

PART I - INTRODUCTION

The City of Toronto is undertaking a review of the Downsview Area Secondary Plan. The Secondary Plan encompasses approximately 530 hectares (1,310 acres) of land north of Highway 401 between Keele Street and Wilson Heights Boulevard, east of Allen Road (See Figure 1 on Page 2). The existing Secondary Plan was approved in 1999, with an amendment to establish mixed use and residential permissions for the lands at the southwest and southeast corners of Allen Road and Sheppard Avenue West in 2001.

The Review presents an opportunity to reassess the Secondary Plan in the context of the City's planning goals and objectives as set out in the Official Plan. In particular, the Review is prompted by the following:

- the Spadina Subway Extension from Downsview Station at Allen Road and Sheppard Avenue, passing through the Secondary Plan area into Vaughan. The extension will include a new subway station in the Secondary Plan area near Sheppard Avenue and the CN rail line, eventually connecting with the GO Transit Bradford commuter train which provides service between Barrie and downtown Toronto; and,
- Parc Downsview Park Inc. (PDPI), a major landowner in the Secondary Plan area, has evolved the development vision for their lands and would like this vision to be reflected in the Secondary Plan. In order for the City to evaluate PDPI's vision, a review of the entire Secondary Plan is necessary.

a) Purpose of the Area Profile

The purpose of this document is to provide background information on the lands within the Secondary Plan area and the larger community within which the Secondary Plan is located. The information contained within this document will serve as a reference point for the Review. Additional information collection and analysis will be undertaken throughout the Review as a recommended planning framework for the Secondary Plan area is developed.

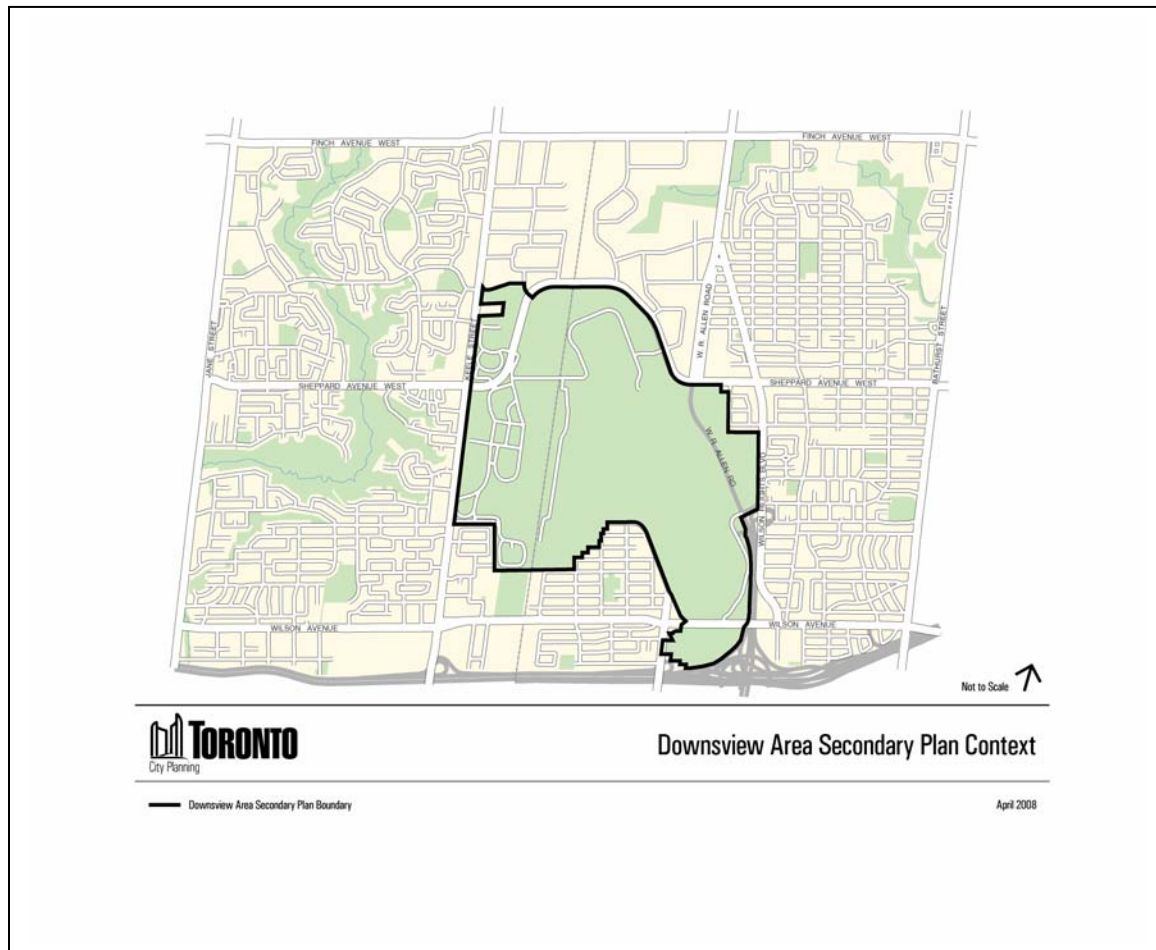
This Area Profile document is a companion to the Phase 1 Summary Memo prepared by planningAlliance and the consulting team undertaking the Downsview Area Secondary Plan review.

b) Study Area

The Secondary Plan Review will examine the lands within the Secondary Plan area as well as the broader surrounding community. The study area for the Review is the area between Jane Street and Bathurst Street to the west and east, and Finch Avenue and Highway 401 to the north and south. Looking at the larger area provides an important context for updating the planning direction of the Secondary Plan.

Figure 1 below is a map showing the review study area and the location of the Secondary Plan area (outlined green area) within the study area.

Figure 1 - Secondary Plan Area and Study Area



c) Review Structure and Schedule

The Review is scheduled to be completed over twelve months in four phases:

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| Phase 1 | Background Review |
| Phase 2 | Evaluation of Alternative Development Options |
| Phase 3 | Identification of a Preferred Development Option |
| Phase 4 | Recommended Plan and Planning Framework |

Phase 1 includes this Area Profile. Additional information collection and analysis will be undertaken during the course of the Review to supplement and fill in any gaps identified in this document. The outcome of Phase 1 will be an understanding of existing community characteristics and the identification of opportunities and challenges to direct the work undertaken in subsequent phases. Phase 1 is complete and a Phase 1 memorandum is being finalized for release.

Phase 2 of the review will be the identification of possible land use and development scenarios for the Plan area and their evaluation from a variety of perspectives including transportation and servicing capacity, impact on community services and facilities, ability to support and implement sustainable development practices and green development standards, and impact on surrounding residential and employment communities. Phase 2 will be complete by the end of 2008. A Phase 2 memorandum will be issued in March 2009.

Phase 3 will be the identification and refinement of a preferred land use and development scenario. Refinement of the preferred scenario would include tasks such as refining the preferred land use and transportation structure, working on appropriate development block and structure plans, and finalizing matters such as built form, zoning, urban design and phasing approaches. This phase is expected to be completed in April 2009.

Phase 4 will be the completion of the review and submission of final reports and documents. Once the review is completed, City staff will prepare a final report and recommendations to City Council on an updated planning framework for the Secondary Plan area. Phase 4, including submission of a report to City Council is expected to be completed in the summer of 2009. The outcome of the Secondary Plan review is intended to result in an updated planning framework for the Downsview Area Secondary Plan area that reflects the opportunities provided by the Spadina subway extension through the area as well as the unique qualities presented by a national urban park.

A consulting team has been retained by the City to assist with the Review. Lead by the firm planningAlliance, this team has expertise in archaeology, heritage, land use planning, urban design, servicing and transportation. The consulting team will work closely with the City, the landowners in the Secondary Plan area and the surrounding community in evaluating and developing a recommended planning direction for the lands.

d) Community Participation

Community participation is an important and integral part of the review. The community includes the residents and businesses located in the study area and the institutions and agencies that serve the community. For the federal lands which are to be developed as a national urban park, the community is intended to include all Canadians, and through the review, input will be sought from the users of the Downsview Park.

The community participation program for the review will be varied. Large meetings will consist of widely publicized large community meetings, open houses and drop-ins over the course of the review. A community reference group has been established to provide more focussed input. A website has also been created to provide general access to meeting presentations, newsletters and related ongoing work. Newsletters will be issued at key points to summarize ongoing work and these will be posted on the website, available at local libraries and community centres, and will be mailed out to interested individuals and organizations. The Downsview Area Secondary Plan review website can be accessed at: www.toronto.ca/planning/downsview.htm.