

## 4+8 PROPOSED POLICIES

4.1

Map 2 shows the areas of focus for growth for Downtown Toronto.

4.2

Downtown's areas of focus for growth are defined by those areas designated *Mixed Use Areas 1, Mixed Use Areas 2, Mixed Use Areas 3, Regeneration Areas* and *Institutional Areas*.

4.3

Not all areas within Downtown will experience the same levels of intensification. The intensity of growth will be determined by the policies of the Official Plan, this Downtown Plan and other applicable Secondary Plans and Site and Area Specific Policies.

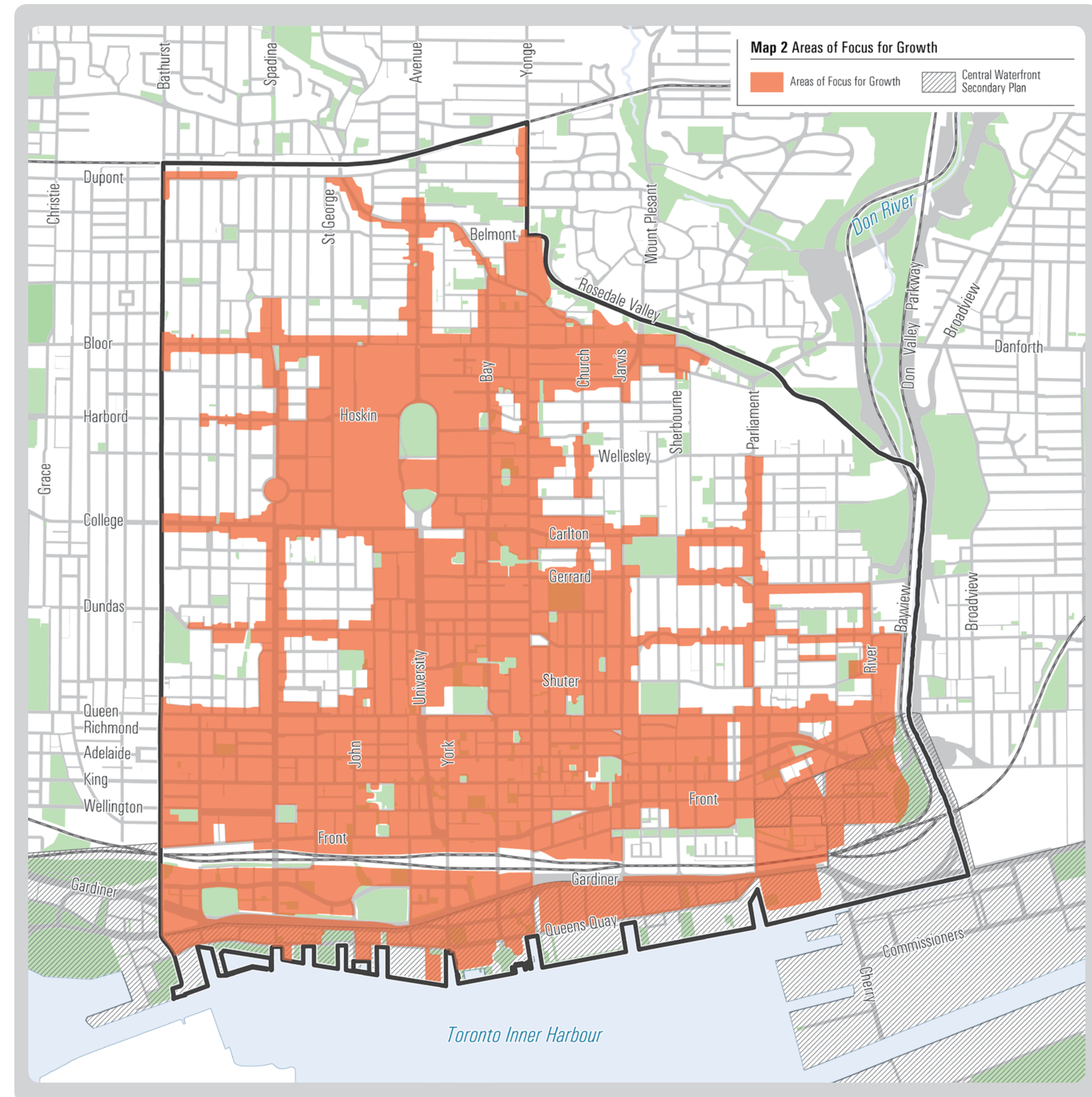
4.3

*Neighbourhoods, Apartment Neighbourhoods, Mixed Use Areas 4, and Utility Corridors* are not targeted for intensification.

