

Downsview West District

DISTRICT PLAN BULLETIN #2

October 2023



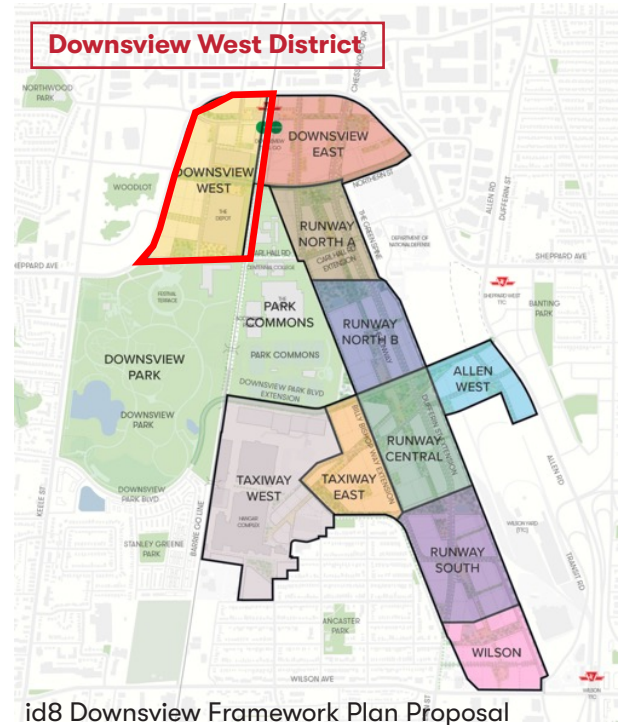
Canada Lands Company
Société immobilière du Canada

Canada Lands Company (Canada Lands) is continuing its work to develop a District Plan for Downsview West – an emerging neighbourhood that is part of the broader id8 Framework Plan and Update Downsview process. Learn more about the id8 process online at www.id8downsview.ca and the Update Downsview process at www.toronto.ca/updatedownsview.

The Downsview West District Plan, once ready, will help guide redevelopment of this site to build on what already exists in and around the district and provide more ways to work, live, get around, and play in this area.

Downsview West District will include:

- 29.6 Hectares of Land (73 Acres)
- 6,000+ Estimated Jobs & 13,000+ Estimated Residents
- New parks and community spaces
- Places for people to live, work, shop, learn, and play



BULLETIN SERIES
This is Bulletin #2 in a series that Canada Lands is producing to provide information about the District Planning process and share the latest updates.

In this Bulletin you will find:
More information on early ideas for Downsview West District based on the id8 Framework Plan process; What's happening at 40 Carl Hall Road (The Depot); and Information about ongoing community engagement.

Missed Bulletin 1?

Bulletin 1 was released over the summer and contains:

- An introduction to the Downsview West District process and Canada Lands Company
- What a district plan is and steps in the district planning process; and
- Highlights from Round One of the Downsview West District Engagement

You can find Bulletin 1 at www.westdownsviewouest.ca

Snapshot of Bulletin 1

Downsview West District
DISTRICT PLAN BULLETIN #1
SUMMER 2023

Canada Lands is working on developing a District Plan for the emerging Downsview West neighbourhood. This bulletin provides background information about the Downsview West District, and how Canada Lands is planning to redevelop the district, and how communities in and around Downsview can help inform the Downsview West District Plan.

What is the Downsview West District?

The Downsview West District is an emerging neighbourhood bounded by Sheppard Avenue West to the west and north, the Berris GO Train line to the east, and Carl Hall Road to the south. It is approximately 30 acres (80 hectares) in size, a little larger than the nearby Alex neighbourhood.

While currently, Downsview West has vacant lands, it is also home to Downsview Park TTC station and Downsview Park GO station and the Supply Depot – a large warehouse that hosts the Herndon Market, film studios, and other activities. The Downsview West District Plan, once ready, will help guide redevelopment of these lands to build on what already exists in and around the District and provide more ways to work, live, get around, meet, and play in this area.

