

Downsview West District

DISTRICT PLAN BULLETIN #1

Summer, 2023



Canada Lands Company
Société immobilière du Canada

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 its new 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 bordered by Sheppard Avenue West to the west and north, the Barrie GO Train line to the east, and Carl Hall Road to the south. It is approximately 70 acres (30 hectares) in size, a little bigger than the nearby Arbo 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 Merchant’s 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, invest, 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, businesses, community organizations, youth, seniors, as well as African, Caribbean and Black communities, and urban 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

Get in touch to ask a question or share a comment

westdownsviewouest@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 id8 Downsview Framework Plan lands, including Downsview West District;
- 291 acres (118 hectares) of parks and green space, including Downsview Park, Arbo Woodlot, and Park Commons; and
- 60 acres of other residential and mixed-use areas.

This Bulletin Series

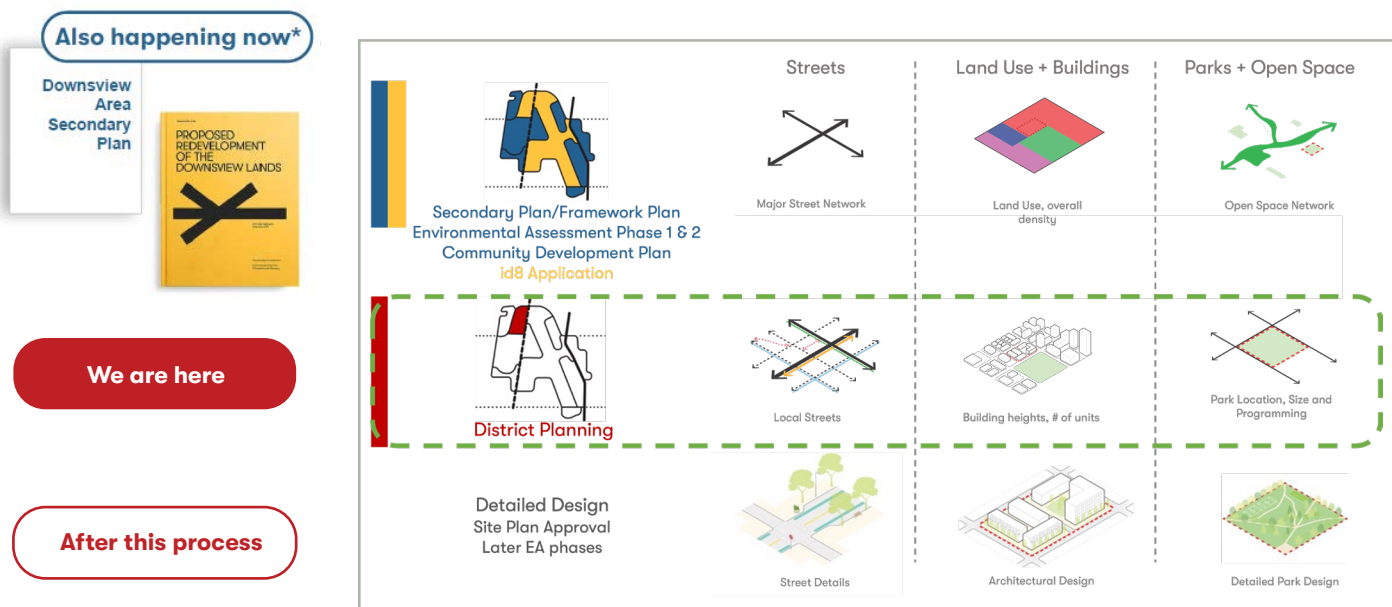
Canada Lands with the support of their consultant team are producing a series of Bulletins for Downsview West to provide information about the District Planning process and share latest updates. You can find these Bulletins at community pop-ups and on the project webpage westdownsviewouest.ca

Developing a District Plan for Downsview West

What is a District Plan?

