

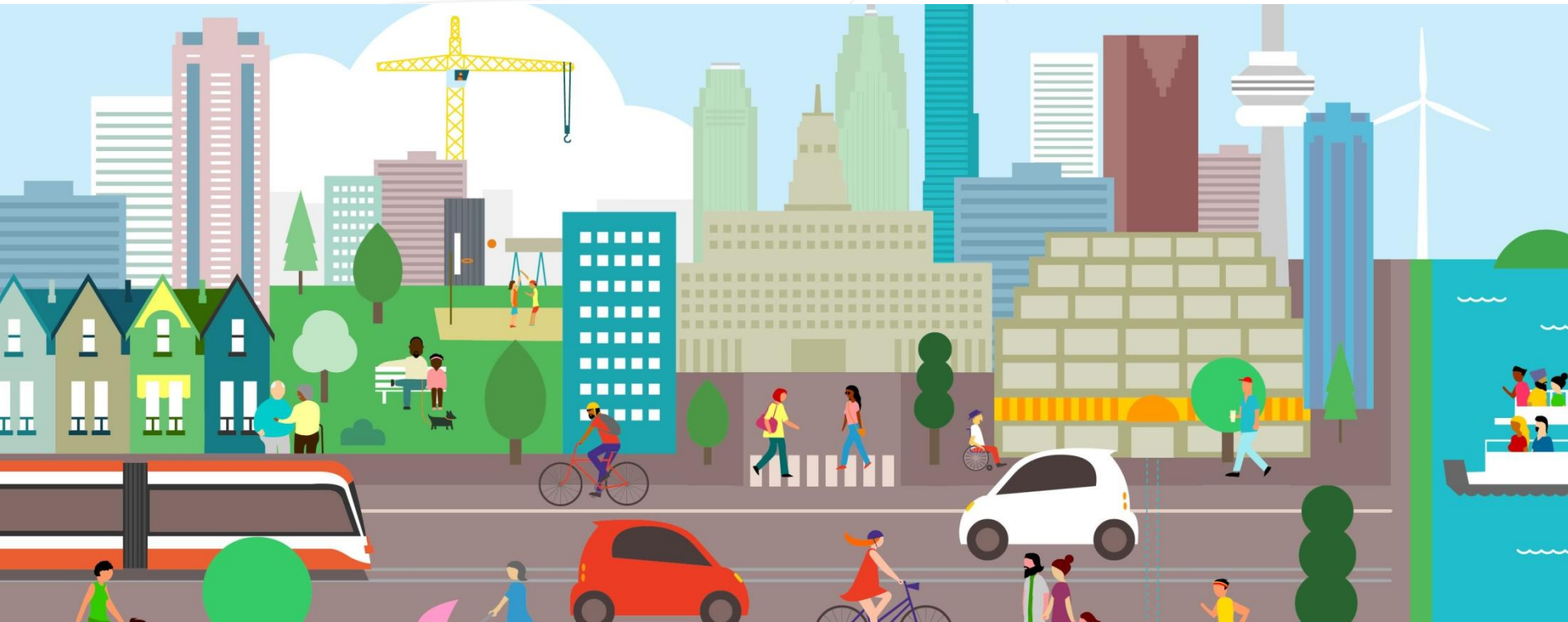
TOcore Planning
Downtown

Proposals Report

Toronto & East York Community Council
Gregg Lintern, Director, City Planning
November 15, 2016



