

The Taxiway West District

Town Hall - Submission #4 Update

April 8th, 2025



These lands are part of the Treaty Lands and Territory of the Mississaugas of the Credit First Nation, signatories of Treaty 13 and Host First Nation to the Downsview Airport Lands redevelopment.

For thousands of years, it has been the Traditional Territory of many First Nations, including the Huron-Wendat and the Haudenosaunee Peoples.

We are committed to the wise stewardship of these lands and to meaningful engagement and partnership with Indigenous Peoples as we strive to shape communities welcoming to all.

Remarks from Councillor James Pasternak



Tonight's Agenda

5:30pm Doors Open

Open House

6:00pm Welcome

Remarks from the Councillor

Resubmission Updates

6:30pm Q&A

7:00pm Open House

7:30pm Event Ends

Aytakin Mohammadi

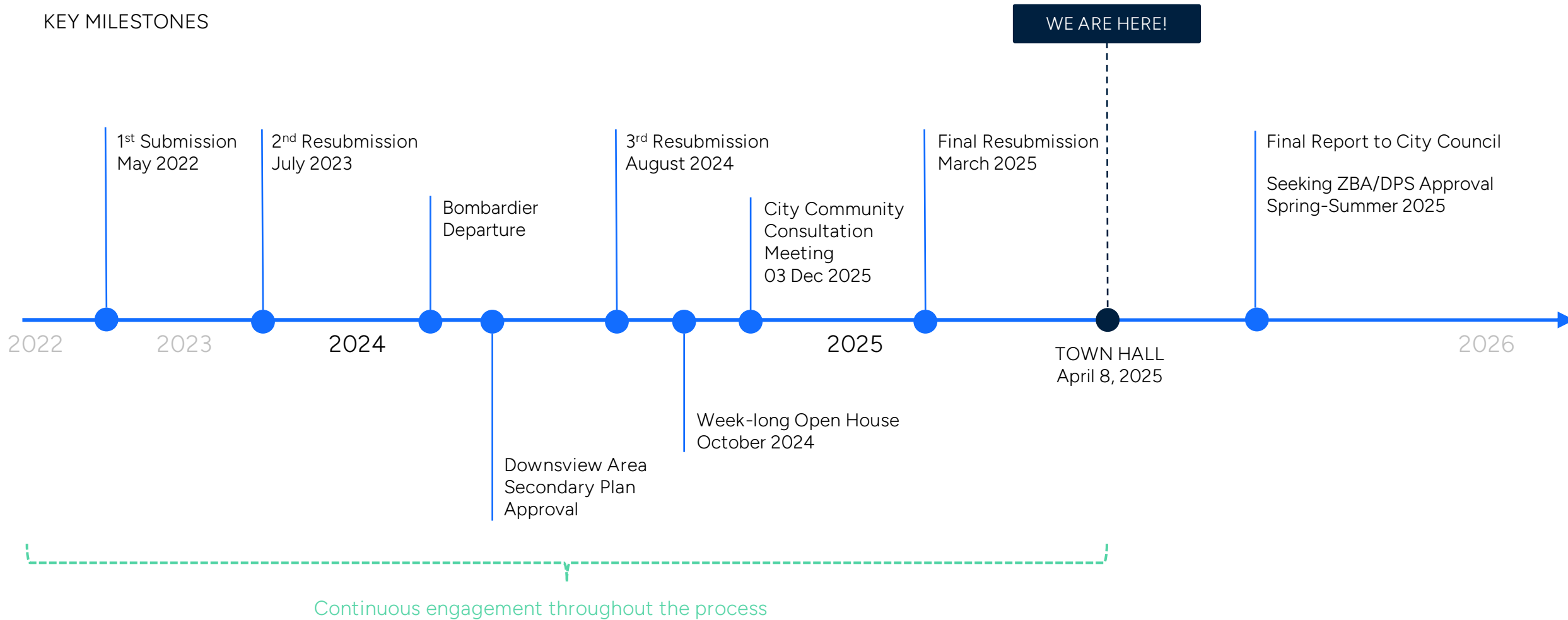
Councillor Pasternak

Peter Maleganovski

All

Where We Are

KEY MILESTONES



Comprehensive Public Engagement to Date

- 48** Engagement activities through id8 Downsview (1535 engaged)
- 9** Public Town Halls & Open House sessions (891 engaged)
- 13** Local community events, including workshops (330 engaged)
- 4** Series of newsletters delivered to Ancaster Neighbourhood (890 households)
- 12** Meetings with African, Caribbean, and Black populations
- 3** Meetings each with Indigenous Rights Holders (MCFN, Six Nations, Huron Wendat)
- 4** Urban Indigenous Sharing Meetings

