

id8 Downsview

Round 3 Virtual Townhall 2

Answers to Questions from the Chat

(not verbally provided at the meeting)

Tuesday, July 13, 2021, 7:00 p.m. – 9:00 p.m.

The chat function was used as a secondary option for those more comfortable sharing written feedback/questions with Northcrest and Canada Lands. The facilitation team monitored the chat during the meeting and verbally integrated highlights of feedback into the larger plenary discussion for all (including those on the phone) to hear. The integrated feedback and some of the questions that were covered during the plenary are included in the main summary. This document includes all the questions from the meeting chat that were not verbally answered during the meeting and provides answers from the id8 Downsview project team, *captured below in italics*. A recording of the townhall is available on the project website at www.id8downsview.ca

Green space

- **Are the 100 acres of new parks and green spaces included in the original 200 acres of Downsview Park?**

The 100 acres of new parks and green spaces are in addition to the existing Downsview Park. They represent an additional 100 acre in neighbourhood parkland.

- **What exactly are the green spaces of Downsview Park that are not going to be used for development other than to develop the green spaces, trees, walking paths, etc.?**

The green spaces within Downsview Park will not be developed.

Community services, facilities, and amenities

- **Any plans to revitalize the flea market?**

Revitalizing the building in which the market is located is definitely part of our future plans and is part of our proposal to the City. When the time comes for that, we will engage with the community and stakeholder to discuss the opportunities.

- **We already have those community centres in Downsview, why not improve those instead of felling those old trees to accommodate the new one?**

The community centre has been identified as a need in this sector of the city and is widely desired within the neighbourhood. Canada Lands and Northcrest are also looking at ways to assist the City with accelerating the plans for a community centre. The site identified for the centre is mostly vacant.

Housing

- **Where exactly will the above mid-range housing be built?**

More details can be found in our application. We are planning for taller buildings near transit hubs, while mid-rise forms in other areas, all while transitioning appropriately to existing neighbourhoods.

This decision is being made, in part, because provincial policy requires that we make efficient use of land near major transit stations in order to support investments in transit.

- **Will there be any high-rises?**

Yes. We are planning for taller buildings near transit hubs, while mid-rise forms in other areas, all while transitioning appropriately to existing neighbourhoods. More details can be found in our application.

- **Does the 20% affordable housing include all the condos already built or only those being planned to be built?**

There are currently no condos on these lands.

Sustainability, wildlife, and urban farming

- **Where will the proposed community centre be located on the corner of Keele and Sheppard without upsetting the nature and wildlife?**

The details of the community centre design still need to be finalized. This will go through a planning process overseen by the City, which will consider a wide range of local impacts.

- **How much space is given to urban farming? Is it more than what already exists at the park?**

Details of precise uses for the planned open space will continue to be refined through future planning stages.

In the interim, Canada Lands is relocating the existing urban farm to the permanent agriculture campus at the south end of the park in order to enhance the urban farming that already exists in the park.

- **What about the old animal farms?**

There are no animal farms at Downsview Park.

Community safety & parking

- **Have you considered if the design of the new Downsview communities will accentuate the crime currently experienced in this area? What design considerations have you made to create safer and more interconnected communities?**

We believe that creating better-connected communities that are designed thoughtfully, using the best available planning principles will improve public safety.

The plan for the id8 Downsview area takes into account future connections with all surrounding neighbourhoods.

More detailed planning work at the District Plan, Rezoning and Site Plan Application phases will build out our approach to ensuring that future communities are designed to consider neighbourhood safety.

- **What about parking? Will there be more parking provided?**

There will certainly be parking included in the future plans for these lands. The details of the amount and locations of future parking will be part of the planning process.

Crown Corporations and accountability

- **Wasn't Canada Lands made into a Crown Corporation so that Downsview Park is maintained from self-supported income?**

Canada Lands Company was created in 1995 to acquire former Government of Canada properties that are no longer required for program purposes and reintegrate them back into local communities. It also manages special purpose properties. Downsview Park is one of those properties. Downsview Park is financially supported by Canada Lands and through its own operating revenues.

- **Who is watching the expenses of these two Crown corporations, including salaries and benefits?**

Canada Lands Company reports to the Parliament of Canada through the Minister of Public Services and Procurement. As a Crown corporation, Canada Lands Company Limited reports its results to the Government of Canada, on an annual basis. As the parent company, Canada Lands Company Limited does this through its publicly available annual reports and corporate plan summaries.

Northcrest Developments is wholly-owned by the Public Sector Pension Investment Board, whose investment decisions are informed by a rigorous governance model outlined in the [Public Sector Pension Investment Board Act](#). The Board reports to the ministers responsible for the Pension Plans through quarterly financial statements and an annual report. The annual report is made available to contributors to the Pension Plans and is tabled in each House of Parliament by the President of the Treasury Board. The Board undergoes a yearly external audit pursuant to the Financial Administration Act (FAA). The Auditor General of Canada and Deloitte LLP serve as our joint external auditors and are also responsible for conducting Special Examinations at least once every 10 years.

- **What happens to the huge excess profits from all these income generating structures, like the Studio as one example? Where will the huge income go/be used for from all this planned infrastructure? Is the annual excess income not projected for maintenance mandated to go to Federal/National Revenue?**

Canada Lands invests in projects it creates, incorporating award-winning amenities, green spaces, commemorative elements, and affordable housing opportunities for example. It also invests in, and manages certain attractions include Downsview Park, the Montreal Science Centre, and the Old Port of Montreal. All remaining profits generated are returned to Canada Lands' sole shareholder the Government of Canada.

All profits generated by Northcrest Developments, as a wholly-owned subsidiary of the Public Sector Pension Investment Board, are used to meet the pension plan obligations of the federal Public Service, the Canadian Armed Forces, the Royal Canadian Mounted Police and the Reserve Force.

Other

- **I have sent several photographs of the Forest area of the Park where mature trees have been felled to create a pavement for walking pathways instead of using stones of some sort. Why were those mature trees felled? Then I also sent photos of just one spot of dead trees not being replaced in the green space of the park. Why are these trees not being replaced?**

The trees that line the forest trails were not cut specifically for the pathways. Like any healthy landscape, the urban forest also needs pruning and maintenance, with regular removal of unhealthy or dangerous trees or limbs to ensure the safety of park visitors and the overall health of the surrounding trees. Instead of discarding these trees, Downsview Park repurposes them to provide much needed natural habitat while helping to define the forest paths. Replacing trees is also an important part of its forest management.

- **How many foreign workers are being brought over by the sub-contractors?**

Construction work has not begun since we are still at the planning stage.

Process

- **Is there an email list to connect participants to each other?**

For privacy reasons, we are not publishing the names or email addresses of attendees.

- **Are individuals from communities not welcome to apply at this juncture [Community Resource Group]?**

We have updated the criteria for the Community Resource Group and individuals were welcome to apply.

- **Why were flyers not distributed at the park, so actual users can participate in these Town Halls?**

Due to COVID-related concerns, planned in-park pop-ups were cancelled. Posters advertising the engagement process were placed as advertisements at bus shelters throughout surrounding neighbourhoods, including several points adjacent to the park.

- **Why was today's Townhall meeting link mailed to us residents only received today?**

Canada Post has experienced a number of delays due to COVID-19. It had been estimated that notices would have been received much earlier. Any participants who missed the Town Hall meetings were still able to provide comments through mail, email, voicemail, our online mapping tool, or social media.