

Overall Meeting Summary

Allen District Plan Pre-Consultation Conversations

May 17, 2016

Purpose of the Meetings

Pre-Consultation Conversations

As part of the engagement strategy for the Allen District Plan, the project team organized a series of small conversations with representatives from six local resident associations to introduce the project and the project team, get a sense of the community interests and potential concerns regarding the project, get early input and advice on any community concerns and to answer questions. These six meetings were held with: The Balmoral Homeowners Association, The Banting Park Homeowners Association, The Bathurst Manor Action Group, The Bathurst Manor Homeowners Association, The Downsview Lands Community Association and The Downsview Residents Association. The meetings were approximately 1-2 hours each, and were held between Tuesday March 29th and Wednesday April 13th 2016. In addition to representatives from each of the organizations, two to three Build Toronto representatives were in attendance, Bill Bryck, President and CEO of Build Toronto, Carlo Bonanni, VP of Land and Development Planning and Natalie Pastuszak, Manager of Communications and Stakeholder Relations. From Swerhun Facilitation, it was Ryan Adamson, Matthew Wheatley and Bianca Wylie.

Bianca started each meeting by reviewing the agenda, and explaining the role of Swerhun Facilitation. Next, Bill or Carlo introduced Build Toronto and explained how it operates. Following this, Carlo provided an overview of the Allen District Plan, work done to date, the role of the City, and the City of Toronto review process. Bianca then provided an overview of the community engagement process for the project as well as next steps in the process.

The following meeting summary is an amalgamated summary of the six individual meeting reports provided to each group. Attached as appendices are two documents – Appendix A, Information presented by Build Toronto at the meeting and Appendix B, Q&A from the meetings.

Key Messages and Feedback

These messages are not listed in order of importance and have been organized by topic. Where there were duplicate messages from several groups, the number follows the comment in brackets (e.g. – (3) means three groups said the same thing). There is some duplication in messages, but to preserve the intention of each comment they have been left exactly as included in the individual summary reports provided to the resident groups.

Traffic, Transit, and Transportation

Traffic

- **There is strong concern about how this proposed development will make traffic in the area worse when it's already problematic for residents.**
- **New developments in the area, as well as the new hospital, will put additional traffic pressure on all existing streets.**
- **Explain whether the additional density from the Bathurst Manor Plaza was taken into consideration with the initial traffic studies.**
- **Consider a traffic management plan for weeknight events at Downsview Park.** There was a midweek concert last summer that caused gridlock for hours on a weeknight. Explore opportunities to reduce these kinds of impacts, including improved way-finding or signal timing.
- **Consider bringing Dufferin Road north to alleviate traffic issues. *Build Toronto shared that this is outside of the scope of the District Plan.***
- **Concern about increased traffic at Allen Road and Sheppard Avenue, especially getting to Yukon Lane from Allen Road.**
- **There is a concern about the current level of tanker truck traffic on Keele Street.** Keele Street gets clogged, which makes it difficult for emergency vehicles to get through. It would be easier for tanker trucks to use the Allen.
- **Explain the traffic impact studies that were done and how they were used to create this plan.**
- **Do an additional traffic study when conditions are at peak, not during summer/low traffic times.**

Transportation Network

- **Describe how local residents will be impacted by changes to the transportation network and provide an update on the Transit Road project.** This includes new roads, changes to the TTC and details on Street A and Transit Road. *(Note of clarification added by the project team following the meeting: Transit Road is not solely a Build Toronto responsibility will be "cost shared" between Build Toronto, Canada Lands Company, and the City of Toronto).*
- **Provide an update about the Transit Road EA process.**
- **Explore any possible limitations on through-traffic that could be put into place during express hours for Joel Swirski Way.** There is concern about pre-existing residential traffic and additional traffic (both pedestrian and vehicular) starting to use Joel Swirski Way to cut through BHA area.

Transit

- **Provide an update on the TTC plan for the area and how it connects to the Allen District Plan.**
- **Explain how the TTC plans connect to these plans in terms of ridership and usage.** There is concern that the plans require the TTC to be functioning well (which it is not today) in order for the new density not to cause a negative impact.

Parking and Connectivity

Parking

- **Explain the proposed parking approach.**
- **There is concern about the impact of losing the parking spots at Downsview subway station as part of this plan.** After certain times in the morning, there are no spots available to park – the lot is at capacity.

Connectivity

- **Add wayfinding to other cycling connections or other ideas.** Create safety for cyclists.
- **Create good connections for cycling.** If not new infrastructure, then improved
- **Improve connectivity in the area.** This applies to all types of street users and includes making any possible improvements to connections to the TTC.
- **Speak to the walkable city.** Talk about car sharing and cycling and other modes of transportation. A lot of people would like to see this type of neighbourhood moving forward, including the addition of a car-share. There is currently no car-sharing north of Eglinton. This is problematic in supporting a walkable neighbourhood.

Engagement Process

Suggested Key Messages

- **Be very clear to the community about what is open for influence in this plan.** One participant remarked that the scope of what is open for influence is small. **Build Toronto responded that many of the permissions have been established through the approved Downsview Area Secondary Plan (3)**
- **Distinguish between the lands owned by Build Toronto and Canada Lands Company (CLC) and explain that this is not a discussion (or continuation of a discussion) about Downsview Park.** Clarify that the Build Toronto lands and CLC lands have been separated, following a City Council motion, to allow for development on the Build Toronto lands. (2)
- **Present the phasing/timeline for the development early in the presentation.** This is a vital piece of information in understanding the impacts of the development and construction.

Presentation Materials

- **Provide a “Planning 101” for the community.** Explain, at a high-level, the Official Plan, a Secondary Plan and a District Plan, and how they all connect to each other.
- **In the presentation materials:**
 - **Use clear language to explain density.**
 - **Define High-density, medium-density and low-density land use designations** by using accessible quantitative terms, using number of units and number of residents.
 - **Define Institutional Use.** Give concrete examples of what uses are permitted in this land use designation.

- **Define each of the terms in the concept plan legend** – Neighbourhood Areas, Apartment Area, Mixed Use Area, etc.
- **Clearly differentiate between the lands looked after by Canada Lands Company and Build Toronto.** In the existing Allen District Plan Concept Plan map, someone who is colour blind cannot tell the difference between the two.

Related Planning Processes

- **Provide a planning update for all of North York to help put the Allen District Plan into context.** As a result of the higher order transit the area is experiencing a lot of new development and infill. The community would benefit from planning update for the whole area to give a better idea of what is happening throughout North York. Build Toronto responded that it would be best to contact North York planning staff to provide this overview.
- **Use the opportunity of this project to improve the consistency of information shared by the City of Toronto and Downsview Park.** In previous consultations it has been challenging to get unified and consistent communications.

Notification of the Community Engagement Process

- **This process did not inform residents in the Banting Park area early enough.**
- **Residents in the Banting Park area are the most directly impacted and thus require the most notification and engagement from the project team.**
- **Be explicit and clear about the influence that the community can have through this process,** which doors are open for influence and which are closed.
- **Share key dates regarding next steps, such as when this goes to community council.**

Ongoing Community Engagement

- **Through this process, consider the creation of an ongoing mechanism to provide feedback and suggestions to the City of Toronto regarding neighbourhood issues/improvements.**

Community Services and Facilities

Schools

- **The group shared several concerns regarding schools and an influx of new students in the area;**
 - Will there be capacity issues? Did the rationale provided by the TDSB and the TCDSB for the decision that no new schools were needed include planning for new families would be living in condos?
 - Concern about increased foot traffic of students through BHA area, particularly regarding safety.
 - Concern about increased vehicular traffic through BHA area.
 - Concern about existing vehicular traffic (drop-offs) BHA area.

- Need for safe pedestrian crossing points given the huge influx of potential residents with services, especially schools, to be on the other side of Wilson Heights Blvd.
- Request for information about potential for new private schools in the area.
- Request for information about French language school options.
- **Talk about future impacts of new residents on existing schools.** Dublin Heights, St. Roberts, and Faywood schools are already at capacity. Wilmington is not at capacity yet, but is projected to be over capacity soon. Will new schools be added as part of this plan? What is being done to address capacity? When is that consideration reviewed?
- **Concern about school capacity in the area.**

Health Care

- **Two key concerns were shared regarding healthcare capacity:**
 1. **Medical facilities capacity.** North York General and Sunnybrook are already getting overflow from people in the area.
 2. **Services capacity.** There is inadequate ambulance/paramedics services capacity for the proposed new density.

