



Growing Office & Institutional Employment

POLICIES TO SUPPORT JOB GROWTH

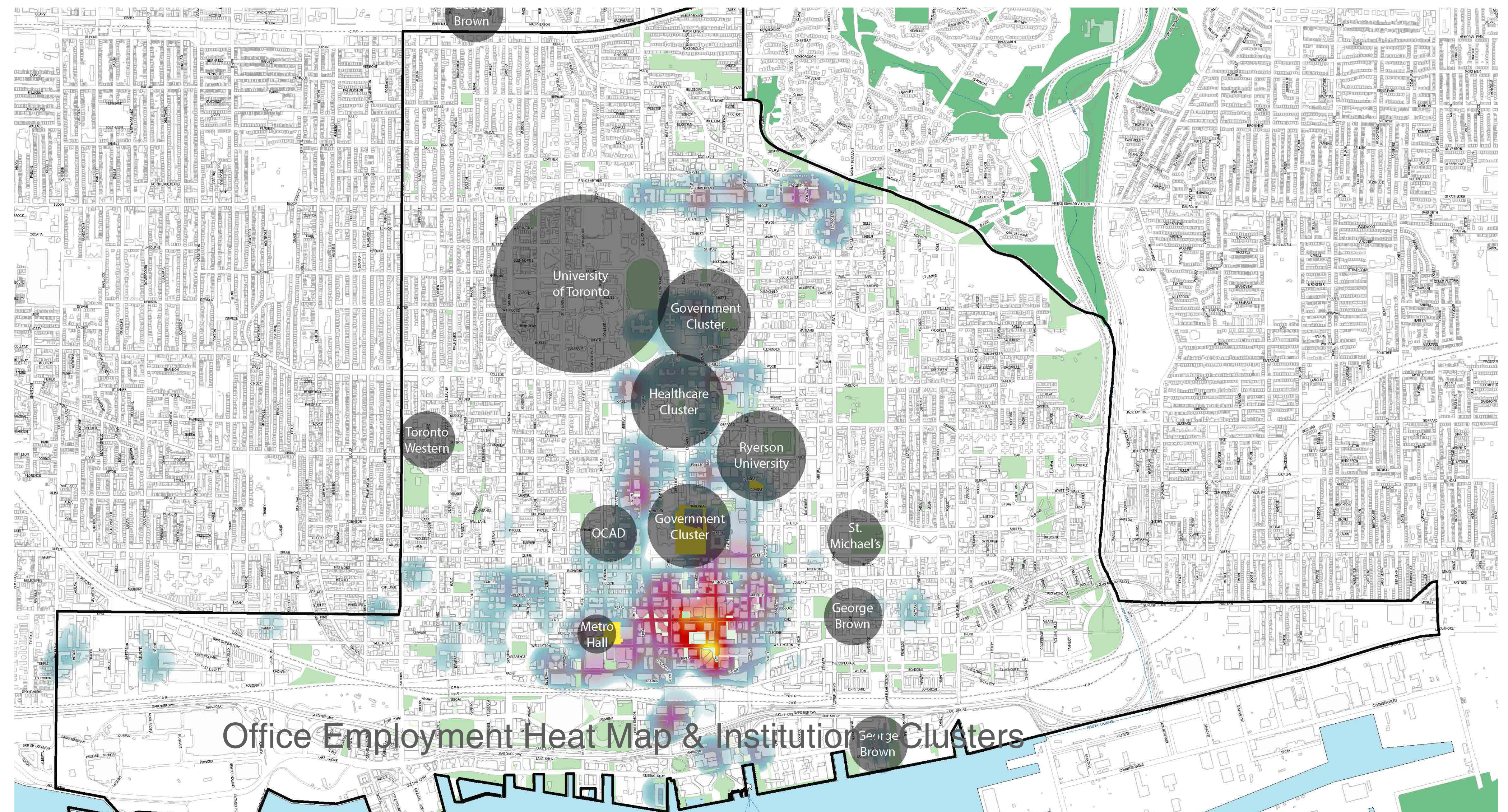
The City of Toronto is undertaking a study of office and institutional uses in Downtown and adjacent areas to develop long-range employment forecasts and recommend supportive policies. Official Plan Amendment 231 (under OMB appeal) requires the replacement of demolished office space and provides stronger protection of Employment Areas.

CHALLENGES IN AN INTENSIFYING CORE:

With Downtown's population forecasted to nearly double, how can the City ensure it is able to accommodate the future needs of office and institutional uses?

Given the limited remaining development sites within walking distance of Union Station, how can the City ensure employment growth is integrated with the regional transit network?

How can the City ensure these institutions are able to operate and expand to meet future demand?



EMERGING POLICY DIRECTIONS

- Maintain and grow nodes of office uses outside of the Financial District, including along the Bay and Bloor corridors, as well as the creative cluster in the Kings
- Invest in the public realm as a catalyst for office and institutional development
- Align land use policies and business incentives to achieve consistent objectives
- Prioritize office development for sites within walking distance of Union Station and in proximity to the underground PATH network
- Encourage the integration of office uses within mixed-use buildings
- Consider how planning frameworks can allow institutional clusters to grow over the long term
- Explore potential for Liberty Village and Unilever site to accommodate future office growth in conjunction with improved accessibility



Strengthening pedestrian shopping streets

BRINGING LIFE AND ENERGY TO NEIGHBOURHOODS

Downtown's network of commercial main streets is a defining feature of our city. Small shops, restaurants, coffee shops and bars serve the needs of local residents and workers, while destination retail draws visitors from around the city, region and world. These shopping streets contribute to Downtown neighbourhoods as vibrant, walkable and complete communities. TOcore will reinforce the viability of our shopping streets for people and businesses.

BRINGING LIFE AND ENERGY TO NEIGHBOURHOODS

Well-designed and flexible retail spaces are able to evolve over time to meet the changing needs of tenants while activating the public realm. **City Planning – in consultation with BIAs and the industry stakeholders – intends to produce a Street Retail Best Practices Design Manual to inspire high-quality design.**

GREATER CONTROL OVER LARGE STORES

A city-wide policy will be introduced to reduce the maximum allowable store size from 8,000 m² to 3,500 m² across much of the former City of Toronto. **The City is proposing to discontinue exemptions from maximum store size provisions that currently exist within the Downtown.** This change will provide Council with greater control over the design of large stores and will allow the potential impacts on existing pedestrian shopping areas to be assessed.

PRIORITY RETAILS STREETS

The City intends to update the existing map of Priority Retail Streets and strengthen the policies associated with them. Renewing the Priority Retail Streets provisions will enable the City to reinforce the character of existing pedestrian shopping strips and encourage the development of new retail to meet the needs of a growing Downtown population.

