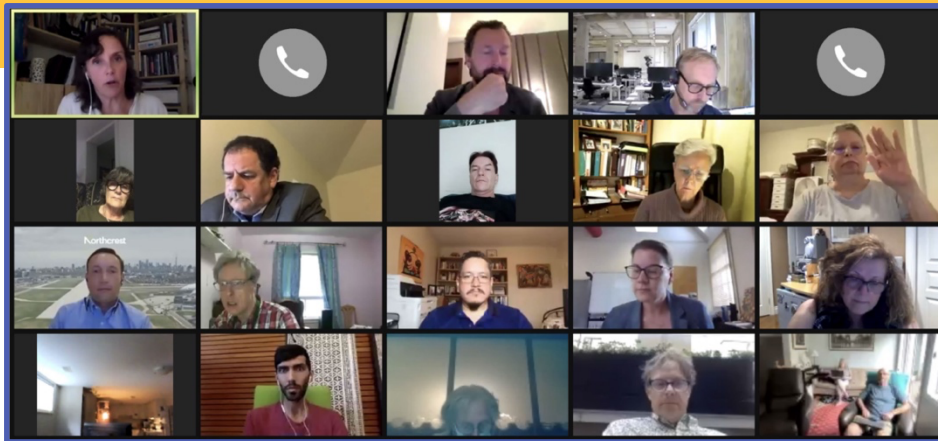


id8 Downsview

# Engagement Round Three: FEEDBACK REPORT

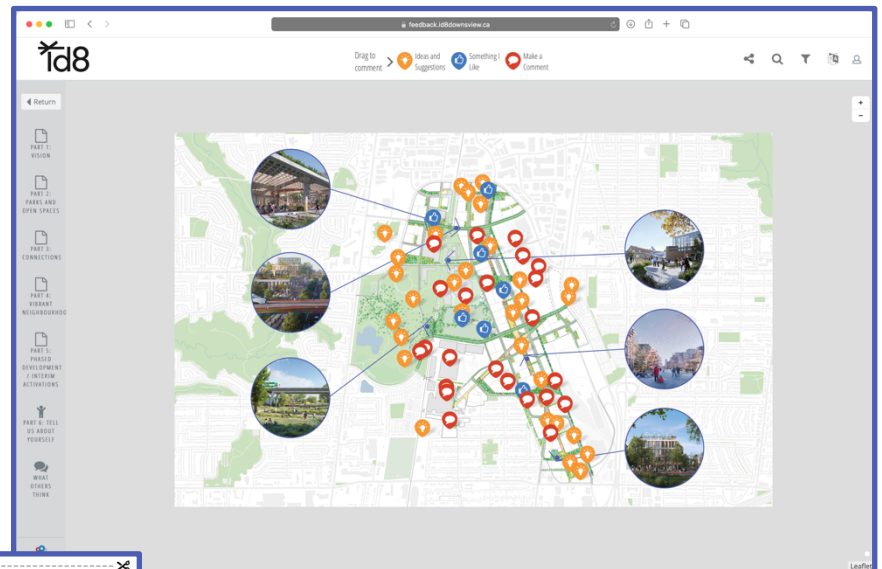
December 1, 2020 – August 9, 2021



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ing missing from our vision that you'd like to see considered? If so, please tell us here.

IN THE WINTER PICTURES THAT TAKE  
OUT OF AN ICE RINK. WILL THIS BE  
FOR ROLLER SKATING IN THE SUMMER?

# A message from Northcrest and Canada Lands



Canada Lands Company  
Société immobilière du Canada

September 2021

We wish to extend a big thank you to the people and organizations – locally and citywide – that continue to participate in the important discussions Northcrest Developments and Canada Lands Company are convening to inform the future of the 520-acres of land we own in Downsview. We are deeply grateful for the generosity and thoughtfulness shared with us by the new and returning participants. It is this invaluable community insight and wisdom that has made our processes stronger and our work better over the past 16 months.

Round Three of the id8 Downsview engagement process was focused on the emerging plan we are preparing to submit to the City of Toronto for their review and consideration. Participation in all engagement activities was over 1,800 – our highest yet. Northcrest and Canada Lands shared and sought feedback on ten key elements of our vision for the future, with updated maps and new illustrations that our team carefully developed to best respond to community and stakeholder priorities, public policy priorities, and our priorities as landowners.

It was reassuring to hear that, in response to the planning ideas we shared, many participants said that we are on the right track. The 10 elements in our proposed vision were well received, with many participants re-emphasizing the importance of connectivity, green spaces, celebrating Indigenous history and culture, good quality employment, community services and facilities, affordable housing, heritage, and sustainability.

We also heard loud and clear that it is important to continue discussions about community priorities that go beyond the emerging plan, including (but not limited to) deeply affordable housing and culturally appropriate schools and daycares for Indigenous people; investments in the local workforce development that prioritize Indigenous people and people of African and Caribbean descent; and fostering the local economy and local arts and culture. This continued push to “think outside the box” and apply an equity lens was received through our broad public engagement activities, as well as our focused efforts to reach over 900 youth, dozens of grassroots community groups from surrounding Neighbourhood Improvement Areas, leaders from African, Caribbean, and Black communities, and Indigenous communities.

In addition to the many supportive and encouraging comments received in response to the ideas we shared during Round Three, there continue to be participants who raise concerns related to the need for (and amount of) residential development and affordable housing included in the emerging plans, how the emerging plans integrate with and impact existing communities, and potential impacts on traffic flow and congestion. We look forward to continuing our work to understand and address these concerns while at the same time aligning our plans with priorities identified by the diverse mix of communities and stakeholders interested in the future of these lands, public policy priorities that apply, and our priorities as landowners.

The id8 Downsview engagement process has reinforced for us that a shared vision can only be achieved through meaningful collaboration with all interests and stakeholders – locally and city-wide. Participants continue to encourage us to look for opportunities to collaborate and innovate in a space where innovation and collaboration are not common.

Northcrest and Canada Lands will be submitting our application for an Official Plan Amendment for these lands to the City of Toronto this Fall. We remain committed to convening and participating in informed, constructive, and transparent discussions regarding the factors to be considered when planning the future of these lands. We will take a thoughtful, step-by-step approach to creating new neighbourhoods and we look forward to continuing our work with you for decades to come.

Sincerely,

Chris Eby  
Executive Vice President  
Northcrest Developments

Deana Grinnell  
Executive Vice President, Real Estate  
Canada Lands Company

# Land Acknowledgement

The 520 acres of land that are the focus of the id8 Downsview process are covered by Treaty 13 signed with the Mississaugas of the Credit. These lands are the traditional territory of the Michi Saagig Anishnaabeg and the historic homelands of the Haudenosaunee and the Wendat peoples; and we know today that Toronto is home to many diverse First Nations, Inuit, and Métis peoples.



# About this report

This Round Three Feedback Report was written by Swerhun Inc., the firm retained by Northcrest Developments (Northcrest) and Canada Lands Company (Canada Lands) to support the id8 Downsview engagement process. As facilitators that are not advocating for any particular outcome of this project, the intent of this report is to capture the perspectives shared, not to assess the merit or accuracy of any of these perspectives. This summary also does not indicate an endorsement of any of these perspectives on the part of Northcrest or Canada Lands.

This report summarizes the feedback received across all consultation and engagement activities between December 1, 2020, and August 9, 2021. It is based directly on comments and advice shared during Round Three engagement activities, including:

- Virtual Public Townhall on Great Public and Open Spaces (July 9, 2021);
- Virtual Public Townhall on Vibrant Neighbourhoods (July 13, 2021);
- Indigenous Community Sharing Meeting (July 14, 2021);
- Focus Group with Business and Commercial Interests (July 15, 2021);
- Focus Group with City-wide Stakeholders (July 16, 2021);
- Focus Group with African, Caribbean and Black Communities (July 21, 2021);
- Focus Group with Resident and Tenant Associations (July 22, 2021);
- Community Services and Social Infrastructure Meetings 1 and 2 (March 2 & July 20, 2021)
- completed workbooks received via Canada Post;
- id8 Downsview website feedback forms;
- id8 Downsview social media (Facebook, Twitter, Instagram and LinkedIn);
- emails to [info@id8downsview.ca](mailto:info@id8downsview.ca) or calls to the id8 Downsview phone (647-245-3399);
- Youth Engagement Activities (led by four local youth); and
- Arts and Culture Roundtable (led by the Department of Words and Deeds).

A Community Context Study completed by the Centre for Connected Communities also involved engagement with grassroots initiatives in surrounding areas, including four Neighbourhood Improvement Areas.

Individual feedback reports from many of these activities are available at [www.id8downsview.ca](http://www.id8downsview.ca). All meeting summaries were distributed in draft to all participants for review before being finalized, with suggested edits (if any) incorporated before finalizing.

Northcrest and Canada Lands also participated in the Downsview Community Benefits Info Session hosted by the Toronto Community Benefits Network on July 27, 2021. They were invited to answer questions related to the development of the Downsview lands. More information about that event is available at [www.cbafordownsview.ca/events](http://www.cbafordownsview.ca/events)

If you have any questions about this report, contact the id8 Downsview team at [info@id8downsview.ca](mailto:info@id8downsview.ca) or by calling (647) 245-3399.

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# EXECUTIVE SUMMARY

Northcrest and Canada Lands delivered Round Three of the id8 Downsview engagement process from December 1, 2020 to August 9, 2021, as part of their work to develop a plan to guide future development of 520 acres of land at Downsview. Total participation in Round Three was over 1,800 including over 100 organizations. A diverse mix of residents, sectors, and interests participated, representing perspectives that were both local and city-wide. Engagement materials were also distributed in Italian, Spanish, and Vietnamese.

Round Three was designed to build on the process feedback received in Rounds One and Two by continuing to engage broadly through virtual townhalls, an online survey, a mail-in feedback form, a website contact form, a project phone line, as well as through distinct discussions with Indigenous voices, African Caribbean, and Black communities, and community-based and serving organizations. Northcrest and Canada also engaged youth, grassroots groups working in surrounding Neighbourhood Improvement Areas, and arts and culture organizations. Respectively, these engagements put a spotlight on youth-identified priorities, resulted in a Community Context Study for Downsview, and are helping inform discussions about the future of arts, culture, and placemaking.

The focus of Round Three was on the highlights of the emerging plan, including ten elements of a vision for what these lands will include along with new information and details related to the planning of public spaces and infrastructure as well as building vibrant neighbourhoods. Northcrest and Canada Lands proposed connected, complete communities that make full use of existing transit stations, with implementation guided by a thoughtful, step-by-step approach to creating new neighbourhoods, prioritizing community and collaboration. They also shared that the early focus will be on three new, mixed-use neighbourhoods, anchored by Downsview Park and the runway— with plans to animate the lands in the interim with local arts, activities, and culture.

Participants were asked:

- Overall, how well do the core elements of the future plan reflect your priorities?
- Are there specific elements of the future plan that you find most compelling? If so, what are they?
- Are there specific elements of the future plan that you find concerning? If so, what are they? And what suggestions do you have, if any, to address your concerns?
- What would you like to see explored further when more detailed planning begins on the three neighbourhoods?
- What interim uses would you like to see considered? And how should we decide which interim uses should be prioritized?

The feedback themes that consistently emerged include:

**Overall, there was a lot of support for the proposed vision.** Many participants said the renderings were inspiring and the ideas ambitious and exciting. Many participants especially liked key elements and ideas related to parks and open spaces, connecting in and across the site, the community centre, sustainable and resilient urban development, creating a destination, and supporting local economy.

**Diverging opinions continued to be shared around height, density, and affordable housing.** Consistent with the feedback shared in the previous rounds of id8 Downsview engagement process, different perspectives emerged in a few areas, including:

- some who strongly support affordable housing and others who are much more cautious about this direction; and
- some who strongly support tall buildings and density on the site (especially close to the transit stations), and others who are concerned that density add to traffic, pollution, basement flooding, and demand for community services that are at capacity. They would prefer much lower density spread around the site.

