

Overview

Planning Context

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DOWNSVIEW



Re-developing Downsview

- **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

Current Project Work:

Major Streets Environmental Assessment (Phases 3 & 4)

Evaluation of recommended options for major streets and servicing infrastructure

Community Development Plan Implementation

Completion of CDP actions to embed a social equity lens into the planning and development process

District Plans and Development Applications

Design, layout, and land uses in each of the 15 districts

Parks

Design of parks in each district

Community Recreation Centre

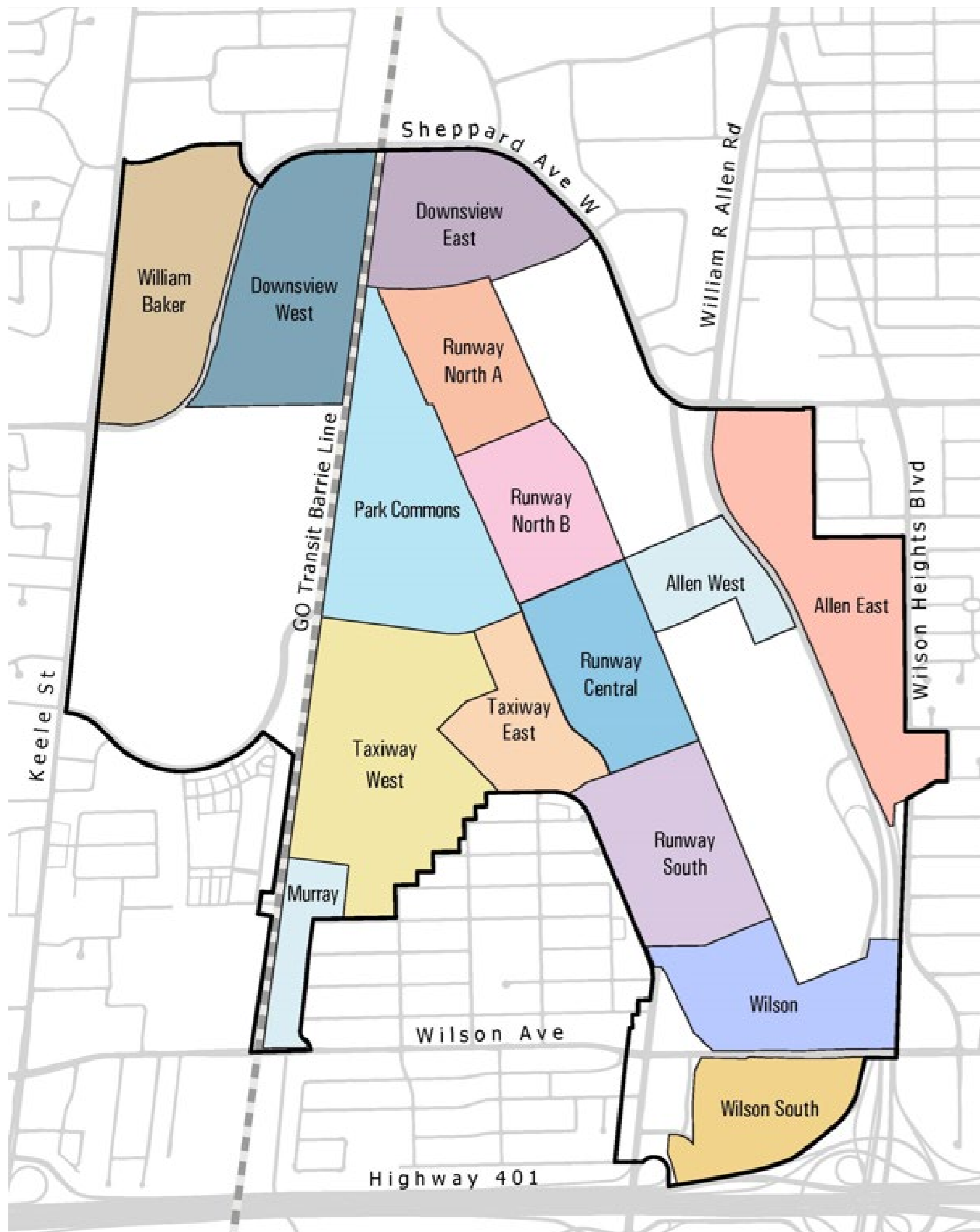
Design and construction of a new community recreation centre at Keele St and Sheppard Ave West

Overview District Planning

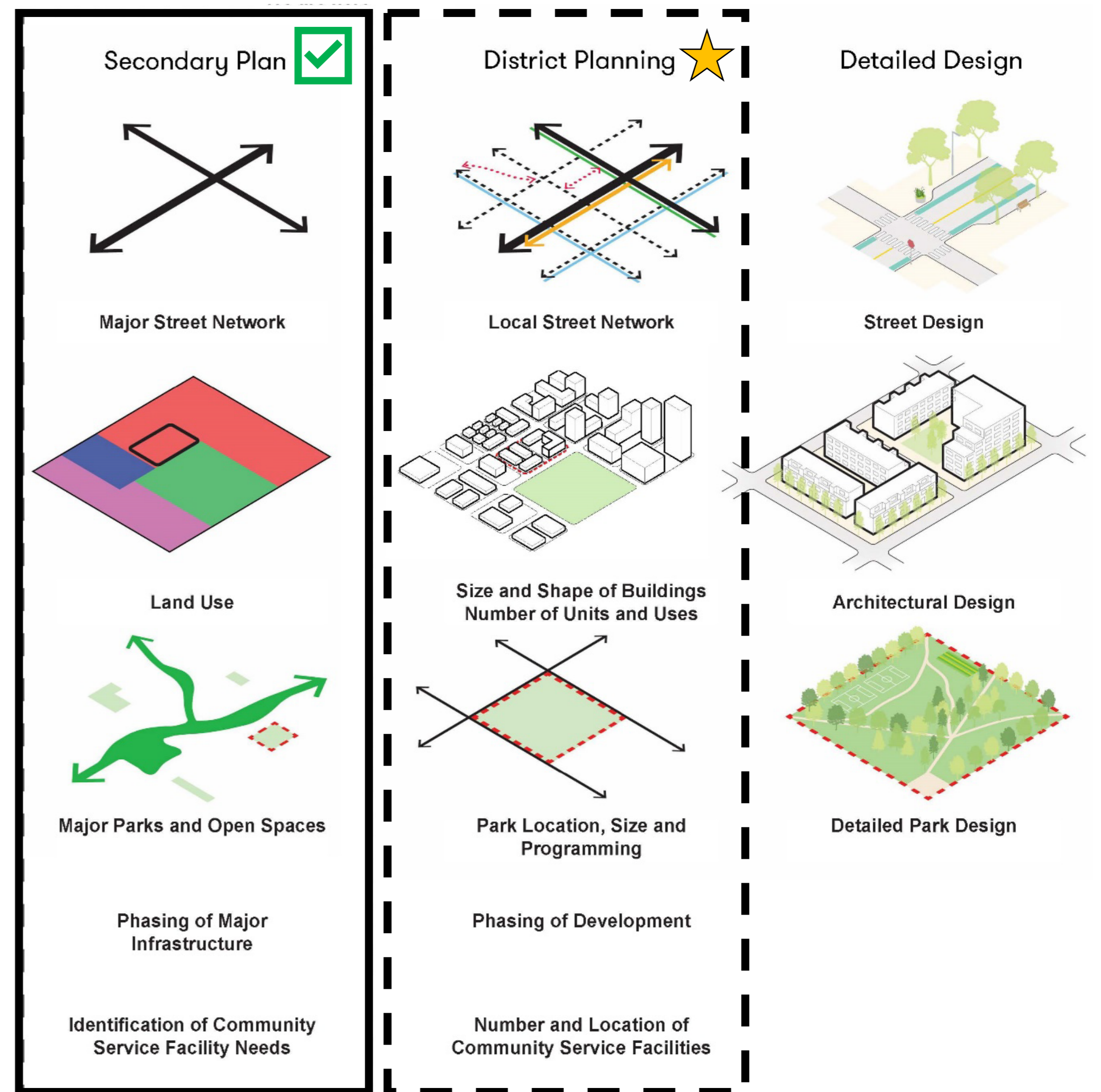
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Downsview Districts



