

Update Downsview >>

City Update on Draft Documents

November 21, 2023 | Virtual Public Meeting

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Information collected during this study will be used to assist the co-proponents in meeting the requirements of the Ontario Environmental Assessment Act. This material will be maintained on file for use during the study and may be included in the study documentation.

Please contact Alicia Rinaldi at Alicia.Rinaldi3@toronto.ca or 416-338-6284.

Visit the project website to get involved and learn more:

toronto.ca/UpdateDownsview

- View the draft documents and previous materials
 - Sign up for e-updates



Land Acknowledgement

We acknowledge the land we are meeting on is the traditional territory of many nations including the Mississaugas of the Credit, the Anishnabeg, the Chippewa, the Haudenosaunee and the Wendat peoples and is now home to many diverse First Nations, Inuit and Métis peoples. We also acknowledge that Toronto is covered by Treaty 13 with the Mississaugas of the Credit.

We acknowledge all Treaty peoples – including those of us who came here as settlers – as migrants in this generation and generations past and those of us who came here involuntarily, particularly those brought to these lands as a result of the Trans Atlantic Slave Trade and Slavery. We pay tribute to those ancestors of African origin and descent.



Introductory Remarks

Councillor James Pasternak

York Centre



Presentation Outline

1. Welcome and Councillor Remarks 6:35 pm
2. Overview of Update Downsview 6:40 pm
3. A Snapshot of Draft Documents
4. Zoning By-law for Interim Uses
5. Breakout Rooms 7:20 pm
6. Next Steps 8:20 pm

What is Update Downsview?

UPDATE >>>>
DOWNSVIEW

Deliverables

- Downsview Secondary Plan
- Master Environmental Servicing Plan
- Community Development Plan
- Zoning By-law for Interim Uses
- Urban Design Guidelines

Will direct the development of...



- District Plans & other area applications

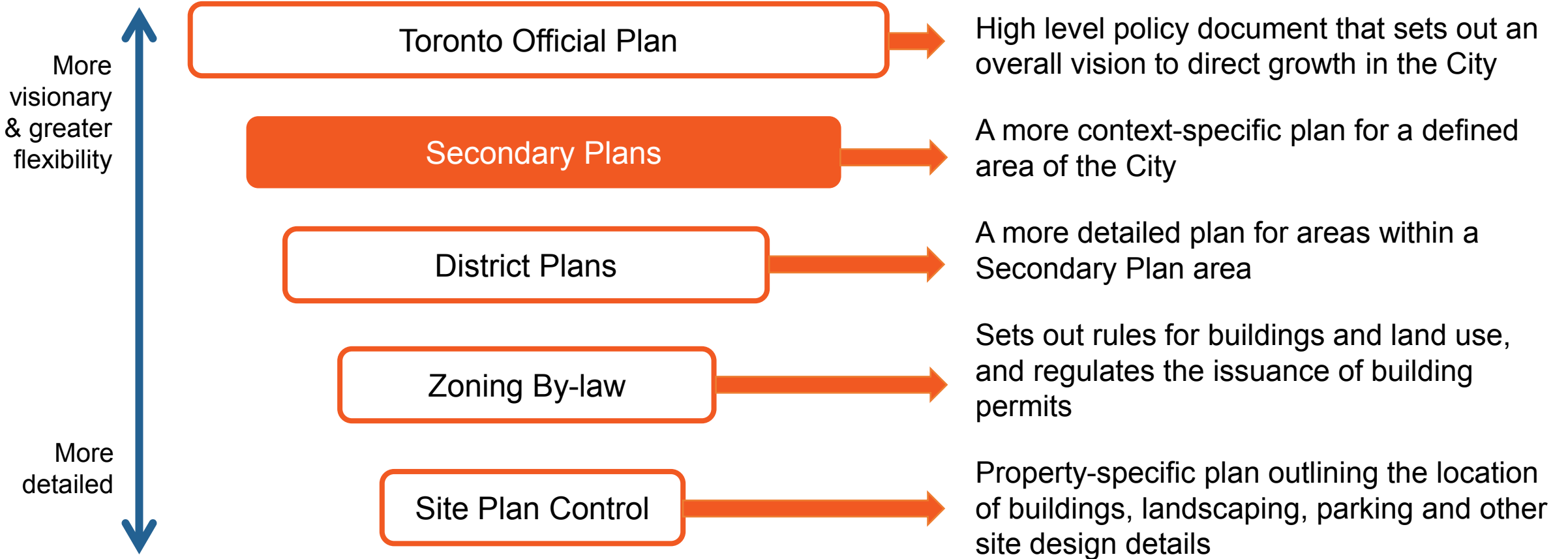


- In progress:**
- **William Baker District (CLC)** – 1,400 units, 2,400 residents
 - **Northcrest 1st District** – 2,900 units, 5,000 residents

Overview | Planning & Policy Framework

Secondary Plan (SP)	Zoning By-Law	Urban Design Guidelines (UDG)	Community Development Plan (CDP)	Master Environmental Servicing Plan (MESP)
Provides the overall vision for the Downsview Study Area	Contains the permitted interim uses	Provides guidance on the design of the public realm	Provides guidance on local social development and economic opportunities	Identifies transportation and servicing infrastructure
<ul style="list-style-type: none"> • Vision and Objectives • Mobility • Built Form, Land Use and Housing • Parks and Public Realm • Economic, Cultural and Social Development • Community Services and Facilities • Environment and Infrastructure • Phasing and Implementation 	<ul style="list-style-type: none"> • Permitted uses for interim activation • Conditions for certain uses • Phasing 	<ul style="list-style-type: none"> • Built form relationships • Unique character of area, including the Runway, Taxiway, Green Spine and rail crossings 	<ul style="list-style-type: none"> • Principles for allocation of resources • Equity and access • Job creation • Education, skills, training, certification • Health and well-being • Community benefits • Resident and local stakeholder decision-making 	<ul style="list-style-type: none"> • Requirements for new streets and servicing infrastructure • Evaluation criteria and parameters • Phasing and implementation • Monitoring

Where Does the Secondary Plan Fit?

