

Downsview West District Plan

Phase 1 Integrated Engagement Report

October – December 2022

Note to the Reader

This Integrated Engagement Report was written by Third Party Public and Nbisiiing Consulting, independent facilitation firms retained by Canada Lands Company to support public engagement and Indigenous engagement for the Downsview West District Planning Process. The intent of this report is to capture the range of perspectives shared, not to assess the merit or accuracy of any of the perspectives. This report also does not indicate an endorsement of any of these perspectives by Canada Lands Company.

This report contains two parts. Part One provides an executive summary with a high-level overview of the community engagement process and key messages that emerged from participant feedback during the round 1 engagement activities. Part Two includes information on the engagement process, as well as what we heard through the various engagement activities.

Table of Contents

<i>Downsview West District Plan</i>	1
<i>Part One: Executive Summary</i>	3
<i>Part Two: Detailed Engagement Report</i>	5
Project Background	5
Engagement Process Overview	5
Outreach & Engagement Materials.....	6
Engagement Tactics	7
<i>What We've Heard</i>	8
Feedback from Indigenous Engagement	8
Feedback from public pre-consultation conversations	11
Feedback from the Community Meeting and Open House	13
Feedback from Remote Engagement	14
<i>Next Steps</i>	15

Part One: Executive Summary

Canada Lands Company held the first round of engagement for the Downsview West District Plan in the fall and winter of 2022. The Downsview West District is an emerging neighbourhood located within the Downsview Area Secondary Plan area¹, bordered by Sheppard Avenue West to the west and north, the Barrier GO Train line to the east, and Carl Hall Road to the south.

The purpose of the first round of engagement was to introduce the project and the project team, demonstrate how the community-informed [id8 Framework vision](#), guiding principles and outcomes translate into the district planning process, and seek feedback on potential opportunities and challenges related to developing the District Plan.

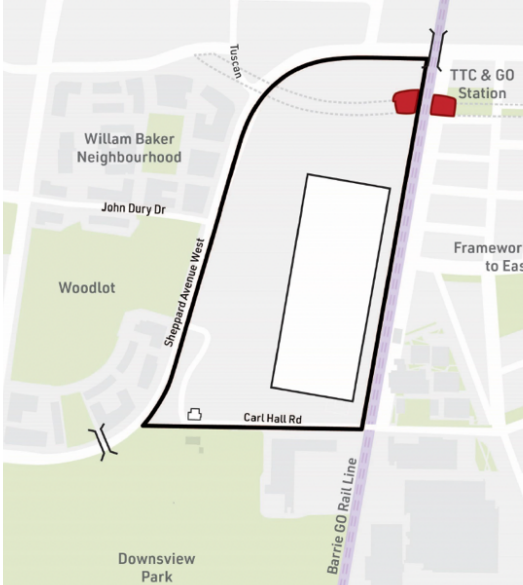


Figure 1. Study Area

Snapshot of Activities

Over 130 people participated in the first round of engagement through pre-consultation conversations, Indigenous engagement, a virtual public townhall, in-personal open houses, and asynchronously through mail-in reply cards, mail-in feedback forms, an online feedback form, and e-mails.

Round 1, Oct – Dec 2022
Engagement Snapshot

25,000+ notices
mailed out to addresses around the Downsview West District

130+ people
participated through various channels

<div style="border: 1px solid #ccc; padding: 5px; margin-bottom: 10px;"> <p> Pre-engagement Conversations</p> <p>3 rights-holding First Nations 6 local groups</p> </div> <div style="border: 1px solid #ccc; padding: 5px;"> <p> Indigenous Engagement</p> <p>25 members of the Indigenous community participated in Indigenous Community Sharing Meeting</p> </div>	<div style="border: 1px solid #ccc; padding: 5px; margin-bottom: 10px;"> <p> Public Engagement</p> <p>50+ people participated in the Virtual Community Meeting 30+ people visited the 2 Open House Sessions</p> </div> <div style="border: 1px solid #ccc; padding: 5px;"> <p> Asynchronous Engagement</p> <p>~20 people provided feedback asynchronously through mail and online</p> </div>
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¹The City of Toronto is undertaking an update of Downsview Area Secondary Plan through a process called Update Downsview, which will update the previous 2011 Secondary Plan to reflect the cessation of Bombardier’s operations and new development opportunities. This Secondary Plan update has been triggered by a joint Official Plan Amendment (OPA) application known as “id8 Downsview” or the “Framework Plan” submitted by Canada Lands Company and Northcrest Developments. This area comprises approximately 520 acres and ten Districts of which Downsview West is one.

