



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 35-15 Our Plan Toronto: City-wide 115 Proposed Major Transit Station Area (MTSA)/Protected Major Transit Station Area Delineations – Final Report

On behalf of Parc Downsview Park Inc. (PDP), Canada Lands Company CLC Limited (Canada Lands) is the owner of the lands municipally known as 1350 Sheppard Avenue West (the subject lands). The subject lands are currently before the City of Toronto (the City) in an application for District Plan approval, known as the William Baker Neighbourhood, encompassing the entirety of the 25 hectare property. Additionally, applications for Zoning By-law Amendment and Draft Plan of Subdivision are also before the City for the first phase of the Neighbourhood.

Request Change to Downsview Park Station MTSA

We understand that City staff have submitted a motion to amend MTSA boundaries for Downsview Park Station. On advisement of our planning consultants, and having reviewed the Final Report and the proposed amendments, with an understanding that the proposed MTSA boundaries are based on preliminary road networks and therefore are conceptual in nature, Canada Lands requests a change to the south-western edge of the Downsview Park Station MTSA as it pertains to the William Baker Neighbourhood.

We request the MTSA boundary be extended to capture development parcels south of “Street B” in the William Baker Neighbourhood (see **Attachment 1**). By extending the MTSA boundary south, the MTSA would better reflect the vision for the Neighbourhood through support of balanced development on either side of “Street B”, a characteristic of many of Toronto’s great streets. Further, the change would support the intent of the existing Downsview Area Secondary Plan, which contemplates development along the south side of “Street B”.



We look forward to the Committee's decision on this matter, City staff's continued work on this important initiative, and to collaborating further through the process on implementing the William Baker Neighbourhood as an important community building and development initiative.

Please contact the undersigned if you have any questions or require additional information.

Respectfully,

Eric Mark, MCIP, RPP
Development Manager, Real Estate (Ontario)
Canada Lands Company CLC Limited

Attn.



Attachment 1: Requested Change to the Downsview Park Major Transit Station Area Boundary

