PLANNING A GREAT CITY, **TO**GETHER

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Liveable is Affordable

Embracing the challenges of Toronto's Urban Renaissance

RMLA, Auckland Keynote
September 20, 2017

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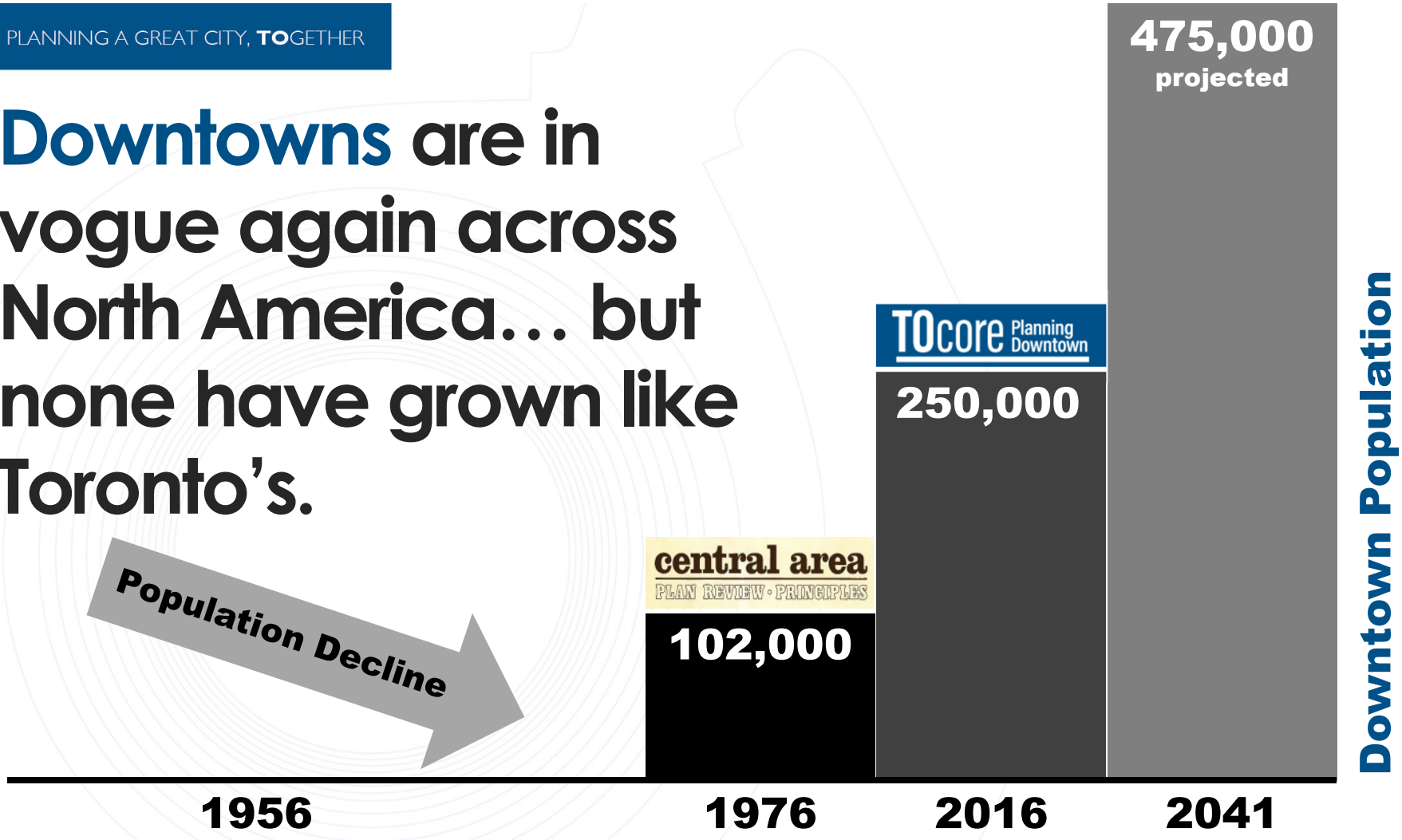
Chief Planner & Executive Director
Toronto

