

Downsview Secondary Plan Update – Authorization to Enter into Agreements for Resourcing

Date: November 9, 2021

To: Planning & Housing Committee

From: Chief Planner & Executive Director, City Planning

Ward: York Centre

File Number: 21 207011 NPS 00 OZ

SUMMARY

This report builds on the direction from City Council to update the Downsview Secondary Plan following the adoption of Site and Area Specific Policy 596 ("SASP 596") on approximately half of the lands covered by the Secondary Plan. Canada Lands Company Ltd and Northcrest Developments, the owners of the lands covered by SASP 596, have agreed to provide resources towards the updating of the Downsview Secondary Plan for up to two years. This report requests authorization for the City to enter into the necessary agreements to facilitate the resourcing.

RECOMMENDATIONS

The Chief Planner and Executive Director, City Planning recommends that:

1. City Council authorize the Deputy City Manager, Infrastructure & Development Services to enter into any necessary agreements with Canada Lands Company Ltd and Northcrest Developments to secure resources to the City for the update to the Downsview Secondary Plan, in a form satisfactory to the City Solicitor.

FINANCIAL IMPACT

There are no financial implications resulting from the recommendations included in this report.

The Chief Financial Officer and Treasurer has reviewed this report and agrees with the financial implications as identified in the Financial Impact section.

DECISION HISTORY

City Council adopted the settlement with Canada Lands Company Ltd to resolve outstanding appeals by the appellant to OPA 231 in February 2021. The outcome of the settlement is SASP 596 which requires, among other matters, an update to the Downsview Secondary Plan.

The report on the settlement can be found here:

<http://app.toronto.ca/tmmis/viewAgendaItemHistory.do?item=2021.CC28.10>

BACKGROUND

Site and Area Specific Policy 596

The settlement resulted in changes to the Official Plan designations from Core Employment Areas to a combination of General Employment Areas and Regeneration Areas. Official Plan Map 2, Urban Structure was amended to remove the Employment Areas overlay from the lands that are redesignated to Regeneration Areas. The Official Plan Regeneration Areas designation policies state that this designation, "is applied to areas with significant vacant lands and/or buildings and in need of revitalization as a means of fostering growth and physical change." Official Plan Policy 4.7.2 requires that development should not proceed prior to the approval of a Secondary Plan for each Regeneration Area.

Consistent with the Regeneration Areas Official Plan requirements, the proposed settlement introduces a new Site and Area Specific Policy No. 596 ("SASP 596") to Chapter 7 of the Official Plan that sets out both general and specific requirements that must be addressed through a revised Downsview Area Secondary Plan. Residential uses are only permitted on the lands subject to SASP 596 after an updated Secondary Plan is considered by Council and subsequently approved. Generally, the proposed requirements to be addressed in the revised Downsview Area Secondary Plan (outlined in the proposed SASP 596) include, but are not limited to:

- New land use plan that re-designates lands from Regeneration Areas to other designations and addresses key city building objectives of complete communities, economic function of the lands, increasing the public open space network, along with an increase of lands designated as General Employment Areas;
- Phasing approach to distribute the required minimum employment GFA across the Lands in pace with any residential development. The proposed SASP 596 prioritizes the following employment uses: office, creative industries, scientific research and development, light industrial, and others;
- Series of technical analyses that would be coordinated with the land use plan and phasing approach (described in the above two bullets) intended to integrate the following building blocks of a complete community: distribution and location of public

realm features, parkland, street network, community services and facilities, Transportation Master Plan, servicing infrastructure, and others;

- Housing plan that puts in place a strategy for the provision and minimum amount of affordable housing across the Lands that also considers opportunities for exceeding the minimum requirements; and
- Detailed engagement strategy that is designed to provide a full range of approaches to ensure the broadest outreach to members within the community and interest groups. The engagement strategy would be developed in consultation with the local Councillor, resident associations, local businesses, BIAs, and various other stakeholders.

COMMENTS

The City has started work on updating the Downsview Secondary Plan based on the requirements listed in SASP 596. As part of the early work on the update, the overall scope of the project, including required resources, is being finalized and secured. Further information regarding timing, deliverables, public consultation and reporting will be brought forward to the Planning and Housing Committee in early 2022.

Redevelopment of the Downsview Secondary Plan Area is a generational and transformative project, of a scale that is rare within the City. Work over the next two years will result in an updated Secondary Plan creating a new planning framework for the area. Canada Lands Company Ltd and Northcrest Developments have agreed to contribute to City resources in furtherance of the Secondary Plan Update, led by City Planning. To secure these resources, the City will need to enter into a Memorandum of Understanding ("MOU") with Canada Lands Company Ltd and Northcrest Developments. This report is requesting the authorization to enter into the MOU. The resources provided by Canada Lands Ltd and Northcrest Developments may include the following: funding of new, temporary City staff positions; contributions towards the procurement of consultants; and coordinating stakeholder and public engagement with the City.