Downtown's Defining Moment



Downtown is experiencing unprecedented growth

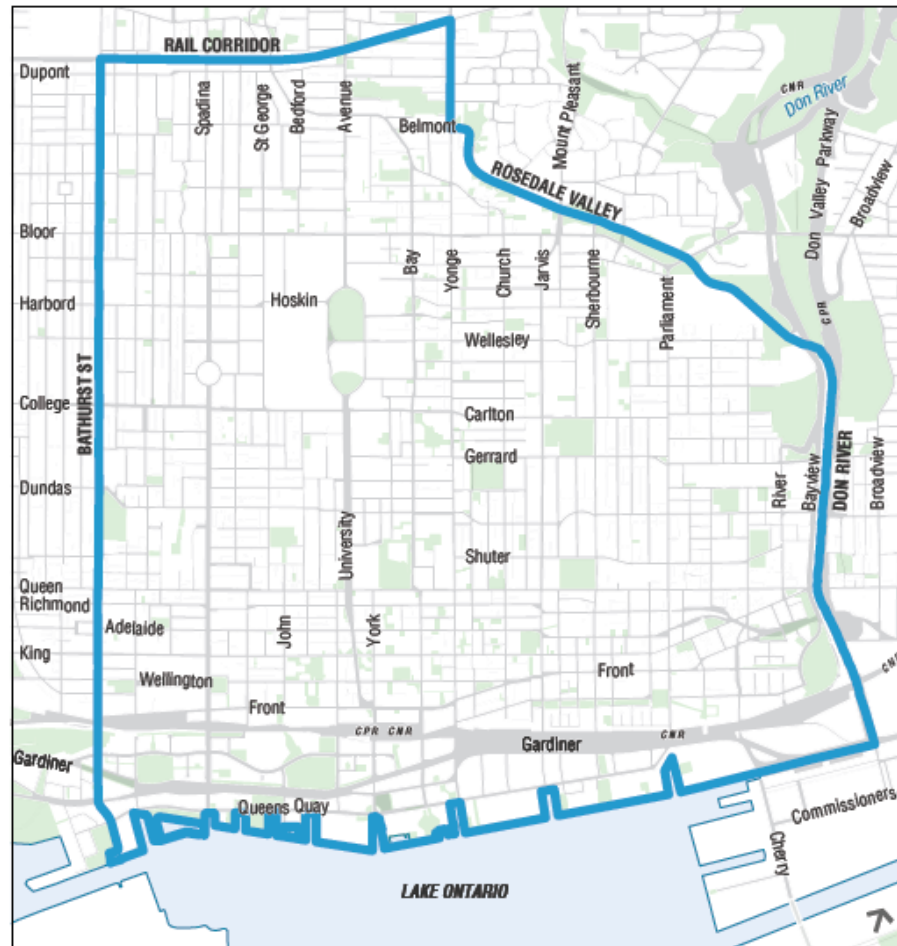
This defining moment in the evolution of Downtown places Toronto at a crossroads and requires