



Tocore Planning Downtown

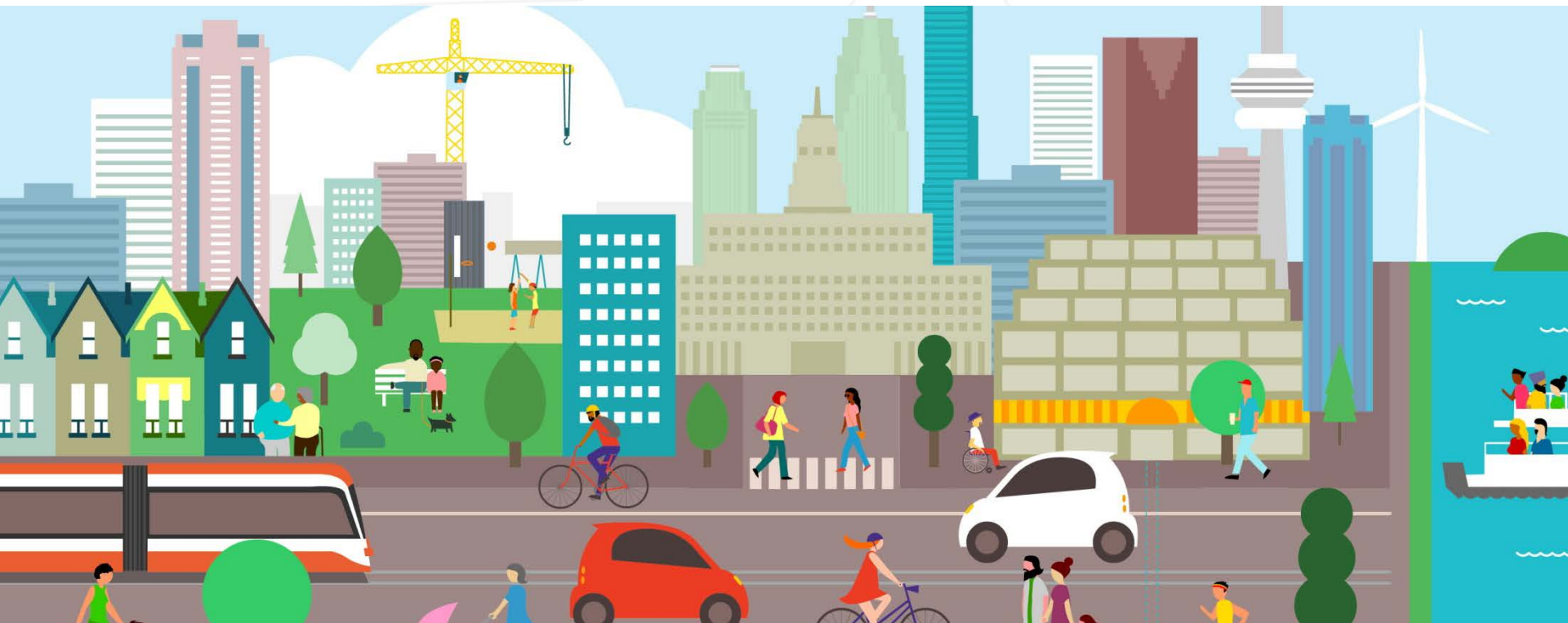
Public Open House

YWCA, 87 Elm Street

December 2nd, 2017, 10 a.m. – 2 p.m.



