



PLANNING A GREAT CITY, **TOGETHER**

TOcore Planning Downtown

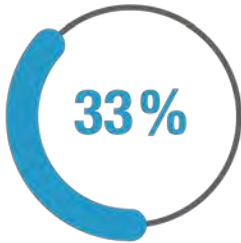
Proposed Downtown Plan

**Harbord Village Residents Association AGM
October 18, 2017**

The Role of Downtown



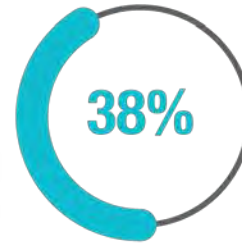
GDP



JOBS



TAX BASE



RESIDENTIAL DEVELOPMENT



NON-RESIDENTIAL DEVELOPMENT



LAND AREA



Employment Growth Downtown



2011

432,900 jobs



2016

502,100 jobs



2041

**850,000 -
915,000 jobs**

13,800+ new jobs
Downtown per year (2011-2016)



Residential Growth Downtown



2011
census population
199,000



2016
census population
238,000

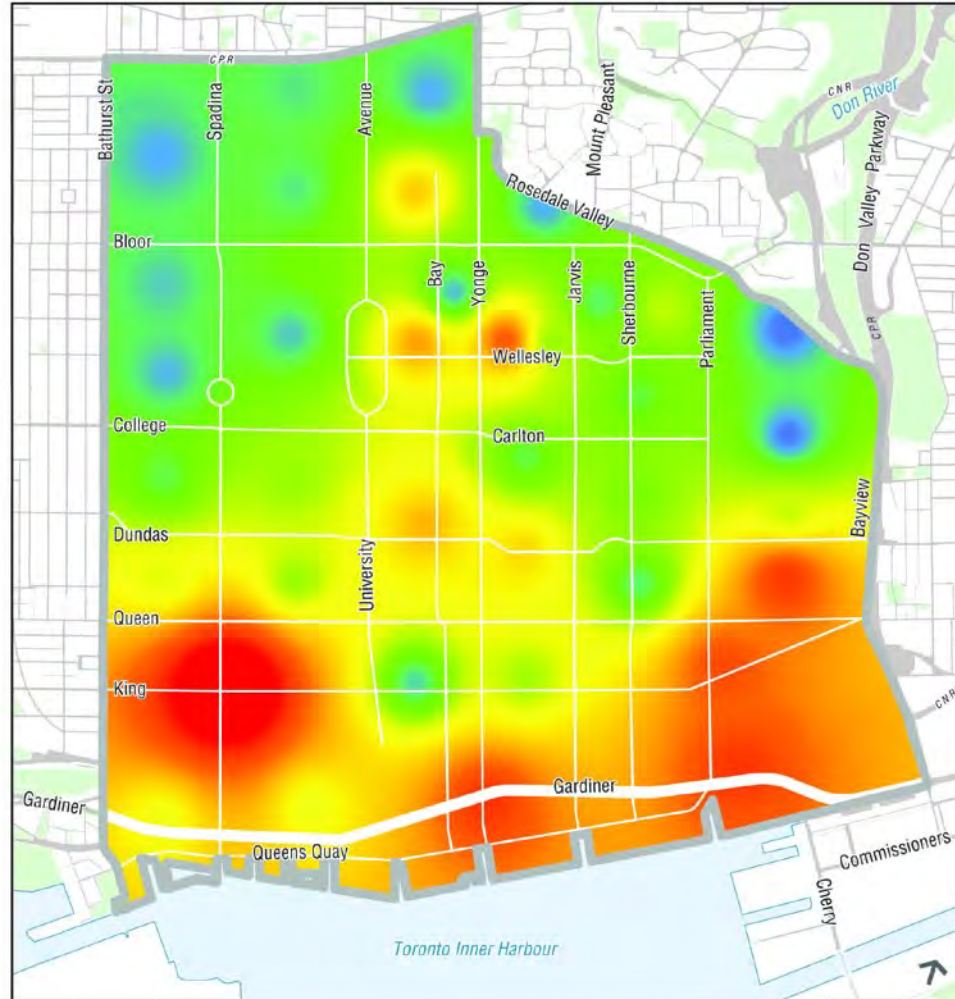


2041
projected population
475,000

7,500+ new residents moving
Downtown per year (2011-2016)