Key Themes of Feedback

The following are key themes of feedback commonly shared by participants across all channels. These themes reflect the detailed feedback captured in Part Two of this report.

- **Excitement for what Downsview West can become.** Participants shared many ideas and suggestions on how to make Downsview West a great community for people who already are in the area and people that will come here in the future.
- **The importance of engaging and planning with rights-holders and urban Indigenous populations.** Conversations with First Nations rights-holders, urban Indigenous community members, and the public revealed many important opportunities and priorities for Downsview West, including but not limited to: Indigenous placekeeping, creating Indigenous-specific places including places for healing, wellness, and connectedness.; supporting food sovereignty and traditional medicines, giving land back to nature, and inclusion through economic development and partnerships.
- **Equity and inclusion need to be an essential part of the process.** Participants discussed the importance of working with local communities to plan the Downsview West District to become a place that is open and welcoming to all. This means creating a place where both future residents and people who already live around the area feel welcome to enter, pass through, spend time, and live in the future neighbourhood.
- **The importance of planning for and creating affordable spaces.** Participants expressed the need for a range of affordable housing options as well as affordable places to establish local businesses, run community programs, and buy affordable goods, especially food.
- **Establishing safe and accessible connections.** Participants said they want to see connections created within the District, with a strong focus on safe connections for pedestrians and cyclists. Participants also discussed the importance of creating good connections to surrounding areas and amenities (e.g., Downsview Park, commercial areas, the TTC and GO station, and nearby communities).
- **40 Carl Hall Road “the supply depot” is an important place and presents a great opportunity to support the local community and define the district.** Participants shared different ideas on how to re-use the building and the space. Participants also discussed the Merchant’s Market noting that it is an important and affordable shopping option for many people in the area.

Part Two: Detailed Engagement Report

Project Background

The Downsview West District is an emerging neighbourhood located within the Downsview Area Secondary Plan area, bordered by Sheppard Avenue West to the west and north, the Barrie GO Train line to the east, and Carl Hall Road to the south.

Planning the future of these lands is a long-term, multi-phase process, which will include robust and ongoing engagement with Indigenous Rights-holders, local and city-wide stakeholders, and members of the public. This includes engagement with First Nations rights-holders, Indigenous communities and voices, African Caribbean and Black communities, youth, seniors, residents in and around Downsview West District, local businesses and BIAs, local and city-wide community serving organizations and advocates, government representatives, public agencies and advisory bodies, and the general public.