**Many participants shared suggestions and interests related to implementation, phasing, interim uses, and process.** It was suggested that Northcrest and Canada Lands:

- plan for and overcome potential implementation challenges over the decades-long redevelopment process by continuing meaningful collaboration with communities and stakeholders;
- understand what needs to be built first to facilitate successful development of the first three neighbourhoods and to foster local support;
- incorporate learnings from the COVID-19 pandemic into more detailed planning and design work at the district planning level;
- ensure that local businesses, communities, and Downsview users benefit from the future development through improved connections, affordable spaces, workforce development, community amenities and social infrastructure, and prioritizing those who contribute to local arts and cultures; and
- focus on interim uses that support various local communities and groups, prioritize equity-seeking groups, provide opportunities to contribute to city-wide initiatives, and that help imagine what this area could look like in the future.

Beyond providing feedback on the vision and plans shared by Northcrest and Canada Lands, participants also shared their thoughts on what the id8 Downsview process and project need to consider in order to best meet the needs of participants and their communities.

- **Participants have consistently said that it is important to recognize that the future development of new neighbourhoods on these Downsview lands will create opportunities for, and impacts on, existing communities in and around the site and city-wide.** They have also said that the best way to ensure that the planning and development of these lands achieves better outcomes for all is for Northcrest and Canada

Lands to continue engaging with communities and stakeholders to identify and achieve shared priorities and build strong working relationships with them. This feedback came from a range of participants, including people from Indigenous communities, African, Caribbean, and Black communities, youth, seniors, local businesses, citywide leaders, and local residents. Many said that this is especially important because distrust persists that the Downsview land development claims to do better but is unlikely to follow through on new ways of working in partnership and collaboration with the community.

- **The Neighbourhood Improvement Areas (NIAs) around these Downsview Lands are facing many unique issues and struggles that are impacted by large scale investments.** There were 76 unique grassroots groups, organizations, networks and institutions identified through the Community Context Study that was implemented during Round Three of the id8 Downsview engagement process. Interviews with grassroots leaders revealed that people are organizing to address issues related to racial justice, economic inclusion, housing and gentrification, food systems, community health and safety, and climate mitigation and adaptation. Feedback received during Round Three indicated that there is an important opportunity to plan and develop these Downsview lands in a way that doesn't perpetuate these issues and ideally finds new ways to reduce the negative impacts they have on communities.
- **It is important to pay attention to those communities whose voices are often not included in the planning and development process, including Indigenous voices, African, Caribbean and Black voices, and youth.** In addition to sharing many of the perspectives raised by other participants in the process, Indigenous participants focused particularly on the importance of meaningful Indigenous inclusion that goes beyond commemoration and a small space for ceremonies; environmental sustainability and preservation of nature in a way that aligns with Indigenous ways of knowing and ways of being. The need for deeply affordable housing dedicated specifically for Indigenous people is also a priority. Participants representing African, Caribbean and Black communities focused on the importance of applying an intersectional and inclusive lens to the design and engagement process and opportunities for great alliances and hard commitments to Black and Indigenous involvement. A focus on different housing models, community farming and food security, inclusive economies, and Community Benefits Agreements (CBAs) were all raised, and many participants offered to help Northcrest and Canada Lands connect with existing Black networks and tap into existing policies and practices to learn from and implement. Youth priorities aligned well with the themes emerging in the feedback provided by other participants. Their priorities for development of these lands include more recreational spaces, more greenspaces, improved public transit, more local amenities and youth-centred employment opportunities, improved community safety, affordable housing, attracting people to Downsview, supporting seniors' health, invest in community facilities (including schools, libraries, and community education opportunities), and preserve and protect natural ecosystems and wildlife.
- **Given the scale of the site, the good start of working with communities, and the unique positions the landowners occupy as developers and Crown Corporations,**

**there is an opportunity to innovate and do things differently.** As was consistently expressed throughout all rounds of the id8 Downsview engagement process, there were participants who said that the development of these lands provides an important opportunity to do things better, in a different way. They said that changing systems is often difficult because people are used to doing things a certain way. Their advice was to learn from others and accept that the most successful path forward will be created together with communities and stakeholders with an interest in what is planned and developed on these Downsview Lands. They encouraged Northcrest and Canada Lands to: apply an equity lens and hold space for different community actors; to be accountable and transparent with communities; tap into local knowledge and expertise and commit to specific targets for working together; retain flexibility and foresight to plan for future generations; and continue to engage broadly and deeply.

The rich feedback shared through all Round Three engagement activities and discussions is instrumental to helping the id8 Downsview team prepare an application to the City of Toronto to amend the Official Plan for these lands. Round Three of this id8 Downsview process marks the end of the pre-application engagement process, however it is just the beginning of a decades-long process through which Northcrest, Canada Lands, the City of Toronto, other public agencies, and communities and stakeholders will continue discussing the future of these lands through established ongoing engagement commitments as well as new ones.

# PURPOSE OF ENGAGEMENT

## ROUND THREE

Northcrest and Canada Lands delivered Round Three of the id8 Downsview engagement process from December 1, 2020 to August 9, 2021. The purpose of this round of engagement was to share and seek feedback on ten key elements of the vision; new ideas to guide the landowners' approach to developing 520 acres of land at Downsview; and ideas for interim uses of the runway during the decades-long redevelopment process.

The vision and the new ideas shared during the third round of engagement were inspired by and directly built on the rich community feedback received in [Round One](#) (May 20 – June 30, 2020) and [Round Two](#) (July 1 – November 30, 2020) of the id8 Downsview engagement process. Northcrest and Canada Lands will reflect on the feedback received in Round Three and prepare an application to amend the Official Plan for these lands to the City of Toronto in the fall of 2021.

The Emerging Plan will be consistent with the Toronto City Council-adopted priorities and policies for the future of these lands. It will prominently feature the existing Downsview Park and moving forward will continue to be informed by many other planning projects in and around the area. The City of Toronto staff will be responsible for reviewing the Official Plan Amendment (OPA) application and working with the community to update the Downsview Area Secondary Plan.

The submission of the OPA application to the City of Toronto marks the end of the three-round pre-application public engagement process and the beginning of a decades-long multi-phase multi-project collaboration with communities, broader stakeholders, and the City of Toronto to plan, design, and build connected, complete communities that contribute to making Toronto more resilient, more affordable, and more prosperous. Community engagement for the first new neighbourhood is scheduled for later fall, 2021.

### Decades-long Downsview redevelopment process



# PARTICIPATION SNAPSHOT

There were multiple options on how to participate in Round Three, including:

**Sending feedback via Canada Post** (approximately 150 people requested a hard copy of materials to be shared with them in English, Italian, Spanish and Vietnamese along with a postage pre-paid, pre-addressed envelope to return comments).

**Participating in a Virtual meeting**, including:

- Virtual Public Townhall on Great Public and Open Spaces (July 9, 2021);
- Virtual Public Townhall on Vibrant Neighbourhoods (July 13, 2021);
- Focus Group with Business and Commercial Interests (July 15, 2021);
- Focus Group with City-wide Stakeholders (July 16, 2021);
- 2 meetings focused on Community Services, Facilities, and Social Infrastructure (March 2, 2021 and July 20, 2021)
- Focus Group with African, Caribbean and Black Communities (July 21, 2021); and
- Focus Group with Resident and Tenant Associations (July 22, 2021).




**Participating in Indigenous Community Sharing Meeting #2** (July 14, 2021).

**Participating in Youth Engagement Activities** (April – June 2021; led by four local youth with a full report available under separate cover).

**Participating in Arts and Culture Roundtables and Interviews** (June 23–30, 2021; led by Department of Words and Deeds, with a full report available under separate cover).

**Sharing feedback online at the id8 Downsview website, via the id8 Downsview social media outreach on Facebook and Twitter, and/or sending an email to [info@id8downsview.ca](mailto:info@id8downsview.ca) or by calling the id8 Downsview phone (647-245-3399).**

Cut along the dotted line before mailing this reply card ✂

**PARTICIPATE BY MAIL** 

Do you already receive materials from us by mail? If so, there's no need to send back this reply card—we'll keep sending materials to you by mail.

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\_\_\_\_\_  
(City, Province, Postal Code) (Phone, optional) (Email, optional)

I would like to request materials in: ☐ English ☐ Français ☐ Italiano ☐ Español ☐ Tagalog ☐ Tiếng Việt

vision that you'd like to see considered? If so, please tell us here.

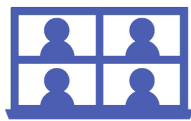
WINTER PICTURES THAT TAKE 20  
IN ICE RINK. WILL THIS BE  
ER SKATING IN THE SUMMER?



## Summary Table of Participation to Date

The table that follows summarizes the total participation to date via these various mechanisms.

	Round One	Round Two	Round Three	Total
Virtual Meetings	215	233	373	821
Online	230	222	416	868
Mail-in	112	72	78	262
Youth Engagement	-	-	988	988
In-person	-	100	-	100
Total	557	627	1,855	3,039



373

### VIRTUAL MEETINGS

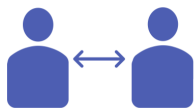
- 220 Virtual Townhall attendees
- 124 Focus Group attendees
- 10 Indigenous Sharing Circle attendees
- 19 Arts & Culture Roundtable and Interview participants



416

### ONLINE FEEDBACK

- 271 Responses to Social Pinpoint survey
- 108 Social media comments
- 26 Email and website contact form submissions
- 11 Voicemails



