



id8 Downsview

Community Resource Group – Meeting 3

Tuesday, May 17, 2022

5 – 7 pm via Zoom

SUMMARY

The third meeting of the id8 Downsview Community Resource Group (CRG) focused on providing updates on ongoing streams of work led by Northcrest and Canada Lands together and separately. The City of Toronto also provided an update on Update Downsview, the 2011 Downsview Area Secondary Plan review process. The second half of the discussion focused on a short presentation by Northcrest, Canada Lands and Monumental Projects on the landowners' early thinking regarding community benefits and their approach to developing equity-based values. In small group discussions, CRG members shared their thoughts on community benefits, equity-based values, and opportunities for collaboration. Note the following attachments:

ATTACHMENT 1. Small Group Discussions

ATTACHMENT 2. Agenda

ATTACHMENT 3. Participants

ATTACHMENT 4. Combined slides

1. FOCUSED BRIEFINGS

Id8 Community Resource Group members were briefed on the following Downsview-related activities:

- **id8 CRG Updates:**

- **Id8 CRG Site Tour #2:** The second site tour was held on May 11, 2022. There will be future opportunities for another site tour later in the year.
- **Group Members:** A welcome was given to the new id8 CRG members, Kai ner Maa Pitanta, Rogers Brooks (Walk Toronto), and Melissa Wong (alternate representative, Social Planning Toronto)
- **Terms of Reference (TOR):** There have been minor updates made to the TOR, including language around the role of the City of Toronto and a small process update for reporting.

On Tuesday, May 17, 2022, Northcrest Developments and Canada Lands Company convened the third meeting of the id8 Downsview Community Resource Group (CRG).

Due to COVID-19 physical distancing requirements, the meeting was held virtually over Zoom video conferencing software.

Third Party Public (formerly Swerhun Inc.) facilitated the meeting and wrote this summary. As facilitators that are not advocating for any particular outcome of this project, Third Party Public's intent with this summary is to capture the perspectives shared during the discussion, not to assess the merit or accuracy of these perspectives. This summary does not indicate an endorsement of any of these perspectives on the part of Northcrest or Canada Lands.

A draft of this summary was distributed to participants for review prior to being finalized, and suggested edits have been incorporated. If you have any questions about this summary, please contact the id8 Downsview team at info@id8downsview.ca or (647) 245 3399.

- **1st District, also known as the Hangar District (Northcrest):** Northcrest submitted the 1st District Plan (Hangar District) to the City of Toronto in May 2022.

A CRG member shared several suggestions with team, including emphasizing the importance of international business and conference centre to promote trade, business, and exhibition spaces (no smaller than 100,000 to 200, 000 sq) with sufficient hotels and parking spaces. Another member also reiterated the importance of having a physical separation between cyclists and pedestrians on the proposed pedestrian bridge. One concern was raised regarding the naming of the district and confusion it may cause in the community between the Downsview Hangars facilities and the Hangar District.

Sheppard (Downsview West) District

(Canada Lands): Canada Lands shared that they are planning to start work on Sheppard District (referred to as Downsview West District in the Framework Plan). This will be Canada Lands’ first district, as part of the 520 acres of Downsview lands. Public engagement and outreach is planned for the fall of 2022 with the submission of the district plan in the following year.

- **Update Downsview (City of Toronto):** The City of Toronto provided an update on the 2011 Downsview Area Secondary Plan review process and the concurrent review of the Official Plan Amendment (OPA) application submitted by Northcrest and Canada Lands. The City shared a high-level update on the emerging directions for this work captured in staff report for the City of Toronto’s Planning and Housing Committee on May 30, 2022.

2. THE LANDOWNERS’ EARLY THINKING ON COMMUNITY BENEFITS AND EQUITY-BASED VALUES

Chris Eby from Northcrest and David Anselmi from Canada Lands provided a brief recap of the previous CRG meeting discussions and how these discussions, along with other community feedback, has informed their early thinking on community benefits and equity-based values. Northcrest and Canada Lands, also invited Monumental Projects, Zahra Ebrahim and Kofi Hope, to share more information on the process of developing equity-based values. The presentation set the stage to understand opportunities to collaborate to achieve community priorities through community benefits and equity-based values. See Attachment 4 for the slides shared with CRG members.

3. FEEDBACK

Following the presentation, Northcrest and Canada Lands asked CRG members the following questions:

1. *What are your thoughts on the landowners’ ongoing work related to community priorities and equity values?*
2. *What opportunities do you see for you and/or your organization to contribute to this work through the CRG and/or other ways?*
3. *Any other advice?*

CRG members were randomly divided into three breakout rooms facilitated by Third Party Public to discuss CRG member responses to these questions. Small group discussion was followed by a plenary conversation.