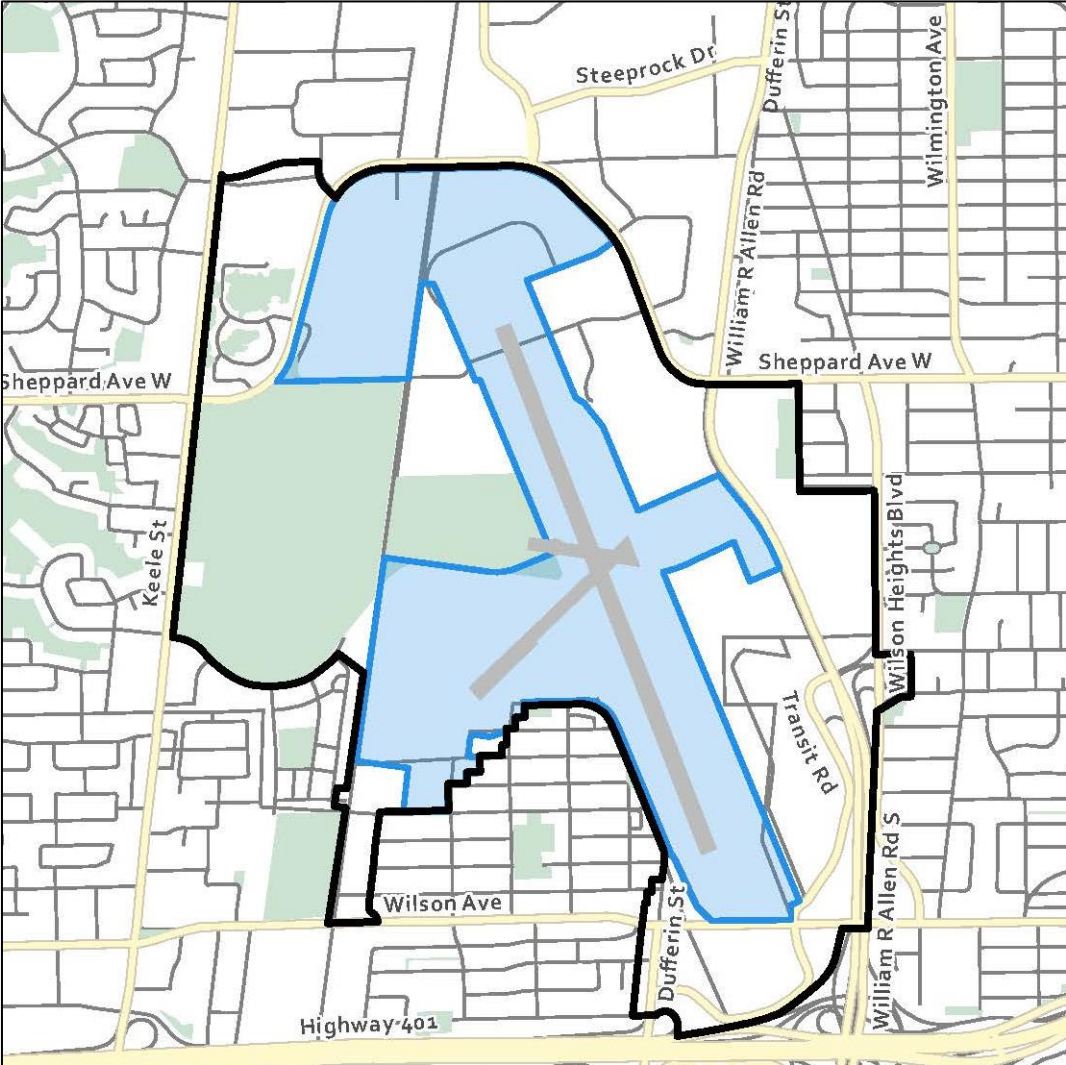


Secondary Plan Boundary

Draft Secondary Plan Area
540 hectares
Estimated Population: 110,000
Estimated Units: 60,000
Estimated Jobs: 47,000

Canada Lands/ Northcrest Official Plan Amendment (OPA) Area
210 hectares

*Full build-out over approximately 30 years



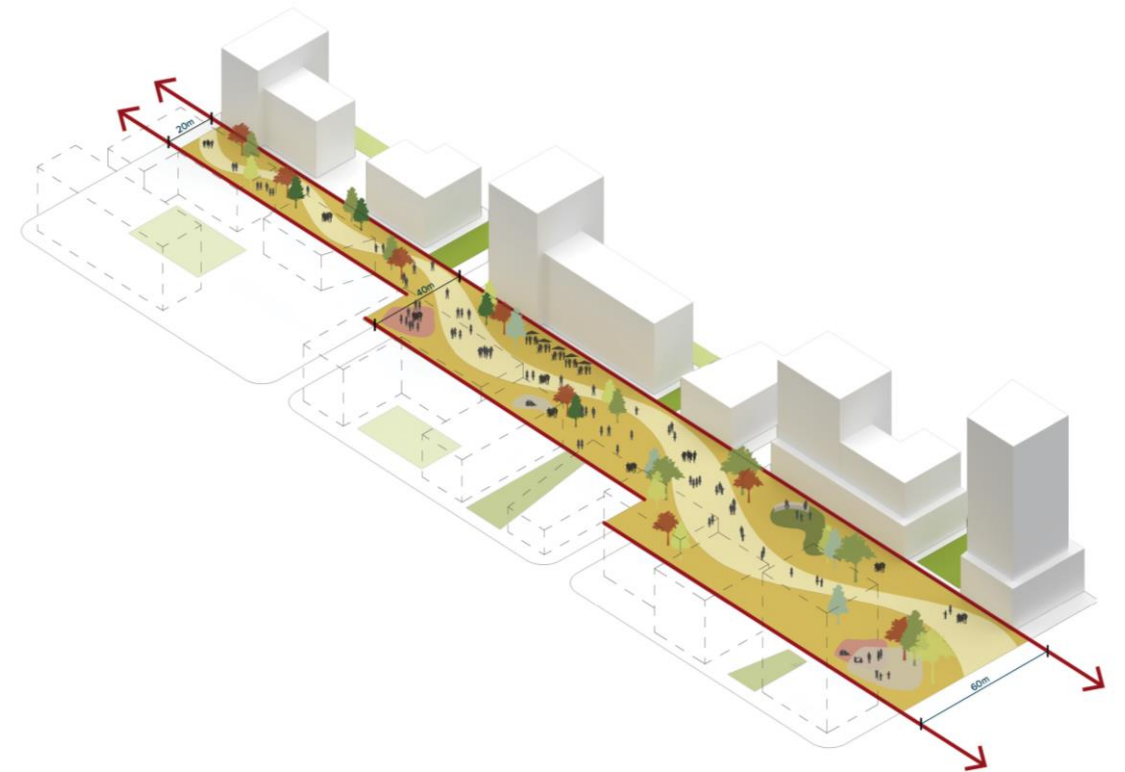
Providing a Sense of Scale

 Approximate size of the draft Downsview Secondary Plan

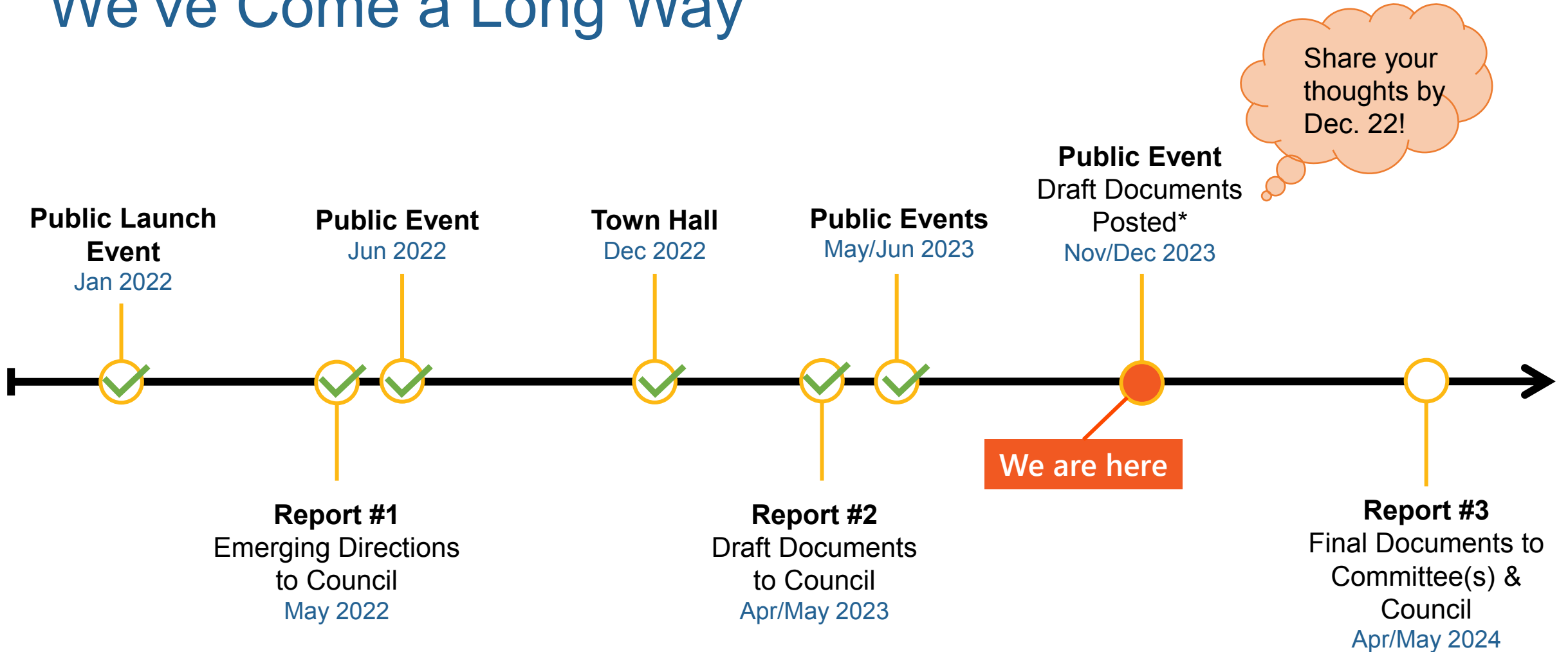


City Building Opportunity

- **Complete communities** planned for each phase – a mix of housing and jobs, supported by parks and community infrastructure
- Includes a unique feature – **the Runway** – which will be reimagined as a linear public space
- 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 streets, active transportation connections – including the **Green Spine** – and rail crossings
- Early **benefits to community** (e.g. retail access, connections across rail line and through airport site, interim uses/events)



