

Update Downsview 101

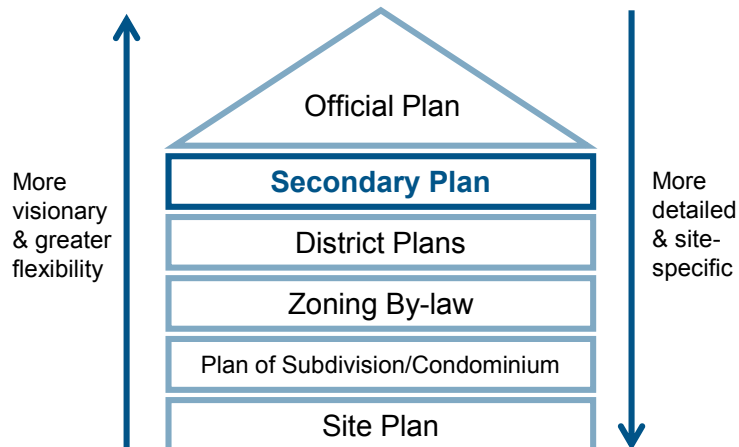
Update Downsview will result in a new Secondary Plan for the area.

What is a Secondary Plan?

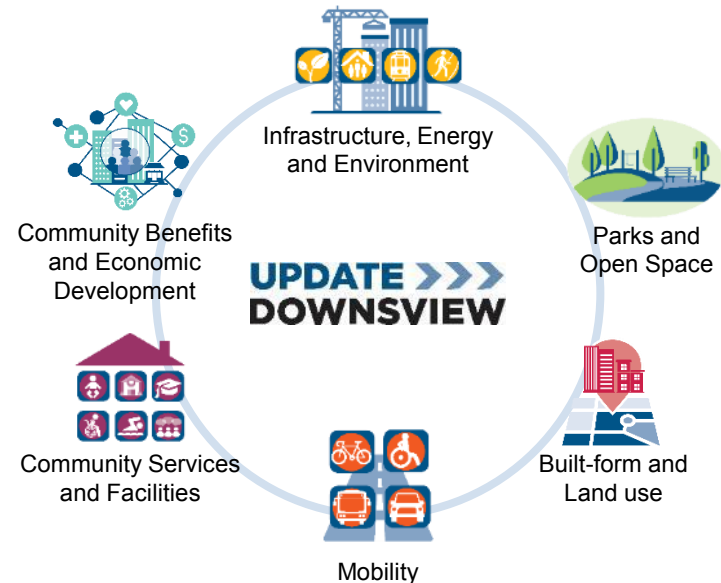
A detailed plan that establishes local development policies to guide growth and change and which:

- Builds on the City-wide Official Plan by providing more specific context-sensitive direction for an area of the City
- Includes policies and mapping for the area that contain more detailed direction on land use, housing, built form, public realm, heritage, servicing, transportation and phasing.

How do the different layers of the planning policy framework work together to guide development in Downsview?



Update Downsview includes a wide range of topic areas which will be coordinated to ensure the creation of a complete community.



- Public consultation and reporting to Council will be coordinated for Update Downsview and the review of the Official Plan Amendment application – they will follow the same timeframe and result in a new Secondary Plan.
- The various existing and future District Plans will provide more detailed policies and regulations for smaller areas within the Secondary Plan area.

2011
The existing Downsview Area
Secondary Plan is approved

The existing Downsview Area
Secondary Plan is approved



Bombardier announces they are closing their Downsview operations by the end of 2023



City Council adopts Site and Area Specific Policy 596 (SASP 596), which requires an update to the 2011 Downsview Area Secondary Plan

Canada Lands Company
and Northcrest
Developments submit an
Official Plan Amendment
application for a portion of
the Downsview Area
Secondary Plan area



The City initiates Update
Downsview, a study that will
result in a revised
Downsview Secondary Plan
and an area-specific Zoning
By-law

The map displays the Downsview area with various streets and landmarks. Key streets include Sheppard Avenue West, Allen Road, Wilson Avenue, Keele Street, and Highway 401. A large green area is labeled Downsview Park. A dashed line indicates the current secondary plan boundary, while a solid line shows the official plan amendment application boundary. The map also shows the Barrie GO Line and the Ufferton Street.

Current Downsview Area Secondary Plan boundary

Official Plan Amendment application boundary

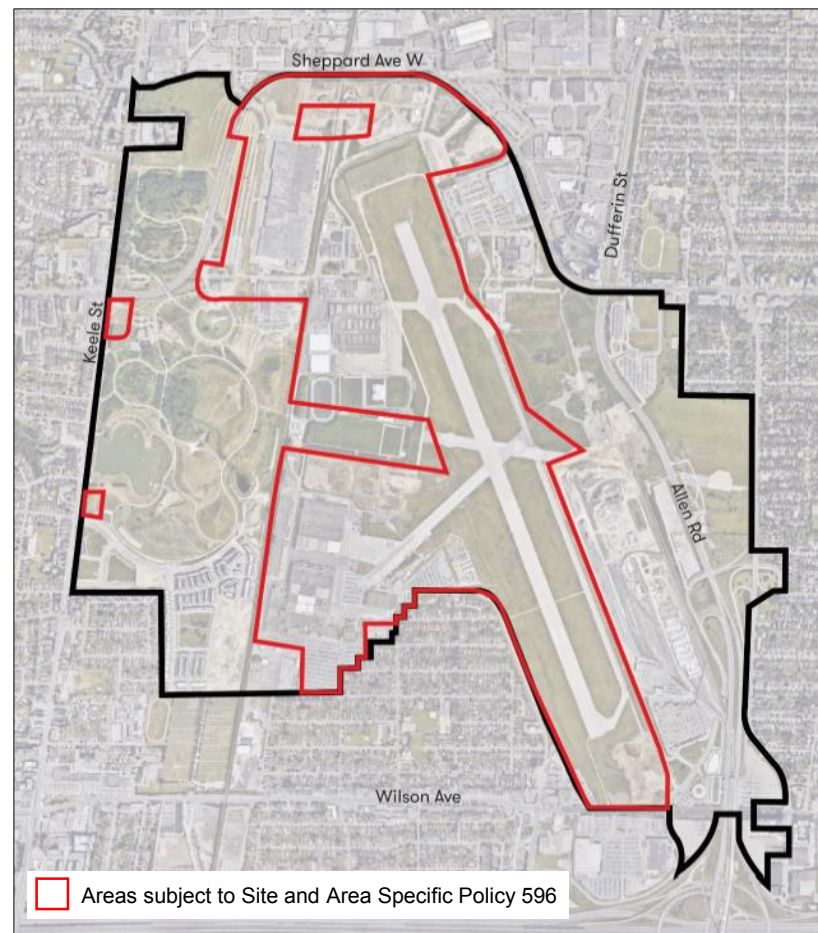
Map 1: Downsview Area Secondary Plan and Official Plan Amendment Application Boundaries

Site and Area Specific Policy 596

Key Directions from Site and Area Specific Policy 596

- A minimum of **1,114,000 square metres** of non-residential uses is required.
- Identifies ratios for residential uses vs. non-residential uses over the course of the development timeline – ensuring a **balanced land use mix** from the beginning.
- The creation of numerous **supportive plans**, including: housing, community services and facilities, infrastructure, transportation, parks and recreation, and public realm.

Once the revised Downsview Secondary Plan is in place, it is expected that it will take up to 30 years to build out the area.



Map 2: Areas Subject to Site and Area Specific Policy 596

Update Downsview Schedule



Update Downsview will establish a new vision for the area and create policies to guide the creation of a complete community with places for people to live, work, shop, play, learn and relax.

Study Timeline

Phase 1

Fall 2021 –
Spring 2022

Phase 1

- Background research and data collection on existing conditions
- Population and demographic information for study area
- Project launch and information gathering from the public and stakeholders
- Establishment of the vision and the key directions for the Downsview area
- **REPORT to the Planning and Housing Committee**

Phase 2

Summer 2022 –
Spring 2023

Phase 2

- Analysis of alternative development scenarios
- Development of a draft Secondary Plan and a draft Zoning By-law
- Public and stakeholder consultation on the draft documents
- **REPORT to the Planning and Housing Committee**

Phase 3

Spring 2023 –
Winter 2023

Phase 3

- Refinement and revisions to the draft documents
- Incorporation of public and stakeholder feedback
- Statutory public meeting
- **REPORT to the Planning and Housing Committee**

What will Update Downsview deliver?

1. Updated Downsview Secondary Plan
2. Zoning By-law
3. Urban Design Guidelines and Public Realm Structure Plan
4. Master Environmental Servicing Plan
5. Community Development Plan

Public consultation will occur throughout all phases of Update Downsview

Public Consultation



Public consultation will provide a critical input for developing recommendations to City Council on the future of the Downsview area.

City Planning recommendations are based on input from:



Planning Policies

Provincial Policy Statement, Growth Plan, Official Plan



People

Community, Applicant, City and Partner Agencies, Councillors



Facts + Figures

Details of development proposal, physical context



Law

Zoning Bylaw, Other Bylaws, Council decisions, Ontario Land Tribunal

There will be a wide range of opportunities to get involved and provide input on the Update Downsview project, including:



Online surveys



Public meetings/townhalls



Small group meetings/discussions



Emailed comments

... and more!

Related Applications & Districts

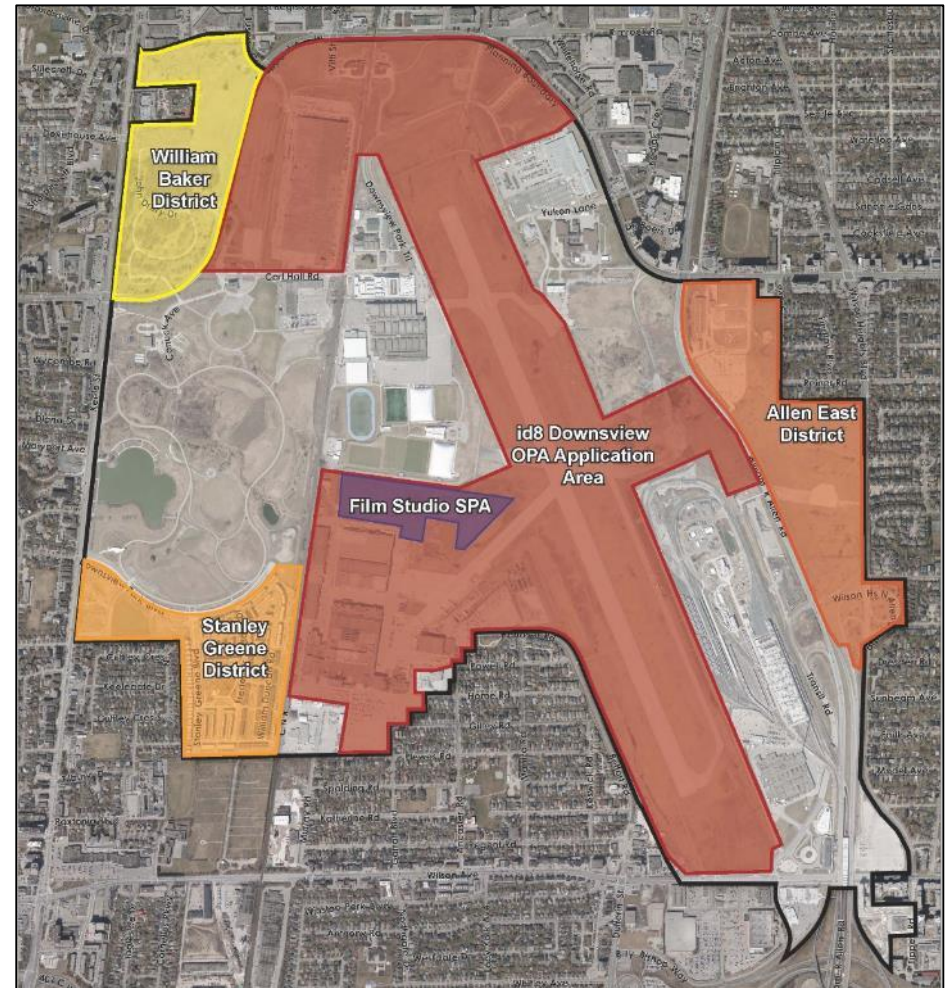
The Downsview Area Secondary Plan already includes 3 existing Districts:

- **Stanley Greene District:** Substantially built, some ongoing construction in the west of the site.
- **Allen East District:** District Plan adopted by City Council, no construction has started.
- **William Baker District:** District Plan application submitted to the City, and under review.

