

The Downtown Secondary Plan will provide policy direction to shape future growth and link that growth to the provision of infrastructure for liveability

1. BALANCING GROWTH

TOcore is examining ways to balance the anticipated growth in residents and workers while maintaining liveability. We are determining appropriate: locations for growth, scale and built form of new buildings; land uses; and transition from areas of high intensity to areas of lower intensity including to open spaces. This will include:

- Office and Institutional Strategy

2. GETTING CONNECTIONS RIGHT

The Downtown is a diverse collection of spaces and places. TOcore is connecting all the pieces together such as the parks system, pedestrian and cycling routes, and the surface transit network. This will include:

- Parks and Public Realm Plan
- Transportation Strategy

3. ENSURING WE HAVE THE RIGHT AMOUNT & TYPE OF INFRASTRUCTURE

Infrastructure comes in the form of both physical infrastructure (such as roads, sewers, water, electricity) and social infrastructure (such as schools, daycares, libraries, parks, recreation centres). By identifying

current stock and projecting future needs we can ensure that we have the infrastructure we need to serve the growing and changing population. This will include:

- Community Facilities Strategy
- Energy Strategy
- Water Infrastructure Assessment



Downtown is a Vibrant and Complex Place

It is full of tall buildings, neighbourhood spaces (like libraries and community centres) and many jobs and homes. It's also made up of the spaces between buildings like streets, parks, sidewalks and squares. Then there are the things that we sometimes take for granted, like the pipes that carry our water and wires that bring us power. TOcore is examining these seven Building Blocks to create a new plan for the Downtown.

BUILDINGS AND NEIGHBOURHOODS



How will we make sure buildings & neighbourhoods are great places to live, work, play and visit?

PARKS AND PUBLIC SPACES



How might we improve parks and public spaces as Downtown grows?

MOBILITY



How will people walk, cycle and take transit to travel to and around Downtown?

COMMUNITY FACILITIES



How will we make sure people Downtown have access to many services?

ECONOMY



What can we do to make sure we have many kinds of jobs Downtown?

WATER



How will our sewers and pipes keep up with all the new growth?

