

Rail Corridor Planning Study

Public Meeting
June 13, 2017



PLANNING A GREAT CITY
TOGETHER





Agenda

6:00 Open House

6:30 Welcome and Presentations

7:30 Table Discussions

8:30 Closing



Tonight's Presentation

1. Introduction and study background
2. Need for an updated planning framework
3. The emerging planning framework
4. History of the Railway Lands
5. The need for a downtown park
6. The Rail Corridor opportunity
7. **Question & Answer**
8. **Break-out Group Activities & Discussion**



01

Introduction & Study Background

The City-initiated Official Plan Amendment & Planning Study

- City Council directed planning staff to update the planning framework (through a planning study and City-initiated Official Plan Amendment) between Bathurst Street and Blue Jays Way to support park use over the rail corridor.
- Provide a review and analysis of land use considerations for decking and development of the rail corridor in the context of growth and development.
- Review and update the planning framework that considers a variety of things (growth, land use, transportation, parks, and existing and future rail operations).
- Bring forward Official Plan Amendments with changes to the existing planning framework for the rail corridor.



Rail Deck Implementation Strategy

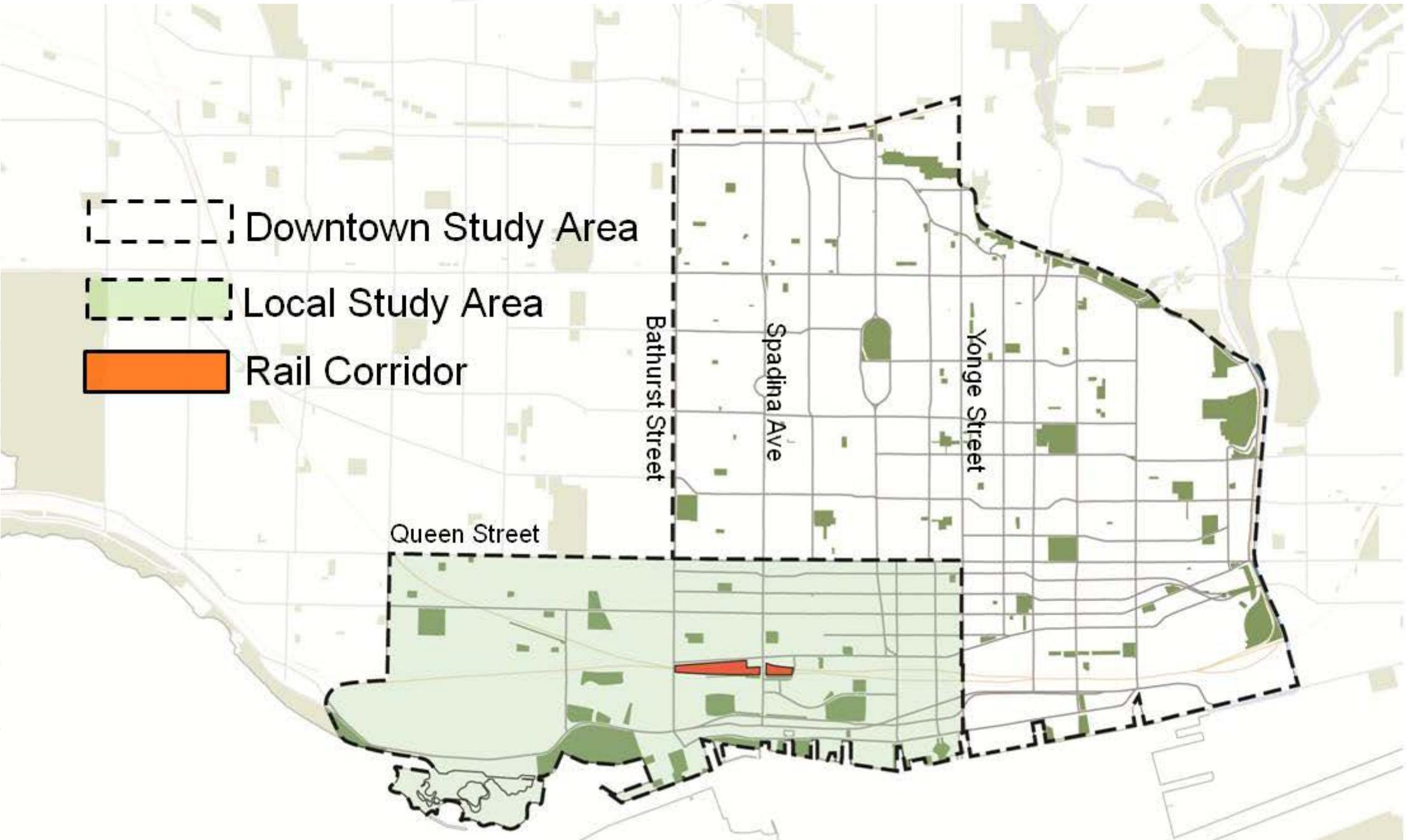
- City Council directed staff to report back in 2017 on an Implementation Strategy for a major park space over the rail corridor and address: structural design, phasing, initial costing and a funding strategy.