PUBLIC
TOWNHALLS



30+ EVENTS, POPUPS AND
WORKSHOPS



WEBSITE, ONLINE SURVEY &
NEWSLETTERS



10,000+ PEOPLE &
130+ ORGANIZATIONS REACHED



1,500+ VOICES ENGAGED



District Plan Evolution

Submission 01
May 2022



Submission 02
July 2023



Submission 03
August 2024



Submission 04
March 2025



LEGEND

| | | | |
|--|-----------------------------------|---|-------------------|
|  | Private Development Blocks |  | Reserve Block |
|  | City Parks |  | Proposed Greenway |
|  | Privately-Owned Park Space (POPS) | | |



Taxiway West District

2025 Resubmission at a Glance



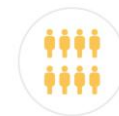
Density
1.20 FSI



Jobs
~7,400



Housing
~ 2,957 units



People
~ 5,322



Total Parks &
Open Space
3.72 ha (9.20 ac)



Non-residential GFA
282,750 m²
(~3.04 million ft²)

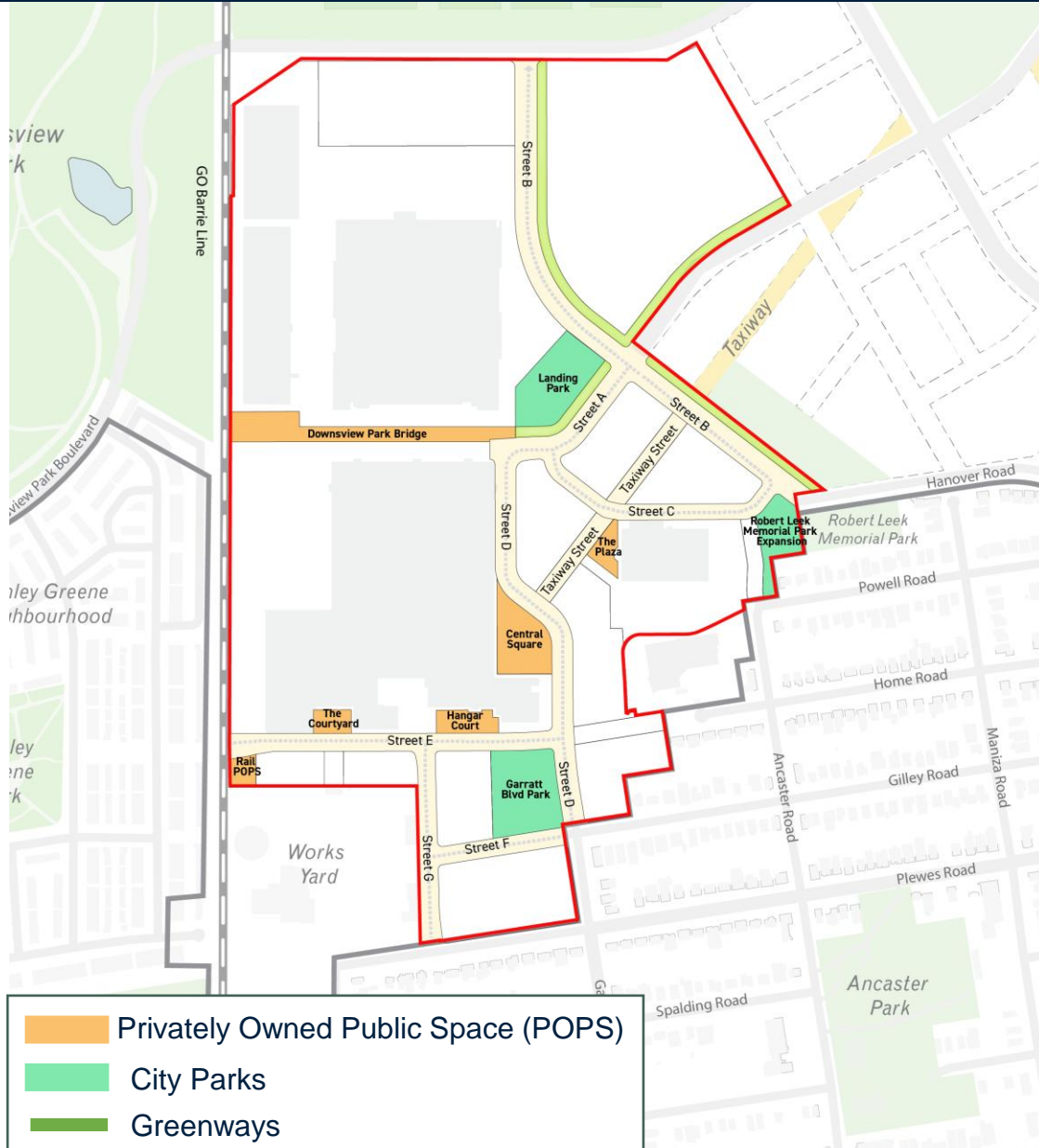


Community Uses
~1,931 m²
(~20,785 ft²)