988

### YOUTH ENGAGEMENT

- 988 Participants in engagement activities led by 4 local youth

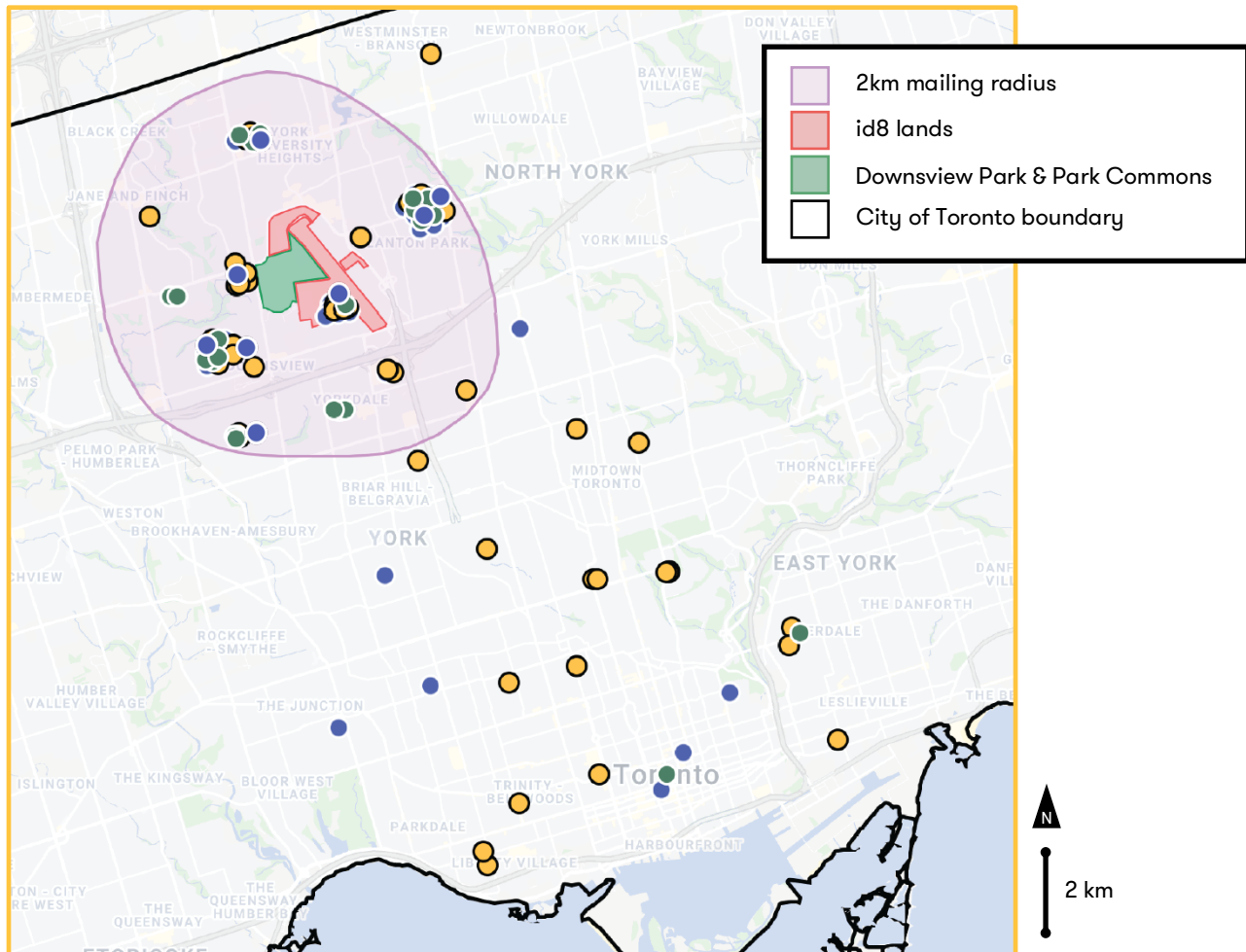


78

### MAIL-IN RESPONSES

- 54 Mail-in reply cards
- 24 Mail-in workbooks

## Online and Mail-in Participation by Postal Code



**Total number of people who provided their postal code: 139**

**In Toronto: 124 (89%); outside of Toronto, in the GTA: 11 (8%); outside of Ontario: 4 (3%)**

**Top 5 postal codes:** M3M: 25 (18%), M3H: 24 (17%), M3K: 12 (9%), M3J: 12 (9%), and M6A: 8 (6%).

### Detailed breakdown by channel:

Feedback channel	Responses	Within 2 km radius (approx.)	Outside of 2 km radius (approx.)
Website contact form	66	31	35
Social Pinpoint	45	30	15
Mail-in	28	27	1

Note that the dots on the map and numbers above only show those who provided their postal code information. The actual number of respondents is higher than those captured on the map.

# FEEDBACK ON THE HIGHLIGHTS OF THE EMERGING PLAN

Overall participants expressed a lot of support for the emerging plan. Many participants said the renderings were inspiring and the ideas ambitious and exciting.

Many participants especially liked:

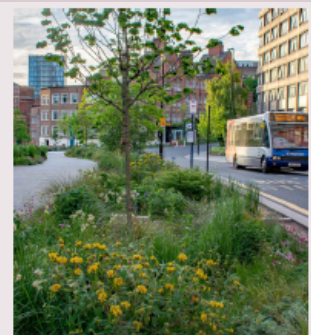
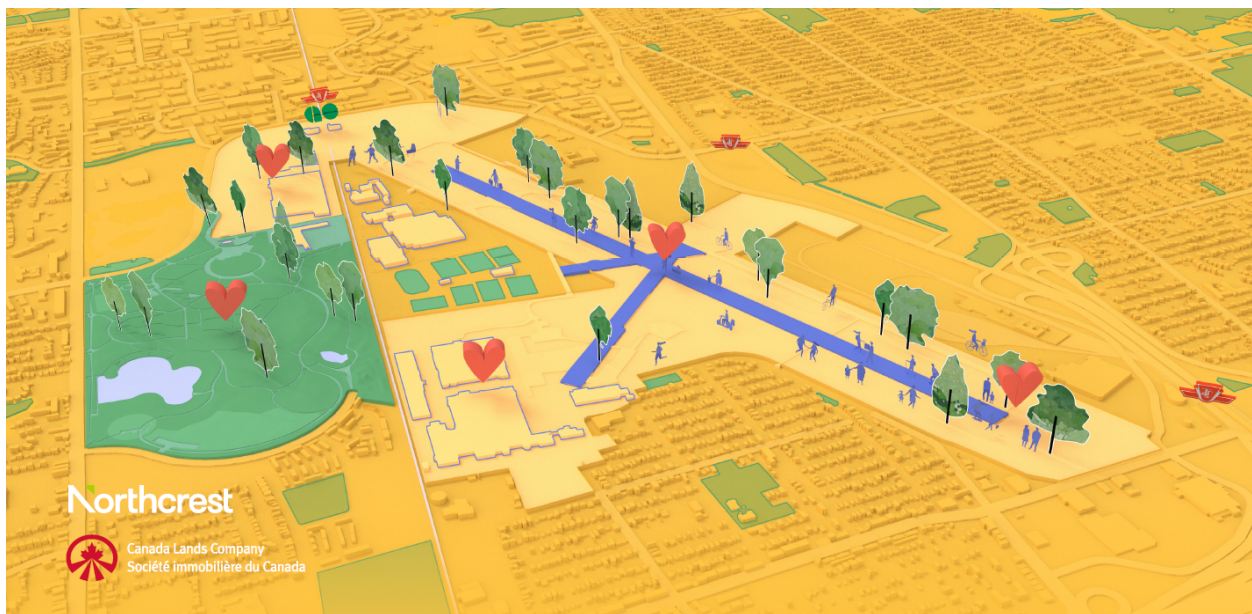
- proposed connections across the site and over the rail line, bringing together Downsview Park, neighbouring communities, and public transit;
- 100 acres of new green and open spaces;
- financial support and land dedication from Northcrest and Canada Lands for a new community centre;
- a new standard for urban development that responds to the climate emergency by integrating urban and natural systems to build resilient neighbourhoods and enrich natural habitat;
- creating a destination for Downsview through arts and culture as part of complete communities and as interim uses;
- inclusion of Indigenous placekeeping and repurposing existing buildings and heritage assets that pay tribute to the legacy of aviation; and
- the announcement of the film studio as the first encouraging step to bringing more jobs and people to the area and attracting innovative and creative industries.

There were diverging opinions shared around height, density, and affordable housing:

- Many participants said they supported the plan for buildings of a comfortable scale with predominantly mid-rise buildings and taller buildings around the subway stations. Many participants discussed the need and a great opportunity to contribute to affordable, deeply affordable, and supportive housing stock.
- Some participants wanted to see more single-family houses and low-rise buildings with density spread out equally across the site. Some participants were concerned that tall buildings and higher density would result in overcrowding and contribute to the area's existing challenges.
- A few participants said they did not want to see any development happen and said they did not trust the developers and were concerned for the loss of green space. A few participants also said they did not want to see any affordable housing included as they fear about property values and community safety.

Participant suggestions focused on:

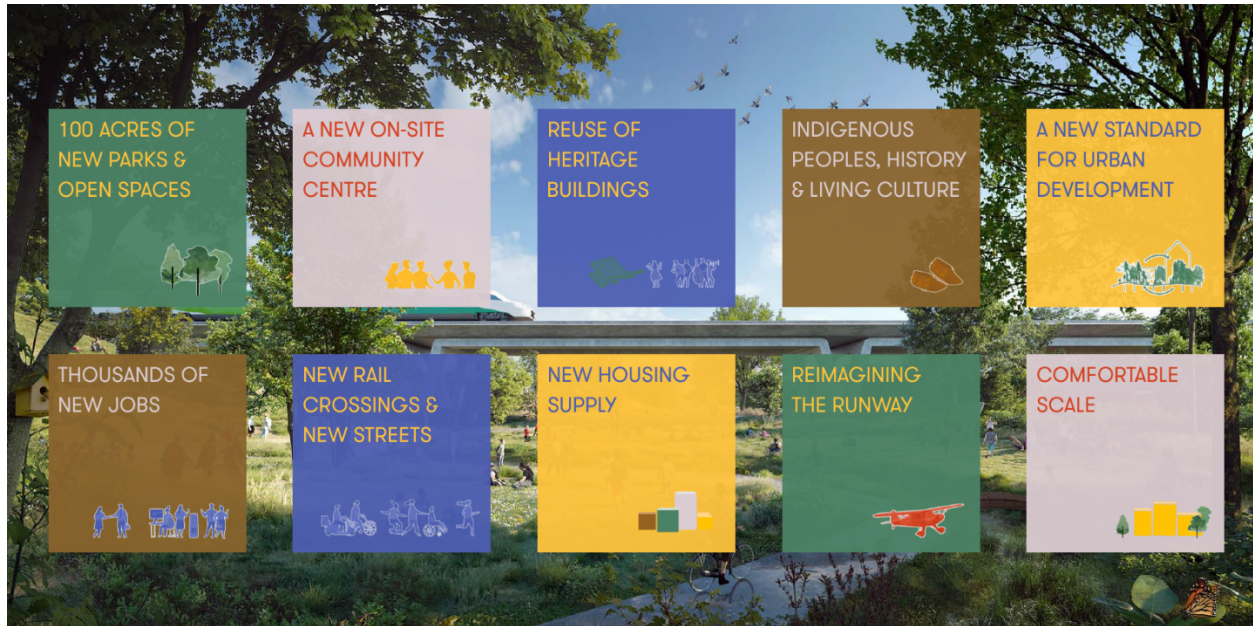
- planning for and overcoming potential implementation challenges over the decades-long redevelopment process by continuing meaningful collaboration with communities and stakeholders;
- understanding what needs to be built first to facilitate successful development of the first three neighbourhoods and local support;
- incorporating learnings from the COVID-19 pandemic into more detailed planning and design work at the district planning level;
- ensuring that local businesses, communities, and Downsview users benefit from the future development through improved connections, affordable spaces, workforce development, community amenities and social infrastructure, and prioritizing those who contribute to local arts and cultures; and
- focusing on interim uses that support various local communities and groups, prioritize equity-seeking groups, provide opportunities to contribute to city-wide initiatives, and that help imagine what this area could look like in the future.





## TEN KEY ELEMENTS OF THE VISION

Round Three of id8 Downsview engagement process shared and sought feedback on the ten key elements of the vision for 520 acres of land at Downsview. The id8 Downsview team said that they are proposing “connected, complete communities that make full use of existing transit stations” and they are proposing to do it “by taking a thoughtful, step-by-step approach to creating new neighbourhoods, prioritizing community and collaboration.” The ten key elements of this vision include:



For more details, check out [Round Three Discussion Guide](#) at [id8downsview.ca/learn](https://id8downsview.ca/learn)

### WE ASKED:

We asked participants what they thought about this vision overall, which elements they liked did not like and were not sure about, whether anything was missing from the vision, and any other feedback and advice for the team.

### PARTICIPANTS SAID:

Overall, there was a lot of support and excitement about the vision with an emphasis on inclusive, healthy, complete communities; affordable, resilient, green, well-connected, and well-integrated vibrant neighbourhoods; a unique destination with great culture – a place that is designed and cultivated together with the many communities in and around Downsview.

