

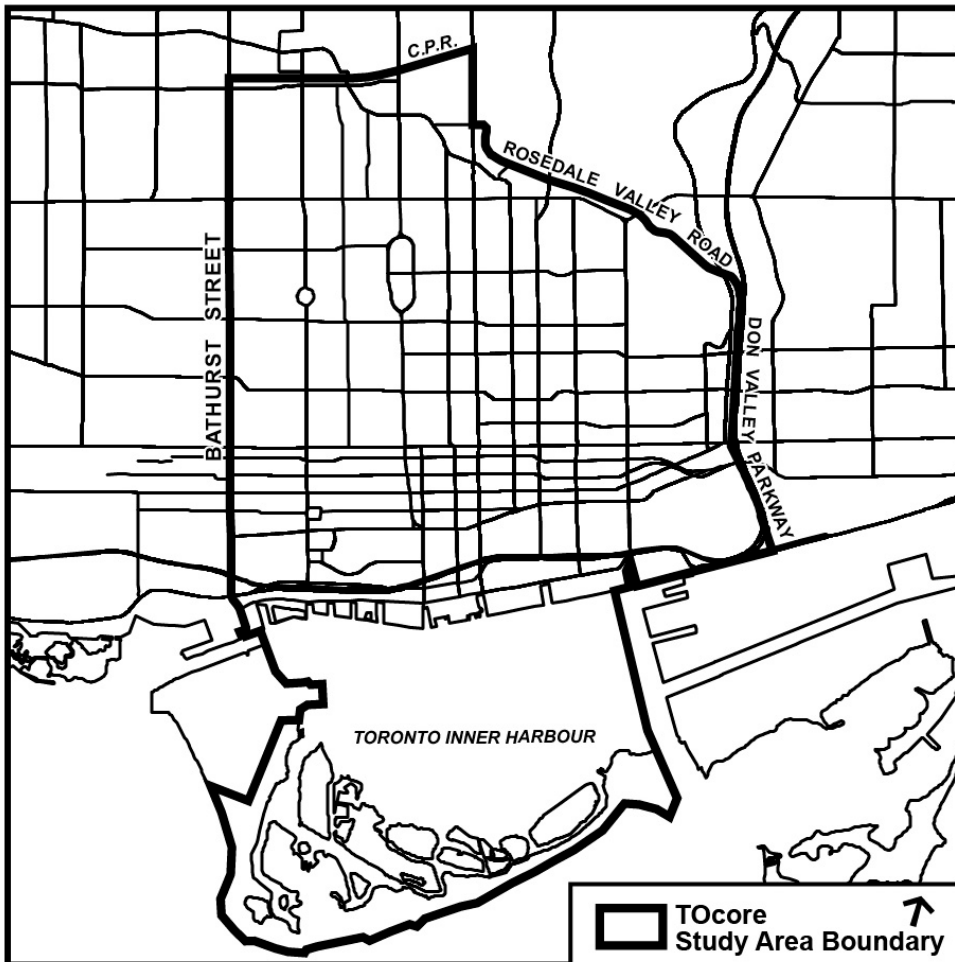
T0core

planning toronto's downtown

Toronto & East York Community Council
Gregg Lintern, City Planning
November 10, 2015

TOcore

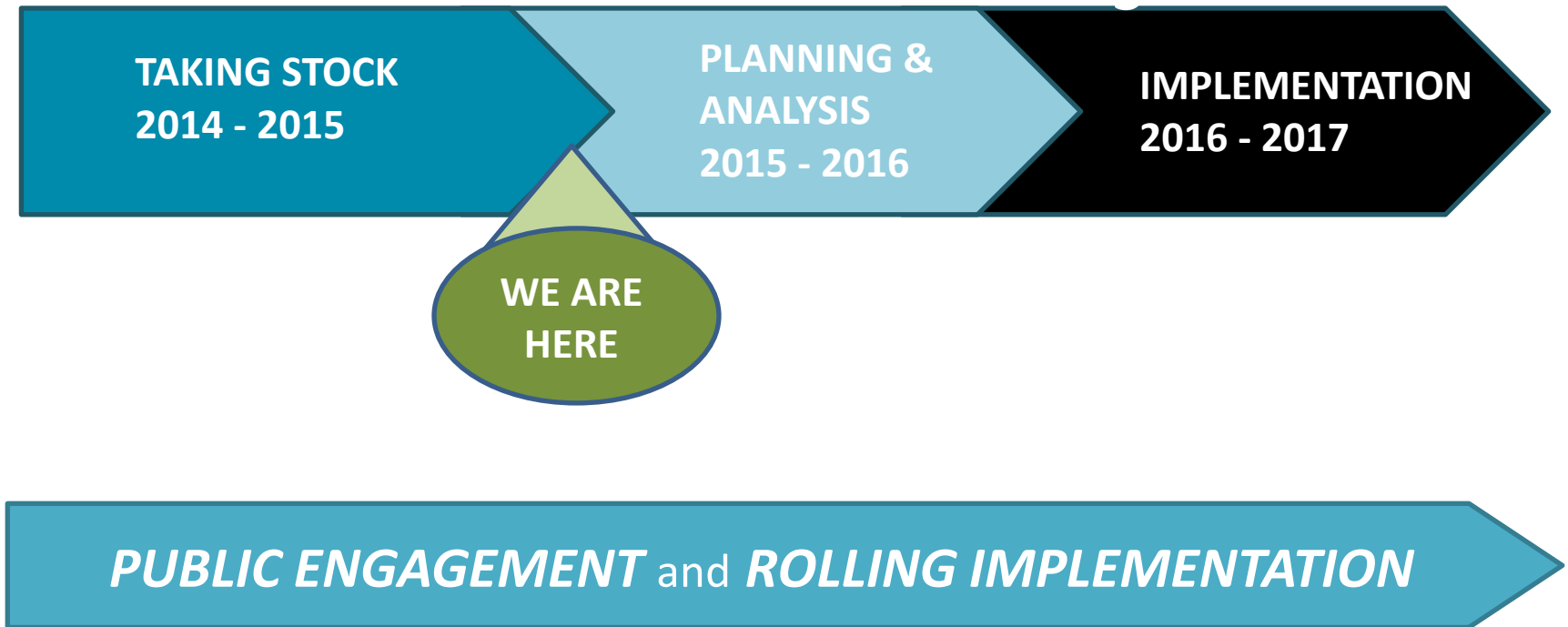
Ensuring growth positively contributes to Toronto's Downtown as a great place to live, work, learn, play and invest



How will future growth be accommodated and shaped?

