

Public Launch Event for:
>> Update Downsview
Downsview Area Secondary Plan Update

January 25, 2022

Presentation Outline

1. How did we get here?
2. About the Update Downsview project
3. Planning Framework 101
4. How does it all fit together?
5. Overview of project components
6. Next steps

How Did We Get Here?

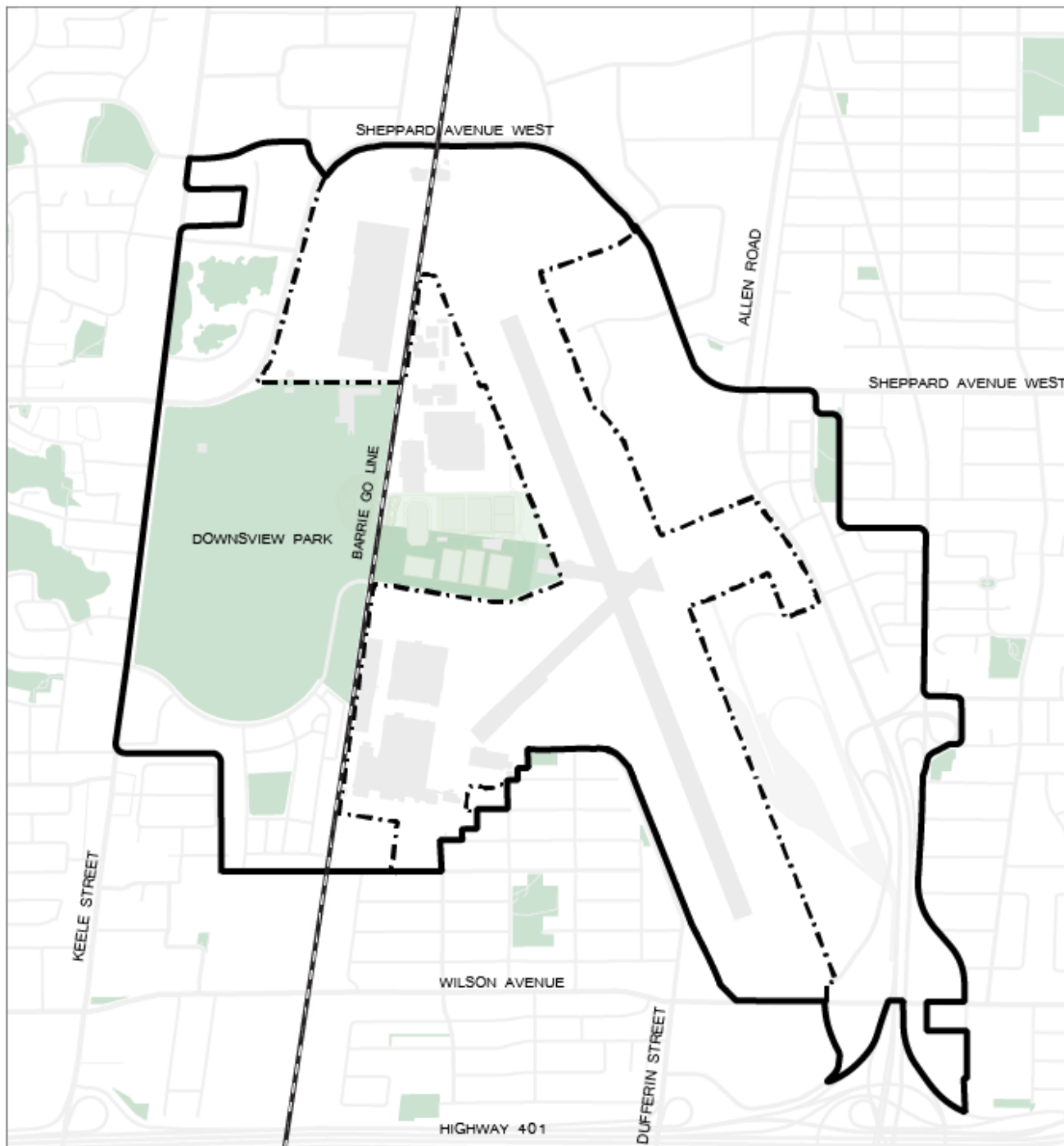


So what has changed since the 2011 Downsview Area Secondary Plan?

- Upcoming closure of the Downsview Airport
- Official Plan Application submitted by Canada Lands Company and Northcrest Developments
- Provincial policies requiring a minimum density of people and jobs around the GO Transit and TTC subway stations
- Various other updated Provincial and City policies and guidelines

City Building Opportunity

- Large parcels of land allows for flexibility and a variety of land uses
- Master planning process allows for the creation of true complete communities in each phase of development
- Includes a unique feature - the runway – which has great public space potential
- Excellent public transit access - 3 TTC subway stations + a GO Transit station
- Opportunity to stitch the airport lands back into the surrounding communities with new roads, active transportation connections and rail crossings



