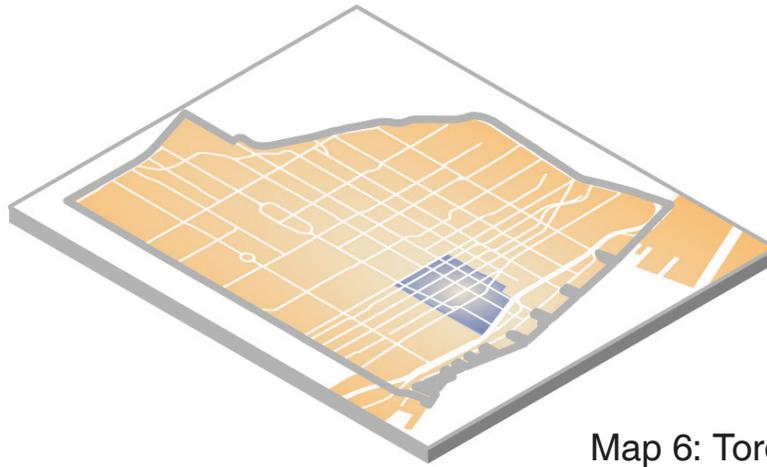


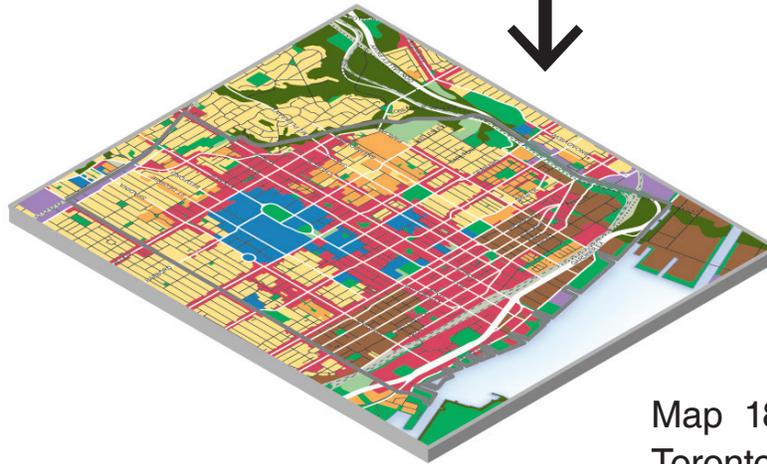
A. Directing Growth

The Official Plan identifies that growth is to be directed to certain areas of the city, and the Downtown is one of those areas expected to absorb growth. The Official Plan also identifies that not all areas within the Downtown will experience the same level or intensity of growth. The Downtown Structure Map below identifies the areas within the Downtown that will experience the greatest levels of future growth in jobs and residents.

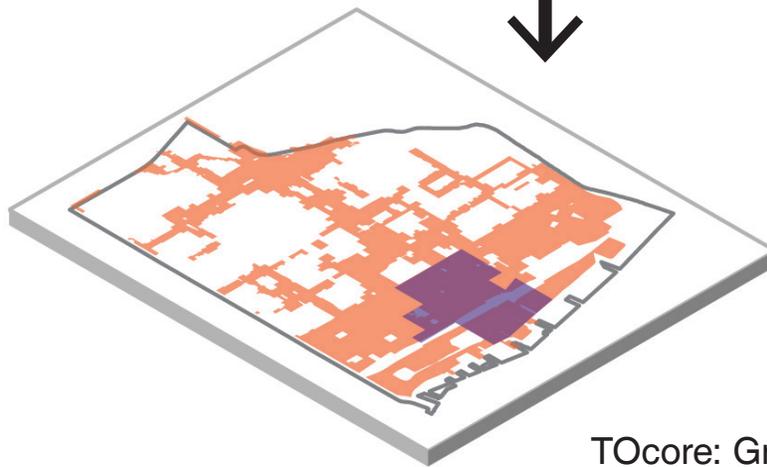
Directing Growth in the Downtown



Map 6: Toronto Official Plan



Map 18: Land Use Map
Toronto Official Plan



TOcore: Growth Areas Map

The Downtown Structure Map will refine and elaborate on Map 6 of the Official Plan and provide clarity around the location of growth within the Downtown. This map refines and elaborates on Map 6 of the Official Plan, and illustrates the general locations in Downtown. The magnitude of growth experienced within the Downtown will vary based on the character and planned context of the area. The Structure Map is to be read in conjunction with the Land Use Map and the Mixed Use Areas maps which will provide further definition and direction on the form and intensity of the growth that will occur within the area identified and targeted for growth.

At the core of Downtown's non-residential growth is the Financial District, the economic heart of the region and the defining feature of Toronto's skyline. Spanning out from the Financial District are the areas that are anticipated to absorb the greatest intensity of growth: generally north along Subway Line 1, east and west along the Queen and King streetcar lines and future subway alignments, and in areas along the waterfront. These growth areas will be influenced not only by proximity to transit routes, but also by the existing and planned character, as well as physical and social infrastructure capacity. Overlaid on top of these growth areas are the key institutions such as the Health Sciences District and the post-secondary institutions that underpin the success and stability of the Downtown, as well as a network of parks and open spaces that helps facilitate an interconnected and cohesive Downtown.

The overall objective of identifying the areas targeted for growth is to move towards a more predictable and balanced pattern of growth. The character and diversity of the Downtown must be balanced with change. Within certain areas of the Downtown little intensification is anticipated to occur, while in others only low-scale development that responds to local character may be appropriate. In areas of higher intensity, it is imperative that we achieve greater certainty around growth patterns to enable the City to plan, fund and build or secure the corresponding levels of required infrastructure. Lastly, to retain the balance of uses that have been so fundamental in the success of Downtown, it is necessary that in certain special areas remaining development capacity be prioritized for specific uses – non-residential in the Financial District for example.

Through this approach to managing long-term growth, the emerging form, function and structure of Toronto's future Downtown is already beginning to take shape. The sustained application of land use designations further refines the location and intensity of development. The built form, and parks and public realm policies of the new Secondary Plan will articulate the appropriate form, as well as detail the expectations that all developments will contribute to an expanded and connected city.