One of Canada Lands' objectives for the Downsview West District Plan is to ensure it is informed by the diverse local communities. As such, an important part of planning this district is hearing from Downsview residents, business, community organizations, youth, seniors, as well as African, Caribbean and Black communities, and other Indigenous voices. First Nations Rights-holders are also being engaged in an ongoing dialogue with Canada Lands.

To learn more and sign-up for updates, visit www.westdownsviewouest.ca or share a comment westdownsview@clc-sic.ca

Get in touch to ask a question or share a comment westdownsview@clc-sic.ca

Canada Lands Company

Canada Lands Company (Canada Lands) is a self-financing federal Crown corporation that specializes in real estate, development and attractions management. Canada Lands is responsible for over 500 acres (over 200 hectares) of land in Downsview. These lands include:

- 150 acres (60 hectares) of all Downsview Framework Plan lands, including Downsview West District;
- 291 acres (118 hectares) of parks and green space, including Downsview Park, Alex Woodside, and Park Commons; and
- 60 acres of other residential and mixed-use areas.

This Bulletin Series

Canada Lands with the support of their consultant team are producing a series of Bulletins for Downsview West to provide information about the District Planning process and share latest updates. You can find these Bulletins by contacting pop-ups and on the project webpage westdownsviewouest.ca

To learn more and sign-up for updates, visit www.westdownsviewouest.ca

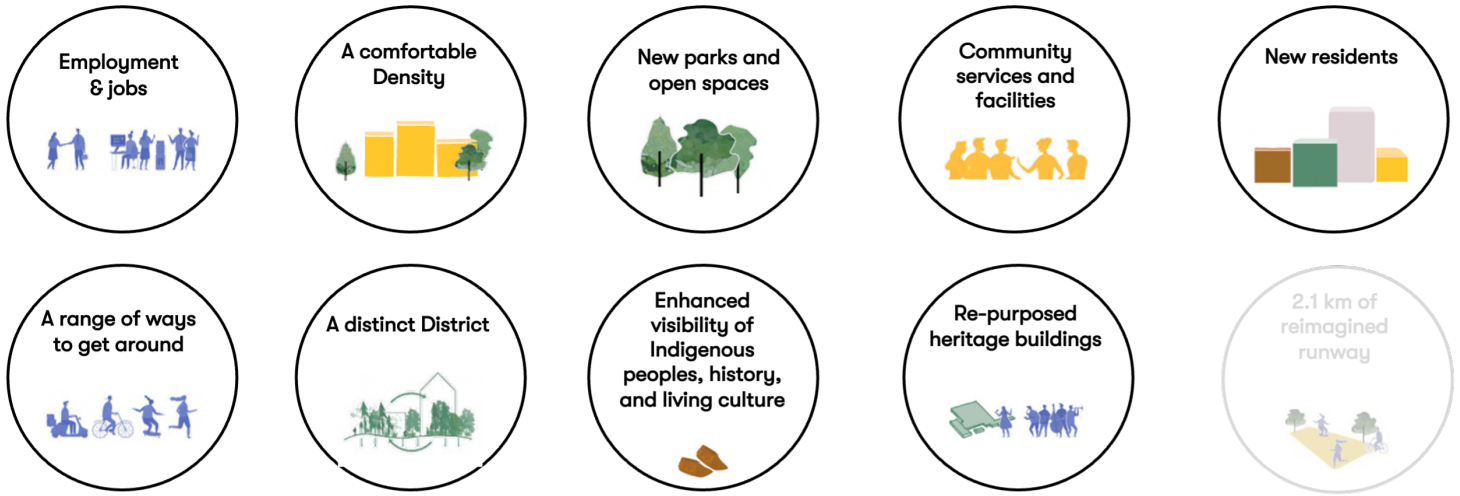
Get in touch to ask a question or share a comment westdownsview@clc-sic.ca