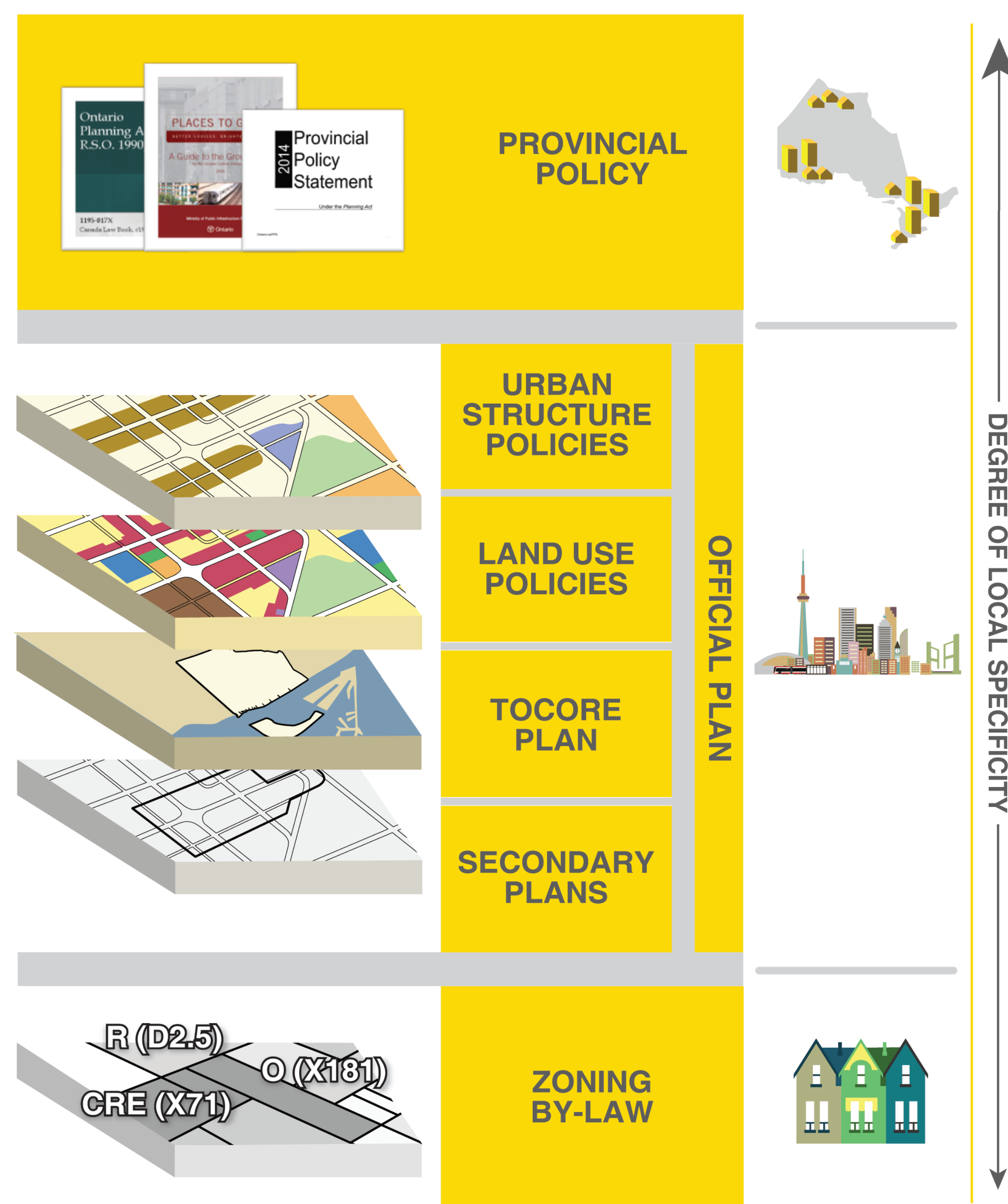
ENERGY



How can plan for an energy-efficient future?



The Official Plan is a policy document adopted by City Council that guides how the City grows