Canada Lands/
Northcrest OPA Area

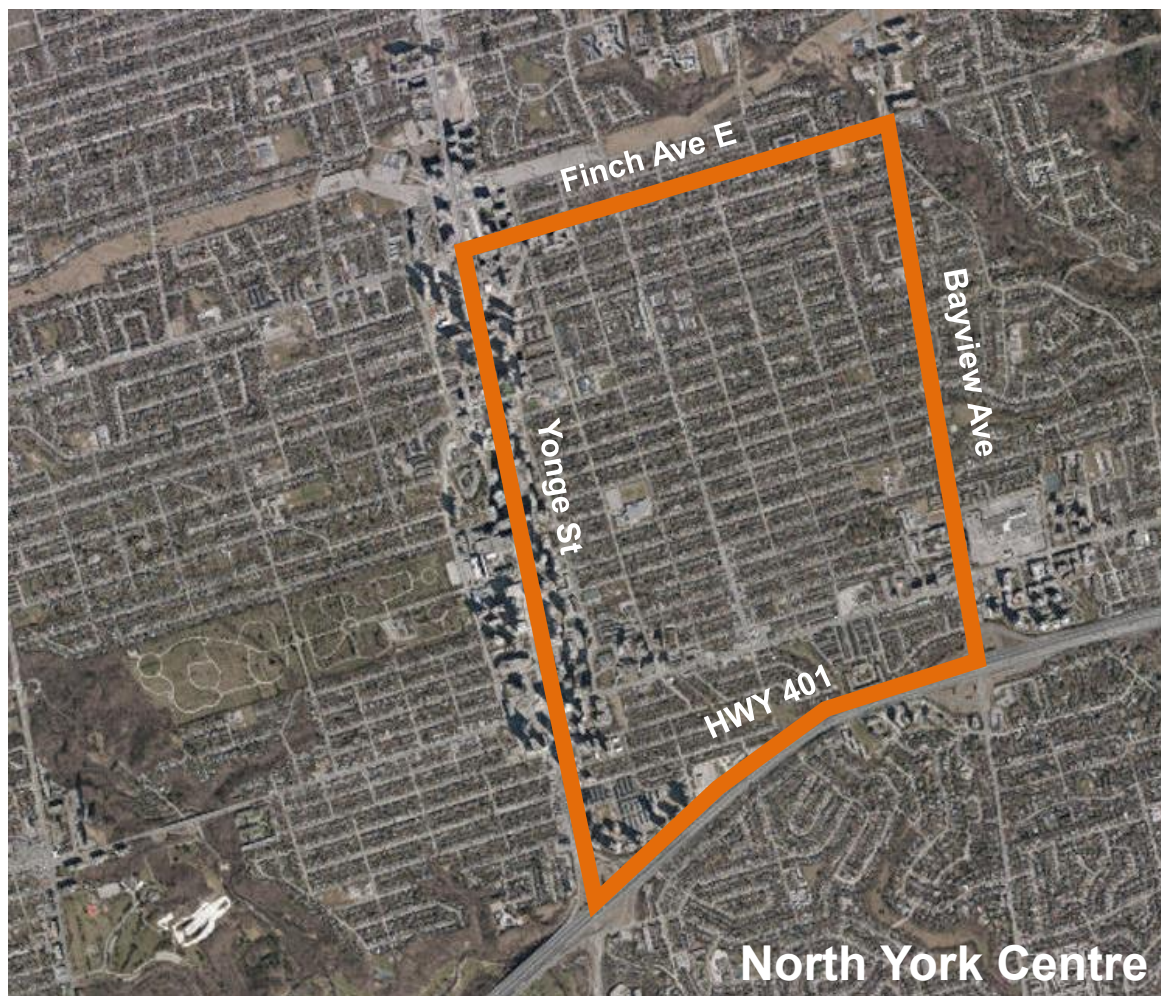
210 hectares

Secondary Plan Area

535 hectares

Sense of Scale

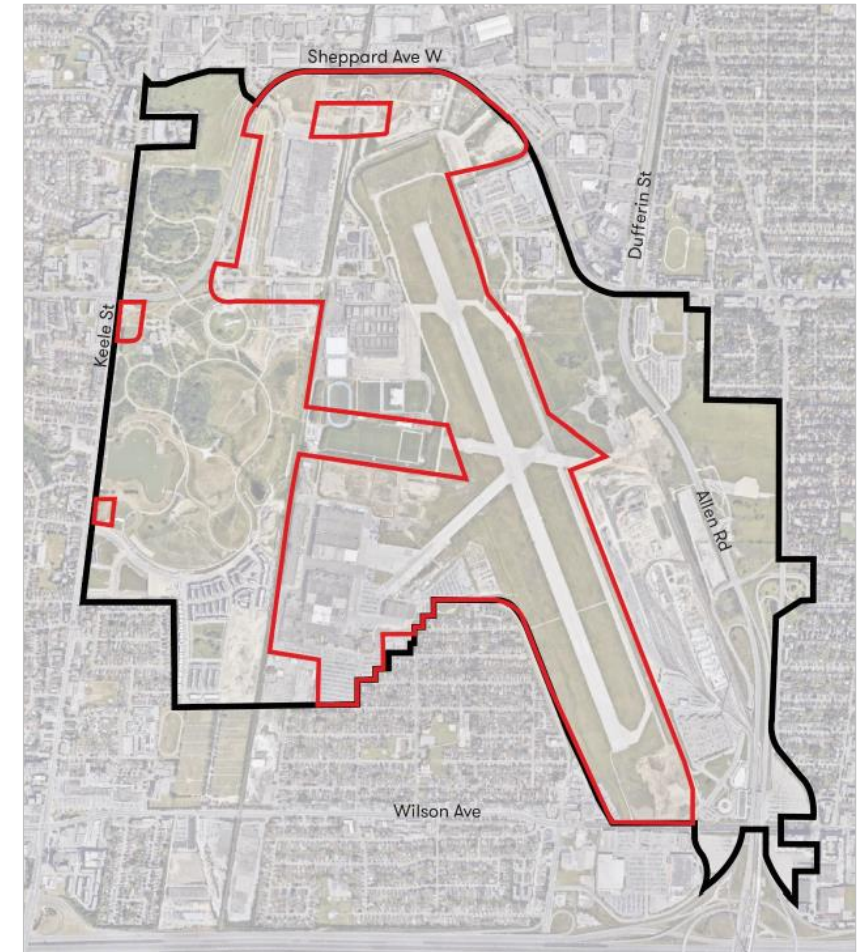
 Approximate size of the current Downsview Area Secondary Plan



Site & Area Specific Policy (SASP) 596

SASP 596 provides an overarching framework for Update Downsview and will guide the preparation of the new Secondary Plan

- Outlines where the Employment Areas are located and identifies Regeneration Areas, to be re-designated through the Update Downsview project.
- Requires that a minimum non-residential gross floor area of 1,114,000 square metres be provided.
- Identifies phasing to ensure balanced residential and non-residential development over the course of build-out.
- Requires consideration of housing, community services and facilities, infrastructure, transportation, parks and recreation, and public realm.
- Identifies a range of elements that need to be considered within the Secondary Plan.



Areas subject to Site and Area Specific Policy 596

About the Update Downsvew Project

Work Plan

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

Phase 1 (Fall 2021 – Spring 2022)

- Vision and key directions for the Downsview area
- **REPORT to the Planning and Housing Committee**

Phase 2 (Summer 2022 – Spring 2023)

- Draft Secondary Plan and draft Zoning By-law
- **REPORT to the Planning and Housing Committee & Council**

Phase 3 (Summer 2023 – Winter 2023)

- Refinement and revisions to the draft documents
- Preparation of final documents
- Statutory public meeting
- **REPORT to the Planning and Housing Committee & Council**

Public consultation will occur throughout all phases of Update Downsview. This will include focused consultation with Black, Indigenous and other equity deserving groups.