We've Come a Long Way

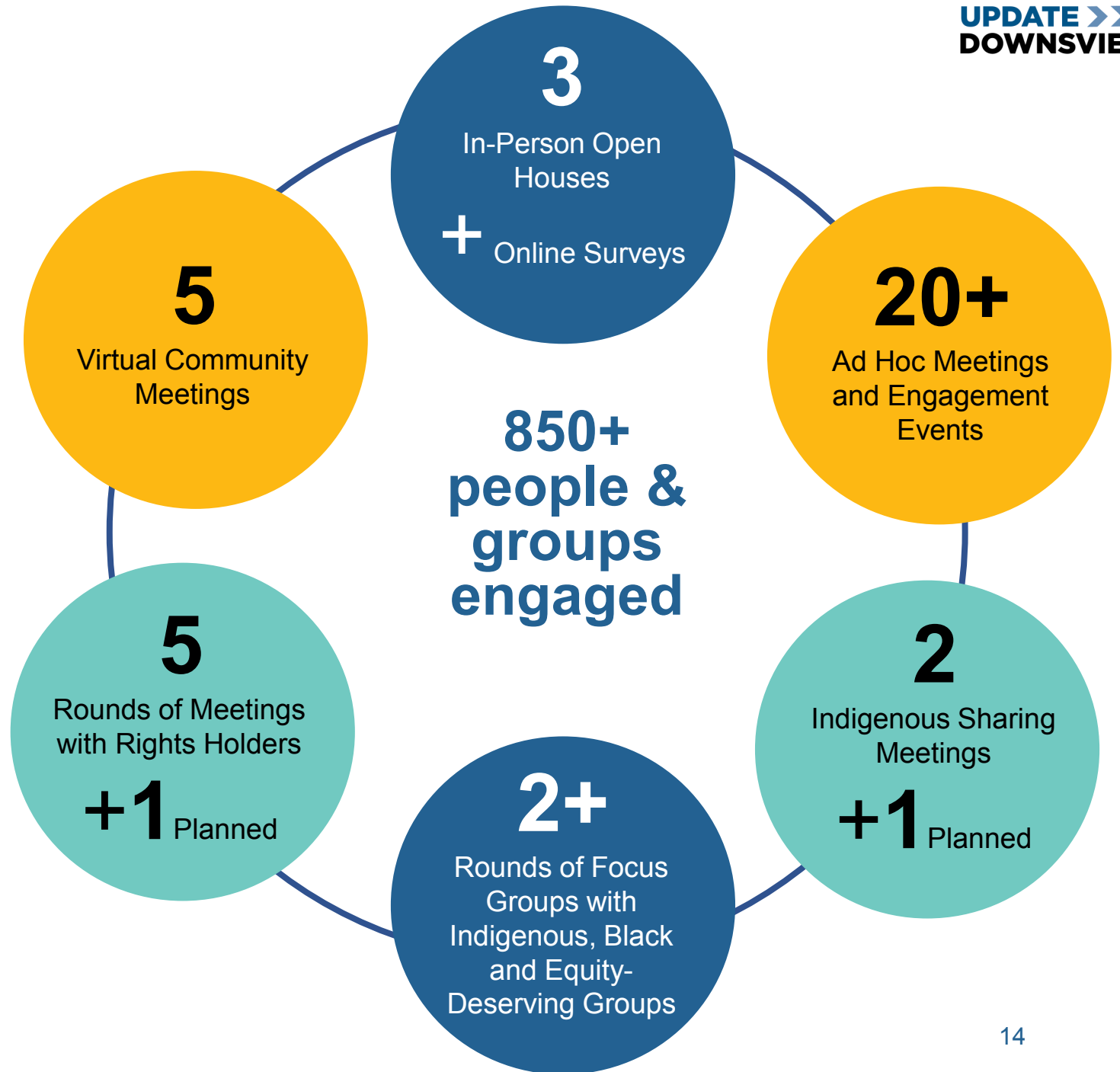


Public Engagement

- Broad-based engagement with a focus on equity and inclusion
- Input has informed the overall direction of this work

So why are we here today?

- Identify gaps and omissions
- Other opportunities to achieve our goals?
- Did we get the details right?
- Offering clarification where needed



An Overview

The draft Downsview Secondary Plan outlines a new vision for the area, guided by 2 overarching goals:



**Climate resilience &
sustainability**



**Achieving equitable outcomes for
Indigenous, Black and equity-
deserving groups**

Community Development Plan | Draft Priorities



**Access to Healthy
and Affordable Food**



Access to Housing



**Access to Employment
Opportunities**



**Establishing an
Inclusive Economy**



**Access to Recreation and
Below Market Rent Spaces
for Non-Profit Agencies**



**Arts, Heritage
and Education**



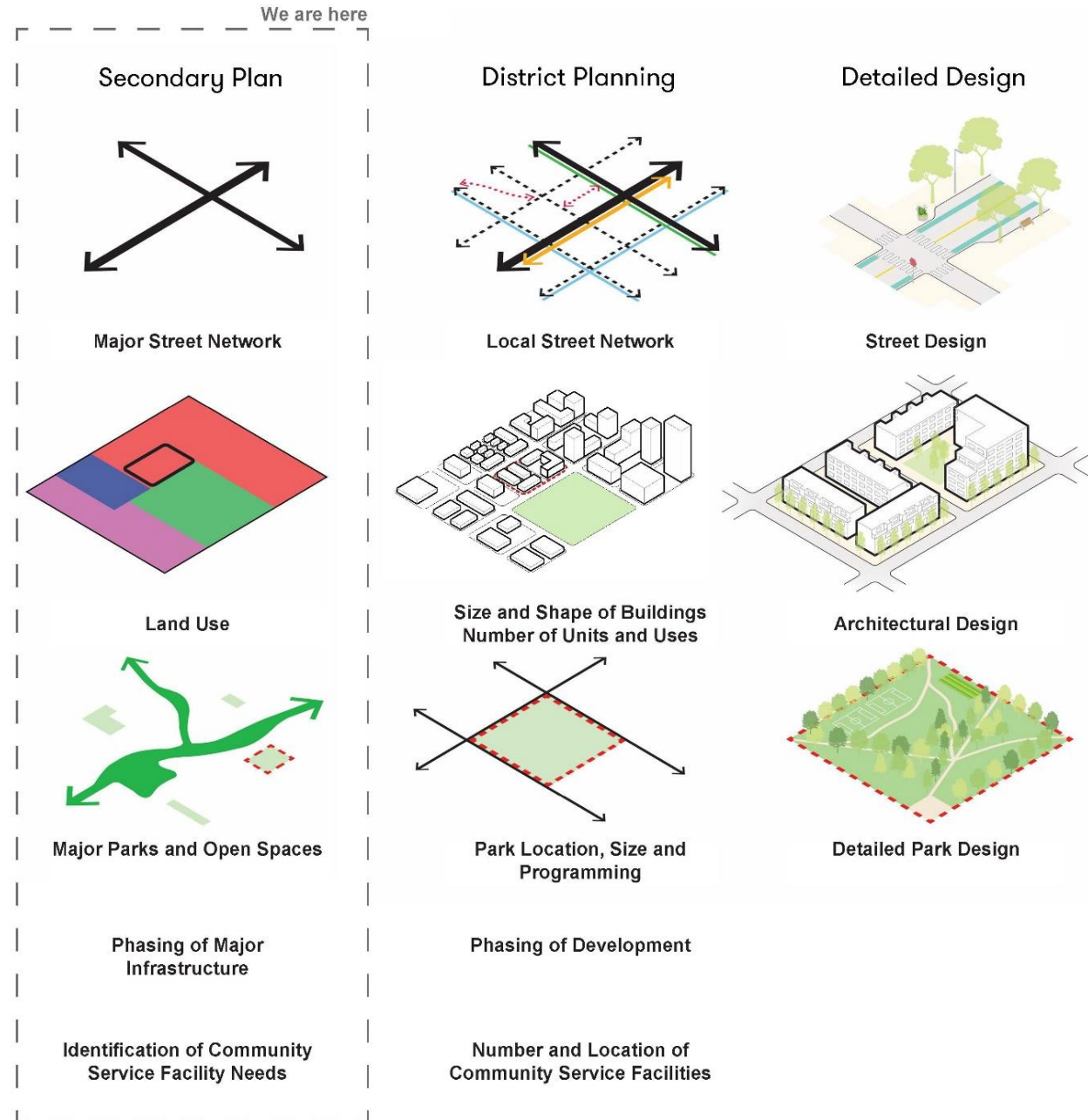
**Community Safety,
Health and Wellbeing**