Residential Growth Patterns

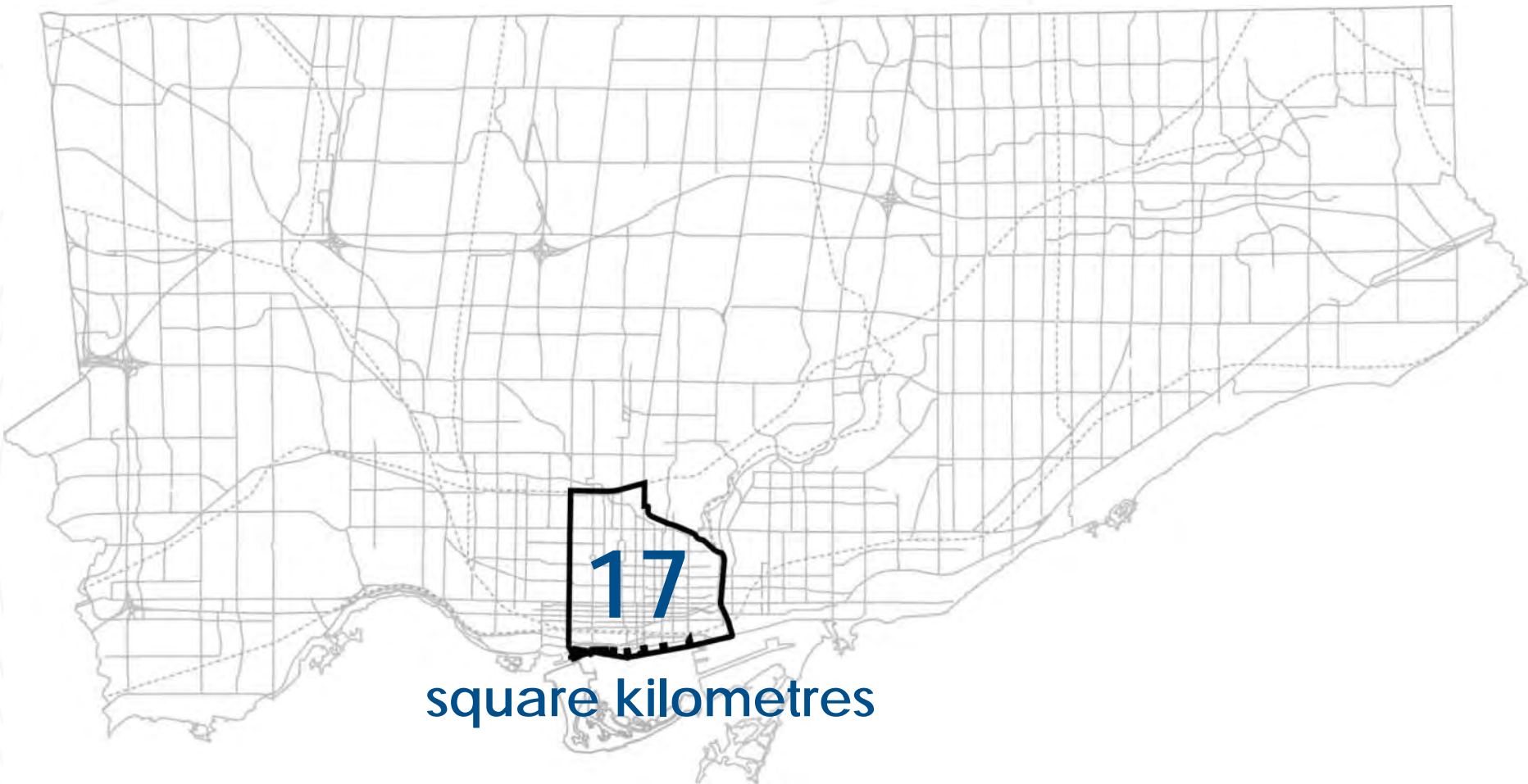


Projected Population Change 2011 - 2041



Less than 100 5,000 7,500 15,000 25,000 or More

Planning at the Downtown Scale

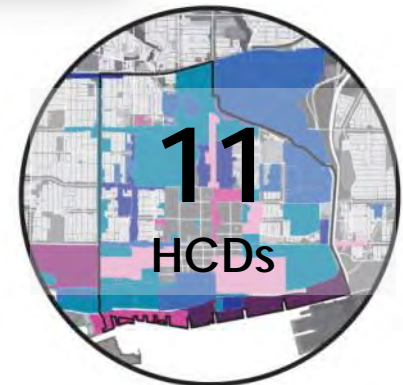
