

DRAFT OVERVIEW OF UPDATE DOWNSVIEW TOWNHALL & OPEN HOUSE DAILY SUMMARIES

Drafted by Third Party Public reviewed and shared with Northcrest, Canada Lands and the City of Toronto for information purposes.

The townhall overview and daily update summaries below are complementary to the City's notes and collected feedback from the Open House. The daily summaries are not meant to be a comprehensive collection of received feedback; rather they provide key highlights of feedback shared with the id8 landowner team and the City of Toronto from each day of the City's Open House. Submissions from participants have been attached to the appendix.

Update Downsview Townhall—facilitated by Alicia Rinaldi, City of Toronto May 29, 2023, 6:30 – 8:30 pm

Registered: 150+ people

Participated: about 130 (based on the facilitator's remarks; this information was not visible to participants), Councillor Pasternak provided opening and closing remarks

Key Themes of Questions and Feedback:

Quick summary: The feedback was predominantly indicative of concerns how the increased densities would affect traffic and congestion, community safety, and access to schools, health centres and other community facilities. Two different opinions were voiced around providing affordable housing in Downsview. There were also a few concerns shared around the proposed changes to the Allen East District densities because of the update to the Downsview Lands Secondary Plan.

Desire to see more community amenities and facilities--more schools, recreation spaces and amenities, fire stations and healthcare centers. Questions around why 11 junior schools and only 1 high school; comments around the need for swimming pools, including competitive swims and water features. Questions on how the local healthcare system will accommodate 110K people coming, and where fire stations and medical centres would be located.

Concerns around congestion and pedestrian safety. The area is already congested and landlocked among the three major congested streets and the highway. How can the City make sure an additional 110 K people won't make things worse? Need safer crossing options, particularly across Allen Rd.

Concerns around community safety. With "Jane and Finch" being part of the plan (was corrected by City staff), how do you ensure community safety? Another opinion is that the "anti-car crusade" + "pedestrian focus" + "density" will create "crime spots". As a follow-up, a question was asked about how many police stations are planned for the area and if the planning conversations with the police are happening.

A range of opinion on affordable housing. One opinion was that while there is an affordability crisis in Toronto, no resident in Downsview would tell the City that there is a need for affordable housing in this neighbourhood. The participant expressed frustration and anger that local resident voices are not being heard. Another participant said that they would like to see the affordable housing built sooner and noted that the affordable housing should be managed by non-profit co-op housing corporations. The participant also noted that the density is only an issue right now because "density should have already been here; things should have happened here sooner --for 20 years nothing happened".

Concern around proposed changes to Allen East densities. Members of Banting Park Resident Association expressed deep concern that the densities in the Allen East District Plan, which was negotiated with the community and approved by Council, are now proposed to be increased by City Planning to better match the new densities west of Allen Rd. Quote from the participant: "You say: we will have rounds of engagement with community and then you will go to Council, have them vote on it after". That's exactly what we did with Allen East. I am concerned about this. Things will change on a regular basis; we are in the middle of a mayoral race with different viewpoints. I need to know that you will respect our community work. So, if you consider reopening this, we expect you will have more community consultation..." Councillor Pasternak stepped in and said that he respectfully disagrees with the City Planning decision to reopen conversations around densities, as the Allen East process took a long time to negotiate with the local communities.

Other questions and comments included:

- The replacement of the bridge on Sheppard Ave West (as part of William Baker);
- Maintenance of the stormwater pond in Stanley Greene and existing green spaces; and
- Timeline for the Sisting Initiative with the Jane-Finch Community Initiative.

Day One –Update Downsview Open House

May 30th, 2023 –11:00 am to 7:00 pm

Staff present: City –Alicia, Jessica, Jed, Ed; NC: Marina, Trajce, Aytakin; CLC: Martin, David, Elizabeth; 3PP – Ruth

Overview: Day One had 26 attendees (including 6 youth, 9 seniors, 11 middle-aged). The first three hours of the Open House were busy with participants who heard about the event through Monday’s Update Downsview Town Hall and/or participated previously in the Update Downsview or id8 Downsview process. Generally, participants were looking for more information on the overall project and asked questions of clarification on the timelines, planning process, community services/facilities and new connections.

