



Illustrating physical relationships between key plan elements

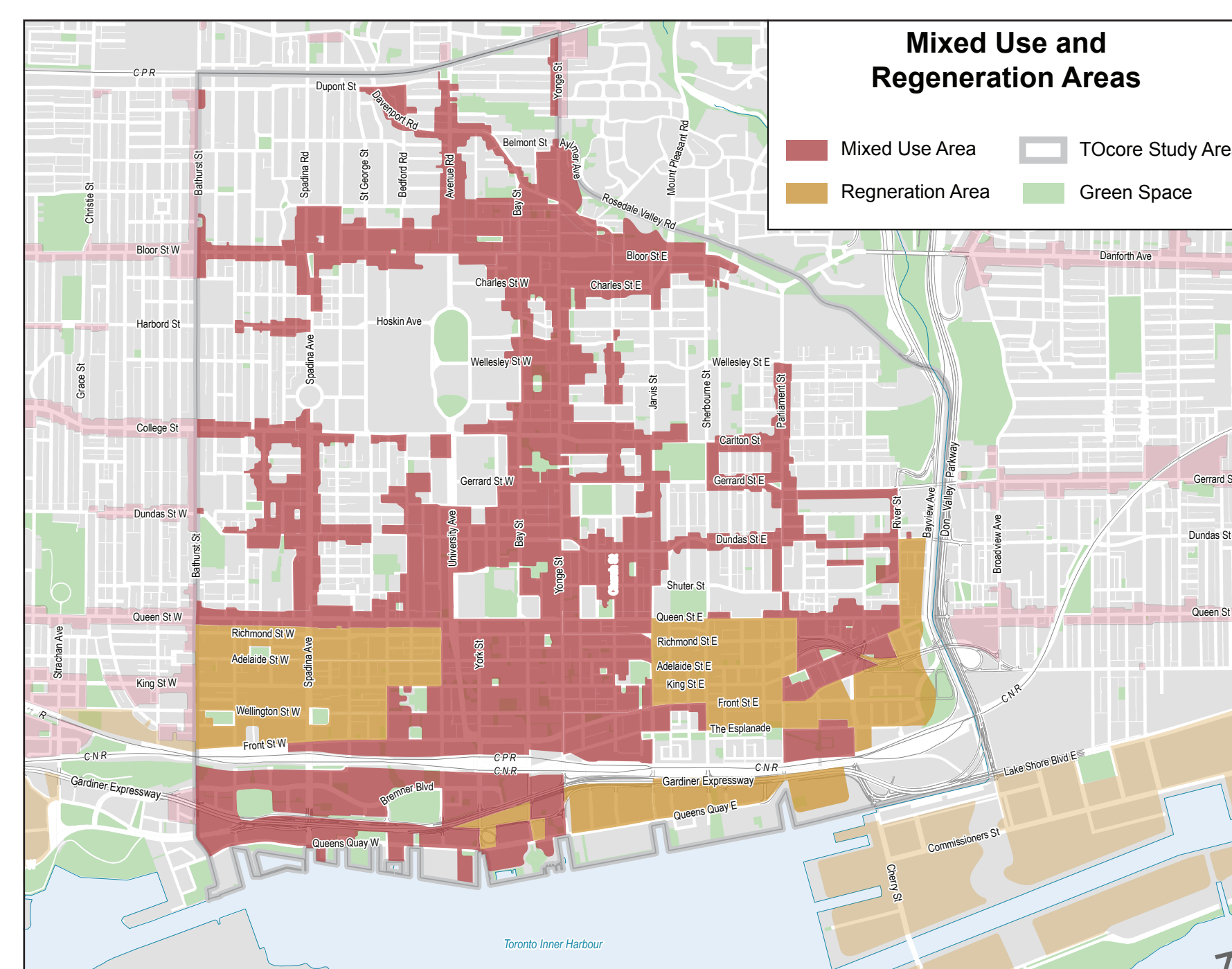
The Downtown urban structure fundamentally shapes how we experience daily city life. As we develop our plan for Downtown, we need to understand the relationships between different elements including:

- pattern of streets and blocks;
- land uses;
- parks and open space system;
- public realm network;
- transportation system;
- areas targeted for growth (residential and employment); and
- retail streets.

There will be a new Structure Map within the Downtown Secondary Plan.

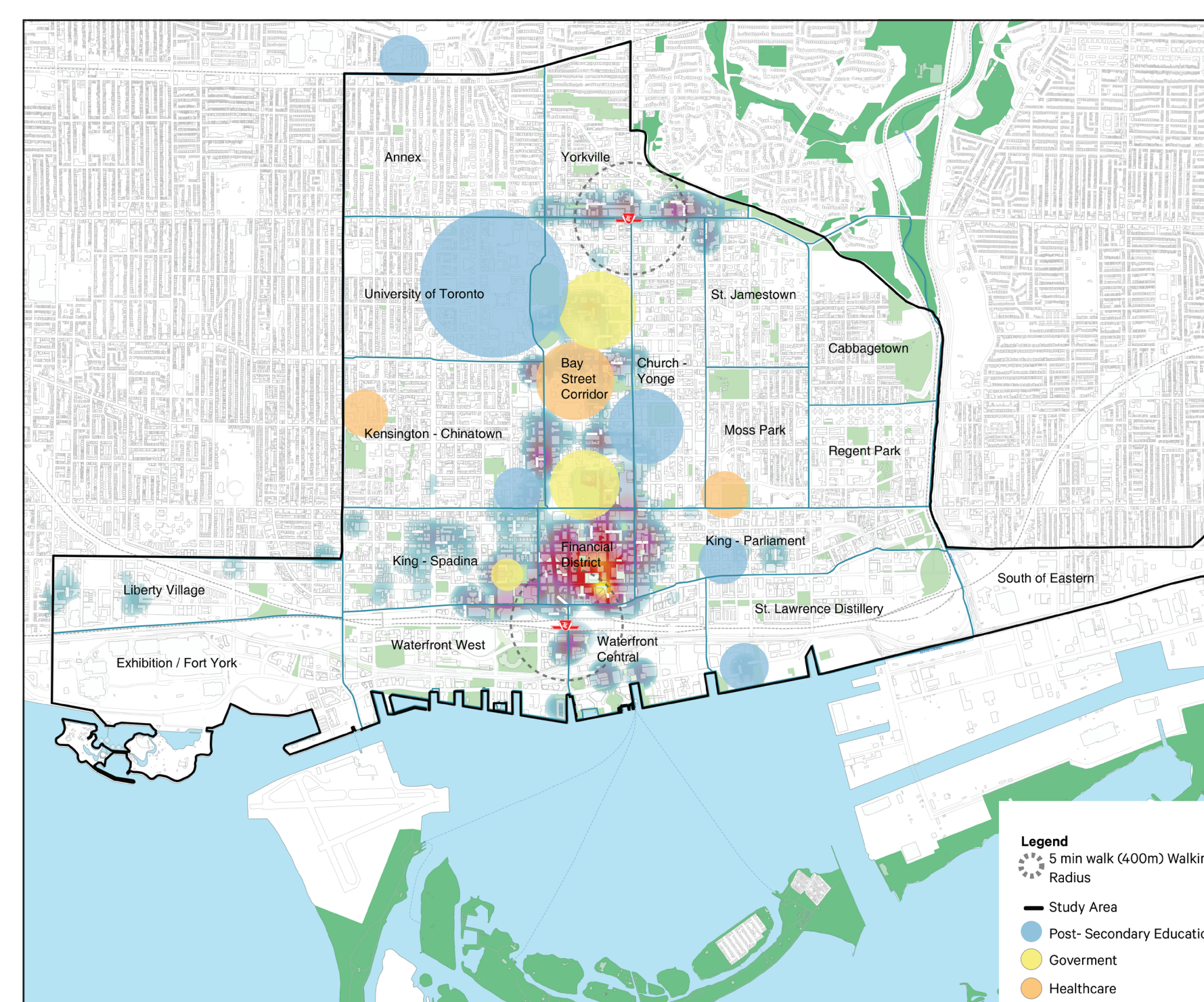
Projected Residential Growth:

The projected increase in population and residential growth will be accommodated in areas best suited for growth and not within stable Neighbourhoods or Apartment Neighbourhoods.



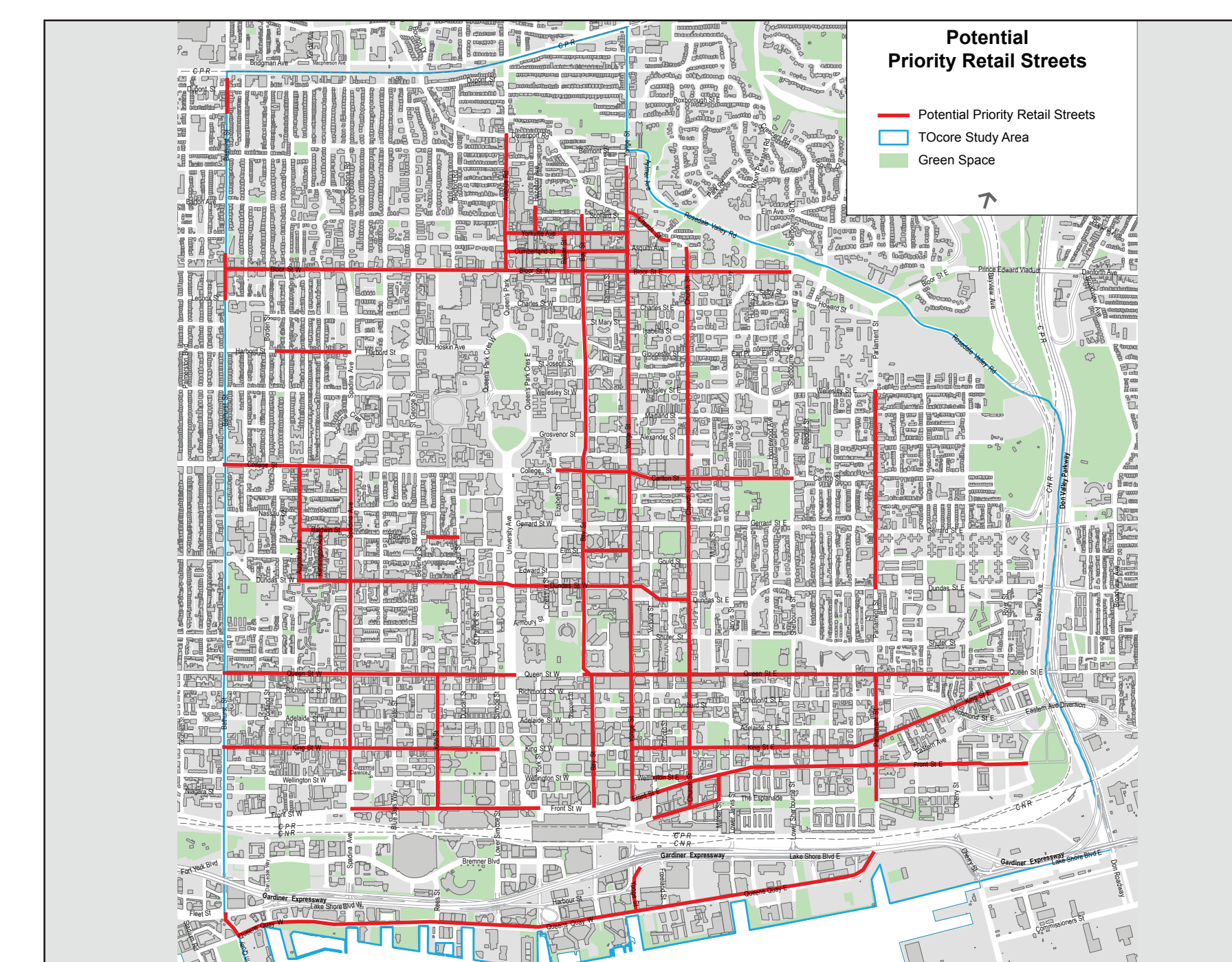
Mixed Use Areas and Regeneration Areas:

Growth within the Downtown is anticipated to occur in Mixed Use Areas and Regeneration Areas, the designations where we are experiencing growth today.