Anticipated Deliverables

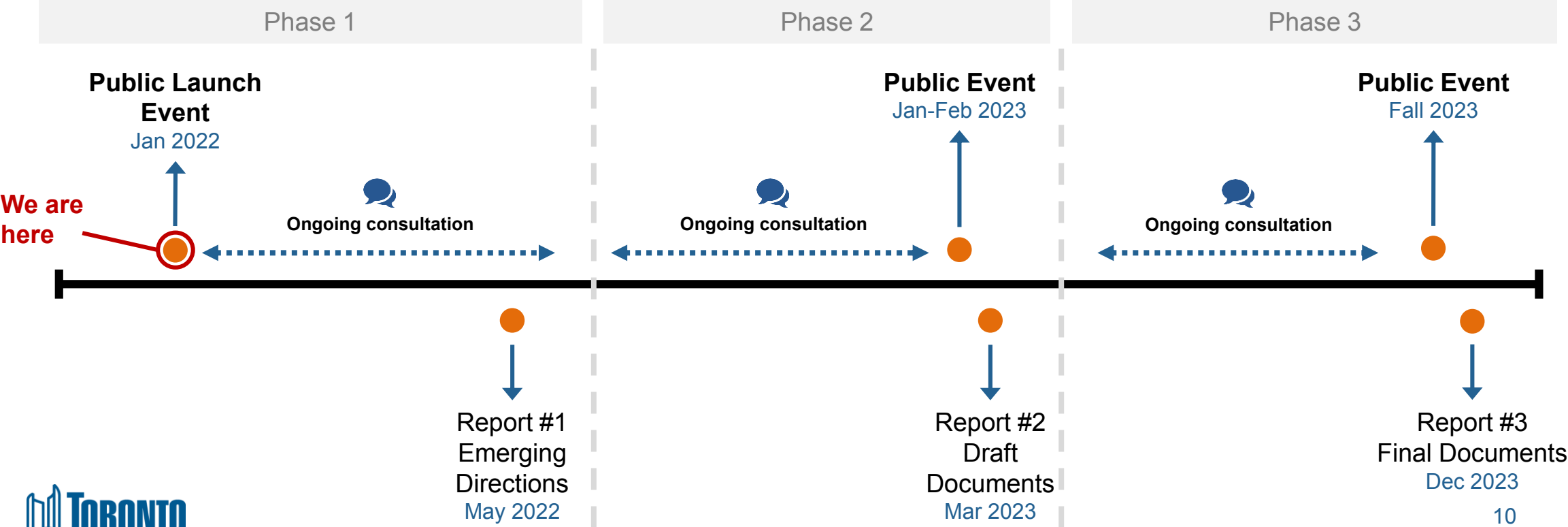
1. Updated Downsview Secondary Plan
2. Area-specific Zoning By-law
3. Urban Design Guidelines and Public Realm Plan
4. Master Environmental Servicing Plan
 - Transportation infrastructure
 - Water, wastewater and stormwater infrastructure
5. Community Development Plan

Deliverables will be expressed through Secondary Plan policies and maps and/or stand-alone documents

Consultation

There will be a wide range of opportunities for getting involved and providing input on the Update Downsview project, including:

-  Online surveys
-  Public meetings/townhalls
-  Small group meetings/discussions
-  E-mailed comments



Project Team

City Divisions

City Planning (includes Heritage, Housing, Public Art)

Transportation Services

Parks, Forestry & Recreation

Economic Development & Culture

Social Development, Finance & Administration

Children's Services

Engineering and Construction Services

Toronto Water

Energy and Environment

Legal Services

City Agencies and Boards

Toronto Public Library

Toronto Transit Commission

CreateTO

Toronto Hydro

Infrastructure Providers

Metrolinx

Toronto District School Board

Toronto Catholic District School Board

Conseil scolaire Viamonde

Conseil scolaire catholique MonAvenir

Toronto Region Conservation Authority

Project Components

Infrastructure, Energy and Environment

- Energy conservation
- Resilience
- Green infrastructure
- Water/sewer capacity
- Hydro



Parks and Open Space

- Parks/open space network
- Public realm
- Programming

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Community Benefits and Economic Development

- Job training
- Capacity building



Community Services and Facilities

- Facility and service requirements
- Libraries, child care, schools, recreation centres etc.

Mobility

- Road network
- Cycling network
- Pedestrian network
- TTC/MX service
- Rail crossings
- Modal split



Built-form and Land use

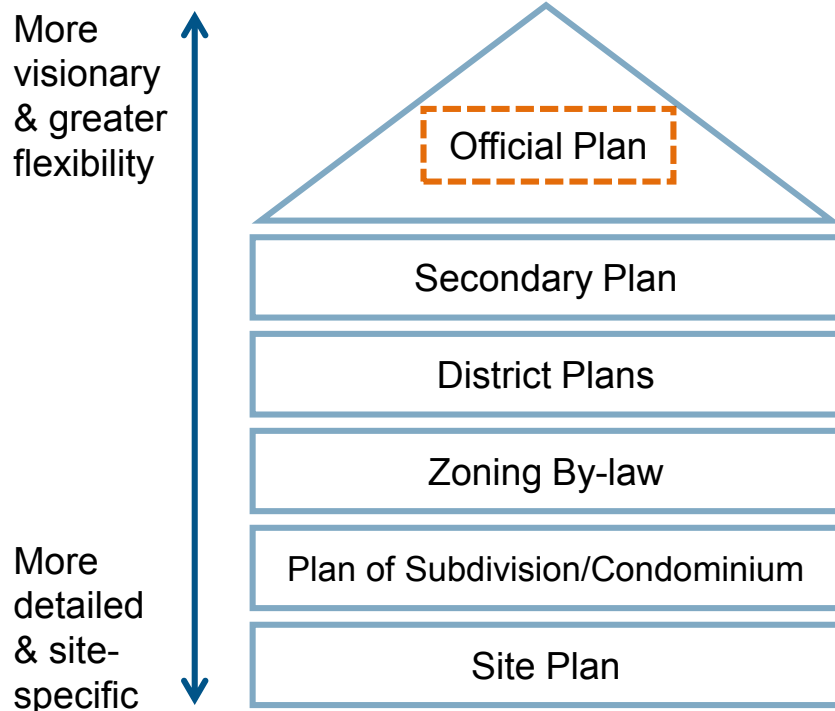
- Urban design
- Land use
- Cultural heritage
- Affordable housing

Planning Framework 101

City of Toronto Planning 101

Official Plan

high level planning policy document that sets out an overall vision to direct growth in the City



