

Update Downsview – Authorization to Enter into Agreements for Resourcing

Date: February 8, 2024

To: Planning and Housing Committee

From: Interim Chief Planner and Executive Director, City Planning

Ward: Ward 6 - York Centre

File Number: 21 207011 NPS 00 OZ

SUMMARY

In March of 2022, the City entered into a Memorandum of Understanding with Parc Downsview Park (a subsidiary of Canada Lands Company Ltd.) and Northcrest Developments to resource a dedicated City staff team to advance amendments to the Downsview Secondary Plan. This team will be bringing forward a suite of deliverables to City Council in May of this year. Moving forward there continues to be a robust work plan required to advance the planning of the Downsview area. This includes master planning for 15 District Plans, the initiation and implementation of Phases 3 and 4 of an extensive Environmental Assessment, detailed design work for various large-scale infrastructure elements and continued public consultation on the numerous applications within the Downsview area.

Northcrest Developments and Canada Lands Company have agreed to continued funding of a dedicated team to carry on this work. This report requests authorization for the City to enter into the necessary agreements to facilitate the continued resourcing.

RECOMMENDATIONS

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

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

FINANCIAL IMPACT

There are no financial implications resulting from the recommendations included in this report. Any further resource requirements to support continued planning within the Downsview Secondary Plan area will be detailed in future program reporting brought forward for Council consideration.

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

In March 2022 the City entered into an agreement with Parc Downsview Park (a subsidiary of Canada Lands Company Ltd.) and Northcrest Developments to resource a dedicated City staff team to advance the amendments to the Downsview Secondary Plan and related environmental assessments. The report requesting authorization to enter into an agreement can be found here:

[Agenda Item History - 2021.PH29.12 \(toronto.ca\)](#)

BACKGROUND

In September 2021, the City initiated the Update Downsview Study following City Council's March 2021 approval of Site and Area Specific Policy 596 and Bombardier's announced departure from the Downsview Airport in 2024.

SASP 596 set out conditions and requirements for the Secondary Plan review including a minimum amount of non-residential uses, the provision of affordable housing, and a number of other studies and analysis that were undertaken through the Study. To date, staff have reported twice to City Council on the Study, most recently in May of 2023, bringing forward drafts of the final deliverables. The Final Report for the study will be presented to City Council in May of 2024. Information and reports relating to the Update Downsview Study can all be found on the study website at:

www.toronto.ca/updatedownsview.

Over 30 years and at full build-out, it is anticipated that the Secondary Plan Area will accommodate up to 110,000 new residents (60,000 units) and 47,000 workers, representing one of the largest city-building efforts in the history of Toronto. This is a transformative opportunity to stitch existing and new communities together, enabling the development of more resilient, inclusive and connected communities. The Plan is centred on two goals – climate resilience and environmental sustainability, and achieving equitable outcomes for Indigenous, Black and other equity-deserving communities. All deliverables align with these goals to ensure that they support each other in creating a comprehensive framework for investment and development at Downsview.

COMMENTS

In March of 2022 the City entered into a Memorandum of Understanding with Parc Downsview Park (a subsidiary of Canada Lands Company Ltd.) and Northcrest Developments to resource a dedicated City staff team to advance the amendments to the Downsview Secondary Plan. The City's existing, dedicated Downsview team is finishing the work on the Update Downsview Study contemplated under the existing MOU. The deliverables include: an updated Secondary Plan, Urban Design Guidelines, a Zoning By-law, a Master Environmental Servicing Plan, and a Community Development Plan.

Going forward, a robust work plan is required to advance the planning of the Downsview area. This includes master planning for 15 District Plans, the initiation and implementation of Phases 3 and 4 of an extensive Environmental Assessment, detailed design work for various large-scale infrastructure elements and continued public consultation on the numerous applications within the Downsview area.