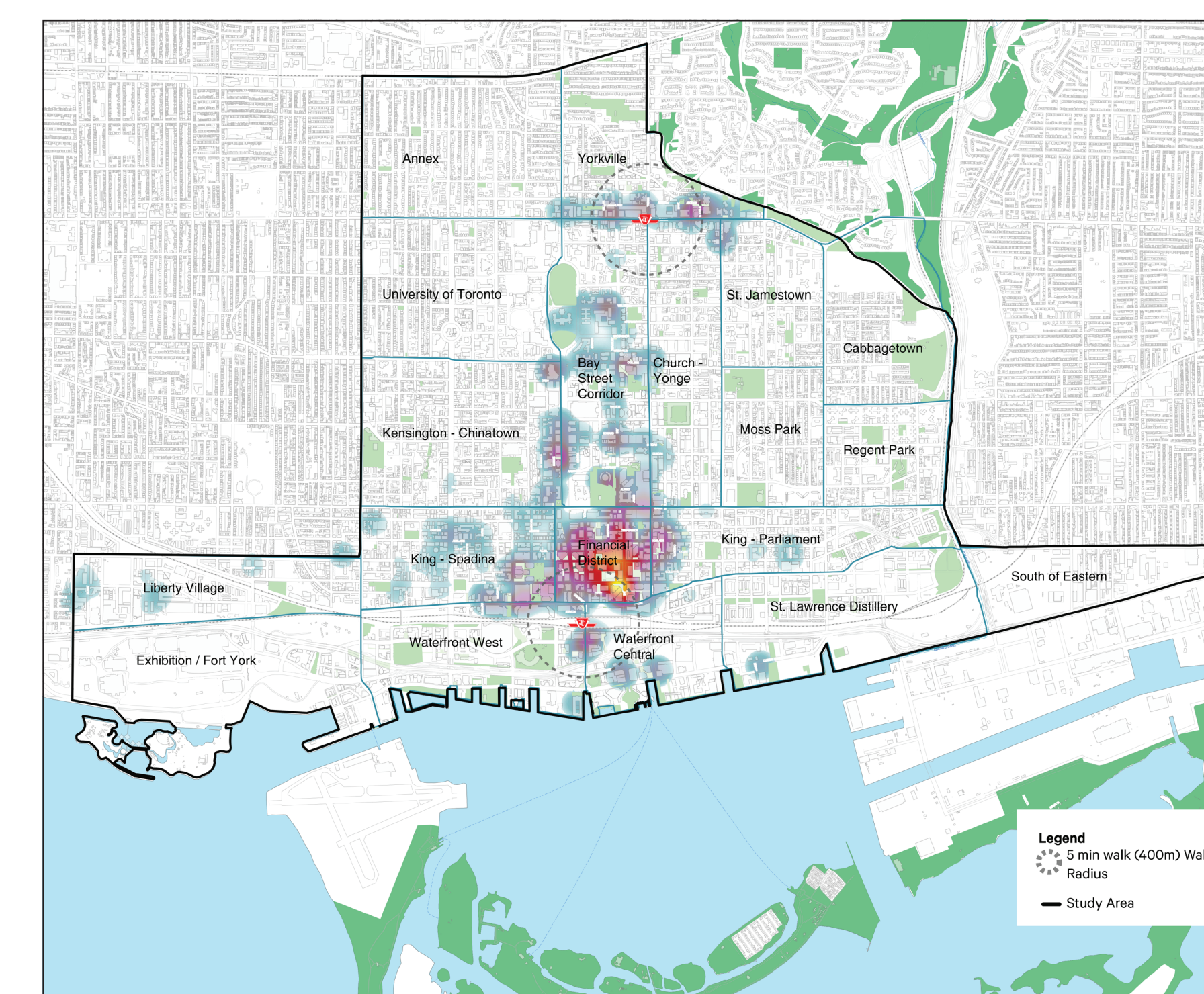
Existing Institutional Areas:

The Downtown has numerous institutional areas that are important to the city's identity and contribute to its vitality.



Proposed Retail Priority Streets:

The city's liveability can be attributed to its shopping streets and the unique opportunities they present.



Existing Office Clusters:

Protecting office clusters and identifying locations for new clusters is essential to ensure that job growth and investment in the city continues.



Mixed Use Areas are diverse. Should they be treated as “one-size fits all”?

Currently Mixed Use Areas encourage a mix of uses within developments and include built forms that range from low-scale typical mainstreets to the tall buildings along Bay and Yonge Streets.

We are proposing 3 types of Mixed Use Areas and associated policies. These land use policies will work in tandem with built form policies of the Downtown Secondary Plan.







MIXED USE AREA 1 **(LOW DENSITY MIXED USE AREA)**

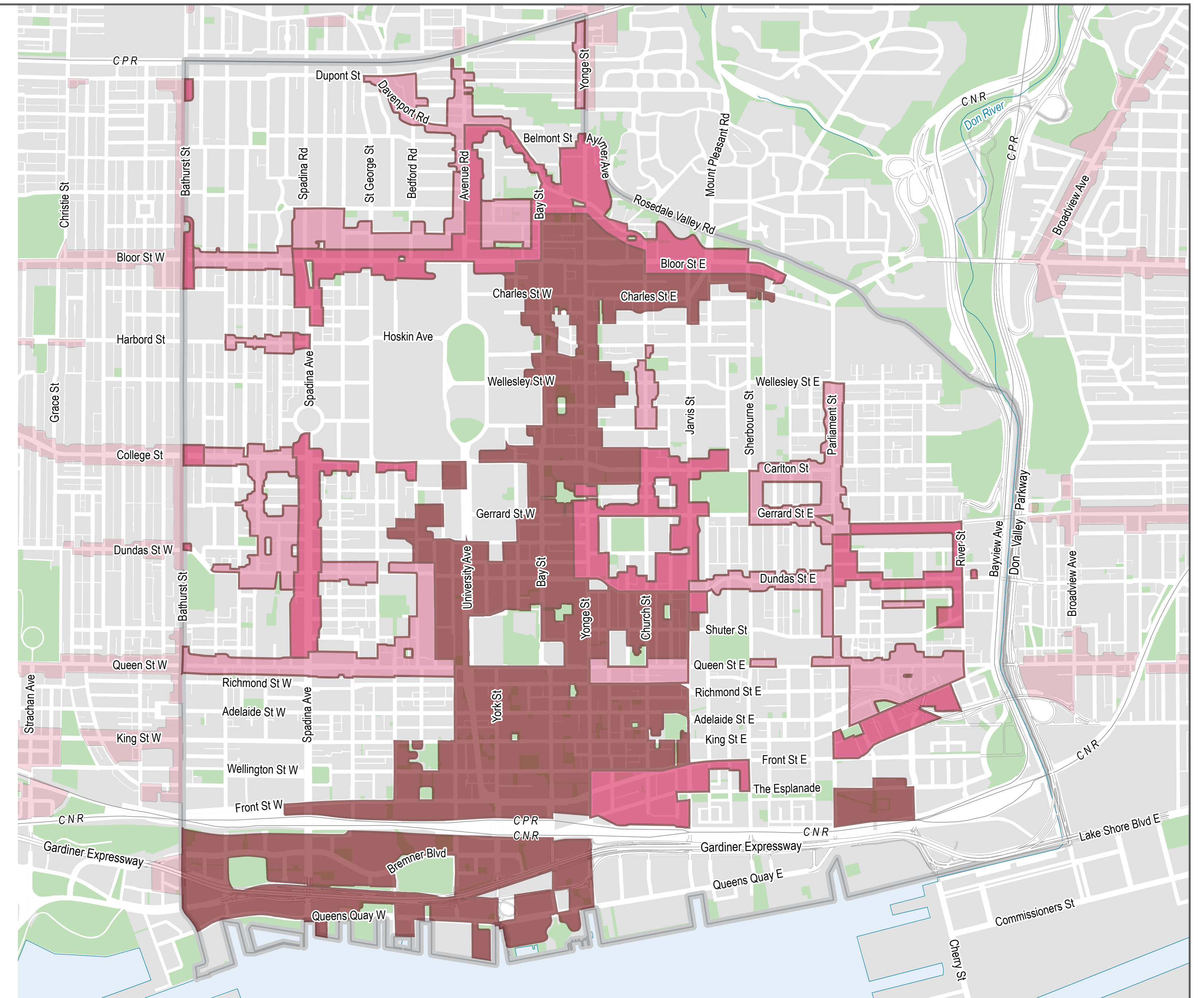
These Mixed Use Areas have a “mainstreet” character, they may contain a large number of heritage buildings, are immediately adjacent to Neighbourhoods, and typically are comprised of small lots. The planned context may include buildings up to a mid-rise scale.