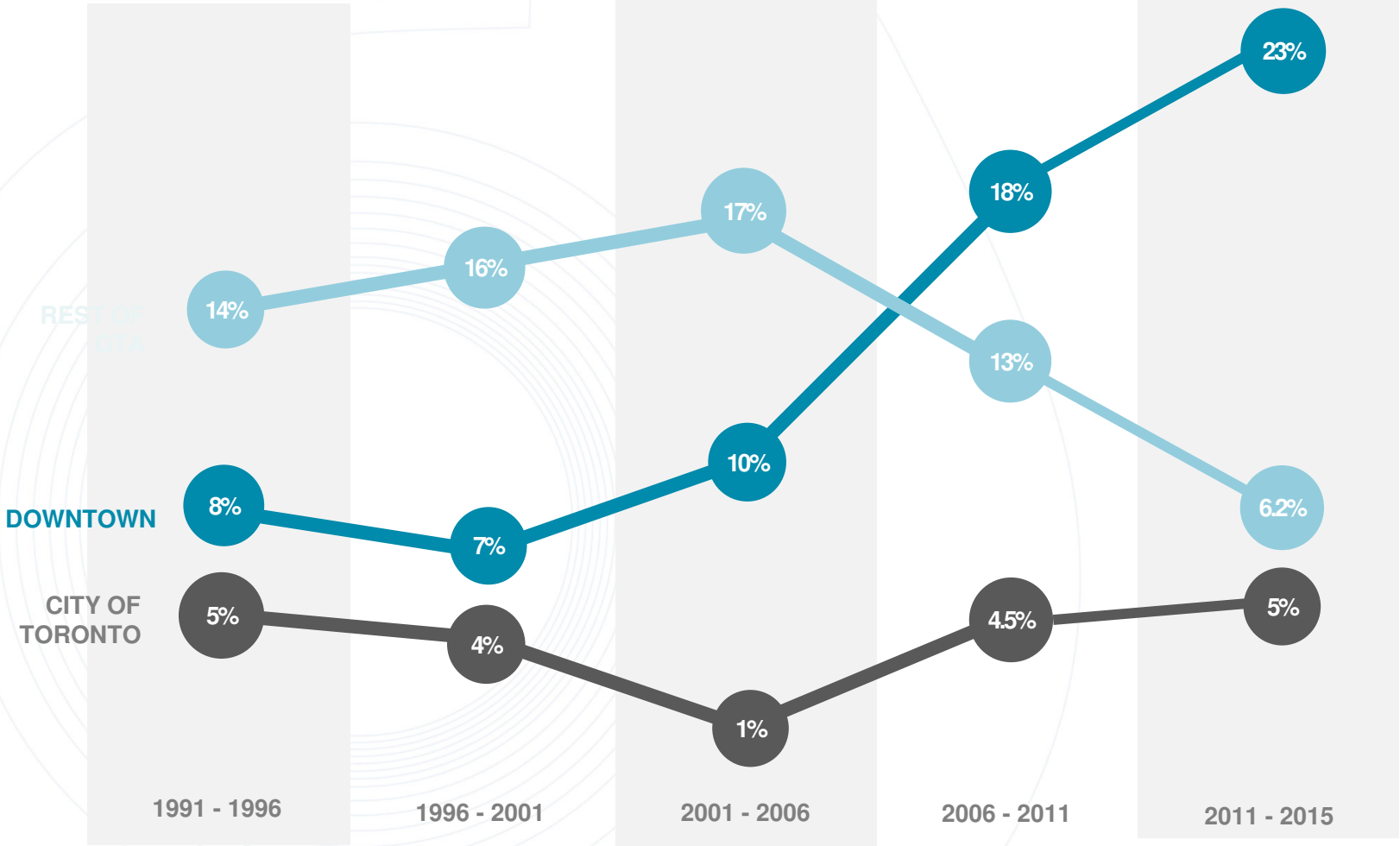
TORONTO

We're popular. People like us.

PLANNING A GREAT CITY, TOGETHER

Downtowns are in vogue again across North America… but none have grown like Toronto's.



