



June 30, 2026

Via Email (nycc@toronto.ca)

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

Attn: Matthew Green

**RE: NY34.9 - 1377 Sheppard Avenue West (Downsview West District)
Zoning By-law Amendment - Decision Report - Approval**

Canada Lands Company CLC Limited, on behalf of its subsidiary Parc Downsview Park Inc. (“Canada Lands”) is very pleased to be seeking the endorsement of our District Plan and approval of our Zoning By-law Amendment (ZBA) application for the Downsview West District. Canada Lands and its consultant team have worked closely with City Officials, Rights Holders, members of the community, stakeholder groups, and City of Toronto staff over the past several years to advance the Downsview West District towards enactment of a district Zoning By-law. This decision will allow Canada Lands to further advance its development and community building program for Downsview West to accelerate housing delivery and implement the overall objectives and key deliverables of the Downsview Secondary Plan, and the award-winning Framework Plan that guided its vision.

Downsview West is a significant mixed-use, transit-oriented community that is comprised of 30.3 hectares (75.0 acres) of land bounded by Sheppard Avenue to the west and north, the GO Barrie Rail Corridor to the east, and Carl Hall Road to the south. The Downsview Park TTC and GO Transit Station is located within its boundaries, providing direct connectivity to higher-order transit (Vaughan Metropolitan Centre is a 15-minute trip via subway, and Union Station a 20-minute GO train ride). Downsview Park is located immediately to the south, offering access to a 118-hectare (291-acre) green space. To consider the impacts of development on the surrounding context comprehensively, the District Plan also includes updates to Carl Hall Road to protect for future upgrades to the existing rail crossing as described in the Carl Hall Road Study attached to the staff report.

The Downsview West district plan and Zoning By-law will deliver:

- Approximately 9,200 homes including a minimum commitment of 10% Affordable Housing Units consistent with Downsview Secondary Plan objectives;
- Approximately 2,500 jobs for local residents, with direct access to an existing TTC subway station and regional GO Transit station;
- 4.62 hectares (11.4 acres) of new City parks and publicly accessible open spaces;
- New public streets, private roads and development blocks that define the overall development plan with an emphasis on ground floor animation and the enhancement of the existing Supply Depot Building.



In addition to the minimum commitment of 10% Affordable Housing Units required by the Zoning By-law, CLC will continue to collaborate with the City of Toronto to identify opportunities to exceed the minimum 10% affordable housing requirement, including funding and other implementation supports.

In addition to the items secured by the Zoning By-law, Canada Lands has committed to provide the following in-kind Community Benefit Contributions (CBC) to the City of Toronto:

- Three (3) fully equipped child care facilities each accommodating 62 children each;
- 930 square metres (10,000 square feet) of community agency space;
- \$1 million for Public Art within the Downsview West District.

When fully completed, the Downsview West District will be home to approximately 17,500 people, integrated into a complete community with both jobs and amenities. Illustrations depicting the demonstration plan for this future community are attached as Attachment 1 to this letter.

Public Engagement:

The City's staff report provides a detailed summary of 32 consultation events conducted over a period of more than 3 years for the Downsview West District. Canada Lands agrees that public consultation has been extensive and informative, with feedback considered through the development and review of the applications. A timeline of the public consultation process can be found in Attachment 2 to this letter.

Canada Lands had a central role in the id8 Downsview and Update Downsview processes that led to the adoption of the Downsview Secondary Plan by the City of Toronto. Those processes set a high standard for public engagement in the Downsview area, and informed the public consultation strategy for the Downsview West District. Canada Lands sought public input from the earliest stages of the district planning process, from targeted meetings with Rights Holders, stakeholders, and local community groups, to broader engagement with the general public through virtual and in-person community meetings, open houses, pop-up events and newsletters. Hundreds of people have participated in this process, and Canada Lands is grateful for their contributions.

After the submission of the planning applications in October 2024, the City of Toronto conducted its own public open houses and presented the applications to the Downsview Community Resource Group (CRG) and Downsview Indigenous Community Knowledge Circle (ICKC). Canada Lands participated in these City-led consultation events.



The District Plan:

The Downsview Secondary Plan envisioned that the Downsview West lands would be developed with an overall Floor Space Index (FSI) of 2.8x including the Gross Floor Area of the existing Supply Depot building. The District Plan implements this density by distributing higher density at the north adjacent to TTC/GO transit station transitioning to a midrise form in the south. Three new public parks are distributed across the district and connected by greenways and smaller opens spaces, with opportunities to implement the concept of City Nature in a manner that weaves together both western and Indigenous ways of knowing.

Significant features of the district include:

- The Ancestors Trail – A continuous winding training that extends from the TTC/GO station in the north to Downsview Park in the south;
- The adaptive reuse of the Supply Depot for commercial, community and employment uses;
- The Depot Mews – An animated and pedestrian-scale street fronting on the Supply Depot meant to provide a vibrant frontage for new uses in the Supply Depot;
- Innovative storm water management integrated into parks and streets;
- A total 4.58 ha (over 11 acres) of open spaces that includes three new public parks;
- “Greenway” streets connecting parks and open spaces to enhance the pedestrian experience and urban canopy; and
- A north/south Biodiversity Corridor to support off-street mobility network and additional nature.

Next Steps:

Approving the Zoning By-law Amendment is the appropriate next step in allowing the City of Toronto and Canada Lands to continue to work together to deliver the community and affordable housing opportunities that the Downsview West neighbourhood represents.

Our next steps in the project include:

- Continuing the review of technical matters related to civil engineering, servicing, road configuration and public amenities that are part of the Draft Plan of Subdivision application currently under review;
- Identifying development and partnership opportunities for affordable housing and future land development offerings for initial phases of the Downsview West district based on the entitlements provided by the Zoning By-law Amendment;
- Advancing concepts and opportunities for the long-term use of the Supply Depot Building consistent with the objectives of the Downsview Secondary Plan and Downsview West district;
- Working with the City of Toronto to advance the Major Streets Environmental Assessment to align the details of the Downsview West with the framework road and servicing plan; and



- Continuing to advance the long term vision for Carl Hall Road, including the short and long term condition for the rail crossing, consistent with the vision of the Downsview Secondary Plan and Transport Canada Grade Separation Assessment Guidelines.

Canada Lands sincerely appreciates the efforts and commitment of the local community over the years and we understand the process has been long and complex. We acknowledge there is always room for improving how we communicate where we are in this process, and I want to confirm Canada Lands' commitment to working with the community to ensure that their voices are heard.

We look forward to continuing our work together with the City of Toronto and the community to move forward with the Downsview West District as an important community-building initiative. Please reach out if you have any questions or require any additional information.

Sincerely,

Christopher Dunn
Director, Real Estate
Canada Lands Company

cc: Councillor James Pasternak, Ward 6
David Sit, Director, Community Planning



Attachment 1: Illustrations, Downsview West District



Figure 1: Illustration of future development within the Downsview West District, looking north from above Downsview Park.



Figure 2: Illustration of future development within the Downsview West District, looking south from above the 1.0 hectare Major Park at the heart of the new community (the ultimate design of the park will be subject to a future City-led consultation and design process).



Figure 3: Illustration of the future Depot Mews within the Downsview West District, at the interface between an adaptively-reused Supply Depot and new “woonerf”-style street.



Attachment 2: Consultation timeline, Downsview West District

