



id8 Downsview

Community Resource Group – Meeting 2

Tuesday, February 8, 2022

5 – 7 pm via Zoom

SUMMARY

The second meeting of the id8 Downsview Community Resource Group (CRG) focused on providing updates on ongoing streams of work lead by Northcrest, Canada Lands, both together and separately. The City of Toronto also provided a brief update on Downsview Review process. The second half of the discussion focused on a short presentation by Northcrest, Canada Lands and Third Party Public on the id8 process to date, different roles of actors, and opportunities for collaboration (agenda included in Attachment 2). In small group discussions, CRG members provided insight on opportunities for collaboration and connecting to community priorities (summary of small group discussions in Attachment 1).

1. FOCUSED BRIEFINGS

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

- **Update Downsview (City of Toronto):** The City of Toronto provided a short presentation on the City’s Downsview Area Secondary Plan review and concurrent review of the Official Plan Amendment (OPA) application submitted by Northcrest and Canada Lands. A CRG member raised the importance of ensuring connectivity, and the City confirmed that transportation is a major focus of their work. The need for the City to consider the impact of developments south of the id8 lands (e.g. at Yorkdale Mall) was also raised by a CRG member, and the City confirmed that the study area boundary for the Secondary Plan Review is much larger than what was shown on the map and that yes, future development at Yorkdale is on their radar.
- **1st District (Northcrest):** Northcrest Developments shared a briefing on the ongoing district planning process. Northcrest 1st District will be commencing its second phase of engagement in early March 2022.

On Tuesday, February 8, 2022, Northcrest Developments and Canada Lands Company convened the second 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.

- **Aerospace Campus Concept, Downsview Park (Canada Lands):** Canada Lands provided an overview of the 6-hectare (15 acre) campus, including plans to rehabilitate the MOTH Hangar. An id8 CRG member asked about whether this information would be publicly available (e.g. announcements) and about the proposed uses of these rehabilitated spaces. Canada Lands indicated that participants in DAIR (Downsview Aerospace Innovation and Research Hub) are going to be the first occupants, with the potential to use the space for community functions. Press release will not be made until later in the year.
- **Arts & Culture (Departments of Words & Deeds):** Department of Words & Deeds shared an update on the arts and culture work happening through XOXO Downsview and the XOXO Advisory Committee.

All presentations have been combined into one document found in Attachment 4.

2. PRESENTATION FROM NORTHCREST AND CANADA LANDS

Chris Eby from Northcrest and David Anselmi from Canada Lands provided a brief overview of the id8 engagement process and how the process has evolved to respond to feedback. The presentation also set the stage to understand opportunities to collaborate to achieve community priorities and the various roles/approaches to achieving better outcomes. 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 collaborative processes do you know of (and/or have been involved with) that have brought many different stakeholder interests together effectively to help achieve community priorities?*
2. *What community priorities are best achieved through collaboration?*
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. For more detailed information on each breakout room please refer to Attachment 1.

Integrated feedback across all three breakout rooms, shared by CRG members included:

Re-envision our approach to collaboration. The extended timeline for this project provides an opportunity for a whole new experience for collaboration. Northcrest and Canada Lands actions have demonstrated their willingness to collaborate and they should continue to engage with others (like the recent participation of the landowners in a meeting hosted by the Toronto Community Benefits Network in Downsview) and continue to share information included in the who-does-what slide so that all benefit from it.

Connect with local communities and ongoing processes like the Jane Finch Initiative and community events. Find ways to integrate and share information between local processes. The Jane Finch Initiative and the Yorkdale redevelopment are an opportunity for Northcrest and Canada Lands team to participate in each other's respective processes. It can be difficult to make connections with local communities, but one approach is to develop trust by showing up and participating in local events.

Adapt to evolving community priorities. Over the course of this project, community priorities will evolve and new priorities will emerge. There needs

to be a process to regularly check-in on community priorities to ensure they're current, to discuss how they align with landowner priorities, and that includes mechanisms for meeting those priorities.

Give Downsview lands a much-needed heart.

Northcrest and Canada Lands have made an impressive effort to engage the community and continued engagement is important (for example events that bring families and communities on the site like festivals and activities). Id8 Downsview process can be the heart for Downsview to make this a connected, accessible, and vibrant space.

Understand the root of issues. Smaller problems are easier to understand and address when their connection to deeper root issues is understood. The first step is also to agree on what is the issue at hand.