What physical and social infrastructure will we need, where will it go, how will we secure it?

COMMENCING PHASE 2 OF TOcore



ALIGNING GROWTH AND INFRASTRUCTURE

Requires the cooperation of 14 Divisions and 8 Supporting Partners

Cluster A

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

Cluster B

LEAD - City Planning
Toronto Water
Transportation Services

TOcore

Cluster C

Corporate Finance
Financial Planning
Environment & Energy
Real Estate Services

Supporting Partners

Toronto Paramedic Services
Fire Services
TDSB / TCDSB
Toronto Parking Authority
Toronto Transit Commission
Toronto Hydro
Toronto Public Library

PUBLIC ENGAGEMENT



Consultation to date:

	People Reached	Events
Planners in Public Spaces (PiPS)	915	9
Community Consultation Meetings	120	3
Stakeholder Meetings	64	7
Specialized Consultations	691	22
Website Visitors (from Jan. 1 – Aug. 25, 2015)	13,177	n/a
Total Engaged	14,967	41

RAPID GROWTH IN POPULATION AND JOBS

Residential

2011 Downtown Census Population

199,495



26,220 residential units completed
2,000,000 square metres of GFA

2015 Downtown Population (est.)

240,000 +

+20% growth in 4 years

Since 2011

Non-Residential

2011 Downtown Employment

433,800



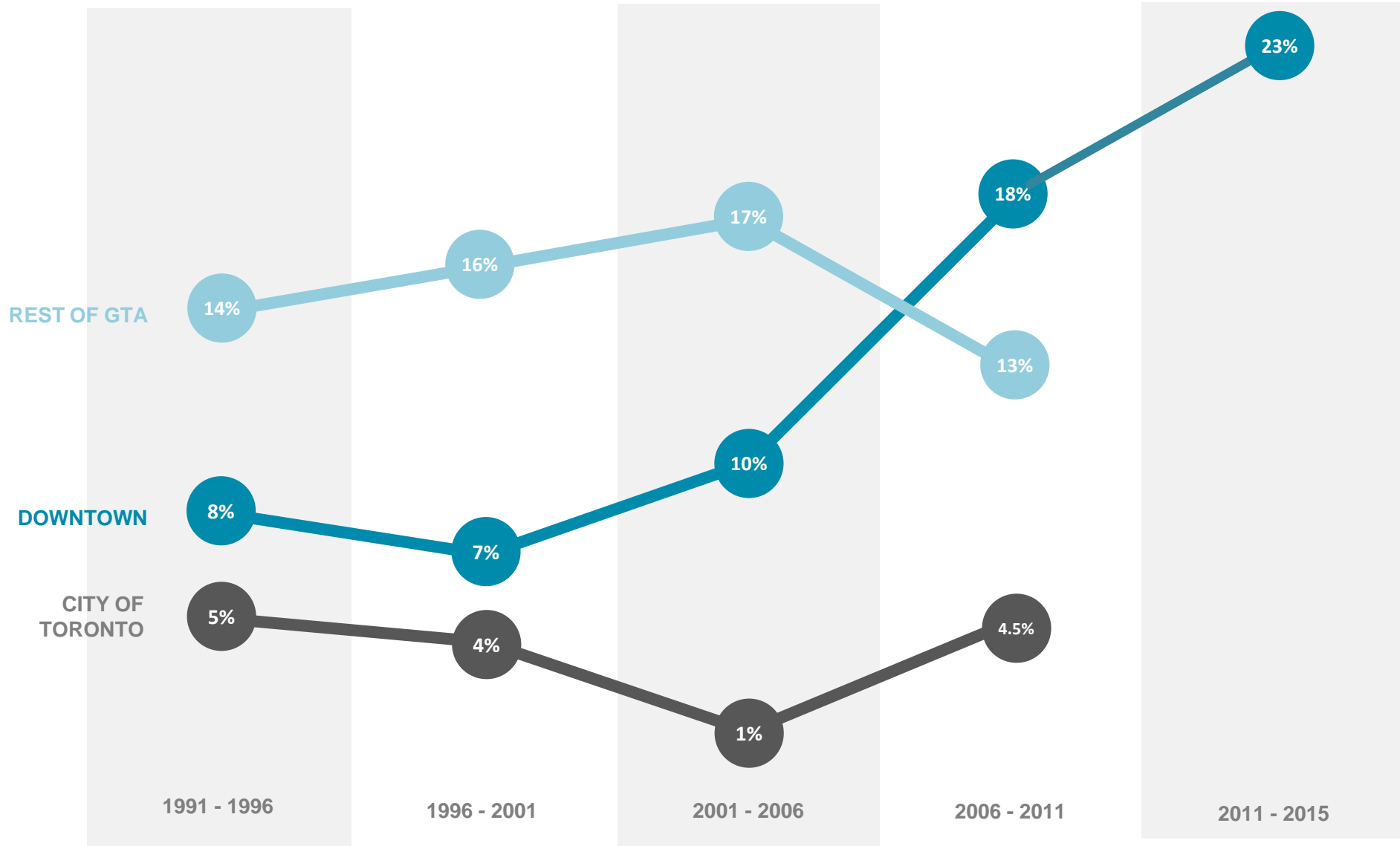
950,000 square metres of GFA

2015 Downtown Employment (est.)

475,000 +

+12% growth in 4 years

THE PACE OF GROWTH IS ACCELERATING



MORE GROWTH IS COMING

Residential Development Pipeline - June 2015

	# of Units	Potential Population
Planning applications submitted	31,554 (proposed only, not approved)	50,000-54,000
Building Permit application or building permit issues	28,812	46,000-49,000
Projects under construction	16,321	26,000-28,000
Total	76,687	122,000-131,000

