

# Community Consultation Meeting

Taxiway West South Sub-District (Hangar District)

123 Garratt Boulevard (File No.: 22 148540 NNY 06 OZ)

6:30 – 8:30 PM

February 13, 2024



# Land Acknowledgement

We acknowledge the land we are meeting on is the traditional territory of many nations including the Mississaugas of the Credit, the Anishnabeg, the Chippewa, the Haudenosaunee and the Wendat peoples and is now home to many diverse First Nations, Inuit and Métis peoples. We also acknowledge that Toronto is covered by Treaty 13 with the Mississaugas of the Credit.





# Agenda



5 mins

**Welcome and Introductions**



15 mins

**Presentations**

Staff Presentation (Sophie Knowles) and Transportation Update (Andrew Au)  
Applicant Presentation



30 mins

**Discussion (Questions and Comments)**



5 mins

**Next Steps**

# Conduct



- Everyone will have a chance to speak
- Raise your hand to ask a question or make a comment at the end of the presentation
- Be respectful - everyone deserves to be heard



# Site Context



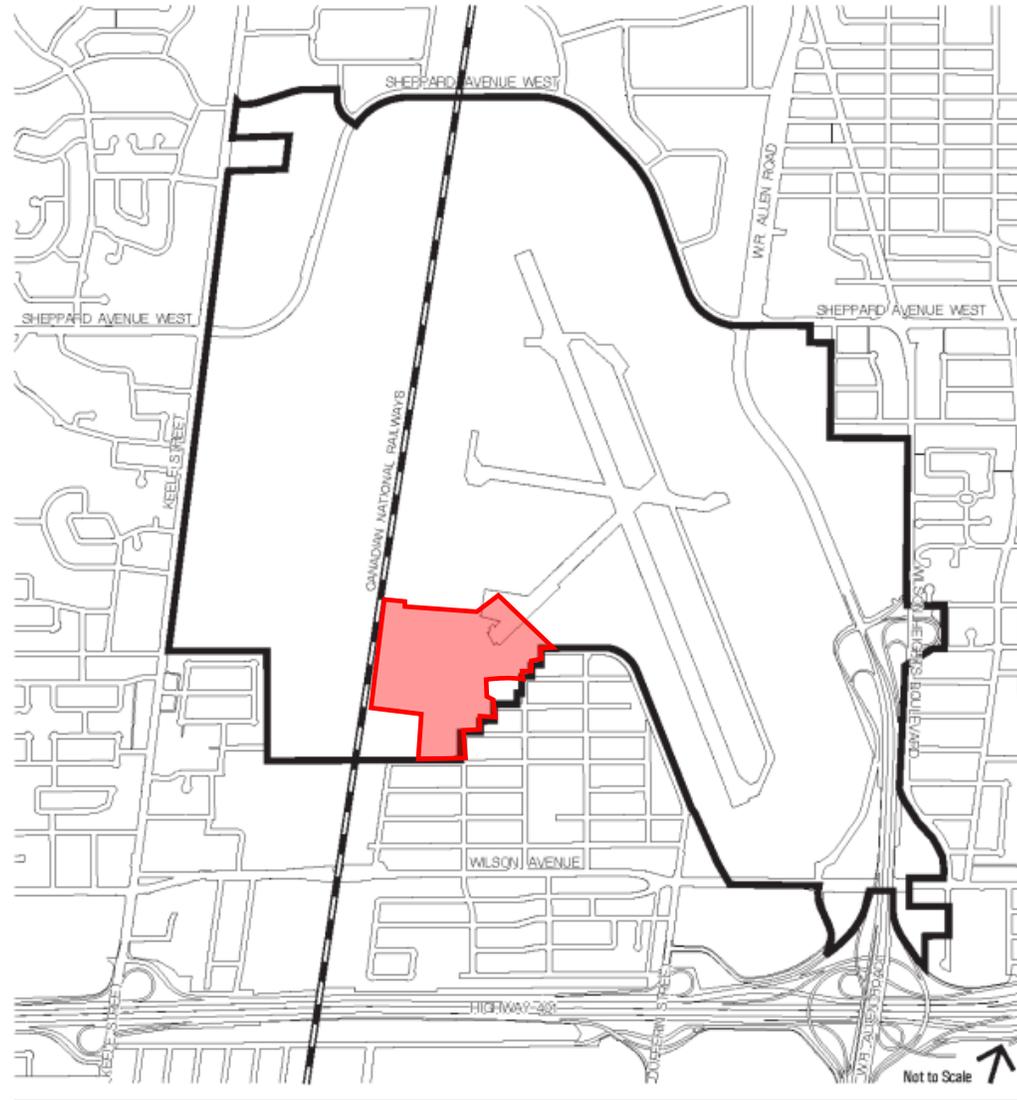


# Policy Framework



# Downsview Area Secondary Plan (2011)

Taxiway West South Sub-District (Hangar District) is located within the Downsview Area Secondary Plan.

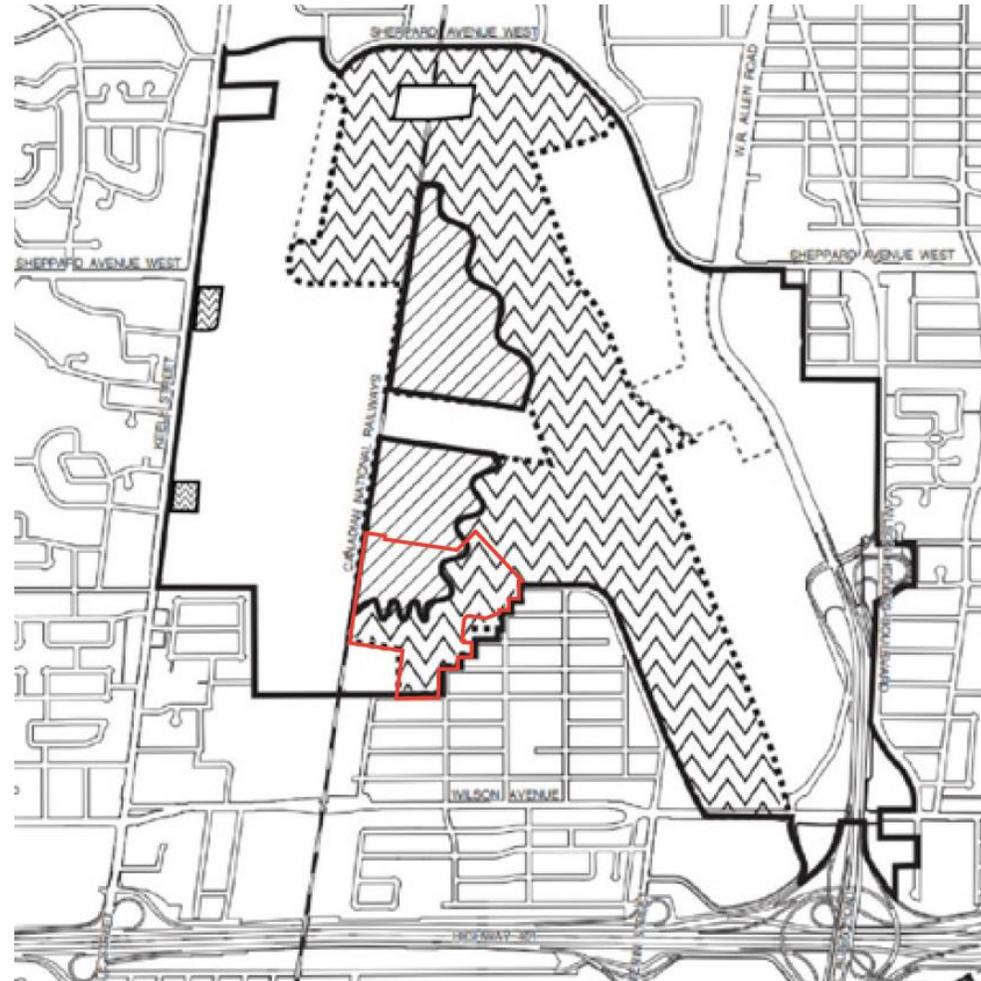


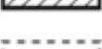
# Site and Area Specific Policy (SASP 596)

Approved by City Council in Feb 2021.

Requires updating the 2011 Secondary Plan.

Redesignated subject lands from *Core Employment Areas* to *General Employment Areas* and *Regeneration Areas*.