The Planning Process



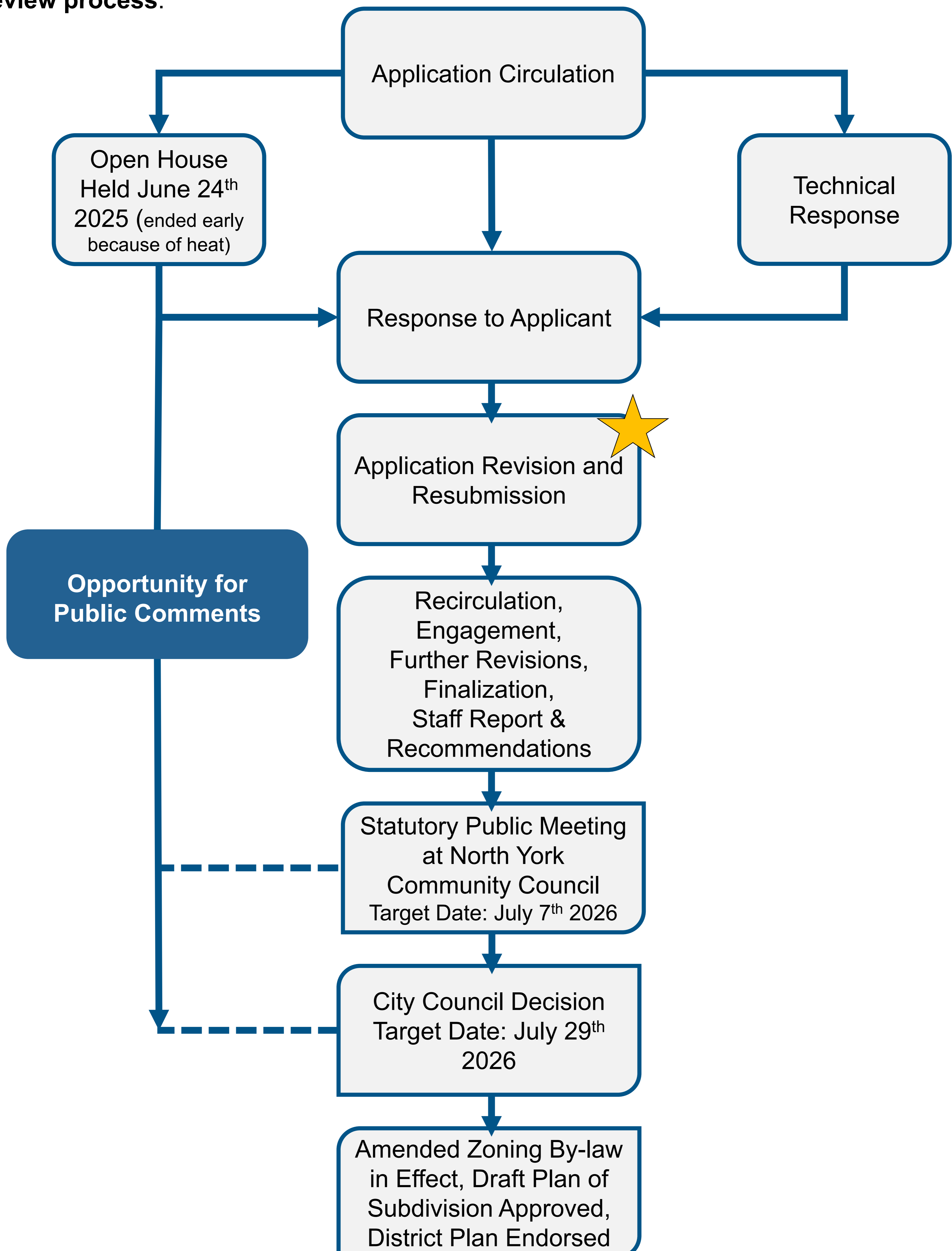
District Planning Deliverables

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 housing, including affordable housing Transportation network 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"> Design principles that describe how the neighbourhood should look and feel Promote sustainable, equitable, high quality, and creative designs for buildings, streets, and open spaces Protect and enhance special features of the neighbourhood like heritage buildings or natural spaces 	<ul style="list-style-type: none"> Types and intensities of land uses Building density and heights Building setbacks and stepbacks Parking and loading Landscaping Phasing 	<ul style="list-style-type: none"> Dimensions and locations of blocks, parks, and streets Conditions of approval Phasing

Downsview West Review Process

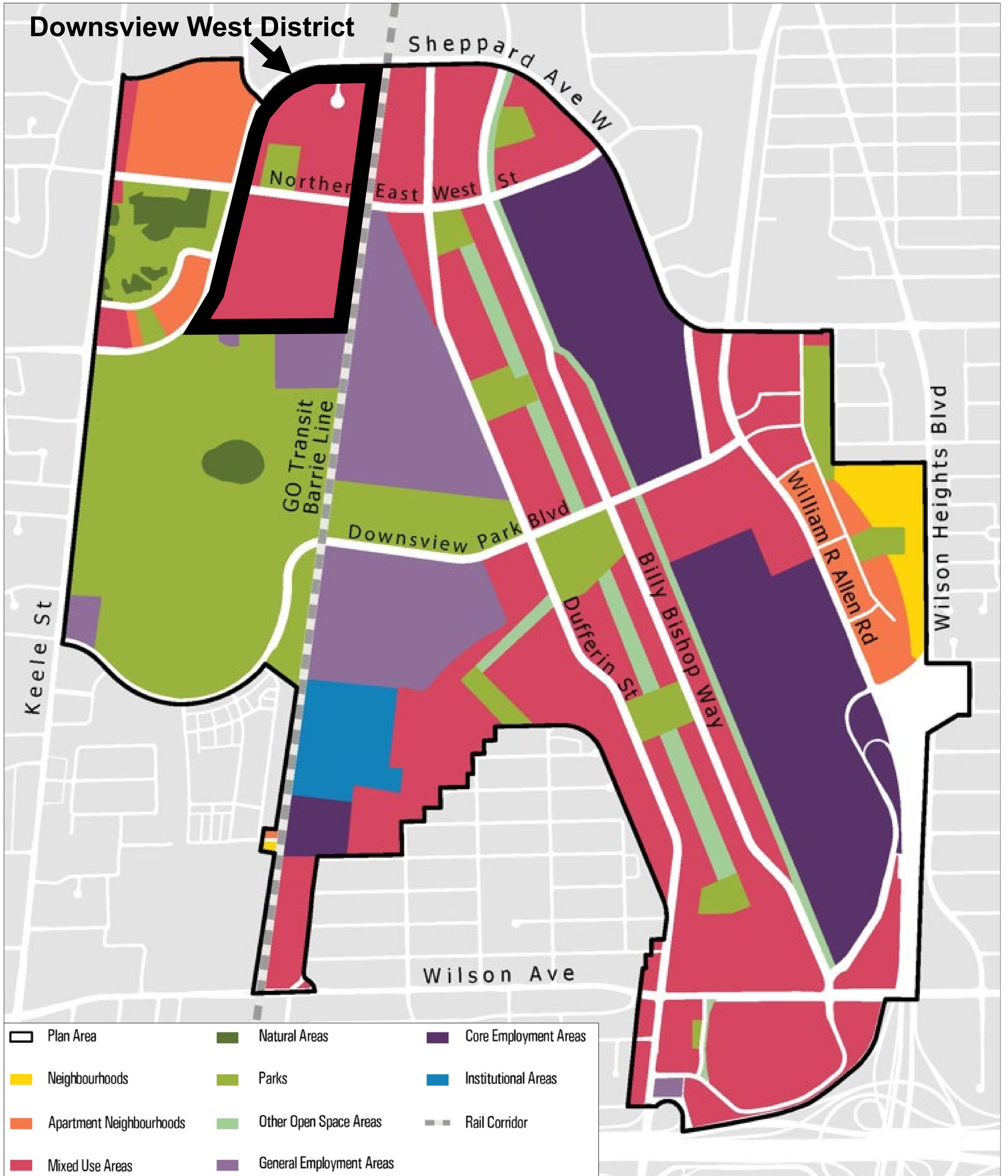
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In late December 2025, Canada Lands Company ('CLC') resubmitted the Downsview West District Plan and associated zoning by-law amendment and draft plan of subdivision applications to the City of Toronto ('City'). The diagram below shows the **City's application review process**:



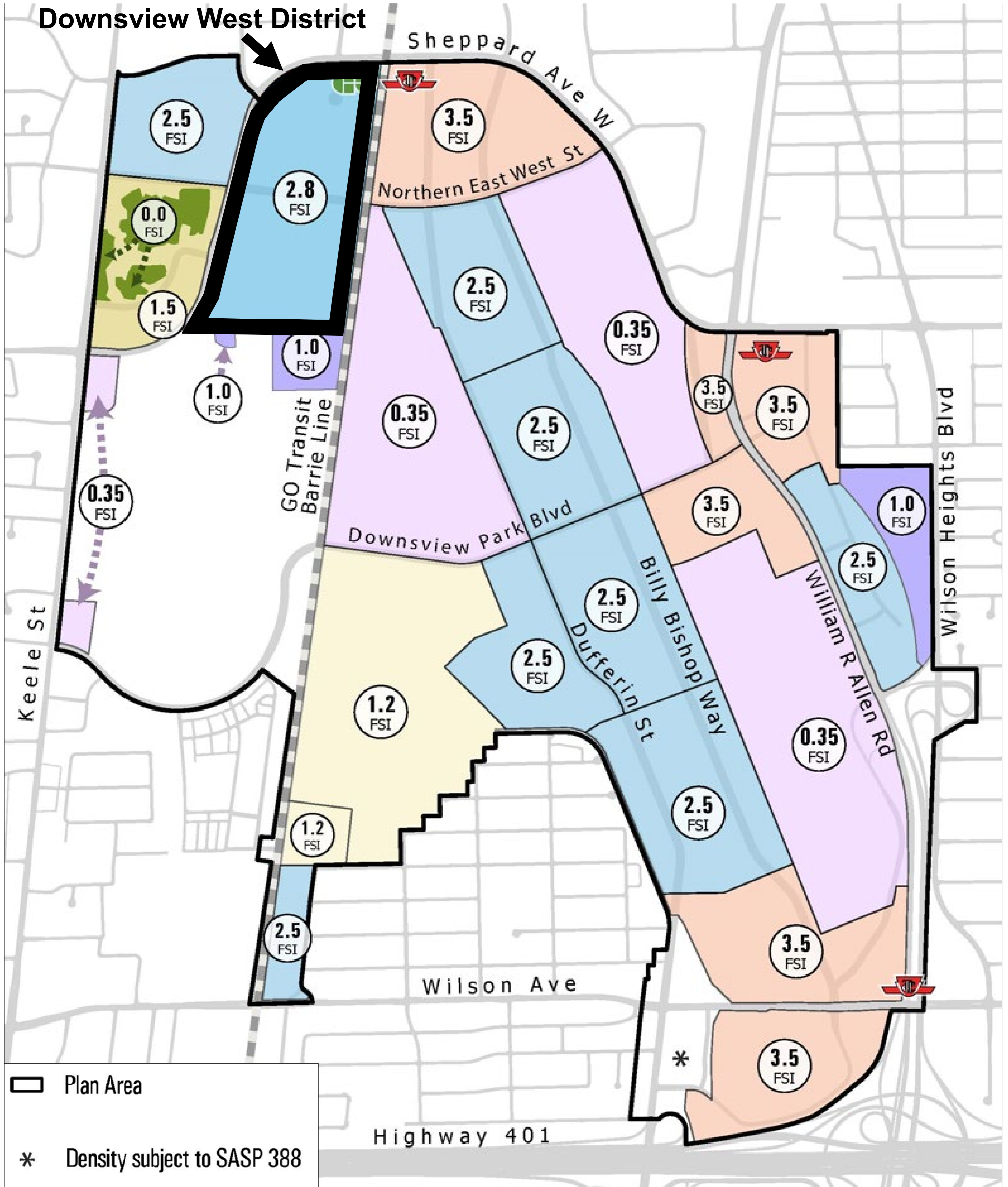
Downsview West Land Use

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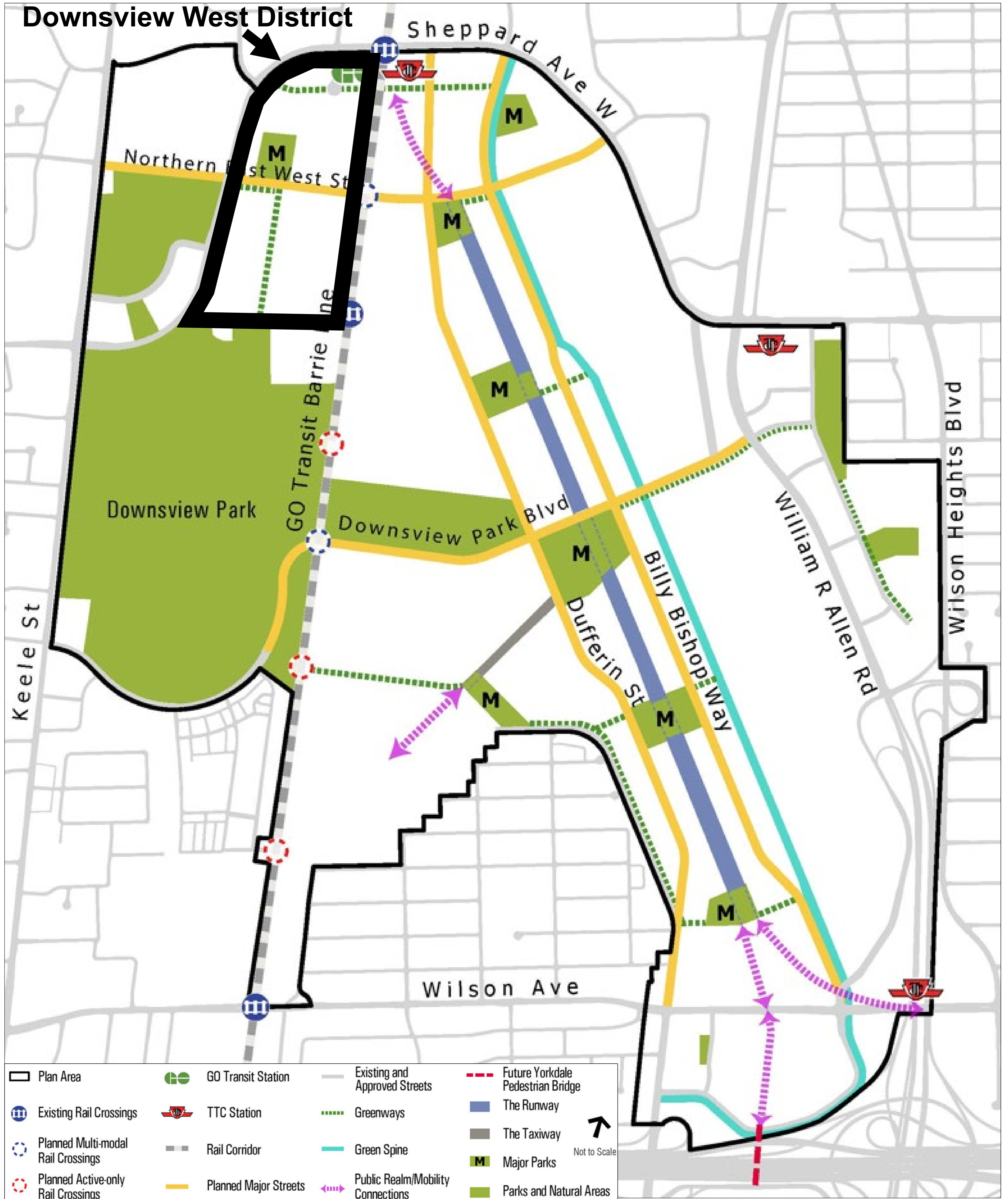
Downsview West Maximum Density

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Downsview West Public Realm

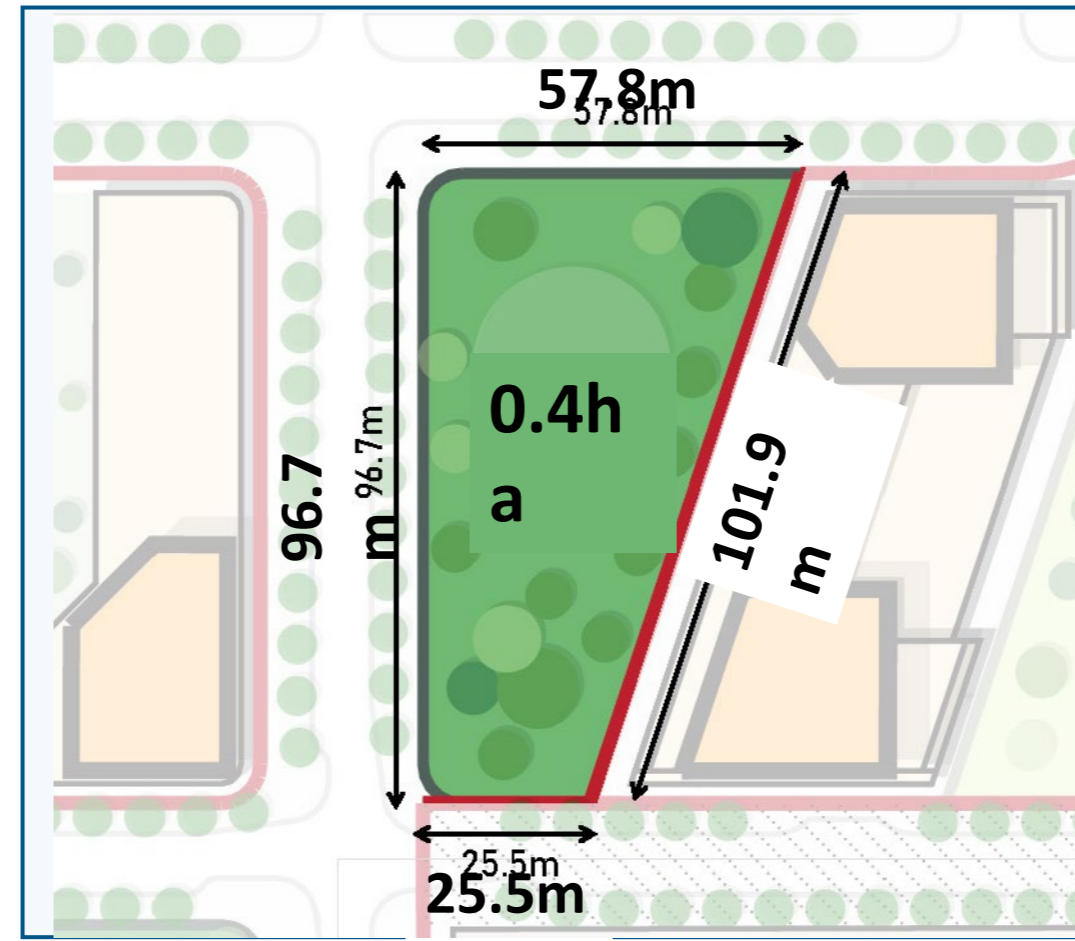
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New Parks Coming to the District

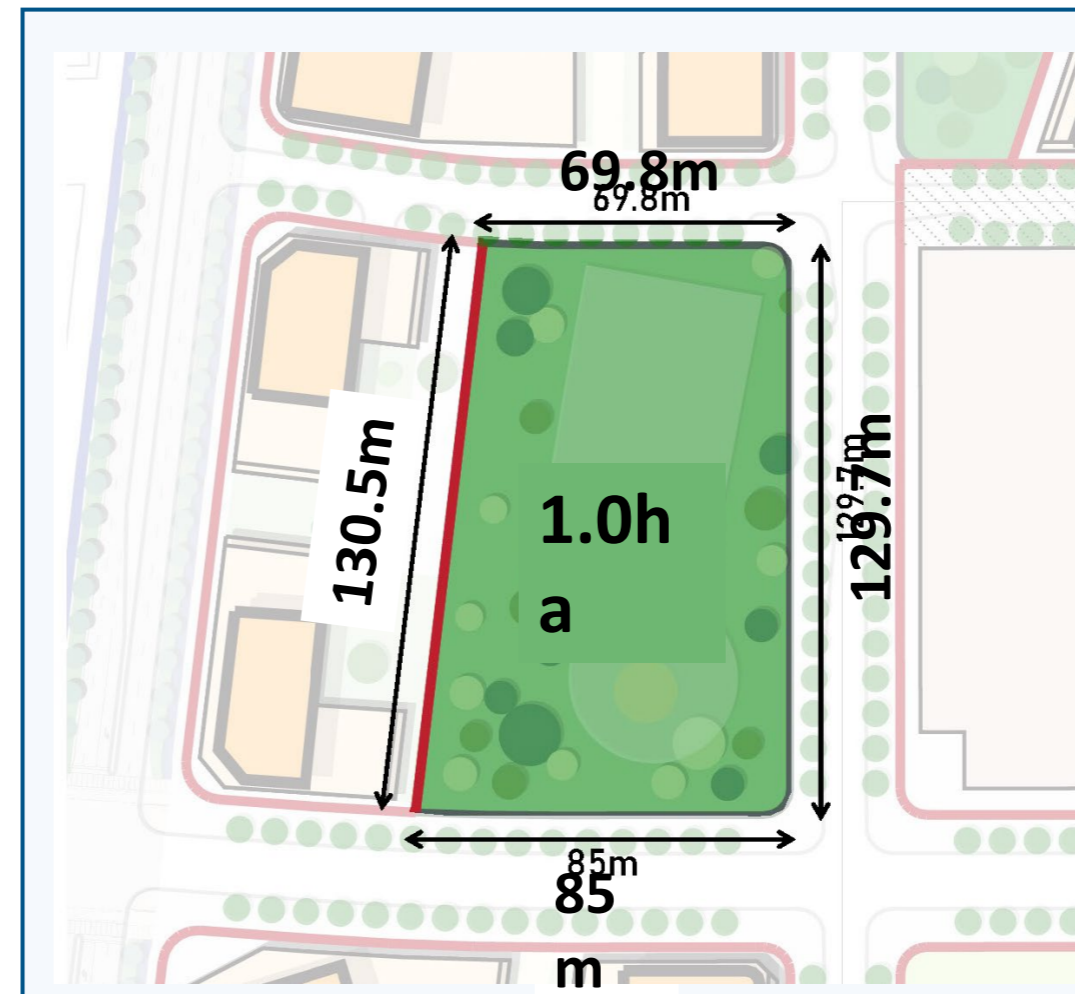
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Proposed Park Plan- District proposal includes three new parks



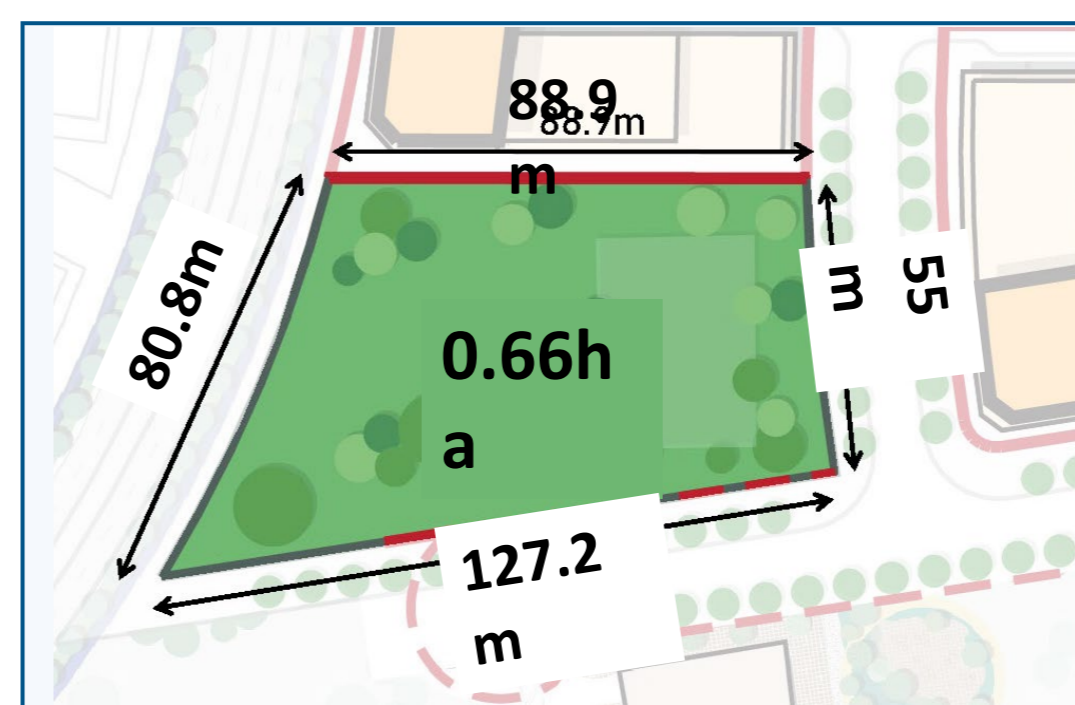
1- Northern park (local park):

