The Allen District

Local Advisory Committee Meeting #2

Presenters

Don Logie
Build Toronto

Pino Di Mascio
Urban Strategies

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Agenda

- Where We Were Last
- What We Heard
- What We've Updated
- Next Steps

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Build Toronto

Drives Development

Contributes City-Building

Delivers Returns to the City

To create better value for and to make Toronto more prosperous, the City established Build Toronto as an arm's-length real estate corporation to fully leverage its surplus and underutilized real estate assets.

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Downsview Area Secondary Plan

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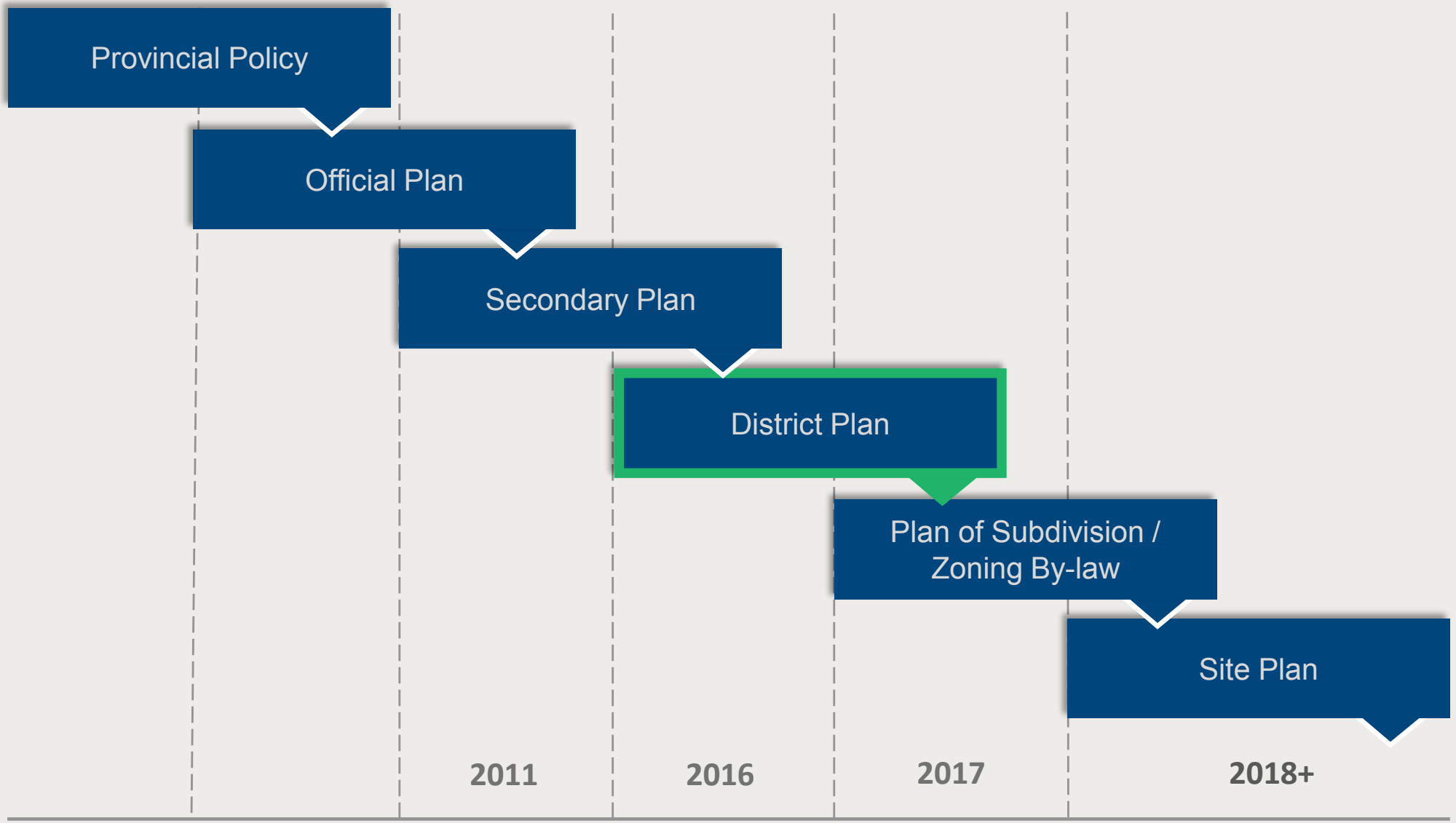
Planning Process



Downsview Area Secondary Plan

Policies in place for:

- Land Uses
- Densities
- Parks
- Road Network
- Affordable Housing

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Build Toronto's District Vision

Develop a mixed-use District that integrates residential, retail and commercial uses with parks and open spaces to create a destination neighbourhood with new connections, gateways and public realm to inspire and rejuvenate.

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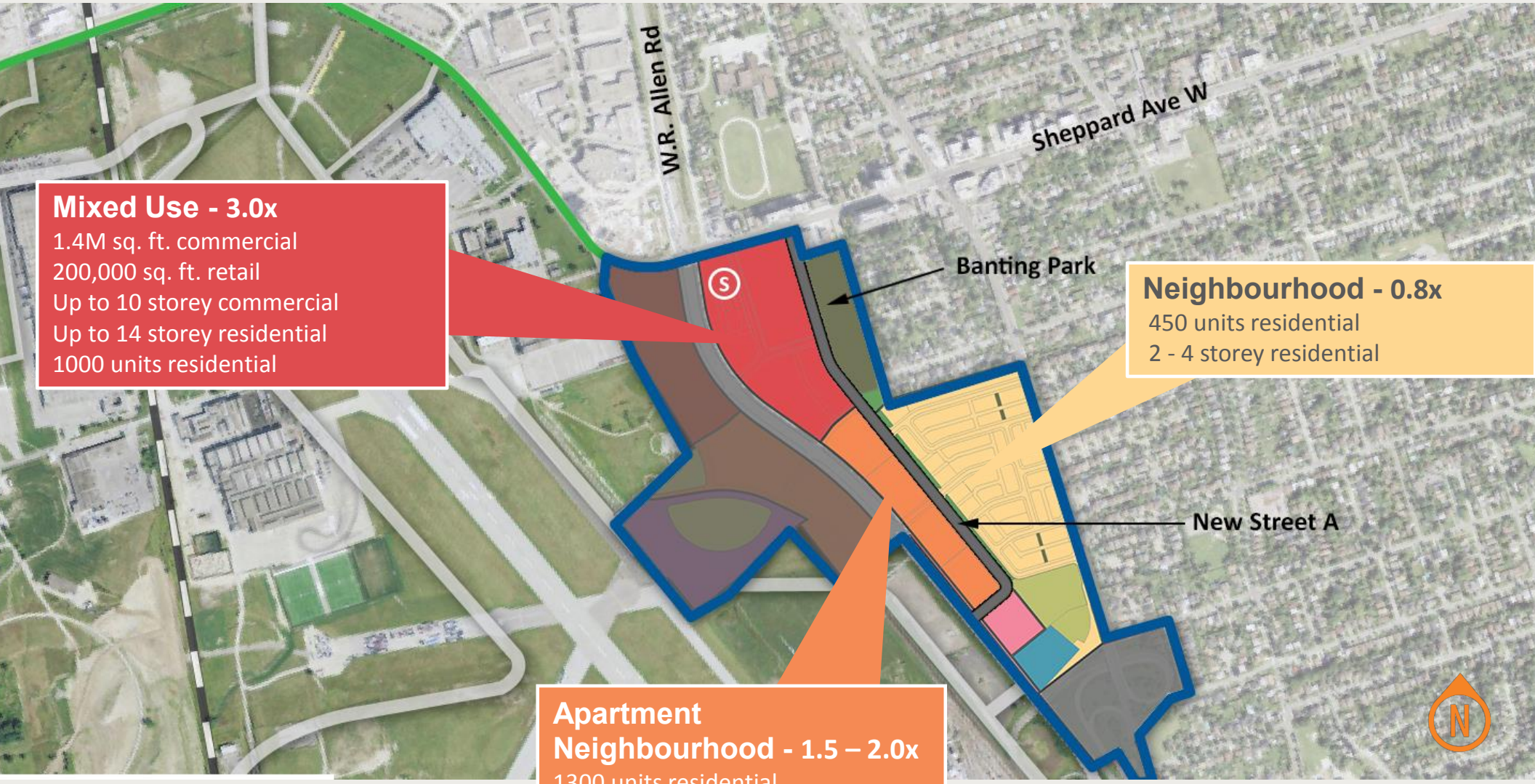
Master Plan



