



Downsview West District

Community Meeting

December 13, 2022

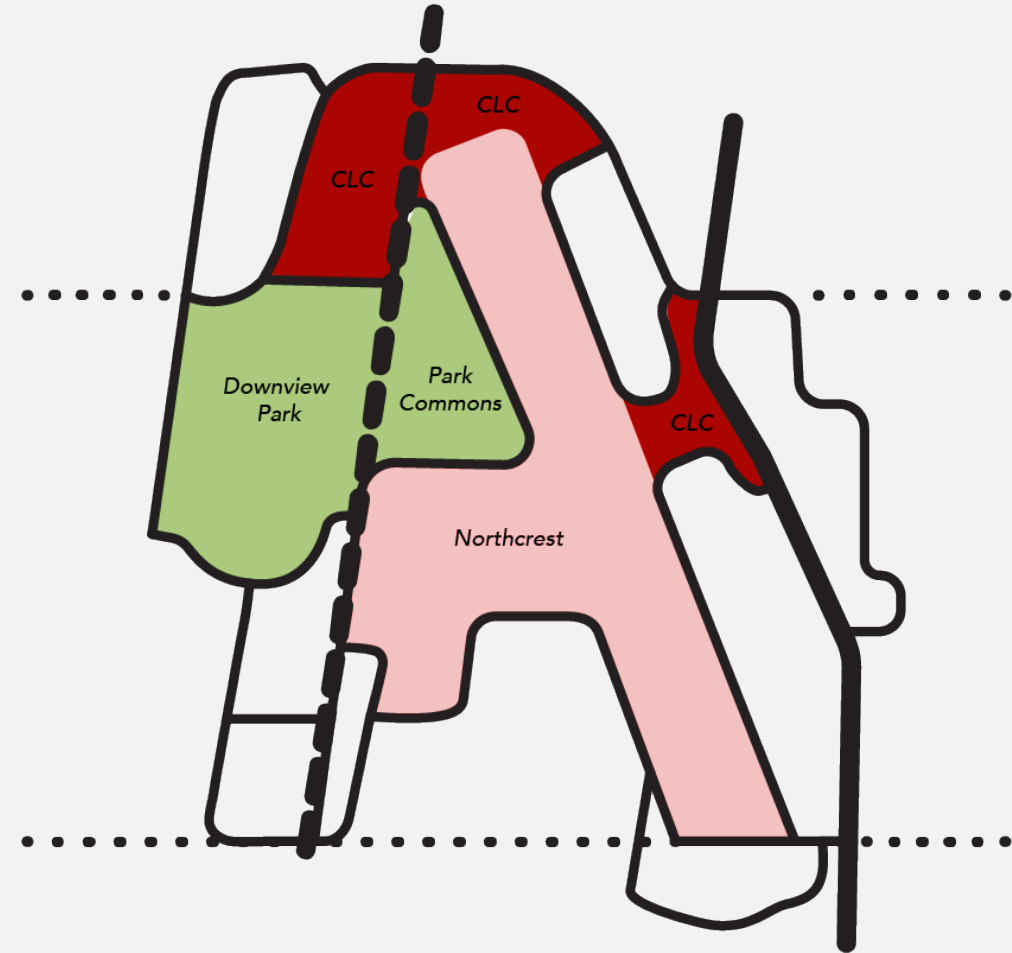


01

Canada Lands Company

Canada Lands Company

Canada Lands Company ("CLC") is a self-financing federal Crown corporation that specializes in real estate, development and attractions management. CLC is responsible for over 500 acres of land in Downsview of which 150 acres is part of the Framework Plan lands and 291 acres consists of passive park and active commons. CLC is committed to investing in this community and building on the Downsview West's legacy, while listening to and collaborating with all stakeholders.



Our Commitment

The redevelopment at Downsview represents a unique opportunity to reconsider the potential of this large site, strategically located in a growing city and region.

As the current owners of this land, we have a responsibility to protect it, manage it wisely and ensure it achieves its potential to strengthen the city and local neighbourhoods.

As we embark on this process we are dedicated to **responsible development** that reflects what makes Toronto great, respects Indigenous culture and traditions and ensures that sustainability, resilience, equity and inclusion are embedded in everything we do.

We are committed to innovating to deliver on our vision and we look forward to working together with local communities, rights-holders and stakeholders on this journey.



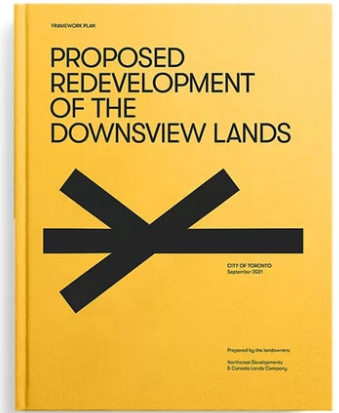
Canada Lands Company
Société immobilière du Canada

02
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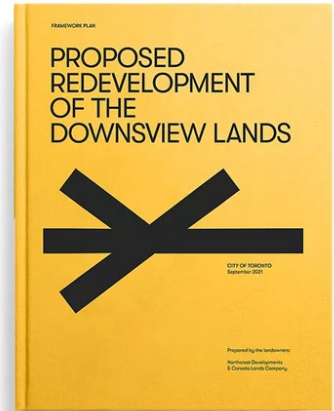
Delivering on the Framework Plan Vision

The Framework Plan establishes a Vision for an evolving ecosystem at Downsview

Together we are creating an urban mosaic: a reflection of Toronto's distinctive diversity. We imagine a place to play and gather — a place to explore, work, and innovate. It will be an ecosystem where people and nature thrive and evolve together.



The Downview West District Plan is a tool to implement the Vision and six Guiding Principles of the Framework Plan.