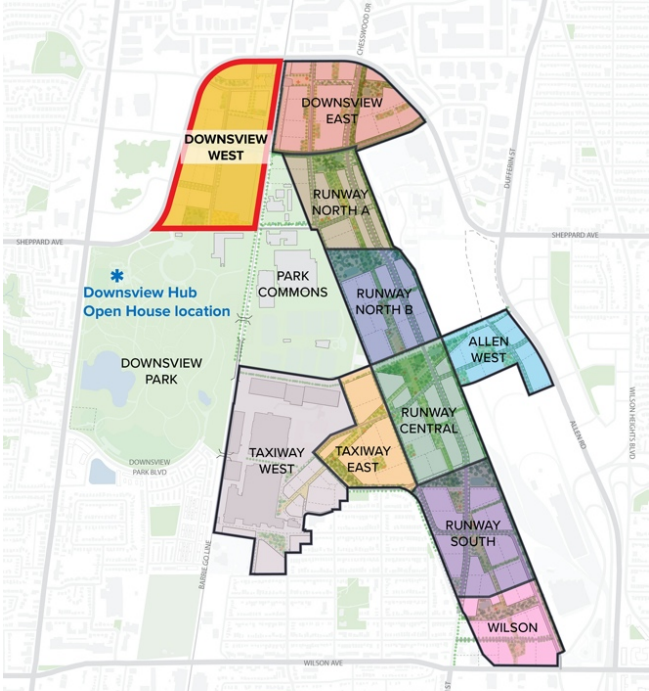


Figure 2: Location of the Downsview West District

The first round of engagement with Rights-holders and the local community to plan the future of Downsview West District was held from October to December 2022. In this round, Canada Lands and their consultants conducted pre-engagement interviews with Indigenous Rights-holders and urban Indigenous populations as well as public engagement with community-based organizations and members of the local community through pre-consultation conversations, a virtual Community Meeting, and Open House sessions. Round one engagement materials were also made available online at www.westdownsviewouest.ca

This report describes the engagement process and outreach tactics used in this round of engagement, and summarizes the feedback received through the various engagement activities. The report was written by Third Party Public and Nbsiing Consulting, independent facilitators hired by Canada Lands to support the engagement process.

Engagement Process Overview

Canada Lands held the first round of engagement for Downsview West District from October to December 2022. This round included pre-engagement meetings with First Nations rights-holders and key stakeholders including community organizations; along with an Indigenous Community Sharing Meeting; broader public consultation including a virtual Community Meeting and in-person Open House sessions; and asynchronous engagement via the project webpage and mailed feedback forms.

In this initial round of engagement, the objectives were to:

- To raise awareness and excitement about the District Plan;
- Demonstrate how the community-informed id8 Framework vision, guiding principles and outcomes translate to the district planning process; and
- Seek feedback on potential opportunities and challenges related to developing the District Plan.

The feedback from this round will inform the Draft District Plan, which is planned to be submitted to the City for review by end of 2023, along with informing future engagement activities.

The sections ahead describe in detail the various engagement activities, outreach strategies, and a summary of the feedback received.

Outreach & Engagement Materials

Meeting Notices

To invite members of the public to the virtual Community Meeting and Open House sessions, approximately 25,000 notices were sent out in a 3 km radius of the Downsview West District. These notices provided an overview of the project and the engagement process, and also included postage pre-paid feedback cards through which participants could provide feedback and sign up for project updates. The meeting invites were also posted on the Downsview West project webpage www.westdownsviewouest.ca, and on social media.

Invitations for the Indigenous Community Sharing Meeting were shared with Indigenous serving agencies in the city and were shared on local Indigenous social media channels and by email to leaders and individuals.

Project webpage

The Downsview West District process has a project webpage (www.westdownsviewouest.ca). This website is the hub for engagement materials and information about the Downsview West District Planning process.

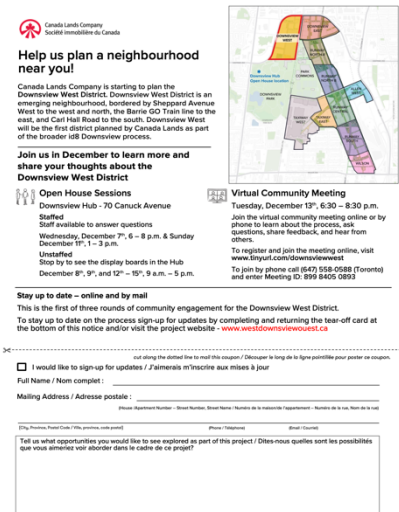


Figure 3: Community Meeting Notice

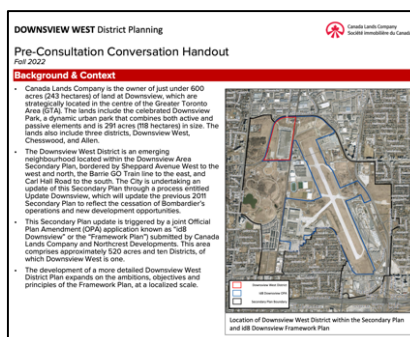


Figure 4: Consultation Conversation Handout

Public pre-consultation conversation information sheet

A handout was prepared and shared with groups that participated in the pre-consultation conversations. The handout includes background information about the district and planning process, connections to the id8 Framework Plan, engagement objectives, and an engagement process overview.

