

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.

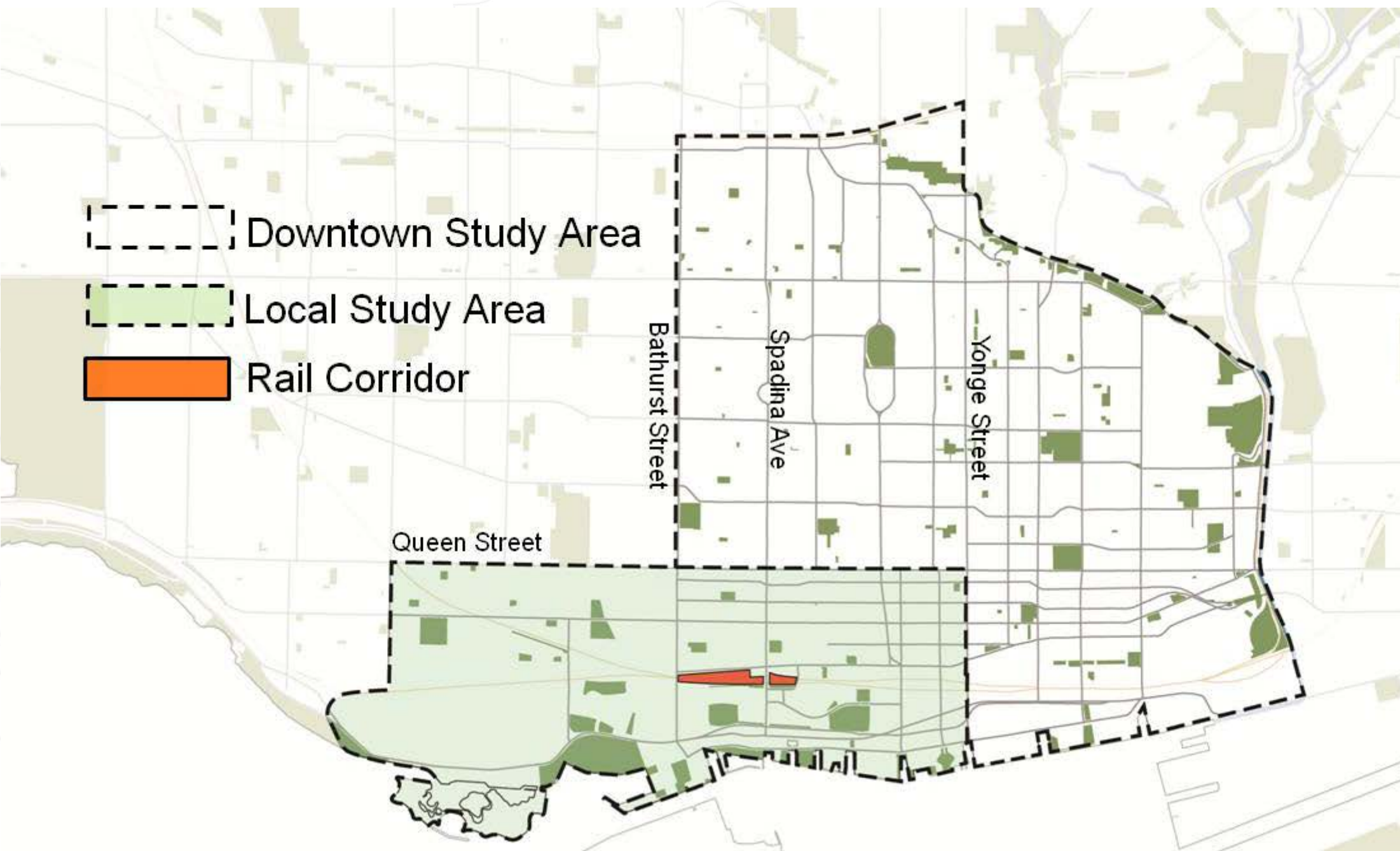


Site and Study Area

 Downtown Study Area

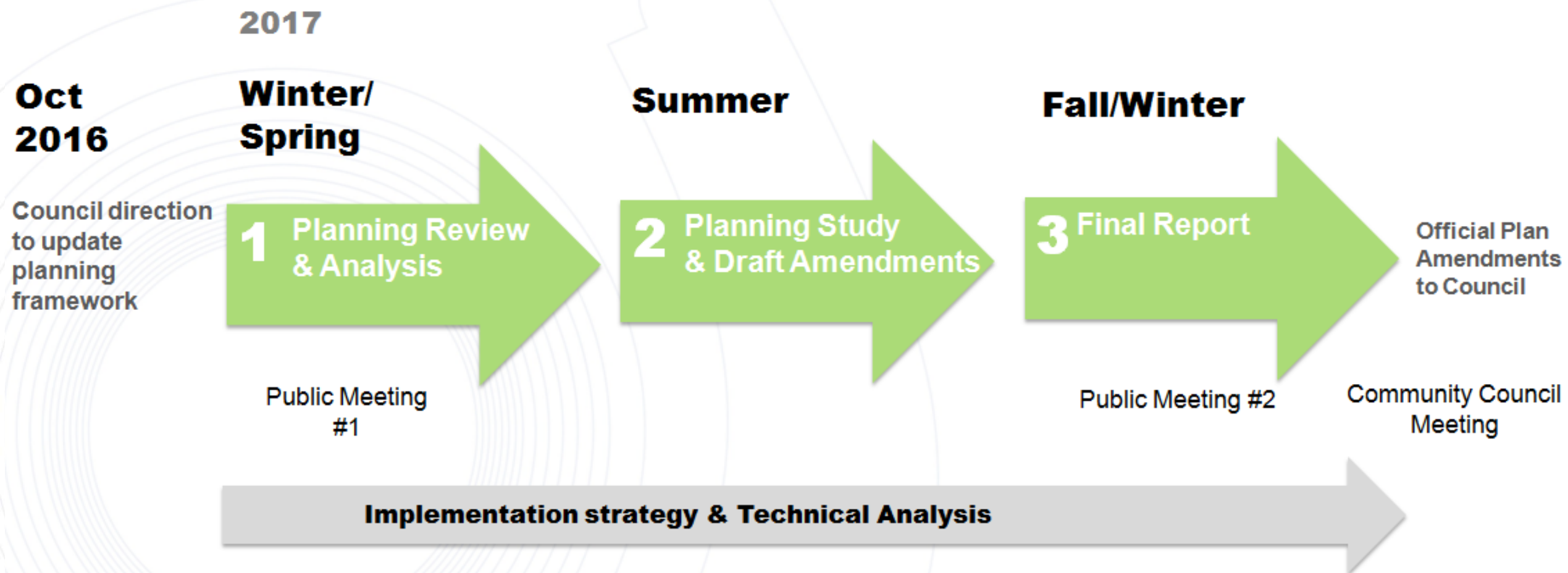