- Approximately the size of 2.5 hockey rinks
- This park may be used to manage stormwater- see more below



2- Major Park:

- Approximately the size of 6.5 hockey rinks
- This park will be used to manage stormwater- see more below



3- Southern park (local park):

- Approximately the size of 4.5 hockey rinks
- This park will be used to manage stormwater- see more below

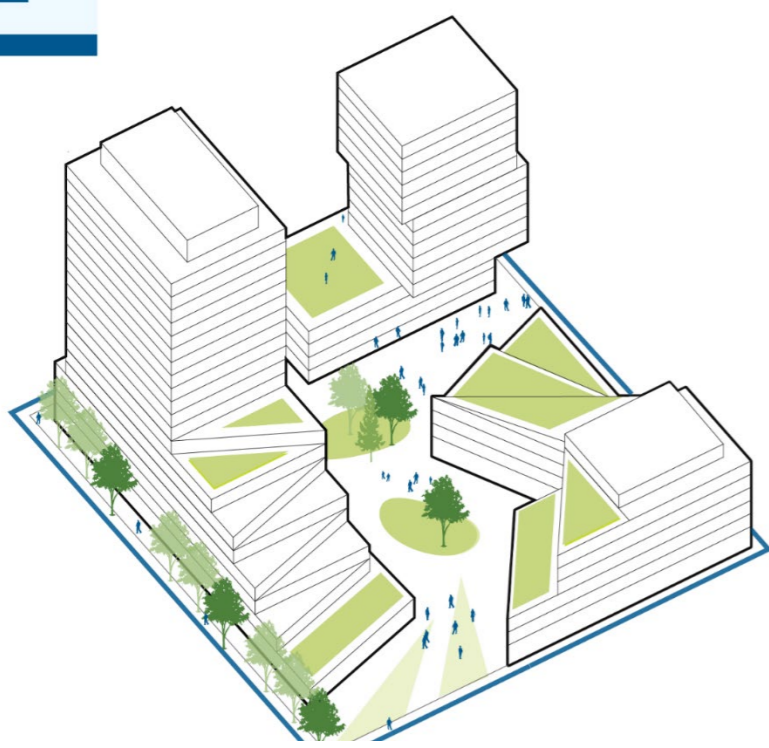
Stormwater Management Strategy

New development in Downsview will feature a decentralized stormwater management system. This system uses nature-based solutions to temporarily hold rainwater, filter it through the soil and reduce how much enters the sewer system. This helps manage water that would otherwise flow directly into storm pipes and downstream, where it could lead to flooding and damage.

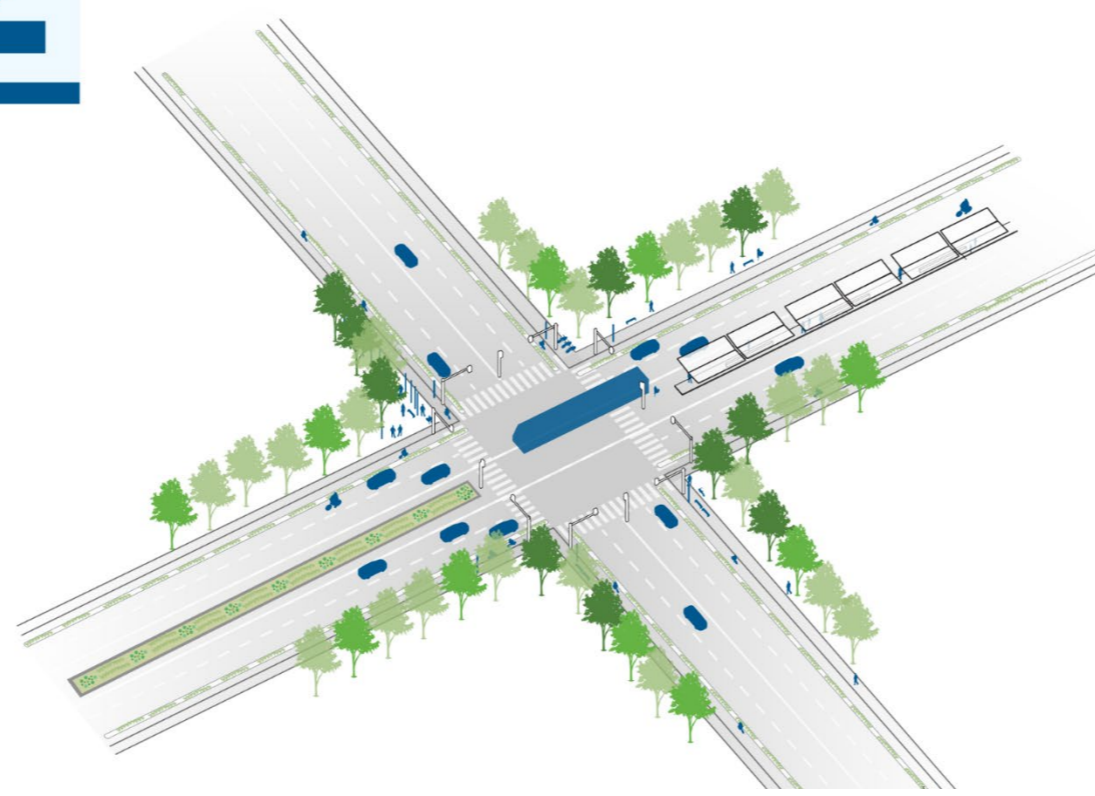
The parks will include floodable recreational features and green infrastructure, such as a soccer fields, basketball court and a rain garden, that are designed to safely flood and drain following major rainstorms.

The stormwater management system in the district is interconnected, and embraces a three-tiered system.

1



2



3



Tier 1: During typical rainfall, stormwater will be managed where it falls using green infrastructure such as green roofs and underground stormwater tanks.

Tier 2: In day-to-day storm events, stormwater will be captured and filtered through landscaped areas along the roadway.

Tier 3: In rare, major storm events, when the systems in private developments and roadways exceed their capacity, stormwater will temporarily be managed within parkland areas designed to safely hold and slowly absorb excess water.

New Parks Coming to the District

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DOWNSVIEW SECONDARY PLAN GUIDING PRINCIPLES FOR THE PUBLIC REALM

Downsview Secondary Plan was adopted by Toronto City Council in May 2024

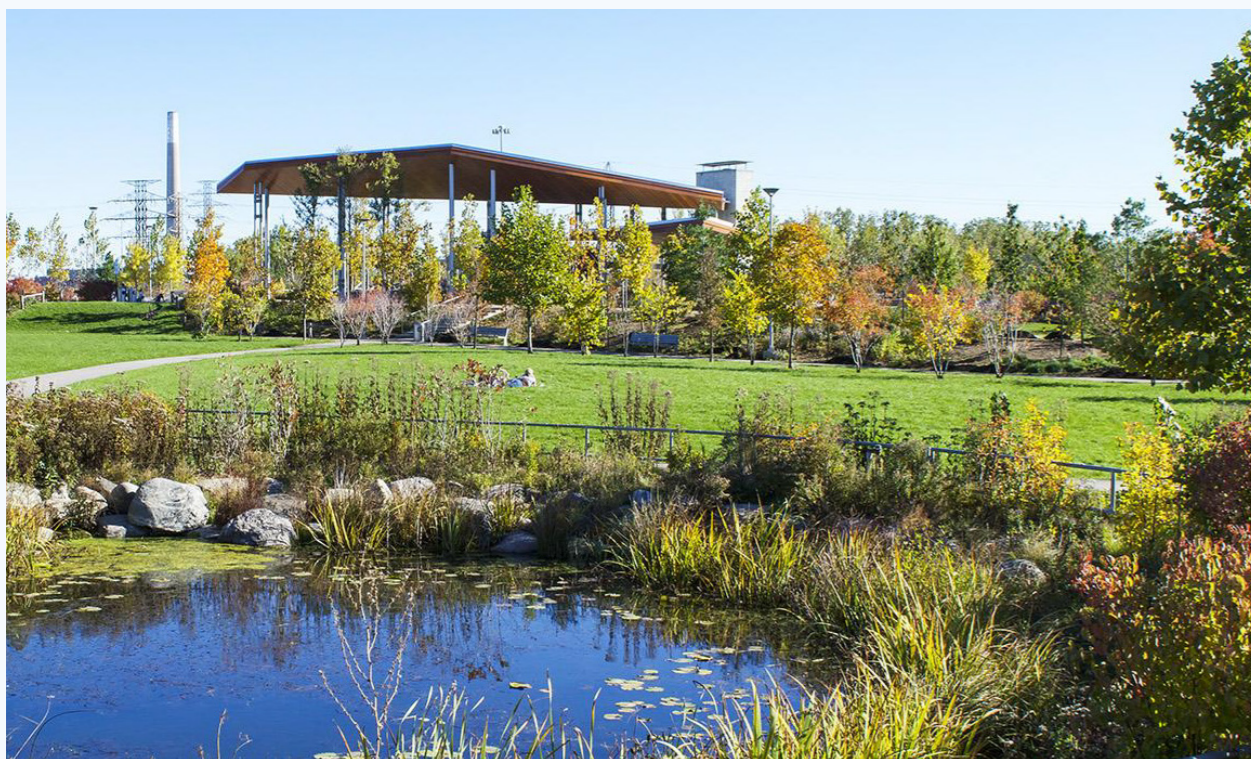
Which of the below guiding principles from the Secondary Plan would you like to see prioritized in the parks in this District?

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 a park great?

Blank space for user input.

