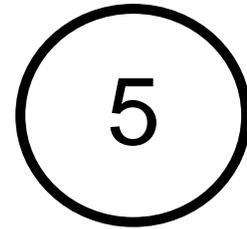


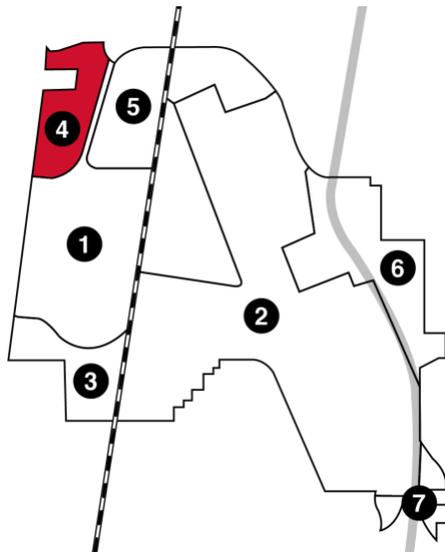
# Planning in the Downsview Area

August 2020

*This is the fifth in a series of Bulletins being produced by Canada Lands, with the support of their consultant team, to synthesize key topics discussed and respond to community questions from the first two phases of the consultation process.*



William Baker is one of seven Districts in the Downsview Area, as established in the City of Toronto's 2011 Downsview Area Secondary Plan. The seven Districts were established to reflect different physical locations, characteristics and development expectations within the Secondary Plan area. The Districts include:



1. Downsview Park
2. Bombardier / DND / TTC
3. Stanley Greene
4. **William Baker**
5. Sheppard-Chesswood
6. Allen
7. Wilson

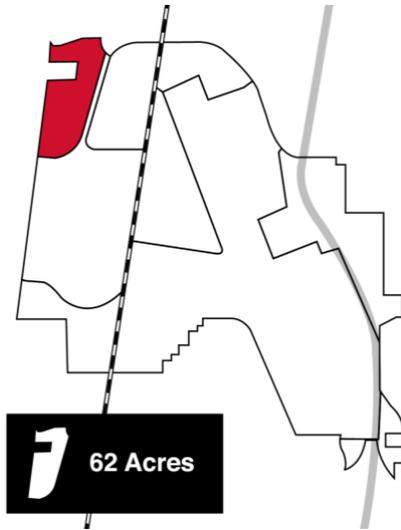
### ***This Bulletin includes information about:***

- *The policy context for the William Baker District Plan.*
- *A snapshot of the William Baker District Plan process as well as other planning processes in the Downsview Area (including links to more detailed information).*

## **The policy context for the William Baker District Plan**

The City of Toronto Downsview Area Secondary Plan was approved in 2011 and is one of 34 Secondary Plans across the City. Secondary Plans include more detailed local development policies than the City's Official Plan and inform even more specific planning tools, such as District Plans. The Downsview Area Secondary Plan requires, prior to development or as part of a development application, District Plans be completed and approved by the City.

District Plans outline development principles and guidelines that inform the development and review of specific development applications, e.g. Zoning By-law Amendments and Draft Plans of Subdivision. The 2011 Downsview Area Secondary Plan (and all other City of Toronto Secondary Plans) are available on the City's website at: <https://www.toronto.ca/city-government/planning-development/official-plan-guidelines/official-plan/chapter-6-secondary-plans/>



## William Baker District Plan

William Baker is one of many future neighborhoods that will continue to transform the lands surrounding Downsview Park. The William Baker lands consist of approximately 62 acres located north and east of the intersection of Keele Street and Sheppard Avenue West, and adjacent to the Downsview Park TTC and GO Station. The centrepiece of the neighbourhood is a large woodlot that will be enhanced and preserved. Canada Lands owns the lands and is currently leading the process to develop a District Plan for the future neighbourhood.



Canada Lands anticipates submitting a District Plan application to the City for review in the winter of 2020 with the first phase of building starting no sooner than 2023.



For more information about the William Baker process visit the project website at

[www.williamsbakeneighbourhood.ca](http://www.williamsbakeneighbourhood.ca)

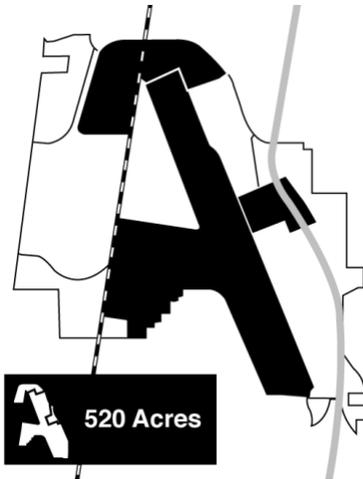


## Downsview Park

The 2011 Downsview Area Secondary Plan identifies Downsview Park as a local, regional and national attraction that is comprised of large natural and open space areas and areas of park development. Downsview Park is large (291 acres) and it is used and treasured by a wide range of active and passive users – especially as an area for fresh air and experiencing nature during the pandemic. The park is, and will remain, the heart of the community as the neighbourhoods around it continue to develop.