Private Official Plan Amendment Application

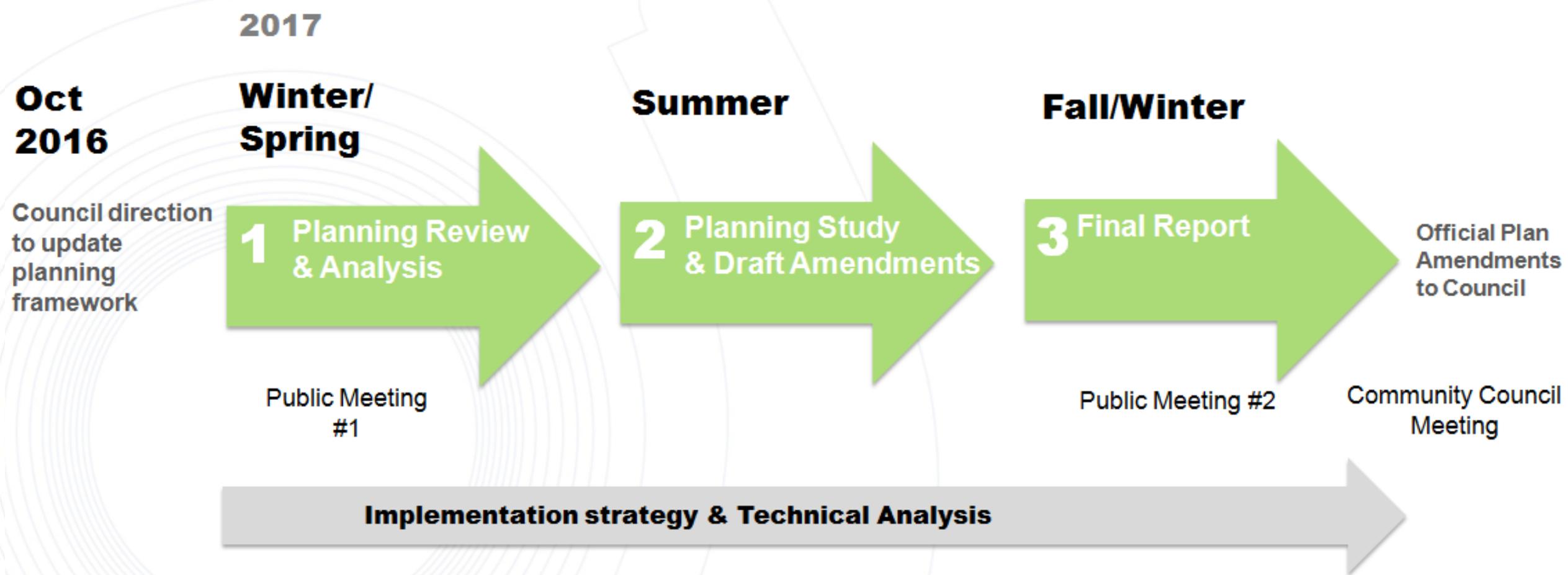
- City received a private development application for a major mixed use development over the rail corridor
- Proposal includes: 7 residential buildings, 1 office building, retail and privately owned open space.
- City staff will assess the application.
- A separate public meeting will be held at a later date, this is not the focus of this meeting.