Community Meeting and Open House materials

A presentation and open house panels were prepared and shared at the Community Meeting and Open House sessions. The presentation and panels included information about Canada Lands Company, how the Downsview West District will deliver on the id8

Framework Plan Vision, background information about the Downsview West District site, initial structuring moves for the district plan, and how to stay involved in the process. The presentation is available on the project webpage.

Online feedback form

Following the Community Meeting a feedback form with the same questions asked at the Community Meeting was available on the project webpage.

Engagement Tactics

Indigenous Engagement

All Indigenous engagement was lead and facilitated by Bob Goulais of Nbsiing Consulting. Indigenous engagement activities included:

Pre-engagement meetings with First Nations rights-holders

Nbsiing Consulting and Canada Lands connected with designated consultation staff for three rights-holding First Nations.

Outreach to the local Métis Council. Nbsiing Consulting reached out to the Toronto-York Region Métis Council. It is expected that engagement with the local Métis Council will take place in 2023.

Indigenous Community Sharing Meeting. In December 2023, Canada Lands Company and Nbsiing Consulting organized an Indigenous Community Sharing Meeting. Invitation were sent to First Nations Rights-holders and most Indigenous organizations and agencies in the City. Invitations were also shared on local Indigenous social media channels and by email to leaders and individuals. Bob Goulais of Nbsiing Consulting facilitated and reported on the meeting with support from Third Party Public. Canada Lands Company and their lead planning consultation, Urban Strategies Inc., presented at the meeting and answered questions.

Public Engagement

Public Engagement was led by Third Party Public Inc. Public engagement activities included:

Public pre-consultation conversations. Third Party Public and Canada Lands reached out to over fifteen local groups and connected with six groups for introductory conversations.

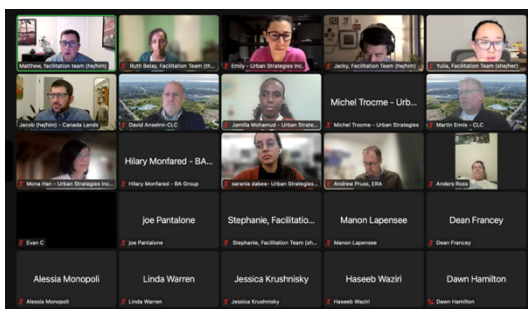


Figure 5: Screenshot from the Virtual Community Meeting

Virtual Community Meeting. On Tuesday, December 13, 2022, Canada Lands hosted the first Community Meeting. The meeting was held virtually over Zoom and was attended by over 50 people. The purpose of this meeting was to introduce the Downsview West District planning process and team, present and seek feedback on the proposed vision for the Downsview West District informed by the id8 Downsview Framework Plan and seek feedback on potential opportunities and challenges related to planning the Downsview West District.

The meeting included plenary sessions and facilitated breakout room discussions, where participants could ask questions and provide feedback. The meeting materials, including the presentation and a recording of

the meeting were made available on the project webpage (www.westdownsviest.ca) and through links below:

1. Meeting presentation – [linked here](#)
2. Meeting recording – [linked here](#)



Figure 6: Snapshot from the Open House

Community Open House Sessions

On December 7 and 11, 2022, Canada Lands hosted two public Open House sessions at Downsview West District at Downsview Hub, 70 Canuck Avenue. Members of the community were invited to learn more about the future of Downsview West District, provide feedback and interact with the project team. The two Open House sessions were attended by approximately 30 participants. Additionally, the Open House materials were also made available for public viewing from Dec 8th to 15th, at Downsview Hub, to provide increased access and flexibility in timing for the community members who wished to participate.

Asynchronous Feedback

Members of the public were also able to sign up for project updates and provide their feedback through feedback cards included in the meeting notice which was distributed in a large catchment area around the Downsview West District, generally bounded by Allen Road to the east, Hwy 401 to the south, Derry Downs Park and Northwood park to the west and Finch Ave W to the north, before the Community Sharing meeting. Following the meeting, a feedback form was also made available online for any additional feedback or comments.

What We've Heard

Feedback from Indigenous Engagement

The following section provides a summary of the feedback received through meetings with Rights-holders and the Indigenous Community Sharing meeting.