us, collectively, to confront some challenging decisions.

The opportunity for transformation is immense.



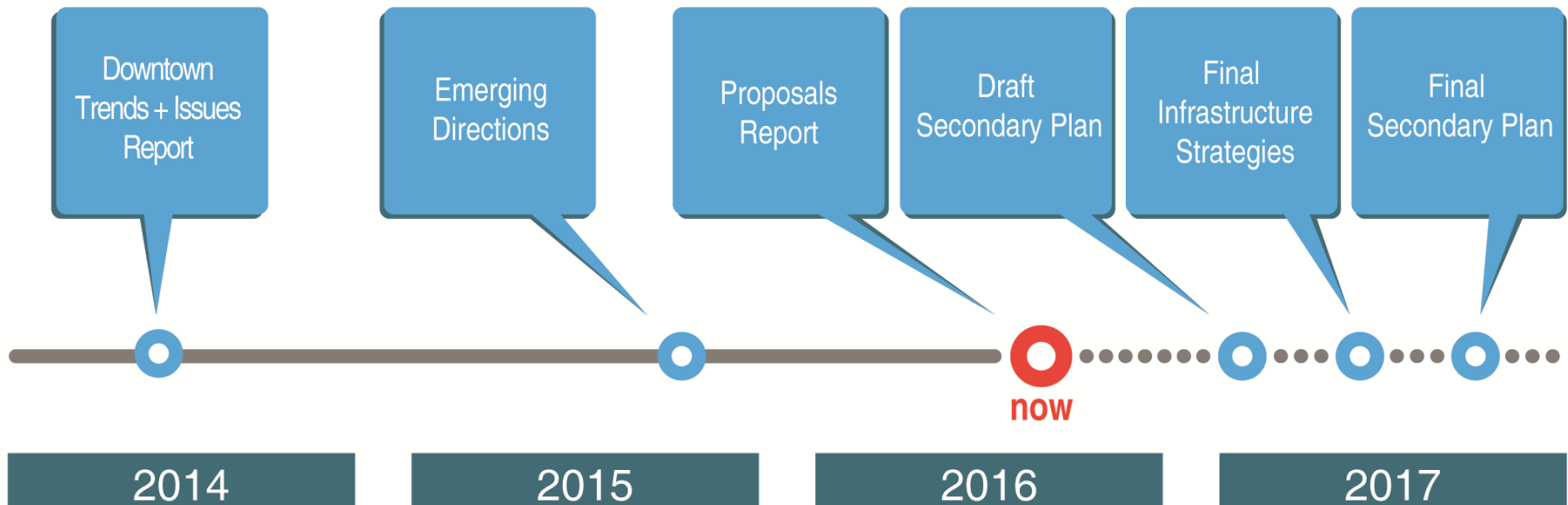
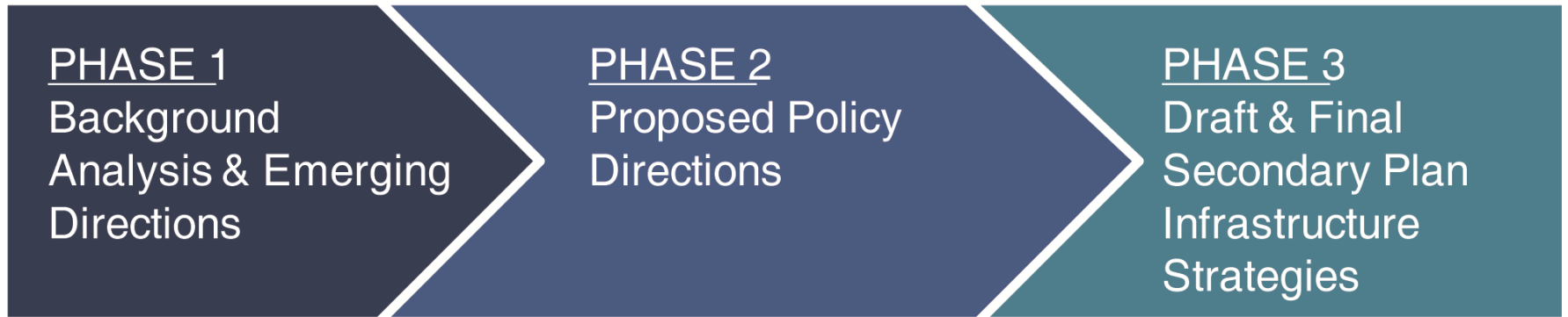
What is TOcore?

