

1377 Sheppard Avenue West (Downsview West District) – Zoning By-law Amendment Application – Supplementary Report

Date: July 22, 2026

To: City Council

From: Interim Executive Director, Development Review

Ward: 6 – York Centre

Planning Application Number: 24 232020 NNY 06 OZ

Related Planning Application Number: 24 236202 NNY 06 SB

SUMMARY

This report provides updates on the work to develop and implement a comprehensive Community Benefits Plan for the Downsview West District and an affordable housing implementation strategy as directed by North York Community Council.

RECOMMENDATIONS

The Interim Executive Director, Development Review recommends that:

1. City Council receive the report for information.

FINANCIAL IMPACT

There are no financial implications resulting from the recommendations included in this Report in the current budget year or in future years.

DECISION HISTORY

On July 7, 2026, North York Community Council amend Item NY34.9 – 1377 Sheppard Avenue West (Downsview West District) – Zoning By-law Amendment – Decision Report – Approval, dated June 23, 2026 to include the following matters:

1. City Council request the Canada Lands Company (CLC) to continue to work collaboratively with the Toronto Community Benefits Network, the Community

Development Unit of the Social Development, Finance and Administration Division, City Planning staff, and other appropriate stakeholders to develop and implement a comprehensive Community Benefits Plan for the Downsview West District that maximizes local employment, training, mentorship, procurement, and community-building opportunities throughout the development process and direct Director, Community Planning, North York District that any updates on this plan be included in a supplementary report at the City Council meeting of July 29, 30 and 31, 2026.

2. City Council request the Canada Lands Company to continue to work with City Planning, the Housing Secretariat, and other appropriate City divisions to develop an affordable housing implementation strategy that advances the objective of achieving up to 20 percent affordable housing for an extended period beyond 25 years across the Downsview redevelopment, subject to funding availability, partnership opportunities, and future approvals and direct the Director, Community Planning, North York District to include updates in a supplementary report to the City Council Meeting of July 29, 30 and 31, 2026.

3. City Council direct the General Manager Transportation Services, in consultation with the Chief Planner and Executive Director City Planning and the Canada Lands Company, to review the proposed road configuration adjacent to the Downsview Depot and explore opportunities, where feasible, to preserve the Depot as a single, unified property while maintaining the overall transportation objectives of the Downsview West District Secondary Plan.

4. City Council direct the General Manager Transportation Services, in consultation with the Chief Planner and Executive Director to request the Minister of Transportation, Province of Ontario and the Minister of Transportation Canada, to change the at-grade level rail crossing at Carl Hall Road such that a design and build outcome would result in a safe over or underpass option for vehicles and pedestrians.

COMMENTS

Community Benefits Plan

City staff have met with Canada Lands Company and the Toronto Community Benefits Network and established a collaborative process to develop the Community Benefits Plan. These next steps are outlined in Table 1 below. The Community Benefits Plan will identify targets for local and social hiring, training and mentorship opportunities, social procurement, and ongoing monitoring and reporting.

Table 1: Process for Developing Canada Lands Company’s Community Benefits Plan

Timeline	Activity	Key Outcome
July 2026	Introductory meeting with City, Canada Lands Company and Toronto Community Benefits Network	Establish a common understanding of the Community Benefits Framework’s best practices among all partners

Timeline	Activity	Key Outcome
July–August 2026	City to facilitate discussions between Canada Lands Company and local community benefits real estate sector leaders	Gather best practices and lessons learned to inform the Community Benefits Plan
August 2026	Canada Lands Company to confirm Build Canada Homes transition	Complete the transition and confirm readiness to proceed with plan development
September 2026	City and Canada Lands Company to discuss Community Benefits approach and targets	Develop proposed Community Benefits priorities and targets
October 2026	City and Canada Lands Company to discuss monitoring and reporting	Establish the monitoring, reporting, and accountability framework
October 2026	Canada Lands Company to draft the Community Benefits Plan	Prepare the initial draft Community Benefits Plan
November 2026	Canada Lands Company and City to share information on draft Community Benefits Plan with key community organizations	Share information on draft Community Benefits Plan
November–December 2026	Canada Lands Company circulates the draft Community Benefits Plan for internal review and approval	Gather internal feedback and incorporate revisions
January 2027	Canada Lands Company shares the revised Community Benefits Plan with the City	Complete City review of the revised draft
February 2027	Canada Lands Company, City and key community organizations finalize the Community Benefits Plan	Complete the final Community Benefits Plan
March 2027	City to report back on final Community Benefits Plan to City Council	City Council to consider final community benefits plan for approval

Staff will continue to work with the Canada Lands Company and the community to develop a Community Benefits Plan and target a report to City Council for endorsement in the first quarter of 2027.

Affordable Housing

City staff continue to meet with the Canada Lands Corporation to discuss opportunities to increase affordable housing stock and tenure. Given the phased build out of the Downsview West District is over the next 10 to 20 years, City Planning, the Housing Secretariat, the Housing Development Office, Development Review, Social Development and other relevant City divisions will continue to work closely with Canada Lands Company to identify and explore opportunities to increase the supply of affordable housing across the District, including securing longer affordability periods and leveraging available City incentive programs.

The Downsview Secondary Plan includes policies which speak to the provision of affordable housing within each District, delivered either as units or land. Downsview

Secondary Plan Policy 12.1.2 requires the provision of affordable housing on the subject lands through one or more of the following delivery mechanisms:

- a. The conveyance of land to the City sufficient to accommodate 20% of the residential gross floor area;
- b. The provision of 10% of residential gross floor area as purpose-built rental units with affordable rents secured for a period of no less than 20 years; and/or,
- c. The conveyance to the City of 5% of residential gross floor area as purpose built rental or affordable ownership units.

Canada Lands Company proposes to provide a minimum 10% of the residential gross floor area as affordable housing rental housing in accordance with delivery mechanism (b) of the Secondary Plan as noted above. The affordable rental housing will be delivered as a social housing program under section 453.1 of the City of Toronto Act, 2006, and secured through an agreement for a minimum period of 25 years. However, as stated in the Downsview West District Plan, Canada Lands Company is committed to a corporate objective to achieve a target of 20% affordable housing.

CONTACT

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SIGNATURE

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