8.31

Prior to development above as-of-right permissions within 500 metres of a planned rapid transit station, a study will be undertaken by the City that will result in a Site and Area Specific Policy.

## HAVE YOUR SAY







## 8 PROPOSED POLICIES

8.17

*Mixed Use Areas* will contain varying scales and/or intensities of development.

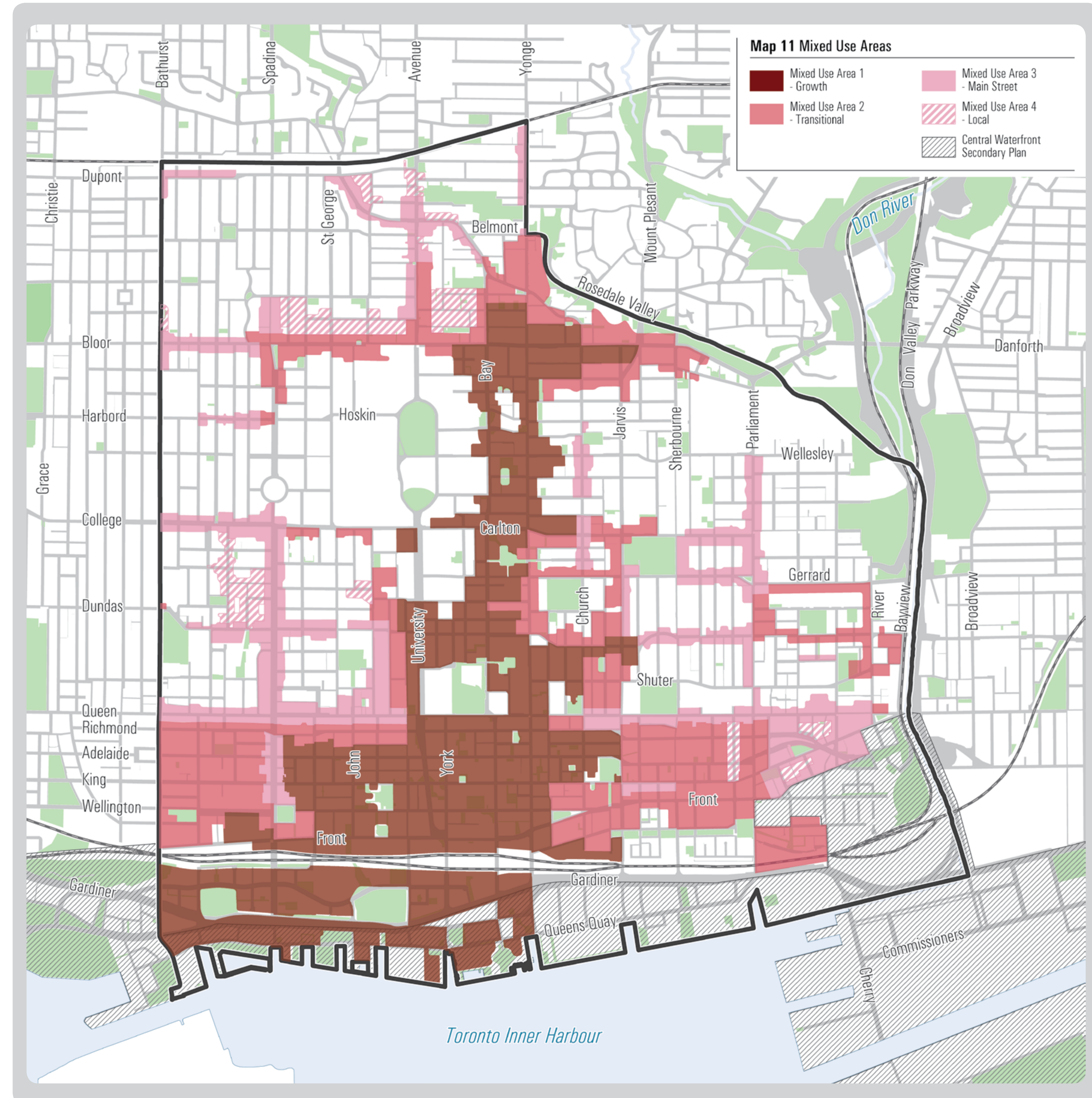
8.18

Building heights, massing and scale of development will transition between each of the *Mixed Use Areas*, with the tallest buildings located in *Mixed Use Areas* 1 stepping down through *Mixed Use Areas* 2 and *Mixed Use Areas* 3 to low-scale buildings in *Mixed Use Areas* 4.

