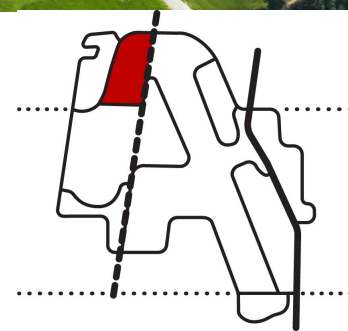




# Downsview West District

Community Engagement #2

January 23, 2023



# Outline

- **About the Downsview West Engagement Process**
- **Setting the Stage for Change: Delivering on the Framework Plan**
- **Creating a Structure, Ideas of Places & Shaping the Future**
- **Q&A and Discussion**
- **Next Steps / How to Stay Involved**

# Canada Lands & Our Commitment

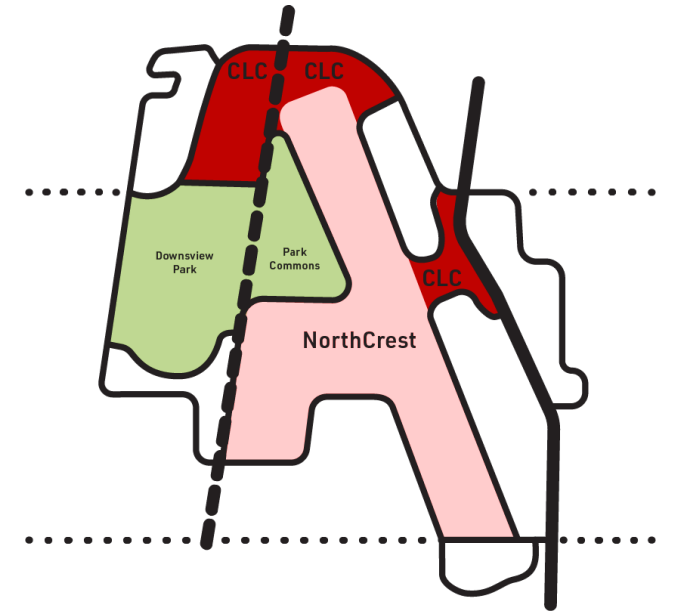


Canada Lands Company  
Société immobilière du Canada

**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 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.

We are committed to delivering on the Framework Plan vision, building on Downsview West’s legacy, and investing in the community, while listening to and collaborating with all interested parties.



# Community Engagement Principles

To ensure the District Plan serves the future communities of Downsview West, CLC is committed to continuing meaningful engagement with local communities, Indigenous rights-holders and other interested groups 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 peoples



# Engagement to Date - Activities & Audiences

October 2022 - September 2023

## Pre-engagement Conversations

- Conversations with local community groups

## Public Engagement

- Virtual Community Meeting
- Open House Sessions
- Community Pop-Ups

## Indigenous Engagement

- Conversations with three rights-holding First Nations, and local Métis Council
- Indigenous Community Sharing Meeting

## Youth-led Engagement

- 4 local youth hired to engage their peers about the Downsview West District

## African, Caribbean, and Black Communities Engagement

- Meeting with members of ACB communities

## Other Feedback & Updates

- Feedback received online and by mail
- Bulletins shared with project updates

Engagement materials and reports are available online at [www.westdownsviewouest.ca](http://www.westdownsviewouest.ca)



# Last time we heard from the community:

Supporting more transportation options to help people get around and connect to the new GO and TTC stations.

Provide a variety affordable places to live, shop and employment and training opportunities that support local businesses.

More east-west connections are needed across the rail line.  
Consider safety, cost, environmental impacts of going through 40 Carl Hall Rd.

40 Carl Hall Road is important to support the local community and define the District.  
Interest in a Community Hub with arts and culture space.

Connecting this District to Downsview Park, the Woodlot, and other green spaces in the area.

Excitement for what Downsview West can become and making use of the space.

Interest in mixed-use retail that provides a place for people to shop, gather, and connect.

Process should include engagement and planning with First Nations rights-holders and urban Indigenous populations.

Equity and inclusion need to be an essential part of the process to ensure the future neighbourhood is welcoming to all.

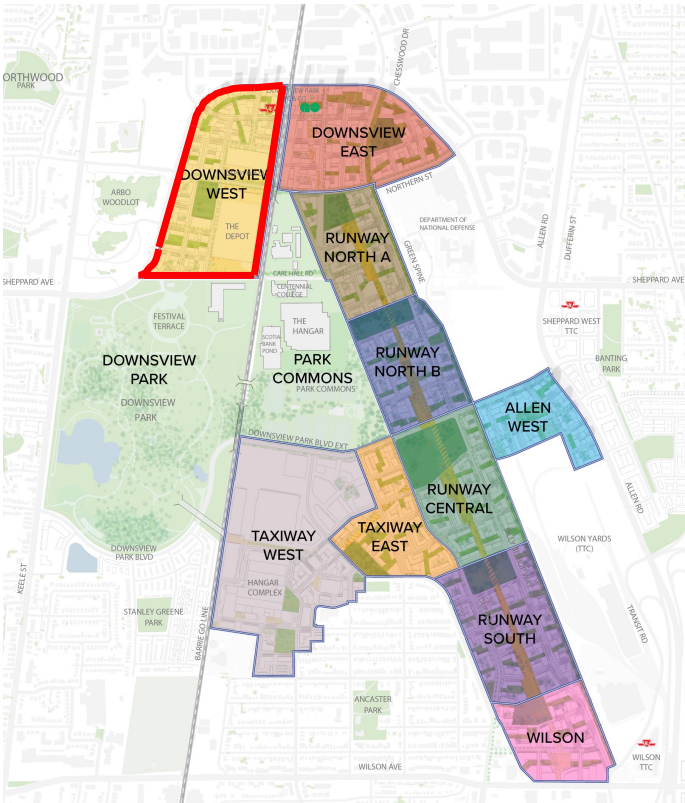
Desire for open spaces and green places for people to experience nature and connect with one another, to grow and buy affordable food.



**01**

**Setting the Stage for Change:  
Delivering on the Framework Plan**

# The Downsview West District Plan will implement the Vision and Six Guiding Principles of the Framework Plan



**Cultivating  
“City-Nature”**



**Honouring the  
Uniqueness of  
the Place and  
its People**



**Establishing  
Complete  
Connected  
Communities**



**Connecting  
People &  
Places**



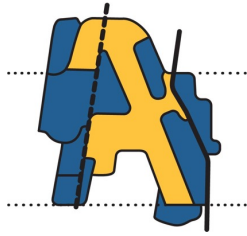
**Achieving Inherent  
Sustainability &  
Resilience**