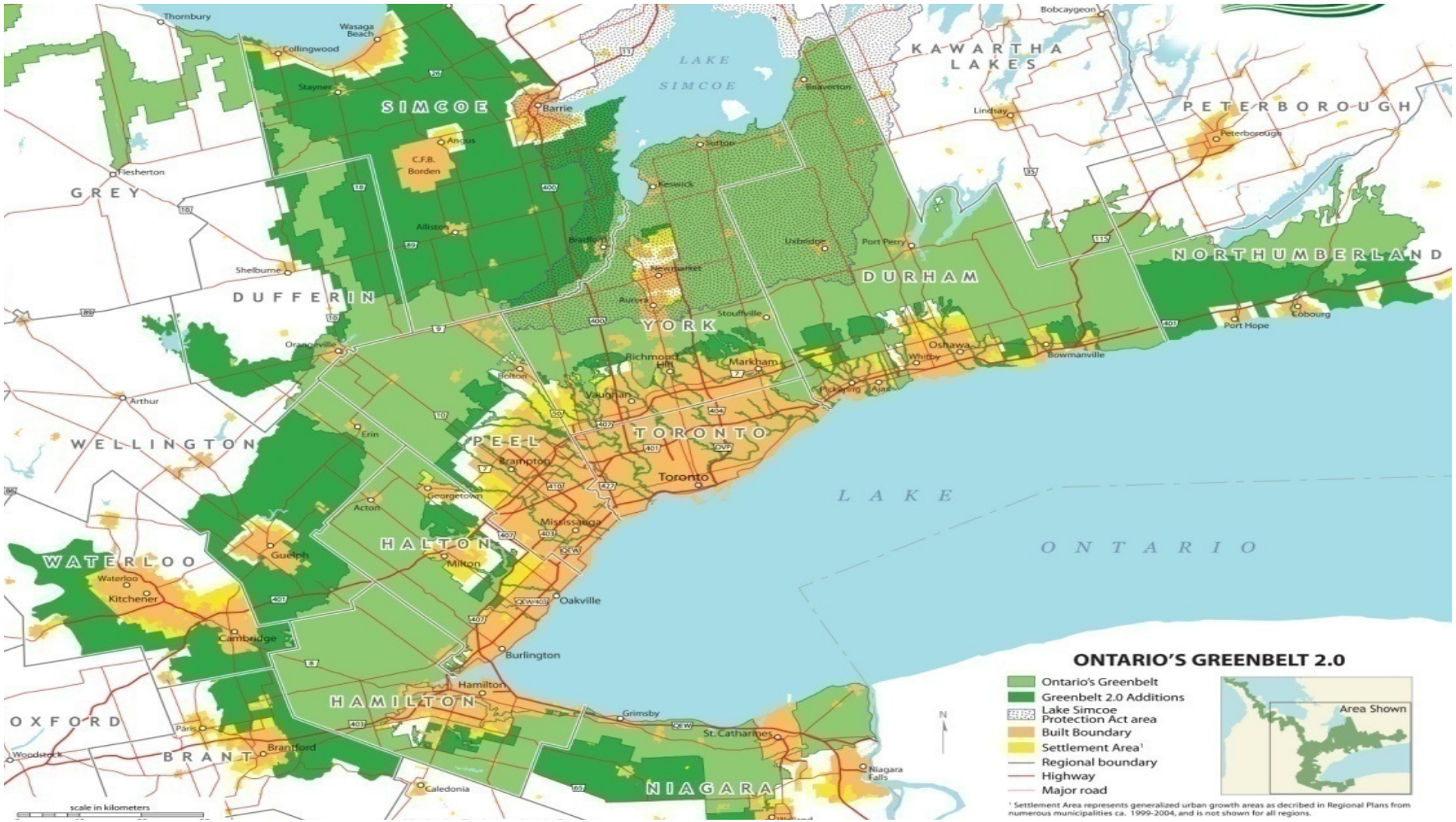

REST OF GTA
DOWNTOWN
CITY OF TORONTO
14%
16%
17%
13%
6.2%
8%
7%
10%
18%
23%
5%
4%
1%
4.5%
5%
1991 - 1996
1996 - 2001
2001 - 2006
2006 - 2011
2011 - 2015

Our city is becoming denser.
Downtown skyline in 2005

Our city is becoming denser.
Downtown skyline in 2015*
*Includes approved towers that are as yet unbuilt.

