



May 7, 2024

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

Dear Members of the Planning and Housing Committee,

**Re: Update Downsview: Secondary Plan
3625 Dufferin Street**

We are the planning consultants for 3625 Dufferin Street Portfolio Inc., the owners of the above-noted lands, located on the east side of Dufferin Street between Wilson Avenue and Highway 401 (the “subject site”). We have reviewed the proposed Downsview Secondary Plan, including the Recommendations in the Final Report, dated April 23, 2024. In general, we agree with the need for a comprehensive planning framework for the Downsview area over the next 30 years to guide development of resilient, sustainable and equitable complete communities. We also do not have a concern with the subject site being excluded from the Wilson South District on proposed Map 7-5, along with the Maximum Permitted Density on proposed Map 7-6, given that any potential development on the subject site would primarily be dealt with through existing Site and Area Specific Policy 388, including any potential amendments to it.

However, we have concerns regarding the following proposed policies:

- *“Policy 1.8. Development and public decision-making will be implemented in accordance with the Downsview Master Environmental Servicing Plan (“MESP”). The MESP identifies the on- and off-site transportation and municipal servicing infrastructure improvements required to support the growth anticipated in the Plan Area, including:*
 - 1.8.1. The major streets and active mobility network;*
 - 1.8.2 The requirements related to future regional and local transit network improvements;*
 - 1.8.3. The requirements related to water and wastewater infrastructure;*
 - 1.8.4. The requirements and standards for the design of a decentralized stormwater management system(s);*

1.8.5. The design targets and assumptions to be incorporated in transportation and municipal servicing reports and plans submitted in support of development applications within the Plan Area; and

1.8.6. The phasing, monitoring, and implementation schedule.”

The full version of the proposed Downsview Master Environment Servicing Plan has not yet been made available for the public’s review and comment. In our opinion, it would be premature to include policies in the proposed Secondary Plan tying development and decision-making to a Servicing Plan that we have not had the opportunity to review and understand how the findings may impact potential development within the plan area.

- *“Policy 3.3.4. To provide access to sunlight and comfortable microclimates year-round, development will be designed to support at least 5 hours of continuous sun on at least 75% of each Major Park on March 21 and September 21.”*

In our opinion, the intent of this policy should be to maintain the utility of parks. In this regard, a generally accepted standard throughout the City (including the Downtown Secondary Plan) is to “adequately limit” shadowing on parks and other sensitive areas between the spring and fall equinoxes. This general language should be reflected in the proposed Secondary Plan.

Thank you for your consideration of these comments. If you have any questions or would like to discuss these matters further, please do not hesitate to contact the undersigned.

Yours truly,

Bousfields Inc.



Alex Savanyu, MCIP, RPP

*cc: Matthew Kingston, 3625 Dufferin Street Portfolio Inc.
David Cox, 3625 Dufferin Street Portfolio Inc.*