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Master Plan Rendered

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- Where We Were Last
- What We Heard

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Community Engagement Process

Allen District Plan

(Updated February 2017)

PHASE 1 | **WE'RE HERE** | **PHASE 2**

JANUARY TO MAY 2016

DISTRICT PLAN CONSULTATION PART 1

Purpose: Introduce the Draft Allen District Plan and Gather Feedback

Engagement Activities:
6 Pre-Consultation Conversations with local Resident Association Executives

1 Local Advisory Committee meeting

1 Community Consultation meeting

Online Materials

2017

DISTRICT PLAN CONSULTATION PART 2

***(Originally fall 2016:** updated to ensure all City comments are received and incorporated)*

Purpose: Present Updates to the Allen District Plan & Discuss Refinements for Phase 2

Engagement Activities:
1 Local Advisory Committee meeting

1 Community Consultation meeting

Online Materials

2018

DRAFT PLAN OF SUBDIVISION, ZONING BY-LAW, AND ENVIRONMENTAL ASSESSMENT CONSULTATION PROCESS

Purpose: Present and Gather Feedback on the Draft Plan of Subdivision, Zoning By-Law Amendment, and Environmental Assessment

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What We Heard

From May 2016 LAC Meeting #1 and Community Meeting #1

Strengths

- Some happy to see lands finally being used and developed
- Like planned improvements to sewer and stormwater (but want to see improvements happen before new development)
- Like the new park and greenway
- Happy to see new commercial development (area needs it, especially grocery store)

Range of Opinions

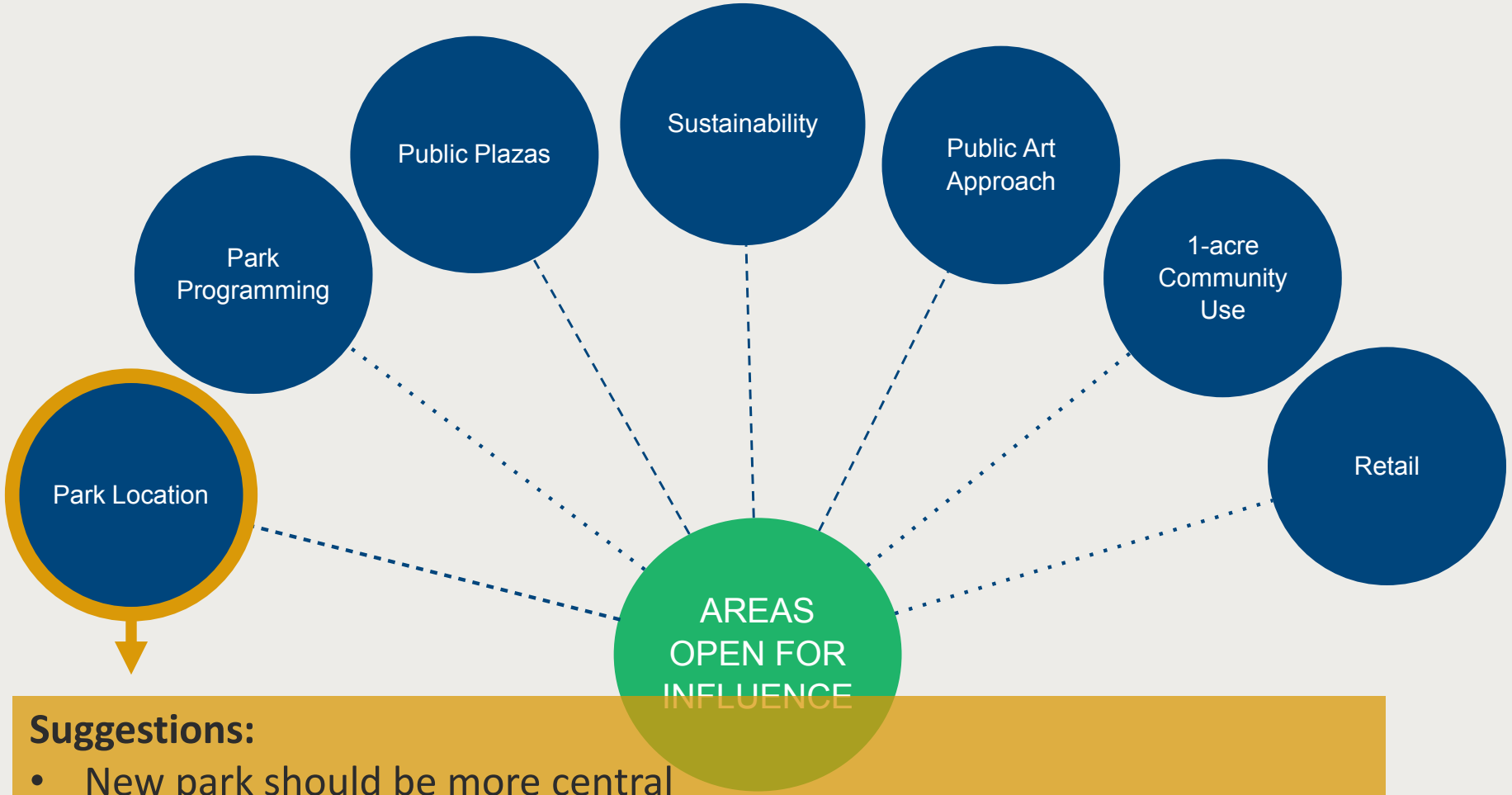
- Some like proposed changes to Allen Road, others don't