- **Many participants expressed appreciation, support, and excitement for the presented vision, calling it “grand”, “ambitious”, and “impressive”.** Many said that they were inspired by the renderings and commended the id8 Downsview team for the quality of work. Many participants supported the preservation of Downsview Park and having neighbourhoods that are made accessible to all, integrated with the broader community and the city.
- **Almost all discussions emphasized the opportunity for the scale of the redevelopment at Downsview to have transformative impacts locally, city-wide, regionally, and globally.** Participants encouraged Northcrest and Canada Lands to continue on the leadership path and to be even bolder with their efforts to create innovative, more environmentally sustainable, and more equitable approaches to development.
- **Some participants were cautiously optimistic, reminding the team of the history of broken promises in the area and stressing the importance of realizing the ambitious decades-long vision together with the community.** Many noted that a complete community cannot be truly complete without meaningful inclusion and participation of those who are already in and around the area, as well as those who might be interested in becoming part of the Downsview community. Consistently, participants highlighted the importance of intentional engagement and meaningful inclusion of Indigenous voices, as well as African, Caribbean, and Black communities, youth, seniors, and other equity-seeking groups.
- **A few participants were concerned that the realization of this vision would exacerbate existing problems in the area or create new ones,** such as already gridlocked streets, lack of parking, noise and light pollution, overcrowding, loss of greenery due to development, and putting additional strain on already lacking community services.
- While there was almost no categorical rejection of the vision, **there was a range of perspectives with a notable difference of opinion shared about affordable housing, built form, height, and density.** Many participants expressed support for mixed-income housing and some participants strongly supported affordable housing and urged Northcrest and Canada Lands to deliver beyond what is required by the City of Toronto and include deeply affordable housing, supportive housing, and emergency shelters; others were more cautious about this direction. Some participants strongly supported tall buildings and density on the site, especially close to the transit stations, and others were concerned about height and would prefer much lower density spread around the site.
- **Finally, some participants said they need more detailed information before they can decide whether they like the project.** Details these respondents would like clarity on include what buildings and neighbourhoods will look like, where things will go, what is the cost to taxpayers and where is funding coming from, and real-world examples that represent the ten vision statements.

## GREAT PUBLIC SPACES AND INFRASTRUCTURE

Northcrest and Canada Lands know that public spaces and civic infrastructure are critical to vibrant and thriving communities. The need for public parks, nature, connections, community services and facilities, and arts and culture has been raised repeatedly by participants in the id8 Downsview engagement process. Public policy priorities are also clear about the requirement to deliver public assets and for landowners to financially contribute to public infrastructure – like parks, roads, community centres, libraries, etc. – that will ultimately be owned and operated by the City of Toronto.

The id8 Downsview team presented ideas for healthy neighbourhoods that support active living for all ages and abilities and provide space for culture and community. These new neighbourhoods will be knit into the fabric of northwest Toronto, deliver great public spaces, and celebrate Downsview Park. There will be new connections made. Dufferin Street will be extended north through the site, and new east-west and north-south streets will come, along with new pedestrian, cycling, and transit networks.

This section provides a summary of feedback to the core ideas from the Emerging Plan that relate to achieving great public spaces and infrastructure. The feedback for each idea is presented in the context of its status at the time of consultation and its connection to the feedback received in Round Two.

### WE ASKED:

1. Overall, how well do the core elements of the future plan reflect your priorities?
2. Are there specific elements of the future plan that you find most compelling? If so, what are they?
3. Are there specific elements of the future plan that you find concerning? If so, what are they? And what suggestions do you have, if any, to address your concerns?

## PARKS AND OPEN SPACES

STATUS TODAY	IDEAS FROM ROUND TWO	WHAT'S NEW IN ROUND THREE
None  <i>Downsview Park and William Baker woodlot are existing and important, and outside the Application area</i>	Network of new parks and open spaces that connect to Downsview Park, the William Baker woodlot, and the ravine systems – to link communities, provide habitat, support sustainability, and help shape the future identity of Downsview.	<b>100 acres (40 hectares) of new connected parks and open spaces</b> including neighbourhood parks, greenways, and strong connections to Downsview Park. <b>Reimagine the runway</b> as an important public space that will be activated and animated in the interim and become an important destination in the long term. New residents will be able to access open space within a 5-minute walk.



*Existing condition with sketch*



*Artist rendering*

## PARTICIPANTS SAID:

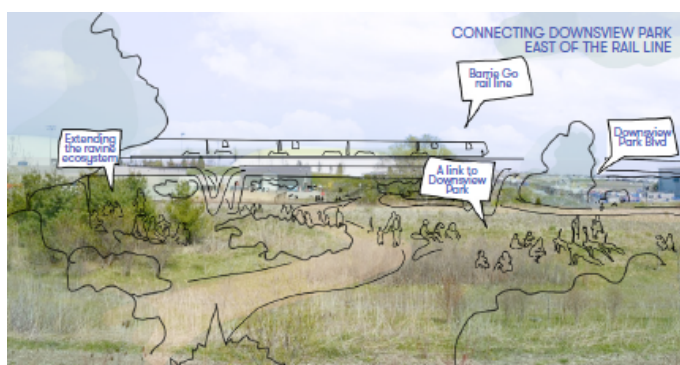
Overall, there was a lot of support for adding 100 acres of new connected parks and open spaces with a focus on preserving the beloved Downsview Park and incorporating all the lessons learned from the COVID-19 pandemic into planning and design.

- Many participants welcomed the idea of adding 100 acres of new parks and open public spaces that connect to existing neighbourhood parks, serve as connecting paths for walking and cycling, integrate stormwater management solutions, and provide habitat for flora and fauna. There is strong support for Northcrest and Canada Lands' commitment to preserve and protect Downsview Park from any development.
- Many participants expressed excitement and support for reimagining the runway as an important public space. Many participants were excited for the runway opportunities to create a world-class destination at Downsview similar to Los Ramblas in Barcelona.
- Difference of opinion on the approach to greens space. Many said they loved the ideas shared. There were also a few that were disappointed that the additional 100 acres will be piecemeal within new neighbourhoods rather than large continuous park space that they think would be much better for protecting wildlife habitat and for walking and cycling.
- It is important to incorporate all the lessons learned from the COVID-19 pandemic, particularly around open spaces and public amenities.
- Ensure accessibility, safety, and maintenance of parks and open space. Parks and open spaces should be well lit with clear sight lines. Park and street furniture should be well maintained and clean. Parks and open spaces to be accessible to all ages and abilities.
- Consider covered outdoor spaces and pathways for year-round access.



## CONNECTIONS

STATUS TODAY	IDEAS FROM ROUND TWO	WHAT'S NEW IN ROUND THREE
<p>Limited</p> <p><i>One GO line crossing at Carl Hall Road</i></p>	<p>More crossings of the GO rail line to connect east and west.</p> <p>People-first, complete street network. Improved connectivity and safe access for all modes of transportation to and through the lands (pedestrians, cyclists, and cars).</p>	<p><b>Four new crossings of the GO rail line.</b> Two vehicle and multi-modal, and two to walk, bike and roll across.</p> <p>Strong new north-south connections and east-west connections to link the surrounding neighbourhoods.</p> <p>Opportunities to rely on transport other than private vehicles.</p>



*Existing condition with sketch*



*Artist rendering*

## PARTICIPANTS SAID:

Overall, there was a lot of support for the proposed ideas on connectivity. Particularly, participants said they liked the connection over the rail and inclusion of pedestrian and cycling paths. Over and over, connectivity was identified as a key feature for integrating existing communities with the new id8 neighbourhoods and supporting local businesses. Many advised to ensure that connections happen first to facilitate further development and proper integration.

- **Support for improving overall connectivity.** Participants said they liked the ability to move around without cars, improved access to and from public transit, and the idea of 15-minute neighbourhoods implemented.
- **The approach to connecting the area over the rail line is very impressive.** It is clear that the project team has heard loud and clear over the last two rounds of consultation that

the rail line is a big challenge for the community and park users. If realized the way it is imagined, it would be a big win for the community and this development.

- **Connections need to happen first.** Many participants emphasized the importance of importance of improving connections between the existing neighbourhoods, Downsview Park, and transit stations as a priority. Participants also discussed the need to improve street network to alleviate local congestion.
- **Continue prioritizing pedestrian and bike pathways.** There were several suggestions to create many cycling and walking paths through parks and open spaces to promote the use of active transportation and limit the number of roadways that cut through these spaces. There should also be pathways that link transit stops to open spaces with bike rental opportunities.
- **Ensure that the new connections support existing businesses.** Many participants noted that the new connections should be designed in a way that allows easy access to local businesses. In particular, several participants were interested in new connections between Keele Street and Dufferin Street to support businesses on Wilson Avenue.
- **Ensure safety for vulnerable road users on all new paths and connections.** Some emphasized the need to design and build all new connections with the safety of vulnerable road users in mind. There should be plans need to include traffic calming mechanisms. It is also important to ensure safety on the rail underpass; for example, including safety barriers like on the Bloor Street Viaduct.
- **Ensure that the new connections do not result in more traffic, congestion, and demand for parking.** Some participants expressed concern that more connections mean more congestion and less parking. Some also noted that too many connections through parks and open spaces may not look aesthetically pleasing.

## COMMUNITY SERVICES AND FACILITIES

STATUS TODAY	IDEAS FROM ROUND TWO	WHAT'S NEW IN ROUND THREE
None <i>Downsview Park is outside the Application area</i>	Participants are keen to ensure the new plan brings more facilities to support existing and new residents.	<b>Financial support and land</b> for a new Community Centre at Keele and Sheppard. <b>Community Context Study</b> has been prepared to learn more about local community priorities and guide the discussions about civic infrastructure. New facilities will be delivered over time.

## PARTICIPANTS SAID:

Many participants said that community services, facilities, and social infrastructure are critical to building vibrant neighbourhoods and complete communities. There was a lot of support and desire to see a new community centre built at the corner of Keele Street and Sheppard Avenue. Some noted that the Community Context Study was a good first step in the right direction.

- **Ensure community amenities in every neighbourhood as they help make the neighbourhood.** Community amenities such as basketball courts, splash pads, tennis courts should exist in each community, so that people do not have to go to other neighbourhoods with amenities or the park and feel connected to their respective neighbourhoods.
- **It is important that the planned community centre gets built.** This is critical to making this area a great place to be in the future.
- **Work with and provide affordable space for community services and facilities.** There are many local and city-wide service providers who are looking for space outside of Downtown, as Downtown has become unaffordable.
- **Plan and design for a daycare.** It is extremely difficult to find a proper location and space for a daycare that is compliant with zoning, building code, and safety regulations. Daycares are important especially if in the context of creating more jobs in the area.
- **Flexibility to plan for schools at the early stages is important.** It is important for the process to continue to be flexible to allow early planning for community assets, such as schools, in the first phase of development for the first three neighbourhoods. It is key to be able to site the location for new schools early in the process.

## ARTS AND CULTURE

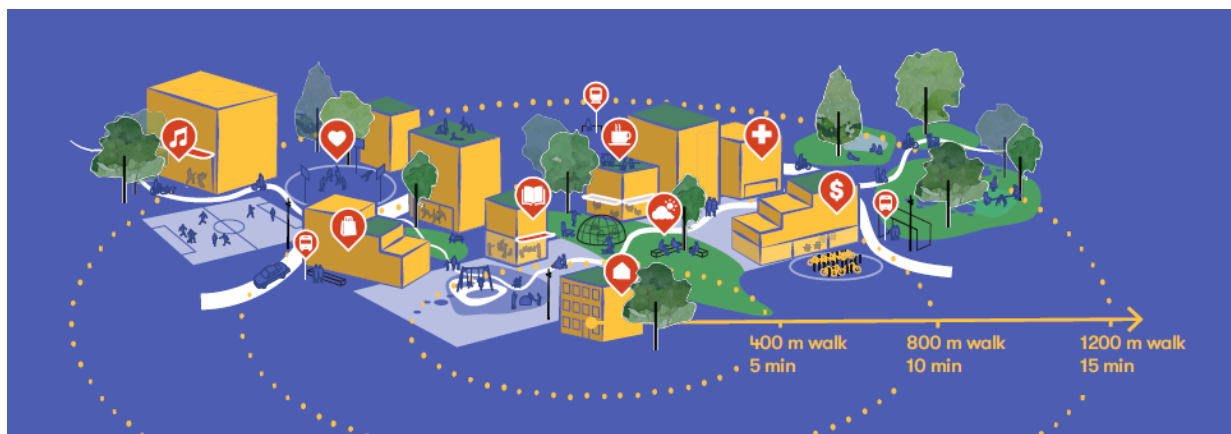
STATUS TODAY	IDEAS FROM ROUND TWO	WHAT'S NEW IN ROUND THREE
Not on site  <i>Downsview Park is outside the Application area</i>	Participants said these are priorities.	Incorporate <b>arts and culture</b> throughout in interim and permanent installations and spaces. Activations will be starting later this year (in partnership with local artists and the City) and continuing while development unfolds over time.

