

Between July – August 2021, the id8 Downsview engagement process distributed over 62,000 flyers with mail-in request reply-cards to houses, apartments, and businesses within approximately two kilometres of the project site. The mail-in workbooks asked for feedback on emerging ideas from Round Three engagements through the following areas:

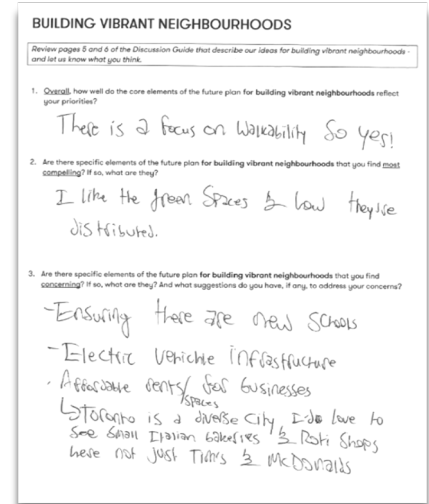
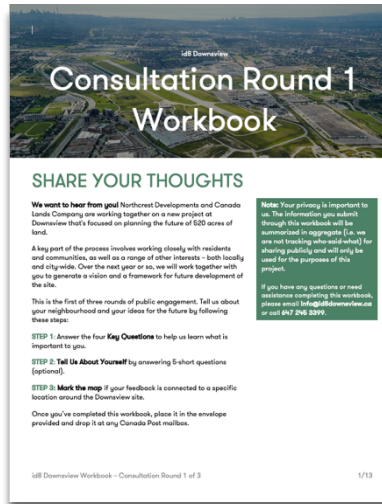
1. Vision
2. Great Public Spaces and Infrastructure
3. Building Vibrant Neighbourhoods
4. Phasing Development Over Many Decades
5. Interim Activation

This tool is one of several public and stakeholder consultation activities conducted during Round Three of the engagement program for id8 Downsview. It was not designed or intended to ensure a statistically significant sample, but to capture a range of perspectives.

This summary captures feedback received to these questions by mail as of August 2021.

The intent of this document is to summarize the feedback received; it does not assess the merit or accuracy or indicate an endorsement of the feedback on the part of Northcrest Developments or Canada Lands Company.

id8 Downsview Round 3
Mail-in Workbooks
Feedback Summary
July – August 2021
Total mail-in workbooks received: 33



This summary captures the feedback shared by respondents in the following sections:

1. Overall snapshot of feedback
2. Summary of mail-in feedback
3. Respondent profile

OVERALL SUMMARY OF FEEDBACK

Overall feedback on the emerging ideas was mostly positive towards the direction of the emerging framework plan. Additionally, participant feedback focused on plans for the future of these lands that:

- reflect mixed-use planning and design diversity for future homes and buildings;
- add soft density with lower mid-rise condos;
- prioritize diverse business, senior residence and long-term care homes, schools and creating employment opportunities;
- create community led programs in the interim with a focus on arts, culture education and recreation;
- protect and expand existing/future green spaces; and
- improve accessibility and connectivity between all neighbourhoods, parks, buildings, and programs for pedestrians.