For more information about Downsview Park visit [www.downsviewpark.ca](http://www.downsviewpark.ca)



## id8 Downsview

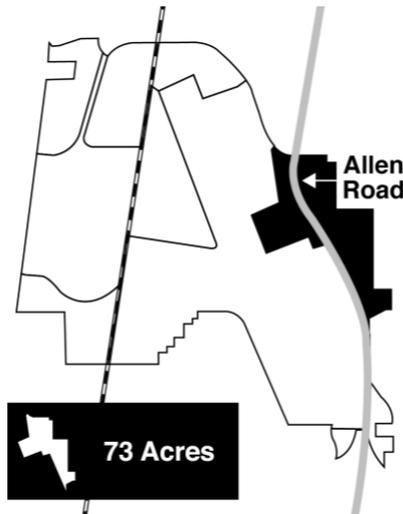
Northcrest Developments and Canada Lands are collaborating to plan the future of over 500 acres at Downsview within the Sheppard-Chesswood, Bombardier/DND/TTC, and Allen Districts. The site includes approximately 370 acres that currently make up Downsview Airport and the hanger lands owned by Northcrest, as well as approximately 150 acres of the former Canadian Forces base lands owned by Canada Lands. This multi-decade process has just begun, with feedback from the first round of consultation now available. The potential to attract new employment uses is a high priority for both Northcrest and Canada Lands, as is the opportunity to introduce new uses.



Canada Lands and Northcrest are currently working together with local communities and stakeholders to generate a shared vision and framework for the future to inform the City's planning decisions.



For more information about the id8 Downsview process visit the project website at [www.id8downsview.ca](http://www.id8downsview.ca)



## Allen District

Canada Lands is currently working on a proposed employment project for the northerly portion of the east Allen Neighbourhood lands, at the corner of Allen Rd and Sheppard Ave. W, consistent with the current Secondary Plan. Canada Lands will be coming to the community with more information in the near future.

The City of Toronto owns the lands to the east of Allen Road with CreateTO, the City's real estate agency managing future development of those lands. A District Plan application was submitted to the City for these lands at the end of 2014, and CreateTO is in the process of updating its District Plan for final resubmission to City Planning for review.



Following this review, City Staff and CreateTO plan to host a Community Consultation Meeting to present the updated District Plan and share next steps in the process.



For more information about the CreateTO Allen District process visit the project website at [www.thealldistrict.ca](http://www.thealldistrict.ca)



## Stanley Greene

Stanley Greene was the first district to be developed in the Downsview Area. The Stanley Greene District is 63 acres and is the southwestern portion of the Downsview Area Secondary Plan. The District Plan for Stanley Greene was approved in late 2013.



Much of the development has been built with residents enjoying their new community and local park and it is anticipated that all construction will be complete by the of 2022.



For more information about Stanley Greene visit <https://downsviewlands.ca/stanley-greene>



## Housing Now at Wilson Heights

The Wilson District is located at the southeast corner of the Downsview Area and includes one of the City's Housing Now sites at 50 Wilson Heights Boulevard. Toronto City Council initiated Housing Now in December 2018 to accelerate the development of affordable housing within mixed income, mixed-use, transit-oriented communities across the City of Toronto.



City Council approved planning permissions for 50 Wilson Heights Boulevard in early 2020. Next steps include the City of Toronto selecting a development partner for the site.



For more information about the Housing Now Site at Wilson visit <https://createto.ca/housingnow/housing/50-wilson-heights-blvd/>

## The Downsview Area continues to evolve

The different Districts in Downsview are moving forward on different timelines, with many projects aligning with the 2011 Downsview Area Secondary Plan. William Baker, the Allen District, Housing Now, and Stanley Greene are all projects that are moving forward in the context of the existing 2011 Downsview Secondary Plan. The id8 Downsview process is taking a longer-term view, contemplating the future of the area after Bombardier planned relocation and the airport is no longer in use (i.e. 2023 and beyond). Downsview Park has and continues to evolve and improve with nearly three acres dedicated to urban agriculture since 2011 and park amenities like a new dog park, slated for completion in 2020. The timeline below gives a very high-level perspective on what-happens-when.

- 2020 – City Council Zoning Approval 50 Wilson Heights Housing Now
- 2020 – id8 Downsview process kicks off
- 2020 – William Baker District Plan submission expected
- 2020 – CreateTO District Plan Final Submission anticipated
- 2022 – Stanley Greene construction complete
- 2023 – Earliest anticipated construction at William Baker
- 2023 – Bombardier operations anticipated to be relocated from Downsview
- *Decades to come* – continued evolution of these and other sites in and around Downsview

---

## For more information contact:

Canada Lands Company

James Cox, Senior Director, Real Estate,  
Ontario

[jcox@clc.ca](mailto:jcox@clc.ca) or 416-214-1304

Independent Facilitation Team – Swerhun Inc.

Matthew Wheatley

[mwheatley@swerhun.com](mailto:mwheatley@swerhun.com) or 416-572-4365