 Local Study Area

 Rail Corridor





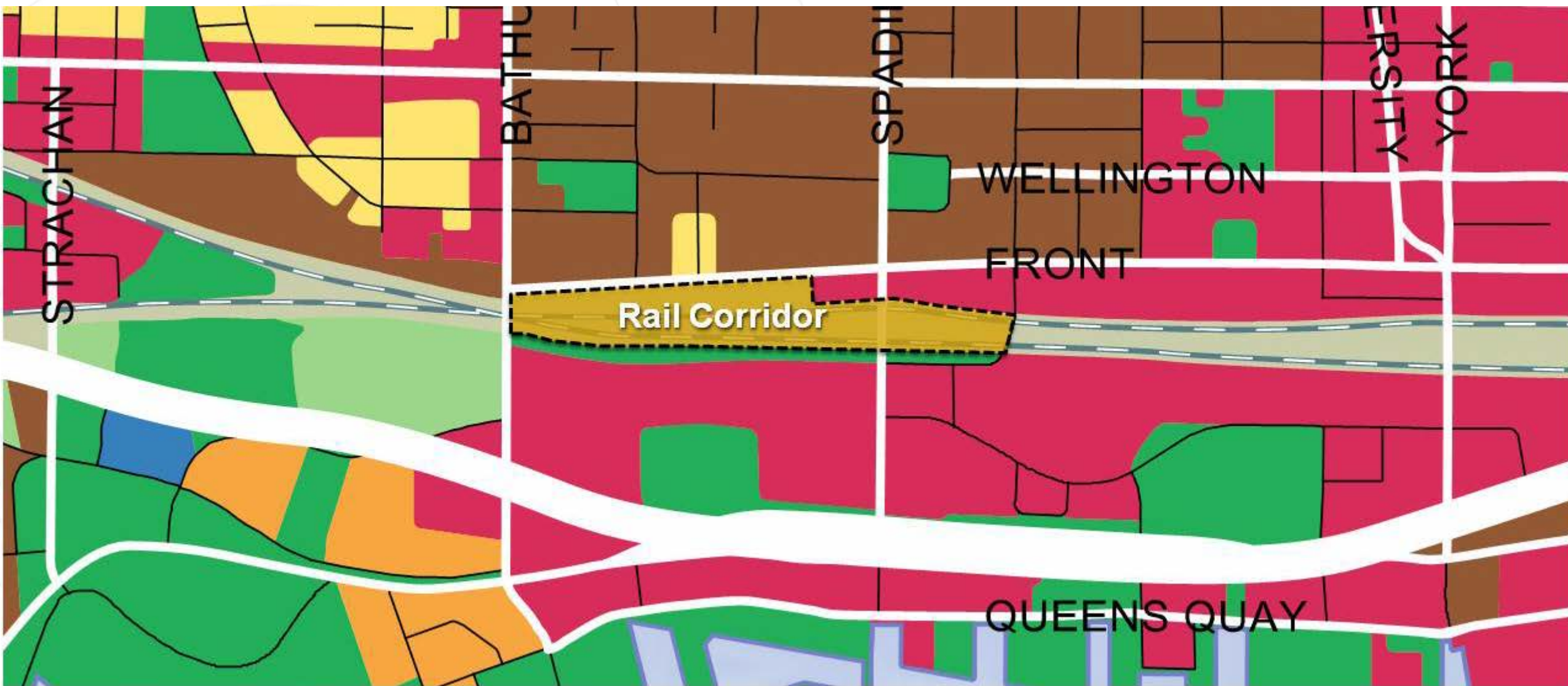
Planning Process





Official Plan: Land Use

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