EARLY IDEAS FOR DOWNSVIEW WEST

Building on the id8 vision and guiding principles, the Downsview West District will deliver nine of the ten key outcomes of the id8 Framework Plan shown below. The runway is outside of the Downsview West District; therefore the outcome of a 2.1 km reimaged runway will be delivered through other district plans in the area.

id8 Framework Plan Outcomes



Early ideas for Downsview West that will help deliver many of the key outcomes of the id8 Framework Plan

Complete Connected Communities

The size and scale of the Downsview West has potential to create new housing, jobs, and public spaces near TTC and GO Transit stations. Ensuring this site is complete and connected means bringing more innovation to Carl Hall Road, creating appropriate height and density transitions to surrounding neighbourhoods, and integrating 40 Carl Hall Road (the Depot).

Cultivating City Nature

Downsview West District has the opportunity to create new parks and open spaces to support the people who will live and work there. This also means making open spaces connections with other green areas that currently exist outside of the District, like the Arbo Woodlot and Downsview Park.

Placemaking and Placekeeping

Downsview West District is seeking opportunities to reflect Indigenous cultures, histories, and stewardship within the district. The goal is to enhance visibility of Indigenous peoples and living cultures and to create new signature places and amenities for future communities. This is being created by holding dialogue with different Indigenous groups through the design of the District Plan.

Connecting People and Places

How people move around the site and connect to other areas and neighbourhoods is critical. The site is anchored by the TTC and GO Stations to the north and Downsview Park to the south, creating an opportunity for a north-south boulevard to link these important places together. This north-south street can support a pace of movement that can bring the surrounding area to life. Local street networks will provide opportunities for easy and convenient movement for people to get around the site and also function as community gathering spaces.

Diverse Housing Opportunities

The site will have diverse housing options for future residents. This includes a variety of housing and affordable housing that has the potential to go beyond City of Toronto requirements. Different housing types can include mid-scale form along Sheppard Avenue, taller buildings near the transit station, and mid-rise buildings with appropriate transitions to Downsview Park and the future Arbo Neighbourhood.

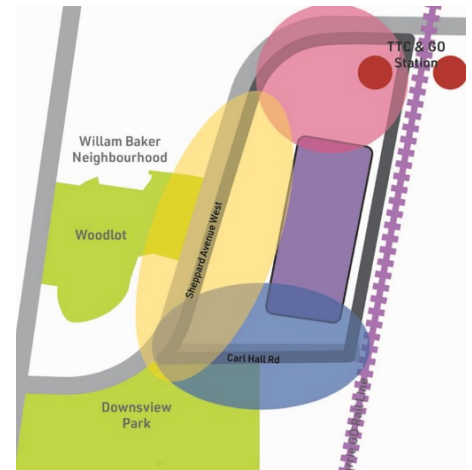
Focus on Employment

The site will provide places to work. There will be a focus on creating opportunities for a wide variety of community and employment uses including retail, office, commercial, and collaborative workspaces “maker spaces”.

Planning four distinct, yet interconnected places

Planning the Downsview West District is also being informed by existing uses in and around the District, including: the TTC & GO Stations in the northeast, Downsview Park to the south, the Depot in the District, and the future Arbo neighbourhood to the west. At this time four distinct, yet interconnected places are being imagined, including:

1. In the northern area, a **sustainable, compact live-work neighbourhood** near the GO and TTC Downsview Park stations. This will include mixed-use neighbourhoods near local and regional transit.
2. In the southern area, an **innovation corridor along Carl Hall Road**. This area has opportunities for different institutional spaces where people can connect and learn.
3. In the western area, a **neighbourhood** that will promote mid-rise buildings to support local activity and appropriate transitions to the future Arbo neighbourhood.
4. In the eastern area is **40 Carl Hall Road**, also known as the Depot. It will promote heritage and sustainability and bring new uses to the building to activate the space year round.



WHATS HAPPENING AT 40 CARL HALL ROAD?

