



TO: Chair Pasternak and the North York Community Council

RE: 2026.NY34.9 – 1377 Sheppard Avenue West (Downsview West District) – July 7, 2026

Our Greenway (OGC) is an applied research not-for-profit organization focused on micromobility, community-centred planning and placekeeping. Through our "Cycling Without Age" program, we have been offering year-round trishaw rides through Downsview Park's scenic and accessible pathways for the last several years, giving over 1,500 people the opportunity to feel the wind in their hair year-round.

OGC's Support for 2026.NY34.9: We are supportive of this Downsview West District application and the housing, childcare, public realm, and community service outcomes it proposes. At the scale envisioned, Downsview West represents a generational opportunity to demonstrate what a genuinely low-car, mobility-first neighbourhood can look like in Toronto. OGC looks forward to supporting the sustainability, mobility and logistics dimensions of this build-out as it progresses.

Ensuring Adherence with Directions 16 and 19 of 2024.PH12.1: We respectfully request that Council confirm, before or concurrent with final approval, that Directions 16 and 19 of 2024.PH12.1 have been satisfied. Direction 16 requires that the Environmental Assessment process ensure street designs on Map 7-8 support a community where 75 percent of trips are made by walking, cycling, or transit. Direction 19 requires the Chief Planner to apply that same standard when evaluating development applications. These Directions represent a binding commitment Council made in 2024, and we do not believe approval of this application should proceed without explicit confirmation that both have been met.

City of Toronto Submissions to Metrolinx: We further request that no materials from this application be forwarded to Metrolinx for consideration until Council is satisfied that Directions 16 and 19 have been adequately addressed. Submitting materials to a third-party agency ahead of that confirmation risks entrenching assumptions that have not yet been tested against Council's own standards.

Flexibility of Operations and Maintenance at Fire Hall Park (Recommendation 12): We note that some of the lands in Attachment 11, currently to be called Fire Hall Park, are directly contiguous with Downsview Park. We ask that Council amend Recommendation 12 to add the following:

"City Council direct the Executive Director, Development Review, in consultation with the General Manager, Parks and Recreation, the City Solicitor, and Canada Lands Company, to report back on the feasibility of the Owner operating and maintaining all or a portion of the southwest parklands identified in Attachment 11 (the planned Fire Hall Park), under an agreement to the satisfaction of the General Manager, Parks and Recreation, provided that

such lands remain City-owned and continue to count toward the minimum 19,585 square metre parkland dedication required under Chapter 415 of the Municipal Code, Article III."

This is not a request to reduce the dedication requirement or transfer ownership away from the City. Given the direct adjacency of Downsview Park, we believe a City-owned, owner-operated plaza and garden-style space here, built in line with the City's Privately Owned Publicly-Accessible Space Urban Design Guidelines, could complement the park space next door while reducing the City's long-term cost burdens. We welcome further discussion with Development Review, Parks, Forestry and Recreation, and Canada Lands Company as appropriate.

We look forward to seeing this community move forward and are happy to discuss further.

Sincerely,

A handwritten signature in black ink, reading "D Harris". The signature is fluid and cursive, with the first name "Darnel" and the last name "Harris" clearly visible.

Darnel Harris, MES (Planning)
Executive Director, Our Greenway Conservancy