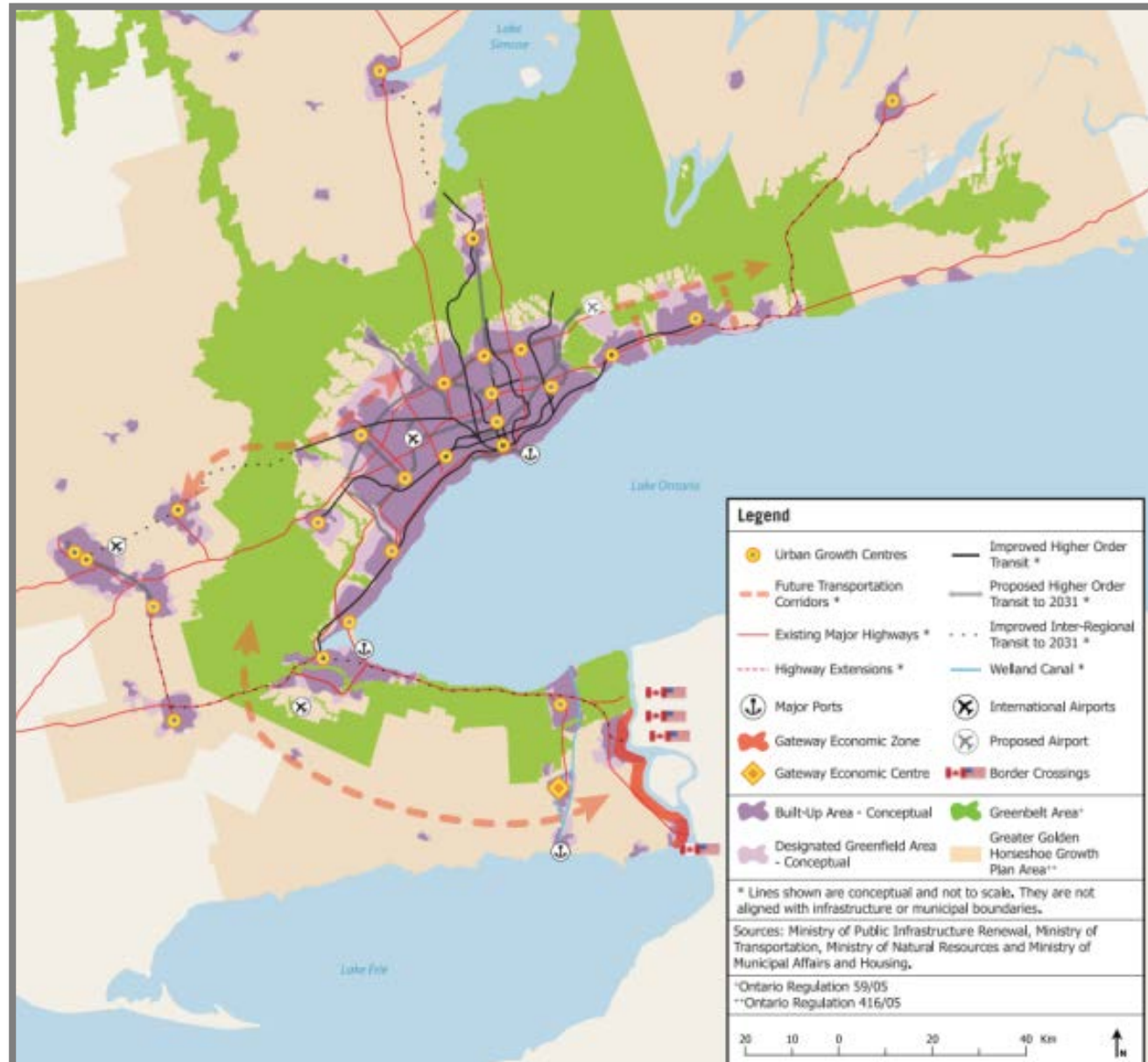
Existing Potential Population + Potential Pipeline Population

