



## REPORT FOR ACTION WITH CONFIDENTIAL ATTACHMENT

# Update Downsview: Downsview Secondary Plan - Ontario Land Tribunal Hearing – Request for Directions

**Date:** July 14, 2025

**To:** City Council

**From:** City Solicitor

**Wards:** Ward 6 - York Centre

### REASON FOR CONFIDENTIAL INFORMATION

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This report contains advice or communications that are subject to solicitor-client privilege. This report contains information regarding potential litigation.

### SUMMARY

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The City-led Update Downsview Study commenced in Fall 2021, and established a comprehensive planning framework for the Downsview area to help guide the development of resilient, sustainable and equitable complete communities over the next 30 years, including the Downsview Secondary Plan, Urban Design Guidelines, Master Environmental Servicing Plan and Community Development Plan.

Initiated by the closure of the Downsview Airport and combined with other redevelopment opportunities, it is estimated that the Secondary Plan Area will accommodate 115,000 new residents and 52,000 workers over the next 30 years. This represents one of the largest and most transformative city-building efforts in the history of Toronto. It is an opportunity to reconnect the Plan Area with its surroundings, leverage existing transit infrastructure and cultural heritage resources, create compact, mixed use communities, and deliver new community service facilities. These opportunities will support diverse and inclusive employment and deliver a significant amount of new housing, enabling the development of resilient, sustainable and equitable complete communities.

The Downsview Secondary Plan (OPA 716) was adopted by City Council on May 23, 2024, and enacted as By-law 708-2024.

The City received four appeals to the Downsview Secondary Plan to the Ontario Land Tribunal ("OLT"):

- Costco Wholesale Canada Ltd.(100 Billy Bishop Way)
- Home Depot Holdings Inc. (90 Billy Bishop Way)
- First Long Weekend Developments Inc. (675, 685, 693 and 695 Wilson Avenue/30 Billy Bishop Way)
- 3625 Dufferin Street Portfolio Inc. (3625 Dufferin Street)

Each of the four appellants have scoped their appeals to the lands known as the Wilson South area of the Downsview Secondary Plan. The Downsview Secondary Plan is in force and effect as of August 9, 2024, except for those lands south of Wilson Avenue.

The City Solicitor requires further directions for an upcoming OLT case management conference scheduled for September 18, 2025.

## **RECOMMENDATIONS**

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The City Solicitor recommends that:

1. City Council adopt the recommendations contained in Confidential Attachment 1 to this report from the City Solicitor.
2. City Council authorize the public release of the confidential recommendations contained in Confidential Attachment 1 and Confidential Appendix "A" to this report from the City Solicitor, if adopted by City Council.
3. City Council direct that all other information contained in Confidential Attachment 1 to this report from the City Solicitor is to remain confidential at the discretion of the City Solicitor, as it contains advice which is subject to solicitor-client privilege.

## **FINANCIAL IMPACT**

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There is no financial impact arising from the adoption of the Confidential Recommendations beyond what has already been approved in the current year's budget.

## **DECISION HISTORY**

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The City-led Update Downsview Study commenced in Fall 2021 to establish a comprehensive planning framework for the Downsview area. Update Downsview

included three phases of work, reporting twice to City Council before bringing the final deliverables for adoption in 2024. The Study was informed by a comprehensive engagement program, interdivisional and inter-agency working groups, concurrent review of aligned initiatives, and analysis and preparation of a number of studies informed by the provincial policy and legislative context as well as the City's Official Plan. The Study resulted in five deliverables - the Downsview Secondary Plan, Zoning By-law for Meanwhile Uses, Downsview Urban Design Guidelines, Master Environmental Servicing Plan, and Community Development Plan.

The Downsview Secondary Plan was adopted by City Council on May 23, 2024, and enacted as By-law 708-2024. The City received four appeals of the Secondary Plan. The next Case Management Conference is scheduled for September 18, 2025.

## **COMMENTS**

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The City Solicitor requires further instructions on this matter. This report is about ongoing litigation before the OLT and contains advice or communications that are subject to solicitor-client privilege.

## **CONTACT**

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Adrienne deBacker, Solicitor, Planning & Administrative Tribunal Law; Tel: (416) 397-5412; Fax: (416) 397-5624; Email: [adrienne.debacker@toronto.ca](mailto:adrienne.debacker@toronto.ca)

Nathan Muscat, Solicitor, Planning & Administrative Tribunal Law; Tel: (416) 397-5475; Fax: (416) 397-5624; Email: [nathan.muscat@toronto.ca](mailto:nathan.muscat@toronto.ca)

## **SIGNATURE**

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Wendy Walberg  
City Solicitor

## **ATTACHMENTS**

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1. Confidential Attachment 1 - Confidential Information
2. Confidential Appendix "A" - Confidential Information