

TOcore

planning toronto's downtown



presentation outline

1. downtown's growth
2. preconditions for growth
3. planning for the future

downtown's growth

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1977

downtown's growth

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downtown in 2002

389,000 jobs *(estimate)*

157,000 residents *(estimate)*

downtown's growth

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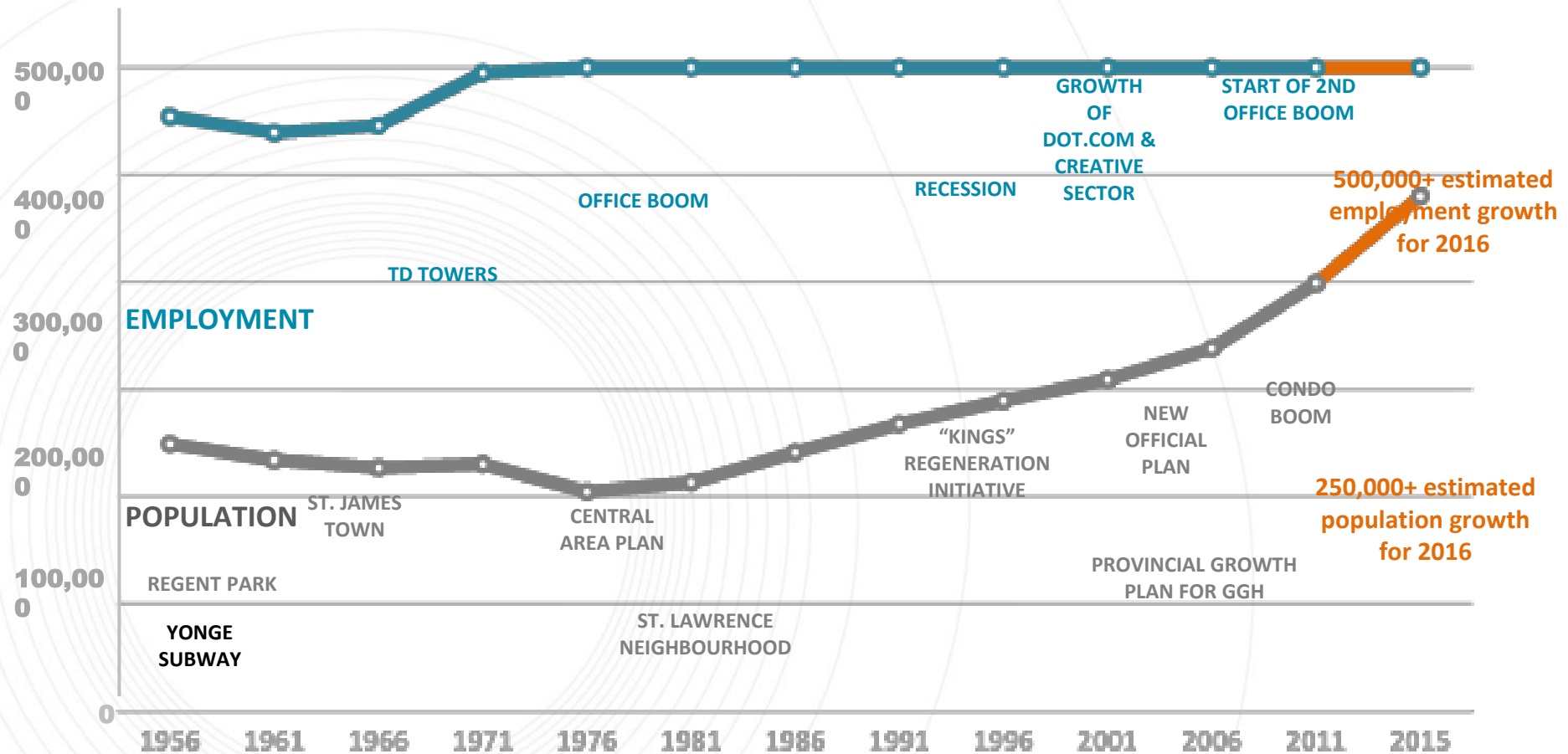