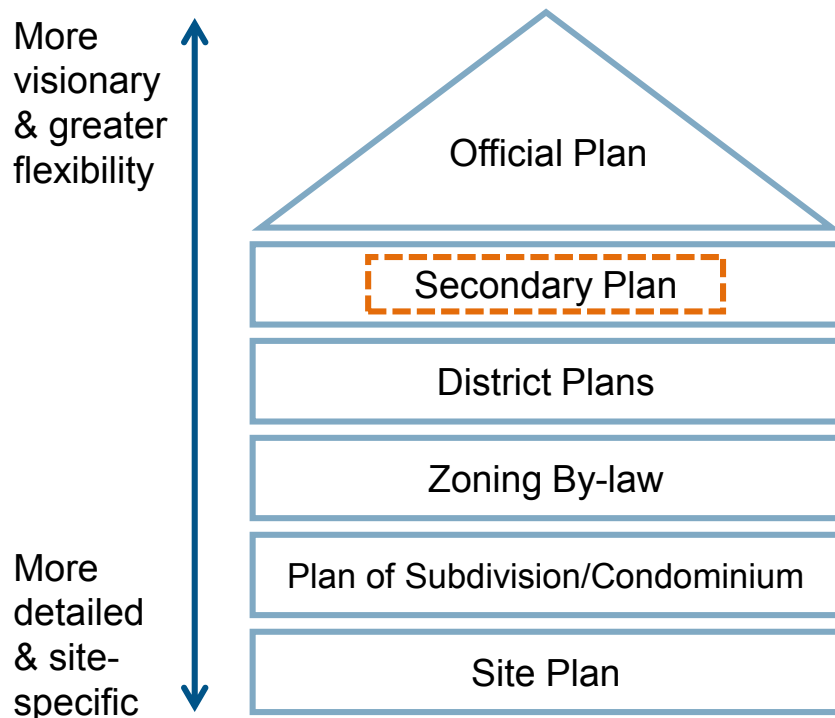
City of Toronto Planning 101

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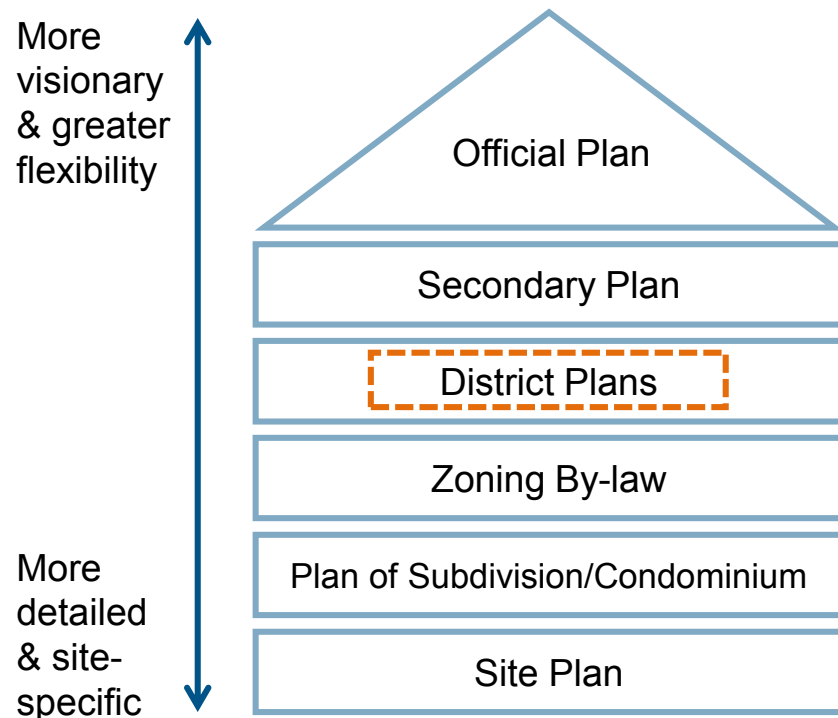
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Secondary Plan

a more detailed plan that sets out context-specific policies for a defined area of the City



City of Toronto Planning 101



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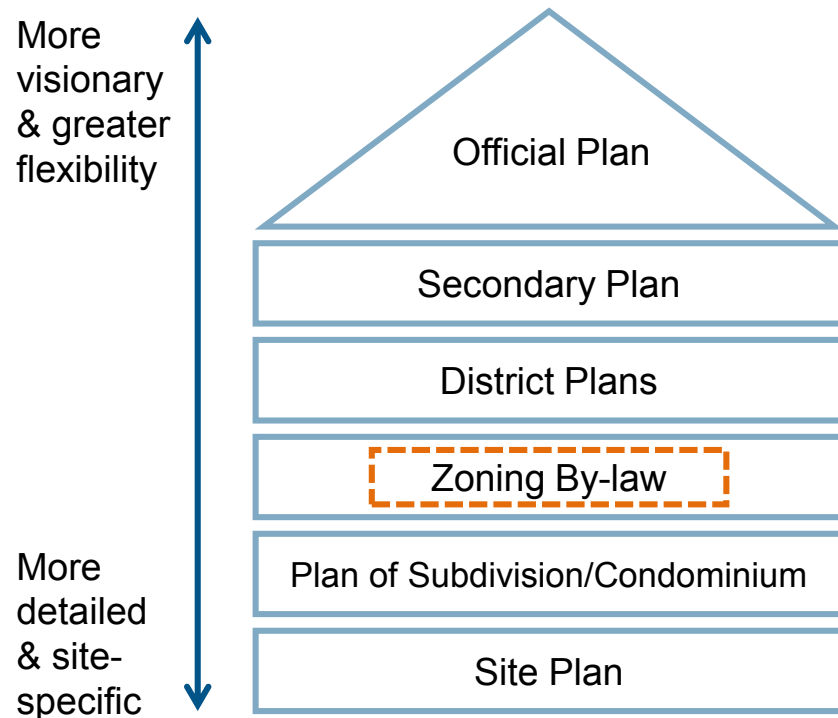
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District Plans

a finer-grained plan for areas within a Secondary Plan containing more detailed policies

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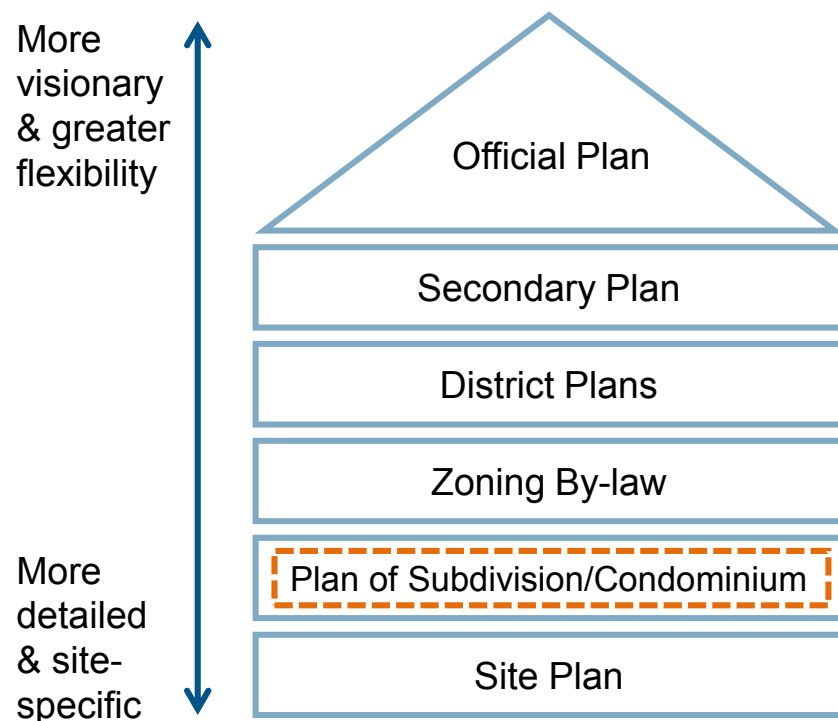
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Zoning By-law

sets out clear rules for development, including requirements and restrictions, and regulates the issuance of building permits

