

People & Neighbourhoods

Round 2 Discussion Guide
September/October 2020

Northcrest  Canada Lands Company
Société immobilière du Canada



EMERGING IDEA CONNECTING PEOPLE

There are many different people—with diverse backgrounds and different interests—who call Downsview home. Many more also work, play, and access services here. The id8 Downsview team is inspired by the passion expressed by participants in the consultation process to date, and is actively exploring how to plan the future of these 520 acres in a way that provides opportunities for people of all ages and abilities.

The id8 Downsview team is exploring how to mix the many functions of a complete community here. We're looking at examples from other places in Toronto and from around the world. The City of Toronto and the Province of Ontario provide guidance on this too—with public policies that support the creation of vibrant communities with a mix of housing types, land uses, and employment opportunities. Active and liveable communities can thrive by providing green areas, and an urban form that supports walking, cycling, and transit.

We're just beginning to explore these ideas and are keen to get your thoughts.

VIRTUAL PUBLIC WORKSHOP

Join us on Thursday, October 15 from 4-6 pm for a Virtual Public Workshop focused on People & Neighbourhoods, including a live presentation and small group discussions seeking public feedback. Register to participate at id8downsview.ca.

Can't attend the Workshop?

There are many ways to participate. All web events will be recorded and posted online. Complete our online feedback form at id8downsview.ca or give us a call (+1 647 245-3399), email us (info@id8downsview.ca), or mail us your thoughts to 70 Canuck Avenue, North York, M3K 2C5. All feedback received by the end of October will be summarized and posted online in November.



1. Queen West
2. Bo01 Malmö, Sweden
3. HafenCity, Hamburg
4. Kensington Market

FEEDBACK DURING CONSULTATION ROUND ONE

Many people suggested what they'd like to see in Downsview's future neighbourhoods. Feedback on the need for new connections, jobs, and more space for parks and nature are described in detail in other places of this Round Two Discussion Guide. Here we're focusing on the following big opportunities participants asked Northcrest and Canada Lands to consider.

- ① Provide housing**
While there were a handful of exceptions, the vast majority of participants said that they want to see housing on the site. Many said that higher densities should be closer to subway stations, a full range of housing options should be provided (including rental, ownership, affordable housing, seniors housing, etc.), and that transitions between existing and new neighbourhoods are important.
- ② New and more community facilities, amenities**
People told us that they're looking for resources like community centres, libraries, pools, gyms, rinks, community gardens, and an arts centre, as well as shops and grocery stores, post offices, drug stores, cafes, bars, and co-working spaces.
- ③ Recognize the history**
People want us to pay attention to the industrial and cultural history of the site and its buildings, as well as the social history of communities surrounding the site. The history of communities in the area is important to understand and consider when planning the redevelopment of these lands.
- ④ Equity, inclusion, & power**
People want Northcrest and Canada Lands to think about social inclusion and how the needs of different generations and cultural groups can be met on the site. They said collaborating with local organizations is key to success, as is learning from experiences with other large redevelopments.
- ⑤ Unique design & architecture**
Several participants said that they want to see architectural diversity on the site, with different styles, materials, and forms.
- ⑥ Holistic perspectives**
Many participants encouraged the id8 Downsview team to build neighbourhoods that mix uses in new ways, including cultural, residential, institutional, and commercial uses, along with social services. They also encouraged opportunities to create distinct areas where new development is well-integrated with, and respectful of, existing communities.