Integrated feedback across all three breakout rooms and plenary discussion, shared by CRG members include:

OVERALL SENTIMENT

Overall appreciation for the landowner's efforts and ongoing engagement with the CRG group to share early thinking on community benefits and equity-based values. CRG members expressed appreciation for a comprehensive presentation and some said they were impressed by the quality of work and the thought that went into this early work.

There is a real opportunity for this process to show leadership and inspire other development projects and agencies. This project is an opportunity to test new approaches to breaking down barriers for accessing space and coordinating community benefits. Some suggestions included prioritizing community spaces in new developments (including programming for schools and youth), creating a tax-free zone for start-ups, investing in infrastructure for high-speed internet and testing new green technologies.

Strong interest to continue conversations on equity-based values and community benefits with various stakeholders. As landowners make progress on their approach to community benefits and equity values, continue to connect with participating organizations and the broader community. Local organizations are genuinely interested to contribute in different ways.

COMMUNITY BENEFITS AND EQUITY-BASED VALUES

Define key milestones and measures of success now. Give Downsview and others working with the landowners confidence by defining key milestones and metrics. What will be important moving forward is to know how this work is performing – whether the implementation of community benefits and equity-based values is falling behind, and if it does what could be done to make it better. Consider using existing economic and non-economic indices to get an idea for the metrics – like the happiness index, the education index, and social determinants of health.

It would be beneficial to align the definition of community benefits with equity-based values. How you define what is beneficial for community should inform how you measure success of operationalizing equity-based values.

Avoid separating community benefits into the “required” and “supplemental” buckets. Keep an open mind and stay agile in defining community benefits. It is still early in the process and how you define community benefits affects how you think about them. Additionally, be clear about what the benefits would be to new and surrounding communities.

Support economic wellness and creating generational wealth for those who have not had it historically. Through community benefits and equity values, look for ways to explore and create programs that support economic wellness in Northwest Toronto. For example, Federation of African Canadian Economics (FACE) has partnered with the Federal Government and provides resources to Black communities to support wealth creation by supporting entrepreneurship, providing business loans, etc.

Define role of the landowners, the City of Toronto and community groups in determining community benefits. Consider how this process can strengthen existing systems and processes and support new opportunities for advancing social equity.

Find the right balance between serving local and city-wide needs. Community benefits need to balance meeting the needs of local communities while engaging the broader City.

Continue to research and share information on other development approaches to community benefits, equity, and sustainability. There is an interest in learning from other local and international development projects.

Consider establishing a multicultural centre to preserve and celebrate local communities. The

conversation around equity values and anti-racism could be continued through having a space to celebrate local communities.

Prioritize accessibility for people with disabilities and/or access issues.

OTHER

Provide a variety of ways to get to and through the area. Include a good variety of methods for traveling through the site such as walking, cycling, and taking transit. Some people will still want and need to access parking (reduced number of parking spaces). Consider an internal transportation system such as implementing a gondola approach to connect through the site but also the subway. Some participants consider this option to be a more sustainable and faster way than buses.

Consider impacts of construction on surrounding communities. Look for ways to mitigate impacts on surrounding communities, especially for people working from home.

Start thinking about arts and culture programming and activations. It may be early in the process but start having early conversation on scheduling arts and culture events, community runs, festivals and other on-site activations.

4. OTHER QUESTIONS AND ANNOUNCEMENTS

- **Future opportunities to discuss equity-based values.** There will be opportunities to continue the conversation regarding equity-based values and go deeper on the values at a later date. More details to follow.
- **Upcoming XOXO Downsview events.** There will be many upcoming XOXO activities over the next couple of months, including several Year of Public Arts activities, updated wind rose, community-based fence weaving workshops, North York 100 celebration (June 25 and 26, 2022) and the release of XOXO Downsview branded beer. For more

information on dates and locations, please check out the XOXO Downsview website at id8downsview.ca/xoxo.

- **North York Arts is hiring a Community Engagement Coordinator.** For more information, please connect with Christina Giannelia.
- **Our Greenway Conservancy is looking to hire.** The organization is looking to hire three folks for eight-week period. Please contact Darnell Harris for more information. Our Greenway Conservancy also announced that they will now have a Memo of Understanding (MOU) with the City of Toronto by next spring.

5. WRAP-UP AND NEXT STEPS

Id8 CRG meetings are scheduled for every quarter. The next meeting will be in three months' time, ideally sometime around September. If there are any additional questions or feedback, Northcrest, Canada Lands, Councillor Pasternak and the facilitation team are available. The draft meeting summary will be sent to all participants for review before being finalized and posted online at id8downsview.ca/crg.