+ approved buildings
downtown in 2016

500,000 jobs *(estimate)*

250,000 residents *(estimate)*

downtown's growth



downtown's growth

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51%

GDP

**export based*

33%

JOBS

25%

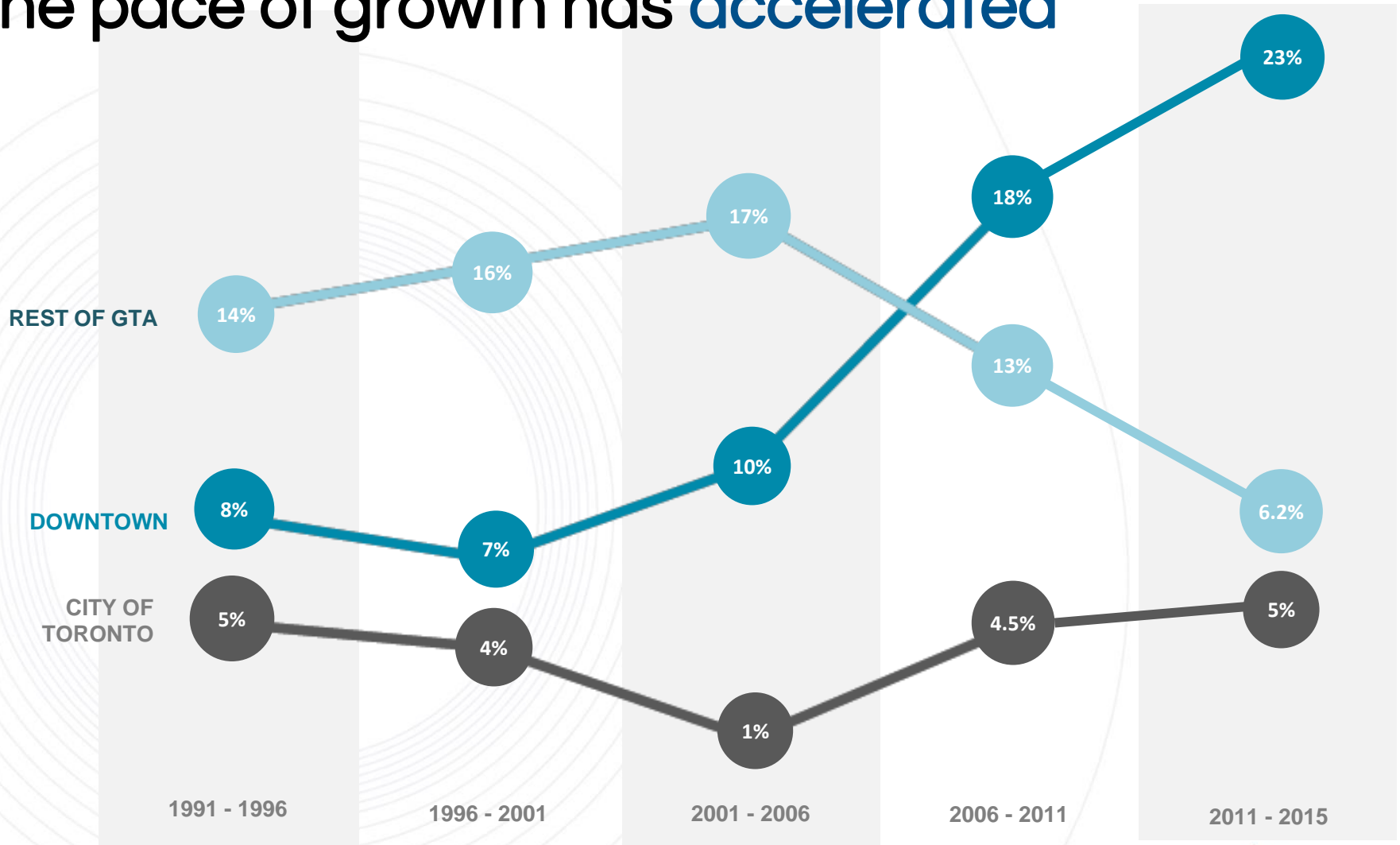
TAX BASE

3%

LAND AREA

downtown's growth

the pace of growth has **accelerated**



downtown's growth

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**830,000 +
people downtown every day**