8.19

Not all sites can accommodate the maximum scale of development anticipated in each of the *Mixed Use Areas* while also supporting the liveability of the development and the neighbourhood. Development will be required to address specific site characteristics including lot width, depth, location on a block, adjacency to heritage buildings, parks or open spaces, shadow impacts, and other sensitive adjacencies, potentially resulting in a lower scale building.

## HAVE YOUR SAY





## 8 PROPOSED POLICIES

8.1

Opportunities to expand non-residential uses within the Financial District will be protected to support the future prosperity of the entire city, the region and the province. The Financial District is shown on Map 10.

8.2

Within the Financial District, any approved increase in density, above the existing as-of-right permissions contained within the in-force Zoning By-law, will only contain non-residential gross floor area.

8.3

Development in the Financial District will create an interesting, cohesive and activated public realm by:

- 8.3.1. including retail and commercial service uses at grade; and
- 8.3.2. protecting and improving the existing pedestrian and open space network.

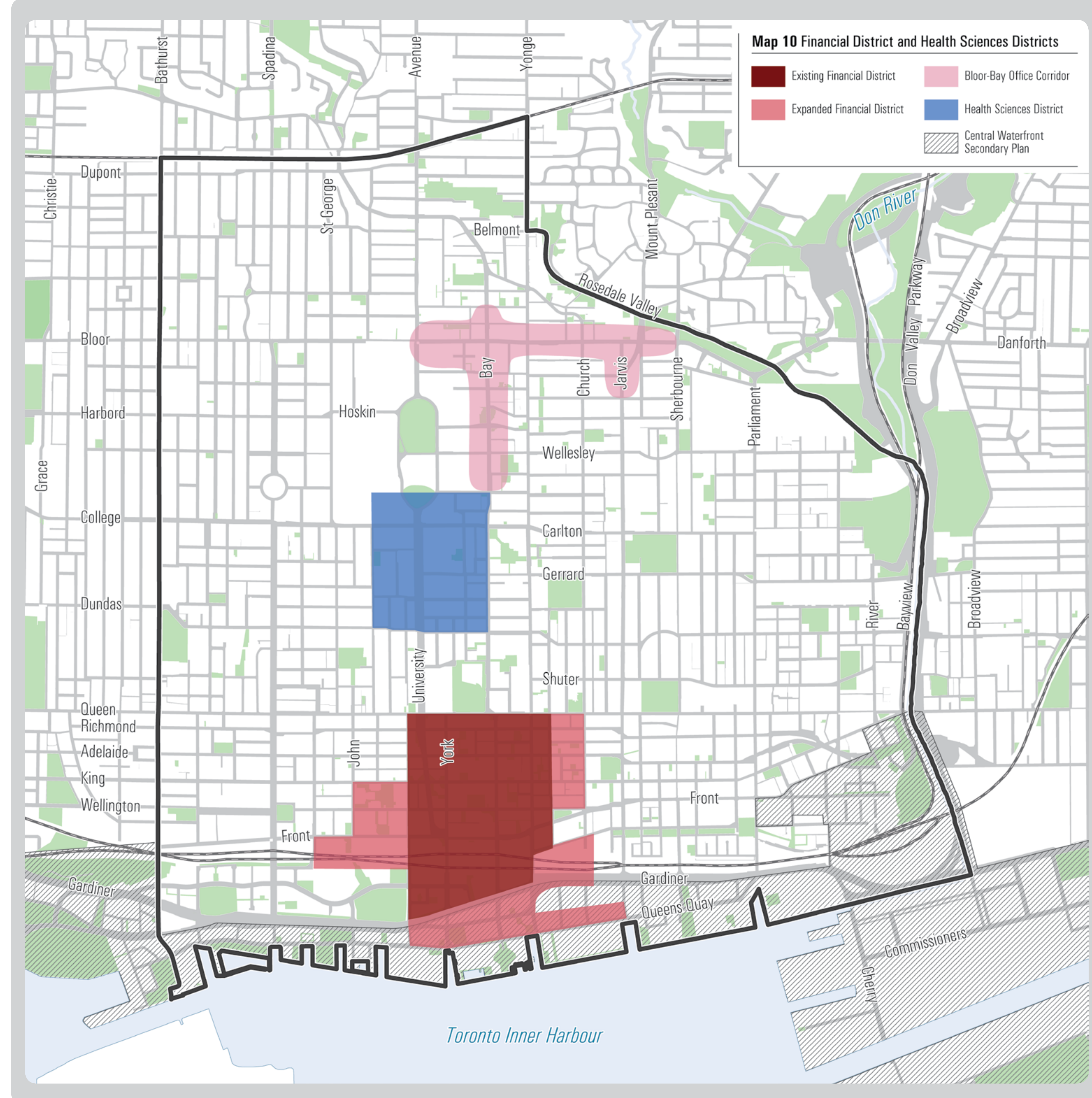
8.11

The Health Sciences District includes a significant number of treatment, education, research and related commercial functions that are clustered within close walking distance of each other. Opportunities to expand these important non-residential uses, along with the need to be clustered, will be protected. The Health Sciences District is shown on Map 10.

8.12