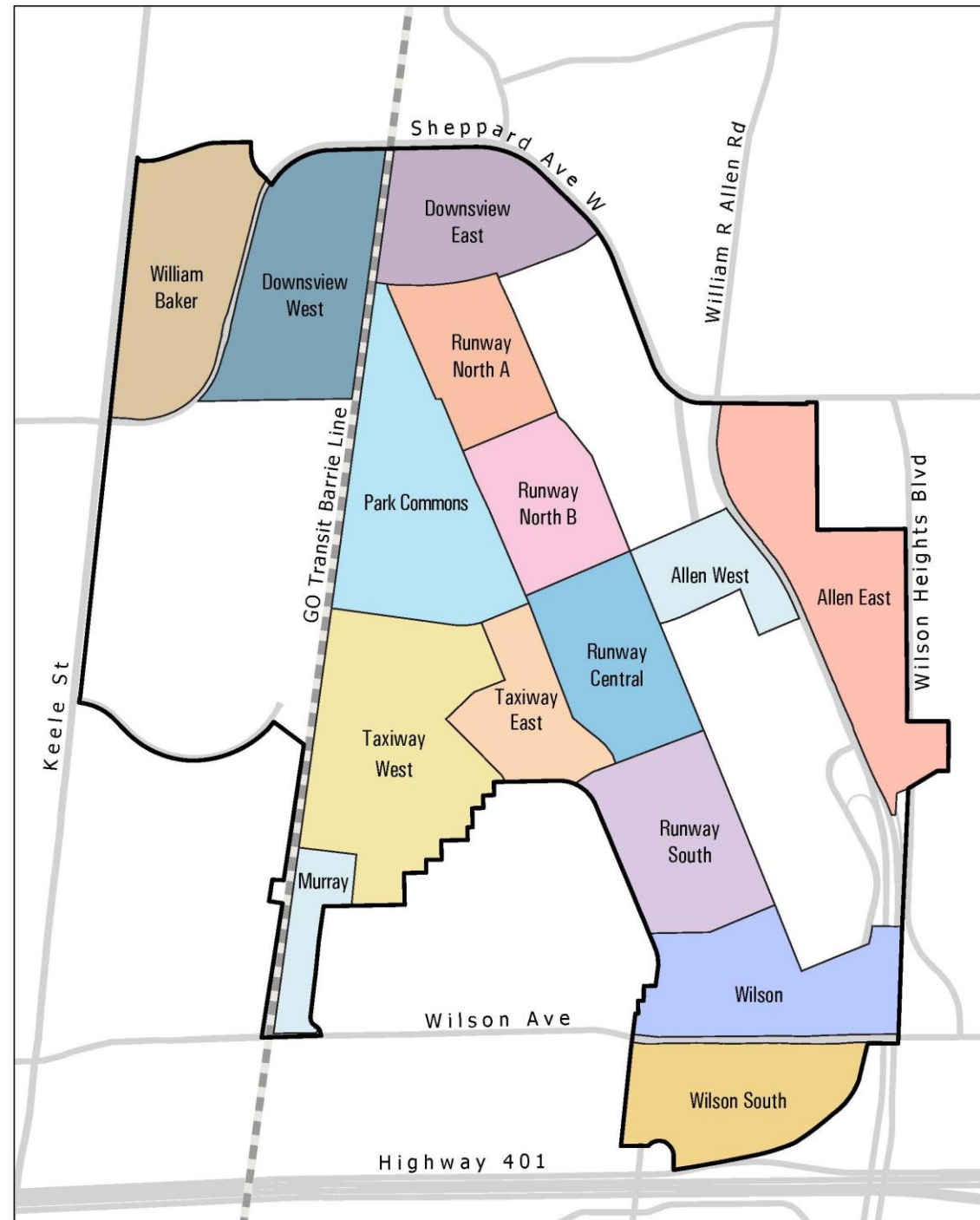
Environment

Scale of Plan

- Because the Secondary Plan Area is so large, smaller-scale District Plans will be required
- The Secondary Plan is a framework Plan, with a focus on key structural elements



Map 7-5: Districts



Recognize Indigenous Presence

SP

- › Encourage expansion of the Downsview Park wooded area
- › Celebrate Indigenous cultures in the public realm

UDG

- › Engage with the Indigenous community in the naming of proposed streets, buildings and public art
- › **Explore opportunities for co-design of public facilities and relevant developments, including consideration for Indigenous design principles**

CDP

- › Include cultural competence training in design and construction opportunities to support local and social hiring
- › **Opportunities to host Indigenous ceremonies/celebrations, as well as establish an 'Ancestor Walk' to educate and share knowledge**

MESP

- › Inclusion of Indigenous-focused evaluation criteria



Respond to the Climate Emergency

SP

- › **Support Toronto’s net zero emissions target and achieving the highest levels of the Toronto Green Standard**
- › Contribute to the City’s goal of 40% tree canopy coverage
- › Focus on embodied carbon mitigation, including adaptive reuse
- › **Minimize energy demand and encourage low carbon thermal energy (e.g. district energy)**

UDG

- › Increase soft landscaping (e.g. plantings) and other interventions to reduce urban heat island effect

CDP

- › Host and organize a knowledge exchange regarding climate resilience and its impacts on the redevelopment of Downsview

MESP

- › Implement a decentralized stormwater management system, including **green infrastructure and nature-based solutions**
- › **Encourage active transportation** to reduce vehicle use, parking and carbon emissions



A Connected Parks and Green Space System

SP

- › 8 new major parks (14 hectares or ~26 football fields)
- › Minimum sunlight requirements on major parks and the Runway
- › **The Green Spine will be a corridor for pedestrians, cyclists, green infrastructure and habitat connectivity**
- › Green connection under the rail line with the Ravine Underpass

UDG

- › Parks and open space design to consider equitable access
- › Integrate hard and soft landscaping (i.e. plantings) along mobility and green infrastructure corridors

CDP

- › Create naturalized spaces for recreation/leisure and support biodiversity
- › Incorporate community gardens and food producing landscapes
- › Improve the Downsview Park programming and real/perceived access to it

MESP

- › Conditions for green infrastructure (e.g. dry ponds) in parks to better mitigate climate change impact



Unique Spaces for Public Life & Culture

SP

- › **The Runway and Taxiway will be publicly accessible pedestrian corridors that can be animated year-round**
- › Encourage clustering of arts and culture uses, including on the Runway
- › Encourage celebration of built heritage and local aerospace history

UDG

- › The Runway will have a minimum width of 20m, up to 60m (legacy width) in key areas
- › The Runway character will vary along its length, with a series of “urban rooms”

CDP


















- › Host cultural/ethnic festivals, fairs, markets, celebrations and events that offer diverse food and activities year-round with support for youth, bartering, and pop-up vendors