=

362,000 to 376,000

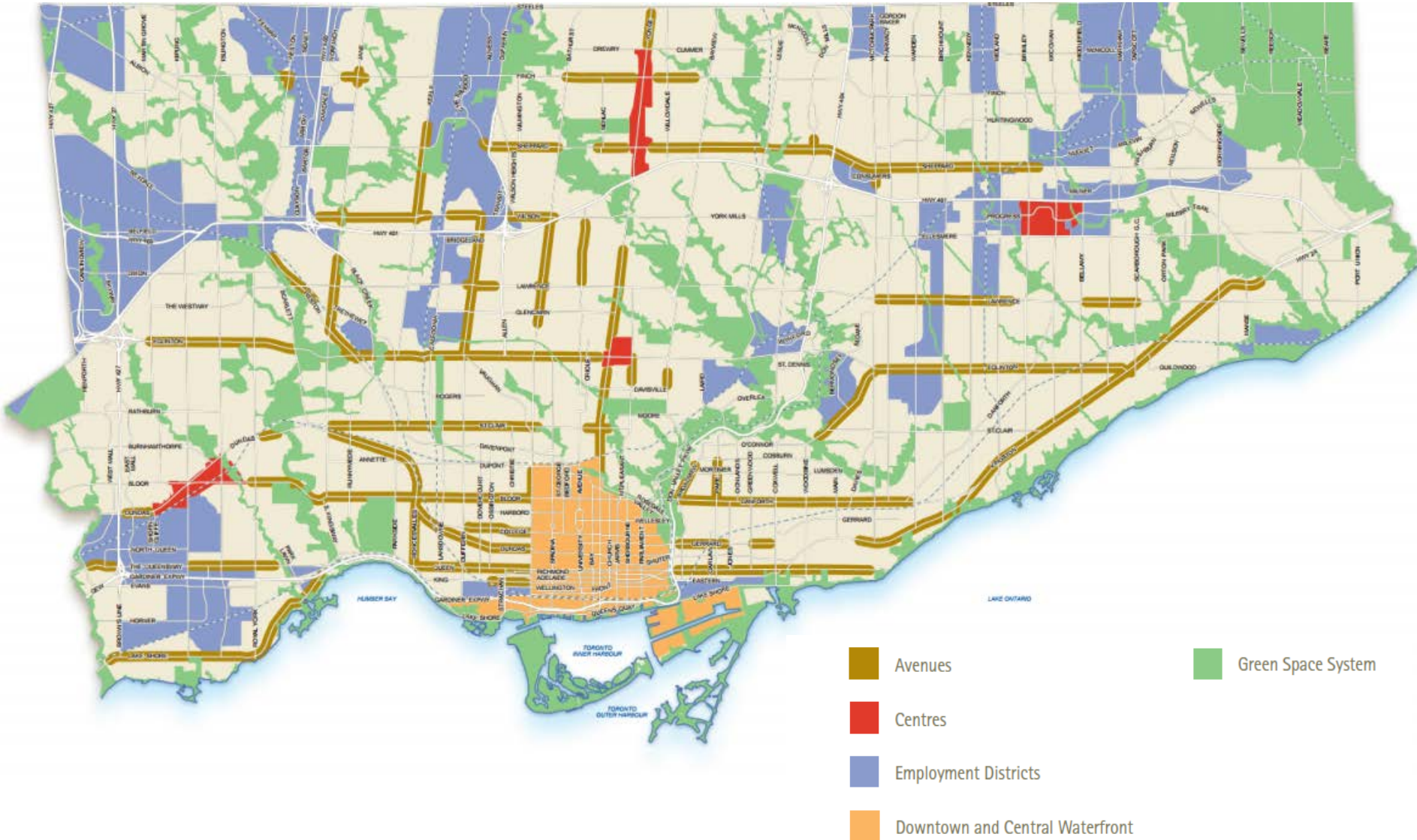
THE GROWTH PLAN

Downtown is designated an urban growth centre



TORONTO'S URBAN STRUCTURE

The Official Plan directs growth to Downtown, Centres, Avenues and Employment Areas