Site and Study Area

-  Downtown Study Area
-  Local Study Area
-  Rail Corridor



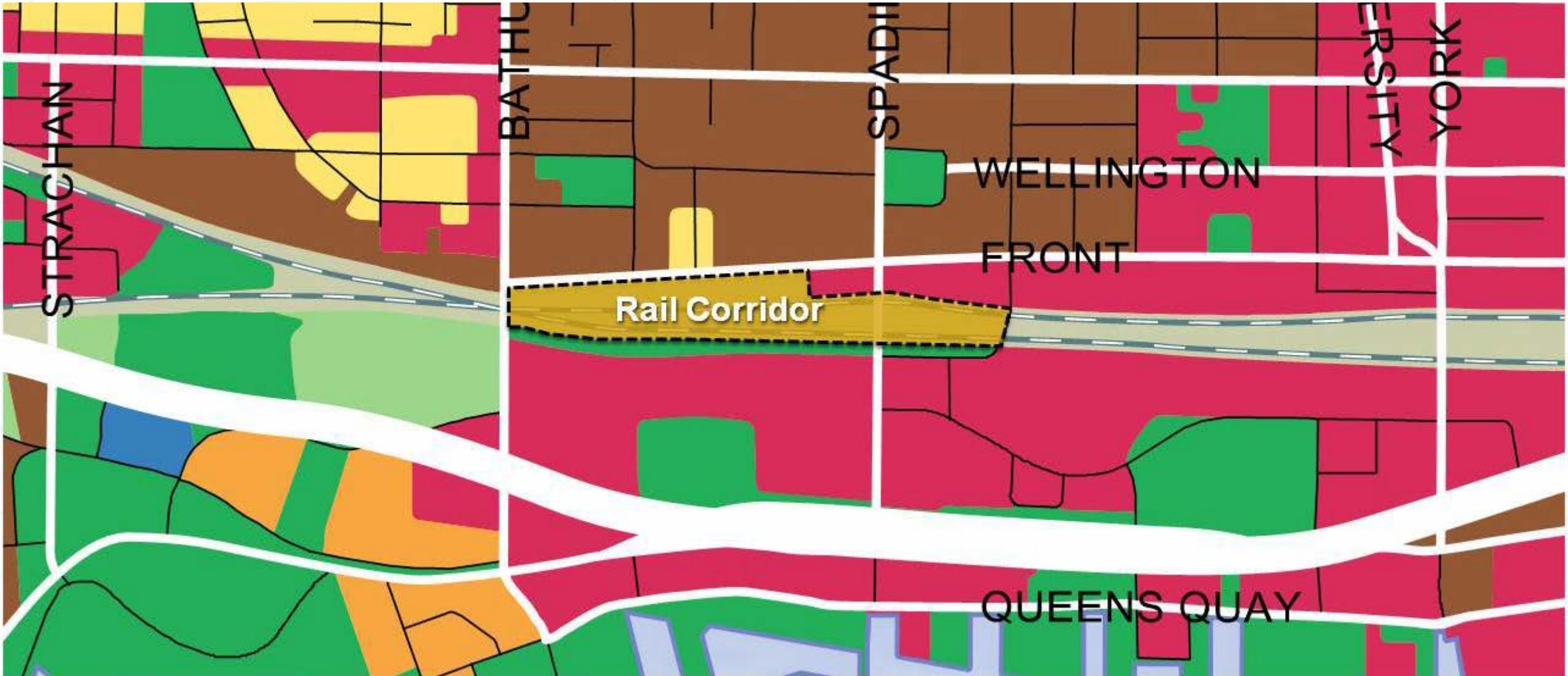
Planning Process





Official Plan: Land Use

The Rail Corridor is designated a ***Utility Corridor*** and is surrounded by ***Regeneration Areas & Mixed Use Areas***



