

Overview

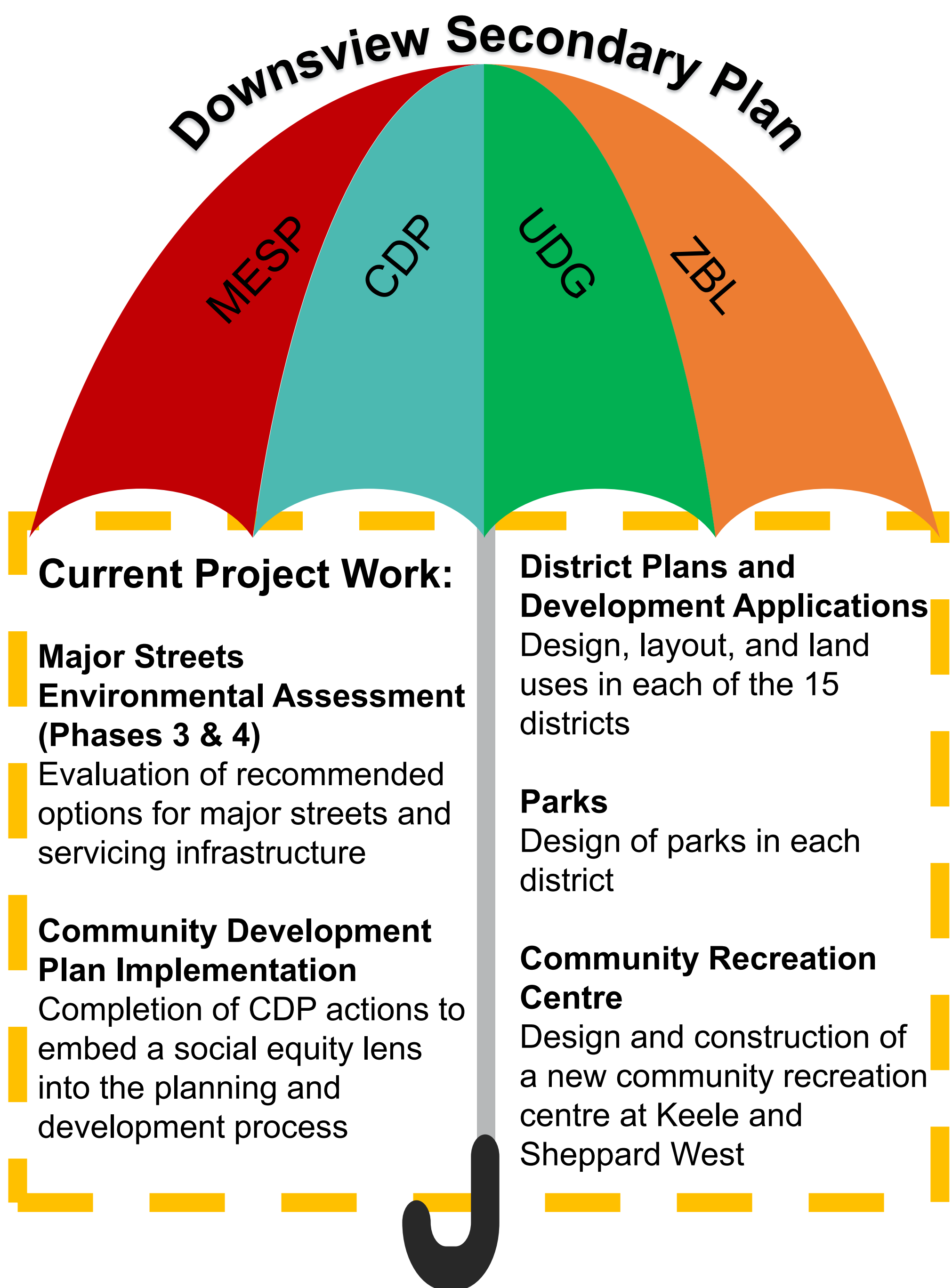
Planning Context

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Re-developing Downsview

- **2018** – Bombardier announces they are leaving Downsview Airport in 2024. Parc Downsview Park Inc. (Canada Lands Company) and the Public Sector Pension Investment Board (Northcrest Developments) buy portions of the land.
- **February 2021** – City Council adopts *Site and Area-Specific Policy 596* for part of the lands which requires the creation of a new planning policy framework.
- **October 2021** – Canada Lands Company and Northcrest Developments apply to amend the *2011 Downsview Secondary Plan* to reflect their vision for the lands.
- **Fall 2021** – City of Toronto launches the Update Downsview Study to create a new planning policy framework with a vision for a resilient, sustainable, and equitable complete Downsview community.
- **May 2024** – City Council adopts the new planning policy framework for Downsview which includes:
 - **Secondary Plan:** Vision and land use policies that regulate development
 - **Community Development Plan (CDP):** Actions to support equitable and inclusive neighbourhoods
 - **Urban Design Guidelines (UDG):** Guidance on the physical design of the built form and public realm
 - **Master Environmental Servicing Plan (MESP):** Assessment of existing and the need for new transportation and servicing infrastructure
 - **Zoning By-law for Meanwhile Uses (ZBL):** Regulations for temporary land uses and development

Build-out Timeline	30 years
Site Area	540 hectares
Population	115,000
Homes	63,000
Jobs	52,000
Community Recreation Centres	2
Library	1
Childcare Centres	24-38
Schools	14 elementary schools & 1 secondary school
Community Agency Space	11,625m ²
Transit	3 existing subway stations and 1 GO station



