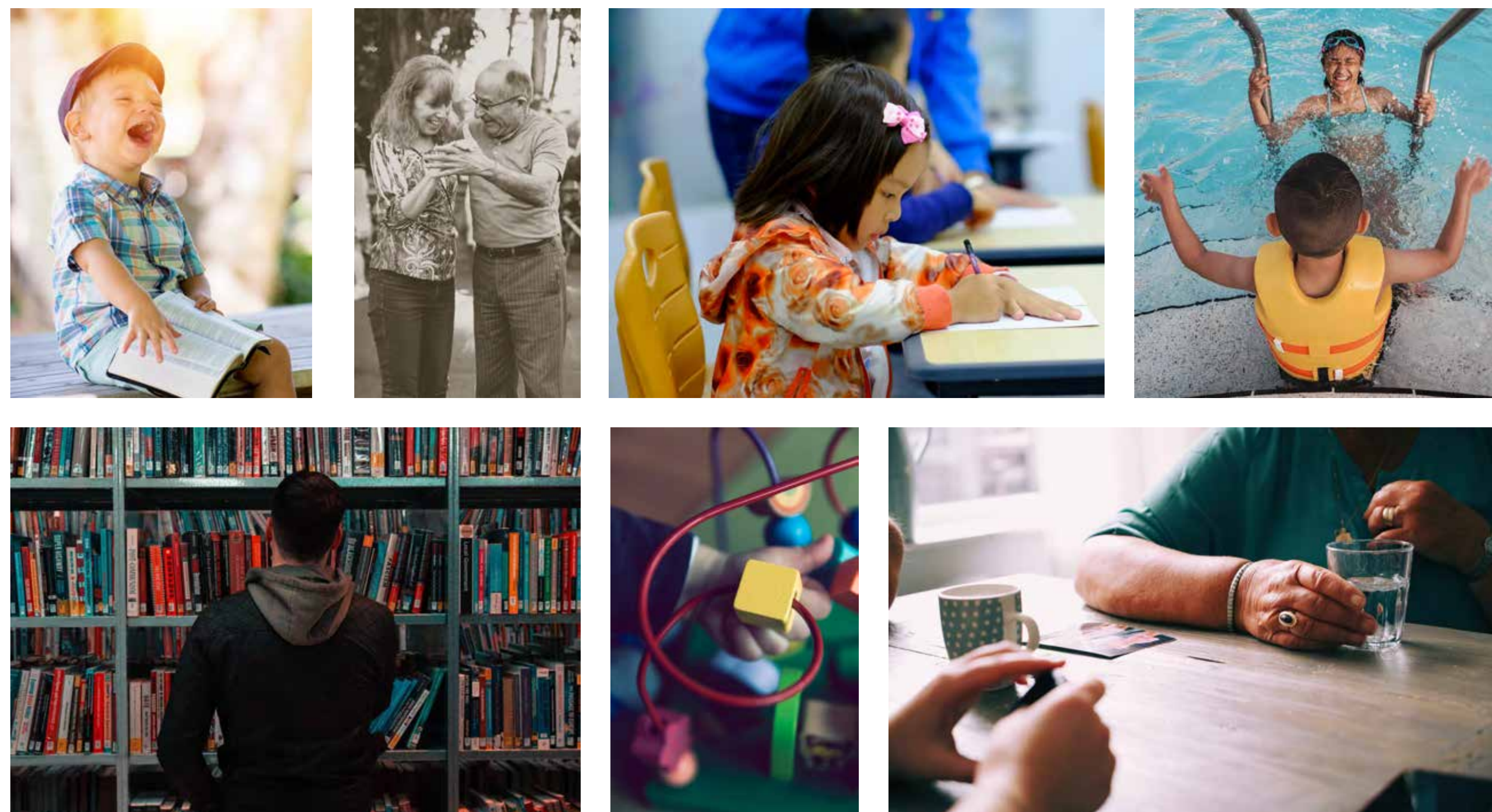
What are Community Services and Facilities?