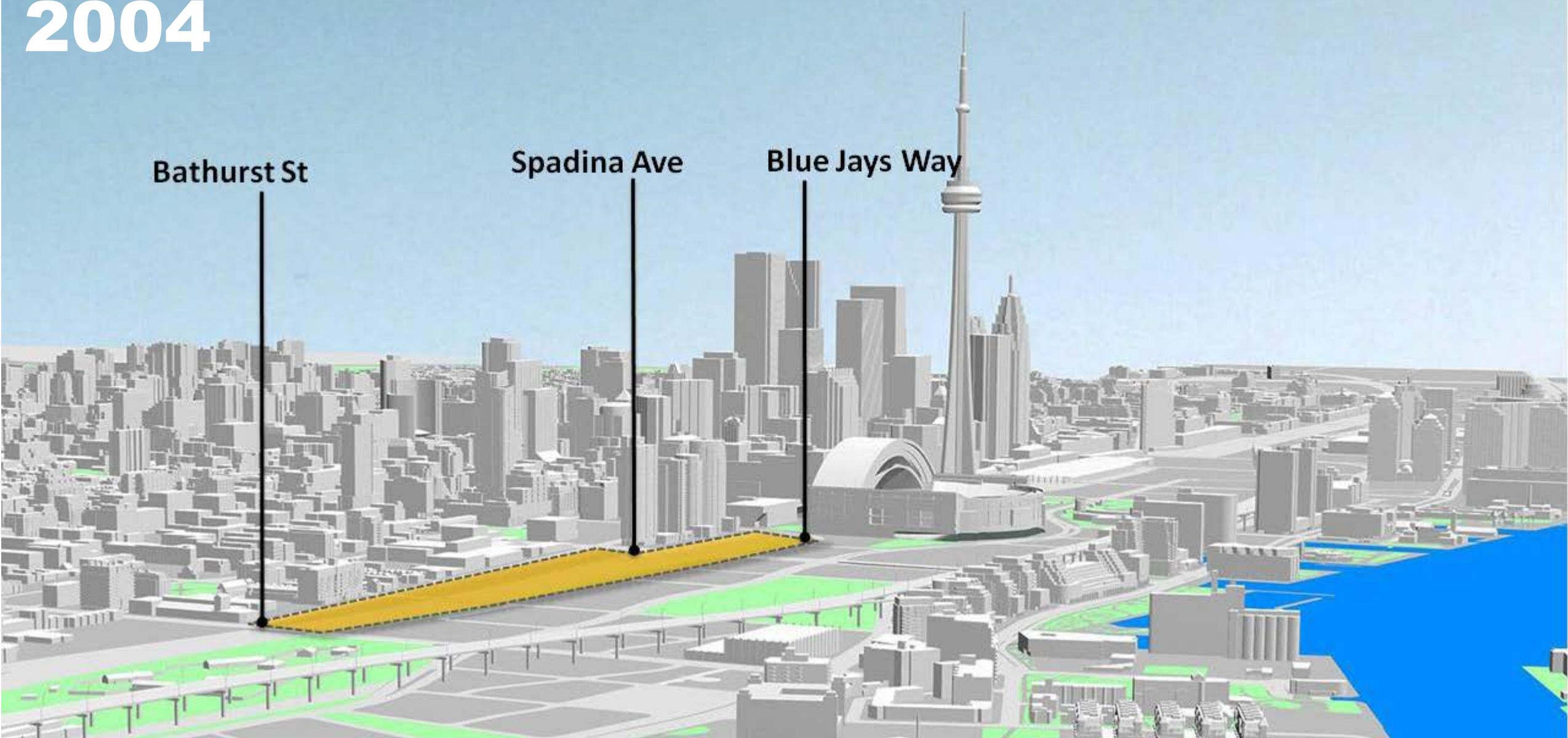


02

Need for an updated planning framework

Downtown's Changing Skyline

2004

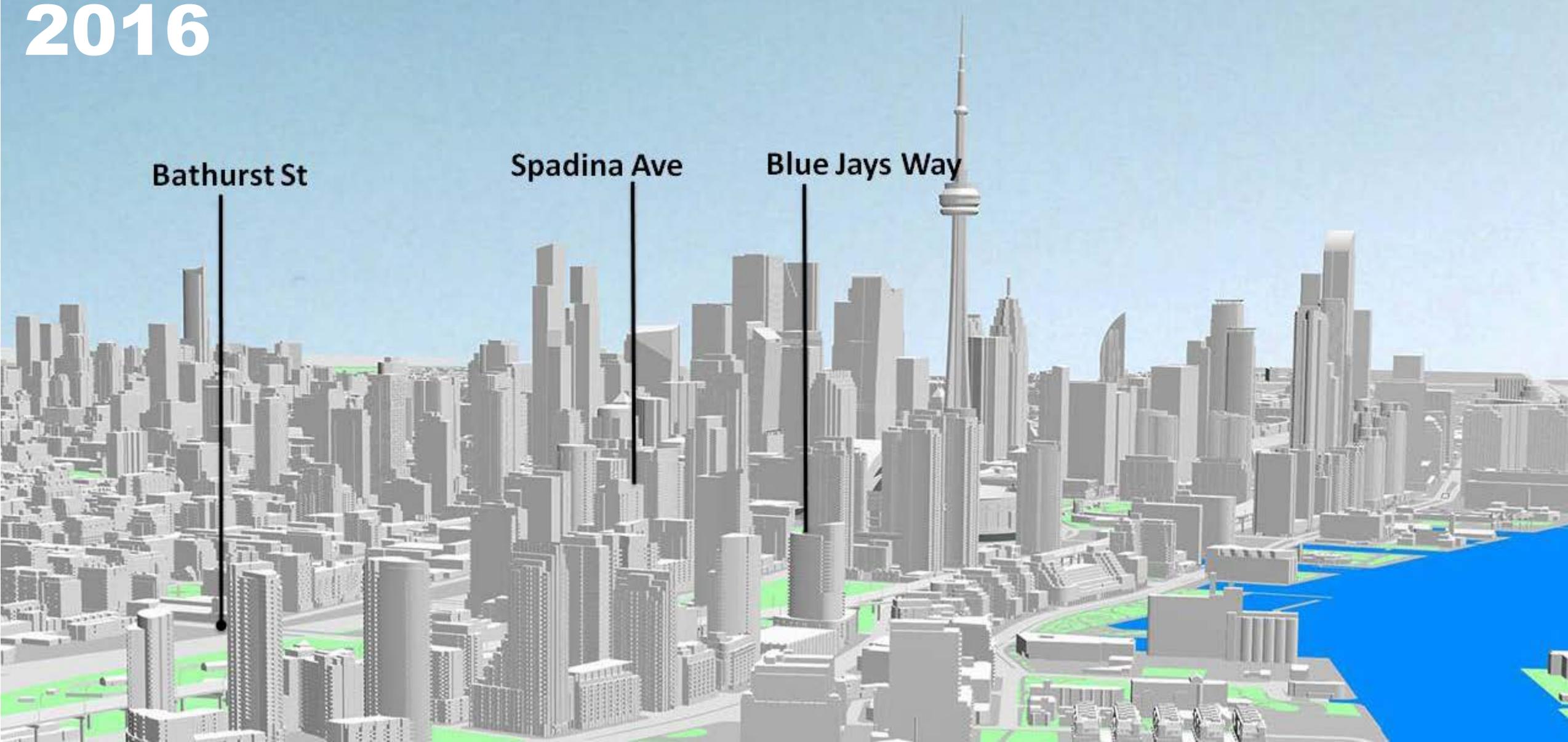


Bathurst St

Spadina Ave

Blue Jays Way

Downtown's Changing Skyline 2016



Bathurst St

Spadina Ave

