On Tuesday, November 22, 2022, Northcrest Developments (Northcrest) and Canada Lands Company (Canada Lands) convened the fifth meeting of the id8 Downsview Community Resource Group (CRG). The City of Toronto and the Jane/ Finch Community and Family Centre also participated in the meeting. The meeting was held in a hybrid format with CRG and project team members participating in-person at Canada Lands Company boardroom and virtually over Zoom video conferencing software.

Third Party Public (formerly Swerhun Inc.) team 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.

This draft summary is subject to participant review before being finalized. If you have any questions about this summary, please contact the id8 Downsview team at info@id8downsview.ca or (647) 245 3399.

#### id8 Downsview

#### **Community Resource Group Meeting 5**

Tuesday, November 22, 2022, 6:00 - 8:00 pm Canada Lands Company Boardroom, 70 Canuck Avenue; and via Zoom

## MEETING OVERVIEW

The fifth meeting of the id8 Downsview Community Resource Group (CRG) was organized in a hybrid format, with participants joining in-person at the Canada Lands Company Boardroom (70 Canuck Avenue), as well as virtually via Zoom. The purpose of the meeting was to present and seek feedback on:

- a planning 101 overview of the different processes taking place in Downsview,
- update on the status of the Environmental Assessment; and
- overview of the draft community priorities for the Community Development Plan.

Please note the following attachments: ATTACHMENT 1. Agenda ATTACHMENT 2. Participant List ATTACHMENT 3. Combined slides

## 1. PRESENTATIONS

id8 Community Resource Group members were provided with the following presentations:

- Planning 101 (Northcrest & Canada Lands): In response to the emerging questions from the previous CRG meeting, Northcrest and Canada Lands provided an overview of the planning processes and study areas related to Downsview lands. The overview included new graphics of the following processes:
- Official Plan Amendment application (<u>id8 Downsview Framework</u> <u>Plan</u> led by Northcrest and Canada Lands),
- Update to the 2011 Downsview Area Secondary Plan (<u>Update</u> <u>Downsview led by the City of Toronto</u>),
- Community Development Plan (part of Update Downsview, led by the City of Toronto),
- the Environmental Assessment (part of Update Downsview, led by the City of Toronto in collaboration with Northcrest and Canada Lands), and
- the District Plans (including <u>Northcrest 1st District</u> led by Northcrest and <u>Downsview West</u> led by Canada Lands).

CRG members appreciated the presentations and provided feedback on how to make this content even more clear at the upcoming id8 Downsview Town Hall. Environmental Assessment Update (HDR, consultant team): The consultant team presented an environmental assessment update including the shortlist of east-west and north-south major street network alternatives, as well as proposed evaluation criteria. As coproponents, Northcrest, Canada Lands, and the City of Toronto provided responses to CRG members' feedback and questions.

### Community Development Plan (City of

**Toronto):** The City of Toronto team introduced the draft community priorities from the Community Development Plan (CDP). The Jane/Finch Community and Family Centre, retained by the City to support this work, provided an overview of the seven emerging draft priorities:

- <u>Priority One</u>: Access to Healthy and Affordable Food
- <u>Priority Two</u>: Access to Deeply Affordable Housing
- Priority Three: Access to Employment
- <u>Priority Four</u>: Establishing an Inclusive Economy
- <u>Priority Five</u>: Access to Recreational and Non-Profit Spaces
- Priority Six: Promoting Arts, Heritage and Education
- <u>Priority Seven</u>: Establishing Community
  Safety and Wellbeing

The City of Toronto and Jane/Finch Community and Family Centre representatives provided responses to CRG members' feedback and questions related to this work. Northcrest and Canada Lands provided responses relevant to Downsview lands.

# 2. FEEDBACK AND QUESTIONS

Following the presentations, CRG members shared questions and comments captured in this section.

They are organized by the key themes of discussion.

### PLANNING OVERVIEW

- Update the timeline graphic to include anticipated start dates of when shovels could be in the ground. Construction timelines are the most common question that CRG members receive. Participants were interested in understanding the timelines for the various processes.
- Be clear about what each planning process seeks to approve and what about the community needs to be engaged about. Consider communicating that information on the timeline graphic.
- Clarify the differences between the old and the new Downsview Secondary Plans.
   Communicate visually what is present in the 2011 Downsview Area Secondary Plan and what is changing in the new Secondary Plan as the result of Update Downsview.

