

UPDATE >>>> DOWNSVIEW

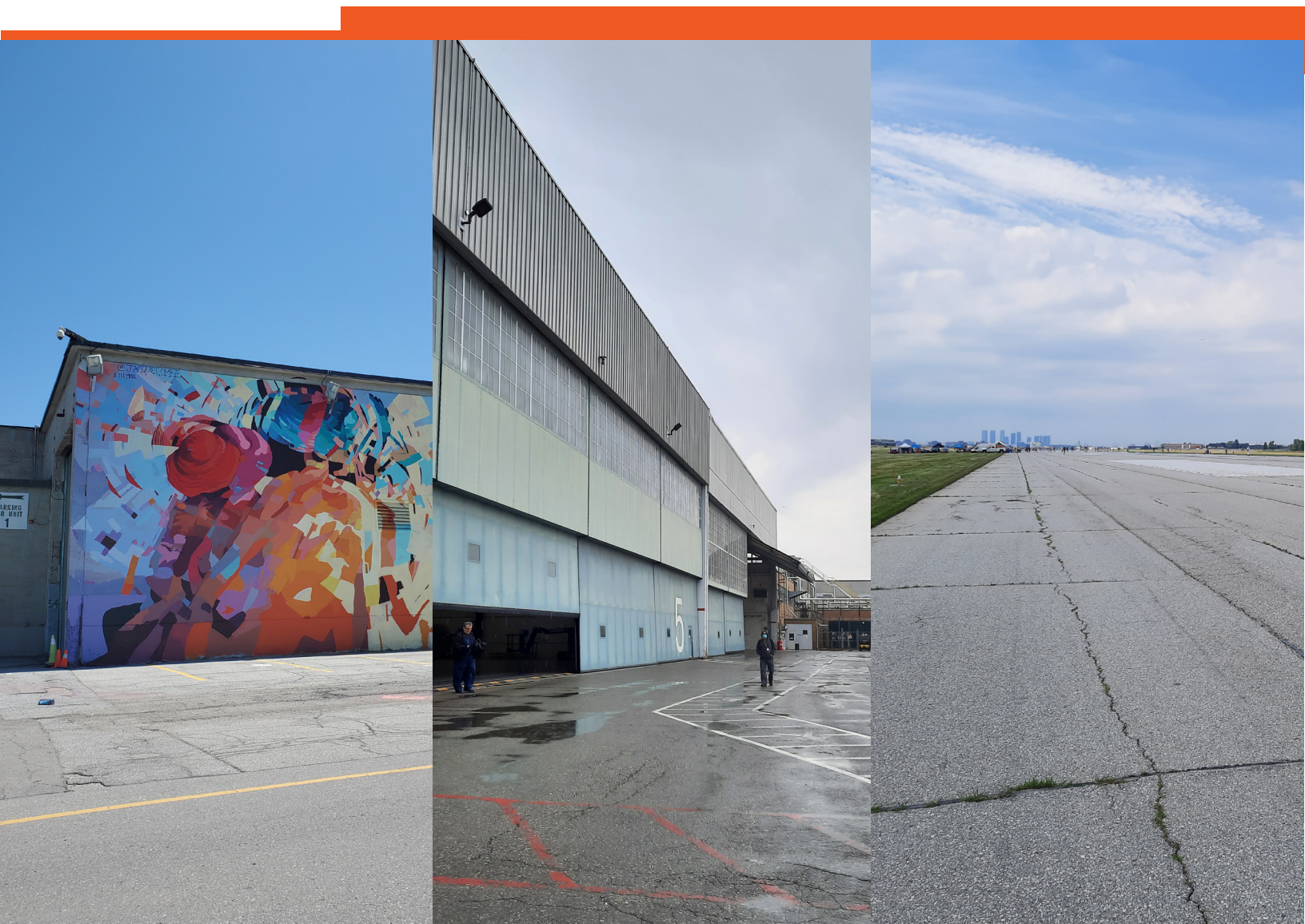
Engagement Summary Report

Engagement Activities for the Update Downsview Study

June 2022 – March 2023

Report prepared by the City of Toronto

March 2023





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Introduction


The Update Downsview Study ("Study") is reimagining the future of the Downsview area and creating a new framework to guide change. To this end, the Project Team presented its first [Staff Report](#), which outlined 17 Emerging Directions, to the Planning and Housing Committee on May 31st, 2022 and initiated the associated Environmental Assessment ("EA") Study in April 2022. The second Staff Report is being presented to the April 27th, 2022 Planning and Housing Committee, which includes the draft Secondary Plan and draft priorities of the Community Development Plan ("CDP").

Phase 1 of the Study was completed in May 2022, with Phase 2 beginning with public engagement activities centred around the week of June 20th to 25th, 2022. More than 300 people participated in-person and virtually throughout the week, and a detailed engagement summary of the outreach and events that occurred can be found in the 'What We Heard' Reports on the [Study webpage](#) under 'Meetings and Events'. A one-page engagement summary dashboard is also available [here](#).

Throughout Phase 2 of the Study, the Project Team delivered a number of public engagement activities to obtain feedback from more than 900 people on the development of the Secondary Plan, Environmental Assessment Study, and Community Development Plan as well as additional input to consider as the Update Downsview Study progresses. The public engagement activities also provided information on the Official Plan Amendment ("OPA") application submitted by Northcrest Developments and Canada Lands Company ("CLC") (the "Applicants").

The purpose of this '[Engagement Summary Report](#)' is to provide an overview of the public engagement activities and a high level summary of the input received between July 2022 and March 2023. Activities summarized in this Report include:

- › Online survey (open August 3 to December 31, 2022)
- › Focus groups:
 - › Local small businesses – Nov. 18, 2022 (virtual)
 - › Seniors – Nov. 25, 2022 (virtual)
 - › Grassroots resident leaders – Dec. 1, 2022 (virtual)
 - › Disability-inclusion – Dec. 8, 2022 (virtual)
 - › Arts and culture – Dec. 13, 2022 and Jan. 10, 2023 (virtual)