Northcrest and Canada Lands thanked everyone for taking the time to participate and are looking forward to connecting with CRG members. The facilitation team will follow up with a feedback form for CRG members to share their thoughts.

6. POST-MEETING FEEDBACK

Following the meeting, id8 CRG members were asked to share any additional feedback on meeting content and process through a post-meeting feedback form. There were six respondents from the seventeen id8 CRG members that attended the meeting.

Listed below are key highlights from the feedback form:

- **Overall appreciation for presentation and discussion.** Respondents appreciated the opportunity to discuss various topics at the third CRG meeting.
- **General interest in continuing equity-value discussion.** More than half of the respondents were interested in having further focused discussions regarding equity-values.
- **Most respondents found presentation content to be very useful or useful to respondents.** Only one respondent found shared content somewhat useful.
- **Discussion topics are aligned to interests of respondents.** Generally, the topics discussed were aligned well but there is interest in discussing design and phasing/scheduling of project.
- **Interest in better understanding the landowners' approach to community benefits.** One respondent was interested in further discussing the landowners' approach to core and supplementary community benefits.

ATTACHMENT 1. SMALL BREAKOUT ROOMS

Id8 CRG Meeting 3 – Small Group Discussion Questions

1. What are your thoughts on the landowners' ongoing work related to community priorities and equity values?
2. What opportunities do you see for you and/or your organization to contribute to this work through the CRG and/or other ways?
3. Any other advice?

Small group discussion facilitated by Yulia

OVERALL SENTIMENT

Appreciation, support, and considerable advice shared. Overall participants were appreciative of Northcrest and Canada Lands continuing to share and seeking feedback on their early thinking with the id8 Community Resource Group. The group shared considerable insights and advice on how to measure success in relation to community benefits and equity-based values.

Northcrest and Canada Lands have done a great job up to now, but the real challenge lies ahead. The approach presented shows that Northcrest and Canada Lands have been doing their work – presenting to the CRG and hiring Monumental and others. It is hard to find serious deficiencies with it, but it is an ongoing process. What will be important next is how you define community benefits, how do you involve communities and other stakeholders, and how do you ensure the best outcome.

COMMUNITY BENEFITS & EQUITY-BASED VALUES

Define key milestones and measures of success now. Give local communities and others who work with the landowners confidence by defining key milestones and metrics to know whether these miles or goals are met, and to what degree. It will be important to know if implementation of community benefits and equity-based values is falling behind, and what could be done to make it better.

There should be a clear alignment between community benefits and equity-based values. How you define what is beneficial for community should inform how you measure success of operationalizing equity-based values.

Do not start by separating community benefits into the “required” and “supplemental” buckets. Since it is just the beginning of the thinking and the work around community benefits, it is important to keep an open mind and stay agile; and how you name things affects how you think about them.

It is important to understand the community benefits that the City is supposed to provide, what the landowners can try and do, and where community groups themselves can act. Think about what role this work plays for the city as a whole and how it strengthens existing systems that work. Are we just building for this area? What role are we taking in the bigger city by bringing community benefits to the local communities? For example, Toronto has over 100 libraries. Even very small libraries, like the one on St. Clair, have become the hubs of social equity geared towards breaking down ignorance and bringing people together.

It makes sense to identify metrics and measure how successfully equity-based values are operationalized on district level. Measuring equity is one the most challenging tasks.

Define what a community benefit is and then revisit the equity-based values to make sure you can put metrics in place to measure the performance of this values in relation to the benefits you've defined. Currently, some of the equity-based values would not necessarily line up with a definition of "community benefit". At a fundamental level, "community benefit" is what "adds value for the community"; and it is not just the economic value. Social equity values are important and are captured in the equity-based values. Everything – all the decisions made as part of development – will need to add value and need to be measured. The costs will need to be measured against the benefits provided. Use existing non-economic indices to get an idea of the metrics – like the happiness index, the education index, and social determinants of health.

OTHER

Why do you call sewers and water pipes infrastructure a community benefit? It will serve the people who will live in the area and wouldn't "benefit" others in community. *We have talked about this internally quite a bit. We see it a community benefit insofar as the infrastructure broadly is improved because of development. We know it is something we are responsible for and we know there is a way it can be done to have far reaching benefits for the new and surrounding communities, so want to be a part of that conversation.*

How are you thinking about integrating and keeping up with technology when technology advances so fast? For example, you are planning for electric cars in a certain way, but what if the requirements to accommodate them change in the future? *There is no easy answer. A big part is the ongoing collaboration with the City of Toronto and local communities and other stakeholders to stay current and to have agility to foresee and respond to the necessary changes.*

Small group discussion facilitated by Matthew

OVERALL SENTIMENT

Appreciation and support for ongoing engagement. The team is doing an amazing job reaching out to the community and getting feedback as things move forward. id8 CRG members are seeing the results from the engagement in the efforts of the landowners.