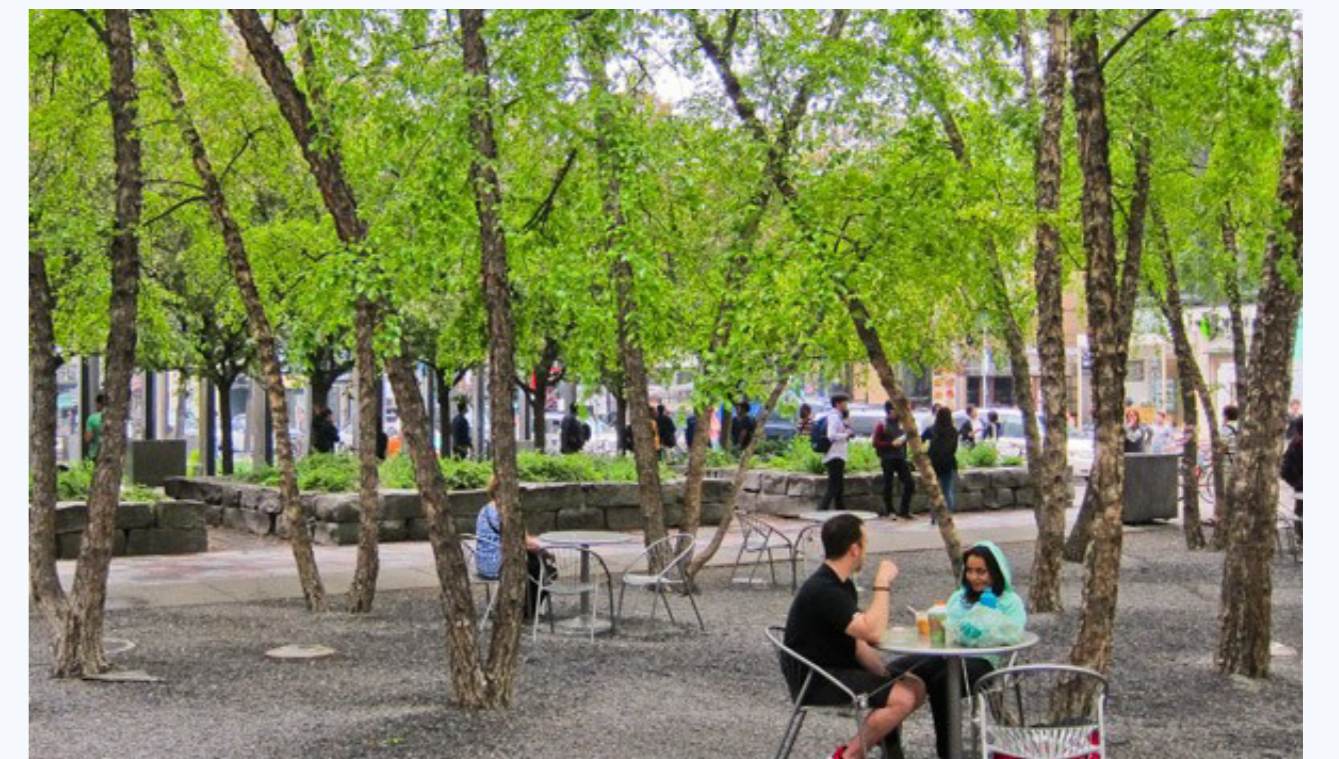
What are your favourite parks in Toronto that you'd like to see inspire the parks in this district?



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

What would you like the character of the new parks to be?

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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



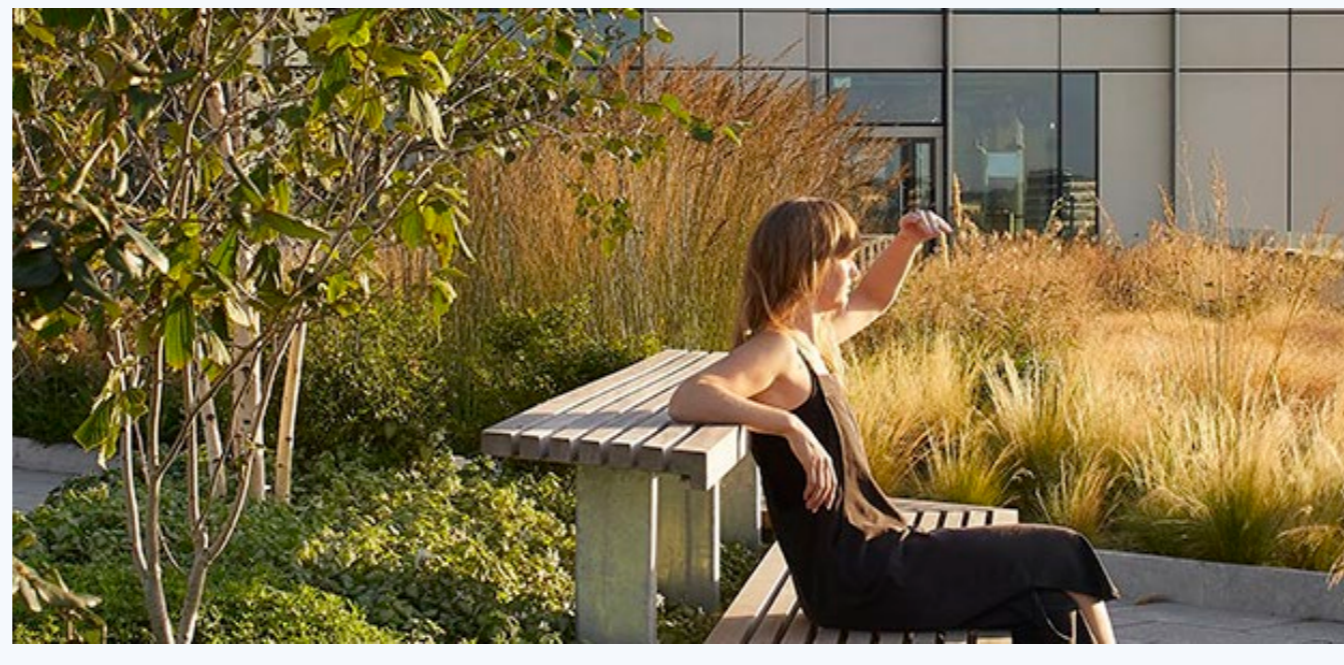
Playful: A playground for children of all ages



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:

What would you like the character of the new parks to be?