Blue Jays Way

Downtown is a daily destination for many Torontonians

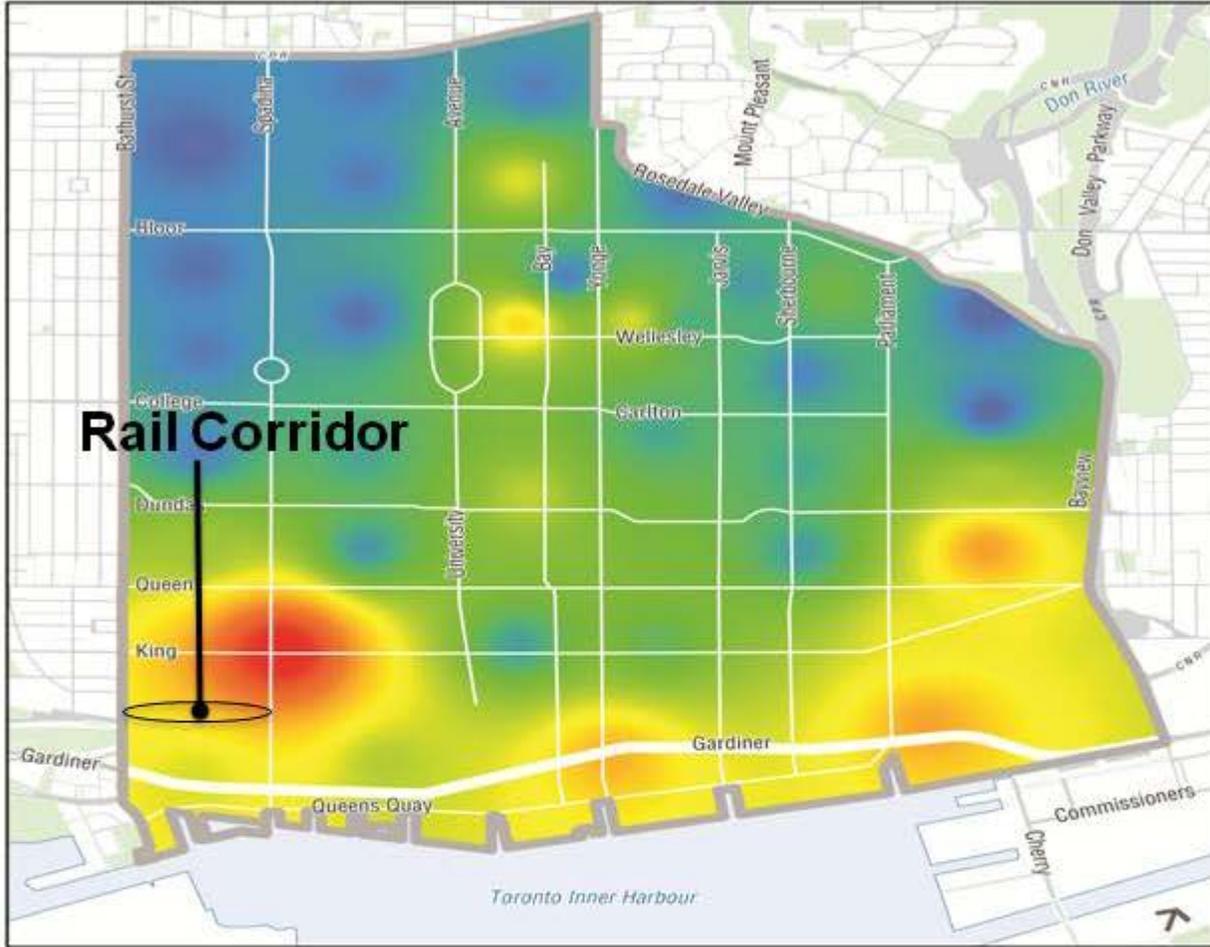


830,000 +
People Downtown every day

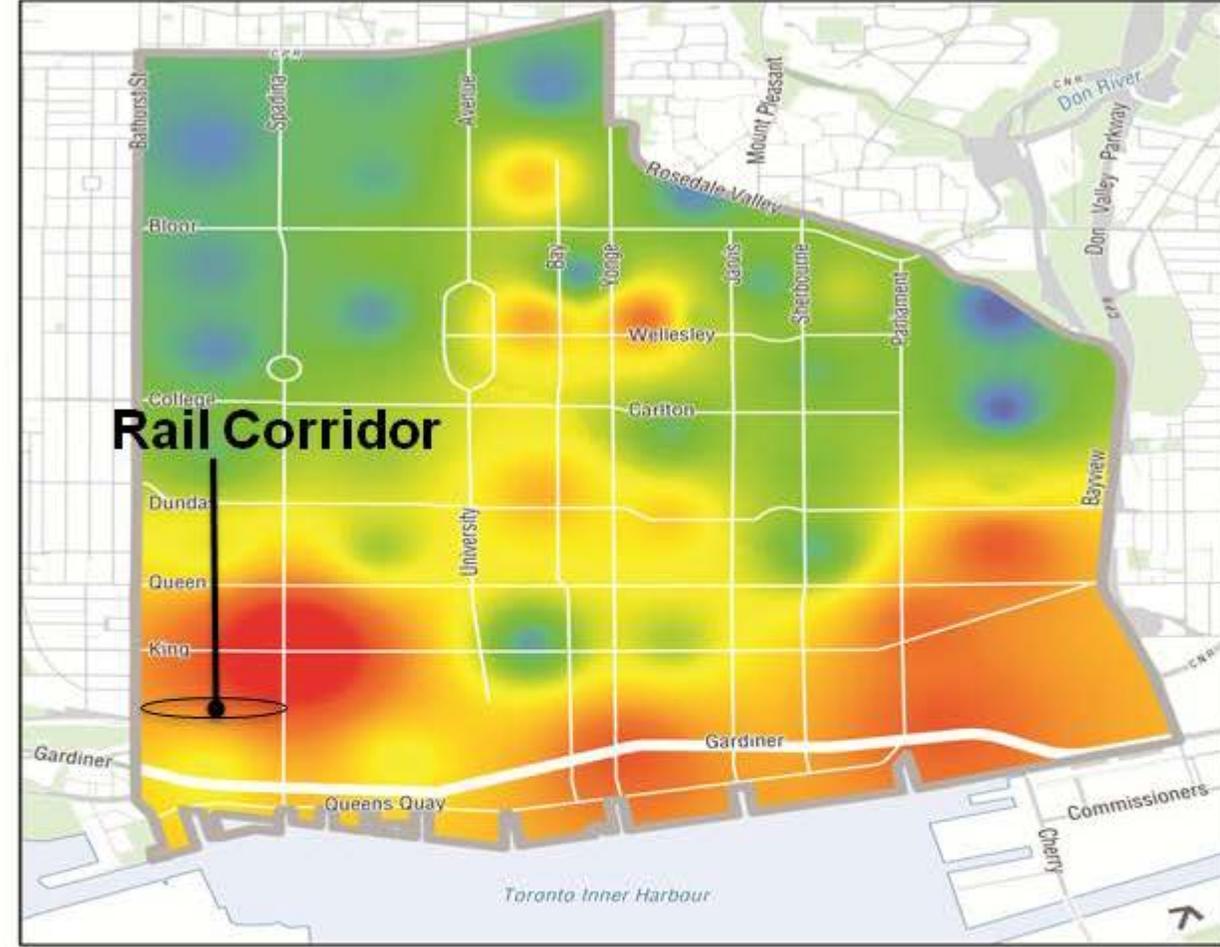
- residents
- commuting workers
- commuting students
- day trips
- overnight visitors

