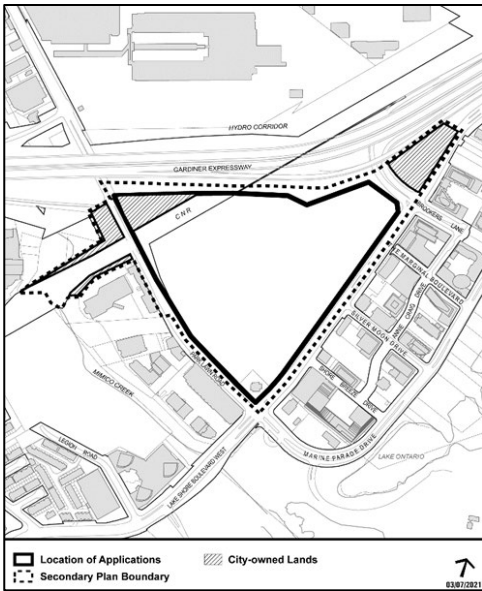


CHRISTIE'S PLANNING STUDY

PLANNING FOR A COMPLETE COMMUNITY

The City of Toronto is creating a new planning framework to guide development on the former Christie's factory site. Through the [Christie's Planning Study](#), City staff have developed a Secondary Plan, Zoning Bylaw and Urban Design Guidelines for a new mixed-used community. The plans are centred on transit investment, job creation and community services and facilities to support existing and future residents and up to 3,800 new workers. The area will be built out in six phases over 20-25 years and in each phase there are conditions that must be met by the developer before construction begins.



The **Secondary Plan** sets out the vision for the area.

- Vision, objectives and structure
- Mobility
- Built form, land use and housing
- Parks and open spaces
- Community services and facilities
- Infrastructure, energy and environment
- Phasing and implementation

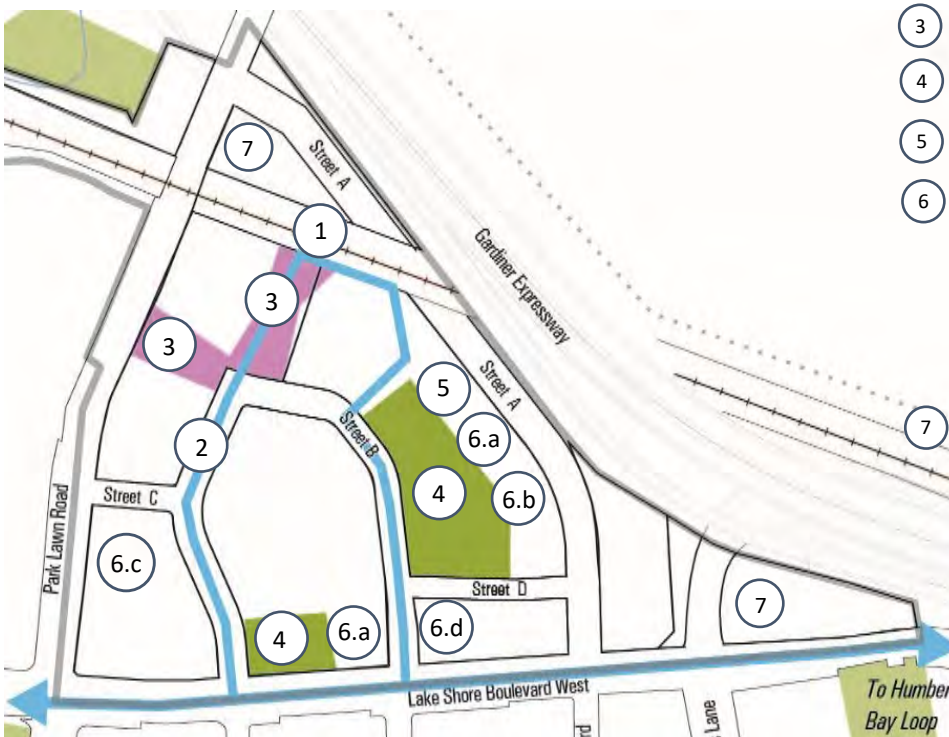
The **Zoning Bylaw** sets requirements and permissions for development.