COMMUNITY BENEFITS & EQUITY-BASED VALUES

There is a real opportunity for this process to set an example for future planning and development. For this to happen we need work to break down barriers that can prevent people from accessing space and look for opportunities to knit all the areas across the site together to provide coordinated community benefits. Examples of ways to set an example and break down barriers could include requiring all organizations and companies that have space on the site to sign a pledge that some of their space will be accessible to the community; create a tax free zone for start-up companies; create and install infrastructure that allows for fastest internet available; develop processes for connecting with and providing space and programming for schools and youth; and using housing development as opportunity to create a testbed for new green technologies.

When planning community benefits, we need to find the right balance between serving local and city-wide needs. It is important that community benefits meet the needs of the local community as they will be most directly impacted by the growth that will take place. It is also important to recognize that this area

does not only belong to northwest Toronto. We need to think about how we engage people from across the city and beyond to get ideas on how this area can serve everyone.

Community benefits and equity-based values should support economic wellness and creating generational wealth for those who have not had it historically. We should be exploring and creating programs that can help achieve this goal. One example is the Federation of African Canadian Economics (FACE). This is an organization that has partnered with the Federal Government and provides resources to Black communities to support wealth creation by supporting entrepreneurship, providing business loans, etc.

OTHER

Provide a variety of ways to get to and through the area. We need to make sure there are good options, besides driving and parking, for people to get to the site and move around within the site. This should include options for walking, cycling, and taking transit. This could also include an internal transportation system. Some people will still want and need to access the site by car, so some parking needs to be provided. We need to be careful with how much parking is provided because more parking can increase demand.

Small group discussion facilitated by Ruth

OVERALL SENTIMENT

There was overall excitement to see the leadership taken by Northcrest and Canada Lands. The presentation was comprehensive and informative. Participants were impressed by the quality of work and recognized the new standard that the landowners were creating in having thoughtful discussions around equity values and community benefits. There was interesting in continuing the conversation regarding equity values and leveraging local expertise.

COMMUNITY BENEFITS & EQUITY-BASED VALUES

Continue thoughtfully developing equity values. It is great to see the landowners are starting to define equity values. There was an appreciation for the landowners sharing their early thinking on how to implement these values.

Landowners can continue to be leaders in the discussion around community benefits. The landowners early thinking on community benefits is transparent and insightful. It is important that other actors get comfortable discussing the framework for community benefits and how it's being developed. Community benefits are an opportunity to discuss community space and employment. The Downsview lands are an interesting case study for other public agencies (such as Metrolinx) or developers

Leverage local knowledge and expertise. There was appreciation for the different actors present at the "table" (id8 CRG group). It will be important to continue the focused conversations with different local organizations as the equity values and approach to community benefits are being developed. The landowners need to let local actors know how they can support or help the project "sparkle". Local organizations are genuinely interested contributing in different ways.

OTHER

Consider establishing a multicultural centre to preserve and celebrate local communities. Equity values are impressive and the conversation around anti-racism could be continued through having a space for celebrating local communities.

Look for way to start thinking about arts and culture programming and activations. It may be early in the process but start thinking about scheduling arts and culture events, community runs, festivals and other on-site activations.

Continue to research and share information on other developments approach to community benefits and equity. There is an interest in learning from other development projects, both locally and internationally.

ATTACHMENT 2: AGENDA

id8 Downsview Community Resource Group

Meeting 3, Tuesday, May 17, 2022

5:00 – 7:00 pm

VIA [Zoom](#)

MEETING PURPOSE

- Brief CRG members on recent and ongoing initiatives relevant to id8 Downsview
- Share and seek feedback on Northcrest and Canada Lands' work related to community priorities and planned engagement activities for 2022-2023

Materials distributed in advance of the meeting for CRG member review:

- Summary of CRG post-meeting survey results
- Summary CRG Meeting 2
- Draft id8 Engagement Plan 2022-2023
- Updated Terms of Reference

Other resources:

www.id8downsview.ca

PROPOSED AGENDA

- 5:00 Land Acknowledgement, Introductions & Agenda Review**
Third Party Public, All
- 5:10 Quick Updates on Ongoing Activities**
- CRG Tour #2 (Northcrest and Canada Lands)
 - 1st District (Northcrest)
 - Downsview West District (Canada Lands)
- Questions of clarification
- 5:25 Update Downsview: Staff Status Report**
City of Toronto
- Questions of clarification
- 5:45 Update on Northcrest and Canada Lands' work on Community Priorities and Equity Values**
Northcrest and Canada Lands
- Facilitated Discussion
- 6:40 Proposed Engagement Activities for 2022-2023**
Third Party Public
- Questions of clarification
- 6:50 Announcements and Next Steps**
- Updates or announcements from CRG members
 - Upcoming events: XOXO Downsview, Downsview Park
 - Public townhall (Summer 2022)
 - Next CRG Meeting (Fall 2022)
- 7:00 pm Adjourn**

