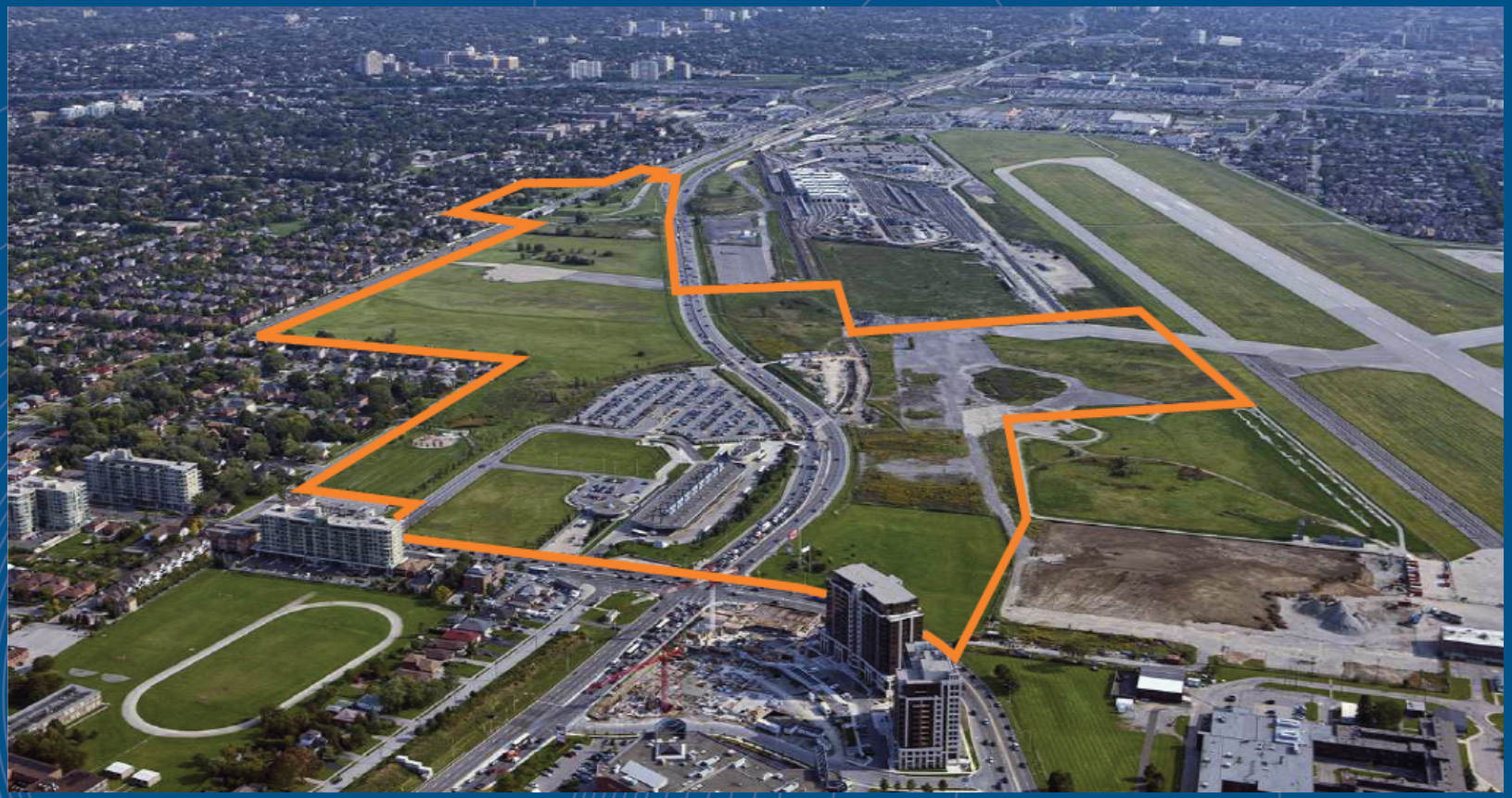
PLANNING A GREAT CITY
TOGETHER



Community Consultation Meeting

Allen District

Doug Stiles, City Planner

25, May, 2016

TORONTO

SITE CONTEXT

HISTORY

ALLEN DISTRICT

REASONS FOR APPLICATION / ISSUES

CONCLUSION

The Site | **Allen District**

- **Downsview Area**
  530.0 hectares (1,300.0 acres)
- **Allen District Area (Build Toronto Lands)**
  29.0 hectares (73.0 acres)

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History | Downsview Area Secondary Plan

Date	Action
2005 - 2007	•New municipal and provincial policy changes •Federal government commits funds for subway extension
2007	•Council directs staff to revisit the Downsview Area Secondary Plan
2008	•City initiates Downsview Area Secondary Plan review
2008 - 2009	•Five community consultation meetings held
2010	•Final Report to North York Community Council •Deferred three times
2011	•Appeal received to OMB