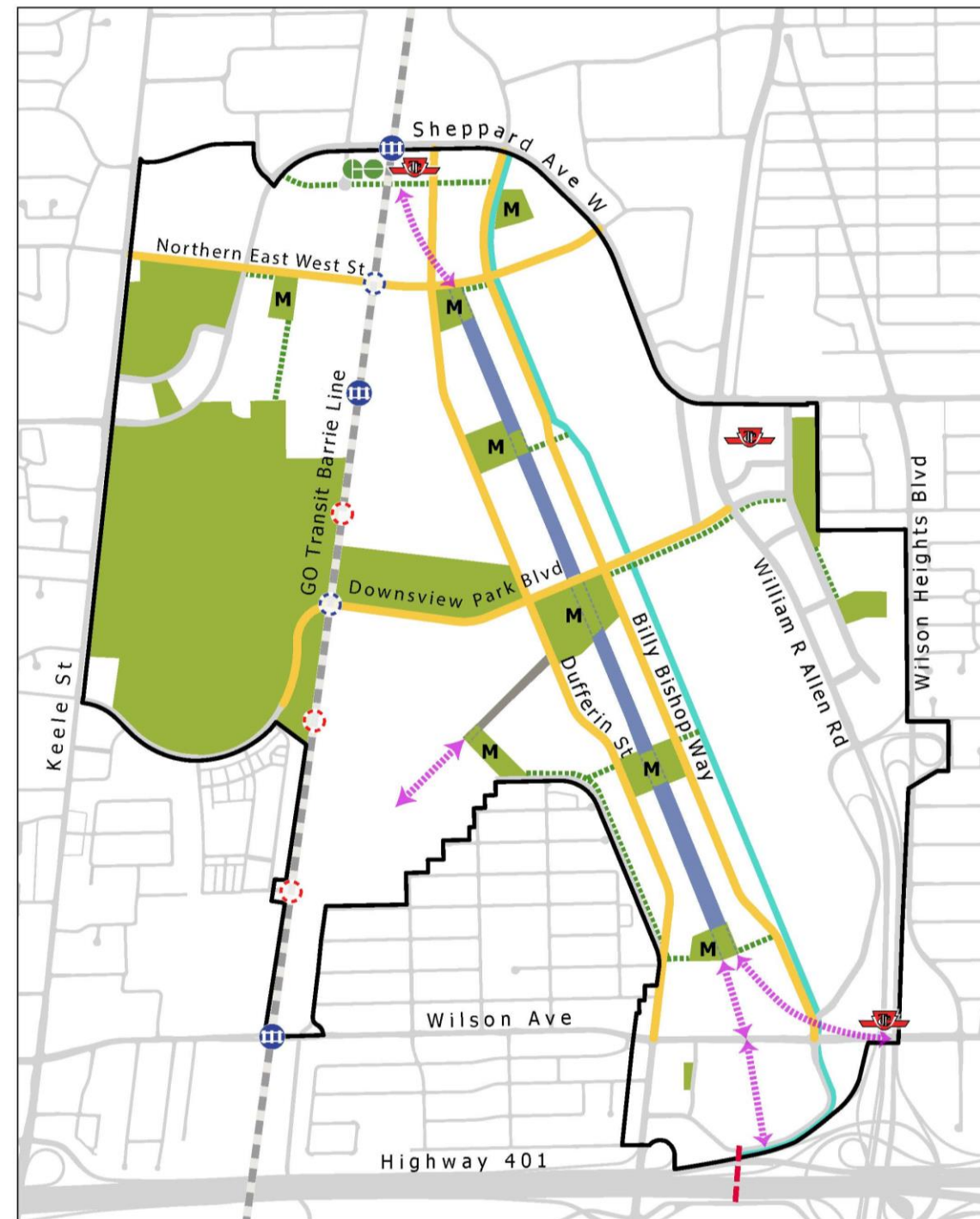
MESP

- › Street design to prioritize active transportation and transit



Map 7-2: Public Realm Plan

- | | |
|---|---|
|  Plan Area |  GO Transit Station |
|  Existing Rail Crossings |  TTC Station |
|  Planned Multi-modal Rail Crossings |  Rail Corridor |
|  Planned Active-only Rail Crossings |  Planned Major Streets |
|  Existing and Approved Streets |  Future Yorkdale Pedestrian Bridge |
|  Greenways |  The Runway |
|  Green Spine |  The Taxiway |
|  Public Realm/Mobility Connections |  Major Parks |
| |  Parks |



Community Service Facilities & Amenities

SP

- › **2+ new community recreation centres**
- › **22-35 child care centres**
- › **13 elementary schools and 1 secondary school**
- › **1 new district library + potential renovations to existing branch**
- › **Community space with reduced rent for non-profits**
- › Outdoor recreation spaces, including space for a cricket pitch
- › Promote a variety of retail spaces
- › Support the City’s provision of emergency services, fire, paramedic and police services

CDP

- › Provide year-round community space and food literacy programming
- › Provide appropriate space for service delivery and arts/culture organizations
- › Establish an Indigenous services and resource hub
- › Explore opportunities for youth hubs within libraries



More Options to Get Around

SP

- › Support decreased car dependence by **promoting walking, cycling and transit for 75% of daily trips**
- › Planning for improvements to local and regional transit
- › Requirement for high degree of permeability, pedestrian routes generally every 70m

UDG







- › Encourage appropriate block sizes to promote access and proximity to daily needs

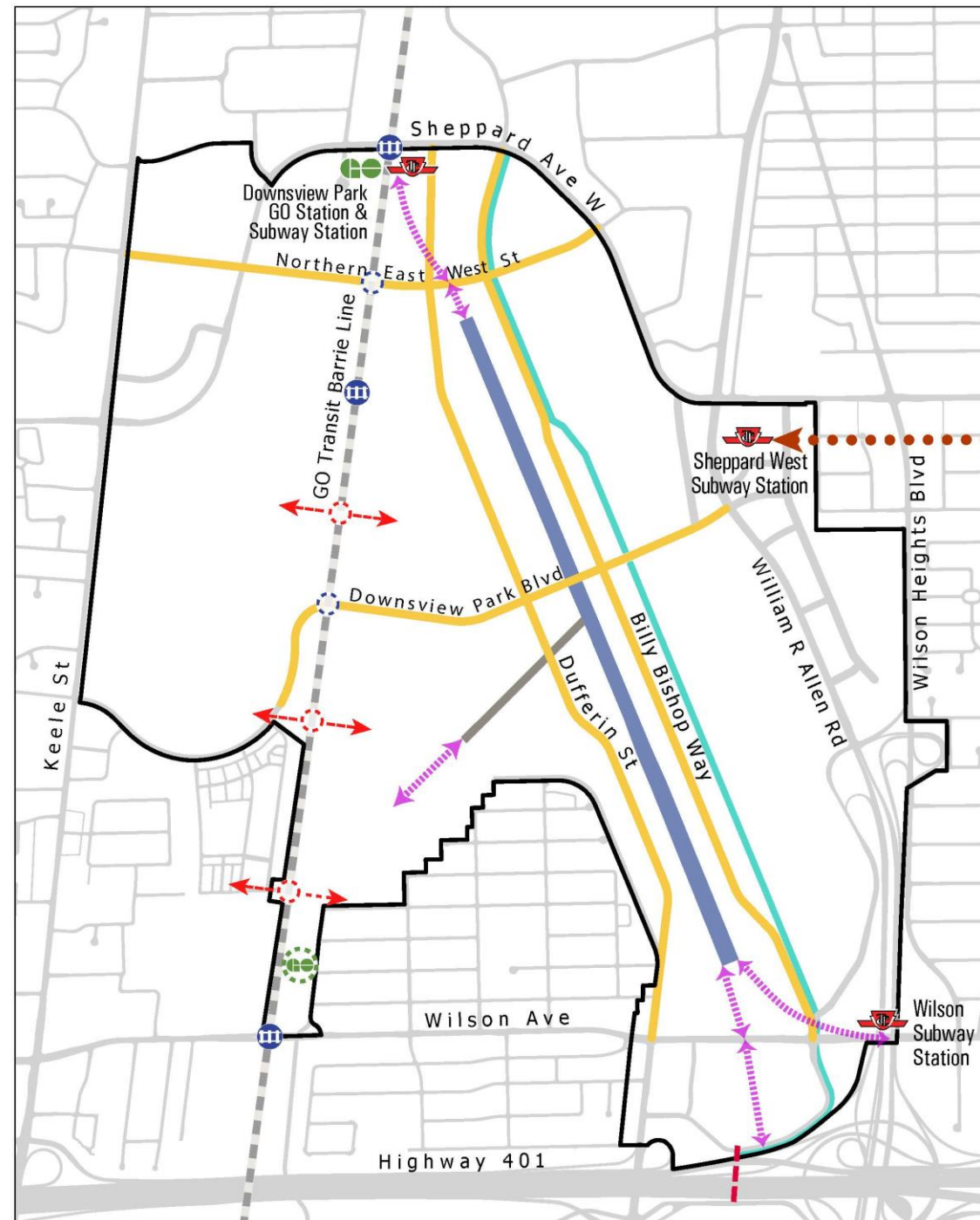
MESP

- › **2 new major east-west streets under the rail corridor and 2 new major north-south streets**
- › **3 new pedestrian and cycling rail bridges**
- › Support for Sheppard West subway extension and potential GO Transit Station at Wilson
- › Re-stitch back into surrounding communities and reduce barriers across GO Barrie Line and Allen Road



Map 7-4: Mobility Network

- | | |
|---|--|
|  Plan Area |  GO Transit Station |
|  Existing Rail Crossings |  Potential New GO Transit Station |
|  Planned Multi-modal Rail Crossings |  TTC Station |
|  Planned Active-only Rail Crossings |  Planned Major Streets |
|  Existing and Approved Streets |  Potential Sheppard Rapid Transit Extension |
|  Public Realm/Mobility Connections |  Rail Corridor |
|  Future Connections |  Green Spine |
|  Future Yorkdale Pedestrian Bridge |  The Runway |
| |  The Taxiway |



Access to Good Jobs & Business Supports

SP

- › Recognize Downsview as a regional employment node and protect employment-only areas
- › **Requirement for 1,000,000 sq.m. of non-residential uses (half for office and light manufacturing)**
- › Focus on advanced manufacturing and research industries
- › Phasing to ensure jobs are created in coordination with housing