4 Character Areas

9.2 acres of new parks, open spaces & greenways



Garratt Blvd Park (City Park)



The Plaza (POPS)



Street A & Street B Greenways



10m Greenway

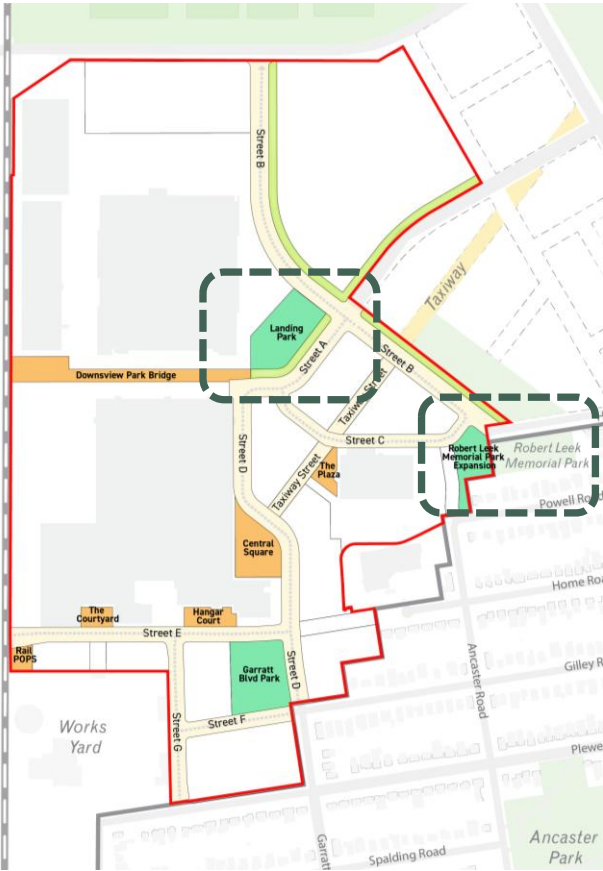


Parks & Open Space

Submission 03
August 2024



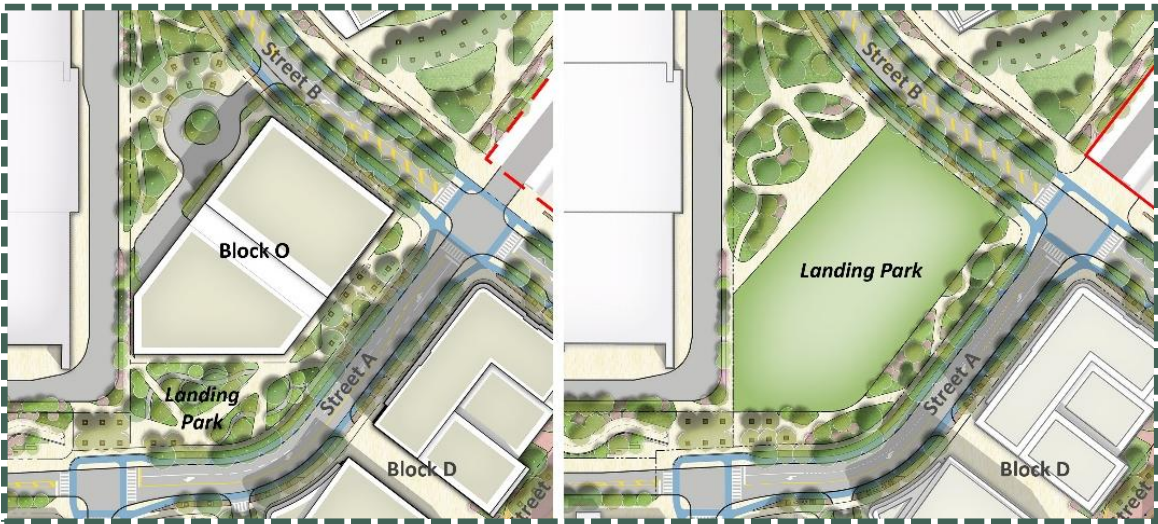
Submission 04
March 2025



Privately Owned Public Space (POPS) City Parks Greenways

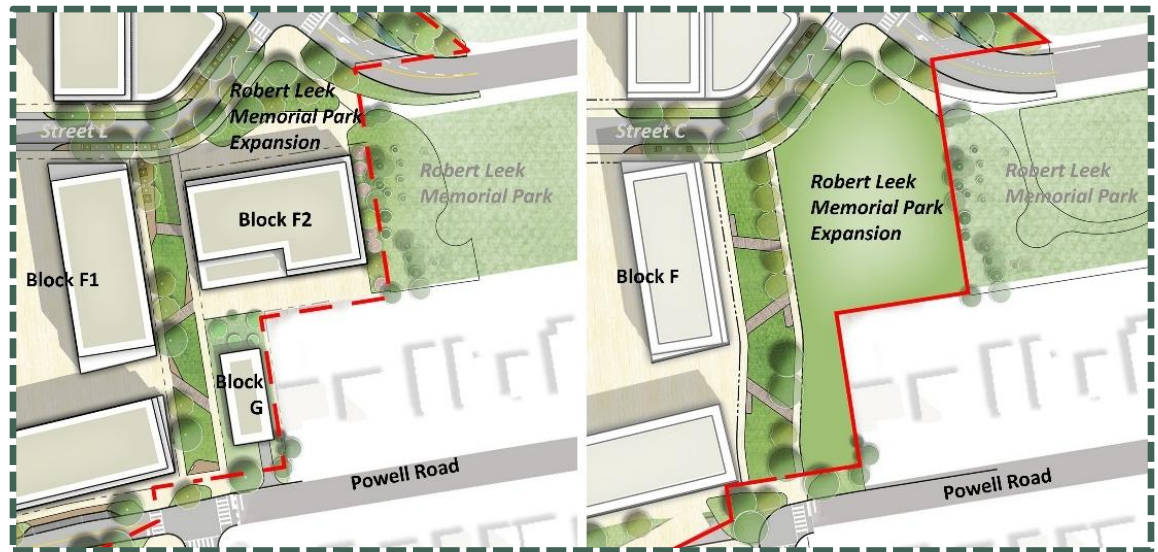
Landing Park Expansion

August 2024 March 2025