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

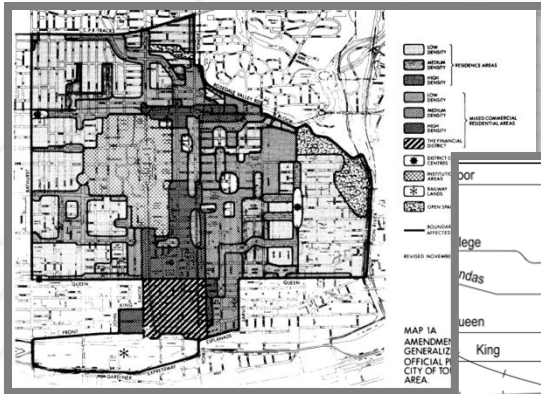
**245,000 +
night time population**

- residents
- overnight visitors

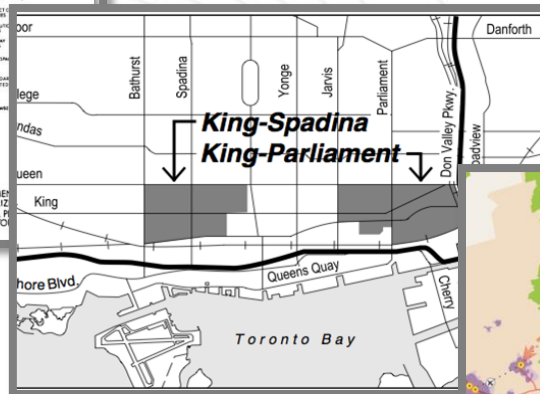
growth
preconditions

#1 long range plans

urban intensification is an
intentional outcome of
planning policy



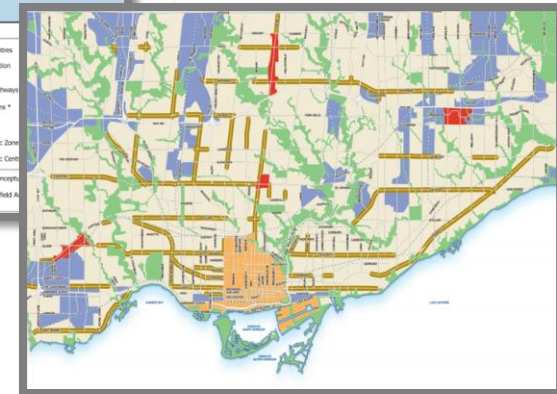
Central Area Plan



Regeneration Areas



Growth Plan















Official Plan

#1 long range plans

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-  LOW DENSITY
 -  MEDIUM DENSITY
 -  HIGH DENSITY
 -  LOW DENSITY
 -  MEDIUM DENSITY
 -  HIGH DENSITY
 -  THE FINANCIAL DISTRICT
 -  DISTRICT COMMERCE CENTRES
 -  INSTITUTIONAL AREAS
 -  RAILWAY LANDS
 -  OPEN SPACE
 -  BOUNDARY OF AREA AFFECTED BY AMENDMENTS
- RESIDENCE AREAS
- MIXED COMMERCIAL RESIDENTIAL AREAS

REVISED NOVEMBER 24th, 1976

MAP 1A
AMENDMENT TO MAP 1,
GENERALIZED CITY PLAN MAP,
OFFICIAL PLAN, PART I
CITY OF TORONTO PLANNING
AREA.



#1 long range plans

It is the policy of Council that the rate of growth in commercial offices and public institutions within the *Central Core* of the *Central Area* shall be such as to achieve the major objectives of this Plan, including the **deconcentration of office employment**, the **retention of low rise neighbourhoods** within the *Central Area*, the **expansion of the residential function** of the *Central Area* emphasizing **housing suitable for families with children** in appropriate areas of the *Central Core* and the *Outer Central Area*, and housing for households without school age children in the form of mixed-use buildings in the *Central Core*, the **conservation of buildings of historic or architectural value or interest**, the avoidance of unacceptable levels of **congestion on the transportation system**, and a substantial increase in the **availability of parks and recreational space** for both those who live and those who work in the *Central Core*.

