

# DOWNSVIEW TOGETHER

Société immobilière du Canada  
Canada Lands Company



Northcrest

Id8 downsview  
Id8 Community Resource Group Meeting 3  
May 2022



NORTHCREST  
DEVELOPMENTS

# HANGAR DISTRICT UPDATE



# Proposed Official Plan Amendment Context

Total Study Area in Hectares

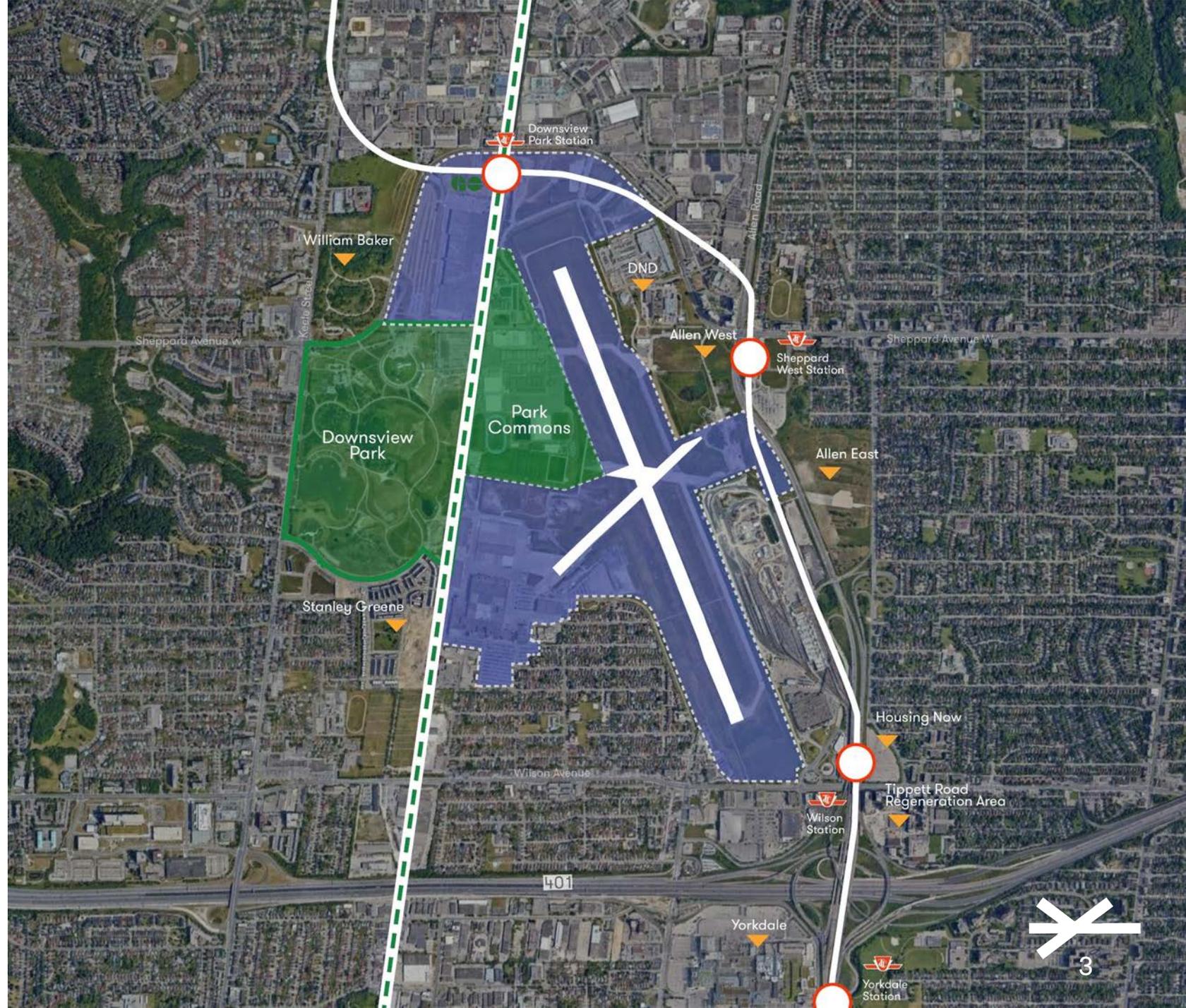
**210** (520 acres)