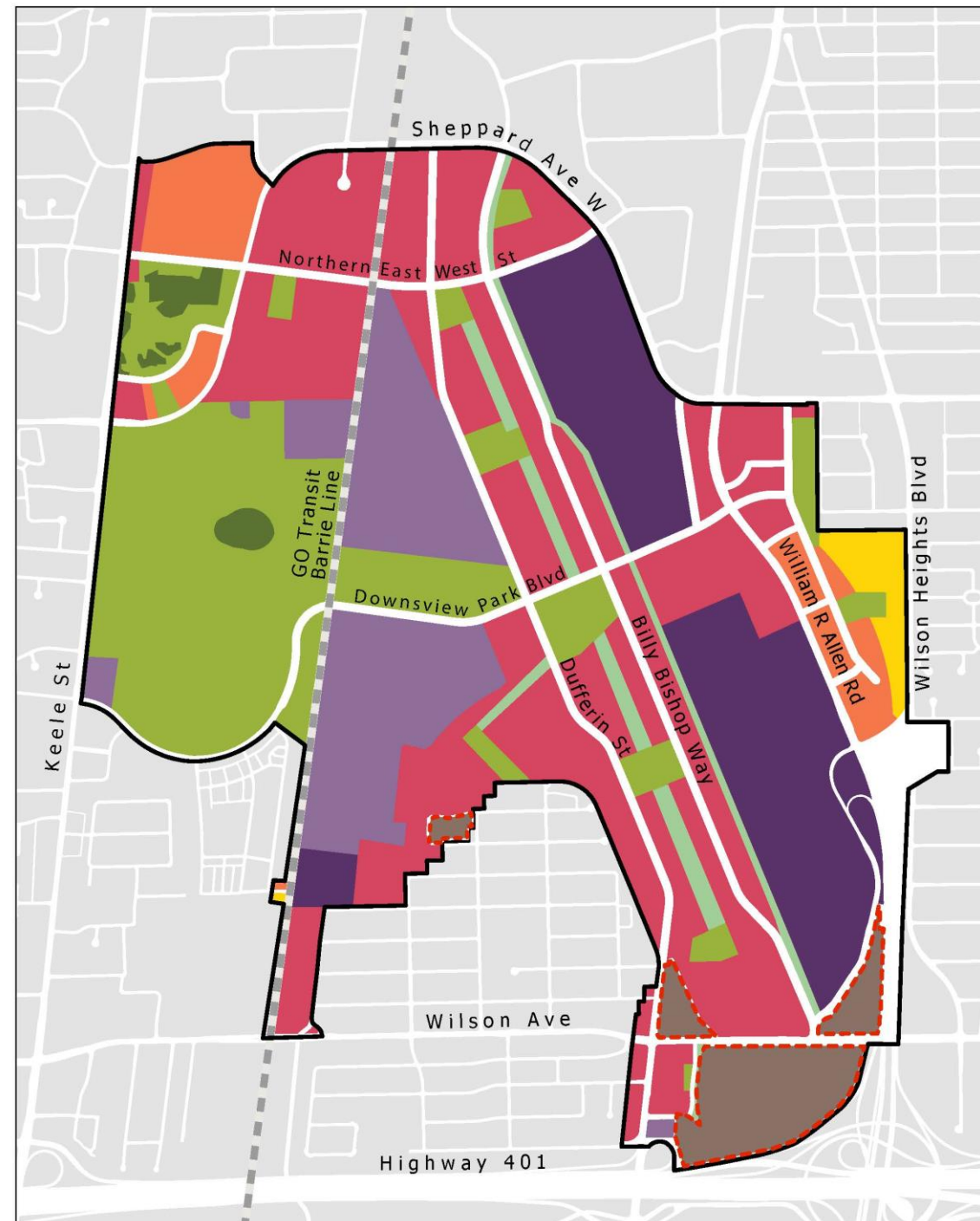
CDP

- › **Develop equity-based community benefits targets for local and social hiring, including training and hiring pathways**
- › Establish grants/other funding for local artists with priority for Indigenous, Black and equity-deserving artists
- › Support creation of innovation hubs + a small business incubator
- › Support micro-retail, social enterprises, and small independent businesses such as through affordable commercial rent



Map 7-3: Land Use

-  Plan Area
-  Neighbourhoods
-  Apartment Neighbourhoods
-  Mixed Use Areas
-  Core Employment Areas
-  Regeneration Areas
-  Designation not yet in effect,
Employment Conversion
Pending Ministerial Approval
-  Rail Corridor
-  Natural Areas
-  Parks
-  Other Open Space Areas
-  General Employment Areas



More Housing Options

SP

- › Encourage a range of housing options
- › **Require 40% of housing units to have 2+ bedrooms**
- › **Set out minimum affordable housing requirements** (e.g. 10% of residential GFA through purpose built rental units with affordability for 20 years) and **encourage deeper affordability**

UDG

- › Encourage efficient and compact built forms that facilitate additional floor area

CDP

- › Need for a range of housing including rent-geared-to-income housing, home ownership, affordable housing and where possible prioritize Indigenous, Black and equity-deserving groups with a particular focus on youth



Appropriate Density and Built Form

SP

- › Primarily mid-rise, with high rises where appropriate, including near transit stations
- › Transition to adjacent communities
- › **30 metre separation between 21+ storey buildings**

UDG

- › Area-specific mid-rise and tall building guidelines will recognize the unique public realm, sustainability goals and built form diversity on blocks adjacent to major streets, the Runway, Taxiway and major parks

CDP

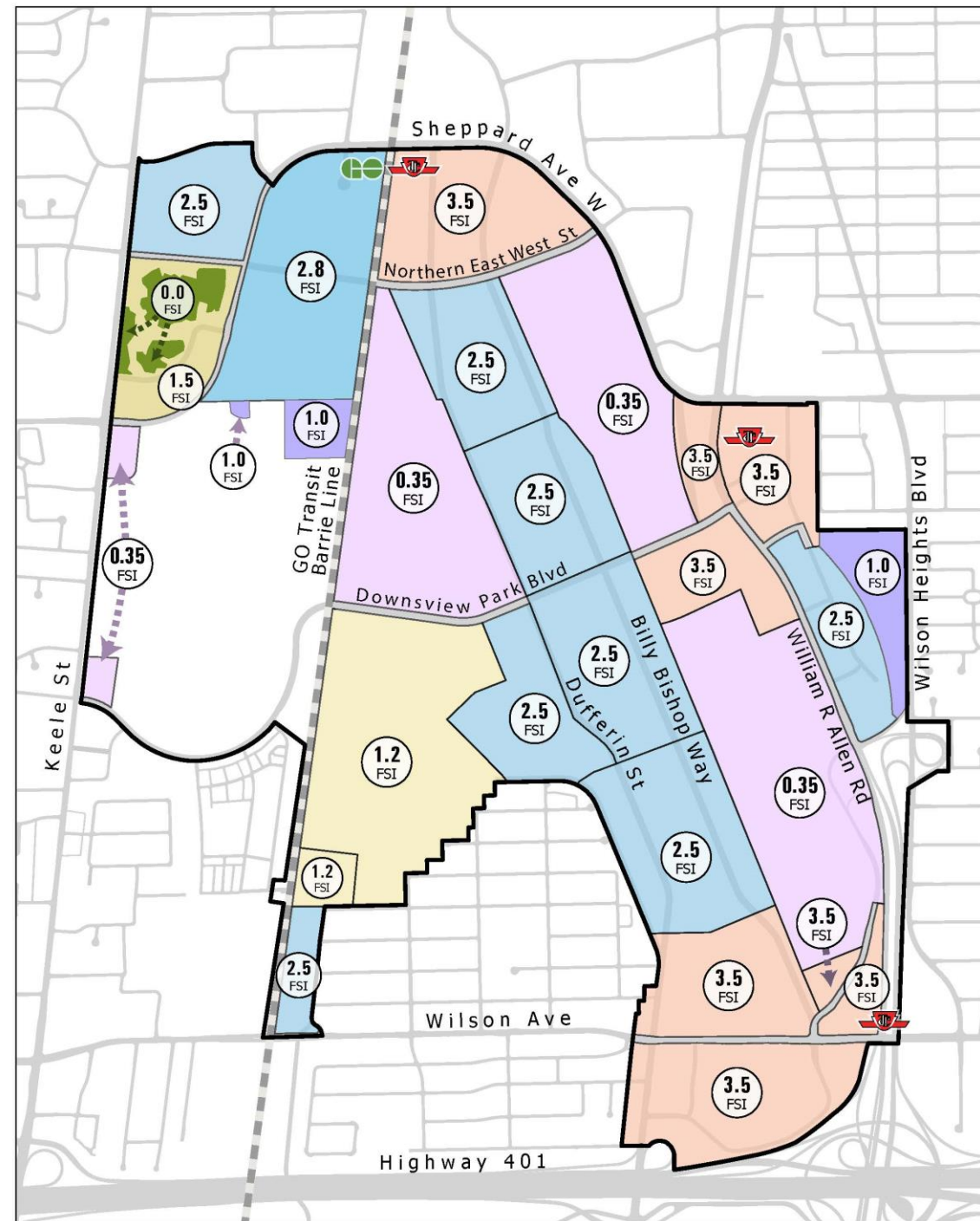
- › Built form and public spaces should accommodate people with disabilities such as autism and sensory issues (e.g. echoes in buildings, seniors with dementia, noise and light sensitivities)

