



Tocore Planning Downtown

Public Open House

Overview of the Downtown Plan Official Plan Amendment
April 23, 2018

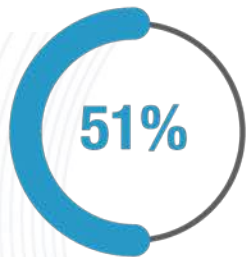
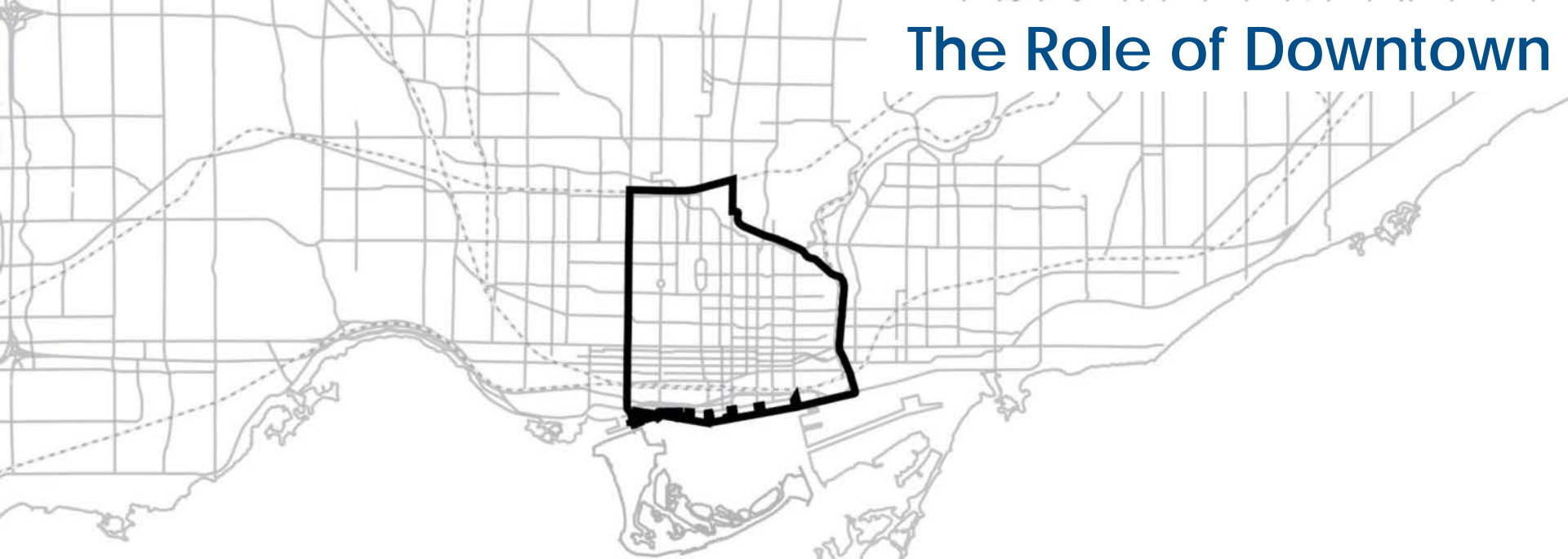


A 25-Year Plan for Downtown

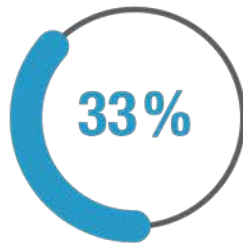
To ensure **growth contributes positively** to Toronto's Downtown as a great place to **live, work, learn, play** and **invest**.



The Role of Downtown



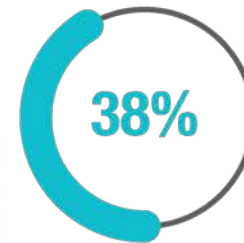
GDP



JOBS



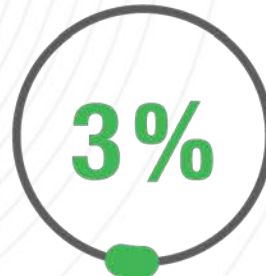
TAX BASE



**RESIDENTIAL
DEVELOPMENT**



**NON-RESIDENTIAL
DEVELOPMENT**



LAND AREA



Employment Growth Downtown



2011
432,900 jobs



2016
500,000 jobs



2041
850,000 -
915,000 jobs

(including South of Eastern
and Liberty Village)