CLC Downsview Park & Park  
Commons Area in Hectares

**117** (291 acres)  
*(Excluded from application)*

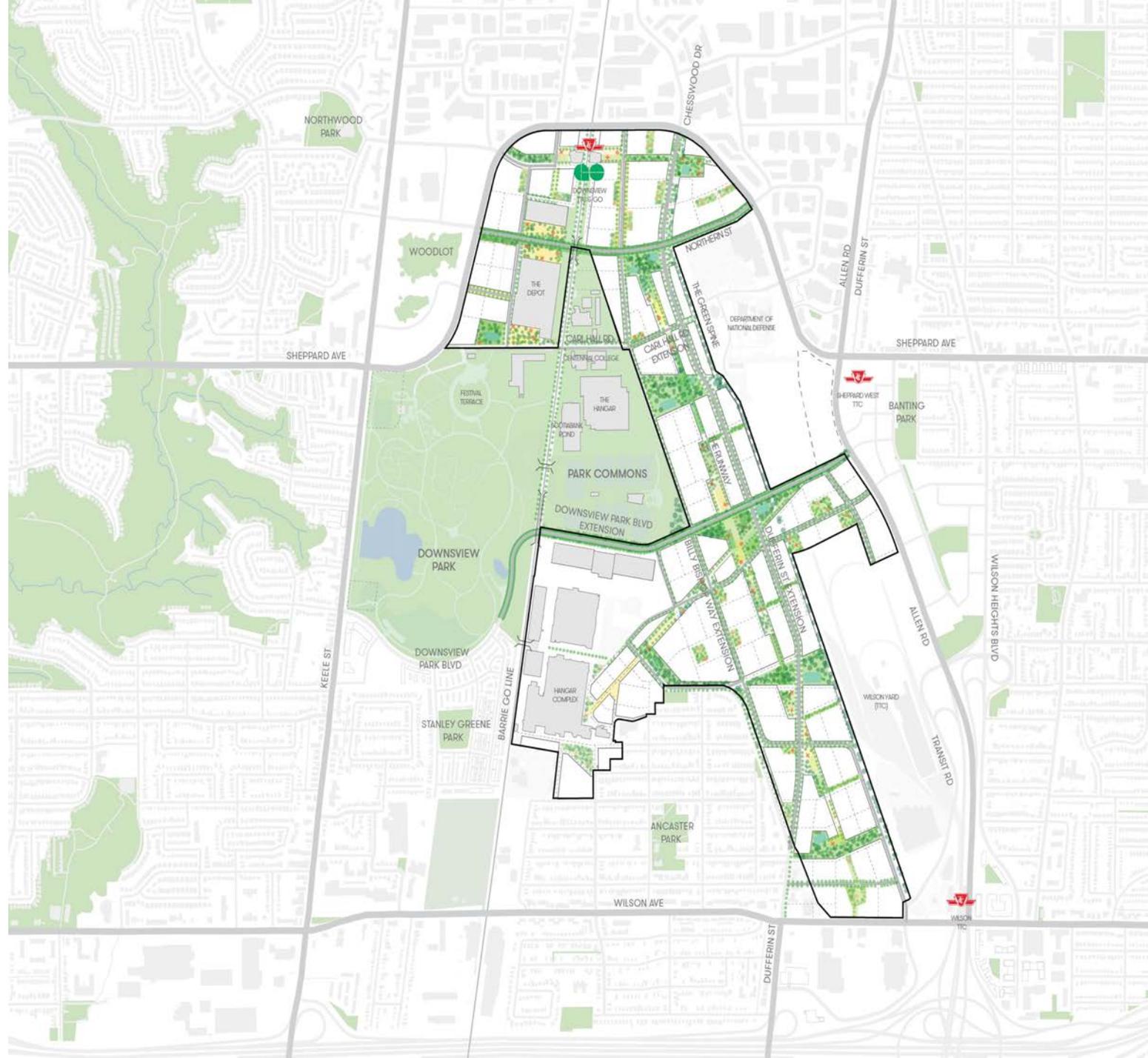
## LEGEND

-  id8 Downsview Study Area
-  CLC Downsview Park & Park Commons Area
-  Surrounding Context





# Framework Plan





# Hangar District Overview

**3.97M** Ground Floor Area (GFA)

**2,850** Residential Units

**6.8 acres** Open Space (2.7 ha)

- ▶ Building on the site's legacy of innovation, centered around the existing Hangar assets.





HOTEL

THEATRE

HOTEL PLAZA



# Focus on Innovation

- ▶ More than 7,000 direct jobs and thousands more indirect jobs
- ▶ Attracting jobs of the future including in life sciences, tech, film and digital media
- ▶ A mix of tenants including mature businesses, institutional uses, non-profits, start-ups/early-stage companies and incubators
- ▶ A variety of workplaces, including indoor/outdoor settings, collaboration spaces, labs, creative offices



AUTODESK BUILD SPACE, BOSTON



SCION INNOVATION HUB, NEW ZEALAND





# Focus on Placemaking

- ▶ Focus on urban design that curates a strong sense of place.
- ▶ Creating a true live-work-play environment with active programming from day one.
- ▶ Delivering critical mass in the early phases and offering a mix of uses (residential, office, commercial, retail, community spaces, parks and open space, etc.).



*The Wharf, DC*



*Bloor & Dufferin, Toronto (Rendering)*



SOCIAL

DOWNSVIEW  
FILM  
CAMPUS

Est. 1994  
BAKERY



# Downsview Park Bridge

- ▶ A nature-oriented pedestrian and cycling bridge connecting the new District to Downsview Park
- ▶ The trail will feature lush greenery, activated with public art, while providing scenic views of the park and downtown skyline





6

TWO

FILM CAMPUS



# What's Next?

2022 March	April	May	June	July-September	...	2+ Years
<ul style="list-style-type: none"><li>▶ Emerging 1st District Plan</li><li>▶ Virtual Public Townhall</li><li>▶ Indigenous Sharing Meeting</li><li>▶ African, Caribbean &amp; Black Meeting</li></ul>	<ul style="list-style-type: none"><li>▶ Round 2 Consultation Summary Reports</li></ul>	<ul style="list-style-type: none"><li>▶ 1st District Plan Submission to the City of Toronto</li></ul>	<ul style="list-style-type: none"><li>▶ Launch of Round 3 Information Sessions</li></ul>	<ul style="list-style-type: none"><li>▶ Summer Engagement Event Series</li></ul>		<ul style="list-style-type: none"><li>▶ Ongoing Consultation Process</li></ul>