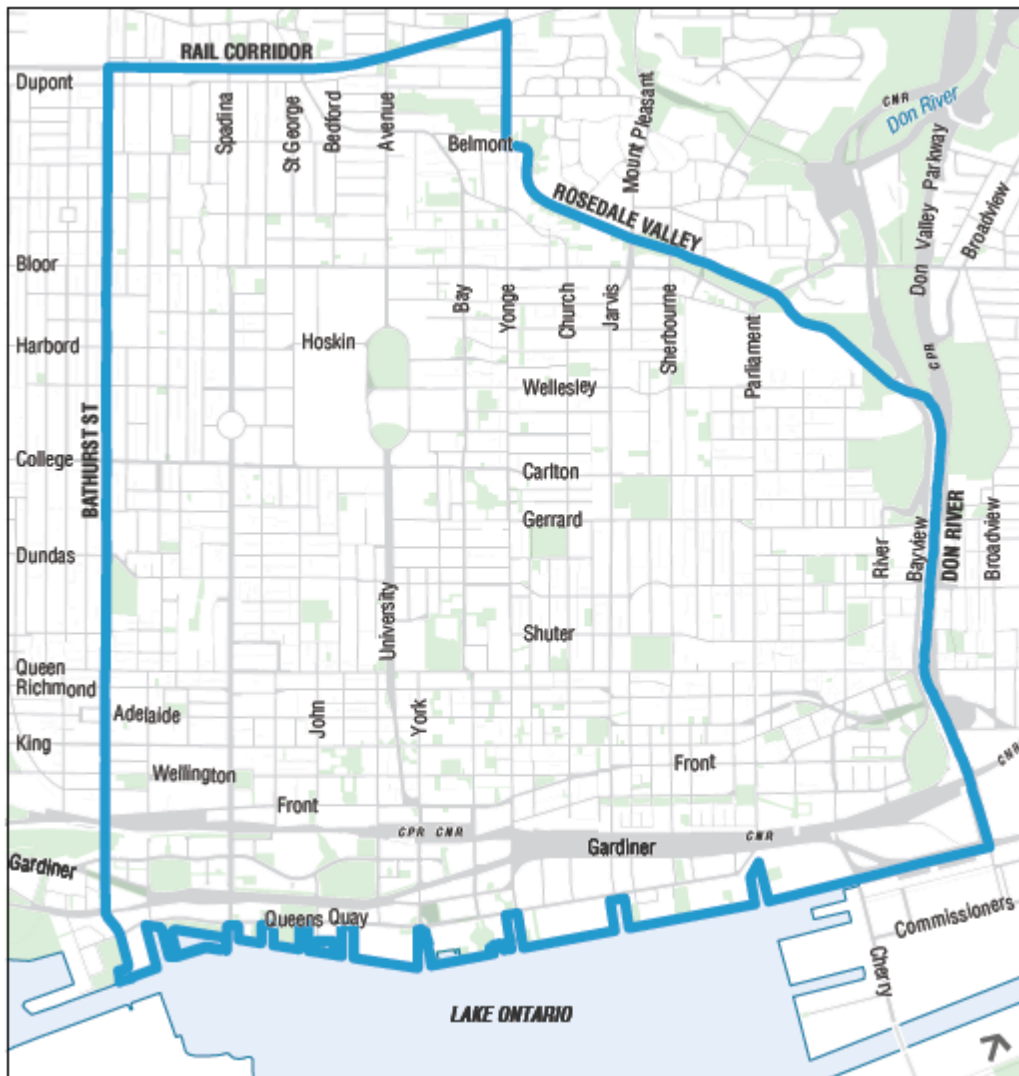
A 25-Year Downtown Plan



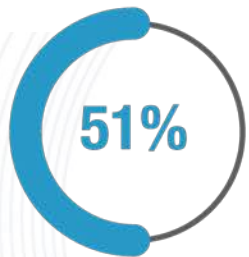
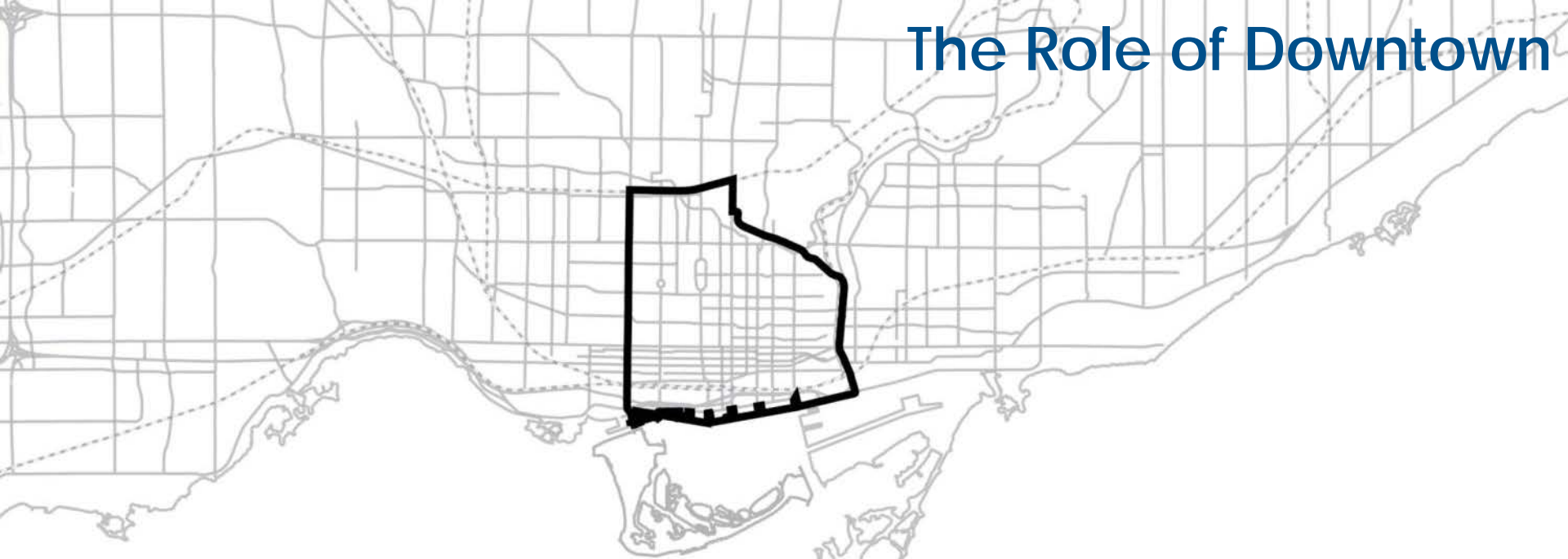
- A blueprint for future growth and infrastructure in the heart of Toronto
- Ensuring growth contributes positively to Toronto's Downtown as a great place to live, work, learn, play and invest.



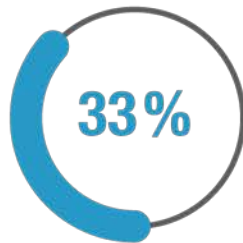
Planning Area



The Role of Downtown



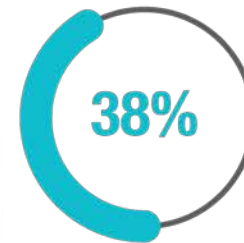
GDP



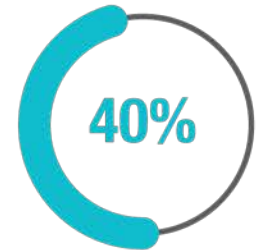
JOBS



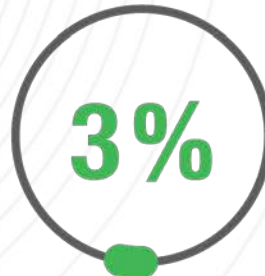
TAX BASE



**RESIDENTIAL
DEVELOPMENT**



**NON-RESIDENTIAL
DEVELOPMENT**



LAND AREA



2014

2015

2016

2017

2018

2019



We are here.