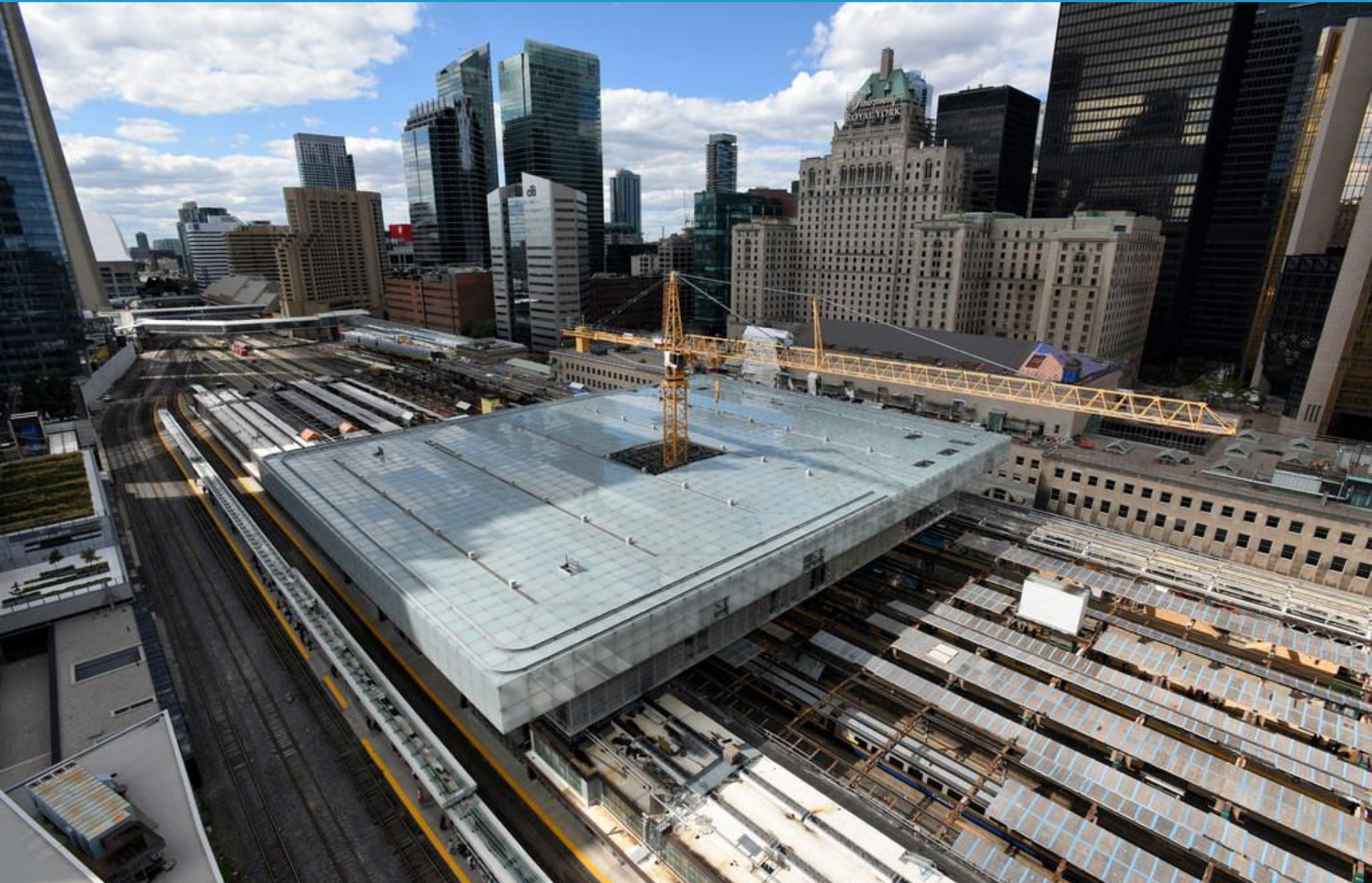
#2 economic strength

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#3 connectivity

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#4 strong institutions

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#5 great neighbourhoods

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#5 great neighbourhoods

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#6 permissive planning

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planning for the future

Challenge #1

balanced growth and infrastructure



Challenge #2

demographically inclusive communities



Challenge #3

mobility into and within Downtown



Challenge #4

resilient water and energy systems



Challenge #5

healthy office, institutional & retail sectors



Challenge #6

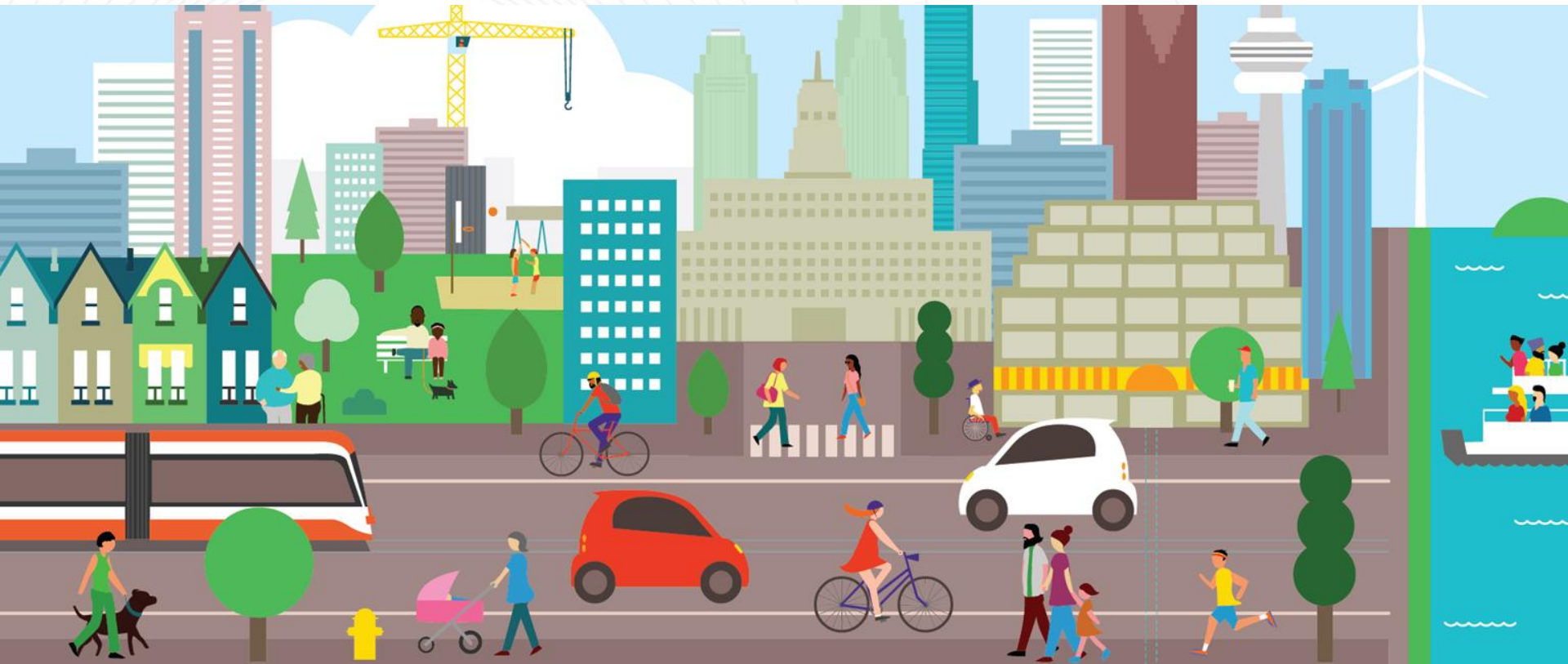
abundant quality parks & public spaces



Developing the Plan

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3 year process involving thousands of residents, stakeholders, and other Divisions





**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.

Community Facilities



Planned capital facilities and future opportunity sites



WELLESLEY COMMUNITY CENTRE (POOL):

Wellesley Indoor Pool will feature a 5 lane pool, leisure pool, spa tub and steam room.



GEORGE STREET REVITALIZATION:

The George Street Revitalization will transform the Seaton House men's shelter into a dynamic mix of housing and programs for homeless and vulnerable seniors.



BLOCK 31 (RAILWAY LANDS):

An urban community hub model that will feature a community centre, child care centre and two schools.



BRANT STREET SCHOOL:

A potential opportunity site to develop a hub model to make use of school space for community services.



SANDERSON LIBRARY AND SCADDING COURT COMMUNITY CENTRE:

These two side-by-side facilities offer a strategic opportunity to revitalize existing facilities to respond to growth.