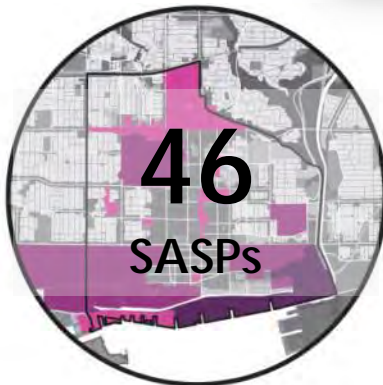
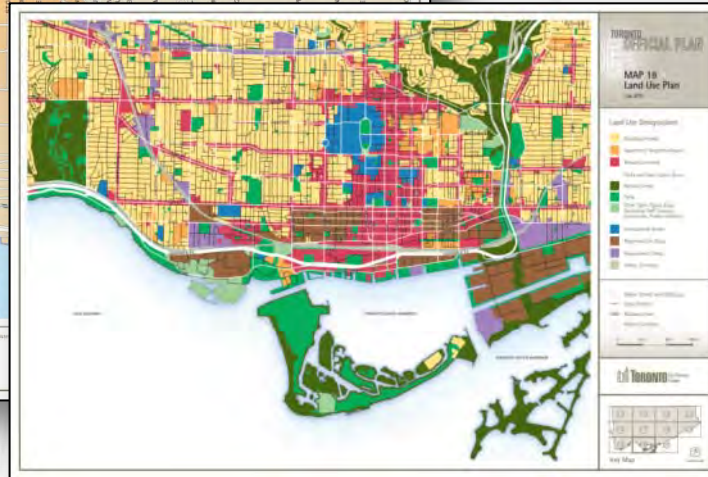
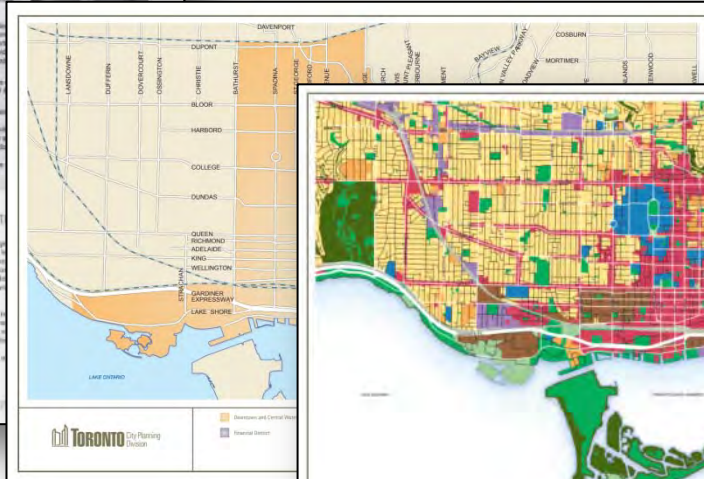
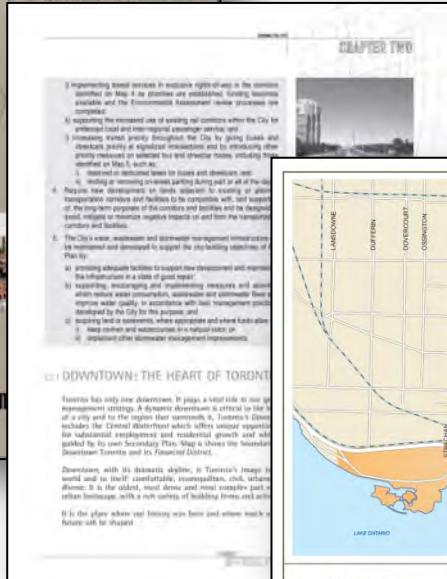
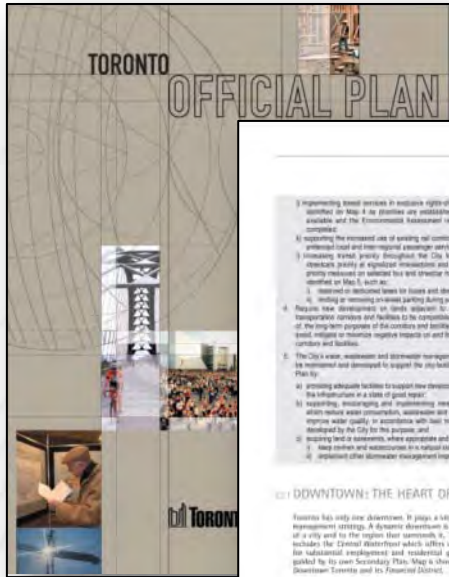