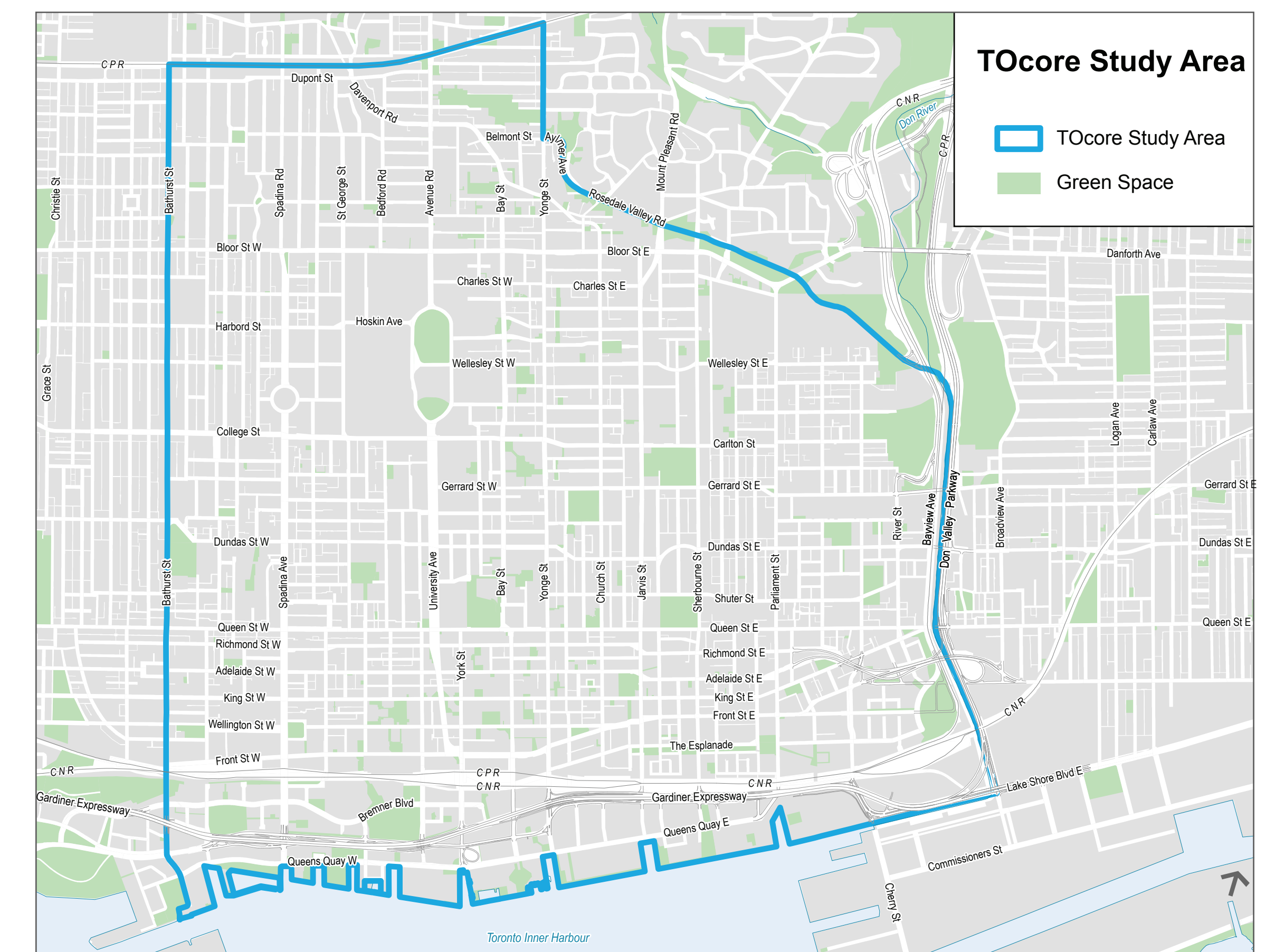
LAYERS OF POLICY

All these layers of policy work together to provide guidance on the appropriate location, type, scale and form of development.

Each level of this hierarchy informs the level below and implements the level above. Each level downward provides a greater degree of specificity.

SECONDARY PLANS

Secondary Plans are detailed local area plans that guide development in a defined area. The 9 existing Secondary Plans within the Downtown boundaries will be integrated within the TOcore Plan.



SITE AND AREA SPECIFIC POLICIES (SASPs)

SASPs regulate incremental growth on specific sites or in a particular geography. The 51 existing SASPs within the Downtown will remain in place and further SASPs may be added as time goes on.

ZONING BY-LAWS

Zoning By-Laws include specific permissions and requirements that guide development on any property such as permitted height, use, density or required parking, and green space.

Downtown is targeted for growth by both provincial policy and the City's Official Plan