To ensure **growth contributes positively** to Toronto's Downtown as a great place to **live, work, learn, play** and **invest**.





Where Are We?





A Collaborative Project

Cluster A

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



Diverse Engagement

Events:

- Public Space for Public Life: Conversations on the Future of Downtown, April 6th
- Our Future King Panel Discussion, June 16th
- TOcore Expo, June 20-22, Metro Hall Rotunda
- Stakeholder Workshop: June 21st
- Cities for People – November 23rd

Online Survey:

- Over **684** people completed the online survey

Favourite Places:

- Over **1500** people used our Favourite Places online tool to tell us about what places Downtown they like, and what places need some attention



267

text messages with opinions or advice received



1,208

unique Twitter users



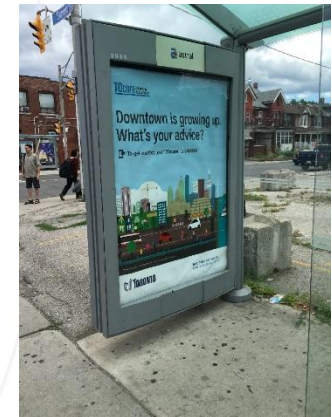
31,457

YouTube views



3,191

tweets with #DTadvice or #TOcore





Building Blocks



**Buildings &
Neighbourhoods**



Economy



**Parks &
Public Spaces**



**Community
Facilities**



Mobility



Water



Energy



Deliverables of TOcore

New Downtown Secondary Plan



Infrastructure Strategies



The Proposals Report focuses on this deliverable



Downtown is Growing



SINCE **2011**

50,000
new residents



2016

estimated population
250,000

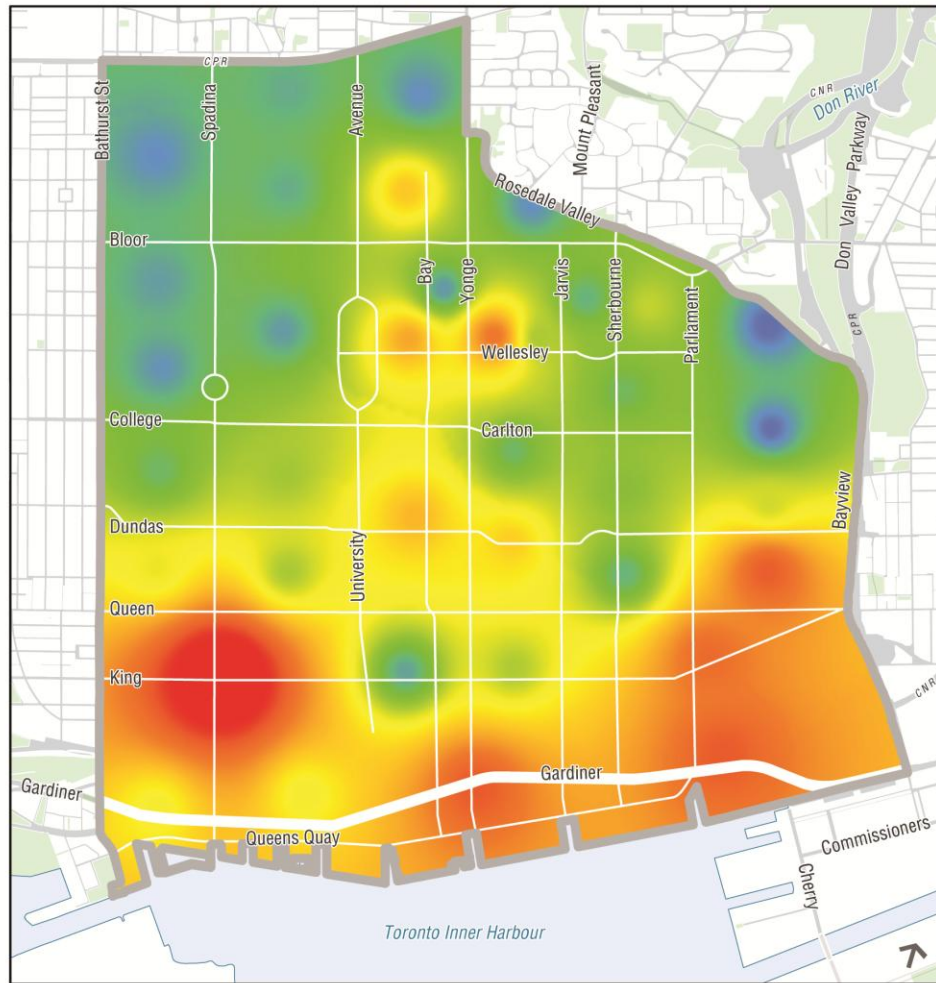


2041

projected
potential population
475,000



Pattern of Growth



Projected Population Change 2011 - 2041





PLANNING A GREAT CITY, **TOGETHER**

A Downtown Like No Other



Economic Powerhouse



GDP



JOBS



TAX BASE



**RESIDENTIAL
DEVELOPMENT**



**NON-RESIDENTIAL
DEVELOPMENT**



LAND AREA

1 Vision

An aerial photograph of a city skyline, likely Toronto, featuring the CN Tower and various skyscrapers. The foreground is dominated by a lush green forest. The sky is overcast with grey clouds.

