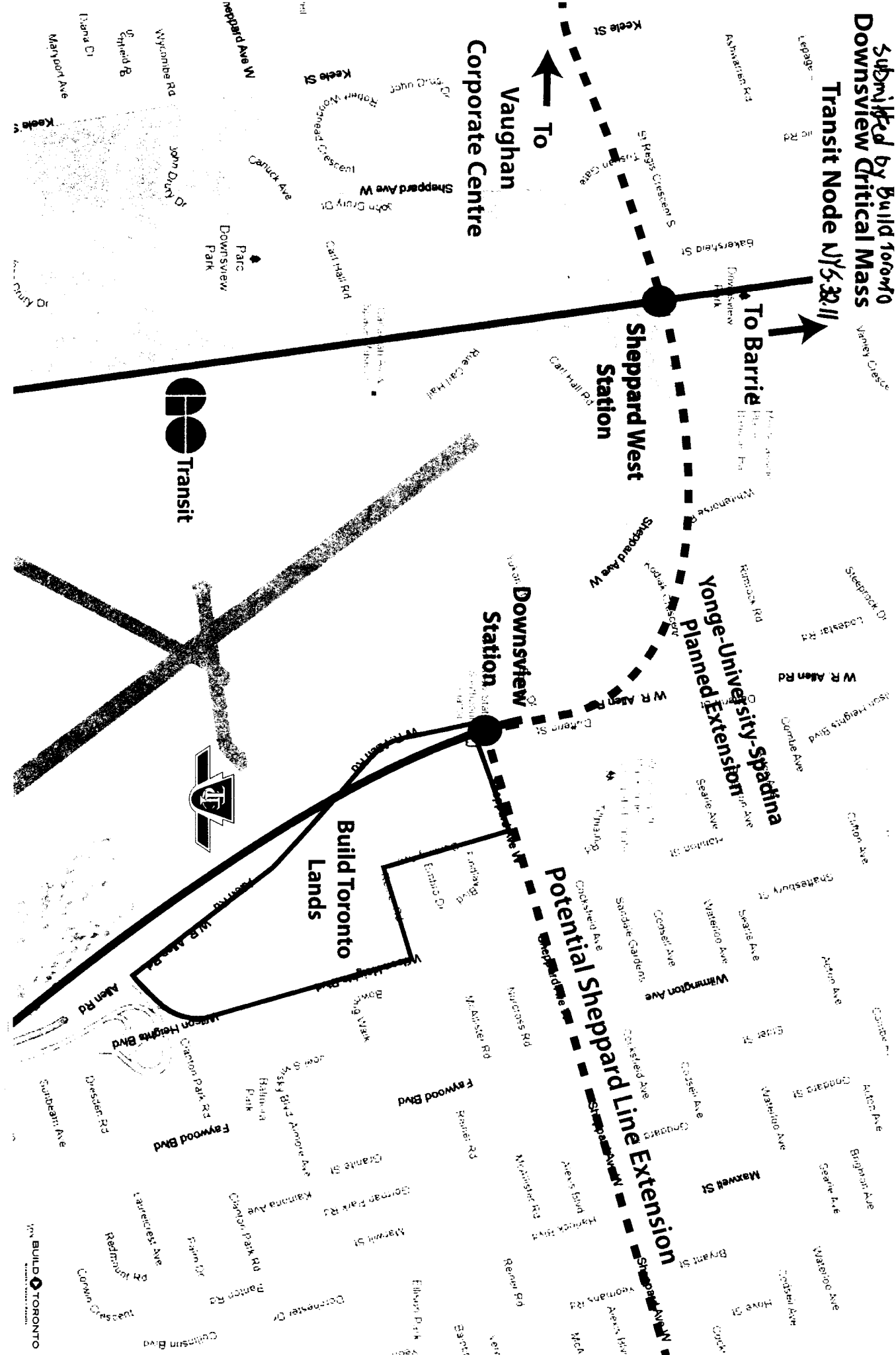


# Submitted by Build Toronto Downsview Critical Mass

## Transit Node N/5-2011



Sheppard West Station

Downsview Station

Build Toronto Lands

Potential Sheppard Line Extension

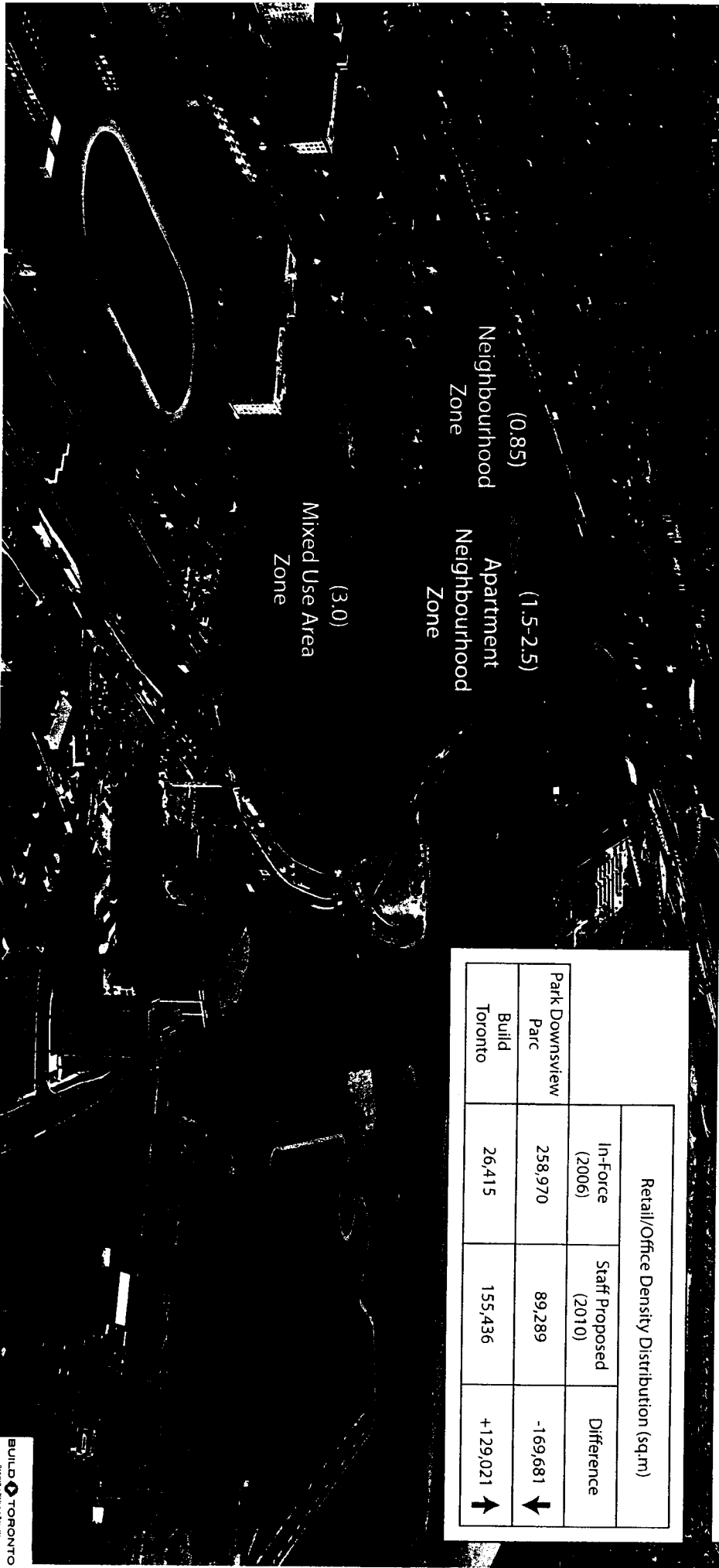
Yonge-University-Spadina  
Planned University Extension



# Density Distribution

Residential Density Distribution (units)			
	In-Force (2006)	Staff Proposed (2010)	Difference
Park Downsview Parc	3,737	7,310	+3,573 ↑
Build Toronto	4,590	2,531	-2,059 ↓

Retail/Office Density Distribution (sq.m)			
	In-Force (2006)	Staff Proposed (2010)	Difference
Park Downsview Parc	258,970	89,289	-169,681 ↓
Build Toronto	26,415	155,436	+129,021 ↑



**Build Toronto Downsview Lands**

**Proposed Motion regarding Staff Report on the proposed new Downsview Secondary Plan  
March 22, 2011**

**Whereas** the existing Downsview Secondary Plan allows the following densities on the Build Toronto lands at Allen Road and Sheppard Avenue:

Mixed Use Area A zone – 3.0, Mixed Use Area B zone – 2.0

Apartment Neighbourhood zone – 1.5

Neighbourhood zone – 30 units/hectare

and,

**Whereas** the proposed new Downsview Secondary Plan recommended by City staff recommends the following densities on the Build Toronto lands at Allen Road and Sheppard Avenue:

Mixed Use Area A zone – 3.0 (with maximum residential density of 1.0)

Apartment Neighbourhood zone – 1.5

Neighbourhood zone – 0.5

and,

**Whereas** Build Toronto has expressed concern that the proposed new Downsview Secondary Plan recommended by City is not supportive of the site's location at the Downsview Subway station and that the reduction in the residential development on the site will impact the economic viability of its lands, and of economic support for the Sheppard Subway extension

and,

**Whereas** Build Toronto submitted its own Official Plan Amendment to reflect densities that are more supportive of transit as follows:

Mixed Use Area A zone – 3.0 (with maximum residential density of 1.5)

Apartment Neighbourhood zone – 2.5

Neighbourhood zone – 0.85

and,

**Whereas** City staff has indicated that it is still reviewing the density proposal from Build Toronto,

**It is recommended** that the Downsview Secondary Plan be amended to provide densities as follows, on the Build Toronto Lands:

Mixed Use Area A zone – 3.0 (with maximum residential density of 1.5)

Apartment Neighbourhood zone – 2.5

Neighbourhood zone – 0.85

and that the Secondary Plan, as amended, be recommended to Council for adoption.