Notable Attendees:

- Two members from the Downsview Lands Community Voice Association attended Day One with very different views on the project to date. Patrick O’Neil shared many of the same concerns from his earlier correspondences with the City, Northcrest and Canada Lands, focusing specifically on the Depot and Carl Hall Road. There were new concerns about the lack of transparency and decisions being Update Downsview Open House 20233made by engineers with no real opportunity for community input. Patrick spoke with the City and the Northcrest team for over an hour and he noted he would be coming back sometime later this week. For more information on Patrick’s feedback, please refer to the Appendix. He was also looking to connect with Greg from HDR. The other member from the Downsview Voice, Donald Di Prospero, had mostly positive feedback about the plans and minor concerns and advice about being honest and developing responsibly.
- A reporter also attended: Yvette, from CHHA 1610 AM(a radio station run by the Latin American Community Centre). They will be promoting the Update Downsview Open House this week to their networks and touching base with Sarah, Jessica and Alicia for a quick interview next week.
- Jonathan from New Nakfa, an Eritrean Toronto group, is looking to be a non-profit developer and currently connecting with the Housing Secretariat about City-owned land. They are interested in being a developer on the Downsview Lands. Northcrest staff will connect with him.

Highlights of feedback include:

Connections

- Appreciation for new connections. Several participants shared their appreciation for new north, south, east and west connections. There were some concerns about having two north-south connections and if there was an opportunity to have one. Several participants are looking forward to the third wave of EA work for more information on costs, impacts of reused materials (cement from older buildings such as the Depot) and other details of what the roads will look and feel like for all users.
- Safety concerns for Carl Hall Road rail crossing. As the area gets more developed, more people will try to beat the train and illegally cross the tracks. Consider safety measures to prevent these types of accidents.

Traffic

- Consider current traffic and congestion levels when planning for the future. The surrounding roads such as Keele Street, Wilson Avenue, Sheppard Avenue and Dufferin Street are currently really congested with traffic. Consider how this development and the new “19 buildings” from Yorkdale Master Plan will be integrated.

Community Services and Facilities

- Ensure the area has adequate community services such as schools, community centres, policing and hard infrastructure (specifically electric and water). It seems with more developments in the area, there have been issues with hard infrastructure (Stanley Green water pressure) and not enough Community Services and Facilities(e.g., policing).

Housing

- Ensure affordable housing is available with all this land being developed.
- Ensure housing is flexible enough to allow for future unknowns. Look into options for flexible partition walls, for example, to see how a home can be divided as families grow.

Design

- Look to Europe for inspiration for the Runway. Europeans develop pedestrian streets and culture super well. One street that came to mind was the main pedestrian street in Istanbul. Most coveted homes are sought along this pedestrian street as you can walk out of your house and get everything you need including experiencing art on your doorstep.
- Explore other projects and innovations. There was a suggestion to explore innovation in designing units such as adjustable walls and modular units (Tehran, Iran Development Project).
- Ensure there are places for casual walking and exploring as the area is lacking safe, peaceful spaces to do so right now, other than Downsview Park, which isn't very accessible right now.

Process Feedback

- Great project but take the time needed to do it right. Work with local communities to continue improving the project and take the time needed to do it right.
- Engage with Latin American communities. There is a growing Latin American community in Downsview that would benefit from being engaged in this project. There would be interest in new jobs (especially tech) and building a community open to new Latin American communities.

Other feedback

- Clarification regarding increasing density in Allen East District Plan. The Update Downsview Townhall discussed increasing density in the Allen East District. Clarify what an increase in density means, whom it will benefit and if this included Northcrest/Canada Lands–would they be getting increased density above previously permitted numbers?
- More information on new libraries. Why is there only one library planned for Downsview, given it will be an equivalent population to the size of Waterloo? Will the Councillor make a motion to explore a second library?
- Coordinate transportation plans with the surrounding area. One participant wanted to confirm if the transportation plans were being coordinated with the plans south of the 401.