Official Plan Amendment Application

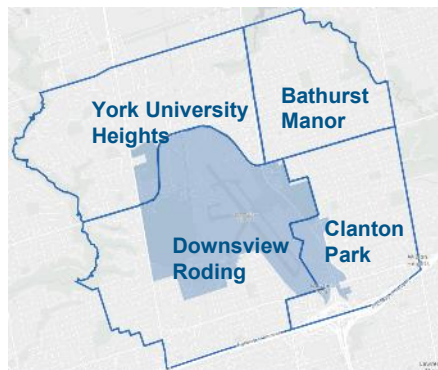
The Canada Lands Company and Northcrest Developments Official Plan Amendment application (called id8 Downsview) covers approximately half of the lands in the Downsview Area Secondary Plan. In their application materials, 10 new districts are proposed on their lands.

In addition, a Site Plan Application (SPA) has been submitted to the City for a film studio. This application can proceed ahead of the Update Downsview process, because the existing Downsview Area Secondary Plan already permits this use.



Map 3: Existing Districts & Related Applications in the Downsview Area Secondary Plan

Who Lives and Works in the Area?



Map 4: Downsview Area Neighbourhoods



Between 2011 and 2016, the number of people living in the Downsview Area grew by 4.5%, to 61,360 people, the same growth rate as the City. However, the Clanton Park neighbourhood grew by 12.6%.

The Downsview Area has more single-family/multi-family households (68.1%) compared to the City (61.5%), and fewer one-person and non-census family households (31.9% vs. 38.4%).



The Downsview Area had a lower average individual income (\$42,133) than the City as a whole (\$52,268).



23.1%

23.1% of housing in the Downsview Area are apartment buildings with less than 5 storeys, compared to 14.9% City-wide.

Downsview Area has fewer 5+ storey apartment buildings than the City (27.1% vs. 44.3%). York University Heights (42.3%) and Clanton Park (35.2%) are closer to the Toronto proportion of 5+ storey apartments buildings.

17.8% of housing in York University Heights does not have enough bedrooms for the existing household size, compared to just 9% in Bathurst Manor and 12.1% for the City as a whole.

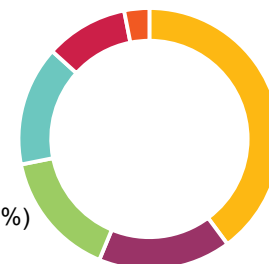
Similar to the City as a whole, a significant number of households in the Downsview Area spend +30% of their income on housing:

	Toronto	Downsview Area
Renters	43.7%	46.8%
Owners	24.2%	27.4%



Employment Distribution

- Office (39.8%)
- Service (16.4%)
- Institutional (15.6%)
- Retail (14.8%)
- Manufacturing + Warehousing (10.2%)
- Community + Entertainment (3.1%)



88.8% of people who work in the Downsview Area live outside the Area, with 33.8% living outside the City of Toronto.



Only 3.0% of Downsview Area residents commute by walking, and 0.5% by cycling, which increases to almost 17% (combined) for those who live and work in the Downsview Area.

Study Area Development Applications

Current Development Activity

July 2016 – June 2021

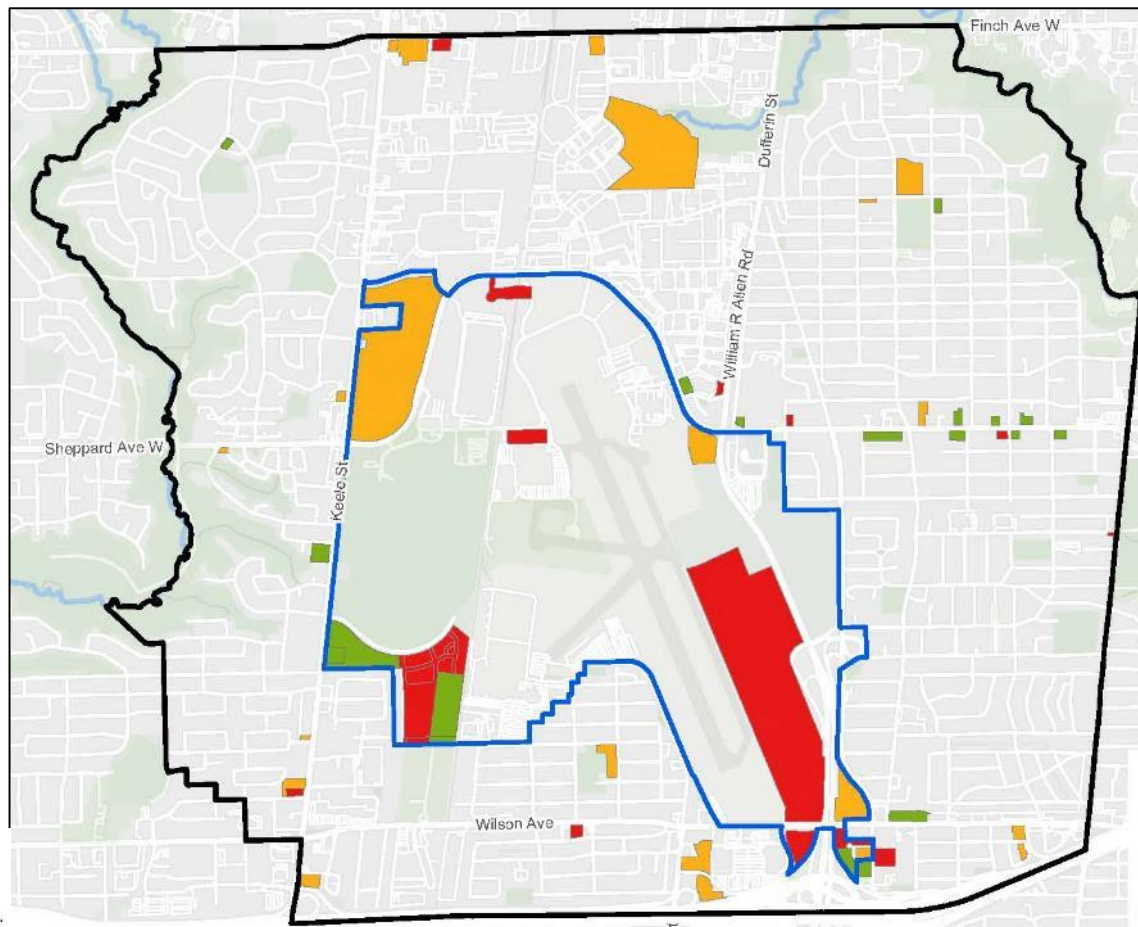
Built Projects	21
Active Projects Projects which have at least one planning approval, and which may be waiting for further approvals or are under construction	20
Under Review Projects Projects which have not yet received any planning approvals, including those under appeal	21
Total Number of Projects	62
Total Number of Residential Units	11,647
Total Non-Residential Gross Floor Area	226,808.32

Development Project Site Areas, by Status*

- Project Under Review
- Active Project
- Built Project
- River
- Parks and Open Space

- Downsview Study Area
- Current Downsview Area Secondary Plan

*Development project site areas are approximate. The areas are based on information submitted by project applicants and are subject to change.



Map 5: Development Activity within the Update Downsview Study Area (July 2016 – June 2021)



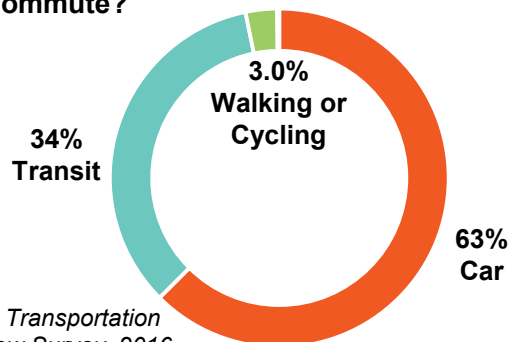
Mobility Existing Conditions



Existing Travel Patterns

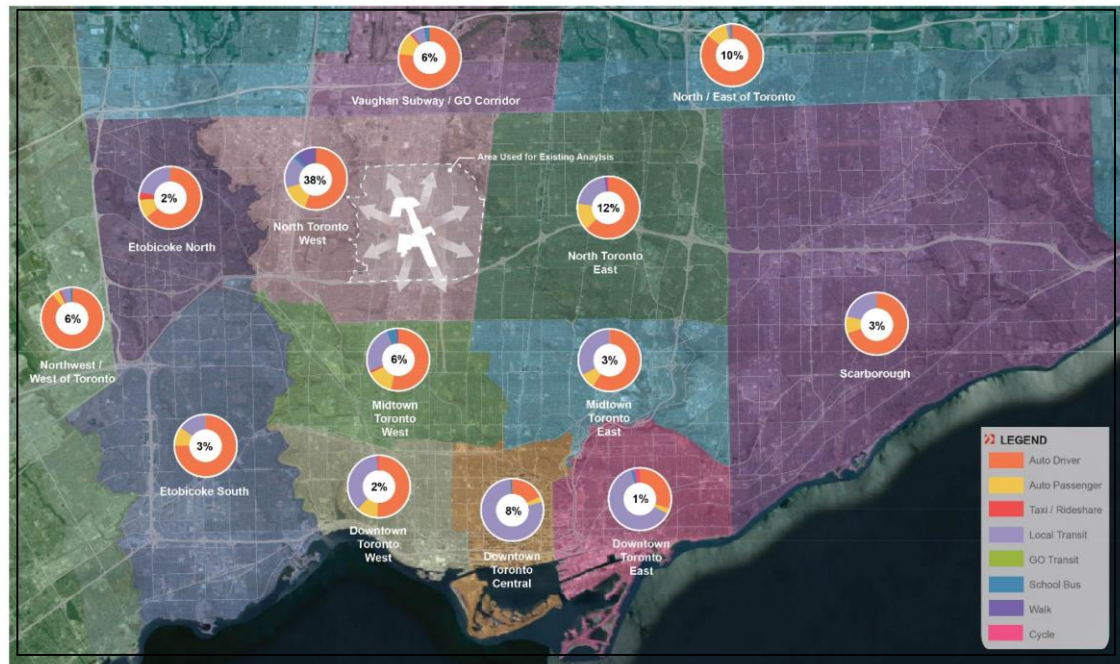
- The existing distribution of trips are primarily to or from areas of North Toronto and outside of Toronto, comprising 50% and 22% of these trips respectively. The high percentage (approximately 50%) of short-distance local trips between Downsview and North Toronto reveals a great opportunity to achieve mode shift towards non-auto modes with future transit and active transportation improvements.
- Most trips are currently made by car, highlighting the existing car-oriented nature of the broader Downsview area transportation network
- Travellers going between Downsview and areas that are well served by transit demonstrate lower car use and higher transit use. For example, the majority of travellers going between Downsview and downtown Toronto take transit (78% transit vs. 18% auto)

How do Downsview Area Residents Currently Commute?



