

**FURTHER TO AUTHORITY MEETING #2/07
To be held Friday, March 30, 2007**

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FURTHER TO:

7. CONSIDERATION OF REPORTS TO THE AUTHORITY

ITEM 7.2 - LISTED AS REPORT TO FOLLOW

**7.2 DOWNSVIEW PARK COMMUNITY SUSTAINABLE DEVELOPMENT
GUIDELINES**

46-48

TO: Chair and Members of the Authority
Meeting #2/07, March 30, 2007

FROM: Adele Freeman, Director, Watershed Management

**RE: DOWNSVIEW PARK COMMUNITY SUSTAINABLE DEVELOPMENT
GUIDELINES**

KEY ISSUE

Presentation by Mr. Tony Genco, Executive Vice President, Parc Downsview Park Inc. regarding the Downsview Park Sustainable Community Development Guidelines.

RECOMMENDATION

THAT the presentation by Mr. Tony Genco, Executive Vice President, Parc Downsview Park Inc. (PDP) regarding the Downsview Park Sustainable Community Development Guidelines be received;

THAT staff continue to review the Sustainable Community Development Guidelines and provide comments on the opportunities for Parc Downsview Park to address recent initiatives such as the City of Toronto's document titled "Change is in the Air: Toronto's Commitment to a Sustainable Future", (March, 2007), Leadership in Energy and Environmental Design (LEED) for Community Program (under development), and on the potential of Downsview Park to meet Toronto and Region Conservation Authority's (TRCA) Terrestrial Natural Heritage System Strategy targets and headwaters protection initiatives;

AND FURTHER THAT Parc Downsview Park Inc. be encouraged to set the highest standard for sustainable community development within its own boundaries and offer to the surrounding communities and the region an exceptional park resource.

BACKGROUND

In the 1994 federal budget, the Government of Canada called for the closure of Canadian Forces Base Toronto, a 644-acre (260 hectares) military base located at Downsview in the City of Toronto. Downsview Park is approximately bounded by Keele Street to the west, Sheppard Avenue to the north and Allen Road to the east. It is part of the headwaters of both the Don River and Black Creek, a tributary of the Humber River.

The federal government also announced the mandate for the Downsview Lands stating that "the existing DND-owned lands associated with the Downsview site would be held in perpetuity and in trust primarily as a unique urban recreational greenspace for the enjoyment of future generations."

With the closure of the base, the Government of Canada directed the Canada Lands Company CLC Limited (CLC), a non-agent Crown corporation, to manage the initial planning and development process for the Downsview Lands. In 1996, CLC embarked on a public planning and public consultation process to develop a concept plan for the lands that would realize the government's mandate of creating a park at Downsview. As part of this process, CLC participated in the City of Toronto's Secondary Plan study, encompassing 1,200 acres (485 hectares) of land in the Downsview area including the Downsview Park site. In 1998, the Downsview Secondary Plan (Official Plan Amendment 464) was approved by the City of Toronto and ratified by the Ontario Municipal Board in 1999.

In July 1998, CLC Downsview Inc., later renamed Parc Downsview Park Inc. was incorporated as a subsidiary of Canada Lands Company Ltd. to take responsibility for the ongoing development and management of the Downsview Lands. In February, 1999 a twelve-member Board of Directors was appointed and PDP formally assumed responsibility for the Downsview Lands.

One of the first initiatives undertaken by PDP was the Downsview Park International Design Competition. The objective of the competition, which commenced in the summer of 1999, was to create a schematic design for the park that would realize the vision for Downsview Park. These lands represent one of the largest urban redevelopment projects in Canada. Since 1996, progress has been made to create a unique urban recreational greenspace at Downsview; however, the development of Downsview Park is a long-term project and plans for the lands will continually evolve.

TRCA staff has participated in the planning and implementation of the park including the conceptual design process, habitat restoration, stormwater management and Earth Day activities. TRCA currently rents office space at PDP for staff in a number of sections including watershed management, education, marketing and communications, volunteerism and diversity, and sustainable communities.

In December 2006, a draft paper titled, "Sustainable Community Development Guidelines" was released by PDP. It was created to assist with the implementation of Canada's national urban park in the Greater Toronto Area. The guidelines will be applied over the entire life cycle of the projects at Downsview Park to ensure that sustainable practices in its design, procurement, construction, operations and maintenance are achieved.

The Downsview Park planning process and guidelines have been developed from workshops and participation by experts in park development and sustainable design from across Canada. The guidelines apply to all development activities in Downsview Park including projects undertaken by Parc Downsview Park Inc., and by private/third party proponents.

As the reference to 'guideline' implies - they are intended to give direction to the character of innovative development while allowing for interpretation and a process of creative problem solving. In many cases, the guidelines provide examples of how the intent can be realized. In its development review and procurement process, PDP will utilize an evaluative mechanism that allows development participants enough flexibility to propose solutions that can achieve similar objectives through various alternatives available. Projects undertaken by PDP will utilize these guidelines, and private or third-party proponents who wish to partner with PDP in the development process will compete on the basis of how well the objectives of the guidelines are met. The foundation of the guidelines is a commitment to innovative sustainable development that touches upon all aspects of healthy community building and addresses environmental, sociocultural and economic issues.

Best sustainable practices and strategies in the guidelines include LEED, compact development, land use diversity, recreation, plants and wildlife, urban agriculture, architecture of landmarks, art, parking, lighting, building, energy, water, solid and organic waste and housing diversity.

Downsview Park is the opportunity to set high standards and demonstrate leadership in the realm of sustainable community planning, design and implementation. Recent announcements such as funding for the subway extension and the City of Toronto's program titled "Change is in the Air: Toronto's Commitment to a Sustainable Future" are exciting new initiatives that may contribute to the Downsview Park vision. TRCA staff is also working on innovative projects at a number of locations in the jurisdiction including greenroof research, rain harvesting and energy conservation. This information will be shared with PDP to assist with the transformation of the park into a national showcase of sustainable community design and technology.

Copies of the Downsview Park Sustainable Community Development Guidelines are available on line at www.pdp.ca.

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