WE ARE HERE

Sheppard  
(Downsview  
West) District



Sheppard  
(Downsview  
West) District





# Sheppard District Timeline

- **Oct/Nov 2022** Public engagement outreach to stakeholders
- **Jan 2023** Public Engagement Town Hall
- **Feb 2023** District Plan Application
- **Mar 2023-Mar 2024** Application process
- **Dec. 2023** Secondary Plan Update Approval
- **April 2024** District Plan Approval

# EXPLORE AND DISCUSS: Landowners' Approach to Community Benefits and Equity Values

id8 Downsview CRG Meeting 3

Tuesday, May 17th, 2022

# Building on last CRG Meeting (Feb 8)

- We showed how Proposed Framework Plan and Policies respond to community and stakeholder priorities
- We looked more closely at who-does-what and our different roles
- We shared highlights of feedback on equity and inclusion
- Discussed collaboration

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## PLANS INFORMED BY MANY PRIORITIES

### Community & Stakeholder Priorities

FEEDBACK FROM ROUNDS ONE, TWO AND THREE

### Public Policy Priorities

TORONTO CITY COUNCIL-ADOPTED PRIORITIES AND POLICIES

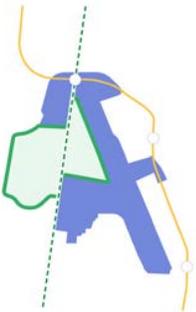


NORTHCREST & CANADA LANDS

### Landowner Priorities

VIBRANT, RESILIENT & HEALTHY

### Complete Communities



# Building on last CRG Meeting (Feb 8)

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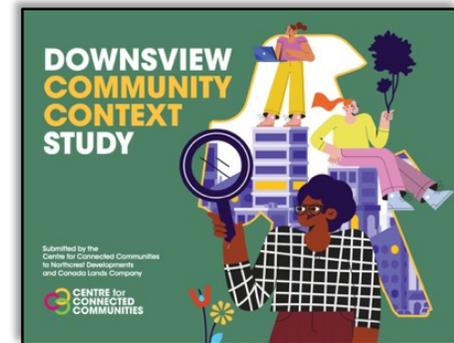
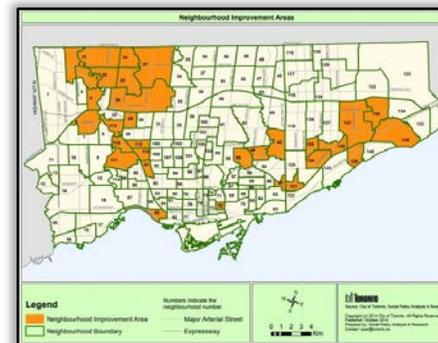
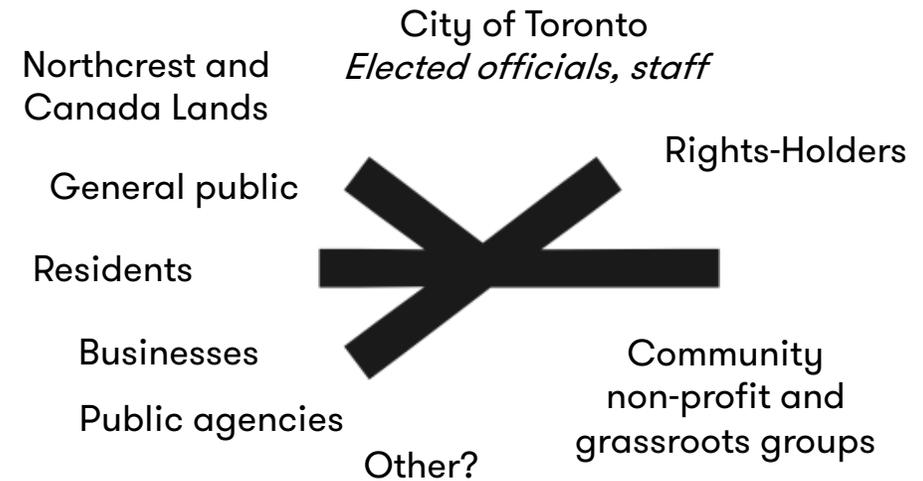
## id8 DOWNSVIEW FEEDBACK ON COMMUNITY PRIORITIES (as reflected in Framework Plan)

- More and great parks and open spaces for all
- Better connections, esp. for pedestrians and cyclists
- Complete communities
- Embrace nature and show leadership on sustainability
- Space for business and jobs
- Housing diversity and affordability
- Arts and culture
- Food

# Building on last CRG Meeting (Feb 8)

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## REVIEWED ROLES + WHO-DOES-WHAT



# Building on last CRG Meeting (Feb 8)

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## id8 DOWNSVIEW FEEDBACK ON COMMUNITY PRIORITIES (related to doing things differently)

- Be proactive looking at issues of equity, inclusion, power, and privilege
- Build on existing community initiatives
- Think about how jobs and opportunities can be built in
- Look at different ways to work and do business
- Deliberately invest in ways that build culture and foster a sense of community
- Provide collective community benefits

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## SUMMARY OF CRG FEEDBACK FEB 8

- Re-envision the approach to collaboration (focus on consensus building, local and international collaboration)
- Adapt to evolving community priorities through regular check-ins
- Support local communities by meeting existing needs
- Understand the root of issues
- Continue connecting with youth
- Learn from other large-scale developments and connect with organizations outside catchment area

# Ongoing work by Landowners

- Have been learning about community priorities over the last two years.
- In continuing this conversation, we want to talk about community benefits.
- It's not straightforward or simple. We are learning as we go.
- From the start of the id8 process we have been talking about bringing community benefits to this part of the city. We want to hear what you think about when you hear the term “community benefits”.
- We also want to talk about our equity values – an important component of how we're proposing to approach community benefits.
- Let's start with some of the ways people refer to “community benefits”...

