

July 5, 2022

City Clerk's Office – City of Toronto
Planning and Housing Committee
Toronto City Hall
100 Queen Street West
Toronto, ON M5H 2N2

Attention: Planning and Housing Committee – July 5, 2022

Re: Item PH 35-16 Our Plan Toronto: City-wide 115 Proposed Major Transit Station Area/Protected Major Transit Station Area Delineations - Final Report

Urban Strategies Inc is the land use planning consultant representing Canada Lands Company (CLC) and Northcrest Developments for their proposal with respect to 520 acres within the Downsview Secondary Plan Area. An application to amend the Official Plan was submitted by Urban Strategies Inc in September 2021, and review of the application is being coordinated with the City-led Update Downsview process.

We understand that City Staff have submitted a motion to amend the MTSA boundaries for Downsview Park Station, Sheppard West Station, and Wilson Station, which all fall within the Update Downsview Study Area. The proposed amended MTSA boundaries appear to align with the emerging and conceptual road networks within the Official Plan Amendment Area. Having reviewed the Final Report and the proposed amendments – understanding that the proposed MTSA boundaries are based on preliminary road networks and are therefore conceptual in nature – Northcrest Developments and CLC are supportive of this motion.

We look forward to continued collaboration through the Update Downsview process.

Sincerely,
Urban Strategies Inc.



Emily Reisman, MCIP, RPP
Partner