### PARTICIPANTS SAID:

Many participants continued emphasizing the importance of arts and culture for the future of Downsview as a destination and as a place of vibrant neighbourhoods. In addition to providing ideas for arts and culture spaces and activities, participants discussed supporting local artists, performers, makers, and others in local creative industries as a way to strengthen local economic development, as well as to promote equity, diversity, and inclusion in Downsview and beyond.

- **Foster the cultural industry by including local arts and culture in the programming of the public space; and by providing affordable venues, theatre and performance spaces, maker studios, live-work spaces.** Consider spaces like the Centre for Social Innovation, Daniels Spectrum, or Evergreen Brickworks with an emphasis on living space.
- **Make Downsview a vibrant regional, national, and global destination by creating unique experiences and spaces to support arts and culture.** Some said they'd like to see the area turn into a cultural destination that showcases interesting architecture and design and provides unique commercial experiences. Given the size of the redevelopment, consider a space for theatre, dance, and performing arts.
- **Ensure that the culture is built on how the people use Downsview today.** For example, it is important to preserve the use of the Depot, where many immigrants come to get affordable and culturally appropriate food, is not lost through the upmarket treatment. Consider repurposing the Depot into the community garden with a vending space to sell produce from the community garden because this area is designated a food desert.

- **Incorporate the history of aviation.** Consider bringing back a museum of history of aviation to reflect employment heritage on these lands.
- **Ensure Downsview meaningfully incorporates and reflects the history and the living culture of Indigenous peoples on these lands.** More feedback and suggestions are captured in this report in Distinct Discussions.
- **Incorporate art and cultures of the African, Caribbean, and Black communities.** Consider Global Black and African Festival for Arts and Culture as an interim use. The first festival was held last year online and was well attended. In the future when the COVID-19 restrictions are lifted it could take place in Downsview. It would require open space and facilities for live performances. Partner with local Black-led, Black-serving organizations to explore ways to create a Black History Museum and Cultural Centre.
- **Build and foster a unique inclusive identity at Downsview.** Suggestions included creating a safe space cultural space for Toronto's diverse communities, including LGBTQ2S+ community.
- **Continue working with diverse communities to foster arts and culture Downsview.** Consider working together with communities to name districts, buildings, and the runway.



## BUILDING VIBRANT NEIGHBOURHOODS

Supporting great places to live, work, and play have been at the heart of Northcrest and Canada Lands' thinking since the beginning of the id8 Downsview engagement process. Participants have been clear -- we need to bring good jobs and more jobs to the area. The City of Toronto has a policy for employment that requires a minimum of 12 million square feet of employment space (which is four times more space for jobs than exists today). The need for a range of housing options has also been identified by participants and City Council alike, especially as Toronto is expected to grow by over 700,000 people over the next 30 years. And all development needs to be sustainable.

In Round Three, Northcrest and Canada Lands emphasized their committed to attracting jobs and businesses and partnering with local institutions to grow their reach and impact. They also shared a vision with a range of housing choices and great architecture that's pragmatic and human-scaled. They said that development will be mostly midrise (up to 14 storeys) across the site, with higher buildings near the transit stations and at key intersections. Transitions to existing neighbourhoods will be appropriate and we will strive to bring a new model for development and city building that prioritizes equity, diversity, and inclusivity.

### WE ASKED:

1. Overall, how well do the core elements of the future plan reflect your priorities?
2. Are there specific elements of the future plan that you find most compelling? If so, what are they?
3. Are there specific elements of the future plan that you find concerning? If so, what are they? And what suggestions do you have, if any, to address your concerns?

## SPACES FOR BUSINESSES AND JOBS

STATUS TODAY	IDEAS FROM ROUND TWO	WHAT'S NEW IN ROUND THREE
3 million square feet of employment space	Attract top talent, harness innovation, ensure compatibility with residential neighbourhoods (both existing and future), and support meaningful and valuable jobs for a strong local workforce.	<b>Minimum 12 million square feet</b> of employment space (four times more space for jobs than exists today). <b>Prioritize workforce development</b> and education to provide a range of job opportunities and training, especially for Indigenous peoples, local residents and youth, in collaboration with community-based organizations.

## **PARTICIPANTS SAID:**

**Overall, there was a lot of support for increasing space for jobs to a minimum of 12 million square feet. Participants welcomed the film studio announcement and re-affirmed the need to support local businesses and prioritize local workforce development through jobs and training, especially for members of Indigenous communities, local residents, and youth in partnership with community-based organizations.**

- **The film studio announcement is an encouraging first step! Continue investing in and attracting research and development, as well as creative industries in arts, culture, and entertainment** to build on the employment history and current industries in Downsview. Attract investment from corporations, both locally and globally and make it part of the neighbourhood. With the Downsview Aerospace Innovation and Research (DAIR) hub we already have the University of Toronto, York University, Ryerson University, and Centennial College coming together to do something unique here. It is at the centre of the Greater Toronto Area and has the potential to support region-wide growth.
- **Explore employment opportunities that will support local economic growth and serve existing communities and users.** Ensure new and redeveloped spaces for businesses and jobs are affordable and accessible to local business owners and entrepreneurs. Consider investing into incubator spaces that would help local individuals and local entrepreneurs help realize their ideas.
- **Redevelopment of this scale provides unique opportunities for local workforce development both in terms of local employment and training, and skills development.** The newly announced film studio is a great opportunity to dedicate a certain percentage of jobs to local employment and providing training opportunities for people to be qualified for these roles. Developing a legacy youth training and skills building centre was suggested as a great mechanism for enhancing youth and local employability.
- **Continue to foster local opportunities and develop employment hubs that help shape the identity of the different neighbourhoods.** Commercial and retail opportunities must be unique. A few suggested that commercial and retail opportunities must be unique for Downsview to be considered a destination, these experiences go beyond simply providing a few new restaurants and generic retailers. The respondents said it is important to invest in and support local creators to provide these experiences that attract people.
- **The local Business Improvement Areas (BIAs) would like to see their areas included in the id8 Downsview vision for the future.**



## HOUSING DIVERSITY AND AFFORDABILITY

STATUS TODAY	IDEAS FROM ROUND TWO	WHAT'S NEW IN ROUND THREE
None	Enable communities that are multi-generational and diverse. Locate housing with shops and services that are walkable and convenient. Deeply affordable housing is needed for Indigenous peoples.	<b>New housing supply</b> that supports the City's policy and vision for a diversity of housing for young to old, and all types and sizes, as well as looking at affordability and implementing the City's Large Site Policy Options, such as conveying land to accommodate 20% of residential units as affordable housing, or equivalent measures.

### PARTICIPANTS SAID:

Although most participants were supportive of a diversity of housing, including affordable housing, there were notable diverging opinions shared. Many participants said it was important to have housing that supports seniors and young professionals; and be accessible to families and individuals of different backgrounds and walks of life. Some participants emphasized that the opportunity and the importance of being part of the solution to the city's housing affordability crisis and urged Northcrest and Canada Lands to do more than the City's requirement for affordable housing of 20% of residential units. A few participants also noted the need for emergency shelters. Some participants were much more cautious about this direction, fearing greater demand on already lacking community infrastructure, and negative impact on property values and community safety.

- Downview lands are an opportunity to help address the housing crisis in Toronto. A broad range of affordable housing programs should be considered for the area, from housing co-ops to supportive housing for seniors. A neighbourhood that is affordable and accessible to all, including younger and less privileged individuals, is paramount to the vibrancy of the neighbourhood and building complete communities.



- It is important that landowners, as Crown Corporations, support the National Housing Strategy on transit-oriented lands and exhibit a much higher standard of affordable rental commitment – beyond the minimum 20% of residential lands threshold required by the City.
- Explore different models and financial tools to provide access to affordable housing. Northcrest and Canada Lands are well positioned to make big impacts by leveraging their access to capital and think about long-term returns. Models that lead to affordable ownership will help those who, despite good perspectives, are systemically denied access to property market and the opportunity it provides to build intergenerational wealth.
- There is an urgent need for a shelter in the area. Given the scale of the development, it is important that there is at least one shelter in the area. There is also a need for emergency shelters in the city and in Downsview, and Downsview lands could provide space for a shelter as an interim use. A few participants noted the housing affordability crisis worsening and the physical distancing requirements due to the COVID-19 pandemic means more shelters are needed.
- Fears and concerns around affordable housing a greater density. Some participants feared that affordable housing would negatively affect community safety and property values; while others were concerned that the added density will increase traffic congestion, air and noise pollution, and removal of green space.

## HERITAGE

STATUS TODAY	IDEAS FROM ROUND TWO	WHAT'S NEW IN ROUND THREE
Limited number of existing employment buildings	Recognize heritage, including Indigenous ways of knowing and ways of being.	<b>Repurpose existing buildings and heritage assets.</b> Engage Indigenous voices to inform the built and natural environment with Indigenous values, history, and living culture.



*Existing condition with sketch*



*Artist rendering*

PARTICIPANTS SAID:

Overall, there was a lot of support for repurposing existing building and heritage assets paying tribute to the legacy of aviation. Participants said it was important to ensure that Indigenous voices are engaged and reflected in a meaningful way in planning and designing these lands. Participants also suggested recognizing and incorporating the history of urban and family farming.

- It is important to have Indigenous presence and voices on this site and reflect the history of Indigenous peoples on these lands. More feedback and suggestions for Indigenous inclusion is captured in this report in Distinct Discussions.
- Support for heritage opportunities and reusing existing buildings and the runway. Reuse existing airport buildings and the runway in a way that honours the heritage while providing unique spaces for interim uses and programming. Consider an aviation museum in one of the DeHavilland buildings.
- Recognize the history and legacy of family farming. Remember that this area was all farming lands. Lots of families lived here and had family farms, and a lot of people lost their homes at the start of the change in the 1950s. The new community centre could be a place for this recognition. Also, to the architects working on this project – think huge barns!

SUSTAINABILITY

STATUS TODAY	IDEAS FROM ROUND TWO	WHAT’S NEW IN ROUND THREE
More can be done  <i>Downsview Park brings best practices in water management and habitat regeneration and is outside the Application area</i>	Development that is designed for all seasons, integrates the water cycle into everyday life, creates habitats for local species, thinks about sunlight and shade, provides health benefits, and that will not contribute to basement flooding.	<b>A new standard for urban development</b> where urban and natural systems will be integrated (we call this “City Nature”), inseparable, and resilient using climate responsive design, innovative stormwater management, and enriched natural habitat. Stormwater will be managed and will not contribute to basement flooding.



*City-Nature: Integrating Urban and Natural Systems*

## PARTICIPANTS SAID:

Overall, there was a high level of support for the City-Nature approach to urban development. Participants said they were encouraged to see an innovative, thoughtful way to integrate blue-green systems in building resilient neighbourhoods. Efforts to prioritize sustainability are especially important during the climate emergency. It was also noted that City-Nature is friendly to Indigenous ways of being and Indigenous ways of knowing. Participants urged Northcrest and Canada Lands to continue showing leadership in sustainability, including preserving biodiversity and wildlife.