-  Subject Area
-  Subject Lands
-  Downsview Area Secondary Plan Boundary
-  Regeneration Area
-  General Employment Area
-  Additional Lands for the Purposes of Policy 7

# Updated Downsview Area Secondary Plan and District Plan

## Draft Secondary Plan Area (forthcoming)

540 hectares

Estimated Units: 60,000 (110,000 residents)

Estimated Jobs: 47,000

## Canada Lands/ Northcrest Official Plan Amendment (OPA) Area

210 hectares

## Taxiway West District

District Plan

41.4 hectares

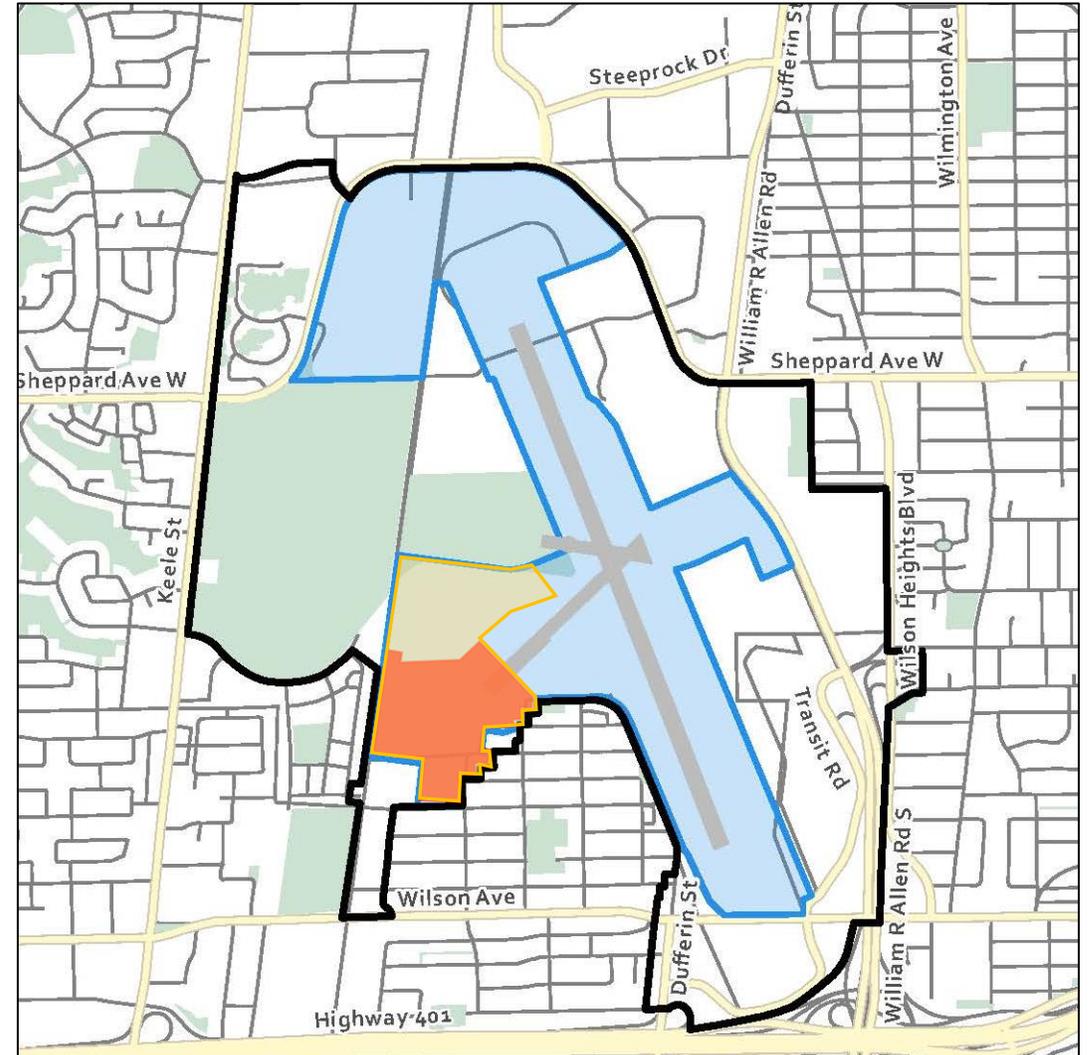
## Taxiway West South (Hangar) Sub-District

