

The City of Toronto hosted an Open House about the Downsview West District on the evening of March 3rd, 2026, at the Downsview Public Library from 4pm- 8pm.

The Downsview West District is subject to the policies of the Downsview Secondary Plan which was adopted by Council in May 2024. **To provide feedback at any time, please contact Perry Korouyenis (Senior Planner), contact information is below.**



What is a District Plan?

District Plans provide more detailed direction for the neighbourhoods within the Downsview Secondary Plan area. Local street networks, parks, building types and heights, community services, and infrastructure phasing are all part of a District Plan. District Plans are accompanied by Zoning By-law Amendment and Draft Plan of Subdivision applications.

Downsview West District Plan & Applications

In December, Canada Lands Company made a resubmission of their Zoning By-law Amendment and Draft Plan of Subdivision applications for the Downsview West District. The applications propose a mixed-use neighbourhood with a range of housing, employment opportunities, and community amenities. The proposal includes approximately 9,200 homes (20% affordable units), a minimum of 89,200 square metres of non-residential uses, one school, three daycares, approximately 2 hectares of public parks and 2.5 hectares of privately owned publicly accessible open spaces.

**Please note that since this meeting, CLC has resubmitted the proposal with 10% affordable units which is compliant with the minimum affordable housing requirements in the Downsview Secondary Plan.*



For more information

Downsview West Application webpage:
www.toronto.ca/1377SheppardAveW

Update Downsview webpage:
www.toronto.ca/UpdateDownsview



Contact

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Notification Area

Approximately 1460 notices were delivered within an expanded 200-metre radius of the subject lands. The event was also promoted online via the City Planning and Development Review Public Consultation website, an e-update to Update Downsview listserv subscribers, and by Canada Lands Company's e-newsletter.

Community Feedback

Parks and Recreation



- Create parks that can be changed based on community need
- Interest in seeing a variety of programming in future parks
- Preference expressed for playful and nostalgic parks with playgrounds for children of all ages and basketball courts

Community Space



- Interest in creating opportunities for community gathering spaces

Housing



- Interest in affordable ownership opportunities
- Long-term affordability should be a priority
- Existing residents in the area should be a priority group for receiving affordable housing

Traffic & Parking



- Manage traffic across the site during events
- Priority for accessible parking
- Transit stations should include a vehicle drop-off and pick-up for transit passengers

Density



- Concern about increased density near TTC stations

Cultural Heritage



- Require more recognition of the military and aerospace engineering history of the site