**Embedding  
Equity &  
Accessibility**

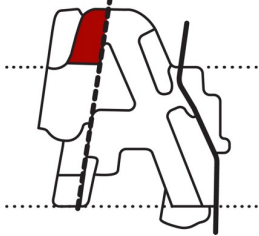


# What are the Planning Stages?



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

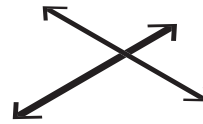
id8 Application



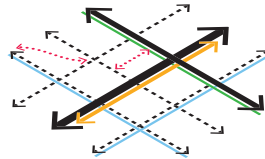
District Planning

Detailed Design  
Site Plan Approval  
Later EA phases

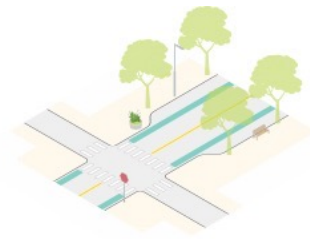
Streets



Major Street Network

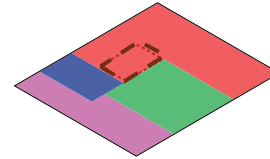


Local Streets

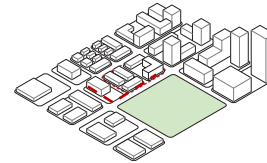


Street Details

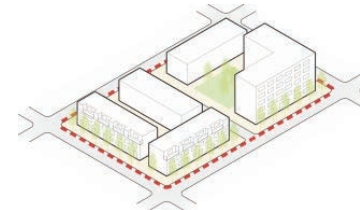
Land Use + Buildings



Land Use



Scale and distribution of buildings

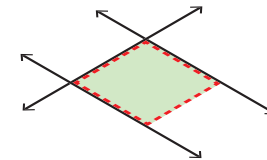


Architectural Design

Parks + Open Space



Open Space Network



Park Location, Size and Programming Ideas



Detailed Park Design

# Downsview West District Overview

Secondary  
Plan



**29.6**  
Hectares of land



**2.8**  
Draft Secondary  
Plan FSI



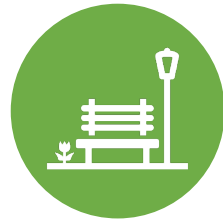
**13,000+**  
Estimated  
Residents



**6,000+**  
Estimated  
Jobs



**Targeting 20%**  
Affordable Housing



**3**  
New Parks



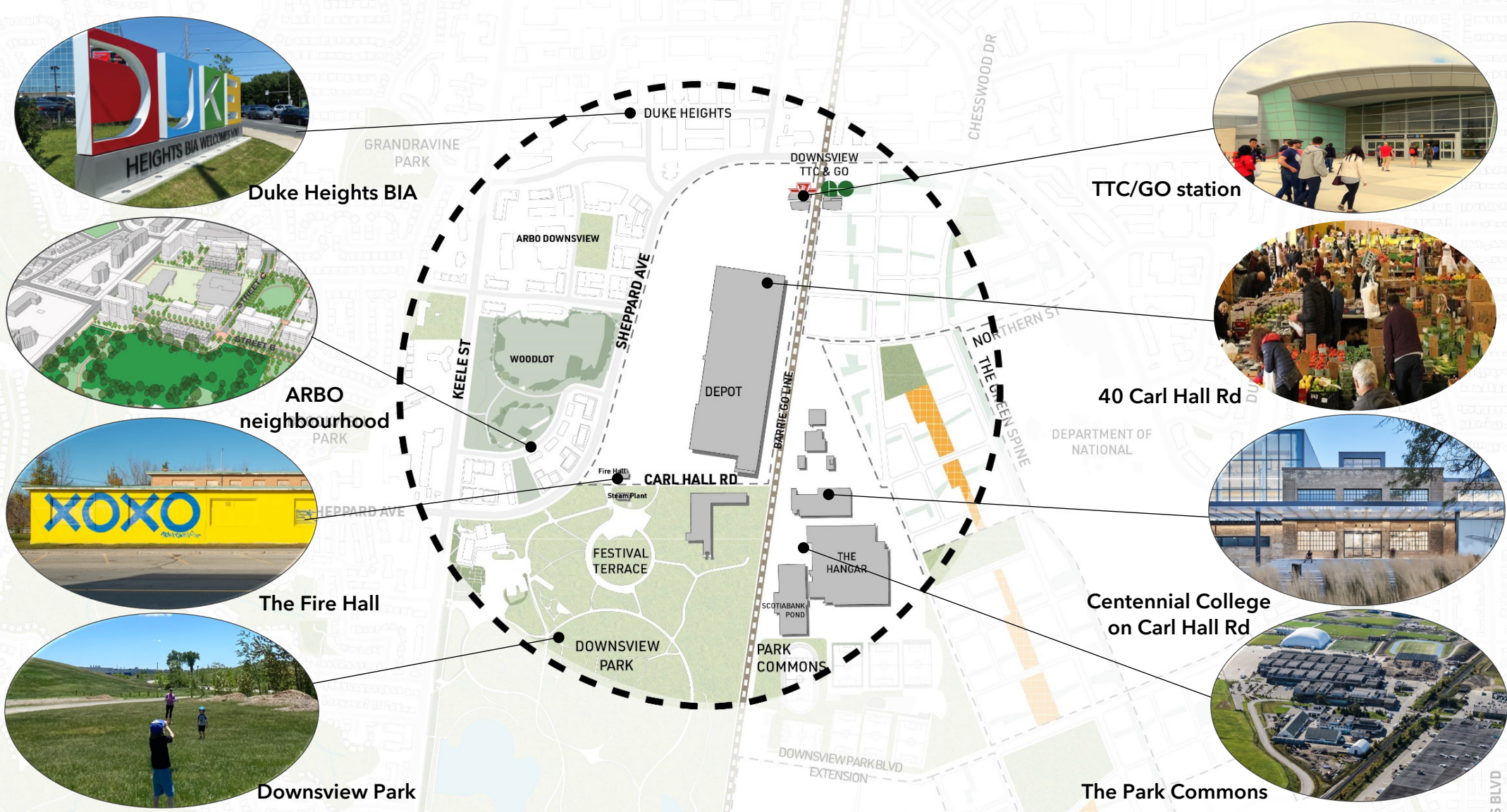
**1**  
New Elementary  
School

An aerial photograph of an industrial park. The central focus is a large, rectangular warehouse with a grey roof and a green section on the right side. To its right is a large parking lot filled with cars. In the foreground, a multi-lane road curves through a green field. The background shows a dense residential area with many houses and some commercial buildings. The overall scene is a mix of industrial, commercial, and residential development.