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



Residential Growth Downtown



2011
census population
199,000



2016
census population
238,000

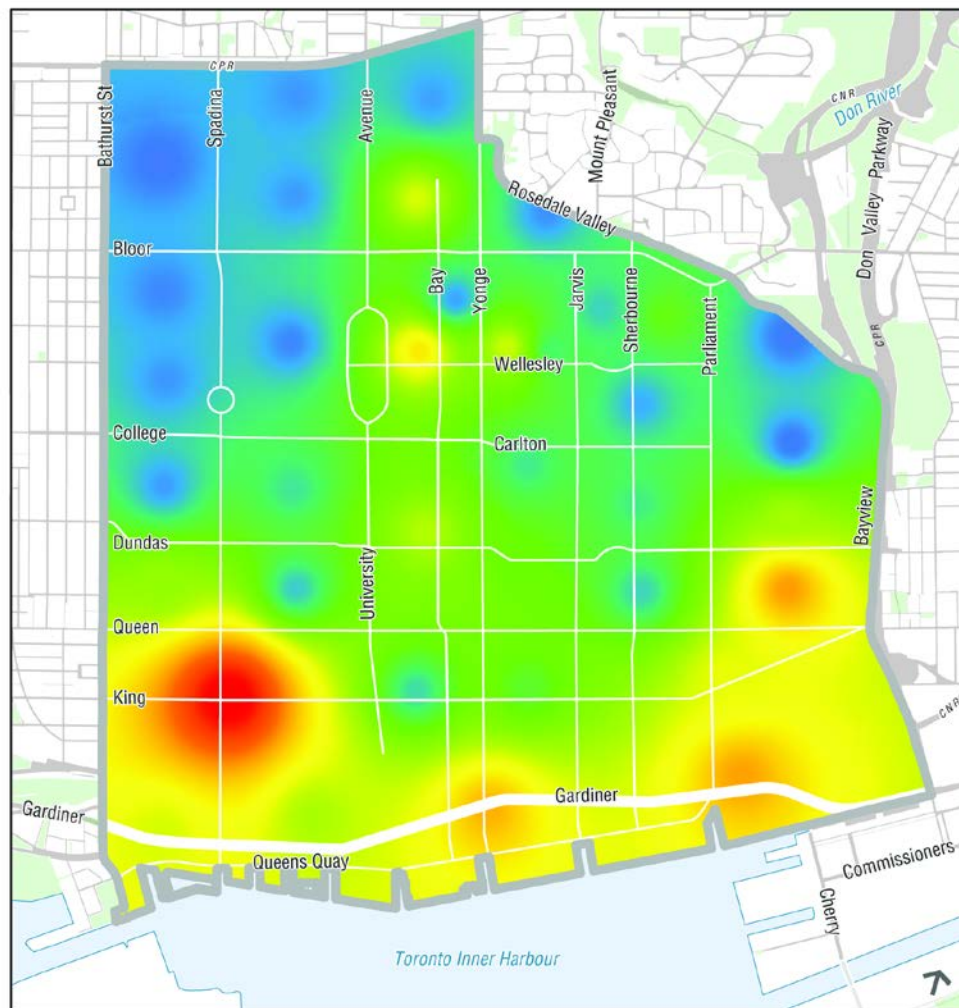


2041
projected population
475,000

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



Residential Growth Patterns

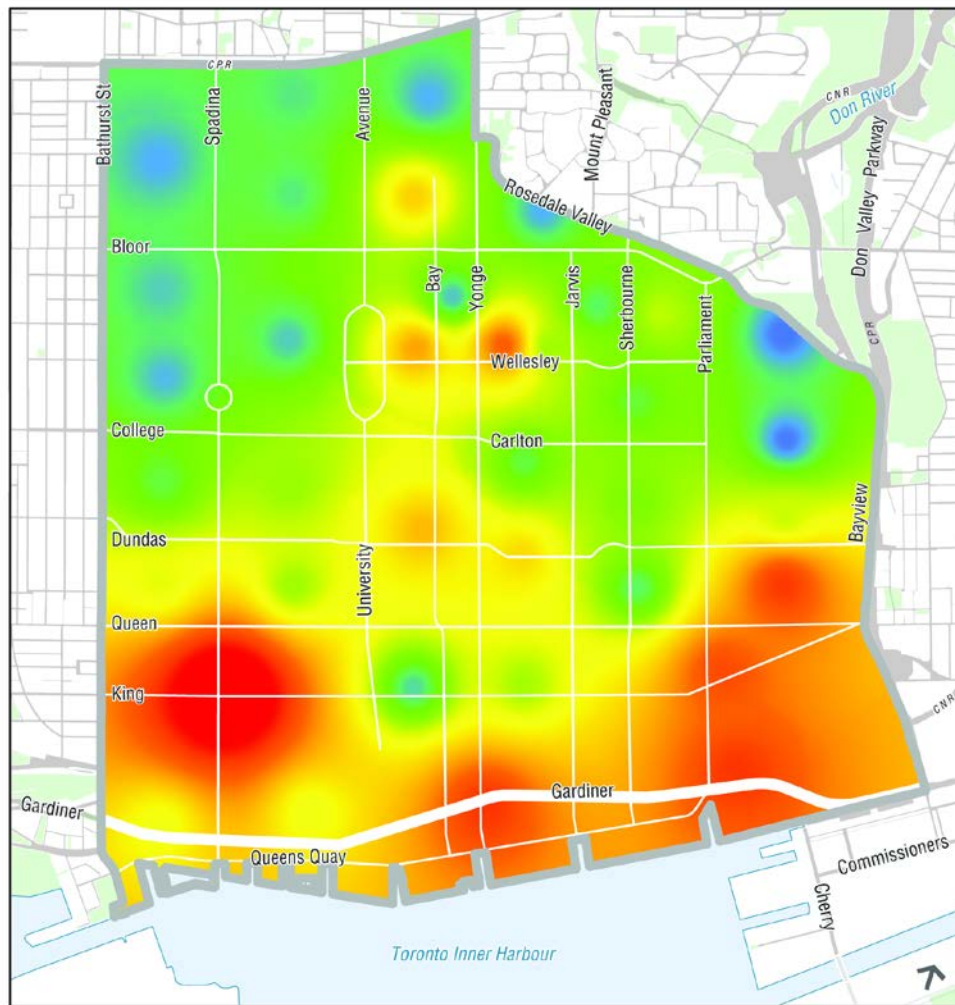


Projected Population Change 2011 - 2026





Residential Growth Patterns



Projected Population Change 2011 - 2041





2014

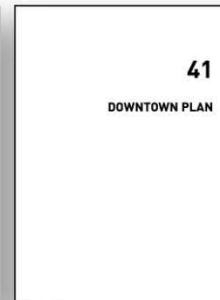
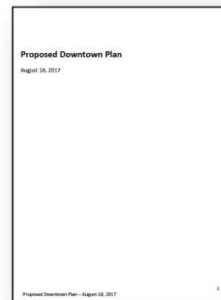
2015

2016

2017

2018

2019



We are here.

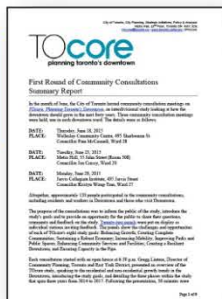
Phase 1
Background Analysis &
Emerging Directions

