

# UPDATE >>>> DOWNSVIEW

## ‘What We Heard’ Report

### Part 2 of 3: Survey & Off-Site Pop-Ups

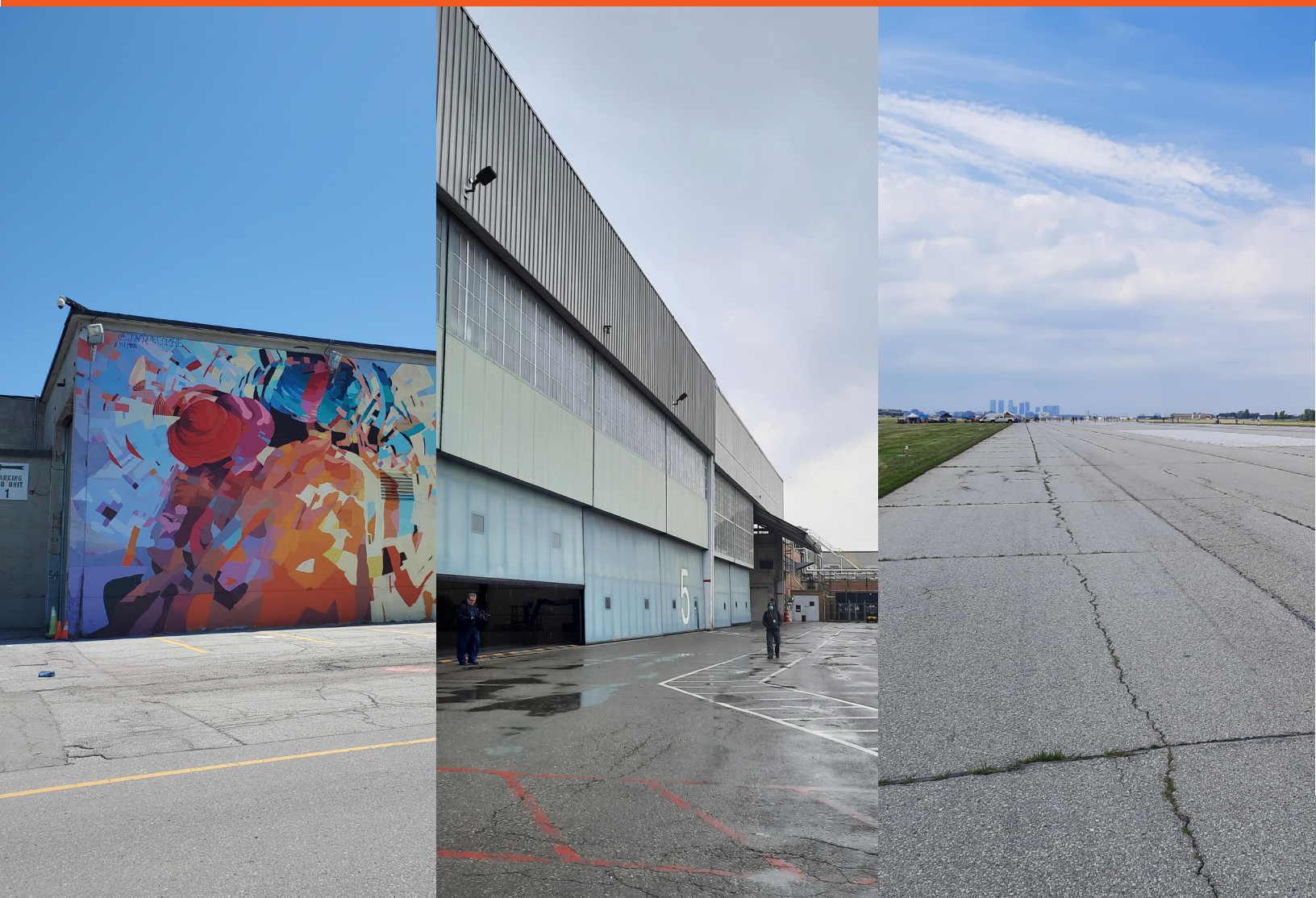
June Consultation Activities for the Update Downsview Study

*June 20 – June 25, 2022*

Report prepared by City Planning

City of Toronto

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## Introduction

The Update Downsview 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](#) to the May 31<sup>st</sup> Planning and Housing Committee, which outlined 17 Emerging Directions, and initiated the associated Environmental Assessment Study in April.

