



ARBO MAY 2026

Arbo is a new neighbourhood planned at the edge of Downsview Park. At its heart is a beautiful woodland area (aka. woodlot) beloved by the community.

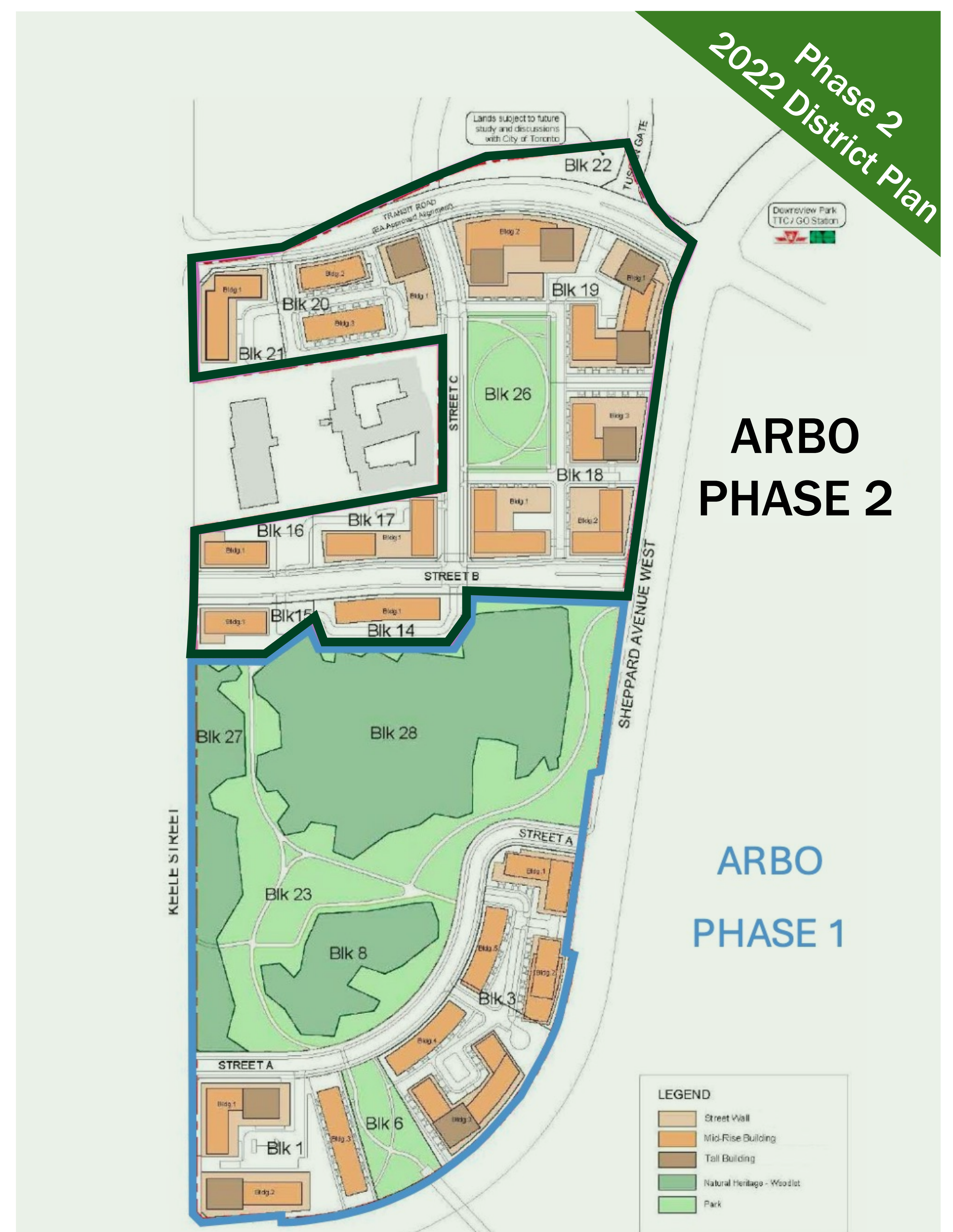
Arbo will include **housing and affordable housing, commercial and retail spaces, lush greenery and other amenities** that will foster community connections.

Canada Lands Company has been working with the local community to plan Arbo (formerly William Baker) since 2019. In early 2025, the City of Toronto approved the zoning for **Phase 1**, and the site preparations began a few weeks ago.

Arbo Phase 2

Arbo Phase 2 is the final portion of the Arbo neighbourhood. Planning for this phase is now underway. Canada Lands is preparing to submit an application to the City of Toronto for a **Zoning By-Law Amendment**, which sets the rules for what can be built, and a **Draft Plan of Subdivision**, which sets out how the land is divided into lots, blocks, and streets.

This application will build on the 2022 Arbo **District Plan**, which was developed with community feedback and approved by City Council in 2022. The application will maintain the guiding principles, while introducing updates to reflect the new **Downsview Area Secondary Plan**.



Further planning for Arbo Phase 2 is underway. The focus of upcoming engagement activities will be on Phase 2.