Challenges

- Increased population will bring more traffic, and new intersections will slow down traffic
- No new schools planned (and current schools near capacity)
- Concern that affordable housing in the new development will de-value surrounding properties
- Not enough pedestrian and cycling infrastructure in the Plan
- Concern about taller buildings around the park, and stacked townhouses next to single family homes
- Concern about construction impacts during development

Community Feedback

From May 2016 LAC Meeting #1 and Community Meeting #1



Suggestions:

- New park should be more central
- Expand the greenway, add parkettes
- Include native species & safety features (e.g. lighting)

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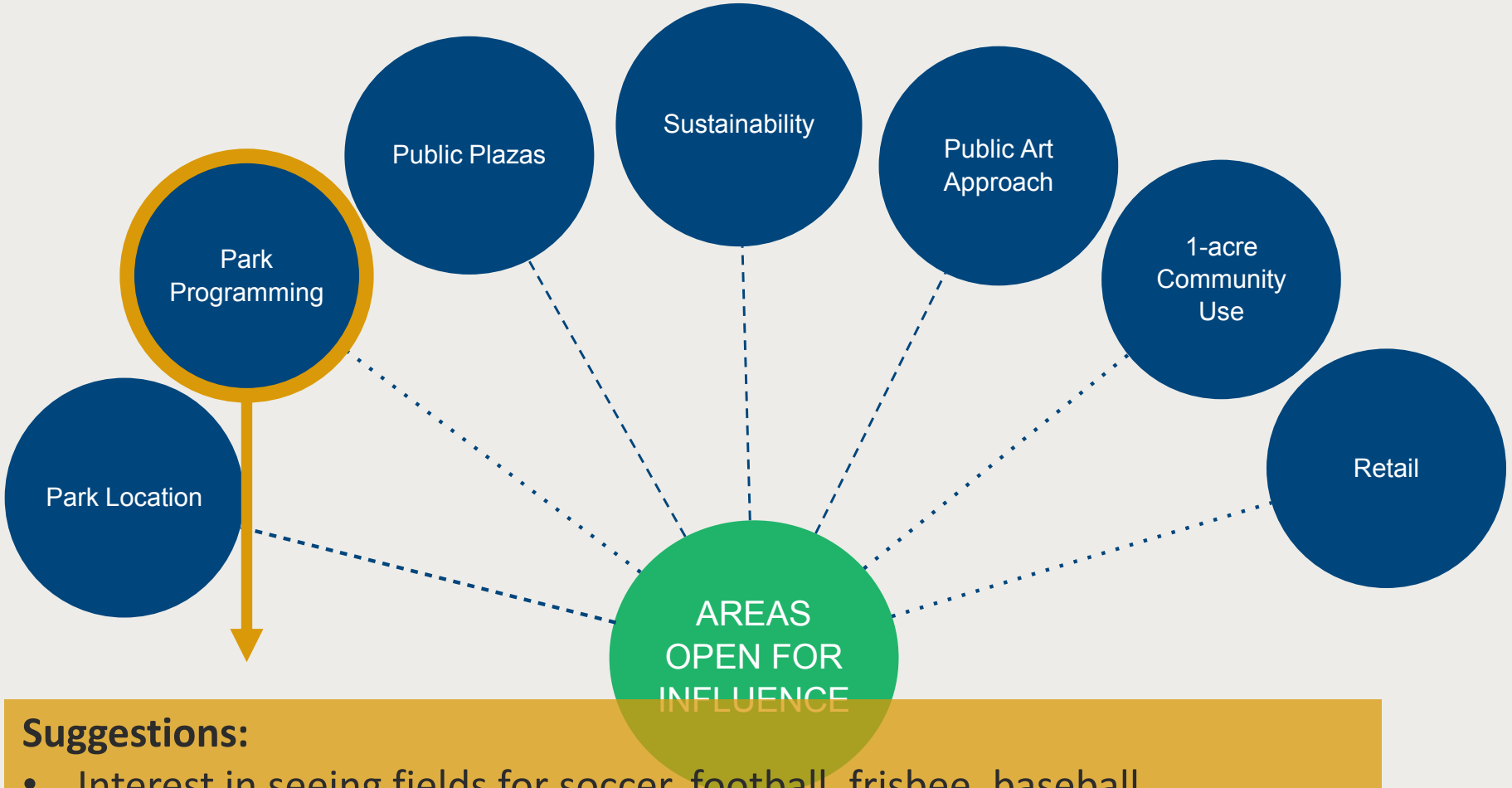
Community Feedback

From May 2016 LAC Meeting #1 and Community Meeting #1



Suggestions:

- Interest in seeing fields for soccer, football, frisbee, baseball
- Consider tennis courts, running track, basketball courts, skating rink
- Interest in a dog park, outdoor exercise equipment, kid friendly areas)