Phase 1

Background Analysis &
Emerging Directions

Phase 2

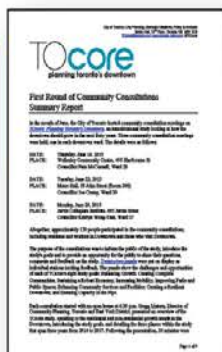
Proposed Policy
Directions

Phase 3

Draft & Final Downtown Plan
Infrastructure Strategies

Implementation

Phase 1
Consultation
Downtown Trends
& Issues



Phase 2
Consultation
Emerging Directions

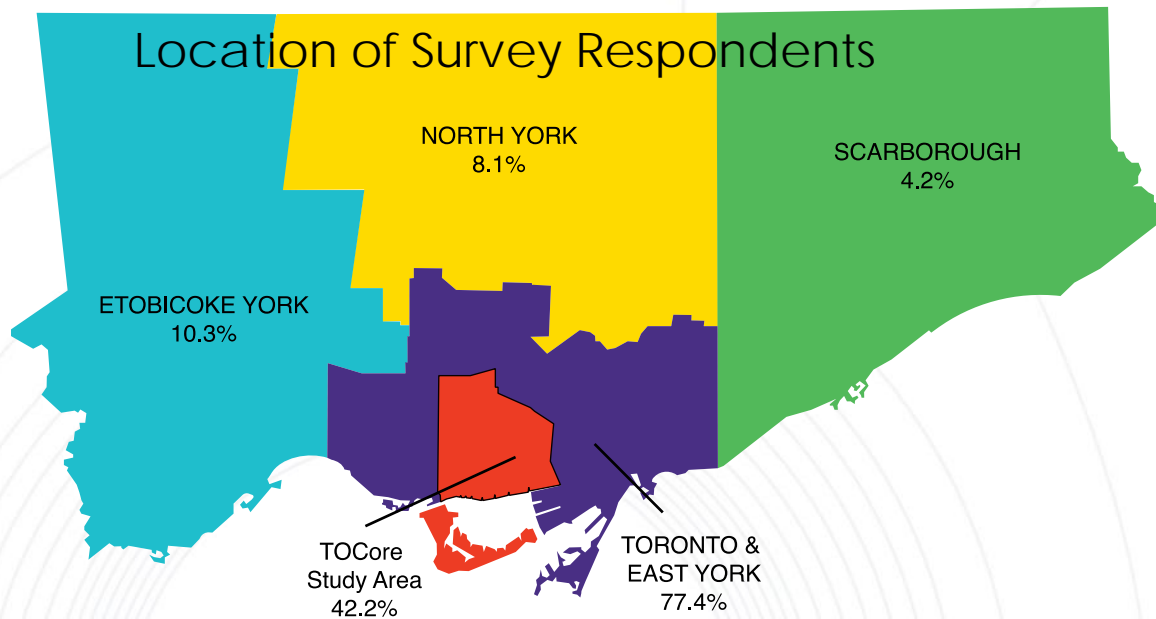


Phase 3A
Consultation
TOcore Proposals
Report

Phase 3B Consultation
Proposed Downtown Plan and
5 Infrastructure Strategies



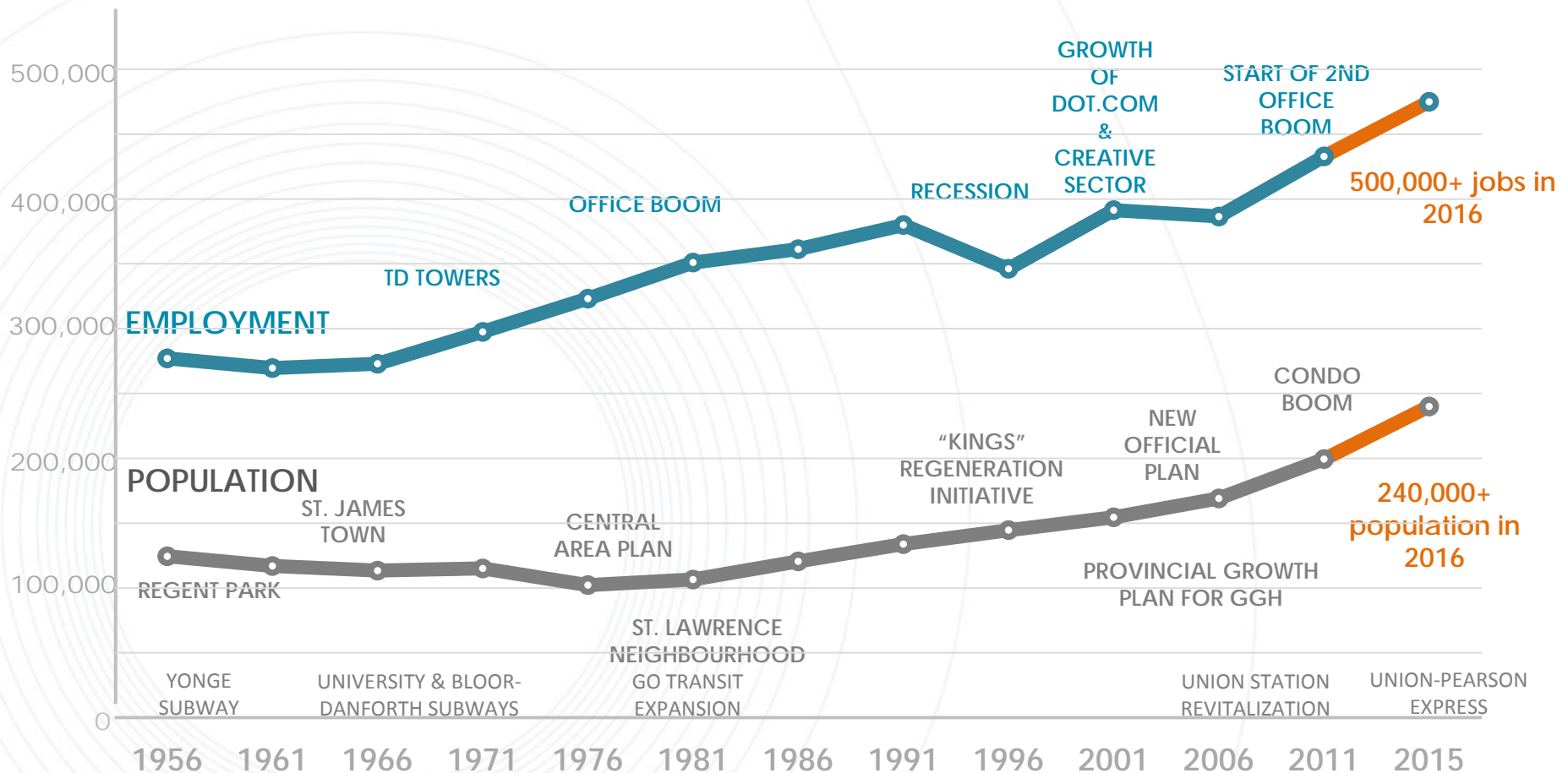
Final
Downtown Plan



- 2,000+ responses to the TOcore Survey from around the City
- 15,000+ website visits and 2,400+ #TOcore tweets
- 300+ participants at the policy open house
- Numerous stakeholder consultations including:
 - Building Industry and Land Development Association (BILD)
 - Business Improvement Areas (BIAs)
 - Resident Associations
 - Commercial Real Estate Development Association (NAIOP)
 - Stakeholder Advisory Groups



Historic Growth





Employment Growth Downtown



2011
432,900 jobs



2016
502,100 jobs



2041
850,000 -
915,000 jobs

13,800+ new jobs
Downtown per year (2011-2016)



Residential Growth Downtown



2011
census population
199,000



2016
census population
238,000



2041
projected population
475,000

7,500+ new residents moving
Downtown per year (2011-2016)