Acknowledge the existing cynicism in public processes. There is a history of broken promises that have caused cynicism (for example Metrolinx and Jane Finch Community Centre). Northcrest and Canada Lands should host big meetings (with thousands) to share what is feasible. Prioritize building infrastructure first (roads, parks etc.) to help demonstrate that local residents won't only live through decades of construction, they will also have access to new assets right from the beginning.

Explore international collaboration opportunities and broader industries (aerospace). Start early with building international partnerships and attracting investment to Downsview. Northcrest 1st District being an employment hub with one of the largest film studios in North America could be a great site for partnership of international film festivals, such as Toronto International Film Festival, Italian Contemporary Film Festival. Continue to support opportunities for the aerospace industry to grow on the site.

Continue connecting with youth. Youth should be involved from the start through to the end of this project in a number of ways including arts education, community engagement, planning, community building, youth programs, and even a new ad hoc youth centre. Consider including youth in the Downsview XOXO process as an initial first step or connecting with them on social media (Discord, Reddit, Twitter and not Facebook).

Look for partnerships with educational institutions. Start early collaboration with educational institutions ranging from post-secondary to elementary to create opportunities for youth to participate in the process.

Help reconcile the tensions in the timeline between community organizations and the development of this site. Reconciling the tension between the short-term timelines of community organizations and the longer-term timeline of development would help with collaboration between landowners and community organizations.

Support local communities by meeting existing needs. This development should foundationally seek to support local communities, especially young families. Delivering the community centre and providing affordable daycare and housing are a big piece of these efforts. Another suggestion was to bring music to Downsview by partnering with local and city-wide choirs.

Focus on consensus building opportunities for collaboration. Public realm is an opportunity for collaboration and consensus building. Consensus building can be an opportunity for respectful communication and dialogue with the communities. Respect can go a long way to building trust.

Use accessible language. Avoid using obscure language and focus on sharing stories, opening site to tours and space for open houses.

Learn from other large-scale developments and connect with organizations outside catchment area. Continue to look for other case studies around the world and domestically (for example, London's Canary Wharf, Montreal, downtown Baltimore). Also, look for way to connect to organizations that may also be able to support the process such as Architectural Conservancy Ontario.

Consider hosting reference panels or community design sessions. Local communities are interested in being part of the design process and provide feedback through lottery reference panels (with a focus on members from Indigenous, Black and disabled communities).

4. OTHER QUESTIONS AND ANNOUNCEMENTS

- **Site tour** – Northcrest and Canada Lands will be organizing another tour when the weather has improved. The team is tentatively looking into late-March or April for those who were unable to attend the first tour.
- **CRG members are looking for ways to help.** For the next meeting, Northcrest and Canada Lands can share how CRG members can help or amplify their voices, outside of attending id8 CRG meetings.

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 May. If there 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.

Northcrest and Canada Lands thanked everyone for taking the time to participate and are interested in hearing feedback on the structure of the meeting from the CRG members. The facilitation team will follow up with a feedback form for CRG members to share their thoughts.

ATTACHMENTS

ATTACHMENT 1. Small Group Discussions

ATTACHMENT 2. Agenda

ATTACHMENT 3. Participants

ATTACHMENT 4. Combined slides

ATTACHMENT 1. SMALL BREAKOUT ROOMS

Id8 CRG Meeting 2 – Small Group Discussion Questions

4. What collaborative processes do you know of (and/or have been involved with) that have brought many different stakeholder interests together effectively to help achieve community priorities?
5. What community priorities are best achieved through collaboration?
6. Any other advice?

Small group discussion facilitated by Nicole

This project is so huge and over such a long-term space (30 years) that this is a whole new experience for collaboration. The doors that Northcrest and Canada Lands have opened to date are great and the narrative shows openness. It would be good to see their participation in TCBN meetings continue. The who-does-what slides were very helpful, and continuing to use this same type of information, over time, will be important.

Community priorities will change over time, and we need to think about how we manage those changes. What we think is a priority now will change in 2-3 years and may be different again 10 years from now. We need to confirm what the community priorities are now, continue to share and achieve them, and then move to what's next on the list. The process needs to be focused and the community needs to see when priorities have been met and understand how their priorities fit with/relate to other priorities, like the landowner priorities.

There is a high level of cynicism among some in the community because we've been promised so many things in the past that didn't happen. For example, for years we've been promised a community centre and there are zero dollars allocated to it. When it's possible, Northcrest and Canada Lands should have big meetings with even thousands of people together in an event where they're honest with everyone about what's doable and not doable. And start with infrastructure – so people who will be living with non-stop construction for decades at least have access to the infrastructure along the way (e.g. roads, parks, etc.). This will help build buy-in.