Emerging Questions

- Who are Canada Lands and Northcrest? Are there other landowners? Is Smart Centres involved?
- What is the timeline for this project? When will shovels be in the ground?
- How will landowners develop the lands in collaboration with other developers? What is the process for non-profit developers?
- Are north-south roads six lanes? Would less than six lanes be enough?
- What will be the first thing to be built? Is it the roads, water/electric infrastructure, schools, jobs and then housing?
- Where will this new development pull electricity from?
- Is there a way of addressing the existing water pressure issues in the Stanley Greene neighbourhood?
- Will there be affordable housing?

- How many districts will there be?
- When will the Update Downsview Open House end?
- When will there be another round of engagement?

Day Two–Update Downsview Open House

May 31st, 2023 –11:00 am to 7:30 pm Staff present: City –Sundus, Jessica, Mijin, Ed; NC: Marina, Aytakin, Jinny; CLC: Martin, Eric, Stephanie; 3PP -Ruth

Overview: Day Two had 33 attendees (including 18 youth, 11 seniors, 6 middle-aged). There was good flow throughout the day, especially in the afternoon. The library had a free Henna event that was a big draw for youth and families. Many participants were new to the process, but some returned from previous open houses or previously connected with the Update Downsview / id8 Downsview processes. Generally, participants were excited to share feedback and receive more information on the timelines, planning process, community services/facilities and new connections.

Notable Attendees:

- Patrick O’Neil from the Downsview Lands Community Voice Association attended again on day two. He initially wanted to take a field trip with City staff and the landowner team to visit the underpass at Sheppard Avenue. The appropriate team members were unable to accommodate his request due to time commitment and instead were able to discuss his concerns by pulling up Google Maps to review his comments and questions. He also brought a document with 12 questions and his previous correspondence from November 2022 about the business case for not splitting the depot. This document was given to 3PP, City Staff (specifically Alicia) and shared with the landowner team present at the Open House. Patrick wanted to discuss the focus of id8 Downsview CRG (if it focused on Hangar 1stDistrict / Downsview West District solely or the entire id8 lands), TTC Downsview Park Station, Sheppard underpass and concerns about asbestos. Patrick also clarified that he doesn’t represent the interests of the Downsview Lands Community Voice Association and does not speak on behalf of the entire group.
- Rina from Wilson Village BIA attended in the evening. She appreciated that her previous feedback regarding improved access to Wilson has been taken into consideration in the plans. She continues to advocate on behalf of the local businesses for better connections between Downsview Lands and Wilson Avenue.

Highlights of feedback include:

- Overall excitement and appreciation for the project. The area needs something like this project. This is very exciting.

Connections

- Connections are important. If people are unable to move around it is difficult to stay in a community long-term. There was an overall appreciation for new connections (in particular, the proposed crossings over the rail corridor) and excitement for new road connections, bike lanes, bus service and new pedestrian walkways that are safe and accessible. It is also important to have better access and connections to local businesses like the Wilson Village BIA so that new residents and employees can help support existing businesses.

Traffic

- Concern about traffic in the area. Existing traffic conditions are terrible along many City streets, and there was some concern that new development will add to this congestion.

Community Services and Facilities

- Include more amenities and community infrastructure for youth and families. We want to see more libraries, newcomer services, food options, gyms, basketball courts, soccer fields, daycares, shelters, bike rentals etc.

Infrastructure

- Build the necessary infrastructure first. The area should have new roads, community centres and schools built first to allow for the success of new communities.
- Support for stormwater management initiatives. There was interest in general stormwater management practices and questions on improving basement flood conditions and climate resilience.