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





- **Public events** – open houses, lectures, panel discussions, workshops
- **Stakeholder consultations** – development industry representatives, institutions, Business Improvement Areas, Resident Associations, advisory groups
- **Public space public life surveys**
- **Online tools** – surveys, Social PinPoint, Twitter (#TOcore), Facebook, YouTube, Favourite Places survey
- **Email submissions**





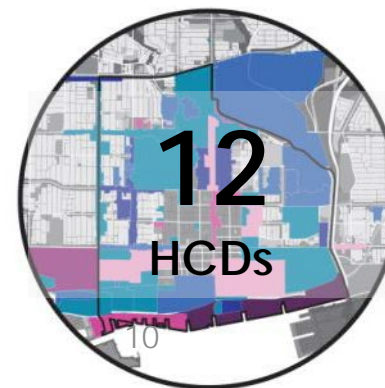
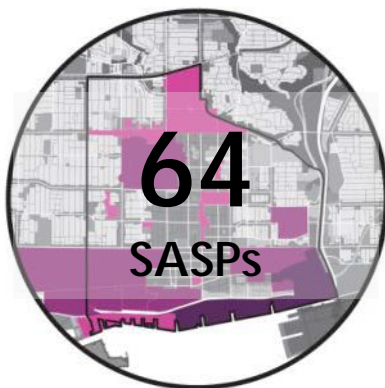
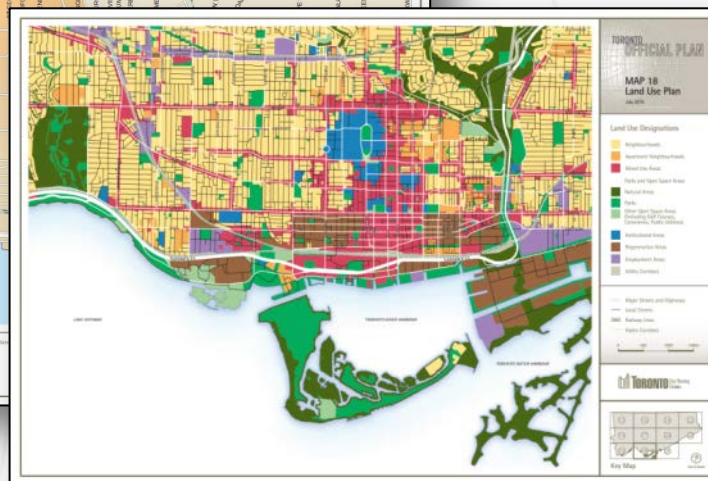
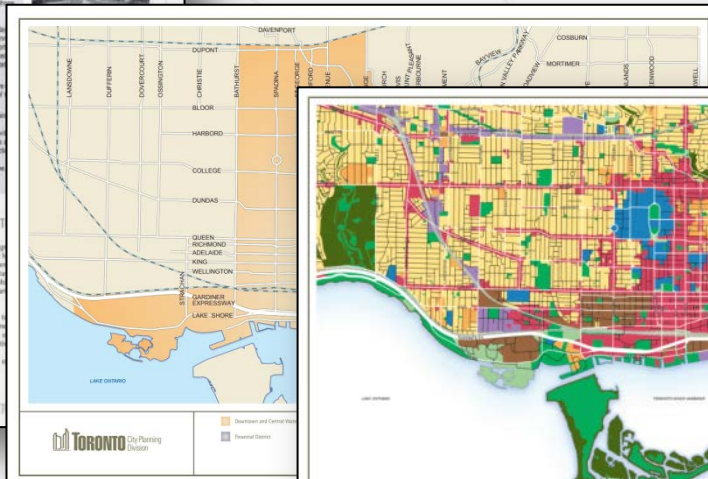
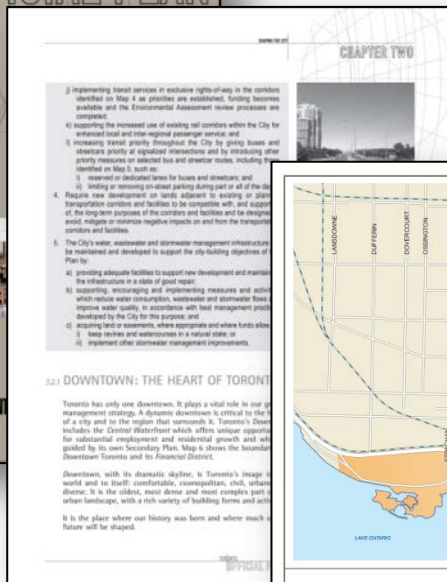
Existing Planning Framework