Downsview represents a unique and exciting opportunity for collaboration.

First Nations expressed that Downsview represents one of the few opportunities in the modern age to build a “city within a city of this magnitude”. A collaborative approach is important in planning and development for Downsview West. Participants expressed that they are open to, and interested in, opportunities to collaborate and build something innovative together. Indigenous inclusion and collaboration need to begin with the planning and development phases of the Downsview West District.

Indigenous placekeeping is fundamental for Downsview West.

Indigenous participants expressed optimism in continuing planning and development with respect to Indigenous placekeeping. There are considerable opportunities in the District to have new spaces to express Indigenous culture, including ceremonial areas, public art, spaces that support language development, as well as opportunities for naming or co-naming of public spaces. Participants expressed that they would like to see Indigenous arts, culture and, Indigeneity reflected throughout the District. All of these considerations are fundamental, central to the planning, and should not be considered an afterthought.

There is a need for a spectrum of affordable housing options.

Participants in the Indigenous community sharing meeting expressed that these spaces (for example, the “Depot Building”) are so large that they could be part of the solution to house people experiencing homelessness. Also, Indigenous youth are up-and-coming in their careers and are seeking diverse opportunities for affordable home ownership. There may be a need for other diverse affordable housing options including rent-to-own programs and options for people coming out of the shelter system. An elder made the point that affordable housing should be non-segregated so people can come together in order to be healthy.

Community members value Indigenous-specific spaces and local Indigenous-specific services.

Among the most innovative ideas to come out of the Indigenous community sharing meeting was the idea of Downsview having an “Indige-town” – an Indigenous neighbourhood in Toronto akin to Little Italy or Chinatown. Participants also suggested it would be ideal to have several Indigenous organizations (Friendship Centres, health and social agencies, etc.) within the community so Indigenous people can access services in the neighbourhood. There is also a need for affordable commercial spaces and teaching spaces including developing an Indigenous languages hub.

Consideration of Mother Earth and giving land back to nature.

Indigenous people have concerns for wildlife, habitat and the environment and have a number of questions with regard to infrastructure. Throughout community engagement, the concept of creating naturalized, green spaces has been consistent amongst Indigenous participants. Giving land back to nature is a priority. They want to see a place where animals can come back to the land. Participants want to see more greenery and for birds to thrive in the area. To work with scientists and landscape architects to create new habitats and perhaps a bird sanctuary where birds can congregate. A participant suggested building an animal crossing in the District.

Consideration of Indigenous food sovereignty and growing traditional medicines.

Indigenous participants said that there may be existing spaces for a large greenhouse to produce seasonal fruits, vegetables, and Indigenous foods. This would support Indigenous people with access to traditional foods. This would also be a good interim use during the development phases. They would also like to see consideration of growing traditional medicines.

Appreciation of the relationship between Canada Lands Company and First Nations.

MCFN in particular showed an appreciation for developing a formal relationship between the First Nation and Canada Lands Company. This emerging relationship is not specific to any one project but can benefit the development and First Nation’s involvement in projects across their traditional territory. According to MCFN: “they are always pleased to work with CLC, and they’ve always appreciated their approach.”

Planning processes should prioritize treaty rights-holders.

The Downsview West district is in the treaty territory of Mississauga Treaty No. 13 signed in 1805. As such, the treaty-rights holders are the Mississaugas of the Credit First Nation. During the pre-engagement dialogue with them, MCFN officials indicated that as the treaty holder, it is critical that the level of consultation is at an “elevated level” compared to other First Nations and Indigenous communities. MCFN expects more meaningful, and more deep engagement throughout the Downsview West District Planning process and would prefer to come together on a regular basis.

The Downsview area is on Six Nations treaty territory as well.

Six Nations representatives stated that the Downsview West District is on Six Nations treaty territory asserting that these lands are subject to the Nanfan Treaty which includes the rights, in perpetuity, to hunt, fish, and harvest. This treaty, called the “Deed from the Five Nations to the King, of their Beaver Hunting Ground” was signed between representatives of the Haudenosaunee Confederacy and the acting British Governor in July of 1701. This deed agreement references a vast stretch of land – eight hundred miles long and four hundred miles wide – from the confluence of the Mississippi and Ohio Rivers, northeast to present-day Toronto.