Draft Plan of Subdivision & Rezoning

22.4 hectares

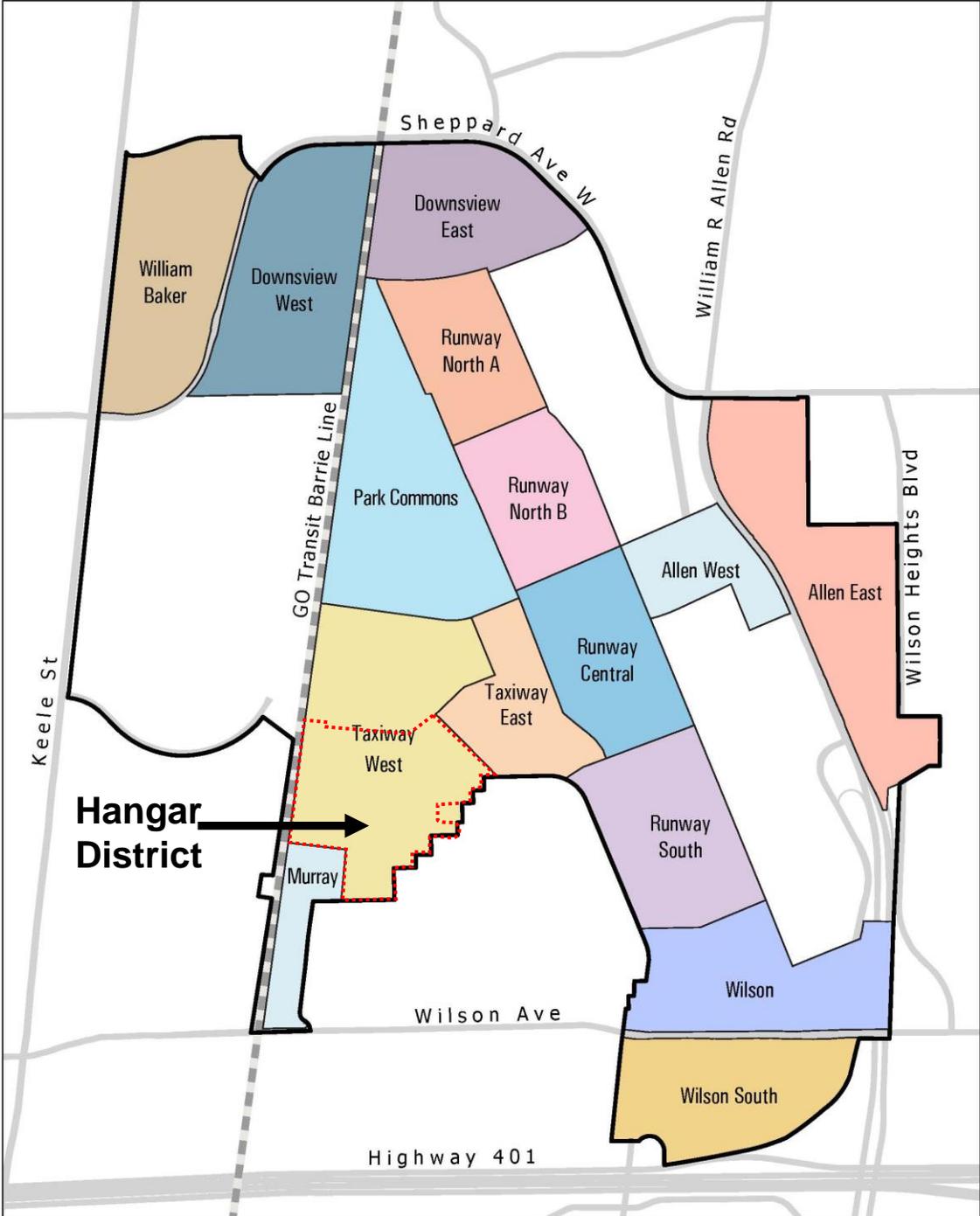
Proposed Units: 2,580

Estimated Jobs: 5,290

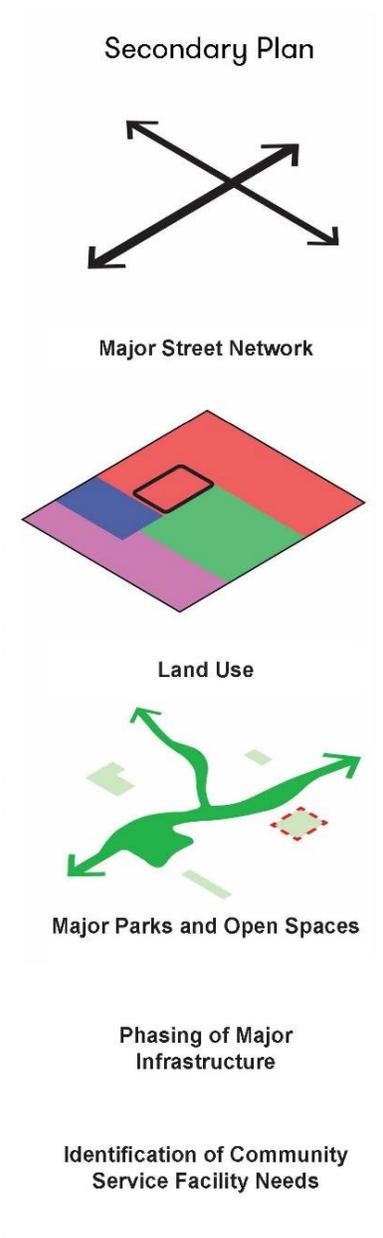