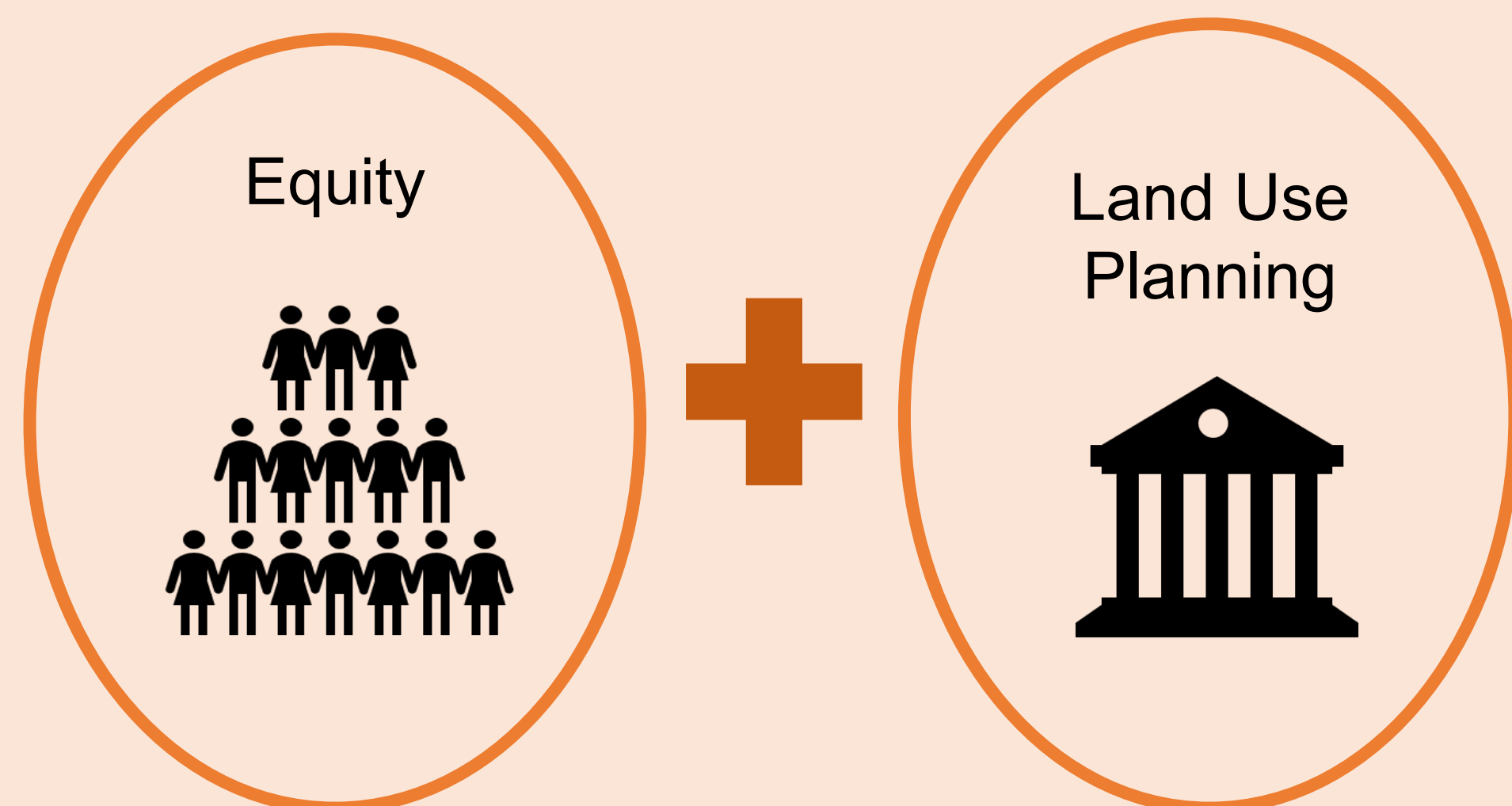
Overview

Community Development Plan

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What is a Community Development Plan (CDP)?

- Combines social and economic development strategies
- Identifies priority areas and actions to make communities more equitable and inclusive
- Created through engagement with Indigenous, Black, and other-equity deserving groups including residents, community organizations, agencies, businesses, and local institutions
- Implemented through the planning and development process with public, private, and the not-for-profit partners



Implementation

- Complete actions for each priority area
 - Short term (start within 5 years)
 - Medium term (at 10 years onward)
 - Long term (at 15 years onward)
- Integrate actions into district plans
 - Ex. Housing agreements, community benefits targets, Ancestors' Trail
- Continue Indigenous and community engagement
- Establish a Community Impact Table
- Develop a results-based monitoring and evaluation system