MESP

- › Ensure adequate water, sanitary, and stormwater infrastructure to support density



Map 7-6: Gross Density

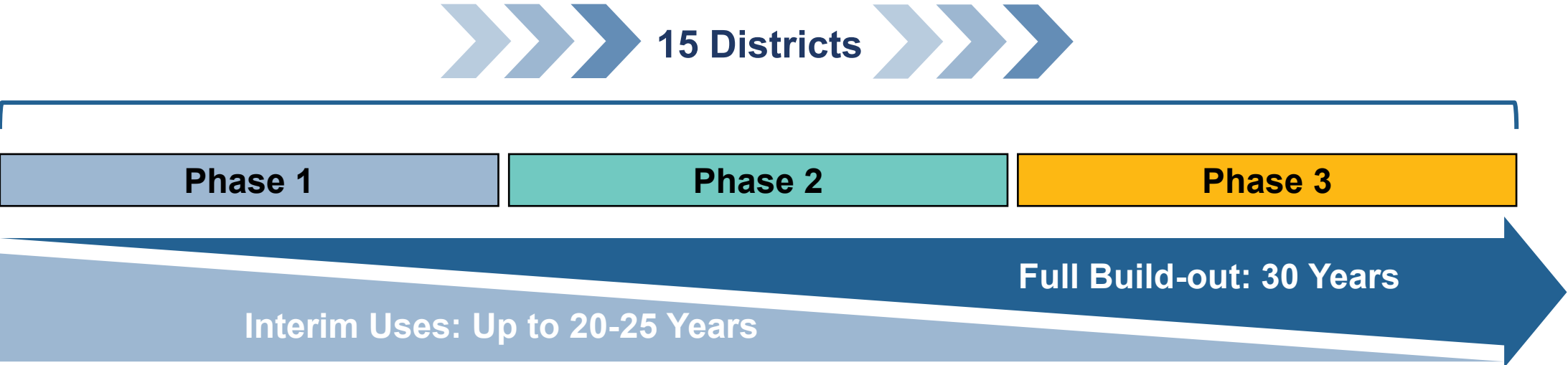


Draft Zoning By-Law for Interim Uses



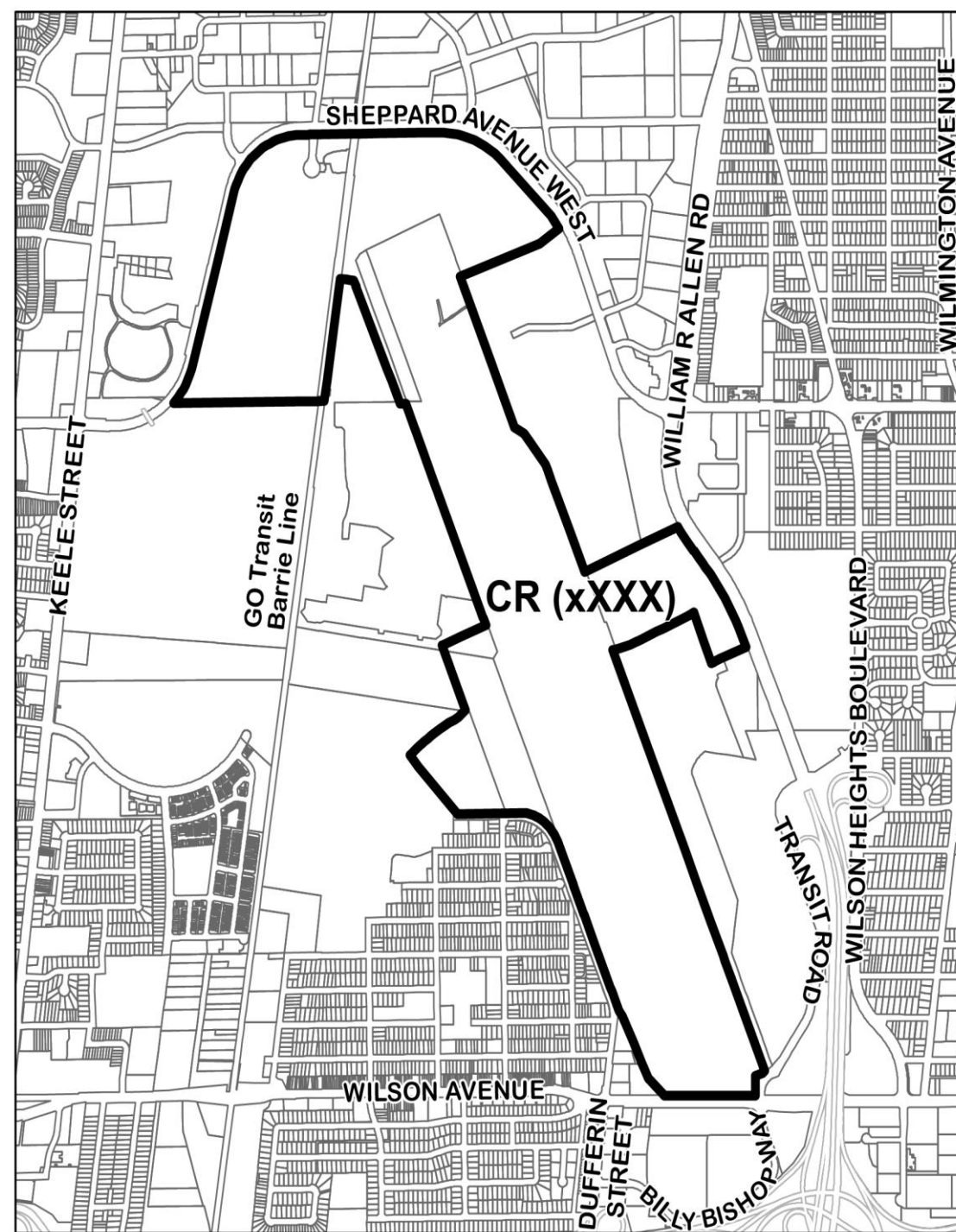
The Interim Years

With a 30-year anticipated build-out for Downsview, the City is proposing a Zoning By-law to provide community programming and placemaking opportunities during the long interim period before the lands are developed as complete communities in accordance with the Secondary Plan.



Zoning By-Law

- Proposed to rezone the lands from “Airport Hazard Area (A)” to “Commercial Residential Zone (CR)” to enable interim activation uses.
- Focused on the former airport runway lands, excluding areas with active development applications.
- Includes appropriate standards for how the lands can be developed in the interim period (e.g. height, density, setbacks).
- Detailed Zoning By-laws to implement a full mix of uses in line with the Secondary Plan (including residential uses) will happen through future District Plans, and will include public consultation.