The Official Plan

2.2.1 Downtown: The Heart of Toronto

Map 6: Downtown & Central Waterfront

Map 18: Land Use Plan



1 Vision

5 Goals

Complete Communities
Connectivity
Prosperity
Resiliency
Responsibility



Big Policy Moves



**Land Use,
Scale &
Economy**



**Building for
Liveability**



**Parks & Public
Realm**



Mobility



**Community
Facilities / Housing**



Culture



Resiliency



Water



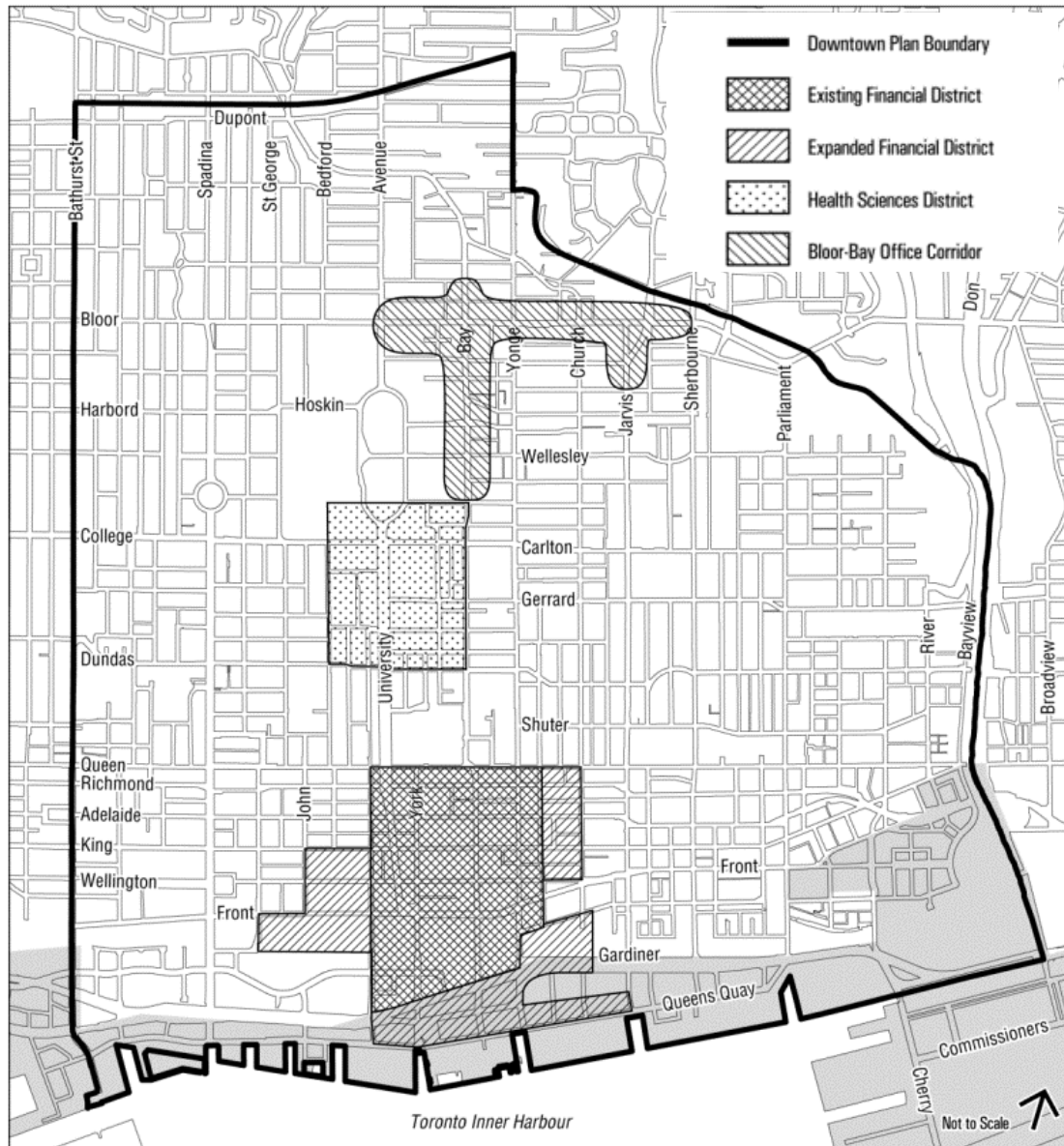
- **5 infrastructure strategies** will link growth and infrastructure
- A “**Complete Community Assessment**” required for major developments
- Consideration of both **physical and social infrastructure needs**, both on-site and within the surrounding area
- City will determine whether further study is required

