

# Discussion Guide

Consultation Round 2 (of 3)  
September/October 2020



Northcrest  Canada Lands Company  
Société immobilière du Canada

## EXPLORING IDEAS FOR THE FUTURE

The id8 Downsview team is continuing to reimagine the future of 520 acres of land owned by Northcrest Developments and Canada Lands Company. We're working together to generate a vision and framework for future development of the site—informed by community and stakeholder priorities, public policy priorities, and our priorities as landowners. It will take many decades for the Downsview redevelopment process to unfold and creating a Framework Plan is one important step. Moving more quickly to attract new employment uses is also a high priority for both owners.

This is consultation Round Two. Want a refresher on materials shared and feedback received during Round One? Videos, Discussion Guide, and Feedback Summaries are posted online at [id8downsview.ca](https://id8downsview.ca) or follow us on Twitter, Instagram, or Facebook for updates.

Round Three is planned for early 2021, when we'll share and seek feedback on more details of the emerging Framework Plan.

## WHAT HAPPENED IN ROUND ONE CONSULTATIONS?

In May and June of this year, we heard from over 550 people and over 60 organizations who told us what they like about the area, some of the challenges they face, and the many, many opportunities they'd like to see considered for the future (see more detail on page 2). We compared this feedback to the public policy priorities identified by the City and Province and we're encouraged by how much they overlap. Our design team has been reviewing the site in detail, the consultation feedback, and the public policy expectations that exist and is starting to look at ideas related to:

- Parks & Nature
- Getting Around & Across the Site
- Jobs & Employment
- People & Neighbourhoods



# WHAT'S HAPPENING NOW IN ROUND TWO?

This second round of consultation is focused on sharing our early thoughts on some ideas for the future and finding out what you think about them. This Discussion Guide is one way to get information; we will also be presenting these early ideas at a Virtual Public Townhall and four subject-specific Virtual Public Workshops scheduled for September and October. These presentations will be recorded and posted to [www.id8downsview.ca](http://www.id8downsview.ca) along with an online feedback form for you to share your thoughts.

As in Round One of the consultation process, you can also request hard copies of the materials that we'll send via Canada Post.

If you have questions, don't hesitate to get in touch with us. Give us a call at +1 647 245-3399 or email us at [info@id8downsview.ca](mailto:info@id8downsview.ca). Our mailing address is id8 Downsview, 70 Canuck Ave, North York, ON M3K 2C5.

Register at [Eventbrite](https://www.eventbrite.com) to participate in one, some, or all of the consultation meetings, all of which will have presentations from the id8 Downsview team, opportunities to ask questions, and facilitated discussion to seek your feedback:

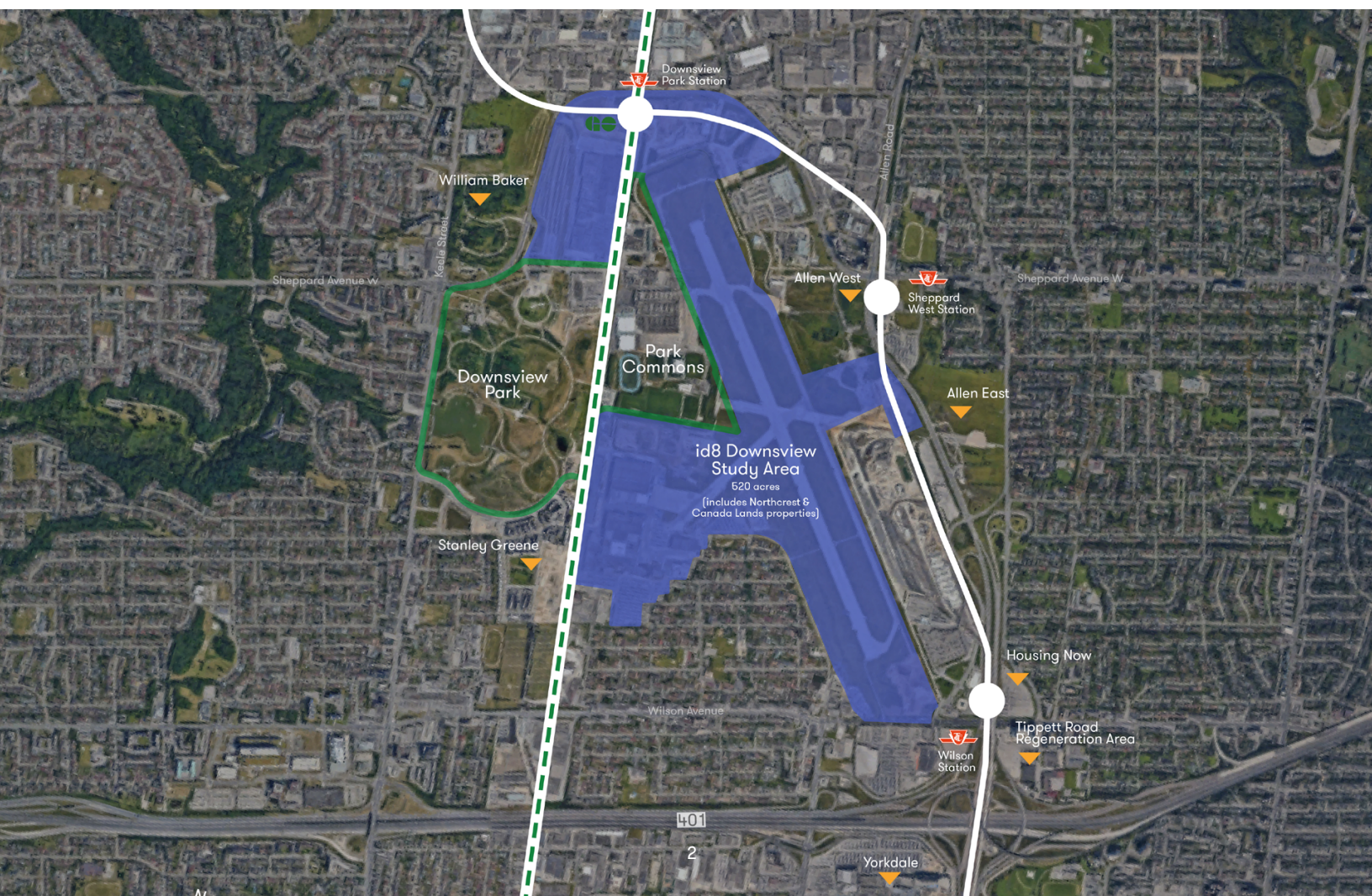
Virtual Public Townhall  
**Overview of Early Ideas**  
Tues, Sep 29, 2020, 7-9pm

Virtual Public Workshop 1  
**Parks & Nature**  
Tues, Oct 6, 2020, 4-6pm

Virtual Public Workshop 2  
**Getting Around & Across the Site**  
Thurs, Oct 8, 2020, 7-9pm

Virtual Public Workshop 3  
**Jobs & Employment**  
Tues, Oct 13, 2020, 12-2pm

Virtual Public Workshop 4  
**People & Neighbourhoods**  
Thurs, Oct 15, 2020, 4-6pm





# COMMUNITY & STAKEHOLDER PRIORITIES TO DATE

In Round One of the consultation process, Northcrest and Canada Lands asked local residents, visitors, businesses, and many others to share their thoughts on what people value in the neighbourhood today, things that are challenging, and opportunities they'd like to see considered for the future. This feedback is critical because the id8 Downsview team knows that by identifying and understanding community and stakeholder needs and priorities we will be able to respond to them and ultimately deliver a stronger Framework Plan.

The lists below provide a snapshot of what people told us. Detailed reports on all feedback received are available at [www.id8downsview.ca/feedback](http://www.id8downsview.ca/feedback).



