

CONFIDENTIAL ATTACHMENT 3 -made public on July 7, 2020

Draft Downsview Secondary Plan Review Principles

#	PLANNING PRINCIPLE	DESCRIPTION
1	Substantial Gain of Employment GFA and Jobs	The lands will continue to be used for employment purposes. Employment uses will be transit-supportive, result in a substantial gain of employment GFA on-site, and will be the primary consideration for each phase of new development. Employment uses will be constructed in each phase, prior to or concurrent with residential development. Employment uses will expand and support the office, high-tech industrial, light manufacturing, Downsview Aerospace Campus and/or film sectors.
2	Transit-supportive Complete Communities	New development should increase transit ridership and will not preclude future transit-oriented development. Any resulting residential and employment densities will achieve and prioritize direct and safe active transportation and transit use in accordance with the Growth Plan, 2019 and in consideration of the possible extension of the Sheppard Subway from Sheppard-Yonge Station to Sheppard West Station.
3	Servicing	Required infrastructure to service the increased planned intensification of uses will be provided. Prior to any development, a servicing plan related to water, sanitary, stormwater, hydro, etc. will be developed and approved by the City.
4	Affordable Housing	The provision of affordable housing a priority for the Secondary Plan Area. New development will implement, at a minimum, the existing affordable housing framework of the Downsview Area Secondary Plan. Increased development permissions beyond what is currently contemplated in the Secondary Plan will require the provision of additional affordable housing units in the Secondary Plan area, the amount and location of which to be informed by and evaluated in the context of the existing affordable housing policy framework and related City affordable housing objectives.
5	Land Uses	An appropriate distribution of land uses across the site will be agreed upon to support complete communities that includes a strong economic development component. A substantial portion of the lands will be retained as <i>Employment Areas</i> . <i>Mixed Use Areas</i> will be strategically located to animate major streets and support priority retail streets.
6	Sustainable Development	Development will apply an innovative approach to the sustainable design of buildings, landscapes and infrastructure that implements the City's net zero greenhouse gas emissions targets, is climate resilient and meets the highest levels of the Toronto Green Standard through energy- and water-efficient

		buildings, local energy distribution systems, renewable energy sources, and landscapes that absorb and retain stormwater and enhance biodiversity.
7	Public Street Network	An updated Downsview Transportation Master Plan will be developed that achieves a public complete street network that improves transit accessibility, including new connections across/under the Toronto Barrie Railway and/or Allen Road.
8	Parks and Open Spaces	An open space network will identify locations and types of new public parks and other on-site open spaces. New parks and open spaces will connect with and/or expand Downsview Park, the Black Creek and the West Don River open space systems.
9	Heritage	The heritage value, including cultural heritage of the site and existing structures will be examined prior to any demolition or relocation of existing features.
10	Community Infrastructure	Identified community infrastructure to service the site and surrounding community will be developed. This infrastructure may include, but not be limited to, new schools, daycares, libraries and others.
11	Urban Design & Neighbourhood Compatibility	Building and community design will consider the relationship, transition and/or connections to existing established neighbourhoods and will implement new and existing development guidelines including but not limited to the Townhouse and Low-Rise Apartment, Mid-Rise Building and Tall Building Design Guidelines, Growing Up Guidelines, and Pet Friendly Guidelines. The Toronto Design Review Panel will be consulted throughout the planning process.
12	Compatibility/Mitigation	Given the proximity of <i>Core Employment Areas</i> to the north (DUKE Heights BIA), east (Wilson Yard), and south (City of Toronto Works Yard, Murray Road and Dufferin Street employment lands), any development will not adversely impact these areas' operations and will include any identified mitigation measures. A Rail Safety Strategy for sensitive uses will be required for the Toronto Barrie railway line.
13	Phasing plan	Development of the site will occur in orderly phases and be secured through a detailed phasing plan. The Detailed Phasing Plan will be set out in the revised Secondary Plan, which may include the use of holding provisions to provide for the orderly sequencing of development, including the provision of appropriate infrastructure and services. Non-residential development will be constructed in each phase, prior to, or concurrent with residential development.
14	Public Engagement	A detailed engagement strategy will be developed with stakeholders including but not limited to resident associations, local businesses and BIAs, local councillors and others.