Downsview CDP Priority Areas



2. Access to Healthy & Affordable Food

3. Arts, Heritage & Education



4. Access to Recreation & Community Spaces

5. Access to Employment Opportunities



6. Establishing an Inclusive Economy



7. Community Safety, Health & Wellbeing



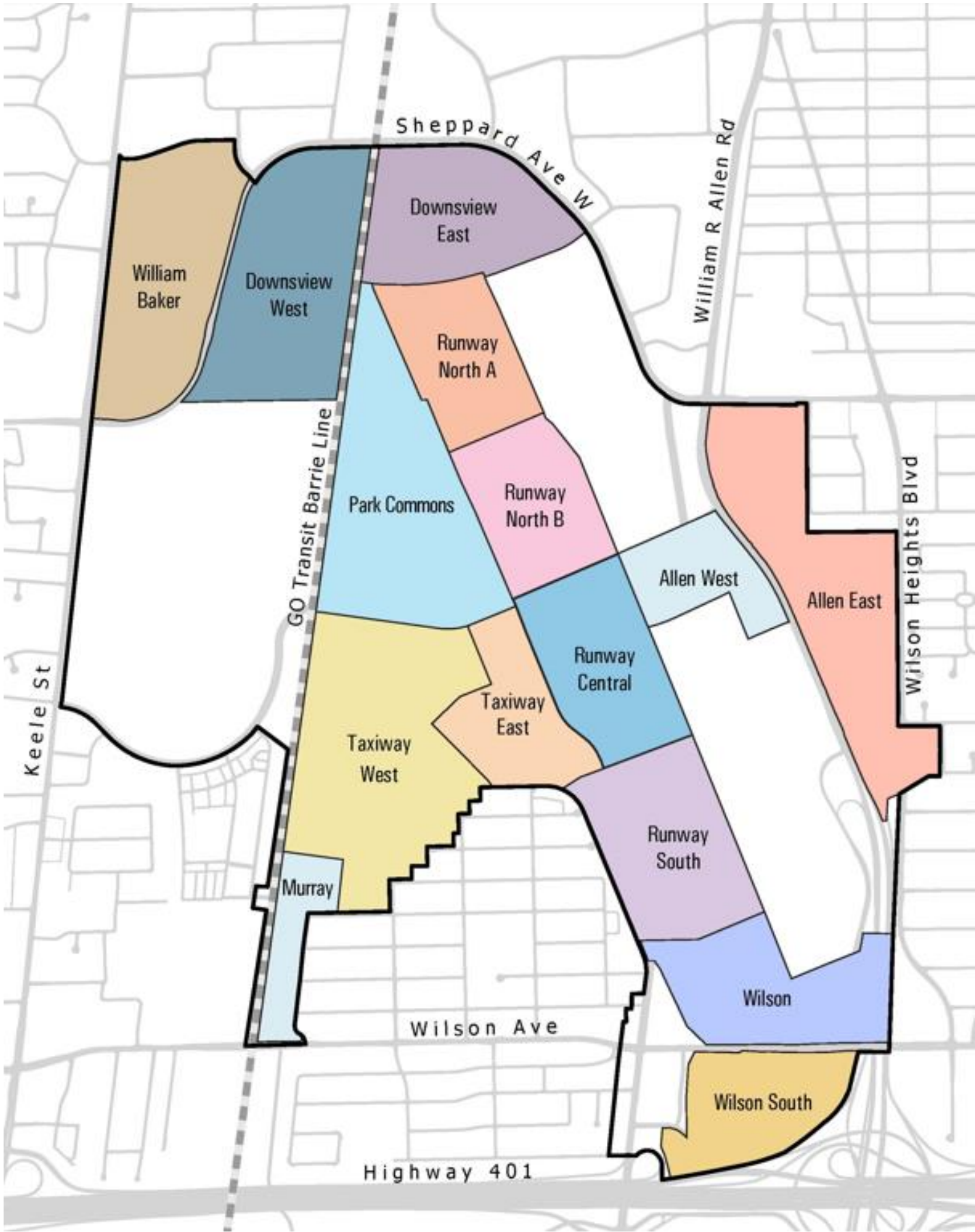
8. Environment & Climate

Overview

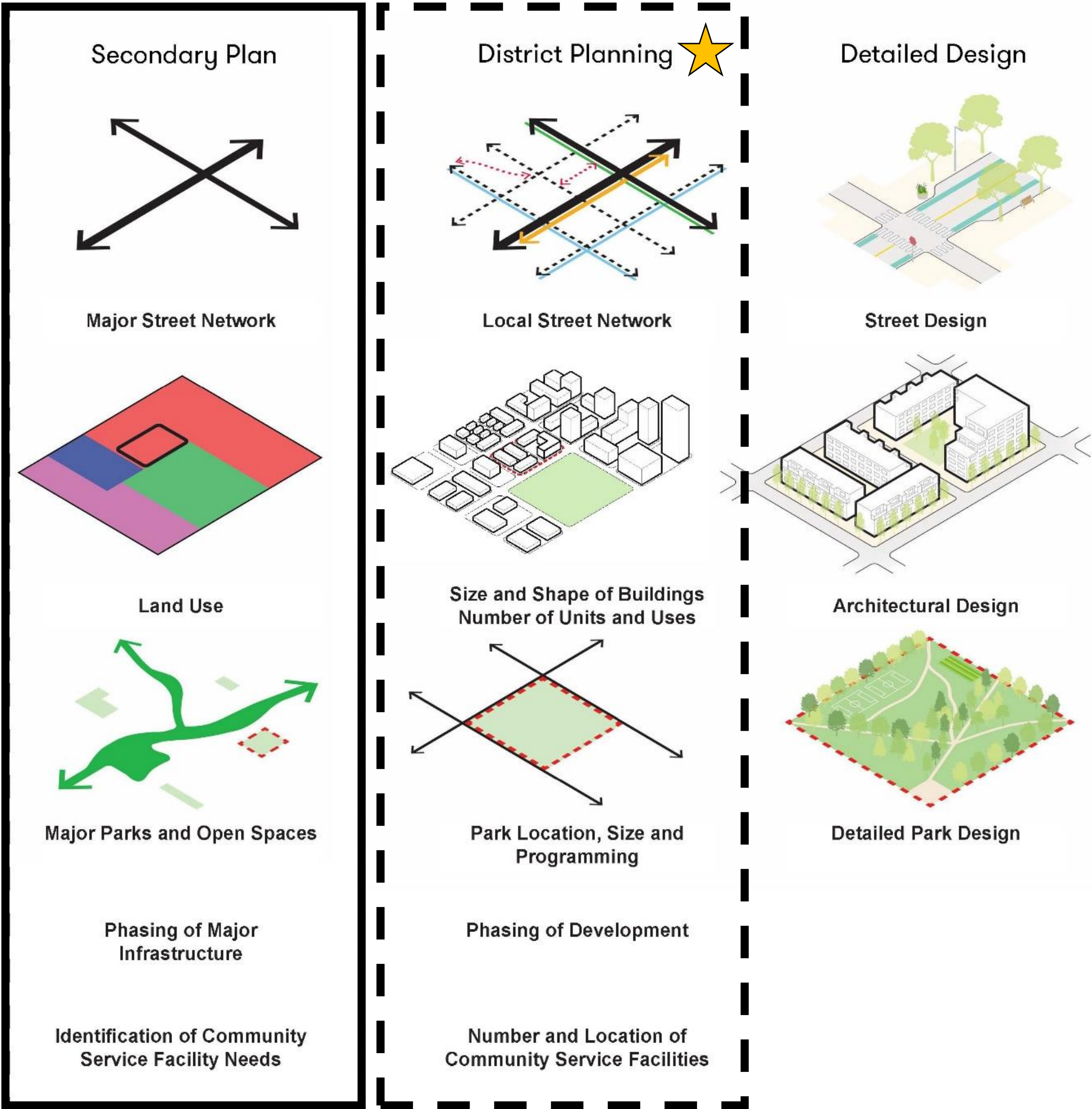
District Planning

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Downsview Districts



The Planning Process



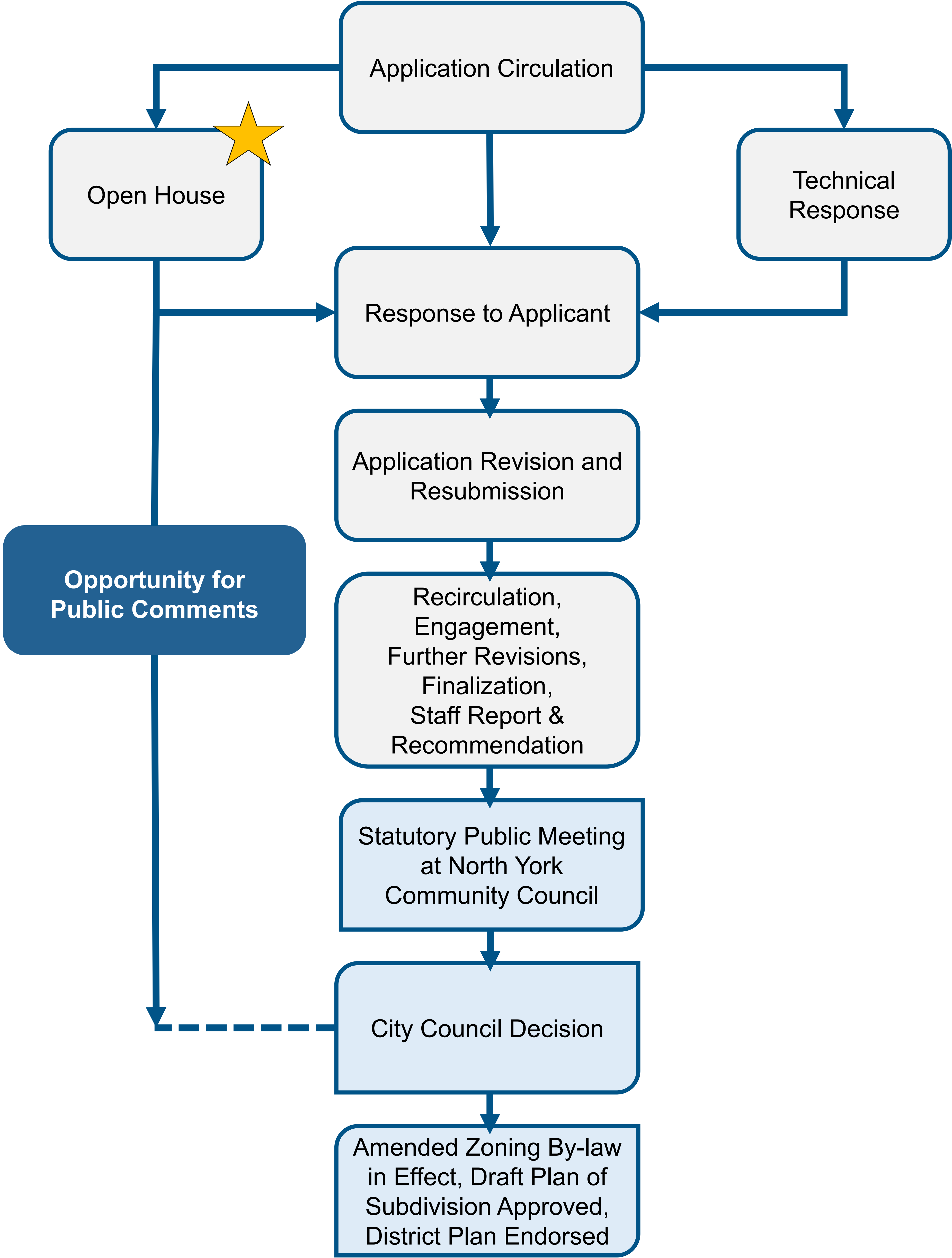
District Planning Deliverables

District Plan	District Urban Design Guidelines	District Zoning By-law	Draft Plan of Subdivision
<i>Describes the vision of the new neighbourhood</i>	<i>Guides the design of blocks, buildings, streets, and open spaces</i>	<i>Regulates land uses and building forms</i>	<i>Creates new blocks and lots for buildings, parks, and streets</i>
<ul style="list-style-type: none">Built form, land use, and housingTransportation networkParks and public realmEconomic, cultural, and social developmentCommunity services and facilitiesEnvironment and infrastructurePhasing and implementation	<ul style="list-style-type: none">Design principles that describe how the neighbourhood should look and feelPromote sustainable, equitable, high quality, and creative designs for buildings, streets, and open spacesProtect and enhance special features of the neighbourhood like heritage buildings or natural spaces	<ul style="list-style-type: none">Types and intensities of land usesBuilding density and heightsBuilding setbacks and stepbacksParking and loadingLandscapingPhasing	<ul style="list-style-type: none">Dimensions and locations of blocks, parks, and streetsConditions of approvalPhasing