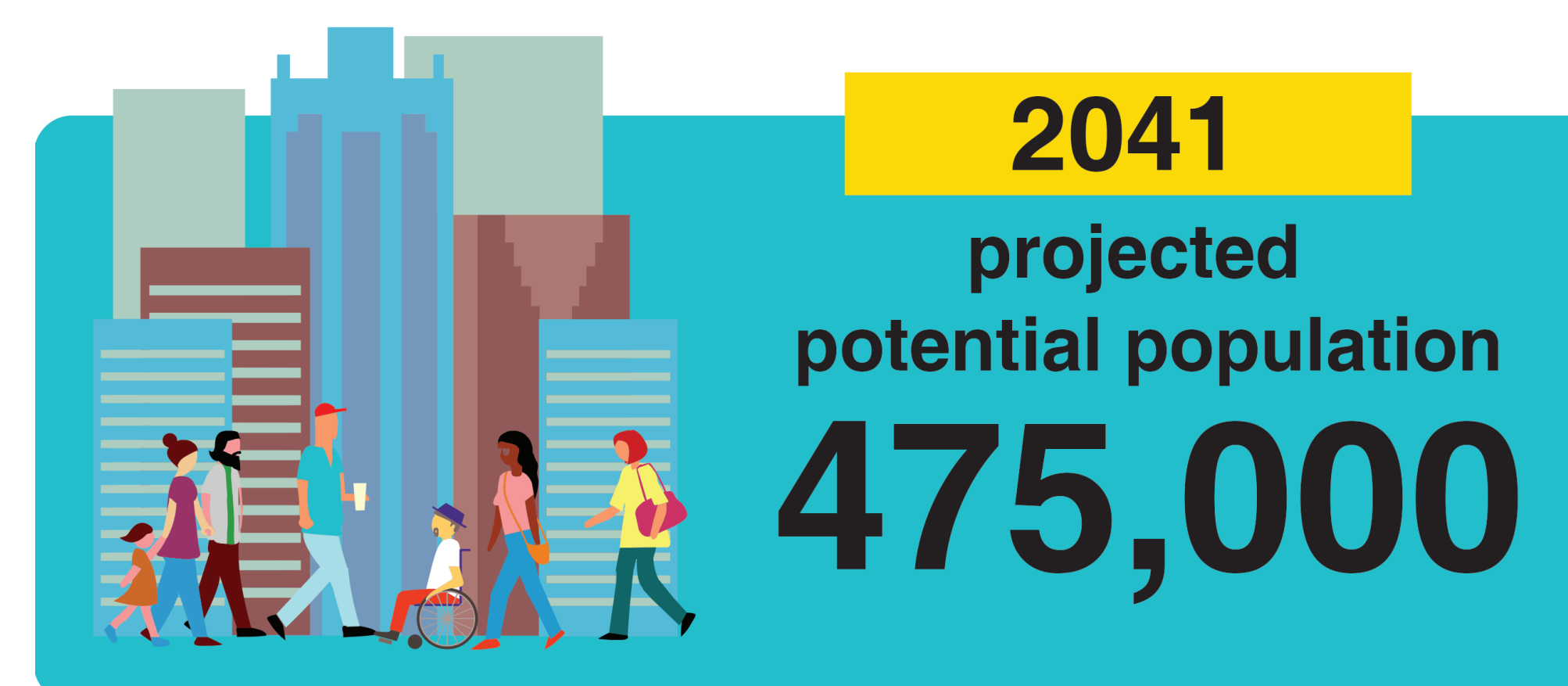
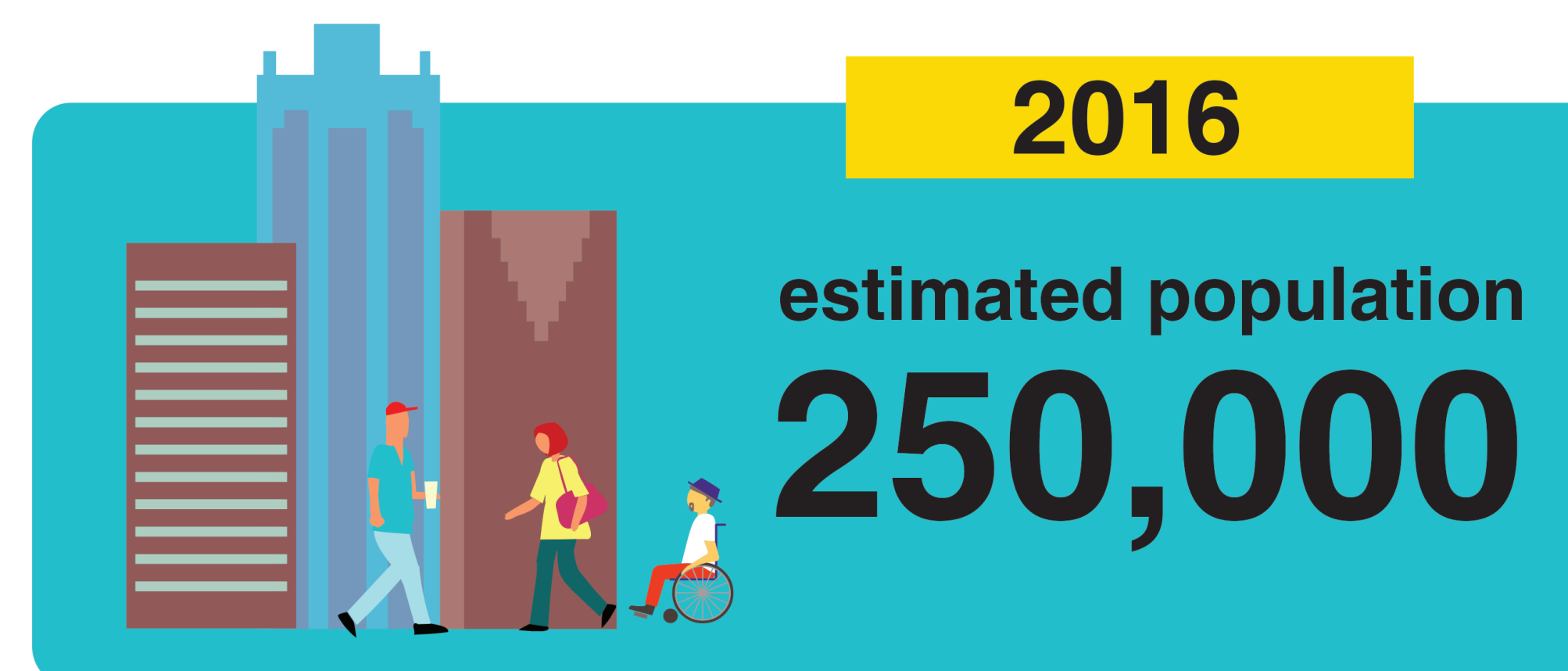