There is interest in opportunities for economic development and partnerships.

There is a high level of interest in exploring investment opportunities and partnerships with First Nations and Indigenous businesses as part of the development of Downsview West. First Nations have made business development and investment a priority to ensure prosperity for seven generations ahead. This will lead to further collaboration, economic benefit, jobs, contracting, and considerations for stewardship. Employment and training, in particular, continues to be an important priority for consideration at Downsview.

Capacity funding is needed to support community engagement.

Project consultation, such as the engagement process with respect to Downsview West District, places a lot of pressures on First Nation’s staff and resources. Thus far, there has been no funding to support the staff time for meetings undertaken with various proponents at Downsview. First Nations are also surprised that the City does not provide such funding. Meanwhile, other proponents in the territory proactively provide funding to support engagement activities. Six Nations of the Grand River has requested a meeting to discuss these needs.

Designing on a “human scale” to create open and welcoming spaces.

“Human scale” is important to create communities that are not divided by built form or infrastructure. You cannot have proper neighbourhood life without enabling people to walk where they need to be – a library, a grocery store, etc. Further, it is important that the space is designed to be open and welcoming, enabling movement across the district and not being limited to just one block (ex. around the subway area). All the new districts need to have their own kind of flavour, it shouldn’t just look like different phases of the same project. For example, one area could emphasize the film industry and the other the aerospace industry by looking futuristic.

Cultural heritage is an important consideration for the Huron-Wendat Nation.

Cultural heritage is always important for the Huron-Wendat Nation. Representatives have asked Canada Lands Company to keep them informed if they find any archaeology resources. They may want to send someone to monitor any archaeology work. The woodlot by the William Baker neighbourhood is of interest to the Huron-Wendat. Here, the woodlot could be an open, flowing area where the Wendat could showcase their culture while being surrounded by a highly developed, urban area.

Downsview West can be an important place for healing, wellness, and connectedness.

Indigenous people value connectedness. It is important for people to stay and be supported in their community. Especially those who may be vulnerable. Downsview West should include healing spaces for mental health, addictions, and people experiencing homelessness, so they don’t have to leave the area for these supports. It would be important to have an outdoor space for ceremony and sacred fire. Also, to consider opportunities for elders and youth to learn, work and interact together.

Feedback from public pre-consultation conversations

The following section provides a high-level summary of the feedback shared by representatives of organizations who connected with the community engagement team.

Excitement and support for development in the area. Participants shared interest and excitement that developing the Downsview West District will offer opportunities to develop community services, housing, retail, and other community amenities for both the existing and future community.

Creative models for supporting growth of local businesses, organizations, economic development, and community ownership. Participants discussed the importance of exploring and supporting new and creative ways to support local businesses, organizations and shared ownership of the lands within the District. Specific ideas shared include:

- Creative models to provide space to community groups for programming and services.
- Partner with financial institutions/credit unions that support local businesses.
- Business training to support local businesses to get started and sustain themselves long-term.
- Work with the Toronto Community Benefits Network (TCBN) to provide opportunities for local employment and training.
- Explore opportunities to attract the technology sector, including technology training that can result in employment within the district and in the surrounding area.

Create a community hub. Participants talked about the importance of creating a specific identity for the Downsview West District that will help both distinguish it and connect it to the surrounding area. Specific ideas and comments included:

- Create a community hub that is a place where people can learn and access different resources and tools. The model could be similar to the Toronto Tool Library but expand to include classes and instruction provided by universities and colleges and space for manufacturing.
- The area being developed in Downsview is massive. Creating a hub could help bring a sense of identity / “heart”.
- A hub could include an interpretive centre that helps tell the history of the area. The supply depot could be a great place to provide a hub.
- Consider a sports / entertainment / multipurpose complex that can help define the area and support economic growth for the area. The complex does not have to be massive in size, rather focused on providing space and programming that helps to support the community and define the space.