WHAT’S YOUR ADVICE?

Using the Map and the coloured dots, please identify if there are any Mixed Use Areas that should be identified differently than those shown.

Proposed Mixed Use Areas

-  Mixed Use Area 1
(Low Density Mixed Use Area)
-  Mixed Use Area 2
(Medium Density Mixed Use Area)
-  Mixed Use Area 3
(High Density Mixed Use Area)
-  Mixed Use Area Outside
of the TOcore Study Area
-  TOcore Study Area
-  Green Space



MIXED USE AREA 2 **(MEDIUM DENSITY MIXED USE AREA)**

These Mixed Use Areas may be on the edges of the Downtown. The existing character and planned context may include buildings taller than mid-rise buildings. They are often the transition areas between low density and higher density areas.

MIXED USE AREA 3 **(HIGH DENSITY MIXED USE AREA)**

These Mixed Use Areas are generally along the Yonge Street/Bay Street/University Avenue corridors, along subway lines, and in master planned communities such as the Railway Lands. The existing character and planned context is tall and/or super tall buildings.



Certain land use designation policies are working well or have been recently updated



NEIGHBOURHOODS

Neighbourhoods policies are working well to protect the stable neighbourhoods by redirecting intensification to areas more suited for growth. **No Downtown-specific amendments are anticipated to the Neighbourhoods policies.**



REGENERATION AREAS

Regeneration Areas are typically former industrial areas in need of revitalization. Prior to development in these areas, a framework for development should be set out in a Secondary Plan. As these Secondary Plans are brought forward the appropriate land uses will be established. **No Downtown-specific amendments to the Regeneration Area policies are anticipated.**

APARTMENT NEIGHBOURHOODS

As part of the 5-year Official Plan review, the Apartment Neighbourhoods policies have been amended by OPA 320. The revised policies include new and infill development criteria such as:

- Improving of site conditions
- Respect for contextual height, scale and massing
- Maintaining separation distances between buildings
- Improving amenity spaces and the public realm
- Increasing energy efficiency

Given these new policies, no Downtown-specific amendments to the Apartment Neighbourhoods policies are anticipated.



Photo by The Toronto Blog.com



Shaping buildings to enhance liveability

HEIGHT

As space becomes scarce, and population growth increases, buildings are getting taller. Taller buildings may be appropriate in some places, but do not belong everywhere in the Downtown.

POLICY DIRECTION

TOcore is reviewing various factors that influence and may limit building heights. These include: shadow impacts, transition between land uses, hospital helicopter flight paths, and special character areas such as Heritage Conservation Districts. The creation of height peaks and height transition policies may be developed.

TRANSITION

Transition is used to ensure that taller buildings respect and integrate with the height, scale and character of their immediate context and neighbouring buildings. Transition also maintains sunlight and sky view for surrounding streets, parks, and public or private open spaces.

POLICY DIRECTION

The Downtown Secondary Plan will contain policies that address transition between areas of varying scales.



SUNLIGHT ACCESS

The Official Plan contains existing policies regarding permitted shadowing of parks, open spaces, schoolyards and specific streets. Maintaining sunlight on these important elements of the public realm is a key consideration in maintaining a liveable and comfortable Downtown.

POLICY DIRECTION

TOcore will establish additional sunlight policies for the Downtown given the anticipated growth in residents and workers over the next 25 years.





**Public spaces
and the private
realm must
work together**

POLICY DIRECTION

Policies relating to building setbacks, enhanced pedestrian and streetscape zones, mid-block connections, privately owned publically-accessible open spaces (POPS), the establishment of networks, and the provision of gathering spaces will be part of the Downtown Secondary Plan.



BUILDING SETBACKS

Setting buildings back at grade to expand the sidewalk creates more space for pedestrians, healthy street trees and plantings, sidewalk cafes, marketing areas and other seating or gathering places.



MID-BLOCK CONNECTIONS make travel more convenient, link public and private spaces, and open up interesting place-making opportunities between buildings.



PARKS AND OPEN SPACES

Identifying and securing opportunities for new, high quality public parks and open spaces with a variety of scales and programming options is a top priority for a more liveable downtown.



POPS are not intended to replace public parks, but instead are an important way to expand the public realm onto private property to increase public outdoor space and local amenity.