Downtown is a Destination



**830,000 +
Daytime population**

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

**250,000 +
Night-time population**

- residents
- overnight visitors



The Heart of Toronto



Shopping



Tourism



Ontario's capital precinct



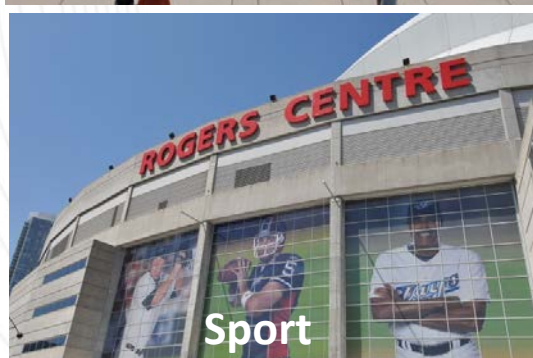
Civic precinct



Arts and culture



Entertainment



Sport



Media



Institutions



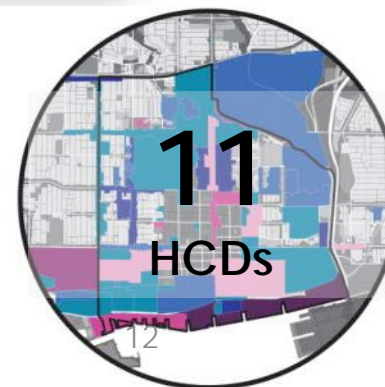
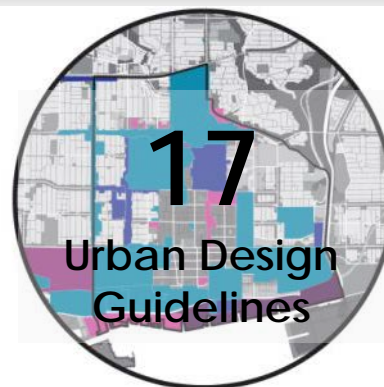
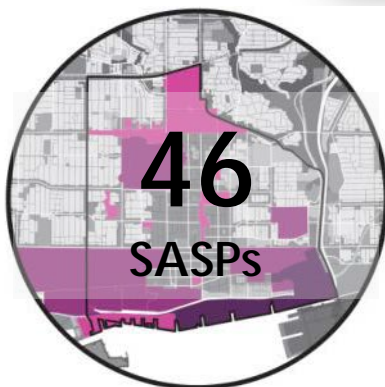
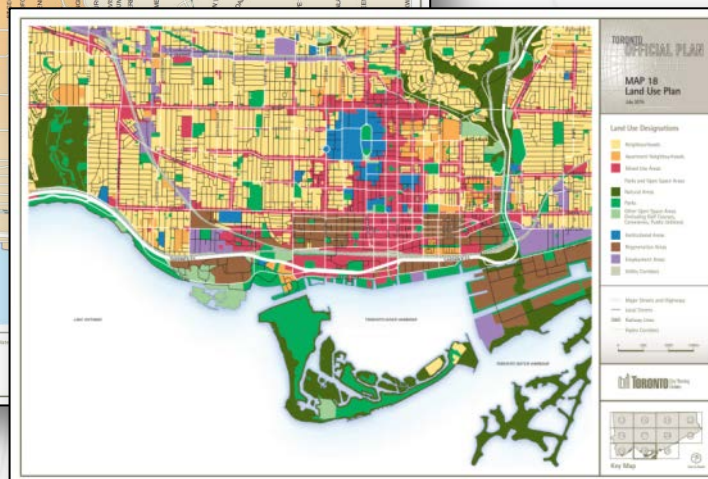
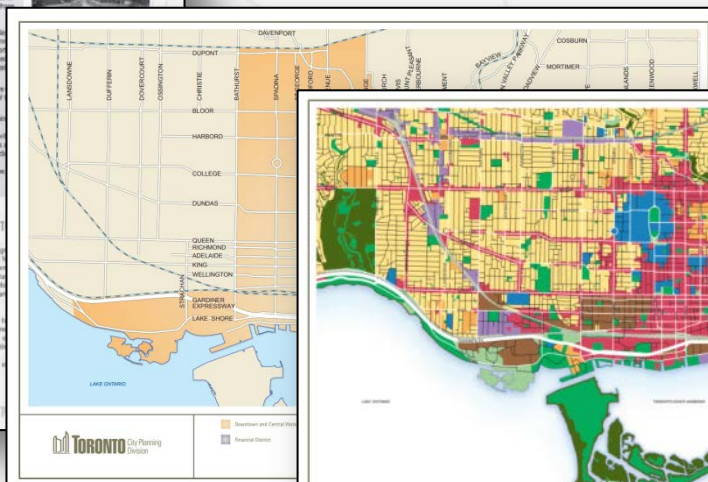
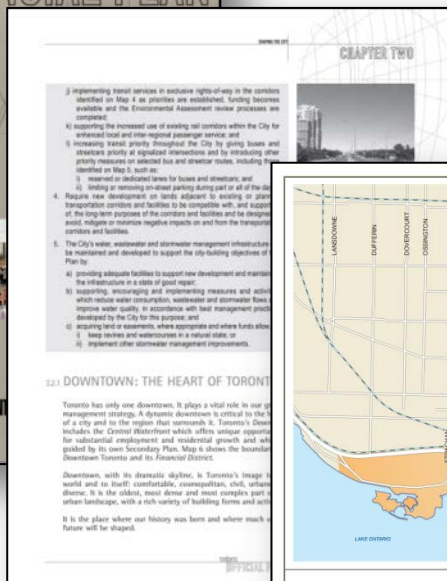
Existing Planning Framework

The Official Plan

2.2.1 Downtown: The Heart of Toronto

Map 6: Downtown & Central Waterfront

Map 18: Land Use Plan



1 Vision

*Downtown Toronto in 2041:
The liveable, connected and
resilient heart of a successful
and prosperous city and region*