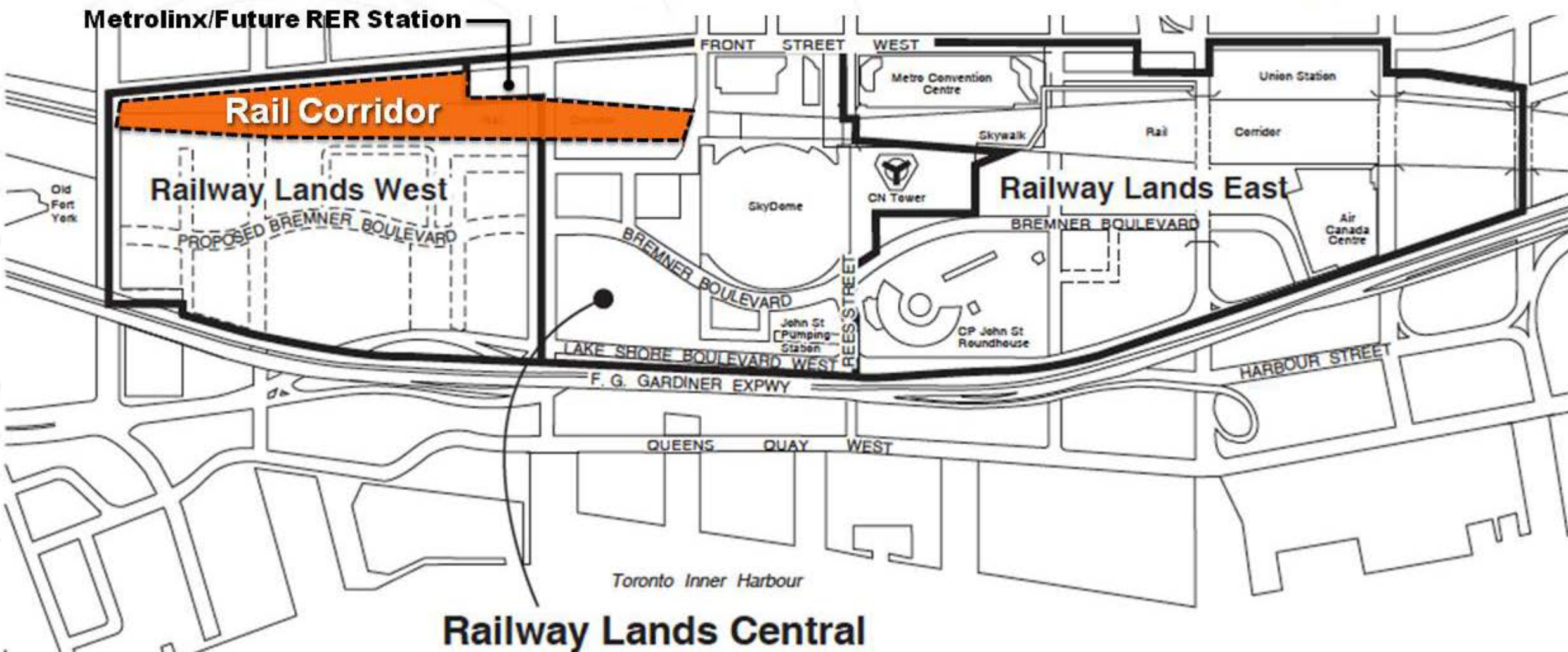




Railway Lands Secondary Plans 1997

Identified as *Future Development Area/Utility Corridor 'A'*
with policies to guide decking and development