Tower Separation maintains liveability

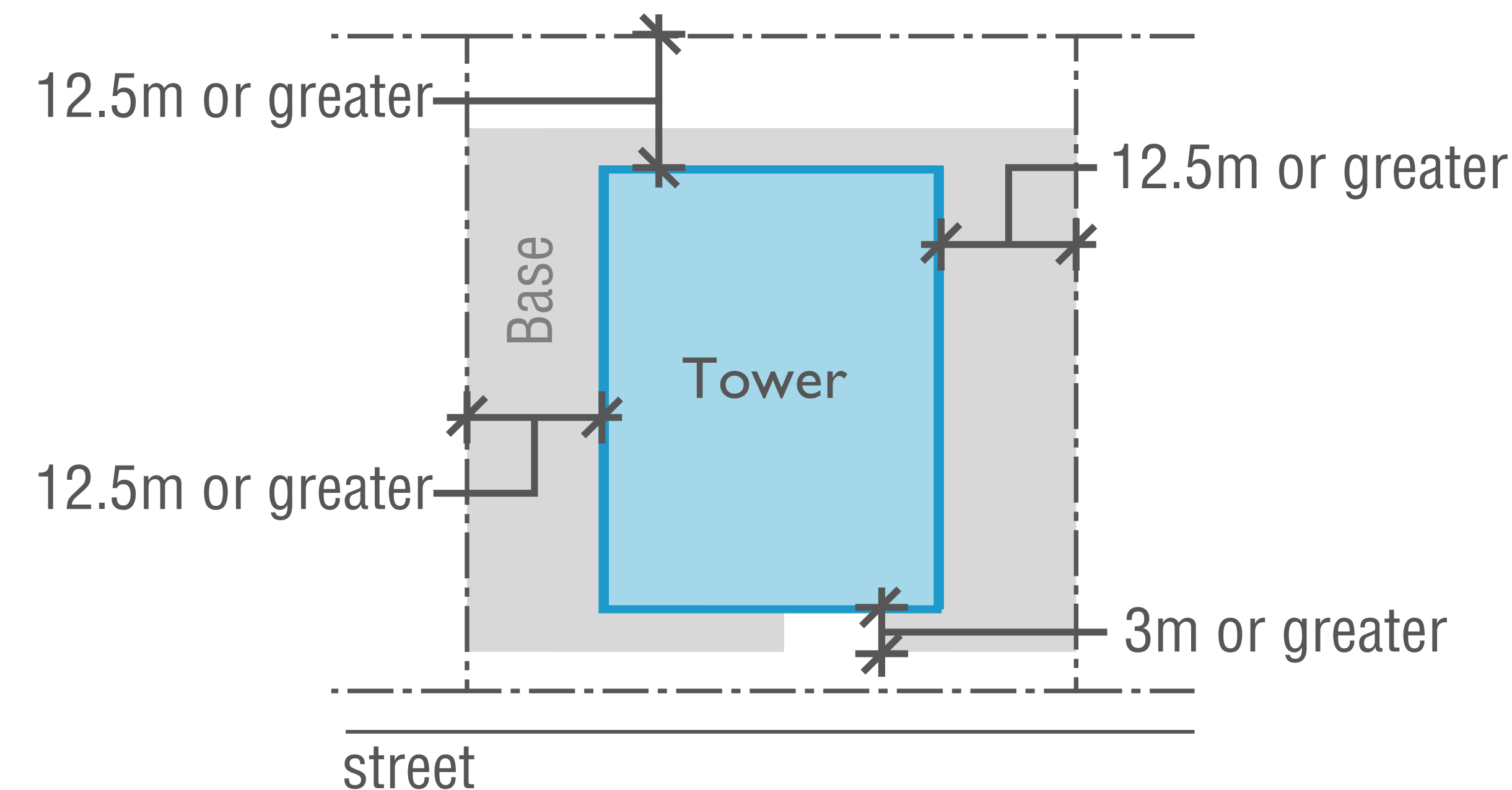
A Report on a new policy and zoning by-law to require appropriate setbacks for towers was scheduled for the Toronto and East York Community Council on June 14, 2016.

BENEFITS OF TOWER SEPARATION

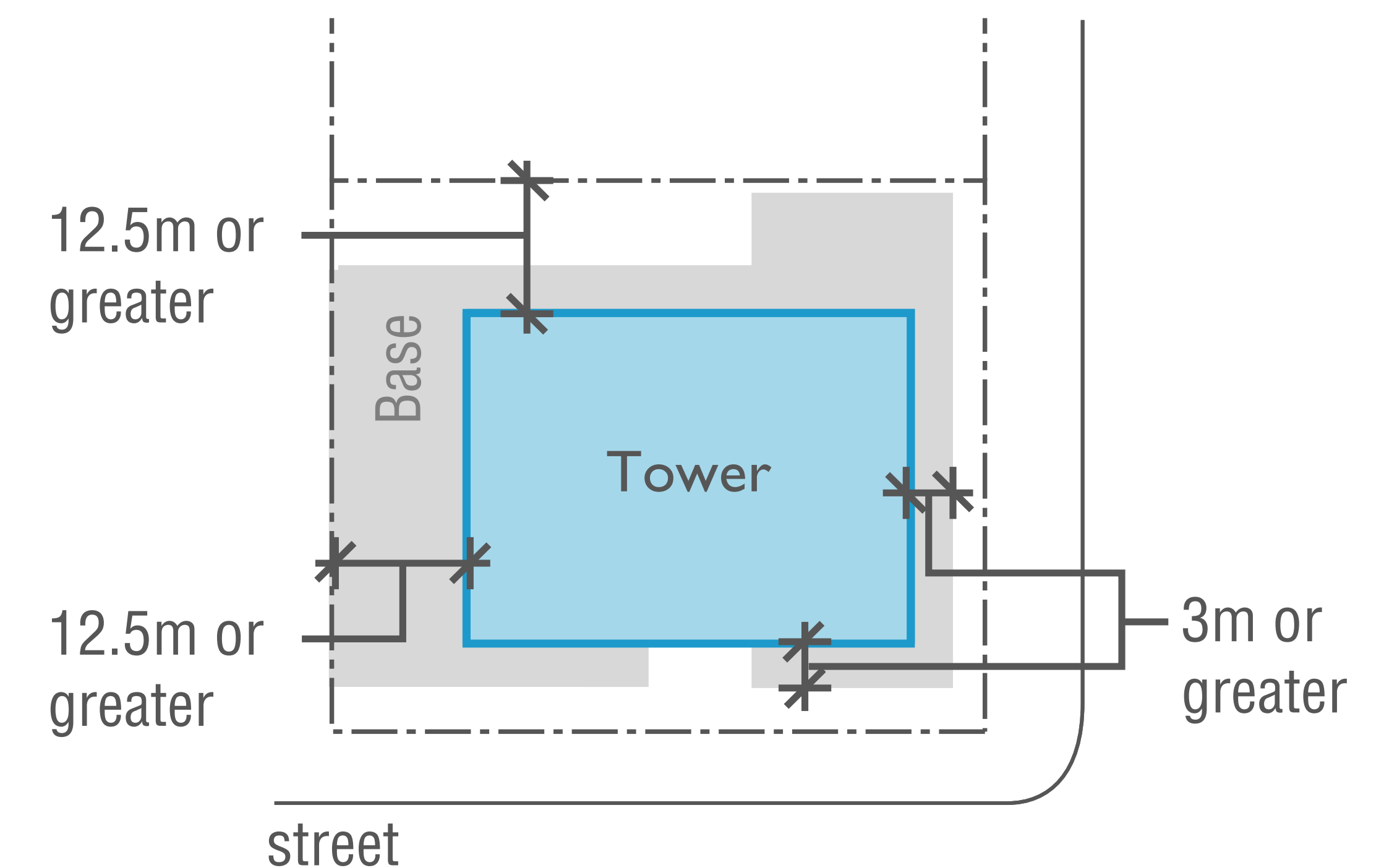
Appropriate separation distances between towers means:

- improved relationships between neighbouring buildings and the public realm
- minimizing impacts caused by adverse shadowing, pedestrian-level wind and blockage of sky view; and
- maximizing the quality of life for building occupants including daylighting, natural ventilation and privacy.