To begin Phase 2 of the Study, the Project Team delivered a number of public engagement activities, centered around the week of June 20<sup>th</sup> to 25<sup>th</sup>, to obtain feedback on the Emerging Directions and the Environmental Assessment Study, 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 Landowners) as well as the Taxiway West district application submitted by Northcrest Developments. The purpose of this **'What We Heard Report'** is to provide an overview of the public consultation activities and summarize the input received. The 'What We Heard Report' (WWH Report) consists of three parts (separate PDFs):

- › WWH Report Part 1: Downsview Public Library Pop-Up
- › **WWH Report Part 2: Survey & Off-Site Pop-Ups**
- › WWH Report Part 3: Virtual Public Meeting & Public Correspondence

This document (WWH Part 2) will focus on the input received through informal off-site pop-ups within the community throughout the week.

## High Level Key Themes

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

- › Need for more housing options, including affordable housing;
- › Concern about proposed intensity of development and increased traffic congestion;
- › Need for improved pedestrian, cycling and transit infrastructure;
- › Need to address existing traffic issues, including through better connectivity;
- › Desire for a wide range of additional community services and facilities, including parks and open spaces;
- › Importance of achieving equitable economic development objectives;
- › Interest in additional programming and events in the area, particularly related to children/youth and celebrating cultural diversity; and,
- › Ensuring access to retail and jobs through new development.



## Overview

**Part 2: Survey & Off-Site Pop-Ups** of the **What We Heard Report** provides an overview of the off-site pop-up locations visited by City Staff as well as survey questions asked and a summary of responses received from residents, workers, and business representatives. The survey questions and responses are organized by topic, which includes: general, mobility, built form and land use, environment & parks and open space, inclusive social and economic development, as well as additional comments.





## Survey & Informal Off-Site Pop-Ups

In addition to being at the main Pop-Up location at Downsview Public Library, members of the Project Team made additional engagement efforts by approaching library users and visiting other locations in the Downsview area throughout the week of Monday, June 20<sup>th</sup> to Saturday, June 25<sup>th</sup>, 2022. Input from these additional activities was recorded through the survey sheets. The survey questions were aligned with the prompting questions displayed on the information boards at the library Pop-Up. Over 200 people were engaged with in-person throughout the week at the Downsview Public Library Pop-Up as well as through informal off-site Pop-Ups. The Project Team visited the following locations:

- › Downsview Memorial Parkette/ intersection of Keele and Wilson;
- › Stanley Greene Park;
- › Ancaster Park;
- › Wilson Subway Station;
- › Downsview Park Merchants Market & Farmers Market;
- › Black Creek Library; and,
- › Downsview Shopping Centre.

To date, the survey has been completed by over 100 respondents, including residents, workers, and business representatives. To continue obtaining feedback, the survey will be available on the [webpage](#) until the end of 2022.

The below provides a summary of the responses received to each question. *Note: the survey responses are not intended to total 100% as not all respondents answered all questions and respondents were able to select multiple answers for many of the questions.*

### General

**In your opinion, what would make this redevelopment process equitable and inclusive? This includes prior to, during, and following the redevelopment of the Downsview area.**

- 25%** Regular information and updates in the form of meetings, newsletters, open houses, surveys, site walks, social media.
- 14%** Deliberate and targeted engagement of Black and Indigenous communities throughout all phases.
- 17%** A (volunteer based) diverse advisory group to inform the redevelopment.
- 12%** A community ambassador team working locally to deliver information and obtain input.
- 17%** Hiring locally (when possible).
- 14%** Other.



### *Responses to 'Other' and Additional Comments:*

- › Google forms;
- › Digital surveys and engagement;
- › Partnerships; and,
- › Youth specific engagement.

### **How do you hear about things (i.e. events, meetings, programs, updates) in your community?**

- › Social media (including Instagram, TikTok, Twitter, Facebook, Snapchat);
- › Emails and mail, politician mail out;
- › Internet/news;
- › Elected representative;
- › Personal networks (community groups, friends, word of mouth);
- › Programs and services in the area;
- › In person outreach;
- › Downsview library and Roding Community Centre;
- › School boards;
- › Balmoral homeowner's association;
- › Student alumni magazines;
- › 3-1-1;
- › Community campaigns; and,
- › Posters, flyers, pamphlets in the community.