Robert Leek Memorial Park Expansion

August 2024 March 2025

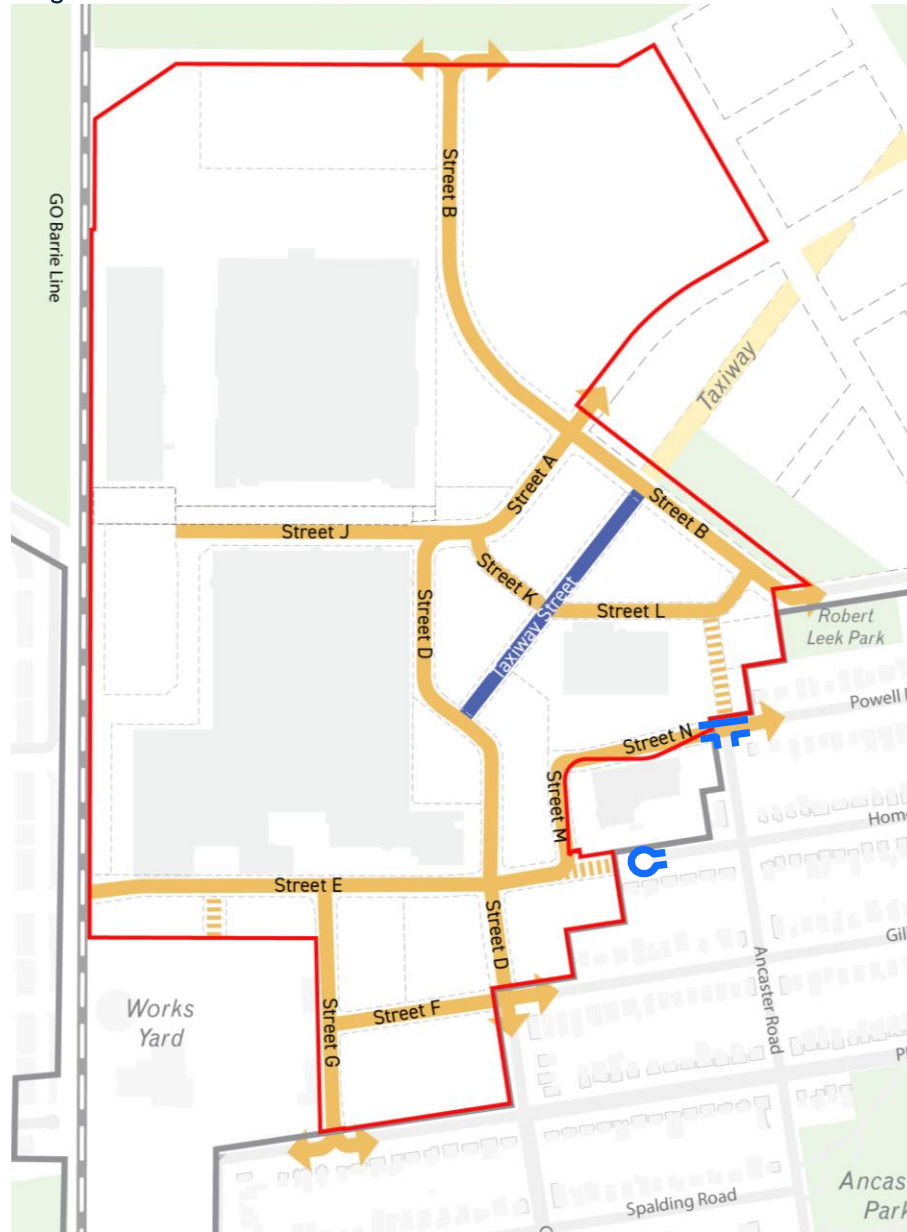


Street Network

- Removal of former Public Streets M, N and J, instead private driveways will serve specific blocks which will be confirmed at site plan stage
- Existing Home Road and Ancaster Road will be preserved as is with pedestrian only connections being provided into the District.
- Reserve Blocks are land that will be under City ownership to allow for public access and infrastructure connections