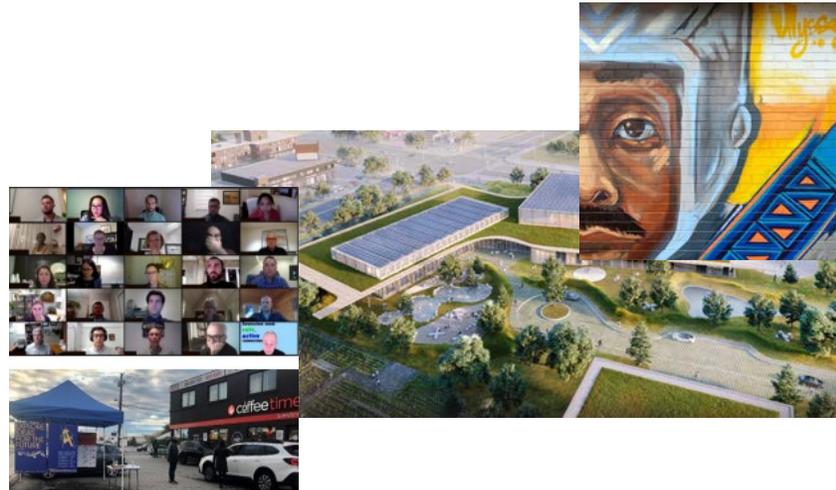
# What are “community benefits”

## Development Charges



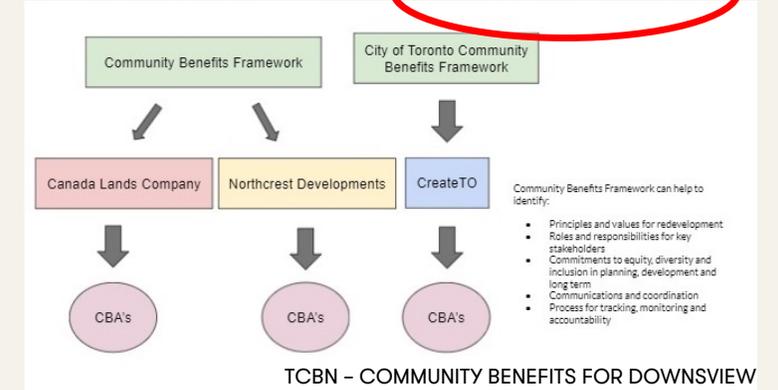
The Government of Ontario made changes to the [Development Charges Act](#) through [Bill 108, More Homes, More Choices Act, 2019](#), that came into effect on January 1, 2020 with accompanying [Ontario Regulation 454/19](#).

Please note that changes to City's administrative processes were adopted by City Council at its [December 17, 2019](#), [January 29, 2020](#) and [February 5, 2021](#) meetings to ensure orderly transition and revenue neutrality related to Development Charges Act changes under [Bill 108](#) and [Bill 138](#).



## Jane Finch Initiative

We need your support to ensure that the [Canada Lands Company](#), [Northcrest Developments](#) and [CreateTO](#) commit to building a healthy, diverse and inclusive community by committing to a **community benefits agreement**.



Ontario

français

MENU

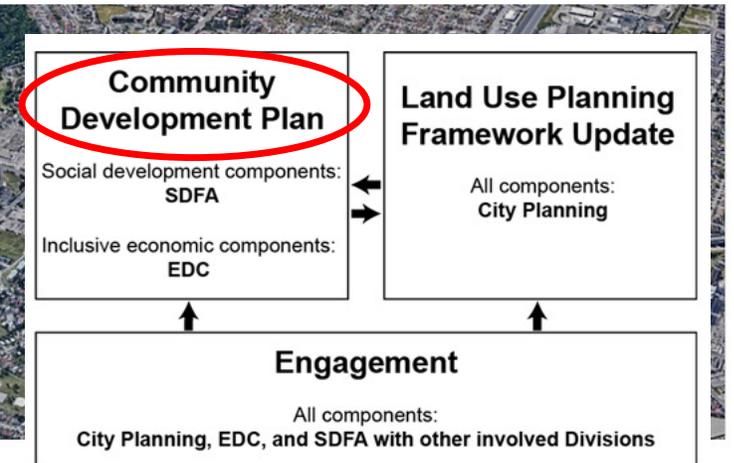
[Home](#) > [Home and community](#)

## Municipal development and community benefits charges, and parklands

Information on how municipalities can predict and recover costs of development and help increase housing supply in Ontario.