Toronto
peak density
17,100 ppl / sq. km
average density
4,100 ppl / sq. km
Photo by Jimmy Wu

Photo by Andrew Bossi CC BY-SA 2.5
https://commons.wikimedia.org/wiki/File:Aerial_view_of_the_City_of_London.jpg#/media/File:Img_0072_-_england,_london.jpg


ONTARIO'S GREENBELT 2.0
Ontario's Greenbelt
Greenbelt 2.0 Additions
Lake Simcoe Protection Act area
Built Boundary
Settlement Area[1]
Regional boundary
Highway
Major road
Area Shown
[1] Settlement Area represents generalized urban growth areas as decribed in Regional Plans from numerous municipalities ca. 1999-2004, and is not shown for all regions.
scale in kilometers
N
LAKE SIMCOE
LAKE ONTARIO
SIMCOE
GREY
DUFFERIN
WELLINGTON
WATERLOO
OXFORD
BRANT
HALTON
PEEL
TORONTO
YORK
DURHAM
HAMILTON
NIAGARA
KAWARTHA LAKES
PETERBOROUGH
NORTHUMBERLAND
Thornbury
Wasaga Beach
Collingwood
Stayner
Barrie
Ansus
C.F.B. Borden
Flesherton
Shelburne
Orangeville
Arthur
Erin
Georgetown
Acton
Guelph
Waterloo
Kitchener
Cambridge
Paris
Woodstock
Brantford
Caledonia
Milton
Oakville
Burlington
Hamilton
Grimsby
St. Catharines
Niagara Falls
Brampton
Mississauga
Toronto
Vaughan
Richmond Hill
Markham
Aurora
Newmarket
Stouffville
Bradford
Alliston
Sutton
Keswick
Beaverton
Uxbridge
Port Perry
Lindsay
Peterborough
Bobcaygeon
Cobourg
Port Hope
Bowmanville
Oshawa
Whitby
Ajax
Pickering

Between 2001 and 2009, 16-34 year-olds…

WALKED
16%
MORE FREQUENTLY

TOOK
21%
MORE TRIPS BY BIKE

TRAVELLED
40%
MORE PASSENGER KM BY TRANSIT

16-34 year olds make up 29% of Toronto's population.

Source Frontier Group, 2012.

PLANNING A GREAT CITY, **TO**GETHER

People want complete communities.

work **live**

play **move**

86%

Choose Walking

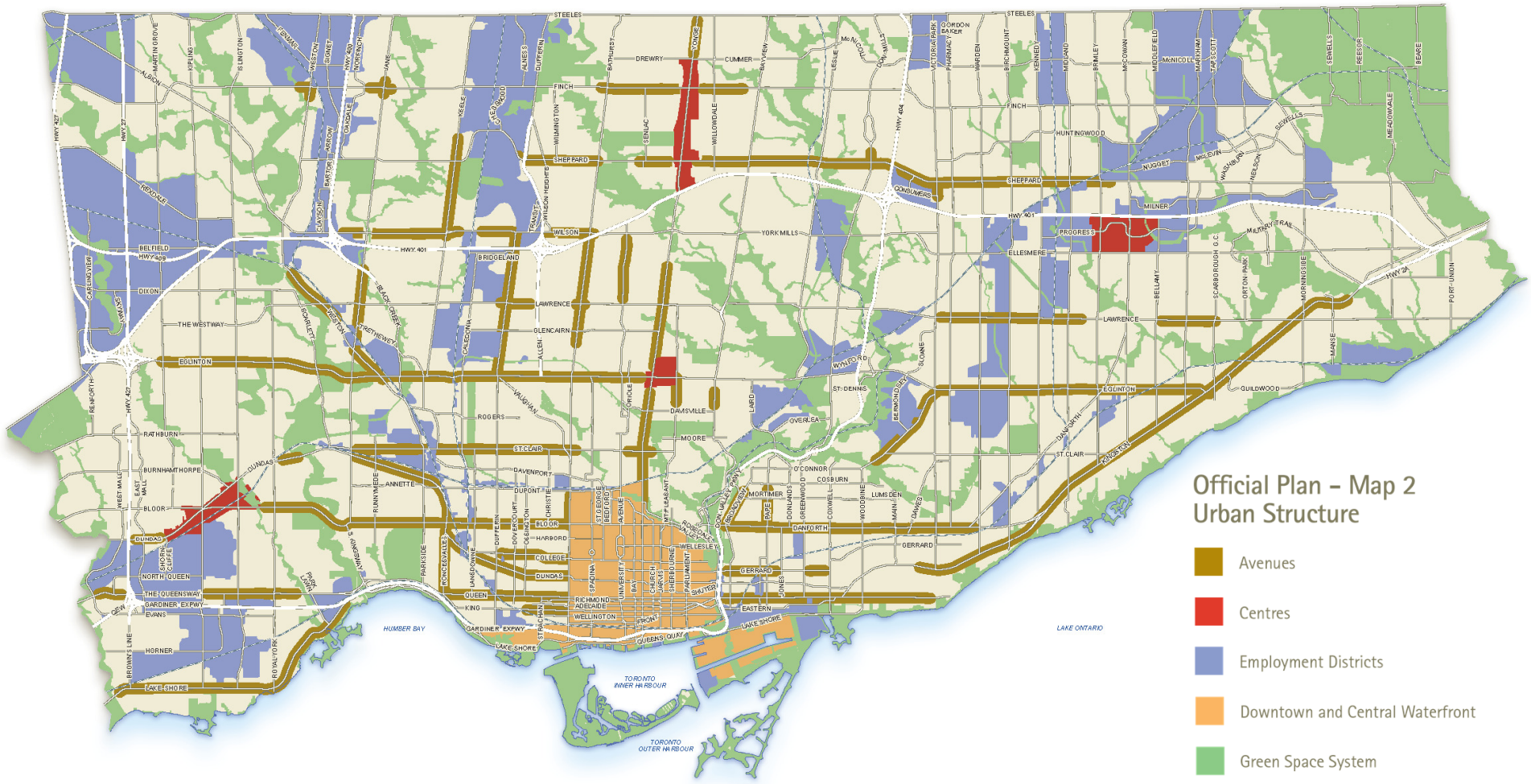
SOURCE: 2012 RBC-PEMBINA HOME LOCATION STUDY