Requires comprehensive study to evaluate land uses and decking



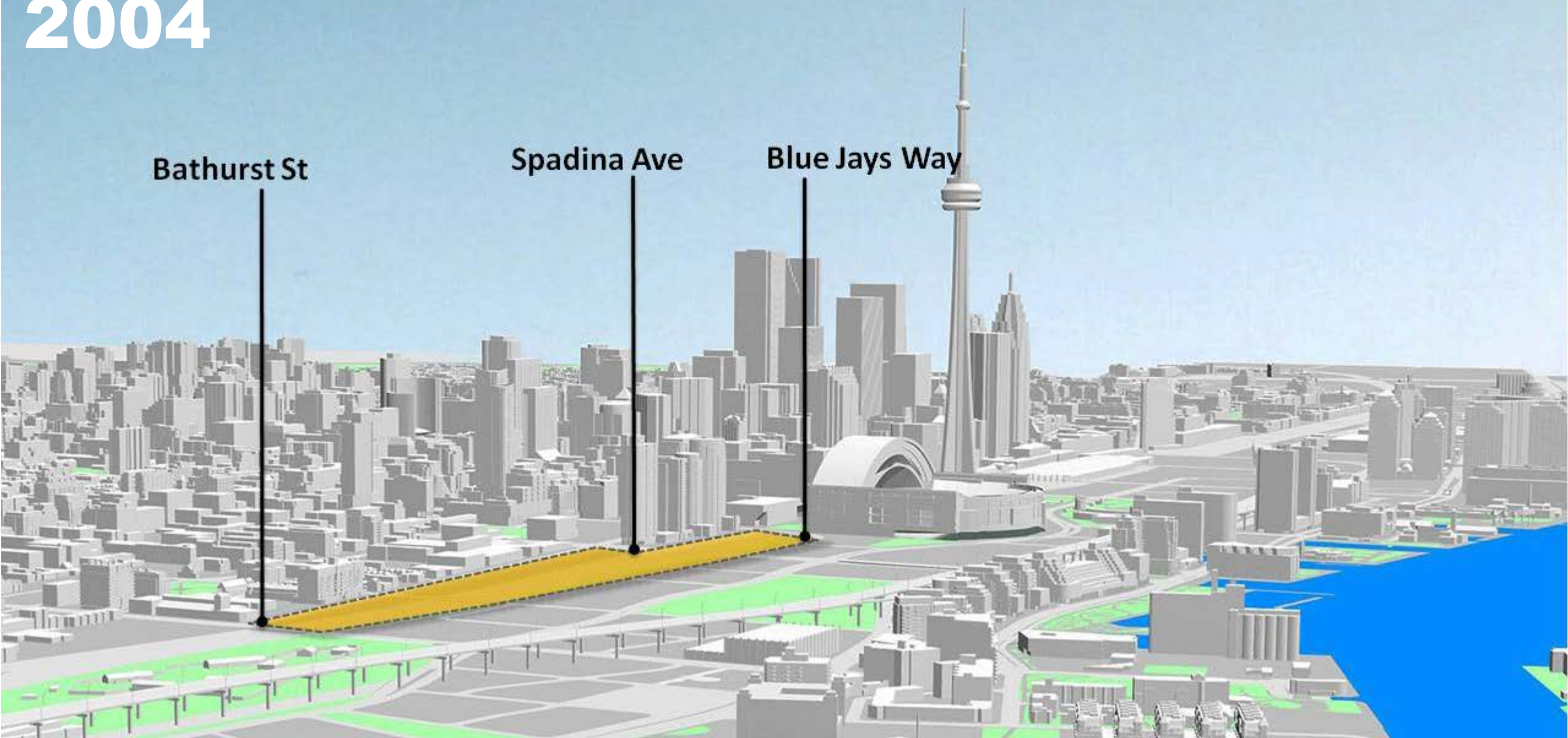


02

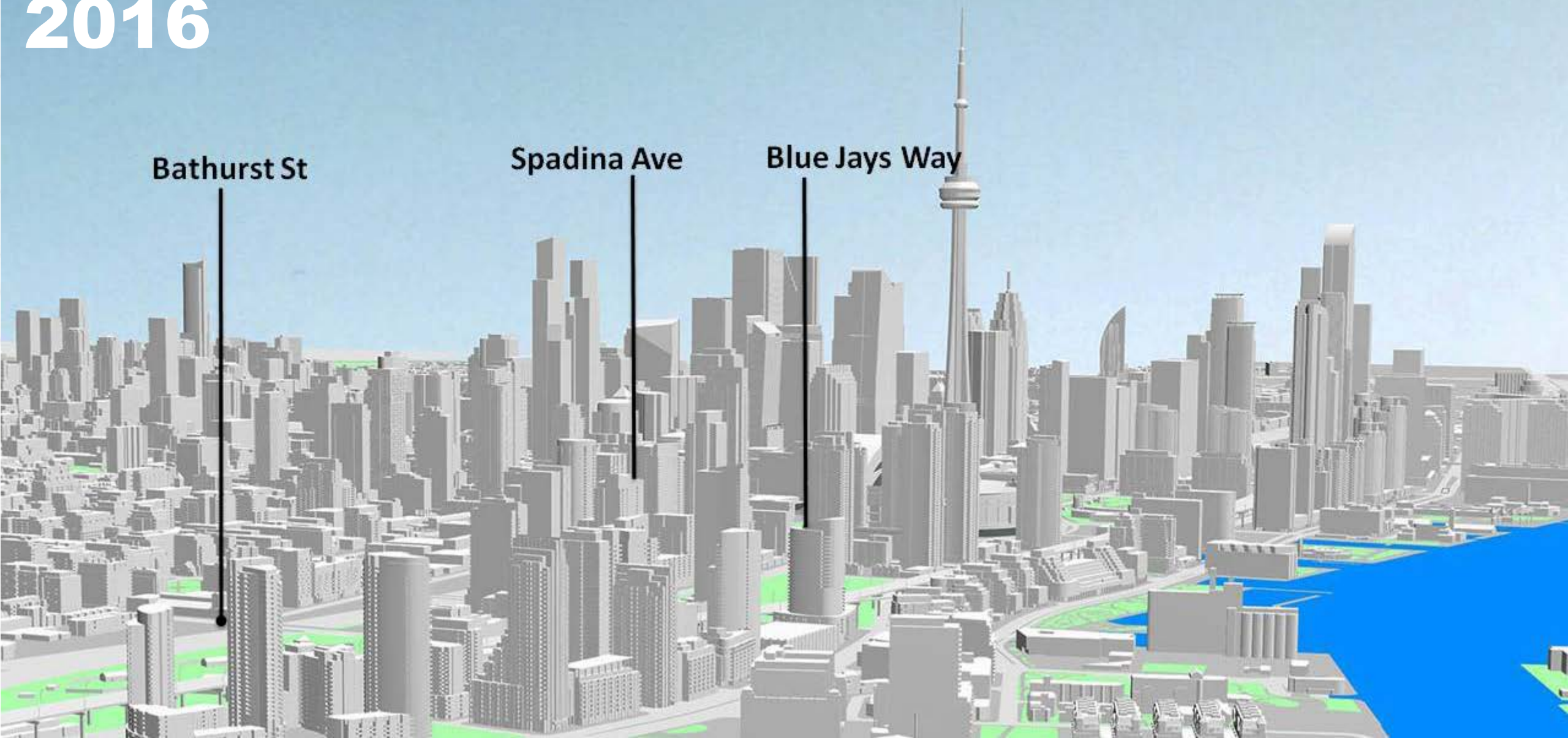
Need for an updated planning framework