Source: Transportation Tomorrow Survey, 2016

Figure 49: Existing Local Area Total Trip Distribution by Mode



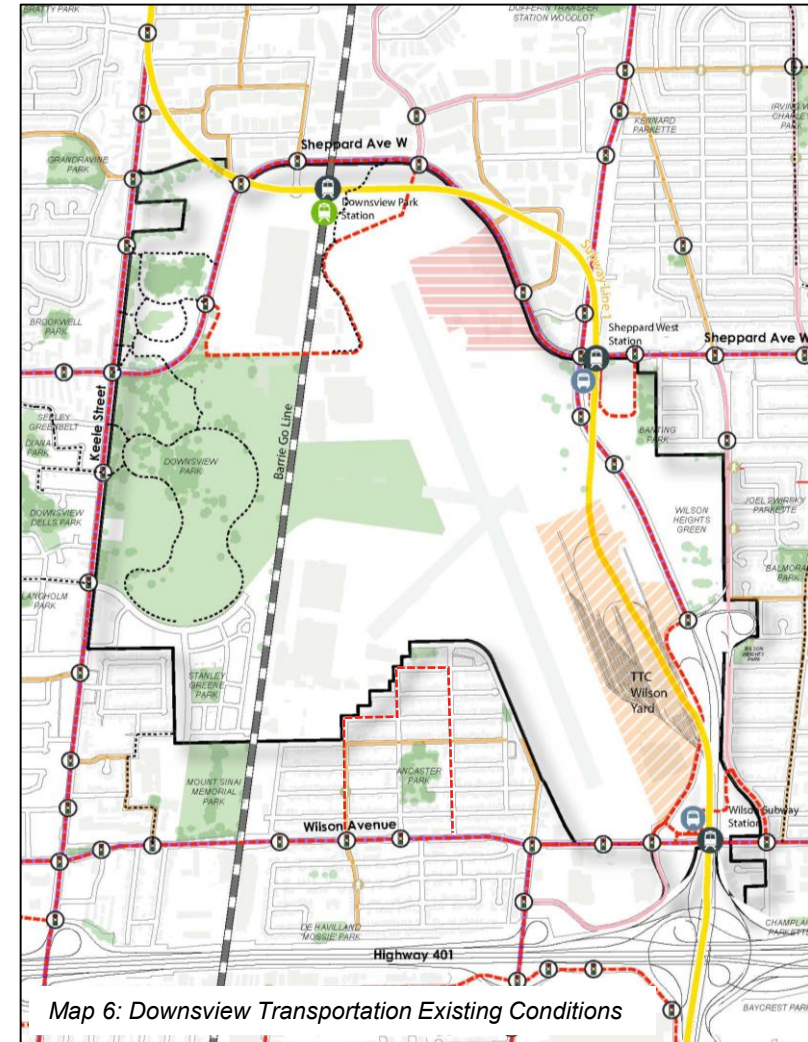
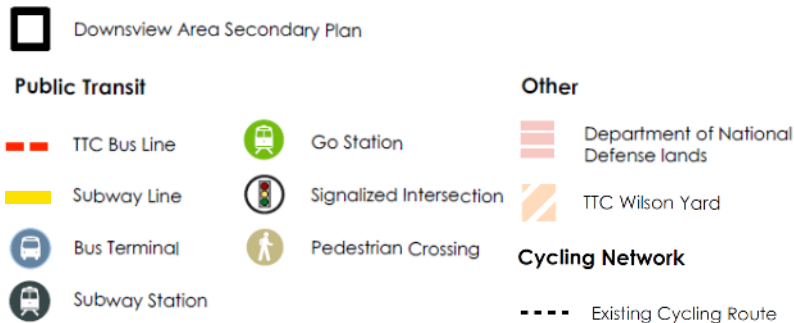
Existing trip distribution and model split for the Downsview Area, based on two-way trips undertaken for all trip purposes during both the AM (7:00-9:59) and PM (15:30-18:29) peak periods (Source: applicant's MESP submission)



Mobility Existing Conditions

Existing Transportation Constraints in the Downsview Area Secondary Plan Area

- Lack of street connections
- Challenges establishing north-south and east-west connections due to the Barrie Line Rail Corridor, TTC Wilson Yard and Department of National Defense lands
- Lack of dedicated cycling facilities
- Poor quality pedestrian environment
- Limited surface transit service
- Capacity constraints at major intersections





Mobility Directions & Priorities

Key Directions & Priorities

- **A fine-grained street and multimodal network**
 - > Improve connectivity to the broader transportation system
 - > Connecting and expanding cycling infrastructure
 - > Create safe, attractive and comfortable pedestrian infrastructure
- Make all streets **complete streets**
- **Increase crossing opportunities of existing physical barriers** such as the Barrie Line Rail Corridor and Allen Road
- **Integrate and prioritize transit**, including new transit investment, creating an integrated transit hub and building transit-supportive densities
- **Encourage sustainable travel and reduce automobile reliance** to align with City policies and initiatives (e.g. TransformTO Net Zero Strategy)
- **Increase multi-modal mobility options** such as through transportation demand management, bike-share, car-share, ride-share and micromobility
- **Integrate land use and transportation planning** to develop '15-minute neighbourhoods' where daily needs can be easily accessed by walking, cycling or transit.
- **Integrate climate change and equity considerations**, such as planning for more resilient communities and infrastructure, and planning for all ages and abilities

Complete Streets

Complete streets are designed to be safe for all users: people who walk, bicycle, take transit or drive, and people of varying ages and levels of ability. They also consider other uses like sidewalk cafés, street furniture, street trees, utilities, and stormwater management. In 2017, the City developed Complete Street Guidelines which provide a new approach for how we design our city streets.



Streets for People

Streets should be safe, universally accessible and promote healthy lifestyles by inviting people to be physically active.

Streets for Placemaking

Streets are important public spaces that should be attractive, inviting and promote civic pride. They should have healthy street trees and comfortable micro-climates.

Streets for Prosperity

Streets support economic vitality by providing pedestrian-oriented shopping and creating street life. They provide a wide range of transportation options to serve businesses and workers.



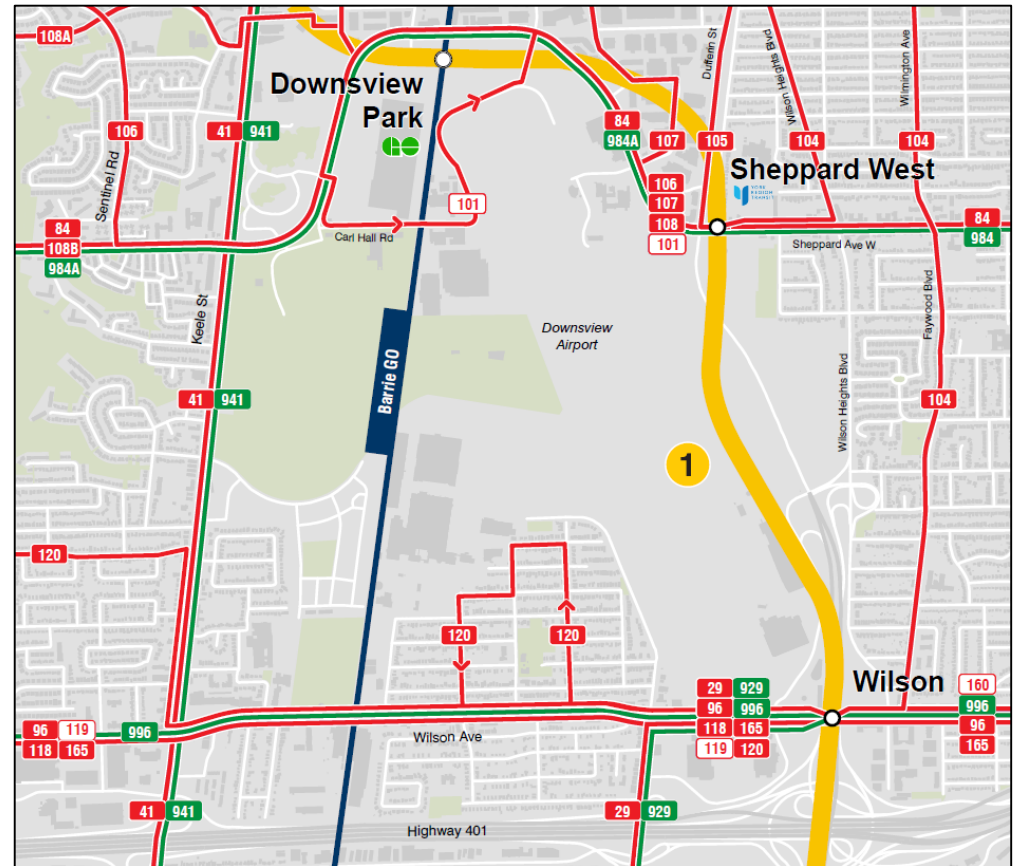
Mobility Transit



Integrating transit throughout the Downsview area is essential to improving transportation options in the community and promoting more sustainable travel modes.

Key concepts to explore include:

- Providing a strong network of pedestrian and cycling infrastructure to support safe, efficient, and convenient neighbourhood connections to existing and future TTC subway stations, GO Stations, and major transit stops/interchanges
- Reconnecting and expanding the street network throughout the Secondary Plan area to allow for a robust local bus network
- Integrating or extending the proposed RapidTO corridor on Dufferin Street (bus rapid transit) through the Secondary Plan area
- Improving station infrastructure at Downsview Park Station to support high quality TTC bus connections, and improve the access to the GO Transit system for the broader area
- Planning for the extension of the Line 4 Sheppard Subway to the Downsview area
- An additional GO Station to support growth in the Downsview area
- Integration of an expanded Downsview area transit network with surrounding networks



Map 7: Current TTC Transit Routes



Mobility Active Transportation



The updated Secondary Plan policies will prioritize opportunities for the expansion and enhancement of an integrated active transportation network.

