



Tocore Planning Downtown

Planning and Growth Management Committee

Overview of the Downtown Plan Official Plan Amendment
May 1, 2018

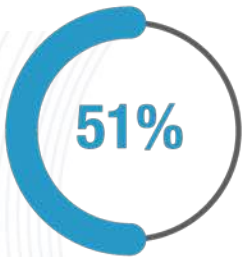
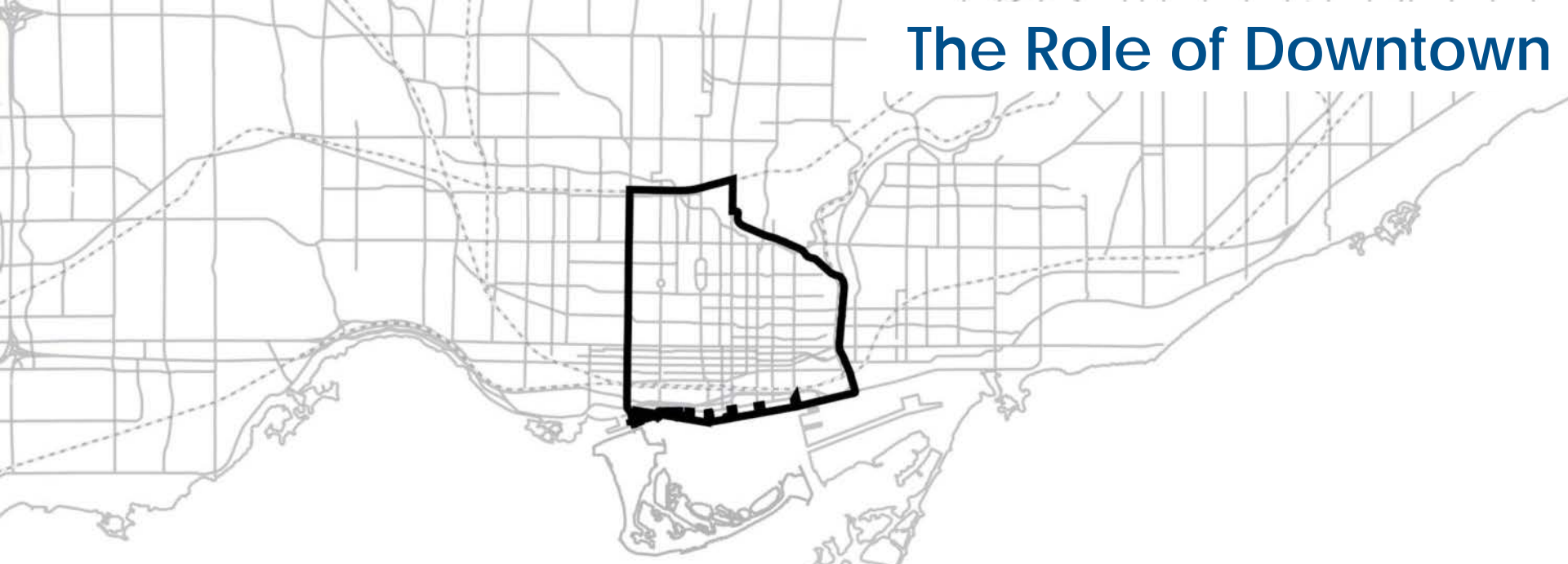


A 25-Year Plan for Downtown

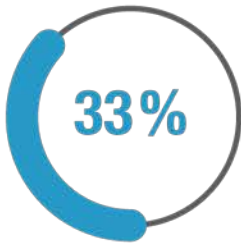
A blueprint to **manage growth**, sustain **liveability**, achieve **complete communities** and ensure there is **space for the economy to grow**.



