

On Wednesday, June 17, 2020, as part of the id8 Downsview public engagement process, over 25 people participated in virtual small group discussions hosted by Northcrest and Canada Lands. Seven small group discussions took place, with multiple sessions happening concurrently. The number of participants in each discussion ranged from two to six. Participants represented a range of organizations and interests, including residents, representatives of local community organizations, as well as students and professionals with general interest in the planning and design of the site.

Due to COVID-19 physical distancing requirements, the small group discussions unfolded over video conferencing software. Each session lasted 30 to 45 minutes and included introductions, a brief overview of the project, and a facilitated discussion focused on answering questions and sharing thoughts about opportunities for the future.

Swerhun Inc. facilitated and documented the small group discussions. As facilitators that are not advocating for any particular outcome of this project, Swerhun Inc's intent with this summary is to capture the perspectives shared during the discussion, not to assess the merit or accuracy of any of these perspectives. This summary does not indicate an endorsement of any of these perspectives on the part of Northcrest Developments or Canada Lands Company.

*This summary captures key themes shared **across all seven small group discussions**. Individual summaries of each small group discussion — which Swerhun shared with participants in draft before finalizing them — are attached.*

id8 Downsview

Small Group Discussions

Wednesday, June 17, 2020, 7 – 9 pm

SUMMARY OF KEY THEMES

These key themes reflect advice, ideas, and opportunities participants shared across all seven small group discussions. Detailed summaries of each discussion are attached.

Connections and access

- **Improve connections and access to Downsview.** Today, Downsview is difficult to access, even for nearby residents (like those in the Ancaster neighbourhood). Improving connections to and within Downsview should be a priority for this work, along with connections to nearby destinations like G Ross Lord Park and Earl Bales Park.
- **Think about all modes for connections.** Consider the needs of pedestrians, cyclists, transit, and drivers. For example, look at adding dedicated bus lanes and connections between subway lines 1 and 4. It will be important not to make the existing traffic situation worse.

Identity, heritage, and respecting what's there

- **Respect, recognize, and build on Downsview's unique heritage.** The airport and runway are special assets that should be reflected in the future, even though the airport will cease operations soon. Ideas on how to build on this heritage included building a museum, adapting existing heritage buildings, and re-purposing the runway as a grand promenade.
- **Create an integrated area with distinct areas that respects existing communities and residents.** Downsview should be unique and made up of different areas that are well-integrated and connected. It will be especially important for new development to be well-integrated with and respectful of existing surrounding communities.
- **Maintain and enhance the existing park and keep it great.** Downsview Park is great and should be enhanced through this work. Adding attractions, retail (like coffee shops), art installations, an amphitheatre, and places to exercise would all enhance the park. Look at extending the park east, over the tracks, to make it even better.

- **Articulate a vision.** “What does Downsview want to be? What is the vision?” It could be a destination and a cultural hub for Toronto.

An inclusive, affordable, sustainable community with a range of amenities, facilities, and services

- **Explore models for working with local organizations.** Working with local organizations should be a priority, especially to help raise funds for needed community facilities and programs. There should be deliberate strategies to provide community benefits, like giving local students options and opportunities.
- **Focus on inclusivity.** While accessibility is important, it’s even more important to think about social inclusion. Think about and meet the needs of different generations and cultural groups in planning the future.
- **Make sure there are more accessible community spaces** (like co-working spaces) as well as schools and community centres.
- **Include affordable housing,** especially given Toronto’s current affordable housing crisis. Affordable housing should include rental housing and should focus on young adults entering work force, older adults leaving it, and veterans. Affordable housing and market housing should be combined in the same building.
- **Food should be a big part of the future.** Look at making Downsview a food hub with space for urban farming. Make the existing Farmer’s Market even stronger for people to access locally grown, culturally relevant food.
- **Bring a sustainability lens to the plan,** including designing with extreme weather patterns in mind, looking at sustainable building materials (like tall timber), and exploring technologies that help reduce the overall carbon footprint. When exploring new technologies, avoid technology “lock in” since technologies change quickly.

Size, shape, and uses of buildings

- **Interest in the idea of a “city within a city” and the range of anticipated uses.** What will the breakdown of different types of uses be, including residential, recreational, employment?
- **Important to maintain employment.** It could be a different type of employment than what’s there today (more of a focus on tech and education), but employment should be a big part of Downsview’s future.
- **Make sure there is a diversity of building forms** that might help attract people of different ages and interests, including taller buildings (closer to Allen Road), duplexes, triplexes, and condos.