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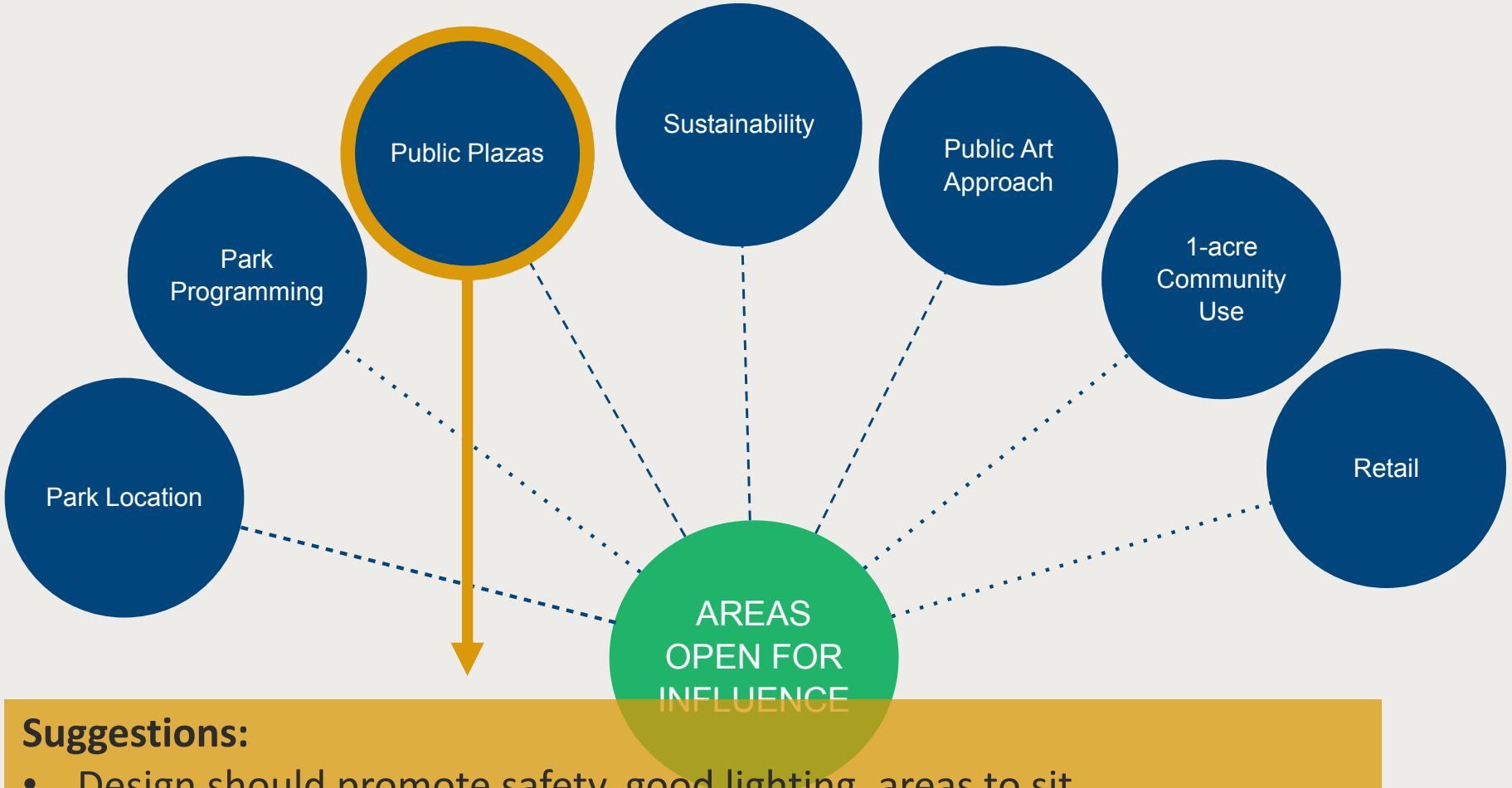
Community Feedback

From May 2016 LAC Meeting #1 and Community Meeting #1



Suggestions:

- Design should promote safety, good lighting, areas to sit
- Include space for community events, e.g. farmers' markets
- Don't want concrete wasteland

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Community Feedback

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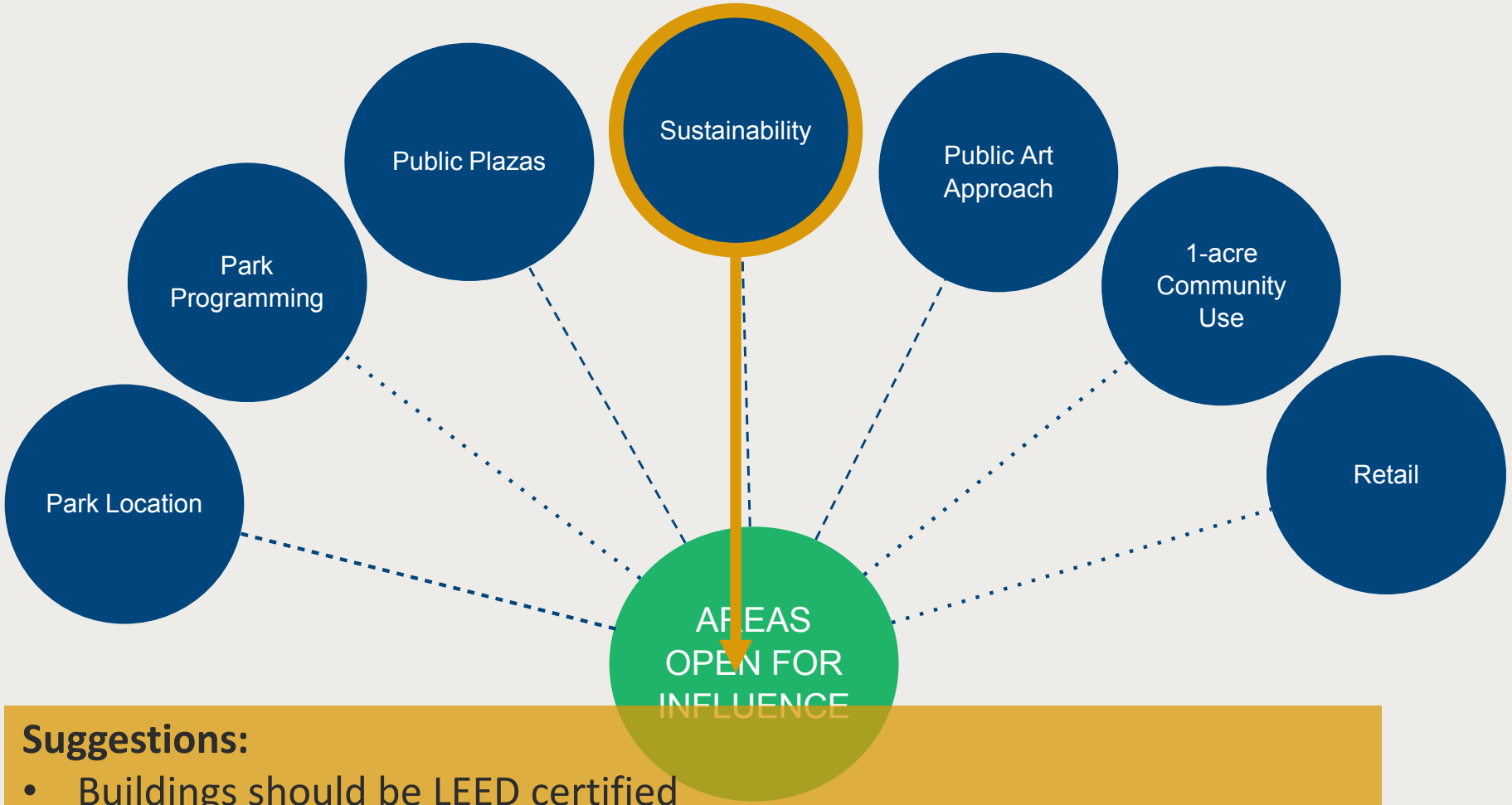

Suggestions:

- Buildings should be LEED certified
- Make the entire community walkable
- Provide public education on the use of green areas