### *Additional Comments:*

- › Come out to schools and community courts and parks; and,
- › Put up posters in parks, schools, and transit stops.

## **Mobility**

### **How do you move within/around the Downsview area?**

<b>27%</b>	Biking	<b>41%</b>	Walking	<b>4%</b>	Other: (Uber, Taxi, Rollerskating)
<b>2%</b>	Scootering/ Skateboarding	<b>51%</b>	TTC		
		<b>62%</b>	Car		

### **Would you bike more if there were better connections, dedicated cycling routes, wider sidewalks, etc.?**

<b>51%</b>	Yes	<b>42%</b>	Maybe/No Response
<b>6%</b>	No		

### **If you use/would like to use transit, what improvements to transit would you like to see?**

- › Better pedestrian and cyclist access to stations and better crossings;
- › Cycling lanes;
- › Better cleaning/maintenance;



- › More connections further north;
- › Direct bus to Downsview from Keele and Wilson, and more buses on Keele Street;
- › Extend the subway west to Sheppard West;
- › Parking near subway stations;
- › Provide different access and exit points to stations as well as better access to bus routes/stops;
- › Add a stop for the Barrie GO line and more frequent trains;
- › Bus stop near the Farmer's Market;
- › Bus-only roads, dedicated bus lanes, double length buses and more buses – bus routes are crowded, causing long wait times;
- › Add more bus routes/stops to better serve popular destinations;
- › Buses need to be faster, more frequent and reliable/on schedule;
- › Extend subway operation times;
- › Better transit connections along residential streets;
- › Streetcars and electric buses; and,
- › Lower the cost of fares.



**Would you feel more comfortable using a bridge above a rail line or part of an underpass below a rail line in order to safely cross as a pedestrian, cyclist, or driver?**

**47%** Bridge above  
**23%** Underpass below

**9%** Other (generally no preference)

**What elements do you value most about streets?**

**45%** Street trees  
**37%** Sun/shade  
**51%** Wide sidewalks

**41%** Cycling lanes  
**13%** Bicycle parking  
**43%** Seating

**43%** Traffic signals  
**22%** Landscaping  
**14%** Other





### *Responses to 'Other' and Additional Comments:*

- › Art and cultural art, busking areas;
- › Water fountains, lighting, mature trees, seating for socializing;
- › Less people and traffic;
- › Streets that are well maintained, with healthy street trees;
- › Separate cycling lanes;
- › Directional and street signage;
- › Well synchronized traffic lights and separate signals for cyclists;
- › Places to post signage/notices;
- › Safe parking options;
- › Garbage containers that are well maintained;
- › Big hills; and,
- › Shaded walking routes/ sidewalks, crossings and cross walks.

**In addition to a dedicated north-south active transportation corridor, are there other key locations where a dedicated active transportation corridor should be considered to move across and/or around the Downsview Area? For example: along main streets, to and from transit stations, getting to and from Downsview Park.**

- › Incorporate an overpass or underpass across Highway 401 to better connect Yorkdale Mall and Billy Bishop Way;
- › Sheppard Ave West, Wilson, and Allen Road;
- › Along main streets;
- › Provide bicycle paths;
- › Connections to Banting Park from surrounding communities;
- › Between transit and key destinations; and,
- › East-west from Whitburn Crescent to Bathurst.

### ***Built Form and Land Use:***

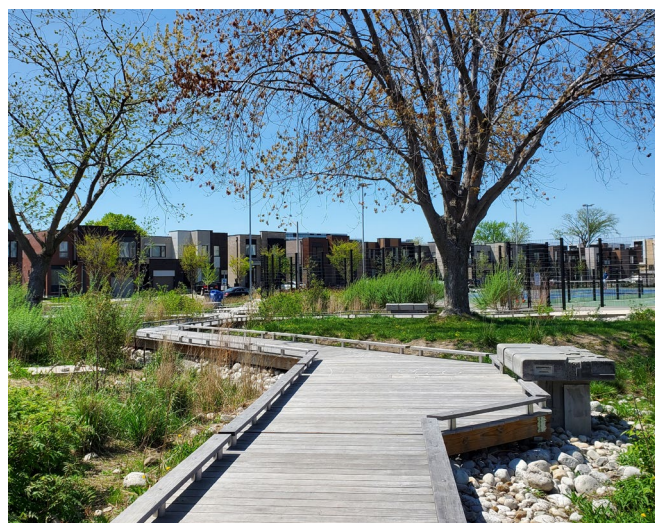
**Is there a community within the City that you consider a good example for future development within the Downsview area? If so, what do you like about the community?**