We need more youth involved so they can see the process from start to finish. They could be involved in a number of ways – arts education, community engagement, planning, community capacity building, planning of youth programming, and even helping create an ad hoc youth centre where workshops could be held, etc. Engaging youth is also a way to reach frustrated parents and grandparents. It seems like Downsview XOXO would be a great place to start with this.

It would be helpful to have a way to reconcile the tensions between the shorter-term timelines used by community organizations and the longer term (decades long) timeline during which the site will be developed. This would help facilitate collaboration between the landowners and community groups.

Supporting the community is foundational to society. This project needs to meet the needs that exist in the community – like supporting young families, delivering the community centre, providing affordable day care and accessible and affordable housing.

It's important to use language that people understand. Avoid obscure language. Focus on good stories and consider opening the site tour for community members and/or have open access to buildings on an “open house” basis to help support increased understanding.

Small group discussion facilitated by Yulia

Think strategic collaborations on a bigger scale to make Downsview an international destination. International strategic partnerships and collaborations take years to form, and it is good to start them early. Downsview is a great spot to invest to from an international perspective. We have many cultures in the area and there is a big film studio coming to the area. This area could become a campus or home base for many international organizations. International strategic partnerships and collaborations take years to form and it is good to start them early. Attracting international attention and investment would create benefits on all levels – locally and globally. For example, Northcrest 1st District being an employment hub with one of the largest film studios in North America could be a great site for partnership of international film festivals, such as [Toronto International Film Festival](#), [Italian Contemporary Film Festival](#). Another good example is a partnership between Air Canada and Disney, promoting an animated movie about Toronto – [Turning Red](#).

Partner with educational institutions on all levels. Creating a destination and bringing international attention to the site through collaborations will require sophistication and ability to plan for the future. At the end of the day, we are building for our youth. Following Centennial College's lead, bring in educational institutions – from elementary schools to universities -- as soon as possible -- to create exciting opportunities for youth to participate in these collaborations and to experience some of the fruits of their own labour.

In identifying opportunities for collaborations, think about the existing economic ecosystem and where industries start to bleed into each other. For example, Canada is one of five countries in the world that build planes. These planes have been built at Downsview and now moving to Pearson. There is a need to support these jobs and more, and the ecosystems starts with training future employees. Centennial College cannot do it alone, so there is Ryerson University that's already on the site and University of Toronto is coming soon. Aerospace is advancing virtual flight operations, and there is a potential to influence the film industry of filming virtually.

Consider working with local and city-wide choirs to bring music to Downsview park. For choirs it could be a way of diversifying their outreach and collaborate with other groups that do not necessarily come downtown. For example, practicing in the park in the spring could be a great opportunity for the returning St. Paul's choir to get together with a chamber choir and other core choir groups in the area.

Learn from other large-scale developments around the world and domestically. Benchmarking around the world from similar initiatives is important. Downsview is a great piece of land, and the only way to spoil good land is to build on it. Scour the planet for the best ideas for a bold inspired design, fresh thinking, beauty, and innovation – all with the best practices. “If you can’t be a good leader, be a good follower” – visit (maybe even with the Community Resource Group) places like Pittsburgh, Pennsylvania where huge steel yards in the middle of town were turned into cultural, entertainment and residential districts. Look at the harbour area in downtown Baltimore or London’s Canary Wharf. In Montreal, the public realm around the University of Montreal was redesigned to become real part of the city - with benches, fountains, and performance areas. Such urban design brings people together and promotes cultural life in the city. Look at Toronto’s own Distillery District --- how an industrial area has been repurposed into a lively neighbourhood. Downsview could become Distillery District North.

Resource shared after the meeting: <https://www.timeout.com/things-to-do/massive-urban-developments-changing-city-skylines-by-2030>

Get in touch with organizations beyond the catchment area. Consider reaching out to Architectural Conservancy Ontario (Toronto Branch) – the organization is paying attention to carbon-sensitive redevelopment and repurposing buildings; Heritage Toronto does walks around the City – could be a good way to engage others in Downsview; Lost River Walks – as Downsview is at the highest point of Toronto and at the headwaters of Humber and Don river systems.

To engage Gen Z, use appropriate channels, such as Discord, Reddit, Twitter, and not Facebook. Gen Z are the ones that are going to see these lands fully developed. It’s important to think about the generational aspect of who is doing what now and who will be doing what in 30 years.