Downsview West Review Process

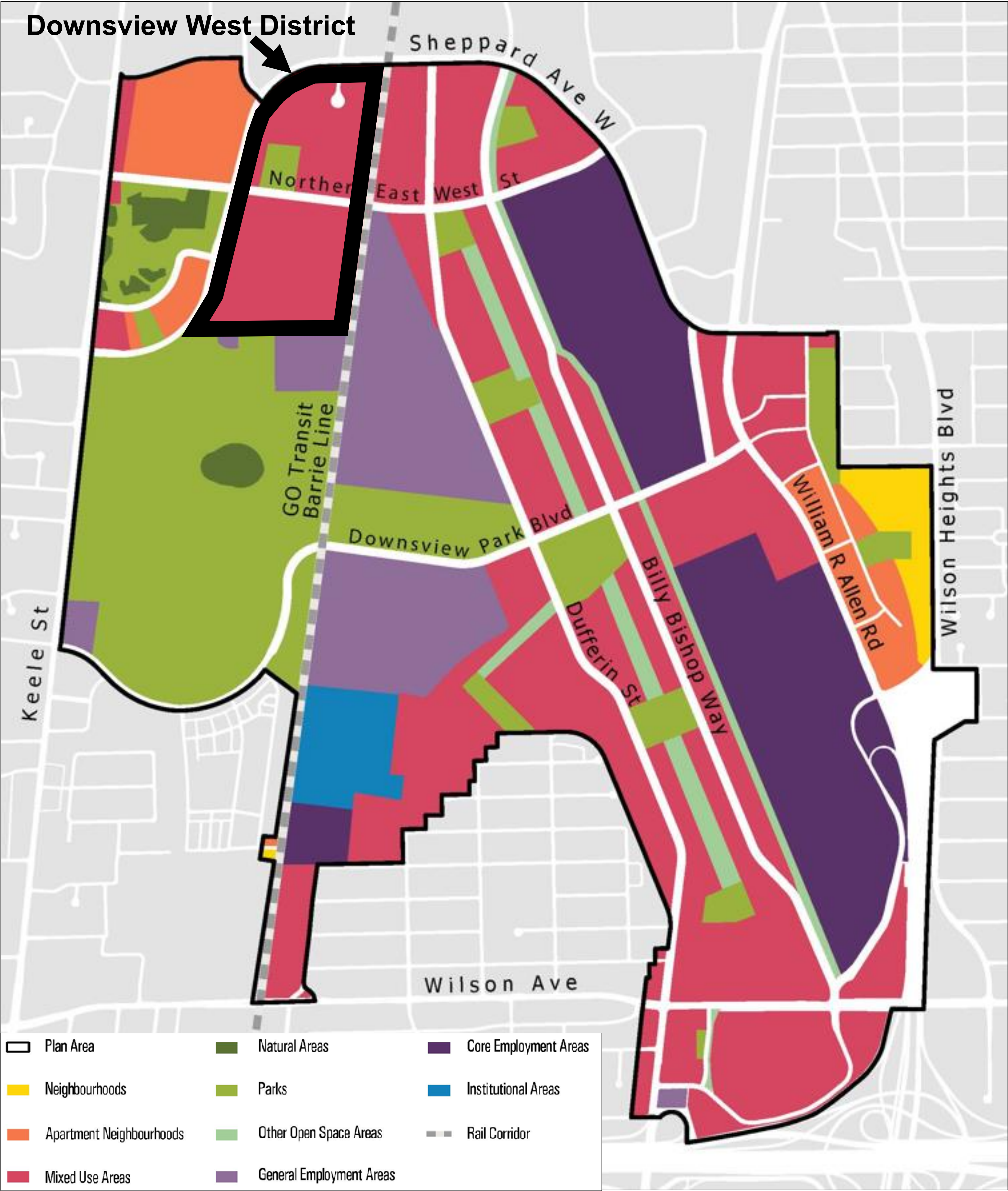
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In November 2024, Canada Lands Company (‘CLC’) submitted the Downsview West District Plan and associated zoning by-law amendment and draft plan of subdivision applications to the City of Toronto (‘City’). The diagram below shows the **City’s application review process**:



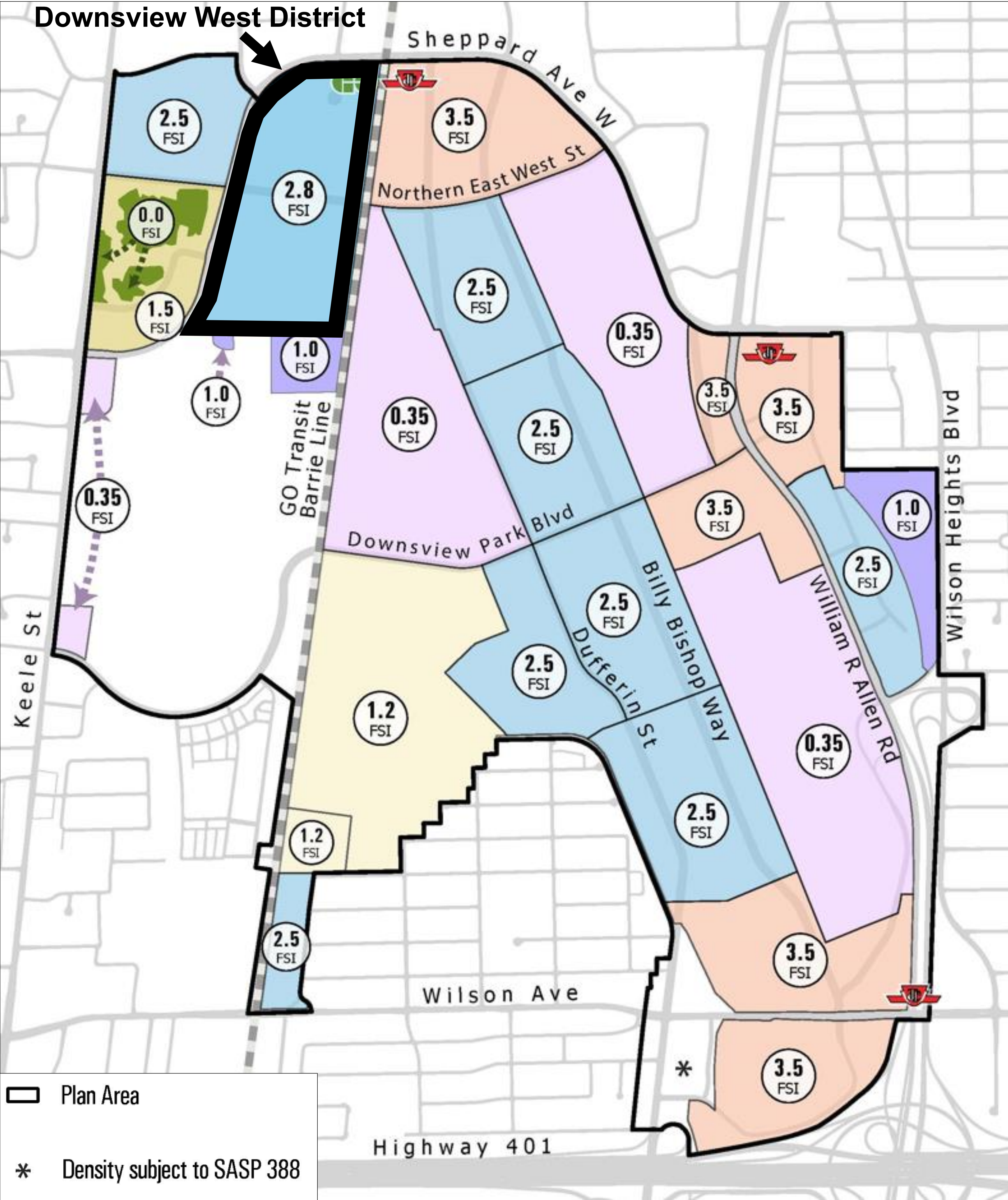
Downsview West Land Use

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Downsview West Maximum Density