Establishing Complete Connected Communities



Achieve Inherent Sustainability & Resilience



Cultivating City-Nature



Connecting People & Places



Embedding Equity & Accessibility

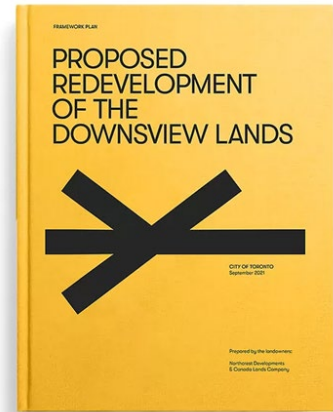
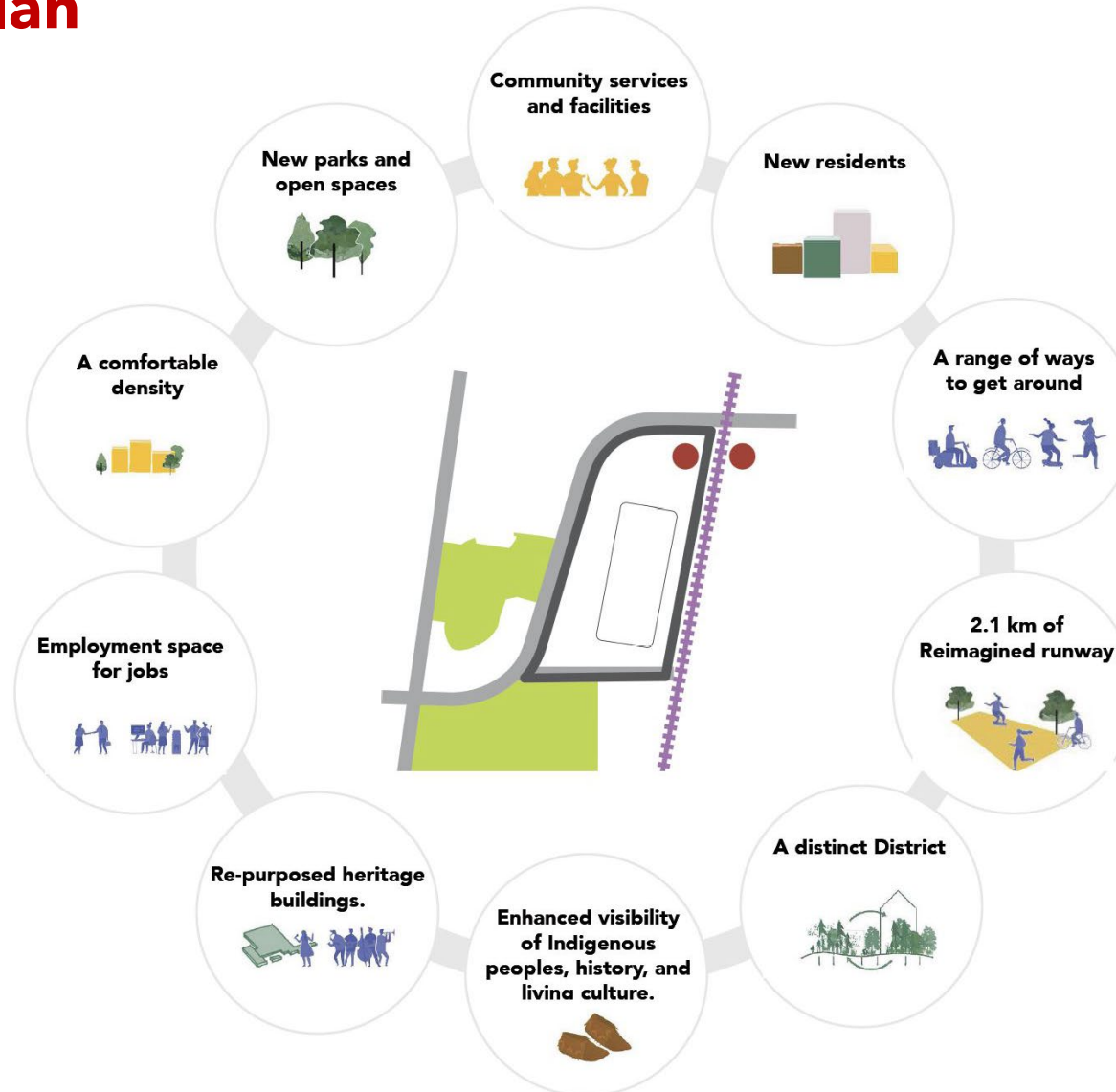


Honoring the Uniqueness of the Place and its Peoples



The District Plan

The Downsview West District will deliver many of the key outcomes of the Framework Plan



Community Engagement Principles

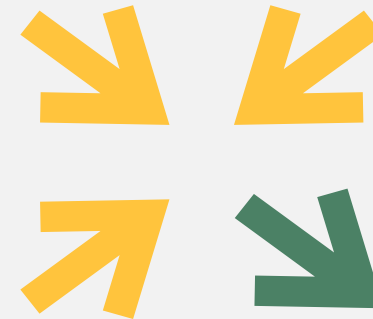
To ensure the District Plan serves the future communities of Downsview West, CLC is committed to continuing meaningfully engagement with local communities, Indigenous rights-holders and stakeholders to create a place where everyone can live, work, play and learn.

To that end, we have established the following engagement principles:

- **Start early** and **build on** established feedback, relationships, and credibility
- Share **clear information** that builds **awareness** and **excitement** about the process
- Create **opportunities** for a **diverse** range of **local** perspectives
- Bring an **equity lens**, reaching audiences who are under-represented and/or are affected by development
- Demonstrate **commitments** to **allyship** and **advance reconciliation** with rights-holders and Indigenous communities

Community
& Stakeholder
Priorities

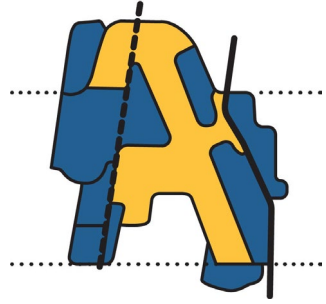
Public Policy
Priorities



Landowner
Priorities

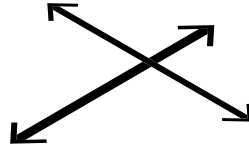
Complete
Communities

PLANNING PROCESS



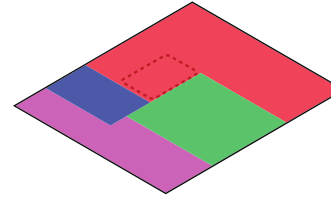
Secondary Plan/Framework Plan
Environmental Assessment Phase 1 & 2
Community Development Plan
id8 Application