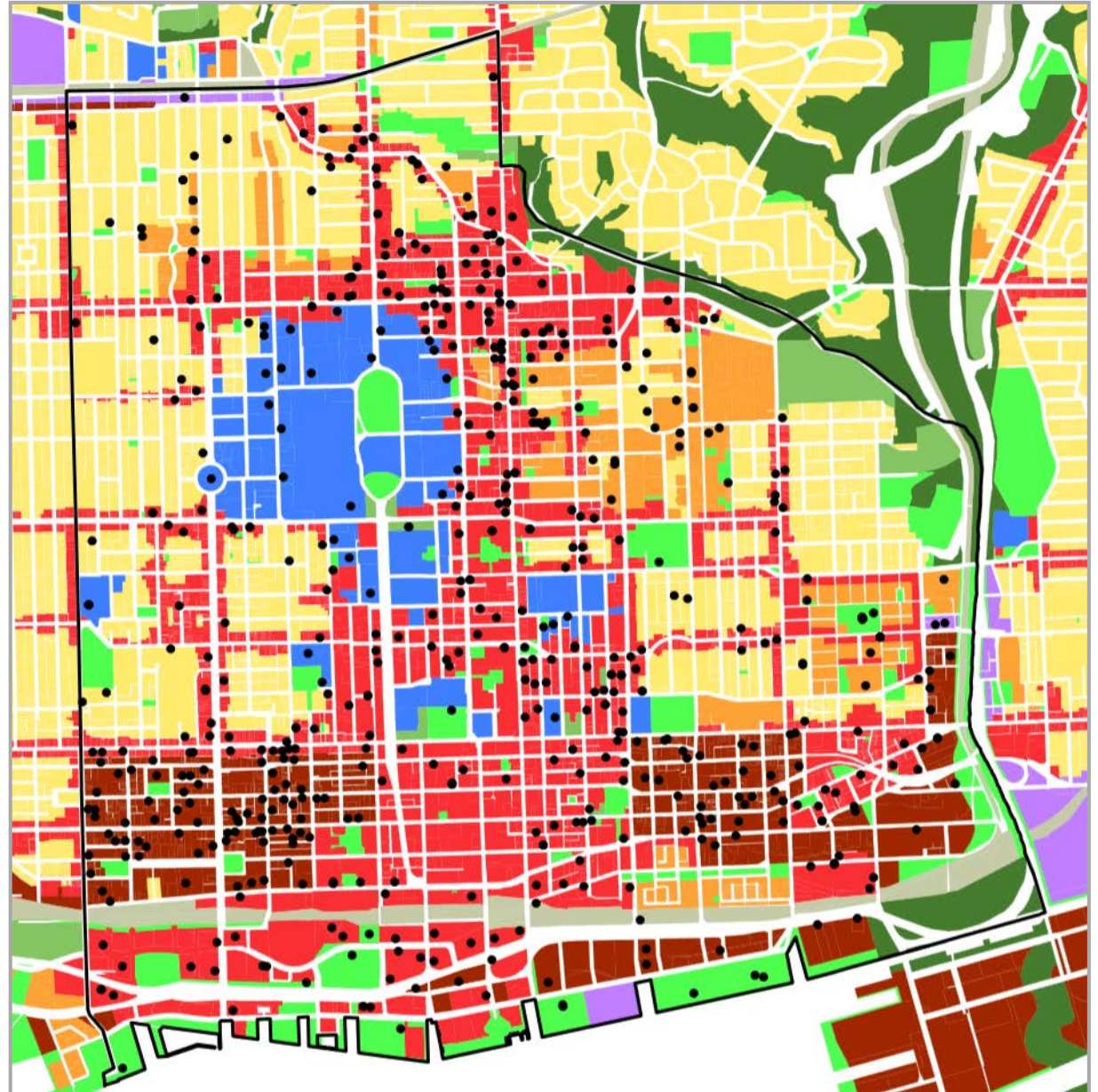


STEERING GROWTH TO MIXED USE AND REGENERATION AREAS

Downtown is growing in targeted areas

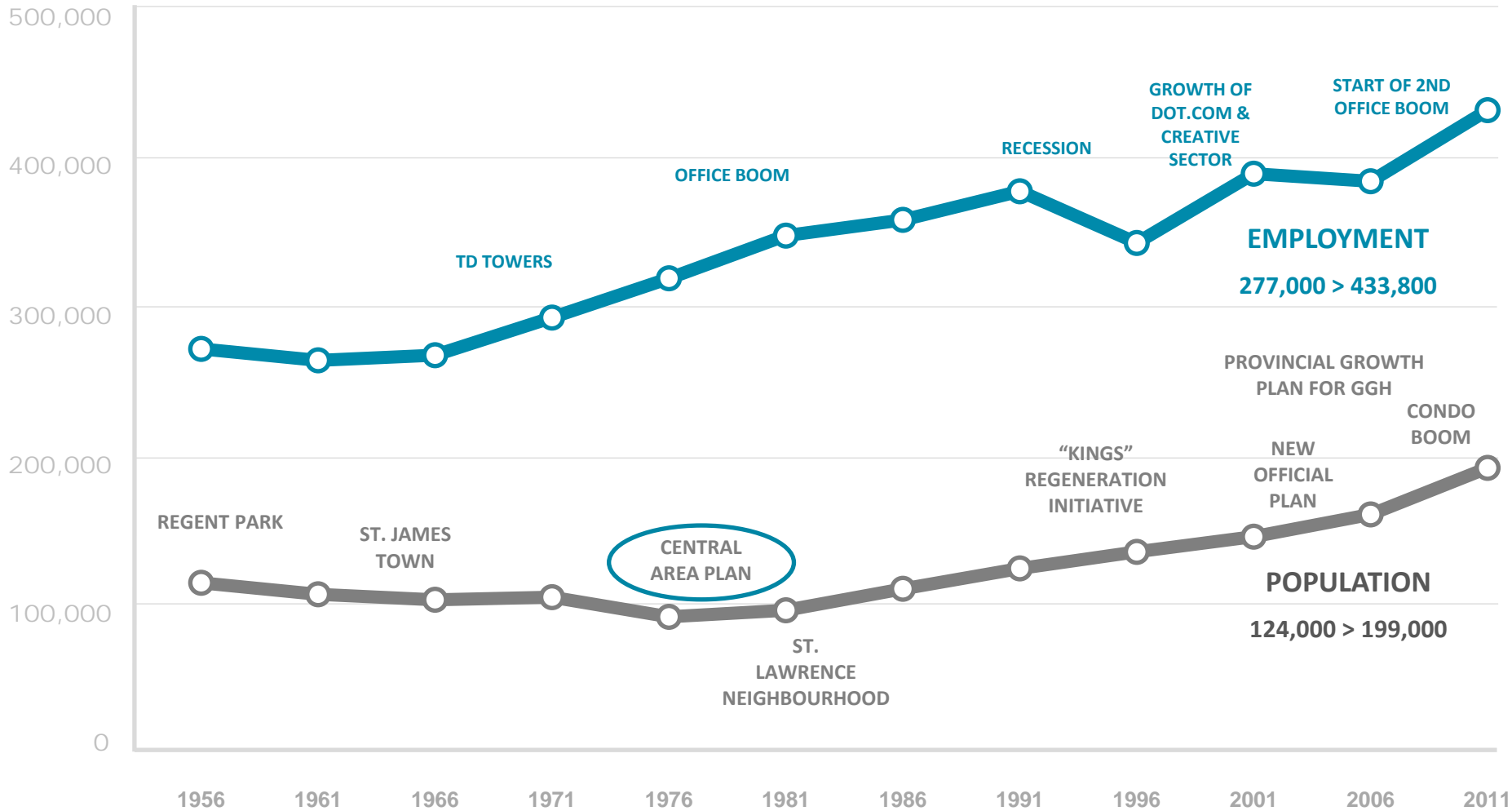
Development Applications 2003-2015

- Planning Applications/Projects
- Neighbourhoods
- Apartment Neighbourhoods
- Mixed Use Areas
- Natural Areas
- Parks
- Other Open Spaces
- Institutional Areas
- Regeneration Areas
- Employment Areas
- Utility Corridors



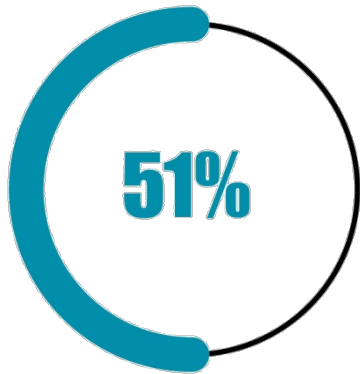
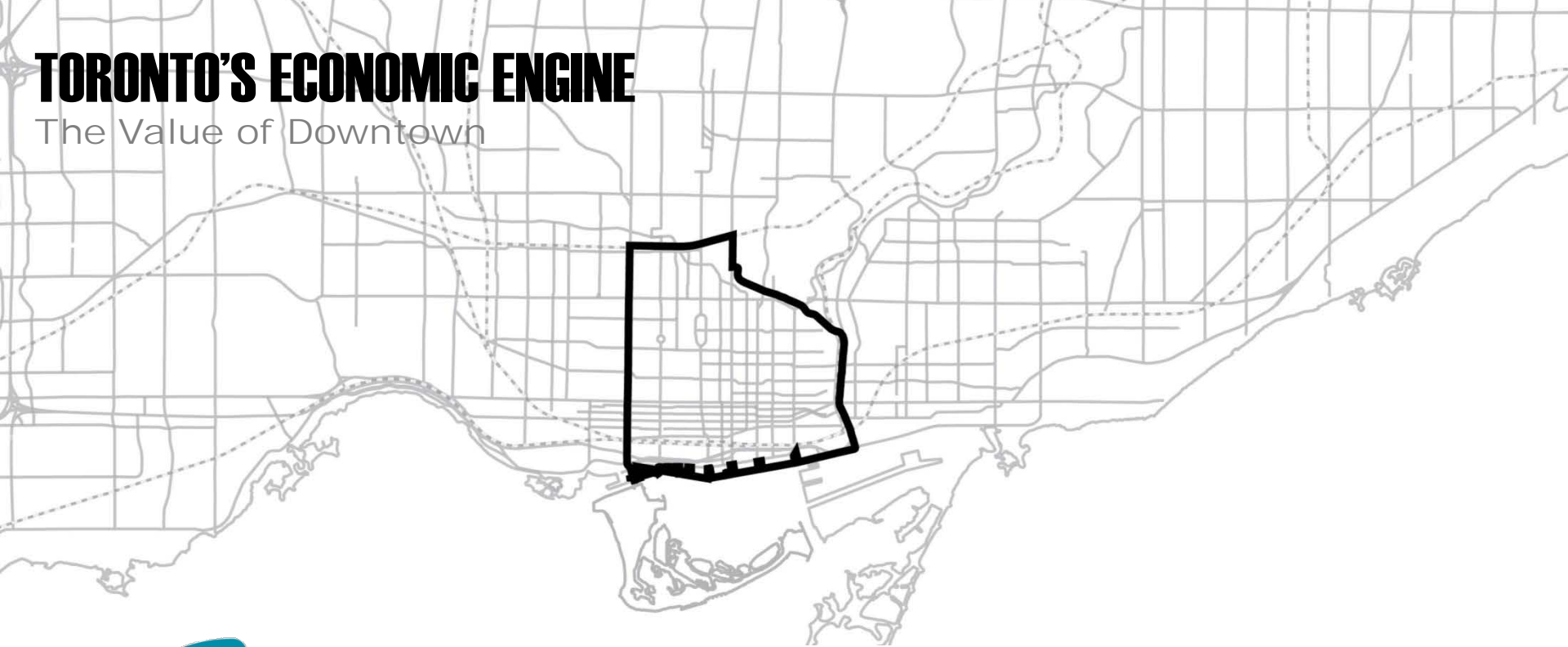
DOWNTOWN IS THRIVING – THIS IS NO ACCIDENT