Phasing and implementation

- **Create interim leases** that enable even more recreation programming, including camps, basketball, rock climbing, and fitness classes.
- **Interest in understanding “what might happen first”** while understanding that this project will roll out over decades.

Process

- **Support and appreciation for the engagement process.** It’s great that Northcrest and Canada Lands are working and consulting the community together. It will be important to continue to stay connected as the process moves ahead.
- **Collaboration will be key to success,** including collaboration and partnership with community organizations that represent and serve the local demographics.

Attachments

Session 1, 7:00 – 7:30 pm

1. Group 1
2. Group 2
3. Group 3

Session 2, 7:45 – 8:15 pm

4. Group 1

Session 3, 8:30 – 9:00 pm

5. Group 1
6. Group 2
7. Group 3

Session 1, 7:00 – 7:30 pm

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June 2020 Small Group Discussions

Group 1, Session 1 (7-7:30pm)

Wednesday, June 17, 2020

SUMMARY OF FEEDBACK

Feedback from participants is in regular text, and responses (where provided) from Northcrest, Canada Lands, and their consultants are noted in *italics*.

Overall sentiment

- The two people in this small group discussion were both local and extremely interested in being involved in the process of figuring out the future of these lands at Downsview. One played soccer on the site for years, and now visits Downsview Park regularly. She's an entrepreneur who works downtown – her focus is on helping students with learning disabilities. The other participant is heavily involved in organizing seniors and others to advocate for strengthening the Downsview community. She is an active voice on many Downsview-related projects.

From Participant 1, advice for Northcrest and Canada Lands

- **Keep Downsview Park great.** I spend a lot of time in the park. I love the track, the orchard, the pond, etc. The improvements have been really good.
- **Include a Farmers Market but make it stronger.** The current market is kind of outdated, often with produce that is past it's prime (which feels insulting – it's almost like this area of Toronto gets "what's left"), especially when so many other parts of Toronto have better markets (like St. Lawrence Market). There's an opportunity for locally grown food that's relevant to the community around here. This is especially true given COVID – people are lining up at grocery stores and Walmart, but with local food that's sustainable year round this area can contribute to healthy living and a healthy lifestyle.
- **Increase recreational programming.** The Hangar offers a lot of programming, and it's important to encourage even more recreational activities. Also think about how the programs can support vulnerable users – things like camps, basketball (which is more economically available to people), rock climbing, regular fitness classes, etc.
- **Introduce and inspire students about the options they have for the future.** It can do wonders for high school students to be at Downsview and see what's happening at Centennial College – and maybe provide kids opportunities for job shadowing and internships – that can show them potential career paths. Think about long term community collaborations for youth.
- **Create more accessible community spaces.** The Downsview Hub is great, but it's strictly for non-profits. We need co-working spaces (right now there are a lot in downtown). There was one in North York that was open 24/7 but the building was in a secluded industrial area that was not a place you wanted to be, especially at night. Downsview has a big property, and it would be great to be able to rent a meeting room or co-working space that's accessible.

- **Make the area more connected.** I've been living here since 2017 but been coming to the area for over 10 years. The GO and TTC stations are not accessible. If you need to come or go from the stations, someone needs to drive you.