Streets



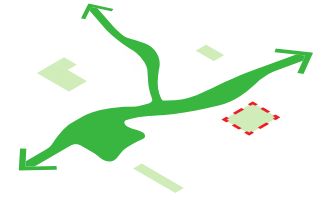
Major Street Network

Land Use + Buildings

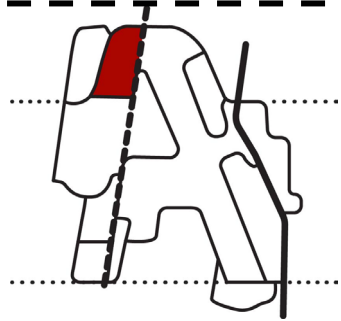


Land Use, density

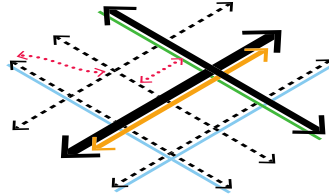
Parks + Open Space



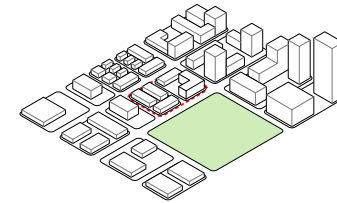
Open Space Network



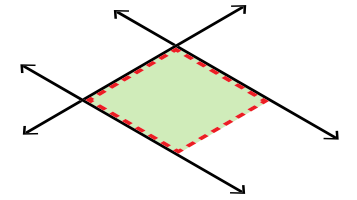
District Planning



Local Streets

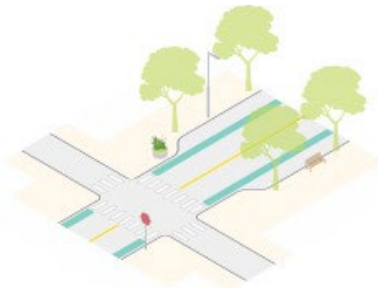


Building height, # of units

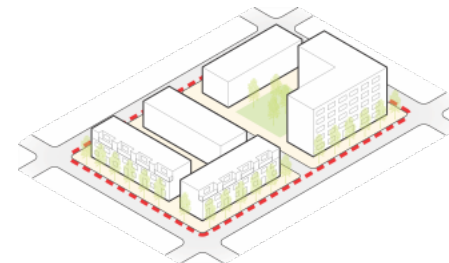


Park Location, Size and Programming

Detailed Design
Site Plan Approval
Later EA phases



Street Details



Architectural Design



Detailed Park Design

Where We Are Now

Downsview West District Engagement Process



Connected Downsview Processes

id8 Downsview

2 Town Halls per year + 4 Community Resource Group Meetings per year

Update Downsview

Next activities expected to take place in Spring 2023

MESP

Future City-led activities + EA Community Information Session #2 in Spring 2023

03

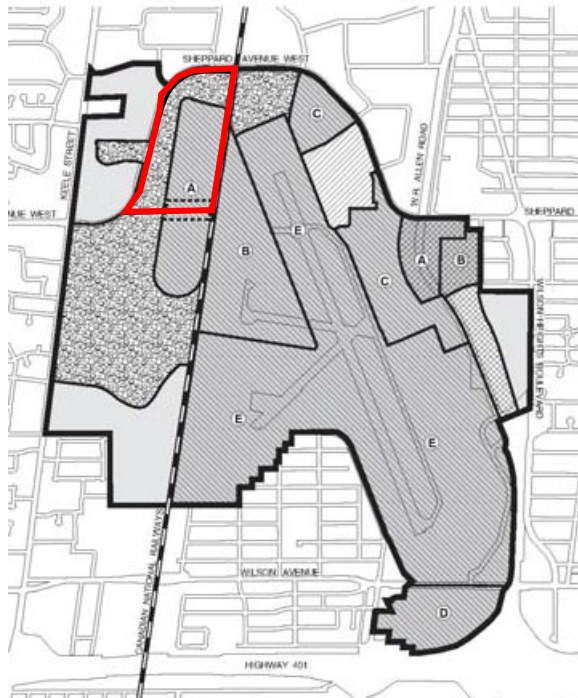
Getting to Know the Site

THE SITE

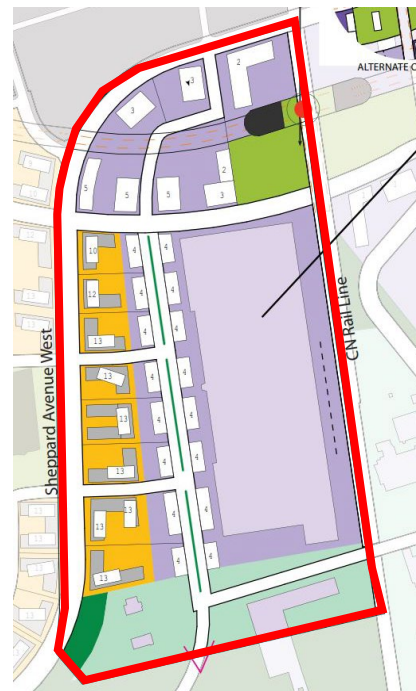


The Downsview West District has been studied and planned several times over the last 20 years. Each update has responded to a major change in the context, including the anticipated decommissioning of the airfield.

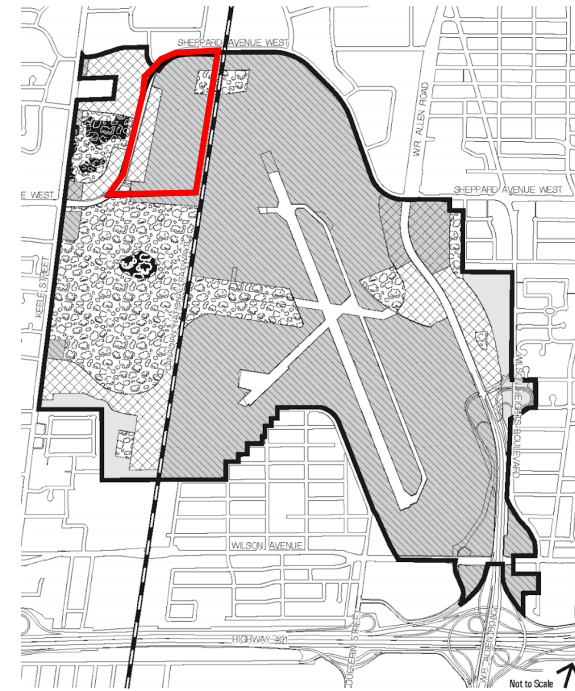
The 2021 Framework Plan proposes a new future for this area, building on the work that has gone before.



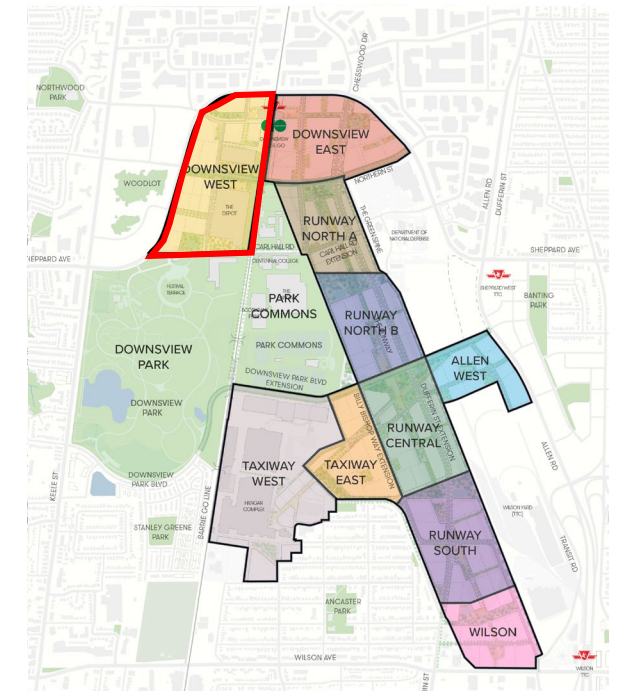
1999 Downsview Area Secondary Plan



2009 Downsview Area Secondary Plan Review



2011 Downsview Area Secondary Plan



2021 Downsview Framework Plan Proposal

The Framework Plan sets the stage:



29.6

Hectares of land



2.75

Proposed *FSI



6,000+

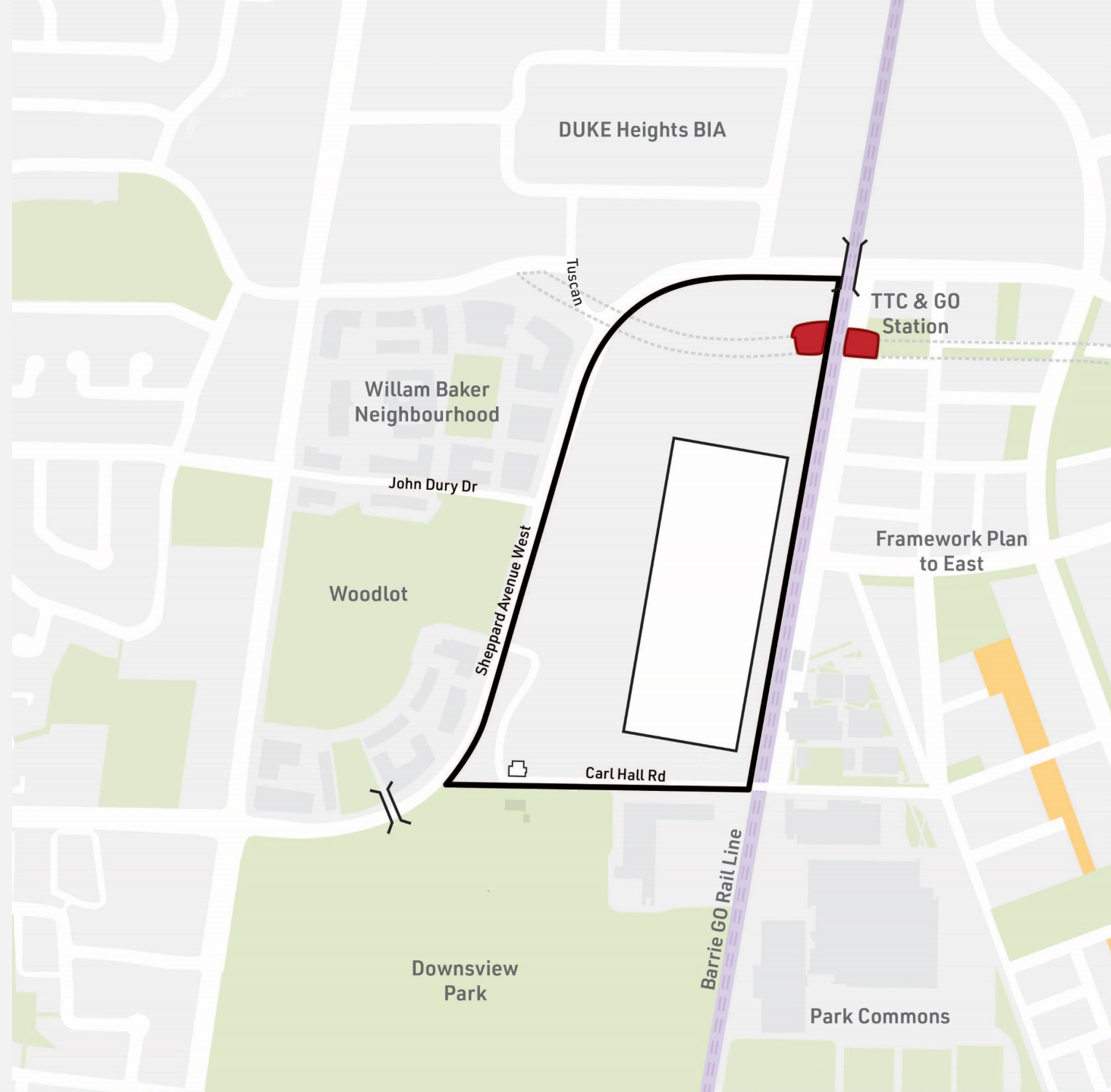
Estimated
Jobs



13,000+

Estimated
Residents

*Floor Space Index



Downsview West presents a big community-building opportunity in Toronto:

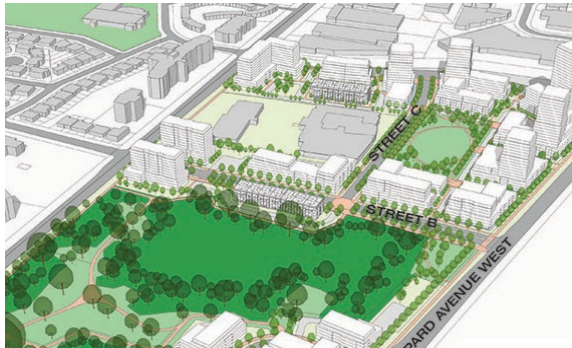
22.3

Hectares of land
East Bay Front



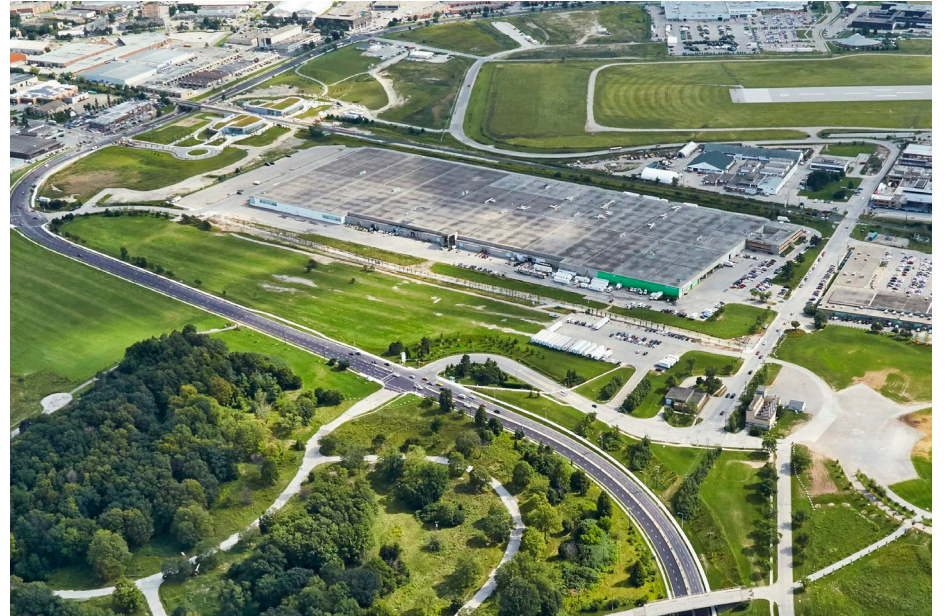
25

Hectares of land
William Baker
Neighbourhood



27.9

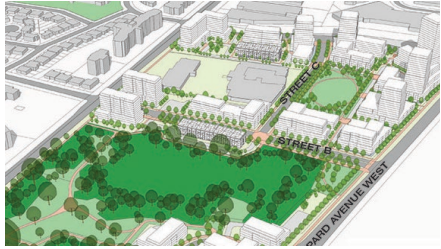
Hectares of land
Regent Park



29.6

Hectares of land
Downsview West

The Site is surrounded by diverse and interesting conditions at its edges:



1. William Baker Neighbourhood and Woodlot



2. Duke Heights BIA



3. Downsview Park



4. Centennial College and D.A.I.R Innovation Centre



5. Park Commons



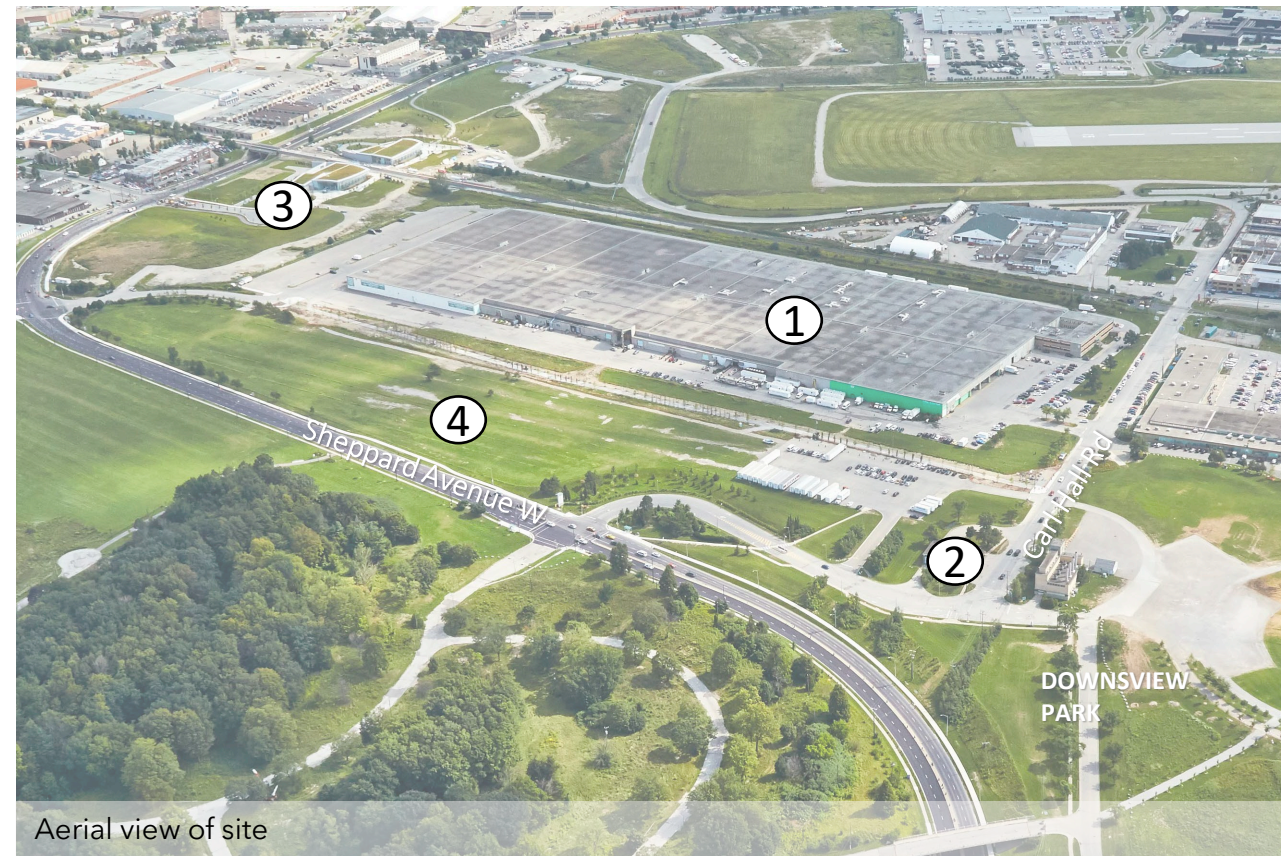
6. Framework Plan Lands



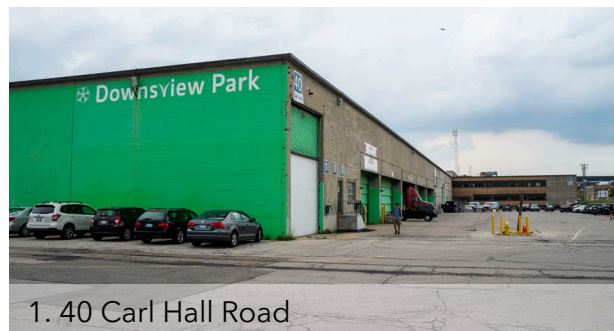
Aerial view of site

Downsview West has a direct relationship to both Downsview Park and a major transit station

There are several other key considerations for District Planning. Let's explore!