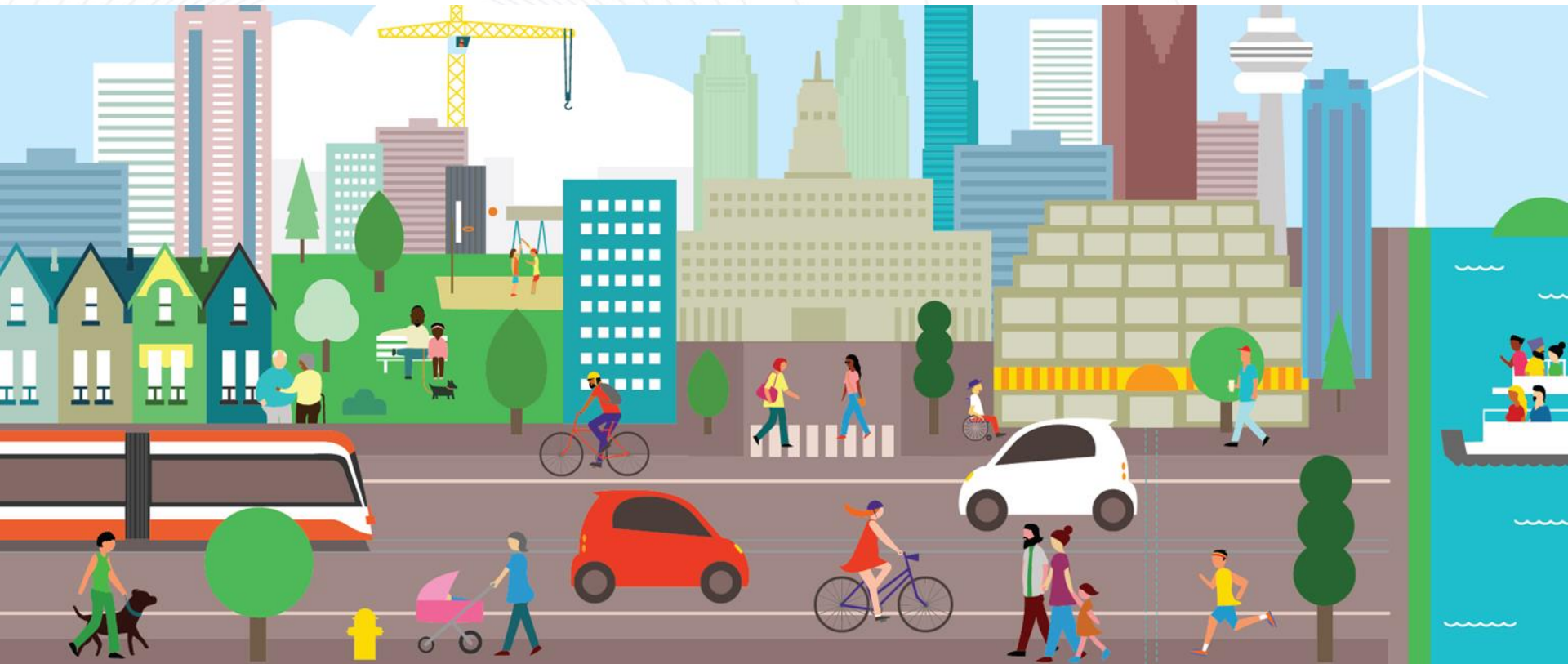
MORE MOSS PARK:

A joint redevelopment project between the City of Toronto and the 519 Community Centre for new recreational facilities and improved public space.

Big Moves

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TOcore is **25** year plan, but big moves are already underway in Downtown