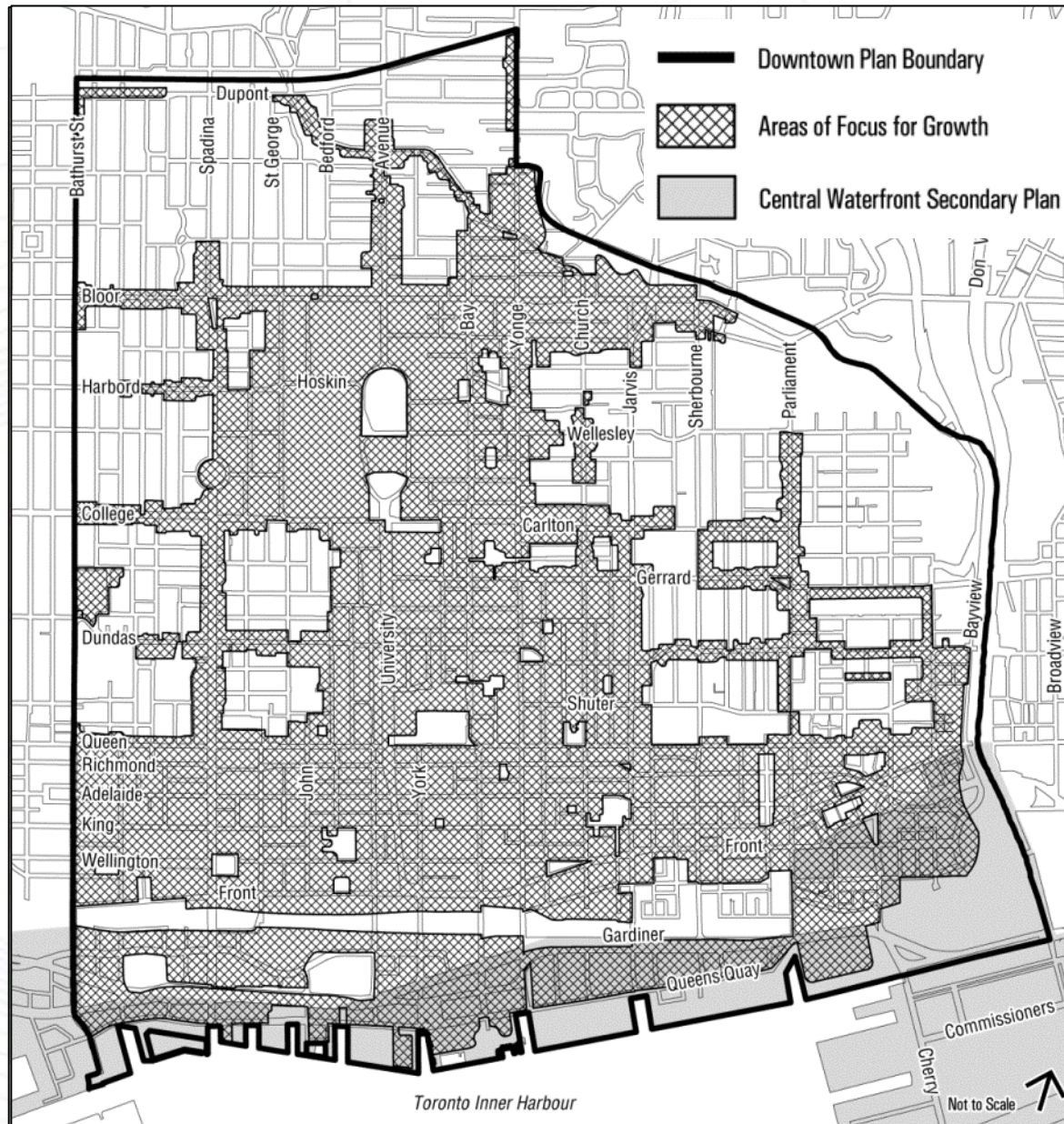




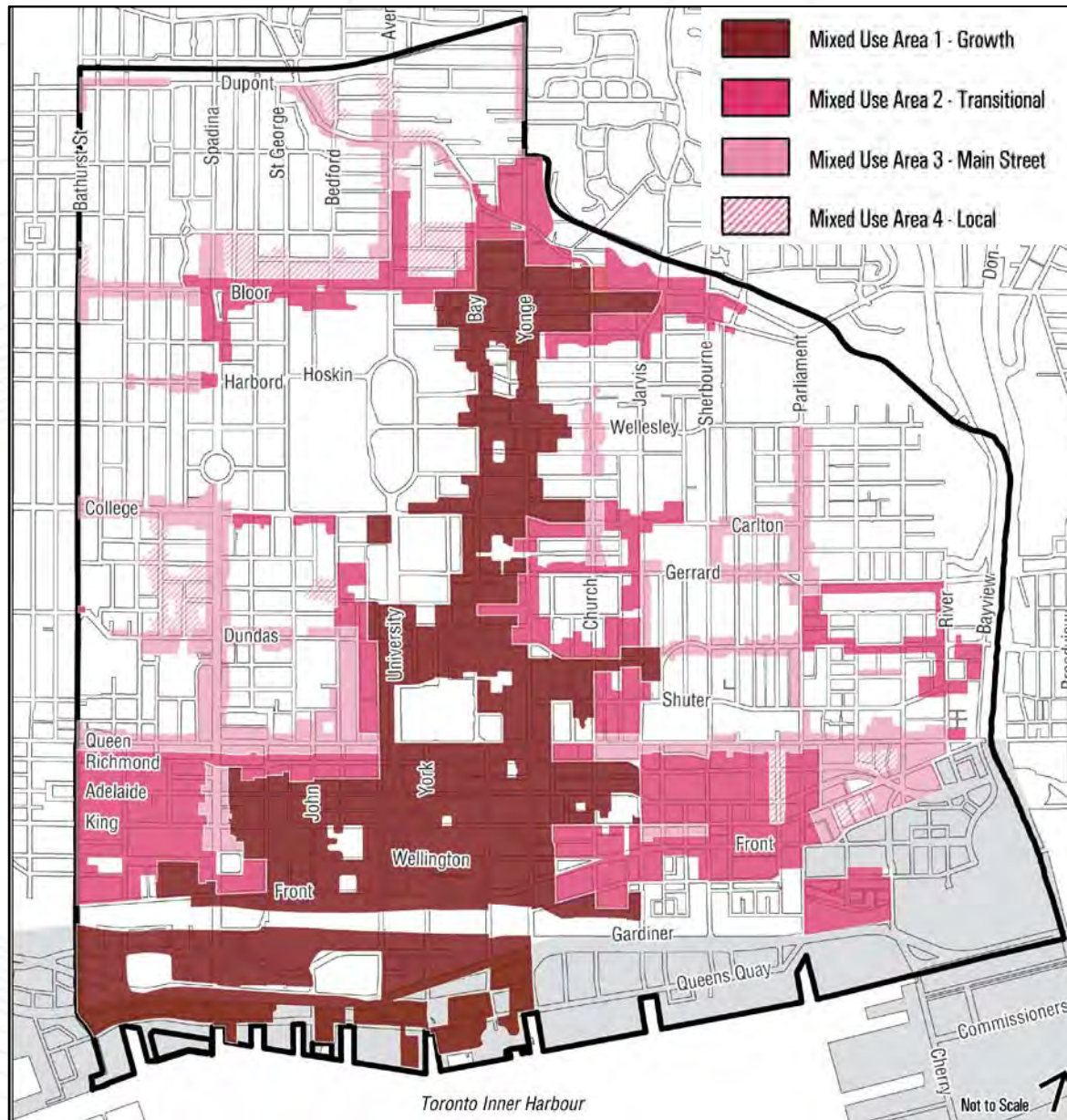
- A focus on **future job growth** and **strong institutions**.
- An **expanded Financial District** that prioritizes non-residential uses within walking distance of Union Station
- A **new Health Sciences District**, providing for health care expansion needs
- Support for **creative industries and culture sector employment** in King-Spadina and King-Parliament