- **Continue innovating with stormwater management.** Continue exploring non-traditional approaches to storm water management that integrate more nature -- through green and open spaces, water gardens, and preserving and planting more trees and shrubs.
- **Continue thinking about biodiversity and microclimate.** Great to see that City-Nature is designed not just for people but also for animals, birds, and insects. It is important to continue best efforts to preserve and strengthen Downsview's biodiversity and to achieve a desirable sustainable microclimate, especially now when Western Canada is experiencing the heat dome effect and burning forests.
- **Strive for highly energy efficient buildings.** Great to hear that the team is planning to exceed the Toronto Green Standards Level 3. Consider introducing green roof requirements for builders. Consider integrating Agro Tech, such as vertical container gardens, to continue the legacy of urban farming at Downsview.

- **Consider e-infrastructure to support and promote residence and sustainability.** Add charging stations for electric vehicles in the new neighbourhoods. Consider a district energy approach and build geothermal infrastructure.
- **It is great to see that the approach to development is friendly to the Indigenous ways of knowing and ways of being, including looking seven generations forward and seven generations backward.** It is important to be embracing and considering the climate emergency in the ideas of urban farming and City-nature. Be different from a lot of developments that do not acknowledge the climate emergency and what is happening in the world.

## BUILT FORM

STATUS TODAY	IDEAS FROM ROUND TWO	WHAT'S NEW IN ROUND THREE
Limited number of existing low-rise buildings	We know a certain amount of density is needed to make it possible for mixed-use development that enables residents to meet most of their everyday needs locally by foot, bike, or transit.	<b>Comfortable scale.</b> New buildings will be predominantly midrise (up to 14 storeys), with higher buildings closer to the three transit stations, at key intersections, and transitions that respect existing neighbourhoods. This is how we can support exceptional transit-oriented communities.

## PARTICIPANTS SAID:

While many participants shared it was important to build for liveability in an aesthetically pleasing, coherent way, there was a range of opinions shared about density and heights of the buildings. Many participants were generally comfortable with a predominantly mid-rise scale and taller buildings around the subway stations. Others wanted to see more single-family houses and low-rise buildings with density spread out equally across the site. A few participants did not want to see any development happening due to lack of trust in developers.

- **Build for liveability and desirability.** It is important to ensure that each new neighbourhood has a coherent design in terms of architecture, public realm, and the

**use of space.** Consider buildings with larger balconies that would allow people to have their own gardens and outdoor spaces. Ensure the noise from the GO line does not interfere with people's enjoyment of their homes and public spaces.

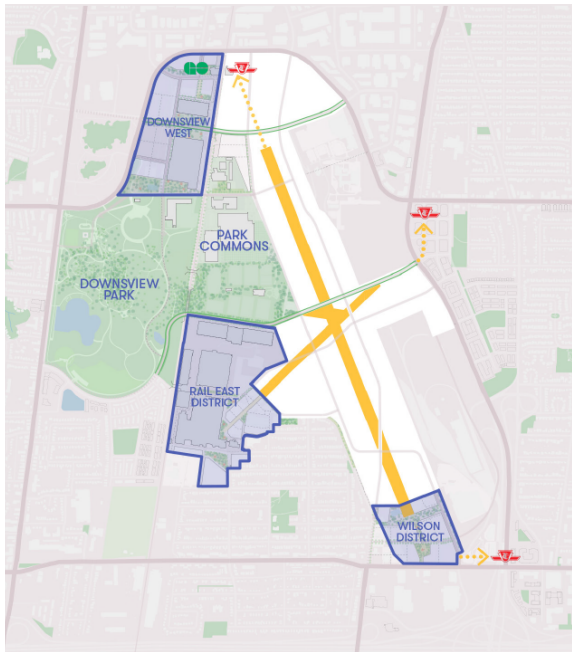
- **Ensure proper transitions and respectful integration with surrounding neighbourhoods.** Ensure there is a gradual and appropriate transition between single-family homes, mid-rise buildings, and tall buildings around transit areas. Consider developing design guidelines that complement the history of the airport, urban farming, and other legacies of the area.
- **Critically reflect on what kind of developer makes sense for each of the new neighbourhoods,** including the existing Bombardier administration buildings. An interested developer would have to work closely with surrounding communities to ensure proper integration with the existing neighbourhoods.
- **Tall buildings will bring overcrowding and put a strain on already lacking infrastructure, including roads, sewers, and community amenities.** Some participants were concerned that new development, particularly tall buildings, will bring more people to the area that already has challenges supporting existing population. A few participants suggested lowering the height of the buildings to 6 storeys. A very few said they were against any development and did not want to see anything built at all.
- **Lack of trust in developers.** A few participants said they did not want to see any development happening in Downsview as they feared a loss of greenspace and did not have trust in landowners as developers. These participants questioned who landowners are accountable to and were concerned that they would be driven by greed.



*Artist rendering, for illustrative purposes only*



## PHASING DEVELOPMENT OVER MANY DECADES



In Round Three, Northcrest and Canada Lands reiterated that 520 acres is a big area and it will take long time to develop these lands using a thoughtful, step-by-step approach that prioritizes collaboration with local communities as well as city-wide stakeholders. Moving forward, it will be important to ensure that all decisions continue to be informed by community and stakeholder priorities, public policy priorities, and landowner priorities. Just as the neighbourhoods around Downsview were built over time, the plan will likely take over 30 years to fully implement.

**As part of Round Three, the id8 team shared that the early focus will be on three new, mixed-use neighbourhoods, anchored by Downsview Park and the runway – with plans to animate the**

lands in the interim with local arts, activities, and culture. These three neighbourhoods will be located close to transit (Downsview Park and Wilson Stations) and will support the creation of new jobs – including in the existing Bombardier hangars, which will be repurposed. These first steps will likely take several years to realize, and in the meantime, Northcrest and Canada Lands want to keep the rest of the area lively and interesting with engaging uses to make Downsview a place where people want to be, and a destination loved by Toronto. Interim uses are a chance to test and grow concepts – the best of which can ultimately be incorporated into the permanent development.

This section provides a summary of feedback related to phasing and interim uses.

### WE ASKED:

1. What would you like to see explored further when more detailed planning begins on the three neighbourhoods?

### PARTICIPANTS SAID:

**In general, participants were supportive of the step-by-step approach to the long-term development that prioritizes collaboration with community. Many provided advice to start with certain infrastructure to facilitate successful redevelopment.**

Several participants noted that it could be challenging to achieve the ambitious vision stretched over such a long period of time and urged to start working on the first neighbourhoods as soon as possible not to leave Bombardier lands vacant.

- **To implement the vision and to ensure that over the decades the vision continues to reflect community priorities, have the community fully involved.** Community priorities may change over the next 30 years. To avoid losing the shared vision and community priorities in the decades-long redevelopment process of the site, it is important that local communities as well as city-wide stakeholders continue to be meaningfully engaged in each key decision or the redevelopment moving forward.
- **Start by building connections.** Eliminating existing barriers by providing new and improved connections among surrounding neighbourhoods, to and from Downsview Park, as well as to subway stations is key. In particular, participants suggested starting with:
  - connections over the Barrie GO line;
  - the extension of Dufferin Street up to Chesswood Drive;
  - pedestrian east-west path to the transit stations;
  - connecting path from Stanley Greene and Ancaster to Downsview Park;
  - pedestrian paths leading to Wilson Avenue to support local businesses.
- **The process for planning and implementing community services, facilities, and social infrastructure needs to start early to build the local community capacity to be ready for workforce development opportunities.** Learn from the lessons from the Jane and Finch LRT (Light Rail Transit) and invest in organizations building skills and capacities of local residents and youth. Northcrest and Canada Lands should work with organizations to build these partnerships early in the process.
- **Prioritize building parks and public spaces in the new districts,** especially East Rail which will be near existing neighbourhoods (for example, Ancaster and Stanley Greene). Start planting trees early, so that they mature by the time people are ready to move into these new neighbourhoods.
- **Plan for and design spaces for daycares and schools early.** It is very difficult to find spaces that are appropriate for daycares, so it's important to start thinking about it early. Work with school boards and retain flexibility in redeveloping new neighbourhoods to ensure schools can be planned early as well.
- **Ensure that proper sewage is in place before bringing new people in.** It's important that new developments have proper sewage capacity before more people start moving into the new neighbourhoods. Doing so will also help ensure existing problems with sewage are not exacerbated.

- **Start redevelopment sooner on the former Bombardier lands.** Ensure that the 520 acres are not left vacant for a long time following the departure of Bombardier. Local communities do not want to be surrounded by abandoned and vacant property (for example the existing parking lot and buildings).
- **Coordinate with other agencies to overcome implementation challenges.** Some participants noted that the proposed connections, particularly going under the GO line, could be difficult to implement and encouraged good coordination with Metrolinx and the City of Toronto.

## INTERIM ACTIVATION

### WE ASKED:

1. What interim uses would you like to see considered? And how should we decide which interim uses should be prioritized?

### PARTICIPANTS SAID:

Overall, participants expressed a lot of support for interim uses on the runway, as the site redevelops over several decades.

Participants provided many different ideas for interim uses, including those that support various local communities and groups; prioritize equity-seeking groups; provide opportunities to contribute to city-wide initiatives; and that help imagine what this area could look like in the future. Interim uses should be year-round and the popular ones could be made permanent.

- **Ensure a variety of interim uses that can be enjoyed year-round.** Provide a variety of interim uses for people to choose from and enjoy in any weather – sports and recreational activities, art installations, cultural events, performances, festivals, as well as community exercises, relaxation, and rest.
- **Interim uses are a good opportunity to support local communities.** Many participants emphasized the importance of the interim uses supporting local community groups, current and future users of Downsview Park and open public spaces, local artists and performers, and local businesses.
- **Consider using runway as a site for festivals, cultural events, or sports activities** – this has been a foundational strategy used in other places in Toronto designed to support interim uses, including Exhibition Place. Consider using electric and water infrastructure



to accommodate large scale events. Interim uses will increase the visibility of the site and help people imagine how this space will be used.

- **Consider providing temporary shelter and housing on the site.** There is urgent need in the city to provide temporary housing and shelter that follows the physical distancing requirements. Consider dedicating part of the Bombardier buildings or using mobile homes for addressing the housing and homelessness crisis.
- **Hold a dedicated consultation with Indigenous peoples and equity-seeking groups on interim uses.** A few also suggested that the team engage with Indigenous communities as well as racialized communities and youth for their input on the types of interim uses they would like to see considered.

	<b>WE ASKED: What interim uses do you envision...</b>	<b>PARTICIPANT ANSWERED:</b>
<b>a</b>	In a space the size of a football field or bigger?	Festivals, exhibits, carnivals, temporary venues (shipping containers), concerts, art installations, outdoor sports, screenings, tournaments, and gardening and agricultural space.
<b>b</b>	In a space the size of a swimming pool or smaller?	Outdoor fitness stations and space; dance and performance spaces; community/urban gardens; pool and/or splash pad; skating rink; arts and crafts, community garden space; food festivals and beer gardens.
<b>c</b>	Along a fence, wall, or construction hoarding?	Arts and crafts showcases; mural space; space to display art from local artists and students; light installations; furniture and fixtures (i.e., benches, signage, basketball nets, flowers, and other decorations).
<b>d</b>	That could last for a weekend only?	Festivals and markets (food, music, hot air balloon, others); concerts; and farmers markets, scavenger hunts.
<b>e</b>	That could last for six months or more?	Art installations; arts and craft markets; carnivals; exhibitions; festivals; restaurants and food trucks; cycling paths; pop-up shops in shipping containers; flea markets; outdoor patio dining area; and heritage display boards.

# DISTINCT DISCUSSIONS

Round Three of the id8 Downsview engagement process included distinct discussions that continued from Round Two. These discussions were focused on priorities related to:

- Indigenous perspectives;
- African, Caribbean, and Black communities;
- Community services, facilities, and social infrastructure;
- Process and accountability;
- Youth perspectives; and
- Arts and Culture Framework.

Beyond providing feedback on the vision and plans shared by Northcrest and Canada Lands, participants also shared their thoughts on what the id8 Downsview process and project need to consider in order to best meet the needs of participants and their communities.