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Community Feedback

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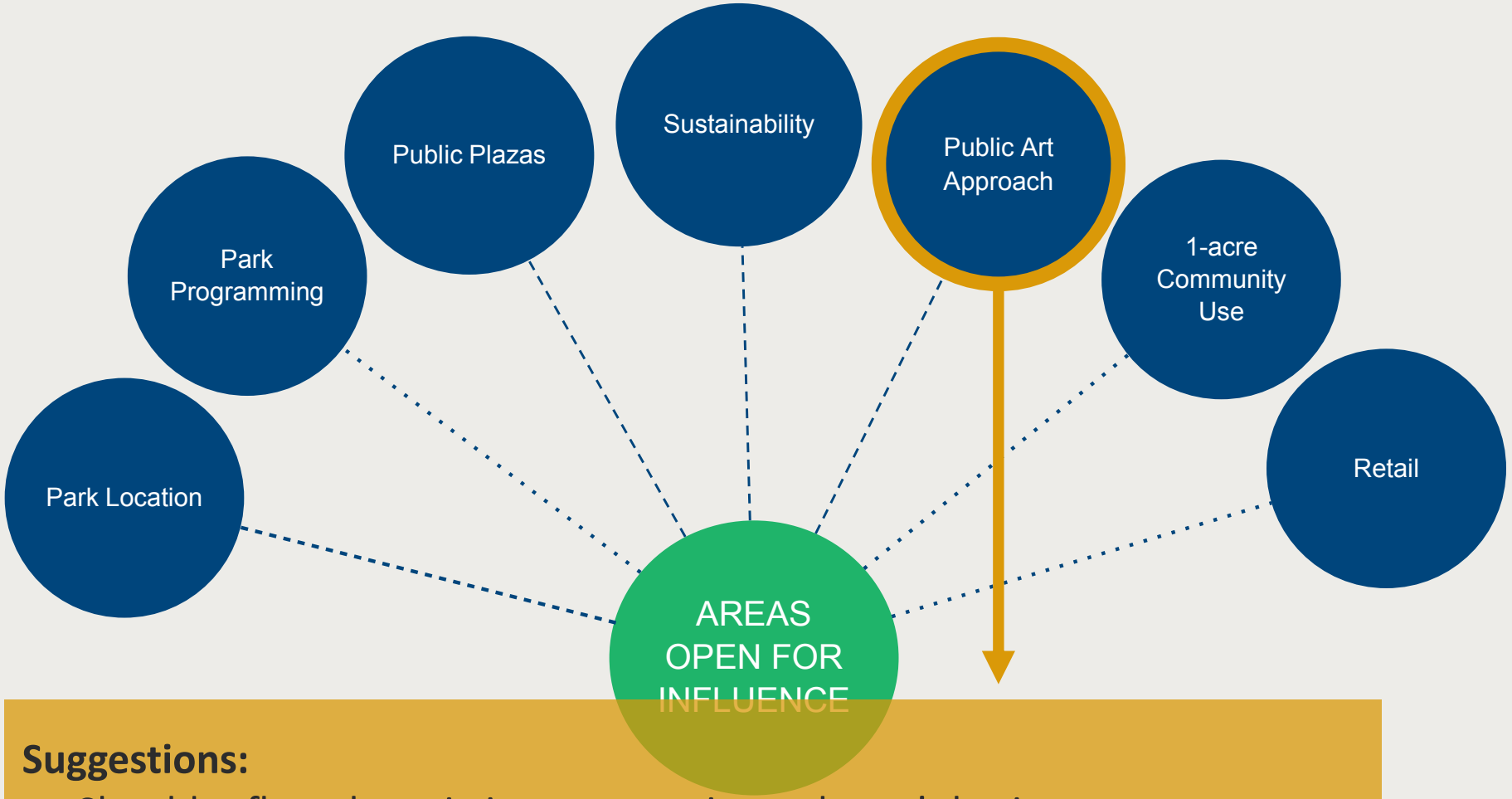

Suggestions:

- Should reflect the existing community and area's heritage
- Should be designed to be useful (e.g. play structures, recreational uses)

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Community Feedback

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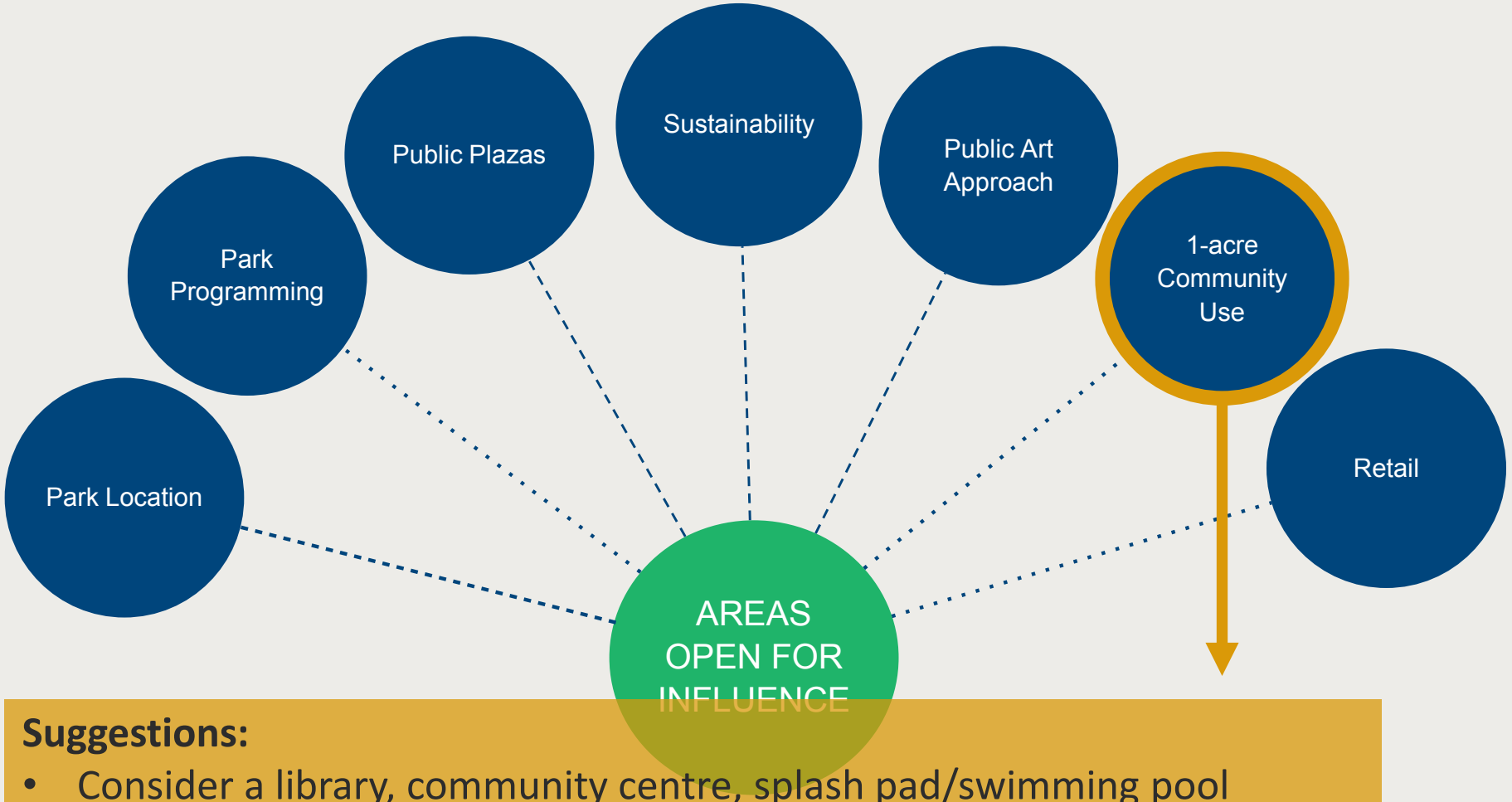