- Permitted uses
- Densities
- Maximum building heights, locations, setbacks and stepbacks
- Parking rates
- Conditions for development
- Phasing

The **Urban Design Guidelines** provide additional guidance to build a beautiful public realm.

- Promote design quality
- Ensure development "fits"
- Streetscape design
- Appropriate relationship between buildings and the street
- Unique character of the area

The multi-phase plan includes new streets, transit improvements, a mix of employment, residential, and retail uses, public spaces, community facilities and public art.



- 1 A **transit hub** with a new **GO Station** (Phase 1)
- 2 A **dedicated streetcar loop** (Phase 3)
- 3 Two **publicly accessible squares** (Phase 1)
- 4 Two **public parks** (1.25 hectares) (Phase 2-3)
- 5 Space for two elementary **schools** (Phase 3)
- 6 Community Facilities
 - a. Two **childcare centres** (Phase 2-3)
 - b. Community **agency space** (Phase 3)
 - c. A **public library** and improvements to Mimico-Centennial library (Phase 4)
 - d. A **community recreation centre** (Phase 5)
- 7 Space for **Emergency Services**

Housing (All phases)

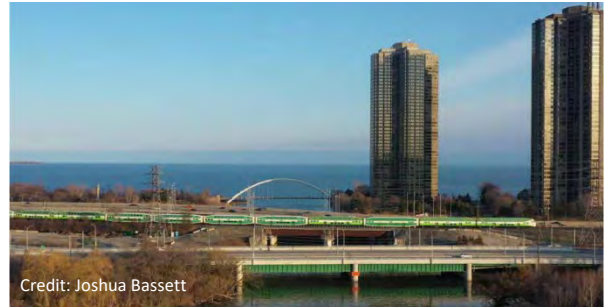
- Approximately 7,500 new residential units
- 40% 2- and 3-bedroom units
 - Up to 1,500 affordable units

TRANSIT AND CONNECTIVITY

The Secondary Plan sets the vision for a complete community with more local destinations that encourage transit use, walking and cycling to get around. With a mix of land uses, the area will be a dynamic place to live, work, learn and play.

The Plan is centred on a new higher-order transit service to connect people with the Downtown and to surrounding neighbourhoods. These improvements include the [Park Lawn GO Station](#) (delivered in Phase 1), and an integrated transit hub with a new dedicated streetcar loop (Phase 3).

New street connections will improve circulation, connect the area with surrounding communities and better manage traffic. Streetscape improvements, including a network of protected cycling routes, will support more walking and cycling.



Credit: Joshua Bassett



Credit: Joshua Bassett



SHAPING BUILT FORM AND THE PUBLIC REALM

The Zoning Bylaw secures the location and height of each building and permits 15 towers ranging from 28 to 67 storeys and a variety of midrise buildings of up to 11 storeys. Tower separation complements the distance between existing towers in the area which exceeds the minimum 25-metre separation distance in the City's Tall Building Guidelines and public realm designs include generous sidewalks and public spaces.

The Urban Design and Streetscape Guidelines work with the Secondary Plan policies and Zoning Bylaw to promote high-quality building and public space design.

ENGAGING THE COMMUNITY

Since September 2019, City staff have [engaged](#) with residents and stakeholders on the Christie's Planning Study through:



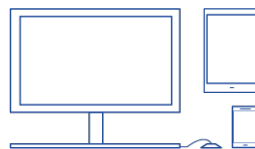
3 community meetings
attended by over 920 people



15 stakeholder meetings
with local groups



Direct mailings
to over 22,500 addresses



Over 200 questions and comments online

51 letters and emails to City staff

12 e-updates with a list of 688 subscribers

WHAT HAPPENS NEXT?

The Christie's planning documents will be considered by the **Planning and Housing Committee** on **April 22, 2021**. The Committee's recommendations will be forwarded to City Council for consideration. The documents can be viewed at toronto.ca/christies.

For questions and comments on the final plan, please contact:

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To address the Planning and Housing Committee in person or in writing, please contact:

City Clerk, Attention: Nancy Martins

Administrator, Planning and Housing Committee,
100 Queen Street West, 10th Floor West, M5H 2N2

Phone: 416-397-4579

e-mail: phc@toronto.ca