Aerial view of Jane – Finch, looking south



# No standard definition

And the City definition is loose:

*“At the City of Toronto, the term "community benefits" is used in a variety of ways, which can cause confusion. For many years, "community benefits" facilities and amenities (such as parks, recreation centres, childcare centres) have been secured through the Planning Act and Development Charges Act. The Community Benefits Framework does not change or alter the community benefits as defined and secured through the Planning Act or any other Provincial or Federal regulations. Rather, the Community Benefits Framework focuses on supplementary community benefits that produce social and economic development opportunities that are inclusive and equitable (such as workforce development and social procurement) and that can be enforced through existing municipal authority or levers.”* (City of Toronto’s Advancing the Community Benefits Framework report – Jan 2021)

# Core Community Benefits

Community Benefits that Northcrest and Canada Lands are required to deliver:

## EXAMPLES OF CORE COMMUNITY BENEFITS:

### 1) Infrastructure:

- New roads, bridges, water and sewer infrastructure

### 2) CS & F:

- Community Centres (Keele and Sheppard)
- Libraries, Recreation Facilities, Childcare Centres, Parks, Playgrounds, Community Spaces, Public Art

### 3) Affordable housing

## WHAT'S DRIVING THEM:

- Site and Area Specific Policy (SASP) Settlement terms
- Secondary Plan process / Official Plan Amendment policies
- Large Site Area and Inclusionary Zoning policies
- Development Charges
- Community Benefit Charges (formerly Section 37)
- Alternative Parkland Dedication Rate

# Supplementary Benefits

## Type of Community Benefits that Northcrest and Canada Lands are exploring:

### EXAMPLES OF SUPPLEMENTARY COMMUNITY BENEFITS

- Delivering a broad range of employment uses
- Local economic development through workforce development and social procurement initiatives
- Animating the public realm
- Establishing new connections to public and open spaces, including to Downsview Park
- Improving transit accessibility, cycling infrastructure, pedestrian pathways
- Arts and Culture initiatives & programming
- Affordable housing that goes beyond minimum requirements
- Affordable commercial spaces and support for business and local entrepreneurs
- Placemaking and place-keeping initiatives

### WHAT'S DRIVING AND INFORMING THEM:

- Community priorities
- Our landowner values
- Existing City strategies, plans and initiatives
- Community Development Plan
- Shared interest to create better outcomes for people & improved quality of life

# Framework Plan Guiding Principles



ESTABLISHING  
COMPLETE,  
CONNECTED  
COMMUNITIES



ACHIEVING  
INHERENT  
SUSTAINABILITY  
& RESILIENCE



CULTIVATING  
CITY-NATURE



CONNECTING  
PEOPLE &  
PLACES



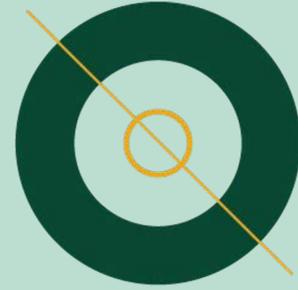
EMBEDDING  
EQUITY &  
ACCESSIBILITY



HONOURING THE  
UNIQUENESS OF  
THE PLACE AND  
ITS PEOPLE

# The When

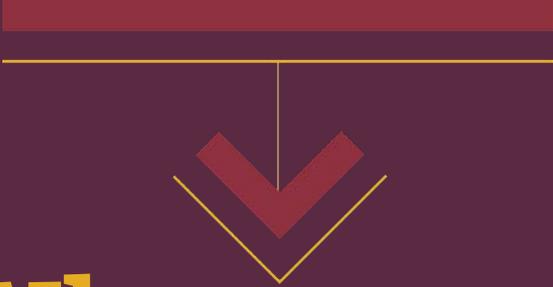
	CORE COMMUNITY BENEFITS	SUPPLEMENTARY COMMUNITY BENEFITS
<b>Secondary Plan (Framework) Level</b>	<ul style="list-style-type: none"><li>• Sewer/water</li><li>• Major road network</li><li>• Large scale community infrastructure (i.e. community centre)</li><li>• Larger parks</li></ul>	<ul style="list-style-type: none"><li>• Northcrest and CLC together on initiatives like xoxo Downsvue</li></ul>
<b>District Level</b>	<ul style="list-style-type: none"><li>• Local roads</li><li>• Local parks/Public realm</li><li>• Schools</li></ul>	<ul style="list-style-type: none"><li>• Northcrest and CLC – separate initiatives</li></ul>
<b>Project Level</b>	<ul style="list-style-type: none"><li>• Childcare</li><li>• Affordable housing</li></ul>	<ul style="list-style-type: none"><li>• Northcrest and CLC – separate initiatives</li></ul>



# Equity-based values

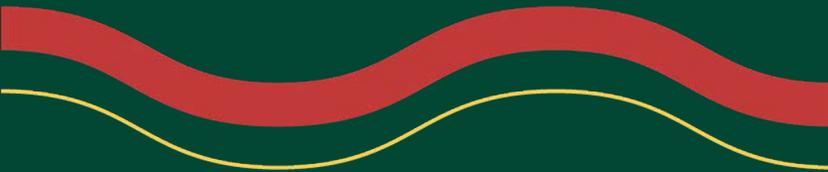
**Draft - For Downsview Community Resource Group  
Discussion  
May 2022**

**monumental**



## Who we are

Monumental works to advance fair, just and culturally competent citybuilding and real estate development. We help organizations deepen their social impact and embed an equity lens into their work, ensuring that social equity, community participation, and prosperity for all are core strategic imperatives. We work closely with vital city building institutions across Canada, with a specific focus on amplifying the voices and leadership of equity-deserving communities.