Phase 1 Construction Updates

You may have seen construction equipment at Arbo. Water, sewer, and municipal services installation is underway! After this work is complete, the creation of Sugar Maple Way will continue through 2026.

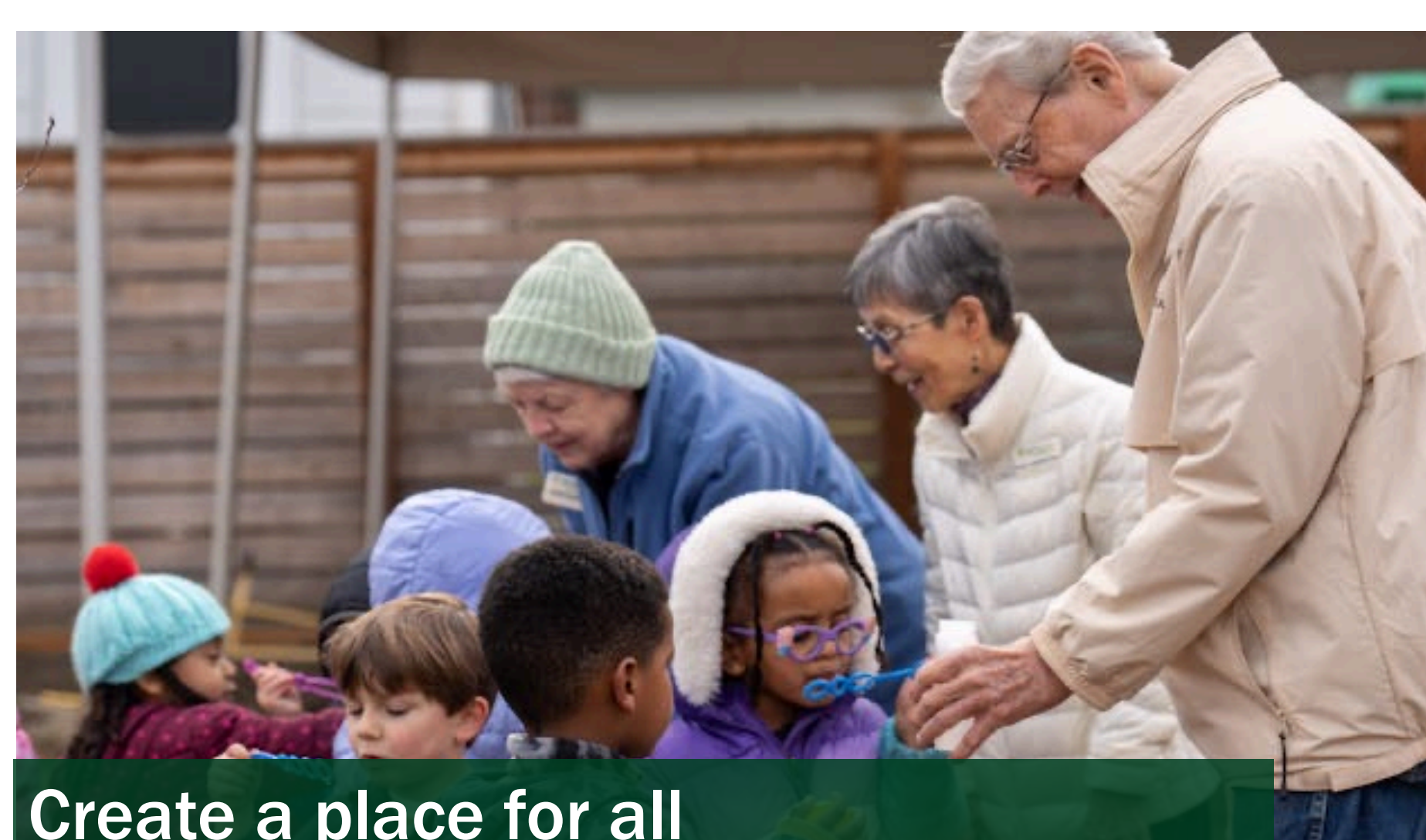
Learn more and stay up to date on **Phase 1** construction online at www.arbodownsview.ca

GUIDING PRINCIPLES

Canada Lands' work at Arbo continues to be shaped by the overarching guiding principles for the district developed through the application process and aligned with ongoing community feedback.