Balancing Residential and Non-Residential Growth



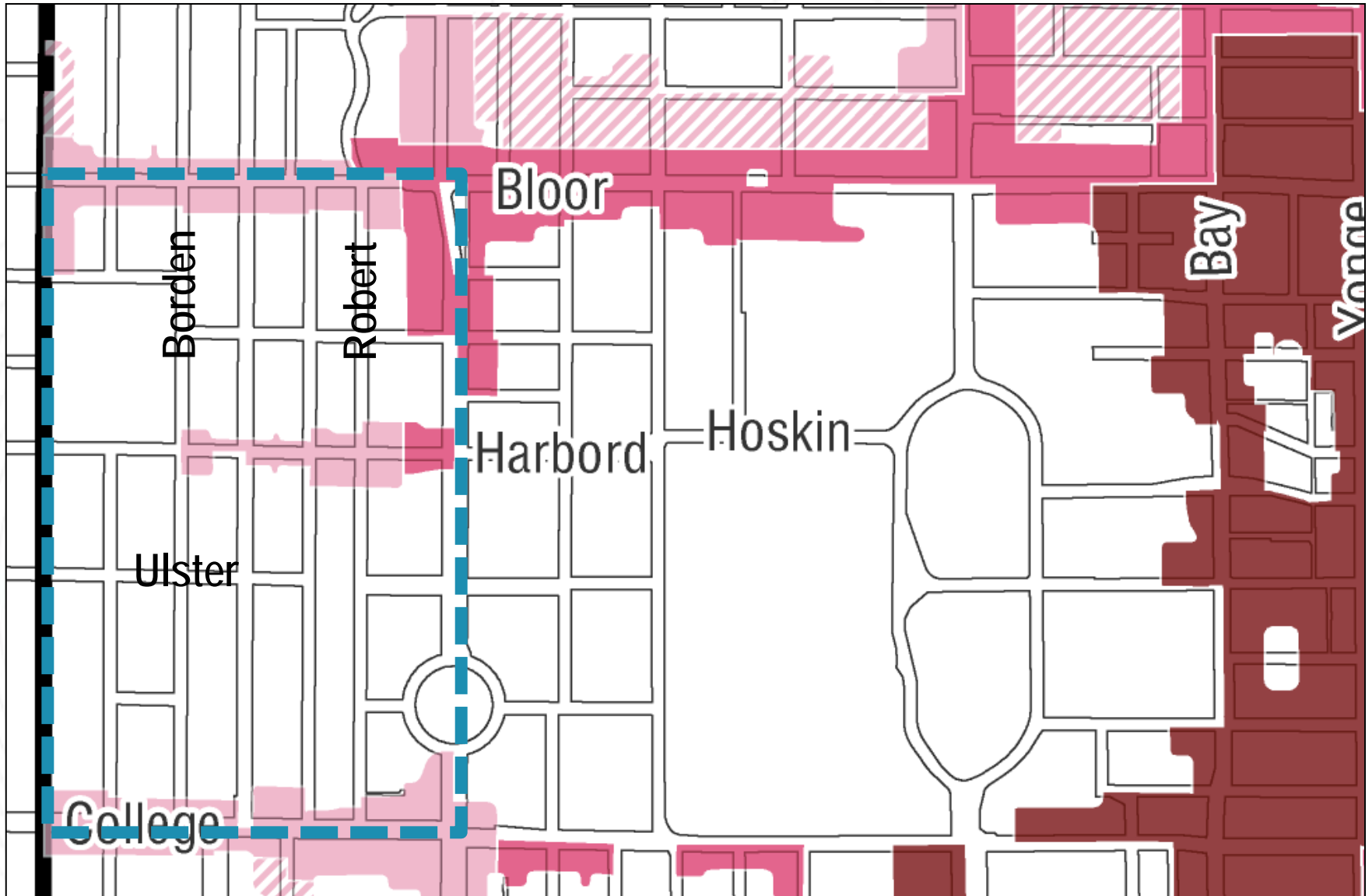


Defining Scales of Growth



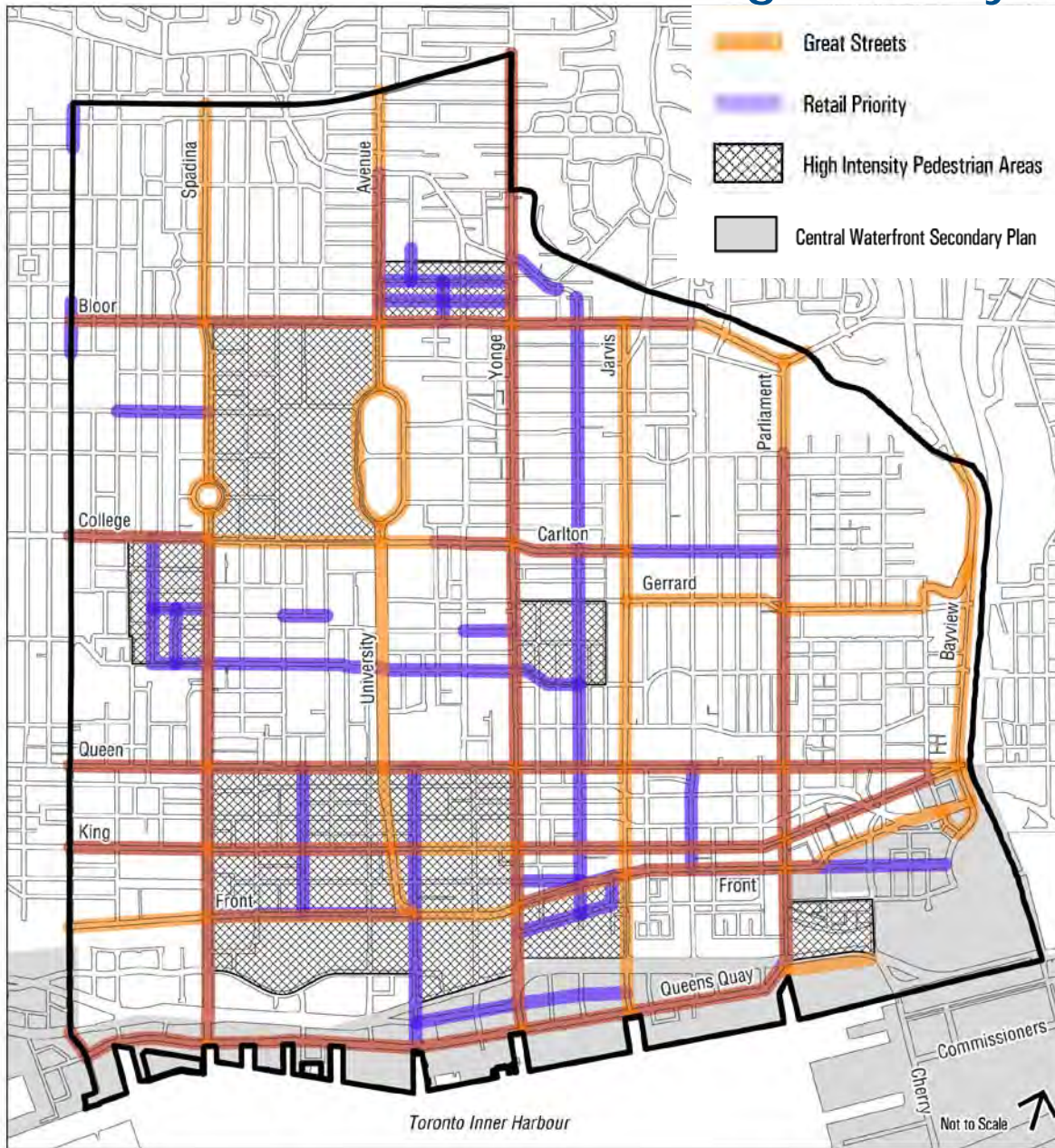


Mixed Use Areas





Great Streets, Retail Streets, & High Intensity Pedestrian Areas



Toronto Inner Harbour

Not to Scale





Great Streets, Retail Streets, & High Intensity Pedestrian Areas





- **Sun protection** for parks and other open spaces
- **Expanded public realm and generous sidewalks** through building setback requirements
- **Transition** between varying scales of development
- **Well-designed and located amenity spaces**
- **Separation for Tall Buildings** (OPA 352 & ZBLA)



- **On-site parkland dedication** prioritized
- **Incentives for developers to work together** to consolidate their parkland