The Role of Downtown



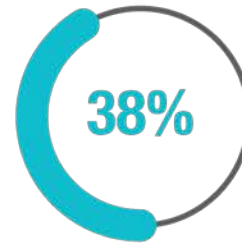
GDP



JOBS



TAX BASE



RESIDENTIAL DEVELOPMENT

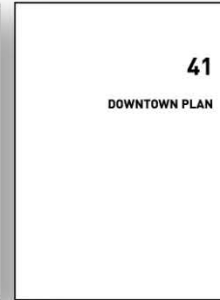
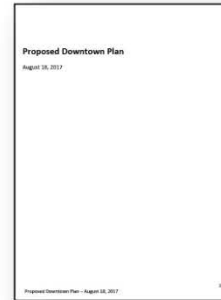


NON-RESIDENTIAL DEVELOPMENT



LAND AREA

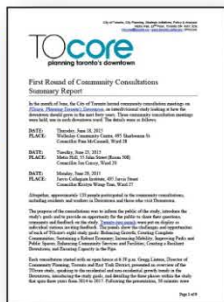
2014 2015 2016 2017 2018 2019



We are here.



Phase 1 Consultation
Downtown Trends & Issues



Phase 2 Consultation
Emerging Directions



Phase 3A Consultation
TOcore Proposals Report

Phase 3B Consultation
Proposed Downtown Plan and 5 Infrastructure Strategies





Public Release of Documents

- TOcore Proposals Report – November 15, 2016
- Proposed Downtown Plan – September 7, 2017
- Five Infrastructure Strategy Summaries – December 2, 2017
- Downtown Plan Official Plan Amendment, PPR Plan, CS&F Strategy, Energy Strategy, Water Strategy – April 11, 2018
- Mobility Strategy – April 18, 2018
- OPA and Infrastructure Strategy Staff Reports – April 24, 2018



UPDATED

Official Plan

2.2.1 Downtown: Heart of Toronto

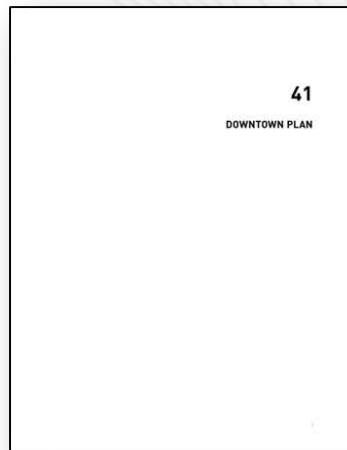
Map 6: Downtown & Central Waterfront



NEW

Downtown Plan

(existing Secondary Plans & SASPs to become chapters)





The Downtown Plan:

- Identifies land use designations targeted for growth: *Mixed Use Areas 1, 2 and 3, Regeneration Areas and Institutional Areas*
- Links growth and infrastructure through **5 infrastructure strategies**
- Requires a **Complete Community Assessment** as part of development applications
- Allows for **further study or a SASP**, if required