**02**

**Creating a Structure**

# A Place of Great Opportunities with Diverse Assets

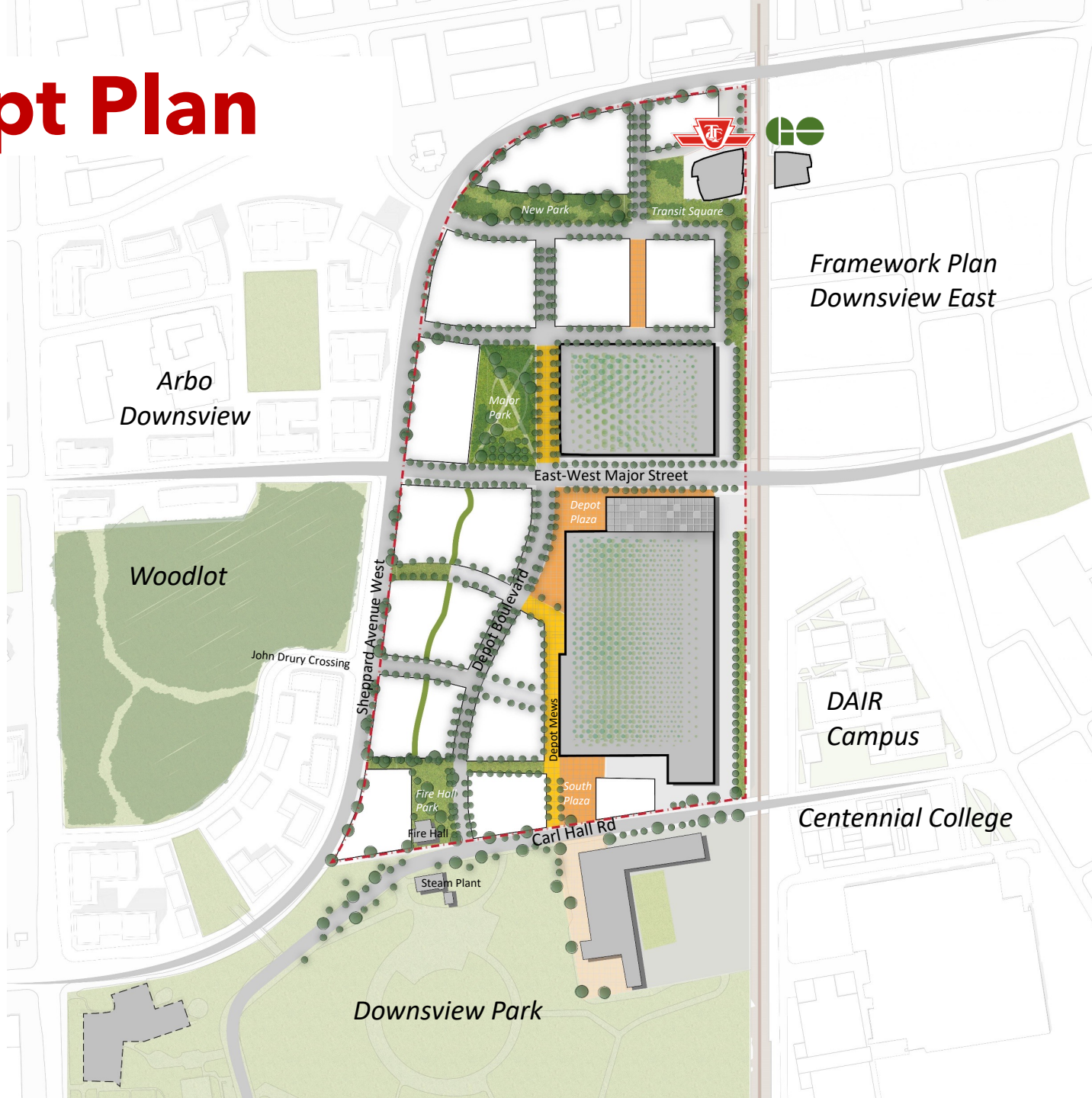
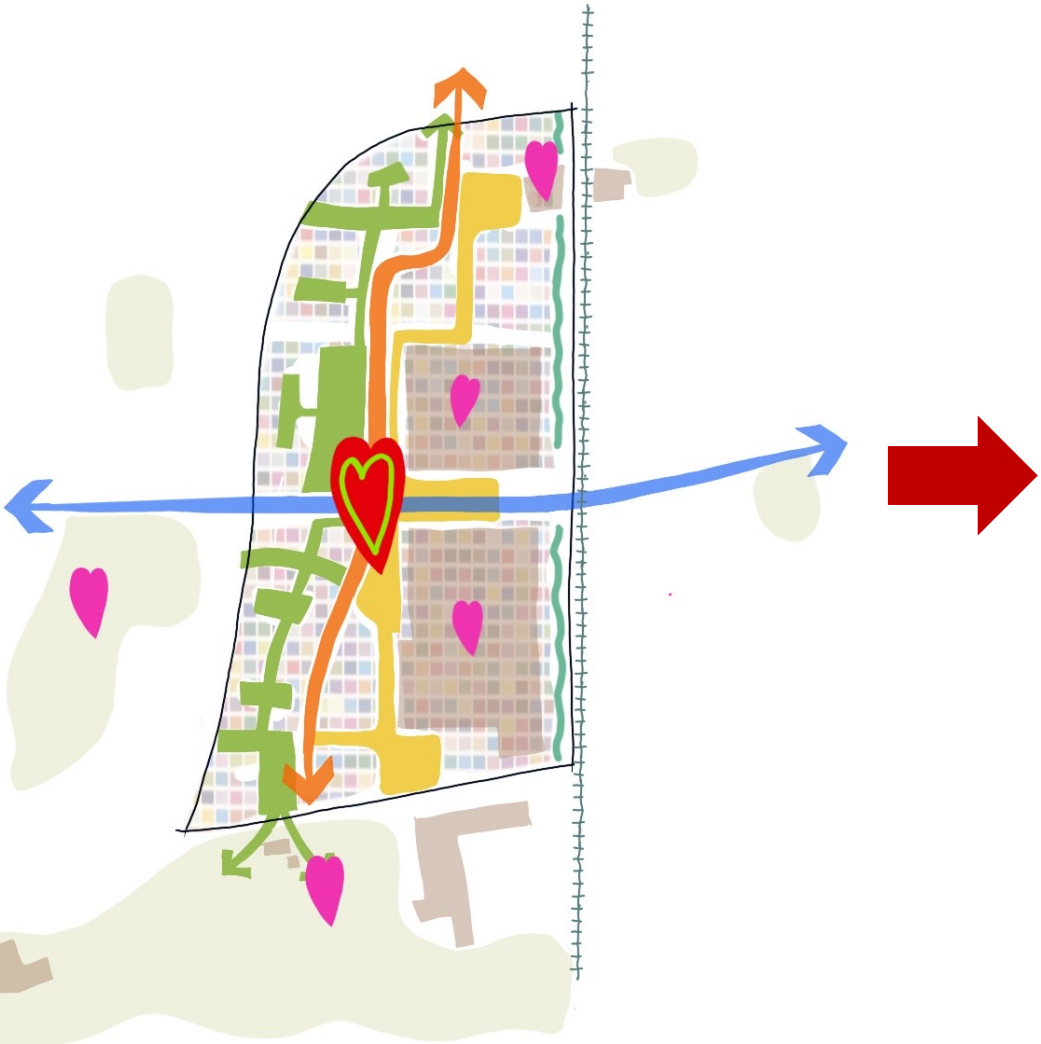


# Big ideas start to create a structure for the lands...

- Existing**
- E-W Boulevard**
- N-S Boulevard**
- Heart**
- Fine Grain**
- Mix of Uses**



# ..leading to a Concept Plan



An aerial photograph of an industrial park. The central focus is a large, rectangular warehouse with a grey roof and a green section on the right side. To its right is a large parking lot filled with cars. In the foreground, a multi-lane road curves through a green field. The background shows a dense residential or commercial area with various buildings and trees.

