



ARBO DOWNSVIEW SITE PREPARATION

Community Open House

Arbo Downsview (Arbo) is a new neighbourhood growing on the edge of Downsview Park. At the heart of the property is a beautiful woodlot beloved by the community.

Arbo will become a welcoming mixed-use neighbourhood that will include **housing and affordable housing, commercial and retail spaces, lush greenery and other amenities** that will foster community.

Canada Lands Company has been working with the local community to plan Arbo (formerly William Baker) since 2019. Earlier this year The City of Toronto approved the zoning for Phase 1 of lands.

These approvals will allow Canada Lands to get started with development in the Phase 1, bringing the community to life.

We encourage you to review these panels and speak with staff to learn more about how we got here and where we're going next!

WHY WE ARE HERE TODAY

- 1. Provide a brief recap of the development process**
- 2. Share information about upcoming work, starting in late November 2025 and running through 2028:**
 - Construction of Sugar Maple Way (the new east-west street south of the woodlot)
 - Removal of some trees, shrubs, and underbrush outside of the woodlot
 - Removal of the old road and utilities
 - New watermain and sewer construction
 - Rehabilitation of the existing pedestrian bridge
 - Park construction and woodlot restoration
- 3. Provide additional updates related to:**
 - Build Canada Homes at Arbo
 - The Federal Lands Initiative led by CMHC
 - Planning for Seniors and all future residents

GUIDING PRINCIPLES

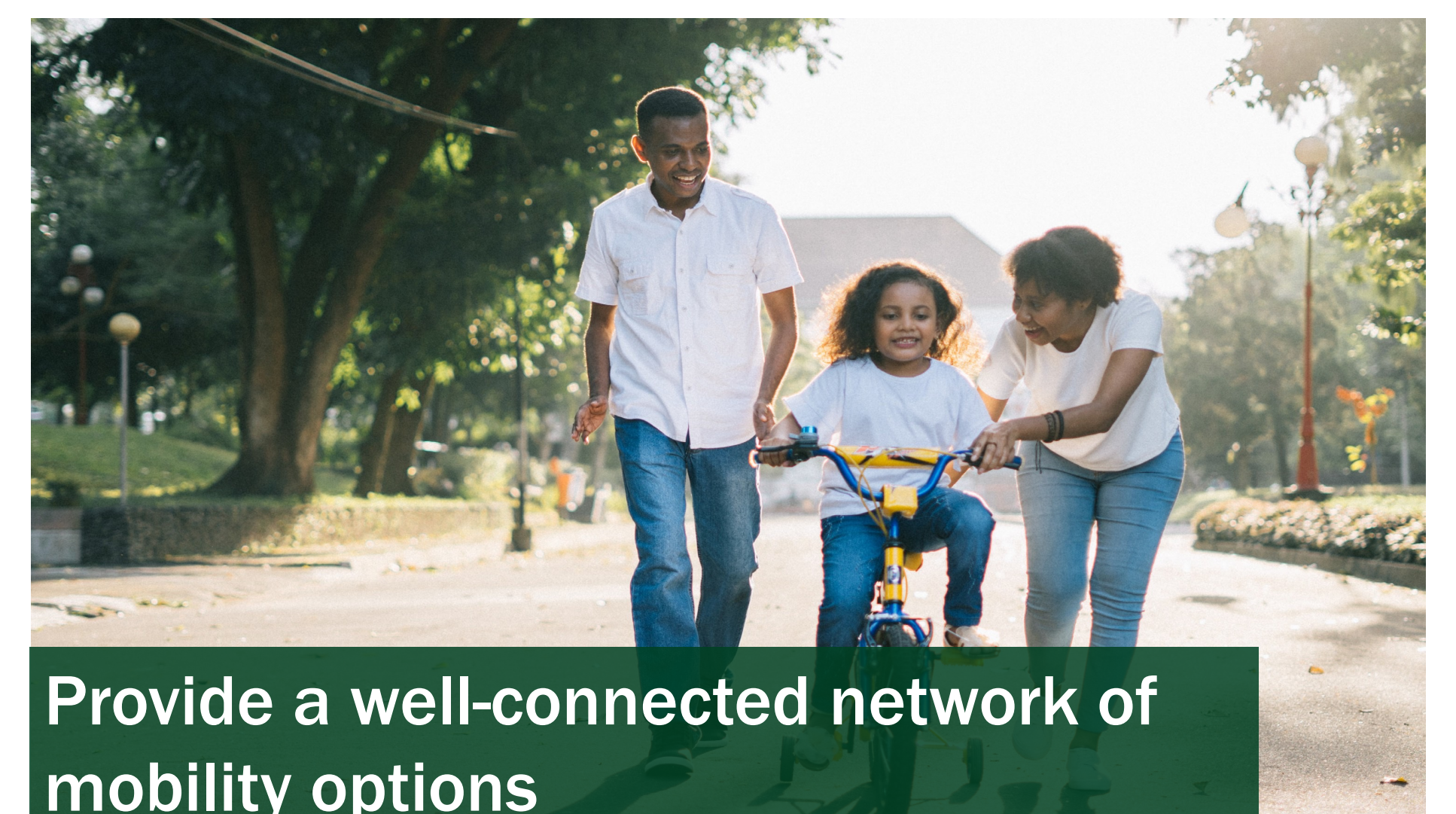
Canada Lands' work at Arbo continues to be shaped by the guiding principles developed through the pre-district plan application process and aligned with the ongoing community feedback.