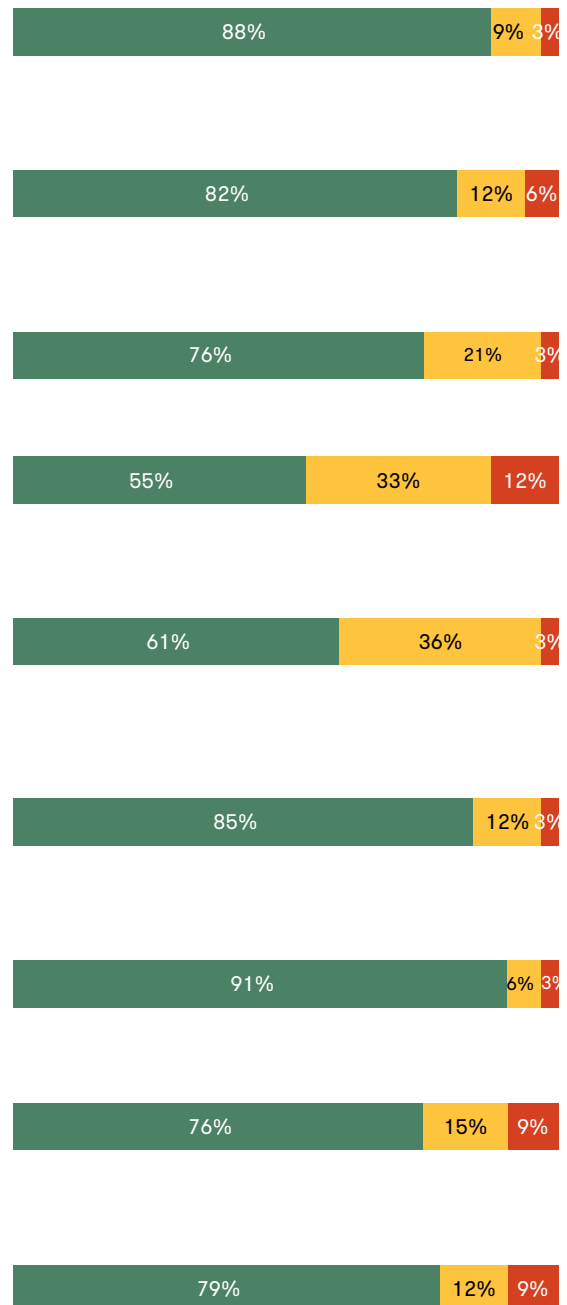
VISION

Respondents generally said they liked the vision statements and the overall vision for the lands. In response to a question about what they think, overall, about the vision, 69% of respondents liked it; 19% weren't sure; and 11% didn't like it. The following section sorts the vision statements by most liked, followed by the results of the vision overall.

Vision statements

- #1 100 acres (40 hectares) of new parks and open spaces linked to the cherished Downsview Park and connected to the William Baker woodlot.
- #2 Thousands of new jobs, and four-times more employment space than what is on-site today — with a priority on workforce development and education to provide a range of opportunities, especially for local residents.
- #3 New connections across the rail and new streets that stitch these lands back into the surrounding city.
- #4 New housing supply that delivers on the city's needs and Council's vision for transit-oriented, complete communities.
- #5 Reimagining the runway into an important new public space and destination in the long-term, and in the short-term, an exciting opportunity for the public to enjoy the runway and a wide-range of interim uses.
- #6 Financial support and land for a new on-site community centre at Keele and Sheppard and the introduction of other new community facilities as neighbourhoods get built over time.
- #7 Reuse of heritage buildings to celebrate the site's innovation history and make space to spark great ideas as well as arts and culture opportunities throughout the site, in the short- and long-term.
- #8 Celebrating Indigenous peoples, history and living culture through collaboration and a focus on Indigenous placekeeping.
- #9 A new standard for urban development that integrates urban and natural systems in a concept we call City Nature, including using resilient, climate responsive design, innovative stormwater management, and enriched natural habitat.

Results



#10 A comfortable scale, with mostly midrise building heights across the site (up to 14 storeys), with taller development near the transit stations and at key intersections, with appropriate transitions to existing neighbourhoods.



Overall, what do you think about our vision?



General feedback about the vision:

- *Prioritize community recreational centres and programs.* These community assets need to be accessible to local communities at an affordable price for all. Examples include sports courts, ice rinks, roller blading rinks and arts, culture and music events.
- *Support small and local businesses.* Commercial entities like retail shops, grocery stores, restaurants, patios, and diverse food vendors. Some would also like smaller “mom and pop” stores to be included. One participant would also like for entrepreneurial/co-working space to be included.
- *Design and prioritize developing accessible public spaces.* Participants would like to see accessible (for wheelchairs and walkers) small-scale transit systems that connect people to the park, heritage buildings and other events or programs that may go on in the Downsview area.
- *More residential and community spaces for seniors.* Many participants would like additional senior residences and long-term homes to be included in the vision.
- *Consider creative mixed-use planning approaches for increasing density.* Some would like the scale of the neighbourhoods to be lowered to 6-storeys or duplex buildings. Some would like the houses that are built to be innovative, diverse and include different shapes and sizes.
- *More green space, urban gardening, trees and parkettes to be included.* Some participants would like to see more public infrastructure to be included, such accessible public washrooms.
- *Ideas for a research institute to support innovation and sustainability.* One participant suggested that the vision for the lands should include research institutes on the environment and future high-tech industries to help Toronto become a future leader.
- *Downsview as a destination.* Participants would like to see this area become a welcoming destination for the city to enjoy.
- *More information on the project.* Some participants asked for more details, renderings and clearer language on proposed density and art-visioning.