From Participant 2, advice for Northcrest and Canada Lands

- **As seniors we take a multi-generational approach.** Issues such as accessibility and universal design need to be a part of the conversation with a detailed design/build action plan created now because we know that decisions today will impact residents later (and as everyone gets older).
- **The York Centre Seniors Steering Committee (YC SSC) has brought together a number of organizations that are ready to help and that want to be involved actively in the planning process** (“do nothing without us”). We are a strong local voice, and we work with representatives of the UN and others globally (e.g. the Rick Hansen Foundation). Integrating these voices into the planning by Northcrest and Canada Lands is a must. Let's work together to redefine the planning process so that it's clearly based on diversity and inclusion.
- **Achieving Universal Design and Accessibility is the first step to succeed,** before real inclusion is possible to achieve. From the beginning it's important to think about seeking certification from the Rick Hansen Foundation for new build environments.
- **Apply learnings from COVID-19 life and literature on long-term care.** Look to work done by the International Federation of Aging and the Rick Hansen Foundation on this as resources. Look to the YC SSC as an umbrella supporting partner. The Downsview planning process should work to achieve the “gold standard” in terms of promoting and building accessibility.
- **Inspire youth with new life choice options for the future at Downsview.** Inspire real creative thinking and innovation versus routinely redoing or rebuilding things quickly.
- **Bring real high quality innovative products and problem solving solutions.** Investigate new concepts for setting up a more human-friendly road system/network merged with cycling and stroller paths that are easy accessible to everyone. Straighten Sheppard West. Help all citizens connect by reducing walking/cycling distances. Think about building a minimum of four bridges (one in each direction of the site) to help connectivity.
- **Improve digital connectivity is a must.** This is especially important in this post-pandemic era when more people are working remotely. Consider this for the entire area (south Keele, Highway 401, Allen Road, and Sheppard Avenue).
- **Create more innovative and multigenerational co-working spaces with seniors that are supported by YC SSC.** Support real social connectivity and enrichment with an infrastructure network that creates complete communities where everything is accessible within 15-20 minutes (and this also improves the overall health of citizens).
- **Create a destination, create a cultural hub.** Strengthen all citizens' connectivity by creating deeply purpose-driven developments. Make Downsview a Cultural Hub Destination to all Torontonians, Canadians, and as well International visitors.
- **The employment zone needs to stay.** Perhaps more light industrial or high tech. Make it very attractive so that many people will come to Downsview to work, to live and to play.
- **Involve the community in decision making choices.**

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June 2020 Small Group Discussion

Group 2, Session 1 (7:00–7:30 pm)

Wednesday, June 17

SUMMARY OF FEEDBACK

Feedback from participants is in regular text, and responses (where provided) from Northcrest, Canada Lands, and their consultants are noted in *italics*.

Overall sentiment

- Appreciation from participants for the opportunity to participate in small focused discussions. Big focus on making the area more accessible; improving connections to and through the area; and developing the lands in such a way that respects existing residents.

Explore different opportunities to provide community benefits

- Explore different models for working with local private and not-for-profit organizations and other levels of government to raise funds for needed community facilities and programs (e.g. sports and recreation, community centre, etc.). There are models in the U.S. where local organizations raise the funds and then lease the facility back from the municipality at a nominal rate to provide facilities and programs. *This process will definitely include community benefits and discussions about how best to provide them. The model you've described is very interesting and something we can explore further.*

Consider interim use for existing lease holders

- Is there an opportunity for existing leases set to expire during the development of the site to be extended? *Canada Lands will be honouring all existing leases and will be having conversations with all lease holders as the process moves forward.*

Promote the area's aviation and military heritage/history

- The area has a rich aviation and military history. Look at opportunities to recognize this history as the area develops. The aviation and military heritage could be a theme promoted in the parks and urban design.

Create connections & and make the area accessible for all

- There is an opportunity to use the development of this very large site to extend and interconnect the area's existing parks, trails, and cycling infrastructure (e.g. connecting Downsview Park, G Ross Lord Park, and Earl Bales Park.)
- This area has been referred to as one of the most inaccessible areas in the city. The area needs interesting pedestrian and cycling connections/corridors to help people get to and through the area. Look at creating these connections early on in the process.
- You are essentially building a small city within the existing city. Making this area accessible for everyone, including people with physical disabilities, is going to require a

great deal of thought and planning. It will be important to stay connected with social service providers that can provide valuable insights and advice as the process proceeds.

- Consider an opportunity to connect Line 1 at the Sheppard West subway station to Line 4.
- It would be great if a second GO Station could be added at Wilson Subway Station. Recognizing that the area already has a GO station and TTC stations, adding the Wilson GO would provide greater access to larger/regional amenities in the area, such as Humber River Hospital.

Respect the existing neighbourhoods and residents

- Has it been determined what percentage of the 500+ acres will be residential, recreation/parks, business/employment, etc.? *No, this has not been determined yet, we are still very early in the process. We know that these uses, and others are needed to make a complete community. We want to know what you and other members of the community dream of for this site (e.g. types of uses, connections, etc.)*
- The site should be designed in such a way that respects the existing neighbourhoods and residents. I welcome the future community but don't want to see my street, which faces the runway, extended with rows and rows of houses. I would love to see green corridors with walking paths that connect the future community with the existing ones.

Enhance Downsview Park

- It would be great if Downsview Park could have pedestrian-oriented attractions and retail, such as art installations and places to get a coffee and something to eat. These amenities would make the park a complete experience where people could come and spend an entire day.