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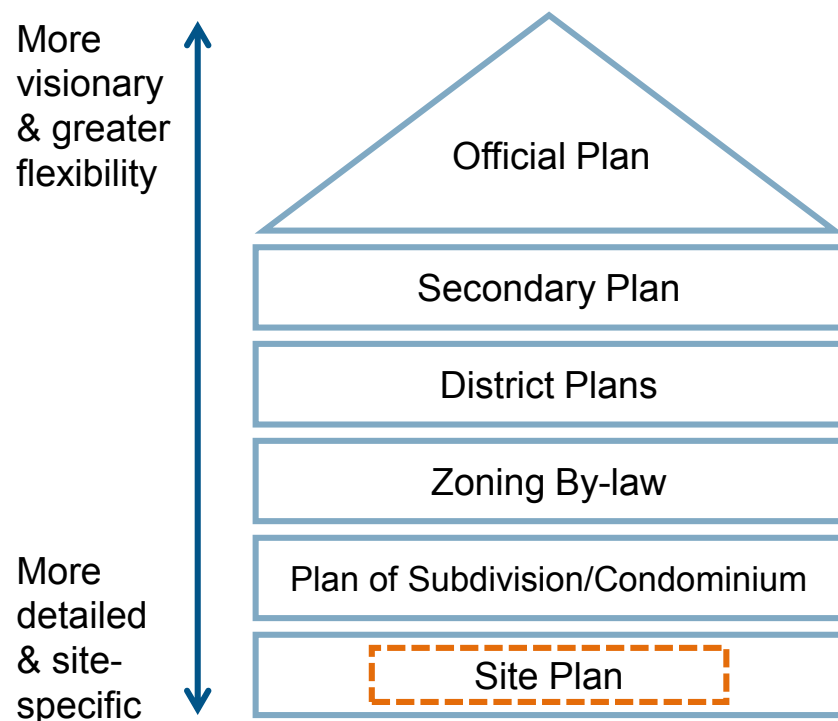
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Plan of Subdivision / Condominium

Allows for the division of properties (or units), including the locations of roads and parks

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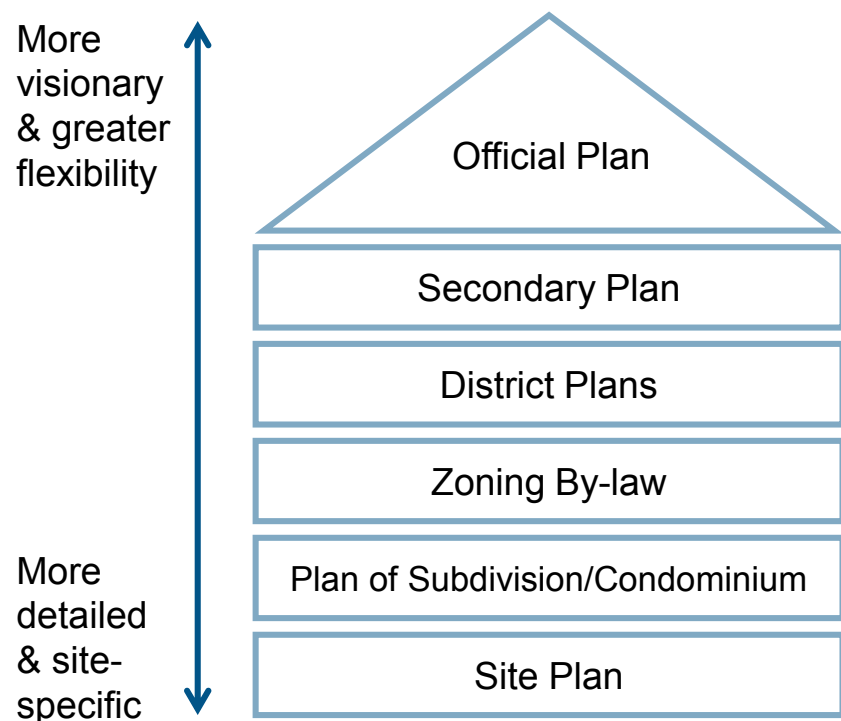
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Site Plan

property-specific plan outlining the location of buildings, paths, parking and other site design details