A timeline of planning policy and growth

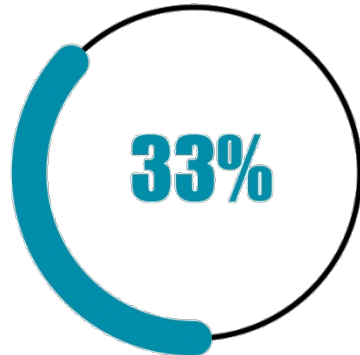


TORONTO'S ECONOMIC ENGINE

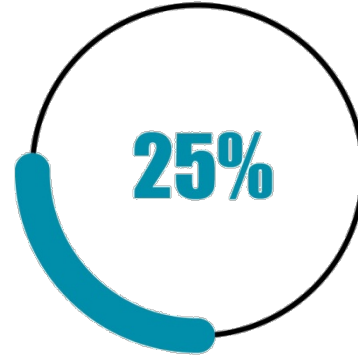
The Value of Downtown



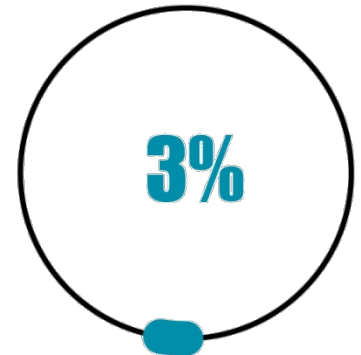
GDP



JOBS



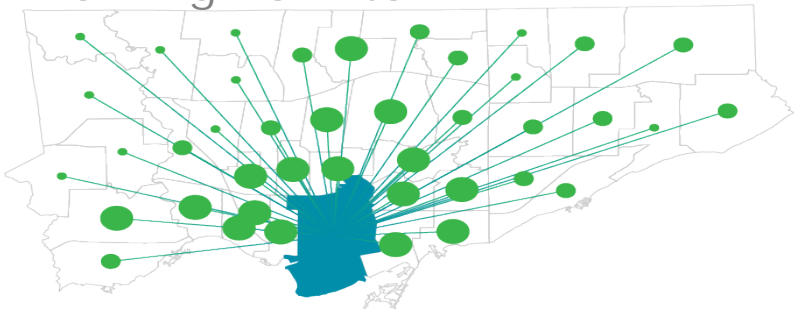
TAX BASE



LAND AREA

TORONTO TRAVELS DOWNTOWN

Working Downtown



292,000 Toronto residents travel to Downtown jobs from all wards across the city. **133,000 workers** commute into the Downtown from outside of Toronto.

Learning Downtown



One quarter of Ontario's post-secondary students are located in Downtown Toronto. With all school trips combined, **85,000 Toronto residents** travel Downtown.

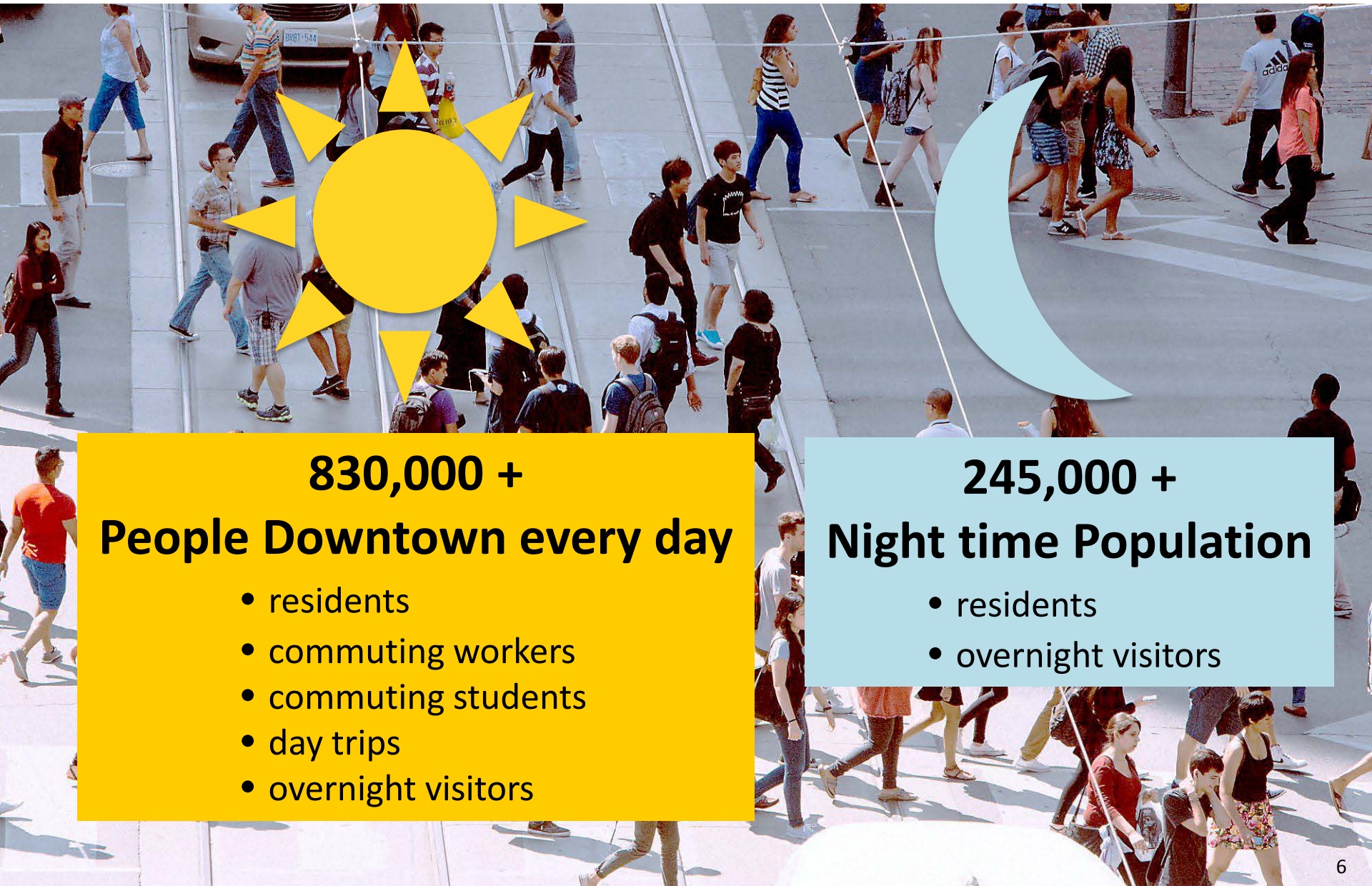
Experiencing Downtown



183,000 Toronto residents travel Downtown daily for shopping, entertainment and services. Combined, Downtown's sporting venues and theatres attract roughly **8 million people** a year.