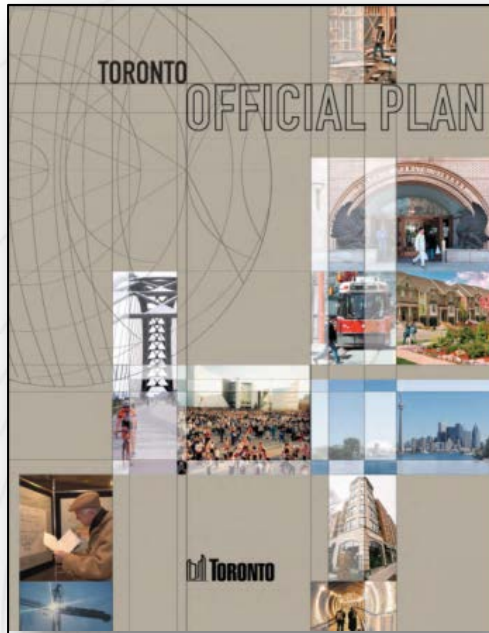
The Official Plan

2.2.1 Downtown: The Heart of Toronto

Map 6: Downtown & Central Waterfront

Map 18: Land Use Plan

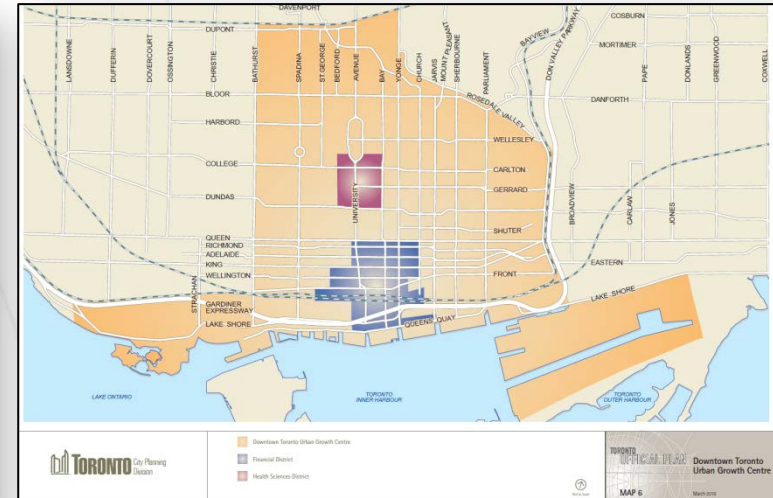




The Official Plan



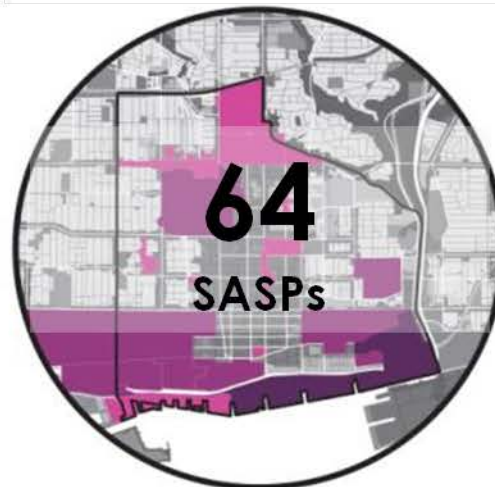
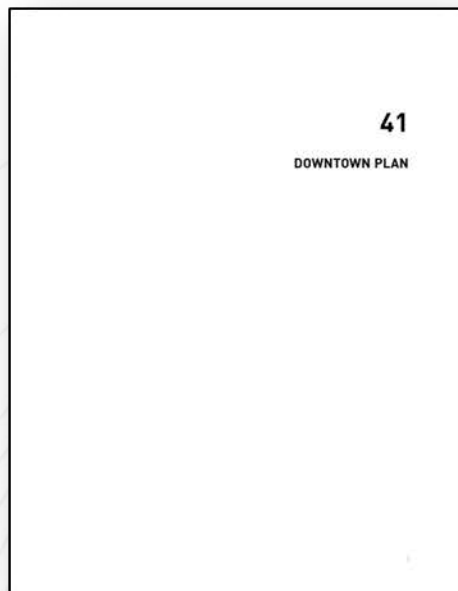
2.2.1 Downtown:
The Heart of
Toronto **(UPDATED)**



Map 6: Downtown & Central
Waterfront **(UPDATED)**



Putting it Together



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



The issue:

- Infrastructure to support liveability not keeping pace with growth
- Diversity and character of different neighbourhoods need to be valued

The Downtown Plan:

- Links growth and infrastructure through **5 infrastructure strategies**
- Requires a **Complete Community Assessment** as part of development applications that considers all surrounding blocks
- **Further study or an SASP** may be needed where cumulative impact of several developments or infrastructure is determined to be insufficient
- **Growth is targeted to certain designations:** *Mixed Use Areas 1, 2 and 3, Regeneration Areas and Institutional*





Balancing Non-Residential & Residential

The issue:

- Downtown's economic vitality, competitiveness and economic growth rely on a balance between residential and non-residential development
- Balance and diversity of use Downtown are essential to support Toronto's robust economy
- Residential development is driving up land prices, creating challenges for the office and institutional sectors to compete for sites



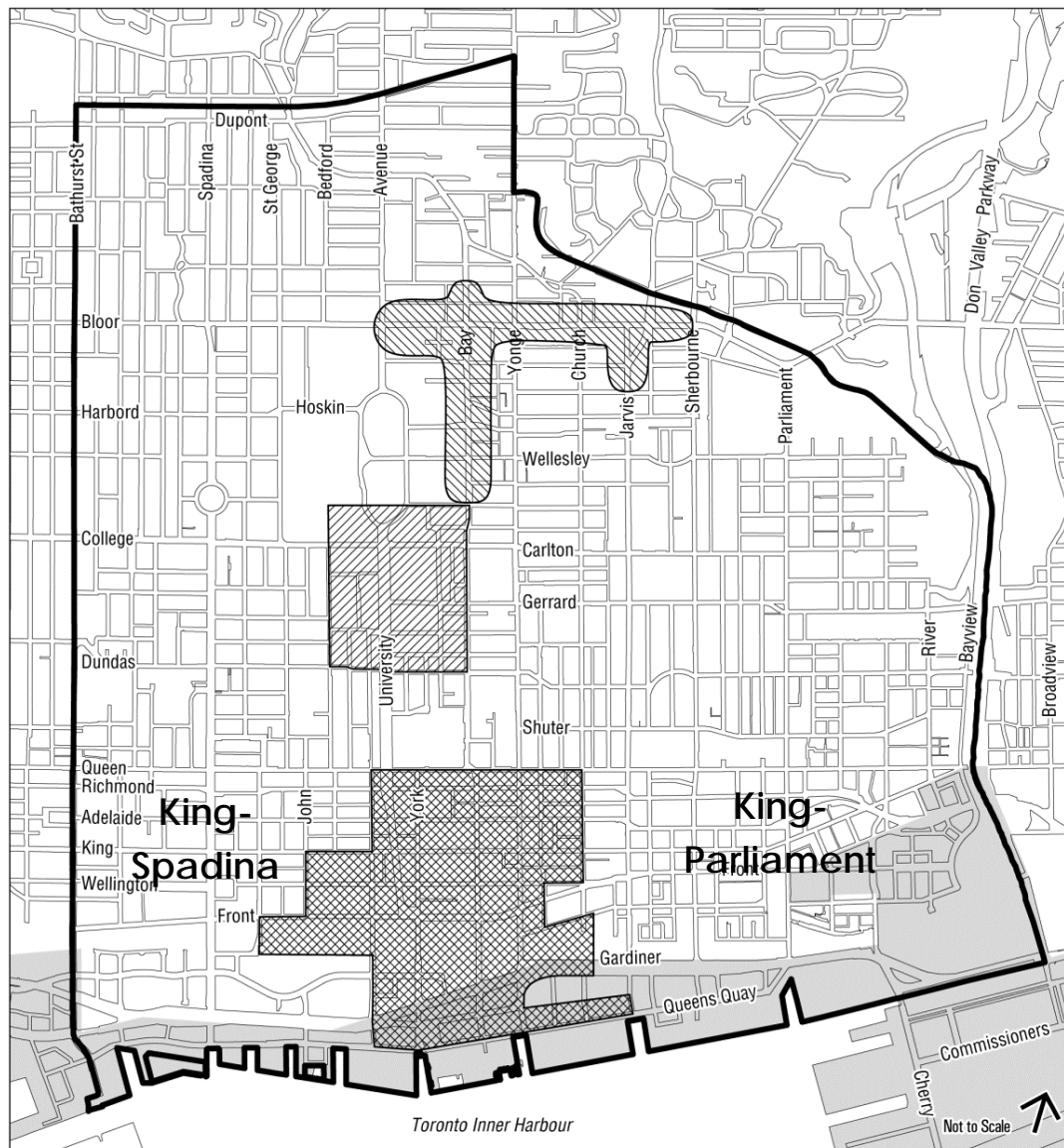







The Downtown Plan:

- An **expanded Financial District** requiring only office and non-residential uses above existing as-of-right permissions
- A **new Health Sciences District** requiring only non-residential uses above as of right permissions to provide for health care expansion
- **Bloor-Bay Office Corridor** recognized as an important employment location by requiring a net gain of office and non-residential gross floor area
- **King-Spadina** and **King-Parliament** recognized as significant employment areas that support the **creative industries and culture sector** with policies that require:
 - replacement of all existing non-residential gross floor area; or
 - the dedication of a minimum of 25% of the gross floor area as non-residential uses, whichever is greater



Balancing Non-Residential & Residential



-  Downtown Plan Boundary
-  Financial District
-  Health Sciences District
-  Bloor-Bay Office Corridor
-  Central Waterfront Secondary Plan



The issue:

- The need to ensure liveability in Downtown's vertical communities

The Downtown Plan:

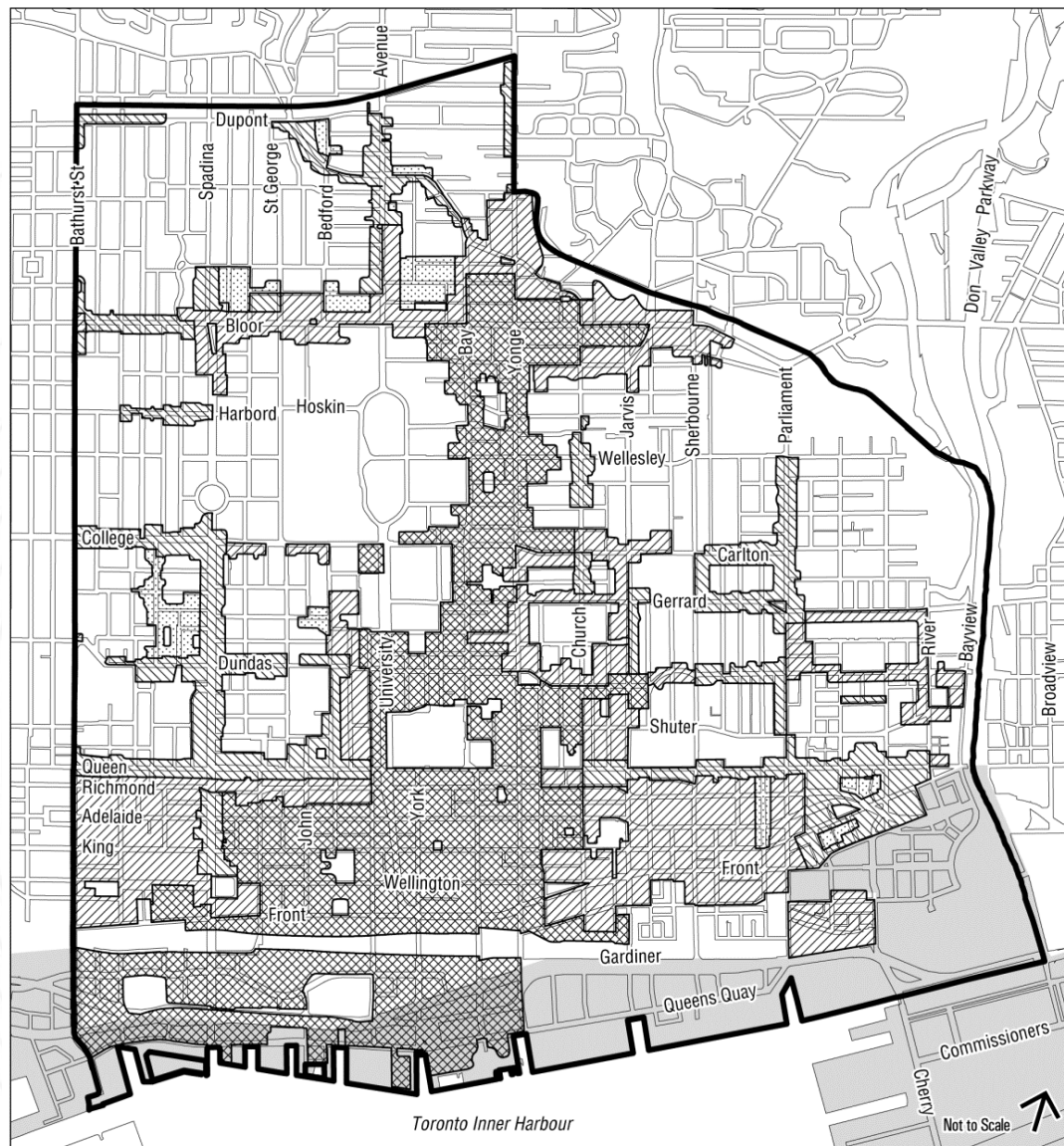
- Establishes **principles** for liveability: **Comfort, Vibrancy, Diversity, Safety & Beauty**
- **Sunlight protection** for 44 parks and other open spaces across Downtown
- **Expands the public realm** through minimum setbacks to achieve 6-metres curb to building face
- Ensures **transition** between varying scales of development
- 2016 Council-adopted OPA & ZBLA requires **minimum tower separation**






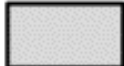




Refining the Mixed Use Areas

Defining scales of growth through four new *Mixed Use Areas* designations



-  Downtown Plan Boundary
-  Mixed Use Areas 1 - Growth
-  Mixed Use Areas 2 - Intermediate
-  Mixed Use Areas 3 - Main Street
-  Mixed Use Areas 4 - Local
-  Central Waterfront Secondary Plan



The issue:

- Population and employment growth Downtown mean more people use public spaces as their shared front and back yards

The Downtown Plan:

- Provides a **vision for the transformation** of parks and public spaces to support growth
- Provides a framework to **acquire new parkland** and for **expanding, improving and connecting** parks, open spaces and the public realm



The issue:

- Difficulty acquiring parks in the fastest growing, most parkland deficient area of the city

The Downtown Plan:

- Indicates that the City will adopt a **by-law for an alternative requirement for parkland dedication** at rates commensurate with the intensity of development Downtown
- Prioritizes **on-site parkland dedication**
- Provides **incentives for developers to work together** to consolidate their parkland





The issue:

- Finite road space in a growing Downtown.