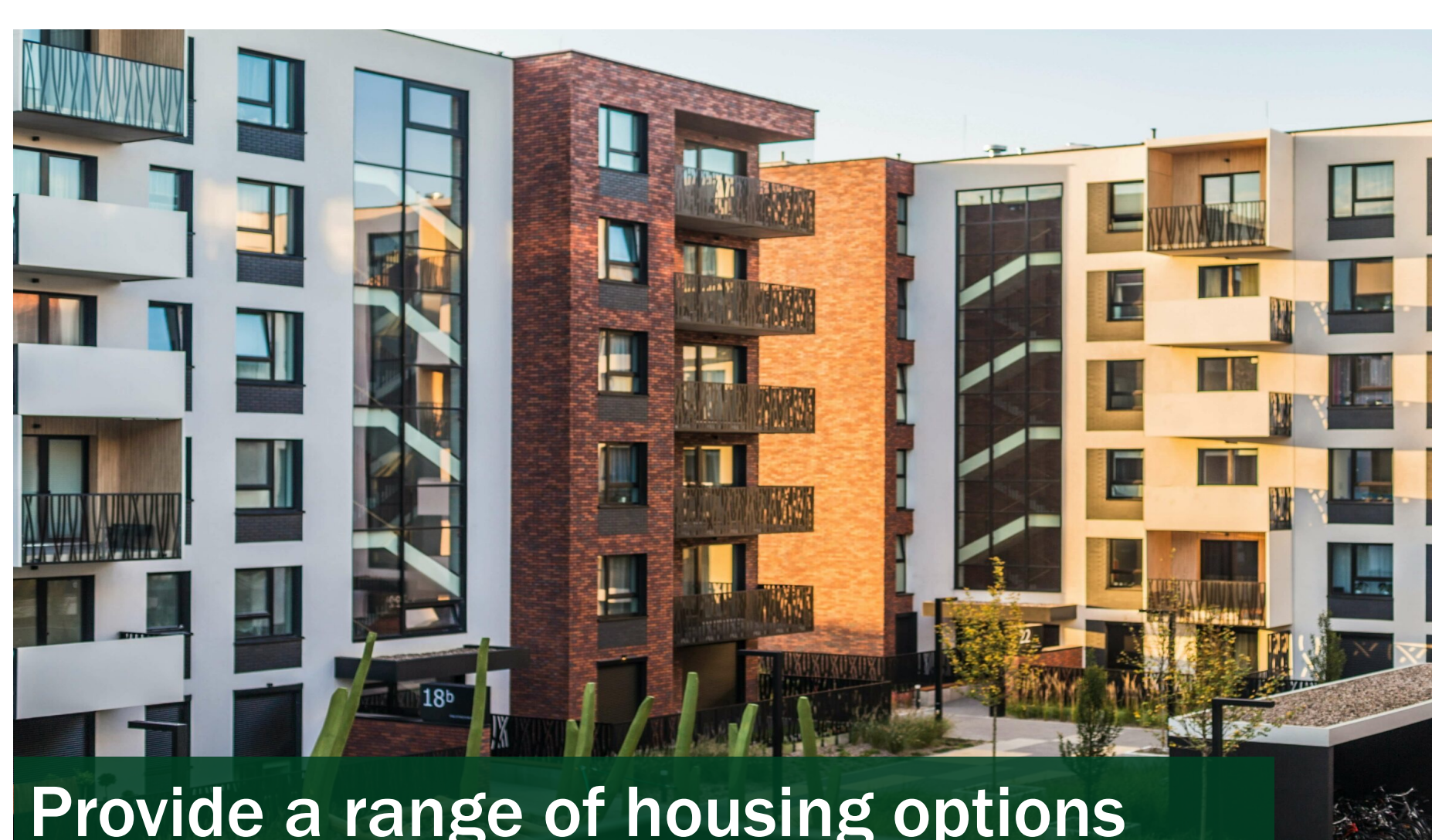
Create a resilient and sustainable neighbourhood



Create a place for all



Provide a well-connected network of mobility options



Provide a range of housing options



Create a neighbourhood focus to support community life



Arbo woodland as the Neighbourhood's focus

ANTICIPATED UPDATES

A number of considerations are driving refinements to the District Plan:

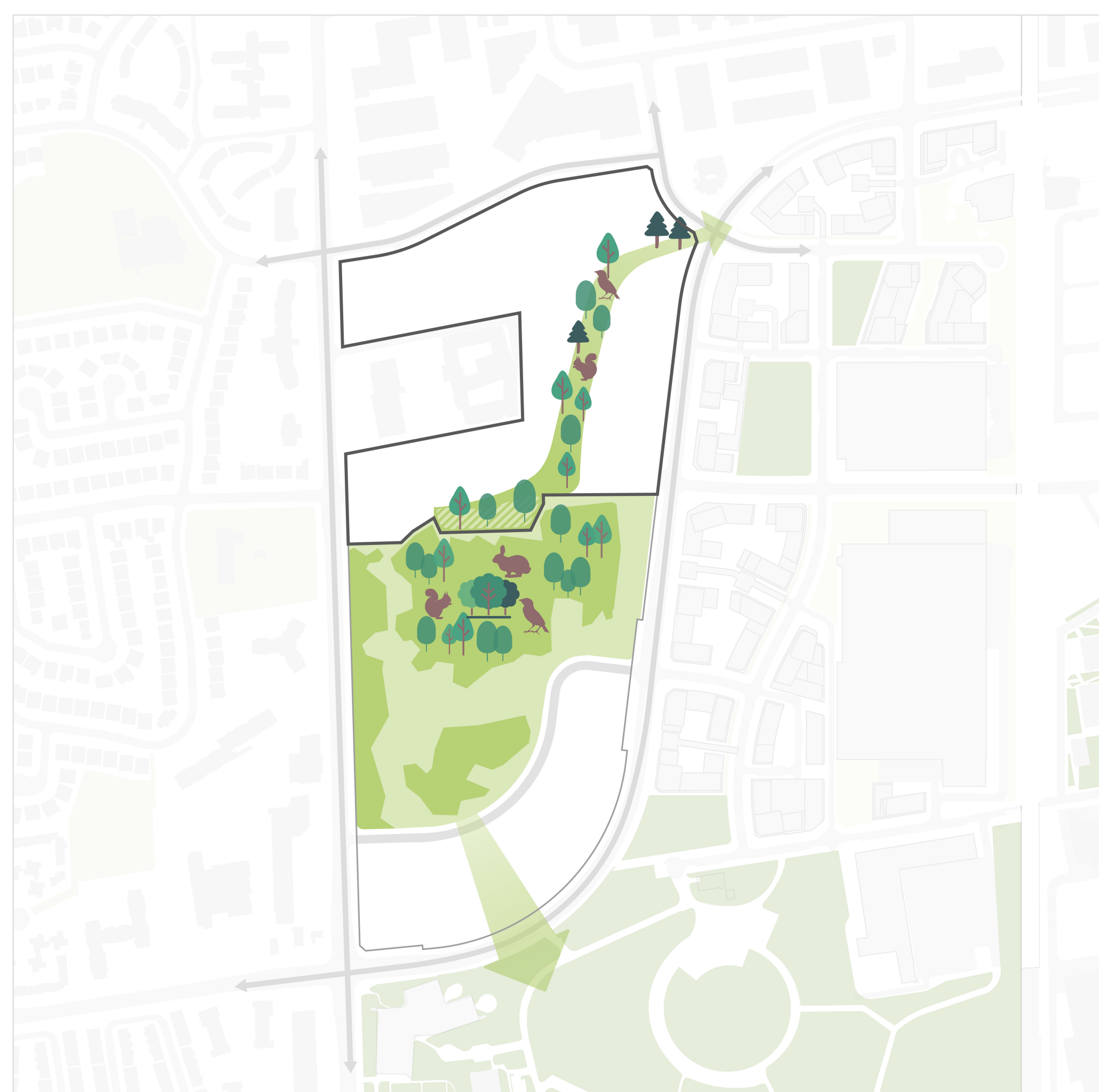
A small increase to density. To reflect the City's updated Secondary Plan, Canada Lands is proposing a small increase in how much can be built in Phase 2. This is a modest adjustment and would result in only a slight increase in the number of homes (less than 5% increase in the overall gross floor area).

Design informed by Indigenous Engagement. Engagement between Canada Lands and the Mississaugas of the Credit First Nation will inform the design for Phase 2.

Additional open space north of the woodland area. The 2022 District Plan had two development blocks next to the woodland area (Blocks 14 & 15). The current plan proposes to create additional open spaces in Block 14.