Improve walkability by providing:

- A well-connected network of direct and convenient routes
- Wider sidewalks for pedestrian accessibility, comfort and safety
- A high-quality streetscape with seating, trees, restaurants and shops
- Convenient connections to parks and natural areas
- Clear and helpful signage

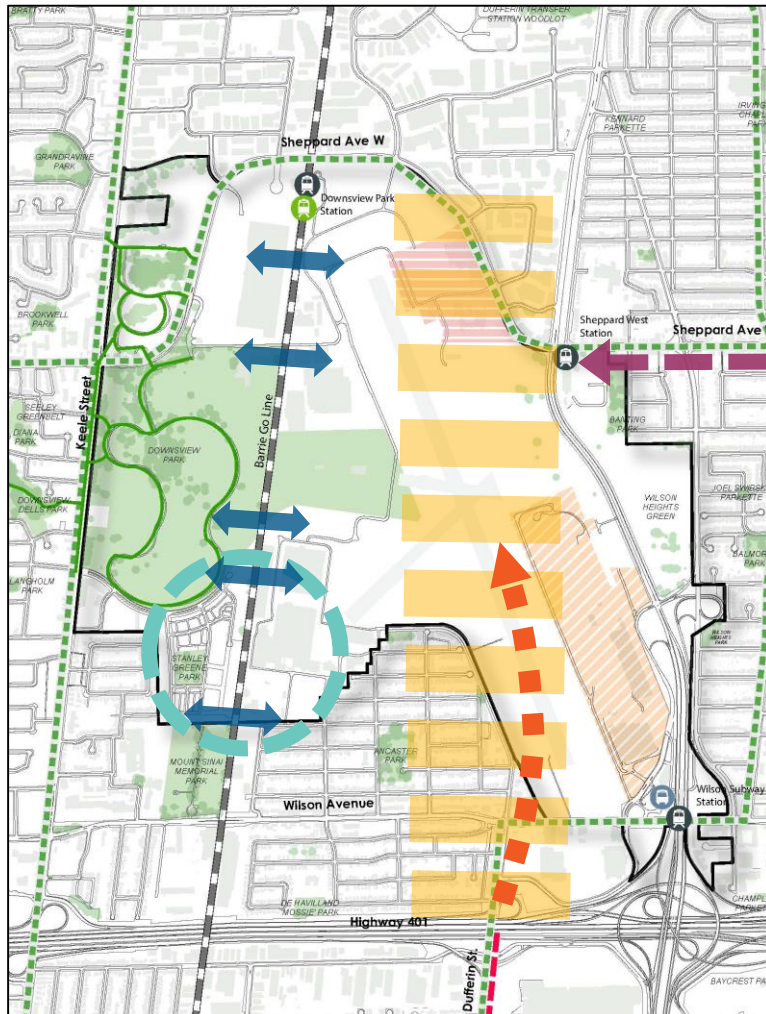
Encourage cycling by providing:

- An expanded cycling network, including consideration for bikeways on every street
- Upgrades to existing cycling routes for greater comfort and safety
- Additional bicycle parking facilities and locations



Bike Share

- Bike Share Toronto will be undertaking a Four-Year Growth Plan (2022 to 2025) that will guide network expansion and station implementation. The plan will be developed between January and June 2022.
- As part of the expansion, Bike Share will be looking to improve circulation within Downsview Park and connect to transit hubs.



Map 8: Current Downsview Mobility Network and Potential Big Moves






Potential Big Moves

- **Sheppard subway extension** between the Yonge Line and the University/Spadina Line
- **New GO Station along the Barrie Line** between Sheppard Avenue West and Wilson Avenue
- **Bus rapid transit** in the Downsview Area
- **Dufferin Street extension** between Wilson Avenue and Sheppard Avenue West
- **Robust multimodal transportation network** with new grade-separated crossings of the GO Barrie Line corridor





Downsview Area Secondary Plan






Developments/Planned Improvements

-   RapidTO Enhanced Priority Bus Lane
  Planned Bikeway
 Existing Bikeway

Other

-  Department of National
Defense Lands
 TTC Wilson Yard

Potential Big Moves

-  Sheppard subway extension
-  New GO station
-  Bus rapid transit
-  Dufferin Street extension
-  Potential rail crossing



Infrastructure, Energy & the Environment



The climate is changing and Toronto must adapt.

The City expects hotter, drier summers with more heat waves, warmer and milder winters, and fewer but much more intense spring, summer and fall rainfall events. These new weather patterns will affect how buildings, landscapes, infrastructure and the public realm are designed to be resilient.

The development of Downsview provides an opportunity to build a new environmentally sustainable, resilient and forward-thinking community.

City Expectations to Guide Growth

- Meeting net zero emissions targets
- Achieving 40% tree canopy target
- Minimizing urban heat island effects
- Maximizing green infrastructure to retain stormwater, enhance tree canopy and support habitats
- Enhancing biodiversity

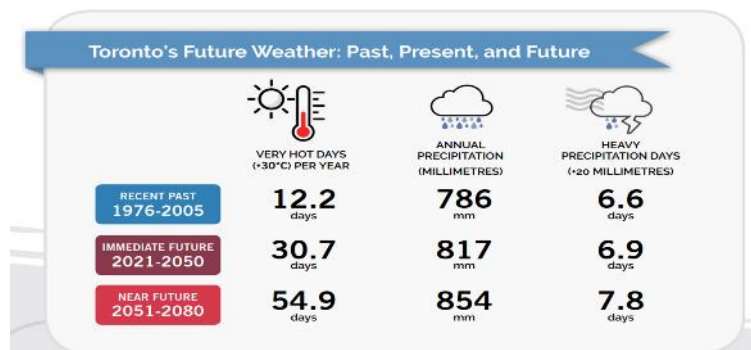
Opportunities to Build Resilience

The City of Toronto is prioritizing efforts to become climate resilient, including through initiatives and regulations such as:

- Toronto Green Standards
- Toronto Green Roof By-law
- Zero Emissions Buildings Framework
- Canopy TO
- Bird-Friendly Development Guidelines
- Toronto Green Streets Technical Guidelines
- TransformTO Net Zero Strategy



Aerial view of the Downsview runway as it is today



Graphic illustrating the increase in extreme weather in Toronto over time



Infrastructure, Energy & the Environment



The updated Secondary Plan policies will apply an innovative approach to sustainable design that is climate resilient.

Strategies for Achieving the City's Objectives:

- Appropriate space and soil volume for optimal street tree survival
- Sufficient quality and quantity of natural habitat and trees to support biodiversity
- Parks and public spaces designed to absorb stormwater and reduce the urban heat island effect
- Green roofs for stormwater management and habitat creation
- Green streets on public roads to provide ecological and hydrological functions
- Blocks and buildings located and oriented to optimize solar exposure and reduce energy costs
- Organization of streets and blocks to facilitate walking and cycling
- Implementing a Community Energy Plan

Green Streets are roads or streets that incorporate green infrastructure, which includes natural and human-made elements such as trees, green walls, and low impact development (LID) stormwater infrastructure that provide ecological and hydrological functions and processes.



Green building examples



Green roof example



Green street examples





Infrastructure, Energy & the Environment



The updated Secondary Plan policies will ensure the adequate provision of municipal infrastructure to meet the needs of a low-carbon, climate resilient community.

Drinking Water, Wastewater & Stormwater

Much of the Downsview area, particularly the Bombardier Airport land, does not currently have the necessary services to support future growth. This provides a unique opportunity to reimagine how servicing infrastructure should be planned and constructed, to support a sustainable and resilient community.

The provision of appropriate water, wastewater and stormwater infrastructure to serve the new Downsview community will be a critical component of Update Downsview .



Example of bioswale (credit: Artful Rainwater Design)

Resilient Infrastructure Best Practices

The City has implemented many projects to help manage stormwater and improve water quality in local waterways, including Black Creek and the West Don River. Investments in green infrastructure and green streets will greatly improve stormwater conditions while providing co-benefits such as reducing the impacts of heat, providing habitat and creating safe walkable environments.

These may include a range of low impact development stormwater management technologies, including bioswales, trees, permeable surfaces and green roofs, to increase the rate of water infiltration and decrease the volume of stormwater diverted to municipal storm sewers.

Additionally, ensuring that new development is designed to use water efficiently contributes to a more resilient community. Strategies such as grey water reuse and rainwater harvesting can support water conservation and reduce the need for hard infrastructure.



Example of permeable pavers in Toronto Laneway (credit: Victoria Taylor Landscape Architecture)

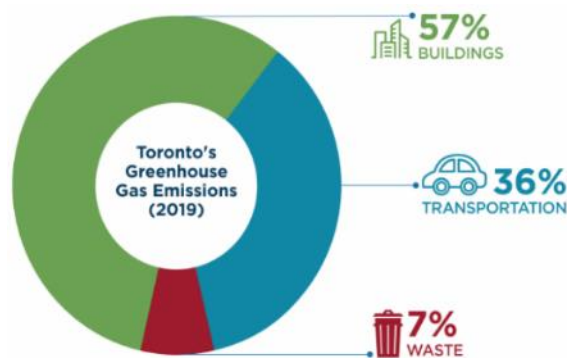


Infrastructure, Energy & the Environment

Update Downsview will consider the design of low-carbon, renewable energy systems, such as renewable thermal energy and district energy (energy sharing between buildings). Near-zero emissions will be targeted for all new development.

Toronto Green Standard

The Toronto Green Standard specifies sustainability requirements for new development, including energy performance and greenhouse gas emissions, and establishes the pathway to near-zero emissions. With 57 percent of greenhouse gas emissions in Toronto coming from homes and buildings, the Toronto Green Standard will play an important role in meeting the TransformTO target of net zero emissions by 2040.



Toronto's Greenhouse Gas Emissions (2019)

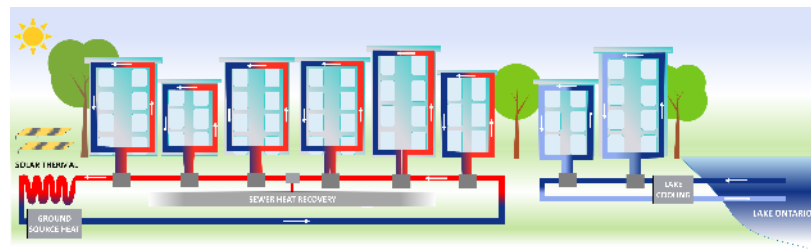
TransformTO - Critical Steps for Net Zero by 2040 was adopted by Council in December 2021. Update Downsview will address the targets and actions endorsed by Council to achieve net zero emissions by 2040.

What is Near-Zero Emissions Development?

Near-zero emissions development involves integrating energy efficiency into all elements of the building design, including building orientation, massing, envelope, insulation levels and minimized air leakage, ensuring as little energy as possible is needed. To reach net-zero emissions, near-zero buildings would need to be linked to low-carbon, renewable energy sources.

Low-Carbon, Renewable Energy Sources

- Renewable thermal energy can replace natural gas for heating and cooling, including:
 - Solar thermal heating
 - Geo-exchange (i.e., ground source heating)
 - Sewer heat recovery
 - Lake water cooling
- Local renewable energy (e.g., solar panels and battery storage)



Examples of low-carbon thermal energy systems



Parks & Open Space Guiding Principles



City Parks and Ravines & Natural Areas Inventory in Study Area

41 parks, ravines, and natural areas totalling **204 hectares**.

Downsview Park is **118 hectares** and is owned and operated by the federal government via the Canada Lands Company.

Total area: 322 hectares

Parks Maintained By City

- 4** Large Parks (3-5 hectares)
- 6** Medium Parks (1.5-3 hectares)
- 5** Small Parks (0.5-1.5 hectares)
- 15** Parkettes (<0.5 hectares)

Remaining park and open space areas consist of ravines and natural areas containing trails and picnic areas.

Enhance Natural Heritage

The study area is bordered on the east and west by ravines and has significant natural areas including the William Baker woodlot and Downsview Park. Future parks and open space design and programming will complement existing natural heritage systems.



Create Connections

An expanded parks and open space system will support seamless mobility and active lifestyles through a system of interconnected green spaces within and to and from the study area.



Create Diverse Open Spaces

Different types of open spaces, such as pocket parks, urban plazas and greenways, will be incorporated within the study area. These spaces will provide opportunities for activation, arts and culture, seating, and gathering spaces.



Create Active + Play Spaces

An expanded parks and open space system in the study area will provide opportunities for more active recreation and play for all ages and abilities throughout the year.