Create a resilient and sustainable neighbourhood



Create a place for all



Provide a well-connected network of mobility options



Provide a range of housing options



Create a neighbourhood focus to support community life



Design the parks and woodlot as the neighbourhood's focus

ARBO NEIGHBOURHOOD

The following will be **KEY COMPONENTS** of the Arbo Neighbourhood



- Preserve and enhance 5.2 hectare (12.8 acre) **Natural Heritage Woodlot**
- 1.54 hectares (3.8 acres) of **Public Parkland**
- 2.76 hectares (6.8 acres) of **Open Space**
- **Multi-Use Path** through new park
- **New Green Street** with bioswales
- **Pedestrian/cycling bridge** to Downsview Park

SUGAR MAPLE WAY

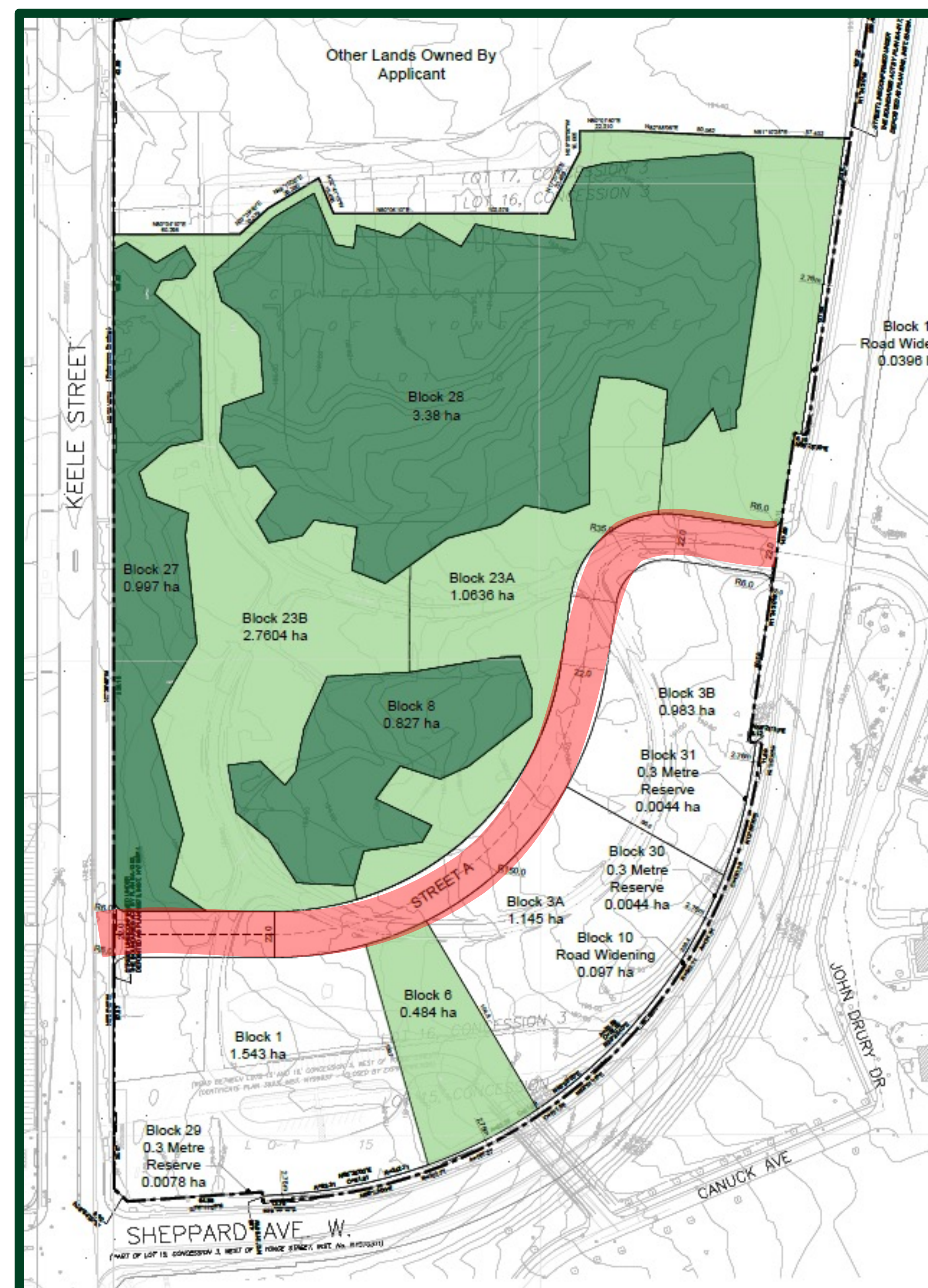
SPRING 2026 TO SUMMER 2027

Sugar Maple Way will be the new east-west street south of the woodlot, developed as a green street) will occur in two phases starting in April 2026.

“Sugar Maple Way” honours the 300+ mature Sugar Maples that are being protected on site. This curved “Way” follows the edge of the woodlot and will be built as a green street, weaving nature into daily life.