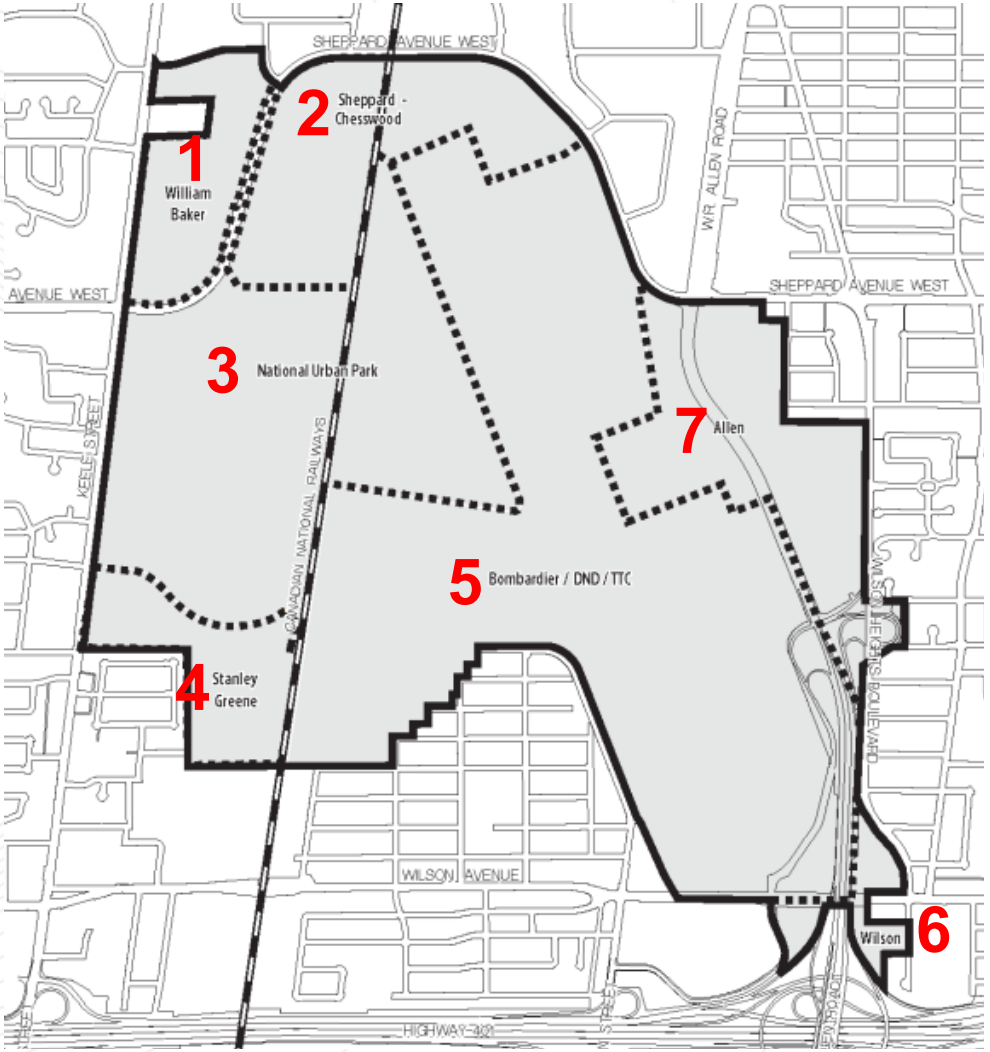
History | Downsview Area Secondary Plan

Date	Action
January, 2011	•PDPI appealed the Official Plan Amendment application for an updated Secondary Plan, for non-decision
June, 2011	•Council directed staff to attend the OMB in support of updated Secondary Plan
June, 2011	•At its pre-hearing conference, the OMB issued an Oral Decision approving the updated Secondary Plan
August, 2011	•OMB issued written decision on the updated Plan (OPA 111) http://www.omb.gov.on.ca/e-decisions/pl110098-Aug-17-2011.pdf

Downsview Area Secondary Plan

Policy Highlights

- Area to accommodate up to 42,000 residents and workers
- 530 hectares of land are broken down into 7 districts
- District Plan must be completed prior to development and will outline area-specific principles and guidelines