Aerial view of site



1. 40 Carl Hall Road



2. Fire Hall



3. Downsview Park TTC/GO Station



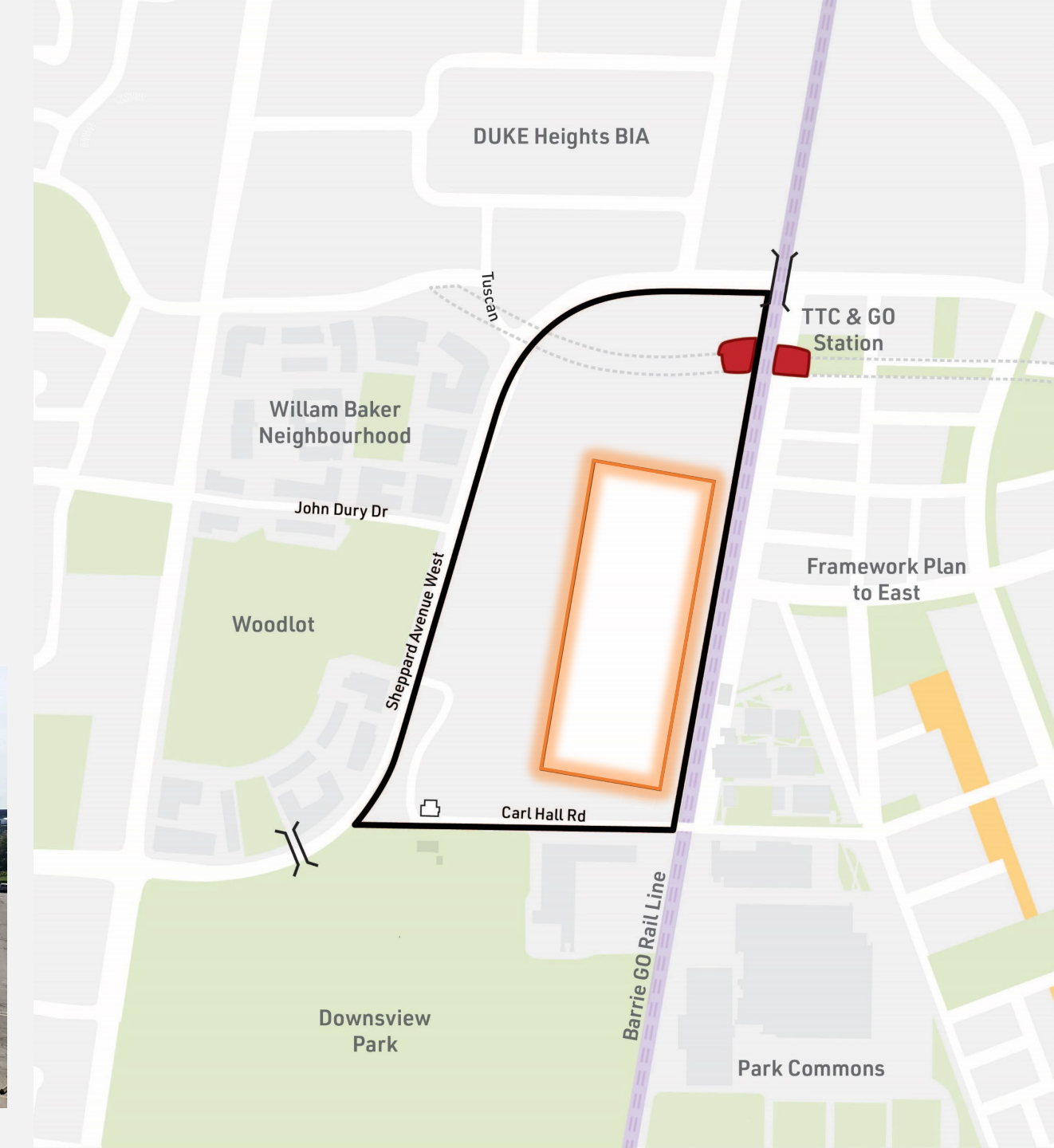
4. Vacant land along Sheppard Avenue

PHYSICAL CONSIDERATIONS

40 Carl Hall Road

40 Carl Hall Road (formerly known as Building 151) is a one-storey, former military supply warehouse that has been repurposed for commercial and light industrial uses.

At over 800,000 square feet, it is the size of approximately 11 soccer fields!



40 Carl Hall Road currently accommodates interim uses including film studio, office, market and warehouse space. It is a unique asset with potential for adaptive reuse.