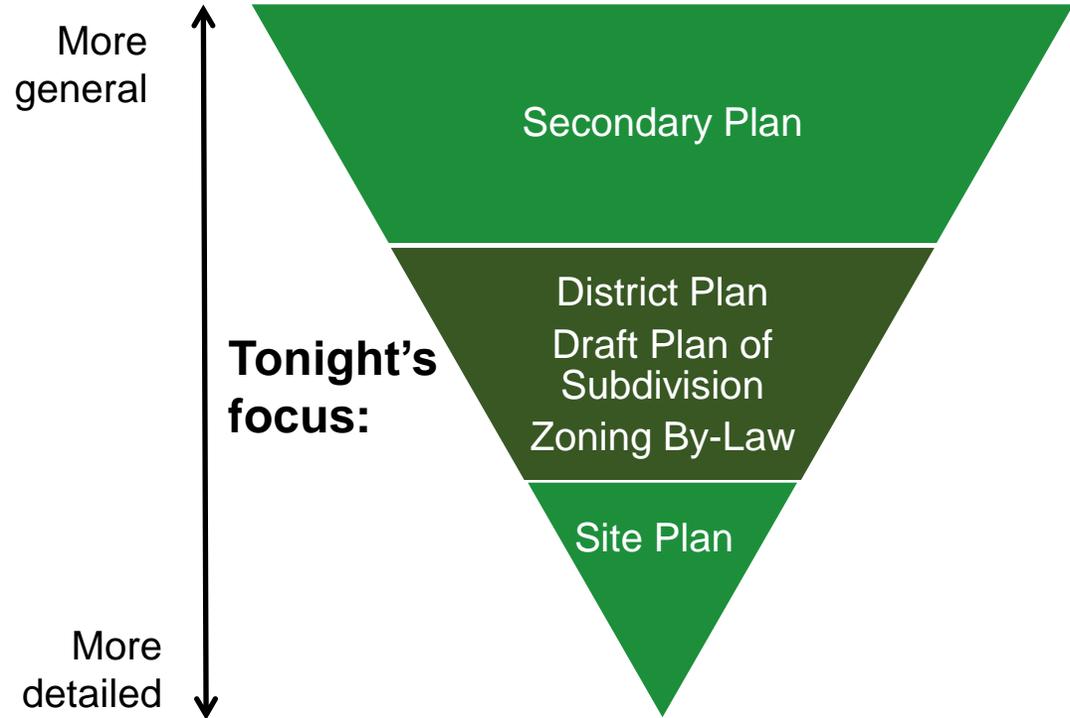


More information on study: [www.toronto.ca/UpdateDownsview](http://www.toronto.ca/UpdateDownsview)