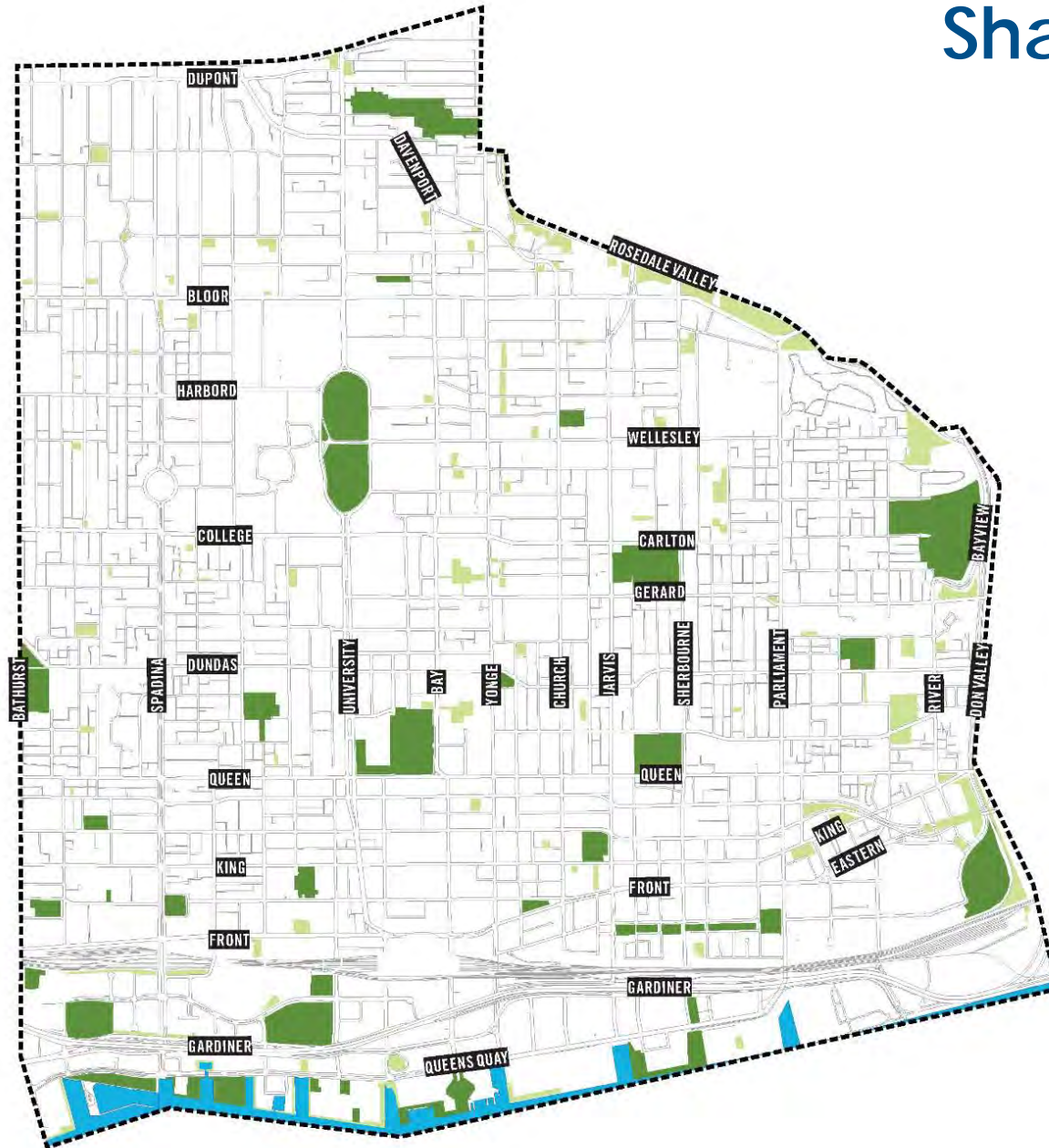




- A focus on **expanding, improving and connecting** public spaces
- A series of **new and innovative moves** to re-imagine, transform and grow the public realm
- A new Downtown **parks and public realm plan** to support implementation



Parks Included in the Sun Shadow Map





Prioritizing Active Transportation



- A more **walkable Downtown**: pedestrian and public realm improvements
- A long-term **cycling network**
- **Surface transit priority** and **expansion** to support growth
- Goods movement through **curbside management**



- A **variety of unit types/sizes** in vertical communities: requirements for **larger units**
- Increasing **affordable housing** stock for renters and owners
- Replacement of **dwelling rooms**



- **No-net-loss** of community space through development
- Provision of **community infrastructure** concurrent with growth
- **CS&F Strategy** to actively and comprehensively address infrastructure needs as development proceeds





- Integration of **green infrastructure**
- Expansion of **thermal energy networks** (e.g. deep lake water cooling)
- Encouragement of **low carbon energy** infrastructure
- **Back-up power** for residential buildings
- Expansion of **water-related servicing** to support growth and reduction of **groundwater inflow/infiltration** into sewers





- Replacement of **existing culture sector space** as part of redevelopment
- **Cultural corridors** and **cultural precincts**
- Retention of **live music venues** & noise attenuation measures
- A new **Downtown Film Precinct**





A Collaborative Project

Cluster A

Children's Services
Economic Development & Culture
Employment & Social Services
Parks, Forestry & Recreation
Shelter, Support & Housing
SDFA
Toronto Public Health
Affordable Housing Office

Cluster B

City Planning (Lead)
Toronto Water
Transportation Services
Fire Services / Paramedic Services
MCIC