5 Goals

Complete Communities
Connectivity
Prosperity
Resiliency
Responsibility



Big Policy Moves



**Land Use,
Scale &
Economy**



**Building for
Liveability**



**Parks & Public
Realm**



Mobility



**Community
Facilities / Housing**



Culture



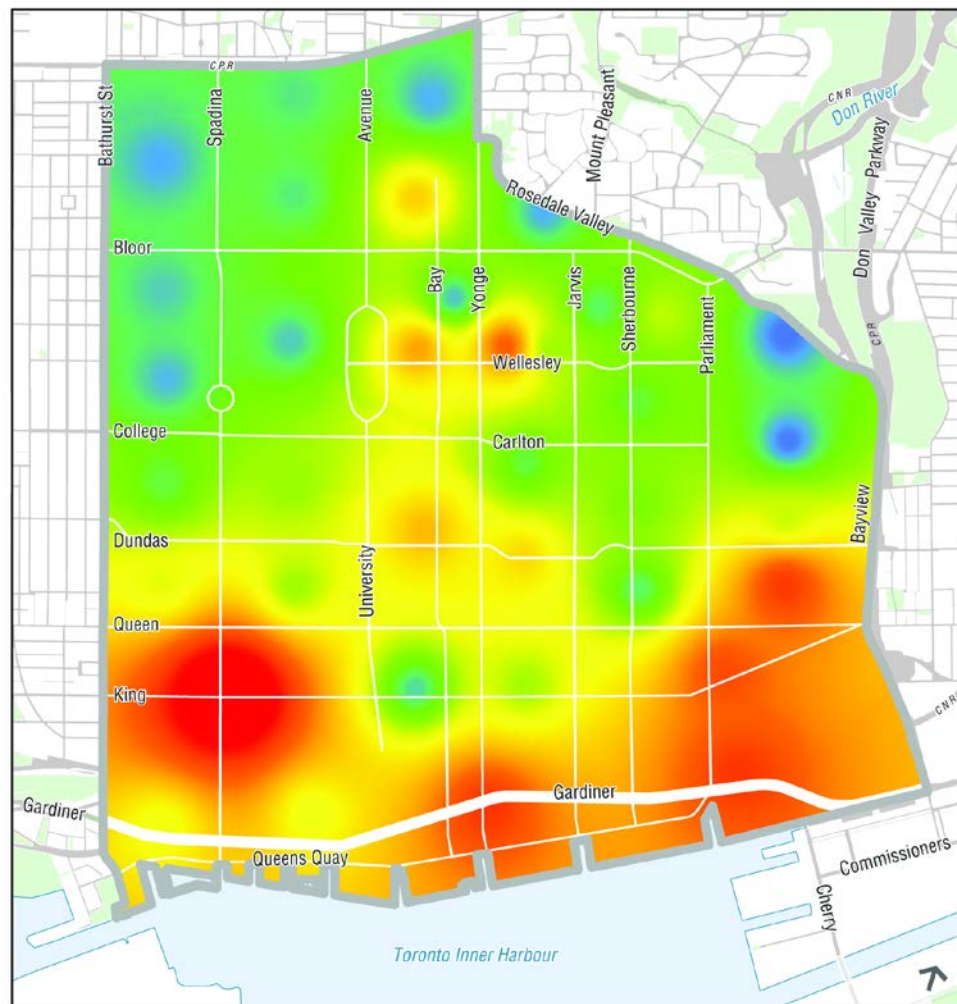
Resiliency



Water



Residential Growth Patterns

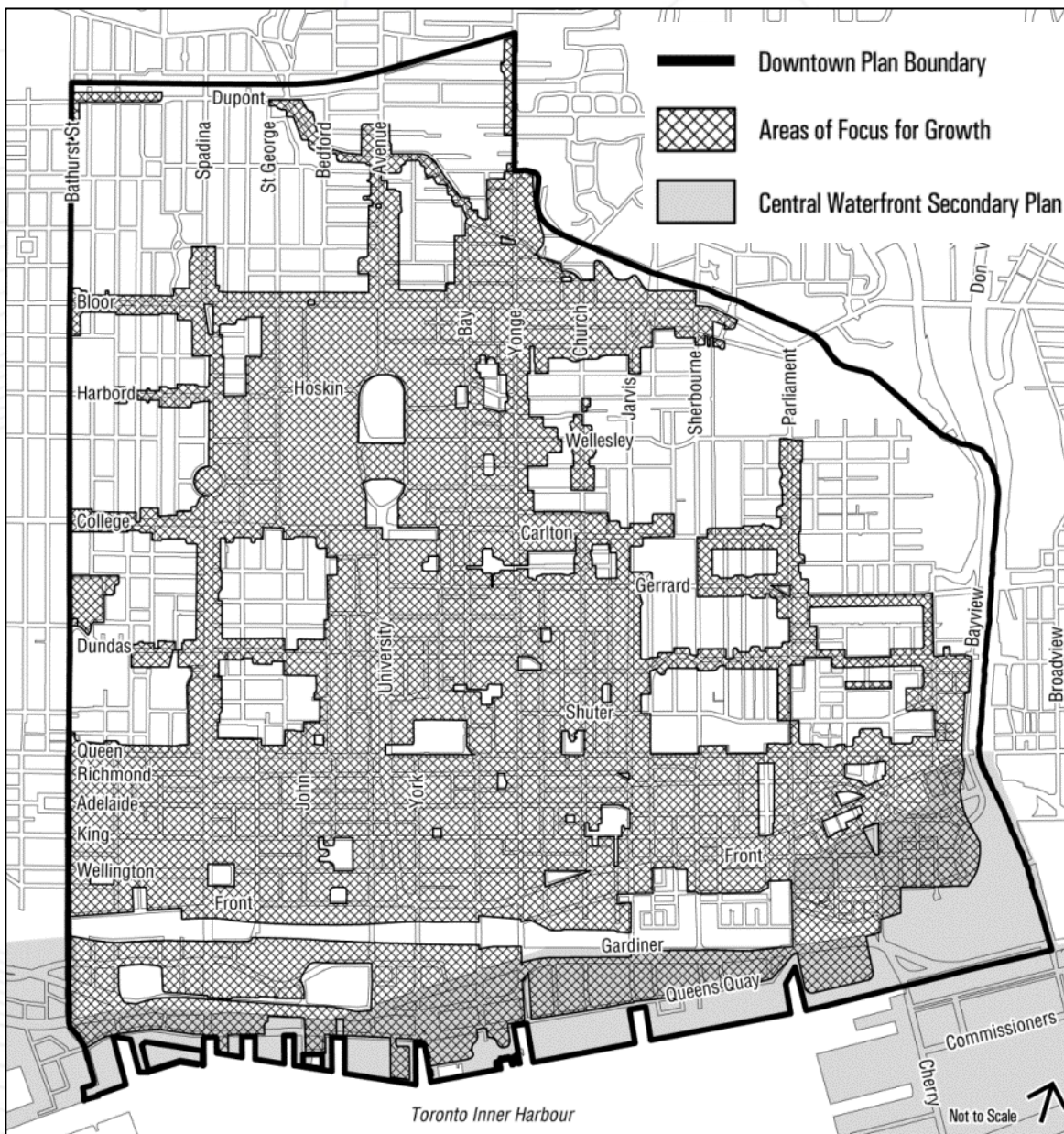


Projected Population Change 2011 - 2041



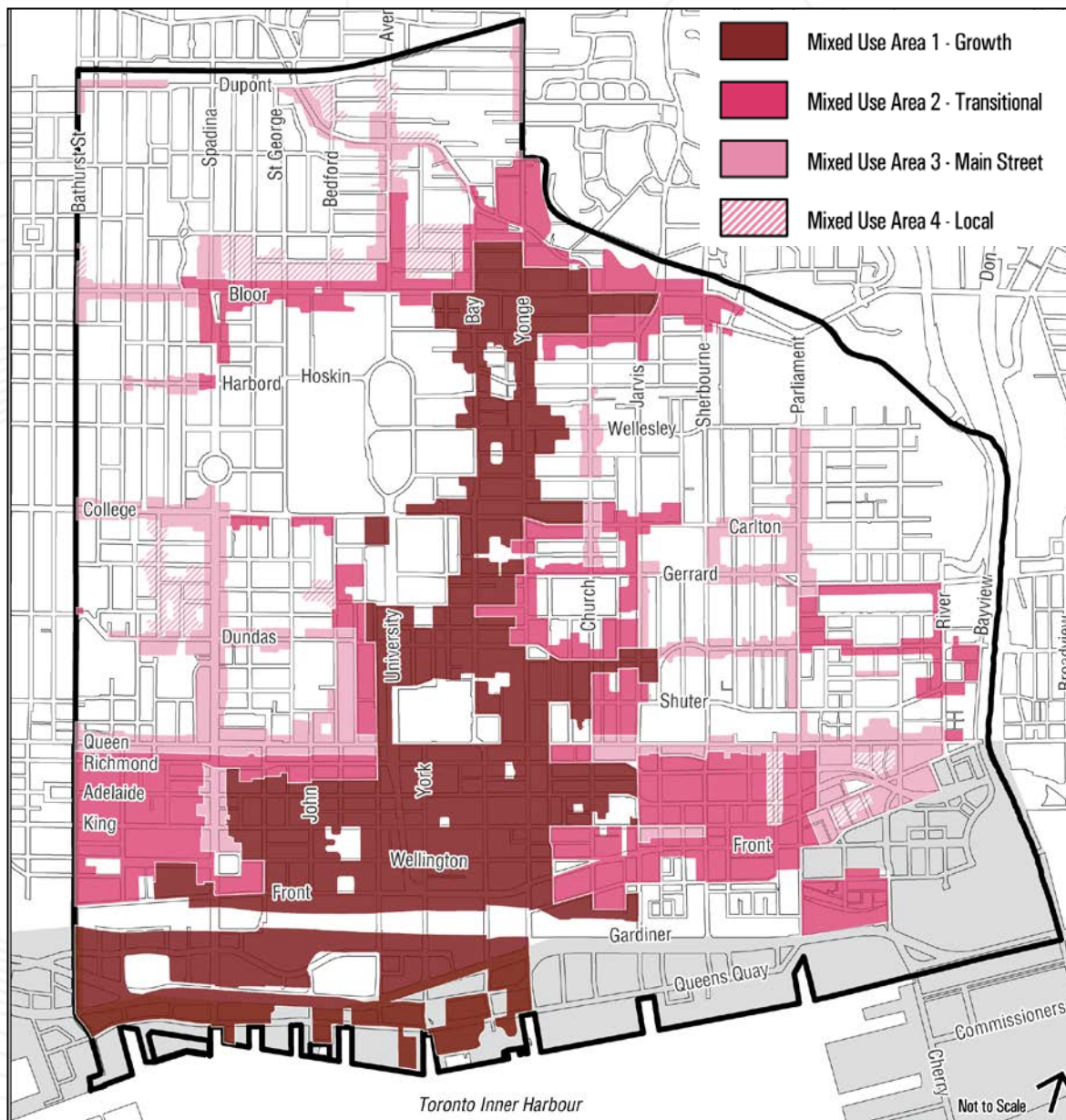


Directing Growth





Defining Scales of Growth





Balancing Non-Residential & Residential



- A focus on **future job growth** and **strong institutions**.
- An **expanded Financial District** that prioritizes non-residential uses within walking distance of Union Station
- A **new Health Sciences District**, providing for health care expansion needs
- Support for **creative industries** and **culture sector employment** in King-Spadina and King-Parliament
- **Quality retail space** along commercial main streets



