



May 7, 2024

BY EMAIL TO: phc@toronto.ca

Planning and Housing Committee
City of Toronto
Toronto City Hall
100 Queen Street West
Toronto, Ontario
M5H 2N2

ATTENTION: Nancy Martins, Committee Administrator, Planning And Housing Committee

**Re: PH 12.1 – Update Downsview: Secondary Plan, Zoning By-law, Urban Design
Guidelines and Master Environmental Servicing Plan - Final Report
Toronto Official Plan Amendment No. 716 ("OPA 716")**

Dear Members of the Planning and Housing Committee:

I am writing on behalf of Canada Lands Company, in support of the Downsview Secondary Plan and the accompanying technical reports, including the Master Environmental Servicing Plan, the Urban Design Guidelines, the Interim Zoning By-law and the Downsview Community Development Plan.

Canada Lands Company is an arms-length Federal Crown corporation with responsibility for the planning and development of its Downsview Lands at 500 acres. Along with our subsidiary, Parc Downsview Park Inc, we have a long-term commitment to the Downsview community, dating back over 20 years to when Downsview Park was first created as a federally managed urban park.

Since then, we have planned and developed some of the surrounding neighbourhoods, complete with affordable housing, commercial and institutional activity, parks and open spaces, and connections to Downsview Park itself, along with its annual slate of programs and events.

This has been a unique and truly rewarding process that we believe has brought about an excellent plan that will be the framework for generational change in Downsview. This journey started almost 5 years ago when Canada Lands Company and Northcrest Developments teamed up to masterplan our lands comprehensively. And all of this started with a robust public consultation process well over a year in advance of our application to the City. And that commitment to consultation continued throughout the Secondary Plan update alongside the City staff-led engagement and with our partners.



As key proponents of the Downsview Secondary Plan, we are poised to make further contributions to the City, through the development of a series of complete communities, while supporting local economic development in Northwest Toronto. As part of this commitment, CLC will deliver 4.5 million square feet of non-residential space and some 22,000 homes on its Downsview Lands, including 4,000 homes in its Arbo Neighbourhood, with Phase 1 already District Plan and Zoning approved. Canada Lands is committed to delivering 20% affordable housing and is collaborating with its partners to bring housing forward as quickly as possible.

Canada Lands is also committed to the repurposing of its existing strategic assets. You can see this in the award-winning Downsview Campus of Centennial College, where we are building on the site's aviation history and where students are gaining advanced aerospace training for the jobs of today and tomorrow. Canada Lands Company will improve and transform its massive Depot Building in the Downsview West District, an existing facility that has been home to film and TV studios, a public market and a range of entrepreneurial initiatives and start-ups for 20 years. The Downsview West District will be a great new neighbourhood, truly mixed-use, transit-oriented and adjacent to Downsview Park. This neighbourhood alone will accommodate 8,500 new homes, of which 20% will be affordable housing.

In closing, I would like to take this opportunity to acknowledge and thank Councillor Pasternak for his leadership and applaud the hard work and dedication of City staff who ultimately have brought this Plan forward. Canada Lands Company has been committed to this area for the past two decades and we are excited to see this comprehensive plan for these lands, full of vision and innovation, unlocked by the approval of the Downsview Secondary Plan.

We look forward to our ongoing collaboration in implementing our various District Plans and partnering in the delivery of much-needed infrastructure, housing and commercial activity, in the years and decades to come.

Sincerely,

David Anselmi

Regional Director, Real Estate
Canada Lands Company