Research and plan for existing weather patterns

- We experience extreme weather. It will be important to investigate past weather patterns to design buildings and spaces that protect people from extreme weather (e.g. wind flows).

Stay connected with the local community

- Continuous and transparent communication with the local community is essential so that we understand what is happening and how we can contribute to the overall plan.

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June 2020 Virtual Small Group Discussion Group 3, Session 1 (7-7:30pm)

Wednesday, June 17, 2020

SUMMARY OF FEEDBACK

Feedback from participants is in regular text, and responses (where provided) from Northcrest, Canada Lands, and their consultants are in *italics*.

Overall sentiment

- The two people in this small group discussion were interested to learn more about the project and were encouraged to see Northcrest and Canada Lands consulting together. In particular, participants wanted to know more about building heights, density, mix of land uses, wood and mass timber construction, and the partnership between Northcrest and Canada Lands. The participants included an urban planning student and a representative from a wood and tall timber building materials organization.

Planning, land use, and buildings

- **Interest in learning about the size and type of buildings.** What are the team's plans for building heights, densities, and mix of uses? Are there plans to maintain or increase employment uses at Downsview? The idea of a "city within a city" makes sense here. *In this early phase, we are having these kinds of conversations to understand community priorities, help us find a balance between different uses and densities, and make sure we're creating a complete community. There will likely be a diversity of building heights, forms, and densities to respect the existing surrounding neighbourhoods and serve the three major transit stations. Density and building forms will also depend on the public realm and proximity to amenities and employment areas. Employment has always been part of the site, and we think both residential and employment uses will complement and make each other better.*
- **Use wood and mass timber to create a sustainable community.** Consider using wood and mass timber products for new buildings, since it is a renewable and sustainable resource. The participant who represents a wood and tall timber organization offered to assist with questions about mass timber. *The project team is interested in exploring wood and mass timber, and one of the project's objectives is to minimize the site's carbon footprint. The Ontario Building Code is evolving to catch up to the mass timber technology, so this topic also relates to potential densities and heights at Downsview. We are looking at least 10-20 years into the future, so it is an exciting time to consider timber.*

Partnership and integration

- **Downsview should be seen as one integrated site.** Does the legal agreement between Canada Lands and Northcrest allow the organizations to sell their parts of their land to each other? Being able to exchange land could help create a more holistic and integrated area where people live, work, and play within walking distance. *The agreement does not*

currently allow us to sell parts of our land to each other, but we have many reasons to look at the lands cohesively. We are hosting these conversations together and have jointly retained a design team to consider the lands as one large site. We imagine that future neighbourhoods will feel integrated even when they cross property lines.

Session 2, 7:45 – 8:15 pm

id8 Downsview

June 2020 Small Group Discussions

Group 1, Session 2 (7:45-8:15pm)

Wednesday, June 17, 2020

SUMMARY OF FEEDBACK

Feedback from participants is in regular text, and responses (where provided) from Northcrest, Canada Lands, and their consultants are noted in *italics*.

Overall sentiment

- There were five people in this small group discussion: one woman that lives on the east side of the site, another that lives off Wilson Heights, one that lives west of Keele, one from the Lawrence-Allen area who is interested in huge developments in the city and an active user of Downsview Park, and one who lives downtown and is interested in the project because of her interest in city-building projects, issues related to urban planning affordability, as well as her work in theatre. At least one person had also attended the June 10th Virtual Townhall. Feedback and discussion covered a wide range of subjects and was constructive and detailed. Everyone shared their thoughts, and many agreed with the comments from the people that had spoken before them.

Keep employment - and think about jobs of the future

- de Havilland is a large employer and it's important that the employment lands remain to some degree. Think about attracting tech and education to the area - would be nice to see something future-focused. "I heard from others, and they can't even imagine the jobs their kids will have in the future." Is there anything that can be done to honour the history of the site and at the same time honour future thinking and fit into the community? *We totally agree, Downsview has always been a centre of innovation and we intend to keep it that way. We're looking at how to attract new employment to the site faster. There are about 3,500 jobs on the site now, and we're thinking about how we double or triple that with sustainable jobs. We know that employers from tech, film, and media want to be located in areas with a mix of uses. We think there is a tremendous opportunity to attract them to the site.*

Connectivity, housing, and traffic

- I'm very concerned about Stanley Greene - it's so cut off and the density is so high. It would be good to see different types of housing and affordable housing on the site. Something that attracts different ages - I want to see diversity. For example, seniors would not be attracted to four storey townhouses.
- Is there a plan to include affordable housing? It's impossible to buy anything in Toronto. And if you increase the density, what does that mean in terms of traffic? *We know we're in an affordable housing crisis, and there's a major opportunity to deliver housing given the existing policy around transit stations. In terms of traffic, this whole area was planned*

around the island. We will be delivering new infrastructure needed to support the movement of cars and pedestrians.

