

*Mail-in reply cards were one of several methods used to gather feedback during Round One of the engagement program for id8 Downsview. Between May 20 and May 22, 2020, over 63,000 flyers were distributed to houses, apartments and businesses within approximately two kilometres of the project site. The flyers included a tear-off section with pre-paid postage and space to identify if they would like to receive a hard copy of the consultation materials, share their contact details for mailing purposes and respond to the question “Tell us what opportunities you would like to see explored as part of this project?”*

*This summary captures feedback received via the mail-in reply cards as of June 30, 2020, and will be part of the Round One Consultation Report. The Report will be posted on [id8downsview.ca](http://id8downsview.ca) in mid-July. People can still provide their feedback via the mail-in reply cards as the id8 Downsview team will continue to consider them as we move forward in this process.*

*The intent of this document is to summarize the feedback received; it does not assess the merit or accuracy or indicate an endorsement of the feedback on the part of Northcrest Developments or Canada Lands Company. Note that feedback from two reply cards had inflammatory remarks that were threatening and abusive, so these comments were not included in this summary. For more information on our approach to moderating comments, see the Comment Policy at [id8downsview.ca/privacy-policy](http://id8downsview.ca/privacy-policy).*

id8 Downsview

## Mail-in Reply Card Feedback Summary

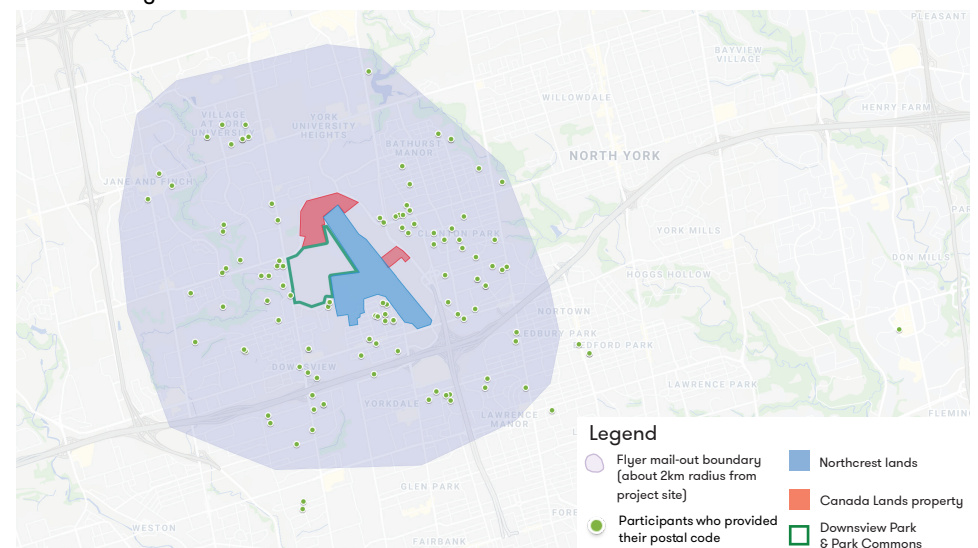
May 20, 2020 – June 30, 2020

Total mail-in reply cards received: 97

### PROFILE OF PARTICIPANTS

*As illustrated in the graphic below, a total of 97 reply cards were received as of June 30, 2020 with 96 participants providing their postal codes. 93 (or 97%) of the reply cards with postal codes provided were received from participants within or just outside the 2 kilometre flyer mail out boundary. Only three reply cards were received from participants significantly outside the 2 kilometre boundary, including one from East York, one from Don Mills, and one from Otonabee, Ontario. 65 of the 97 reply cards received included feedback.*

Feedback by Postal Code



### SUMMARY OF FEEDBACK

Feedback shared by participants are organized by key topics below.

#### Residential development

- **Most supported low-rise residential.** Several participants showed support for low-rise residential development (e.g. single-detached homes and town houses) and opposed taller buildings (condos and apartment buildings). A few participants shared support for a variety of heights and types of residential development (including condos and apartments). One respondent said no further residential development should be allowed.