Construction work will include:

- Installing sewers and watermains and a bioswale (similar to a rain garden)
- Building the road surface
- Installing utilities (electrical, gas, communications), traffic signals on Sheppard Ave W and Keele St., and streetlights
- Planting street trees



SITE PREPARATION

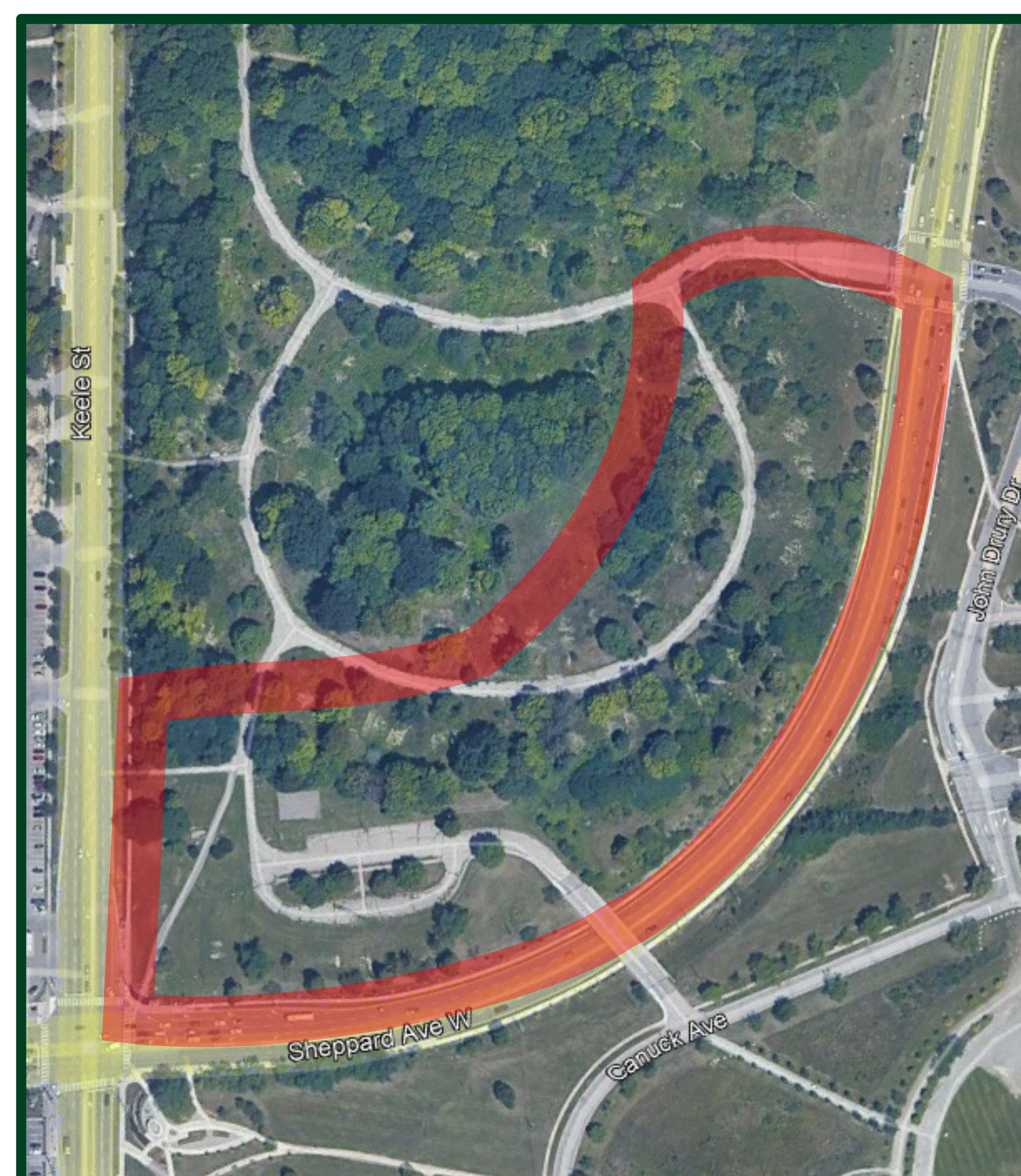
LATE NOVEMBER 2025 TO SPRING 2026

Site preparation is scheduled to begin in late November 2025 and will continue through March 2026.

This will include:

- Installing Tree Protection Zones to City of Toronto standards
- Removal of some trees, shrubs, and underbrush outside of the woodlot
- Removal of some of the road and utilities (e.g., powerlines and telephone poles) that were part of the former military base on site.

This work is scheduled for the fall and winter to minimise the risk to nesting birds or protected species being present, as most trees and plants will be bare. The ecologist team will survey the site before work begins.