Downtown's Changing Skyline 2004



Downtown's Changing Skyline 2016





Downtown is a destination

Downtown is a daily destination for many Torontonians



**830,000 +
People Downtown every day**

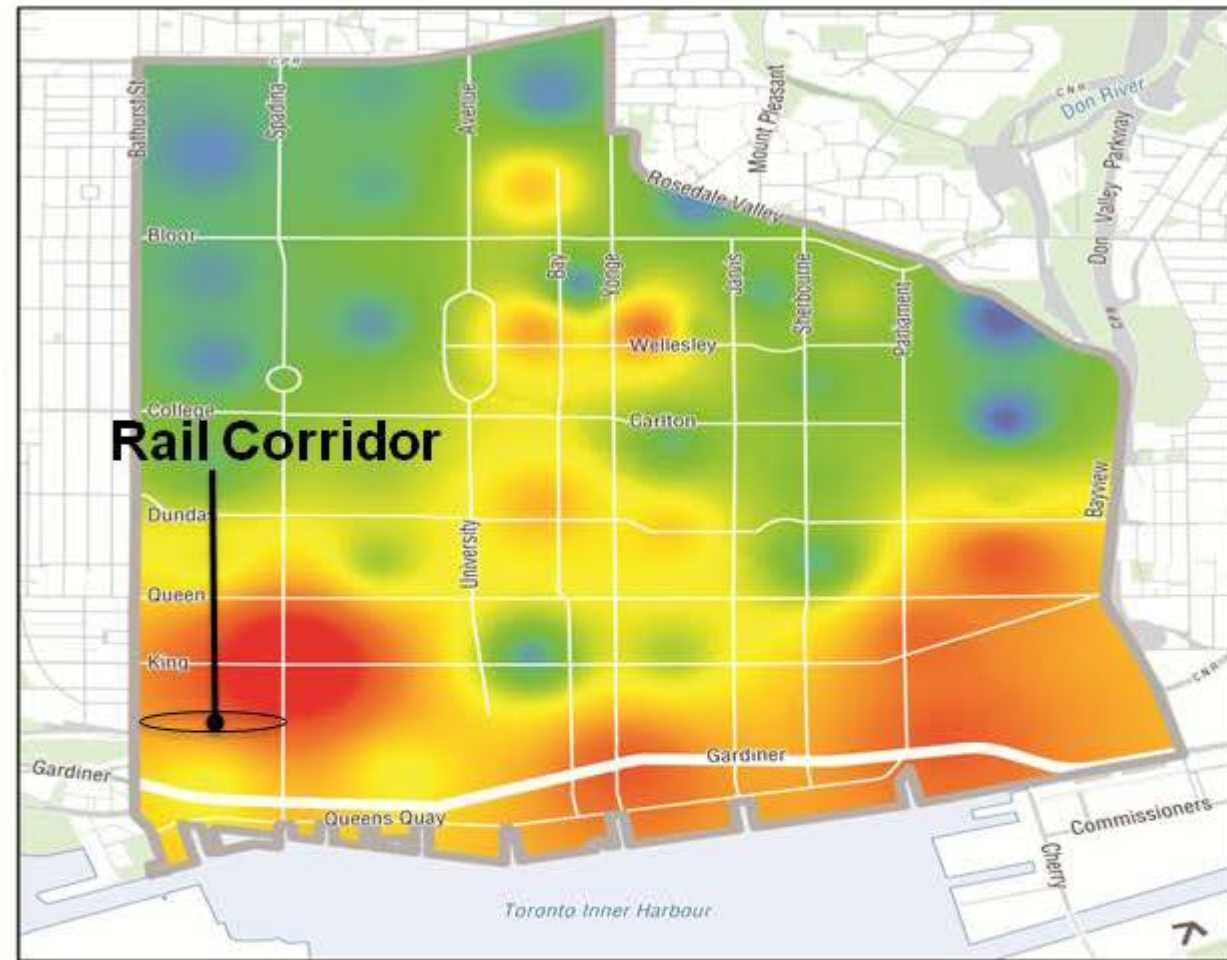
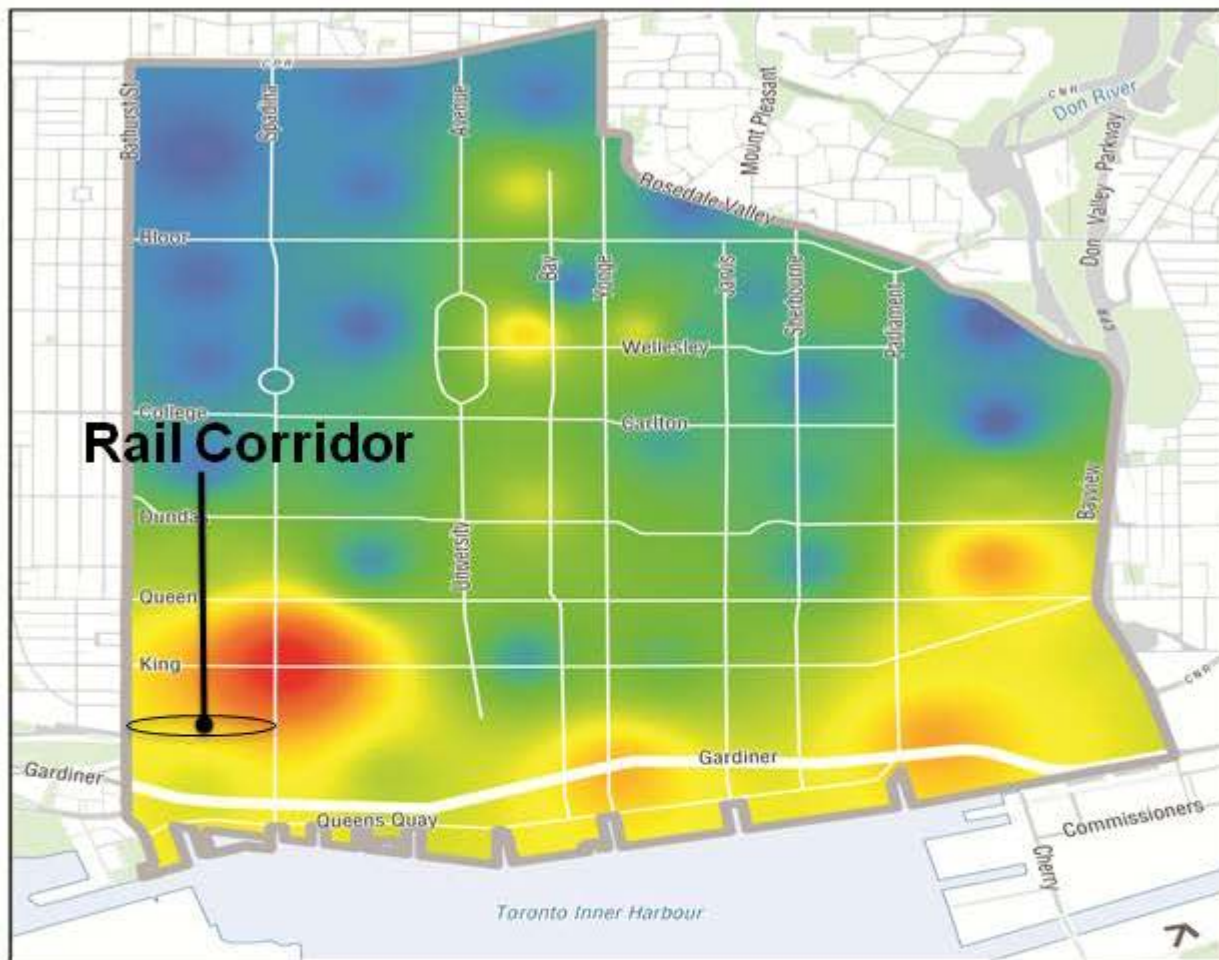
- residents
- commuting workers
- commuting students
- day trips
- overnight visitors

