

On Wednesday, October 6th and Thursday October 7th, as part of the id8 Downsview public engagement process, over 150 people participated in two Community Update Briefings hosted by Northcrest and Canada Lands.

Due to COVID-19 physical distancing requirements, the meetings were held virtually over Zoom video conferencing software. Each session lasted about 2 hours and included introductions, opening remarks from Councillor Pasternak, an update on the Framework Plan proposal submitted to the City of Toronto, and a facilitated question and answer period.

Swerhun Inc. facilitated and documented the Q&A period. 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 Integrated Summary captures the combined key themes shared during both the October 6th and 7th briefing sessions and details of the questions, answers, and comments shared during both briefings. Questions asked following the meeting are answered in Attachment 1.

This summary was subject to participant review prior to being finalized. If you have any questions about what's here, please contact the id8 Downsview team at atinfo@id8downsview.ca.

id8 Downsview

Community Update Briefing

Wednesday, October 6th 4:00-6:00 p.m. &

Thursday, October 7th, 7:00-9:00 p.m.

SUMMARY

Northcrest Developments (Northcrest) and Canada Lands Company (Canada Lands) hosted two public meetings in early October 2021 to brief communities and stakeholders on the Official Plan Amendment (OPA) application submitted by both landowners to the City of Toronto. The main purpose of the two meetings was to share information and answer questions from participants. Across both meetings, 16 participants asked questions or made comments. Those have been summarized here, along with answers provided.

OVERVIEW FROM BOTH MEETINGS

Several participants during both meetings said that they appreciated the presentation and information shared. Some said that they found the plan ambitious and quite impressive.

Questions and comments focused on:

- **Transportation and connectivity**, with interest in how the plan will alleviate traffic, improve mobility options, and connect to the broader areas for future generations;
- **Affordable housing**, including appreciation for what is already included and suggestions that deeper commitments be made;
- **Community services and facilities**, including a suggestion that elementary schools be considered in the podium of towers and a fitness gym be part of the new community centre;
- **Arts and culture**, and appreciation of the art installations already implemented and a suggestion that overnight camping could be a potential interim use;
- **Areas outside the site**, including how plans for these 520 acres relate to adjacent neighbourhoods, the Allen East District, William Baker, lands owned by the TTC and the Department of National Defence;
- **Planning and design**, including consideration of safety and lighting, the potential for solar panels, and density;
- **Implementation and funding**, including who-pays-for-what and when construction will start; and
- **Consultation and engagement**, including appreciation for efforts to date and a suggestion to connect more deliberately with LGBTQ2S+ communities.

Public Briefing 1- Wednesday, October 6th, 2021

Questions and comments from participants are listed below. Answers (where provided) by Northcrest, Canada Lands, or others on the id8 Downsview team are *in italics*.

Affordable housing

- **What types of affordable housing structures will be included?** *We will include rentals, condos, and other types of housing.*
- **Will the affordable housing be truly affordable?** *The City uses average market rent as a definition, but some believe those rental rates are still too high. We will meet the City's minimum requirements and we want to exceed it through partnerships.*
- **Appreciation for the affordable housing commitments NC/CLC has made.** Consider taking inspiration from CreateTO's Allen East District Plan and Waterfront's work on targeting per block density numbers to make deeper commitments.

Community services and facilities

- **Consider taking inspiration from the Don Mills Housing Now site to add elementary schools in podium towers.** *These districts are larger than typical urban developments. More information will be shared through the district plan process, however the Toronto District School Board is interested in looking for new ways and approaches to include schools within the area.*
- **Will there be swimming pools? I didn't see any in the presentation.** *Yes, there will be swimming pools. The location of pools will be determined at a later stage of development and the landowners will work with the City to plan facility locations and functional requirements.*