245,000 +
Night time Population

- residents
- overnight visitors



Projected Population Change 2011 - 2026

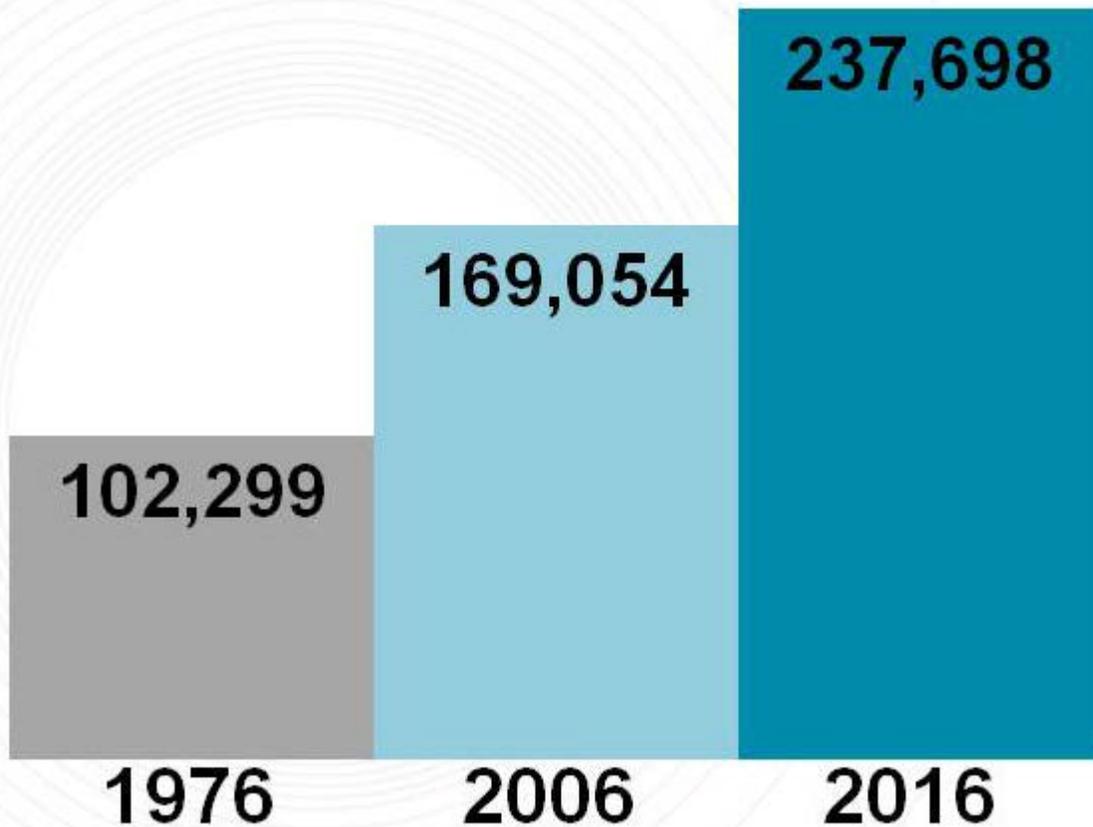


Projected Population Change 2011 - 2041



Population is increasing

POPULATION COMPARISON 1976 TO 2016



2006 to 2016

68,644

NET GROWTH

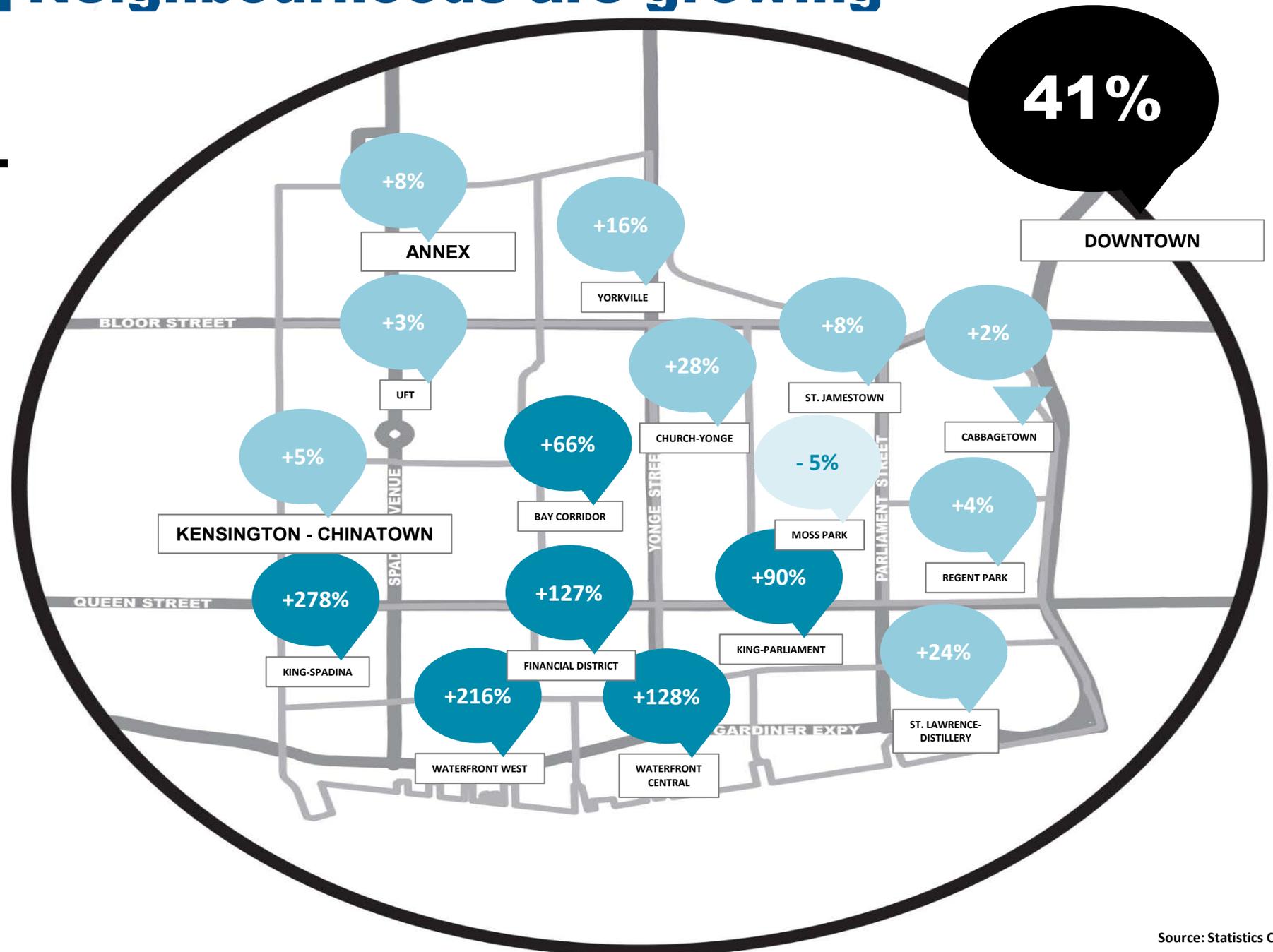
41%

PERCENT GROWTH

Source: Statistics Canada

Residential Growth 2006-2016

Growth is not uniform across the Downtown



In the past 10 years:

**45%
increase**



**Population
Growth**

169,000 to 245,000
(76,000 people)

**28%
increase**