Affordability isn't an outcome of great urbanism, although it is necessary to it.

Affordability is achieved through clear, intentional policy that seeks to create a city for all.

1. Urbanising our Avenues

Embracing the mid-rise city


Official Plan – Map 2
Urban Structure
Avenues
Centres
Employment Districts
Downtown and Central Waterfront
Green Space System
HUMBER BAY
LAKE ONTARIO
TORONTO INNER HARBOUR
TORONTO OUTER HARBOUR
STEELES
FINCH
SHEPPARD
HWY 401
WILSON
YORK MILLS
LAWRENCE
EGLINTON
DAVISVILLE
ROGERS
ST.CLAIR
DAVENPORT
BLOOR
DUNDAS
COLLEGE
QUEEN
KING
WELLINGTON
FRONT
GARDINER EXPWY
LAKE SHORE
DANFORTH
GERRARD
QUEEN ELIZABETH EXPWY
HWY 427
HWY 27
HWY 400
HWY 404
DON VALLEY PKWY
DVP
BLACK CREEK
ROUGE
HWY 2A
PORT UNION
GUILDWOOD
MILNER
HUNTINGWOOD
ELLESMERE
PROGRESS
BELFIELD
HWY 409
DIXON
THE WESTWAY
RATHBURN
BURNHAMTHORPE
EAST MALL
WEST MALL
NORTH QUEEN
THE QUEENSWAY
EVANS
HORNER
BROWN'S LINE
ROYAL YORK
PARK LAWN
SOUTH CLIFFE
RUNNYMEDE
ANNETTE
DUPONT
PARKSIDE
RONCESVALLES
DUFFERIN
OSSINGTON
CHRISTIE
LANSDOWNE
ST GEORGE
BEDFORD
AVENUE
SPADINA
UNIVERSITY
BAY
CHURCH
JARVIS
SHERBOURNE
PARLIAMENT
SUMACH
RICHMOND
ADELAIDE
YONGE
BAYVIEW
LESLIE
DON MILLS
PAPE
DONLANDS
GREENWOOD
COXWELL
WOODBINE
MAIN
LUMSDEN
O'CONNOR
COSBURN
MORTIMER
OVERLEA
LEASIDE
LAIRD
PHARMACY
GORDON BAKER
MACDONALD
WARDEN
BIRCHMOUNT
KENNEDY
MIDLAND
BRIMLEY
MCCOWAN
MARKHAM
CENTRE
SCARBOROUGH
ORTON PARK
MORNINGSIDE
MEADOWVALE
SEWELLS
REESOR
BEARE
NUGGET
MILLIKEN
MILLIKEN TRAIL
WASHBURN
NELSON
CONSUMERS
WINNIFRED
SLOANE
BERMONDSEY
ST. DENNIS
KINGSTON
MANSE
ALBION
MARTIN GROVE
KIPLING
ISLINGTON
WESTON
HWY 400
JANE
ALNESS
DUFFERIN
BATHURST
DREWRY
CUMMER
MCNICOLL
WILLOWDALE
SENLAC
WILMINGTON HEIGHTS
TRANSIT
CLAYSON
BARRHEAD
ARROW
CANOE
NORTHERN
KENDALE
CALEDONIA
ALLEN
WESTON
SCARLETT
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SCARLETT
BRIDGELAND
HWY 401
HWY 409
HWY 427
HWY 27
HWY 400
HWY 404