**245,000 +
Night time Population**

- residents
- overnight visitors



Downtown's pattern of growth 2011-2041



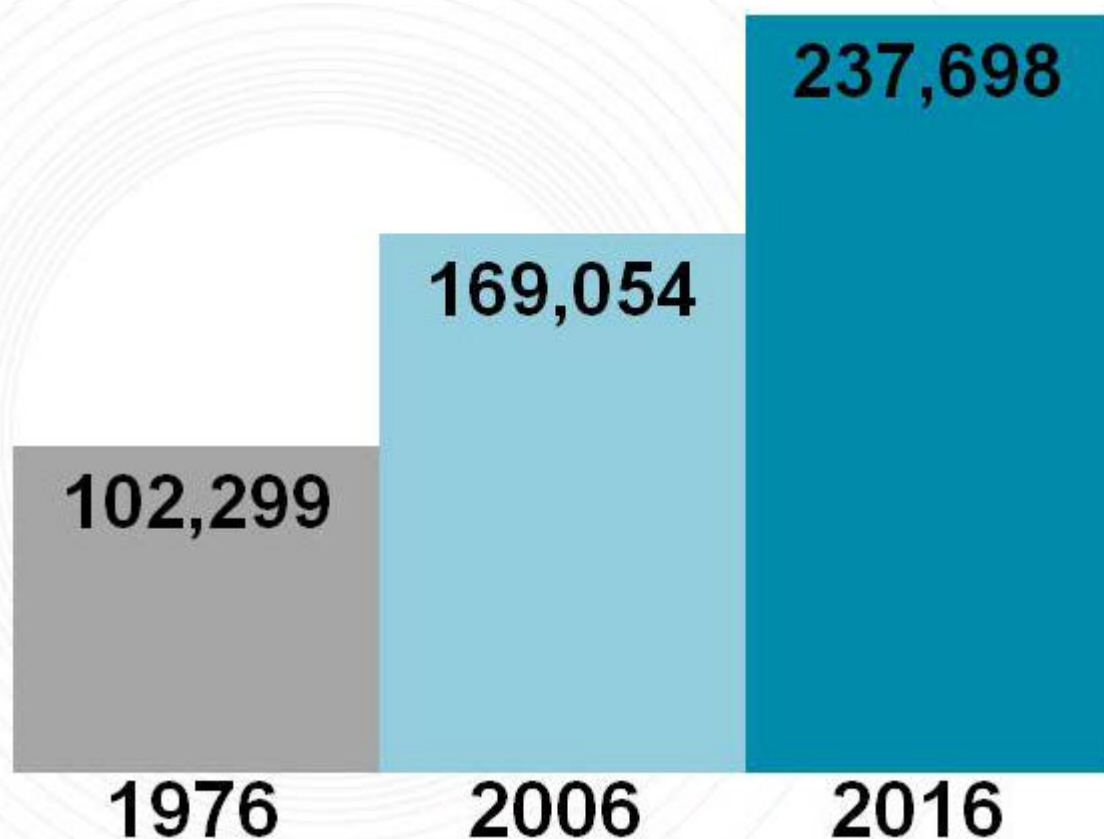


Population is increasing

POPULATION

COMPARISON

1976 TO 2016



2006 to 2016

68,644

NET GROWTH