- › Indigenous focus groups, facilitated by Bob Goulais of Nbisiing Consulting:
 - › Youth – Oct. 26, 2022 (virtual)
 - › Elders – Nov. 6, 2022 (virtual)
 - › 2-Spirit peoples – Nov. 10, 2022 (virtual)
 - › Women – Nov. 11, 2022 (virtual)

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- › Meetings with Indigenous Communities – May to Oct. 2022 (virtual & in-person)
 - › Indigenous Community Sharing Meeting – Oct. 5, 2022 (virtual)
 - › Community Resource Group meetings – Sept. 15, 2022 and Nov. 22, 2022 (virtual & in-person)
 - › Town Hall – Dec. 8, 2022 (virtual)
 - › Partnership and Accountability Circle – Nov. 30, 2022 (virtual)
 - › Italian Community Meeting – Nov. 1, 2022 (in-person, hosted by Applicants)
 - › 'Light Up Downsvieiw' Drone Event Pop-Up – Nov. 12, 2022 (in-person, hosted by Northcrest Developments)
 - › Free Skating Event Pop-Up – Feb. 18 to 19, 2023 (in-person, hosted by Applicants)
 - › Other input from area residents and stakeholders

Note: The above activities are either City-led or hosted jointly by City staff and the OPA Applicants, unless otherwise noted.

High Level Key Themes

The following is a high level summary of the key themes we heard across all of our activities:

- › Built form and public spaces should accommodate the needs of all people, including those with disabilities such as autism and sensory issues (e.g. visual and audible wayfinding, echoes in buildings, seniors with dementia, noise and light sensitivities).
- › Create training and social procurement opportunities (e.g. through development) as well as provide more financial supports for local businesses and entrepreneurs, including those that help train and retain new employees in different sectors.
- › Funding and access to affordable spaces for artists and creators is a top priority (i.e. incubation spaces, studios), as well as providing the community access to arts programming.
- › Facilitate opportunities to create new jobs and opportunities specific to Indigenous peoples which support upward mobility and empower Indigenous entrepreneurs.
- › New streets should be designed to support non-auto use and green elements.
- › Address existing traffic and congestion issues, especially on Keele Street, Sheppard Avenue and Allen Road, as well as mitigate impacts on the Ancaster neighbourhood.
- › Need affordable and physically accessible housing that meets the needs of a range in household types (e.g. multi-generational, co-ops, rent-geared-to-income, home ownership programs).