### ENVIRONMENTAL ASSESSMENT UPDATE

### Advice for improving EA Presentation

- Content shared feels inaccessible and could benefit from improved graphics and more accessible language.
- Use visuals to demonstrate what these proposed options would look like functionally and on the ground. More information on road safety would also be important to have visually represented. For examples, include images that demonstrate the speeds of new roads, and how they will accommodate cyclists/pedestrians.
- Be clear about what connections are being made to existing major roads. For example, currently it looks like the new extended Downsview Park Boulevard is not connected to Keele Street. Consider using a dash line to represent that connection.

## General Feedback on EA Content

- Demonstrate how active transportation is included in the planning process. The presentation content feels car-centric and does not align with the project's goal for reducing dependency on cars. Clarify that there are plans for active transportation.
- Be clear that the project team is considering potential changes in the future, and not precluding other connections. If Department of National Defense (DND) decide to leave, make sure you plan for those potential future connection options.
- Some expressed their concerns over the connections being made via the Hangar District (Northcrest 1st District) and potential impacts on traffic in the residential neighbourhood.

## North-South Street Network Alternatives

Revisit the need for a north-south connection. It was suggested that Sheppard Avenue and Allen Road would be provide sufficient north-south connection and a new connection is not necessary. Not introducing new north-south connections would support reducing car travel through the area.

## East-West Street Network Alternatives

**Clarification on the Supply Depot** - if it would cut through the building and be an underpass.

An underpass is one of the Northern East-West Alternatives. The connection removes about an eighth of the building to allow for east-west access. It will be two buildings that will be more publicly available and accessible as opposed to what it is now.

## <u>Other</u>

• Make the Allen expressway more pedestrian friendly. In its current state, Allen Road is

hostile environment to pedestrians and cyclists. There needs to be consideration to make the surrounding areas, including Allen Road, more oriented to active transportation.

 Interest in understanding to what degree microclimates are being looked at given climate change.

<u>A note provided after the meeting by the</u> project team: Sustainability and resilience is inherent in the plan by providing a robust, interconnected active mobility network, expanding tree canopy and biodiversity through city nature implemented across 100 acres of new parks and open spaces, and establishing built form at densities that encourage a comfortable pedestrian environment. The high-level pattern of streets and blocks is oriented to reduce wind impacts on key open spaces such as the Runway. As development occurs buildings and landscape details will be required to ensure comfortable microclimates managing wind and access to sun and shade.

## COMMUNITY DEVELOPMENT PLAN UPDATE

- General appreciation for the draft community priorities. CRG members shared that the draft community priorities were excellent and covered a range of priorities.
- Consider more community programs and activities for pre-teens and youth. There are currently not enough recreational and community activities for youth. Consider offering tech incubation spaces and programs to prepare youth for new economy.
- Appreciation for improving access to healthy and affordable foods. Vertical farming is a great way to offer local food options and reduce emissions. Look for opportunities to support more community gardens and connect with local food markets such as Downsview Merchant Market.

Look for opportunities to connect different communities and generations to inform the priorities together.

•

Local community stakeholders, including people at this table, have invaluable knowledge to the decision-making process. Consider who is present at the table for these discussions and who needs to be at the table.

Proactively plan for community-owned permanent spaces for arts organizations and incubation spaces for artists. There is a need for spaces for arts organizations and arts training for communities, especially Black communities. It is important for these organizations or foundations to own these spaces and not be displaced when priorities change (for example, Artscape in Distillery District).

## Clarify the definition of 'deeply affordable'.

A note provided after the meeting by the City of Toronto: Since the CRG meeting, the City project team has revised the housing priority to "access to housing" to reflect the need for a broader spectrum of housing needs. That being said, deeply affordable housing is defined as 40% of average market rents or below.

**Understanding the challenges of affordable housing.** CRG members shared that everyone wants affordable housing until it is in their neighbourhood.

Understand barriers to entrepreneurship to better address them. Some identified barriers

include affordability and accessibility of spaces.

 Sustainability should be included in the priorities. It's important to see prioritization of net zero communities on the Downsview lands, along with considerations for electric vehicles and charging.