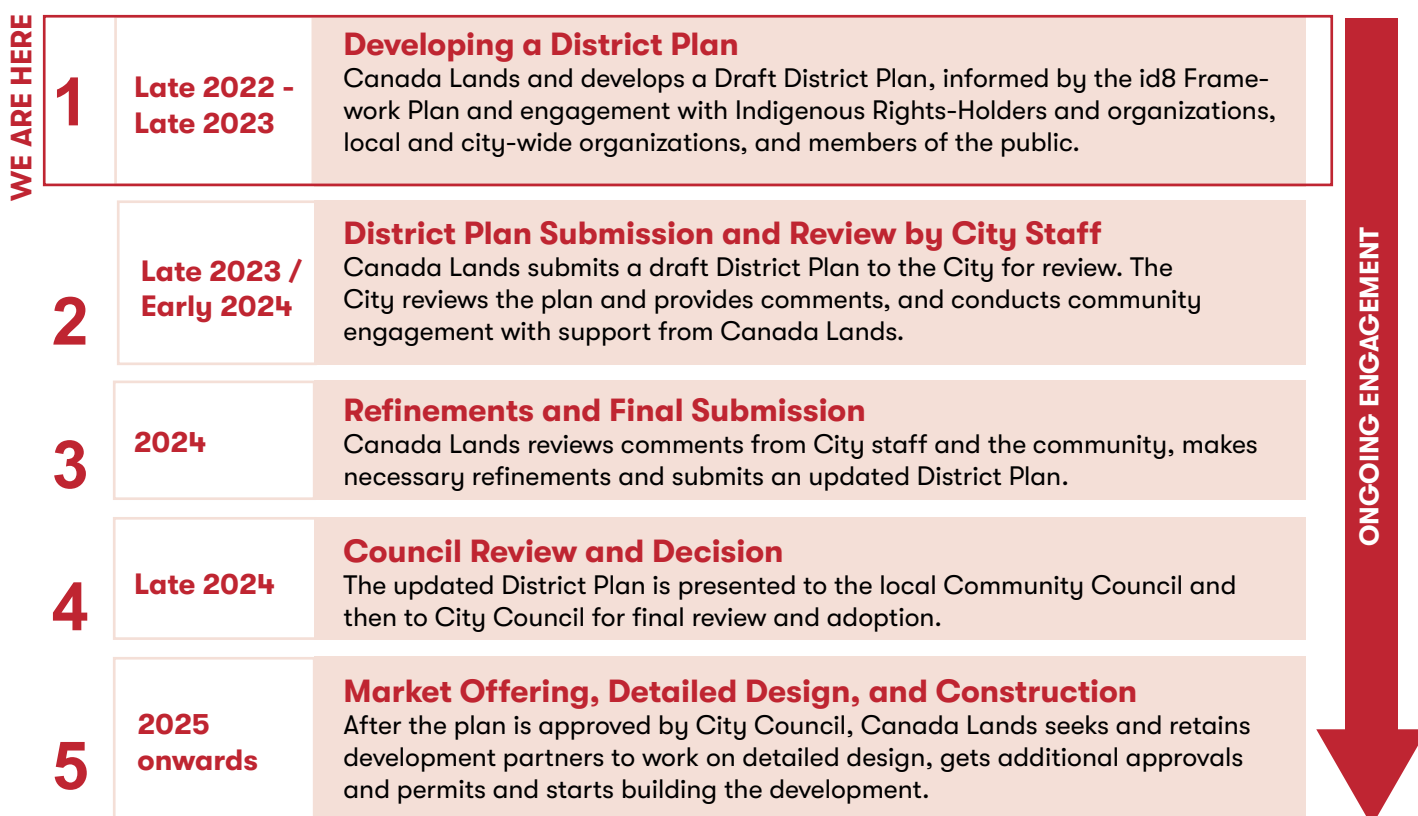
District Plans outline development principles and guidelines for a specific area. The District Plan builds on the more general Secondary Plan and provides greater level of detail. These principles and guidelines form the bridge that allows the City of Toronto to implement higher level policies captured in the Secondary Plan through Zoning By-Laws and other mechanisms. District Plans make it easier to coordinate development in the area, provide a general plan on how to improve public spaces and amenities, and serve as a tool to evaluate how well a new development aligns with a Secondary Plan for the greater area.

What kind of decisions are open to public input at a District Plan level?



*The City of Toronto is at the final public consultation stage to help inform a review and update to the 2011 Downsview Area Secondary Plan. Learn more at: <https://www.toronto.ca/city-government/planning-development/planning-studies-initiatives/update-downsview>