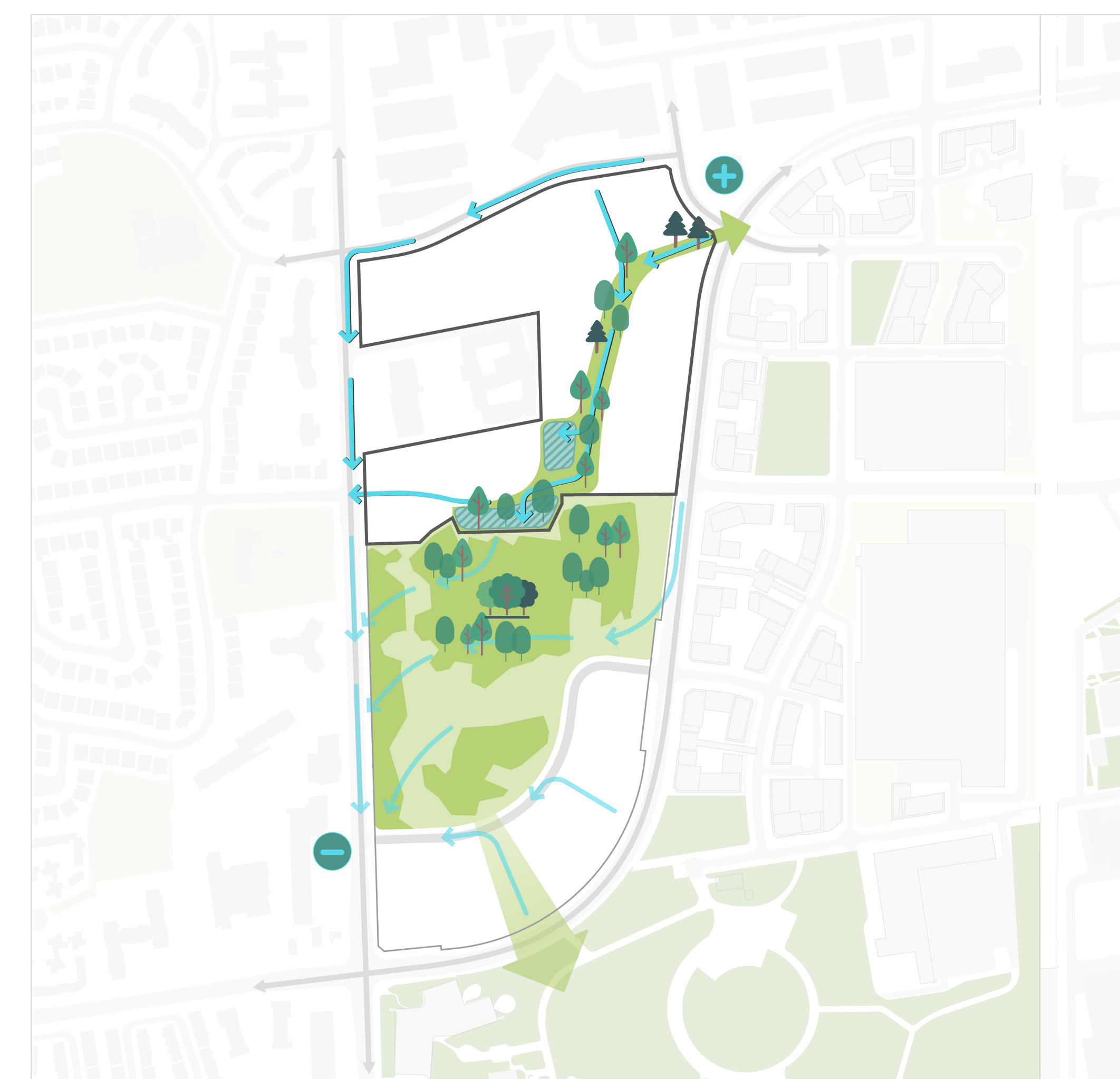
Parkland provided around the woodland area. City parkland will be provided in areas surrounding the woodland area to act as a natural buffer. This open space exceeds City parkland dedication requirements for Phase 2.