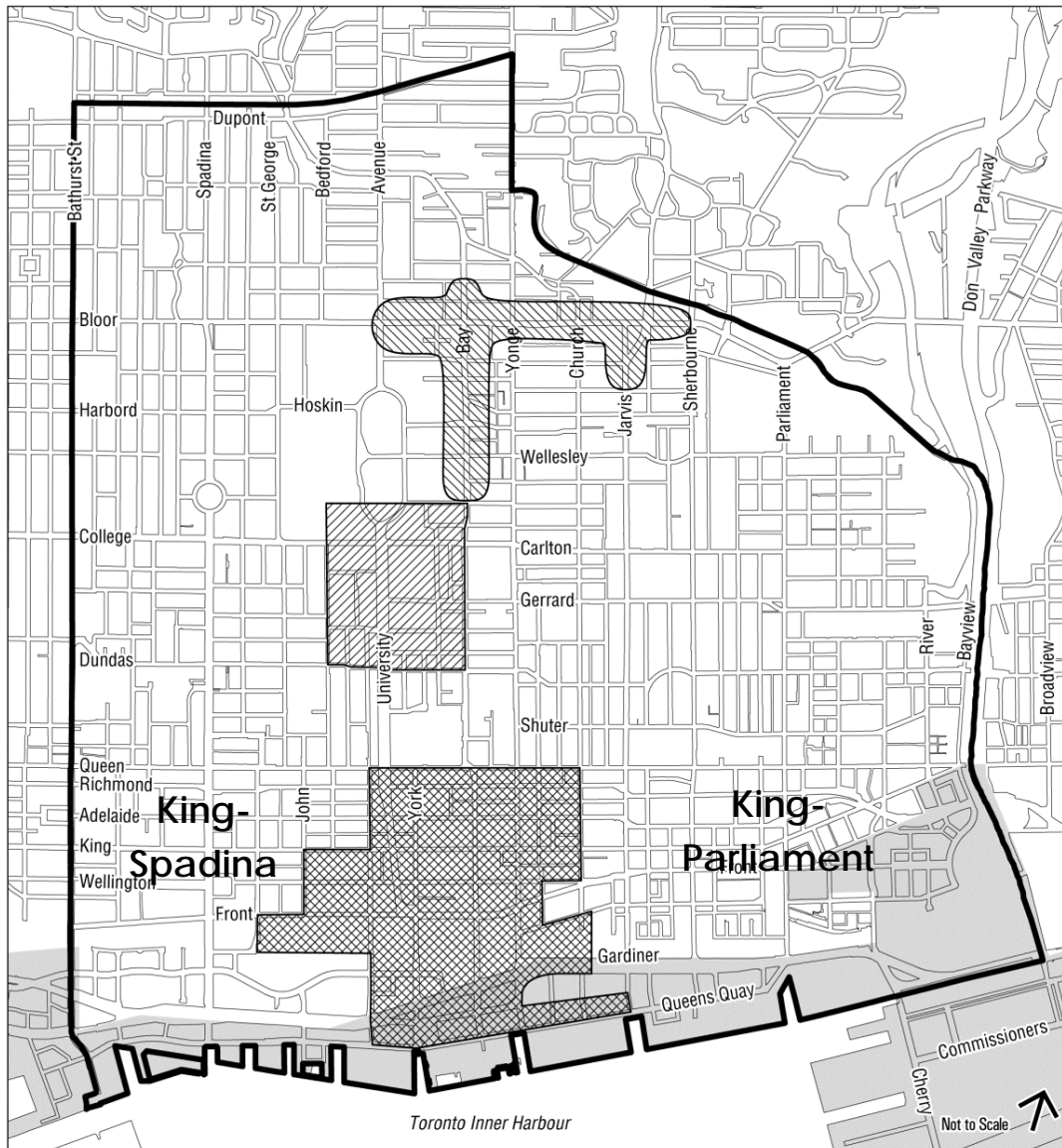









The Downtown Plan:

- Enlarges the **Financial District** requiring only office and non-residential uses above existing as-of-right permissions
- Establishes a **new Health Sciences District** requiring only non-residential uses above as of right permissions to provide for health care expansion
- Recognizes the **Bloor-Bay Office Corridor** as an important employment location by requiring a net gain of office and non-residential gross floor area
- Recognizes **King-Spadina** and **King-Parliament** as significant employment areas that support the **creative industries and culture sector** with policies that require:
 - replacement of all existing non-residential gross floor area; or
 - the dedication of a minimum of 25% of the gross floor area as non-residential uses, whichever is greater