- I grew up downtown and it was great that everything was walkable. What will be put in place to make Downsview walkable? Can you consider a pedestrian bridge that helps people travel east and west over the Allen (so they don't have to worry about traffic)? Will there be amenities within walkable distances? *These connections have to be part of the solution.*

All parts of a community are needed

- It's important that there be a community centre, neighbourhood supports, and performing arts included in some way. There also should be different types of residents, different types of housing, childcare nearby and work opportunities. *We agree. We're thinking about this as a 15 min community where everything you need on a daily basis is within a 15 min walk.*

What's the vision?

- "My question is: what does Downsview want to be when it grows up?" Everything that has been discussed so far pertains to all communities. What is the vision or big picture to encapsulate the future of Downsview as its own place in the city? Who decides what that vision is? What about Downsview will be unique? *We don't have a vision now, part of the work is listening and learning about how the site is used and it's history. The project will be long, so dialogue is an important piece to carrying it through. We've been blown away by the diversity and biodiversity of Toronto. We see an opportunity to marry those 2 things on a runway - it used to connect people at a big scale, and in the future it can connect on a local scale. Having these kinds of dialogues is the most important piece to developing that vision.*

Session 3, 8:30 – 9:00 pm

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June 2020 Small Group Discussions

Group 1, Session 3 (8:30-9:00pm)

Wednesday, June 17, 2020

SUMMARY OF FEEDBACK

Feedback from participants is in regular text, and responses (where provided) from Northcrest, Canada Lands, and their consultants are noted in *italics*.

Overall sentiment

- There were five people in this small group discussion: one man that helped establish the first Africentric Alternative School in Toronto; two residents that live in the area, one of which is also a policy advisor working with the Provincial Government; one Ancaster resident who lives immediately adjacent to the site; and a Ryerson student who travels through Downsview by transit. Two of the five had also attended the June 10th Virtual Townhall. Discussion focused on employment, connections, equity and collaboration, housing type and affordability, the site's history, and a few "big move" ideas.

What type of employment will be here in the future?

- What type of employment are Northcrest and Canada Lands looking to attract to the site? R&D (research and development), transportation (maybe related to the TTC yard), manufacturing, university? *We're working to attract high quality employers who can create jobs now and into the future and be sustainable. We're looking at sectors like tech and R&D, as well as film and media production. These employers will help us have a mix of uses on the site.*

What will be the density of development?

- It sounds like you will have some type of Secondary Plan very soon. What will be possible in terms of the density of development? *Right now we're not sure. We know we'll be guided by Provincial policy that identifies the number of people and jobs per hectare in areas well situated to make use of existing transit.*

Improve connections and ensure the area is walkable and bikeable

- Transit and infrastructure are critical to making this a positive future development. If we're thinking about 10,000-30,000 new people here, we need to look at the capacity of existing streets. Keele Street is at capacity. There's a challenge about how to integrate new roads and connections with existing neighbourhoods.
- If you want to attract employers here, you don't want them driving. This needs to be a walking community.
- The TTC approved dedicated bus lanes today, so it would be good to protect for dedicated bus lanes in this area.

Have a range of housing

- Blend new development into the existing neighbourhoods and avoid stark contrasts by putting mid- and high-rise developments right beside existing neighbourhoods with single family homes. High rises make sense closer to the east side of the site, closer to Allen Road.
- This area needs duplexes, triplexes, condos, and other forms of housing.
- Where are you at with affordable housing? *We're in the midst of multiple crises in this city, and we're looking to make a positive impact. While we wouldn't ever assume to be able to fix the problem completely, we can make an impact. Northcrest and Canada Lands, as an ownership group, is resolved to do their part to address it and create other public benefits. More will be known in the months and years ahead.*
- At Regent Park, Toronto Community Housing kept affordable and market housing in separate buildings. Consider having a mix of housing in the same building because then it's harder to do racial profiling by address.