Community services and facilities (CS&F) contribute to the social, economic and cultural development of the City and are vital in supporting liveable communities. CS&F are publicly accessible, non-profit facilities and places where City Divisions, agencies and boards, and school boards deliver programs and services. This includes child care centres, libraries, recreation facilities, schools and community space for human services. CS&F support a strong network of programs and services that are essential to building community capacity and fostering complete communities.



Christie's Planning Study CS&F Area Map
City of Toronto, 2019

Legend



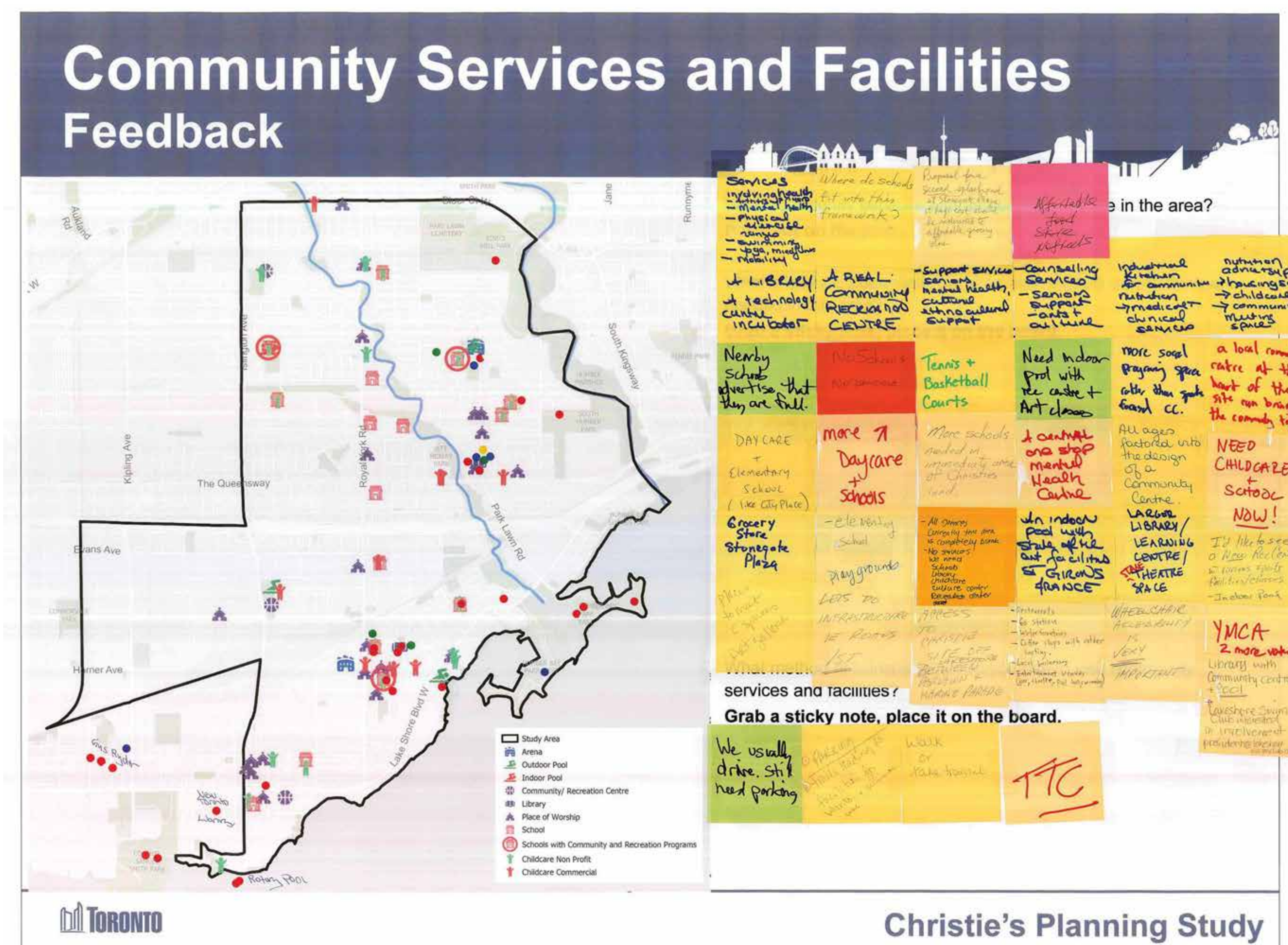
How are CS&F needs determined?

