



June 2, 2025

Via Email (nycc@toronto.ca)

North York Community Council
North York Civic Centre
5100 Yonge Street
Toronto, ON M2N 5B7

**Re: Arbo Neighbourhood (formerly William Baker), 1350 Sheppard Avenue West
Zoning Bylaw Amendment 25 124861 NNY 06 0Z
Statutory Public Meeting and North York Community Council – June 4, 2025**

Canada Lands Company CLC Limited through its subsidiary Parc Downsview Park Inc. (“Canada Lands”) is very pleased to be seeking approval of our application for Zoning Bylaw Amendment (ZBA) for Phase 1 of our Arbo (formerly “William Baker”) Neighbourhood. Canada Lands has worked closely with Councillor Pasternak, members of the community and City Staff over the past several years to bring the Arbo Neighbourhood forward to a point where we can get shovels in the ground to deliver much-needed housing (both market and affordable).

Arbo is a mixed-use, transit-oriented community built around a large central woodlot. Phase 1 provides:

- a mix of housing types including affordable housing and a potential seniors’ component
- non-residential uses which will provide opportunities for medical uses, shops, restaurants, and cafes
- safe and accessible pedestrian-friendly streets, paths, and trails
- a protected woodlot and 2 new parks
- contributions to the Downsview Community Recreation Centre
- a pedestrian bridge linking Arbo with Downsview Park

Our District Plan and site-specific zoning by-law amendment received approval in 2022. Over the past several months, in addition to working with staff to satisfy the condition of the holding provision under the existing site-specific zoning by-law (By-law No. 1082-2022) (the “Site-Specific By-law”), a number of technical amendments to respond to various requirements of the City, as well as the need for flexibility under the Site-Specific By-law in order to accelerate the delivery of affordable housing opportunities that materialized from the federal government’s 2024 budget.



Significance of the 2025 Zoning Bylaw Amendment

The zoning application going to North York Community Council on June 4 will allow Canada Lands to move forward with the next stage in delivering on the above vision. This follows a Community Consultation meeting (March 31, 2025) held by the City of Toronto which included Canada Lands and members of the community.

The current ZBA proposes several modest changes to the Site-Specific By-law to help with project viability and to assist in accelerating the delivery of housing, and in particular affordable housing, including increasing the maximum number of new homes permitted within Phase 1 from 1,400 homes to 1,700 homes. Importantly the current application does not propose any change to the maximum total gross floor area, minimum non-residential gross floor area, parking, bicycle parking, loading, setbacks, massing or building height. In other words, the proposed increase in the maximum unit count, allows for additional housing to be delivered, including affordable housing and opportunities for seniors' housing, within the built form/massing that was approved by City Council in 2022.

A number of other minor amendments to the Site-Specific By-law are also proposed including:

- reducing the minimum size of 2-bedroom and 3-bedroom units to reflect what is being built in the current and foreseeable market, and to provide greater flexibility to help deliver more affordable homes within the currently approved built form and maximum gross floor area for Phase 1
- amending the timing for the delivery of Canada Lands' second Section 37 contribution of \$5.5 million towards the new Downsview Community Recreation Centre to the earlier of December 1, 2026 and the issuance of the first above-grade building permit
- amending the timing of servicing provisions so that construction of much-needed housing and affordable housing can go forward as quickly as possible

Building a Complete Community

In partnership with the Canada Mortgage and Housing Corporation (CMHC), Canada Lands is pleased to participate in the Federal Lands Initiative (FLI) to deliver Arbo's Block 3B as a land lease for the development of affordable housing. Through the FLI, Block 3B will be developed with up to 305 units and a minimum of 30% affordable housing.

Canada Lands remains committed to developing a District Plan that is a place for all, including providing opportunities for seniors' housing. The importance of creating communities that better support seniors has been shared by many participants during the engagement process that informed the development of the current approved Arbo District Plan. Providing opportunities for seniors housing, as well as supportive services and amenities, and strong connections to nearby community resources are all included in the vision that Canada Lands strives to deliver at Arbo.



Canada Lands also remains committed to supporting the advancement of the Downsview Community Recreation Centre through our financial contributions, execution of a nominal land lease, and ongoing project management support.

Next Steps

Approving the ZBA is the appropriate next step in allowing the City and Canada Lands to continue its work together to deliver the housing and affordable housing opportunities that the Arbo Neighbourhood represents, and to build a complete community.

Our next steps on the project include

- accessing significant funding from CMHC's FLI to deliver affordable housing through the Block 3B opportunity
- moving forward with future land offerings to identify builders that can deliver the mix of housing (incl affordable options), and opportunities for accompanying services such as medical, shops, restaurants, and cafes
- proceeding with design and construction of two new parks and restoration and conveyance of the natural heritage woodlot to the City
- proceeding with design and construction of the new green street including multi-use pathways and bioswales
- making significant financial contributions to the future Downsview Community Recreation Centre at Keele and Sheppard.

Canada Lands sincerely appreciates the efforts and commitment of the local community over the years and we understand the process has been long and complex. We acknowledge there is always room for improving how we communicate where we are in this process, and I want to confirm Canada Lands' commitment to working with the community to ensure that their voices are heard.

We look forward to continuing our work together with the City and the community to move forward with the Arbo Neighbourhood as an important community-building initiative.

Please reach out if you have any questions or require any additional information.

Yours truly,

David Anselmi, OALA, FCSLA
Regional Director, Real Estate (Central)

Cc: Councillor James Pasternak, Ward 6
David Sit, Director, Community Planning