Now Selling Phase 2
Pre Construction Prices
(416) 867-8877
Jarvis St
King St E

Eglinton
Connects
Eglinton Ave E

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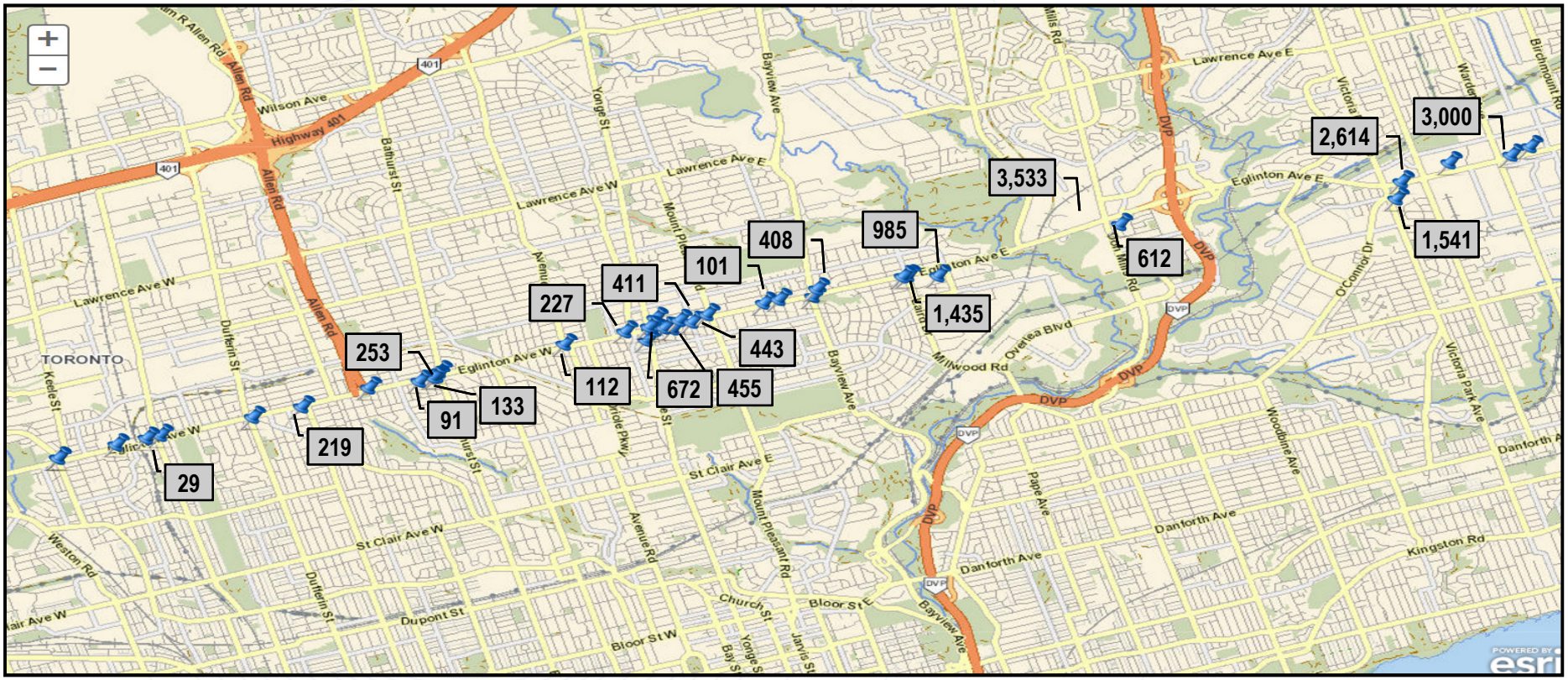
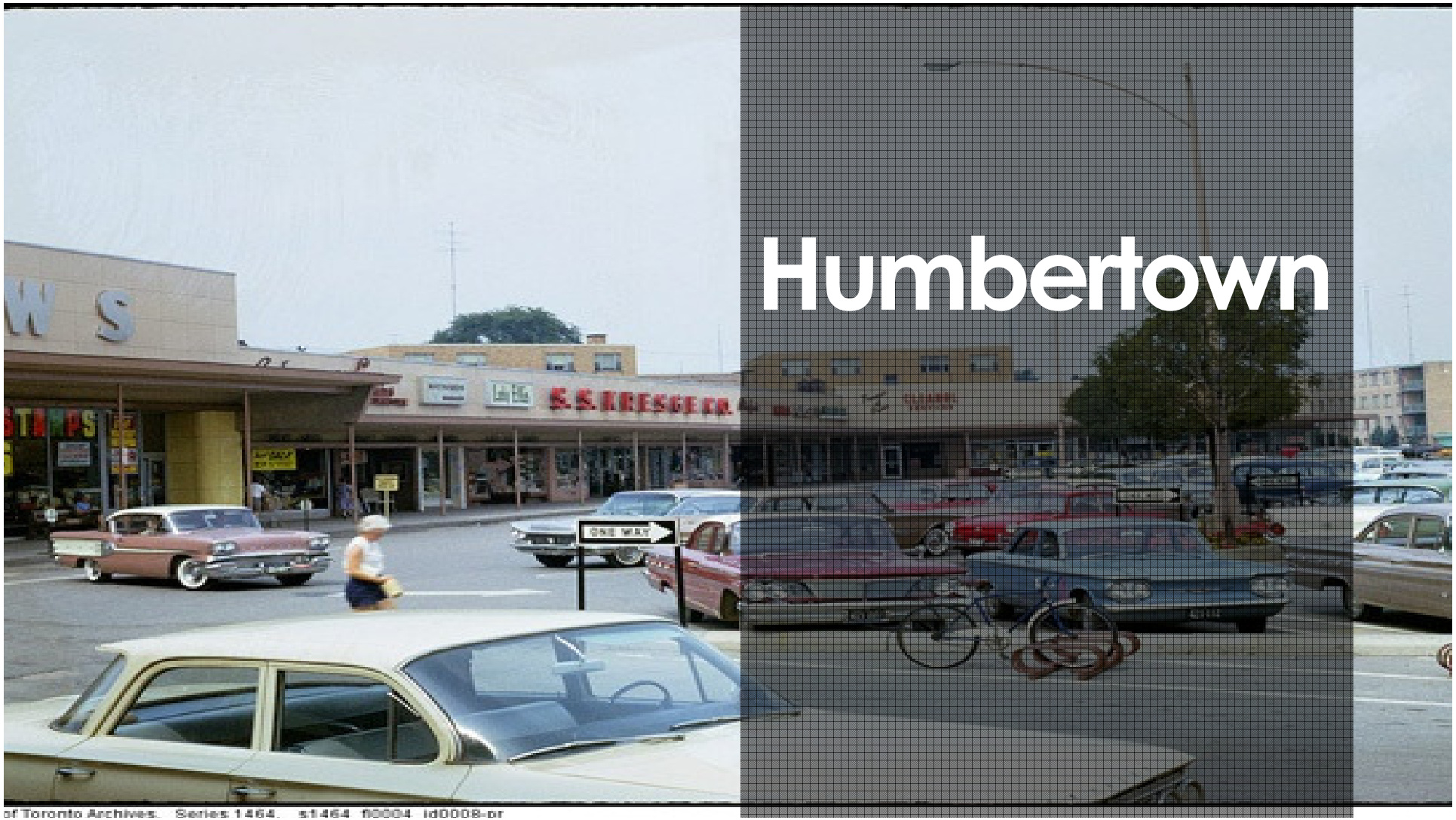