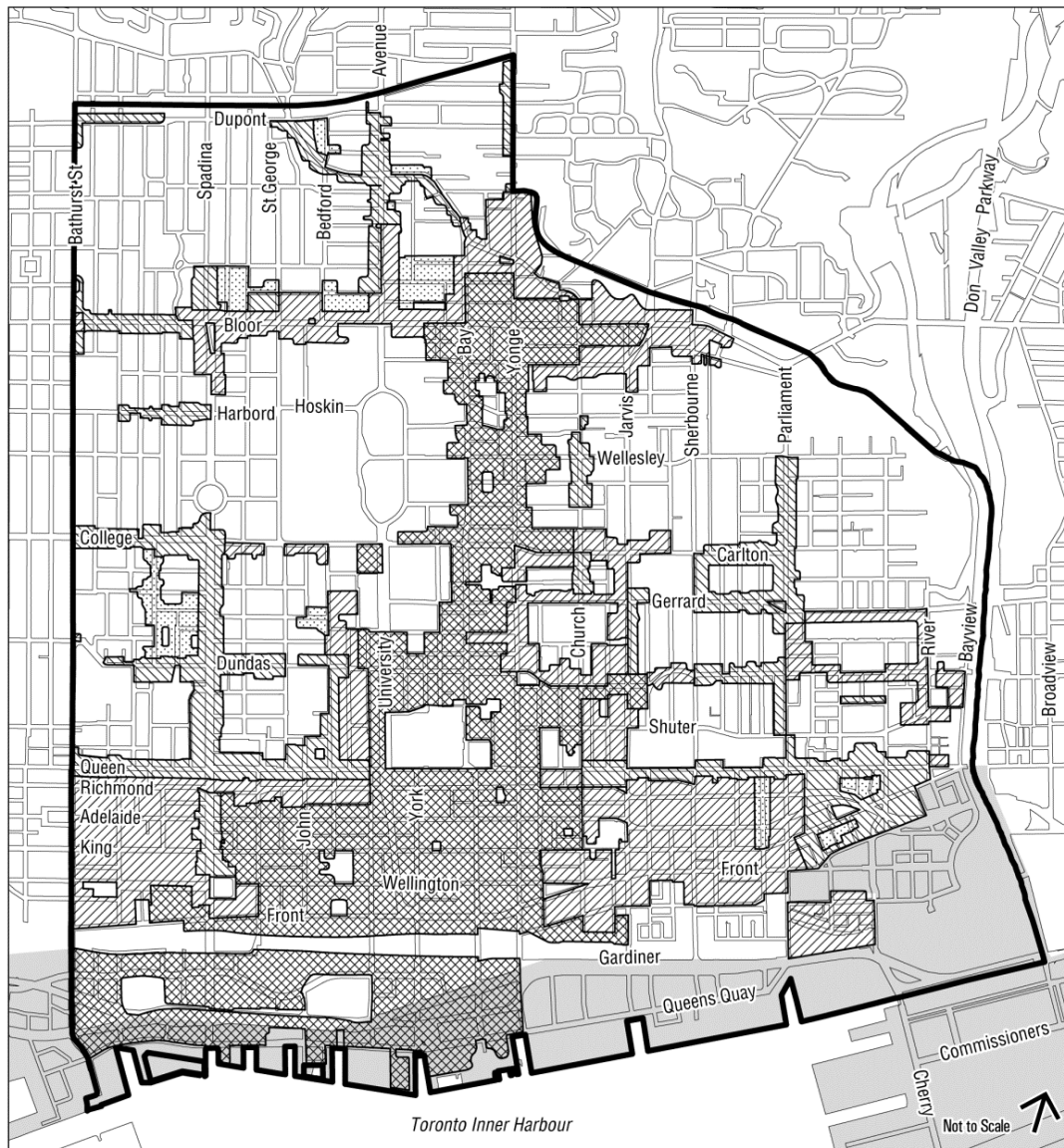
Balancing Non-Residential & Residential









-  Downtown Plan Boundary
-  Financial District
-  Health Sciences District
-  Bloor-Bay Office Corridor
-  Central Waterfront Secondary Plan

Refining the Mixed Use Areas

Defining **scales of growth** through four new *Mixed Use Areas* designations



-  Downtown Plan Boundary
-  Mixed Use Areas 1 - Growth
-  Mixed Use Areas 2 - Intermediate
-  Mixed Use Areas 3 - Main Street
-  Mixed Use Areas 4 - Local
-  Central Waterfront Secondary Plan



The Downtown Plan:

- Provides a framework to **acquire new parkland** and for **expanding, improving and connecting** parks, open spaces and the public realm
- Prioritizes **on-site parkland dedication**
- Encourages **developers to work together** to consolidate off-site parkland dedications
- Signals a **new alternative requirement for parkland dedication** at rates commensurate with the intensity of development Downtown



The Downtown Plan:

- Promotes a **walkable Downtown** through pedestrian and public realm improvements
- Identifies a **long-term cycling network** and corridors
- Identifies the ways in which **surface transit priority and improvements** can be addressed to support growth
- Addresses **parking** and **curbside management** to improve motor vehicle access

The Downtown Plan:

- **Sunlight protection** for 44 parks and other open spaces across Downtown
- **Expands the public realm** through minimum setbacks to achieve 6-metres curb to building face
- Ensures **transition** between varying scales of development
- **Minimum tower separation** (OPA 352 & ZBLA adopted by Council in 2016)



The Downtown Plan:

- Requires **larger units (2 & 3 bedrooms)** to keep and attract families Downtown
- Requires the replacement of **10 or more dwelling rooms** lost through redevelopment to support **vulnerable populations**
- **Inclusionary zoning** policies will be brought forward to address affordable housing city-wide in early 2019



The Downtown Plan:

- Addresses growth-related community service facilities priorities for five sectors including child care, recreation, libraries, schools and human services.
- Requires timely provision of **community service facilities** commensurate with growth
- Ensures **no loss** of community space through development
- Encourages **new spaces for community-based non-profit organizations** who receive below-market-rent subsidies from the City
- **Downtown CS&F Strategy** to actively and comprehensively address infrastructure needs as development proceeds





The Downtown Plan:

- Requires replacement of **existing culture sector space** as part of redevelopment (in the King-Spadina & King-Parliament cultural precincts)
- Identifies **cultural corridors** and **cultural precincts (King-Spadina & King-Parliament)**, and supports the creation of an Indigenous community hub
- Retains **live music** venues and introduces **noise attenuation** measures
- Identifies a new **Downtown Film Precinct**

The Downtown Plan:

- Encourages integration of **green infrastructure**
- Encourages expansion of **thermal energy networks** (e.g. Deep Lake Water Cooling)
- Encourages **low carbon energy** infrastructure
- Promotes expanded **back-up power** for residential buildings
- Requires expansion of **water-related servicing** to support growth and reduction of **groundwater inflow/infiltration** into sewers



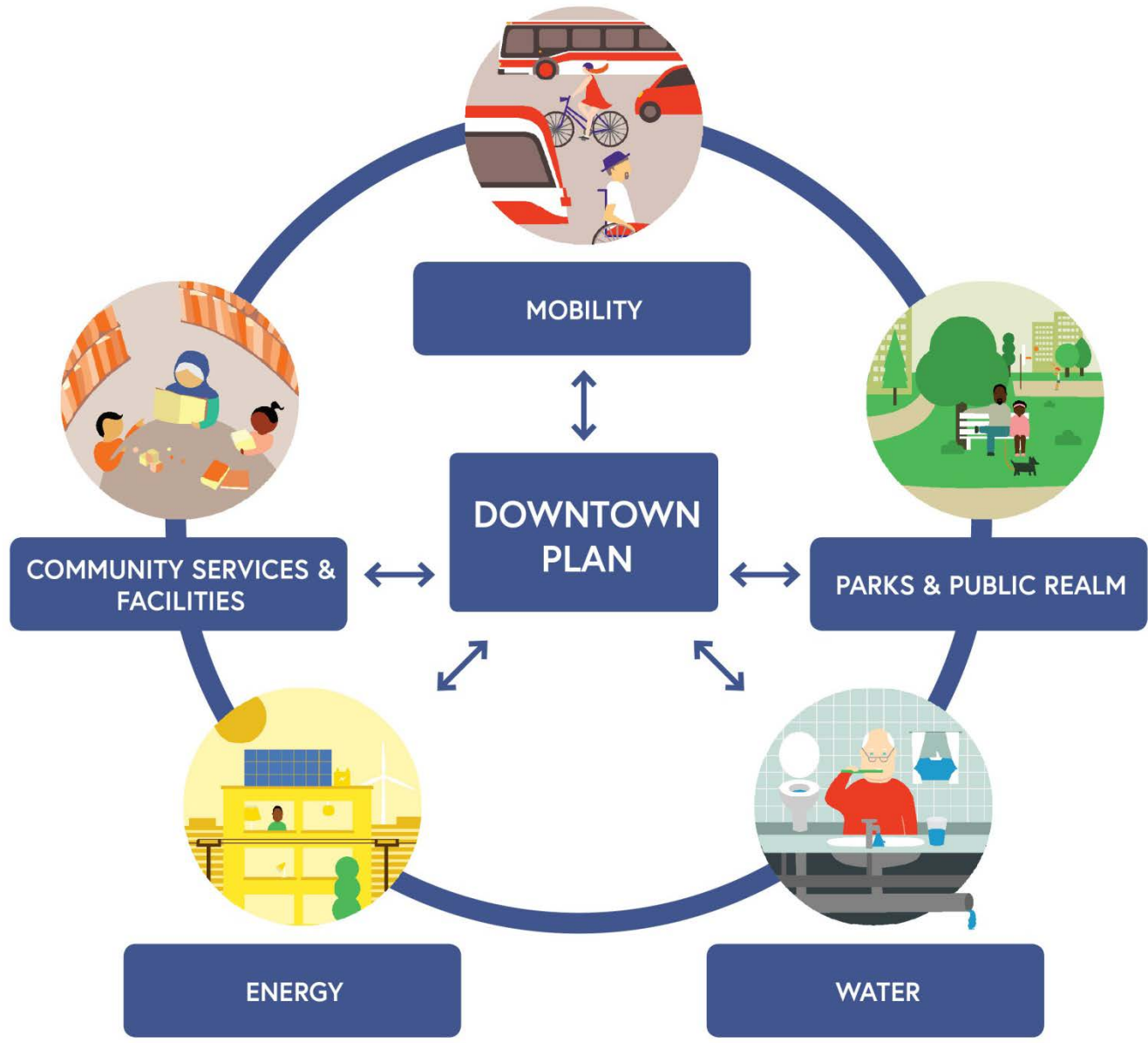


The Downtown Plan:

- Allows for **infrastructure strategies, plans and guidelines** to support Plan implementation
- Requires **infrastructure capacity** to be considered in development review
- Allows for the use of **Holding provisions** and sets out the conditions for removal
- Encourages retention of **City-owned lands** to address Plan priorities
- Encourages the use of **Community Benefit Agreements** to leverage local benefits

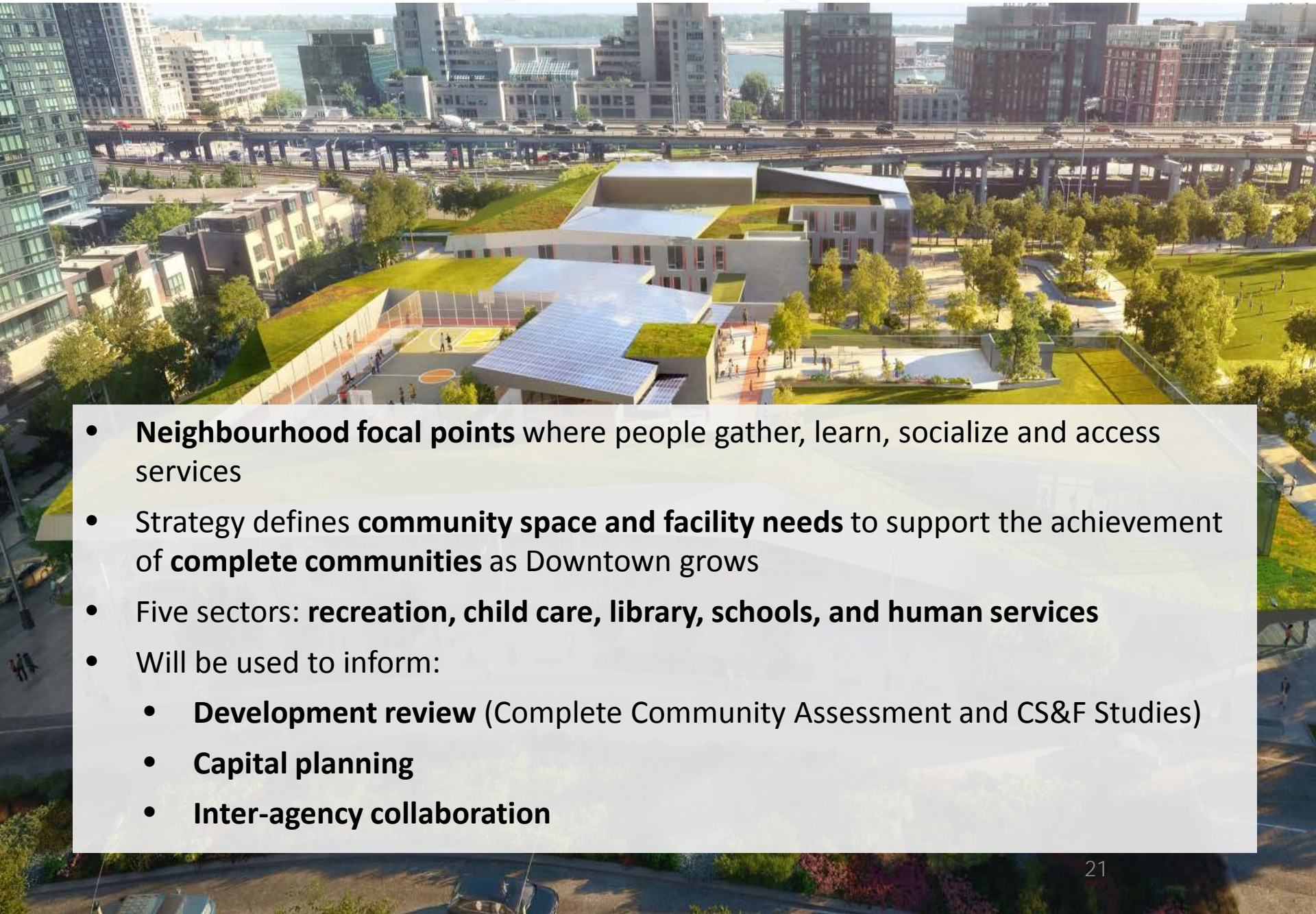


Five Infrastructure Strategies





- A **vision** for parks and public spaces to support growth in the heart of the city over 25 years
- **Five Transformative Ideas:**
 - Core Circle
 - Great Streets
 - The Shoreline Stitch and Rail Deck Park
 - Park Districts
 - Local spaces: laneways, parkettes, schoolyards, etc.
- A framework to:
 - improve the **quality and connectivity of public spaces**, and
 - identify **parkland dedication, acquisition and improvement priorities**



- **Neighbourhood focal points** where people gather, learn, socialize and access services
- Strategy defines **community space and facility needs** to support the achievement of **complete communities** as Downtown grows
- Five sectors: **recreation, child care, library, schools, and human services**
- Will be used to inform:
 - **Development review** (Complete Community Assessment and CS&F Studies)
 - **Capital planning**
 - **Inter-agency collaboration**



- Enabling the growing number of residents, workers and visitors to **travel safely, efficiently and more sustainably** within finite road space
- Outlines a series of actions related to:
 - **Well-functioning networks**
 - A **walkable** core
 - A long-term **cycling network**
 - **Unlocking surface transit**
 - **Curbside management, motor vehicle access and goods movement**
- Supports city-wide and regional transit and transportation planning initiatives underway (Relief Line, SmartTrack/GO RER, Waterfront LRT, Freight Strategy, Congestion Management, Vision Zero)





- Aligned to **TransformTO** to address key challenges: rising GHG emissions, constrained electricity supply, frequent storm events
- Supports expansion of **thermal energy networks**, including Deep Lake Water Cooling
- Encourages harnessing of **low-carbon energy** from sewers and transit stations
- Promotes **residential buildings retrofits**
- Encourages **near-zero emissions** and the highest standard of the Toronto Green Standard through Energy Strategy Report as part of a development application
- Encourages **back-up power** for multi-unit residential buildings





- Identifies **water infrastructure upgrades** to accommodate growth and enhance resilience
- Details a process to **assess, plan and implement** capital projects
- **Water supply:** upgrades to watermains for fire suppression demands
- **Wastewater:** implement Waterfront Sanitary Sewer EA update to address constraints with the Scott St. Pumping Station
- **Stormwater:** Complete Basement Flooding Protection Program, update Wet Weather Flow Management Guidelines, finalize Green Streets technical guidelines



- Seek the approval of the Minister of Municipal Affairs of the Official Plan Amendment under Section 26 of the *Planning Act*.
- Prepare a By-law to enact an alternative requirement for parkland provision for the Downtown in accordance with the permissions under Section 42 of the *Planning Act*.
- Develop Implementation Strategies for the Downtown Parks and Public Realm Plan and the Downtown Community Services & Facilities Strategy.
- Undertake a Street Typology Study and a Downtown Transit Area Study.
- Amend the Zoning By-law as it relates to Retail Priority Streets.
- Site and Area Specific Policies for areas within 500 metres of planned rapid transit stations.
- Undertake the following built form, public realm and heritage studies:
 - The Yonge-Gerrard-Jarvis-Gardiner Expressway area.
 - The King-Parliament Secondary Plan.
 - The north side of Queen Street East between Jarvis and River (concurrent with the King-Parliament review).
- Amendments (all consisting of deletions) to existing Secondary Plans and Site and Area Specific Policies Downtown following adoption of the OPA by the Minister of Municipal Affairs