ATTACHMENT 3: PARTICIPANTS

The 38 people who attended this meeting are identified in **bold** in the table below, including 22 CRG members, Councillor Pasternak, 2 people from City Planning Department, 5 people from the landowners (Northcrest and Canada Lands), and 8 others. Note that some organizational members of the CRG have only identified a main representative, and for this reason, there are some organizations where an alternate is not named.

| Role | Organization (if any) | Name |
|-------------------|--|---|
| CRG Members | 31 Division Community Police Liaison Committee | Mark Tenaglia, Lily Wong (alternate) |
| | Centennial College | Andrew Petrou , Steven Iczkovitz (alternate) |
| | Condo Corp MTCC 1275 | Lisa Robles , Anita Cayetano (alternate) |
| | Downsview Lands Community Voice Association | Rosanna Laboni, Josie Casciato (alternate) |
| | DUKE Heights BIA | Joe Pantalone , David Hertzman (alternate) |
| | FIT Community Services | Antonius Clarke , Paul Dunn |
| | North York Arts | Cecilia Garcia, Christina Giannelia |
| | North York Community Preservation Panel | Geoff Kettel , Alex Grenzebach |
| | Our Greenway Conservancy | Darnel Harris , Diana Guzman Porras (alternate) |
| | Social Planning Toronto | Israt Ahmed , Melissa Wong (alternate) |
| | St. Jerome Catholic School Parent Council | Adriana Aviles |
| | - | Kai ner Maa Pitanta |
| | TTCriders | Michael Arkin |
| | Walk Toronto | Rogers Brooks |
| | Wilson Village BIA | Anthony Rossi |
| | York University City Institute | Frederick Peter, Nombuso Dlamini (alternate) |
| | Individual member | Veronica Allen |
| | Individual member | Dale Burnette-Splude |
| | Individual member | Kim MacNeil |
| | Individual member | Mike Ruffolo |
| Individual member | Rina Taddei | |
| Individual member | Ben West | |
| Ex-Officio | City of Toronto Councillor | Councillor James Pasternak, Aytakin Mohammadi, Hector Alonso |
| Ex-Officio | City of Toronto | Jessica Krushnisky |
| Convenors | Northcrest Developments | Chris Eby, Ian Hanecak, Marina Sheehan |
| | Canada Lands Company | David Anselmi, Martin Ennis, Jacob Larsen |
| Consultant | Monumental Projects | Zahra Ebrahim, Kofi Hope, Benjamin Bongolan |
| Facilitation | Third Party Public (formerly Swerhun Inc.) | Ruth Belay, Yulia Pak, Matthew Wheatley and Khly Lamparero |