Consider creating a reference panel, similar to the one at Metrolinx. Different people across the region are selected through a lottery based on a set of criteria to ensure diverse representation. In one sample, Metrolinx reference panel had members of Black communities, Indigenous peoples, people with disabilities, people from rural parts of Ontario, people from urban areas, etc.

Small group discussion facilitated by Ruth

Give Downsview lands a heart. Northcrest and Canada Lands have made an impressive effort to engage the community and continued engagement is important. There is no magic bullet for navigating these processes but something to focus the conversation is giving Downsview lands a heart to bring the community into the area. The Downsview area is not easily accessible but there needs to be life in the space. Id8 Downsview process is becoming the much-needed heart. As landowners start to host regular events (monthly or weekly) consider looking for ways to draw people to the Downsview lands. For example, Duke Heights BIA hosts a local skates festivals and other suggestions include having events to attract parents/kids and providing information on the project. Community centres are also place that have the potential to bring people together.

Connect with local communities and ongoing processes like the Jane Finch Initiative. Find ways to integrate and share information between local processes. The Jane Finch Initiative, Yorkdale

redevelopment are an opportunity for id8 process to participate in each other's respective processes.

Public realm is an opportunity for collaboration and consensus building. It can be a source of respectful communication with the communities. Respect can go a long way to building trust.

Uncover the root of issues. By understanding the root of an issue, it provides a broader view of how little problems connect to deeper root issues. By addressing underlying problems, you are addressing the smaller problems.

First step is to agree on the issue. A participant shared their experiences at university improving traffic on campus grounds and how the students came together to identify the issue and come together to resolve it (includes engineering students building bikes for short-term use).

Participate in activities with local communities. It can be difficult to make connections with local communities, but one approach is to develop trust by showing up and participating in local events.

Provide community design sessions. Weekend or day long design sessions for interested participants to help think through design attributes. Start early for planning for community resources and discuss key issues like connection, especially across the railway which makes it difficult to currently access Downsview Park (south area of the site).

Downsview is a hub. Connect and work collaboratively with the broader community to make Downsview a destination for everyone.

There are existing issues regarding food insecurity and not enough after school programs, and career paths for youth.

Resource shared after the meeting:

Make direct connections between the Jane Finch Initiative consultation process. Jane Finch initiative is currently wrapping up the first phase of community consultation and reporting to community council this summer. During the second phase (occurring during June/July), it would be a good relationship building opportunity and mechanism for confronting past harm, to directly engage with Jane Finch Initiative and participate in their consultations. There is also an accountability table made of residents and community leaders that Northcrest and Canada Lands should consider connecting with to see how different issues and solutions are discussed. If there is interest in connecting with this process, Andrew Farcombe from City Planning is the project lead.

Explore other examples of collaboration and achieving collective goals. There are examples happening in other places that could provide insight on strategies and processes used to achieve collective goals with the interests of many stakeholders. Hogan's Alley and Restorative Cities are two examples to explore (project links listed below).

Hogan's Alley (contact for project lead available)
[Cultural Center | Hogan's Alley Society \(hogansalleysociety.org\)](#)

Restorative Cities
[DJDS | About \(designingjustice.org\)](#)

ATTACHMENT 2: AGENDA

id8 Downsview Community Resource Group

Meeting 2, Tuesday, February 8, 2022

5:00 – 7:00 pm

(via Zoom, if you haven't already registered for the meeting, please do so by clicking [here](#))

MEETING PURPOSE

- Brief CRG members on recent and ongoing initiatives relevant to id8 Downsview
- Explore and discuss opportunities to collaborate to achieve community priorities

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

- Summary CRG Meeting 1
- Summary CRG Site Tour 1

Other resources:

www.id8downsview.ca

PROPOSED AGENDA

5:00 Land Acknowledgement, Introductions & Agenda Review
Swerhun Inc. and All

5:05 Focused Briefings on Recent & Ongoing Activities

- Downsview Area Secondary Plan Review & Concurrent Review of OPA Application (City of Toronto)
- 1st District (Northcrest)
- Aerospace Campus, Downsview Park (Canada Lands)
- Arts & Culture (Department of Words & Deeds)

There will be an opportunity for questions of clarification from CRG members after each briefing

5:45 Explore and discuss opportunities to collaborate to achieve community priorities

1. What collaborative processes do you know of (and/or have been involved with) that have brought many different stakeholders interests together effectively to help achieve community priorities?
2. How can collaboration help achieve community priorities in Downsview? Who could be involved?

Any other advice?