SUGAR MAPLE WAY

Green Street



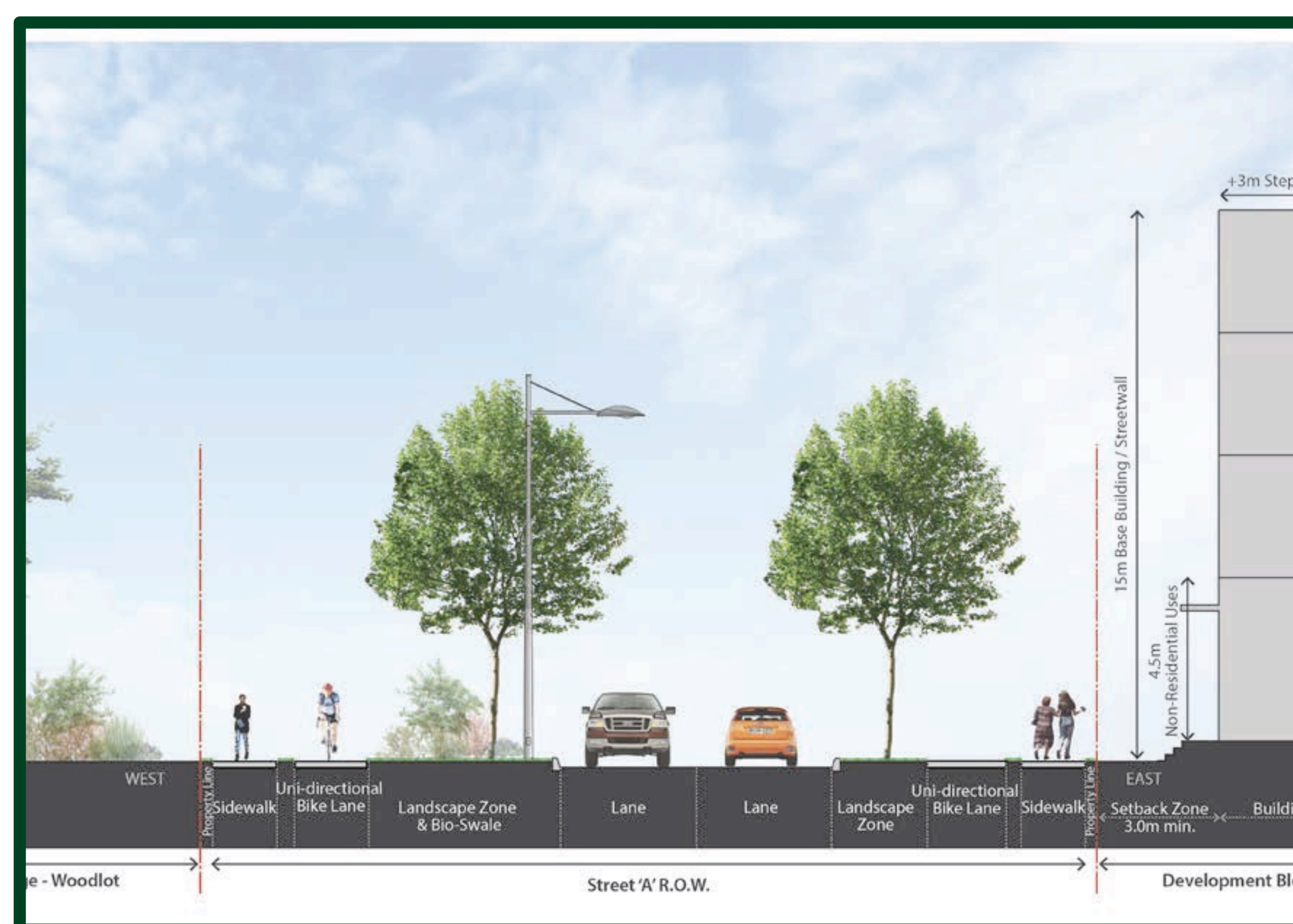
Sugar Maple Way is being developed as a *green street* (designed with “green infrastructure,” such as trees, plants and bioswales) to capture, filter, and infiltrate stormwater runoff and reduce the reliance on traditional stormwater management such as pipes underground.

- Bioswales, which are planted channels intended to capture, store and treat stormwater runoff will run along the north side of the street.
- Biodiverse and woodlot-supportive tree species have been selected to run on both sides of the street to enhance and support the woodlot.

Complete Street

Sugar Maple Way will provide a key connection between Keele Street and Sheppard Avenue W.

- The new parks and the woodlot will be easily accessible to the entire neighbourhood via Sugar Maple Way and its accompanying sidewalks and bike paths.
- Active transportation has been prioritized in the design, with an emphasis on safety for pedestrians and cyclists.
- Separated, single direction bike paths have been provided
- a crosswalk will connect the two parks, and improvements to existing intersections will protect pedestrians and cyclists.



Cross-section showing the different transportation elements of Sugar Maple Way

WATERMAIN CONSTRUCTION

APRIL TO DECEMBER 2026

Starting in April 2026, new watermain will be installed on the edges of the new neighbourhood:

- The east side of Keele St., along the full length of the Arbo property
- The west side of Sheppard Ave W., from John Drury Dr. to Tuscan Gate



BRIDGE REHABILITATION

JANUARY TO DECEMBER 2027



Canada Lands will be rehabilitating the existing bridge over Sheppard Ave W. to provide a new pedestrian and cycling connection between the Arbo neighbourhood and Downsview Park.

Access to existing bridge is expected to close as early as November 2025.