Parks & Open Space Downsview Context



Map 9: Parks and Open Spaces in the Downsview Study Area

- Downsview Study Area Boundary
- Downsview Secondary Plan Area
- Water features (rivers, creeks, stormwater ponds)
- Parks
- Natural Areas
- Downsview Park and Park Commons
- Other Open Space Areas

Parks (Non-Ravine)

- 1 - Bratty Park
- 2 - Sentinel Park
- 3 - Grandravine Park
- 4 - Brookwell Park
- 5 - Sunfield Park
- 6 - Diana Park
- 7 - Langholm Park
- 8 - Downsview Memorial Parkette
- 9 - Dubray Parkette
- 10 - Stanley Greene Park
- 11 - De Havilland 'Mossie' Park
- 12 - Ancaster Park
- 13 - Robert Leek Memorial Park
- 14 - Avro Park
- 15 - Champlain Parkette
- 16 - Delahaye Parkette
- 17 - Touraine Parkette
- 18 - Wilson Heights Park
- 19 - Balmoral Park
- 20 - Joel Swirsky Parkette
- 21 - Banting Park
- 22 - 35 De Boers Ave
- 23 - Michael Feldman Parkette
- 24 - Kennard Parkette
- 25 - Irving W. Chapley Park
- 26 - Bayhampton Parkette
- 27 - McAllister Park
- 28 - Ellison Park
- 29 - Midvale Parkette
- 30 - Elie Wiesel Park

Parks (Ravines and Natural Areas)

- 31 - TRCA Lands
- 32 - Maxwell Park
- 33 - Hearthstone Valley Greenbelt
- 34 - West Don Parkland
- 35 - TRCA Lands
- 36 - Garthdale Parkette
- 37 - Derrydowns Park
- 38 - Northwood Park
- 39 - Benjamin Boake Greenbelt
- 40 - Downsview Dells Park
- 41 - Seeley Greenbelt

Downsview Park & Park Commons

** federally owned and operated*

- 42 - Downsview Park
- 43 - Park Commons

Other Open Space Areas

- 44 - Mount Sinai Memorial Park
- 45 - Forest Valley Outdoor Education Centre

Future Secured Parkland

** parcels not shown*

- 46 - 819 Sheppard Ave. W.
- 47 - Allen East District Plan
- 48 - 50 Wilson Heights Blvd.
- 49 - 470-530 Wilson Ave.
- 50 - Tippet Regeneration Area
- 51 - 3621 Dufferin St.
- 52 - 3100 Keele St.

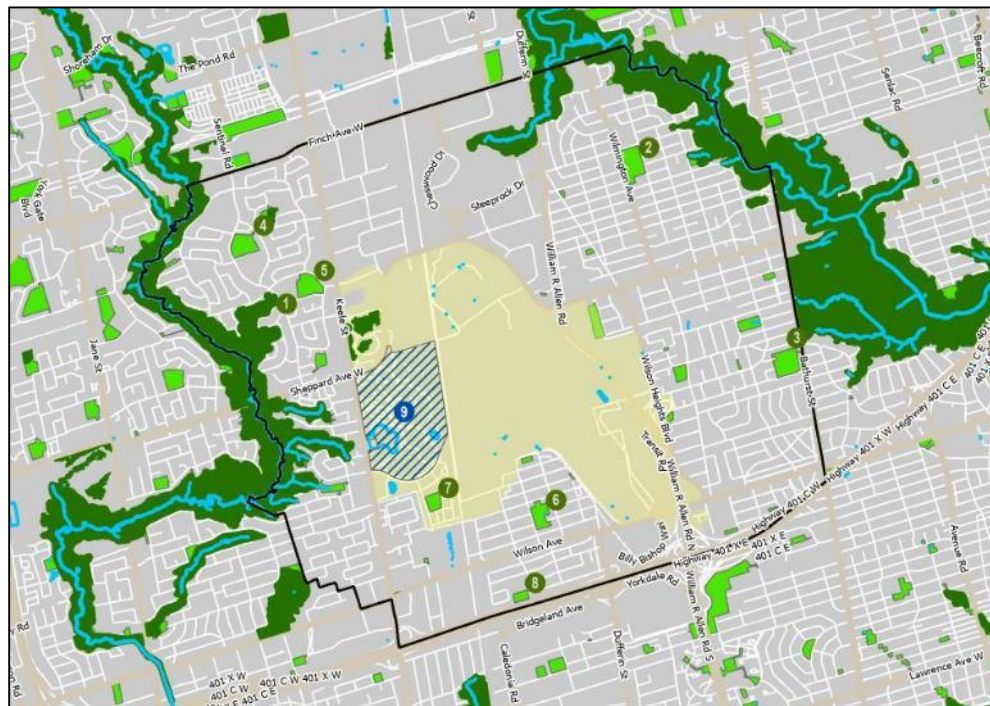


Parks & Open Space

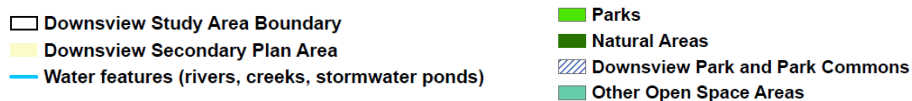
Existing Major Parks



#	Park	Size (m ²)	Recreation Amenities
1	Northwood Park	252,030	Picnic Areas, Washroom, Playspace, Shade Structure, Horticulture Beds, Outdoor Pool, 2 Bocce Courts
2	Irving W. Chapley Park	46,893	2 Baseball Diamonds (Various Classes), Playspace, Outdoor Ice Rink, Splash Pad, Outdoor Pool, Sportspad (Basketball and Ball Hockey), 2 Tennis Courts
3	Elie Wiesel Park	46,045	2 Baseball Diamonds (Various Classes), 3 Tennis Courts, 1 Ball Hockey Pad, Playspace, Horticulture Beds
4	Sentinel Park	37,334	3 Baseball Diamonds (Various Classes), 2 Tennis Courts, Splash Pad, Playspace, Horticulture Beds
5	Grandravine Park	36,207	1 Baseball Diamond, 3 Tennis Courts, 1 Basketball Court, 1 Outdoor Pool, Playspace
6	Ancaster Park	28,739	1 Multi-purpose Field, 1 Baseball Diamond, Playspace, 3 Tennis Courts, 1 Bocce Court, Splash Pad, Horticulture Beds
7	Stanley Greene Park	17,725	Sportspad (Tennis And Basketball), Outdoor Fitness Equipment, Playspace, Splash Pad, Washroom, Skateboard Area, Firepit
8	De Havilland 'Mossie' Park	15,451	1 Multi-Purpose Field (Mini Soccer), Outdoor Fitness Equipment, Playspace, Splash Pad
9	Downsview Park	1,177,640	Playspace, Multi-use Sports Pads, Sports Fields, Gardens, Trails, Lake



Map 10: Existing Major Parks in the Downsview Study Area





Parks & Open Space Planning Frameworks



How Does The City Plan And Design Parks?

The City takes an area-based approach to planning parks, which is informed by approved planning frameworks such as Secondary Plans, Local Area Studies, and Public Realm Structure Plans.

Planning for new recreation facilities in parks is guided by the City's Parks and Recreation Facilities Master Plan Implementation Strategy. The Facilities Master Plan Implementation Strategy is a 20-year plan for new recreation facilities across the City.

Four guiding principles support the vision for Toronto's parks system and form the foundation of the Parkland Strategy. These principles include:

- Expand
- Improve
- Connect
- Include

These principles will guide the work of City staff, City Council, and other stakeholders as the Parkland Strategy is implemented.

How Are New Parks Created?

As Toronto grows, the City has the authority to require a portion of lands under development to be dedicated by developers for a public park. This means that developers who wish to build a new building must give a portion of land to the City for parks purposes.

In some cases, where a park may not be suitable in a certain location, the City can require developers to pay the cash equivalent of the value of the land. The City can also directly purchase land for the purpose of a park somewhere else using the cash contributions.

The City's ability to require parkland dedication comes from the Ontario Planning Act, the Parkland Dedication By-Law (Toronto Municipal Code Chapter 415, Article III), and the City's Official Plan (Section 3.2.3).





Land Use Existing Conditions



The existing Downsview Area Secondary Plan envisioned a unique opportunity to develop a significant national urban park, new residential neighbourhoods and employment areas, in a park like setting.

Existing Land Use Designations

Neighbourhoods

Lower scale residential buildings consisting of detached houses, semi-detached houses, duplexes, triplexes and various forms of townhouses as well as interspersed walk-up apartments with or without elevators that are four storeys or less.

Apartment Neighbourhoods

Apartment Neighbourhoods are distinguished from low-rise Neighbourhoods because a greater scale of buildings is permitted and different scale-related criteria guide development.

Parks and Open Space Areas

Toronto's many parks and open spaces offer residents, workers and visitors a range of experiences. They contain passive and active recreational opportunities, including natural habitat areas, recreation trails, stormwater management facilities.

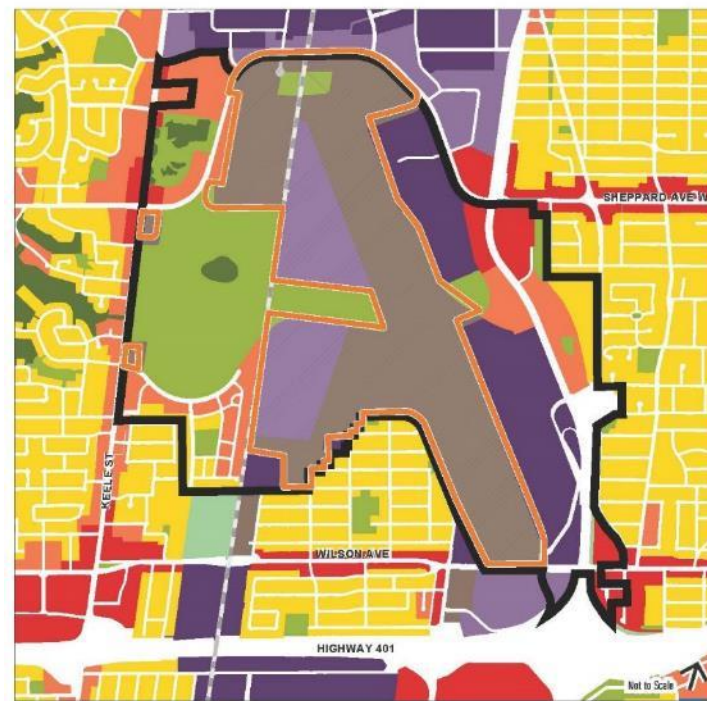
Employment Areas

Employment Areas are places of business and economic activities vital to Toronto's economy and future economic prospects.

Mixed-Use Areas

Mixed Use Areas combine a broad array of residential uses, offices, retail and services, institutions, entertainment, recreation and cultural activities, and parks and open spaces.

The mix of land uses and levels of development permitted by the existing Secondary Plan reflect the assumption that the Bombardier use and airport height restrictions would remain.



TORONTO

Downsview Area Secondary Plan

MAP 7-8 Land Use



January 2022



Land Use Existing Conditions

In 2021, the Ontario Land Tribunal changed the land use designations on the Bombardier lands (outlined in orange on the adjacent map) from Core Employment Areas to Regeneration Areas and General Employment Areas and approved Site and Area Specific Policy 596.

Site and Area Specific Policies set out rules for identified lands that vary from one or more of the provisions of the Official Plan. They generally recognize unique historic conditions or provide another layer of policy direction for an area.