# 3. WRAP-UP AND NEXT STEPS

Northcrest, Canada Lands, and the City of Toronto thanked everyone for their time and contributions, and shared the following updates with the group:

- the next meeting would be held sometime in early 2023;
- Canada Lands will be launching their district engagement process for the Downsview West District, including follow-up conversations with CRG members and public meetings/open house in early December, 2022; and
- the City of Toronto will also be presenting Update Downsview to the Planning and Housing Committee in April 2023.

Additionally, a CRG member *Our Greenway Conservancy* shared that they will be hosting Cycling Without Age drive at the Orchard Pavilion starting January, 2023.

The project team emphasized that if there was any additional feedback or questions, Northcrest, Canada Lands, the City of Toronto and the facilitation team are always available. The facilitation team committed to sharing the meeting summary in draft for participant review and to following up with a feedback form for CRG members to share additional thoughts.

#### id8 Downsview Community Resource Group

Meeting 5, Tuesday, November 22, 2022 5:00 - 6:00 pm - Light dinner provided 6:00 - 8:00 pm - CRG meeting In-person at 70 Canuck Avenue (Boardroom) & VIA Zoom

#### **MEETING PURPOSE**

- to provide and seek feedback on materials illustrating planning processes in Downsview;
- to provide and seek feedback on • the Environmental Assessment update;
- to present and seek feedback on the draft Community Development Plan priorities; and
- to brief CRG members on upcoming and recent id8 related events

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

- Summary CRG Meeting 4
- Latest Ontario COVID-19 Public Health Measures and Advice

#### **Other resources:**

www.id8downsview.ca Update Downsview

### **UPDATED PROPOSED AGENDA**

- 5:00-6:00 pm Light dinner provided 6:00 pm Land Acknowledgement, Introductions, Agenda Review **Third Party Public** 6:10 **Overview of planning processes in Downsview** USI 6:25 **Environmental Assessment Update** HDR Evaluation criteria for mobility network options East-west alternatives North-south alternatives . 7:10 **Community Development Plan** City of Toronto, The Jane/Finch Centre Draft community priorities 7:45 **Announcements and Next Steps** All • Updates or announcements from CRG members Update Downsview (City of Toronto) Downsview West District (Canada Lands) • Light Up Downsview (Northcrest) Next CRG Meeting

#### 8:00 pm

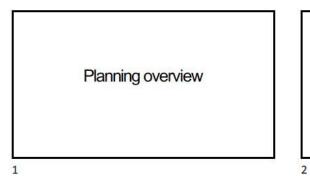
Adjourned

# **ATTACHMENT 2: PARTICIPANTS**

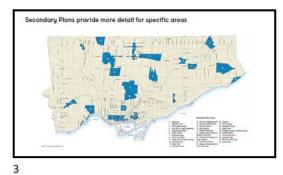
The 36 people who attended this meeting are identified **in bold** in the table below, including 14 CRG members, 7 people from the City of Toronto, 7 people from the landowners (Northcrest and Canada Lands), 1 representative from Councillor Pasternak's Office, 2 people from the Jane and Finch Family Centre and 4 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	31 Division Community Police Liaison	Mark Tenaglia, Lily Wong (alternate)
Members	Committee	
	Centennial College	Andrew Petrou, Steven Iczkovitz (alternate)
	Condo Corp MTCC 1275	Lisa Robles, Anita Cayetano (alternate)
	Downsview Lands Community Voice	Rosanna Laboni, Josie Casciato (alternate)
	Association	
	DUKE Heights BIA	Joe Pantalone, David Hertzman (alternate)
	FIT Community Services	Antonius Clarke, Javon Nelson
	North York Arts	Cecilia Garcia, Christina Giannelia
	North York Community Preservation Panel	Alex Grenzebach, Sharon Mourer (alternate)
	Our Greenway Conservancy	Darnel Harris, Diana Guzman Porras (alternate)
	Social Planning Toronto	Israt Ahmed, Melissa Wong (alternate)
	St. Jerome Catholic School Parent	Adriana Aviles
	Council	
	-	Kai ner Maa Pitanta
	TTC riders	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; Hector Alonso
Ex-Officio	City of Toronto	Jessica Krushnisky; Sundus Balata; John Smith;
		Jedrek So; Alicia Rinaldi: Andrew Au; Tyler Lasko;
		Vivian Yao; Edward Presta
Convenors	Northcrest Developments	Chris Eby, Ian Hanecak, Marina Sheehan,
		Aytakin Mohammadi; Trajce Nikolov
	Canada Lands Company	David Anselmi, Martin Ennis, Jacob Larsen
Facilitation	Third Party Public (formerly Swerhun Inc.)	Ruth Belay, Yulia Pak
Consultants	HDR	Greg Moore
	Jane and Finch Family Centre	Clara Stewart-Robertson; Elise Antoniadis
	USI	Emily Reisman

