Vision

Develop surplus and underused City land to attract commercial development, create desirable jobs and improve the livability of the City.

- Launched May 2010 as an incorporated, self-funding and independent real estate organization.
- Led by an 11-member Board of 3 Councillors and 8 public members.

Mandate

Be a catalyst for sustainable development, operate in a commercially viable manner and continually support City Council, city departments, the development of the community and the citizens of the City of Toronto.

Financial Return

Generate a reasonable net financial return by unlocking the value of properties given to us by the City.
Build Toronto

Drives Development

Contributes City-Building

Delivers Returns to the City

To create better value for and to make Toronto more prosperous, the City established Build Toronto as an arm’s-length real estate corporation to fully leverage its surplus and underutilized real estate assets.
1035 Sheppard Ave. W.
The Project Team

**Owner/Developer**
Build Toronto

**Approval Authority**
City of Toronto

**Consultant Team**
- Brad Golden + Co - Public Art Strategy
- Fela Grunwald Fine Arts - Public Art Strategy
- MMM Group Limited - Traffic, Sustainability & Servicing
- Perkins + Will - Urban Design
- Swerhun Consulting - Community Engagement
- The MBTW Group - Urban Design Guidelines
- The Planning Partnership - Urban Design Guidelines
- Urban Strategies – Precinct Plan Report, Affordable Housing, Community Facilities and Services
Downsview Area Secondary Plan

Policies in place for:

• Land Uses
• Densities
• Parks
• Road Network
• Affordable Housing
Planning Process

- Provincial Policy
- Official Plan
- Secondary Plan
- District Plan
- Plan of Subdivision / Zoning By-law
- Site Plan

Timeline:
- 2011
- 2016
- 2017
- 2018+
Developing the Allen District Plan

- Downsview Area Secondary Plan
- Area Infrastructure Needs
- Guiding Principles
- Community Input
Build Toronto’s District Vision

Develop a mixed-use District that integrates residential, retail and commercial uses with parks and open spaces to create a destination neighbourhood with new connections, gateways and public realm to inspire and rejuvenate.
Benefits of the Proposed Plan

• Upgraded area infrastructure – sewer, water & road
• Improved traffic network
• Creation of pedestrian and bicycle connections
• New and improved park space
• Retail opportunities addressing current needs
• New employment opportunities
• Daycare spaces
• Improved public realm and public art opportunities
Guiding Principle

Ensure that a mix of land uses are supported, including a range of employment and housing opportunities.
Density and Height Ranges

**Mixed Use - 3.0x**
- 1.4M sq. ft. commercial
- 200,000 sq. ft. retail
- Up to 10 storey commercial
- Up to 14 storey residential
- 1000 units residential

**Neighbourhood - 0.8x**
- 450 units residential
- 2 - 4 storey residential

**Apartment Neighbourhood - 1.5 – 2.0x**
- 1300 units residential
- Up to 14 storey residential
Guiding Principle

Introduce high quality built form and design through architecture and a range of housing typologies
Guiding Principle

Ensure that the Allen District is appropriately designed and compatible with existing development, providing sensitive and appropriate transitions to adjacent uses.
Guiding Principle

Create new gateways to and from Allen District with the potential for iconic architecture and enhanced landscape features in key locations.
Urban Plaza
Guiding Principle

Create a vibrant, interconnected parks and open space system that can provide for urban squares, pedestrian promenades and cycling paths in order to serve the neighbourhood and connects to transit facilities.
Conceptual Parks and Greenways
Guiding Principle

Civilize Allen Road as a major new transportation artery and public space serving Downsview Park and its eastern neighbourhoods.
Allen Road Cross-Section
Looking North
Area Infrastructure Needs

Existing Transportation Condition
Area Infrastructure Needs

Proposed Street Network

Legend
- Existing Major Arterial
- Existing Minor Arterial
- Allen District Future Major Street
- Possible Future Signalization
Area Infrastructure Needs

Proposed Street Network Improvements
Guiding Principle

Promote ‘greening’ opportunities through sustainable site and building design
Area Infrastructure Needs
Sanitary and Stormwater Existing Conditions
Area Infrastructure Needs

Sanitary and Stormwater Improvements
Community Engagement Plan

Phase 1

• Pre-Consultation Conversations (March-April)
• Local Advisory Committee (May 2)
• Community Consultation Meeting (May 25)
• Allen District Plan Website – theallendistrict.ca
Community Input
We want to hear from you

What are the strengths of the draft Allen District Plan?

What are the challenges you see with the draft Allen District Plan?

What advice do you have regarding the identified “areas for community input” in the plan?
Areas for Community Input

- Park programming suggestions
- Acre of community use
- Public art approach
- Public plazas approach
- Retail suggestions
- Sustainability approach
Overview of Community Engagement

High-Level Process

**PHASE 1**

**JANUARY TO MAY 2016**
DISTRICT PLAN CONSULTATION PART 1

- Share Ideas and Gather Feedback
- 1 round of one-on-one Pre-Consultation Conversations with Resident Association Executives (approx. 5-10 meetings)
- 1 Local Advisory Committee meeting
- 1 Community Consultation meeting
- Online Materials

**JUNE TO DECEMBER 2016**
DISTRICT PLAN CONSULTATION PART 2

- Present Precinct Plan & Discuss Refinements for Phase 2
- 1 Local Advisory Committee meeting
- 1 Community Consultation meeting
- Online Materials

**PHASE 2**

**JANUARY 2017 TO MAY 2018**
DRAFT PLAN OF SUBDIVISION, ZONING BY-LAW, AND ENVIRONMENTAL ASSESSMENT CONSULTATION PROCESS

- Local Advisory Committee meetings
- Community Consultation meetings
- Online Materials
Thank You