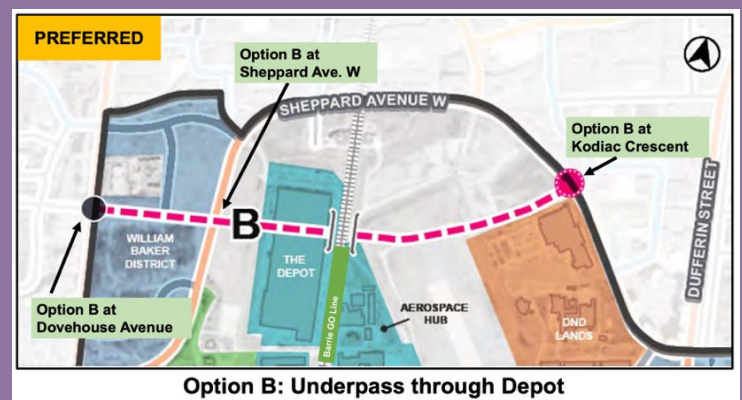
40 Carl Hall Road (aka the Depot) occupies 877,000 square feet of studio/office/warehouse space and will play a central role in the District's development. Canada Lands is seeking to integrate this unique building within the neighbourhood that will surround it, and make it a welcoming hub of community activity and centre for daily life.

A key part of planning the Downsview West District and 40 Carl Hall Road is determining the location of an important east-west street that will remove mobility barriers and accommodate many types of travel in the area. Different options for the location of this street are being evaluated through a separate planning process – the Master Environmental Servicing Plan (“MESP”). The preferred proposed option (shown here) would go through the Depot. The MESP, as part of the Downsview Secondary Plan Update process, will determine the final location of the street.

More information about the MESP process, including the options being considered, are available on the City of Toronto's Update Downsview Website (www.toronto.ca/updatedownsview) in the Master Environmental Servicing Plan Evaluation Booklet under the Meeting and Events tab on the website.



40 Carl Hall Road (The Depot)



Option B: Underpass through Depot

ONGOING COMMUNITY ENGAGEMENT

In the fall/winter 2023, Canada Lands will be out in the community for round 2 of the engagement process to share and seek feedback on the emerging Downsview West District Plan, before submitting a complete draft District Plan to the City of Toronto for review. Information about the engagement events will be shared soon.

To learn more about the engagement process and review round 1 engagement materials visit the project website at: www.westdownsviewouest.ca

Over the summer Canada Lands has been in the community to share information and engage with the local community. See a snapshot of the summer engagement activities and feedback received below. Detailed summaries of these engagement activities will be posted to the project webpage.

YOUTH-LED ENGAGEMENT

Canada Lands hired four local youth to engage their peers about the Downsview West District. Key themes from the feedback the youth collected include:

- Create diverse employment opportunities, as there are many youth in the area ready to work.
- Affordable housing is important. Many youth are concerned that they are being priced out of the area and the City.
- Increase access to green spaces and create dedicated youth spaces where youth can learn and connect with one another.
- Increase transportation options to help youth get to/from and around the area.



Downsview West Youth Engagement Team

COMMUNITY POP-UPS

Canada Lands held pop up events at the Downsview Park Canada Day Celebration and the Play on the Runway event to raise awareness about the process, share information and collect feedback. People shared interest in seeing:

- More housing, including affordable housing.
- New parks and green spaces.
- More ways for people to get around the area, especially on foot and by bike.
- Places to shop for daily needs.



Pop-up event in Downsview Park

MEETING WITH MEMBERS OF THE AFRICAN, CARIBBEAN, AND BLACK COMMUNITY (ACB)

Canada Lands met in-person at the Downsview Hub with members of the ACB community to introduce the Downsview West District planning process and team, present and seek feedback on the proposed vision for the Downsview West District. Key themes that emerged at the meeting include:

- Affordability is critical for Black communities and businesses to be able to live, work, invest and play in Downsview.
- Continue to engage with African, Caribbean, and Black organizations and communities, by meeting Black-led organizations where they are to integrate them into the process and build partnerships.
- Art is the intersection of healing, food, and culture, and is an important element of celebrating the diversity of Black communities and creating connections with the ancestors.