Steps in the District Planning Process

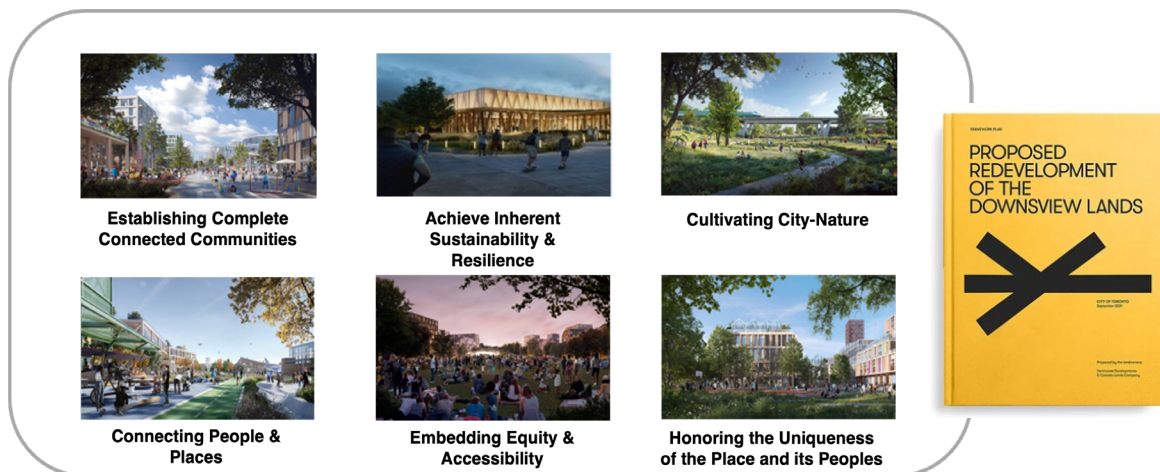


Initial Structuring Moves for the Downsview West District Plan

The Downsview West District is part of the broader vision for over 500 acres of Downsview lands informed by 18 months of id8 Framework Plan community consultation process. The id8 framework vision is:

“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 Downsview West District Plan will help achieve this vision with six Guiding Principles from the Framework Plan as its foundation:



Downsview West District Engagement

Planning Downsview West District is a multi-phase, multi-step process, and hearing from Downsview communities at each milestone is key to ensuring to this District Plan reflects community priorities, along with public policy priorities and the mandate of Canada Lands.



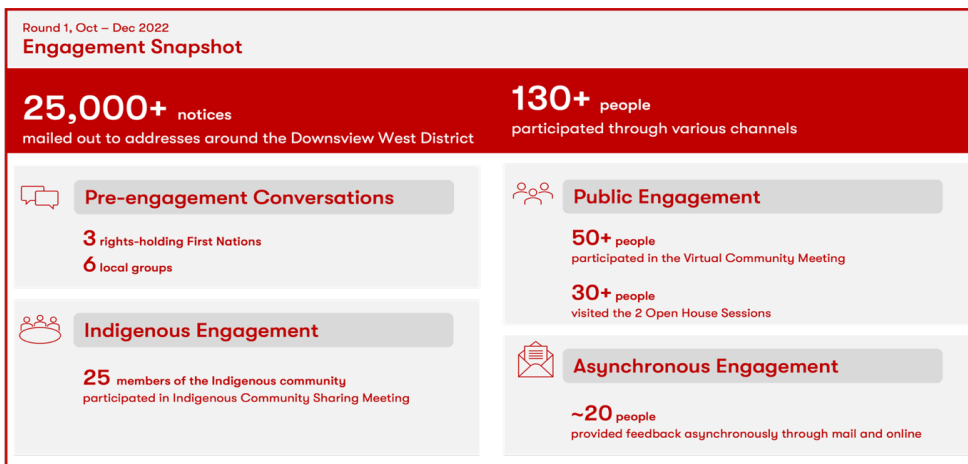
Highlights from Round One of the Downsview West District Engagement

Canada Lands held the first round of engagement for Downsview West District from October to December 2022. This round included pre-engagement meetings with First Nations rights-holders and key representatives of community organizations; along with an Indigenous Community Sharing Meeting; broader public consultation including a virtual Community Meeting and in-person Open House sessions; and asynchronous engagement via the project webpage and mailed feedback forms.

In this initial round of engagement, the objectives were to:

- To raise awareness and excitement about the District Plan;
- Demonstrate how the community-informed id8 Framework vision, guiding principles and outcomes translate to the district planning process; and
- Seek feedback on potential opportunities and challenges related to developing the District Plan.

Round One Engagement Snapshot



What have we heard so far:

During the first round of engagement, we've heard from many people, including members of local community-serving organizations, 3 rights-holding First Nations and urban indigenous voices, and locals who participated in a virtual Community meeting and Open House sessions, or submitted their feedback via mail or online, in October and December of 2022.

Key themes of feedback from Round One include:

- Excitement for what Downsview West can become.
- The importance of engaging and planning with rights-holders and urban Indigenous populations.
- Equity and inclusion need to be an essential part of the process.
- The importance of planning for and creating affordable spaces.
- Establishing safe and accessible connections.
- 40 Carl Hall Road “the supply depot” is an important place and presents a great opportunity to support the local community and define the district.

The Round 1 Integrated Feedback Summary is available online at <https://www.clc-sic.ca/downsview-west-materials>

Upcoming Engagement

Look out for these opportunities to learn more and share your thoughts with us:



Youth-led Engagement Summer, 2023

4 local youth will be out this summer engaging other local youth



Pop Ups Summer/Fall, 2023

The team will be out in the community at local events to share information and get feedback



Engagement Round Two (Fall,/Winter, 2023)

Canada Lands will share and seek feedback on the draft district plan before sharing it with the City for review

To learn more and sign-up for updates, visit

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