Within the Health Sciences District, any approved increase in density, above the existing as-of-right permissions contained within the in-force Zoning By-laws, will only contain non-residential gross floor area that supports the growth of the health sciences industry.

## HAVE YOUR SAY





## 8 PROPOSED POLICIES

8.32

To maintain and enhance Downtown's retail vitality, serving local needs and destination shoppers, Priority Retail Streets are shown on Map 13.

8.33

The retail and service commercial space within any development on a Priority Retail Street will:

- 8.33.1. provide generous floor-to-ceiling heights to allow flexible and useable retail space;
- 8.33.2. provide increased setbacks at grade to provide space for enhancements to the public realm as required in this Plan;
- 8.33.3. be of high quality design, with flexible spaces that allow for multiple uses over time;
- 8.33.4. be informed by retail design guidelines; and
- 8.33.5. include the entire ground floor of all new buildings, excluding the space required for entrances, parking entrances, servicing spaces and other service exits.

8.34

Residential uses on the ground floor of a development on a Priority Retail Street, with the exception of those located in *Mixed Use Areas 1*, will only be permitted when they are immediately adjacent to *Neighbourhoods*, fronting onto a local street.

8.35

When the local context contains a fine-grain pattern of retail uses at grade, development that includes larger stores must locate and design these stores to protect the prevailing character.







## 8 PROPOSED POLICIES

8.20

Development within *Mixed Use Areas 1* will include a diverse range of buildings typologies, including tall buildings, with height, scale and massing dependent on the site characteristics.

8.21

Development within *Mixed Use Areas 1* will achieve:

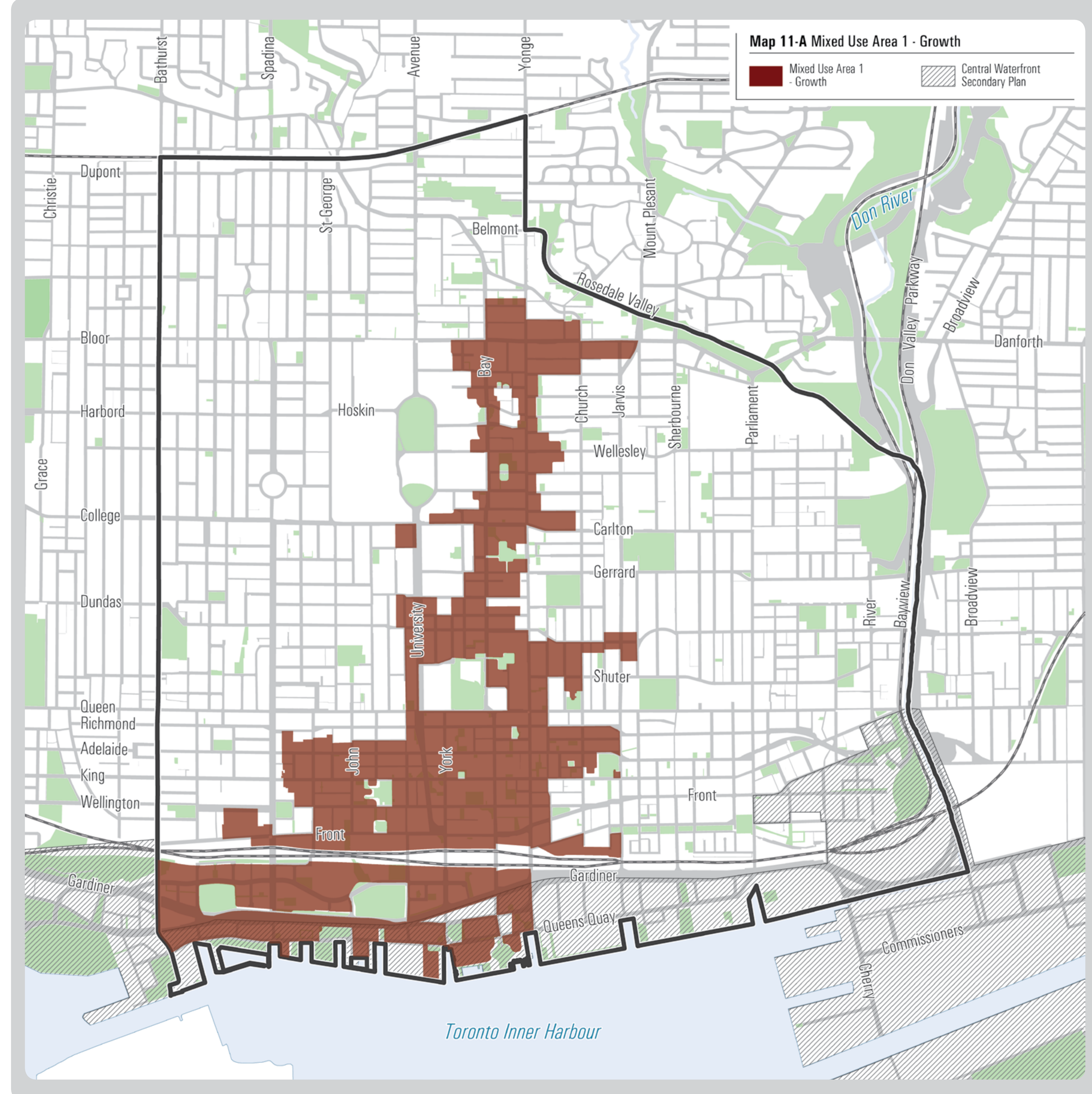
- 8.21.1. a high proportion of non-residential uses within new mixed use developments; and
- 8.21.2. a diverse range of non-residential uses.

8.22

Development within *Mixed Use Areas 1* will limit residential dwelling units to floors above the 4th storey in any mixed use building.

## HAVE YOUR SAY

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## 8 PROPOSED POLICIES

8.23

Development within *Mixed Use Areas 2* will include a diverse range of building typologies including low-rise, mid-rise and tall buildings. The scale and massing of buildings will respect and reinforce the existing physical character of the neighbourhood, including the prevailing heights, massing, scale, density and building type.