40 Carl Hall Road exterior



40 Carl Hall Road Interior building space

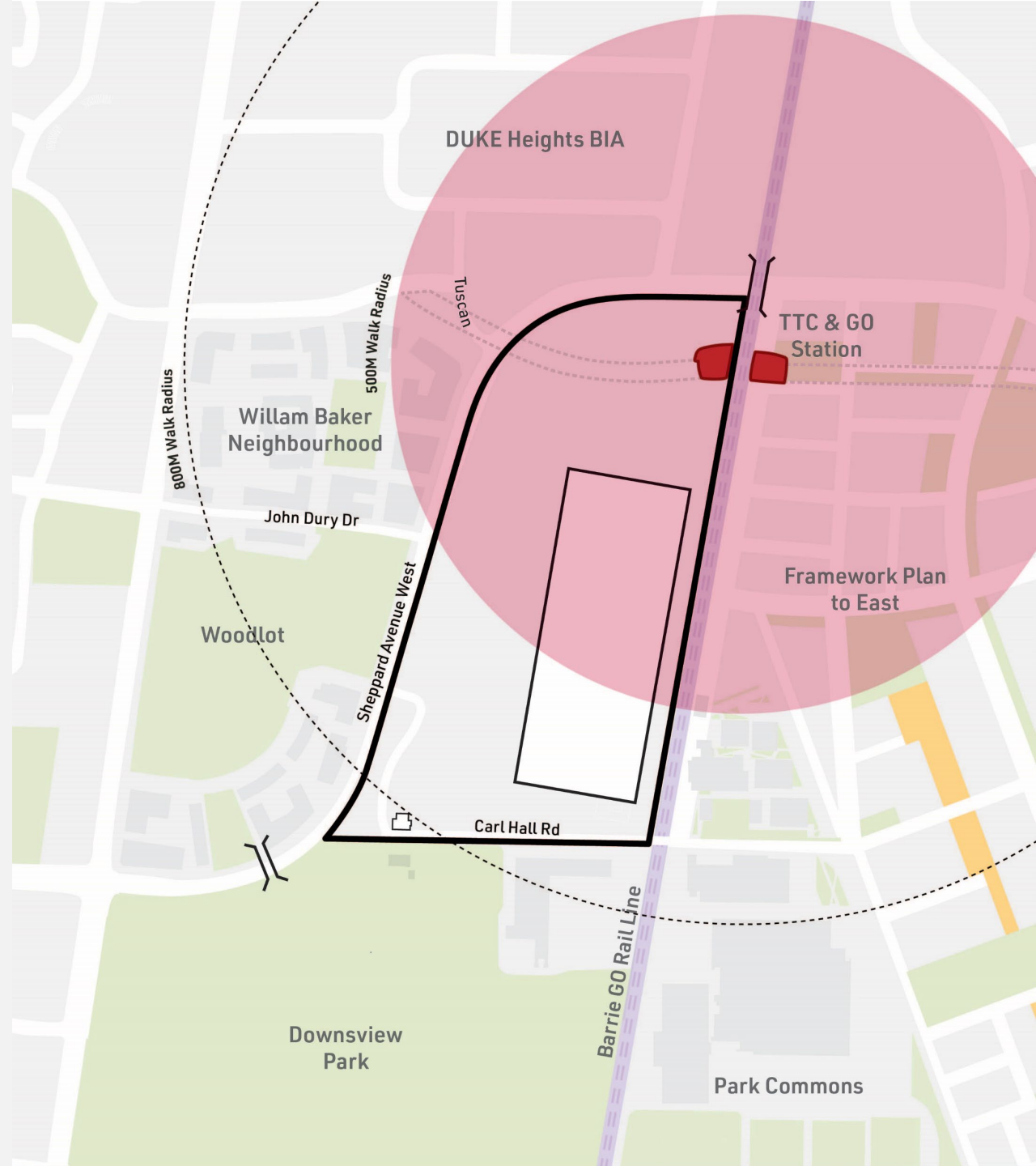


Market inside 40 Carl Hall Road building

PHYSICAL CONSIDERATIONS

Significant Investments in Transit

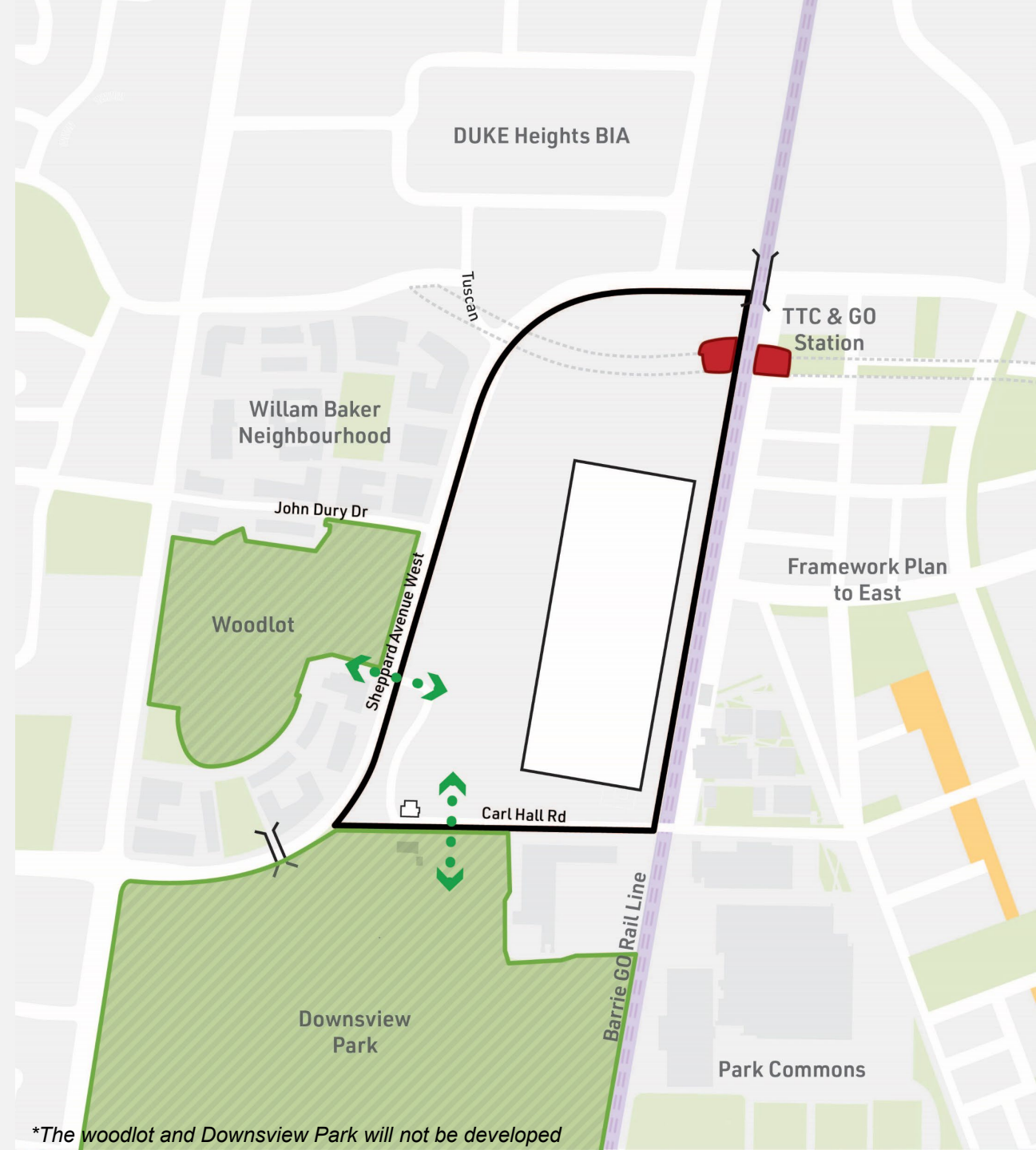
The site is served by Downsview Park Station, on the Yonge-University subway/Barrie GO line. The station is underutilized relative to the rest of the subway system. The District Plan presents an opportunity to leverage existing transit by providing more jobs and housing.



PHYSICAL CONSIDERATIONS

Access to Downsview Park

The District connects directly with Downsview Park, which serves as a regional destination and local amenity. Future development of the District is an opportunity to reinforce and enhance connectivity to Downsview Park.