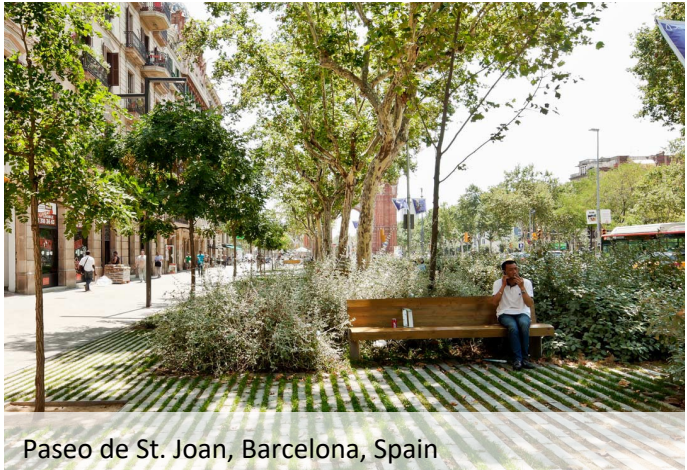
**03**

**Ideas of Place**

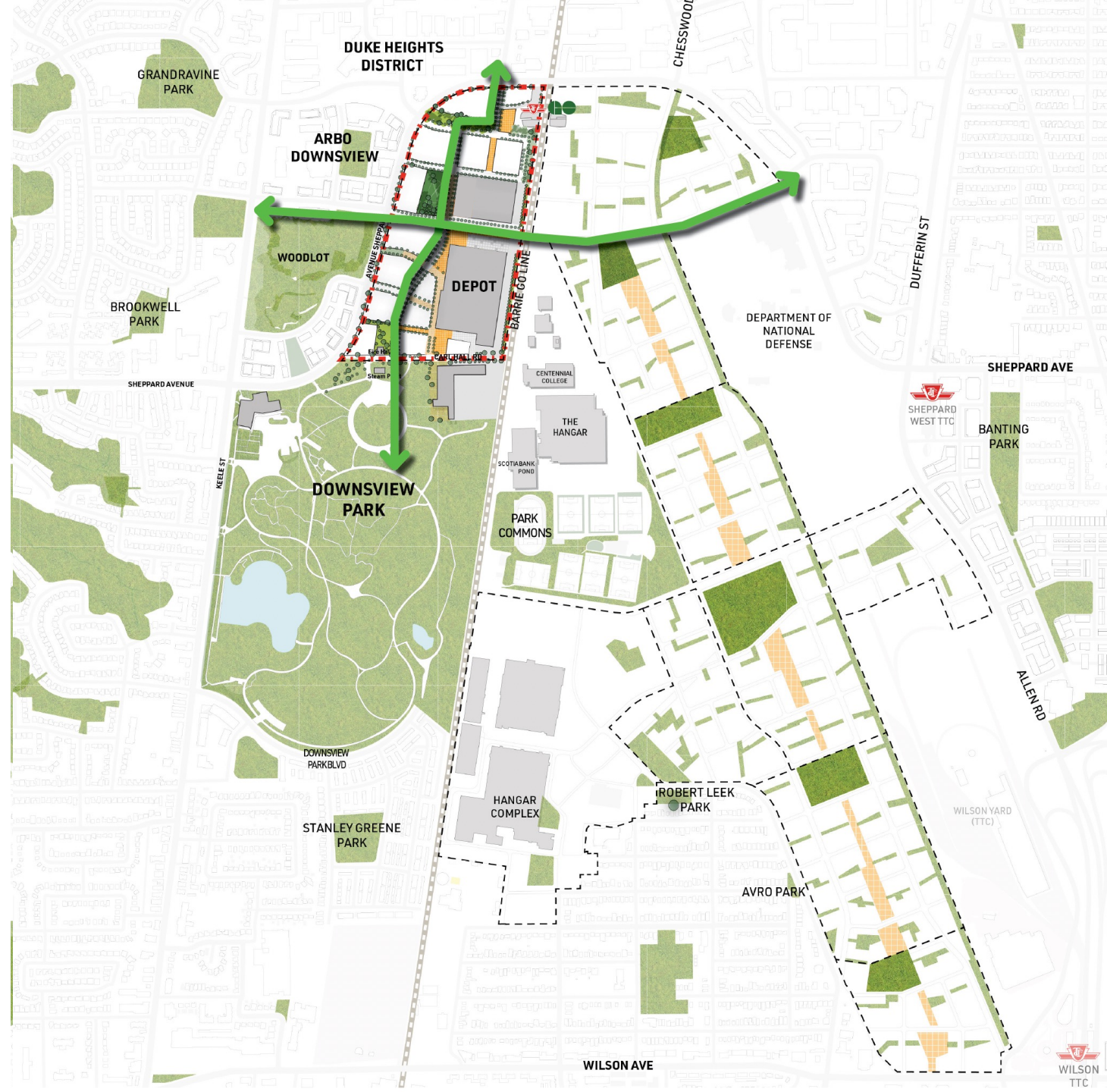
# City Nature: Connecting to the Bigger Picture



Richmond Park Competition Entry, PMA/SLA, Toronto



Paseo de St. Joan, Barcelona, Spain





# Nature Typologies

- All open spaces can support local habitat, biodiversity and stormwater management in a manner that responds to their role in the District.
- Even hardscape/plazas and areas that will be designed for more activity can include nature to support local species.

## Key Species Habitats

### Mixedwood Forest



Northern Cardinal

### Deciduous Forest



Northern Mockingbird

### Prairie Meadow



Monarch Butterfly

### Wetland & Wet Grassland



Marsh Ground Beetle



Downy Woodpecker



Northern Shrike



Common Blue



Yellow-rumped Warbler



Long-eared Owl



Harnessed Tiger Moth



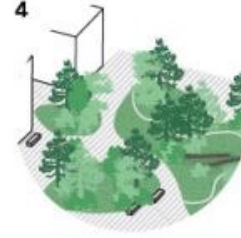
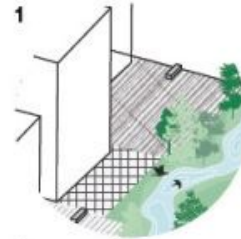
Eastern Meadowlark



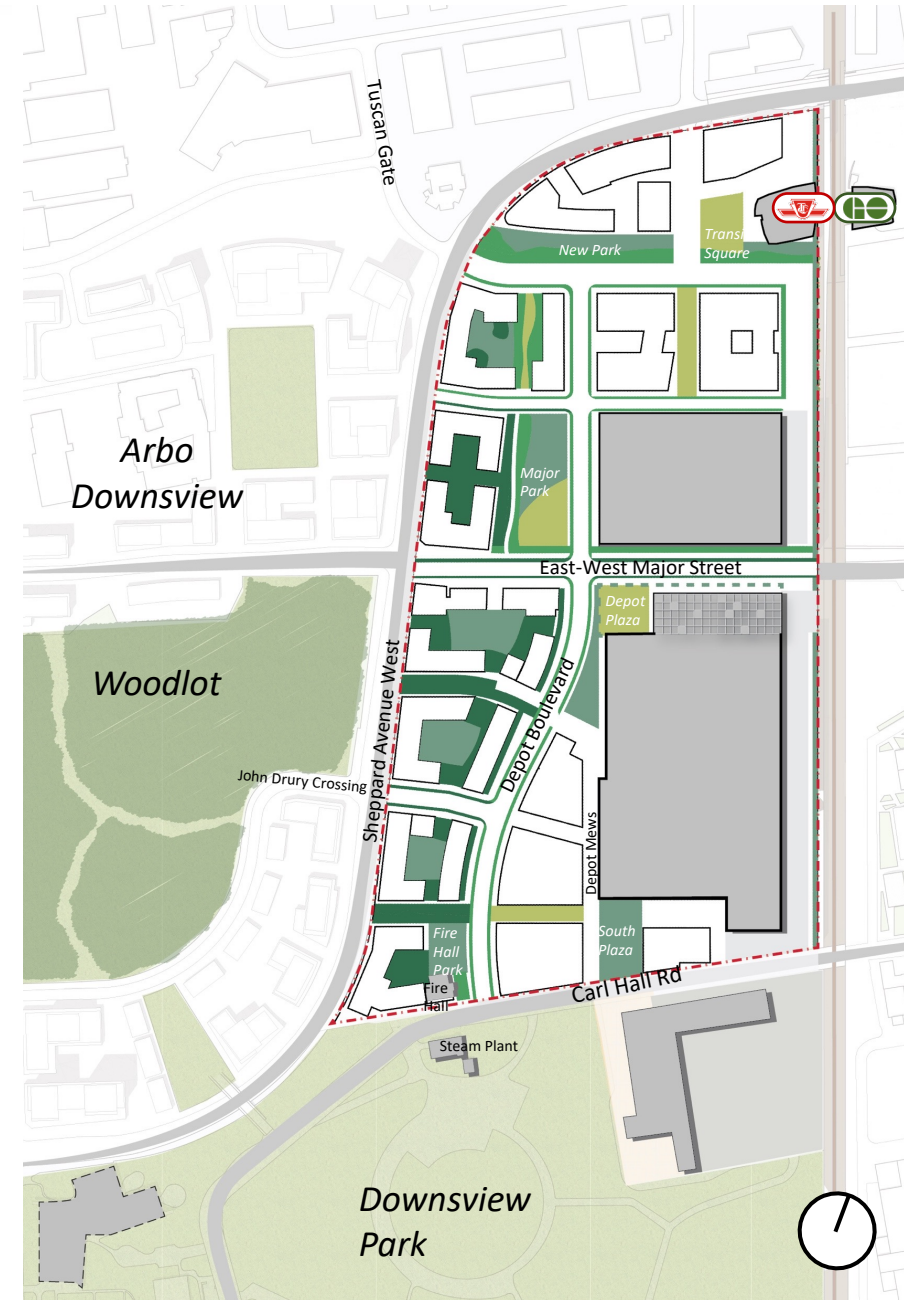
Blue Dasher



Red-tailed Hawk







- 1 Mixedwood
- 2 Deciduous
- 3 Prairie
- 4 Wet grassland



# An Interconnected Public Realm

In total the District includes approximately **~3.6 ha (9 acres)** of new public parks and open spaces