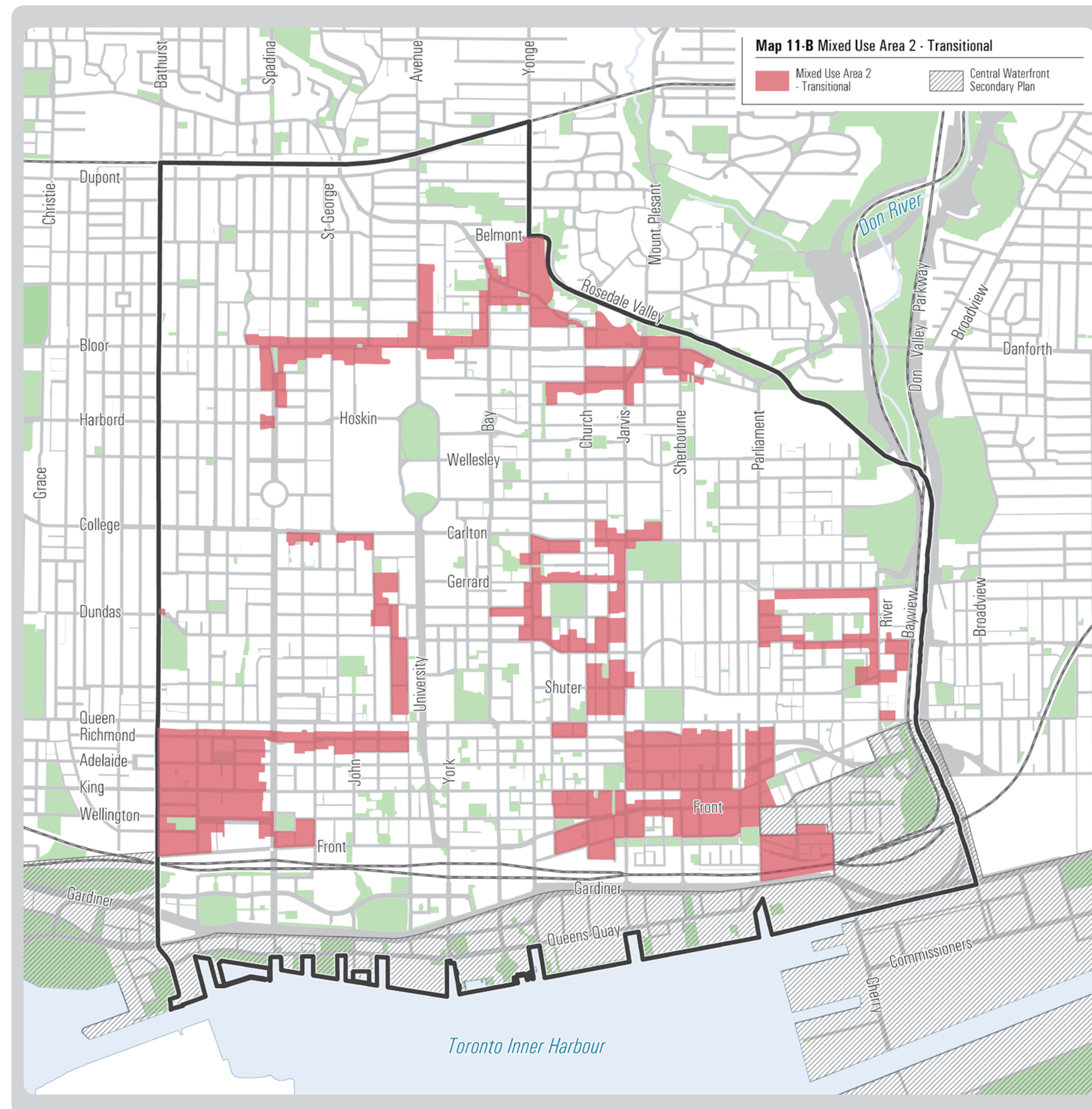
8.24

*Mixed Use Areas 2* are the areas of transition between the low to mid-rise scale of *Mixed Use Areas 3* and higher intensity development anticipated within the *Mixed Use Areas 1*.

8.25

Development in *Mixed Use Areas 2* will achieve a diverse range of uses. Development in close proximity to those areas shown on Map 10 will require a higher proportion of non-residential gross floor area.

## HAVE YOUR SAY





## 6+8 PROPOSED POLICIES

8.26

Development in *Mixed Use Areas 3* will generally be in the form of low-rise and mid-rise buildings.

8.27

Development within *Mixed Use Areas 3* will:

- 8.27.1. include retail uses and/or commercial services at grade with residential, office and institutional uses above; and
- 8.27.2. be informed by the Performance Standards contained within the Avenues and Mid-Rise Building Study.