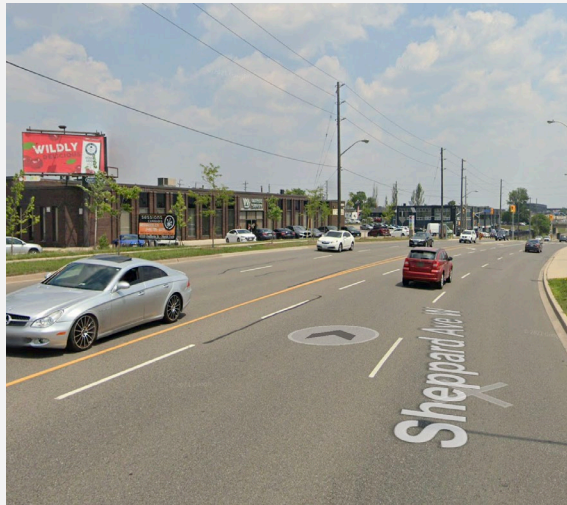


*The woodlot and Downsview Park will not be developed

PHYSICAL CONSIDERATIONS

Sheppard Avenue Edge

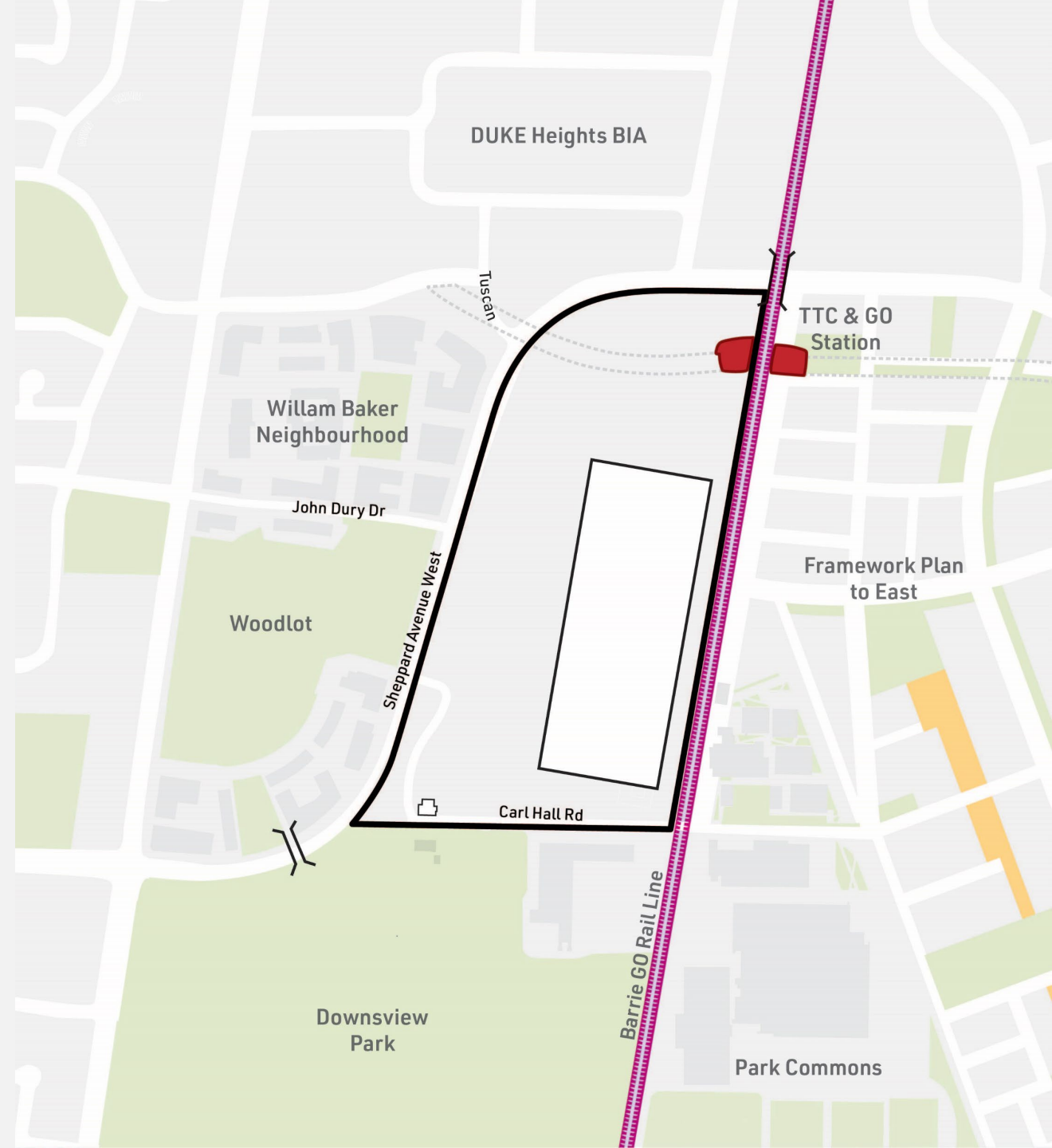
To the north and west, the District is bound by Sheppard Avenue West. The street is heavily used by private vehicles and TTC buses, but the pedestrian environment is challenging. Significant grade changes are also a challenge for pedestrian connectivity and experience.



PHYSICAL CONSIDERATIONS

Active Rail Line





The GO Rail line runs at grade along the eastern boundary of the District, creating a barrier between the east and west. Carl Hall Road is the only existing vehicular connection across the rail line between Sheppard and Wilson.



04

Initial Structuring Moves

An emerging structure for the District suggests four distinct yet interconnected places to live, work, play and learn. Let's break it down!

-  Sustainable, Compact Live-Work Neighbourhood
-  Innovation Corridor Along Carl Hall Road
-  Comfortably-Scaled Neighbourhood
-  Adaptive Reuse of 40 Carl Hall Road (formerly known as Building 151)