Suggestions:

- Consider a library, community centre, splash pad/swimming pool
- Create space for sports (football, soccer, Frisbee, tennis, basketball)
- Create space for passive uses

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Community Feedback

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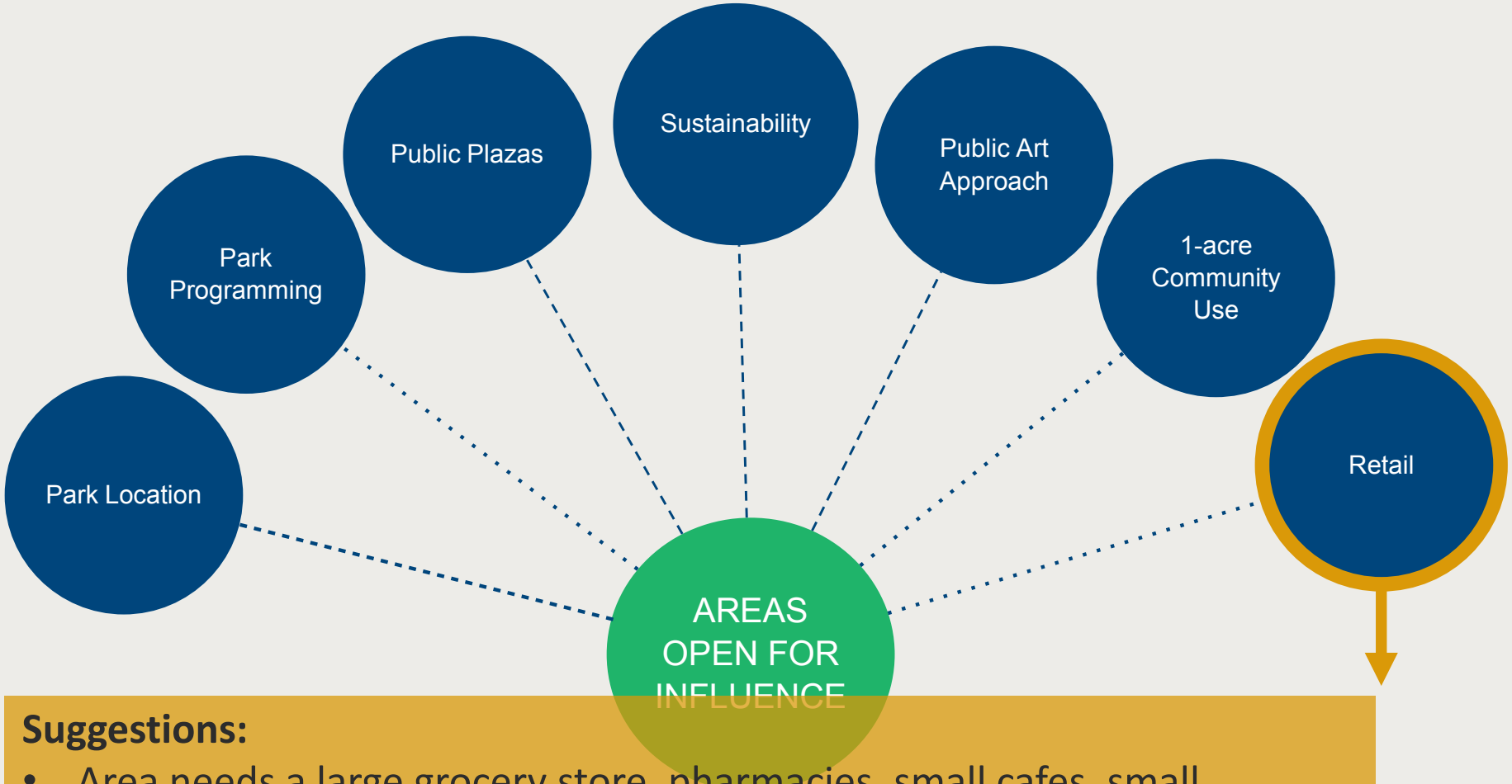

Suggestions:

- Area needs a large grocery store, pharmacies, small cafes, small businesses, doctor's offices, banks and upscale retail
- Don't want to see big box stores