6:50 Wrap-Up and Next Steps

- Updates or announcements from CRG members
- Second site tour
- Next CRG Meeting (Spring 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 , Jim Huh (alternate)
	St. Jerome Catholic School Parent Council	Adriana Aviles
	Tahj Consulting	Symone Walters
	TTCriders	Michael Arkin
	Walk Toronto	Sonali Praharaj
	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 , Steven Dixon
Convenors	Northcrest Developments	Chris Eby , Ian Hanecak , Marina Sheehan
	Canada Lands Company	David Anselmi , Martin Ennis
Consultant	Urban Strategies Inc.	Emily Reisman
Consultant	Dept of Words & Deeds	Jane Farrow
Facilitation	Third Party Public (formerly Swerhun Inc.)	Ruth Belay , Yulia Pak , Nicole Swerhun and Khly Lamparero

ATTACHMENT 4: SLIDES



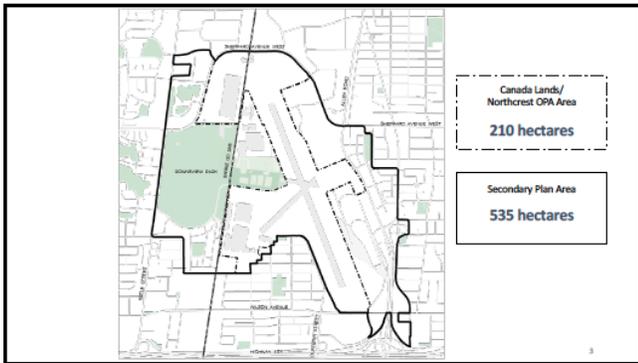
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How Did We Get Here?

So what has changed since the 2011 Downsview Area Secondary Plan?

- Upcoming closure of the Downsview Airport
- Official Plan Application submitted by Canada Lands Company and Northcrest Developments
- Provincial policies requiring a minimum density of people and jobs around the GO Transit and TTC subway stations
- Various other updated Provincial and City policies and guidelines

2



3

Site & Area Specific Policy (SASP) 596

SASP 596 provides an overarching framework for Update Downsview and will guide the preparation of the new Secondary Plan

- Outlines where the Employment Areas are located and identifies Regeneration Areas, to be re-designated through the Update Downsview project.
- Requires that a minimum non-residential gross floor area of 1,114,000 square metres be provided.
- Identifies phasing to ensure balanced residential and non-residential development over the course of build-out.
- Requires consideration of housing, community services and facilities, infrastructure, transportation, parks and recreation, and public realm.
- Identifies a range of elements that need to be considered within the Secondary Plan.

Areas subject to Site and Area Specific Policy 596

4



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Work Plan

Update Downsview will establish a new vision for the area and develop policies to guide the creation of a complete community with places for people to live, work, shop, play, learn and relax.

Phase 1 (Fall 2021 – Spring 2022)	Phase 2 (Summer 2022 – Spring 2023)	Phase 3 (Summer 2023 – Winter 2023)
<ul style="list-style-type: none"> - Vision and key directions for the Downsview area - REPORT to the Planning and Housing Committee 	<ul style="list-style-type: none"> - Draft Secondary Plan and draft Zoning By-law - REPORT to the Planning and Housing Committee & Council 	<ul style="list-style-type: none"> - Refinement and revisions to the draft documents - Preparation of final documents - Statutory public meeting - REPORT to the Planning and Housing Committee & Council

Public consultation will occur throughout all phases of Update Downsview. This will include focused consultation with Black, Indigenous and other equity deserving groups.

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Anticipated Deliverables

1. Updated Downsview Secondary Plan
2. Area-specific Zoning By-law
3. Urban Design Guidelines and Public Realm Plan
4. Master Environmental Servicing Plan
 - Transportation infrastructure
 - Water, wastewater and stormwater infrastructure
5. Community Development Plan

Deliverables will be expressed through Secondary Plan policies and maps and/or stand-alone documents

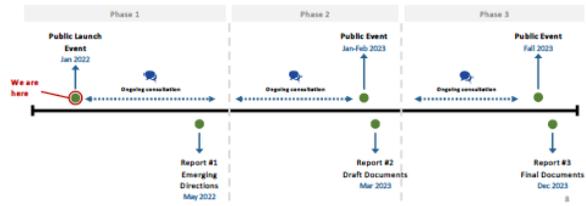
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Consultation

There will be a wide range of opportunities for getting involved and providing input on the Update Downsview project, including:

- 🗳️ Online surveys
- 👥 Public meetings/townhalls
- 💬 Small group meetings/discussions
- ✉️ Emailed comments