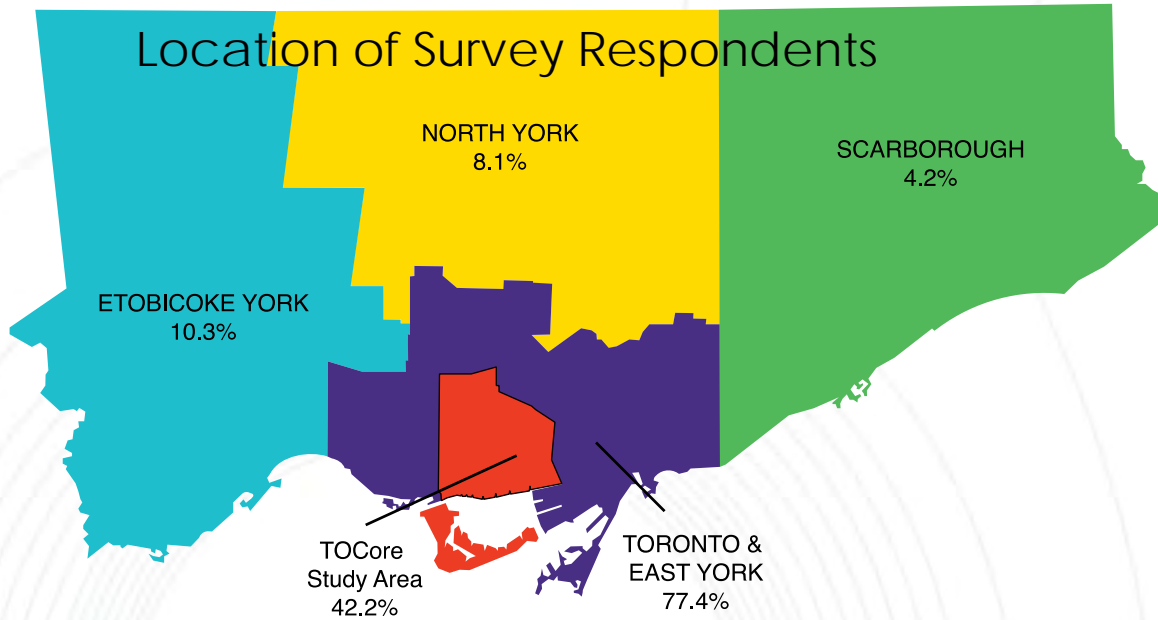
TOcore

Cluster C

Corporate Finance
Financial Planning
Environment & Energy
Real Estate Services

Supporting Partners

TDSB / TCDSB
Toronto Parking Authority
Toronto Transit Commission
Toronto Hydro
Toronto Public Library
AOCCs / TNCs



- 2,000+ responses to the TOCore Survey from around the City
- 15,000+ website visits and 2,400+ #TOCore tweets
- 300+ participants at the policy open house
- Numerous stakeholder consultations including:
 - Building Industry and Land Development Association (BILD)
 - Business Improvement Areas (BIAs)
 - Resident Associations
 - Commercial Real Estate Development Association (NAIOP)
 - Stakeholder Advisory Groups



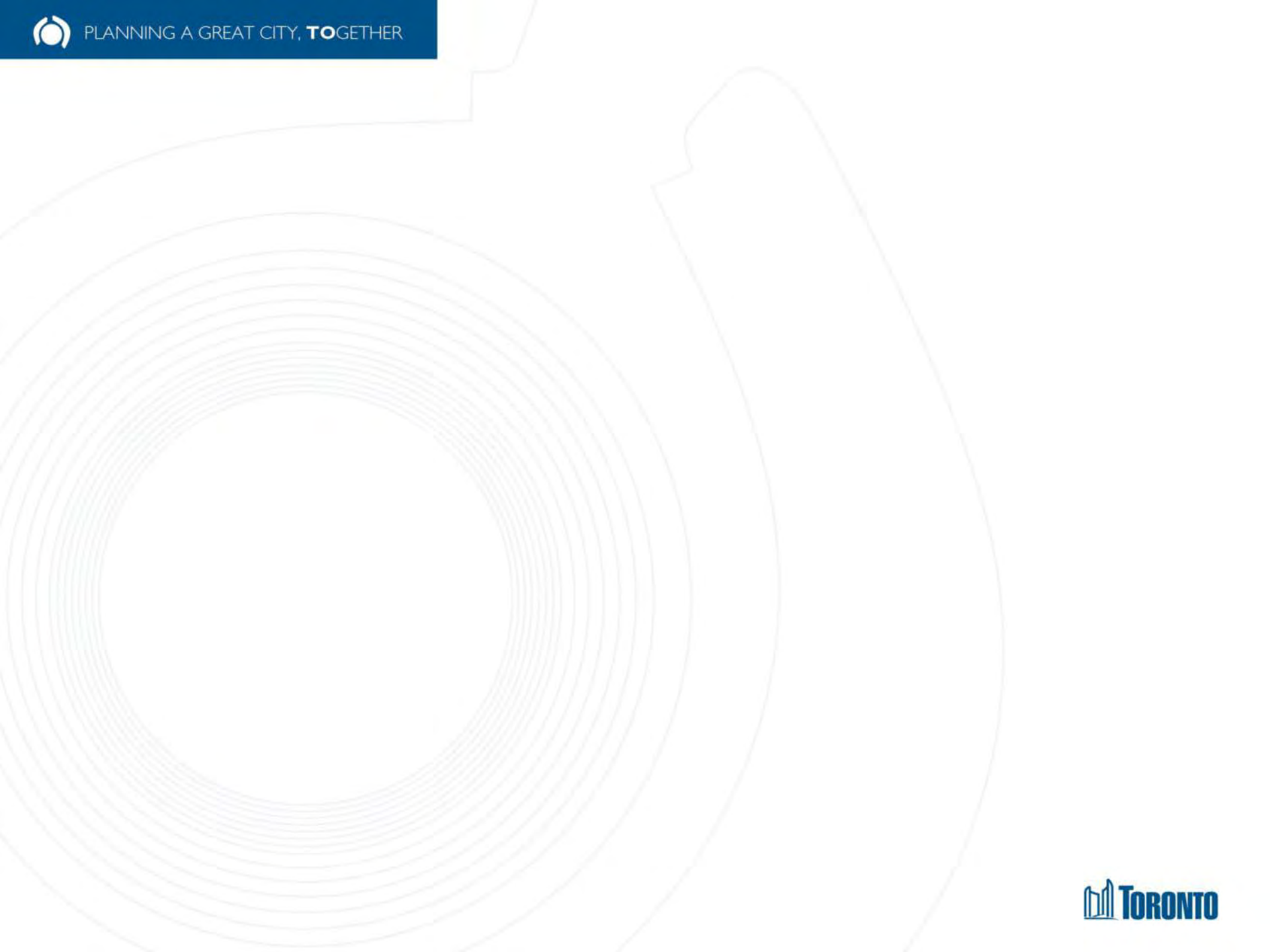
- Fall 2017** **Stakeholder and public consultation** on the proposed Downtown Plan and 5 draft Infrastructure Strategies
- Q2 2018** **Statutory meeting** – Downtown OPA, Final Infrastructure Strategies, Financial Strategy
- Ongoing** **Rationalization** of the existing complex planning framework





Questions?







MUA2

MUA3

40m
(w/ lane)

27m

21m

9m

22m

39m
(w/ lane)

12m

25m