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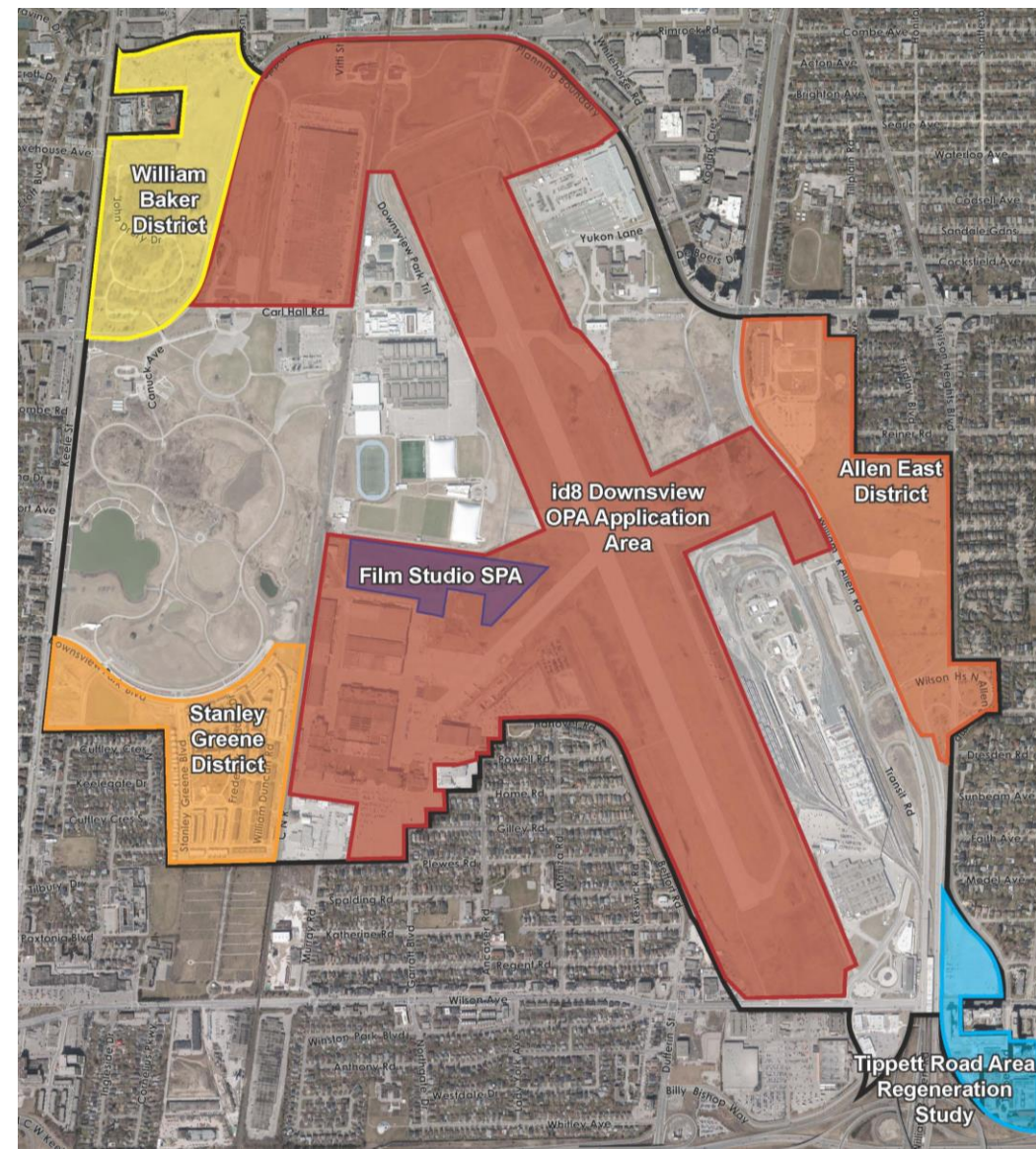
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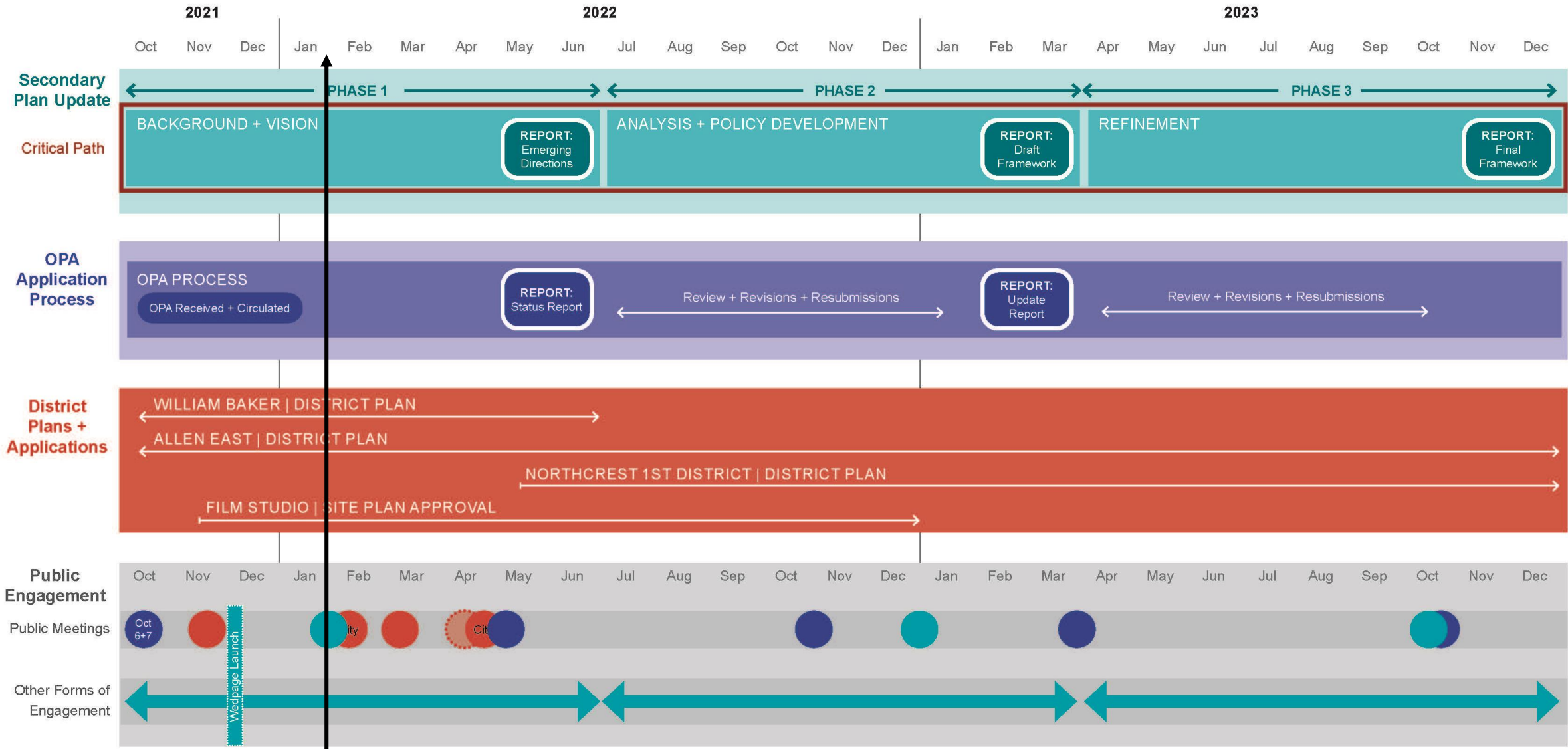
How Does It All Fit Together?

There are a number of related applications and processes within the **Downsview Area Secondary Plan**

- **Stanley Greene District:** Substantially built, some ongoing construction in the western portion of the site.
- **Allen East District:** District Plan adopted by City Council.
- **William Baker District:** District Plan application submitted to the City and currently under review.
- **id8 Downsview:** Official Plan Amendment application submitted to the City and currently under review.
- **Site Plan Application for Film Studio:** Submitted to the City and currently under review.
- **Tippett Road Area Regeneration Study:** Adopted by Council and substantially built with some ongoing construction