**Parkland
Growth**

83 hectares to 106
hectares
(23 hectares built)



03

The emerging planning framework

TOcore Planning Downtown



To ensure that growth positively contributes to Downtown as a great place to live, work, learn, play and invest.

TOcore is looking at what physical and social infrastructure we need, where it will go, how it will be secured?

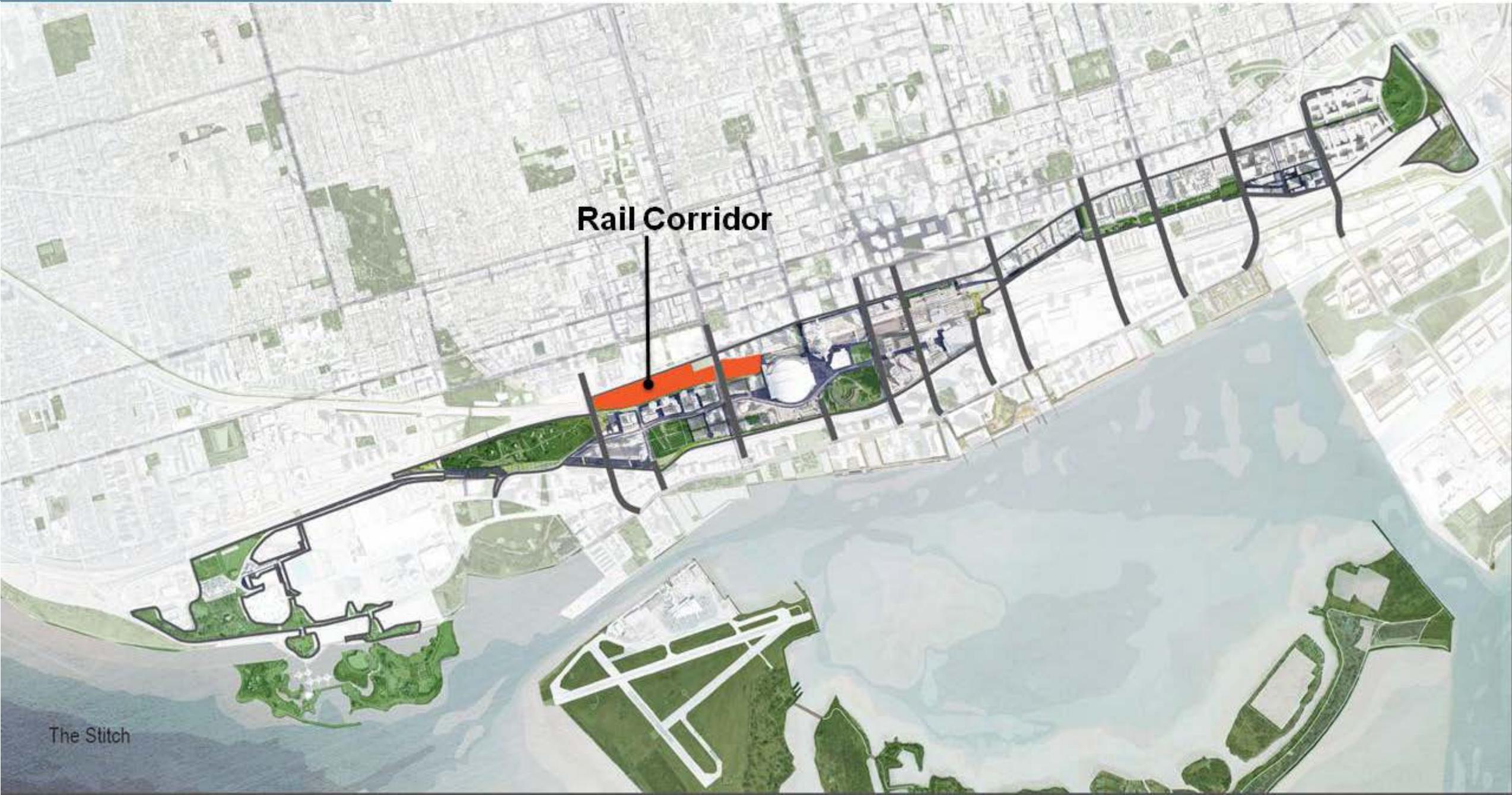
- Parks and public realm plan
- Active transportation & surface transit strategy
- Community services and facilities strategy
- Energy strategy
- Water infrastructure upgrade strategy