GREAT PUBLIC SPACES AND INFRASTRUCTURE

Most participants stated that the core elements for the future align with their vision and used terms like “great, like, satisfied”. Few participants are worried that the current ideas may not reflect the ideas of the future. The following section summarizes the feedback into the most compelling and concerning aspects.

Elements participants find compelling:

- *Support for connectivity and active transportation.* Community building and the connecting of areas is an important element for participants. They like the community feeling that is trying to be accomplished, as well as the connectivity via streets, transit, bike lanes and pedestrian

friendly connections. Some participants also like the connection and multi-use of the runway, and that the connections to the railway will alleviate traffic congestion in some areas.

- *Access to green spaces.* Many participants support the integration of the parklands, with some suggesting for more parkland and less housing.
- *Inclusion of arts and culture.* The inclusion of arts and culture remain a priority for many participants.
- *Support for Indigenous placekeeping.* Some participants also like the element of Indigenous Placekeeping and are interested in learning more about the vision related to Indigenous communities.
- *Continue to prioritize mixed-use development.* Some participants like the mixing of private and public use to create more mixed-use buildings, housing, senior housing and the creation of new jobs.
- *Prioritize sustainable development and water management.* Few participants appreciated that this project is climate responsive, includes green vehicle space and has storm water management.
- *Repurposing of heritage buildings.* One participant likes the reimagining of heritage element that can be educational for future generations.

Elements participants find concerning:

- *Concerns around increase in housing supply and affordable housing options.* Housing, including affordable housing is a concern for some participants as some are fearful that affordable housing will bring crime into the neighbourhood, while others are concerned that the added density will affect traffic congestion and the removal of green space. Some are also concerned with the height of some housing structures being too tall. One participant is concerned that there isn't enough senior housing. Some participants ask the team to encourage new residents to be car-free and ensure there are enough connections to the neighbouring communities to mitigate traffic congestion.
- *Meaningful engagement of Indigenous communities.* One participant is concerned with the Indigenous focus being guilt-driven and therefore shouldn't be a top concern.
- *Concerns around missing commitments to increasing number of local schools and environmental sustainability.* Two elements that participants are not adequately included is the creation of schools and more commitment to green sustainability.

BUILDING VIBRANT NEIGHBOURHOODS

Almost all participants said they agree with the core elements reflecting their priorities. The following section summarizes the feedback into the most compelling and concerning aspects.

Elements participants find compelling:

- *Prioritize developing communities with identities and cultures.* They particularly like the inclusion of a community centre, the idea of community food markets, a community square and the potential for collaboration between education and community organizations.
- *Appreciation for different built forms.* Participants like the diverse built forms, the diverse housing types (including affordable housing) and the development of housing to be human scale.

Elements participants find concerning:

- *Concerns around increase in density and built form on surrounding communities.* The main concern participants identified is the additional density in the neighbourhoods causing pollution, noise, congestion and traffic. Some participants would like the height of buildings to be reduced to be low-rise. Suggestions to address these concerns include creating enough distance between homes for privacy and including schools to address the additional density.
- *More protection of nature and green spaces.* Participants suggested planting more trees, creating urban farming, more bike trails, adding a water trail from the runway for kayaks, and adding more green space could help balance the area.
- *Not enough senior housing.* There were suggestions that new long-term care homes were needed.
- *Support for local and small businesses including options for a diverse range of cultural food and retail options.*

PHASING DEVELOPMENT OVER MANY DECADES

Participants had average support for the phasing development over many decades. Some mentioned that it is not radical enough and that in 30 years, priorities may change. The following section summarizes the feedback into the most compelling and concerning aspects.

Elements participants find compelling:

- *Support for the community feeling and community programs that can be implemented.* Participants like the potential space for arts and culture, Indigenous teaching and history, youth programming, park space and the mixed-use areas.
- *Appreciation for project.* One participant said they are excited for the Wilson district, while another said they like the runway as it allows for creativity.

Elements participants find concerning:

- *Concerns around height and density.* Increase in density and development of tall buildings are the major concerns shared by participants. Participants are concerned there will be a loss of green space, an increase in traffic and crime and the fear that real estate investors may push out existing residents.
- *Evolving priorities.* There was concern that in 30 years, the community's and city's priorities may change.