PARK CONSTRUCTION and WOODLOT RESTORATION

FALL 2027 TO SPRING 2029

Arbo benefits tremendously from the existing woodlot, which will be preserved and enhanced through an Ecological Management Plan together with the City of Toronto. Park construction and woodlot restoration is expected to begin in the Fall of 2027 and will include:

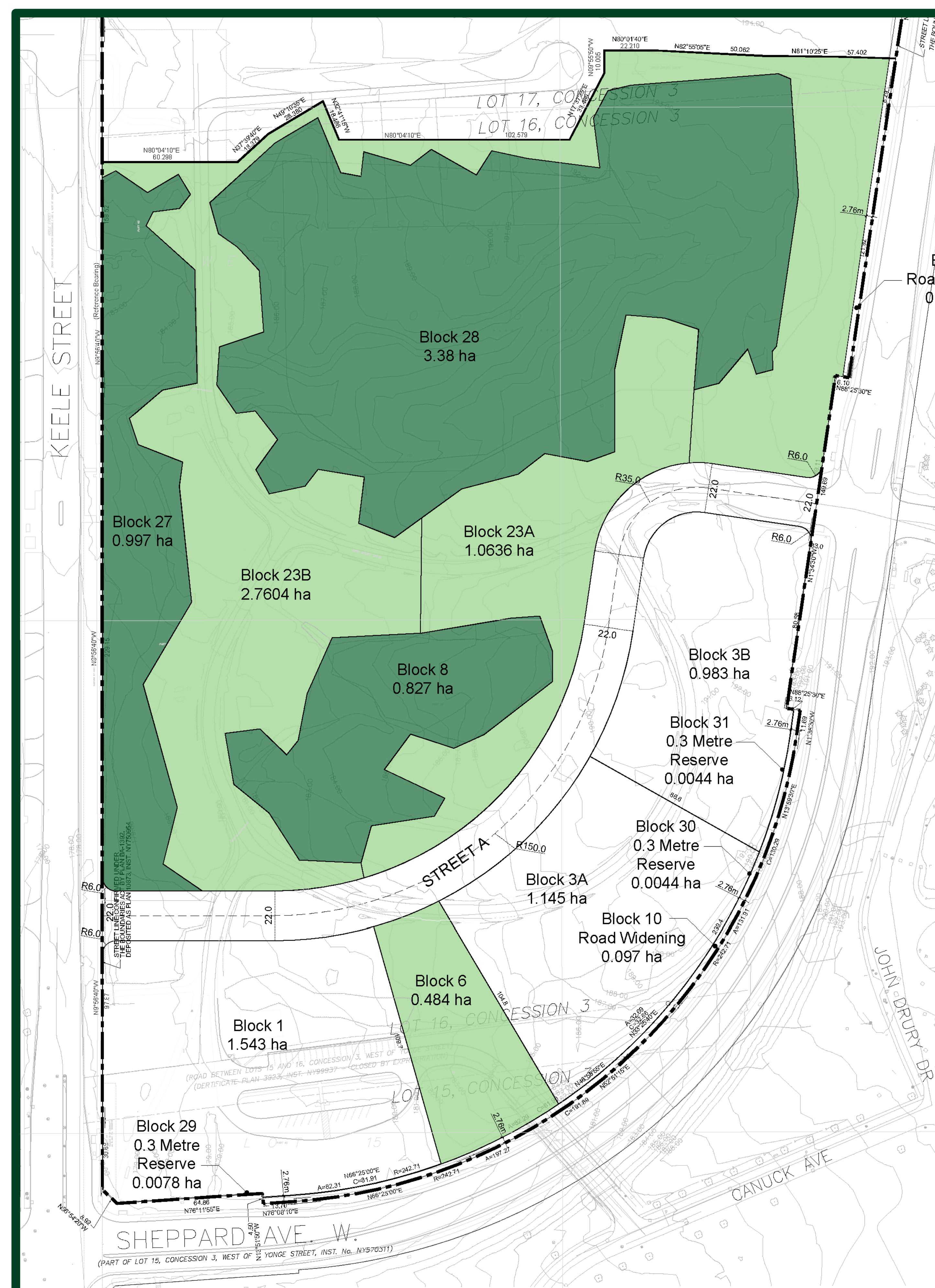
- Construction of a **new Neighbourhood Park** at the south end of the neighbourhood (connecting to the rehabilitated pedestrian and cycling bridge);
- **Part 1 of the Ecological Park** including new trails and ecological features; and
- **Woodlot restoration.**

Woodlot restoration will include:

- **Restoring the woodlot:** We're caring for and connecting three high-quality woodlots so they remain a defining natural feature of the neighbourhood;
- **New plantings of native trees, shrubs, and wildflowers** will bring more colour, birds, and pollinators, while helping the woodlot thrive for future generations; and
- **Healthy soils and careful stewardship** will ensure young plants have the best chance to grow into a vibrant, resilient forest.

Managing Unwanted Species: Some non-native plants, such as Buckthorn, Norway Maple, and Dog-strangling Vine, can spread aggressively and crowd out the trees and wildflowers that belong here.

- By gradually removing these species and **replacing them with native plants**, we're giving the woodlot space to flourish as it was meant to.
- Following guidance from the Ontario Invasive Plant Council to make sure **removals are done safely and effectively.**



PHASE 1 LANDS Development Blocks

JANUARY 2027 TO 2031

Construction of the Phase 1 lands development blocks is expected to begin as early as January 2027. This will include construction of new housing (including affordable housing, market housing, senior housing, and commercial and retail spaces for people of all ages and abilities).

The Phase 1 lands include three development blocks, including blocks **1**, **3A**, and **3B**.