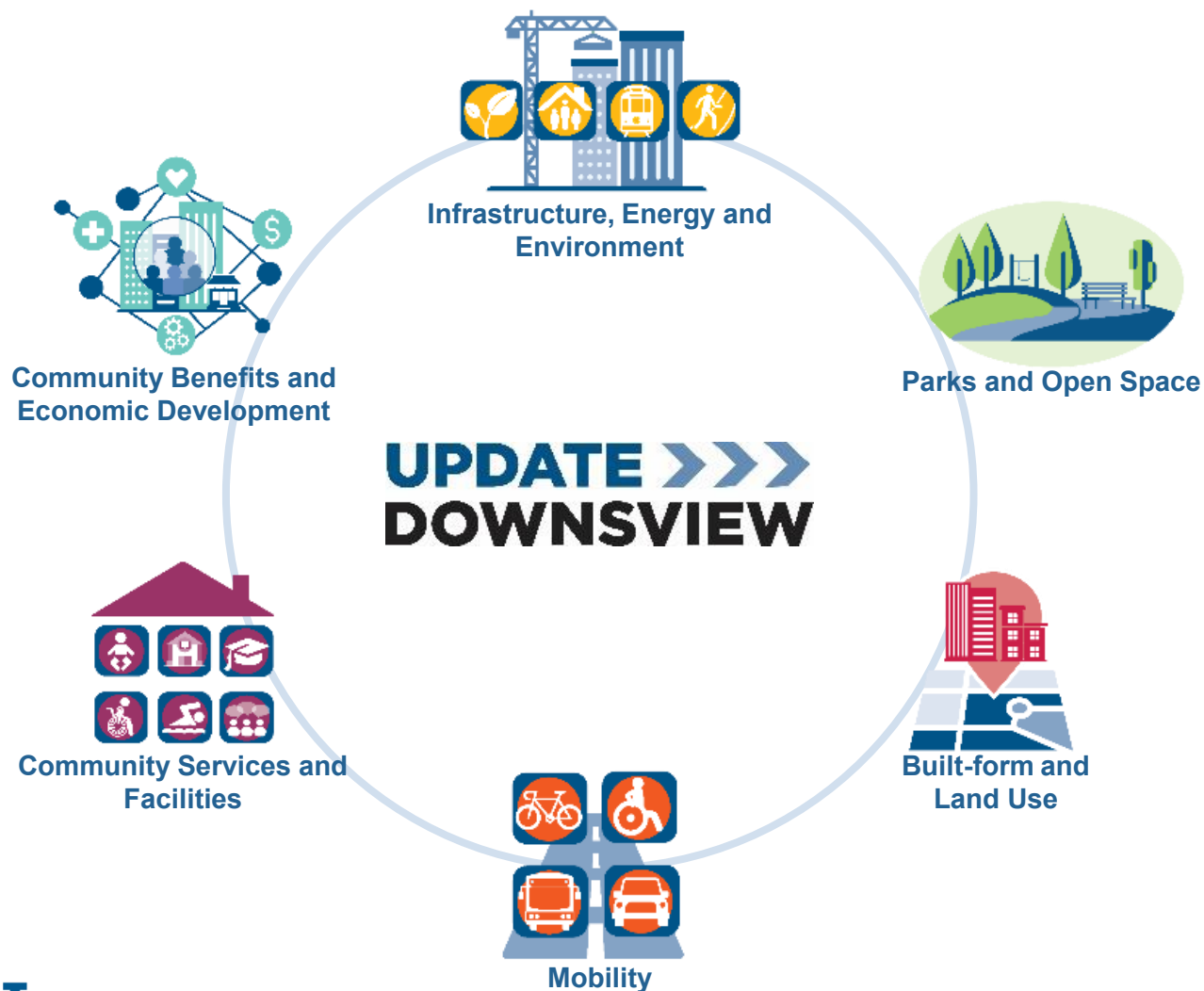
Additional District Plan applications are also anticipated.





Overview of Project Components

Overview of Project Components



The following slides provide an overview of the background work and information for Update Downsview, organized around the 6 project components.

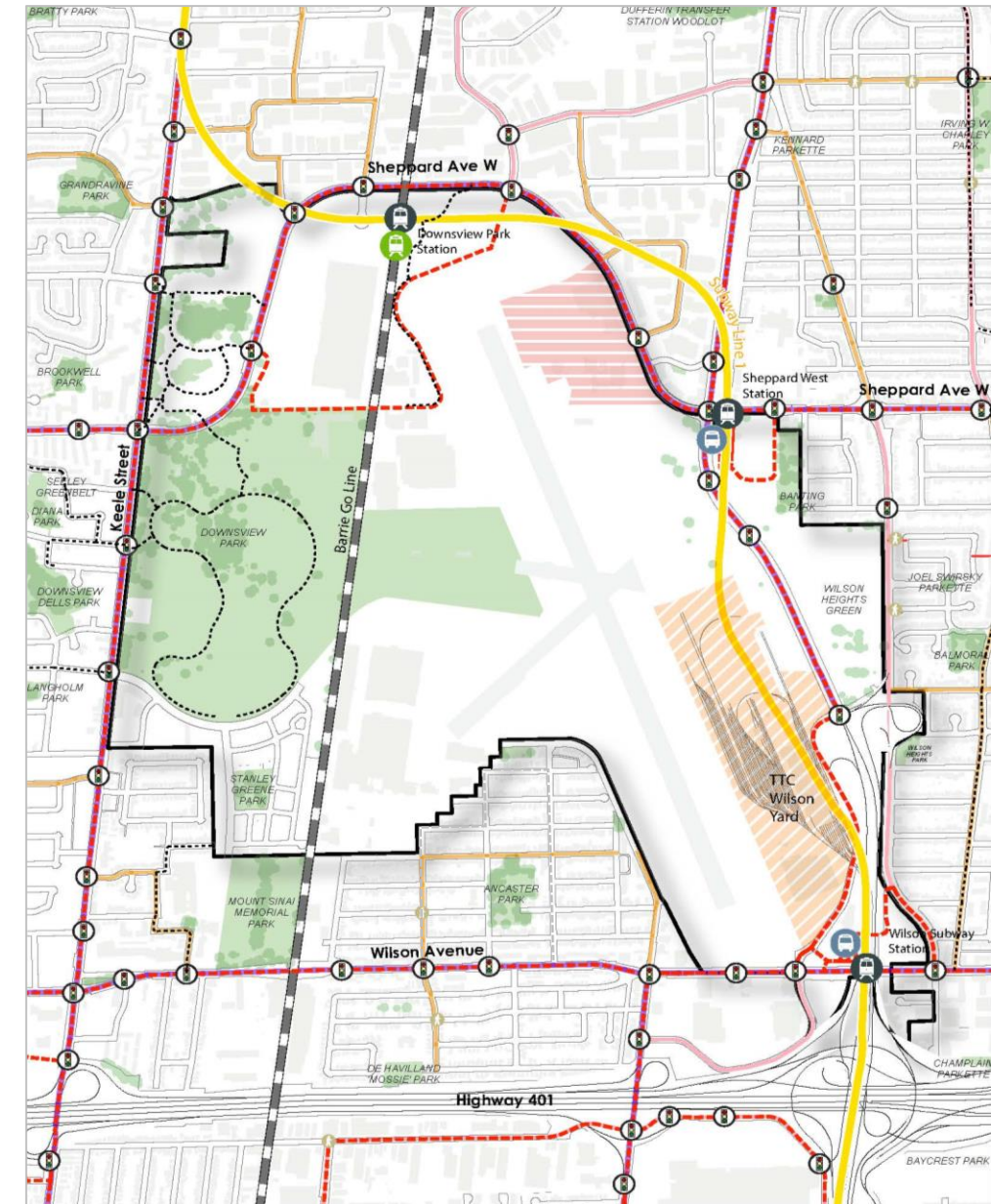



Mobility

UPDATE >>>
DOWSVIEW

Work on mobility will focus on planning for a multi-modal network that meets the needs of this expanding community.