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Project Team

City Divisions

- City Planning (includes Heritage, Housing, Public Art)
- Transportation Services
- Parks, Forestry & Recreation
- Economic Development & Culture
- Social Development, Finance & Administration
- Children's Services
- Engineering and Construction Services
- Toronto Water
- Energy and Environment
- Legal Services

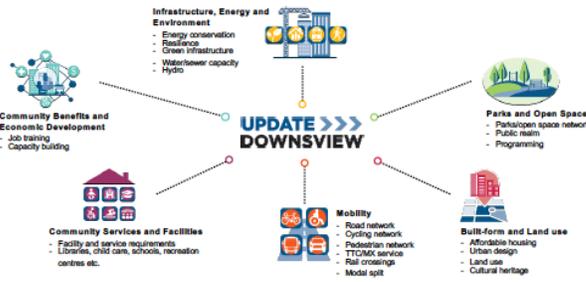
City Agencies and Boards

- Toronto Public Library
 - Toronto Transit Commission
 - CreateTO
 - Toronto Hydro
- ### Infrastructure Providers
- Metrolinx
 - Toronto District School Board
 - Toronto Catholic District School Board
 - Conseil scolaire Viamonde
 - Conseil scolaire catholique MonAvenir
 - Toronto Region Conservation Authority

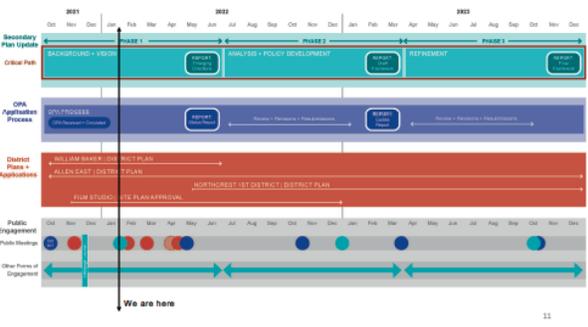
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Project Components



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Next Steps

- January 25th to February 25th: Online Survey
- Mid-February: Public Launch Event Summary Report and Illustrative Video
- February to May: Stakeholder group meetings
- Mid-May: Public Release of Emerging Directions Report
- May 31st: Presentation to Planning and Housing Committee
- Summer 2022: Phase 2 begins

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Thank You

Let's stay connected!

For more information, or to provide feedback, please contact Jessica Krushnisky, City Planning at jessica.krushnisky@toronto.ca or call 416-392-7215.

New to the study?
Visit the project page at <https://toronto.ca/1st-district/> on the City of Toronto's website for many informative Information Boards for the 1st District project. Reports can also be found here.

Participate in the online survey!
Visit the project page at <https://toronto.ca/1st-district/> to take the survey.

Subscribe for e-updates!
Subscribe to our e-updates at <https://toronto.ca/1st-district/> to receive periodic updates and notices about upcoming meetings and events.

On Twitter?
Use the hashtag #1stDistDownsview. From time to time, we will post information from the official City Planning account @CityPlan20.

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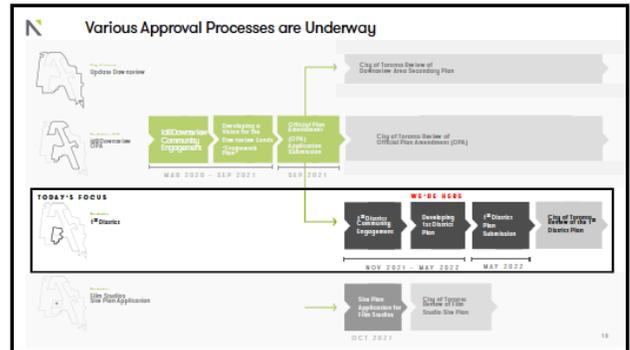


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The Project

1st District

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Working. Together.

Community engagement is an important part of our planning process. Regular and meaningful community engagement will help us ensure that the 1st District plans reflect the community's priorities. **Working together**, we will create a place where everyone will thrive.

MAYORS & DISCUSSION GUIDE

PUBLIC TOWNHALL 17

17

1st District Themes

JOBS AND OPPORTUNITIES

HOMES AND AMENITIES

WALKABLE AND CONNECTED

SUSTAINABLE AND HEALTHY

VIBRANT PUBLIC SPACES AND CULTURE

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OVERVIEW

- XOXO DOWNSVIEW WORKPLAN
- 2021 PILOT
- FUTURE PROJECTS
- ADVISORY COMMITTEE & JURY POOL
- NEXT STEPS

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XOXO DOWNSVIEW WORKPLAN

- Input on arts and culture programming and interim uses was gathered over 2021
- Participants value arts and culture and want it prioritized
- Northwest and Canada Lands agree; they're committed to incorporating arts and culture:
 - to draw from, and amplifying the rich local scene; and
 - to use these lands for arts and culture in the Interim and the future.