Guiding Growth
Downtown for
the next **25** years

5 Guiding Principles





Liveability



Connectivity



Prosperity



Resiliency



Responsibility

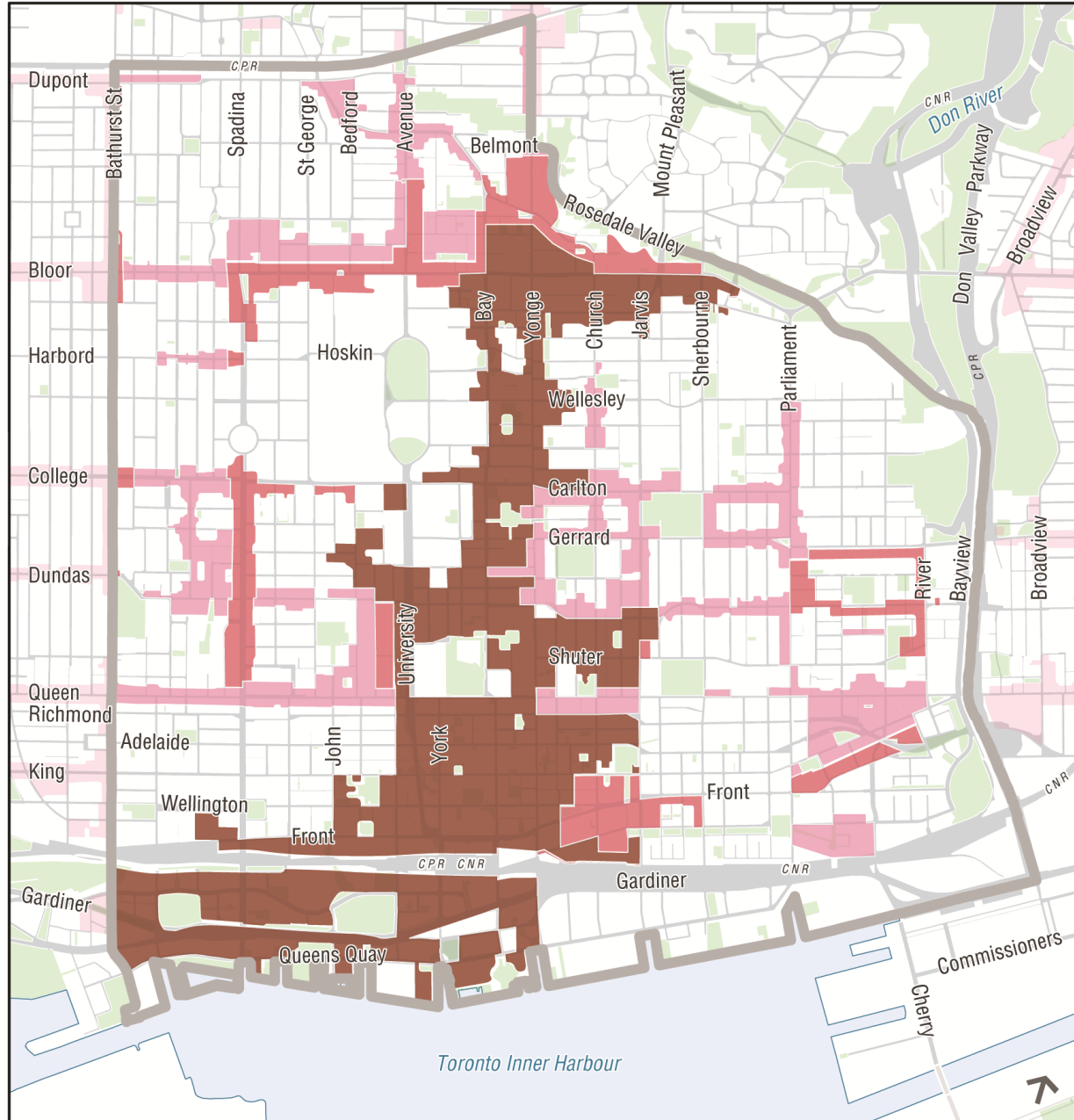


128 Proposed Policies





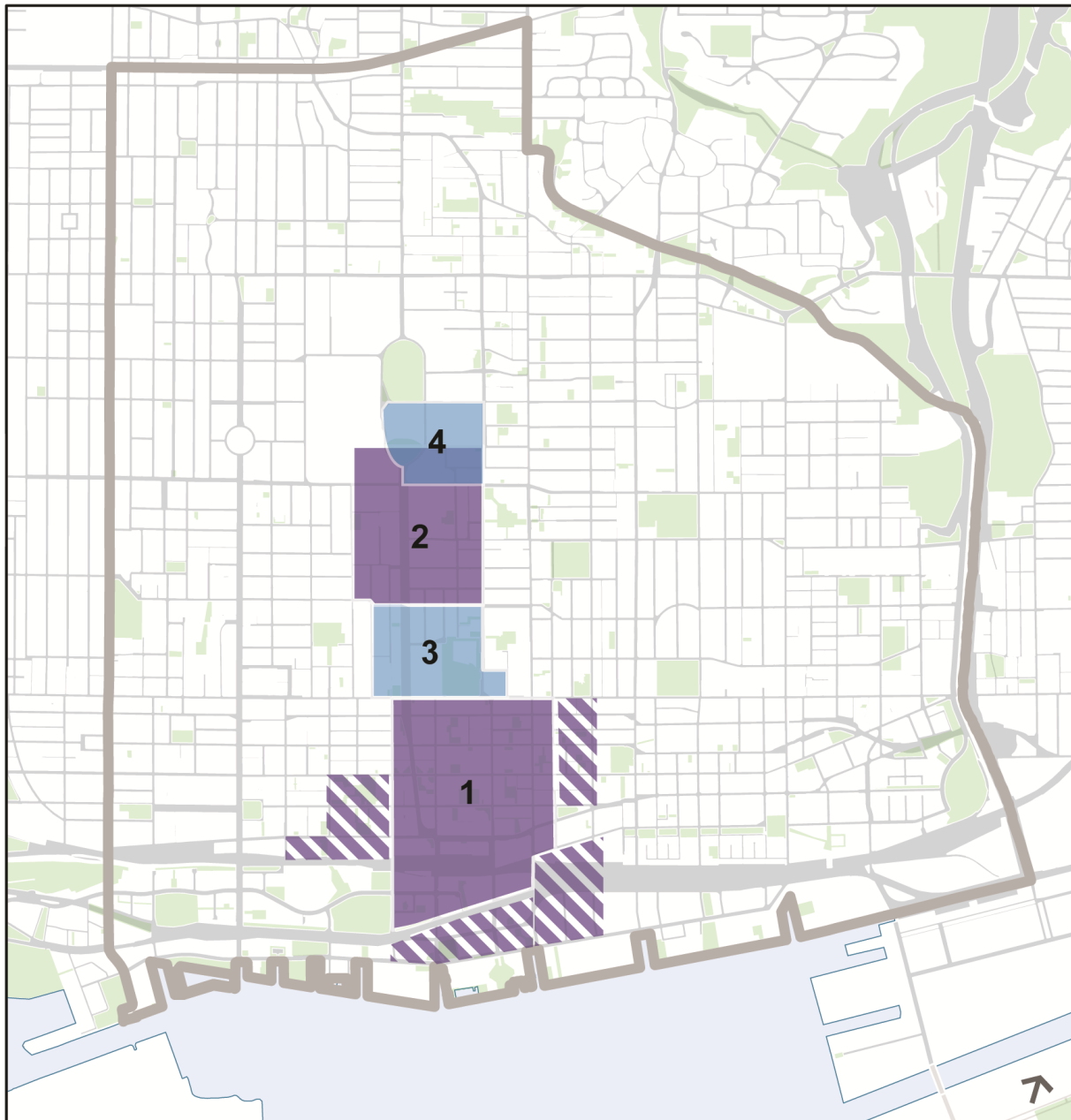
A Finer Grain of *Mixed Use Areas*



Strengthen the Economic Role