A DESTINATION

Downtown is a daily destination for many Torontonians



**830,000 +
People Downtown every day**

- residents
- commuting workers
- commuting students
- day trips
- overnight visitors

**245,000 +
Night time Population**

- residents
- overnight visitors

A DIVERSITY OF ACTIVITIES

Downtown is multi-faceted



Largest retail concentration



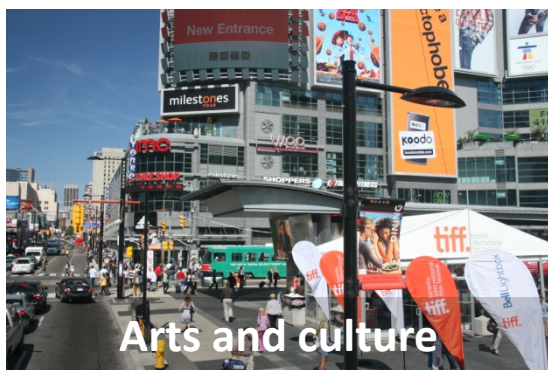
Tourism



Ontario's capital precinct



Toronto's gathering place



Arts and culture



Culinary centre



Biomedical cluster



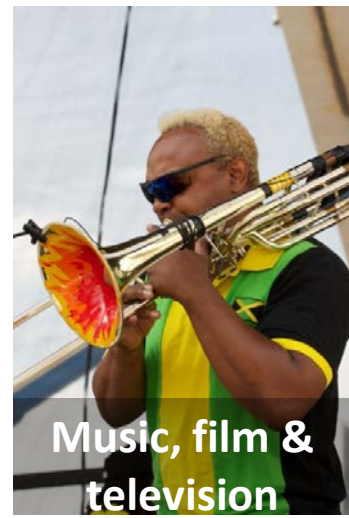
Sporting capital



Broadcasting and media



Higher learning



Music, film & television

Recommendations

RECOMMENDATION 1

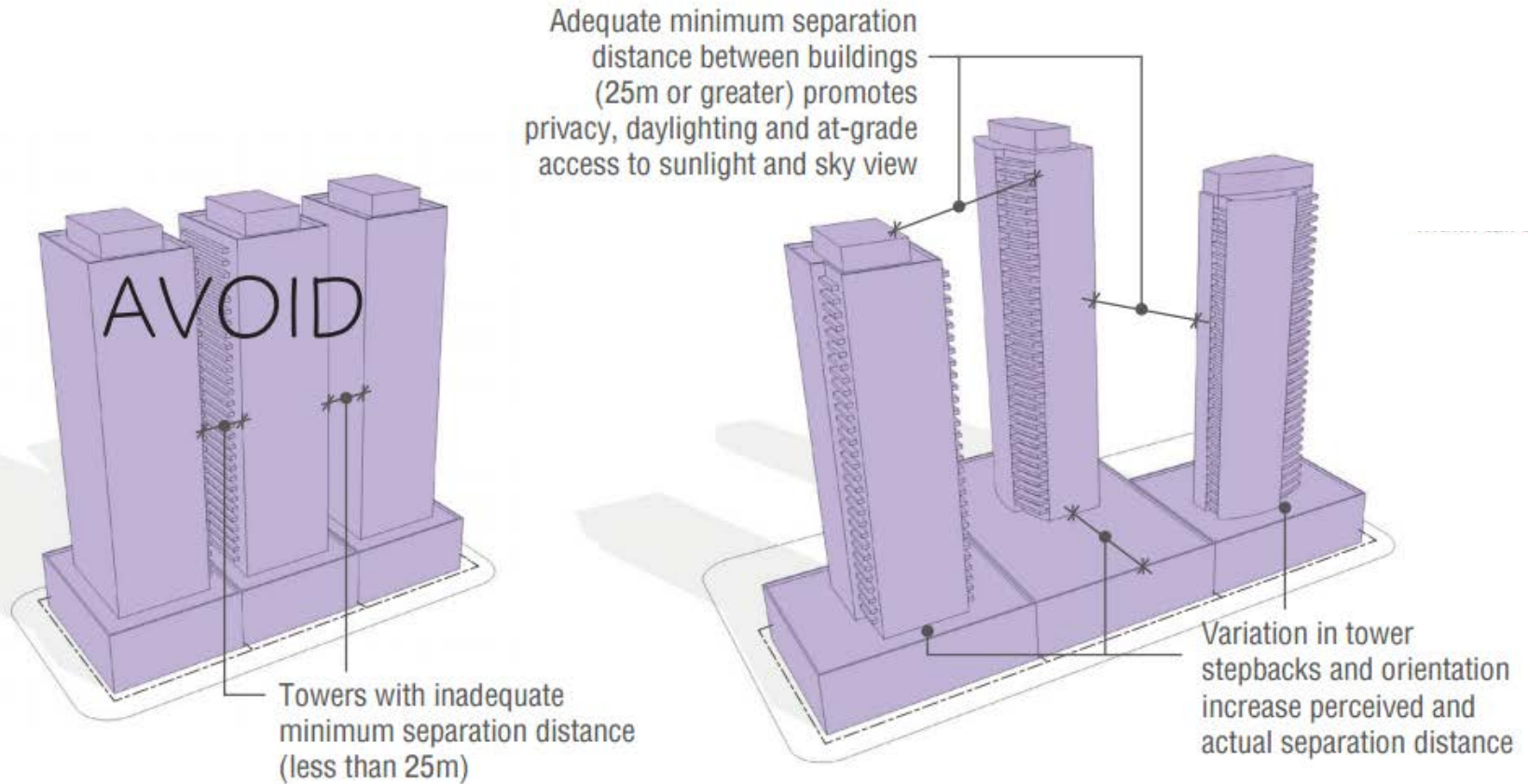
Shaping Growth: A Secondary Plan for Downtown