Submission 03

August 2024



Proposed Public Streets

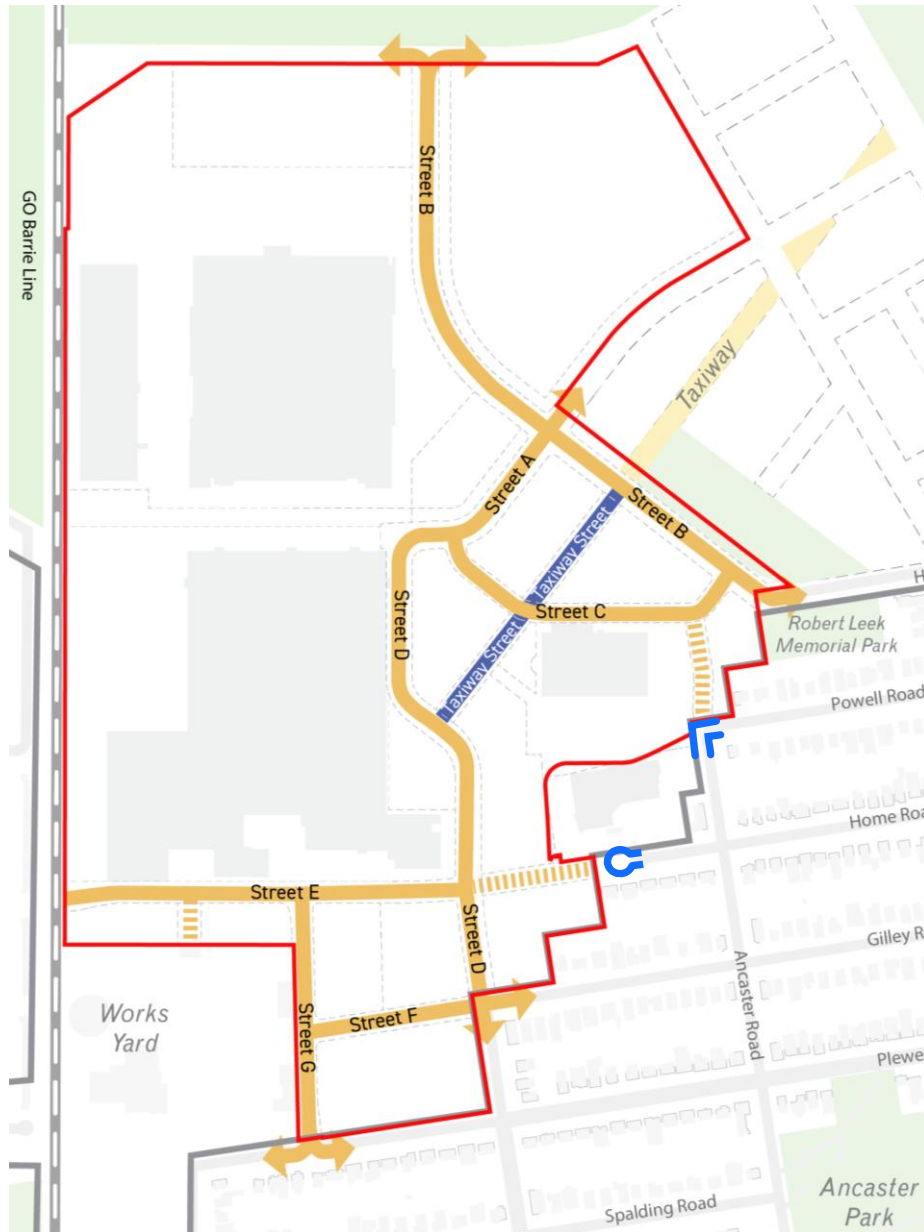
Reserve Blocks



Proposed Private Streets

Submission 04

March 2025



Proposed Public Streets

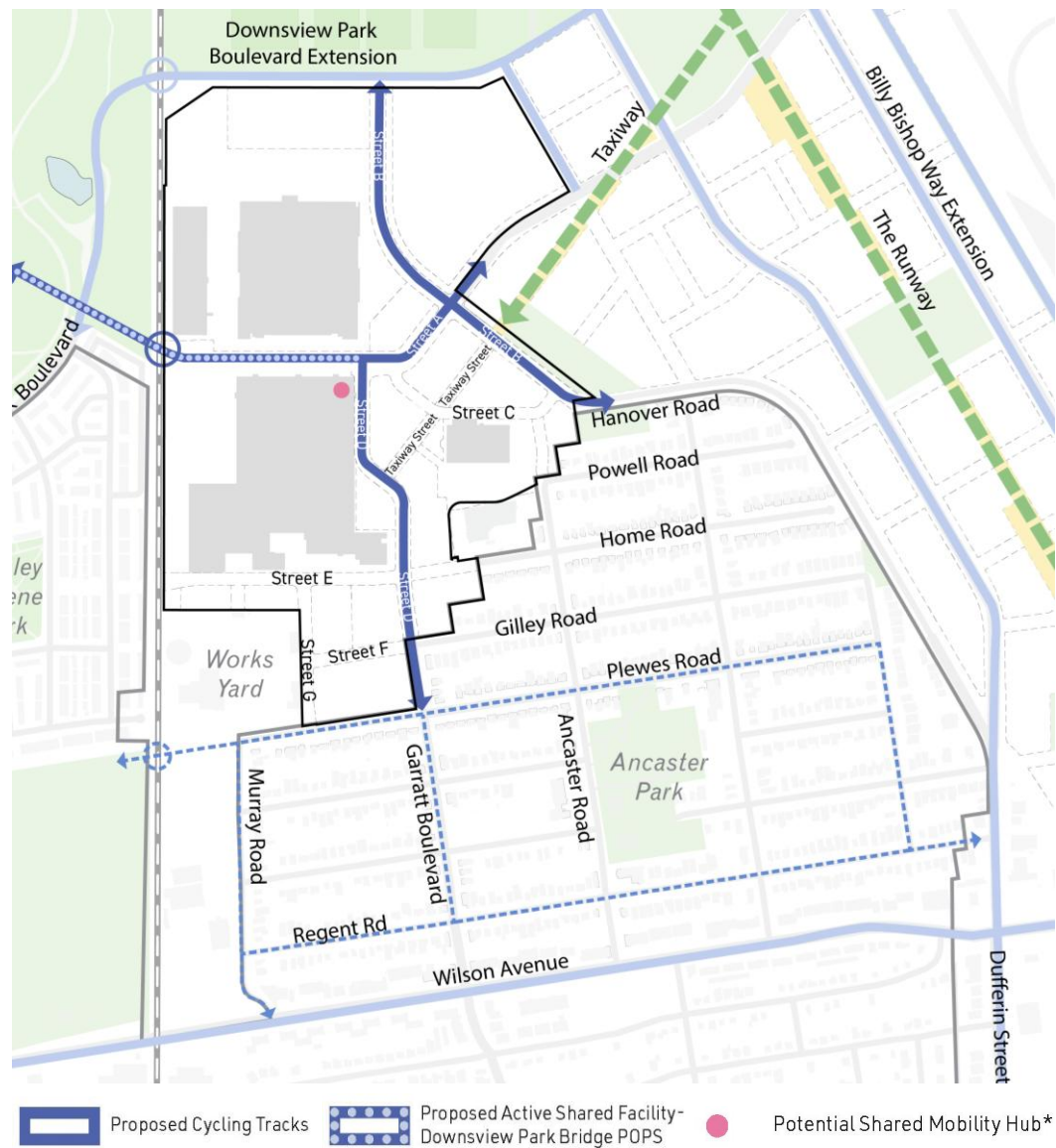
Reserve Blocks



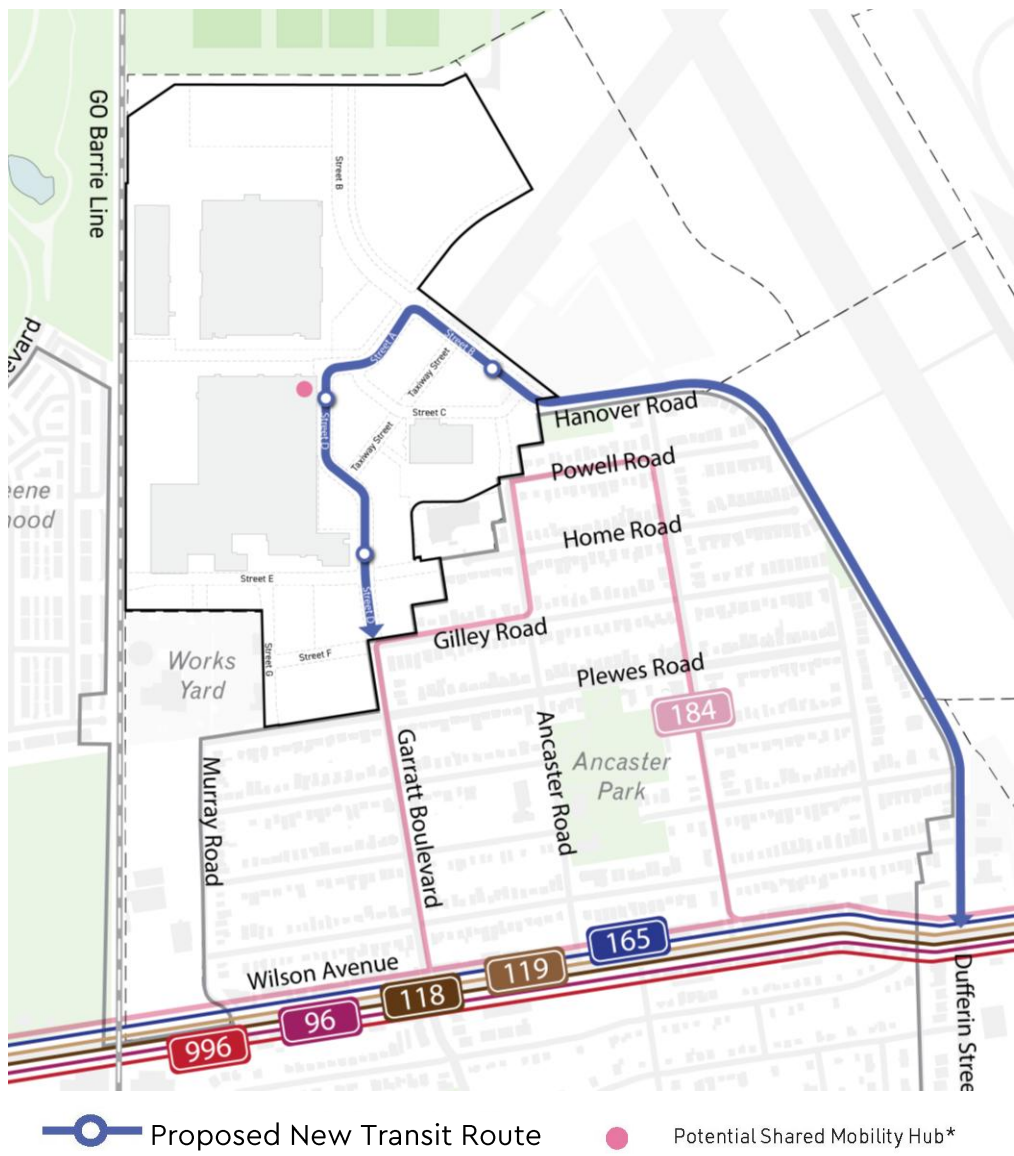
Proposed Private Streets

Cycling & Transit

PROPOSED CYCLING NETWORK



PROPOSED TRANSIT NETWORK

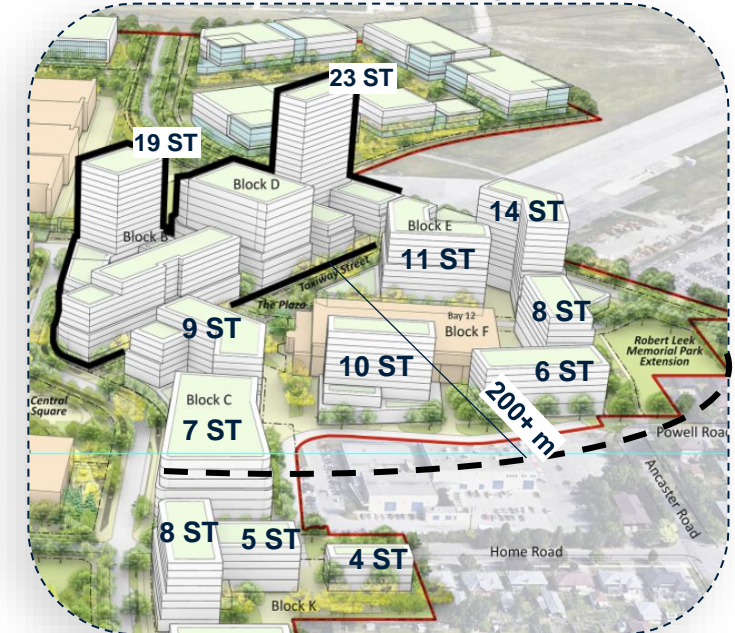


A mid-scale District with a range of housing options

Submission 04 March 2025