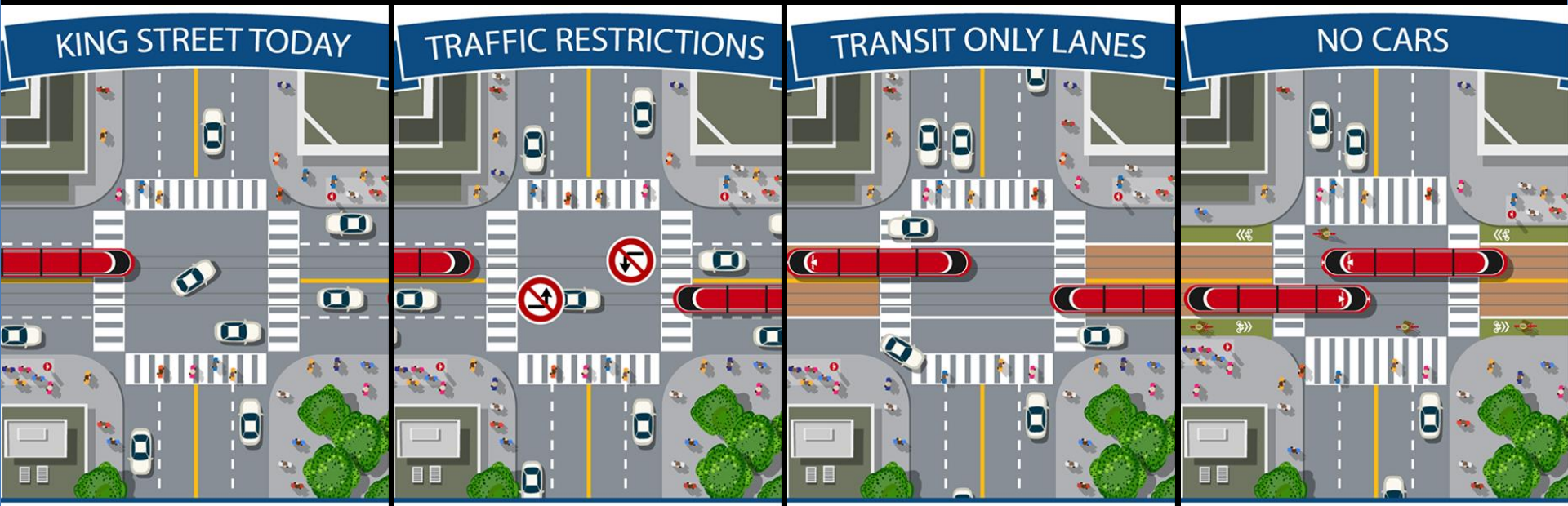
The Bentway

a 1.75 kilometre green connection that will transform
The underside of the Gardiner Expressway