## Snapshot of challenges people said they face:

- takes a long time to get places, traffic can be bad, and walking, cycling, and transit routes are not direct enough or safe enough;
- a history of job losses that particularly impact local small businesses;
- lack of spaces for the community to come together & community amenities like libraries, community centres, pools, shops, grocery stores, restaurants, etc;
- area is a food desert;
- high cost of housing;
- schools in the area are at or over capacity, and there's a lack of spaces and programs accessible and engaging for youth;
- basement flooding;
- parks and green spaces are not connected;
- systemic issues related to equity and inclusion.



## Snapshot of things people said they like:

- many people love Downsview Park, the Hangar and Merchants Market, and the diverse, locally-owned businesses that make the Downsview area unique.

## Opportunities for the future that many people said that they'd like:

1. employment to be a big part of Downsview's future;
2. neighbourhoods that are walkable, bikeable, and connected;
3. expanded and improved access to usable green space;
4. new and more community facilities and walkable amenities;
5. housing, including affordable housing;
6. the history of the site and the area to be recognized;
7. issues of equity, inclusion, and power to be looked at proactively;
8. to see leadership in sustainability, ecology, biodiversity, and hydrological function;
9. support for seniors and aging in place;
10. bold, ambitious, and unique design and architecture;
11. people to be attracted to Downsview;
12. the area to be looked at holistically, including looking at ways to push boundaries and deliver a truly innovative approach to planning and design.

# DIFFERENT VOICES, CONNECTED PRIORITIES

Northcrest and Canada Lands are supportive of the priorities emerging from the community and stakeholders, as well as the City priorities. As landowners, we are especially interested in a Framework Plan that is **sustainable and resilient; equitable and inclusive; and economically viable.**

In addition to community and stakeholder priorities, the future Framework Plan for Downsview will be informed by public policy priorities and the priorities of Northcrest and Canada Lands as landowners. The City of Toronto's priorities for the future of these lands are reflected in the fourteen (14) Draft Principles adopted by City Council in late June 2020. They envision the 520 acres to include:

1. **Employment uses** that are transit-supportive
2. **Complete communities** that increase transit use
3. **Required servicing**, like water, sewer, hydro, etc.
4. **Affordable housing** that helps meet the City's affordable housing objectives
5. **An appropriate mix of land uses** to support complete communities
6. **Sustainable development** that's innovative
7. **A public complete street network**, including cycling, pedestrian pathways, and better connections
8. **New public parks and open spaces** that connect with Downsview Park and other green spaces
9. **Respect for the heritage value**, including cultural heritage of the site
10. **Community infrastructure**, like a new community centre, new schools, daycares, libraries, etc.
11. **Urban design** that considers the relationship and connections to existing established neighbourhoods
12. **Compatibility** between any new development here and adjacent Core Employment Areas;
13. **Orderly phasing of development**, with necessary infrastructure and appropriate balance of land uses
14. **A detailed engagement strategy** that continues growing the range of diverse interests and organizations consulted to date, with a priority on in-person engagement (as soon as permitted by public health authorities)

# WHAT'S THE ROLE OF THE CITY OF TORONTO?

The City of Toronto has an important role in managing growth. The most recent City plan for this area is the 2011 Downsview Area Secondary Plan, which identifies much of the site for employment uses. This makes sense for industrial operations like an airport. It also permits a broader mix of uses where they don't conflict with the airport.

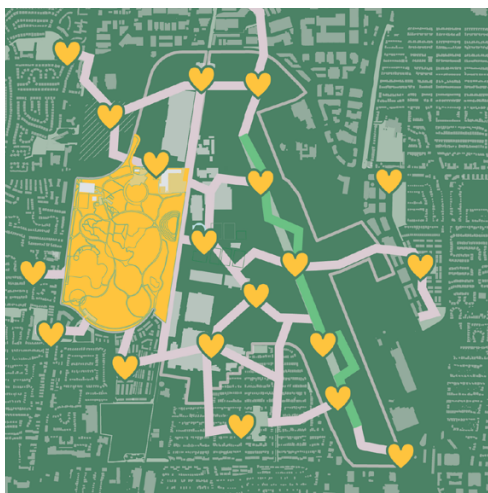
As part of a city-wide review completed in 2013, the City updated policies for all Employment Lands, including Downsview. The updated policies designated the majority of Downsview for uses such as manufacturing, office, research and development, and a range of other industrial and employment uses. The proposed designation limited the amount of other types of uses prompting an Appeal by the landowners to the City to re-visit this decision.

Now that we're in 2020, the situation has changed again. There will no longer be an airport at Downsview (Bombardier's operations will relocate in 2023) and new Provincial land use policies support putting more people and jobs close to transit. As a result, City Council has initiated a process to address the Appeal and at the same time re-think what future uses the City thinks makes the most sense for these 520 acres.

In June of this year, City Council adopted a set of Draft Downsview Secondary Plan Review Principles put forward by City staff (summarized above and available in full detail [here](#)) and directed staff to work with Northcrest and Canada Lands on settling an outstanding Land Use Appeal based on these Draft Principles. All feedback shared through the consultation process will help inform these discussions. City Staff will report back to Council with the results of their work. More details on the June 2020 Council decision and background materials are available on the City's website [here](#).

# EARLY DESIGN IDEAS TO INFORM THE FRAMEWORK

Reflecting on all of the priorities that have emerged to date, the id8 Downsview design team led by Henning Larsen Architects, with the support of Urban Strategies, have started to identify emerging ideas for the future that focus on: Parks & Nature; Getting Around & Across the Site; Jobs & Employment; and People & Neighbourhoods. You can read more in the four Discussion Guide inserts that focus on these topics.



## GETTING AROUND & ACROSS THE SITE

Exploring compact neighbourhoods and better east-west & north-south connections for walking, cycling, driving, and using other modes to get around.

## PARKS & NATURE

Exploring green streets and open spaces, neighbourhood resilience & climate change adaptation, recreation & public health, biodiverse habitat, and more.



## JOBS & EMPLOYMENT

Making sure employment is a big part of Downsview's future, and creating neighbourhoods where employees want to live and employers want to locate.

## PEOPLE & NEIGHBOURHOODS

Exploring 15-minute neighbourhoods—where everything you need is nearby on foot or by bike—and ways that density and transit can work together.



# WHAT ABOUT ALL THE OTHER PRIORITIES IDENTIFIED BY THE COMMUNITY AND THE CITY?

The Framework Plan will include a comprehensive proposal for the future of these 520 acres. It will include some things that we'll be able to show you, like maps proposing major roads, parks and green spaces, and districts, just like what you see in the 2011 Downsview Secondary Plan, but updated to reflect the new context for the specific area. It will also include some things that we will tell you. For example: proposed policies for how future development should occur.

Our team is also thinking about affordable housing, equity and inclusion, growing the existing economy of locally-owned diverse businesses, built-in sustainability, community services and facilities, and other policies driven by our interest in pushing boundaries, being innovative, and considering the area holistically.

We'll be sharing and seeking feedback on our emerging maps and policy ideas as part of Round Three of the consultation process.

## FEEDBACK WE NEED FROM YOU

Provide your feedback online at [id8downsview.ca](https://id8downsview.ca) or give us a call, send us an email, or mail us your thoughts! All feedback received by the end of October will be summarized and posted online in November.

- ① What do you think of the emerging ideas? Are there any you especially like or don't like, and why? How well do you think the ideas respond to the priorities shared to date and the site's opportunities?
- ② Given that the implementation will take decades, how do you see yourself, your kids, or grandkids, and/or people from other communities using these 520 acres? *Some of this feedback will directly inform the Framework Plan and some of it will likely help inform more detailed District Planning and Site Planning work that will happen later.*
- ③ The implementation will take decades, are there some things that should be prioritized over others? If so, which ones and why?
- ④ Do you have other ideas that the id8 Downsview team should consider? Do you have additional comments or feedback?



Join the conversation on  
[www.id8downsview.ca](https://www.id8downsview.ca)



Contact us at +1 647 245-3399  
Downsview Hub, 70 Canuck Ave.  
North York, ON M3K 2C5



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