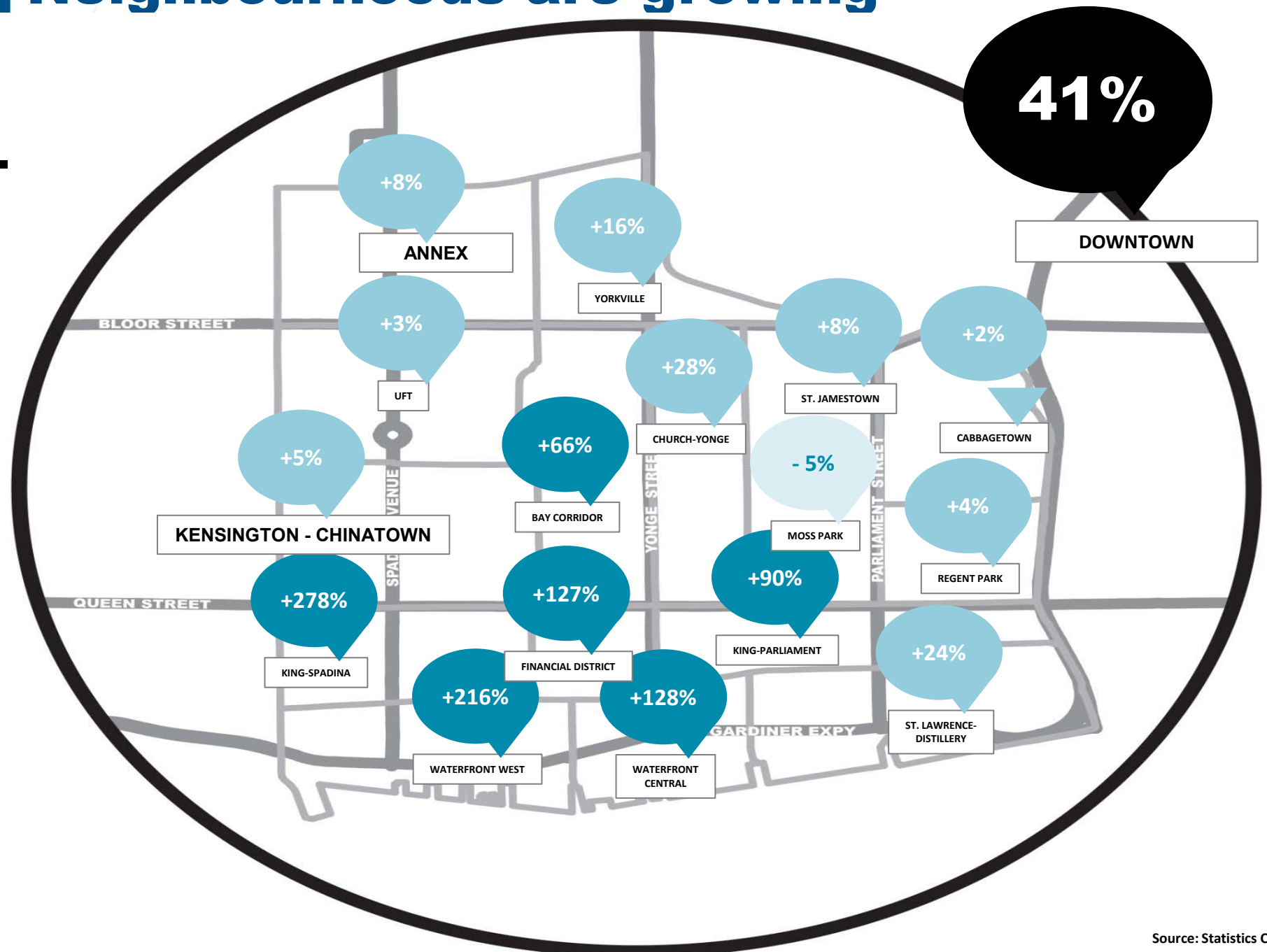
41%

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)

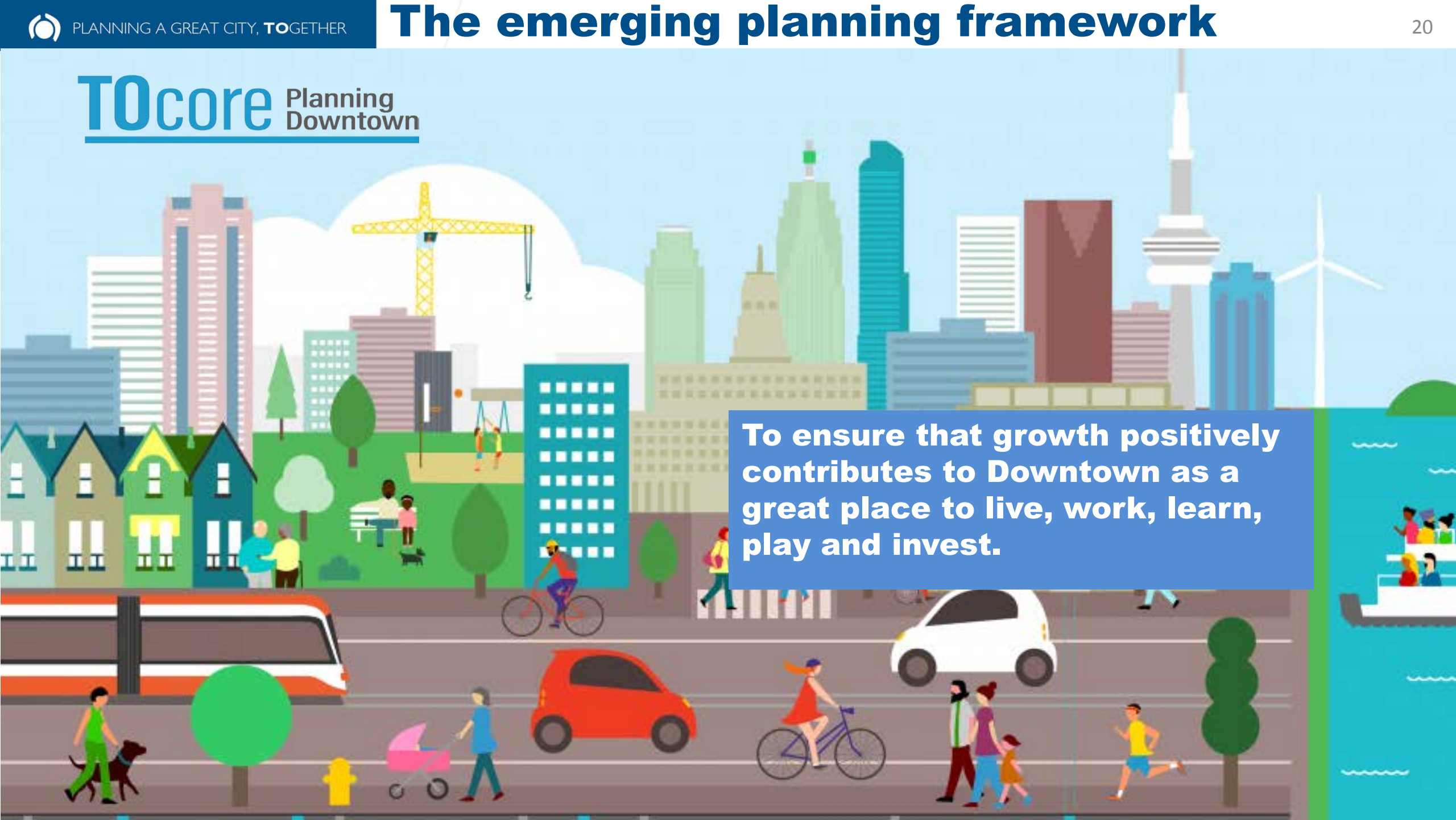


03

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

The Stitch



**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