Balancing Residential and Non-Residential Growth





Complete Communities

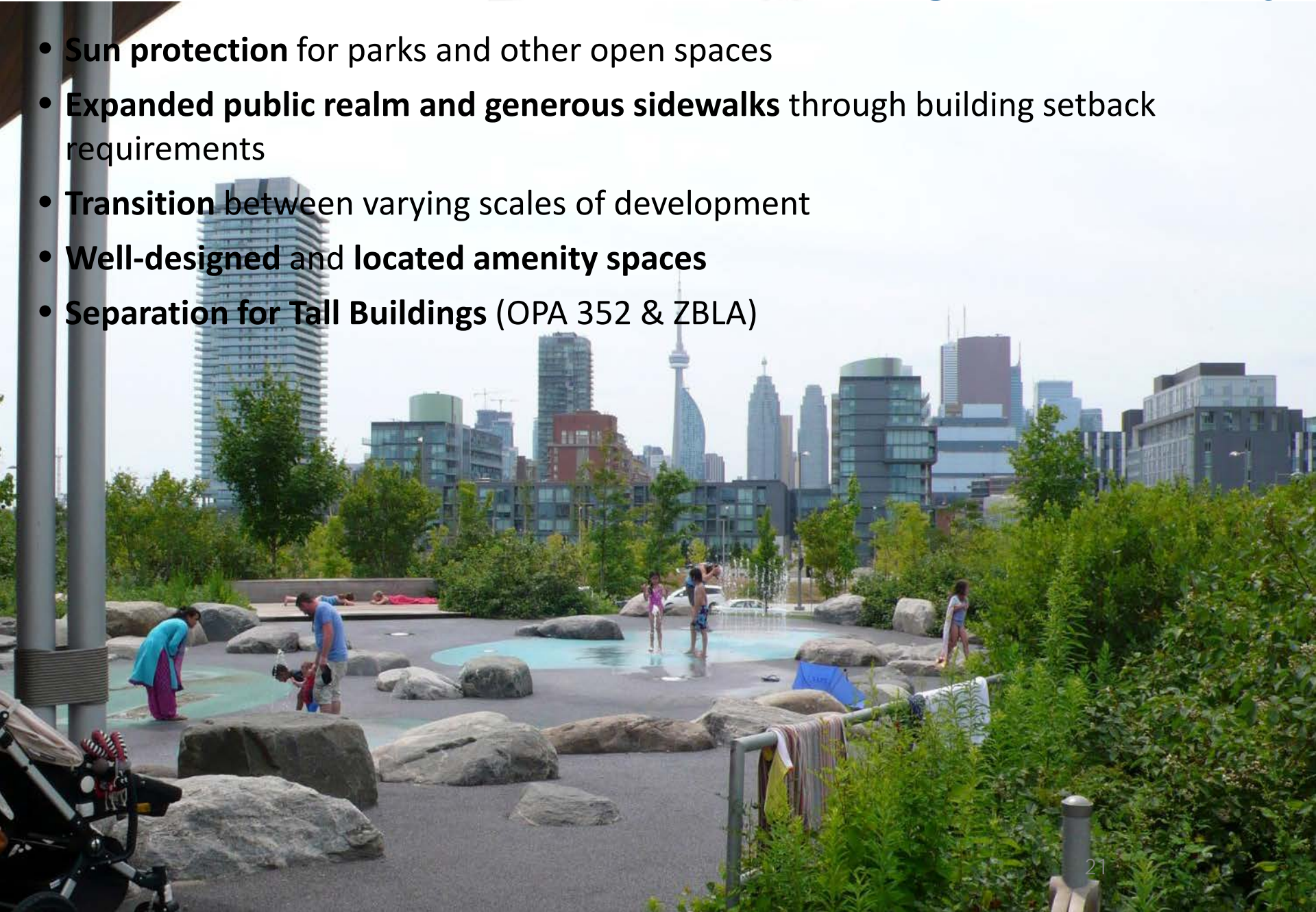
- **5 infrastructure strategies** will link growth and infrastructure
- A “**Complete Community Assessment**” required for major developments
- Consideration of both **physical and social infrastructure needs**, both on-site and within the surrounding area
- City will determine whether further study is required





Building for Liveability

- **Sun protection** for parks and other open spaces
- **Expanded public realm and generous sidewalks** through building setback requirements
- **Transition** between varying scales of development
- **Well-designed and located amenity spaces**
- **Separation for Tall Buildings** (OPA 352 & ZBLA)





- **On-site parkland dedication** prioritized
- **Incentives for developers to work together** to consolidate their parkland





- A focus on **expanding, improving and connecting** public spaces
- A series of **new and innovative moves** to re-imagine, transform and grow the public realm
- A new Downtown **parks and public realm plan** to support implementation



Prioritizing Active Transit



- A more **walkable Downtown**: pedestrian and public realm improvements
- A long-term **cycling network**
- **Surface transit priority** and **expansion** to support growth
- Goods movement through **curbside management**



- A **variety of unit types/sizes** in vertical communities: requirements for **larger units**
- Increasing **affordable housing** stock for renters and owners
- Replacement of **dwelling rooms**





Community Services & Facilities

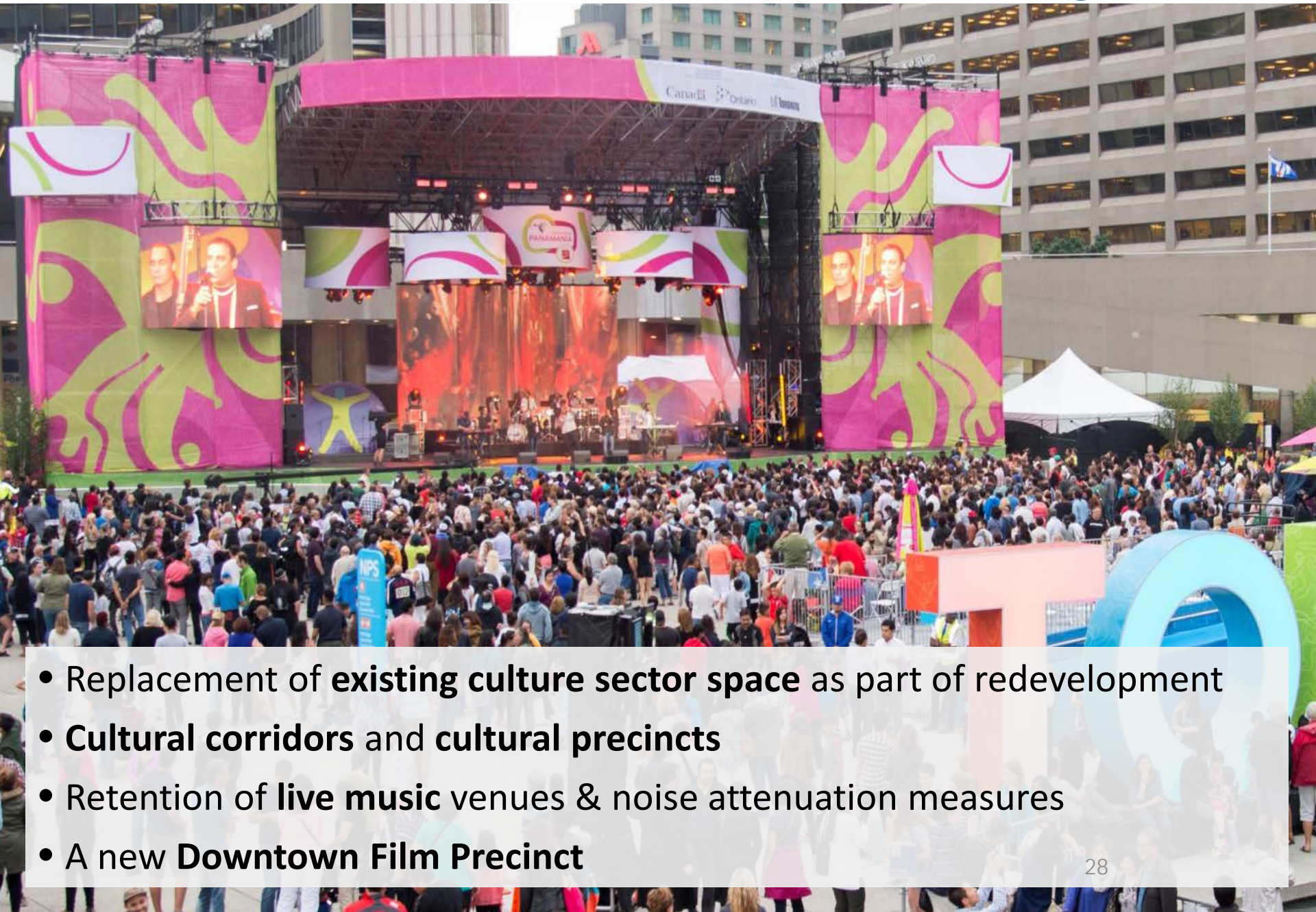
- **No-net-loss** of community space through development
- Provision of **community infrastructure** concurrent with growth
- **CS&F Strategy** to actively and comprehensively address infrastructure needs as development proceeds