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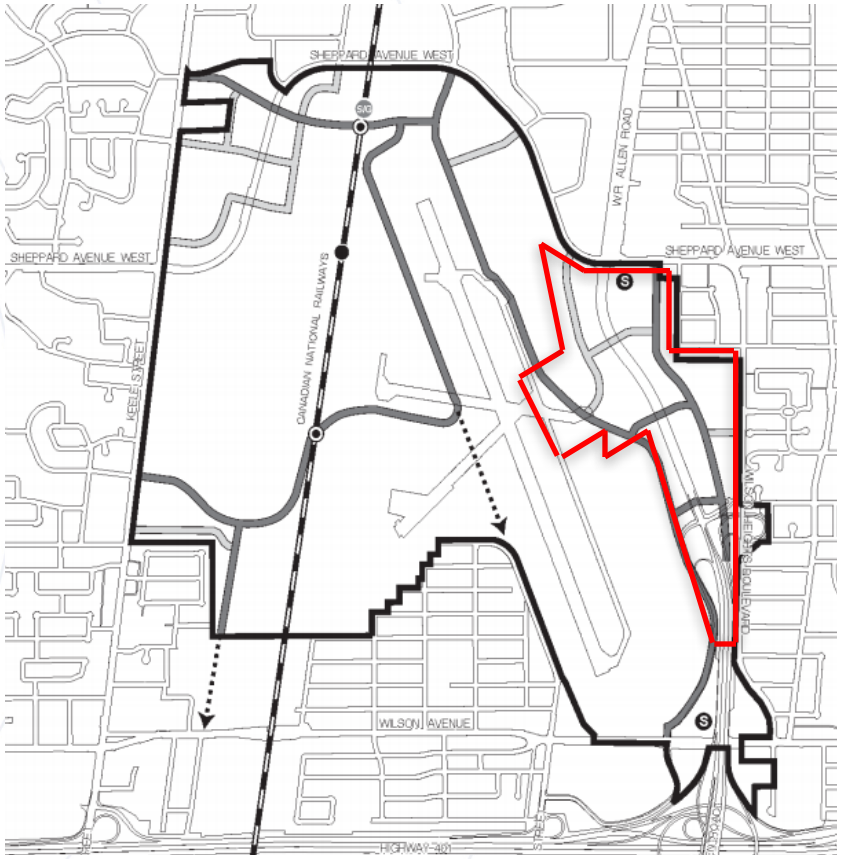
Downsview Area Secondary Plan

Policy Highlights To Accommodate Growth

- Mix of Land Uses and Densities;
- New Transportation Network (i.e.: streets, pedestrian and bicycle connections);
- Public Realm policies to support high quality streets, parks, landscapes and buildings; and
- Built Form policies for appropriate building height and scale.



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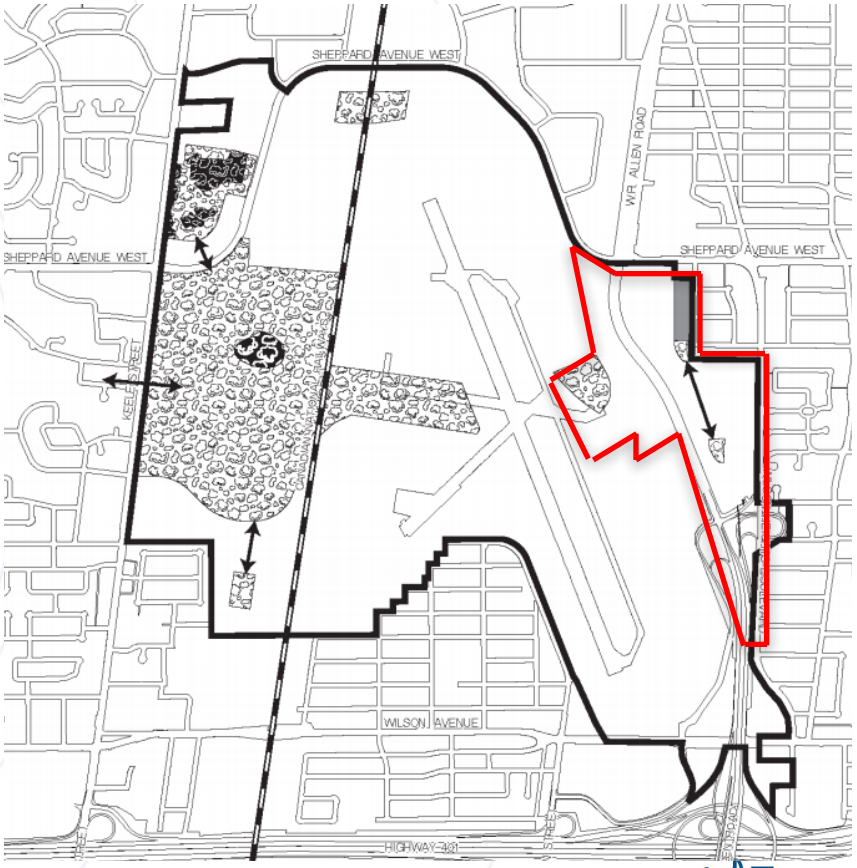
Downsview Area Secondary Plan

Policy Highlights To Accommodate Growth

- Public Art to create sense of place and local identity;
- Heritage and Archaeology that reflect the area's aviation and military history;
- A mix of housing types and tenures;
- Community Services and Facilities to meet area needs;
- The Natural Environment; and
- Municipal Servicing.



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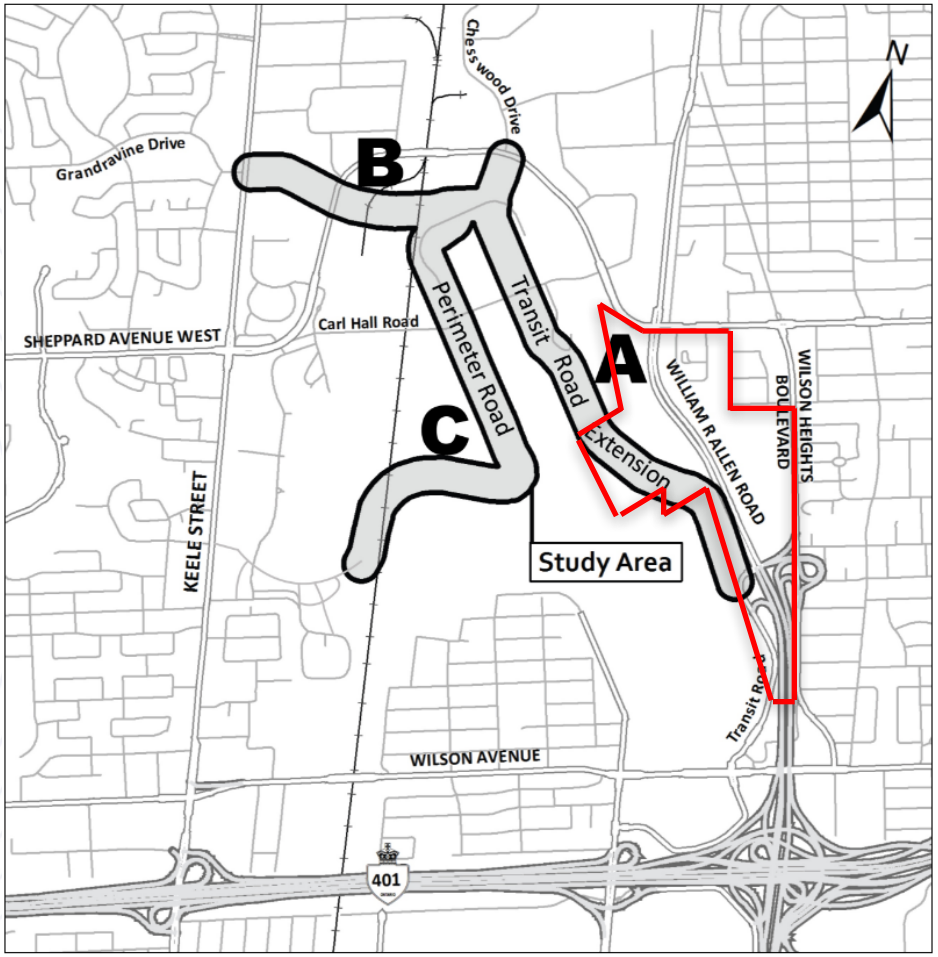
Downsview Area Secondary Plan

Downsview Major Roads Class Environmental Assessment

- Adoption of the Allen District Plan must take EA results into consideration



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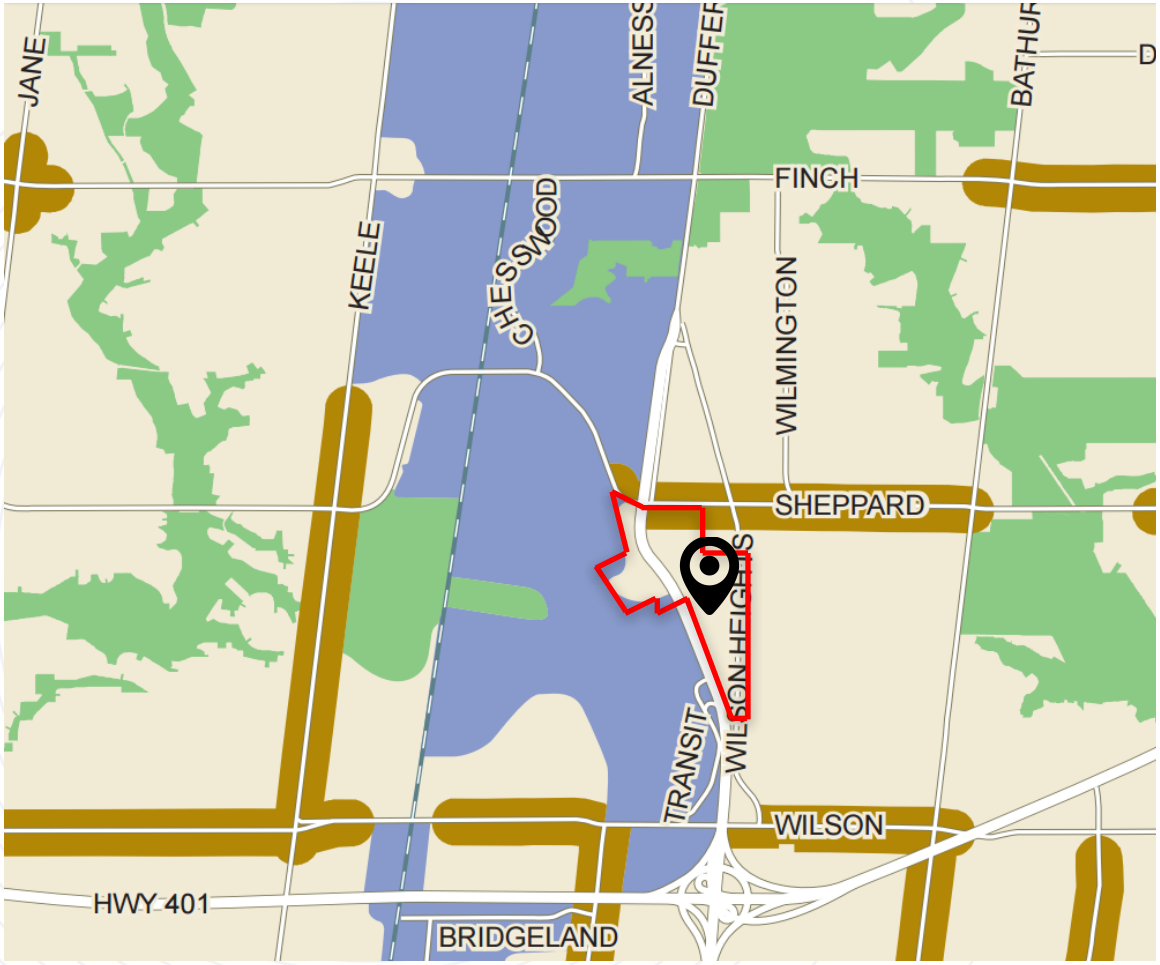
Official Plan – Urban Structure Map