Seniors

- **Consider a long-term care facility for seniors in the area.** There is a growing number of seniors in the neighbourhood and facilities to support them should be considered in this plan.
- **There is demand for seniors facilities in the area.**

Daycare

- **There is demand for daycare in the area.**

Police Services

- **Confirm that there will be sufficient capacity in terms of police services for the additional population.**

Community Use

- **Consider a community centre or similar type of space in the development.**

Density and Built Form

Density

- **All participants [from one of the residents groups] were very concerned with the proposed density and said it was too high.**
- **Amenable to the proposed density under two conditions:**
 1. The new development has no negative impact on existing local residents – ensure there is adequate infrastructure to support it (transportation, sewers, water, etc.) and
 2. The new development matches the context of the existing neighbourhood.

Built Form

- **Do not create a fishbowl effect through the built form where Banting Park residents lose their privacy.**
- **Preference for detached homes and a transition in the north part of the District Plan area to the denser apartment areas.** Suggestion to increase density in the commercial area to reduce the density in the neighbourhood area.
- **Residents would prefer one or two storey townhomes as opposed to the proposed 4-storey townhomes.** Create a slow transition up from the existing homes.
- **For those that live facing Banting Park, the sight line impact will be significant – they'll now be looking at the commercial, apartments, and/or condos.**

Support for the development

- **No major issues with what is being proposed, especially on the eastern side of Allen Road.**
- **Highlight the job opportunities that will come to the area as a result of this development.**

Design Guidelines

- **Design the new homes planned for the neighbourhood area to fit in with existing homes in the surrounding area.** There is a concern about putting stacked townhouses next to existing single-family detached homes.
- **The design of the new homes is a big deal – make it high quality and make the new development match the character of the existing neighbourhood.**
- **There is concern about putting stacked townhouses next to existing family homes.** The main concern is regarding reduced property value for existing homeowners.

Real Estate Development once the plan is finalized

- **Describe the mechanisms that are in place to ensure the real estate developer adheres to the Allen District Plan.** Clarify the role of Build Toronto vs. a private sector real estate developer.
- **Clarify the process regarding land purchase from Build Toronto,** particularly in the context of the commercial development.

Retail

- **There is high demand and need for food (groceries) in the area – this should be part of the retail plan. (2)**
- **A grocery store would be a welcome addition to the neighborhood.**
- **Create higher end retail in the area.** Suggestion to include a Starbucks and a Whole Foods type supermarket.
- **There is concern about the potential impact of adding new retail next to existing single-family homes.** Potential negative impacts include too much light, noise, traffic and shadows. It would be preferable to add the retail to the north end of the plan.

- **Define the plan for parking to support the new retail.**

Real Estate Development once the plan is finalized

- **Describe the mechanisms that are in place to ensure the real estate developer adheres to the Allen District Plan.**
- **Consider comparing this process to the current process at Overbrook Plaza (Private land vs. Build Toronto land) to help participants understand the role of build Toronto and its relationship with the City of Toronto, and how this process is different from a privately owned development.**

Affordable Housing

- **Clarify what affordable housing means.** Provide the definition and provide additional information on how it will be included in the plan (where will the units be located, will they all be together or will they be spread out, etc.)
- **Clarify what percentage of the proposed housing is affordable housing and keep it proportionate per section (neighbourhood, apartment etc.)**

Infrastructure

- **Ensure that there are no new negative impacts from the new sewer system.** There are currently no issues with basement flooding, want to make sure this does not become an issue as a result of changes.
- **Water pressure in the area [east of the study area] is lower than desired.**
- **Create infrastructure to support a safe environment, including lighting and other mechanisms.**

Stormwater Management

- **Consult with Downsview Park on how to manage the issue of large numbers of geese gathering at the stormwater pond.** Downsview Park has a large issue with geese gathering at the stormwater Pond. Present plans on how to avoid having the same issue at the new facility.

Park Use

- **Do not include a cricket pitch.** It is an expensive, restrictive and single use resource for which there is no local demand. There is already a local cricket pitch at G Ross Lord Park. Possible alternatives include: football/soccer field, street hockey, tennis courts, badminton, volleyball, basketball, swimming pool/splash pad, playgrounds or a simple green space.

Park Space

- **Change the location of the park so it swings around and is located behind the homes.** Several participants liked the idea, one participant said it could be a problem – the proposed location would be preferable for safety, privacy, crime reduction and minimal light pollution.
- **The existing land has been used as a large park space.** Instead of saying that you are adding a park, acknowledge that in practical usage terms you are removing open space.

Natural Environment

- Explain what is happening regarding the existing ditch directly behind the Banting Park homes that back onto the park.
- Acknowledge that the field beside the park floods every year and that this was taken into consideration in planning the development on this land.
- Provide access to environmental studies and explain the plan in terms of sustainability and future environmental impacts (excess heat generated etc.)

Safety

- Make the new streets safe and well-lit.

Construction

- Create a plan for neighbourhood maintenance during construction.

Next Steps

Bianca shared the draft stakeholder list for feedback, and also shared tentative meeting dates for the Local Advisory Committee and the Community Consultation Meeting, with a commitment to send soft-copies of the stakeholder list and the maps the following day. Bianca explained that a draft summary would be shared with participants, for their review, and then once finalized, would only be shared publicly as part of a larger summary.

Appendix A. Information Shared by Build Toronto and Q&A

Information Shared by Build Toronto

- **Overview of Build Toronto.** Build Toronto is an arm's length agency to the City of Toronto. People often think it is part of the City, but it is a corporation that is owned by the City. Build Toronto was created in 2010 to be the City's real estate and development arm. Lands declared surplus are transferred to Build Toronto so that the company can take them through development until the appropriate time to enter into a partnership through a joint venture or sell the land to a developer, etc. Build Toronto's mandate is to create greater value for the property – both financially and through City-Building. Through its profits, Build Toronto creates dividends that go back to the City to be reinvested in capital projects. Build Toronto is a steward of public land. Build Toronto seeks to support engagement, creating liveable neighbourhoods, sustainability, job creation and transit.
- **History of the Allen District Plan.** Policies in the Downsview Area Secondary plan call for a district plan for the Allen District. Build Toronto has worked for three and a half years to put the plan together. In 2014, Build Toronto submitted the district plan to the City of Toronto. City staff accepted the draft district plan for review. The draft is now currently in circulation to different City divisions.
- **The City of Toronto review process.** Various City divisions are still sending in comments on all parts of the plan. This is a conceptual plan, it be updated based on what is heard during the community engagement process and based on all comments from City staff.
- **There have been six reports created as background information to the plan.** These include studies on traffic and infrastructure, etc. – all of this information is available on the project website at www.thealldistrict.ca
- **Draft Concept Plan (referring to the Allen District Plan Concept Plan map)**
 - Areas in red are mixed use (commercial, office, retail, residential). With respect to density, overall density was approved at 3.5. It can be built at 3.5 times size of the lot, which translates to 1.5 million square feet of commercial and 1000 residential units.
 - Areas in orange are apartment neighbourhood. The Official Plan identifies these as anything greater than 4 storeys. The density was approved at 1.5, which equates to 1,200 to 1,500 residential units.
 - Areas in light yellow are low-rise neighbourhood. This will be a maximum of 450 residential units. These are semi-detached homes (one row) and

the remainder is town homes (which can be built in a variety of ways – stacked, etc.).

- The City is committed to keeping the overall height restrictions related to neighbouring airport. Residential will be at a maximum of 13-14 residential storeys and the commercial will be at a maximum of 10 commercial storeys.
- **Walkable Retail.** The retail is concentrated in the “mixed use” area. We are aiming for an inner retail street. The retail anchor is proposed in the south end so it’s close to the low and midrise sections. Any office buildings would have retail at grade for the retail street.
- **Parking.** The plan is to have underground parking for the site. Interim surface parking has been considered. The City has said there will be some street level parking as an interim step, but the intention is to eventually have all underground parking.

Appendix B.

Questions from meeting participants are in **bold**; answers from Build Toronto are in *italics*. This is a collection of all the Q&A from the six pre-consultation meetings, grouped by topic.