The Downtown Plan:

- Promotes a **walkable Downtown** through pedestrian and public realm improvements and expansion of the PATH network and other climate-controlled walkways
- Identifies a **long-term cycling network** and corridors for further study and expansion
- Identifies the ways in which **surface transit priority and expansion** can be addressed to support growth
- Addresses **goods movement** and **curbside management**
- Ensures **essential access for motor vehicles** and first responders



The issues:

- Growth threatening affordability
- Families wanting to live Downtown

The Downtown Plan:

- Establishes an **80-unit threshold** to require minimum percentages of **larger units and 2 & 3 bedroom units** in vertical communities to support families
- Requires replacement of **dwelling rooms** to support **vulnerable populations**
- **Inclusionary zoning** policies will be brought forward to address affordable housing city-wide in early 2019





Community Services & Facilities

The issue:

- Pressures on community services and facilities due to growth

The Downtown Plan

- Ensures **no loss** of community space through development
- Requires timely provision of **community service facilities** commensurate with growth
- Encourages provision of **space for community-based non-profit organizations** eligible for the City's Community Space Tenancy program
- Is supported by the **Downtown CS&F Strategy** to actively and comprehensively address infrastructure needs as development proceeds





The issue:

- Affordability and space challenges for the culture sector as a result of growth





The Downtown Plan:

- Requires replacement of **existing culture sector space** as part of redevelopment
- Identifies **cultural corridors** and **cultural precincts (King-Spadina & King-Parliament)**, and supports the creation of an Indigenous community hub
- Retains **live music** venues and introduces **noise attenuation** measures
- Identifies a new **Downtown Film Precinct**



Cultural Corridors and Cultural Precincts


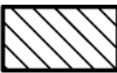



-  Downtown Plan Boundary
-  Cultural Precincts
-  Cultural Corridors
-  Central Waterfront Secondary Plan



Downtown Film Precinct



-  Downtown Plan Boundary
-  Downtown Film Precinct
-  Central Waterfront Secondary Plan



The issue

- A changing climate, extreme weather & constrained electricity supply

The Downtown Plan:

- Encourages integration of **green infrastructure**
- Encourages expansion of **thermal energy networks** (e.g. deep lake water cooling)
- Encourages **low carbon energy** infrastructure
- Promotes expanded **back-up power** for residential buildings
- Requires expansion of **water-related servicing** to support growth and reduction of **groundwater inflow/infiltration** into sewers



The issue

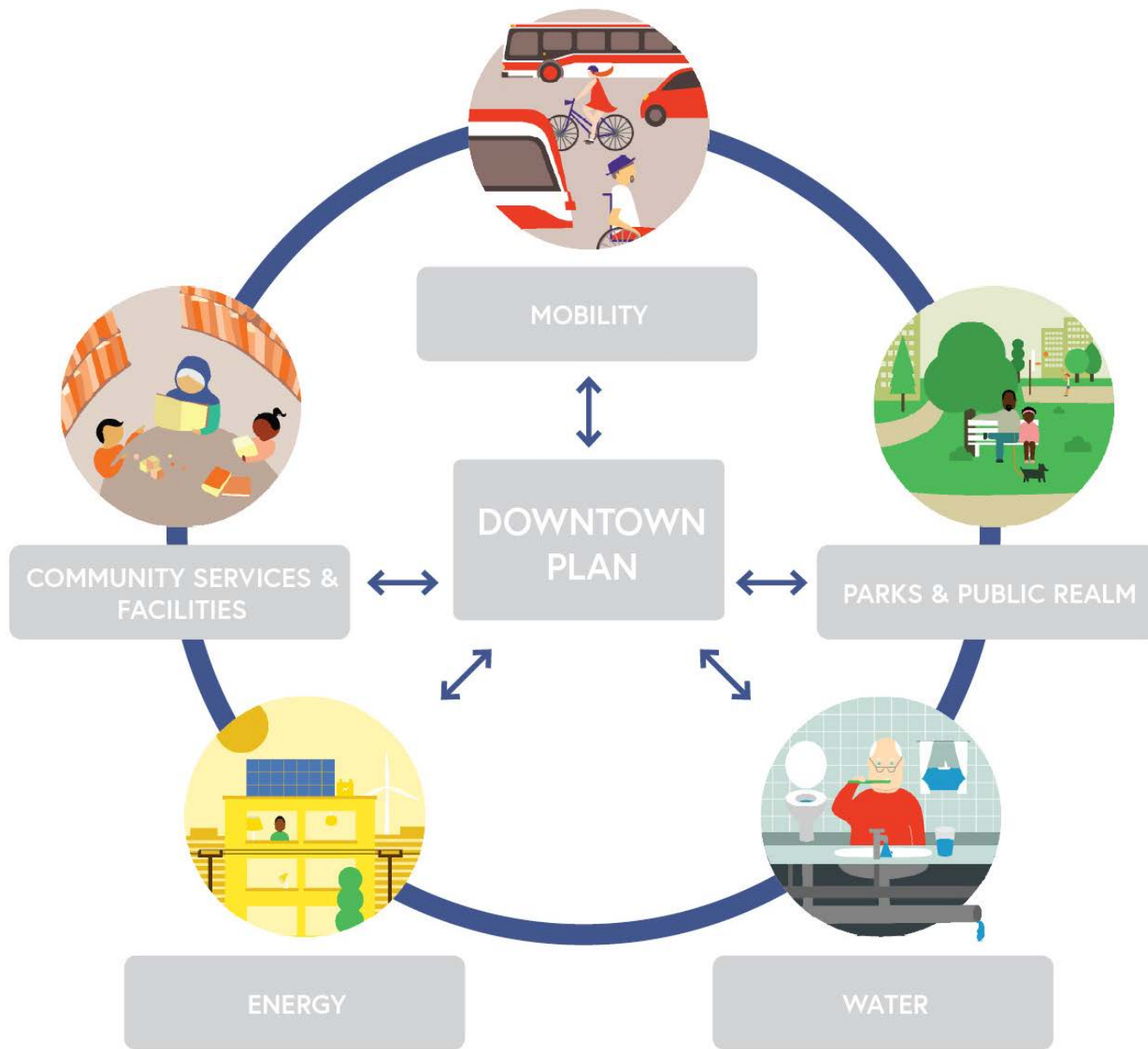
- Ensuring that infrastructure accompanies growth