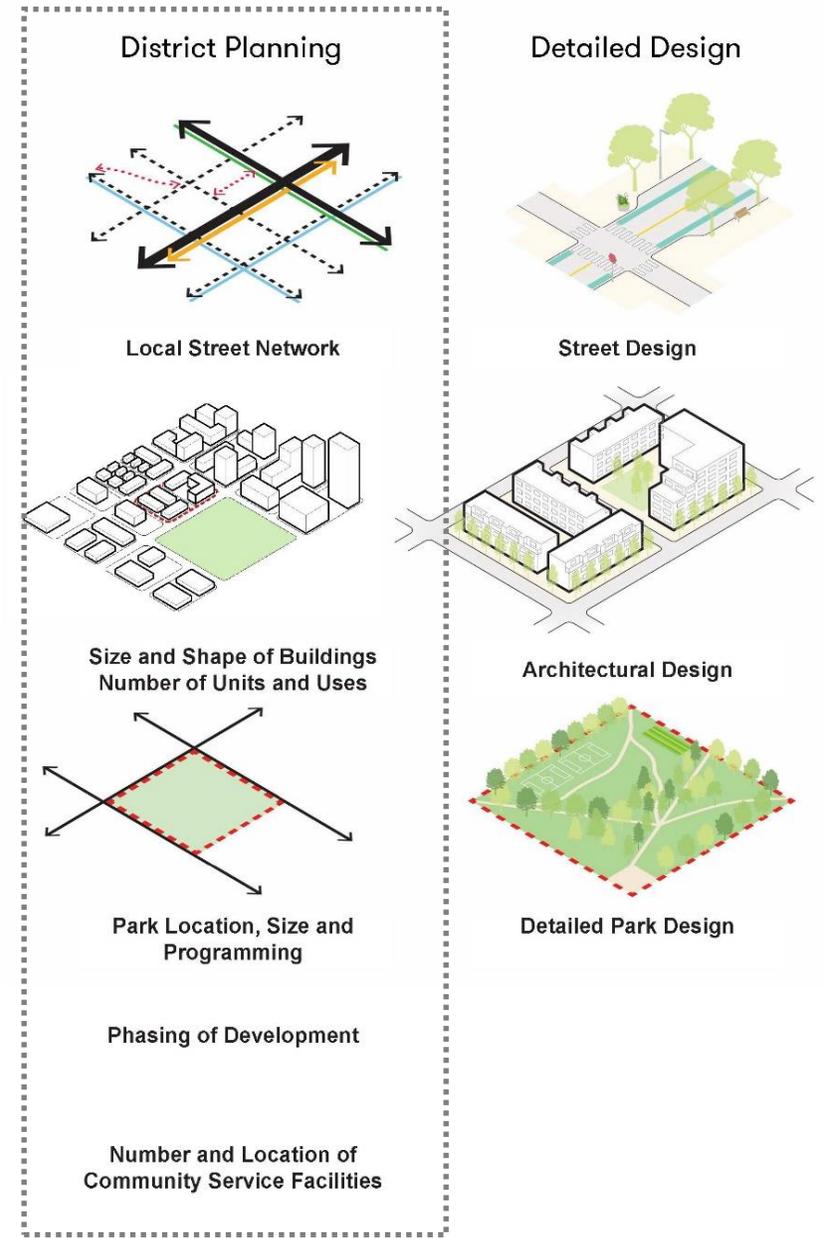
# Proposed Downsview Area Secondary Plan Districts