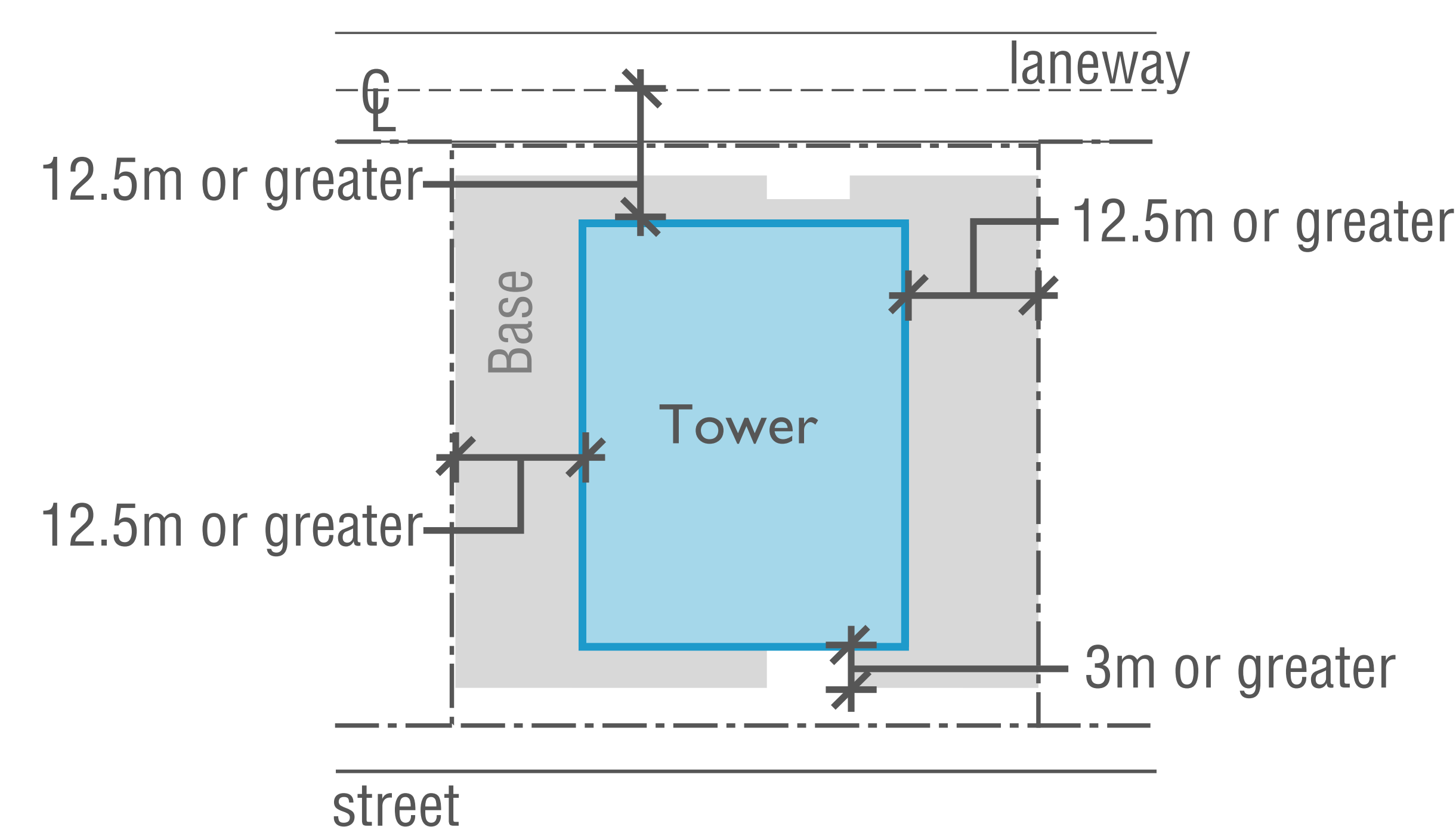
MID-BLOCK SITE WITHOUT LANEWAY



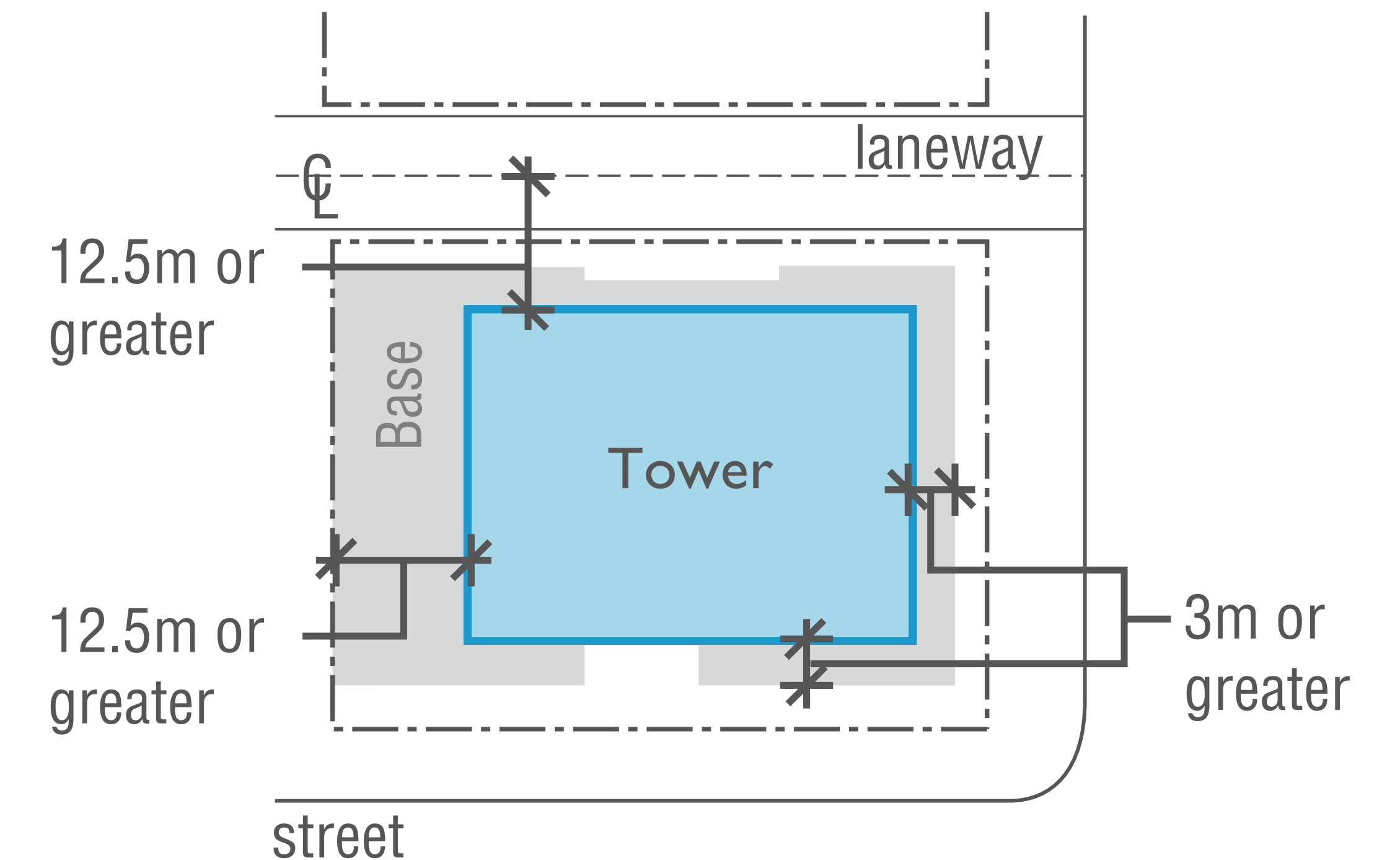
CORNER SITE WITHOUT LANEWAY



MID-BLOCK SITE WITH LANEWAY



CORNER SITE WITH LANEWAY



TOWER SEPARATION:

Setbacks are required for any portion of a building above 24 metres from grade.



Conserving & protecting cultural heritage in the Downtown

Cultural heritage can be seen in buildings, districts, landmarks, landscapes and archaeological sites across the Downtown, an area that has been inhabited for nearly 12,000 years.