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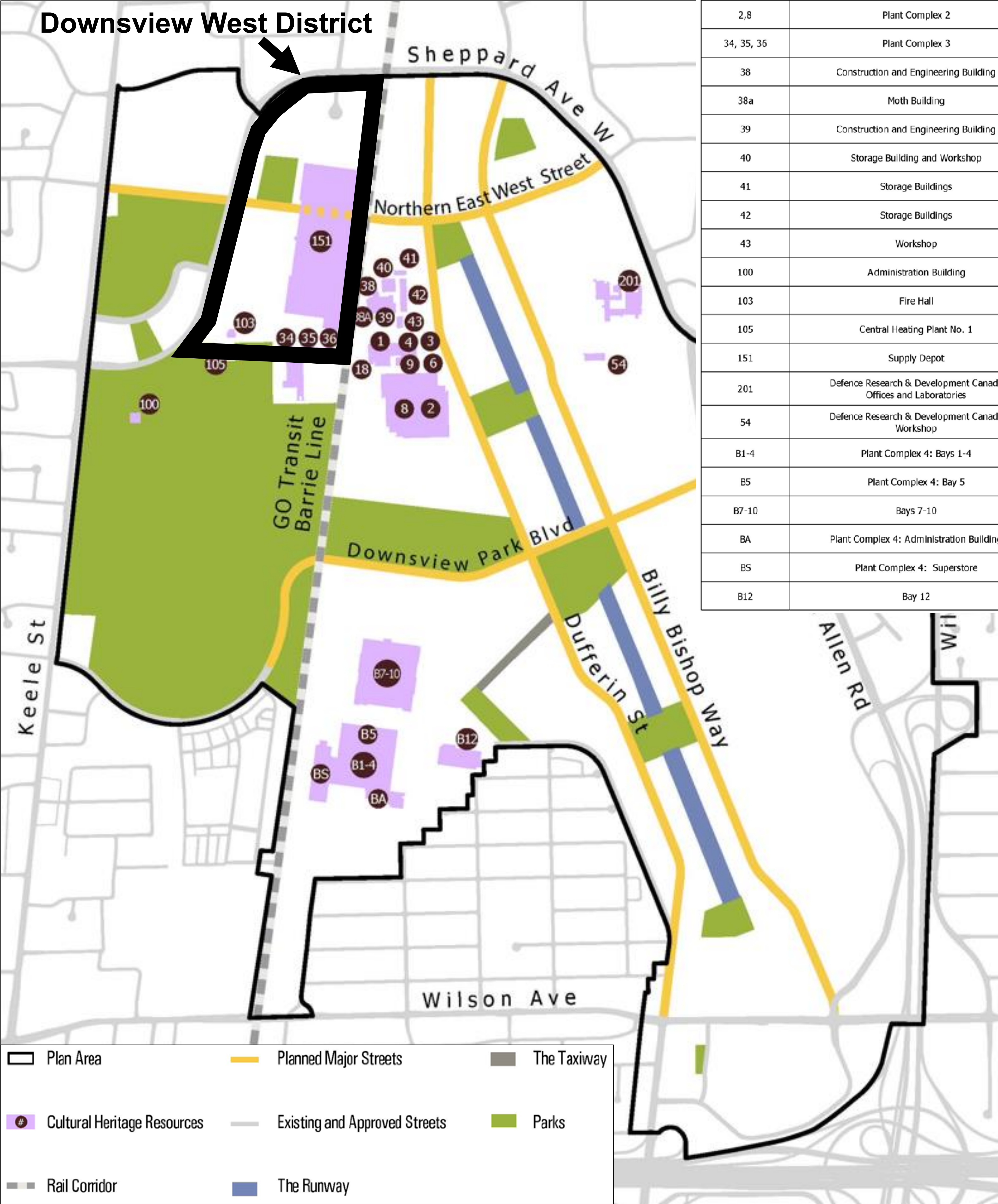


Downsview West Cultural Heritage

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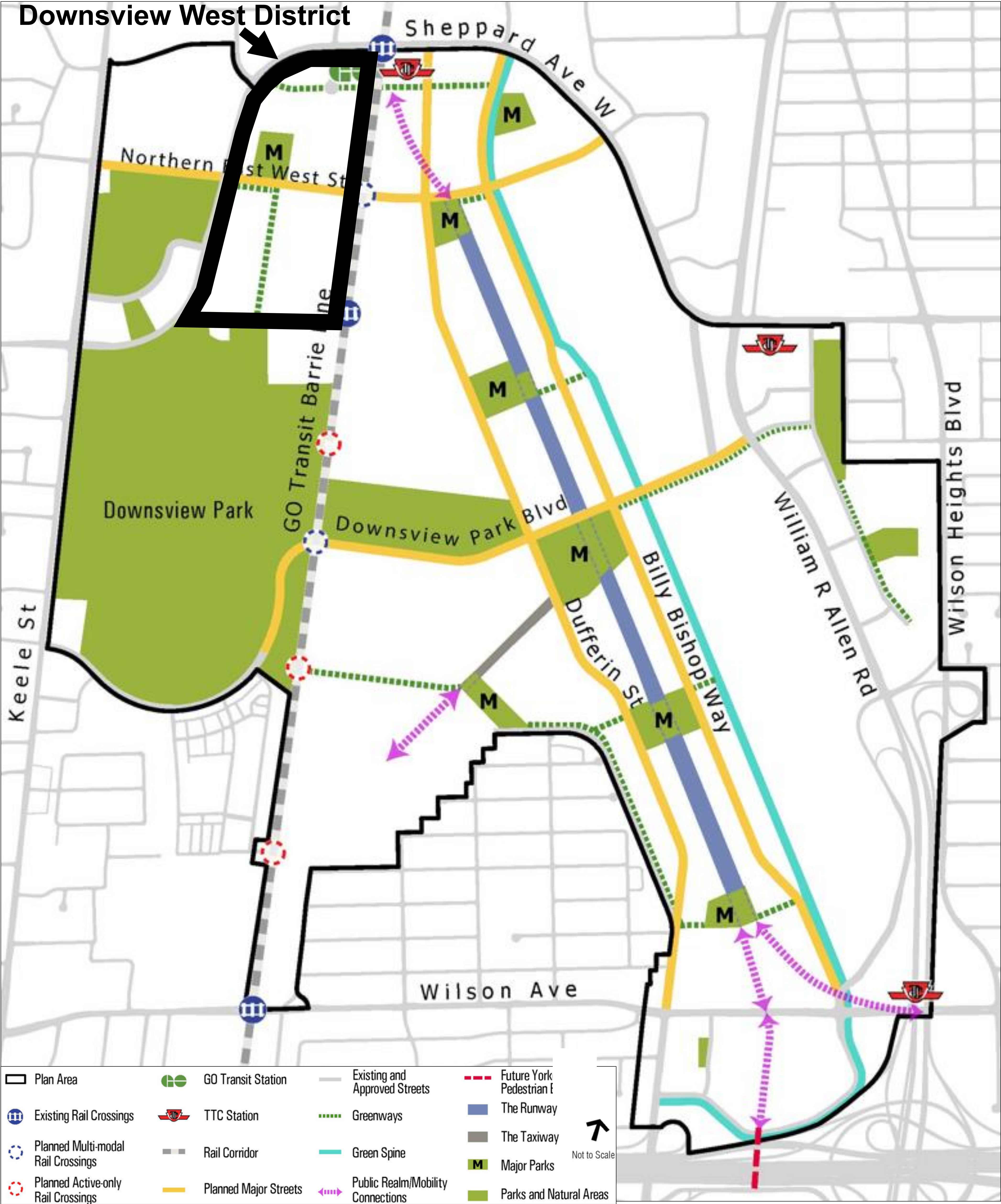
Downsview West District



Building Number	Building Name
1,3,4,6,9,18	Plant Complex 1
2,8	Plant Complex 2
34, 35, 36	Plant Complex 3
38	Construction and Engineering Building
38a	Moth Building
39	Construction and Engineering Building
40	Storage Building and Workshop
41	Storage Buildings
42	Storage Buildings
43	Workshop
100	Administration Building
103	Fire Hall
105	Central Heating Plant No. 1
151	Supply Depot
201	Defence Research & Development Canada Offices and Laboratories
54	Defence Research & Development Canada Workshop
B1-4	Plant Complex 4: Bays 1-4
B5	Plant Complex 4: Bay 5
B7-10	Bays 7-10
BA	Plant Complex 4: Administration Building
BS	Plant Complex 4: Superstore
B12	Bay 12

Downsview West Public Realm

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Downsview West Parks & Recreation

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Which guiding principles from the Secondary Plan would you like to see prioritized in Downsview West?