Transportation and connectivity

- **Why is Dufferin Street being stretched further up?** *With the Dufferin extension, will there be an increase in intersection traffic on Allen/Sheppard? The primary role of Dufferin Street is to take pressure off the Allen/Sheppard intersection. Dufferin Street is an important north-south connector, connecting to Chesswood Road.*
- **With all the traffic on Keele, Dufferin, Lawrence, Wilson, Sheppard, how are all these cars going to get to the 401 Highway?** *More condos are going to be built near the 401 at Yorkdale. There is a concern about the impact of redevelopments on traffic and congestion. The various technical studies supporting this application always look to and consider adjacencies to ensure regional connections, either through the applicants' or city's processes.*
- **Will there be a noise impact study for the train noise?** *Ensure evidence-based decisions are made to protect the community from noise. Part of the application includes a land use and compatibility study which looks at noise. We are sympathetic to the noise concern and will do our best, when possible, to deal with noise.*
- **Will there be parking space for visitors who want to use the parks and community amenities?** *Yes. More details will come out once we get to that detailed level of planning. The design and location of new parks is meant to support access to parks using many different types of transportation.*
- **There is a concern over the extension road proposed in William Baker connecting to the new plan.** *William Baker is an active file with a proposed District Plan being considered by the City of Toronto. As there is more firmness around the William Baker connections, the id8 Downsview plan will respond to ensure appropriate connectivity.*

Areas outside the site

- **How is this application connected to other applications such as the Allen District Plan?** *The application has identified connections to the Allen East District, and City staff will review and ensure there is coordination between the different applications, where appropriate.*
- **Does the plan integrate existing neighbourhoods?** *Will there be an obvious delineation between the existing neighbourhoods and new neighbourhoods? The design will be sensitive to the edge conditions. Councillor Pasternak: The integrity of surrounding areas will be protected by street design or traffic management. There are no plans to intensify the existing residential areas surrounding the site. The City of Toronto will be launching their own process.*

Public Briefing 2- Thursday, October 7th, 2021

Planning and design

- **The site looks narrow, will everything fit?** *The scale is deceptive in the visuals, but everything we have designed is tested and can be done.*
- **There is little mention of safety in the community and on the streets, especially with no inclusion of lights in the presentation.** *There are no lights included in the presentation because we are at a high level of planning right now. This will come later.*
- **Can you explain how the density map is used in the planning process?** *Density is a ratio of how much activity is happening in each area which is typically calculated by the floor space index. We take the amount of floor area of a building, add up the number of floors and measure the ratio of all that floor area to the size of the piece of land it is sitting on. We take this as a guide for future detailed planning when accounting for height. This is just one tool used by planners as the existing secondary plan also has minimum and maximum densities that we will be looking at in conjunction with this application.*
- **Consider having the buildings on the 520 acres, particularly mid-rises and high-rises, powered (or 50+% powered) by solar panels.**
- **Can you clarify the size of the developable land?** *The developable land is 520 acres.*
- **What would working with the City re: zoning changes mean for the area or broader city?** *We have made a proposal to amend the Secondary Plan to change the proposed land use area. The City is looking at the larger area and at the broader City policy and may want to update the zoning for the lands under the secondary plan. There is no impact to the broader city. Currently in place is an airport hazard map that limits development and height (which gets removed when the area is no longer used as an airport).*

Transportation and connectivity

- **Happy to see the connection from Dufferin Street to Chesswood Road, as it will help improve the additional density and traffic along Allen Road.**
- **Ensure there are connections to other areas near Downsview, such as the area south of the 401 Highway. Such connections will be beneficial for future generations.** *We will be looking at connectivity between different neighbourhoods. The existing secondary plan does go beyond the boundaries of the application, and it anticipates connections and street extensions to other areas. The Yorkdale redevelopment is outside of both the application and the Secondary Plan boundaries.*
- **Can the plan include protected bus lanes to improve transit in the city?** *Councillor Pasternak: There is a separate planning process for RapidTO and one of the corridors identified is the Dufferin Street/Wilson Avenue route. Participants are encouraged to participate in that consultation process. When we did Dufferin Street, we established protection for cycle track and*

bus priority lanes up to Wilson. Express bus lanes are something we can look at so people who live in the area don't have to wait to get high-level transit.

Community services and facilities & arts and culture

- **Support for the art installations taking place along the area**, it is wonderful to see arts and culture in the community. *Canada Lands and Northcrest are prioritizing arts and culture.*
- **Are there plans for a permanent concert area?** *Arts and culture are the vibrancy of the area and will be key to creating family spaces, shops, cafes, and theatres. Downsview Park has a history of delivering concerts on site. We have the Festival Terrace, an outdoor festival space, which holds 30,000 people. The Festival Terrace will reopen as soon as COVID restrictions are lifted. Worth noting that the Festival Terrace in Downsview Park will remain and will continue to be a regular venue for concerts*
- **Include a fitness gym in the new community centre** similar to amenities found at Edithvale and Antibes Community Centres.
- **Consider including overnight camping and other facilities as an interim use.**