- New road network and connections across the GO Transit rail corridor
- Transit connections within the area and to the existing GO Transit station and TTC subway stations
- Improving cycling and pedestrian networks
- Complete streets
- Integrating land use and transportation planning





 Downsview Area Secondary Plan




Public Transit

 TTC Bus Line

 Subway Line

 Bus Terminal

 Subway Station



Go Station




Signalized Intersection



Pedestrian Crossing

Other

 Department of National Defense lands

 TTC Wilson Yard

Cycling Network

 Existing Cycling Route



Infrastructure, Energy & Environment

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

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



Update Downsview will look to implement an innovative approach to sustainable design through updated Secondary Plan policies, including related to:

- Green streets and green roofs
- Orienting blocks and buildings to optimize sun exposure to reduce energy costs
- Organizing streets and blocks to facilitate walking and cycling
- Implementing a Community Energy Plan



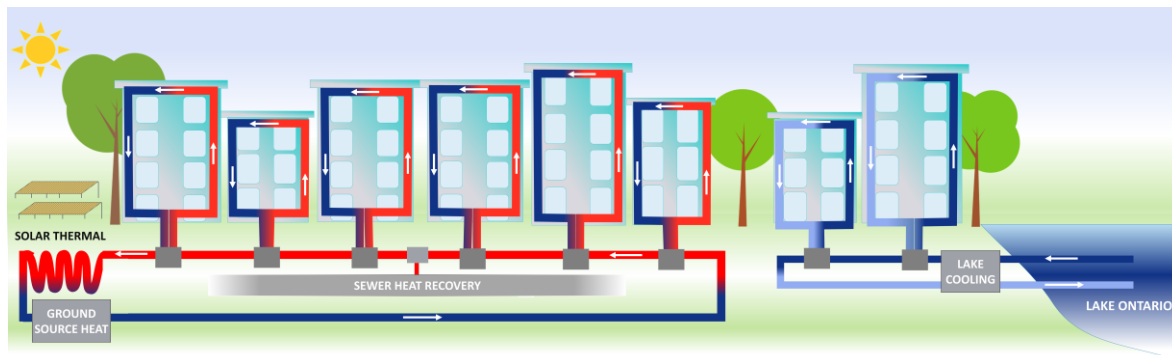
Infrastructure, Energy & Environment

Much of the Downsview area, particularly the Bombardier lands, does not currently have the necessary services to support future growth, creating an opportunity to reimagine how servicing infrastructure should support a resilient community.



Update Downsview will be looking at how to implement infrastructure best practices to:

- Improve water quality in local waterways
- Increase water infiltration
- Support water and energy conservation
- Support renewable thermal energy and other energy sources





Parks & Open Space



Guiding principles in planning for parks and open space:

- Enhance natural heritage
- Create connections, supporting seamless mobility and active lifestyles
- Create diverse open spaces
- Create active and play spaces for all ages and abilities throughout the year

Planning for new parks and recreation facilities is also guided by the City's *Parks and Recreation Facilities Master Plan Implementation Strategy* and the *Parkland Strategy*.



Built Form & Land Use

The land use designations within the Downsview area are:

- Neighbourhoods and Apartment Neighbourhoods ● ●
- Parks and Natural Areas ● ●
- Core Employment Areas and General Employment Areas ● ●
- Mixed-Use Areas ●
- Regeneration Areas ●

Update Downsview will determine what land use designations are needed to meet the needs of this growing community, with particular focus on the Regeneration Areas.





Built Form & Land Use

Built form policies and guidelines will play a key role in ensuring that new development is compatible with the existing and planned context. This could include:

- Building height and density
- Building placement and building setbacks from the street and other buildings
- Building design that minimizes shadows and wind impacts
- Design of the public realm adjacent to buildings
- Public art



There are also a number of existing buildings with identified or potential cultural heritage value within the Downsview area. Buildings with potential cultural heritage value will be evaluated as part of Update Downsview.



Housing



Housing

2020 - 2030 Action Plan



December 2019

Update Downsview will ensure that residential development results in a complete and inclusive community by:

- Providing a range of housing options (different housing forms, tenures and multi-bedrooms units)
- Ensuring that mid-rise and tall buildings are developed as vertical communities to accommodate the needs of all households, including those with children
- Providing affordable housing
 - Up to 20% of units
 - Reflecting the City's revised affordable housing definition

For housing to be considered affordable, a household should spend 30% or less of its income on housing related costs.



Community Services & Facilities

Community services and facilities are publicly accessible facilities and places where City Divisions, agencies and boards, and school boards deliver programs and services.

- Child care centres
- Libraries
- Recreation facilities
- Schools
- Community spaces for human services

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, taking into account the anticipated future population.





Community Benefits & Economic Development

Community benefits refer to opportunities that can build inclusive economic development for community residents and local businesses.

- Training and jobs
- Skilled trade apprenticeships
- Youth scholarships
- Procurement contracts for local and diverse-owned businesses and social enterprises

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 & Economic Development

The Community Benefit Framework developed by the City of Toronto encourages the insertion of clauses in City contracts. 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

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.

BIAs in the Downsview area include:

- Duke Heights BIA
- Wilson Village BIA

Next Steps

January 25th to February 25th: Online Survey

Mid-February: Public Launch Event Summary Report and Illustrative Video

February to May: Stakeholder group meetings

Mid-May: Public Release of Emerging Directions Report

May 31st: Presentation to Planning and Housing Committee

Summer 2022: Phase 2 begins

Thank You

Let's stay connected!

For more information, or to provide feedback, please contact Jessica Krushnisky, City Planning 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. Information Boards for the 6 key project topics can also be found here.



Participate in the online survey!

Visit the project page at www.toronto.ca/UpdateDownsview to take the survey.



Subscribe for e-updates!

Subscribe to our e-updates at www.toronto.ca/UpdateDownsview to receive periodic updates and notices about upcoming meetings and events.



On Twitter?

Use the hashtag #UpdateDownsview. From time to time, we will post information from the official City Planning account @CityPlanTO.