Sustainable, Compact Live-Work Neighbourhood



Innovation Corridor Along Carl Hall Road



Enhanced pedestrian activity, Canbarra, Australia



Container Mall, Christchurch, New Zealand



Container Mall, Christchurch, New Zealand



Comfortably-Scaled Neighbourhood



Mid-rise residential buildings, Seattle, Washington



Comfortable density, Victoria, British Columbia



Diverse housing types, Canary District, Toronto



Comfortable density

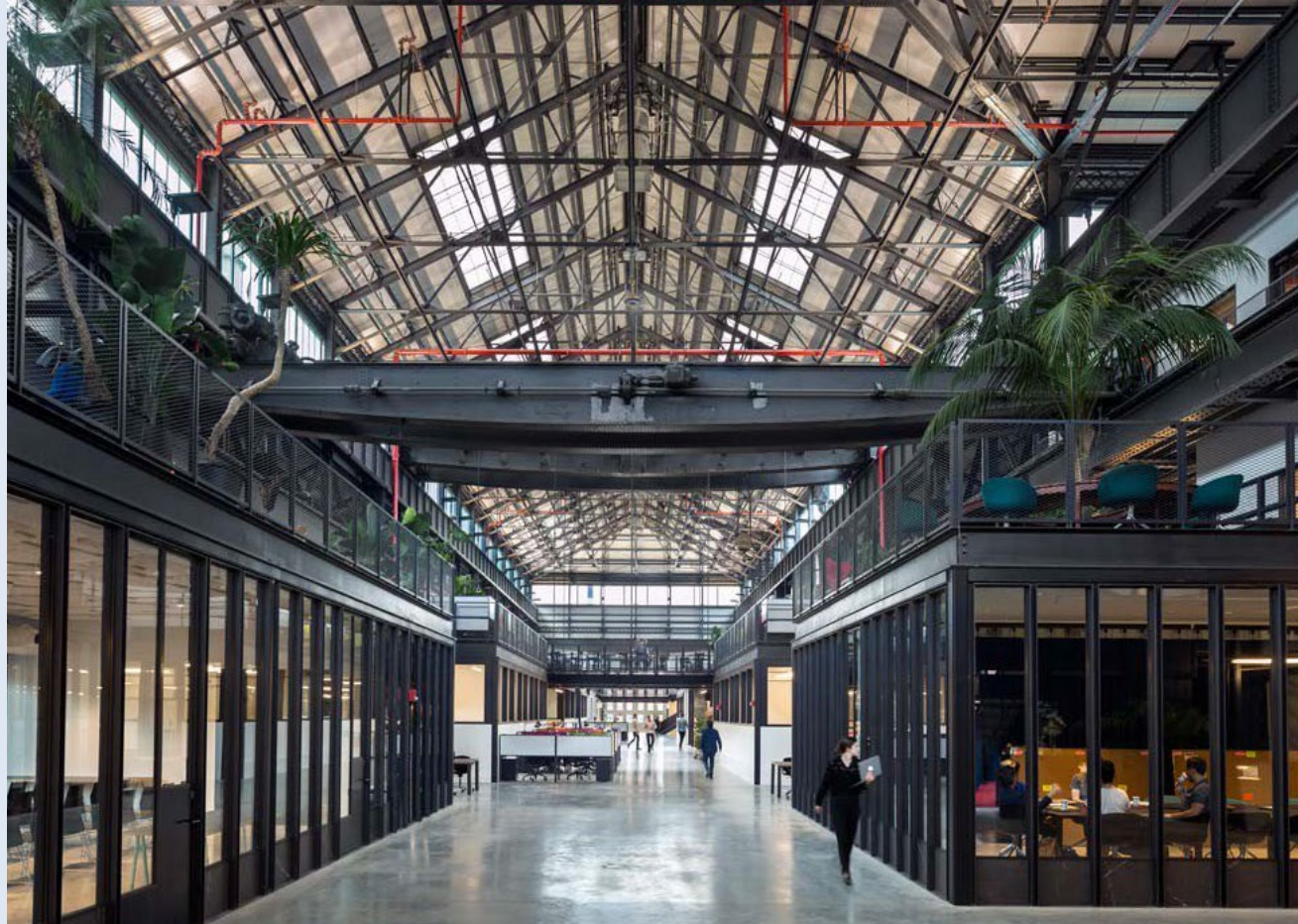


New residents



**New parks/
open spaces**

Adaptive Reuse of 40 Carl Hall Road



Brooklyn Navy Yard, New York City

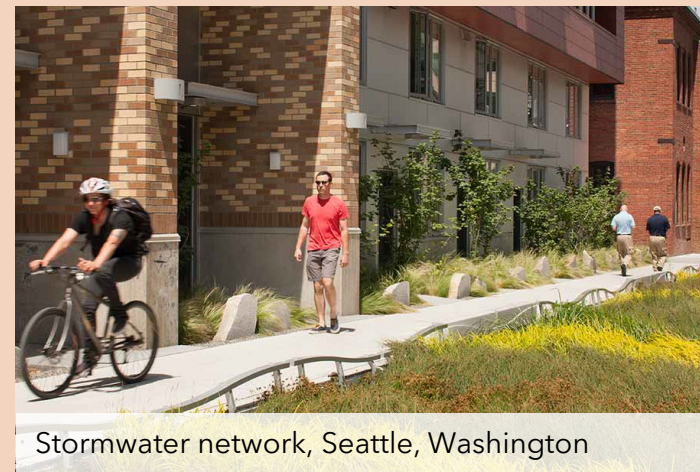


Maker City, Rotterdam, Netherlands



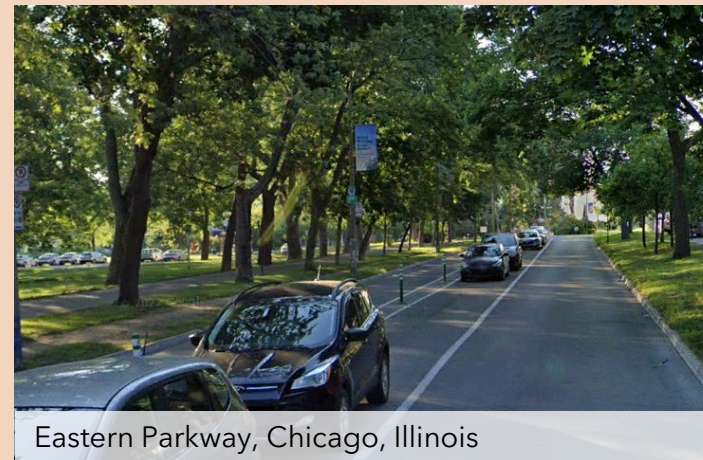
Urban Outfitters Office, Philadelphia, Pennsylvania

New Animated North-South Boulevard



Complete East-West Connection

(to be determined by EA process)



Safe and Comfortable Local Streets



Safe and accessible Street ,Vancouver



Flexible street, Washington, DC



St. Lawrence Market, Toronto

Key Areas Along Sheppard Ave Edge



New Parks and Green Spaces

A range of ways to get around



Community Services and facilities



Enhanced visibility of Indigenous peoples, history, & living culture



Places for active and passive recreational activities, New York City



Dog Friendly Design, Seattle, Washington



Wood structure playground, Alamosa, Colorado

Greenway Connection to the William Baker woodlot and Downsvieview Park



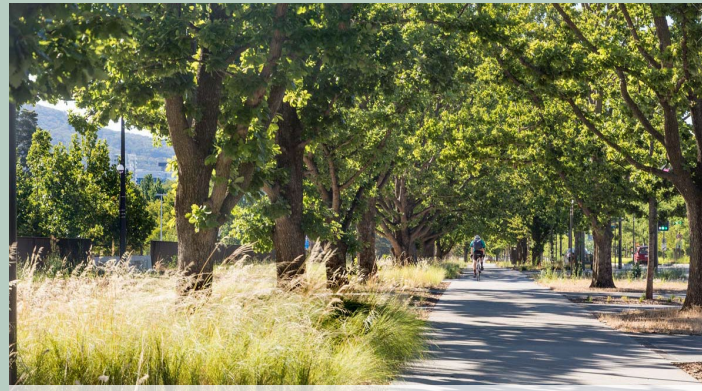
Generous green landscaping along sidewalk, Buffalo, New York



Multi-modal streetscape with green spaces, London



Haarlem, Netherlands



Tree lined street, Canberra, Australia



Safe & lively play areas, Houston, Texas



**New parks/
open spaces**



**A range of
ways to
get around**



**Distinct
District**

Honouring histories and living cultures of diverse residents that will call Downsview West home

- Reflect histories of Indigenous stewardship
- Enhance visibility of Indigenous peoples and living cultures
- Create new signature places and amenities for future communities



Moccasin identifier project, Trillium Park, Toronto



Large-Mobility Hub, Plymouth, England

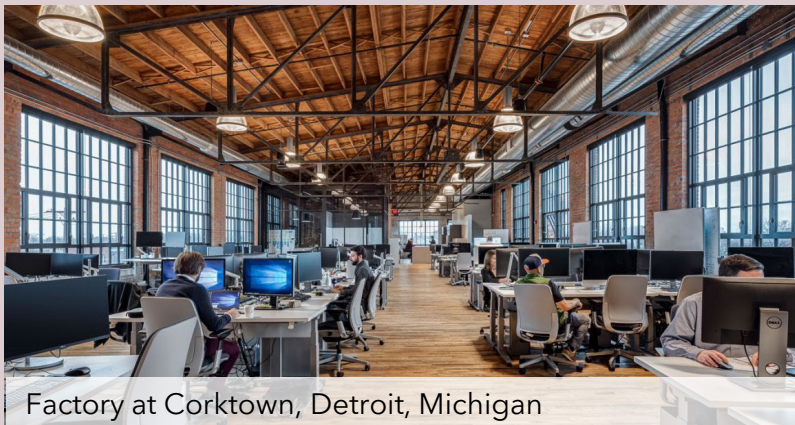
Planning for a range of housing types, tenures and affordability

- A diversity of housing options across a spectrum of affordability including suitable housing for seniors and families
- Opportunity to exceed the City of Toronto's affordable housing requirements
- A predominately mid-scale form along Sheppard Avenue
- Concentrating taller buildings (over 14 storeys) near the transit station area
- More mid-rise buildings to provide appropriate transition to Downsview Park and William Baker neighbourhood



Building on past and present employment uses for future growth

- Commemorate legacy of aerospace innovation and employment on the site
- Protecting and preserving employment uses
- Be an inclusive place where economic opportunities are shared equitably
- Create opportunities for a wide variety of new community and employment uses including retail, office, commercial and maker spaces.



Factory at Corktown, Detroit, Michigan

Borough Market, London

05

What We Heard

What we've heard to date

1. Interest & excitement for what Downsview

West can become. Lots of ideas about different uses that would benefit existing and future residents (e.g., places to eat and buy food, places to live, places to gather, places to participate in recreation programs, places to work).

2. 40 Carl Hall Road is an important place.

Interest in options for and impacts of adaptive re-use of the building. Interest in different options being considered for connections to and through the building.

3. Planning through an equity lens is

essential. It is important to create a place that is open and welcoming for all, including future residents and existing residents that live around the site.

4. Opportunity to help address food

insecurity. Interest in creating places for people to buy, eat, and produce healthy and affordable food.

What we've heard to date

5. Importance of planning for and creating affordable spaces. Interest in both housing affordability for residents and commercial affordability for local businesses and organizations.

6. Creating safe and accessible connections. Interest in seeing safe connections for all (pedestrians, cyclists, and drivers). Interest in connections to surrounding areas and uses (e.g., Downsview Park, transit stations, and surrounding neighbourhoods and commercial areas).

7. Protecting biodiversity. Interest in creating and supporting biodiversity corridors.

06

Q&A / Discussion

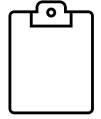
We want to hear from you

1. What outcomes from the Framework Plan do you think are particularly important to consider for the Downsview West District?
2. Are there any other existing physical considerations, either in the District or in the surrounding area, that we should be aware of as the District Plan is developed?
3. How well do the structuring moves achieve the outcomes of the Framework Plan? Are there any other structuring moves the project team could consider that would help achieve the Framework Plan outcomes for the Downsview West District?
4. How can Canada Lands and the project team create opportunities to meaningfully engage and collaborate with communities?

07

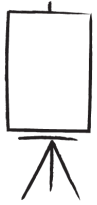
How to Stay Involved

Many Ways To Stay In Touch & Participate



Feedback form

Complete feedback form online or by mail to share additional feedback



Panels at Downsview Hub

Stop by to see the display boards and leave comments in the hub.

*December **7**, 8,9, **11**, 12,13,14 and 15
9 a.m. - 5 p.m.*



Website

Visit the project website to review materials, sign-up for updates, and more

www.westdownsviewouest.ca



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Independent Facilitation Team

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