

May 5, 2025

Our File: 221960

Via E-mail

City Council
Toronto City Hall
100 Queen Street West
Toronto, ON M5H 2N2

Attention: Nancy Martins, Secretariat

Dear Sirs/Mesdames:

Re: Item 2025.PH21.1 – Official Plan Amendments to Align with Provincial Legislative and Policy Changes related to Employment Areas – Decision Report

We write on behalf of PSPIB Downsview Investments Inc. (“**PSPIBDI**”), the registered owner of YZD, the former Downsview Airport lands, to provide comments on draft Official Plan Amendment No. 804 (“**OPA 680**”).

PSPIBDI, together with its development manager Northcrest Developments (collectively, “**our clients**”), are advancing the planning and redevelopment of YZD, an approximately 370 acre site located in the centre of the City surrounded by multiple higher-order transit stations. In May of 2024, Council unanimously approved a new Secondary Plan for the area that establishes a vision premised on establishing complete, connected communities that seek to create positive and lasting economic, social and environmental outcomes. The Secondary Plan anticipates that the lands within the Secondary Plan area will accommodate approximately 115,000 new residents and 52,000 workers over the next 30 years, leveraging existing transit infrastructure to create 10 new walkable, vibrant, amenity-rich neighbourhoods with jobs in future-focused industries as a key feature.

Our clients are also well advanced in the planning of its first District, Taxiway West, more commonly known as The Hangar District. The Secondary Plan designates a large portion of Taxiway West *General Employment Areas*. Accommodating office, retail and other commercial uses is critical to realizing the vision for this area as set out in the Secondary Plan. Accordingly, our clients are concerned with OPA 804’s proposed removal of those permissions. A full suite of employment uses must be permitted to accomplish the Secondary Plan’s objective of enhancing the area’s function as one of the largest employment nodes outside the downtown by providing a broad range of employment and non-residential uses and accommodating a range of jobs across multiple sectors to enable long-term employment growth.



We encourage City staff and Council to consider Downsview in the context of the Secondary Plan, and continue to permit a full range of employment uses – including office and retail uses – in the *General Employment Areas* within Downsview.

Please include us on all notices for this matter.

Yours truly,

GOODMANS LLP

A handwritten signature in blue ink, appearing to read "Max Laskin".

Max Laskin
MXL

cc. Kristy Shortall, Northcrest Developments