Precincts and Districts

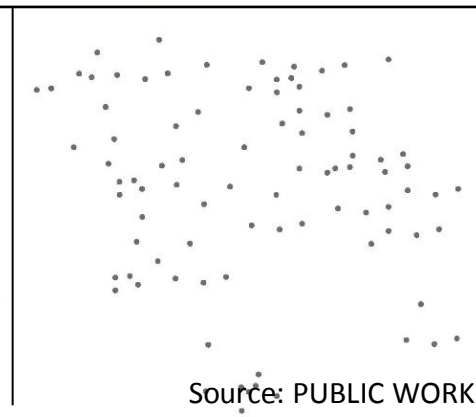
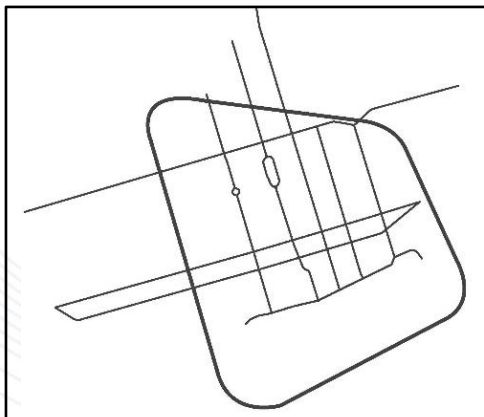
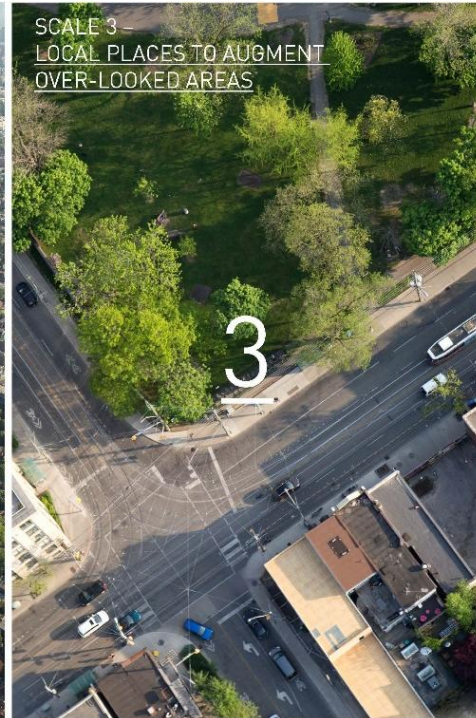
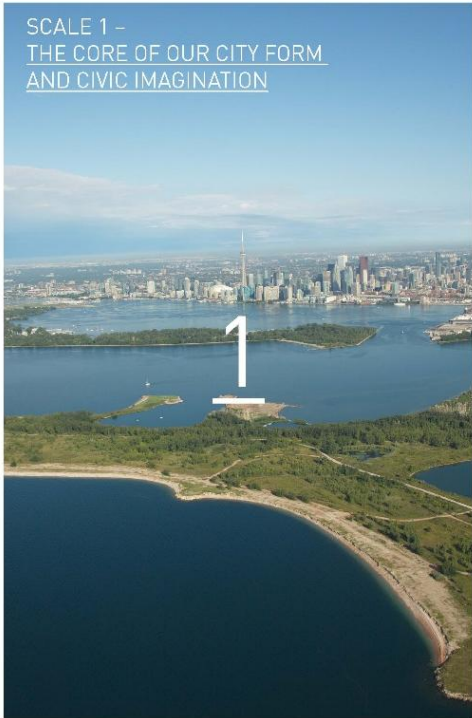
- 1 Financial District
- 2 Health Sciences District
- 3 Courts and Civic Precinct
- 4 Capital Precinct
- Expanded Financial District
- TOcore Study Area