-  ~0.83 ha Major Park
-  ~2.1 ha of other public open spaces
-  ~0.77 ha of Greenways/Biodiversity corridor
-  Courtyard Commons



Pimisi Station rendering, Ottawa



Pangishimo Park, Ottawa



# Courtyard Commons

- Inspired by Toronto's rear lanes - a neighbourhood meeting place and a local connection
- Publicly accessible car-free mid-block connection (aka a *greenway*)
- Alternative experience from bustle of Depot Boulevard or Mews
- Supports City Nature



connections



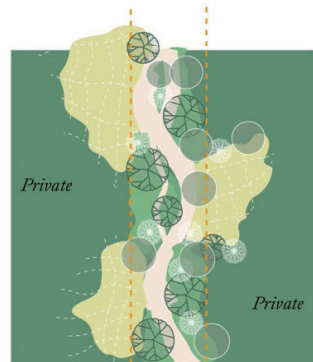
nature



walk & talk

conversation

Pause

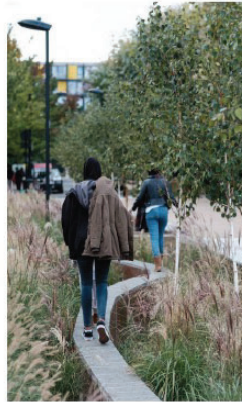


Private

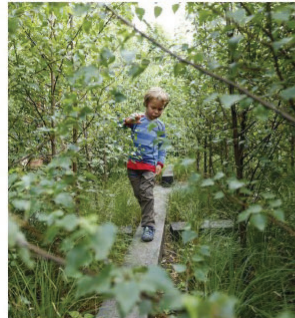
Private

Public green  
"courtyard common"

community



play



# Getting around the District Street Network

- Mobility plans focus on walking, cycling and transit.
- East-West Major Street is a critical structuring element determined through Environmental Assessment process (Update Downsview)
- New local streets provide connectivity within the District and to neighbouring areas
- Green infrastructure and beautiful streetscaping are included to bring "City Nature" to Downsview West.

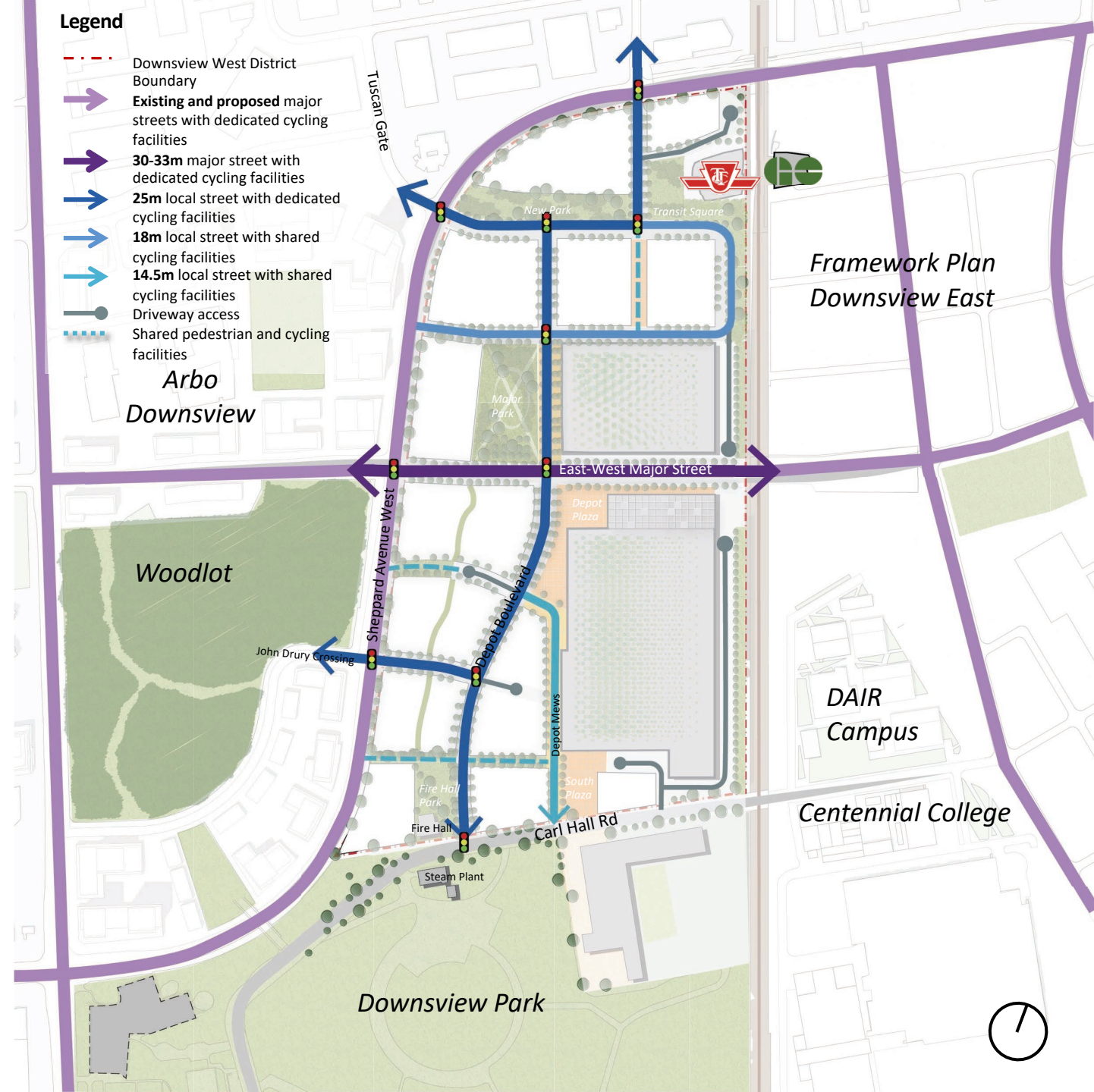
## Featured Streets:

### Depot Boulevard (main north-south street):

- Optimal spacing between traffic signals
- Organic curved shape creates interesting blocks and introduces a contrast to the dominant straight façade of the Depot