Canada Lands Company Ltd. and Northcrest Developments have agreed to continue to contribute to City resources in furtherance of this work. To secure these resources, the City will need to enter into a new Memorandum of Understanding (MOU) with Canada Lands Company Ltd. and Northcrest Developments. This report is requesting the authorization to enter into a 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

Sarah Phipps, Project Director, Strategic Initiatives, Policy & Analysis, City Planning Division, 416-392-3078, Sarah.Phipps@toronto.ca

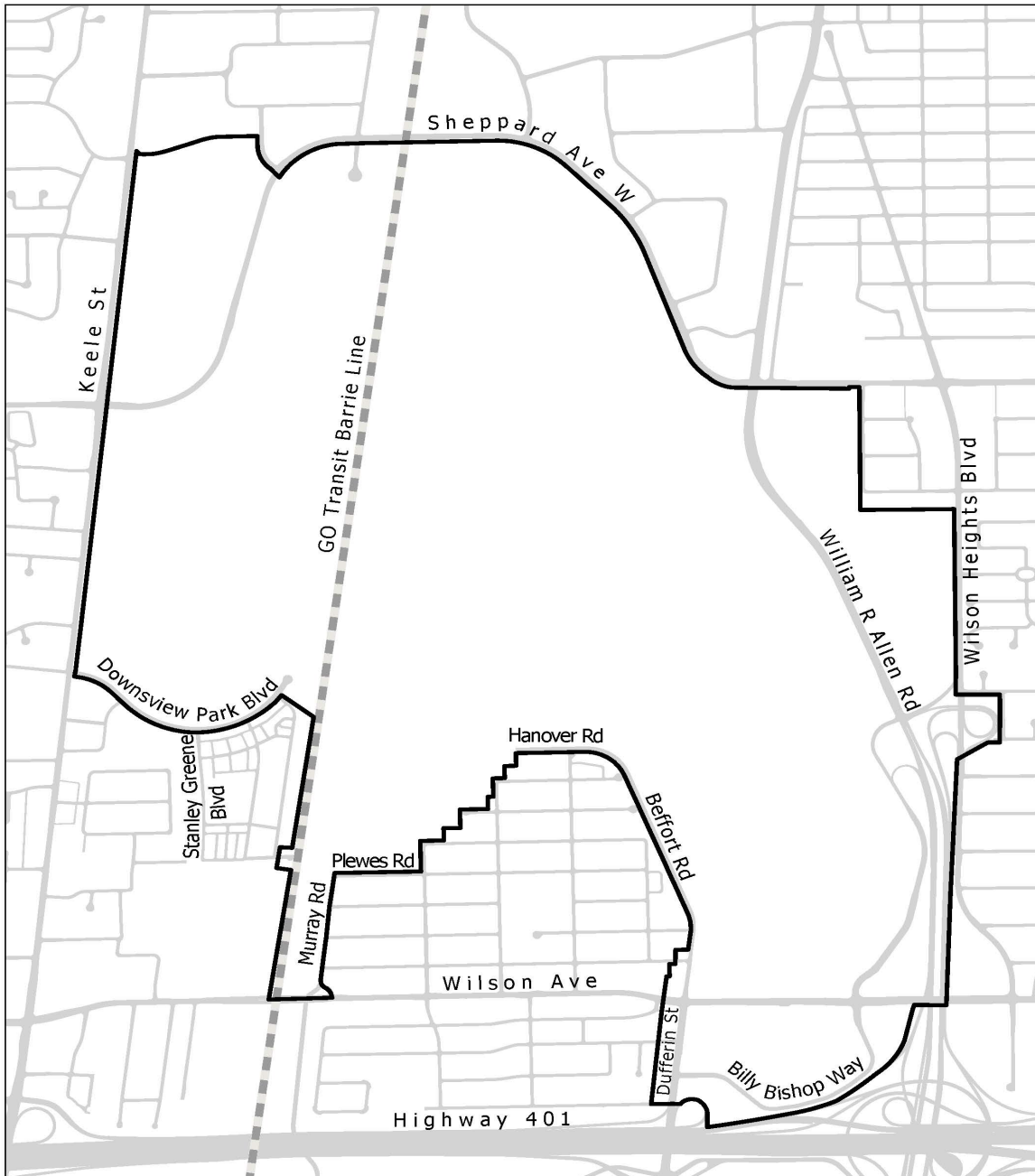
SIGNATURE

Kerri A. Voumvakis
Interim Chief Planner and Executive Director
City Planning Division

ATTACHMENT

Attachment 1: Map of Downsview Secondary Plan Area

Attachment 1: Map of Downsview Secondary Plan Area



Downsview Secondary Plan
Map 7-1 Secondary Plan Area

□ Plan Area



Not to Scale