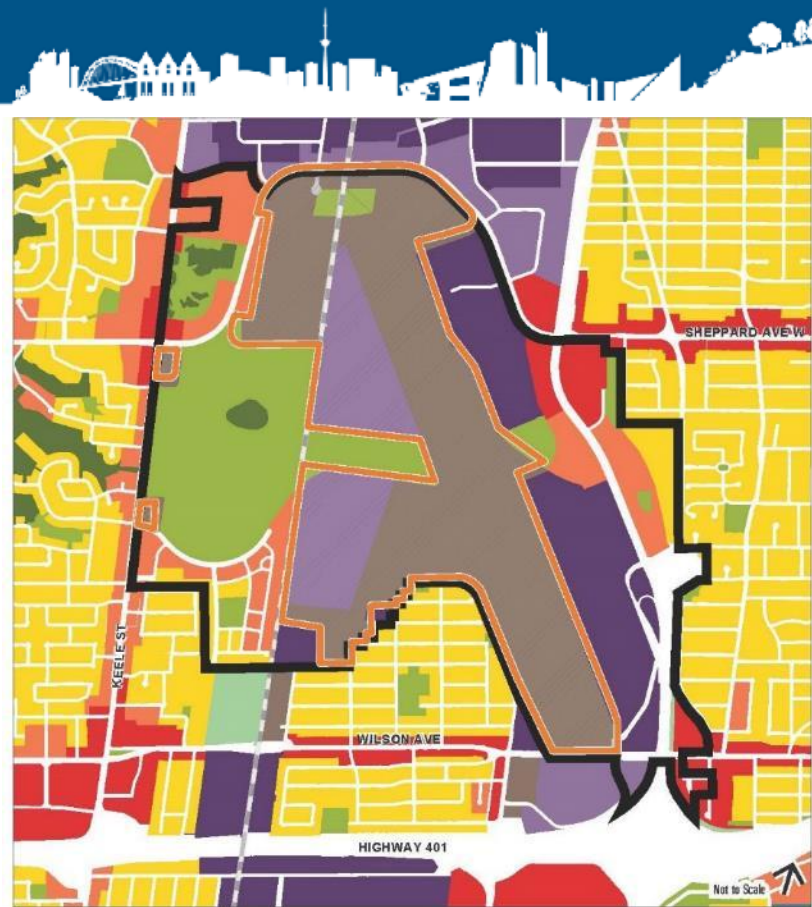
General Employment Areas

General Employment Areas are places of business and economic activities vital to Toronto's economy and future economic prospects, which include core employment uses and office, retail and commercial uses. General Employment Areas are generally located on the periphery of Employment Areas on major roads where retail, service and restaurant uses can serve workers while benefiting from visibility and transit access.

Regeneration Areas

Regeneration Areas open up unique areas of the City to a wide array of uses to help attract investment, re-use buildings, encourage new construction and bring life to the streets. These areas are key to the City's growth strategy, reintegrating areas of the City that are no longer in productive urban use due to shifts in the local or global economies. Not all Regeneration Areas will have the same mix of uses or development policies, responding to unique contexts.

SASP 596 states that only employment and commercial uses will be permitted on the subject lands prior to the adoption of an updated Secondary Plan.



Toronto

Downsview Area Secondary Plan

MAP 7-8 Land Use



January 2022



Housing

Housing Diversity

Update Downsview will ensure that residential development results in a complete and inclusive community by providing a range of housing options:

- A variety of housing forms, including townhouses, mid-rise, and high-rise.
- A mix of tenures (ownership and rental).
- A minimum number of multi-bedroom units with minimum unit sizes:
 - > Recent Secondary Plans require 40% of units to have at least two bedrooms, including at least 10% to have at least three bedrooms.
 - > Some Secondary Plans have established unit size requirements for two- and three-bedroom units.

It is critical that Update Downsview focuses on how new mid-rise and tall buildings can be developed as vertical communities to accommodate the needs of all households, including those with children. This includes considering:

The Neighbourhood: Ensuring the provision of safe streets and easy access to parks, schools, community facilities, retail and amenities, as well as civic engagement

The Building: Supporting the social life of the building with larger units, functional and flexible amenity space and flexible building design to permit changing unit layouts

The Unit: Creating functional spaces that accommodate a family's daily needs, and can adapt as needs change over time

The City of Toronto's Growing Up Guidelines provide guidance around the provision and design of family friendly housing.





Housing



The City of Toronto's HousingTO 2020 – 2030 Action Plan outlines 13 strategic actions meant to help provide Torontonians with housing that is safe, affordable and suitable to their needs.



HousingTO 2020 – 2030 Action Plan



December 2019

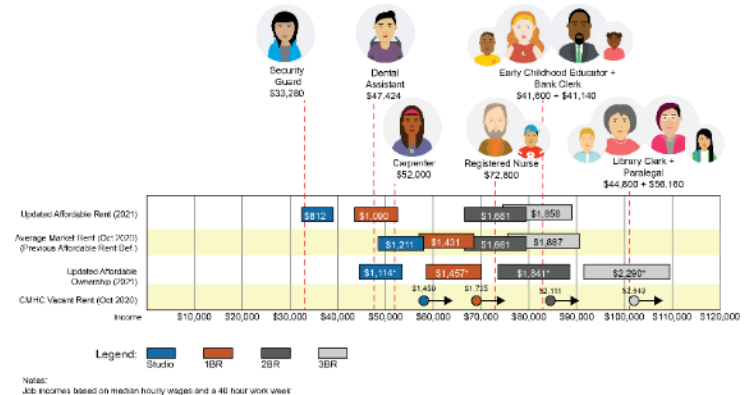
Affordable Housing

Affordable housing will be required as part of the overall development of the Downsview lands to ensure the new community can serve households with a range of incomes. The City recently revised its definitions of affordable housing, which are:

- Tied to household income.
- Meant to serve households with incomes of \$32,486 - \$91,611 in 2021.

Affordable housing can be provided in a variety of ways:

- Conveying land to the City on which affordable housing is built.
- Securing some of the housing built as affordable rental housing.
- Conveying completed units to the City to use as affordable housing.



The above graphic outlines who the revised affordable housing definitions will affect. For housing to be considered affordable, a household should spend 30% or less of its income on housing related costs.



Built Form



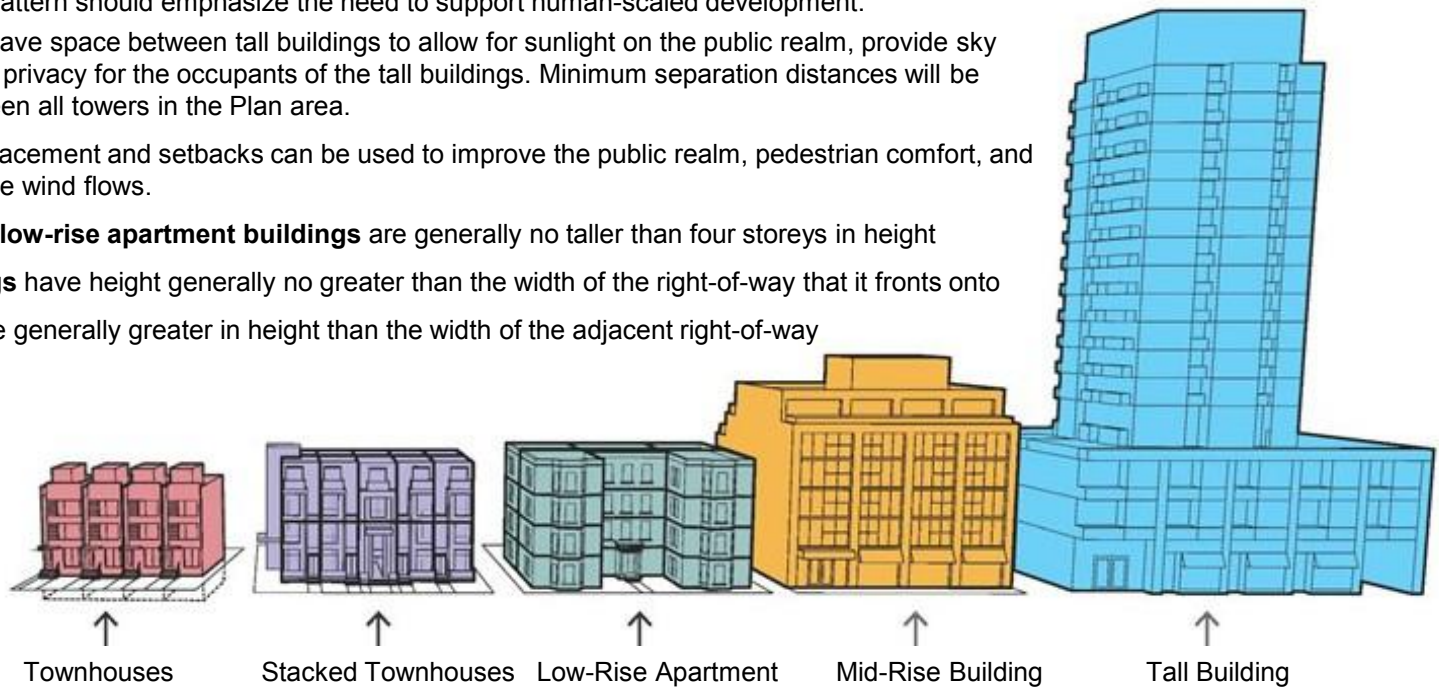
New buildings will be located and scaled to fit with the existing and planned context.

The built form policies in the Secondary Plan will encourage development that is compatible and fits with the existing and planned context of the area, in a variety of building forms. At a later stage, this general direction will be further refined by district plans and a draft Zoning-Bylaw which will identify standards such as permitted densities, uses, building types, maximum building floor plate sizes and minimum building separation distances.

Buildings Scale

A streets and block pattern should emphasize the need to support human-scaled development.

- It is important to have space between tall buildings to allow for sunlight on the public realm, provide sky views and ensure privacy for the occupants of the tall buildings. Minimum separation distances will be established between all towers in the Plan area.
- Building height, placement and setbacks can be used to improve the public realm, pedestrian comfort, and reduce undesirable wind flows.
- **Townhouse and low-rise apartment buildings** are generally no taller than four storeys in height
- **Mid-rise buildings** have height generally no greater than the width of the right-of-way that it fronts onto
- **Tall buildings** are generally greater in height than the width of the adjacent right-of-way



Schematic illustration showing different built form typologies and scales that can respond to the local Downsview context



Built Form



New buildings will frame and support streets, parks and open spaces and contribute to a vibrant, comfortable and beautiful public realm.

The public realm includes all spaces in which public life occurs. These spaces include streets, sidewalks and pedestrian connections, parks, open spaces and Privately-Owned Publicly Accessible Spaces (POPS). The built form and public realm policies in the updated Secondary Plan will direct that development create an active, fine-grained and safe public realm.

Activating the Public Realm

- Creating a unique identity for the neighbourhood through cohesive design of public and private spaces.
- Setting buildings back at grade to expand the sidewalk creates more space for pedestrians, healthy street trees and plantings, sidewalk cafes, marketing areas and other seating or gathering places
- Mid-block connections and building separation make travel more convenient, link public and private spaces, and open up interesting place-making opportunities between buildings
- Massing buildings to minimize shadows and wind impacts on the public realm, provide pedestrian level comfort and appropriate micro-climatic conditions for sidewalks, parks, open spaces, community facilities and outdoor amenity spaces.
- The City of Toronto's Official Plan recognizes the value of public art in contributing to the city's identity and character, and celebrating the cultural diversity and creativity of our communities.