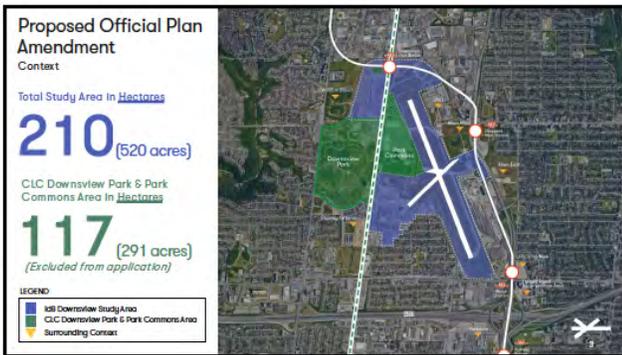
ATTACHMENT 4: COMBINED SLIDES



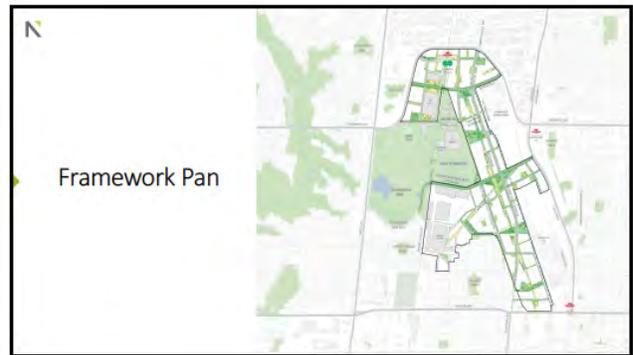
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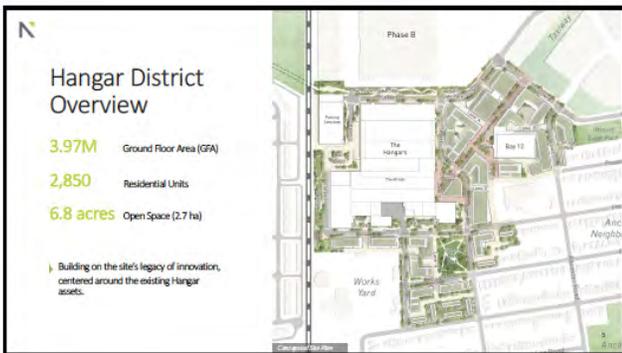
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3



4



5



6

N

Focus on Innovation

- More than 7,000 direct jobs and thousands more indirect jobs
- Attracting jobs of the future including in life sciences, tech, film and digital media
- A mix of tenants including mature businesses, institutional uses, non-profits, start-ups/early-stage companies and incubators
- A variety of workplaces, including indoor/outdoor settings, collaboration spaces, labs, creative offices



ANTHROPUS BUILD SPACE, BOSTON

7



8

N

Focus on Placemaking

- Focus on urban design that curates a strong sense of place.
- Creating a true live-work-play environment with active programming from day one.
- Delivering critical mass in the early phases and offering a mix of uses (residential, office, commercial, retail, community spaces, parks and open space, etc.).



THE MUSEUM, DC



9



10

N

Downsview Park Bridge

- A nature-oriented pedestrian and cycling bridge connecting the new District to Downsview Park
- The trail will feature lush greenery, activated with public art, while providing scenic views of the park and downtown skyline



THE HIGH LINE, NYC



TO DOWNSVIEW PARK MILL CREEK STATION TO 1ST DISTRICT FUTURE FILM STUDIO CAMPUS

CONCEPTUAL ELEVATION (LOOKING NORTH)

11



12

N NEXT STEPS

What's Next?

| 2022 | 2023 | 2024 | 2025 | 2026 | 2027 | 2028 |
|------------------------------------|--------------------------------------|---|--|--------------------------------|------|------------------------------|
| March | April | May | June | July-September | ... | 2+ Years |
| Emerging 1st District Plan | Round 2 Consultation Summary Reports | 1st District Plan Submission to the City of Toronto | Launch of Round 3 Information Sessions | Summer Engagement Event Series | | Ongoing Consultation Process |
| Virtual Public Townhall | | | | | | |
| Indigenous Sharing Meeting | | | | | | |
| African, Caribbean & Black Meeting | | | | | | |

WE ARE HERE

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Sheppard (Downsview West) District

Canada Lands Company
Société immobilière du Canada

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Sheppard (Downsview West) District

Canada Lands Company
Société immobilière du Canada

15

Canada Lands Company
Société immobilière du Canada

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Sheppard District Timeline

- **Oct/Nov 2022** Public engagement outreach to stakeholders
- **Jan 2023** Public Engagement Town Hall
- **Feb 2023** District Plan Application
- **Mar 2023-Mar 2024** Application process
- **Dec. 2023** Secondary Plan Update Approval
- **April 2024** District Plan Approval

17

EXPLORE AND DISCUSS:
Landowners' Approach to Community Benefits and Equity Values

Id8 Downsview CRG Meeting 3
Tuesday, May 17th, 2022

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Building on last CRG Meeting (Feb 8)

- We showed how Proposed Framework Plan and Policies respond to community and stakeholder priorities
- We looked more closely at who does-what and our different roles
- We shared highlights of feedback on equity and Inclusion
- Discussed collaboration

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Building on last CRG Meeting (Feb 8)

- We showed how Proposed Framework Plan and Policies respond to community and stakeholder priorities
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PLANS INFORMED BY MANY PRIORITIES

The diagram features a central black 'X' shape. The four quadrants are labeled as follows:

- Top-left: **Community & Stakeholder Priorities** (with subtext: FEEDBACK FROM LOCALS ONE-TO-ONE MEETS)
- Top-right: **Public Policy Priorities** (with subtext: TORONTO COUNCIL DECISIONS, PROPOSED FRAMEWORK POLICIES)
- Bottom-left: **Landowner Priorities** (with subtext: NOTIFIED & CONSULTED)
- Bottom-right: **Complete Communities** (with subtext: VISUAL, RESIDENT & SAFETY)

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ID8 DOWNSVIEW FEEDBACK ON COMMUNITY PRIORITIES (as reflected in Framework Plan)