Create strong connections to Downsview Park and neighbouring areas	Provide parks of functional size, configuration, location, and topography	Provide accessible design, wayfinding, ease of navigation	Provide naturalized spaces, habitat creation, species diversity, and expansion of the urban tree canopy

Tell us about your ideal way to spend time in a park. What makes the park great?

What are your favourite parks in Toronto that you would like to see inspire the parks in this district?



Corktown Common



Grange Park



Cumberland Park

Thinking of your favourite playgrounds or play spaces, what makes them fun or special?
What makes you want to return?



Racoon Park - Themed and Whimsical Playground



Stanley Greene Park - Traditional Playground



Lisgar Park - Wood Playground

Downsview West Parks & Recreation

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How would you like the park to feel?

Active: A place to exercise
(e.g. a fitness station/ ping pong)



Calm: A place to sit, linger, eat lunch, use game
tables and relax



Eventful: A space for small, local, outdoor
events (e.g. community markets or
performances)



Flexible: A space that can change based on
community need (e.g. open plaza)



Historic: A place to recognize & celebrate local
heritage, including Indigenous Placekeeping



Playful: A playground for children of all ages



Social: A space for meeting and gathering
(e.g. plaza space with different seating)



Quiet: A place where you can spend time alone



Green: Lush with trees and plantings



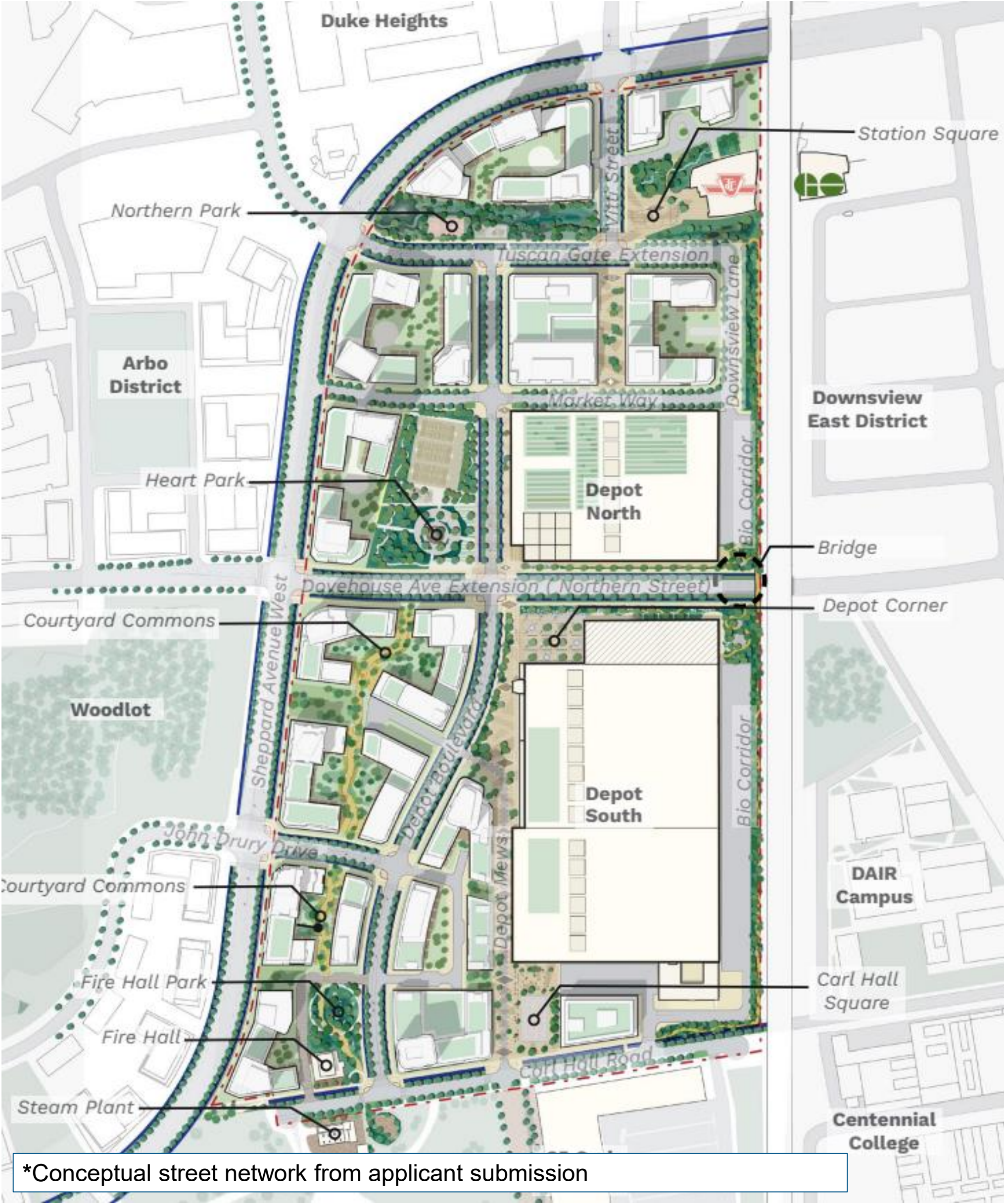
Other:

Downsview West Transportation

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Downsview

Street Network



1. Depot Boulevard typical cross-section



2. Courtyard Commons



3. Depot Mews



Key Questions

- What additional factors should we consider in the planning process?
- Are there specific areas where you feel traffic calming measures would be beneficial?
- What suggestions do you have for improving transit service?

Carl Hall Road Rail Crossing Study

The Carl Hall Road Rail Crossing Study will evaluate a range of rail crossing options for pedestrians, bicycles, and cars. The Study will build on the *Master Environmental Servicing Plan (MESP)* to identify feasible and appropriate rail crossing options that support future surrounding land uses.

The Study will not determine the street alignment of Carl Hall Road and its potential connection with the Dufferin Street Extension.



Option A – Do Nothing (Maintain Existing At-Grade Crossing)



Option B – Full Grade Separation



Option C – Grade Separate Active Crossing, Maintain At-Grade Vehicular Crossing



Option D – Grade Separate Active Crossing Only, Terminate Vehicular Crossing

Rail crossing options identified in the MESP

CITY CONSIDERATIONS

Street Connections



Review the proposed street network and its connections to existing roads

- Street network design
- Right-of-Way (ROW)
- Public realm elements
- Active transportation connections
- Fine-grained street network
- Mid-block connections

Transit Network



Provide recommendations for proposed transit routes

- Transit vehicle maneuvering
- Passenger safety
- Stop locations
- Transit network efficiency
- Access to subways/GO trains

City Services



Ensure that city service vehicles can operate effectively

- Emergency service vehicles
- Road maintenance
- Site access
- Operational efficiency

Phasing & Implementation



Review the short- and long-term plans for streets and infrastructure

- Appropriate street network
- Parking management
- Temporary infrastructure
- Road safety
- Transportation Demand Management plan