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Sports Field



Basketball Court



Tennis/Pickleball Courts



Small Skateboard Area



Dog Off-Leash Area



Playground



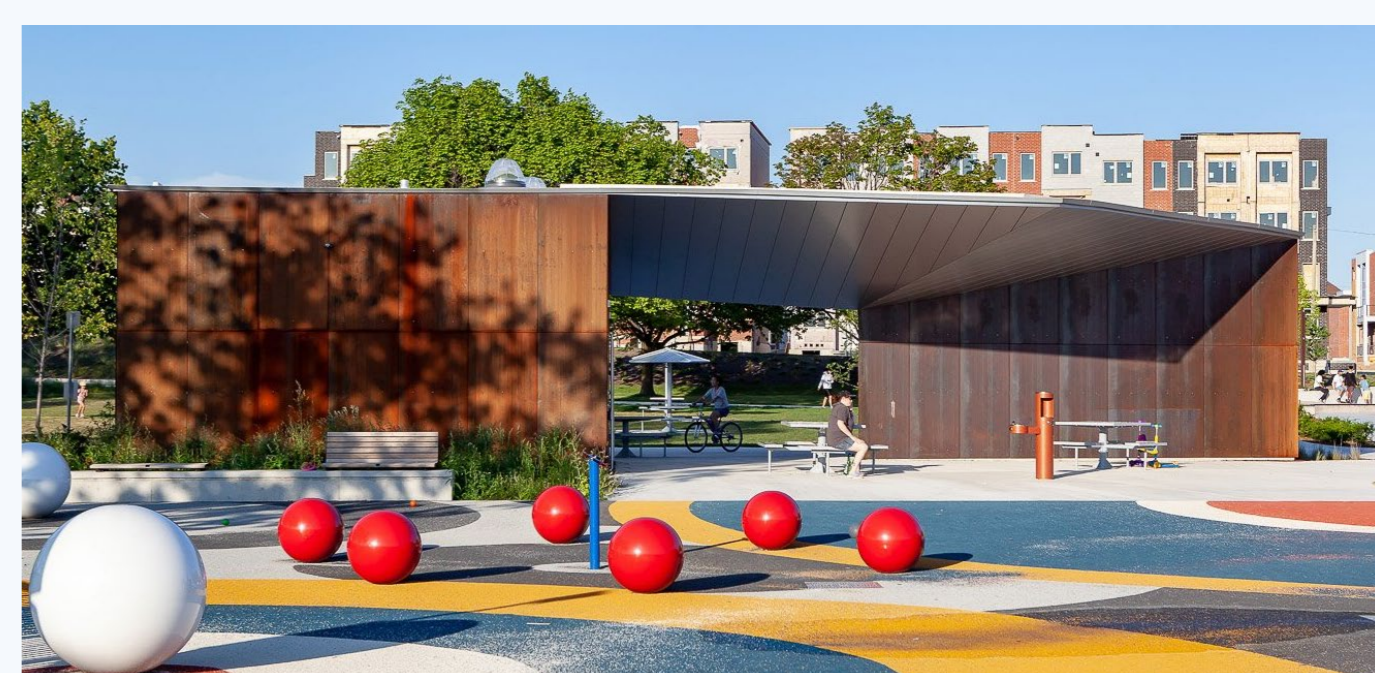
Splash Pad



Space for Community Events



Bathroom Facility



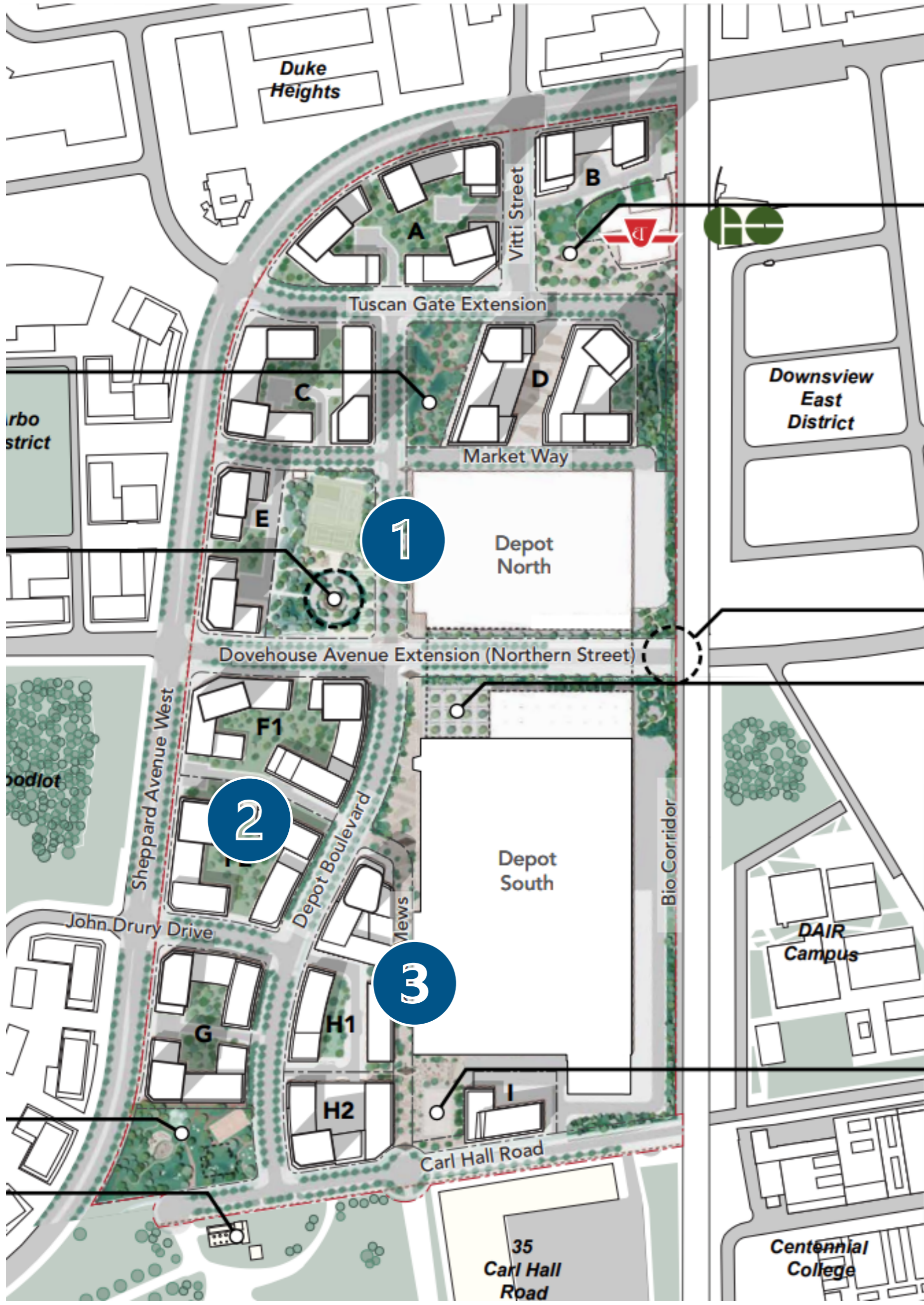
Other:

Downsview West Transportation

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Street Network



*Conceptual street network from applicant submission

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



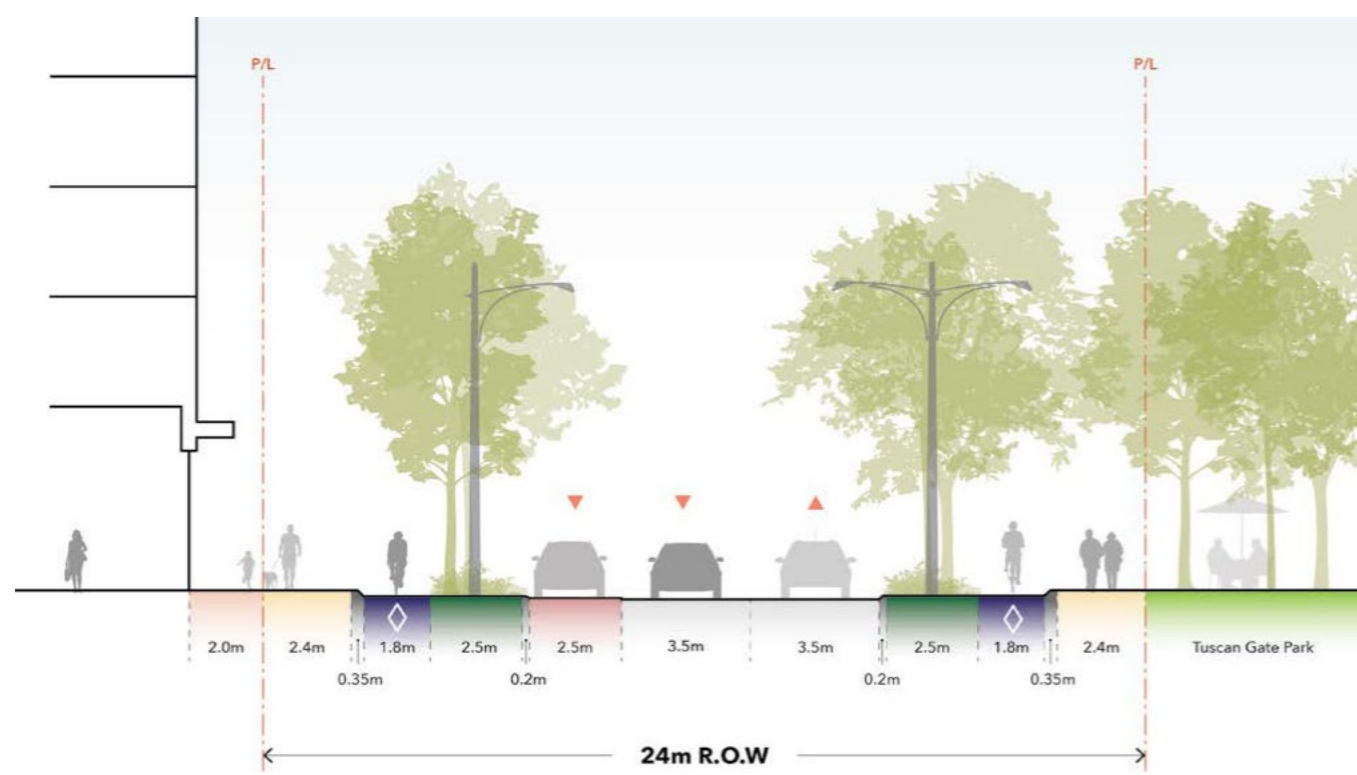
Option C – Grade Separate Active Crossing, Maintain At-Grade Vehicular Crossing



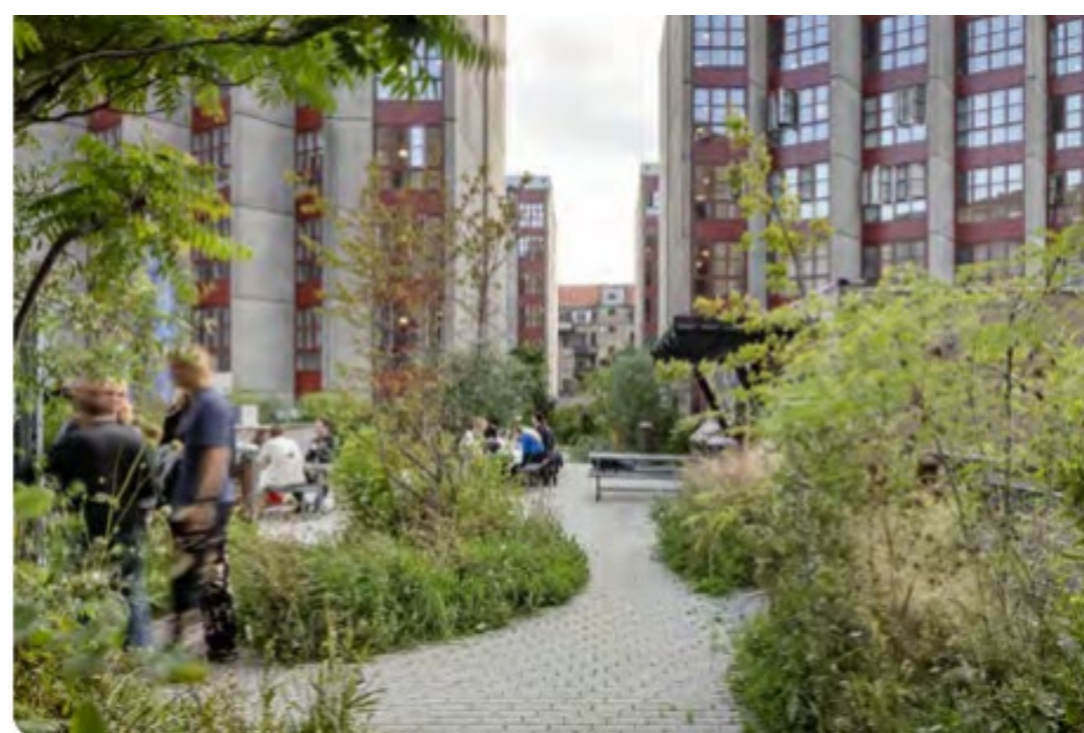
Option D – Grade Separate Active Crossing Only, Terminate Vehicular Crossing

Rail crossing options identified in the MESP

1 Depot Boulevard typical cross-section



2 Courtyard Commons



3 Depot Mews



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

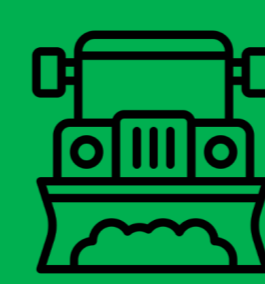
Transit Network



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

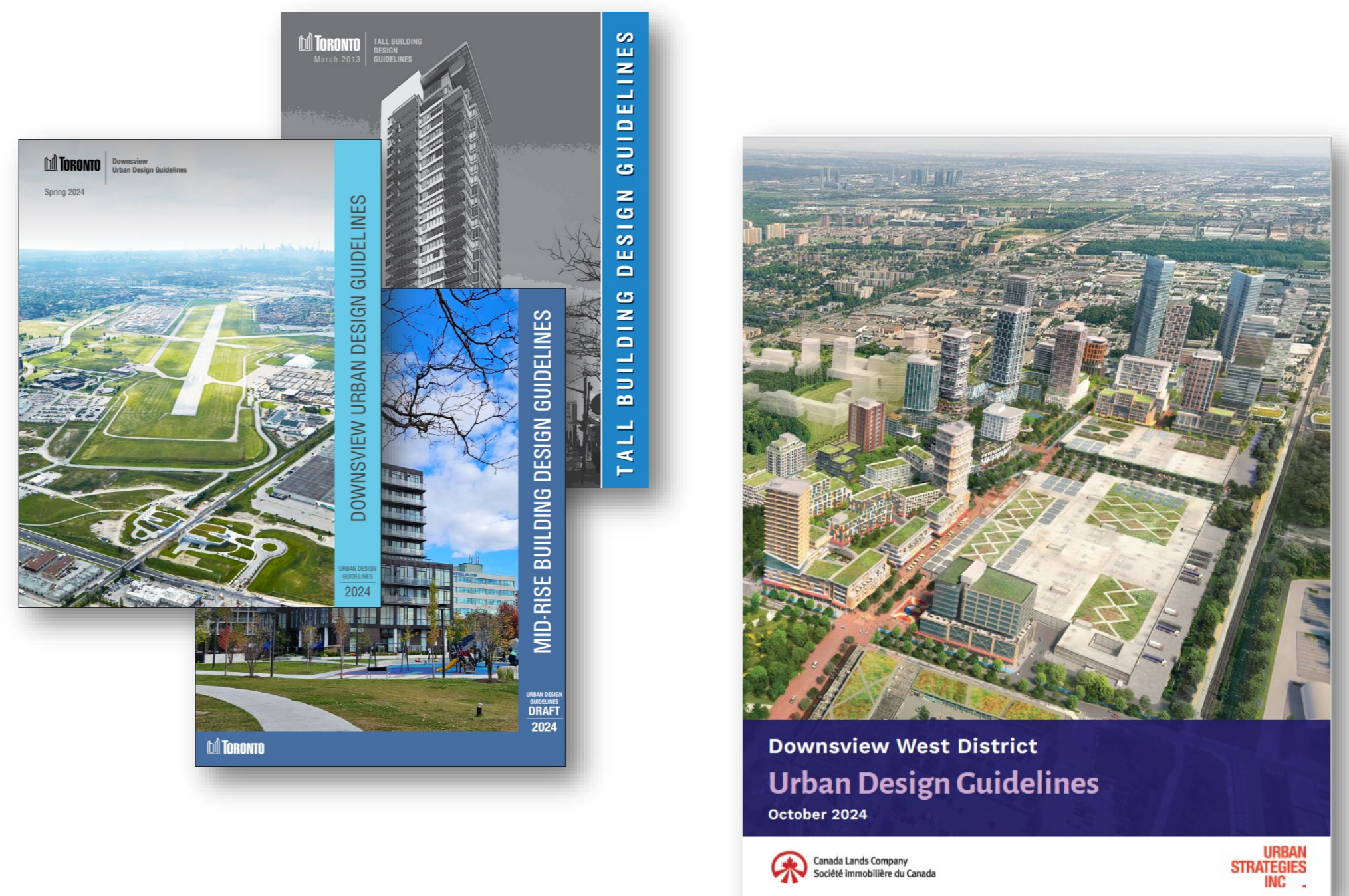
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What are district urban design guidelines?