17,000 residential units proposed as of April 6, 2017

2. Urbanising classic suburbs

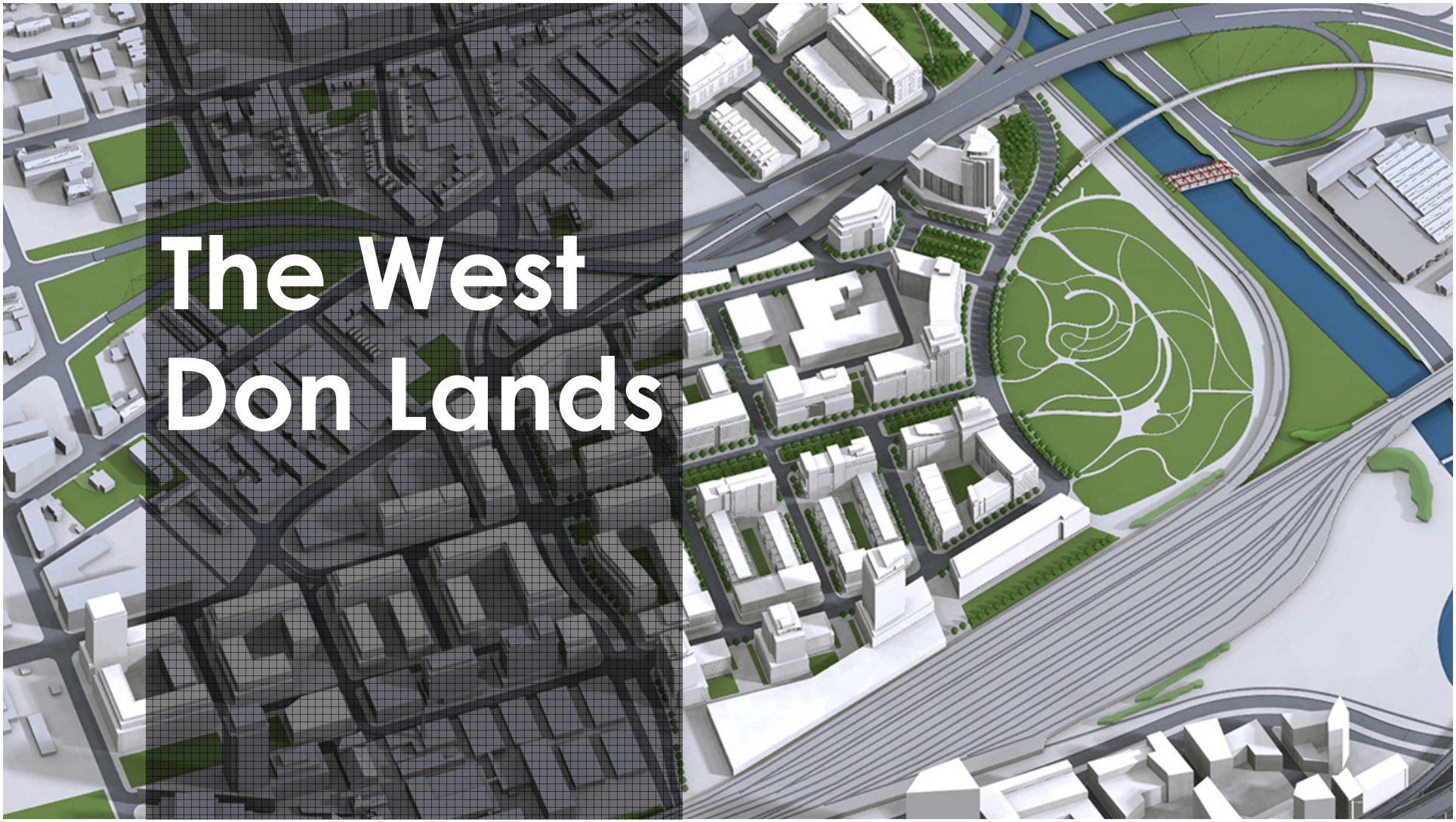
Adding gentle density & new housing types


Humbertown
ONE WAY
of Toronto Archives. Series 1464. s1464 fl0004 id0008-or

The Kingsway
Ashley Road
Lambeth Road

3. Detailed precinct planning:

Ensuring the promise materialises


The West
Don Lands

GEORGE BROWN

Photo by Eric Sehr