The rail corridor site has been identified as a major park through the T0core study

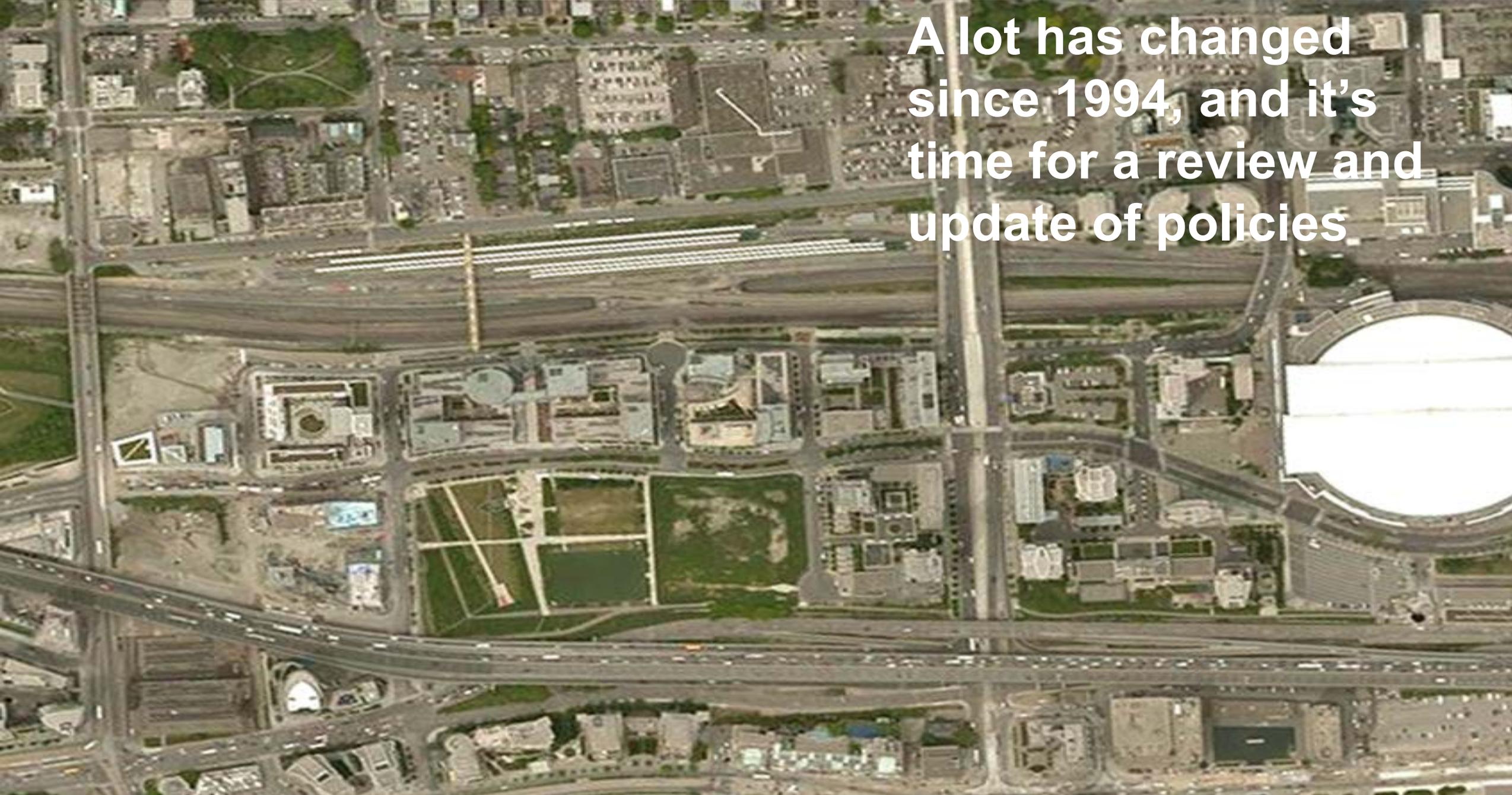


Rail Corridor



Original Railway Lands
Secondary Plans were
developed 25 years
ago.

A lot has changed since 1994, and it's time for a review and update of policies





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Project Website: www.toronto.ca/railcorridorstudy

Thank You for Attending!

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Please remember to fill out a
Community Meeting Comment Sheet