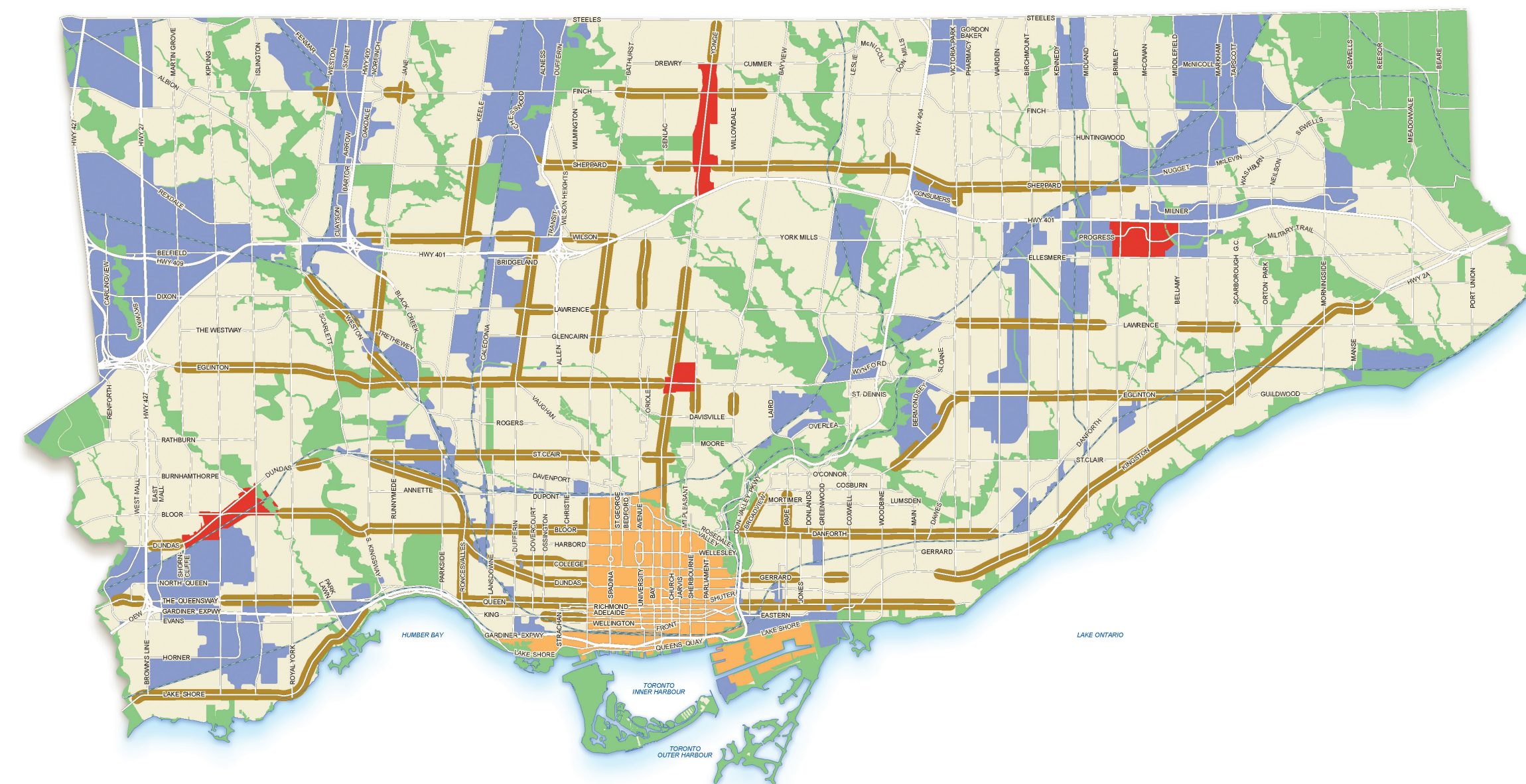
PROVINCE OF ONTARIO PLACES TO GROW