Schematic illustration of built form that frames a centralized open space with community overlook, high visibility and ample pedestrian lighting to support safety



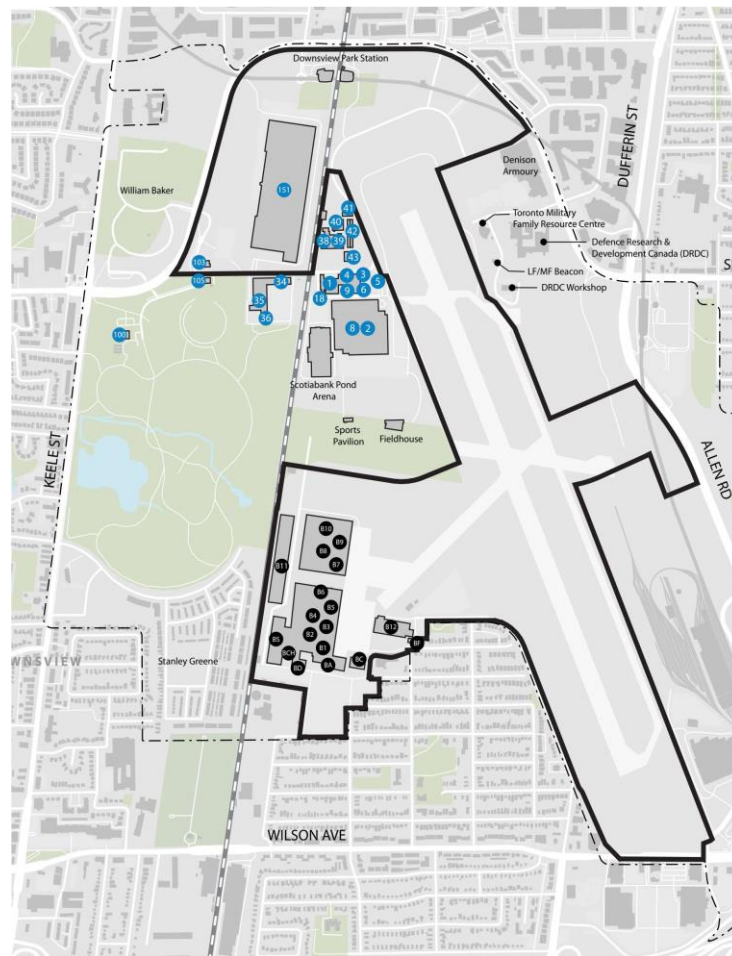
Heritage

A large number of buildings and complexes located on the Downsview site date from 1928 to 1971 and are valued as part of a rare collection of structures linked to the aviation and military history of Canada.

- There are a number of cultural heritage resources currently listed on the City's Heritage Register
- Additional heritage resources have been identified and will be studied as part of the Secondary Plan review
- ERA Architects Inc. has prepared a Cultural Heritage Resource Assessment for Northcrest Developments and Canada Lands Company as a component of their application



Construction & Engineering Building



● Municipally-listed heritage property
Source: Cultural Heritage Resource Assessment











Community Services & Facilities

Existing Conditions



Existing Inventory

-  **31** Child Care and EarlyON Centres
-  **1** Indoor Swimming Pool
-  **3** Outdoor Swimming Pools
-  **1** Arena
-  **3** Community Recreation Centres
-  **1** Library
-  **16** TDSB and **6** TCDSB Schools
-  **49** Human Service Agencies

What are Community Services and Facilities?

Community services and facilities (CS&F) contribute to the social, economic and cultural development of the city and are vital in supporting liveable communities.

Community services and facilities are publically accessible facilities and places where City Divisions, agencies and boards, and school boards deliver programs and services. This includes child care centres, libraries, recreation facilities, schools and community spaces for human services.

Accessible, high-quality community services and facilities support the health, safety and wellbeing of those living and working in our neighbourhoods. They are essential to building community capacity and fostering complete communities.

Why look at Community Services and Facilities for Update Downsview?

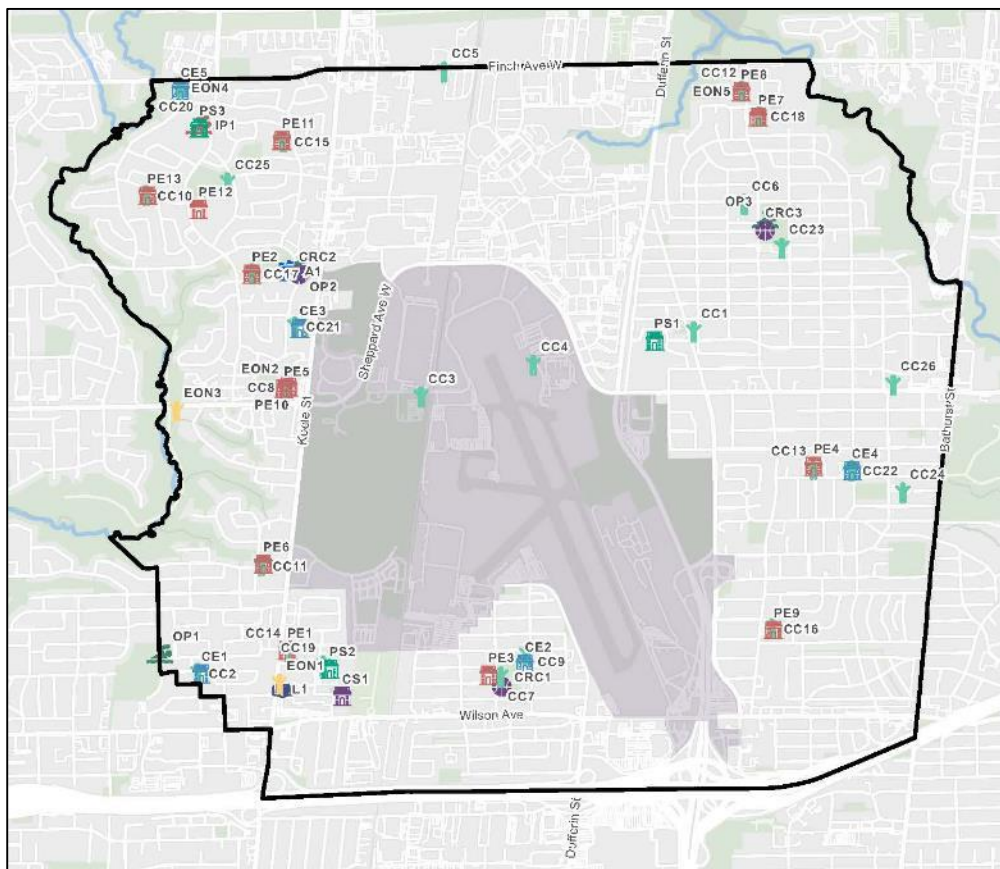
Ensuring the provision of community services and facilities meets both current and future community needs is fundamental in planning for new growth and development in local communities.

Update Downsview will review the community services and facilities currently serving the area and examine the particular needs of the community, now and in the future. Update Downsview will also consider the anticipated population of the Downsview area and provide guidance on the community services and facilities requirements for the future residents and workers.



Community Services & Facilities

Existing Conditions



Map 14: Community Services and Facilities Existing Conditions

LEGEND

Public Elementary Schools (PE)

PE1 - Downsview Public School
PE2 - Stilecroft Public School
PE3 - Ancaster Public School
PE4 - Dublin Heights Elementary and Middle School
PE5 - Sheppard Public School
PE6 - Blaydon Public School
PE7 - Charles H. Best Junior Middle School
PE8 - Wilmington Elementary School
PE9 - Faywood Arts-Based Curriculum School
PE10 - Africentric Alternative School
PE11 - Derrydown Public School
PE12 - Elia Middle School
PE13 - Lamberton Public School

Public Secondary Schools (PS)

PS1 - William Lyon Mackenzie Collegiate Institute
PS2 - Downsview Secondary School
PS3 - C.W. Jefferys Collegiate Institute

Catholic Elementary Schools (CE)

CE1 - St. Raphael Catholic School
CE2 - St. Norbert Catholic School
CE3 - St. Jerome Catholic School
CE4 - St. Robert Catholic School
CE5 - St. Wilfrid Catholic School

Catholic Secondary School (CS)

CS1 - Madonna Catholic Secondary School

Community Recreation Centres (CRC)

CRC1 - Ancaster Community Centre
CRC2 - Gradravine Community Recreation Centre
CRC3 - Irving W. Chapley Community Centre

Library (L)

L1 - Downsview Branch - Toronto Public Library

Indoor Pool (IP)

IP1 - C.W. Jefferys Collegiate Institute

Outdoor Pools (OP)

OP1 - Roding Community Centre
OP2 - Gradravine Community Recreation Centre
OP3 - Irving W. Chapley Community Centre

Child Care (CC)

CC1 - Children Are People Education
CC2 - Columbus Early Learning - St Raphael
CC3 - Arpi Nursery School
CC4 - Children's Playgarden/Toronto Military Family Resource Centre
CC5 - Finch Business Park Child Care
CC6 - Gan Chabad Preschool
CC7 - Ancaster Early Learning & Child Care Centre
CC8 - Cast For Kids Child Care Centre
CC9 - Plasp St Norbert Catholic School
CC10 - Rainbow's End Day Care Satellite
CC11 - Blaydon Community Day Care Centre
CC12 - Wilmington Best Child Care Centre
CC13 - Dublin Heights Community Child Care
CC14 - Friendly Times Child Care
CC15 - Derrydown School Age YMCA
CC16 - Faywood Boulevard Child Care Centre
CC17 - Stilecroft Superkids
CC18 - Wilmington Best Schoolage Satellite Centre
CC19 - Air-O-Down Child Care Centre
CC20 - St. Wilfred YMCA
CC21 - St. Jerome YMCA
CC22 - St. Robert School Age YMCA
CC23 - Gan Yeladim Day Care Centre
CC24 - Montessori Jewish Day School Of Toronto
CC25 - Faith Lutheran Day Care Centre Of Downsview
CC26 - Fantasia Child Care Center

EarlyON Child and Family Centres (EON)

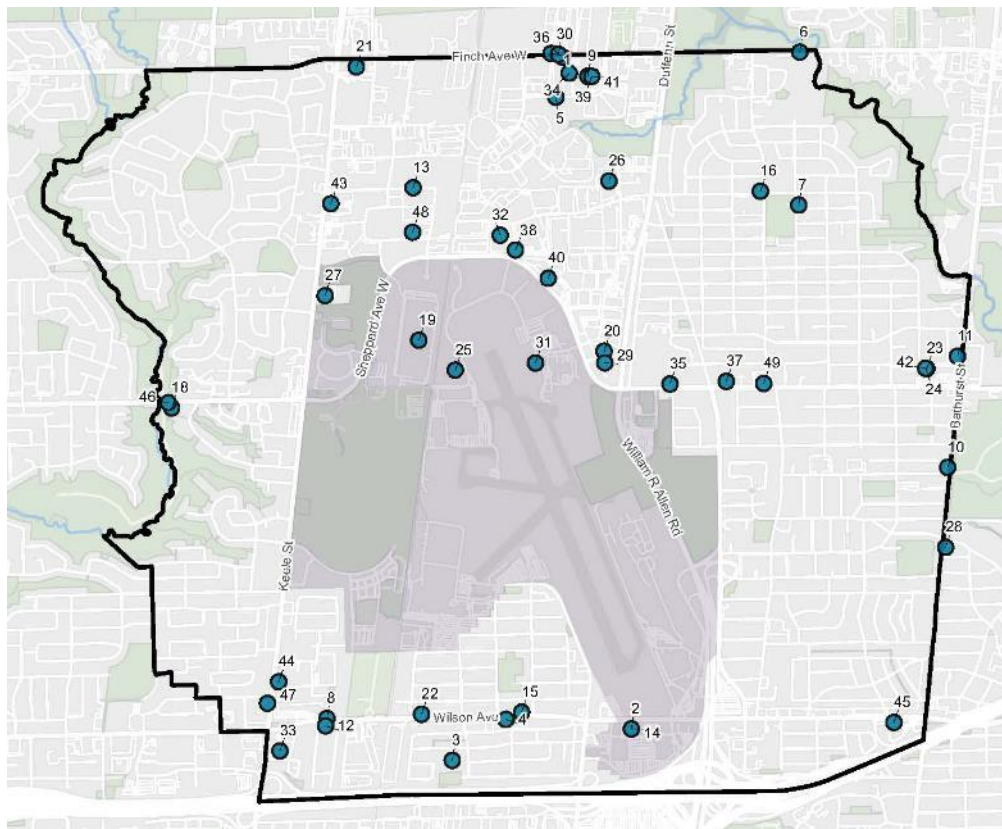
EON1 - Kid's Place EarlyON Child and Family Centre
EON2 - Sheppard EarlyON Child and Family Centre
EON3 - SickKids EarlyON Child and Family Centre
EON4 - St. Wilfrid EarlyON Child and Family Centre
EON5 - Wilmington EarlyON Child and Family Centre