## Equity-based values for Downsview

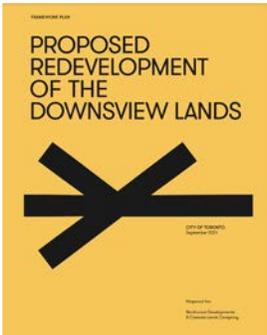
*\*THESE VALUES ARE A SHARED  
COMMITMENT ACROSS THE  
OWNERS' GROUP, CANADA LANDS  
COMPANY + NORTHCREST  
DEVELOPMENTS.*

**monumental**

Monumental Projects is developing a strategy for how to integrate equity across the **id8 Downsview** development, both process and outcome.

First, we are defining what equity means for this project through a set of project specific values. Given the long-term nature of this development, we need a **clear way of articulating equity** that can ground the development teams and formalize our commitment to inclusive and equitable development practices.

We created the values **using feedback from community engagements during the id8 Downsview process**, plus reports and recommendations produced by the consultant team



## Downsview Framework Plan

On Wednesday, July 21, 2021 representatives of organizations led by and serving African, Caribbean, and Black communities in the Downsview area and/or adjacent participated in a focus group that to discuss the future of Downsview. Participating organizations included:

- African Canadian Community Association
- Black Architects and Interior Designers (Canada) and Black Architects of Contemporary Architecture
- Black Planning Project
- Canadian Black Chamber of Commerce
- City of Toronto's Continuing Anti-Racism Education (CARE) Program
- Accountability Clinic (ACC)
- Association of Black Canadians
- AF Community Services
- Asian Toronto Community Hub and Centre for the Arts
- T&E Consulting
- Toronto Community Benefits Network

The focus group was held online using Zoom video conferencing software and included a presentation on the emerging Framework Plan for the Downsview Lands, prepared by the City of Toronto, and the Centre for Connected Communities, and Municipal Councilor Councillor Markham.

The meeting was facilitated by Ruth Boley and Black Architects from Toronto Inc., who also wrote this summary. An facilitation sheet can be accessed for any participants who are interested in this project. The sheet is to capture the perspectives shared during the meeting and to ensure the inclusion of all of the participants in the summary of the meeting. The summary is an overview of the meeting and is not intended to be a final report on the part of Northwest Downsview or the City of Toronto.

id8 Downview  
July 2021 Focus Group  
African, Caribbean and Black Organizations  
Wednesday, July 21, 2021, 4:00 - 6:00 p.m.

### SUMMARY OF FEEDBACK

All participants thanked Northwest and Canada Lands for the presentation, and many said that they thought it was great. Ruth Boley and advice were shared - see the highlights summarized below. Followed by more detail on each of these points (including responses from Northwest, Canada Lands, and their consultants).

### Highlights of feedback from participants

1. Encouragement to Northwest and Canada Lands to learn from others, think beyond the physical side of development and make greater sharing, affordable, housing, economic development, prevention of displacement, etc. much more central to the presentation, and be mindful of integrity.
2. Interest in seeing an interstitial and inclusive lens to design and engagement. Different housing models, and a focus on community, housing 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 are one tool that has been successful 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 great group alignment with the community and build commitments to Black and Indigenous involvement.
5. We have an incredible economic model that we would be happy to share, along with a rich network. We're willing to offer, supporting.



## Community Context Study, prepared by Centre for Connected Communities

id8 Downview  
Meeting with community leaders that have come together to develop a Black History Museum and Cultural Centre  
Monday, July 6, 2021

**PARTICIPANTS**

- Community leaders: Tyrone White (Lorne Park community leader), Rosemary Powell (Toronto Community Benefits Network - TCBN), Anne Powell (Powell Planning), Chris Campbell (Black and Ethnicity, Immigration, Citizenship (Black) Council of Ontario), Thana Lupton (Ethical Architect at BCDC - Black of Contemporary Architecture)
- Project Collaborator (West Canadian Construction Association, Board member of CCMA), Samuel Apata (Black), Chair of ENOC's Alliance for the Black Employee Experience and Leadership, Steve Okonkwo Jr. (Green Motor Ventures and Chair of the Board, Black Inc.)
- Landscapes David Amadi (Canada Lands), Ian Howard (Toronto)
- Engagement James Wilson, Ruth Boley (Toronto Inc.)

This summary was written by Nicole Dunbar and Ruth Boley from Toronto Inc., part of the facilitation team retained by Northwest and Canada Lands to support the id8 Downview engagement process. It was distributed to participants for their review prior to being finalized.

### SUMMARY

This meeting was initiated by a group of community leaders that have come together with the objective interest to develop a Black History Museum and Cultural Centre focused on the strength and existence of Canadian Black History. The purpose was to introduce the project idea, including the group's interest in food space of Downsview as it's a great central location for visitors from across the city and beyond, and to discuss how representations from Northwest and Canada Lands can assist in finding a direction that would make this possible.

The following highlights of the Canadian Black History Museum and Cultural Centre Project Proposal were shared by the community leaders:

- There is a notable absence of an site to Canadian Black History in the City of Toronto and Canada.
- In this regard, our Project Team believes there is an opportunity to fill this void in connecting Canadian Black History that translates to current day contemporary through education that can also serve to assist in the fight against anti-Black racism.
- Beginning in Q3 of 2021, our Project Team has been meeting in a weekly basis to progress the Concept and Pre-Design Phase for the creation of a Canadian Black History Museum and Cultural Centre to be located in Toronto that is accessible to all.
- The vision is to provide the best cultural experience honouring Canadian Black History.