- › Improve access to and increase the amount of physical and mental health resources including medical clinics, affordable dentistry, and health and wellness services. Consider creating a service hub.
- › Include daycares, community centres and accessible community spaces for programming, gathering and socialization.
- › Prioritize the protection of existing green spaces, and consider the environmental impacts of introducing new streets and mobility connections.
- › New and natural green spaces are important to Indigenous communities, including spaces to connect to the land, hold ceremonies and gatherings.



Online Survey

The survey was available online from August 4, 2022 to December 31, 2022 and was completed by 195 respondents (148 reaching the end) including residents, workers, and business representatives. The survey included questions around social and economic development, mobility, built form and land use, the Runway, and additional comments.

Social and Economic Development:

- › Some businesses people would like to see more technology/engineering companies, business incubators, start-ups, micro-breweries, music production studios, mom and pop retail stores.
- › Some people would like to see more maker spaces, craft teaching, cultural institutions, something like Reeperbahn in Germany, creative street furniture and seating (i.e. hammocks, public art).

Mobility:

- › Need safe and convenient pedestrian/cyclist crossings at intersections and across major roads and railway, more bike lanes (including protected lanes) and bike repair kits along routes.

Built Form and Land Use:

- › Good examples for future development include Canary District, Cedarvale Bridge, Forest Hill village (congregation of shops), Wychwood Barns, Mel Lastman Square, Little Jamaica, the Shops on Don Mills, Stackt Market, the Annex, Islington Village, Roncesvalles, Kensington Market, Distillery District, St. Lawrence Market area, Liberty Village, Davenport Diamond Greenway, Mosaic District in Virginia.

- › Provide more facilities with health and wellness programming (indoor/outdoor).
- › Allow for more artistic endeavours and uniqueness that excites people; consider a 'maker street'.

The Runway:

- › Can become an arts and culture hub and space for markets, festivals, cultural events and creatives, similar to Tempelhof Airport in Berlin.

Focus Groups

The City of Toronto hosted six virtual focus group discussions with equity-deserving groups in Toronto to introduce the Update Downsview Study and gather input on the draft priorities of the Community Development Plan ("CDP"). These meetings were facilitated by the Jane-Finch Community & Family Centre and City staff. The draft priorities of the CDP include:

- › Access to Healthy and Affordable Food;
- › Access to Housing;
- › Access to Employment Opportunities;
- › Establishing an Inclusive Economy;
- › Access Recreation and Below Market Rent Spaces for Non-Profit Agencies;
- › Arts, Heritage and Education; and
- › Community Safety and Well-Being.

The highlights from each meeting are noted below, with more comprehensive meeting summaries available on the Update Downsview [webpage](#) under 'Meetings and Events'.



Local Small Businesses (Nov. 18, 2022)

This meeting was attended by seventy-four local business owners, entrepreneurs, and representatives from across the Downsview area. This meeting was facilitated by the Jane-Finch Community & Family Centre. Key feedback included:

- › Need more financial support for local businesses as well as support to train and retain new employees for local businesses in the area.
- › Need improved transportation networks and infrastructure that support the efficient flow of goods and supplies.