The City of Toronto is committed to integrating the significant achievements of our people, their history and neighbourhoods into the city-building process.

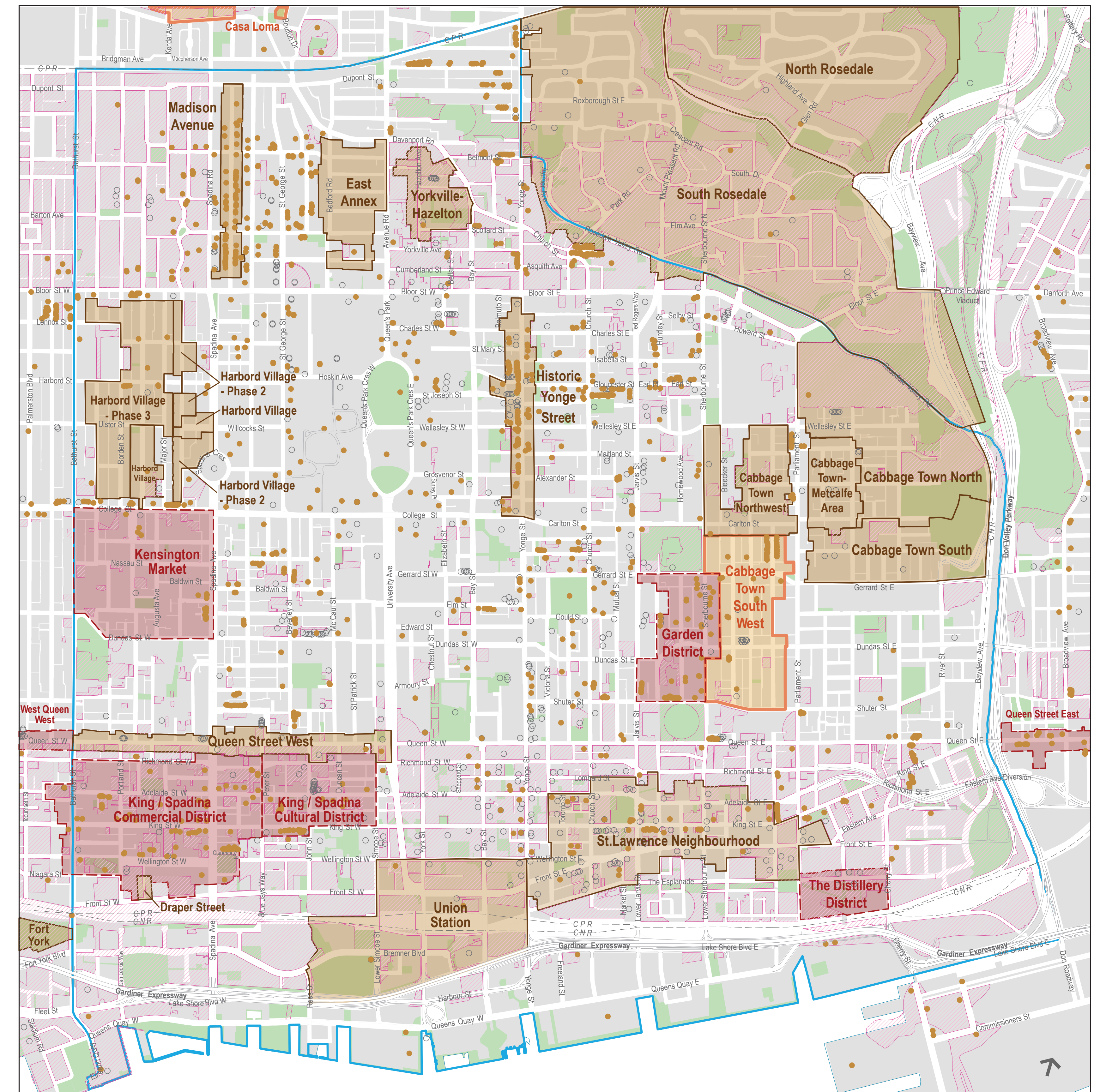
The City's Archaeological Management Plan requires that planning decisions consider cultural heritage resources.

Identification and evaluation of heritage resources – both tangible and intangible – are ongoing processes that happen during development review and area planning studies, through Heritage Conservation District studies and by recommending properties to the Heritage Register.