- Renewed vision
- Overarching policy framework
- Alignment of growth to infrastructure at the Downtown scale
- Master planning in an infill context
- Integration of existing Secondary Plans and SASPs

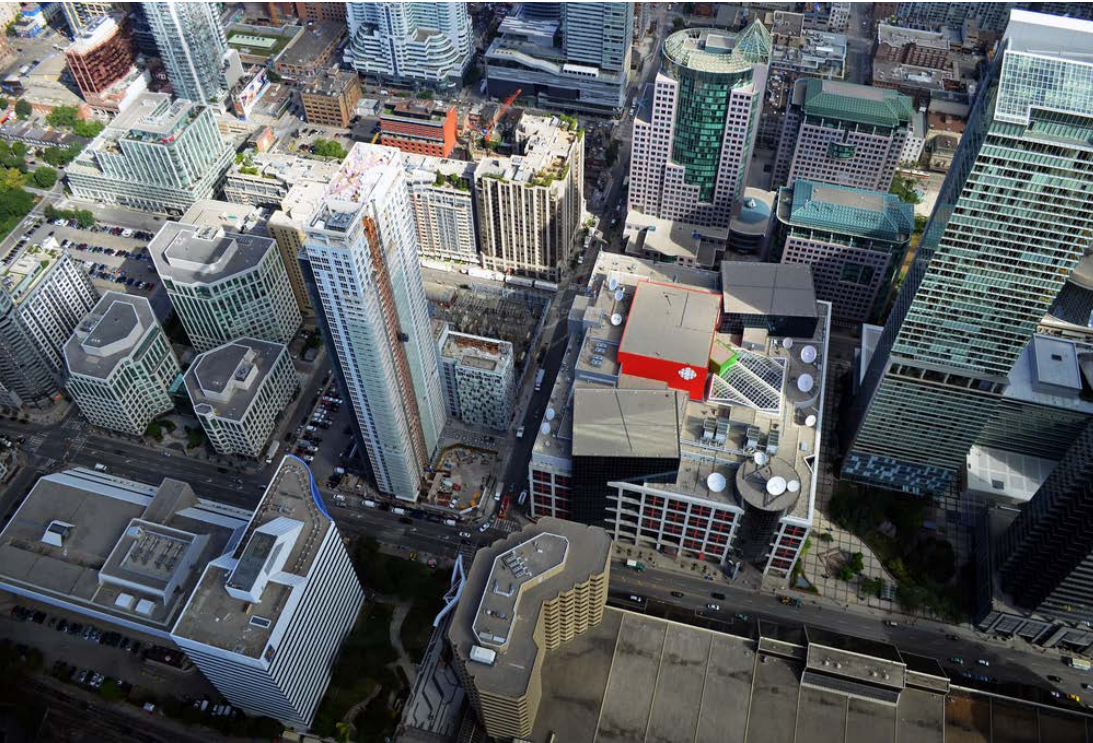
RECOMMENDATION 2

Tower Separation – OPA and/or ZBA in 2016



RECOMMENDATION 3

Sustaining a Robust Economy - Office, institutional and creative industries strategy



- Office and employment growth
- Space for creative industries
- Film, music, tourism sector strategies
- Institutional expansion
- Balancing local-serving and destination retail & small and large-scale businesses

RECOMMENDATION 4

Prioritizing walking, cycling, surface transit: A transportation strategy for Downtown



- King Street Visioning Study
- Surface transit operational Improvements
- Coordinate with Transportation Services on cycling and pedestrian networks and curbside management

RECOMMENDATION 5

Improving Parks and Public Spaces: A Downtown Parks and Public Realm Plan



- Public Life Study
- Parkland Improvement and Acquisition
- Public Realm Connections
- Place-making opportunities
- Big Moves
- Networks – walking and cycling

RECOMMENDATION 6

Enhancing Community Services and Facilities: Develop a strategy responsive to the needs of a growing and diverse population



- Recreation and Community Centres – facility improvement and new space
- Child care – growth related service and facility planning
- Libraries – retrofitting, rationalizing and improving existing facilities
- Schools – maximizing schools for community use through partnerships
- Human Services – affordable and shared space
- Public Health – partnerships for effective service delivery

RECOMMENDATION 7

Creating a Resilient Downtown: An energy strategy



- Back-up power for multi-unit residential buildings
- Thermal networks – (e.g. district heating and cooling)
- Supporting planning for electricity supply

RECOMMENDATION 8

Ensuring Capacity in the Pipe: A water infrastructure assessment



- Watermain – Water Distribution Study for Pressure Districts 1, 1W, 2
- Sewer – Consolidate and update sewer hydraulic models & and update the Waterfront Sanitary Servicing Master Plan
- Stormwater – Update the Wet Weather Flow Master Plan Guidelines
- Groundwater – Review of procedures and regulations related to discharge
- Basement Flooding – Capacity studies and implementation of drainage system upgrades

RECOMMENDATION 9

Prepare an inventory of publicly-owned property in Downtown Toronto

RECOMMENDATION 10

Convene a Financial Strategy Reference Group to develop the financial strategies that will be part of the infrastructure strategies

RECOMMENDATION 11

Prioritize parkland acquisition opportunities and actively pursue parkland dedication (on- and off-site) on all appropriate sites through the development review process, within the Downtown

PHASE 2 ENGAGEMENT

We want to hear from Torontonians!



- Planners in Public Spaces (PiPS)
- Community Meetings
- Stakeholder Focus Groups
- Online Engagement: Social Media, Website, Ideaspace
- Videos
- Specialized Outreach: Youth, Indigenous People and Vulnerable Populations

ALIGNED INITIATIVES

Parks and Public Realm

- Complete Street Guidelines
- Outdoor Café Design Guidelines
- Toronto 360 Wayfinding Strategy

Transportation

- SmartTrack & Relief Line Assessments
 - Bikeway Network
 - Gardiner East EA
 - Feeling Congested?
- Billy Bishop Toronto City Airport Review

Water and Energy

- Central Toronto Integrated Regional Resource Plan
 - Waterfront Servicing Master Plan EA Review

Community Services and Facilities

- Recreation Facilities Master Plan
 - Children's Services Planning
 - George Street Revitalization
 - Poverty Reduction Strategy

Planning Framework

- Ongoing Local Planning Studies
- City-wide Planning Policy Reviews
 - Official Plan Review
- Heritage Conservation District Studies
 - Growing Conversations

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