Relaxing in Earl Bales Park



Accessibility is important



Markets & other activities attract people from all neighbourhoods



Walking is part of daily life

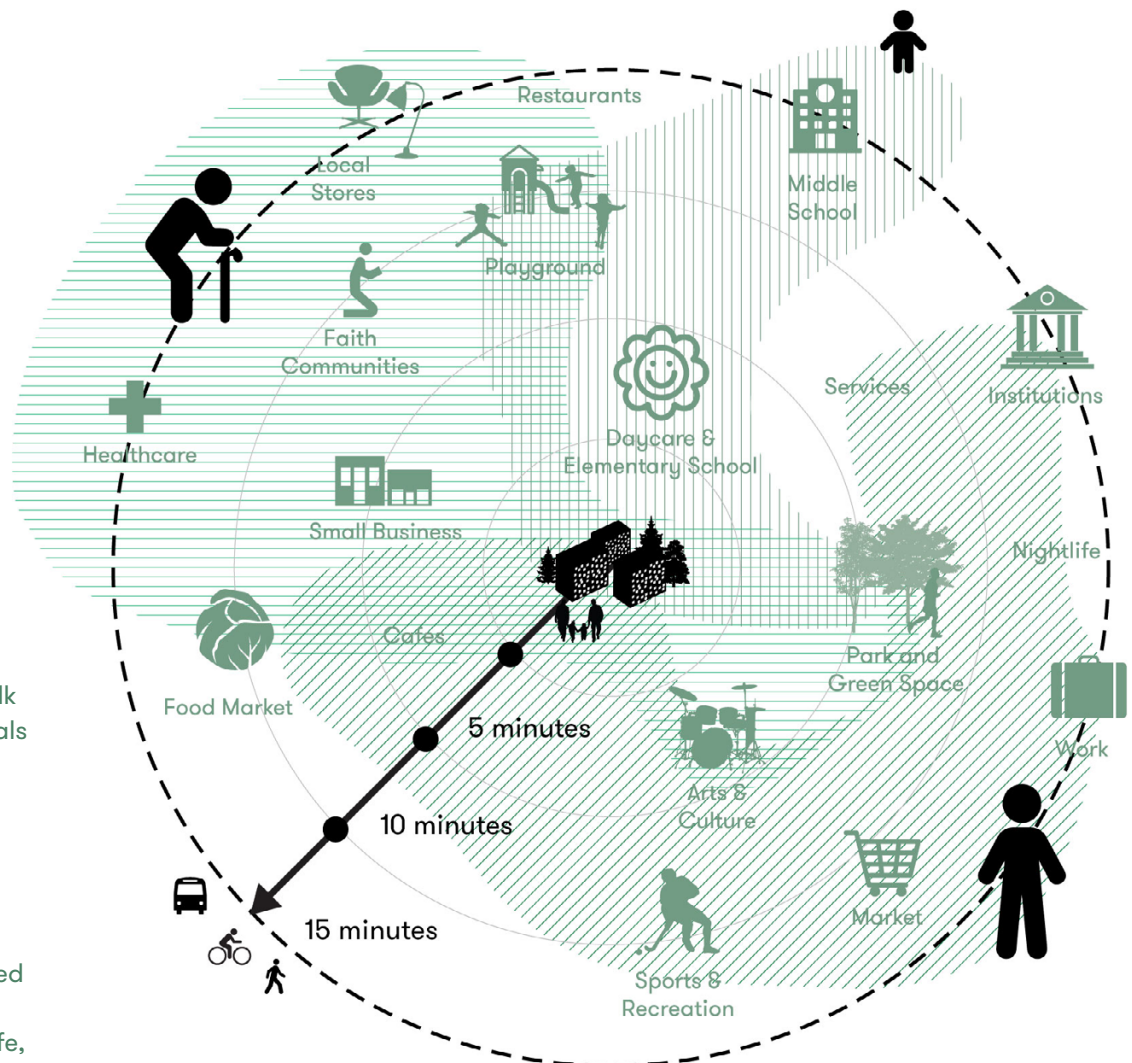
THE 15-MINUTE

The id8 Downsview team is thinking about 15-minute neighbourhoods that are multi-generational and diverse.

Daily life cycle per age group:

- Older adults
- Working life
- Children & youth

In 15-minute neighbourhoods, most daily life needs can be accessed within a 15-minute walk or bike. Bringing all life's essentials closer to each neighbourhood encourages social networks, face-to-face interactions which can help support stronger communities. The graphic here shows examples of the different destinations that may be included in the "daily life circle" of older adults, people in their working life, and children and youth.



URBAN LIFE

When we break down urban life into 5-minute increments, we get a good idea of how many different things we may want to access easily. The table here lists examples of the types of things that could be accessible within a 5-minute, 10-minute, and 15-minute walk.