Participants would like the following elements to be explored further during future detailed planning:

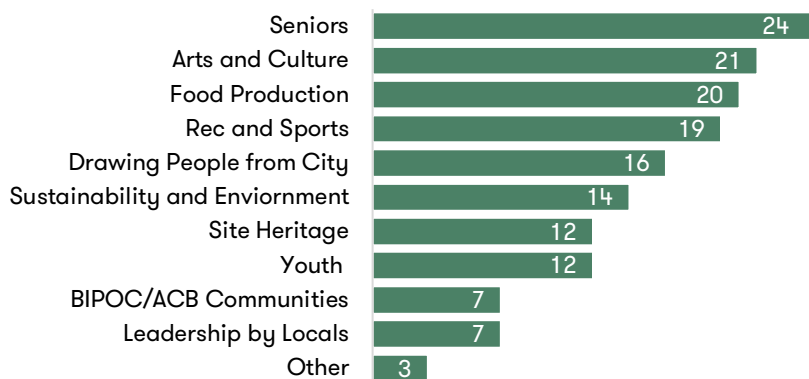
- Community townhalls for minority groups and underserved communities to hear their stories, truths and priorities;
- Senior residences and long-term care homes;
- Diverse green space (e.g., bird sanctuary, zoo space, walking paths)
- Traffic and congestion studies;
- Affordable housing options;
- Diverse food vendors;

- Diverse housing structures (with colour, different heights and shapes) and more details on the use of the runway;
- More details on each district and information on how existing services will be coordinated during construction;
- Diverse road structures (e.g., similar to the cobble stone roads found in Amsterdam);
- Help with the overcrowding for the Wilson TTC bus.

INTERIM ACTIVATION

The following section summarizes the feedback under each of the questions asked and Interim Uses section.

Question: We want to develop a decision-making framework to help identify which interim uses should be considered through time. What sort of projects do you think we should prioritize? (Select your top three) *33 responses*



Question: What interim uses do you envision?	Summarized Feedback
1. Space the size of a football field or bigger	<ul style="list-style-type: none"> • Food markets, urban farming, community gardening and picnic spaces • Recreational space (e.g., soccer fields, rollerblading tracks, obstacle courses, running track) • Senior long-term care homes • Outdoor venue space for concerts, events, workshops, theatre, film • Museums • Electric Go-Kart tracks
2. Space the size of a swimming pool or smaller	<ul style="list-style-type: none"> • Places for pets • Recreational space (e.g., playground for children, swimming pool, tennis court, basketball court, skateboard ramps, space for remote control cars) • Arts and culture programs (e.g., art installations, outdoor theatre, music venues) • Green space (e.g., community farming space, parkette, garden space) • Retail space
3. Along the fence wall	<ul style="list-style-type: none"> • Local art displays and murals • Historical information • Innovative vending machines • Digital information boards where local residents can post ads

4. Weekend only	<ul style="list-style-type: none"> • Music, arts and cultural programs/events (e.g., poetry reading, concerts, outdoor films, festivals, food truck festivals) • Farmers/open air markets • Faith community programs • Plant a tree weekend • Racing remote control car events • Educational programs on race, culture and ethnicity
5. 6 months or more	<ul style="list-style-type: none"> • Children and youth programs (e.g., summer school, school orientation, senior and children play dates, student planting activities) • Urban farming • Art gallery installations • Drive in activities (movie or light displays) • Giant maze • Skating rink for the winter and rollerblading rinks for the summer

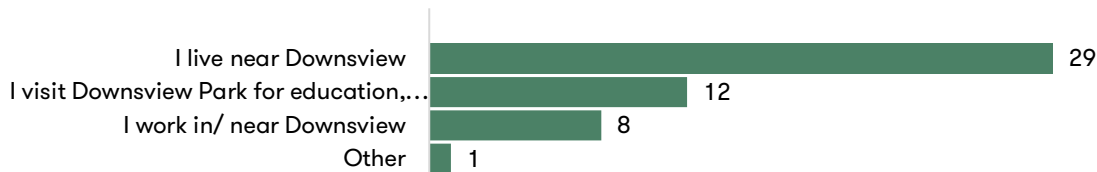
OTHER COMMENTS

Other feedback includes there not being enough detailed information on the future vision; questions are too repetitive; and advice to continue being transparent in the community consultation process.

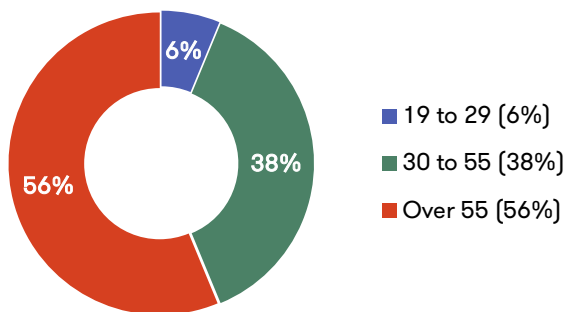
RESPONDENT PROFILE

The following section captures participant responses to demographics questions in mail-in feedback. Of the 33 respondents, 32 consistently provided their demographics information.