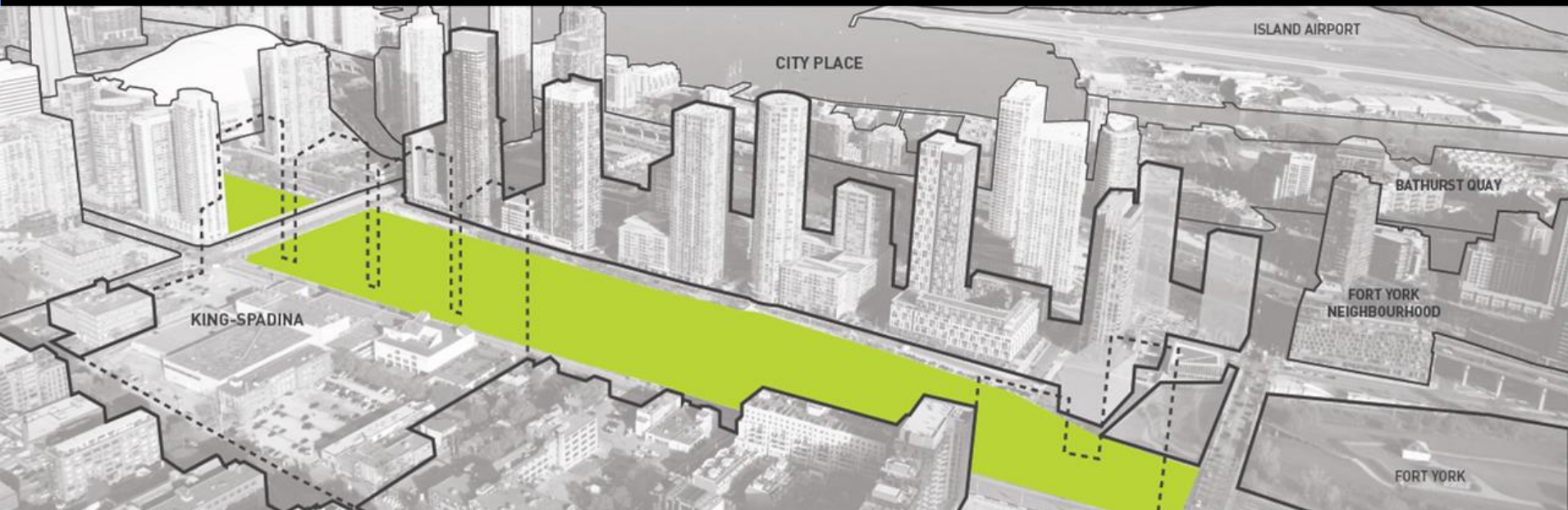
King Street Transit Priority

reconfiguring Toronto's busiest surface transit route



Rail Deck Park

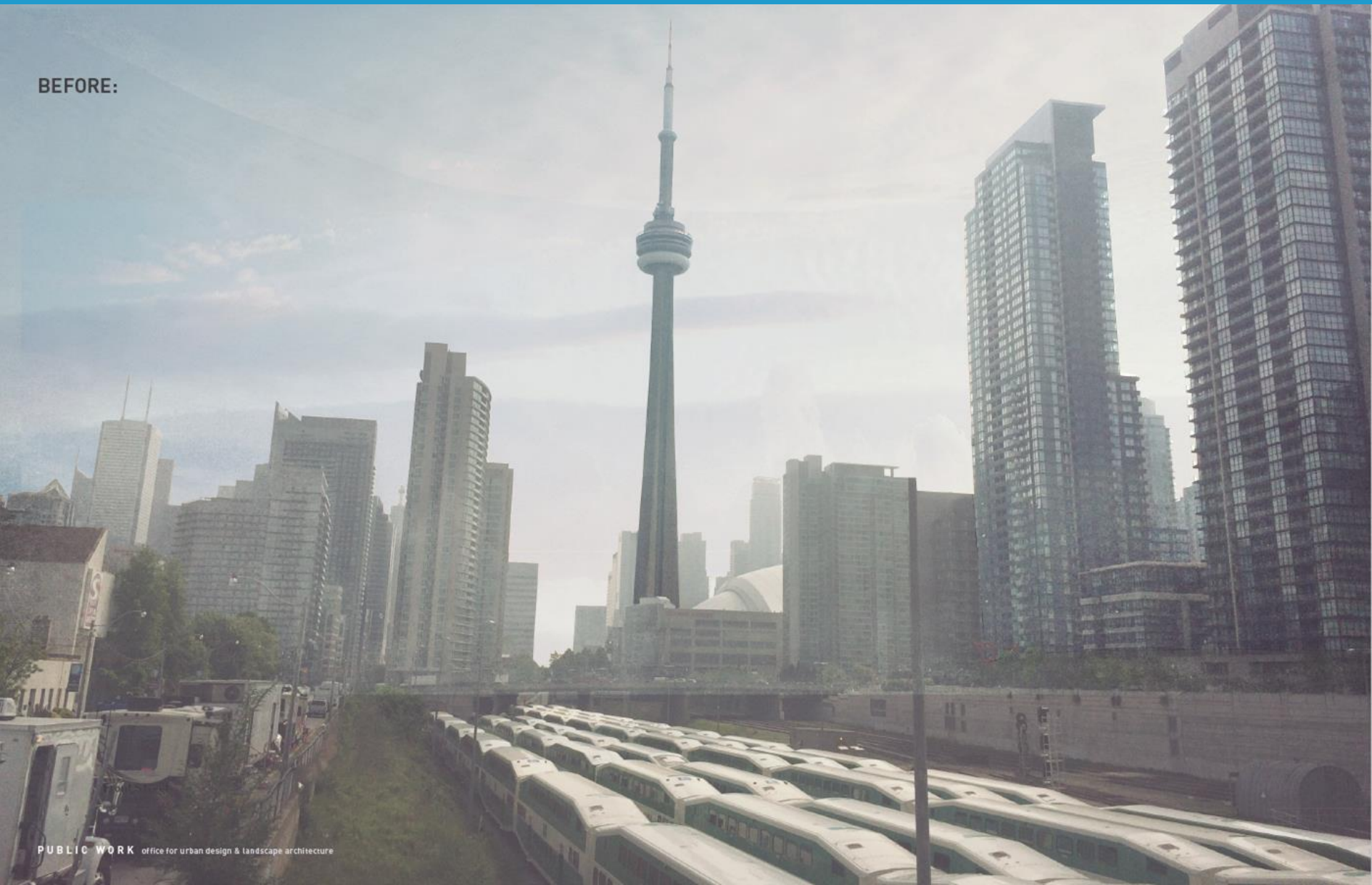
building a new 21-acre park in the heart of
Downtown by decking over the rail corridor



Rail Deck Park

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BEFORE:



Rail Deck Park

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VISION:

