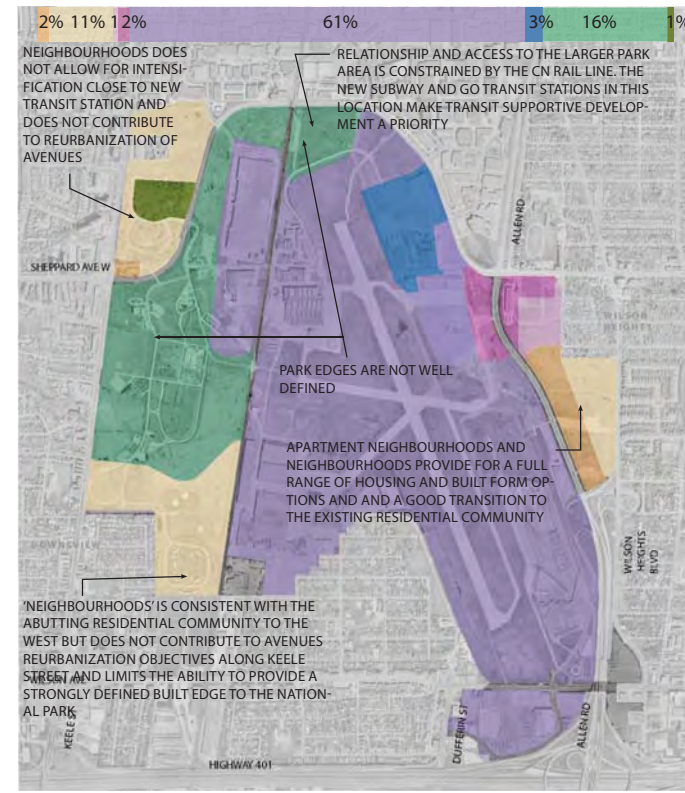
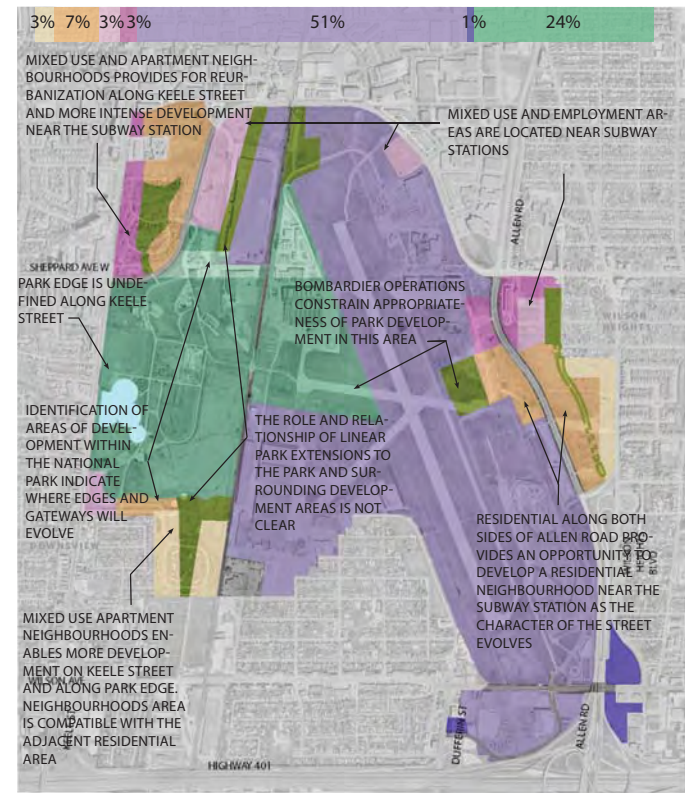


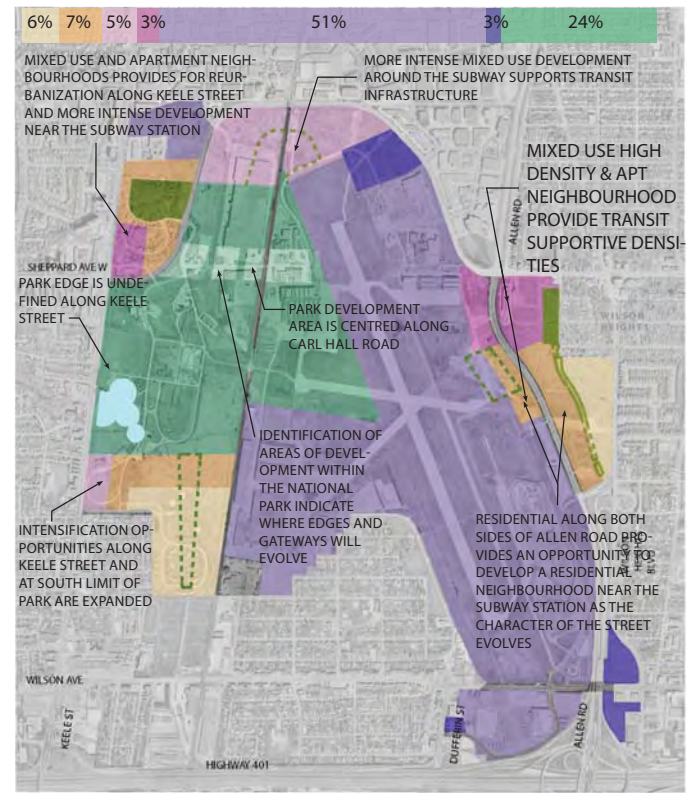
LAND USE OPTIONS



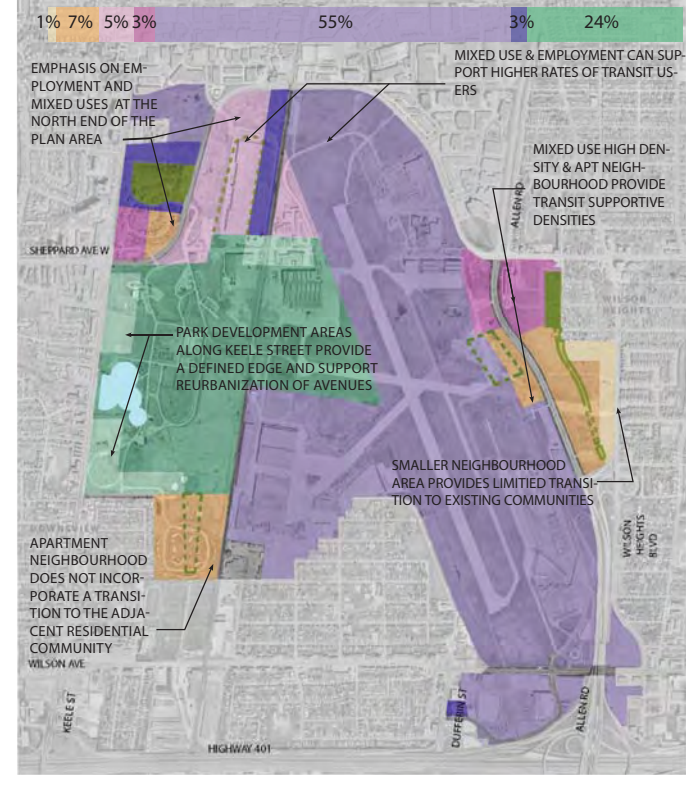
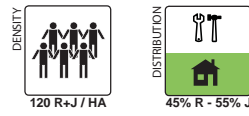
downsview area secondary plan existing land use plan



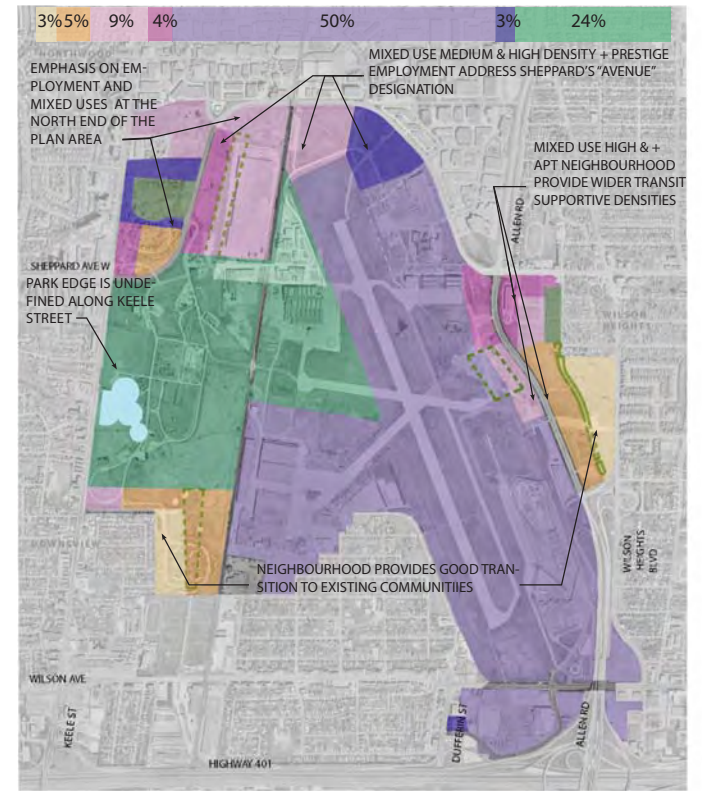
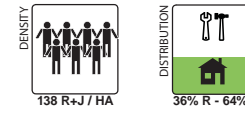
option 1



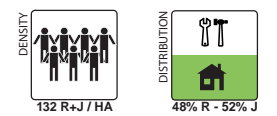
option 2



option 3

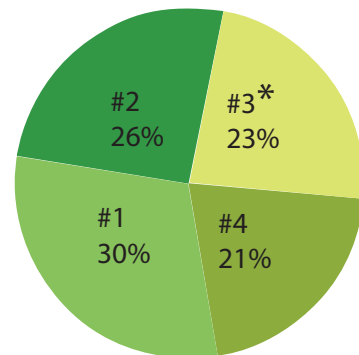


option 4



feedback from Nov 1 & 2 Drop In

percentage of respondents who prefer the following option:



*City of Toronto has received 70+ petitions indicating preference for a modified option 3. These petitions have not been included in the tabulation for the chart

comments

- Seventy petitions were received representing 38 addresses in the neighbourhood generally surrounding the south-west portion of the Secondary Plan Area. The petition indicated support for Land Use Option No. 3, with an additional request that development in the "Stanley Greene Neighbourhood" match on a one-to-one basis with what currently exists in the adjacent neighbourhood.
- Land Use Option 3 Stanley Greene area should be residential neighbourhoods, 2-storey maximum, not apartments
- Option 3 for land use is preferred. Would like to see the "apartment" community switched to a "neighbourhood." Keep all development behind the construction hoarding built by PDP.
- I don't agree with the plan. I would prefer it to be green space or simple put all park. I live on the street where the park is supposed to be.
- I don't agree with any of the options, particularly land use, as I live on Keelegate Drive; grew up on Cuffley Crescent N. which is adjacent to the Stanley Greene neighbourhood. It is the only neighbourhood with houses that back onto the park and therefore NO construction of any kind (no housing, no retail, no building, etc.) should take place there and should remain parkland.
- Unfortunately I do not agree with any of the options. I live in the Cuffley Crescent North neighbourhood which would be adjacent to the Stanley Greene neighbourhood. I think this neighbourhood is the only neighbourhood which will be directly affected by this plan. The land use options for the area I mentioned should be evaluated more and there should be consultations specifically with these people to discuss their concerns, opinions and further recommendations.
- Single dwellings only at south end.
- I don't agree with any of the options. I live on Keelegate Drive which is near the Stanley Greene neighbourhood which appears to be the only neighbourhood with houses that back onto the park, therefore it should remain solely parkland

- I would like to see nothing but park. No housings [sic], no buildings. I disagree with the plan. Land Use -- Single homes only at south end.
- It is important that the park remain a true park (green space). All medium and high density buildings should be kept to North eg. Sheppard and East. (Allen Rd. area). Keele Street is already built up enough.
- Community centre with pool at south end of park off Keele St.
- While we prefer Option 1 because of its greenspace/park space, it is our belief that it would be even better if south-west development is completely low-rise, single dwelling homes - no apartments, high rises or retail.
- An e-mail dated November 3, 2008, with names of four individuals attached who are long-time residents of the neighbourhood area south of the plan area, briefly expressed the opinion that none of the PDP lands should be developed, and that the entire Secondary Plan Area should be developed as the National Park.
- A letter dated November 17, 2008, from a group of approximately 20 residents living in the vicinity of Keele Street and Sheppard Avenue West outlined their preferences for land use and development options in the Secondary Plan Area. While they did not choose one of the four options specifically, they outlined what they felt was generally appropriate in each section of the plan area. **Stanley Greene Neighbourhood:** Zoning should ensure that single-family detached homes are built. Apartment or mixed-use, medium density development is not appropriate with adjacent pre-existing housing forms. **Keele Street Frontage:** This frontage should remain entirely green, with no mixed-use development forms. We approve of the National Park as well as the Mixed-Use Park scenarios, as depicted in Options 1 and 2. **William Baker Neighbourhood:** Encourage land uses that grow and encourage "prestige" employment uses. Also, this section of the plan area would be appropriate for a new fire station. It is crucial that the existing woodlot be preserved and protected. **Chesswood Neighbourhood:** Mixed-use, medium density around the proposed Sheppard West TTC station is appropriate. The new condominium district just to the east of the Downsview TTC station along Sheppard Avenue West is an appropriate scale for this portion of the plan area. **Allen Road Neighbourhood:** Increased

- residential intensification and commercial uses also makes sense for this portion of the plan area.
- In response to the November 1 and 2 Open House/Drop-In, a letter from an individual residing in the neighbourhood that borders on the southwest portion of the Secondary Plan Area generally made the following comments: **Stanley Greene:** Finds that only 11.5 acres of military housing in this area should be allowed, and in the exact location where the current military housing exists. The rest of this area should be left as passive green space. Zoning should not allow for institutional uses. The fire station and a community centre should be located further north, along the Sheppard Avenue corridor. **William Baker Neighbourhood:** Only a small portion of the most eastern portion of this area should be developed (commercial, retail, fire station). Institutional development for this portion of the plan area would be ideal. The existing woodlot should be protected and intensified. **Sheppard Neighbourhood:** The highest densities of the plan area should occur in this location. It should be a 24-hour neighbourhood where people can work and play. **Chesswood Neighbourhood:** Appropriate for mixed use, R&D, Institutional, Business Park, retail and residential, due to its location across from an existing employment area. **Allen Neighbourhood:** Appropriate for mixed-use (residential and retail) and community uses, as well as some commercial uses. The letter proposes 110 acres of development, as opposed to 213 acres proposed by PDP. PDP should place covenants on properties to ensure compliance with zoning laws, and prevent appeals to the Ontario Municipal Board.
- DLCVA letter
First and foremost, the Association strongly believes that any development which surrounds Downsview Park should be sensitive to the existing neighbourhoods, and more importantly, the fabric of the community. Secondly, the Association understands that the City of Toronto's Official Plan and the Government of Ontario's Growth Policies promote intensification along major avenues and transit nodes. Irrespective of this, the Association believes that harmony, balance and integrity are of fundamental importance when designating new land uses that abut established communities. All prospective land use designations, should not in any way diminish the safety, privacy and land value of the existing communities which surround the park.