Seniors (Nov. 25, 2022)

This meeting was attended by eight participants who were primarily aged 65 years or older and living in the Downsview area. This meeting was facilitated by the Jane-Finch Community & Family Centre, in partnership with Unison Health & Community Services. Key feedback included:


- › Need more affordable and physically accessible housing, as well as seniors-specific housing. This includes appropriate unit sizes that meet the space requirements of people with wheelchairs, walkers, guide dogs, scooters, strollers and other assistive supports.
- › Increase access to green spaces and other outdoor spaces, as well as better connectivity to access daily needs by walking.
- › Improve access to and increase amount of physical and mental health resources for seniors, including medical clinics, affordable dentistry, and health and wellness services. This also includes the need for more social and learning spaces, such as libraries, which support seniors' mental wellbeing.
- › Provide accessible transportation options for seniors, including community shuttle buses that provide convenient transportation to daily needs such as grocery stores and medical services.



Grassroots Resident Leaders Groups (Dec. 1, 2022)

This meeting was attended by six participants who represented local agency organizations and grassroots resident leaders. This meeting was facilitated by City staff. Key feedback included:

- › Want to see more commitment to long-term deeply affordable housing solutions and long-term funding solutions for affordable housing.

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- › Youth need better access to education and job training in the arts and trades industries.
 - › Provide accessible and affordable co-working, incubator and storage spaces as well as creative studios. Many business owners cannot work out of their homes due to space limitations, lack of storage for inventory, live in multi-generational homes.
 - › It's important for non-profit agencies, resident-led and grassroots organisations to have accessible and affordable spaces for working, hosting meetings and running events. The application process to book these spaces should also be simplified.
 - › Organize and host more cultural festivals, block parties, street fairs and markets that highlight a variety of cultures.

Arts and Culture (Dec. 13, 2022 and Jan. 10, 2023)

The two meetings were facilitated by City staff and attended by a total of eight participants who were local residents, artists, agencies and organizations in Toronto. Key feedback included:

- › An artist-in-residence program presents many opportunities for creators and improving connections to the community through arts programming.
- › Need indoor/outdoor incubation, market and maker spaces, creative entrepreneurship and mentorship programs, temporary and permanent spaces for artists to exhibit work, creative environments that inspire artists, as well as access to creative/technological programming and funding for artists and creators.



Disability-Inclusion (Dec. 8, 2022)

This meeting was attended by four participants representing ODSP Lawrence Heights and Yorkgate and one participant representing Sick Kids Centre for Community Mental Health. This meeting was facilitated by the Jane-Finch Community & Family Centre. Key feedback included:

- › Need schools with special needs programs and a centrally located service hub.
- › Provide and facilitate employment opportunities and supports for persons with disabilities. A majority of persons with disabilities are in the service industry or are self-employed.

- › Built form and public spaces should accommodate people with disabilities such as autism and sensory issues (e.g. visual and audible wayfinding, echoes in buildings, seniors with dementia, noise and light sensitivities).

Indigenous Focus Groups

The City of Toronto hosted four virtual focus group discussions with Indigenous communities in Toronto to introduce the Update Downsview Study and gather input on the Community Development Plan's draft priorities. These meetings were facilitated by Bob Goulais of Nbsiing Consulting. The highlights from each meeting are summarized below, with more comprehensive meeting summaries available on the Update Downsview [webpage](#) under 'Meetings and Events'.

Indigenous Youth (Oct. 26, 2022)

This meeting was attended by nine participants, who identified as First Nations, Métis or Inuit youth. Key feedback included:

- › Provide a range of affordable housing for youth, including rent-geared-to-incomes, transitional housing, and home ownership, as well as establish new affordable housing programs.
- › Interest in seeing more educational workshops on housing and home ownership.
- › Facilitate opportunities to create new jobs and opportunities specific to Indigenous peoples, support upward mobility, and empower Indigenous youth entrepreneurs. An opportunity to do so could include the creation of an Indigenous marketplace for pop-up vendors, and supports for Indigenous small businesses.
- › Youth emphasized the importance of cultural and physical safety of all Indigenous people, including safe spaces where they can practice their culture and where their rights are respected.
- › The youth envision an Indigenous Community Centre at Downsview that supports community-building and offers cultural and recreation programming for all ages.
- › New and natural green space is important to youth including spaces to connect to the land, hold ceremonies and gatherings. These green spaces should be full parks, not manicured parkettes.