- Integration of **green infrastructure**
- Expansion of **thermal energy networks** (e.g. deep lake water cooling)
- Encouragement of **low carbon energy** infrastructure
- **Back-up power** for residential buildings
- Expansion of **water-related servicing** to support growth and reduction of **groundwater inflow/infiltration** into sewers

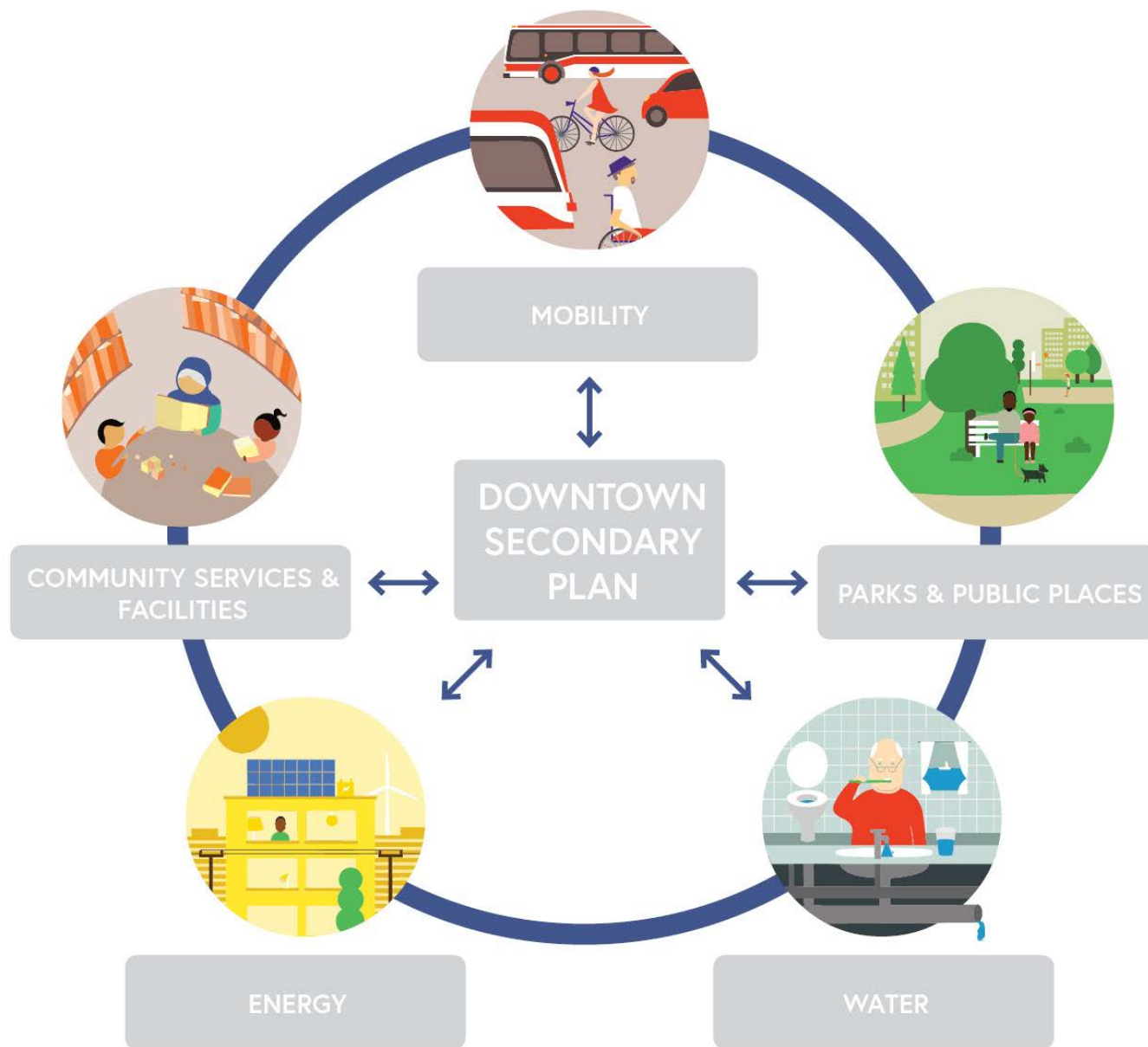




- Replacement of **existing culture sector space** as part of redevelopment
- **Cultural corridors** and **cultural precincts**
- Retention of **live music** venues & noise attenuation measures
- A new **Downtown Film Precinct**



Infrastructure Strategies





A Collaborative Project

Cluster A

Children's Services
Economic Development & Culture
Employment & Social Services
Parks, Forestry & Recreation
Shelter, Support & Housing
SDFA
Toronto Public Health
Affordable Housing Office

Cluster B

City Planning (Lead)
Toronto Water
Transportation Services
Fire Services / Paramedic Services
MCIC

TOcore

Cluster C

Corporate Finance
Financial Planning
Environment & Energy
Real Estate Services

Supporting Partners

TDSB / TCDSB
Toronto Parking Authority
Toronto Transit Commission
Toronto Hydro
Toronto Public Library
AOCCs / TNCs



**Dec 2017-
Jan 2018**

Stakeholder and public consultation

Online engagement

- Survey & Social Pinpoint: www.toronto.ca/tocore
- Email: tocore@toronto.ca
- Twitter: #TOcore @CityPlanTO

Spring 2018 Statutory meeting

Recommendations Report for Downtown OPA & Infrastructure Strategies

- April 5, Planning & Growth Management Committee





***Downtown Toronto in 2041:
The liveable, connected and resilient
heart of a successful and prosperous
city and region***





www.toronto.ca/TOcore

#TOcore

@CityPlanTO