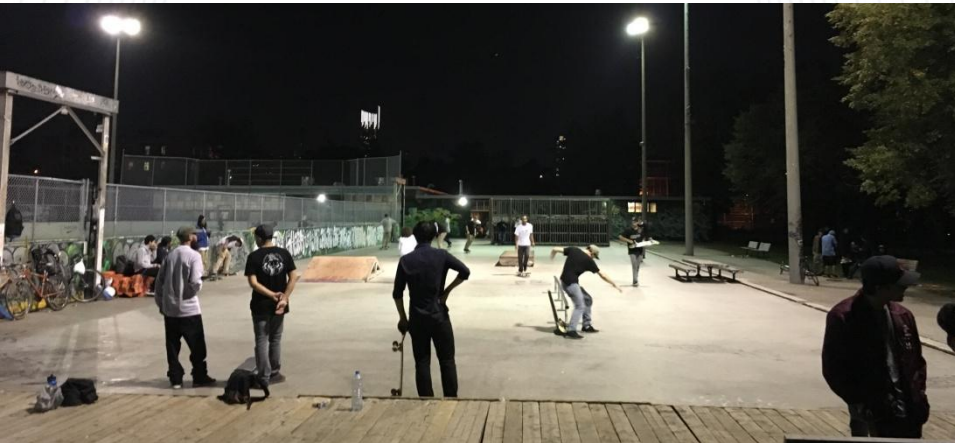
Parks and Public Realm Plan



A Plan at 3 Scales



Rebalancing Public Space





Building for Liveability





Recognizing Vertical Communities



1 LAND PARCEL

AREA: 10,700 m²

8 YORK STREET
27 TO 38 STOREYS
3 TOWERS

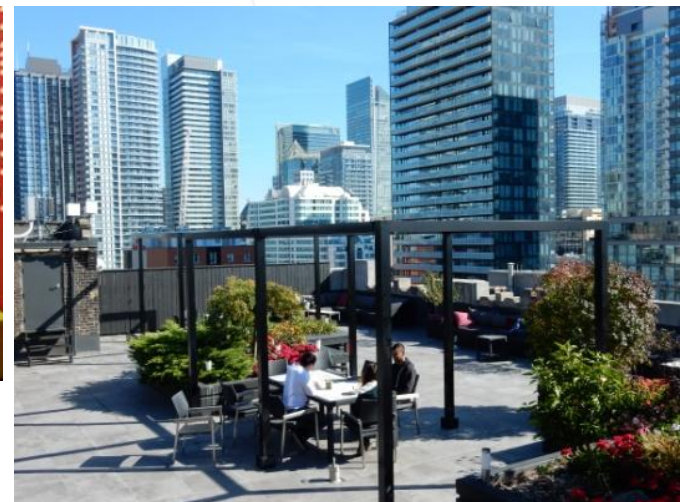
= 1100 UNITS =



10 BLOCKS

AREA: 241,400 m²

Shaping Built Form



Diversity of Housing



Downtown Mobility



Unlocking Surface Transit





Enhancing Community Facilities

Planned Future Facilities

- Licensed Child Care Centres
- City of Toronto Recreation Facilities
- Schools

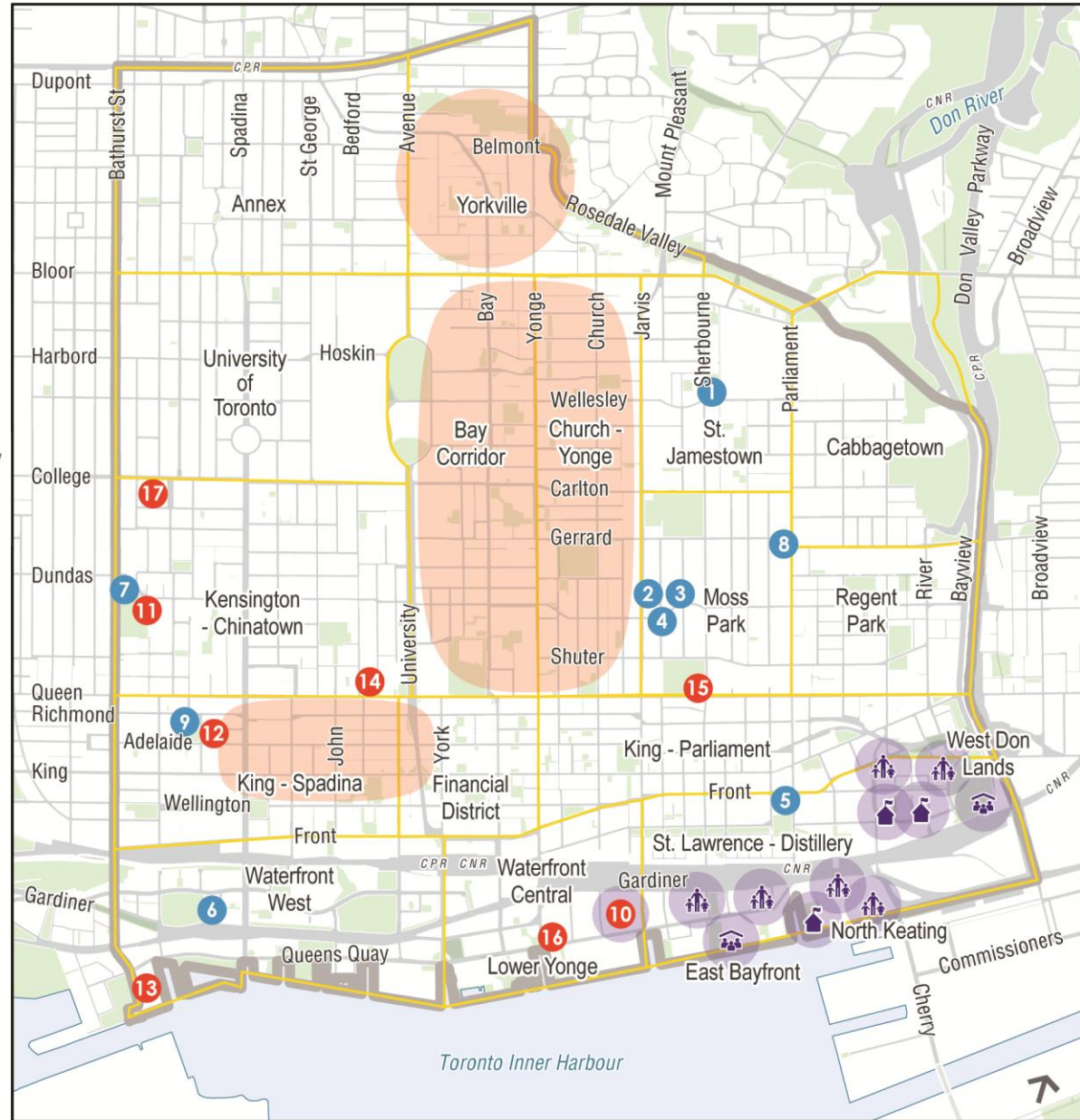
- Location Approximate
- Priority Areas for Future CS&F Opportunities
- TOcore Study Area

Planned Capital Facilities

- | | |
|--|---|
| 1 Wellesley Community Centre (New Pool) | 6 Block 31 (City Place) Community Recreation Centre (TDSB/TCDSB Elementary School & Childcare) |
| 2 261 Jarvis / Centre for Sport Development | 7 Sanderson Library |
| 3 George St. Revitalization | 8 Parliament St. Library |
| 4 Dundas/Jarvis Redevelopment (New Community Space) | 9 505 Richmond St. W (Proposed YMCA Centre) |
| 5 St. Lawrence Library | |

Future Opportunity Sites to Explore

- | | |
|--|--|
| 10 Lower Yonge Precinct Potential New TDSB School | 14 Harrison Pool / University Settlement House |