Zoning By-law

Interim Use Examples

- › Arts and cultural uses
- › Business incubator opportunities
- › Ceremonies and festivals
- › Community gardens and kitchens
- › Educational uses
- › Entertainment uses
- › Food manufacturing
- › Renewable energy
- › Retail uses
- › Sports and recreation

Photo courtesy of Canada Lands Company



Photo courtesy of Northcrest Developments



Photo: The Bowery Project, courtesy of storeys.com



Photo: Stackt Market, courtesy of dailyhive.com



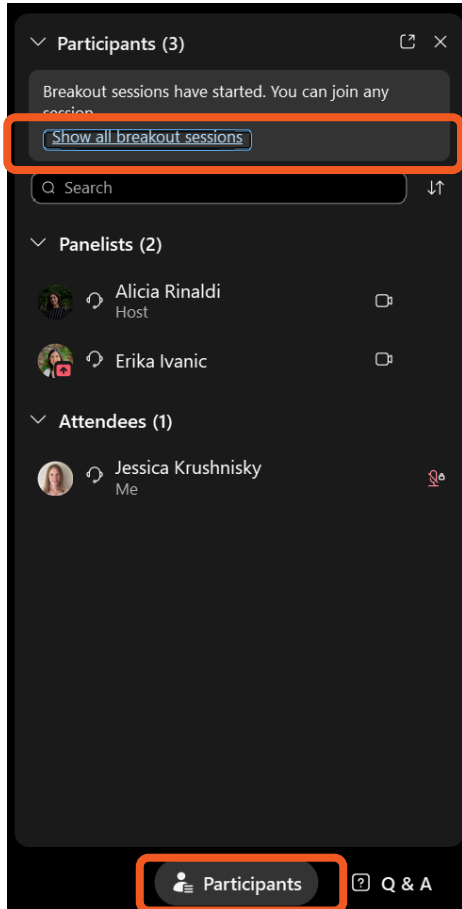
Photo courtesy of Canada Lands Company

Photo courtesy of Canada Lands Company

Facilitated Discussion: Breakout Rooms

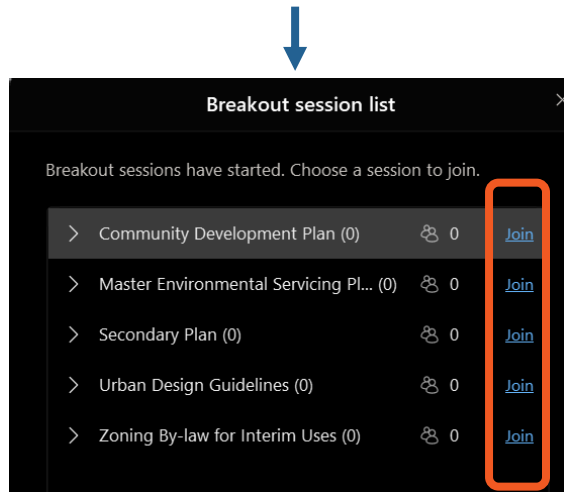


Facilitated Discussion



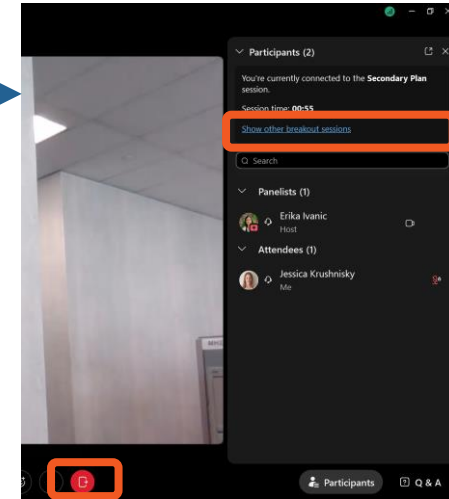
← **Step 1:** On the right side, open the ‘**Participants**’ tab and click: “**Show all breakout sessions**”

Step 2: A box should then pop-up with the list of breakout rooms. Click “**Join**” for the topic you want to visit first. Example below.



Step 3: Once in a breakout room, you can choose to move to another room at any point by clicking “**Show other breakout sessions**”.

Or, you can return to the main room by clicking the red button.



After 30 minutes, we’ll prompt you to join another room. This is not necessary, but encouraged. You will have a **total of 1 hour**.

Breakout Rooms

Tech issues? Don't know where to go?
Stay in the main room where team members will be available to help out.

1. Zoning for Interim Uses

What can happen on the lands before major redevelopment

2. Streets, Transit, Rail Crossings + Servicing

Streets, traffic, transit, rail crossings, water, wastewater, stormwater management

3. Parks + Community Facilities

Parks, Runway, Taxiway, Green Spine, planning for community recreation centres, child care, library, community space and schools

4. Community Development Plan

Social, economic and cultural development, supports for community

5. Built Form + Density + Housing

Building heights and impact mitigation, density, housing/affordable housing

6. General Policies

Land use, environmental sustainability, site-specific requirements and other items not captured elsewhere

Facilitated Discussion

You can ask a question of staff verbally or in writing:



Raise Hand:

1. Open “**Participants**” pop-up screen.
2. Click the **Raised Hand icon** in the bottom right hand corner.
3. When it is your turn, the facilitator will call your name and invite you to ask your question. Afterward, click again to **lower your hand**.



*Note: If calling in, dial *3 to raise/lower your hand.*



Q&A:

1. Click on the **circle with the dots** and select the **Q&A** pop-up screen.
2. Type in your question. Be sure to address it to “**All Hosts & Co-Hosts**” by clicking the drop-down menu on the top.
3. When it is time for your question, the facilitator will read it out loud.



Be respectful. The City of Toronto is an inclusive public organization. Racist or other forms of discriminatory, prejudicial, or hateful comments and questions will not be tolerated.

Next Steps



Next Steps

- › **Early December:** Urban Design Guidelines posted on the project webpage
- › **December 22, 2023:** Comment deadline
- › **April 30, 2024:** Community Development Plan to Economic and Community Development Committee
- › **May 9, 2024:** Update Downsview Study Staff Report to Planning and Housing Committee
- › **May 22-24, 2024:** Final Report(s) to City Council

Visit the project website to get involved and learn more:

toronto.ca/UpdateDownsview

- View the draft documents and previous materials
 - Sign up for e-updates



Thank You

Let's stay connected!

For more information, or to provide feedback, please contact:

For Update Downsview

Alicia Rinaldi, City Planning at: Alicia.Rinaldi3@toronto.ca or 416-338-6284

For the Environmental Assessment Study

Andrew Au, City Planning at: Andrew.Au@Toronto.ca or 416-395-7163



New to the study?

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



On Twitter?

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



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.

Thank You



Appendices



What We've Heard

You've told us

We're responding

Provide increased densities around transit stations (above proposed 3.5 FSI)

'Target' gross densities provide some flexibility to respond to local contexts, while providing enough certainty that they can be serviced as per the EA work (otherwise additional servicing work needed).

Address existing traffic and congestion issues, including impacts in Ancaster

New streets will better distribute traffic by providing multiple routes. More importantly, planning for walking, cycling and transit to be the first choice for getting around.

Provide jobs and opportunities for Indigenous peoples

CDP speaks to social hiring targets, social procurement and creating spaces and programs to support inclusive economic development and jobs.

Built form and public spaces should accommodate the needs of all people

Equity is an overarching goal throughout the documents. New development must follow Provincial AODA requirements (Accessibility for Ontarians with Disabilities Act).

Supports for local businesses/entrepreneurs, artists, training and social procurement

Encouraging a variety of job spaces and support through new development + supported by specific CDP actions.

What We've Heard

You've told us

We're responding

Provide a range of housing, including affordable housing

The SP encourages a range of housing and provides minimum requirements for 2+ bedrooms and affordable housing.

Consider creating a service hub

Encouraging clustering of community services and working with service providers to provide child care centres, community space, recreation centres, schools and a library etc.

Mitigate the environmental impacts of new development

Development is encouraged to meet the highest level of the Toronto Green Standard and minimize embodied carbon. The EA process (Phases 3 & 4) will continue for major infrastructure.

Need for improved pedestrian, cycling and transit infrastructure, connectivity and green elements

Prioritizing active transportation, including through the Green Spine, Runway and Taxiway, new rail crossings and protecting for new transit infrastructure. Streets will include trees/other landscaping ('green streets').

Prioritize the protection of existing green spaces

Downsview Park and William Baker woodlot are being maintained. The SP strongly encourages expansion of the existing wooded area in Downsview Park.

What We've Heard

You've told us

We're responding

Concern related to changes to Allen East densities

The community facility needs were updated to ensure planning for the right number of schools, child care centres, etc. Built form to provide an appropriate transition to existing low-rise communities.

Need to ensure appropriate emergency services

Briefed the relevant agencies to ensure they're aware of the planned development. Emergency services will also be considered in detailed future work.

Ensure access to retail and jobs through new development

Most lands are for mixed uses or employment-only uses. There are also requirements for a significant amount of non-residential uses to be provided with the residential uses.

Need a range of green spaces

Planning for 8 new major parks as well as other parks, the Green Spine, greenways and POPS. Also prioritizing more trees and supporting more naturalized areas.

Provide additional programming and events

Unique spaces like the Runway will accommodate a range of events. Also enabling programming/events prior to development taking place.