The Downtown Plan:

- Allows for **infrastructure strategies, plans and guidelines** to support Plan implementation
- Requires **infrastructure capacity** to be considered in development review
- Allows for the use of **Holding provisions** and sets out the conditions for removal
- Encourages retention of **City-owned lands** to address Plan priorities
- Encourages the use of **Community Benefit Agreements** to leverage local benefits



Five Infrastructure Strategies





- A **vision** for parks and public spaces to support growth in the heart of the city over 25 years
- **Five Transformative Ideas:**
 - Core circle
 - Great Streets
 - The Stitch and Rail Deck Park
 - Park Districts
 - Local spaces: laneways, parkettes, schoolyards etc.
- A framework to:
 - improve the **quality and connectivity of public spaces**, and
 - identify **parkland dedication, acquisition and improvement priorities**



Implementing the Downtown Parks & Public Realm Plan

Park Provision
Assessment



Identify Priority
Areas



5 Transformative
Ideas to support
the Priority
Areas



Towards
Implementation
(Goals and
Actions)

Downtown Parks and Public Realm Plan

**Implementation
Strategy**



Implementing the Downtown Parks & Public Realm Plan

Categorize

- Stage-Gate Projects
- Park District Studies
- Streetscape Studies
- Local Places Strategy
- Project Alignments

Prioritize

- Park need and population growth
- Availability of Capital Funding
- Coordinated Infrastructure Investments
- New Opportunities

Plan

- Assess Feasibility
- Finalize Scope
- Establish Milestones

Initiate

- Council Approval
- Budget allocation

Capital Planning Approval and Financial Tool Review

Community and Stakeholder Consultation



- **Neighbourhood focal points** where people gather, learn, socialize and access services
- Strategy defines **community space and facility needs** to support the achievement of **complete communities** as Downtown grows
- Five sectors: **recreation, child care, library, schools, and human services**
- Will be used to inform:
 - **Development review** (Complete Community Assessment & CSF Studies)
 - **Capital planning**
 - **Inter-agency collaboration**



- Enabling the growing number of residents, workers and visitors to **travel safely, efficiently and more sustainably** within finite road space
- Outlines a series of actions related to:
 - **Well-functioning networks**
 - **A walkable core**
 - **A long-term cycling network**
 - **Unlocking surface transit**
 - **Essential motor vehicle access and goods movement**
- Supports city-wide and regional transit and transportation planning initiatives underway (Relief Line, SmartTrack/GO RER, Waterfront LRT, Freight Strategy, Congestion Management, Vision Zero)



- Downtown **Street Typology Study** to identify modal priorities for key streets and establish networks.
- **Downtown Transit Area Study** to determine the methods for improving and prioritizing surface transit operations and needed upgrades to support growth





- Aligned to **TransformTO** to address key challenges: rising GHG emissions, constrained electricity supply, frequent storm events
- Supports expansion of **thermal energy networks**, including Deep Lake Water Cooling
- Encourages harnessing of **low-carbon energy** from sewers and transit stations
- Promotes **residential buildings retrofits**
- Encourages **near-zero emissions** and highest standard of the Toronto Green Standard through Energy Strategy Report as part of a complete application
- Encourages **back-up power** for multi-unit residential buildings



- Identifies **water infrastructure upgrades** to accommodate growth and enhancing resilience
- Details a process to **assess, plan and implement** capital projects
- **Water supply:** upgrades to watermains for fire suppression demands
- **Wastewater:** implement Waterfront Sanitary Sewer EA update to address constraints with the Scott St. Pumping Station
- **Stormwater:** Complete basement flooding protection program, update Wet Weather Flow Management Guidelines, finalize Green Streets technical guidelines



- For more information visit our website: www.toronto.ca/tocore
- **Staff Reports** will be available April 24th
- Downtown Plan Official Plan Amendment and infrastructure strategies will be presented to **Planning and Growth Management Committee** on May 1st





Questions / Comments