Official Plan – Map 2
Urban Structure

- Avenues
- Centres
- Employment Districts
- Downtown and Central Waterfront
- Green Space System

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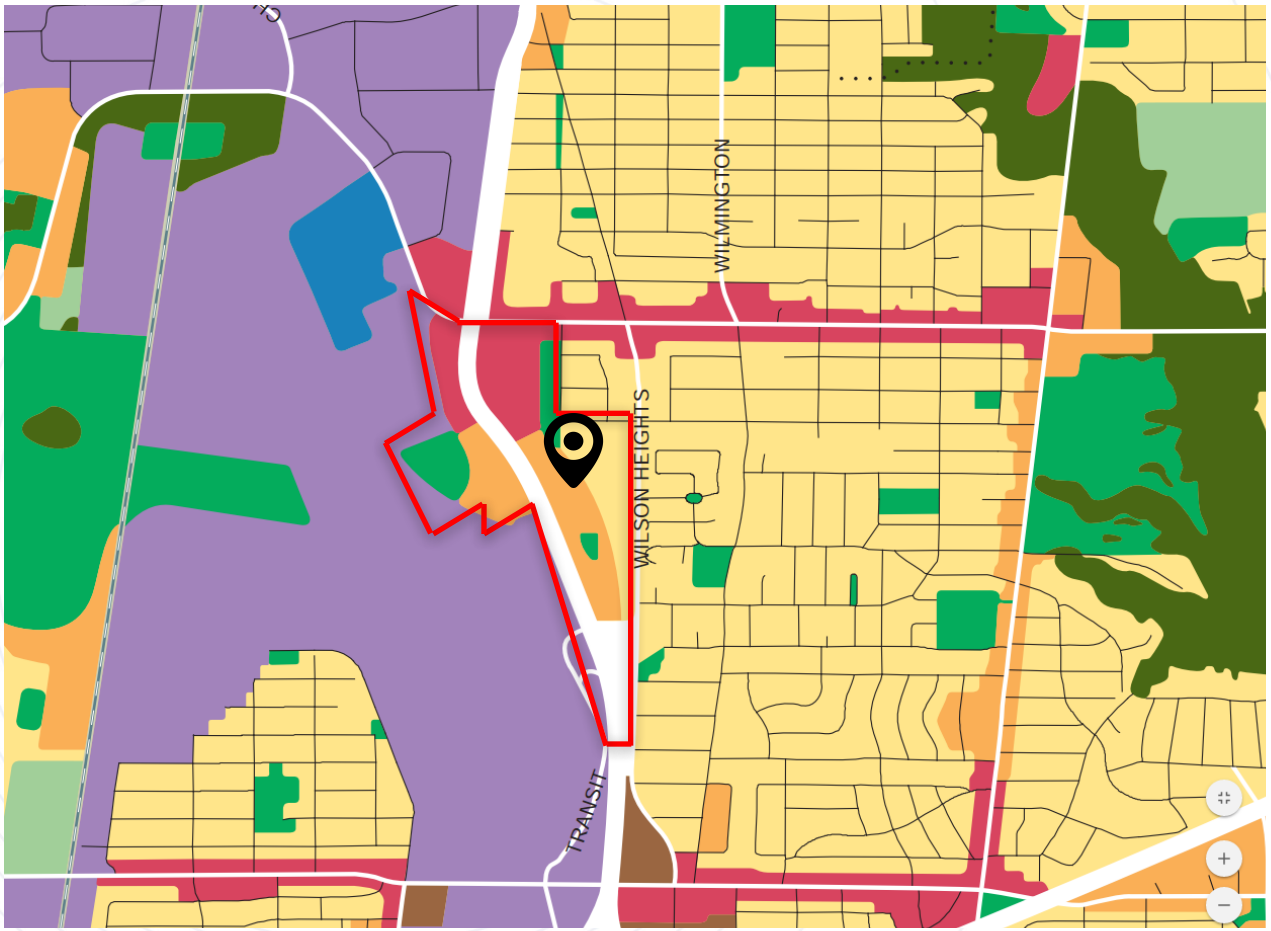
Official Plan – Land Use Map