- **Mixed opinions about affordable housing.** Some supported affordable housing (both ownership and rental) with specific requests for affordable seniors housing that would allow them to stay in the area in which they have built their lives. A few participants discouraged any affordable housing with one person saying there should be no “low-income family housing”.

### Community facilities and programs

- **Lots of support for building a community centre and recreation facilities.** Several said the area would benefit from a large community centre with a variety of facilities and programs. Specific facilities and programs suggested included:
  - Dancehall/ballroom for seniors
  - Gym
  - Pool (some said indoor)
  - Squash courts
  - Skating rink
  - Family friendly recreational spaces
  - Basketball court
  - Sports stadium / fields (soccer, football, baseball)
  - Social programs for seniors (e.g. space to play Bridge)
  - Running trails and outdoor exercise areas (with drinking fountains)
  - Indoor stadium
- **Some support for art installations, facilities and programs, including:**
  - Sculpture park
  - Arts centre
  - Botanical gardens
  - World class sculptures by renowned artists placed around and floating in the pond
- **Schools, libraries and education programing.** Some said the area needs additional schools. There was also interest in libraries and space and resources for educational programs to teach people about the local natural environment (plants and animals).
- **Other outdoor community facilities and services suggested:**
  - Community gardens for both food and aesthetics
  - A “better” farmers market
  - Dog park

### Commercial Development and Employment Uses

- **Several showed support for local, small-scale commercial and employment uses.** Specific suggestions included:
  - Cafes, bars, restaurants, etc.
  - An entertainment district
  - Grocery store
  - Offices and co-working spaces for small business (similar to what is offered downtown Toronto)
  - Rental spaces for corporate and personal functions
  - Stores like the Shops at Don Mills
  - A Disneyland style theme park (no rides but shows, entertainment and shops)
  - Mixed-use development with retail on the ground floor and residential above
  - Permanent food stands and rides for children
  - A Liberty Village style area

### Building and community design

- **A few participants encouraged low-impact sustainable building design.** Other building and community design recommendations included:
  - The appearance of buildings should embrace and fit-in with the local community
  - Explore opportunities to bring a futuristic character to the urban lifestyle (e.g. renewable energy, community organic farms, unique flower gardens, entertainment parks)

### Parks and greenspace

- **Several participants said existing parks / green spaces, especially Downsview Park, should be protected and new parks should be built throughout the site.** Specific ideas included:
  - Protect space for programs to teach children about local wildlife
  - Include outdoor theatre space in a public park
  - Develop a park similar to High Park or Central Park in New York
  - Use green space to provide connections that allow people travel the “last mile” to/from transit by on foot, by bike or scooter
  - Leave Downsview Park alone; do not build condos, townhouses, schools, etc. on the needed greenspace.

### Connections

- **Some participants focused their comments on providing connections to and through the area.** Specific recommendations included:
  - Provide more connections to the subway stations
  - Build a bridge to connect the site to Downsview Park
  - Ensure the site is walkable / pedestrian friendly
  - Develop a transit master plan to explore additional transit infrastructure (e.g. an LRT or buses)
  - Install a signalized intersection at Wilson Heights Blvd & Joel Swirsky Blvd

### Infrastructure (traffic, sewers, and the runway)

- **A few participants raised concerns about traffic and suggested strategies to mitigate traffic** including:
  - Adding new roads
  - Building more lanes on some existing roads
  - Providing parking at TTC stations
  - Creating electric vehicle infrastructure
- **One respondent suggested upgrading the surrounding sewers and water basin.**
- **One respondent suggested keeping and extending the runway** to be used for emergency aircraft owned by the federal government / Canada Lands.

### Specific concerns

- **A few participants shared concerns.** Specific comments included:
  - Don't spend too much taxpayer money.
  - Don't increase crime.