

City Centre Plan - Implementation and Priority Strategy

The City Centre Plan will be implemented over the next 20 to 25 years. The “Implementation and Priority Strategy” (Strategy) below has been developed using the Implementation Strategy presented in the City Centre Plan as the starting point. Additional action items have been added, and the Strategy has been reorganized by priority. The “Strategy” will guide the City Centre Plan’s implementation through to completion.

IMMEDIATE PROJECTS (1 TO 6 MONTHS)

1. Amend Sidewalk Cafe Guidelines and Use of Sidewalks – Vending Policy No. C09-013 to support seasonal parking area conversions (Parking Patios). *Completed Spring 2014.*
2. Develop and adopt Zoning Bonus for buildings over 76 metres in height in B6 Zoning District. *Approved April 14, 2014.*
3. Amend the Vacant Lot and Adaptive Reuse Policy to provide for Office and Structured Parking incentives. *Approved June 23, 2014.*
4. Amend Zoning Bylaw No. 8770 to make commercial surface parking lots a Discretionary Use in the B6 Zoning District. *Expected October 2014.*
5. Prepare and adopt Design Guidelines. *Expected September 2014.*

NEAR-TERM PROJECTS (1 TO 5 YEARS)

1. Marketing strategy to highlight all projects initiated under the City Centre Plan, including branding and ongoing project development signage.
2. Identify and begin work on a catalyst project; possibly the 21st Street Plaza.
3. One-stop permitting and licensing process for major developments in City Centre.
4. Downtown Parking Strategy to be commissioned and completed.
5. Examine strategies to encourage the development of existing surface parking lots, and improve their screening/landscaping in the interim.
6. Examine a strategy to develop the vacant lot at 21st Street and Spadina Crescent (across from Bessborough Hotel).
7. Identify “Areas of Heritage Interest.”
8. Examine opportunities to expand Heritage Registry. *In progress.*
9. Review of Building Bylaw for heritage needs and sustainable design needs.
10. Examine M4 Zoning District for potential inclusion of retail opportunities, including restaurants with outdoor patios.
11. Complete design drawings for Idylwyld Drive.
12. Identify and begin work on a catalyst project on 20th Street in Riversdale Business Improvement District (BID).
13. Design pedestrian improvements to 21st Street, including upgraded crosswalks over the length of 21st Street from 1st Avenue to Spadina Crescent.
14. Design 21st Street linear park from Spadina Crescent to 4th Avenue (if not, the catalyst project identified in Step No. 2).
15. Civic Plaza Design Considerations: complete design drawings for improved landscape at Civic Plaza.

16. Design improvements to 23rd Street, including initial phase of linear park at 23rd Street and Spadina Crescent.
17. Design plans for new entry to Meewasin Trail at 23rd Street.
18. Recruit grocery store operator to Downtown and/or North Downtown area.
19. Complete design drawings for 1st Avenue.
20. Detailed bike lane plan to be completed in accordance with information provided by the City Centre Plan.
21. Permanent installation of bikeways.
22. Completion of the Growing Forward Project and establishment of first phase of Rapid Transit Line as a Bus Only lane (Defer to Growing Forward Project).
23. Design and construction of bike lanes and bridge access ramps.
24. Implement seasonal alley conversions.
25. Develop a green network and rain garden master plan.

MID-TERM PROJECTS (5 TO 10 YEARS)

1. Implement recommendations of the Downtown Parking Strategy.
2. Review Zoning pattern for West Downtown area.
3. Construct pedestrian improvements to 21st Street, including upgraded crosswalks over the length of 21st Street from 1st Avenue to Spadina Crescent.
4. Construct 21st Street linear park (from Spadina Crescent to 4th Avenue) (if not the catalyst project).
5. Installation of initial phase of street improvements at 19th and 20th Streets, portions of 23rd and 26th Streets, portions of 3rd and 4th Avenues, and Spadina Crescent (see pages 28 to 54 of the City Centre Plan).
6. Reconstruction of Idylwyld Drive.
7. Reconstruction of 1st Avenue.
8. Full implementation of College Drive, Broadway, and 20th Street improvements.
9. Implementation of City Centre wide Public Art Walk.
10. Conversion of street lights to LED and task-oriented lighting, where appropriate.
11. Installation of rain gardens, where appropriate.
12. Develop an enhanced snow management system, including consideration for heated sidewalks.
13. Update Public Spaces, Activity and Urban Form Strategic Framework Plan to track the impact of the City Centre Plan initiatives.

LONG-TERM PROJECTS (10+ YEARS)

1. Installation of final phase of all identified pedestrian priority streets.
2. Implementation of City Hall Square and Civic Plaza.
3. Foster long-term construction of mixed-use development in the area between Idylwyld Drive and 1st Avenue (West Downtown Project).
4. Final construction of street improvements at 19th and 20th Streets, western portion of 23rd and 26th Streets, portions of 3rd and 4th Avenues, and Spadina Crescent.
5. Bridge Construction Projects.