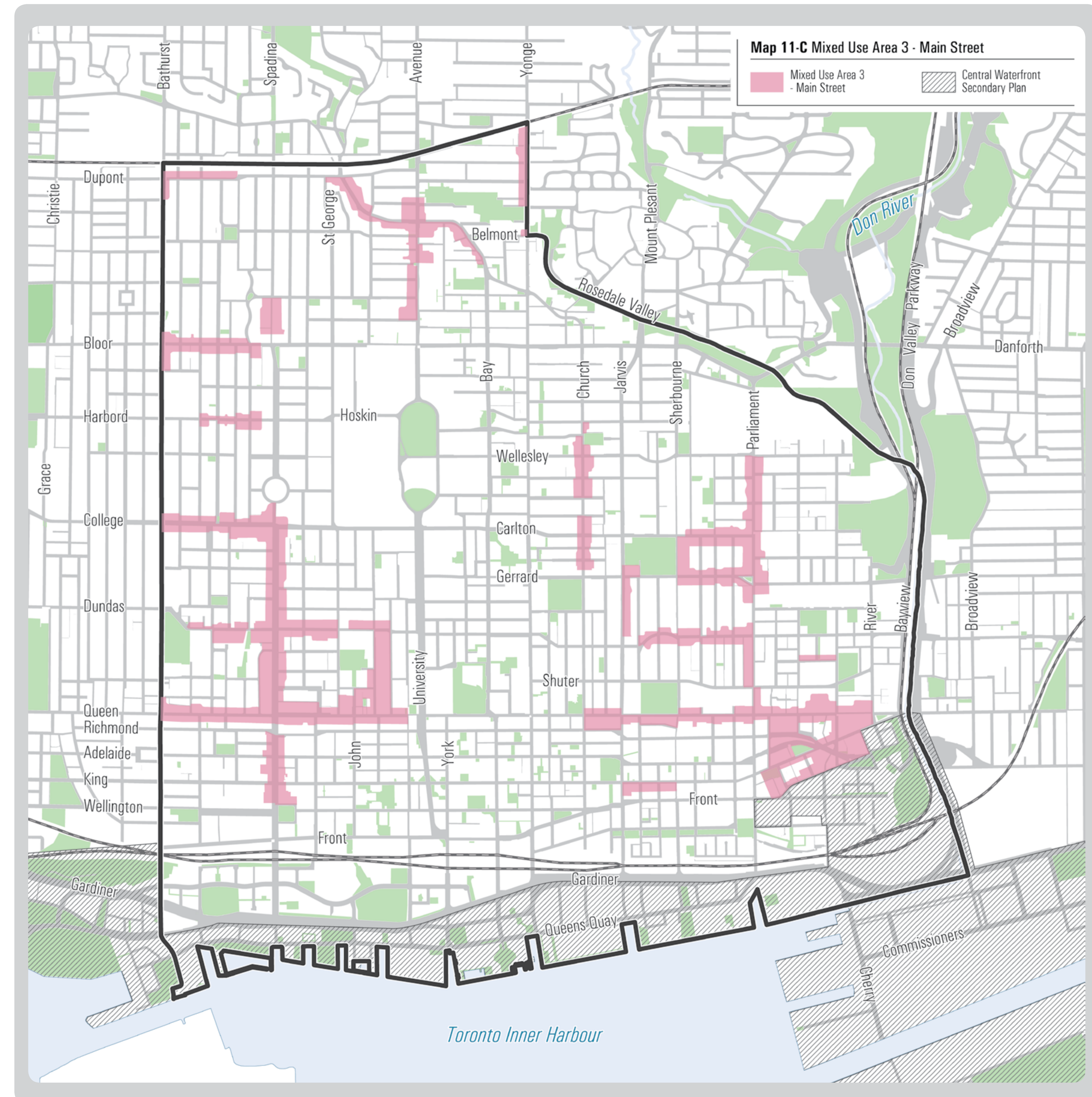
6.29

In *Mixed Use Areas 3*, mid-rise development will:

- 6.29.1. have heights generally equivalent to the width of the right-of-way that it fronts onto;
- 6.29.2. be designed to generally provide for a minimum of 5 hours of sunlight onto the street that it fronts onto between March 21st and September 21st, by providing a 45-degree angular plane from a height equivalent to 80% of the right-of-way width;
- 6.29.5. be informed by the Performance Standards contained within the Avenues and Mid-Rise Building Study for all other aspects of the development not described in this Plan.

## HAVE YOUR SAY

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## 8 PROPOSED POLICIES

8.28

*Mixed Use Areas 4* contains a mix of uses with a prevailing character of house form and other types of low-rise buildings.

Development in *Mixed Use Areas 4* will:

8.29

- 8.29.1. contain residential, small-scale office, institutional, service, and retail uses that serve the needs of the local community; and
- 8.29.2. be of a low-rise scale respecting and reinforcing the existing physical character of the neighbourhood, including the prevailing heights, massing, scale, density and building type.

## HAVE YOUR SAY

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