Food security. Participants discussed the current lack of food security and shared ideas and comments, including:

- There is a need for places where people can buy affordable and healthy food. There is also need for places to grow/produce healthy food.
- Prioritize the creation of a sustainable food market instead of a box grocery store to improve environmental sustainability.
- Explore creative opportunities for growing and producing food (e.g., vertical farming and growing food indoors).

Equity and Inclusion. Participants discussed the importance of recognizing and including the existing surrounding communities in the planning and development of the

Downsview West District. Participants shared important things to consider and ideas to explore, including:

- Recognize this land / district exists within and is surrounded by an existing community. The existing residents and community should have a sense of belonging and ownership of the future neighbourhoods.
- Design is super important. Think and design creatively to find ways to make the future District welcoming to residents who live around the area. The District should not be become a barrier to accessing space and resources within the District and/or resources around the District (e.g., Downsview Park, the Merchants' Market, housing, public space, retail, etc.).
- Go beyond the minimal targets set by the City (e.g., targets for affordable housing).
- Ensure existing community assets that existing residents rely on continue to exist and/or are enhanced. The Merchants Market is an important place that provides affordable shopping options.
- Affordable housing and retail options are essential.

Arts and Culture. Participants discussed the importance of supporting arts and culture within the district and surrounding area and shared ideas, including:

- Space should be flexible to accommodate a variety of arts programs, which may come/go and change over time.
- Space needs to be accessible by different forms of transportation.
- Explore opportunities to attract established artists and/or arts programs from across the City. These artists and programs can help inspire and support new artists and programs to grow in this area. Look at other examples around the City and beyond for lessons learned. A great example to look at is Rotterdam in the Netherlands.
- Ensure planning for arts and culture space and programming is connected with plans for other districts in the area to ensure coordination and avoid overlap.

Process. Participants said the big ideas / initial structuring moves sound great and that true success will come and be measured in how the planning is implemented.

Participants also encouraged the team to focus on making the planning and engagement accessible noting that planning processes are often unnecessarily complicated by technical language / jargon. Break down the language and concepts with examples, images, info graphics that people can understand.

Connectivity. Participants said it is important that this district includes safe, accessible, and efficient connections both within the district and to surrounding areas. Ideas and comments shared include:

- When planning connections, think about and plan for connections to/from the district, not just connections within the district. Don't let the district boundary inhibit establishing connections to surrounding areas.
- There is both a need and opportunity to improve connections to/from the GO and Subway station. Currently they are isolated and difficult to access.
- Safety needs to be the number one priority for the rail crossing at Carl Hall Road. This will become even more essential as train traffic increases with Metrolinx's plans to electrify the track.
- Interest in understanding the options for the major east-west connection through or around the supply depot. Important considerations include cost, environmental impacts, history and use of the current building, and construction impacts.

Feedback from the Community Meeting and Open House

The following section provides a high-level summary of the feedback shared at the Community Meeting and the Open House sessions. Visit the project webpage (www.westdownsviewouest.ca) to view the Community Meeting summary.

Feedback related to affordability and inclusion. Several participants discussed the importance of affordability and shared support for including both affordable housing and affordable commercial options within the District. Participants also encouraged Canada Lands to exceed minimum affordable housing targets set by the City of Toronto to ensure the future district is inclusive of all, rather than exclusive. The types of comments and suggestions shared included:

- Clarify on the affordable City housing targets that Canada Lands is planning to exceed. The target is too low and should be exceeded.
- Consider a variety of affordable housing options, including but not limited to cooperative housing and affordable housing for students, seniors, families.
- Affordable retail is important to provide people with affordable options to shop, especially for food.
- Consider implementing a Canada Lands Company Canada-wide strategy for affordable housing.