| 11 Scadding Court Community Centre and Pool / Sanderson Library | 15 Moss Park Redevelopment Project (John Innes / 519) |
| 12 Brant St. School (Potential Hub) | 16 Lower Yonge Precinct New PF+R Facility |
| 13 Bathurst Quay (Potential New Pool Location) | 17 Kensington Community School (Potential Hub) |







Water and Energy





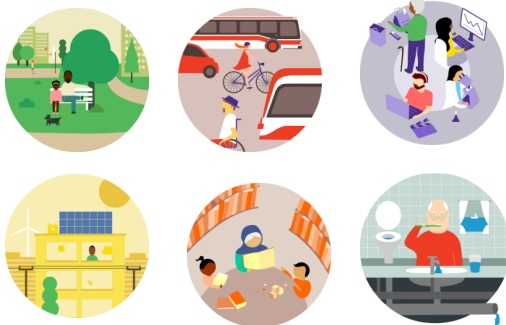
Making it Happen over 25 years

Plans and Strategies

New Downtown Secondary Plan



Infrastructure Strategies



Implementation Mechanisms

Capital Budgets

Growth-oriented Funding Options:

- Section 37
- Section 42
- Development Charges

Partnerships and Conservancy Models

Other Planning Tools:

- Holding By-laws
- Community Improvement Plans



Report Recommendations

1. The Chief Planner and Executive Director, City Planning Division bring forward a draft Secondary Plan for the Downtown, based on the policy directions outlined in Attachment 2 of this report, by the third quarter of 2017.
2. City Planning Division staff begin stakeholder and public consultation on the policy directions outlined in Attachment 1 to inform the development of the Secondary Plan for the Downtown described in Recommendation 1.

Attachment 1 – TOcore Proposals Report

Attachment 2 – List of Proposed Policy Directions