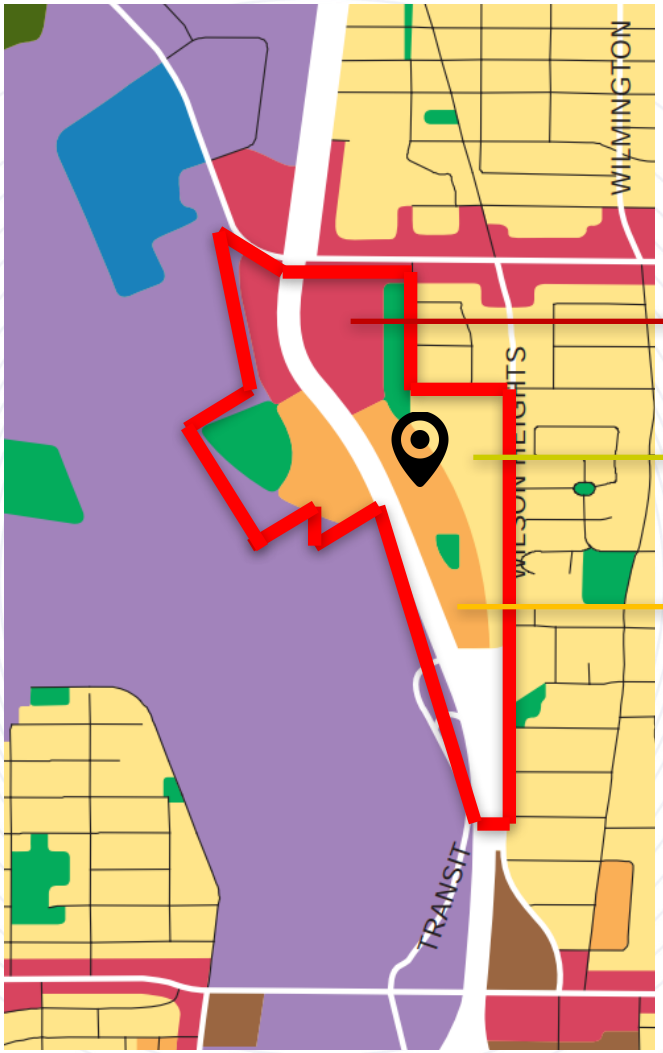
Land Use Designations

- Neighbourhoods
- Apartment Neighbourhoods
- Mixed Use Areas

Parks and Open Space Areas

- Natural Areas
- Parks
- Other Open Space Areas (Including Golf Courses, Cemeteries, Public Utilities)
- Institutional Areas
- Regeneration Areas
- Employment Areas
- Utility Corridors
- Special Study Area
  See Chapter 7, Site and Area Specific Policies 235, 236
- Major Streets and Highways
- Local Streets
- Railway Lines
- Hydro Corridors

Official Plan – Densities



What is density?

2.0x – 3.0x (1.0x residential)

0.85x

1.0x – 1.5x

Allen District - Overview

- Mixed-use District with non-residential development near the Downsview Subway Station and residential development to the south.
- At-grade street connections across Allen Road.
- Three local parks will be provided in this District; one on the west side of Allen Road and two on the east side of Allen Road.
- The parks on the east side of Allen Road will be linked via an enhanced greenway linkage.

Allen District – Policies

- Development of a Community Energy Plan;
- Three parks with greenway connectivity;
- Office, retail and service commercial uses at Sheppard + Allen;
- Additional density considerations;
- Minimum building height of 13.5m / 4 storeys on Sheppard + Allen;
- New networks for streets, pedestrians, cycling;
- Locations for public art; and
- Minimum 300 affordable housing units on Build Toronto lands.

Allen District – Supporting Material

- Urban Design Guidelines;
- Community Services and Facilities Study;
- Public Art Strategy;
- Affordable Housing Strategy;
- Community Energy Plan;
- Functional Servicing Reports;
- Stormwater Management Reports; and
- Transportation Impact Studies.

SITE CONTEXT

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Reasons for The Application

Provincial Policy

↓

Official Plan

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Downsview Area Secondary Plan

↓

Allen District Plan

↓

Zoning By-law Amendment | Subdivision | Site Plan

Allen District – Concept Plan

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Issues to be Addressed

- Conformity with the Official Plan and the Downsview Area Secondary Plan;
- Assessment of Urban Design Guidelines;
- Conformity with the Transportation Master Plan;
- Conformity of the proposed streets with the Downsview Major Roads Class Environmental Assessment;
- Appropriateness of privately owned streets within the District;
- The proposed pedestrian and cycling network and connectivity with existing networks;
- Road and block pattern;

Issues to be Addressed

- Location and configuration of stormwater management facility;
- Phasing of the Allen District Plan;
- Appropriateness of the size and location of parks, including proposed parking structures beneath Banting Park;
- The provision and phasing of affordable housing; and
- The provision of the appropriate community services and facilities to be sought under Section 37 of the *Planning Act*.