Parks and Open Spaces

- Include more green spaces. The pandemic has shown us the importance of green spaces. Having green spaces integrated throughout with trees and open spaces will be amazing for new residents living in condos. We don't want a concrete jungle. The area is also currently lacking shade from tree canopies but overall, there needs to be more trees.

Housing

- Explore options for affordable housing. Affordability is a big issue for people, especially younger generations struggling to find housing. Mix affordable units throughout a building with units livable for families. One participant suggested targeting 35% affordable housing and go higher if possible (an example of this being done well is the Florianat Davenport).
- Offer single-family detached homes. Others shared that the dream for older and younger generations was to buy a single-family home. It is sad to see no option for single-family detached homes. Condos have the continued expense of increasing condo fees.
- Some concern from a local resident about the change in the neighbourhood.
- Explore placing affordable units under rent control. The City should explore opportunities to place affordable housing units as rent-controlled.

Northcrest 1st District

- Ensure run-off from film studios does not contaminate surrounding areas. It was highlighted that the film industry could be dirty and produce waste. Ensure that there is no runoff into surrounding areas.

Other Feedback

- Explore examples of other larger-scale developments. It is concerning that so many new people will be coming to this area. Identify other projects of similar scale to learn more and help this project. Learn from international best practice examples.

Emerging Questions

- Are the two companies crown corporations?
- What is the goal of the engagement? Is it to tell people about the new vision?
- What will be the zoning?
- How tall will the biggest building be?
- Are you keeping the hangars?
- What happens after the area is built? Will you sell to developers or manage it yourself?
- When is De Havilland leaving?
- What is the timeline for Sheppard Community Centre?
- Will the roads be built first?
- Does the area have one local Councillor or multiple?
- What is the future of Beffort Road? Will it continue or end somewhere?

Day Three –Update Downsview Open House

June 1st, 2023 –11:00 am to 7:30 pm Staff present: City: Jessica, Andrew, Justin, Sundus, Vivian, Tyler; NC and Canada Lands: Trajce, Ian, David, Marina, Kristy; 3PP: Pragya

Overview: Day 3 of the Open House had approximately 30 attendees, including 5 youth and 13 seniors. The Open House saw higher traffic in the morning and towards the end of the day, and moderate but constant traffic throughout. Several participants mentioned having attended previous engagement events, including the Update Downsview Open House in 2022, the pop-up at Taste of Manilla festival, Play on the Runway event, and the ongoing drive-in film screenings at Downsview. Generally, the participants asked questions of clarification about the overall project –including landowners and their role, the role of the City, the planning process, and timelines. Many participants also provided feedback on community services/facilities, new connections, and housing –including the density and affordability of the housing.

Notable Attendees:

- Councillor Pasternak attended the event early in the day and had a conversation with City staff about density and building heights in the areas towards the east of the Secondary Plan area boundaries, near Allen East, Balmoral Park and Banting Park.
- Three members from the Downsview Lands Community Voice Association, attended the Open House on Day 3, separately and with different concerns. Patrick came with a list of questions (please see Appendix) about connections, and more specifically the Carl Hall Road; and sat down to speak with the City and landowners team for about an hour. Other attendees from the Voice were Donald Di Prospero and Josie Casciato. Josie shared concerns about the density and number of new residents on the site, and also focused on the need for community services/facilities on the site sooner than planned.
- Four members from ACORN attended the event on Day 3. They had questions about the process of creating affordable housing –including the City policies that were followed and why, the effort the landowners were making to exceed the City’s minimum requirements, and the definition of affordability the City was following for this project. They also expressed concerns about needing more affordable housing, and the minimum required affordable housing percentage not being adequate from their perspective. The participants inquired about the City’s District Planning process and showed interest in participating when further decisions related to affordable housing are being made.
- Additionally, a youth from the area, Daniel Park, showed keen interest in development, and on being a part of the CRG (and has provided his contact details to Sundus from the City). He also reached out to Northcrest after the event to express interest in participating more and promoting the engagement at his high school and to his peers in the area. He is a high school student, currently doing a co-op with the Councillor.