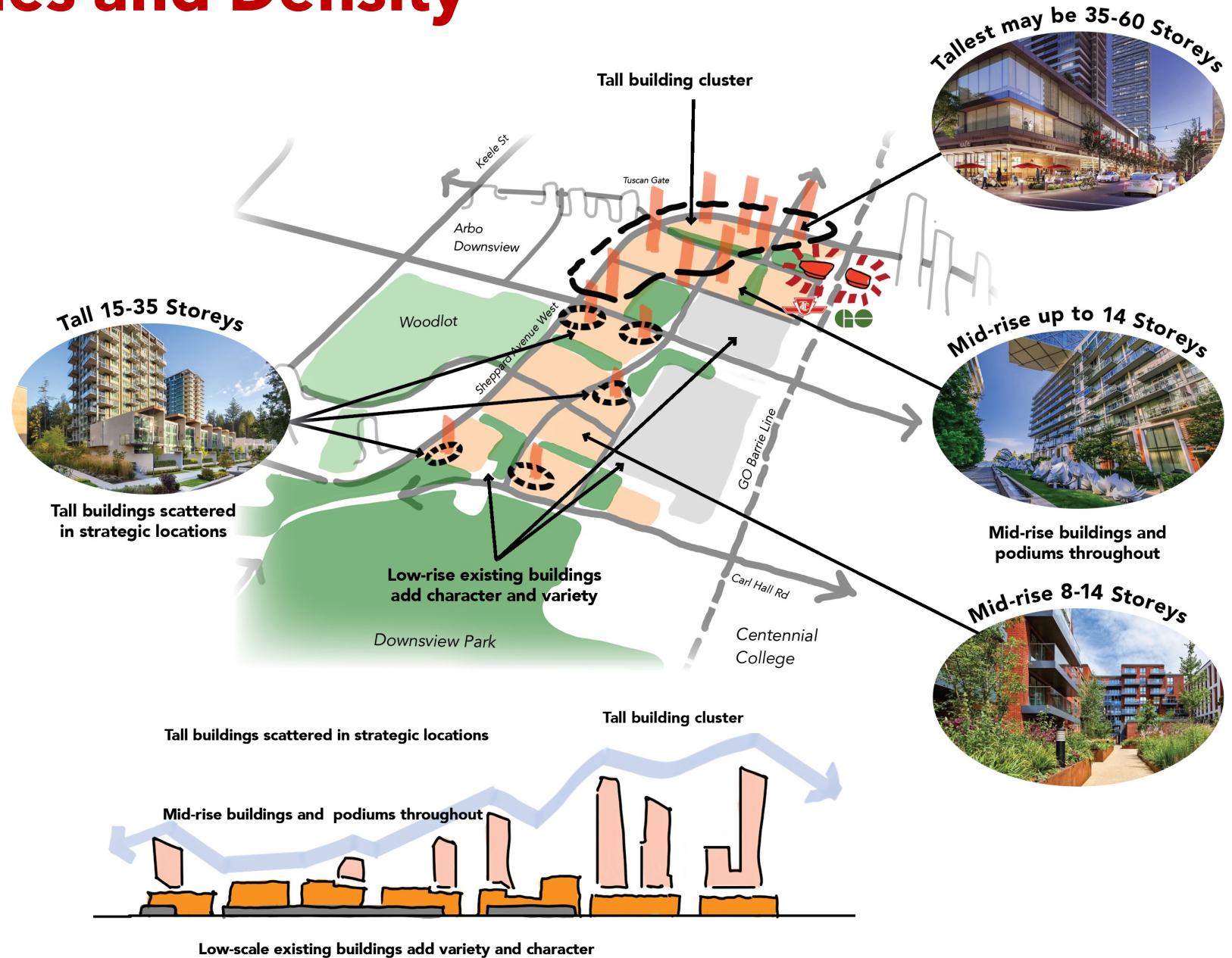
### Depot Mews:

- A special, narrow pedestrian-focused street
- A hub of activity with spill-out spaces and creates placemaking opportunities to activate the Depot



# Built Form, Typologies and Density

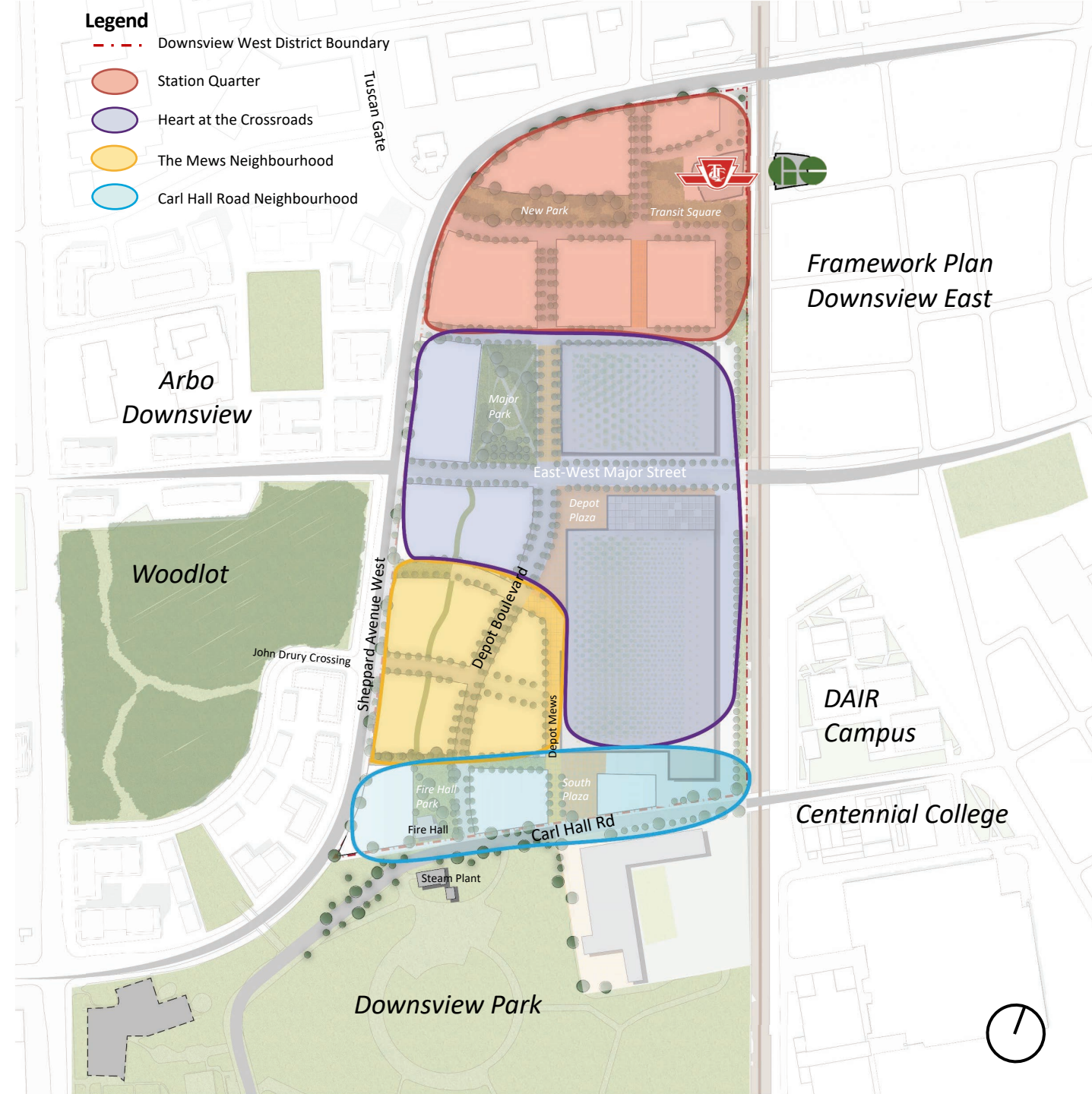
- Density for the District is set by Downsview Secondary Plan (**2.8 FSI**)
- Built form and scale will vary across the District with taller buildings closer to the transit station and mid-rise buildings elsewhere.
- Transition in scale towards the Depot and Downsview Park.
- Smaller tall buildings to be located in strategic locations creating visual landmarks.
- Repurposed low-rise existing buildings bring historic character alongside the new construction.