Indigenous Elders (Nov. 8, 2022)

This meeting was attended by ten participants, who identified as First Nations, Métis or Inuit elders. Key feedback included:

- › Need to rethink elders housing and explore the benefits of multi-generational housing that brings families, elders and youth together, to learn from, and support one another.
- › All development activities and further planning activities need to begin in ceremony and inclusion of the elders.
- › Elders support the creation of an Indigenous community centre to support community well-being including spaces for language learning, traditional teaching and the arts.
- › Building an economy does not resonate with elders given that basic needs are not being met for so many. Consider concepts such as sharing in a tangible way.
- › The connection to land is a vital consideration including having dedicated ceremonial space and natural, green spaces.
- › Consider the accessibility, mobility and safety needs of Indigenous elders, including Indigenous community safety programs.
- › Consider opportunities for training, job shadowing, and contracting in the development of Downsview.

Indigenous Women (Nov. 9, 2022)

This meeting was attended by ten participants, who identified as First Nations, Métis or Inuit women. Key feedback included:

- › Providing dedicated social, cultural and Indigenous spaces to support families is a priority for Indigenous women including development of an Indigenous community centre.
- › There is a demand of Indigenous birthing centres and associated supports for mothers and babies.
- › Access to land, water and natural green spaces for traditional land use is a vital component of Indigenous life and community development.
- › Indigenous families are seeking improved access to healthy, traditional foods.
- › Safe, affordable housing is a top priority for Indigenous women including multi-generational homes, options for single people, and affordable home ownership options for young professionals.
- › Jobs targeting Indigenous women must extend beyond entry-level or support functions and include opportunities for skills development, innovation and entrepreneurship. There is also tremendous potential in supporting Indigenous women's businesses within an inclusive economy.

- › Downsview can be a gathering place for Indigenous peoples to participate in pow-wows, ceremonies, and cultural and social gatherings.
- › Indigenous women support the development of spaces that are both physically-safe and culturally-safe for their families.

Indigenous 2-Spirit Peoples (Nov. 10, 2022)

This meeting was attended by ten participants who identified as First Nations, Métis or Inuit 2-Spirit people. Key feedback included:

- › Affordability is an emerging theme for Indigenous peoples in relation to access to healthy food, housing/home ownership, commercial space, transportation, and affordable parking.
- › Consider training and social procurement opportunities including in the development of Downsview that supports employment equity.
- › Downsview should endeavour to be an accessible place for people of all abilities and needs, that is not a challenge to travel to or across
- › Ensure that Downsview is a safe and accepting community for 2-Spirit peoples and elders, that is also culturally-safe for all Indigenous people. This can include providing gender neutral facilities in parks and other public spaces.
- › Community, recreational, and wellness programs will need to include Indigenous cultural programming, traditional activities on the land, access to traditional teachers, and dedicated space for teaching and ceremonies. This could be achieved through an Indigenous community hub/ community centre.
- › The Downsview area can become a place that encourages going back to nature, favouring naturalized green spaces and features that support undisturbed, wildlife habitat.



Meetings with Indigenous Communities

Indigenous engagement with respect to the Study's Secondary Plan and Municipal Class Environmental Assessment (EA) began in May 2022, starting with pre-engagement, and with identification of Indigenous Rights Holders, whose rights are protected under Section 35 of the Constitution Act of Canada (1982). This includes the Michi Saagiig (or Mississauga nation); the Seneca (who are one of the Haudenosaunee or Six Nations); and the Wendat (also known historically as the Huron). Today, the governments of those nations are:

- › Mississaugas of the Credit First Nation; who are the signatories to the Mississauga Treaty No. 13 (1805);
- › Six Nations of the Grand River; and
- › Nation Huronne-Wendat.

All meetings with Indigenous rights holders were facilitated by Bob Goulais of Nbisiing Consulting. Two sets of meetings have taken place during Phase 2 which provided an overview and update, as well as sought feedback on, the Update Downsview Study and the Environmental Assessment (EA).