## id8 Downsview Black History Museum and Cultural Centre Meeting, prepared by Third Party Public

## id8 Downsview Round 3 African, Caribbean and Black Organizations Focus Group Summary, prepared by Third Party Public

# monumental

### id8 CRG Meeting 1 - Small Group Discussion Overview

1. What collaborative processes do you think of greater have been initiated with that have brought many different communities together together effectively to help advance community priorities?
2. What collaborative processes are best advanced through collaboration?
3. Any other ideas?

### Small group discussion facilitated by Ruth

This project is huge and will take a long time (20 years) that this is a whole new approach for collaboration. The vision for Northwest and Canada Lands have been to take the group and the Canadian focus groups. It would be great to see that participation in 100% meeting sessions. The vision and ideas were very specific, and wanting to see the same type of collaboration, over time, will be important.

Community priorities will change over time, and we need to think about how we manage those changes. What we think is a priority, we will change it in 10 years and this will affect what we do. We need to think about how we manage those changes. We need to think about how we manage those changes. We need to think about how we manage those changes.

There is a high level of optimism among some in the community because we've been able to get some things done. But we need to think about how we manage those changes. We need to think about how we manage those changes. We need to think about how we manage those changes.

We need more youth involved so they can see the process from start to finish. This could be done in a number of ways - site selection, community engagement, identifying community needs, building, planning, and more. Engaging youth is also a way to reach broader groups and generations. To reach the younger generation, we need to be more visible and more present.

It would be helpful to have a way to recognize the feedback between the smaller teams. We need to have a way to recognize the feedback between the smaller teams. We need to have a way to recognize the feedback between the smaller teams.

### id8 CRG Meeting #2

## id8 CRG Meeting #2 discussion Prepared by Third Party Public

### id8 Downview + CABR Unit Discussion 2

On July 20, 2022

The meeting was facilitated by Ruth Boley and Black Architects from Toronto Inc., who also wrote this summary. An facilitation sheet can be accessed for any participants who are interested in this project. The sheet is to capture the perspectives shared during the meeting and to ensure the inclusion of all of the participants in the summary of the meeting. The summary is an overview of the meeting and is not intended to be a final report on the part of Northwest Downsview or the City of Toronto.

### id8 Downview process

- The meeting was initiated to have the investment have a positive impact on surrounding communities. The id8 team is interested in understanding community needs and how to align with public interest in the future.
- The understanding of these communities needs will also be done - it will really be the years before the first new neighbourhood can begin to be implemented. The id8 team is working on a framework that would allow an application to the City to update the Downtown Core Secondary Plan. In the future there will also be other work being done. Some actions related to how to support CABR are the group's core focus in the framework plan, and some ideas are the conceptual of a Black Inc. equity program.
- The id8 team is working with engaging local community development efforts. Looking at how to build a Black Inc. equity program. The id8 team is working with engaging local community development efforts. Looking at how to build a Black Inc. equity program.
- Related to Black, Canada Lands has a public transparency, agricultural carbon sequestration, and some ideas are the conceptual of a Black Inc. equity program. These concepts are being tested on the east end of the Park.

### id8 Downview engagement overview

The first round of consultation included invitations to six different focus groups (including one for Community Development and another for Community Benefits Funded). A follow-up meeting with stakeholders who attended these focus groups specifically related to equity and inclusion, as well as general public meetings. Northwest and Canada Lands have participated in the Black Inc. Equity Program. Discussion around community planning and practice to support community development.

- Participants in the id8 process to date have included Park Community Engagement Centre (PCEC), who also brought funding through the City Council. The id8 team is working with the following: Samir, Anwar, Charles (PCEC Community Services), NACE (Diverse and Inclusive), and local service providers including the North York Women's Black History, the North York Inland Food Bank, and the City of Toronto's Black History.
- The id8 team is working with engaging local community development efforts. Looking at how to build a Black Inc. equity program.
- Related to Black, Canada Lands has a public transparency, agricultural carbon sequestration, and some ideas are the conceptual of a Black Inc. equity program. These concepts are being tested on the east end of the Park.

## id8 Downsview + CABR Unit Discussion 2 Summary, prepared by Third Party Public

# Draft - For CRG Discussion - May 2022

id8 Downview: Follow-up Meeting focused on Equity and Inclusion  
Thursday, July 23, 2020

**PARTICIPANTS**

- Community leaders: Tyrone White (Lorne Park community leader), Rosemary Powell (Toronto Community Benefits Network - TCBN), Anne Powell (Powell Planning), Chris Campbell (Black and Ethnicity, Immigration, Citizenship (Black) Council of Ontario), Thana Lupton (Ethical Architect at BCDC - Black of Contemporary Architecture)
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- Engagement James Wilson, Ruth Boley (Toronto Inc.)

This summary was written by Nicole Dunbar, Ruth Boley, part of the facilitation team retained by Northwest and Canada Lands to support the id8 Downview engagement process. It was distributed to participants for their review prior to being finalized. No suggested edits were received.