Implementation and funding

- **When is construction expected to start?** *How will construction impact the surrounding area? We have plans to build on one of the biggest film studios in Toronto. When Bombardier leaves, we will transform existing buildings into more studio space. There will be construction mitigation plans to ensure minimized disturbance to the Ancaster neighbourhood.*Note added following meeting: Additionally, the first Regional Roads construction will commence construction shortly following Bombardier's decommissioning of the Downsview Airport in 2023.*
- **Is there any provincial or federal funding for the development of Downsview lands?** *For Northcrest, funding comes from PSP. There may be areas for partnership like for affordable housing, but we are not there yet. For Canada Lands, all investments are made with work done across the country and there is no government funding.*
- **Who will pay for the ravine under the tracks?** *The ravine underpass is a big part of the infrastructure that connects the site east and west, including the road network for vehicles and transit busses. To a certain extent, it'll be part of the regional infrastructure we do collectively with the city. There are city priorities for infrastructure that are funded through the city's capital budget and then there's the development charge system, which developers contribute to.*

Areas outside the site

- **What is being planned for the areas outside the boundaries, near Allen?** *That area is part of a separate planning process called the Allen District Plan which is being managed by CreateTO.*
- **What is the plan for the area between the red and blue lines?** *That portion is owned by the TTC and by the Department of National Defence who are not part of this application.*

Consultation and engagement

- **Ensure you are consulting the LGBTQ2S+ community.**
- **Impressed with the consultation process.**

NEXT STEPS

Both Chris Eby and David Anselmi, from Northcrest and Canada Lands, thanked participants for the terrific conversations. This will continue to be ongoing conversation and engagement with the community. For more information, please check out the project at www.id8downsview.ca. Chris and David also reminded participants that there are incredible public art installations as part of the City of Toronto's Year of Public Art located at Downsview Park (including murals and honouring local football

player), noting that this is only the start of the conversation and there will be more opportunities to engage, discuss and setting stage for implementing various visions.

Highlights of Opening Remarks provided by Councillor Pasternak at both meetings:

- The community's feedback and concerns are important for this proposal. I am an advocate on behalf of the community to ensure any development application respects the local community.
- The following presentation is not a City consultation, but a briefing by the applicant with their aspirational plans for the Downsview lands.
- The task ahead is both a challenge and opportunity for the residents, as the project team must respect the established neighbourhoods and ensure property owners have a fair chance to voice their opinions. This site is an opportunity to expand parkland and community assets such as pools and community centres.
- Downsview Park has had a long history of consultation and not all of them lived up to community's expectations. I realize it is my responsibility is to listen, to learn, and fix some of those challenges, to ensure we create a community that respects surrounding communities.
- nothing presented at the briefing was set in stone, and that the City of Toronto would be launching its own consultation.
- I am looking forward to many more years of engaged consultation.

Attachment 1. POST-MEETING SURVEY QUESTIONS

Participants shared additional questions with the project team through a post-meeting survey. Some of the questions that were answered during the briefing sessions are included in the detailed summary. This list includes all the questions from the post-meeting survey that were not verbally answered during the briefing sessions. Answers provided by the id8 Downsview team are included below. The video recordings of the briefing sessions are available on the project website at www.id8downsview.ca.

- Is there a problem of soil contamination on 520 acres of Downsview lands? *Studies conducted in support of the OPA application have not indicated any significant constraints or risks that would impede development. Further environmental reviews will be undertaken at each stage of approval.*
- Is the runway included in the open space/parkland calculation and will the runway be a road way? *Yes, the runway is included in the 100 acres of proposed new parks and open spaces. No, it will not be a roadway. It is proposed as a pedestrian space. It will be a primarily car-free and universally accessible corridor that connects the districts together.*
- The illustrations only depict max. 6-storey buildings. Where are the taller buildings, and why are they not shown? *Buildings with a range of heights were included in the renderings presented, including tall buildings. Taller buildings are also included in the slides illustrating the proposed approach to height across the site. Taller buildings are proposed primarily in areas close to the subway/GO stations and at key intersections.*
- Have all the major decisions related to the development been made? *No. The landowners have made an application to the City of Toronto to amend the Official Plan. The application will be reviewed by City staff, informed by additional City-led community consultation, and ultimately requires City Council approval before being implemented. It is very typical for proposals to evolve in response to this collaborative process.*