## CROSS-CUTTING THEMES:

Cross-cutting themes of these discussions include:

1. **Participants have consistently said that it is important to recognize that the future development of new neighbourhoods on these Downsview lands will create opportunities for, and impacts on, existing communities in and around the site and city-wide.** They have also said that the best way to ensure that the planning and development of these lands achieves better outcomes for all is for Northcrest and Canada Lands to continue engaging with communities and stakeholders to identify and achieve shared priorities and build strong working relationships with them. This feedback came from a range of participants, including people from Indigenous communities, African, Caribbean, and Black communities, youth, seniors, local businesses, citywide leaders, and local residents. Many said that this is especially important because distrust persists that the Downsview land development claims to do better but is unlikely to follow through on new ways of working in partnership and collaboration with the community.
2. **The Neighbourhood Improvement Areas (NIAs) around these Downsview Lands are facing many unique issues and struggles that are impacted by large scale investments.** There were 76 unique grassroots groups, organizations, networks and institutions identified through the Community Context Study that was implemented during Round Three of the id8 Downsview engagement process. Interviews with grassroots leaders revealed that people are organizing to address issues related to racial justice, economic inclusion, housing and gentrification, food systems, community health and safety, and climate mitigation and adaptation. Feedback received during Round Three indicated that there is an important opportunity to plan and develop these Downsview

lands in a way that doesn't perpetuate these issues and ideally finds new ways to reduce the negative impacts they have on communities.

3. **It is important to pay attention to those communities whose voices are often not included in the planning and development process, including Indigenous voices, African, Caribbean and Black voices, and youth.** In addition to sharing many of the perspectives raised by other participants in the process, Indigenous participants focused particularly on the importance of meaningful Indigenous inclusion that goes beyond commemoration and a small space for ceremonies; environmental sustainability and preservation of nature in a way that aligns with Indigenous ways of knowing and ways of being. The need for deeply affordable housing dedicated specifically for Indigenous people is also a priority. Participants representing African, Caribbean and Black communities focused on the importance of applying an intersectional and inclusive lens to the design and engagement process and opportunities for great alliances and hard commitments to Black and Indigenous involvement. A focus on different housing models, community farming and food security, inclusive economies, and Community Benefits Agreements (CBAs) were all raised, and many participants offered to help Northcrest and Canada Lands connect with existing Black networks and tap into existing policies and practices to learn from and implement. Youth priorities aligned well with the themes emerging in the feedback provided by other participants. Their priorities for development of these lands include more recreational spaces, more greenspaces, improved public transit, more local amenities and youth-centred employment opportunities, improved community safety, affordable housing, attracting people to Downsview, supporting seniors' health, invest in community facilities (including schools, libraries, and community education opportunities), and preserve and protect natural ecosystems and wildlife.
4. **Given the scale of the site, the good start of working with communities, and the unique positions the landowners occupy as developers and Crown Corporations, there is an opportunity to innovate and do things differently.** As was consistently expressed throughout all rounds of the id8 Downsview engagement process, there were participants who said that the development of these lands provides an important opportunity to do things better, in a different way. They said that changing systems is often difficult because people are used to doing things a certain way. Their advice was to learn from others and accept that the most successful path forward will be created together with communities and stakeholders with an interest in what is planned and developed on these Downsview Lands. They encouraged Northcrest and Canada Lands to: apply an equity lens and hold space for different community actors; to be accountable and transparent with communities; tap into local knowledge and expertise and commit to specific targets for working together; retain flexibility and foresight to plan for future generations; and continue to engage broadly and deeply.

# Indigenous Voices

With facilitation led by Bob Goulais of Nbisiing Consulting, the id8 Downsview team has continued discussions regarding the future of these lands with Mississaugas of the Credit First Nation; Six Nations of the Grand River; and Huron-Wendat First Nation.

Northcrest and Canada Lands also hosted a second Indigenous Community Sharing Meeting that brought together Indigenous leaders from:

- ENAGB Indigenous Youth Agency
- Mississaugas of the Credit First Nation
- Nishnawbe Homes
- Toronto Council Fire Native Cultural Centre
- Toronto & York Region Métis Council
- City of Toronto's Indigenous Affairs Office.



*Snapshot of Indigenous Sharing Meeting #2*

## KEY FEEDBACK THEMES

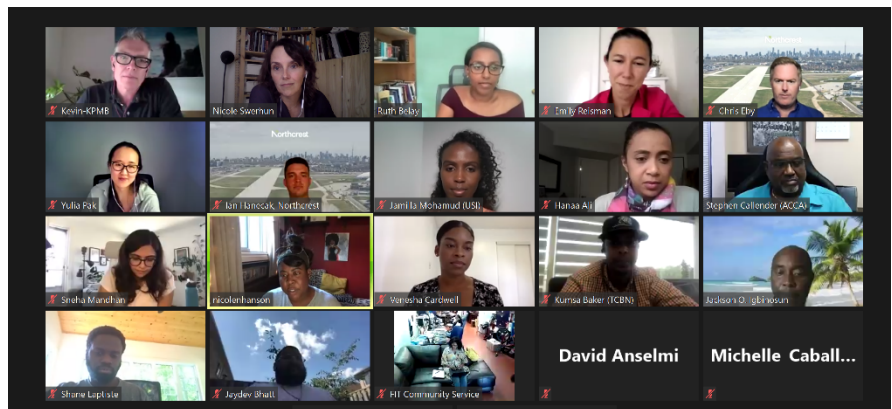
1. Given the scale of the site and the development opportunity, ensure Indigenous ways of knowing and being are integrated in a meaningful way, where future generations of Indigenous people live, work, go to school, and celebrate culture together.
2. The ideas of City-Nature, the green-blue systems, considerations for the resource lands and urban farming are friendly to the Indigenous ways of knowing and ways of being, including looking seven generations forward and seven generations backward.
3. If Indigenous people are to come here and thrive, the place needs deeply affordable Indigenous Housing, particularly for Indigenous youth.
4. Empower Indigenous Youth through Indigenous education, training, and employment.
5. Explore creative opportunities to promote Indigenous economic development through dedicated land.
6. Participants expressed interest in continuing the dialogue as the project moves forward.

# African, Caribbean & Black Communities

Continuing conversations from Round Two on equity, inclusion, and power, the id8 Downsview team held a Round Three follow-up discussion with community leaders that had participated in these conversations before as well as community leaders new to the id8 Downsview engagement process.

Northcrest and Canada Lands held the follow-up discussion on Wednesday, July 21, 2021. Representatives of organizations led by and serving African, Caribbean, and Black communities in the Downsview area and/or citywide were invited to come together to discuss the future of 520 acres at Downsview. Participating organizations included:

- Afro-Canadian Contractors Association
- Black Architects and Interior Designers Canada (and Studio of Contemporary Architecture)
- Black Planning Project
- Canadian Black Chamber of Commerce
- City of Toronto's Confronting Anti-Black Racism Unit's Partnership & Accountability Circle (PAC)
- Federation of Black Canadians
- FIT Community Services
- Jane-Finch Community Hub and Centre for the Arts
- TAHJ Consulting
- Toronto Community Benefits Network



*Snapshot of the focus group with African, Caribbean, and Black communities*

## KEY FEEDBACK THEMES

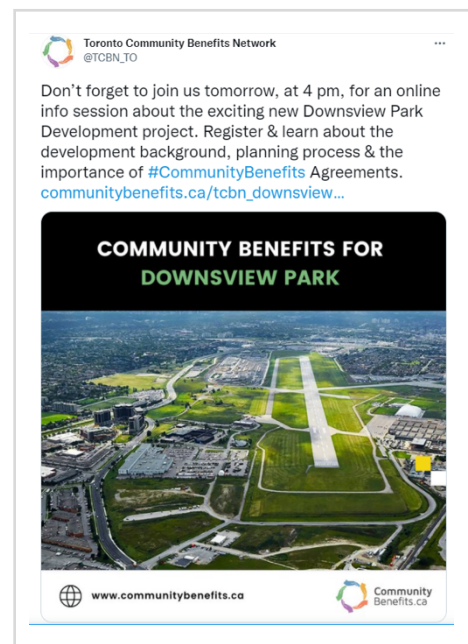
1. Encouragement to Northcrest and Canada Lands to learn from others; think beyond the physical side of development and make power sharing much more central to the presentation; and be mindful of imagery.
2. Interest in seeing an intersectional and inclusive lens applied to design and engagement; different housing models; and a focus on community farming and food security.

3. Toronto has seen many big projects make big promises that have fallen short, and that's a very important learning for Downsview. Community Benefits Agreements (CBA) are one tool that has seen success in ensuring opportunities for communities that don't typically have access to projects like this one; they also support transparency and accountability.
4. If you want the community to really rally behind this work, we need to see your great alliances with the community and hard commitments to Black and Indigenous involvement.
5. There are existing Black networks to tap into and existing procurement policies and practices to learn from and implement. Many of us are part of Black communities across Canada and can facilitate introductions or connections to other efforts to confront racism.
6. Learn from inclusive economies model the participants at these discussions said they were happy to share, along with a rich network. Participants said they were willing to offer supports.
7. We need to think about what the process would be for various types of Black communities and firms – whether they be architectural or planning firms or non-profit organizations – to really be a part of this.
8. The path forward is one that is unclear, but we know how not to go and what not to do.

## MEETINGS CONVENED BY id8 DOWNSVIEW STAKEHOLDERS

Representatives of Northcrest and Canada Lands were invited to participate in the Downsview Community Benefits Information Session hosted by the Toronto Community Benefits Network (TCBN) on July 27, 2021 to answer questions related to the development of the Downsview lands and opportunities for local community benefits and workforce development. More information on this campaign can be found at [www.cbafordownsview.ca](http://www.cbafordownsview.ca).

*Screenshot: Toronto Community Benefits Network Tweet on July 26, 2021*

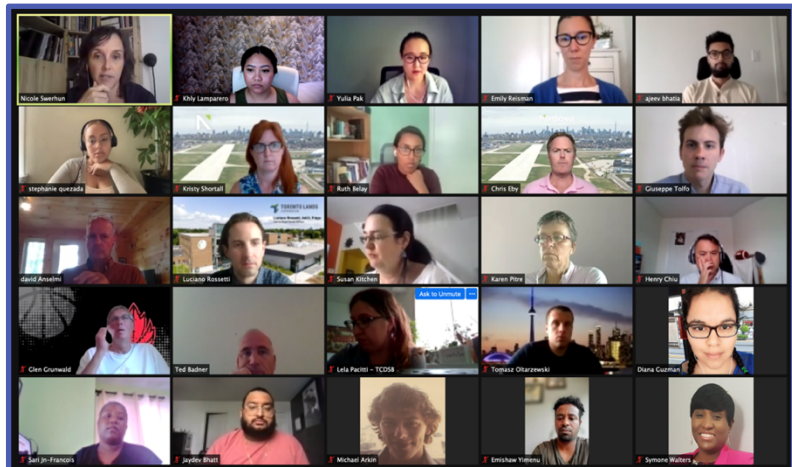


# Community Services, Facilities, and Social Infrastructure

The id8 Downsview team hosted two distinct discussions focused on community services, facilities, and social infrastructure.

The first virtual meeting was held on March 2, 2021 with over 50 people from numerous organizations in the non-profit, public, and private sectors including community service providers, representatives of local and citywide community organizations, as well as representatives from the City of Toronto, local school boards and five grassroots leaders partnering with the Centre for Connected Communities to conduct a local context study. The purpose of the first meeting was to describe the opportunity presented by the 520 acres for innovation and collaboration and to seek feedback on how to best align the delivery of community facilities with community-identified priorities.