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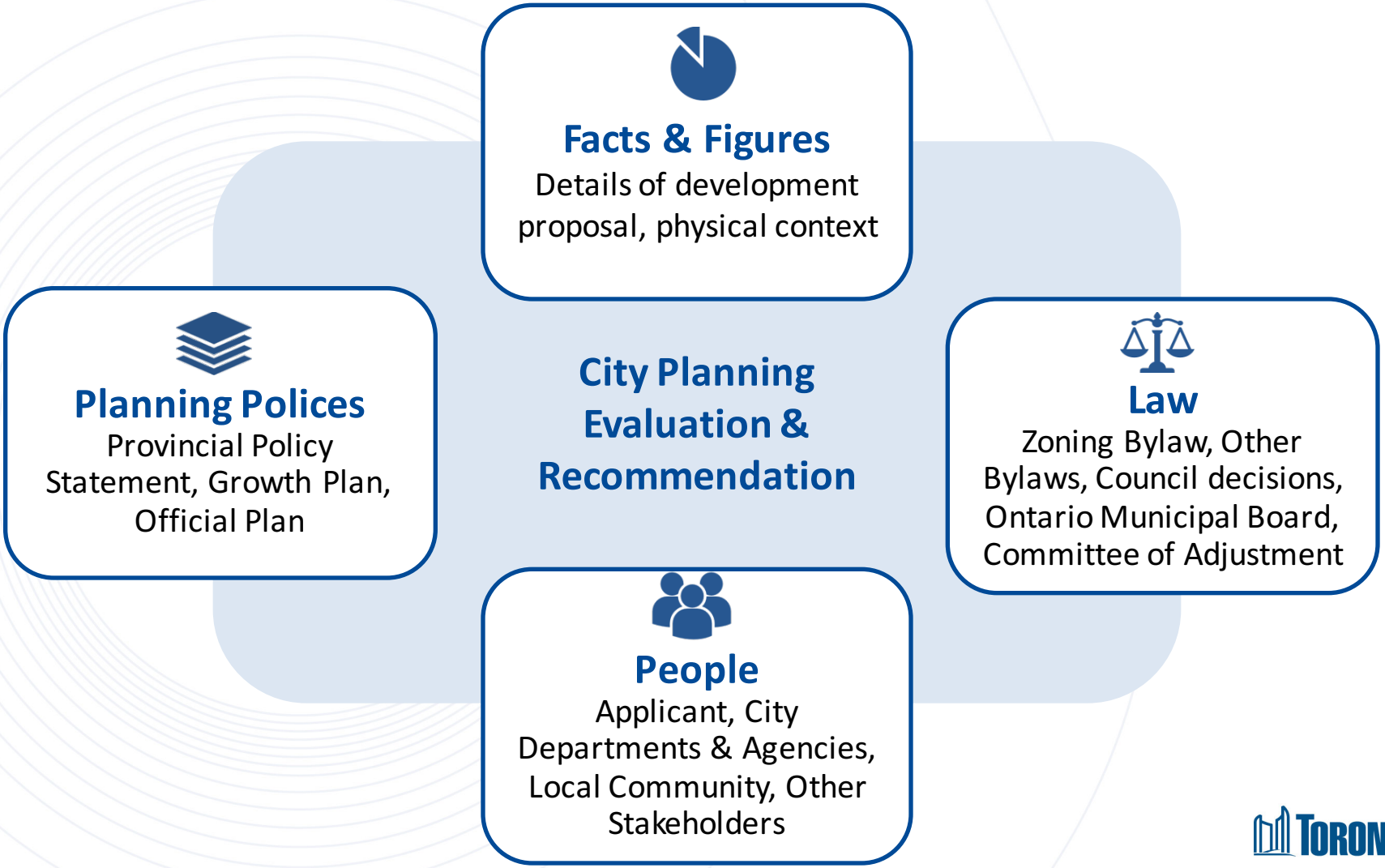
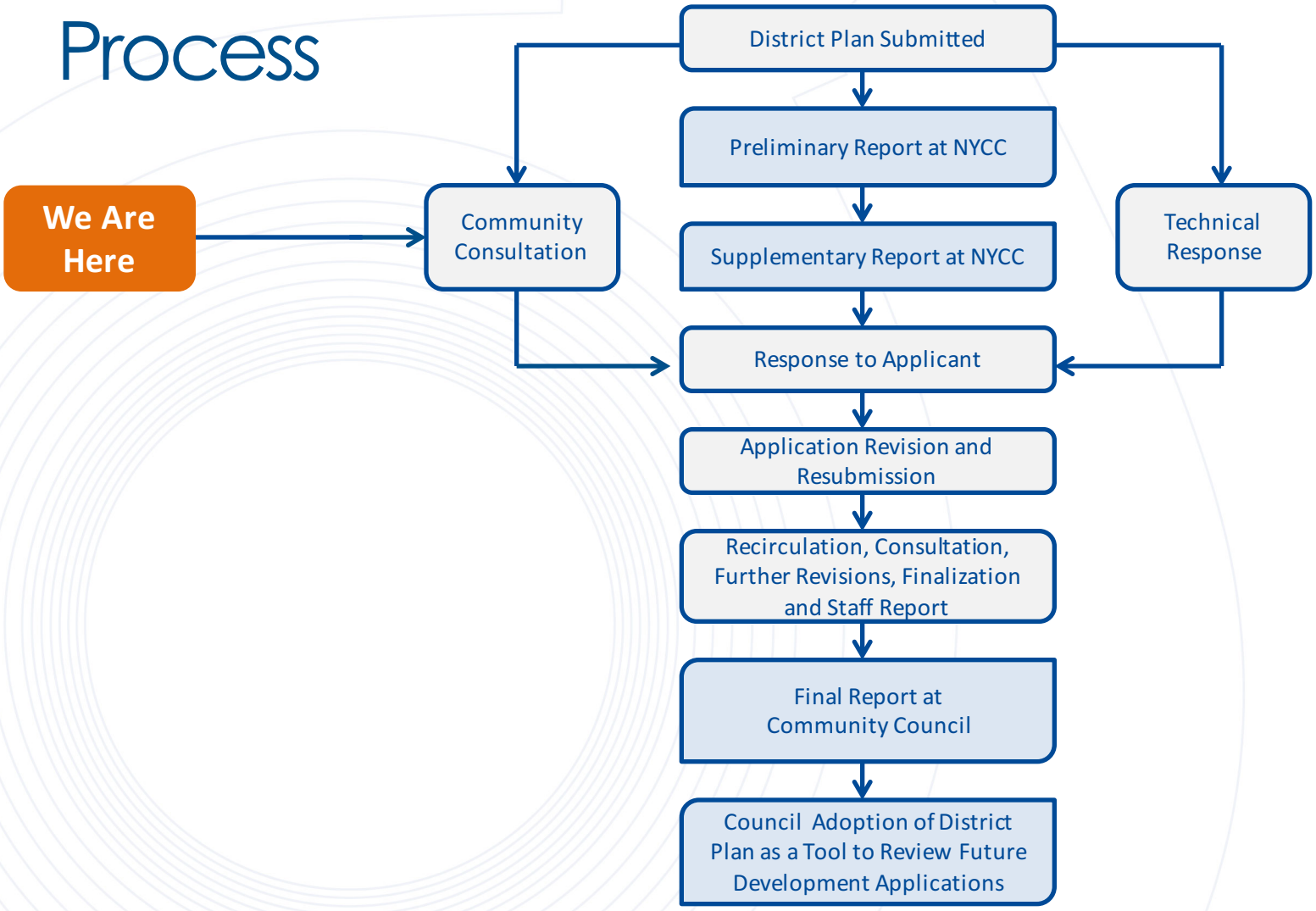
Determining the Public Interest