Downsview West Urban Design

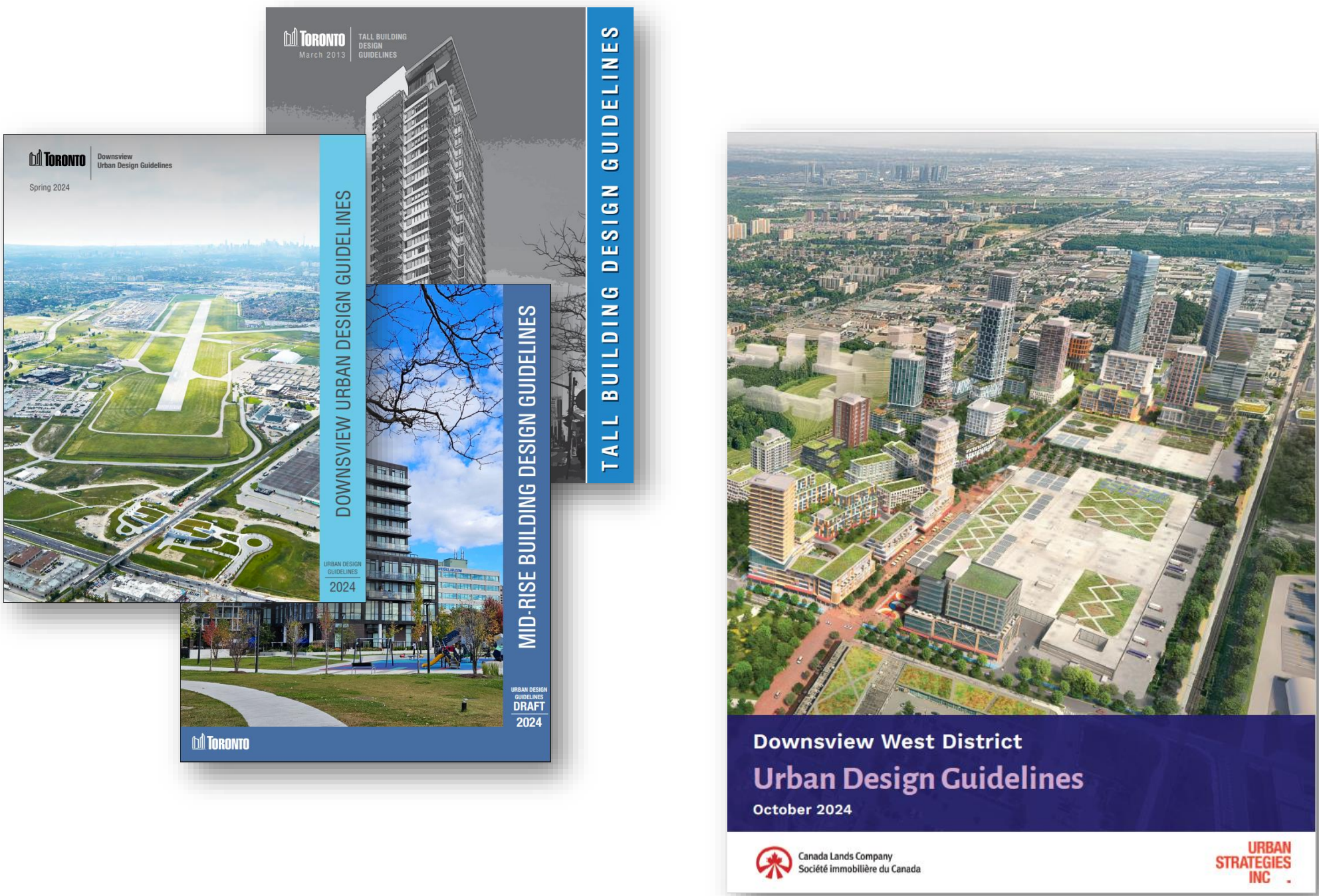
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What are district urban design guidelines?

The Downsview West District Urban Design Guidelines (UDG) will build on the policies, goals, and objectives set out by the *Downsview Secondary Plan* and *Downsview Urban Design Guidelines*.

The Downsview West UDG will:

- be informed by community and Indigenous engagement,
- describe public realm elements and built form relationships that will define the character and sense of place in the Downsview West District, and
- be used to evaluate development applications and City investments

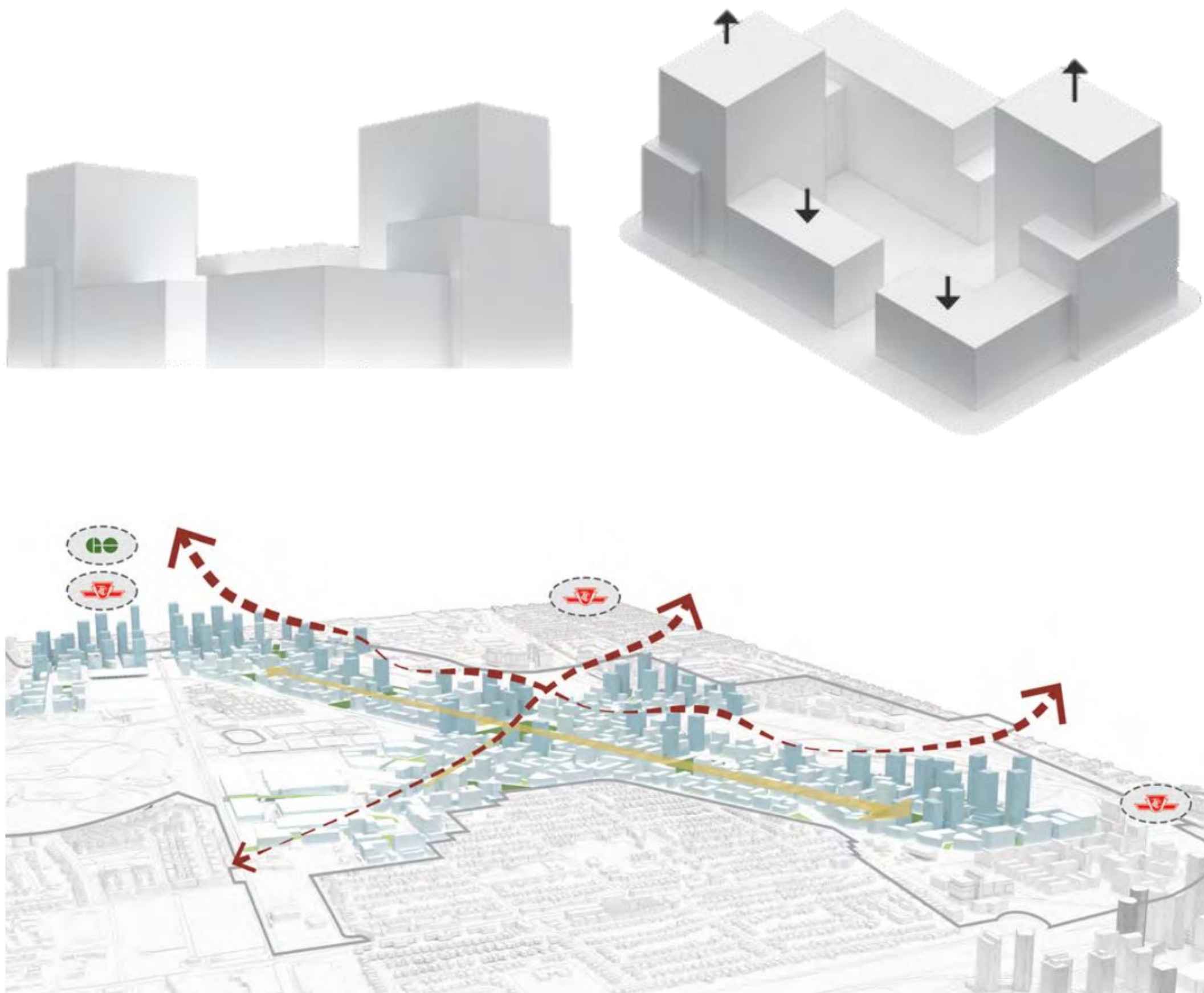


Public Realm Principles

- Engage with First Nations Rights Holders and urban Indigenous community members to inform public realm design.
- Create a public realm that responds to and includes cultural heritage resources.
- Explore views and vistas to points of interest within and outside of the District.
- Advance *City Nature* to enhance biodiversity, habitat health, and climate resilience.
- Prioritize sun access in Major Parks.