CONTACT

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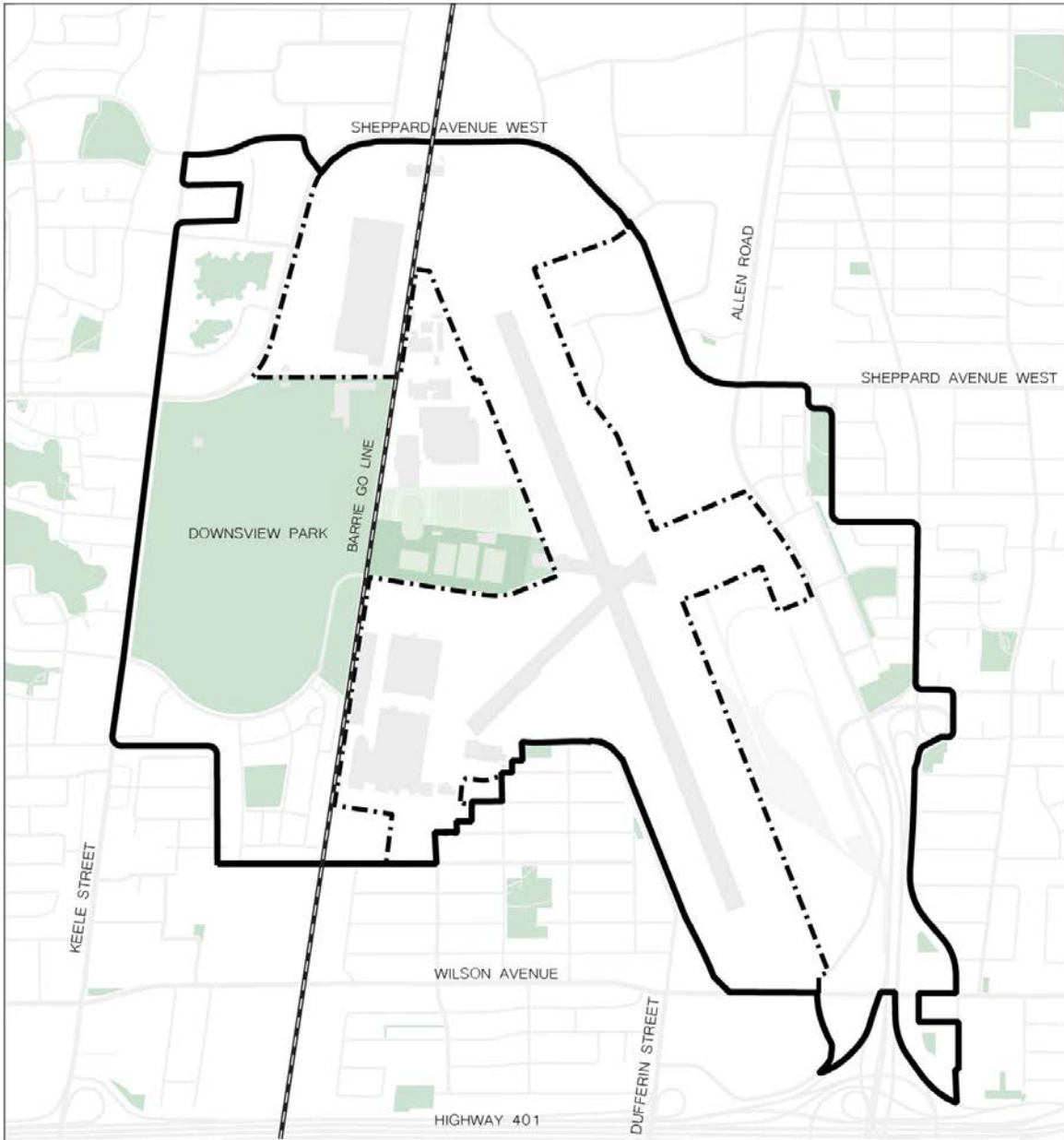
SIGNATURE

Gregg Lintern, MCIP, RPP
Chief Planner and Executive Director
City Planning Division

ATTACHMENT

Attachment 1: Map of Downsview Secondary Plan Area and Site and Area Specific Policy 596

Attachment 1: Map of Downsview Secondary Plan Area and Site and Area Specific Policy 596



----- Canada Lands/Northcrest OPA Area
210 hectares

———— Secondary Plan Area
535 hectares