Blocks 1 and 3A

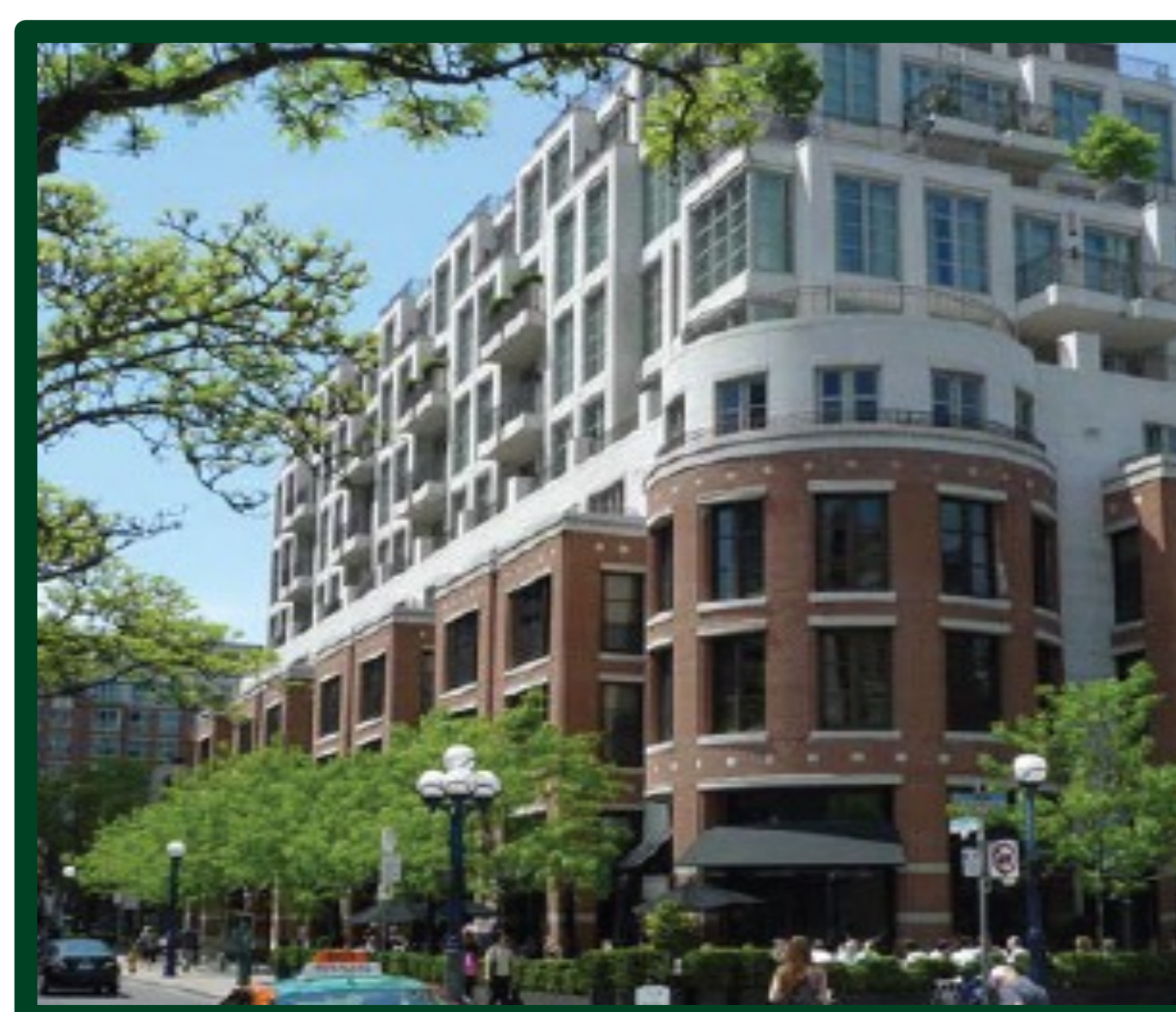
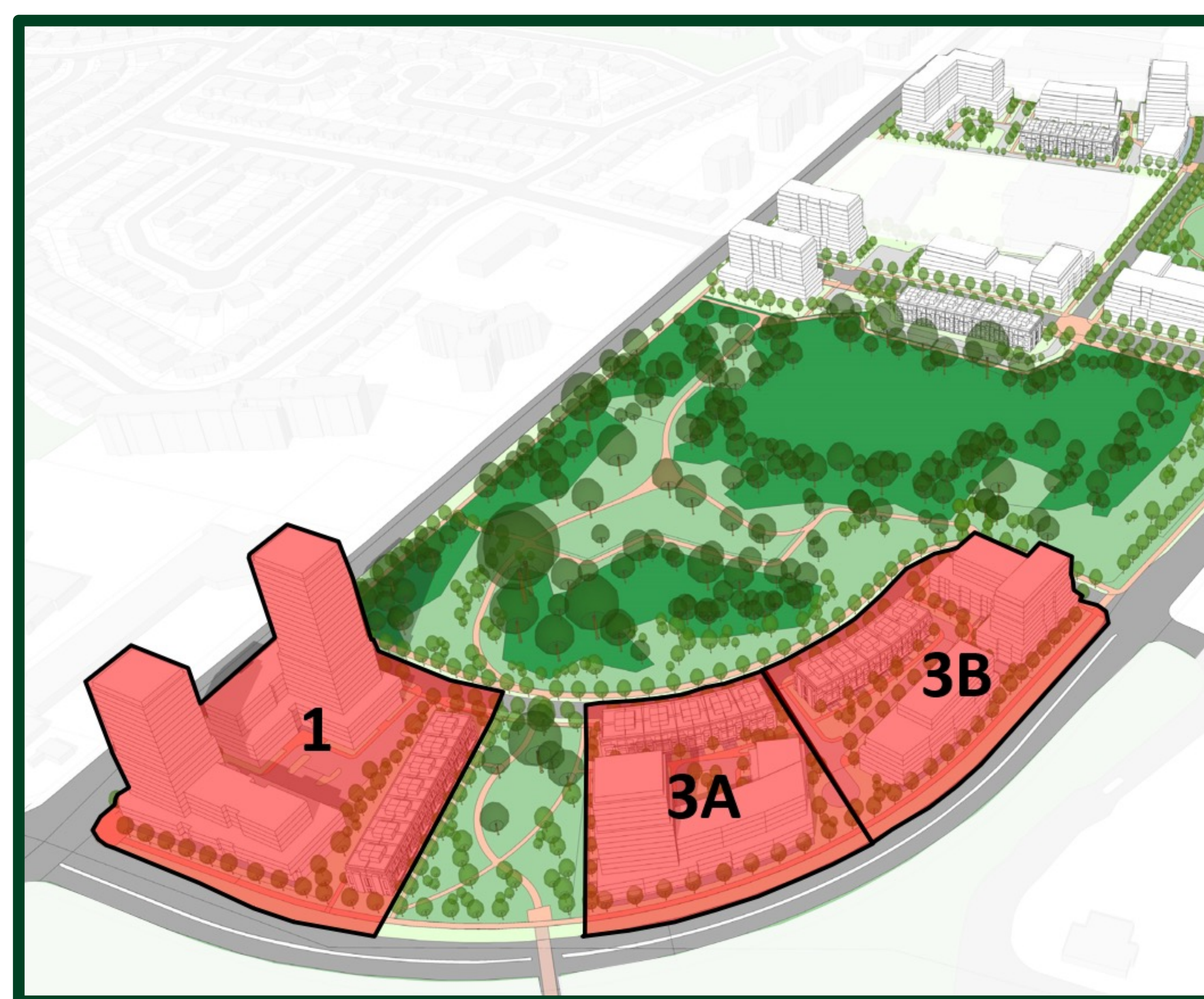
will include up to **1,395** residential units and are expected begin construction in early 2028.