Leaders from the community shared a number of points for Northwest and Canada Lands to consider in the id8 Downview process. They're summarized here:

Issues and Opportunities	Suggestions and advice from participants for Northwest and Canada Lands to consider
1. Important to talk about justice, privilege to do things differently.	• Do training and practice sessions as you understand your community and how you engage the community - including and Black racism and anti-Black racism. Always be mindful of young representation and completion of Black narratives (e.g., gender-based experiences, etc.). Learn to broaden your thinking. Black people need protection.
2. Recognize that gentrification has resulted in Black displacement over decades.	• Learn from Black displacement in Little Jamaica on Eglington Avenue West (see Report & Black Narrative Commission and planning for the future of Black business and residents on Eglington St. 2). There are many Black-owned businesses but not many Black-owned buildings. • Look at housing with Black, Black in Chicago, to address displacement (housing, financial literacy education, home ownership support, and businesses that support and serve culturally diverse populations).
3. Broken promises (especially Jane Finch) have led to a loss of trust in the community.	• Increase the opportunity to see your process to ensure that you help build a better city, and a better Toronto because of this project. It's not about gentrification, bringing, better health, the social determinants of health, etc.). • Take a human-centered approach. • Create accountability mechanisms that ensure promises are not just "talked" about but actually done. Determine how consultation is reflected in long-term build-out.

## id8 Downsview: Follow-up Meeting focused on Equity and Inclusion Summary, prepared by Third Party Public

## \*\*\*and many other relevant documents

*\*FROM THE  
FRAMEWORK PLAN*

# Guiding Principles

The Framework Plan is guided by the following over-arching Guiding Principles.

## Establishing Complete Connected Communities



Future neighbourhoods will make space for both local intimacy and urban vibrancy, where the magic of community life spills into and enriches public spaces. Inspired by the “15-minute City” concept, everything residents and workers need will be easily accessible with a short walk, roll, bike, or public transit ride. Those living and working in and around Downsview will benefit from this timeless approach to community-building.

## Achieving Inherent Sustainability & Resilience



At Downsview, sustainability and resilience form the foundation of holistic decision-making – built into every element of urban life: land use and mobility; water, energy, and landscape; architecture and technology; social, cultural and economic practices. New neighbourhoods will embody sustainability practices; be prepared to mitigate the impacts and adapt to the changing climate; be positioned to respond effectively to other crises and stresses; and be among the most attractive and vibrant places to live and work.

## Cultivating City-Nature



Downsview will introduce a new form of development that blends the built and natural world, integrating green infrastructure, biodiverse habitat, gathering spaces, and play into the public realm. Inspired by Toronto’s ravine network, and celebrating the example set by the park next door, City Nature invites nature’s generosity into the bustle of the everyday, delivering public health, ecosystem, sustainability and resilience benefits.

## Connecting People & Places



These lands will be knit back into the surrounding urban fabric. Generous community spaces will encourage casual togetherness. Fine-grained connections will make it easy, convenient, and attractive for people to safely get around by walking, rolling, cycling, or taking transit. By reducing automobile dependence, these connections will support community building, advance sustainability, and support the regional transportation network.

## Embedding Equity & Accessibility



This will be an inclusive place: a place where people at all stages of life can live, play, and thrive; a place where knowledge, wealth, power, and economic opportunities are shared; and a place that is resilient in the face of the challenges of today and tomorrow. Downsview’s success will be measured by the sense of comfort and belonging felt by all residents and visitors and by the extent to which they see themselves represented.

## Honouring the Uniqueness of the Place and its People



These lands will make space for experiences that spark joy and delight. Public places will be designed to bridge the area’s past and its future. Placemaking and placekeeping will acknowledge the legacy of aerospace innovation, reflect histories of Indigenous stewardship, and will be shaped by the dreams and cultures of the diverse residents that call Downsview home.



## How does this connect to the Framework Plan?

In the Framework Plan, we have “**Embedding Equity & Accessibility**” as a Guiding Principle.

We will take our new **Equity-Based Values** (which will define this principle more clearly) and then apply them to all the other principles.

As we do this, we will be engaging with community stakeholders to help us generate specific **processes** and **outcomes** that will bring equity to life under each principle.

We will also provide real world **case studies** to give examples of how this has been done in other developments.



# What do we mean by equity at Downsview?

When we say equity, we're talking about **social equity**.

We are building Downsview as a community that is fair and just, where we don't see massive gaps in outcomes, opportunities, or wellbeing across different groups of people. We do this by **treating people/groups in ways that acknowledge their unique barriers or advantages, by paying specific attention to the impact of our activities on marginalized and historically underrepresented groups,** and by intentionally taking actions to ensure these groups can thrive like all other communities that will live, work and visit Downsview.

Achieving social equity can be complex and difficult work, to help us do this we have defined what equity means for this development through our equity-based Values.



## Why are values important to define at this stage?

**monumental**

- Taking (social) equity from abstract to concrete for this project
- Meaningfully integrate community feedback
- Build a foundation for dialogue with local individuals, communities and organizations
- Give clarity for new staff and subcontractors on how we are approaching equity
- Develop a way to ground future decision-making around project processes and outcomes

## Equity-based values for Downsview

**Value #1:** As we develop the Downsview lands, we will continue to lead and be led through collaboration with local communities.

**Value #2:** We will build our capacity to work with people from a diversity of cultures, nations, and belief systems.

**Value #3:** We will be accountable to the wider community.

**Value #4:** We will invest in northwest Toronto throughout our development process.

**Value #5:** We will strive to create access to a wide range of economic and housing opportunities as we develop the site.

**Value #6:** We will build places where people can thrive and live healthy lives.

# Discussion

1. What are your thoughts on the landowners' ongoing work related to community priorities and equity values?
2. What opportunities do you see for you and/or your organization to contribute to this work through the CRG and/or other ways?
3. Any other advice?