EA Meeting 1: Evaluation Criteria

Three separate meetings were held with the nations on August 15, 16, and 31, 2022. The purpose of the meetings were to provide an overview of the Update Downsview work, present and review the draft evaluation criteria for the EA that will be used to evaluate possible alternative solutions, and identify initial interests or rights that may be considered during the evaluation process. Below is a high level summary of what was heard:

- › Restoring natural spaces and natural environments is a key priority for First Nations.
- › Downsview must be a place of Reconciliation that is reflective of Indigenous communities and culture.
- › Ensure urban transportation modes, including active/pedestrian mobility, and public transit are important planning considerations.
- › First Nations are interested in investment and business development, including in the development of infrastructure and housing at Downsview.
- › First Nations would like to be involved in any of the studies that are occurring. Specific areas of study interest include cultural heritage, archaeology, and environmental stewardship.





EA Meeting 2: Alternative Solutions

Three separate meetings were held with each of the nations as well as the Toronto-York Region Métis Council between September and October 2022. The purpose of the meetings was to present the EA short list of the alternative solutions for the mobility network in Downsview, answer participant's questions, identify any specific interests or rights that may be impacted by the alternative solutions. Below is a high level summary of what was heard:

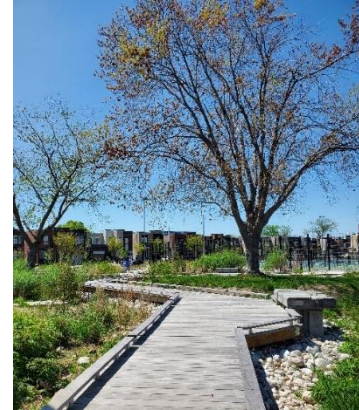
- › Restoring natural spaces and natural environments is a key priority for First Nations.
- › First Nations are concerned that mobility corridors may be used as additional high-speed, automobile thoroughfares.
- › Consider improving language and images used in the Environmental Assessment activities moving forward.
- › Huron-Wendat Nation prefers an underpass for the East-West infrastructure corridor and placed importance on connectivity and creating spaces that serve different purposes.
- › Consider being more explicit about intersectional opportunities with each alternative solution option.
- › Huron-Wendat Nation have continued interests including archaeology.
- › First Nations and Métis have interests in social and community development at Downsview.
- › Providing capacity is an important consideration for First Nations given the unfunded pressures in providing input and comments on Downsview-related projects.

Indigenous Community Sharing Meeting

This meeting was hosted virtually on October 5, 2022 by City of Toronto, Northcrest Developments and Canada Lands Company, and was attended by approximately 49 participants. The purpose of this meeting was to provide an update on the Update Downsview Study and the id8 Downsview processes, introduce the Community Development Plan (CDP), and review the mobility network and infrastructure considerations of the Environmental Assessment (EA) study. The meeting was facilitated by Bob Goulais of Nbisiing Consulting with support from Third Party Public. Below is a high level summary of what was heard:

- › Access to affordable housing (i.e. rent-geared-to-income, transitional, co-op) for Indigenous peoples is the top priority including opportunities for Indigenous housing providers to provide housing directly at Downsview.
- › Employment and training are top priorities for Indigenous peoples, especially Indigenous youth. Opportunities also include those associated with the development of Downsview (i.e. construction, planning).

- › Indigenous communities are seeking opportunities for ceremonial spaces, community gardens, health centres, education, recreation, community centres, learning spaces, and play spaces.
- › Continued engagement of Indigenous communities must be in the spirit of Reconciliation, and meet the needs of grassroots Indigenous peoples, elders and women.
- › The development at Downsview must reflect the needs of the environment including revitalization of animals and insects within new green spaces.