Block 3B

will include up to **305** residential units and is expected to begin construction in early 2027.

Canada Mortgage and Housing Corporation (CMHC) is supporting the delivery of affordable housing on this block through funding from its Federal Land Initiative (FLI) program.

More information about the FLI is available on CMHC's website: www.cmhc.ca





AFFORDABLE HOUSING

Canada Lands is committed to ensuring that at least 20% of residential units at Arbo will be affordable housing. In Phase 1, at least half of the affordable units will be available as rentals.

Both affordable and rental housing are essential to create a healthy housing mix and a complete community. Canada Lands is proud to support the community by providing affordable housing that meets or exceeds City requirements.

CMHC – Federal Lands Initiative

The Federal Lands Initiative (FLI) is a fund designed to support the transfer or leasing of surplus federal lands and buildings to eligible applicants. Properties are available at a discount or no cost, intended for development or renovation into affordable housing.

Block 3B in Arbo is being developed through the FLI. At least 30% of units must be made available at rents not more than 80% of the Median Market Rental Rate (established by CMHC). 20% of units within the project must meet or exceed accessibility standards and its common areas must be barrier-free or have full universal design.

CMHC is overseeing the selection of a housing provider to build and operate affordable housing in this block. Applications are currently being reviewed, and Canada Lands will continue to provide updates as CMHC shares information.

More information about the FLI is available at www.cmhc.ca

Build Canada Homes

The Government of Canada launched Build Canada Homes, a new agency that will build and finance affordable housing at scale, while catalyzing a more productive housing industry. On behalf of Build Canada Homes, Canada Lands will accelerate the construction and delivery of up to 4,000 new homes across six Canada Lands properties, including Arbo.

The Arbo parcel is 1.15 hectares (2.83 acres) and will include up to 540 units in mid- and high-rise mixed-use buildings, including seniors' accommodation, market, and 40% of units as affordable housing.

Canada Lands will leverage its land portfolio, development expertise, and partnership with municipalities, builders, and Indigenous communities to support Build Canada Homes and speed up housing delivery.

A Request for Qualifications was launched on October 17 to identify qualified design-build teams. Qualified teams will then be invited to participate in a Request for Proposals process. Construction is expected to begin in late 2026.

SENIORS AT ARBO

Canada Lands is committed to creating a community that welcomes seniors and residents of all abilities. There is strong support for seniors' housing, which will be included in the Phase 1 development at Arbo.

Canada Lands has identified strategies and planning principles to make Arbo a great community for seniors and all future residents.

These include:

HOUSING & AGING IN PLACE

- There will be a range of housing types and formats to provide opportunities for local residents to "age in place".

HEALTH & PERSONAL CARE SERVICES

- Personal care and other basic community services are anticipated to call Arbo home, based on market demand and provider interest.

OUTDOOR SPACES & PUBLIC BUILDINGS

- Access to new adjacent community centre.
- Welcoming and accessible public spaces.
- Improved woodlot and walking trails.
- Downsview Park as your neighbour.

SOCIAL PARTICIPATION & PROGRAMMING

- Opportunities for participating in leisure, recreation, education activities fostering connections, for example in the woodlot, in parks, at Downsview Park and the new community centre.