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City Staff Feedback

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- Where We Were Last
- What We Heard
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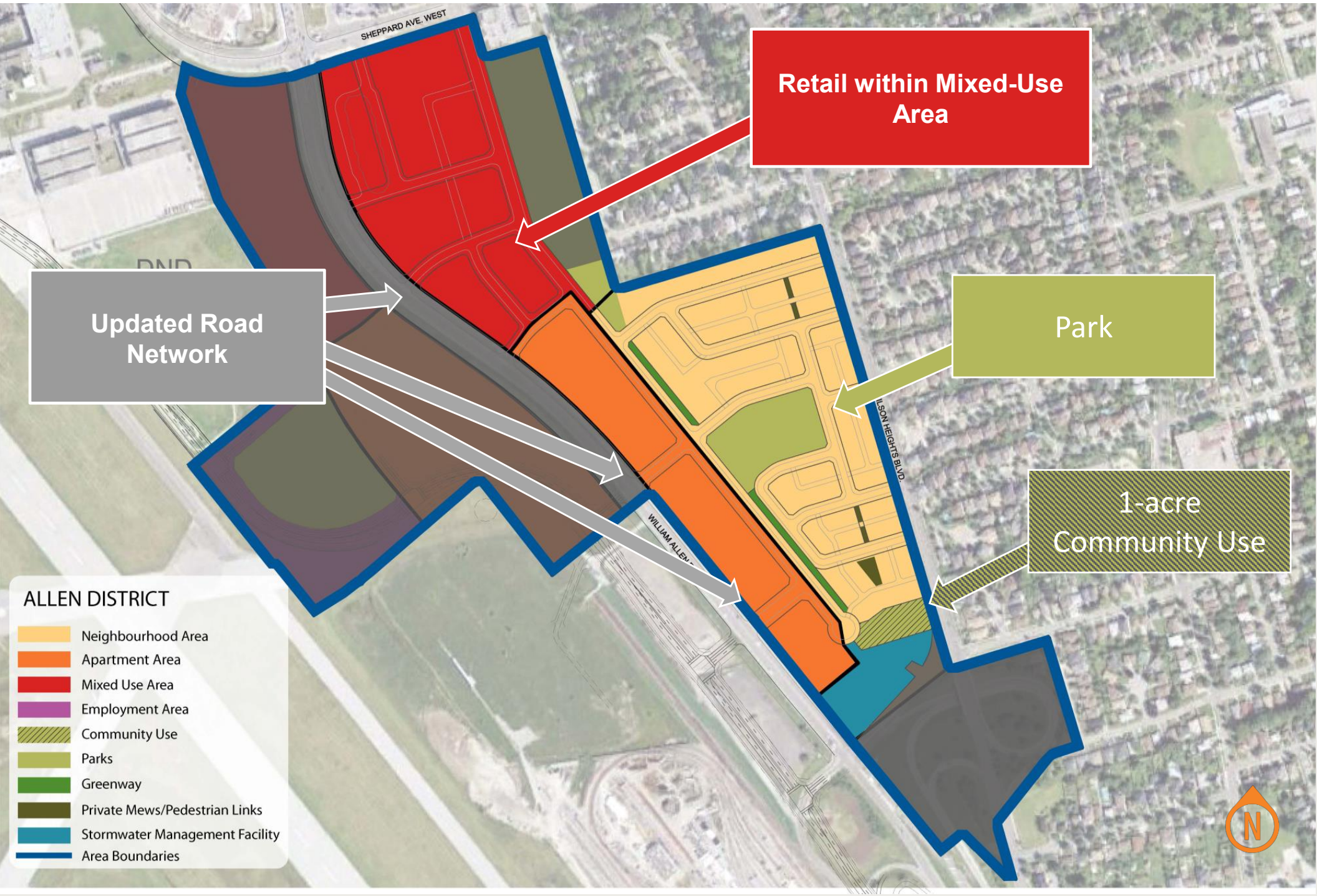
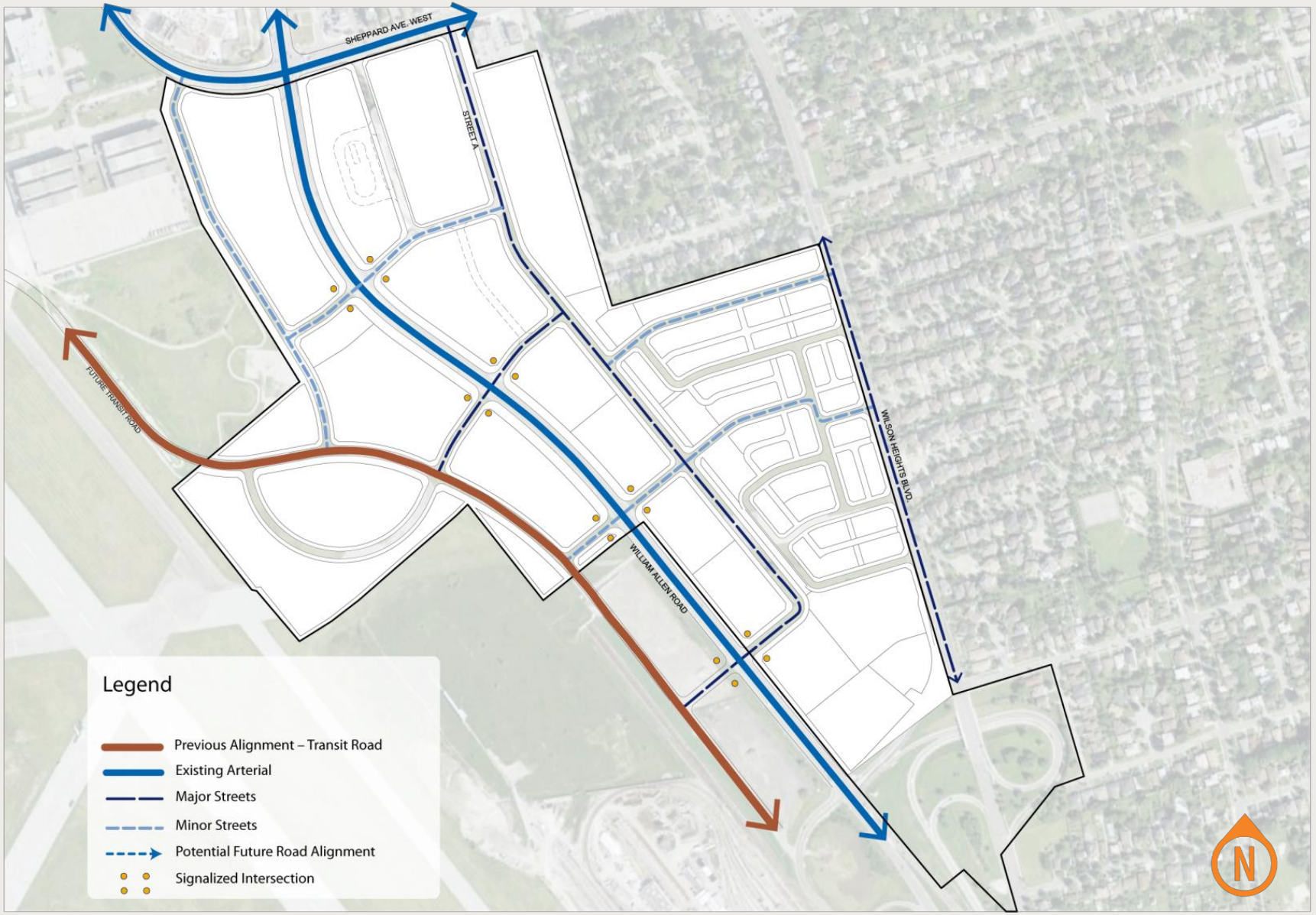

Retail within Mixed-Use Area
Updated Road Network
Park
1-acre Community Use
SHEPPARD AVE. WEST
ALLEN DISTRICT
Neighbourhood Area
Apartment Area
Mixed Use Area
Employment Area
Community Use
Parks
Greenway
Private Mews/Pedestrian Links
Stormwater Management Facility
Area Boundaries
N