Highlights of feedback include:

Overall Project and Process:

- Appreciation for the project overall and the engagement process. Several participants expressed appreciation for the project overall and for the engagement process. Many mentioned being apart of this process for a long time and having attended and enjoyed different events and appreciated their previous interactions with different members of the project team.
- Engagement events in schools might be effective in engaging youth. Some local youth who attended the Open House suggested that setting up an engagement booth in their school would be useful in getting feedback from youth in the area. Local youth also showed interest in reaching out to his peers about the project.
- Concerns about the projected number of new residents. There were some concerns that the secondary plan lands are too small an area for the proposed over 100,000 residents. The participants asked for clarity on how the density decision-making was done.

Employment and Workforce Development:

- Hire locally and bring jobs back to the area. Several participants said that bringing new jobs to Downsview should be a focus. Some also focused on the need to hire locally, with a participant mentioning that they work at a local hauling company and would like the company to be put on the landowners’ roster of services.

Community Services and Facilities:

- Ensure more community services and facilities are created in the area and are created sooner. Several participants said they wanted to see more schools in the area, more community centres with accessible programming for kids and youth, more recreation facilities for seniors, and more public health centres, long-term care centres for seniors, and libraries. Some youths also focused on the need for colleges in the area. Some participants said that these community services and facilities are needed in the community now and should be made available sooner.

Housing:

- Ensure the housing units are large enough to support kids and families. There were some concerns that a higher number of units might lead to smaller unit sizes, which might not have space to support people with families. The suggestion was to ensure not only that there are 2-3 bedroom units, but also that the unit sizes are adequate.

Connections:

- Appreciation for the preferred Alternative B in the North-South Street Network Evaluation, which goes through the depot, stating that the depot building is currently gigantic and could be divided.
- Ensure that the subway initiatives, specifically the Sheppard extension are in place sooner.

Emerging Questions

- What is the role of the landowners vis-à-vis the City and the development partners?
- Will the landowners be the developers as well? How will the decisions related to the selection of development partners be made? Is this process already taking place?
- What is the project timeline?
- What are the different community services/facilities being planned for the area –will there be schools, community centres, recreation centres, and health centres?
- When can the community services and facilities be expected to come to the area?
- When will more specific affordable housing-related engagement take place?
- Which parcels of lands in the Secondary Plan area are owned by Northcrest and which are owned by Canada Lands?
- Which infrastructure will be built first? Will everything be built together?
- Will there be regular bus services in the area, and specifically between the two TTC stations?
- Who is funding the project and how will different parts of the project be funded?
- What are the opportunities for additional affordable housing? How and when will the public be made aware of the options?
- What different options are the landowners exploring to exceed the minimum requirements?
- Which City planning policies were chosen to decide affordable housing minimums and why?
- What definition of affordable housing is being followed?

Day Four –Update Downsview Open House

June 2nd, 2023 –11:00 am to 7:30 pm Staff present: City –Jed, Tyler, Alicia, Marina, Perry; NC –Catherine, Aytakin, Derek; CLC –David; 3PP –Yulia

Overview:

Day 4 of the Open House had approximately 18 attendees, including 2 youth and 8 seniors. The Open House saw higher traffic in the morning, was somewhat slow during the day, and had a burst of engagement at the end of the day. Mostly, participants identified as local residents –from west of Keele, Ancaster, Banting Park,

and new Mattamy residences west of the runway –as well as several local business owners. Almost all the attendees said they learned about the Open House through the public notice, newsletter, or North York Mirror.

Generally, participants were interested to learn more about what is proposed, with some who had specific questions to ask. There were a few participants that were very excited and supportive of the proposed plans, and some who had specific concerns around traffic and density. There was a lot of interest about construction timelines and phasing, particularly for the Hangar District.

Notable Attendees:

Two members of Downsview Lands Voice Community Association –Josie Casciato and Rosanna Laboni--came at different times; residents from Banting Park asking about Allen East process.