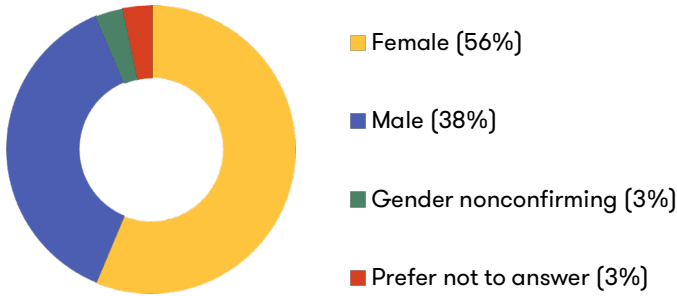
What best describes your relationship to Downsview? (Select all that apply)



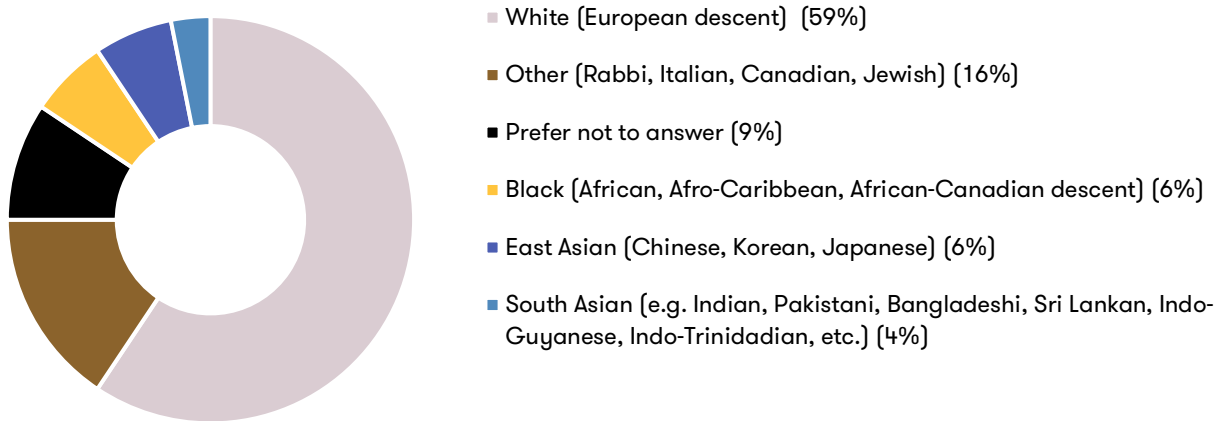
Which age group do you belong to? 32 responses



What best describes your gender? 32 responses

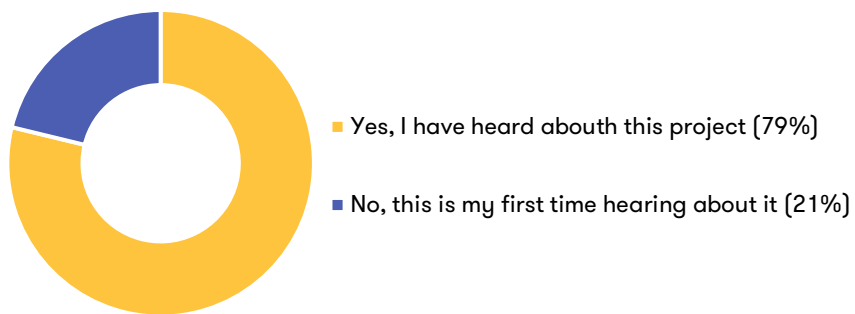


What best describes your ethnicity? 32 responses



Response	#	%
White (European descent)	19	59%
Other (Rabbi, Italian, Canadian, Jewish)	5	16%
Prefer not to answer	3	9%
Black (African, Afro-Caribbean, African-Canadian descent)	2	6%
East Asian (Chinese, Korean, Japanese)	2	6%
South Asian or Indo-Caribbean (e.g. Indian, Pakistani, Bangladeshi, Sri Lankan, Indo-Guyanese, Indo-Trinidadian, etc.)	1	4%
Total Responses	32	100%

Are you familiar with id8 Downsview? 33 responses



How did you hear about this participation process? (Select all that apply)