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

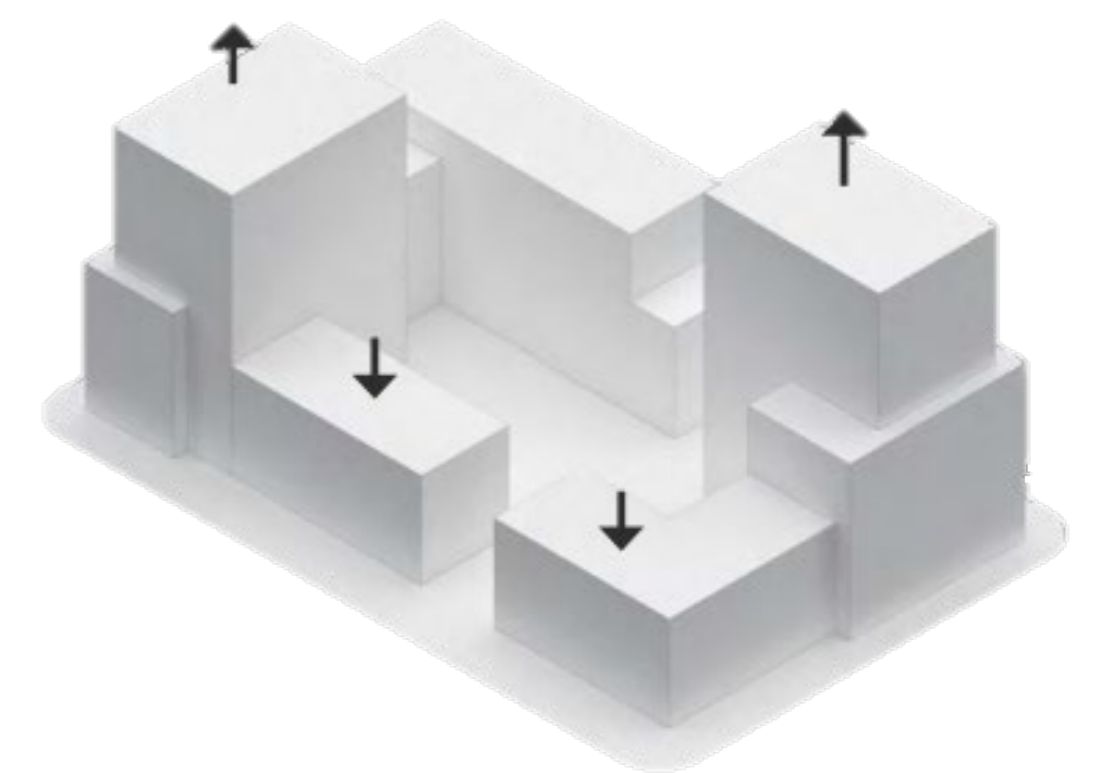
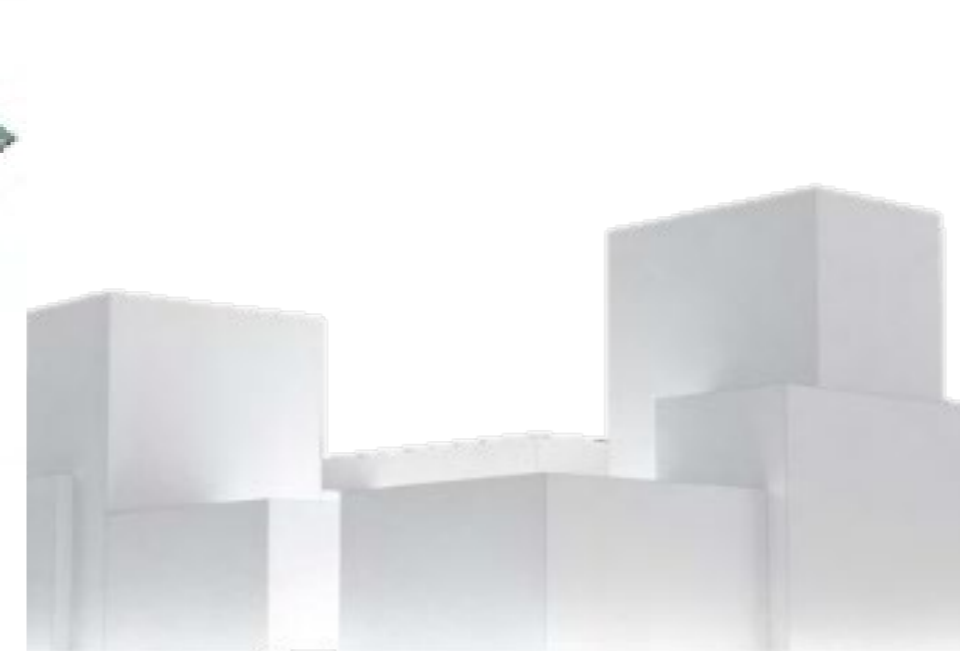
- Apply other City guidelines, including but not limited to the Mid-rise Guidelines and Tall Building Guidelines, unless otherwise noted.
- Respond to heritage buildings through respectful design, conservation, and adaptive reuse.
- Minimize pedestrian-level wind and sun/shadow to create comfortable 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.