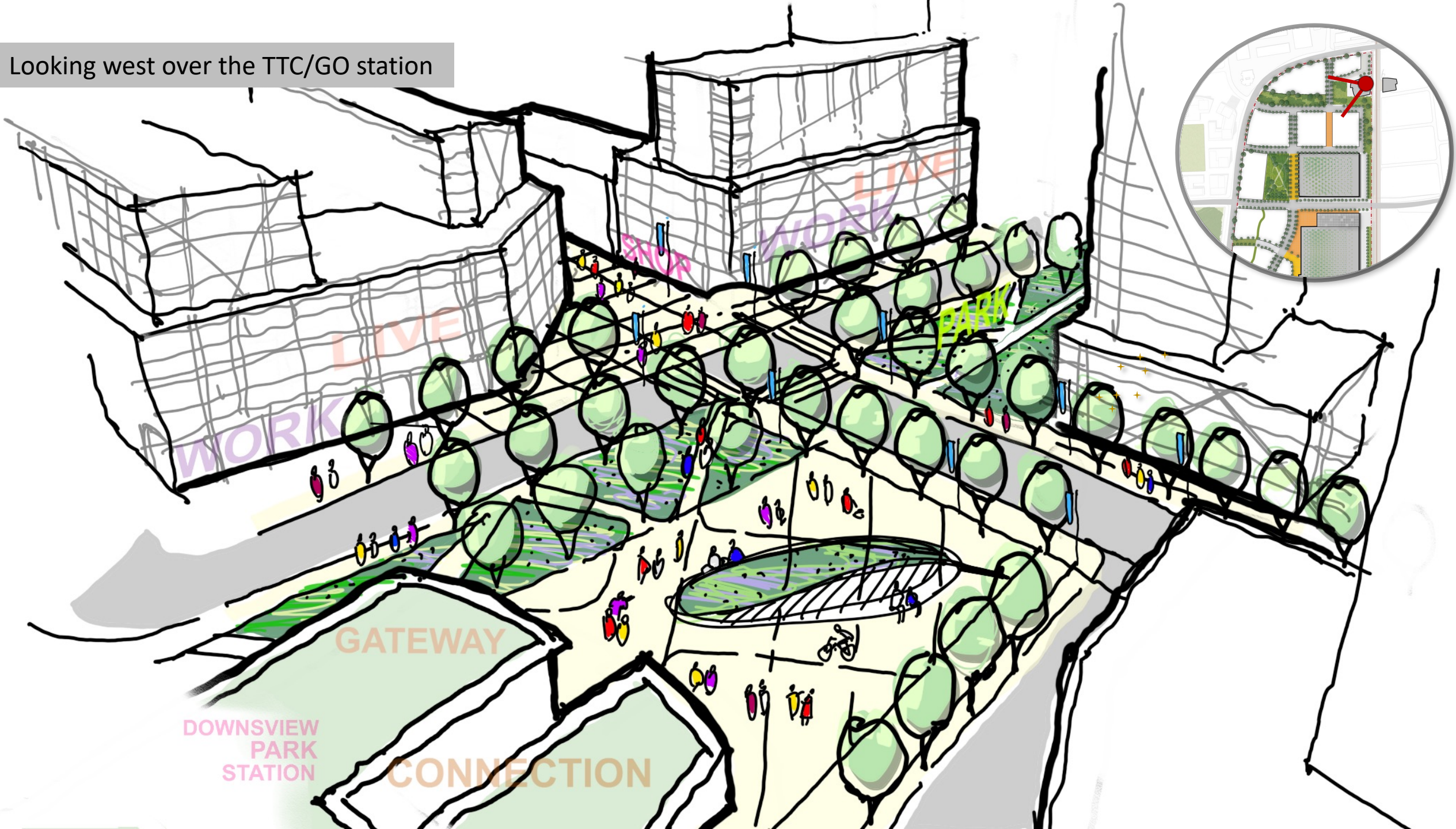
# District Character Areas

The four character areas that will make up Downsview West are :

- **Station Quarter:**  
*Transit-focused Live-Work Neighbourhood*
- **Heart at the Crossroads:**  
*Community crossroads including the Depot (40 Carl Hall Rd)*
- **The Mews Neighbourhood:**  
*Comfortably Scaled Neighbourhood*
- **Carl Hall Road Neighbourhood:**  
*Neighbourhood activating Park edge and embracing Carl Hall Road uses*



Looking west over the TTC/GO station



Looking south with Transit Square on the left

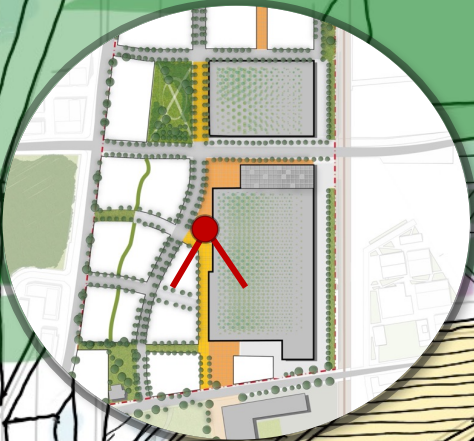




Looking southeast from middle of the Major Park



Looking south along Depot Mews



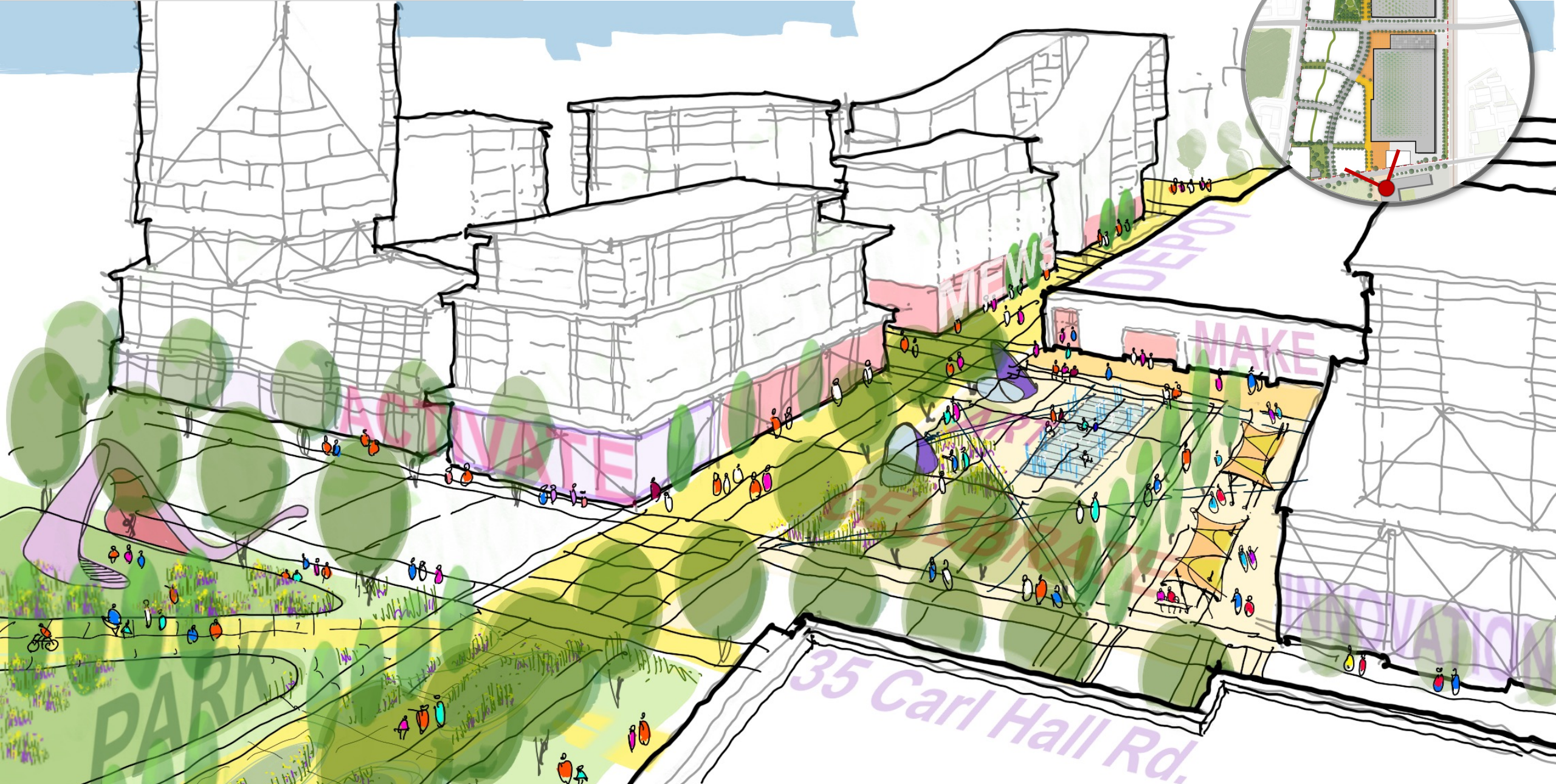
MEMORY

MEWS

Looking south along Depot Blvd towards Downsview Park



Looking north above the Depot Mews



An aerial photograph of an industrial and commercial district. The central focus is a large, rectangular warehouse with a grey roof and a green section on the right side. To its right is a large parking lot filled with cars. In the foreground, a multi-lane road curves through a green field. The background shows a dense urban area with various buildings and parking lots.