"XOXO Downsview"... because, in Downsview, there's a lot to love.

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XOXO DOWNSVIEW WORKPLAN

The Workplan will guide projects and programming to:

- celebrate art, culture, and creativity
- bring people together;
- amplify local talent and explore Downsview's heritage;
- test ideas and approaches for the future build-out; and
- highlight Downsview as a destination and generator of cultural works.

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XOXO PILOT – SUMMER/FALL 2021

- Launched in partnership with YOFA and in consultation with North York Arts.
- Provided an opportunity to test drive an approach to decision-making informed by our engagement process.
- Collaborated with fourteen young people, including Indigenous artists, artists from local African, Caribbean, Black communities, and other emerging artists of colour from the Northwest quadrant.
- Cinematoscope captured photos and videos

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XOXO PILOT – PAINTED PATH



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XOXO PILOT – WINDROSE



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XOXO PILOT – CURTIS MURAL



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XOXO PILOT – AUDIO TOUR



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XOXO PILOT – DV STORIES



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XOXO GUIDING PRINCIPLES

Future XOXO projects will continue to reflect guiding principles developed and endorsed through community engagement:

- Prioritize and support local community
- Emphasize equity and inclusion
- Include a mentorship wherever possible.
- Compensate all artists fairly and promptly
- Consider the environmental impact of projects and tread lightly on these lands.



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ADVISORY COMMITTEE & JURY

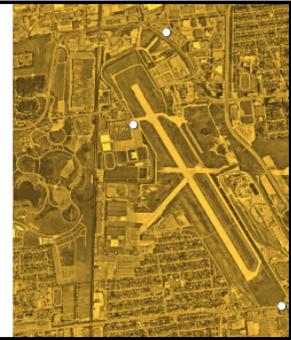
- XOXO-AC consists of 10 arts practitioners and organizations (including North YorkArts), a representative of Mississaugas of the Credit First Nation and two land owner reps
- Will provide feedback and recommendations on XOXO Downsview projects, review calls for artists, and make recommendations for juries
- XOXO juries will be convened to make recommendations on specific projects
- Participants will be paid at CARFAC rates
- 36 artists and organizations applied online, diverse, lots of locals, broad range of expertise
- First XOXO-AC meeting in March 2022, summary posted on website in April



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NEXT STEPS

- New arts and culture activations, partnerships, and placemaking are in development, which will soon be shared with the XOXO-AC for feedback, including:
 - Mural works and path paintings
 - Wind Rose Installations, a call for artists
 - Fence-weaving works in several locations
 - other programming under development



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www.id8downsview.ca/xoxo



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Project Overview



Id8 Downsview
 PDP Neighbourhoods Area - Sheppard, Chesswood and Allen
 - 67 hectares/165 acres
 Includes the Aerospace Campus
 6 hectares / 15 acres
 Total Plan Amendment Area
 - 210 hectares/520 acres

■ PDP Lands
 ■ Northeast Lands

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Downsview Lands, Toronto, ON - Aerospace Campus and Moth Hangar

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Chesswood Neighbourhood - Aerospace Campus Concept



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Downsview Lands, Toronto, ON - Aerospace Campus and Moth Hangar

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Downsview Aerospace Campus - MOTH Hangar



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Downsview Lands, Toronto, ON - Aerospace Campus and Moth Hangar

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EXPLORE AND DISCUSS: Opportunities to collaborate to achieve community priorities

Id8 Downsview CRG Meeting 2
Tuesday, February 8, 2022

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id8 Downsview engagement process

Focused largely on planning proposals shared by Northcrest and Canada Lands for:

- Creating great public spaces and Infrastructures, including parks and open spaces, connections, and community services & facilities
- Building vibrant neighbourhoods, including space for businesses and jobs, housing diversity and affordability, heritage, and built form

Planning proposals were shaped by:

Community
& Stakeholder
Priorities



Public Policy
Priorities





Landowner
Priorities



Complete
Communities



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Plan and policies responded to feedback

PROPOSED FRAMEWORK PLAN:

- New parks and open spaces
- New connections
- New jobs and employment
- Complete communities
- Sustainability