Arena (A)

A1 - Gradravine Community Recreation Centre



Human Services Existing Conditions



Human Services Organization

Downsview Study Area

Current Downsview Secondary Plan Area

Map 15: Human Services Existing Conditions

LEGEND

- 1 - Spinal Cord Injury Ontario, Attendant Outreach Services
- 2 - Mary Centre
- 3 - Aptus Treatment Centre, Toronto – Anthony Rd, Children's Day Treatment Program, Toronto
- 4 - The Olive Branch of Hope, Breast Cancer Support
- 5 - Meta Centre for the Developmentally Disabled, Summer Youth Respite Program
- 6 - St. Bernard's Residence
- 7 - SageCare, Toronto - Elder St, Retirement Home
- 8 - North York Medical
- 9 - Polyclinic Family and Specialty Medicine
- 10 - Earl Bales Walk-in Clinic and Family Practice
- 11 - Bathurst Walk-in Clinic and Family Practice
- 12 - West End Midwives
- 13 - Access Independent Living Services, Attendant Outreach Service Program
- 14 - Mary Centre, Integrated Seniors Program
- 15 - Patronato ACLI
- 16 - Chai-Tikvah Foundation
- 17 - Black Youth Helpline
- 18 - SickKids Centre for Community Mental Health, Treatment Centre, Sheppard Avenue Site
- 19 - Rhema Christian Ministries, The Store House, Food Bank Services
- 20 - Foster Parents Association of the Children's Aid Society of Toronto
- 21 - Jane Finch Community Legal Services
- 22 - Lao Association of Ontario
- 23 - B'nai Brith Canada, Toronto Office
- 24 - Pregnancy Care Centre
- 25 - Toronto Wildlife Centre
- 26 - Second Harvest Food Support Committee
- 27 - Vietnamese Association, Toronto, North York Office
- 28 - Jewish Family and Child Service, Just a Second Shop
- 29 - Children's Aid Society of Toronto, North West Branch
- 30 - Mennonite New Life Centre of Toronto, Finch Office
- 31 - Toronto Military Family Resource Centre
- 32 - Patronato Ital-Uil Canada
- 33 - Mennonite New Life Centre of Toronto, Keele Office
- 34 - Black Youth Helpline, Stay-in-School Program and Youth Support Services
- 35 - Nanny Angel Network
- 36 - Community Living Toronto, North York
- 37 - National Council of Jewish Women of Canada, Toronto, Project LISA - Legal Information Support Access
- 38 - Toronto District School Board, Downsview Site, Next-Steps Employment Centre
- 39 - Toronto Community Benefits Network
- 40 - ServiceOntario, North York Service Counter
- 41 - Toronto Community Benefits Network, NextGen Builders Mentoring Program
- 42 - Jewish Immigrant Aid Services Toronto, JIAS Toronto LINC School
- 43 - Salvation Army, Central Ontario Recycling Centre, North York, Family Thrift Store
- 44 - Northwood Neighbourhood Services, Kids Place, Child-parent program
- 45 - Ontario Society of Senior Citizens' Organizations
- 46 - Toronto. Shelter, Support and Housing Administration. Homelessness Initiatives and Prevention Services, Downsview Dells
- 47 - Native Child and Family Services of Toronto, Keele St, Kiwednong Aboriginal Head Start Program - Building Strong Spirits
- 48 - Mount Zion Filipino Seventh-Day Adventist Church, Food Bank
- 49 - JACS Toronto



Community Benefits

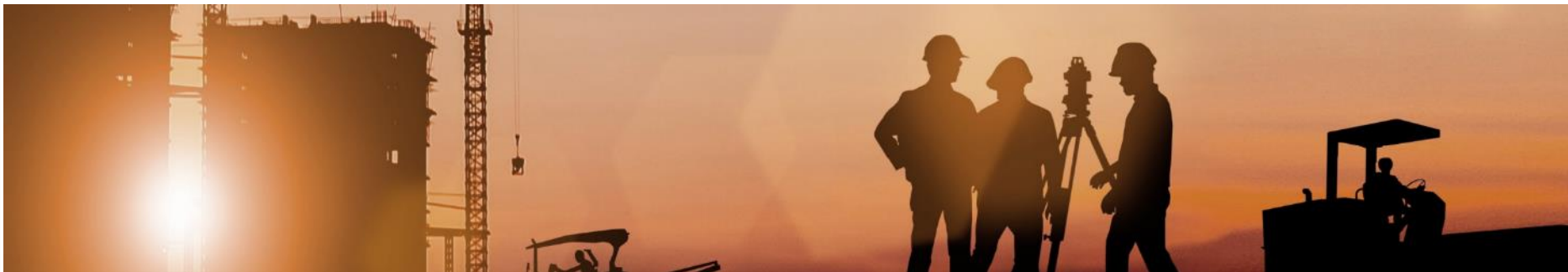


Community benefits refer to a range of opportunities that can facilitate inclusive economic development through large-scale development projects. Community benefits are a way to build inclusive economic development for community residents and local businesses in the Downsview area.

Community benefits opportunities can include training and jobs, skilled trade apprenticeships, youth scholarships, procurement contracts for local businesses, as well as diverse-owned businesses and social enterprises.

These community benefits opportunities are different from the capital assets and facilities that are typically secured through the *Ontario Planning Act*, such as parkland, community centres, libraries and affordable housing.

Community benefits opportunities focus on Indigenous, Black and equity-deserving communities, and are a concrete way of achieving equitable COVID-19 recovery efforts.





Community Benefits

Examples of current City of Toronto community benefits initiatives:

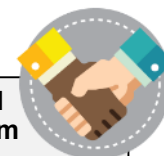
- Social Procurement Program
- Rexdale – Casino Woodbine Community Benefits Agreement
- Imagination, Manufacturing, Innovation and Technology (IMIT) Program
- Housing Now affordable housing development projects



Rexdale – Casino Woodbine Community Benefits Agreement Infographic

Many stakeholders and community partners play a critical role in implementing community benefits, such as:

- Employment services providers, community and grassroots organizations.
- Indigenous and Black-led networks and organizations.
- Colleges and universities as well as providers of training and pre-apprenticeship programs.
- Skilled trades unions and local training centres.
- Employers, contractors, and developers.



The Imagination, Manufacturing, Innovation and Technology (IMIT) Property Tax Incentive Program

- Provides grants for new construction in targeted employment uses
- Includes a Local Employment Requirement component, which has been in place since IMIT was created in 2008
- Any approved applicant to the program agrees to work with City staff to develop a "local employment plan that will identify opportunities for local hiring and/or training and document how the applicant or property user will utilize City-endorsed or sponsored employment programs."
- Eligible activities include:
 - > Adopting a living wage policy and/or a social procurement policy
 - > Funding apprenticeships and work placements
 - > Participation in City endorsed recruitment events and mentorship programs
 - > Providing funding for City-endorsed local workforce development organizations



Community Benefits



The Community Benefit Framework developed by the City of Toronto encourages the insertion of clauses in City contracts to secure community benefit opportunities for training and employment, skilled trade apprenticeships, local and social procurement. Examples of City contracts with community benefit clauses can include the construction of new city facilities and lease agreements.

Community benefits clauses focus on creating opportunities for Indigenous, Black and equity-deserving groups.

By securing community benefits clauses directly in City contracts, public accountability and transparency are maximized.

- The City can set hard, measureable targets within the contract.
- The City can enforce contract compliance.

Communities play a key role, collaborating with the City to:

- Identify priorities for community benefits that are specific to the needs of the community.
- Determine and develop hard, measureable targets.
- Monitor the implementation of the community benefits through oversight committees.





Economic Development Downsview Context



General Employment Areas are places of business and economic activities that are vital to Toronto's economy and future economic prospects, which include core employment uses as well as office, retail and commercial uses. General Employment uses in Downsview have been protected and supported through various measures, including Site and Area Specific Policy 596 (SASP 596).

Downsview is a place where business and culture can thrive. The City can advance Toronto's prosperity, opportunity and liveability by:

- Fostering employment and investment opportunities.
- Encouraging Toronto's cultural vibrancy through more and enhanced cultural experiences.
- Engaging partners in planning and developing the City's economic and cultural resources.

Key employment types anticipated in Downsview:

- Film industry
- Office
- Medical/ biotech
- IT
- Advanced light manufacturing

The proposed Official Plan Amendment application will include:



Minimum of 1,114,000 square metres of employment space



Projected 41,500 jobs on the OPA lands (2.9% of City total)



GDP - \$4.7 billion (3.0% of City total)



50% jobs to population ratio (overall City ratio is 48%)

Developing A New Media, Technology, And Innovation Hub At Downsview



One of the first phases of development in the Downsview area will be the construction of a new \$200 million, 102,260 square metre television and film studio complex within the area subject to the Official Plan Amendment application. The complex will be built by California-based Hackman Capital Partners and will serve as an anchor for the area's proposed Media, Technology and Innovation Hub.

The television and film studio complex will be built in two phases:

- Phase 1 (2022 to 2024): Includes a 46,500 square metre studio complex to be constructed on land that is currently vacant, eventually employing 1,200 people.
- Phase 2: Includes an additional 55,760 square metres of studio space to be constructed on land vacated by Bombardier, employing an additional 1,350 people by 2026.



*Rendering of proposed film studio complex
Source: BDP Quadrangle | Handout*



Economic Development Downsview Context



Business Improvement Areas (BIAs) are an association of commercial property owners and tenants within a defined area who work in partnership with the City to create thriving, competitive, and safe business areas that attract shoppers, diners, tourists, and new businesses.

DUKE Heights and Wilson Village are two BIAs which abut the Downsview area and can serve as examples for potential future BIAs.

DUKE Heights BIA

- The DUKE Heights BIA is the second largest BIA in North America and is one of two BIAs in Toronto that are located in employment areas.
- The DUKE Heights BIA incorporates businesses located south of Steeles Avenue West, north of Sheppard Avenue West, east of Keele Street, and west of Dufferin Street.
- Manufacturing, office, and service establishments represent a majority of the 2,500 businesses in the area.
- DUKE Heights has an extensive array of business services “offered by Business for Business”, such as human resources and workforce development, 24-hour security patrols, accounting, legal services and business training.
- The vision of DUKE Heights is to create economic growth and invite investment and development to the area.

Wilson Village BIA

- Wilson Village is a traditional “main street” retail-oriented BIA, located east of Dufferin Street, west of Keele Street along Wilson Avenue.
- Approximately 170 businesses comprise Wilson Village BIA.
- The Wilson Village BIA was created with a vision to promote and generate business, initiate local investment and attract new residents.
- The BIA mandate includes capital improvements, beautification, landscape design and area branding within the community. The BIA is committed to strengthening the culture and economy of the area by providing an enriched experience for its residents and customers.
- The Wilson Village BIA has been working on a Master Plan for Wilson Avenue that will establish designated areas along the Wilson Avenue corridor, featuring sitting areas with new street furniture, lighting and artwork.



Update Downsview

Thank You



Let's stay connected!

For more information, or to provide feedback, please contact Jessica Krushnisky, Planner at:
Jessica.Krushnisky@toronto.ca or call 416-392-7215



New to the study?

Visit the project page at
www.toronto.ca/UpdateDownsview on the City of Toronto's website for more information.



Participate in the online survey!

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