Interconnectedness and collaborations are key

- The project team seems like they're aware of the equity issues, and that the first step of engaging people is good. Everything here needs to be connected – affordability, transportation, environment, etc. R&D is connected to art, to culture. It's important to have a holistic lens. I encourage you to always look at the unique collaborations that can help move this forward. *The project team noted the importance of this lens, and that they have heard throughout the process so far that this project has to reflect the history of the Black community.*
- Look at partnerships to support economic development and be guided by the local demographics. COVID-19 has showed us that this area has issues with food security. We also know that there's also a really budding grassroots urban agriculture scene here with a number of people working on the ground.

History and identity that draws visitors

- The historical aspect of the site is crucial. There should be actions to acknowledge its aviation past, such as creating jobs in the sector, or building a museum.
- This area needs a known moniker – something recognizable that would be known around the GTA (like the Distillery District is known) and attract people on bikes, pedestrians.

Big moves to consider

- It's critical that the park be brought over the railway tracks.
- At Yorkdale they'll be building 20 new high rises in the parking lot. I think the bus depot should be moved here (from downtown) because this area is more accessible.
- Consider creating an amphitheater like they used to have at Ontario Place.

id8 Downsview

June 2020 Small Group Discussion Group 2, Session 3 (8:30 – 9:00 pm)

Wednesday, June 17, 2020

SUMMARY OF FEEDBACK

Feedback from participants is in regular text, and responses (where provided) from Northcrest, Canada Lands, and their consultants are noted in *italics*.

Overall sentiment

- Participants shared considerable advice on the needs and opportunities for the area and how the development of the site could benefit both existing and future residents. The key areas of need and opportunities include affordable housing (including rental affordable housing), access to food, urban farming, and community facilities and programming. Participants also discussed creating an identity for the area and the importance of staying connected with the local community and the organizations that serve the area.

Plans for nearby Districts

- Why aren't the surrounding neighbourhoods in the Secondary Plan area a focus of this planning process (e.g. the William Baker and Allen Districts)? *Both of these areas are undergoing their own detailed planning processes. With the runway leaving we anticipate there will be updates to the Secondary Plan as certain restrictions connected to the runway will no longer exist. William Baker is far enough away that it was not directly impacted by this so Canada Lands and City of Toronto Planning were comfortable starting the District Planning process for William Baker. There will be significant Community benefits associated with William Baker, so starting now delivers those sooner. Some of the Allen District lands that Canada Lands is responsible for will be part of this process. CreateTO is responsible for the Allen District lands to the east of Allen Road. We have and will continue to communicate with CreateTO as the process moves forward.*

Note added after the meeting: Consider depicting all existing roads and pathways, as well as the latest plans for the William Baker neighbourhood and at least the portion of Allen neighbourhood that is west of Allen Road, if not both sides, on all maps presented to the public.

The city and the area need affordable housing

- The city is experiencing a housing crisis and is in dire need of affordable and affordable rental housing. With the amount of land here there is a great opportunity to provide a significant amount of affordable housing. Consider making 60-70% of the housing affordable. The housing should be truly affordable, based on the low-income cut-off to truly support the people that need it, and not the current City of Toronto definition of affordable housing.

- Affordable rental housing would greatly benefit young adults entering the workforce and older adults leaving the workforce. With the Baby Boomers becoming seniors the need for affordable and assisted housing is going to grow substantially.
- Veterans is another group to consider. Look at partnering with the Department of National Defence to understand the need and opportunity for veterans housing (e.g. Homes for Heroes).

Combat food scarcity with local jobs

- There is a great amount of food scarcity in North York. Think about ways to promote/provide jobs related to urban agriculture and food distribution near transit. It would be great if this area could become a food hub.

The area needs schools and community services and facilities

- Many of the schools in the area are well over capacity. Past experience has shown us that developers, the school boards, and the Province are happy to ignore and/or pass the responsibility to one another. Schools are a core component of any community and should be addressed through this process early and with all the stakeholders at the table. *We have already started discussions with all the school boards and have heard that capacity is an issue. This is definitely something we will be looking at through the framework process.*
- There are many young families in the area that would benefit from a large community centre with a variety of facilities and programming. A community centre similar to the York Recreation Centre would be great. *The Downsview Area Secondary Plan calls for a community centre in the area. Both Canada Lands and Northcrest have been engaged with the local Councillor, MPP and MP about this very issue and are keen to work with the City to get a community centre built in the area sooner rather than later.*

Consider interim uses as the process unfolds

- Given that this is a decades-long development process, explore opportunities to provide interim uses that can meet community needs.