POLICIES PROPOSED BY LANDOWNERS TO BE APPLIED TO THESE LANDS by the City of Toronto:

- Affordable housing
- Food growing & selling in parks
- Indigenous placekeeping
- Community services & facilities
- Arts & culture
- Adaptive re-use of heritage buildings





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Process also evolved in response to feedback

- Ongoing work with Rights Holders and Indigenous Voices
- Connections with African, Caribbean and Black leaders
- Community Context Study analysis (and ongoing work with the *Centre for Connected Communities* to review alignment of feedback with existing City policies)
- Participate in meetings of others (e.g. Black Creek Fair Economies, Toronto Community Benefits Network)
- Hired 4 youth to seek feedback from local youth
- Translation into 5 languages (on request)
- Created Community Resource Group
- Commitment to twice annual Public Town Halls
- Northcrest and Canada Lands have ongoing training related to equity and inclusion, and working with *Monumental* (focus on building more fair and just cities, where social power is increasingly redistributed to local communities and neighbourhoods)




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Achieving better outcomes

Participants said that the best way to ensure planning and development achieve better outcomes for all is for Northcrest and Canada Lands to:

- Continue engaging with communities to identify and achieve shared priorities
- Ensure direct and transparent line between feedback and decisions
- Make it a priority to work with local organizations
- Have mechanisms in place to ensure commitments are met
- Identify the roles of developers, municipal governments, and others in addressing opportunities and issues
- Recognize that people have varying degrees of familiarity with and interest in the id8 Downsview process, and cynicism about the value of consultation

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Achieving better outcomes

Highlights of feedback on equity and inclusion:

- Be proactive in looking at issues of equity, inclusion, power, and privilege
- Build on existing community initiatives, projects, and knowledge
- 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 so people see that there is support for them and to support a sense of belonging

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Who-does-what?

Northcrest and Canada Lands

- Proposing the future use of their lands that is consistent with their mandates and is informed by community and stakeholder priorities and public policy priorities
- Contributing financially to the City of Toronto (Development Charges, Community Benefits charges)

City of Toronto (elected officials and staff)

- Land use regulation, including the Development Charges and Community Benefits Charges applied to landowners and how the funds will be used
- Creating and enforcing policies, funding and delivering services and programs that touch on almost every aspect of daily city life

Rights Holders

- Share their interests in, and collaborate on, how land is used and how it is planned

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Who-does-what?

• Other levels of government:

- Province of Ontario responsible for cities, allocating growth, planning and funding health care, education, long-term care, transportation, etc.
- Government of Canada has multiple priorities it supports and funds in provinces and cities, multiple policies that influence cities (e.g. immigration)
- Canada Lands and Public Sector Pension Investment Board (Northcrest) are federal Crown Corporations

• Public agencies:

- Such as school boards (Toronto, Catholic, French), Metrolinx, Toronto Region Conservation Authority, and many others

• Non-profit community-serving organizations and grassroots groups supporting arts, culture, sports, youth, seniors, families, nature, education, etc.

• Businesses providing goods, services and amenities

• Residents and the general public share their priorities and perspectives on the future investment proposed for their community

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Who-does-what?

At least 80 unique grassroots groups, organizations, networks and institutions are leading "by the community, for the community" initiatives in Neighbourhood Improvement Areas (NIAs) surrounding the Downsview lands.

Northcrest and Canada Lands completed the Community Context Study to understand the history and current ecosystem of community action and initiatives in the 5 NIAs surrounding the Downsview lands.

This rich ecosystem works in the following theme areas:

- Racial justice
- Economic inclusion
- Housing and gentrification
- Food systems
- Community safety and health
- Climate mitigation and adaptation



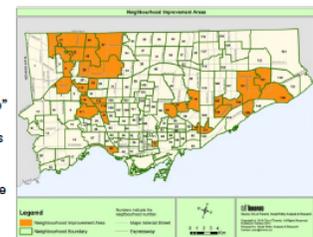
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Who-does-what?

Neighbourhood Improvement Areas

- 31 identified in the Toronto Strong Neighbourhoods Strategy
- TSNS is the City's action plan "for ensuring that each of the city's 140 neighbourhoods can succeed and thrive" - working to achieve equitable opportunities across all neighbourhoods
- Strategy strengthens the social, economic, and physical conditions that deliver local impact for city-wide change



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Questions for the CRG to consider:

1. What collaborative processes do you know of (and/or have been involved with) that have brought many different stakeholder interests together effectively to help achieve community priorities?
2. What community priorities are best achieved through collaboration?

Any other advice?

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