**04**

**Shaping the Future**

# Indigenous Placekeeping

- Explore opportunities for new spaces, and places to express Indigenous cultures, including gathering areas, public art, spaces that support language development
- Emerging ideas:
  - Planting palate of Indigenous plants and medicines
  - Open space concepts based on opportunities to reflect Indigenous teachings and support social and cultural gatherings
  - Naming opportunities
  - Public art
- Integration of Indigeneity throughout the District



Treaty Table in Downsview Park, Toronto



[Gibraltar Weekend Market](#), London Ontario



Sheguiandah First Nation Community Court, Manitoulin Island

# Sustainability and Low Carbon

- Demonstrating Indigenous principles of embracing natural systems including concerns for wildlife, habitat and consideration for Mother Earth
- Integrating Green Infrastructure (GI) in street rights-of-way, the Parks and on development sites
- Targeting the highest levels of the Toronto Green Standard
- Electrification of all new heating and cooling
- Implementation of City Nature concept, allowing nature to flourish within a vibrant urban environment
- Reuse of existing buildings



South Eveleigh Native Rooftop Farm by Yerrabingin, Australia



Manidoo Otigan, Kingston



Canary District, Toronto

# Supporting Community Cohesion and Employment Opportunity

- Supporting a range of commercial spaces, including micro retail, social enterprises, and food production, with emphasis on Black and Indigenous communities
- Spaces for community service providers, school(s), arts and culture organizations, and daycare(s)
- Most non-residential uses within the Depot, along the north-south road and near the transit station



Market inside 40 Carl Hall Road building



Artist rendering of the Indigenous Centre for Innovation & Entrepreneurship, Toronto (Brook McIlroy)



Chophouse Row, Seattle



# Housing and Amenities

- Providing a range of unit types and tenure, targeting 20% affordable housing
- New elementary school (TDSB)
- Additional community services and facilities to be identified per City input (ex. Daycare)



Sarnia Supportive Housing Complex & Friendship Centre



Canary District, Toronto



Artist rendering of front yard design for the Alexandra Park Revitalization, Toronto courtesy of SvN



Nesika Illahee Affordable Housing , Portland

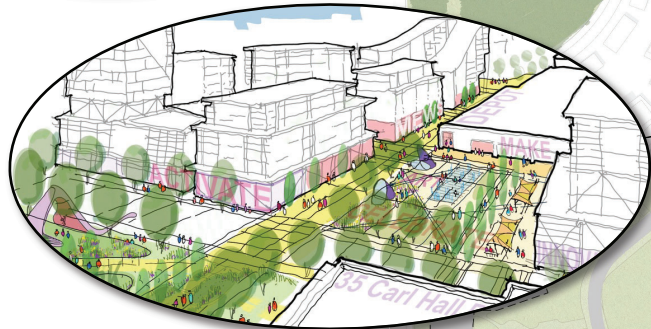
# Downsview West District: Connecting nature, culture and community



Arbo  
Downsview



Woodlot



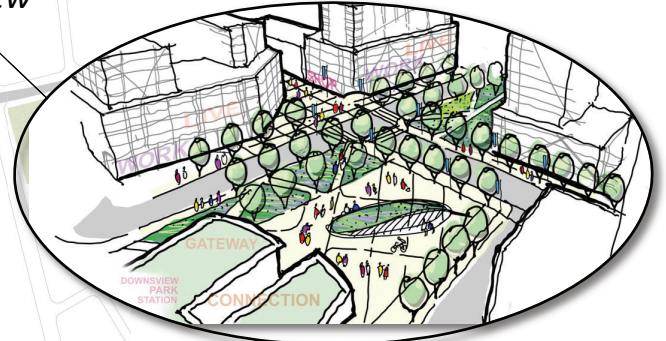
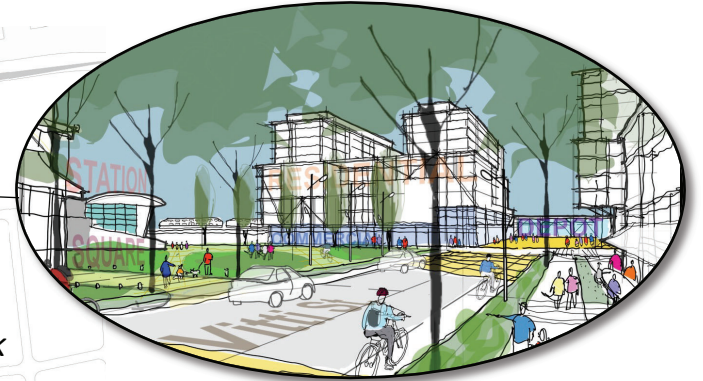
Downsview  
Park



Framework  
Plan  
Downsview  
East

DAIR  
Campus

Centennial  
College



An aerial photograph of an industrial park. The central focus is a large, rectangular warehouse with a grey roof and a green section on the right side. To its right is a large parking lot filled with cars. In the foreground, a multi-lane road curves through a green field. The background shows a dense residential area with many houses and some commercial buildings. The overall scene is a mix of industrial, commercial, and residential development.

**05**

**Q&A / Discussion**

# We Want to Hear from You

Thinking about the id8 Framework Plan Vision and six Guiding Principles that the Downsview West District Plan will help implement:

1. What do you particularly like about the ideas presented in the concept plan and four neighbourhoods?
2. Is there anything you would suggest changing in the emerging ideas?
3. Is there anything missing from the emerging ideas? If so, what would you suggest adding?
4. What are some opportunities or ideas the Team should consider as more of the details for the District are developed including open spaces, buildings, streets, uses etc.

An aerial photograph of an industrial and commercial district. The central focus is a large, rectangular parking lot with a grid of spaces, many of which are occupied by vehicles. To the right of the parking lot is a large, multi-story industrial building with a grey roof. Further right, there are several smaller commercial buildings and more parking areas. The foreground and middle ground are dominated by large, open green fields, some of which appear to be under construction or recently cleared. A multi-lane road with a median runs diagonally across the lower portion of the image. In the background, a dense residential or suburban area with houses and smaller commercial buildings is visible under a clear sky.

**06**

# **Next Steps / How to Stay Involved**

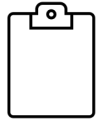
# Where We Are Now



## Connected Downsview Processes



# Many Ways To Stay In Touch & Participate



## Feedback form

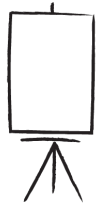
Complete feedback form online or by mail to share additional feedback



## Website

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

**[www.westdownsviewouest.ca](http://www.westdownsviewouest.ca)**



## Panels at Downsview Hub

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

*January 18<sup>th</sup> & January 22<sup>nd</sup> – 26<sup>th</sup>  
9 a.m. – 5 p.m.*



## E-mail

Email Canada Lands

**[westdownsviewouest@clc-sic.ca](mailto:westdownsviewouest@clc-sic.ca)**

## Independent Facilitation Team

Contact Matthew from Third Party Public

**Email: [matthew@thirdpartybpublic.ca](mailto:matthew@thirdpartybpublic.ca)**

**Phone: 416-572-4365**