The Official Plan Heritage Conservation policies have recently been amended by OPA 199. These new policies strengthen the City's ability to implement the Provincial Policy framework and develop Heritage Conservation Districts Plans with policies that ensure

Heritage Legend

- Heritage Register**
 - Listed Properties
 - Part IV Properties
- Heritage Conservation Districts**
 - Designated
 - Under Study
 - Prioritized
- Archaeology**
 - Archaeological Potential
- TOcore Study Area**
 - TOcore Study Area
- Green Space**
 - Green Space



an area's historic significance, cultural heritage values and character are protected for the long-term.

New construction on, or adjacent to, a property on the Heritage Register will be designed to conserve

the cultural heritage values of that property and to mitigate visual and physical impact on it.

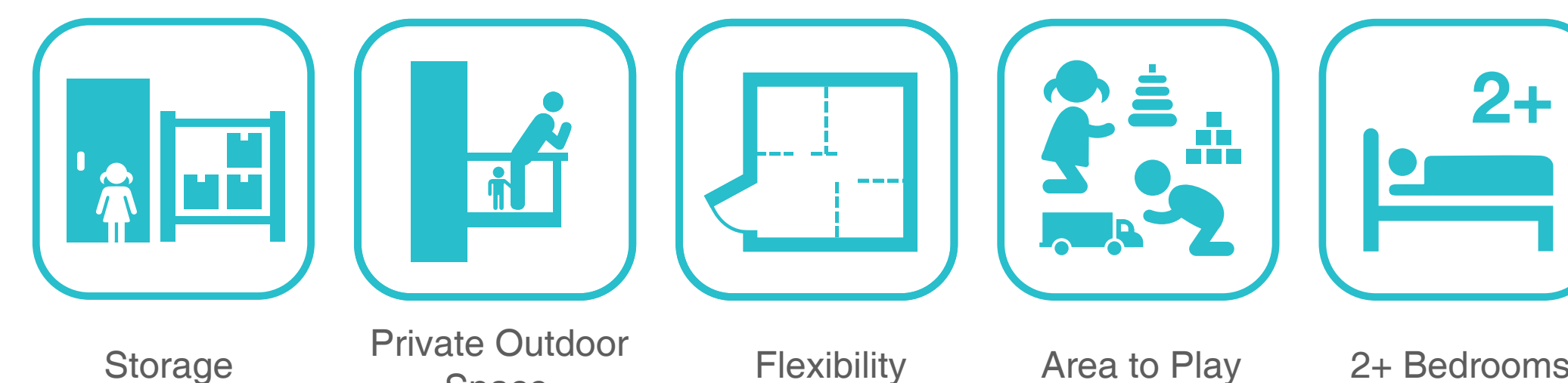
TOcore will address gaps identified in the heritage policy planning framework for the Downtown.

GROWING UP: Planning for Children in New Vertical Communities

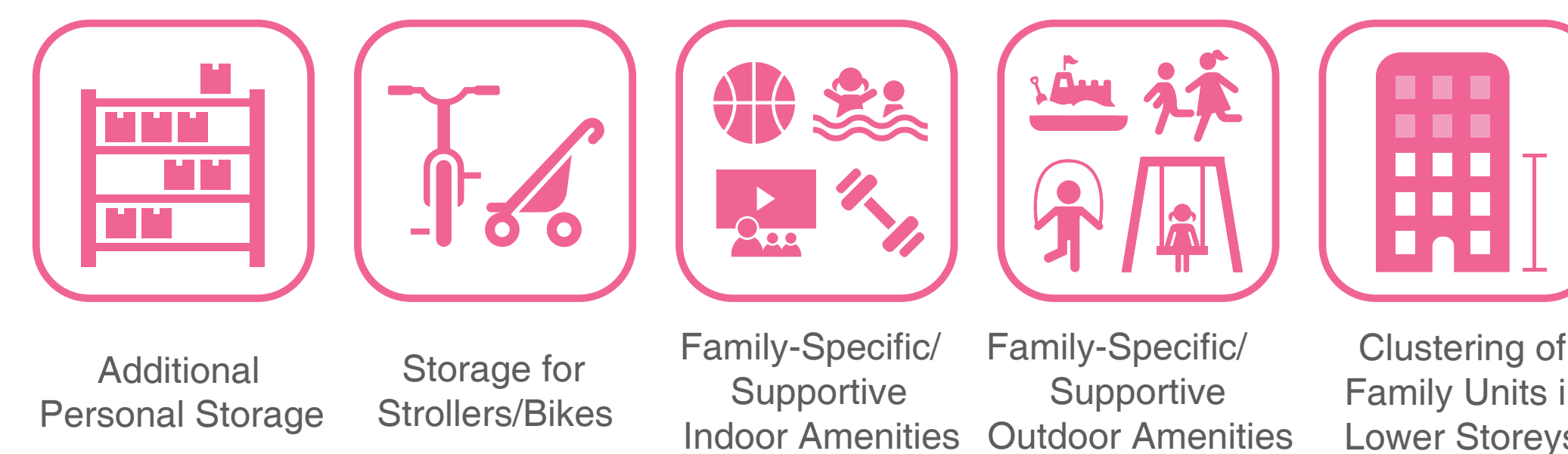
This study examines the needs of households with children and youth in high-density communities. Its objective is to ensure that families — both present and future — are given the opportunity to thrive in higher density housing — the fastest growing building type in the City.

The study will give direction on how new development, regardless of tenure, can better function for growing families by considering three scales: unit, building and neighbourhood. The elements listed below will be addressed in a city-wide handbook.

Unit



Building



Neighbourhood



18,020
households with
children live in
the downtown



66%
of households with
children live in mid-
rise or tall buildings



56%
of households with
children live in 2
bedroom homes

Making Changes

- The **City's Open Door Affordable Housing Program** was initiated in 2015. City Divisions are working together to provide funding, financial incentives and shortened timelines for application processes to facilitate the construction of new affordable housing.
- Last month the Province proposed amendments to the Planning Act to allow for **Inclusionary Zoning**. This would enable the City to require the inclusion of affordable housing in new development projects. This legislation is expected to be in force by early 2017. The City will be consulting with the Province and residents on how this needed tool can best be used.

Helping to Create New Housing

- About 20% of the new housing in the Waterfront will be affordable. This includes approximately 800 units in Lower Yonge.
- New transitional housing for LGBTQ2S youth is being constructed to provide the opportunity for homeless youth to get off the street.
- The George Street Revitalization project will see the development of a multi service facility of new shelter beds, long term care, affordable housing and community space.