# Planning Toolkit



## Tonight's focus:



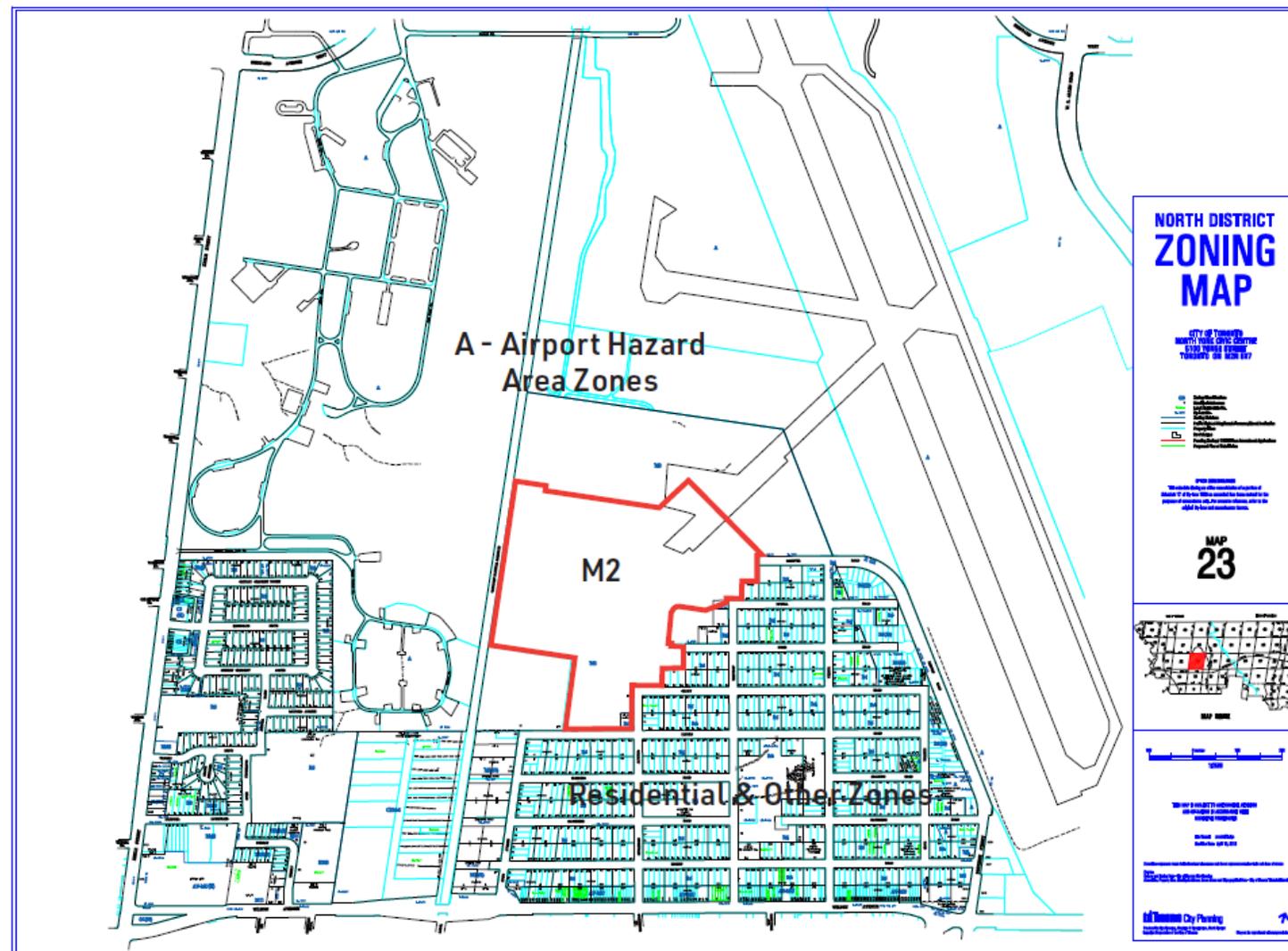
# Zoning Map

**Zoned M2 (Industrial Zone 2)**  
in the former City of North York  
Zoning By-law No. 7625.

Zoning permits a variety of  
industrial and employment  
uses.

Max Density 1.0 FSI

Current zoning does not permit  
residential uses.



 Subject Area

# Issues To Be Addressed

Issues to be resolved include, but are not limited to the following:

- Local street and active mobility network.
- Building envelopes and orientations (heights, setbacks, stepbacks).
- Location of community services and facilities.
- Location and size of parks
- Phasing