- More and great parks and open spaces for all
- Better connections, esp. for pedestrians and cyclists
- Complete communities
- Embrace nature and show leadership on sustainability
- Space for business and jobs
- Housing diversity and affordability
- Arts and culture
- Food

21

Building on last CRG Meeting (Feb 8)

- We showed how Proposed Framework Plan and Policies respond to community and stakeholder priorities
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- Discussed collaboration

REVIEWED ROLES + WHO-DOES-WHAT

The diagram features a central black 'X' shape. The roles and stakeholders are listed around it:

- Top-left: Northness and Canada lands
- Top-right: City of Toronto, Elected officials, staff
- Bottom-left: Residents, Businesses, Public agencies
- Bottom-right: Rights-Holders, Community non-profits and grassroots groups
- Center: Other?

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Building on last CRG Meeting (Feb 8)

- We showed how Proposed Framework Plan and Policies respond to community and stakeholder priorities
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ID8 DOWNSVIEW FEEDBACK ON COMMUNITY PRIORITIES (related to doing things differently)

- Be proactive looking at issues of equity, inclusion, power, and privilege
- Build on existing community initiatives
- Think about how jobs and opportunities can be built in
- Look at different ways to work and do business
- Deliberately invest in ways that build culture and foster a sense of community
- Provide collective community benefits

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Building on last CRG Meeting (Feb 8)

- We showed how Proposed Framework Plan and Policies respond to community and stakeholder priorities
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SUMMARY OF CRG FEEDBACK FEB 8

- Re-visit the approach to collaboration (focus on consensus building, local and international collaboration)
- Adapt to evolving community priorities through regular check-ins
- Support local communities by meeting existing needs
- Understand the root of issues
- Continue connecting with youth
- Learn from other large-scale developments and connect with organizations outside catchment area

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Ongoing work by Landowners

- Have been learning about community priorities over the last two years.
- In continuing this conversation, we want to talk about community benefits.
- It's not straightforward or simple. We are learning as we go.
- From the start of the id8 process we have been talking about bringing community benefits to this part of the city. We want to hear what you think about when you hear the term "community benefits".
- We also want to talk about our equity values – an important component of how we're proposing to approach community benefits.
- Let's start with some of the ways people refer to "community benefits"...

25

What are "community benefits"

We need your support to ensure that the Canada Lands Company, Northcrest Development and Canada Lands are fully committed to addressing community benefits opportunities.

Development Charges

Jane Finch Initiative

Municipal development and community benefits charges, and parklands

Community Development Plan

Land Use Planning Framework Update

Engagement

26

No standard definition

And the City definition is loose:

"At the City of Toronto, the term "community benefits" is used in a variety of ways, which can cause confusion. For many years, "community benefits" facilities and amenities (such as parks, recreation centres, childcare centres) have been secured through the Planning Act and Development Charges Act. The Community Benefits Framework does not change or alter the community benefits as defined and secured through the Planning Act or any other Provincial or Federal regulations. Rather, the Community Benefits Framework focuses on supplementary community benefits that produce social and economic development opportunities that are inclusive and equitable (such as workforce development and social procurement) and that can be enforced through existing municipal authority or levers." (City of Toronto's Advancing the Community Benefits Framework report - Jan 2021)

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Core Community Benefits

Community Benefits that Northcrest and Canada Lands are required to deliver:

EXAMPLES OF CORE COMMUNITY BENEFITS:

- 1) Infrastructure:
 - New roads, bridges, water and sewer Infrastructure
- 2) CS&F:
 - Community Centres (Keele and Sheppard)
 - Libraries, Recreation Facilities, Childcare Centres, Parks, Playgrounds, Community Spaces, Public Art
- 3) Affordable housing

WHAT'S DRIVING THEM:

- Site and Area Specific Policy (SASP) Settlement terms
- Secondary Plan process / Official Plan Amendment policies
- Large Site Area and Inclusionary Zoning policies
- Development Charges
- Community Benefit Charges (Formerly Section 37)
- Alternative Parkland Dedication Rate

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Supplementary Benefits

Type of Community Benefits that Northcrest and Canada Lands are exploring:

EXAMPLES OF SUPPLEMENTARY COMMUNITY BENEFITS

- Delivering a broad range of employment uses
- Local economic development through workforce development and social procurement initiatives
- Animating the public realm
- Establishing new connections to public and open spaces, including to Downsview Park
- Improving transit accessibility, cycling infrastructure, pedestrian pathways
- Arts and Culture Initiatives & programming
- Affordable housing that goes beyond minimum requirements
- Affordable commercial spaces and support for business and local entrepreneurs
- Place-making and place-keeping initiatives

WHAT'S DRIVING AND INFORMING THEM:

- Community priorities
- Our landowner values
- Existing City strategies, plans and initiatives
- Community Development Plan
- Shared interest to create better outcomes for people & improved quality of life

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Framework Plan Guiding Principles

ESTABLISHING CONNECTED COMMUNITIES

ACHIEVING INHERENT SUSTAINABILITY & RESILIENCE

CULTIVATING CITY-NATURE

CONNECTING PEOPLE & PLACES

EMBEDDING EQUITY & ACCESSIBILITY

HONOURING THE UNIQUENESS OF THE PLACE AND ITS PEOPLE

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The When

| | CORE COMMUNITY BENEFITS | SUPPLEMENTARY COMMUNITY BENEFITS |
|---|---|--|
| Secondary Plan (Framework) Level | <ul style="list-style-type: none"> Sewer/water Major road network Large scale community Infrastructure (i.e. community centre) Larger parks | <ul style="list-style-type: none"> Northcrest and CLC together on Initiatives like soxo Downsview |
| District Level | <ul style="list-style-type: none"> Local roads Local parks/Public realm Schools | <ul style="list-style-type: none"> Northcrest and CLC - separate Initiatives |
| Project Level | <ul style="list-style-type: none"> Childcare Affordable housing | <ul style="list-style-type: none"> Northcrest and CLC - separate Initiatives |

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Equity-based values

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Discussion
May 2022

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Who we are

Monumental works to advance fair, just and culturally competent citybuilding and real estate development. We help organizations deepen their social impact and embed an equity lens into their work, ensuring that social equity, community participation, and prosperity for all are core strategic imperatives. We work closely with vital city building institutions across Canada, with a specific focus on amplifying the voices and leadership of equity-deserving communities.

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Equity-based values for Downsview

THESE VALUES ARE A SHARED COMMITMENT ACROSS THE OWNERS' GROUP, CANADA LANDS COMMUNITY + HOUSING DEVELOPMENTS

Monumental Projects is developing a strategy for how to integrate equity across the id8 Downsview development, both process and outcome.

First, we are defining what equity means for this project through a set of project specific values. Given the long-term nature of this development, we need a clear way of articulating equity that can ground the development teams and formalize our commitment to inclusive and equitable development practices.

We created the values using feedback from community engagements during the id8 Downsview process, plus reports and recommendations produced by the consultant team.

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Guiding Principles

The Framework Plan is guided by the following overarching Guiding Principles.

Establishing Downsview's Distinctive Character



Ensuring Inherent Sustainability & Resilience



Celebrating City Culture



Conserving Greater's Place



Protecting Healthy & Accessible



Ensuring the Well-being of the Neighbourhood & People



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How does this connect to the Framework Plan?

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In the Framework Plan, we have "Embedding Equity & Accessibility" as a Guiding Principle.

We will take our new **Equity-Based Values** (which will define this principle more clearly) and then apply them to all the other principles.

As we do this, we will be engaging with community stakeholders to help us generate specific **processes and outcomes** that will bring equity to life under each principle.

We will also provide real world **case studies** to give examples of how this has been done in other developments.

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What do we mean by equity at Downsview?

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When we say equity, we're talking about **social equity**.

We are building Downsview as a community that is fair and just, where we don't see massive gaps in outcomes, opportunities, or wellbeing across different groups of people. We do this by **treating people/groups in ways that acknowledge their unique barriers or advantages, by paying specific attention to the impact of our activities on marginalized and historically underrepresented groups, and by intentionally taking actions to ensure these groups can thrive like all other communities that will live, work and visit Downsview.**

Achieving social equity can be complex and difficult work, to help us do this we have defined what equity means for this development through our equity-based Values.

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Why are values important to define at this stage?

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- Taking (social) equity from abstract to concrete for this project
- Meaningfully integrate community feedback
- Build a foundation for dialogue with local individuals, communities and organizations
- Give clarity for new staff and subcontractors on how we are approaching equity
- Develop a way to ground future decision-making around project processes and outcomes

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Equity-based values for Downsview

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Value #1. As we develop the Downsview lands, we will continue to lead and be led through collaboration with local communities.

Value #2. We will build our capacity to work with people from a diversity of cultures, nations, and belief systems.

Value #3. We will be accountable to the wider community.

Value #4. We will invest in northwest Toronto throughout our development process.

Value #5. We will strive to create access to a wide range of economic and housing opportunities as we develop the site.

Value #6. We will build places where people can thrive and live healthy lives.

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Discussion

1. What are your thoughts on the landowners' ongoing work related to community priorities and equity values?
2. What opportunities do you see for you and/or your organization to contribute to this work through the CRG and/or other ways?
3. Any other advice?

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