PHASE 2 KEY STRUCTURING MOVES



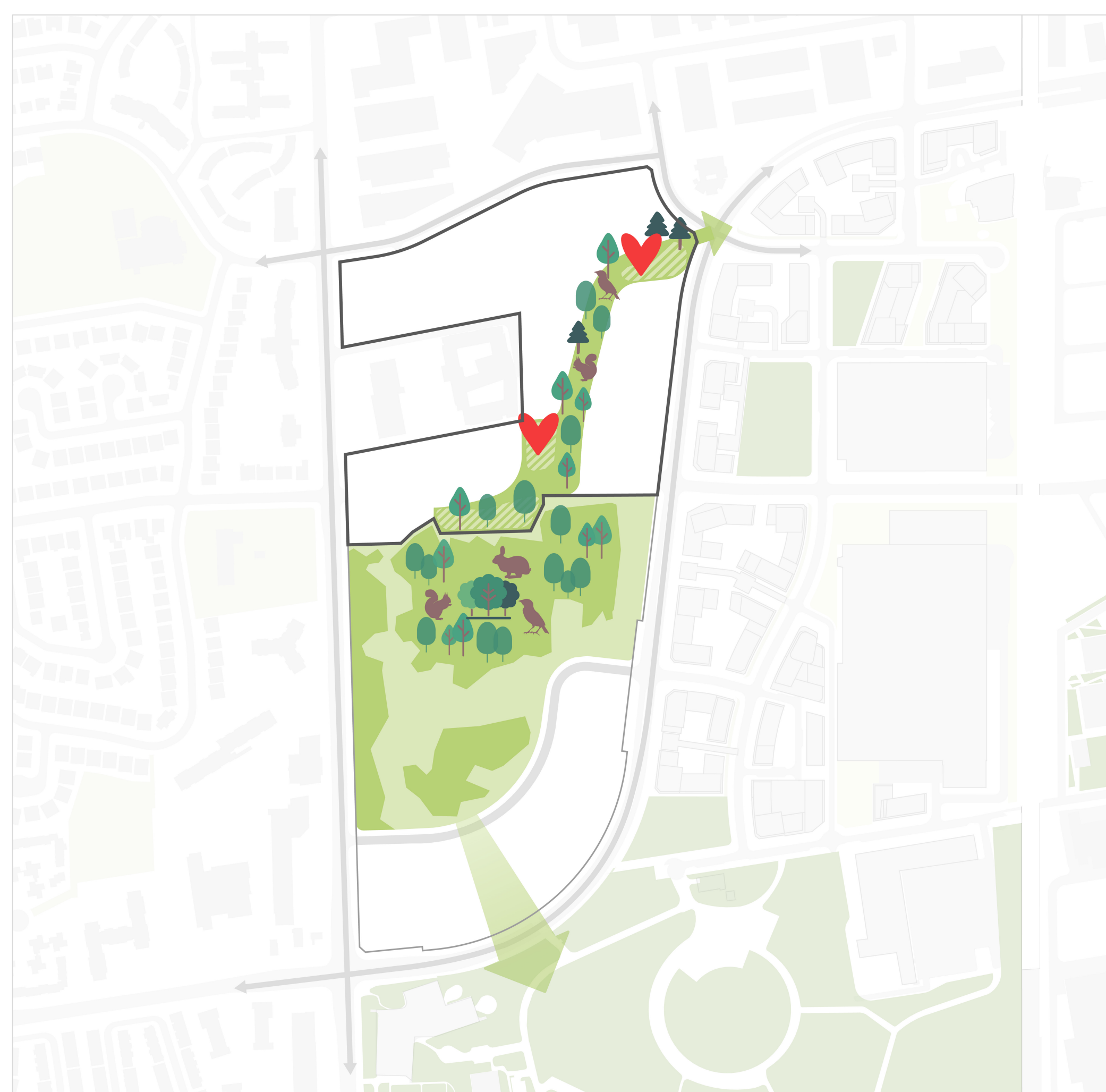
1. Extending the Arbo Woodland

Bringing nature into everyday life through green spaces that support biodiversity and community.



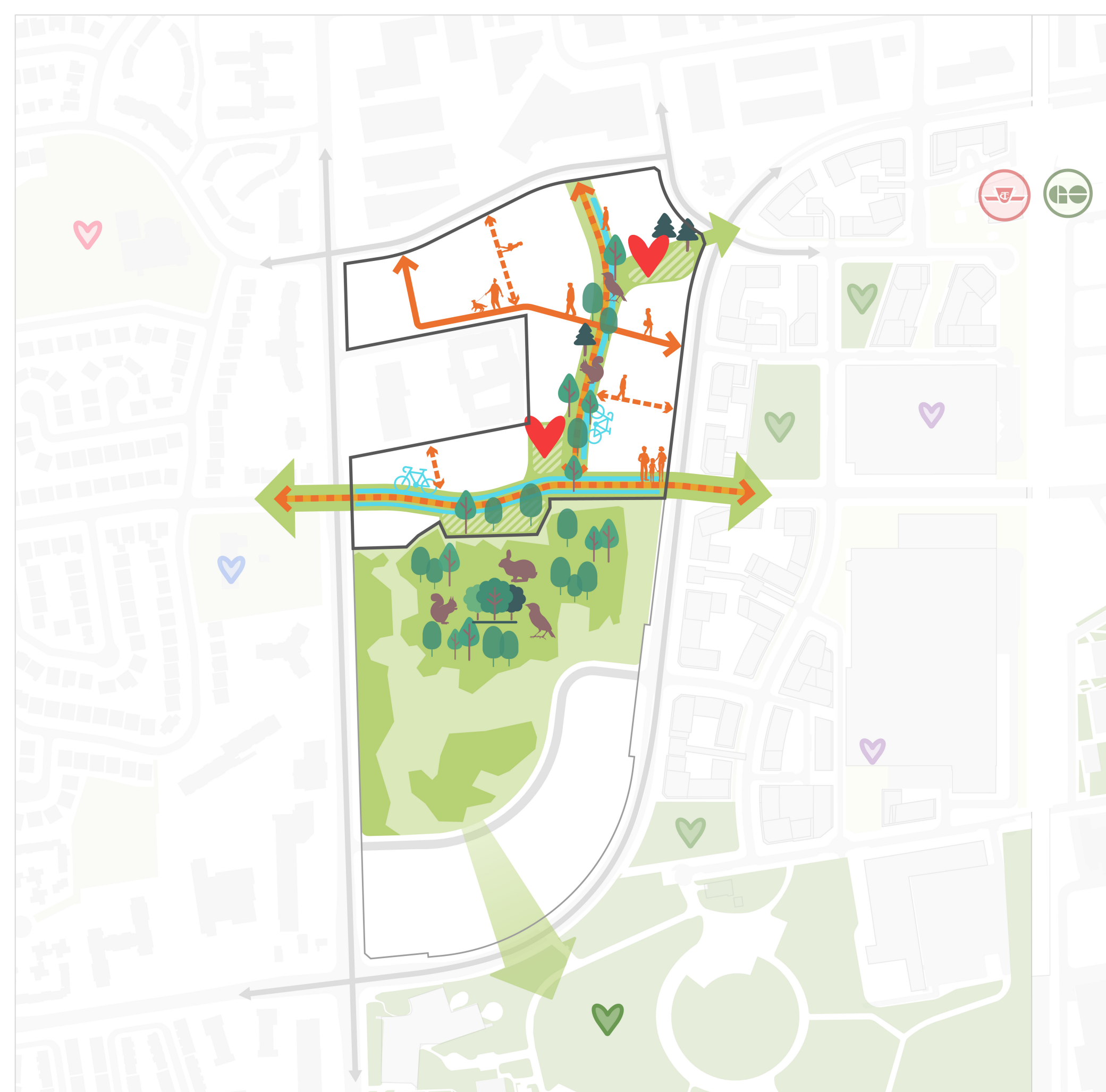
2. Harnessing and Integrating Water in the Plan

Shaping landscapes around natural water flow to support resilient stormwater systems and celebrate water as part of the neighbourhood experience.