The second virtual meeting was held on July 20, 2021 with over 30 people from organizations that had participated previously as well as new community-serving and community-led organizations. The purpose of the meeting was to provide an update on the work completed since the first meeting, including a Community Context Study for Downsview presented by the Centre for Connected Communities, and seek feedback on:



*Screenshot of a focus group on Community Services, Facilities, and Social Infrastructure*

- Areas of alignment between community-identified priorities and existing City plans and strategies;
- a type of process involving the community, landowners, and the City to continue to align investments with community priorities; and
- Any other advice you'd like to share to inform our work going forward.



## KEY FEEDBACK THEMES

Participants provided the following feedback:

- 1. Understand the existing social infrastructure context of the area:**
  - Acknowledge the interconnectedness of community priorities.
  - There needs to be alignment between what happens on these lands and the surrounding communities. It is important to start thinking how urban intensification impacts existing community and social infrastructure.
  - The Community Context Study is an important first step at starting to think how to work with and strengthen what already exists around the site
- 2. Affirm community priorities for social infrastructure:**
  - Build on existing community priorities that speak to supporting people of all ages and abilities.
  - Enhance local employment opportunities through community benefits.
  - Downsview lands are an opportunity to help address the housing crisis in Toronto.
- 3. Areas to focus on within the traditional CS&F process:**
  - Develop opportunities for co-location and integrated service delivery.
  - Build inclusive facilities and spaces with different management approaches.
  - Facilitate proactive community engagement.
  - Indigenous communities and organizations should be consulted and integrated as part of the id8 Downsview engagement process.
  - Apply an equity-based lens.
- 4. Opportunities to do things differently:**
  - Working to change the system can be overwhelming because people are so used to things being the way they are now.
  - It is important to hold space in this process for grassroots organizations, which may not have the same level of institutional recognition and power as some other community organizations.
  - Be more intentional about involving certain voices in the process of planning and developing the site.
  - Tap into and work with local knowledge and experience.
  - Create a process that explores different opportunities to strengthen social cohesion and reduce tension between diverse groups (homeowners and renters, different income-levels, or ethnic backgrounds).



# Youth Engagement

As part of the Round Three id8 Downsview engagement process, Northcrest Developments and Canada Lands Company hired a diverse team of four local youth (between the ages of 16 and 29) to engage their peers about what they would want to see in the future redevelopment of lands in Downsview. Engagement by youth for youth was identified as a priority by participants in Round One and Round Two – a priority shared by Northcrest and Canada Lands as the landowners. Each youth team member implemented their engagement process independently using approaches customized to connect with local youth and other members of their community from different areas near the project site. Their engagement work ran from April to June 2021.

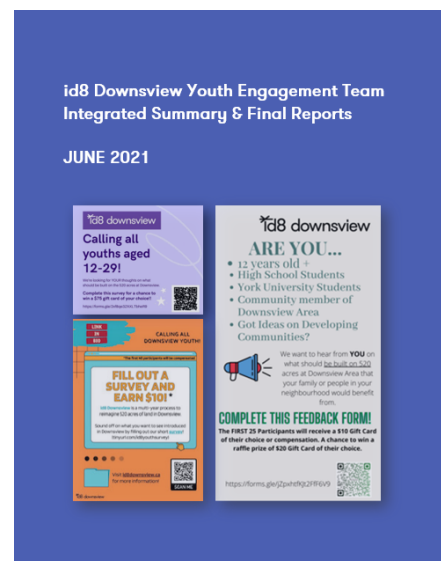
**The id8 Downsview Youth Engagement Team received a combined 988 responses on their surveys and virtual meetings.**

## Key Priorities Identified by Engaged Youth

1. Provide more recreational spaces as they're critical to youth socialization, fitness, and overall health.
2. Provide more publicly accessible greenspaces to allow youth to enjoy nature and to support a healthy lifestyle.
3. Improve public transportation and network connectivity to support youth commuting around and through Downsview.
4. Provide more local amenities to provide opportunities for youth to socialize and have access to different youth-centred employment opportunities.
5. Take actions to improve community safety.
6. Provide affordable housing to allow youth to have access to low-cost housing.
7. Provide exciting amenities to attract people to Downsview.
8. Develop plans and provide amenities to support senior's health.
9. Invest in schools, libraries and other community education opportunities and improving existing facilities.
10. Preserve and protect natural ecosystems and wildlife.

### Engagement Process Suggestions:

11. Continue to engage youth.
12. Prioritize Indigenous voices.



# Arts and Culture Roundtables

Arts and culture were consistently identified as a priority during the id8 Downsview engagement process. Many participants noted that arts and culture are necessary for vibrant neighbourhoods to truly achieve their fullest potential and to make Downsview a destination on regional, national, and international levels. Many saw arts and culture as a way to promote local economic development and strengthen diversity and inclusion by hosting different cultural events and by supporting local craftsmen, artists and others who work in creative industries

Led by Department of Words and Deeds (DWD), part of the id8 Downsview consultant team retained to support Northcrest and Canada Lands with the id8 Downsview engagement process, two virtual roundtable meetings were held on June 23rd and 24th and supplemented with interviews with organizations that were not able to attend the roundtables (June 28-30, 2021). A total of 19 participants attended the meetings, which were joined by representatives from landowners Northcrest Developments and Canada Lands Company. These meetings were held to discuss short- and long-term priorities and a framework for id8 Downsview's arts and culture, placemaking, and placekeeping strategy.

## KEY FEEDBACK THEMES

### 1. Arts and culture decision-making needs to be inclusive:

- Include local communities in the leadership structures along with curatorial skills;
- Consult with Indigenous communities;
- Equity should be a key principle to remove barriers for local, emerging, and marginalized artists;
- Curatorial process should be inclusive and transparent;
- Include a multitude of voices on decision-making committees;
- Environmental stewardship is an important principle to minimize ecological footprint and build reconciliation with Indigenous peoples; and
- Build accountability and longevity into decision-making processes.

### 2. Advice for arts & culture uses, partnerships, placemaking, and place-keeping:

- Prioritize inclusive forms of art that are easy to interact with and participate in for everyone, including differently-abled bodied people;
- Invite a variety of projects for and from different communities, and particularly local marginalized communities;
- Tie art into the development process – planning, design, and construction work;
- make Downsview an arts and culture destination, which would also help with creating visibility for local artists;
- Ensure fair compensation and jobs for artists;
- Continue providing space for circus arts; and
- Create affordable spaces for art production, presentation, and for artists as residents.

# Process and Accountability

In addition to the process and accountability advice shared in discussions focused on Indigenous voices, equity and inclusion community services, facilities, and social infrastructure, youth engagement, and arts and culture roundtables, there were other participants in Round Three of the id8 Downsview engagement process who also shared feedback on the process – in meetings, online, and through sharing mail-in feedback forms.

Key themes of feedback provided by these participants included:

1. **Many participants were appreciative of the id8 Downsview team's efforts to create a rigorous and responsive id8 Downsview community engagement process.** Many participants said that they were encouraged by the presented ideas, as it showed that the id8 Downsview team really listened to community and stakeholder feedback. In particular, they noted that the ideas around connectivity, greenspace, sustainability, and adaptive re-use of heritage buildings clearly demonstrated integration of community feedback. Many participants also said they were happy to see the engagement process evolve based on community feedback to provide materials in different spoken languages in Downsview, include youth engagement, and continue to seek intentional engagement with Indigenous communities, as well as African, Caribbean, and Black communities.
2. **It is essential that the meaningful engagement with community continues as the redevelopment of the site unfolds. Great public spaces and complete communities will not be achieved if the work is done without community.** Consistently throughout the third round of id8 Downsview project, participants talked about the importance of meaningful, inclusive engagement with local communities and broader stakeholders as the site gets developed. Some participant expressed concerns that a lot may change in the next 30 years and the shared vision may be lost due to various implementation challenges. Many noted that continuing to work closely with community is key to ensuring that the vision is realized throughout multiple decades and is still reflective of community priorities. Participants consistently said it is important to engage broadly, including: Indigenous voices; African, Caribbean, and Black communities; seniors; youth; LGBTQ2S+; and those who live in underserved areas around Downsview.
3. **Northcrest and Canada Lands have a unique opportunity to do things differently to build a better place for all.** Do not miss this unique opportunity to leverage the size, the scale, and the good start collaborating with the community to do things differently to ensure better outcomes for all – including in the areas of affordable housing, local workforce development, social infrastructure, and Indigenous inclusion.
4. **Transparency and accountability in future planning, design, and implementation of these lands is especially important given the history of broken promises in the area.** Over the past three decades a lot of the promises have been made to the community and

those promises have been broken, including Tree City and Central Park. The community has witnessed the abuse of power regarding these lands and now must live with the consequences of this abuse today.

5. **Continue using different methods of consultation and outreach in the future.** While some participants said they were keen to start meeting in person as soon as it is safe to do so, many participants advised continuing having a variety of options for participation, including virtual meetings, online surveys, and participating through Canada post. Some participants recommended sharing promotional materials in the park and in the community on the ground and noted that this would be a good way to attract park users and local residents who use the park on a regular basis. A participant recommended using live captions in virtual meetings.

## OBSERVATIONS & NEXT STEPS

Participants continued to be generous with their time, with a notable number of people participating in more than one id8 Downsview engagement activity during Round Three. Many people returned after participating in Round One or Round Two, with some participating in every round of id8 Downsview engagement process; and many others were new to the process. As facilitators, we observed:

- many participants who continued to be appreciative of the engagement process;
- some who would like Northcrest and Canada Lands to go back to in-person meetings as soon as it is safe to do so, while others prefer meeting virtually and having mail-in options available in the different languages spoken in the area;
- feedback on the plan that was largely affirming, with interest and suggestions focused on a path forward in terms of processes and implementation;
- caution and skepticism that continued to emerge from a subset of participants who note a history “broken promises” in the area, general mistrust in developers, and concerns around integration and impacts on existing surrounding communities;
- participants urging Northcrest and Canada Lands to think about how their emerging plans will respond to the climate emergency, the recommendations from the Truth and Reconciliation Commission, the Black Lives Matter movement, and the impacts of the COVID-19 pandemic particularly in the north-west Toronto;
- priorities for the future shared by many participants that did not focus on the presented ten-point vision and new ideas in the emerging plan, but instead described the outcomes that redevelopment of the site will need to include to best meet the needs of participants and their communities and the process by which those outcomes could be achieved; and
- a call for meaningful Indigenous engagement and the inclusion of African, Caribbean, and Black communities at all stages of development.

While round three of this id8 Downsview process marks the end of the pre-application engagement process, it is just the beginning of a long process through which Northcrest,

Canada Lands, the City of Toronto, other public agencies, and communities and stakeholders will continue discussing the future of these lands.

During Round Three, Northcrest and Canada Lands encouraged everyone to apply to the id8 Downsview Community Resource Group (CRG). The CRG, convened by Northcrest and Canada Lands, will be a multi-interest, multi-sector group composed of a mix of individuals and organizations which will serve as a forum for sharing perspectives and advice with the landowners through the process of planning and developing their lands at Downsview. The CRG is intended as a resource group, not a decision-making body, that will meet roughly every quarter (or four times each year.) The length of term for members will be two years, staggered to support continuity as the membership changes over time.

In addition to creating and convening the CRG, Northcrest and Canada Lands will be holding a public townhall at least once per year to provide updates and seek feedback (as relevant) on what is happening on the site as a whole. With multiple projects and initiatives underway, this regular check-in mechanism will provide a forum for landowners and a broad range of communities and stakeholders to continue sharing information and learn from each other.

Ian Hanecak from Northcrest ([ihanecak@northcrestdev.ca](mailto:ihanecak@northcrestdev.ca)) and Manon Lapensee from Canada Lands ([mlapensee@clc.ca](mailto:mlapensee@clc.ca)) will continue to be available for any questions related to id8 Downsview. If you have not had a chance to subscribe to the id8 newsletter at [id8downsview.ca](http://id8downsview.ca), do not forget to do so to stay up to date with the latest id8 Downsview news.