Road Network - Previous



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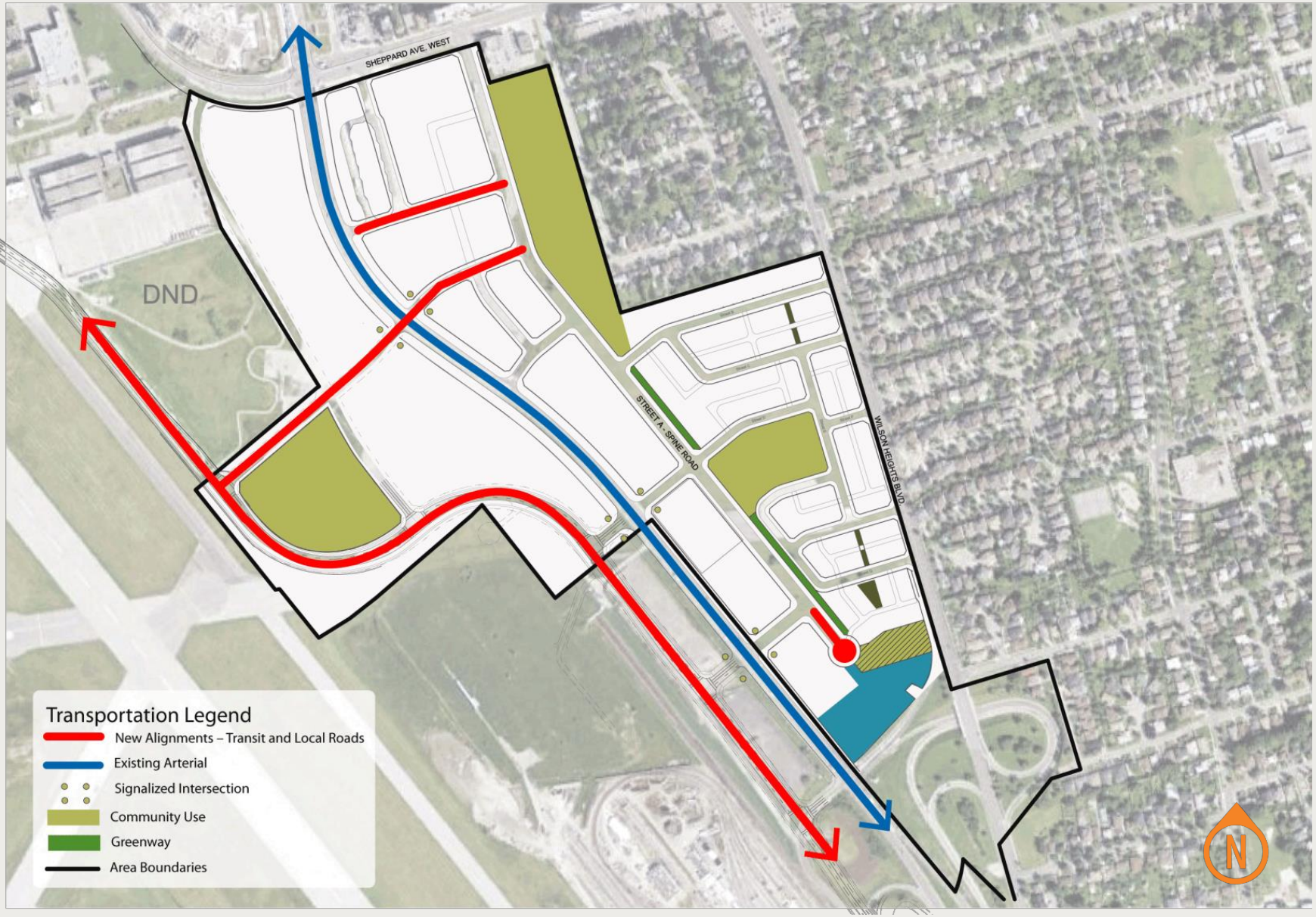
Road Network - Updated



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Cycling Network Connections

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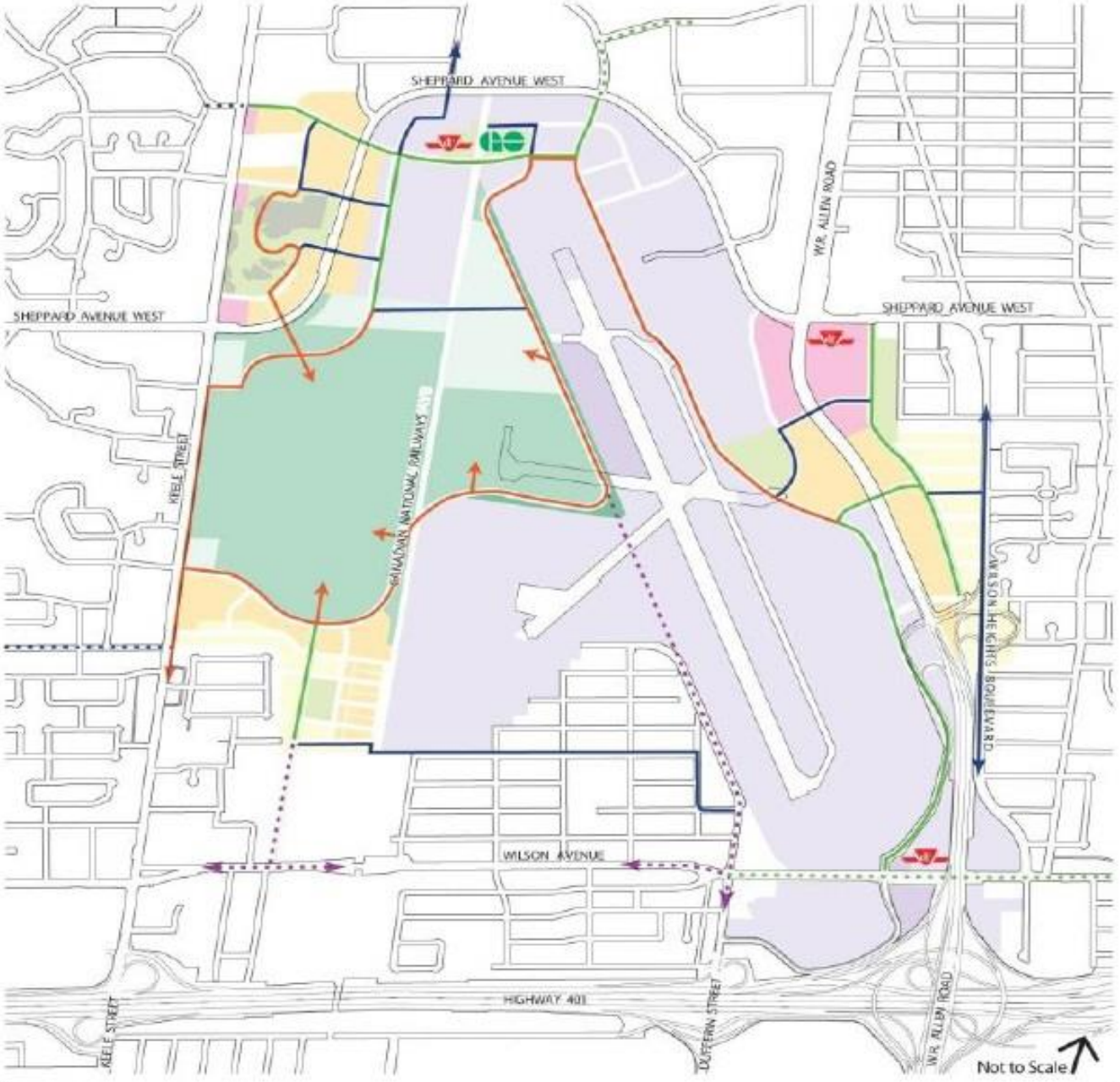
Downsview Area Secondary Plan Cycling Network



Area Infrastructure Improvements

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Area Infrastructure Improvements

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Master Plan Rendered - Updated

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Next Steps

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Thank You

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