Placemaking



Microclimate



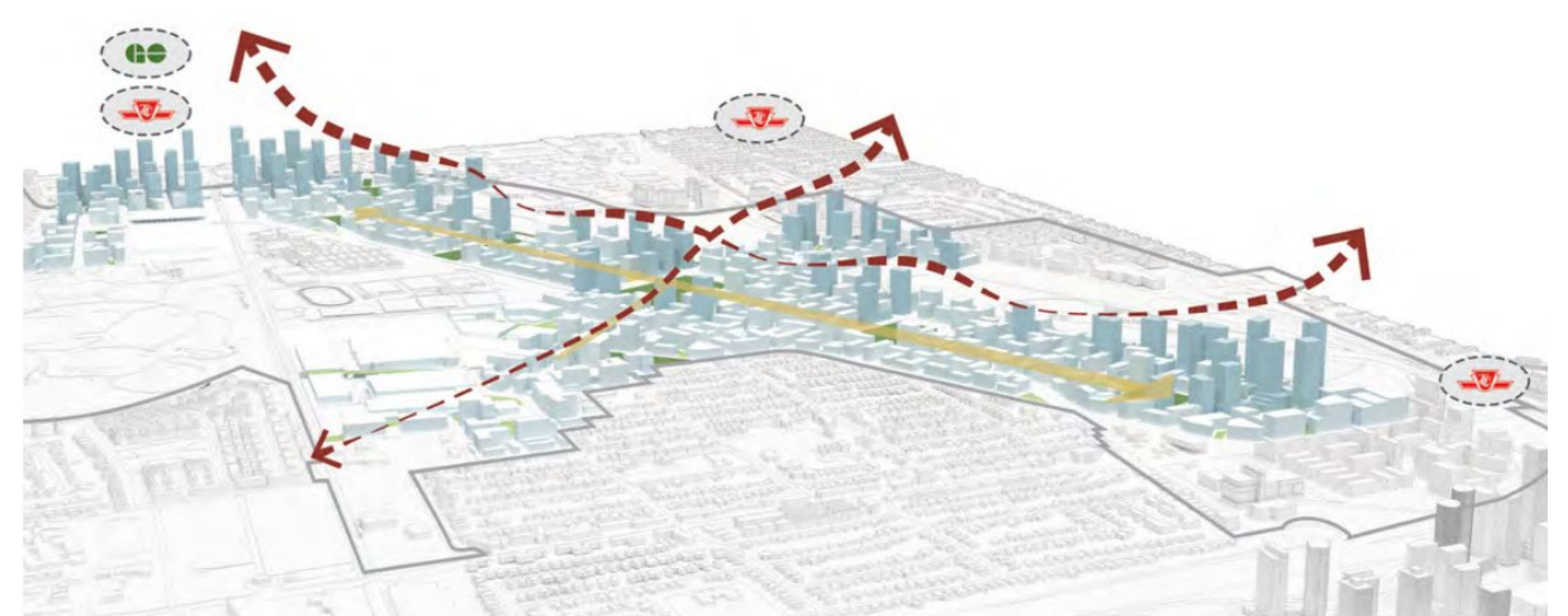
Biodiversity



Active Mobility



Stormwater management through green infrastructure



Major Streets Environmental Assessment

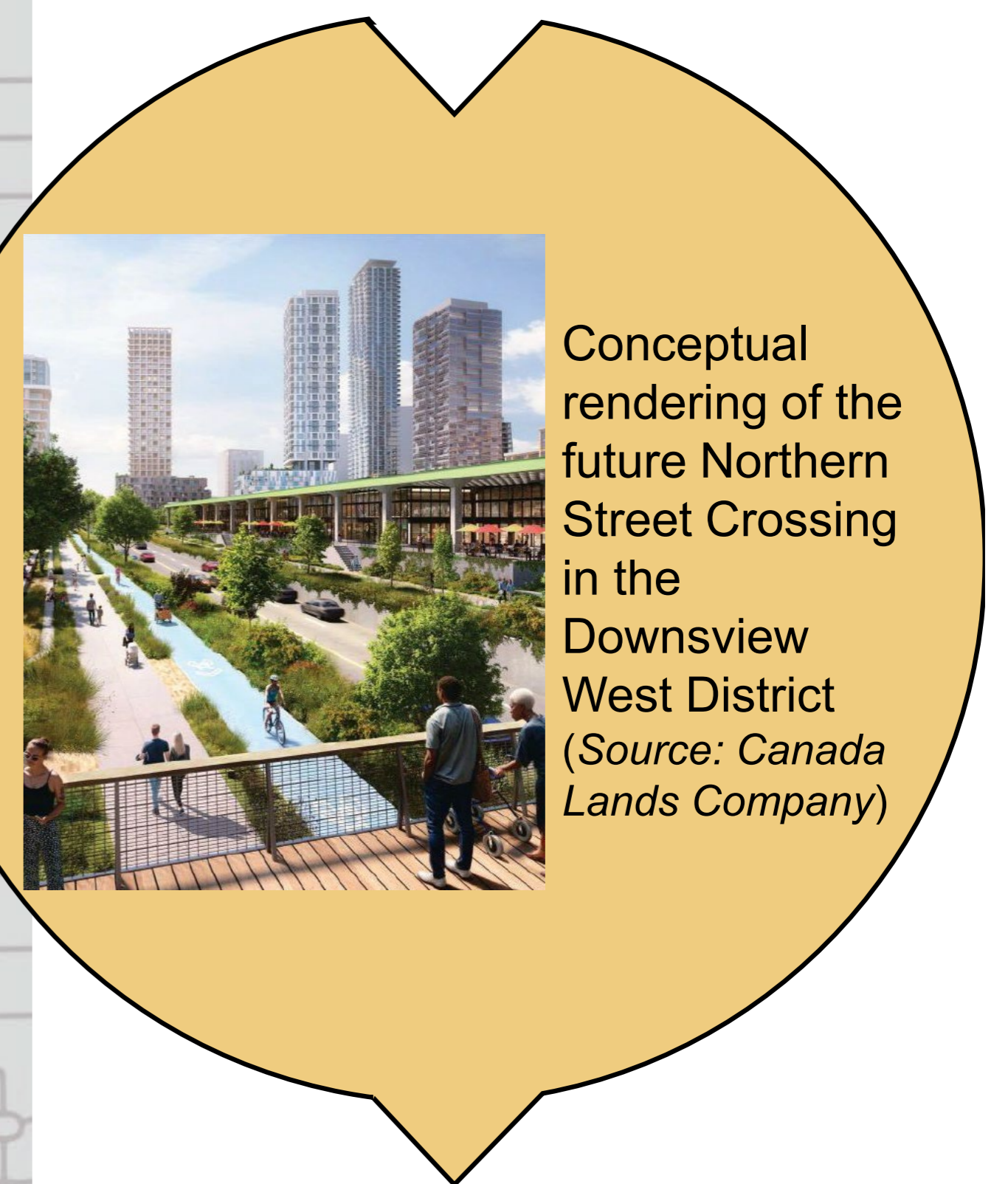
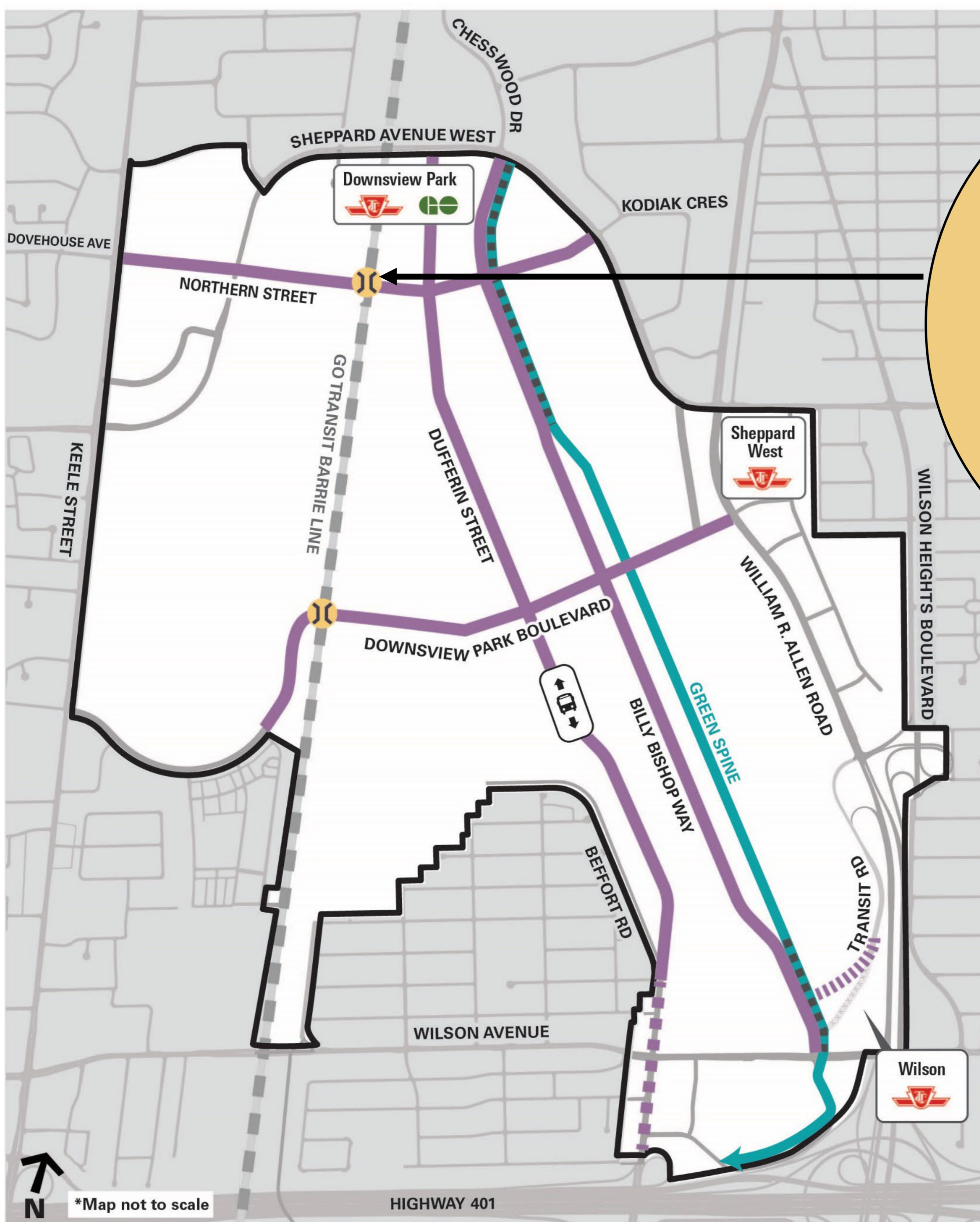
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PROJECT OVERVIEW

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 will pass through the Downsview West District Plan Area through the existing Depot Building.



Conceptual rendering of the future Northern Street Crossing in the Downsview West District (Source: Canada Lands Company)

- Study Area
- Rail Corridor
- Proposed Rail Underpass
- Public Transit Station
- Proposed Dedicated Bus Lanes along Dufferin Street*
- Proposed Major Streets
- Proposed Dufferin Street Complete Street Upgrades*
- Proposed Transit Road Re-alignment*
- Proposed Green Spine (EA Study)
- Proposed Green Spine (Non-EA Study)

*Alignment recommended in Stage 1 of Phases 3-4 EA

Major Streets Environmental Assessment

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WHERE ARE WE NOW?

Staff are currently evaluating **Alternative Designs for All Major Streets**. Evaluation results and study recommendations will be shared during the next consultation stage this Spring.

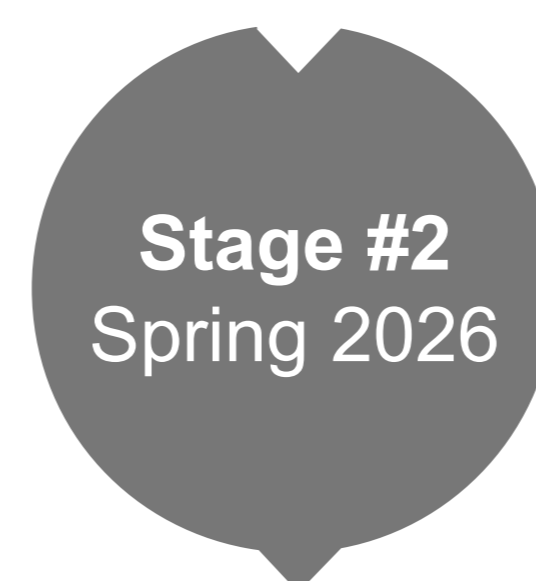


PUBLIC CONSULTATION AT A GLANCE



Early Alternative Designs Recommendations for three alignment-level decisions from the Phases 1-2 EA:

1. Continuous Dufferin St Extension alignment at Wilson Avenue
2. Re-aligned Transit Rd intersection with future Billy Bishop Way Extension
3. Dedicated bus lanes on future Dufferin Street Extension



Design Recommendations for All Major Streets with a focus on:

- Look and feel of streets
- Widths of sidewalks, bike lanes, vehicle lanes, and green infrastructure
- Underpass design
- Intersection design

MORE INFORMATION

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Learn more 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



Downsview CDP Monitoring & Evaluation

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How should we measure success?

Please comment on and/or add to the following examples.



1. Access to Housing

- % of affordable housing units
- # of supportive housing units
- # of rent-geared-to-income units



2. Access to Healthy & Affordable Food

- m² of community gardens
- # of community kitchens
- # of partnerships with Black and Indigenous organizations to steward community gardens



3. Arts, Heritage & Education

- # of festivals, fairs, markets, and events held
- \$ of awarded funding for Indigenous, Black and equity deserving artists for artist creation and programming in the Downsview area
- # of temporary and permanent public art that reflects Indigenous, Black, aerospace, and local histories



4. Access to Recreation & Community Spaces

- m² of pollinator gardens
- m² of indoor space at the community centre
- m² of space available for not-for-profit organizations

Downsview CDP Monitoring & Evaluation

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How should we measure success?

Please comment on and/or add to the following examples.



5. Access to Employment Opportunities

- # of new hires that are local residents
- # of new hires who identify as Black or equity deserving
- # of new hires who identify as Indigenous
- \$ amount spent with local and diverse businesses through the procurement process



6. Establishing an Inclusive Economy

- # of collaborations with local not-for-profit organizations, small start-ups, and post-secondary institutions to support the development of emerging technologies and promote investment and innovation
- # of participants in small business incubation
- # of commercial spaces available for micro-retail, social enterprises, and small and medium sized businesses



7. Community Safety, Health & Wellbeing

- m² of indoor space at the Indigenous-run childcare centre
- # of wayfinding tools or features that improve user experiences
- m² of library space
- m² of space in the library for a youth hub



8. Environment & Climate

- # of planned park and green spaces features specifically designed to promote urban heat mitigation
- # of measures to support urban heat mitigation
- # of participants engaged in knowledge exchange on climate resilience