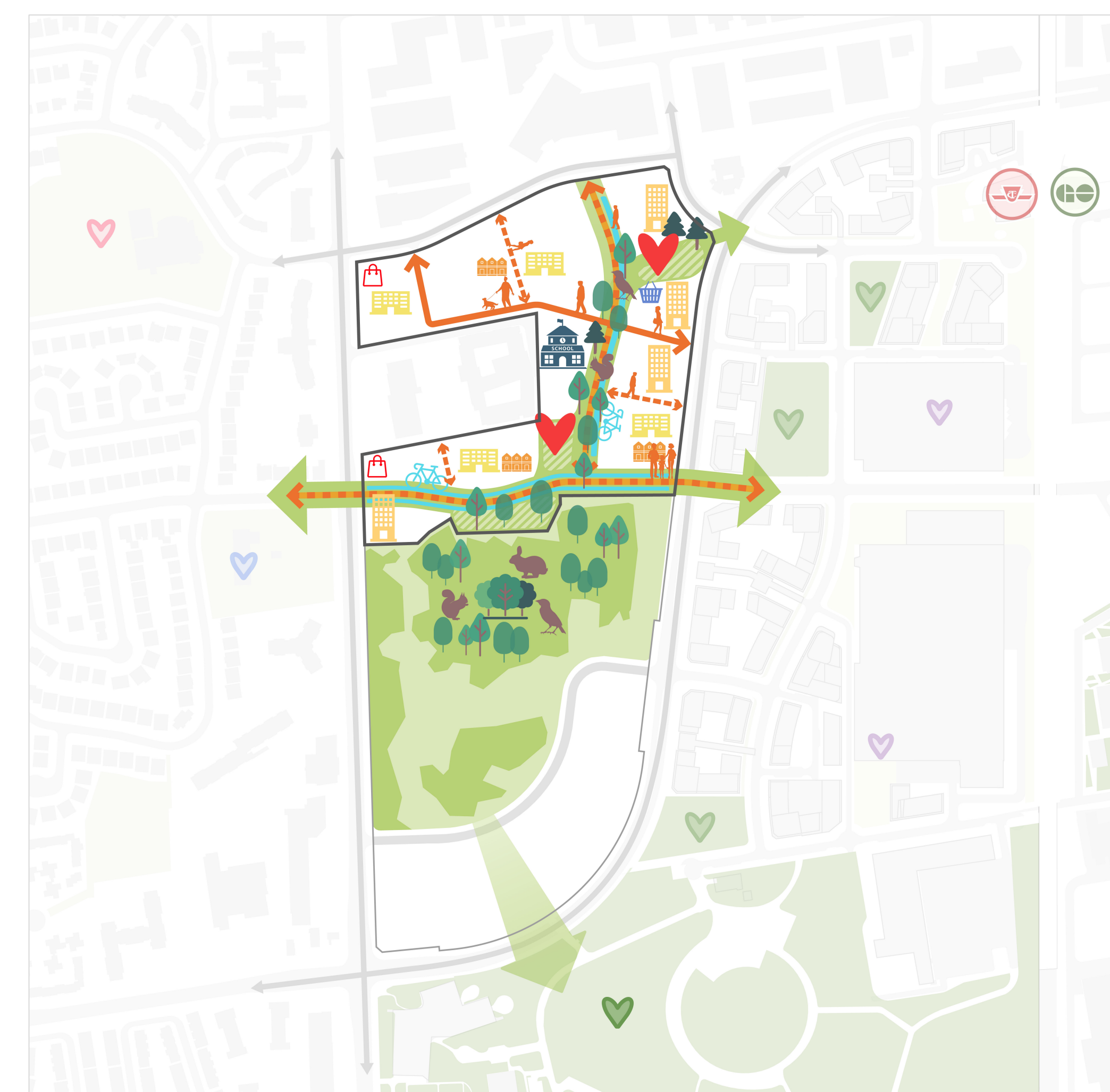
3. Creating Special Places

Creating new community hearts that provide destinations for neighbourhood retail, school, and shared everyday experiences.



4. Enhancing Connectivity

Introducing walkable streets, cycling routes, and connected public spaces that enhance safety and accessibility.