Create an identity for the site

- Use this process as an opportunity to give the site its own identity while integrating well with the surrounding communities. Explore ways to integrate the runway as an artery/backbone for the area and pay respect to the aviation heritage.
- Consider a broader market research to gain insight about how people would want to live in the area – types and cost of housing, types of uses, etc.

Stay connected with local communities

- Be sure to reach and stay connected with the local community and the organizations that serve the area. This will help you understand what is truly needed and increase community buy-in in the process.

id8 Downsview

June 2020 Small Group Discussion

Group 3, Session 3 (8:30-9pm)

Wednesday, June 17, 2020

SUMMARY OF FEEDBACK

Feedback from participants is in regular text, and responses (where provided) from Northcrest, Canada Lands, and their consultants are in *italics*.

Overall sentiment

- There were five participants in this small group discussion, who described themselves as current residents, future residents, and formerly employed at Downsview. A representative from the Consulate General of Sweden also participated. Participants were curious about the project and excited about potential opportunities. Beyond wanting to learn more, participants also shared advice around opportunities they would like to see explored in this new project, including: improving connectivity, respecting and preserving heritage, promoting sustainability, improving the existing park. They also said they were keen to stay engaged throughout the process.

Priorities: connectivity, heritage, sustainability, and maintaining the existing park

- **Connectivity is very important.** Connecting the park to the existing surrounding neighbourhood is very important. People who live in Ancaster can see the park from their street, but they often drive there because of the lack of connections. Focusing on roads and connectivity could help build community support for this project.
- **Respect, recognize, and build on Downsview's heritage and identity.** Downsview's unique heritage is very important and should be reflected in the plan through preserving heritage buildings and hangars. The airport is also very important to Downsview's identity: it's the second oldest operating airport in the city. Ideas on how to integrate the airport into the future include turning the runway into a grand promenade or gathering space (that could be used as an ice rink in the winter). It will also be important to be careful developing potentially contaminated land. *We are considering repurposing old buildings, but we will be taking a close look at which buildings can be repurposed and which buildings cannot. Centennial College is a beautiful example of what can be done to repurpose older buildings at Downsview. The runway is also an incredible feature and we are looking at ways to build on and evolve it once the airport closes. Our design team has talked about the potential of the runway as a local community connector, and we are open to hearing suggestions and collecting feedback on creative uses for it.*
- **Maintain flexibility with sustainability-focused technologies.** Since the team is looking 20 – 30 years in the future, it should make sure its approach sustainability does not lock it into any specific technologies. *We know we cannot lock into any particular technology since the world is changing so quickly. The Framework Plan's goal is to get the major infrastructure and transit pieces right and support the planning of neighbourhoods on a*

case-by-case basis. Specific sustainability approaches will be added closer to development phases.

- **Maintain and improve the existing park.** “The park is beautiful and we want to keep it that way.” *We have every intention of keeping and enhancing the park. It is a young park that will evolve along with the neighbourhoods.*

What’s the plan for the future?

- **What types of uses and buildings planned for the site? What is the mix of business, industry, and residential spaces?** *We are in the early phases of the project and are looking to hear from the community about what they would like to see. We know there will be a series of neighbourhoods with diverse uses, built forms, and types of housing, and we will do our due diligence to determine the balance of live and work spaces. The underlying principle of the project is to create complete communities for young children, the elderly, and diverse groups of people. We will be gathering as much information as possible over the next 12 months to put ideas forward to the City of Toronto.*
- **Will the airport continue to operate once Bombardier leaves the site?** *The license to operate the airport is with Bombardier, and when they leave, so will the license to operate the airport.*
- **What is the anticipated timing or phasing for change?** *Since we are in early stages, we are seeking input on community priorities and opportunities before we determine where the first phase of development may go. This project will be measured in decades, and we imagine it being built incrementally over many years. We hope that after Bombardier leaves in 2023, some development could get started so we can see some amenities and benefits in the near-term.*

Excitement about the opportunities at Downsview

- There are exciting opportunities at Downsview, and the size of the site presents an unbelievable opportunity to build something amazing and reinvigorate this part of the city. Participants said they were open to continuing to engage in the discussion.