Highlights of feedback include:

Some participants were very excited about the plan and wanted to see “shovels in the ground” sooner. Some indicated they would like to see things happen sooner as it is good for the property value. Some were excited about the scale of the opportunity –“The land is huge! There is so much that could happen here!”, “Amazing plan!”. Some said they were very excited to see the Downsview Park bridge and were excited for more pedestrian and cycling connections over the rail tracks.

Some of the key concerns included:

- Noise from construction and construction-related traffic;
- Traffic and speed. “People are driving like mad through the neighbourhood because it has been suburban for so many years”. Interest in understanding how many lanes are proposed, what will be the speed limit on the new streets, will there be any roundabouts, etc.
- High-density, taller buildings should be further away from the existing neighbourhood, partly to avoid casting shadows.
- People will not cycle. It is not Europe –people will continue to use cars.
- Concerns that landowners will sell the land to developers piecemeal and that the developers will use the Committee of Adjustment to find loopholes not to deliver the amenities and parks promised. That’s what happened to Stanley Greene. Suggestions and advice:
- There is a need for independent seniors’ living centre that is affordable for seniors who want to age in place. Would like to see housing and programs for seniors, as a lot of the middle-aged people living in Downsview will be seniors by the time the area is developed.
- Density needs to come with investments into community amenities –both new and updated. Existing schools are in bad shape. There is a need for a new community recreation centre with an indoor swimming pool (similar to York Community Centre). Desire to see a cultural centre. Advice to think outside of the box and explore a multi-faith centre –a shared place of worship for different religions. It is nice when multiple amenities are located close to each other –for example, splash pads and parks.
- Consider preserving the runway in its entirety, with skid marks and crash spots, to honour its history and heritage. Suggestion to “put the runway on a pedestal” by building down around it, so the runway is elevated. Important to avoid the Love Canal environmental disaster (in Buffalo, NY). Another comment was that the runway in size is reminiscent of Yonge Street from Sheppard Avenue to Finch Avenue. Consider making it a fully pedestrian experience.
- Interest in and support for green infrastructure. Addressing flooding is very important. There were a few questions about how green infrastructure works. After the explanation was provided, the participants expressed support for it.
- It’s important to manage construction with residents in mind. Support for creating places to live and work, but need to be mindful that construction has been tough on local residents. It’s important different actors coordinate construction schedules and provide notices/updates to residents (which works well now).

Emerging questions:

- Construction timelines.
- Downsview Long-term care plans and timelines –if there is construction planned and what would happen to the residents during the construction time?
- Questions about the current work on Chesswood Drive.

- Whether the vision includes surface parking or will all the parking be underground?
- How does the City make sure that community amenities, such as place of worship or community centres actually happen when it is the developers that own the land?
- Questions about proposed land use and types of employment.
- Proposed changes to Allen East District and what is likely to change.
- Caledonia Street extension—is it happening, and when? Related safety concerns about existing Murray/Wilson intersection.
- Do you need an event, like PanAm Games, for the development to happen?

Northcrest 1st District:

- Support for the Downsview Park Pedestrian Bridge, desire to see Plewes Bridge constructed sooner. Currently it's impossible for Ancaster residents to get to the park without getting into the car.
 - The new Dufferin -Beffort Road connection is appreciated.
 - Desire for more community meetings to discuss the resubmission of the Northcrest 1st District Plan.
 - The proposed residential use between the Works Yard and the Atrium does not make sense (currently a parking lot). They are too isolated from another residential street, there won't be any "eyes on it."
- Emerging questions:
- At what stage are you in getting businesses into the Hangars?
 - What are the phases and timelines of construction?
 - What is going to happen when? What is going to be built first?
 - What kind of building heights are you anticipating? What are the approval times for the District Plan?
 - How will density be distributed in the residential buildings?