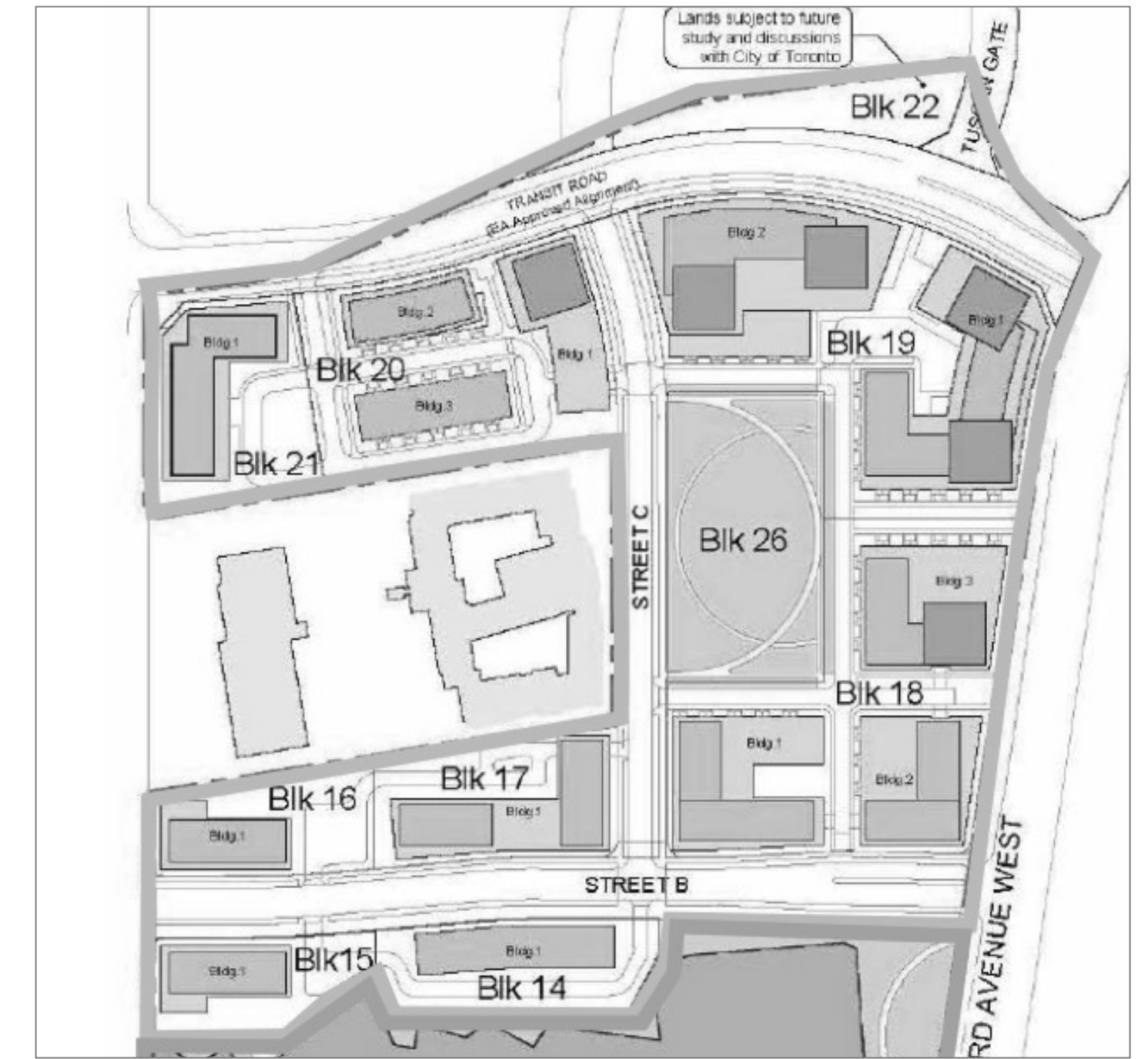
5. Building for Seven Generations

Designing an inclusive neighbourhood that supports people of all ages and long-term community wellbeing.

THE EMERGING PLAN

- Retail Frontage
- Potential School/Daycare
- Open Spaces

2022 District Plan
(For reference)



The Emerging Plan Envisions...

- 11 development blocks, primarily focused on delivering housing across a range of affordability and housing types
- A retail node at the northeast corner of the site (Gateway Plaza) and along Keele Street
- A potential school and daycare integrated with development, in the centre of the District (Block 26)
- Additional open space adjacent to the woodland (in former Block 14)
- An interconnected street network that connects with the surrounding community and extends the character of the woodland into the district

UPCOMING ENGAGEMENT ACTIVITIES

Learn more and share your thoughts!



Talk to us at a Pop-up

Pop-Up #1

Tuesday, June 2, 5:00 – 7:00 pm

Grandravine Community Centre

23 Grandravine Drive

Pop-Up #2

Thursday, June 4, 3:00 – 5:00 pm

In front of No Frills

3685 Keele Street



Come to the Public Open House

Tuesday, June 9

4:00 – 7:00 pm

Main Lobby, Centennial College Bombardier Centre for Aerospace and Aviation – 65 Carl Hall Road



Learn more and sign-up for updates online

Visit the project website at:

www.arbodownsvew.ca

Contact us by email at:

arbodownsvew@clc-sic.ca

Checkout updates on Instagram:

[@arbodownsvew](https://www.instagram.com/arbodownsvew)