Community Resource Group (CRG) Meetings

The Community Resource Group (CRG) meetings were held virtually and in-person (hybrid meetings) on September 15 and November 22, 2022, with twelve and fourteen CRG members attending, respectively. The CRG is a forum established by the Applicants through their id8 Downsview process and is made up of a diverse mix of organizations and individuals representing a range of sectors, interests, communities and geographies within and surrounding Downsview. These meetings were also attended by City staff who provided an update and sought feedback on the Update Downsview Study, EA and CDP. Discussions on the CDP were facilitated by City staff (Sept. 15 & Nov. 22, 2022) and the Jane-Finch Community & Family Centre (Nov. 22). Below is a high level summary of the feedback received, with comprehensive meeting summaries available on the id8 Downsview [webpage](#).

- › There's not enough recreational activities and spaces for pre-teens and youth.
- › Consider offering tech incubation spaces/hubs and programs for younger kids to develop skills and prepare for a new economy.
- › Proactively plan for community-owned permanent spaces for arts organizations and incubation spaces for artists. There is a need for spaces for arts training for communities, especially Black communities.
- › Need to embed equity in plans; important to set measureable targets/numbers.

Town Hall

The City of Toronto, Northcrest Developments and Canada Lands Company hosted a virtual public meeting on December 8, 2022 to provide updates, and to share information and seek feedback on the EA and CDP. More than 100 participants attended this meeting. Below is a high level summary of the feedback received, with comprehensive meeting summaries available on the id8 Downsview [webpage](#).


EA Input:

- › Concern about existing and potential traffic and congestion issues, including on Keele Street, Sheppard Avenue and Allen Road.
- › Some wanted to see pedestrian and cycling safety prioritized, and others urged to remember that many prefer to use cars in this area, and it needs to be reflected in the updated plan.
- › Participants voiced a range of considerations about the presented alternatives, including:
 - › Northern East-West Street Alternatives: the importance of the preferred option not encroaching on the Downsview Park area and minimizing construction pollution due to demolition of parts of the Depot.
 - › Southern East-West Street Network Alternatives: prioritizing cost effectiveness, visual aesthetics, and avoiding additional car traffic connecting through the Ancaster neighbourhood to major streets.
 - › North-South Alternatives: the preferred option should help alleviate more traffic and keep “heavy” traffic away from existing communities and Downsview Park, e.g. Alternative G could be a “heavier” use corridor and Alternative D more pedestrianized or more oriented towards transit, cycling, etc, or have only one connection closer to Allen Road.
- › Use the evaluation criteria to consider the overall impact of the alternatives. The evaluation criteria should include criteria to include better access for local communities, pedestrian-focused and cycle-friendly design, and should also consider the environmental and traffic impacts, as well as safety for different users.

Other Input:

- › Prioritize the protection of green spaces and consider the environmental impact that new streets and connections will create on the natural habitat and residents in general, including the impact on the stormwater management.
- › Support for having a diversity of housing options, affordable and reasonably sized units (including multi-generational), as well as housing near other supports, services, and programs.
- › Partner with employment agencies and agencies that provide pathways to jobs.
- › Increase access to culturally appropriate food as well as local and speciality stores that are not plazas or big box stores.



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- › Prioritize more community services and facilities, including libraries and community centres with adequate programming.
 - › Prioritize more space for local festivals, street fairs and public art as well as repurpose and use new spaces to create rehearsal space for musicians, and other events.

Partnership and Accountability Circle (PAC)

The Anti-Black Racism Partnership & Accountability Circle (PAC) is comprised of diverse Torontonians of African descent to support the implementation of the Toronto Action Plan to Confront Anti-Black Racism in effective, collaborative and accountable ways. The Update Downsview Study team was invited to present and seek feedback on the CDP at the November 30, 2022 meeting, which was attended by six PAC members, City staff, and representatives of the Applicant team. This meeting was facilitated by the Jane-Finch Community & Family Centre. Below are some of the comments we heard:

- › Community safety and wellbeing considerations are important for an aging population. Brampton has an apartment building for an aging population and Caribbean/Black diaspora. It's a safe space with hybrid living options.
- › The Black community has a low rate of homeownership, which we should try to improve, in addition to considering future generations and the impacts of inflation.
- › Provide more co-working spaces, especially for youth as they face barriers accessing these spaces in North York and currently travel downtown. Consider incorporating something like the Centre of Social Innovation.
- › Reduce red tape/permitting to holding events such as street fairs and block parties.