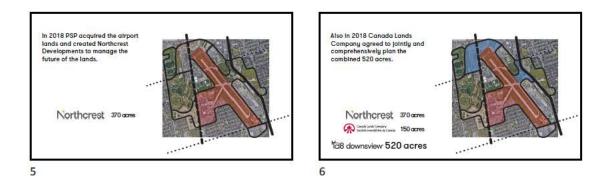
# **ATTACHMENT 3: COMBINED SLIDES**

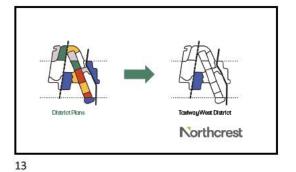


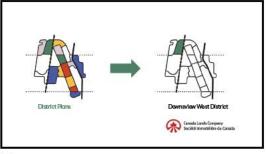


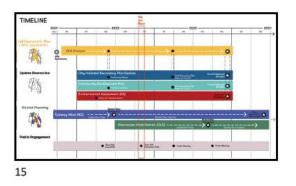


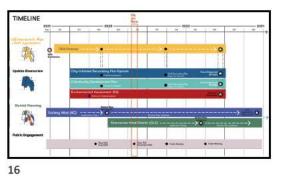








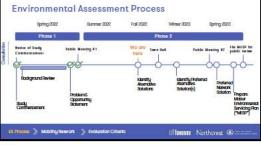




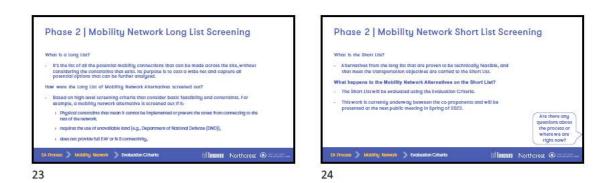
















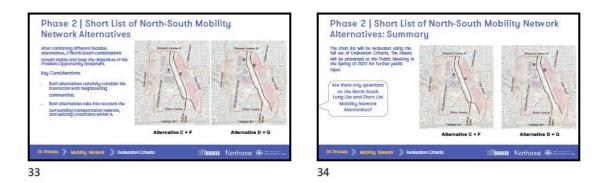


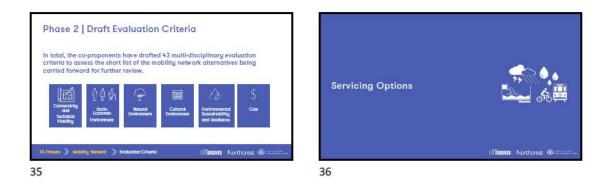


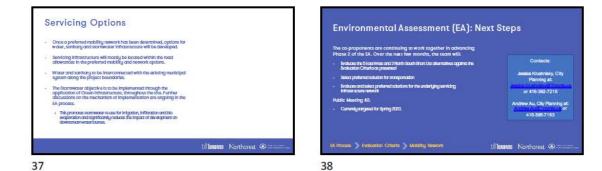












UPDATE DOWNSVIEW Community Development Plan: Draft Community Priorities CRG Meeting November 22, 2022 or call 418-883-2733, ext. 308 for more informati **DI** TORONTO liaw us on Instagram @Go



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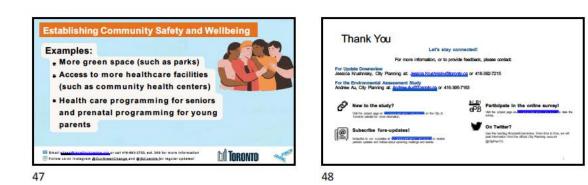












APPENDIX: id8 Community Resource Group