# Applicant's Presentation



# Conclusion



# Determining the Public Interest



## Facts & Figures

Details of development proposal, physical context



## Planning Policies

Provincial Policy Statement, Growth Plan, Official Plan

## City Planning Evaluation And Recommendation



## Law

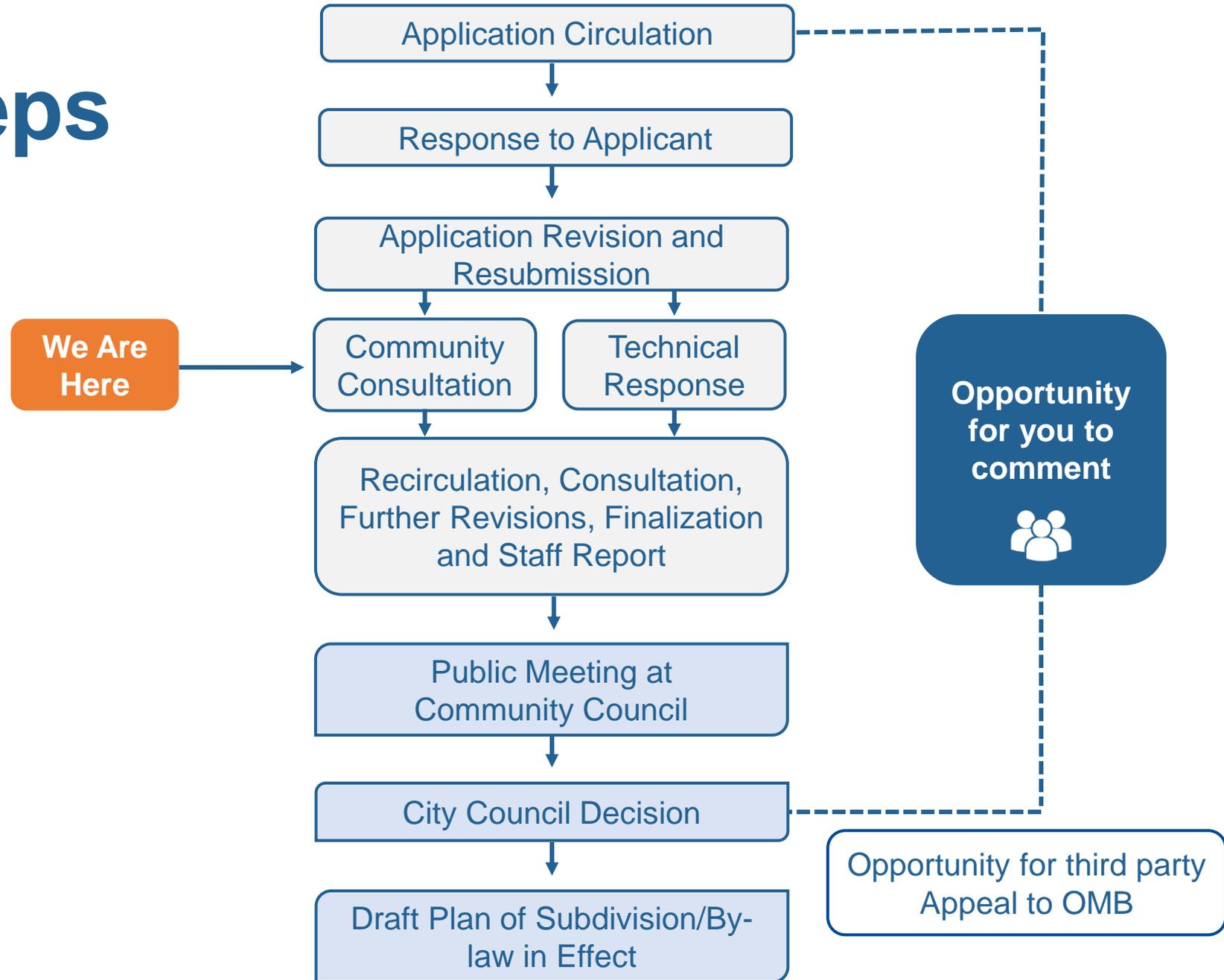
Zoning Bylaw, Other Bylaws, Council decisions, Ontario Municipal Board, Committee of Adjustment



## People

Applicant, City Departments & Agencies, Local Community, Other Stakeholders

# Next Steps





# Contact Us

 **Email:** [Sophie.Knowles@toronto.ca](mailto:Sophie.Knowles@toronto.ca)

 **416-396-4157**

 **@ CityPlanTO**

**Please remember to fill out a  
*Community Meeting  
Comment Sheet.***

**Thank you for attending!**