Italian Community Meeting

This meeting was held on November 1, 2022 and hosted by Canada Lands Company and Northcrest Developments. Through an Italian translator, the Applicants provided an overview and update on their Application and sought feedback. City staff were also in attendance to answer questions. Below are some of the comments we heard:

- › Flooding is an issue in the Ancaster neighbourhood. Ensure new development and supporting infrastructure addresses this.
- › Concern with existing and future traffic in the area, including along Keele and Sheppard, as well as avoiding increased traffic in the Ancaster neighbourhood.
- › Appreciation for existing buildings that are retrofitted for community use (i.e. Wychwood Library).

'Light Up Downsview' Drone Event – Pop-Up

City of Toronto staff engaged with 15 people at the 'Light Up Downsview' drone performance on November 12, 2022, hosted by Northcrest Developments (in association with Luminato Festival Toronto and North York Arts). City staff also distributed postcards to additional attendees to promote awareness of the City-led Update Downsview Study. Below are some of the comments we heard:

- › Would like to see more free events being hosted.
- › Provide better connectivity to and through the Downsview area, including more bike paths.



Free Skating Event – Pop-Up

City of Toronto staff engaged with 31 residents (23 of which were youth) at the free skating event hosted by Northcrest Developments and Canada Lands Company on February 18 to 19, 2023. Below are some of the comments we heard:

- › Need spaces for outdoor and indoor sports and recreation.
- › Provide community agency space to deliver programs and services.
- › The youth want to see employment and training opportunities and co-working spaces.
- › A range of affordable housing is needed on site.

Other Input from Area Residents and Stakeholders

City staff received additional feedback received from residents, workers, business and organization representatives through e-mail and telephone correspondence.

- › Would like to see more baseball diamonds as there's a shortage across the City, particularly large diamonds; this would free up space on smaller diamonds.
- › Lack of available fields has resulted in reduction of youth baseball teams. North Toronto doesn't have a 16u to 18u diamond.
- › Concern about increasing rental prices for housing in the area.
- › Need better crossings in the area.
- › Need better drainage in the area; the grading of land in some cases results in excess water from Wilson Heights flowing onto adjacent streets, which causes flooding.
- › Want to see more innovative spaces and designs, as well as green energy.

- › Have cycling lanes on important streets as well as wider sidewalks for walking, including trees and benches.
- › Safety concerns about keeping the at-grade crossing at Carl Hall Road.
- › Tenants are concerned about rent increases for residential buildings owned by PSP Investments.
- › Ensure Downsview Park Station, including location of bus stops, efficiently supports the easy movement of cyclists and pedestrians and does not require detours in travel to access the station easily. It should also be well-connected to adjacent proposed districts.
- › Concern for environmental consequences (i.e. material waste) of the partial demolition of the Supply Depot.
- › Want to see more sustainable parks, native plants and trees.
- › Planning of major arteries should be done in such a way that supports a bike/pedestrian loop around the Downsview site that is not interrupted by vehicles.
- › Environmental Assessment (EA) criteria should support minimizing negative impacts of vehicular traffic on adjacent residential areas. For example, the Ancaster neighbourhood should not be accessible to through-traffic.
- › The new street network should ensure contribute to improving surface transit circulation at Downsview Park station and maximize connectivity across the rail corridor in this area





Staying in Touch

Please visit the [Update Downsview webpage](#) for more information and to subscribe to receive updates related to the City's work on the Update Downsview Study deliverables. You can also continue to contact City staff directly to provide your comments or ask questions:

Update Downsview Study

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Environmental Assessment (EA) Study

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To contact the id8 Downsview team regarding their development application, visit <https://www.id8downsview.ca/contact>.