- › Grand Ravine Skating Rink;
- › Stanley Greene neighbourhood and park – lots of greenery;
- › Miami;
- › Downsview Park/ Downsview because it is safe and quiet. It is more congested where there are condominiums without enough road connections/ laneways;
- › Opposite of downtown Toronto;
- › Vaughan because has many sidewalks;
- › St. Lawrence neighbourhood and West Don Lands – mostly mid-rise, well-landscaped streets and open public space;
- › Public space similar to Central Park;
- › Wide streets similar to Mississauga;
- › Parkdale;





- › Richmond Hill – has wide streets and a good transit system;
- › Bloor Street West and Bloor West Village;
- › Kingsway Village;
- › Jane/Finch;
- › Yonge and Steeles – parks everywhere, mothers meeting program, community centre;
- › The Annex – more stores, activities, and green space;
- › Edward Gardens;
- › Maple Leaf Park;
- › Cedarvale;
- › Humber Bay;
- › Earl Bales;
- › Keele/Sheppard area to Weston;
- › Parklawn and Queensway (but with more sidewalks);
- › Coburg downtown – landscaping is beautiful, plenty of seating, various art installations;
- › High Park - it offers different activities within it;



- › Near Centennial;
- › Landscaping, green areas and open spaces, parks and public spaces with bathrooms;
- › Diversified ethnic food and places to rest;
- › Reduce reliance on major arterials;
- › Commercial spaces;
- › Sports (volleyball, basketball, spike ball);
- › Safety/ lighting; and,
- › Houses, suburbs with built forms that are spaced out, avoid high rise.

### What uses, amenities, services, facilities, and/or activities would you like to see in the Downsview Area?

**27%** Residential homes (27%)

**17%** Businesses (if so, what kind of businesses)

**41%** Parks

**51%** Community Centres

**41%** Multi-use Sporting Field

**31%** Tennis, bocce and/or basketball courts

**29%** Skating Rink

**18%** Schools

**18%** Health Care Facilities

**31%** Children, youth or senior's programs

**21%** Other



*Responses to 'Other' and Additional Comments:*

- › More programs for children;
- › Facilities with parking;
- › More green spaces, park space away from traffic;
- › Playgrounds, lots of trees, pickle ball courts, lawn bowling, BBQs, chess tables, washrooms, off leash dog parks;
- › Full basketball court/youth basketball programs, bigger outdoor soccer field and football field, stadium, skating rink;
- › Non-industrial employment, business-offices (small/larger employment);
- › Performing arts centre and theatres for plays and concerts;
- › Mall, daycare, wellness studios, lively retail, larger library;
- › Multi-use community centre with a bigger gym, spaces for people to gather, swimming pool/ lessons;
- › Resource centre (e.g. newcomers), facilities for learning other languages;
- › Merge healthcare facilities with community centre; and,
- › Affordable housing, multi-unit residential, retired Indigenous senior's homes, shelters.

**How many bedrooms would your household require? What forms of housing would you like to see?**

<b>Bedrooms:</b>	<b>22%</b>	Rent geared to income (subsidized housing i.e. TCHC)	<b>15%</b>	Senior's housing
<b>2.7%</b> One			<b>12%</b>	Co-op housing
<b>14%</b> Two			<b>36%</b>	Affordable housing
<b>18%</b> Three			<b>8%</b>	Market rental
<b>11%</b> Four	<b>11%</b>	Supportive Housing (supported living)	<b>13%</b>	Condominiums
<b>5%</b> Five +			<b>7%</b>	Other
<b>50%</b> No Response				

*Responses to 'Other' and Additional Comments:*

- › Seniors housing with on-site support (not outside PSW agencies), as well as seniors housing for Indigenous people;
- › Apartments for young people;
- › Housing with private outdoor space;
- › Student focused housing;
- › Combination of all;
- › Concern that the pricing of housing (rent and ownership) will increase as a result of redevelopment;
- › Provide enough bathrooms based on bedrooms (consider multi-generational households); and,
- › Ground-related housing.



## Environment & Parks and Open Space:

Where do you go to experience nature? What parks do you visit and what do you do while at the park?

<b>7%</b>	Visit the dog park	<b>35%</b>	Walk	<b>13%</b>	Other
<b>22%</b>	Playground	<b>27%</b>	Relax		
		<b>19%</b>	Play sports		

*Responses to 'Other', Park Name, and Additional Comments:*

- › Draw and hang out, socialize and meet with friends;
- › Hike and use trails;
- › Conservation areas;
- › Trails near Roding Community Centre;
- › Bike and run;
- › Use park and splash pad every day;
- › Celebrate birthdays at the park;
- › Bird tours and education;
- › Visit: Norwood Park, Downsview Park, High Park, G Ross Lord Park, Downsview Park, Dells Park, Ancaster Park, Earl Bales Park, Humber River, High Park, Roden Park, Christie Pitts, Darlington Park, Giovanni Caboto Park, Heathrow Park;
- › Bike and run; and,
- › Forest path north of Wilson and east of Jane.

What outdoor spaces and improvements would you like to see more of?

<b>42%</b>	More trees	<b>30%</b>	More splash pads	<b>27%</b>	Multi-use sporting field
<b>42%</b>	More seating areas	<b>21%</b>	Skating rink	<b>23%</b>	Other

*Responses to 'Other' and Additional Comments:*

- › Access for pets, bikes, and cars;
- › Outdoor pool, water fountains, hammocks, fire pit, shaded picnic tables, outdoor chess tables, exercise area, splash pad;
- › Space for cultural diversity;
- › Outdoor areas to charge devices;
- › Better drainage and grading (e.g. excess water from Wilson Heights, causes flooding);
- › Wider sidewalks and bike lanes, frequent pedestrian crossings;
- › Better cleaning and snow removal in parks and sidewalks, as well as garbage maintenance;
- › Sustainable parks, native plants and trees;
- › Trails, green/open space, gardens, wildlife; and,
- › Park with a spaceship/ fun playground areas for children.

**What uses would you like to see on the runway until construction begins? How would you use the runway and the rest of the Downsview area as construction is phased out?**

- › Amusement park, enclosed stadium, go karting, bouncy castles, food trucks, work events, pop-up shops;
- › Markets (e.g. farmer's market, summer/night markets);
- › Festivals, carnivals, fairs, and events (e.g. music/ concerts, food, culture, sports, books);
- › Spanish festival & Jamaica day – draw people from outside;
- › Exhibition fair;
- › Signage;
- › Model aircraft flying and open air aviation museum;
- › Arts programming for kids, Indigenous dance and arts;
- › Open/green space, more shade and trees, picnics, swimming pool, biking, walking, exercise (e.g. yoga);
- › Integrating the built form with landscape further;
- › Skating rink/trail, opportunities to play;
- › Christmas market and winter trail;
- › Gumball rally (high end cars), car displays;
- › Tear up runway and make a giant field until construction; and,
- › Community centre and retail use.







## ***Inclusive Social and Economic Development:***

### **What existing programs/services do you use within or surrounding the Downsview Area? What gaps exist?**

- › Use community centre and after school programs, skating rink and library;
- › Need community centre with indoor swimming pool, indoor track/exercise room;
- › Need connections to bike trails;
- › TTC, health care;
- › Need more infant and toddler programs, activities for children such as sports/recreation, tutoring, drop-in and arts and crafts programs;
- › Need shelters, financial service programs and supports to find housing;
- › Co-working space, local hiring;
- › Not enough parks, park snack bars, libraries, amenity/green space, splash pads, playgrounds or recreation spaces; and,
- › Photography and videography studio, collaboration spaces.

### **What cultural spaces and/or events would you like to see in the Downsview Area?**

- › Events/festivals (e.g. food, social, music, charity, writers, culture, kite flying, carnival, outdoor movie night, wellness);
- › Cultural events: Spanish festival, Jamaica Day, Afro Fest, Taste of Manila, Hispanic, Garba (Indian festival);
- › Indigenous peoples culture;
- › Black female welcoming spaces/events;
- › Community spaces/events with welcoming atmosphere and diversity, gathering and learning space for various ethnicities;
- › Farms and food resilience history;
- › Mix of old and young, more space for younger people, allowing for spontaneous events;
- › Concert venues, night clubs, theatres, performing arts centre;
- › Mosque;
- › Pedestrian only streets;
- › Education about wildlife, local Downsview history;
- › Commercial uses; and,
- › Motor vehicle racing.