Built Form Principles

- Apply other City guidelines, including but not limited to the Mid-rise Guidelines and Tall Building Guidelines, unless otherwise noted.
- Respond to heritage buildings through respectful design, conservation, and adaptive reuse.
- Minimize pedestrian-level wind and sun/shadow to create comfortable microclimatic conditions in the public realm.
- Sculpt the skyline and encourage a diverse built form by appropriately locating building heights.
- Design the built form to appropriately enclose and respond to the public realm.



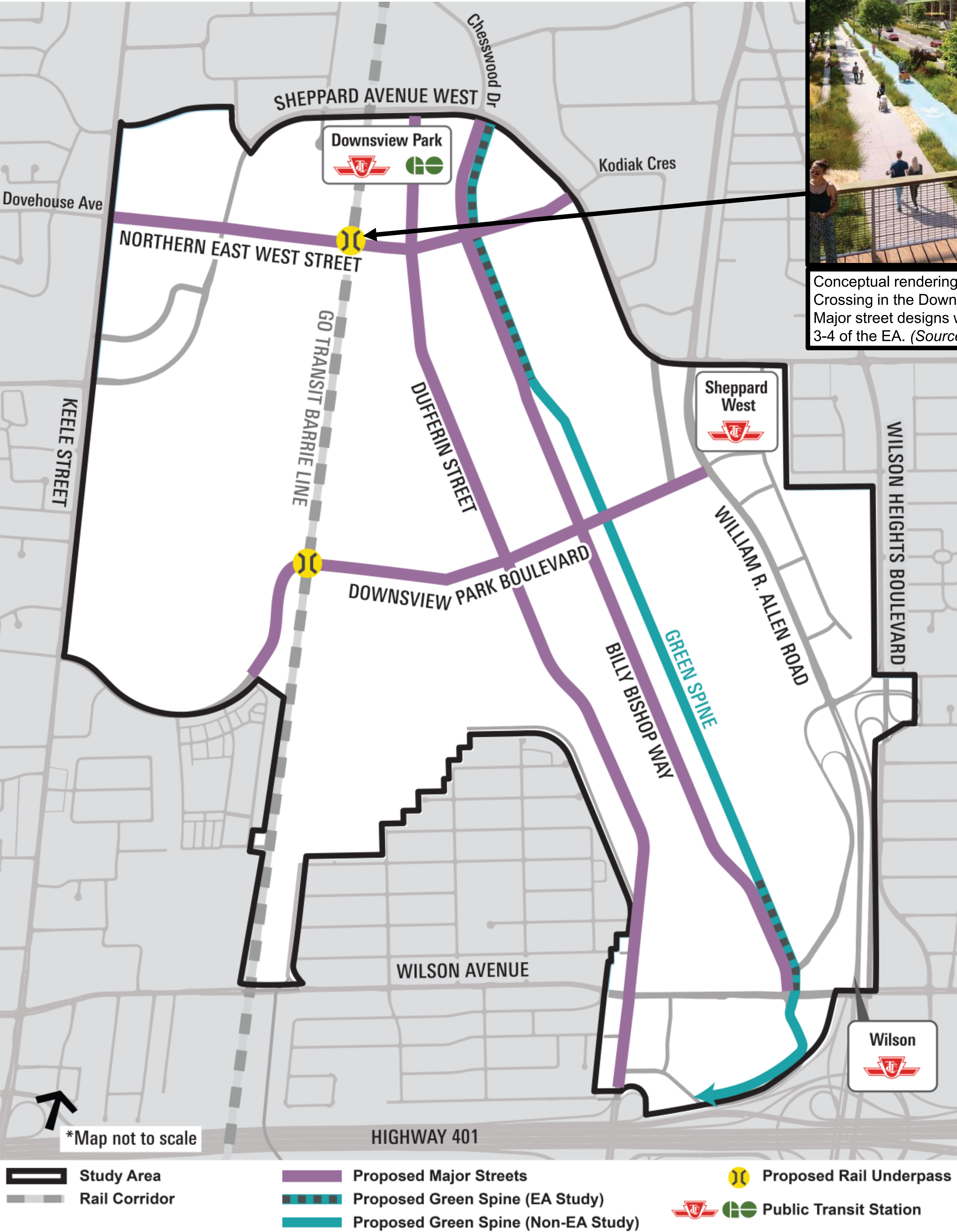
Major Streets Environmental Assessment

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What is the Major Streets Environmental Assessment?

The City of Toronto is undertaking Phases 3-4 of a **Municipal Class Environmental Assessment (“EA”)** to study 4 new major streets, including 2 underpasses crossing the Barrie GO Line, portions of the Green Spine active transportation route, and major servicing infrastructure.

A portion of the Northern Street Crossing (a new major street) will be in the Downsview West District and will pass through the existing Depot Building.



Conceptual rendering of the future Northern Street Crossing in the Downsview West District. Major street designs will be refined through Phases 3-4 of the EA. (Source: Canada Lands Company)

Major Streets Environmental Assessment

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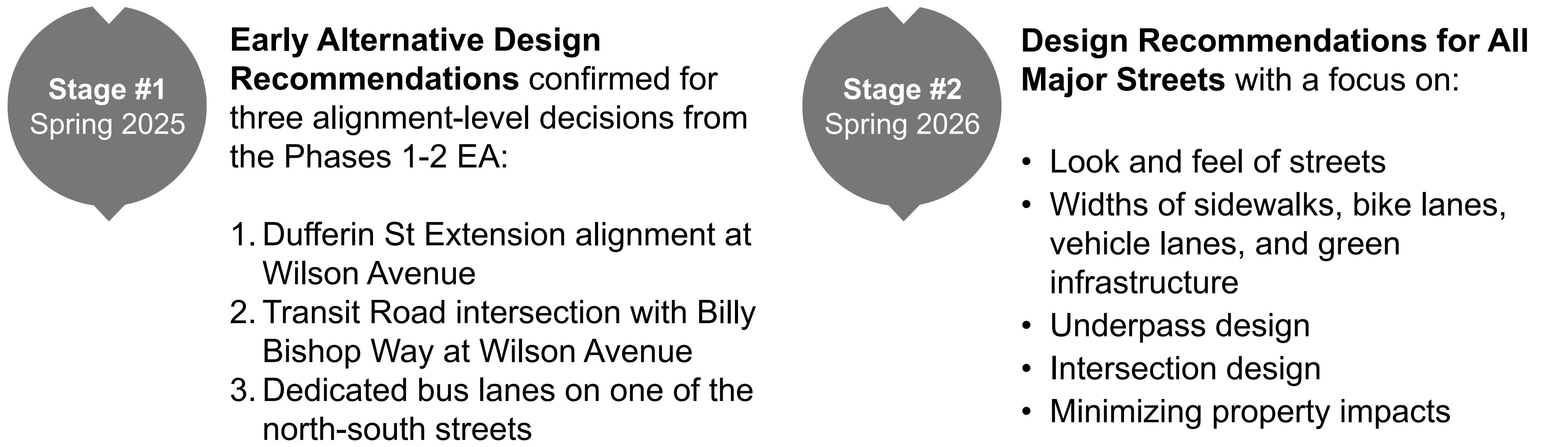


Where are we now?

Staff are currently sharing recommendations and gathering feedback on **Early Alternative Design Recommendations**. With major street network alignments established, the next stage of the EA will develop and evaluate **Alternative Designs for All Major Streets**



Public Consultation at a Glance



MORE INFORMATION

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Learn more, provide input until
July 8, and subscribe at
toronto.ca/DownsviewEA



Tell us what you think!

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Please write or add a sticky note with your feedback about the Downsview West District.

For more information or to share your feedback later, please visit toronto.ca/UpdateDownsview