- **Step 1:** Analyze existing inventory of CS&F in the area
- **Step 2:** Determine needs and gaps based on internal (City Divisions) and external engagement (public consultation)
- **Step 3 (On-going):** Identify opportunities to support growth in collaboration with service sectors

New CS&F facilities to be provided to support new growth will be identified in the Secondary Plan and secured in the Zoning-By-law, along with the proposed Phasing Plan.

Building a Complete Community Community Services and Facilities

What We Heard From You



At our October 17th and November 12th Open Houses, we asked about your CS&F priorities for the Christie's Planning Study area. The information board above is one of the ways in which attendees were invited to identify their needs. The top five CS&F items that the community has asked for are shown on the right.

Schools

"We need more schools!"



A Library

"We want an expanded library!"



A Community Centre

"We want a community centre that accommodates all ages!"



Child Care Centres

"We need more daycares!"



Social Programming Space

"We need places to meet; seniors, mental health, and cultural supports!"



Building a Complete Community

Community Services and Facilities



What We Heard From Our Partners



Schools

Both the Toronto District School Board and the Toronto Catholic District School Board have identified the need for new elementary school on site. Funding for schools comes from the School Boards, not the City of Toronto.

Child Care Centres

Children's Services has identified the need for a minimum of two non-profit child care centres on site.

Toronto Public Library (TPL)

Humber Bay, Mimico Centennial and New Toronto branches serve the CS&F Study Area. TPL has expressed an interest in expanding library capacity in the CS&F Study Area.

Building a Complete Community

Community Services and Facilities



What We Heard From Our Partners



Community Recreation Centres

The City's [Facilities Master Plan](#) addresses recreation facility gaps and growth-related needs across the City. Parks, Forestry & Recreation Services recommends that a new community recreation centre 65,000 square foot recreation centre should be provided on site.

Human Services

Human Services refers to non-profit community-based organizations that deliver a wide range of programs and services across the city. They can include: youth, family and homelessness services; employment, education and newcomer services; health, medical and disability services; seniors services; and more.

Within the CS&F Study Area, a lack of community space was identified. 80% of agencies were operating over capacity and indicated that new residents from the proposed development would increase pressure on their resources and space in the future.