### **How do you think the area's cultural heritage can be preserved/celebrated?**

- › Planting native plants, trees;
- › Pavilions covered in art;
- › Celebrating diversity, especially Black and Indigenous people; and,
- › More cultural events, multicultural flags and symbols, multi-language signs;
- › An annual event and educational events;
- › Theatres – stage or musical;

- › An aeronautics museum, tribute to the runway, airplanes, and Bombardier;
- › Large space for community events/gatherings, Memorial park;
- › Maintain existing heritage buildings, allow locals to own/use cultural spaces.



### **How can redevelopment in Downsview contribute to improved economic opportunity for local residents?**

- › Hire within/locally to employ residents;
- › Dedicated diverse employment opportunities;
- › More businesses and jobs, including construction and retail jobs, agricultural, manufacturing, warehouse and distribution, textiles, IT hubs, biotech, apprenticeship opportunities;
- › Business that are sustainable, locally owned;
- › Improved access to jobs and transportation;
- › Introducing more amenities to support lower income families;
- › Extended business hours; and,
- › A dedicated core is good for businesses, more shopping closer to residents.

### **What are the existing employment services you use? What gaps exist? What types of businesses are important to create employment opportunities in Downsview?**

- › Need more/ accessible employment support for veterans, youth and newcomers;
- › Need literacy/language programs, educational programs, job matching;
- › Education tools for personal support work, nutrition, social entrepreneurship, pregnancy/ infant care;



- › Create jobs through development, new entertainment services, small businesses, retail stores, high tech and industrial;
- › More equitable opportunities for Black people, including skills training, apprenticeships, community benefits;
- › Offer low rents to encourage tech and film companies; and,
- › STEM programs for kids.

#### What businesses would you like to see either continue or start in Downsview?

<b>16%</b> Banking/ Financial services	<b>19%</b> Film	<b>23%</b> Creative industries
<b>12%</b> Manufacturing	<b>48%</b> Restaurants	<b>21%</b> Other
	<b>42%</b> Grocery Stores	

#### *Responses to 'Other' and Additional Comments:*

- › Wellness, gym/ fitness clubs, sports facilities;
- › No film (to limit traffic), no big corporations;
- › Affordable grocery stores, healthy food options, sit-down restaurant;
- › Media company, digital content creation, cinematographer, IT;
- › Businesses that create employment;
- › Make the Merchants' Market permanent, support small businesses, stores and micro-retail;
- › Canadian Tire, Tim Hortons, No Frills, dry cleaning/laundry; and,
- › Museum, arts and culture that represents the community.

#### Do you plan on starting a business in or near Downsview? What types of business development supports would be helpful (e.g. business plan development, networking, awareness of space availability, support for finding job candidates, etc.)?

- › Financial supports – the space is available but you need the capital to start;
- › E-Commerce and business development supports;
- › Awareness of space availability;
- › Business plan development; and,
- › Support for finding job candidates.

#### **Additional overall comments:**

- › Add more diverse restaurants, outdoor patios, social areas, celebrate diverse cultures;
- › Need residential, parks and other recreation in close proximity (e.g. Stanley Greene Park);
- › LGBTQIA+ awareness programs;
- › Condominiums need to have green space;



- › Concern with poverty, should consult people living on the street and young people locked out of the housing market;
- › Preserve cultural heritage;
- › Prioritize housing affordability, access to housing;
- › Need better flow to/from the parking lot at the Downsview Market;
- › Modernize Downsview Market with WiFi, better HVAC and health & safety, parking – there is a shortage of flea markets;
- › Good location for disaster/ emergency centres;
- › Fruit trees in public spaces, street art; and,
- › Concerned with more roads built in Downsview area.

***Note: Please refer to WWH Report Part 1: Downsview Public Library Pop-Up as well as WWH Report Part 3: Virtual Public Meeting & Public Correspondence for additional summaries of the public consultation activities that occurred throughout the week of June 20<sup>th</sup> to June 25<sup>th</sup>, 2022.***





## 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 Downsview Area Secondary Plan update. A short [survey](#) has been made available on the Update Downsview webpage if you are interested in providing additional feedback on the Update Downsview Study. You can also continue to contact City staff directly to provide your comments or ask questions:

### **Update Downsview Study**

Jessica Krushnisky  
Planner, City of Toronto  
416-392-7215

### **Environmental Assessment (EA) Study**

Andrew Au  
Program Manager, City of Toronto  
416-395-7163

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