Downtown Toronto is an Urban Growth Centre in the Growth Plan for the Greater Golden Horseshoe.



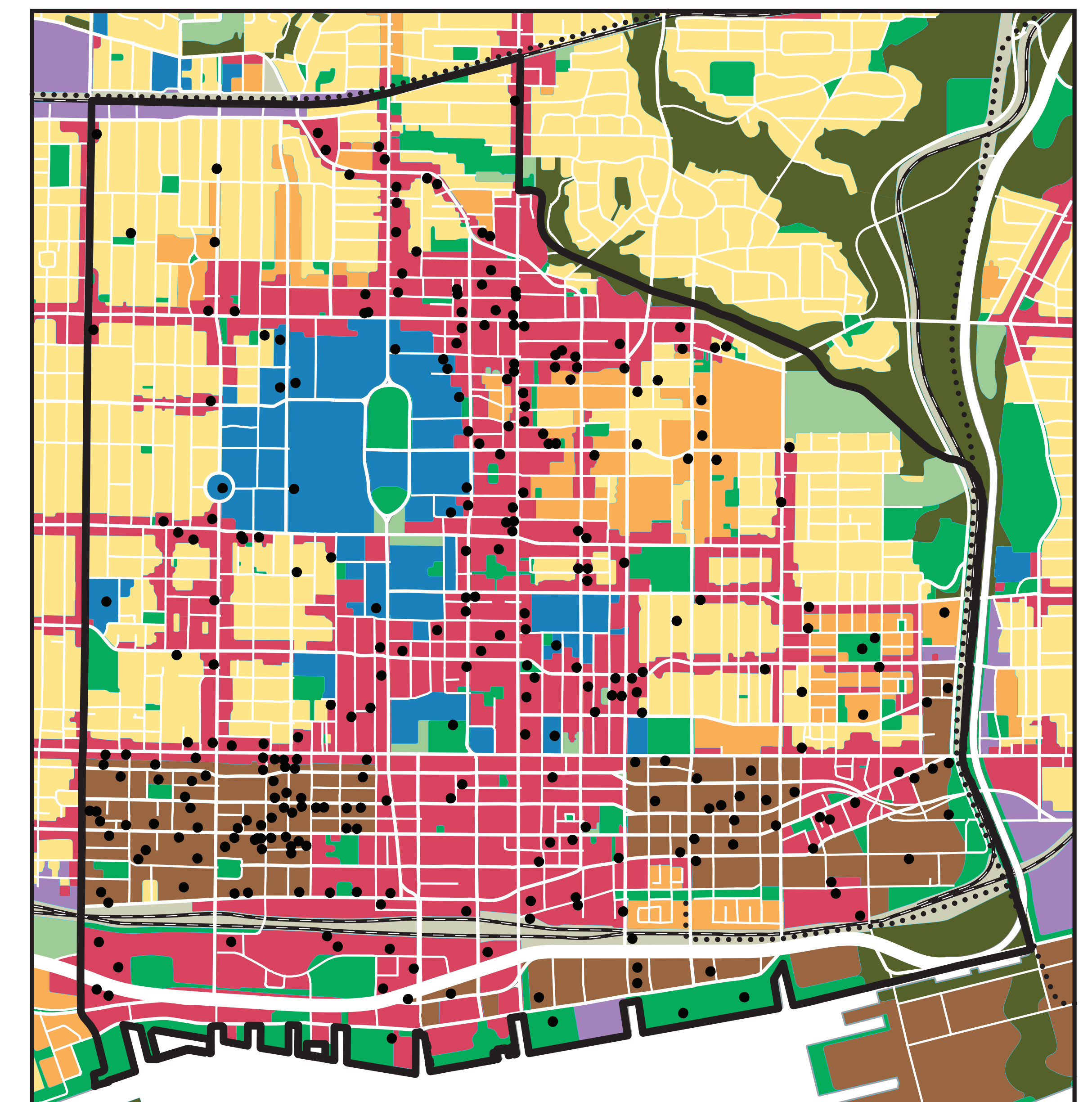
CITY OF TORONTO OFFICIAL PLAN

Map 2 in the Official Plan provides an Urban Structure directing where growth is encouraged, including to the Downtown.



DOWNTOWN LAND USE

Within Downtown, growth is targeted to Mixed Use Areas (red) and Regeneration Areas (brown).



• Development Applications 2003-2015



Map created October 2015