Process


We Are Here
District Plan Submitted
Preliminary Report at NYCC
Supplementary Report at NYCC
Community Consultation
Technical Response
Response to Applicant
Application Revision and Resubmission
Recirculation, Consultation, Further Revisions, Finalization and Staff Report
Final Report at Community Council
Council Adoption of District Plan as a Tool to Review Future Development Applications

Contact Me

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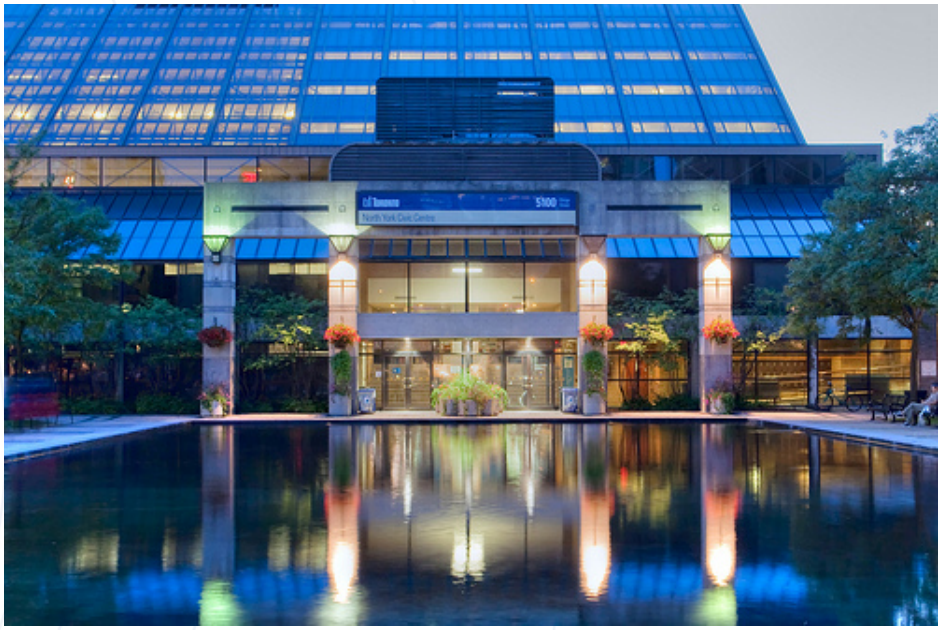
5100 Yonge Street
Ground Floor
Toronto, Ontario, M2N 5V7

Please call me if you have any further questions or comments: **416-395-7145**



Please remember to fill out a Community Meeting Comment Sheet

Thank You for Attending!

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