Day Five –Update Downsview Open House

June 3rd, 2023 –9:00 am to 4:00 pm Staff present: City –Alicia, Justin, Erika; NC –Trajce, Jinny; 3PP –Yulia

Overview:

Day 5 of the Open House had approximately 12 attendees, primarily seniors. The day was relatively slow, with foot traffic evenly spread out throughout the day. Mostly, participants identified as local residents –Ancaster, Clanton Park, Banting Park, across from the library, and south of 401. There was one participant who identified as currently unhoused and one participant who said he was running for mayor (last name Murphy). Most participants said they learned about the Open House through the public notice, newsletter or North York Mirror. Some came to learn more as they were using the library (and didn't know about the Open House). Similar to the previous day, participants were interested to learn more about what is proposed, some had specific questions to ask. Overall, the tone of feedback was supportive, with several concerns around congestion and the need for amenities.

Support for:

- Improved pedestrian and cycling connectivity over the rails. Residents from Ancaster and Banting Park said they were happy to see new connections that would allow them to take a bike or to walk to Downsview Park, as currently, they need to take a car to get there.
- The inclusion of the Community Development Plan considerations.
- Growth around transit stations. Some said it make sense that the tallest buildings are planned closer to the station to enable transit use.
- The number of new homes being proposed. Community members would love to move into this area in the future, especially with the diversity of different types of housing (towns, midrise, high rise), condo and rental, and larger family-sized units.

Concerns include:

- Mid-scale buildings may be changed to high-rises in the future during the district or site planning, as the direction/need for densities increases.
- Concerns that there may be asbestos in the Bombardier buildings. It's important to notify residents when the construction/demolition of these buildings starts along with the level of asbestos and the rules/regulations the developers must follow to ensure public safety.

Affordable Housing

- When will the first affordable housing units be available?

- How can community members get on the list for affordable ownership?
- How does the City make sure that the affordable housing goes to people that actually need it?

Services

- Ensure that new density is supported with new services –from banking to health centres to buses. Existing services are over capacity and cannot handle more demand.
- There is a need for more schools, particularly high schools.
- There is a need for a large, modern community centre that has more to offer to all ages than just a few community rooms –seniors playing cards, parents playing hockey, while kids are camps. Spaces need to be flexible and need to accommodate multi-generational programming. Consider York Community Centre at Black Creek as an example.

Land use and density

- Do not want to see more residents, rather need to concentrate on employment.
- Desire to see more stacked townhouses, as apartments do not have any character and look impersonal.
- There is a need for retail, particularly a grocery store in Allen East.

Traffic

- The streets are very congested.
- How would new people go east of 401, taking into consideration all the new condos west of Dufferin Avenue? The subway is on the east side of Dufferin. So how would people on the west side of Dufferin get to the subway? They will probably drive.
- It is not Europe –people will want to drive; the plan needs to account for it.

Cycling

- Consider using green medians similar to Victoria, BC to separate cycling lanes from car lanes. •Great to see the cycling connection from Allen East to Downsview Park. Process:
- A lot of the folks were laid off by Bombardier. These are the people that know the history of the site and many of them live in Downsview as well. Consider them as a resource to help “lay the right foundation” for the future of the Bombardier site.

Other

- People in this area are good people, conscious and doing their best for their communities, but sometimes they are not treated with respect and are made “fools” by politicians and their attitude. That’s why people are frustrated here.
- It’s important to understand who makes decisions and how. For example, City decided to install an island on Erie street in Maple Leaf (south of 401) and the traffic from and to Keele Street on Erie became a problem, as the island created a lot of flow barriers. The island was put in to prevent accidents based on 5-minute accidents in 3 years. As a result, the City made the residential area – Rustic, Maple Leaf, and Eerie streets –flooded with traffic.
- Support for a future Go Wilson Station. A few attendees said they would love to have GO at Wilson.

Emerging questions:

- What is going to be built when?
- What are the proposed land uses? Will there be retail, cafes, and grocery stores?
- How are you thinking to connect communities east of Allen Road?
- What is changing in Allen East?
- What are the public health and safety regulations when it comes to dealing with asbestos during construction?