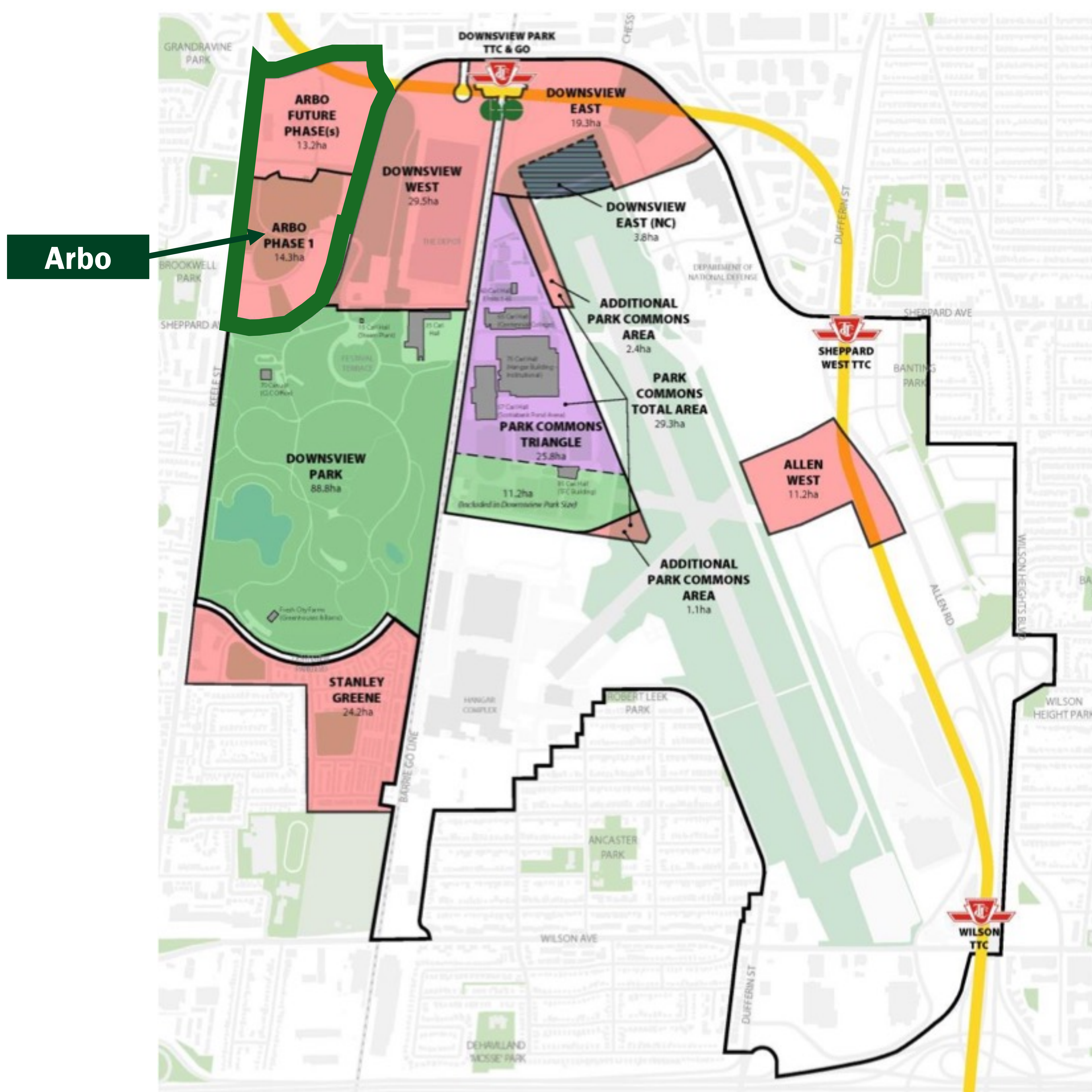
TRANSPORTATION & ACCESSIBILITY

- Connections to higher order/regional transit infrastructure, local transit and roads.



CANADA LANDS at DOWNSVIEW

Arbo is one several districts being planned in the Downsview Lands area. Working with the City and Northcrest Developments, Canada Lands is working to support the development of several new neighbourhoods. The map below shows lands owned by Canada Lands in Downsview.



Development Lands owned by Canada Lands Company



NEW COMMUNITY CENTRE NEAR ARBO

A new Community Recreation Centre (CRC) is coming to [1377 Sheppard Ave. W.](#), near Sheppard Avenue West and [Keele Street](#) and within walking distance to Arbo).

Canada Lands has transferred the land to the City to support the development of the CRC.

The City of Toronto Parks & Recreation Department is running the process to design and build the CRC. They expect it will be open in 2030.

ABOUT THE COMMUNITY CENTRE

The community centre will offer a variety of year-round programs and services for Downsview's growing communities and surrounding areas.

The CRC is proposed to include:

- A six lane, 25-metre lane pool and leisure/tot pool
- A double gymnasium with a running track
- Fitness studios and weight room
- Multi-purpose spaces and community kitchen
- Seniors and youth spaces
- Indigenous program space
- Social service office
- WIFI access throughout the facility

LEARN MORE

For more information about the future CRC contact the City's project manager or visit the City's webpage:

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[Toronto.ca/downviewcrc](https://toronto.ca/downviewcrc)





PROCESS TO DATE AND WHERE WE ARE