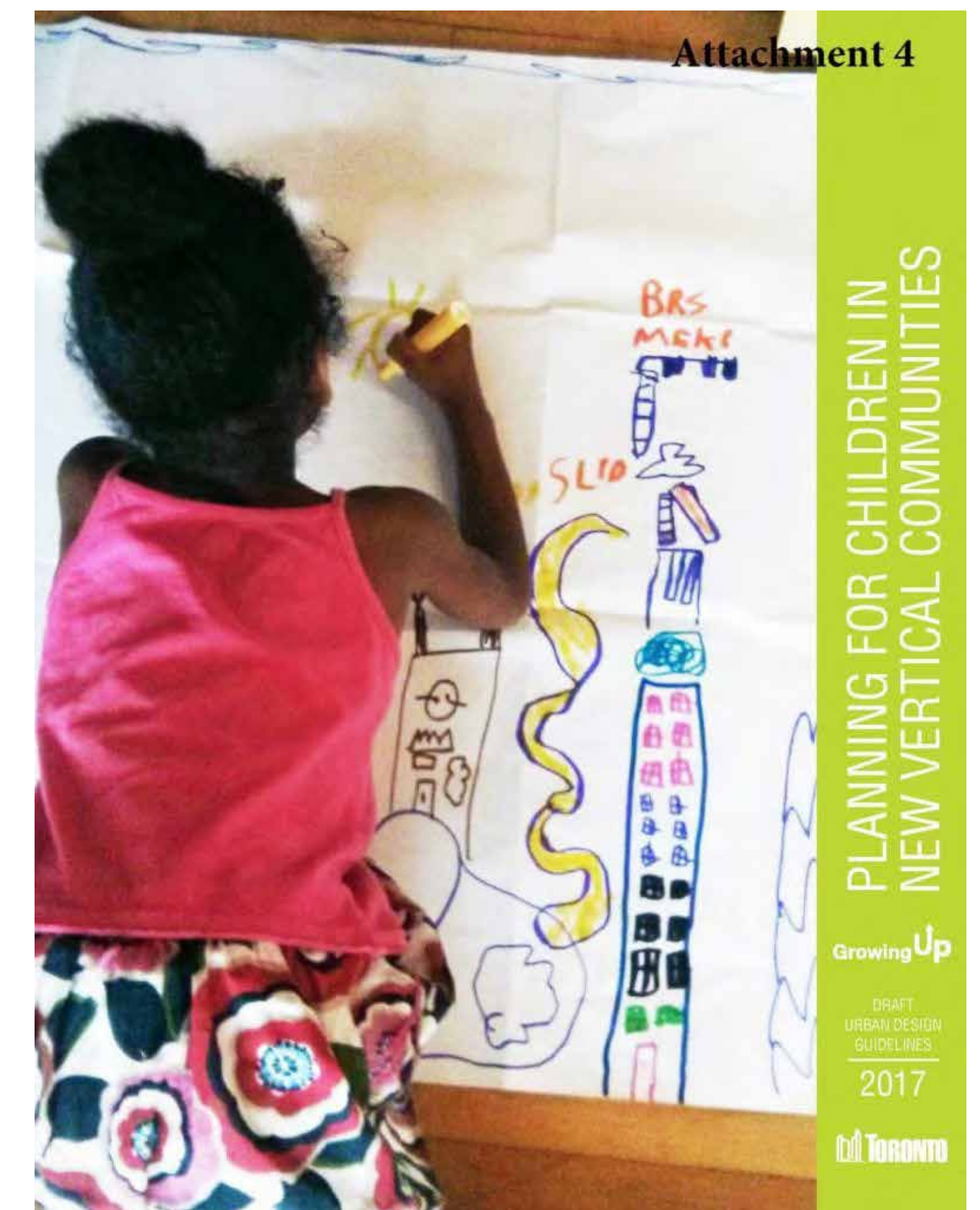
Building a Complete Community Housing and Emergency Services

Housing

New residential buildings will include a range of building types, unit types and sizes, as per the City's [Draft Growing Up: Planning for Children in New Vertical Communities](#). To ensure a diverse mix of units for all types of households, buildings containing new residential units will meet or exceed the following:

- a minimum of 15% of the units must be 2-bedroom units (at least 87 m² in area);
- a minimum of 10% of the units must be 3-bedroom units (at least 100 m² in area);
- an additional 15% of the total number of units must be a combination of 2-bedroom and 3-bedroom units of any size.

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.



Growing Up Guidelines Cover Page
City of Toronto, 2017

Emergency Services

City staff have been in discussions with Toronto Fire Services & Toronto Paramedic Services about the potential service or space needs that may be required to support the projected growth.



Thank You!



We would like to hear from you!

Please provide your comments related to the study directly to Kate Goslett at Kate.Goslett@toronto.ca. You can sign up for E-updates on [the study website](#) for project updates and notifications for future engagement opportunities.

For further information about the Park Lawn Lake Shore Transportation Master Plan, please visit <http://www.toronto.ca/parklawnlakeshore> or contact Robyn Shyllit at Robyn.Shyllit@toronto.ca.