5 MIN

400 m walk or 1000 m bike

BUS STOPS
CORNER STORES
POCKET PARK
OUTDOOR SPORTS
FACILITIES

10 MIN

800 m walk or 2400 m bike

PUBLIC PARK
GROCERY STORES
PRIMARY SCHOOL
DAYCARE
COMMUNITY CENTRE
INDOOR SPORTS
FACILITIES

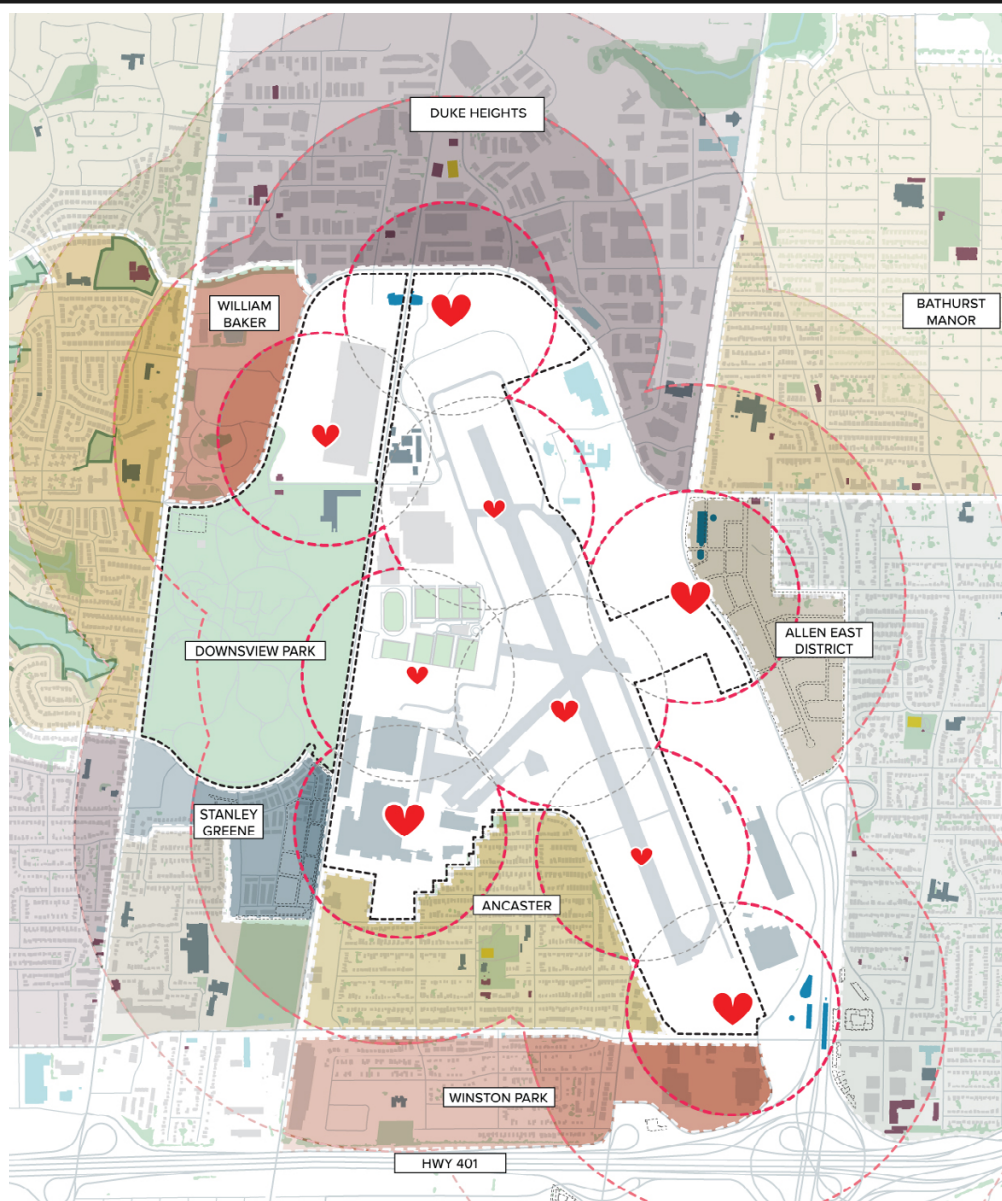
15 MIN

1200 m walk or 3600 m bike

SECONDARY SCHOOL
REGIONAL OPEN
SPACE
COMMUNITY
GARDENS
HEALTH FACILITIES
LOCAL EMPLOYMENT
CIVIC SPACES
SUBWAY/GO STATIONS

CONNECTING NEIGHBOURHOODS

This map shows some of the many communities, green spaces, and road networks that surround the site. The hearts show our ideas on where we could anchor new “centres” of the 15-minute neighbourhood.



Access to needed social infrastructure within walking distance



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Join the conversation on www.id8downsview.ca

@id8downsview

FEEDBACK WE NEED FROM YOU

1. What do you think of the emerging ideas for people and neighbourhoods? Are there any you especially like or don't like, and why?
2. What do you see yourself, your kids, or grandkids, and/or people from other communities wanting in future neighbourhoods —neighbourhoods that they may one day live in, work in, or visit? *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 ideas or areas that should be prioritized over others? If so, which ones and why?
4. Are there any other ideas that the id8 Downsview team should consider? Do you have additional comments or feedback?

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

Share your own Downsview story at id8downsview.ca/stories

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