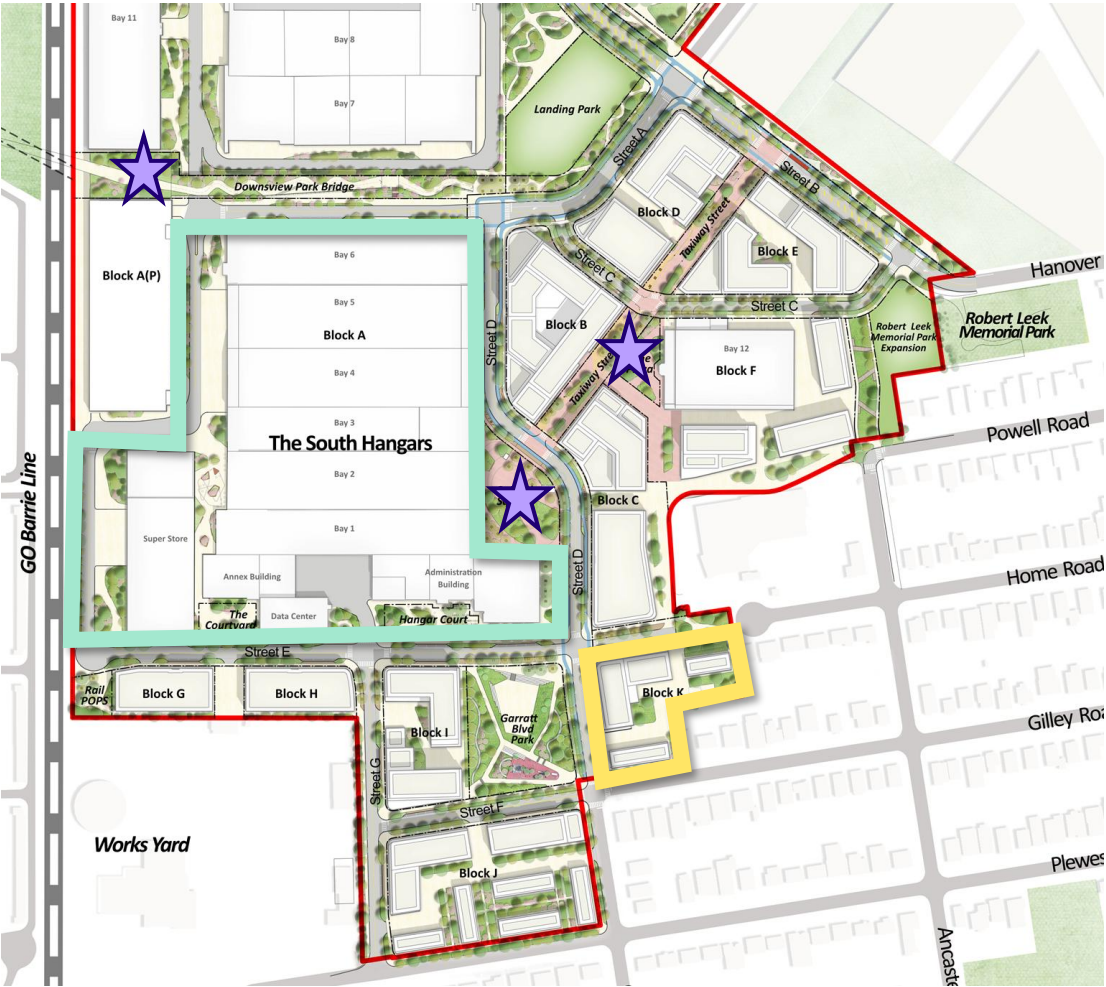


Potential taller building option



- A mix of building types
- Low-rise buildings around the edges, close to the existing community, provide a respectful transition
- At least 40% 2- and 3-bedroom units
- Mix of ownership (~60%) and rental (~40%)
- ~90% market rate and ~10% affordable

Community Services & Facilities



Human Agency Space

New community space to be located within the south hangar building (Block A). Specific use to be confirmed with the City of Toronto.

Daycare

One new public daycare to be located in Block K

Public Art

Northcrest is considering a voluntary contribution for signature public art for the District. Specific location(s) and details to be confirmed at a later stage.

★ Priority Locations



CENTRAL SQUARE



DOWNSVIEW PARK BRIDGE



PLAZA AND THE TAXIWAY

Taxiway West District Next Steps

SPRING-SUMMER 2025

Final Report to Council for Approval

2026

Phase I Infrastructure Construction Start

2027-2028

Phase I New Building Construction Start

2030-2031

First Residential Occupancies

Conceptual Phasing & Sequencing Plan



How to stay in touch?

1. Stop by the YZD Experience Centre for Weekends at YZD:
 - Free family programming every Sunday from 12pm – 5pm
 - April – Arts Programs with JustBGraphic
 - May – Circle Time with Dar
 - June – Creative Programs with Play Forever
2. Contact our Community Relations team:
Aytakin Mohammadi
Ian Hanecak
Alexandra Marriott
community@yzd.ca
3. Attend future engagement events
 - Wilson District later in 2025



Thank You

To learn more visit YZD.ca