Feedback related to connections (getting to/from the district and moving around within the district). Participants shared support for creating safe and accessible connections within the district and to/from the district for a variety of uses, including pedestrians, cyclists, and vehicles. The types of comments and suggestions shared included:

- Create connections that improve access to/from both the TTC and GO Stations at the north-east corner of the site. Participants said that these stations and the area immediately around the stations are quite sterile and were encouraged to hear there was development opportunity around these stations that could help bring life to the area and improve access.
- A safe rail crossing at Carl Hall road is very important. Given plans by Metrolinx to electrify the track to allow for 15-minute all-day service a grade separated crossing is strongly preferred.
- Safe pedestrian and cycling routes are essential to help people move to and through the district. There was a suggestion to create separated cycle tracks that would allow cyclists to move quickly through the site without conflicts with vehicles and pedestrians.
- Ensure roads within the district do not become shortcuts for people trying to avoid traffic on Sheppard Ave W and Keele St.
- North-south connections, both within the district, and to/from surrounding areas are important and should be given just as much consideration as east-west connections.
- Improving connections to Downsview Park is important because it is an amazing community asset that provides an important retreat from the city and provides a space to host a variety of community and city-wide events.
- Include infrastructure to support electric vehicles (i.e., charging stations) within the district.

Feedback related to the supply depot building. Participants discussed the significant size and importance of the supply depot. Participants shared a variety of ideas about how the building could be re-purposed to best serve existing and future residents. There

were mixed opinions about the importance of preserving historical elements of the building – with some sharing support and others raising concerns that it would result in a missed opportunity to supply much needed housing in the area on such a large footprint of land. Participants also discussed the importance of maintaining existing community resources within the building, particular the Merchants’ Market, which they said provides important affordable retail options for people in the area. One participant said that the supply depot presents a great location to focus on environmental sustainability. There is a good example in Glasgow, Scotland where an old factory was transformed into an environmental sustainable institute.

Feedback related to community services and facilities. Participants discussed the importance of providing opportunities for a variety of community services and facilities in the district, accessible to both existing and future residents. The types of comments and suggestions shared included:

- Ensure whatever is built and provided is accessible to all residents.
- Community services and facilities should be available and accessible year-round (both inside and outside).
- Many community services and facilities and community agencies are concentrated in the downtown core. There is a need for more community services in North Toronto and the development of this district and surrounding districts creates a great opportunity to address this need.

Process feedback. Participants shared appreciation for early engagement for this district planning process and the ongoing id8 engagement and expressed keen interest in staying connected and involved as the process continues.

Feedback from Remote Engagement

The following section provides a high-level summary of the feedback received through the community meeting notice reply-cards and the online feedback form.

Community services and facilities. Respondents identified different community services and facilities they think are needed in area, including schools, a community and recreation centre, community gardens, places for people to gather and connect.

Affordable housing. Interest in providing affordable housing and housing for the homeless.

Support arts and culture. Interest in supporting artists and the arts generally with affordable housing and spaces for artists and musicians; greater flexibility in zoning and other rules and regulations to allow more street performances, busking, pop-ups and other events.

Mixed opinions about residential development. Some advocated for higher density, especially around the transit stations. Others advocated for low-rise residential.

Mixed-use and retail. Interest in seeing mixed-use development and retail in the district. Support for smaller retail that is affordable (both the space affordable for the business and the products affordable for the community). Also retail options that provide a place for people to gather and connect. Places like Wychwood Barns or Montreal’s Asian night market.

Safe street design. Interest in streets and connections designed with priority on safety, not fast moving vehicles. Interest in protected bike lanes.

Provide opportunities for employment and training. Consider internship and/or training programs connected to the district planning and construction process. Connect with local schools to help establish internship programs.

Engagement. Engage people from across the City, not just locally. There are people in other parts of the city who are interested in Downsview and living here in the future and should be part of the process. Connect with youth to raise awareness and include them in the process for the future of Downsview. Connect with non-profit organizations who are supportive of development in this area.

Next Steps

Canada Lands and the project team will review and work to incorporate feedback from the first round of engagement into the planning and development of the draft Downsview West District Plan. The next round of engagement will include ongoing discussions with the local community, representatives of local organizations, First Nations rights-holders, and urban and Indigenous populations and conclude with sharing and seeking feedback on the draft District Plan. Following the next round of engagement, Canada Lands plans to submit a draft District Plan to the City of Toronto for review in late 2023. Following the submission of the draft District Plan, Canada Lands will continue engagement during the City of Toronto review process to support and share any refinements before submitting a final District Plan to the City for review and approval by City Council, expected in 2024.