Traffic, Transit, and Transportation

Traffic

- **When was the traffic study conducted, which years did the data come from?** *The traffic study was conducted over several years with data being collected between 2010 to 2013. The latest update was done in 2013 in advance of the submission of our District Plan in 2014.*
- **Is traffic the biggest issue [In terms of issues being raised by the community]?** *Yes.*
- **Did your traffic study look at impacts to the Bathurst Manor area and are we able to see the traffic study?** *The traffic study did look beyond the 57 acres within the Allen District. Yes, the traffic study is publically available on the project website – thealldistrict.ca.*

Transportation Network

- **Will you be getting rid of the Wilson Heights ramps?** *No, we are keeping the ramps as they are in the plan, but if direction comes from City Council to remove them we will address it at that time.*
- **What is the status of Transit Road?** *The City is working through the Environmental Assessment project. On the map Transit Road is conceptual. It will eventually join up with Chesswood from Allen.*
- **What is the earliest that Transit Road would open?** *We'll have to get back to you on that one. Noted for follow-up at the LAC meeting.*
- **Are there any plans to widen Allen Road or extend it further south?** *No, not as part of the Allen District Plan and we are not aware of any other plans to widen or extend Allen Road further south.*
- **How many signalized intersections are there planned along Allen Road?** *The plan proposes four east west road connections from to Allen road but we don't know how many will be signalized. We need to wait for direction from the City. The overall plan is to make Allen Road more of an arterial road as opposed to a highway.*
- **Where will Transit Road be extended?** *We don't know yet because the Environmental Assessment (EA) for Transit Road is currently underway being lead by the City.*
- **Is Street A meant to reduce some of the traffic turning east on to Sheppard from Allen Road?** *Yes, that is correct.*
- **How many roads will go from the neighbourhood area to Wilson Heights Blvd and where will they be?** *We only have one planned that will connect*

directly to Allen Road, its location has not yet been determined as this is only a conceptual plan. The City usually asks for new streets to be aligned with existing streets.

- **What is the status of Transit Road?** *The City is working through the Environmental Assessment process. On the map Transit Road is conceptual. It will eventually join up with Chesswood Drive from Allen Road.*
- **Will Street A extend south from the entrance to Downsview station?** *No, right now Street A is planned to run south from Sheppard Avenue between Banting Park and the fire station. The entrance to Downsview station will remain. This is a concept plan and it is very possible that the alignment of Street A could change.*
- **Will Street A go through the neighbourhood and apartment areas?** *Yes.*
- **The plan identified new east west roads that intersect with the Allen, will there be traffic lights and if so where will they be located?** *Right now we are proposing four new east/west road connections, we do not know if they will be signalized at Allen Road. City staff will determine the locations of any signalisation.*
- **Do you anticipate that Transit Road will connect to Chesswood Drive?** *The City is working through the Environmental Assessment process. On the map Transit Road is conceptual. It will eventually join up with Chesswood Drive from Allen Road.*

Transit

- **Will there be increased transit?** *Maybe, that's up to the TTC, they will need to do their own analysis.*
- **Are all TTC lots slated for development?** *We don't get to decide what is surplus. The City's real estate services decide what is surplus. The TTC went through an audit process and identified parking lots as surplus starting in 2008.*
- **Are the TTC lands part of the development?** *The TTC lands are owned and operated by the TTC. However, the TTC has deemed the Downsview parking lot to be surplus for eventual transfer to Build Toronto to be developed as part of the Allen District Plan. This will be one of the later stages of development and we will work with the TTC to determine if there will be need for parking at the Downsview station.*

Connectivity

- **Many people use the park to get to the subway – will they still be able to do so?** *Part of our mandate is to support transit-oriented planning so we'll be concentrating on easier ways to get to the subway. We'll take this existing use of the park into consideration for TTC access.*

Cycling

- **Are there plans to include bike lanes?** *The greenway will have a multipurpose trail for walking, running and cycling. We are also considering bike lanes on internal streets. Ultimately the plan is to be able to connect both north and south of the District with a bike network.*

Build Toronto

- **Does Build Toronto receive lands from the City of Toronto at no cost?** *Lands declared surplus, by the City of Toronto, are transferred to Build Toronto at a nominal rate so that the company can take them through development until the appropriate time to enter into a partnership through a joint venture or sell the land to a developer. Through its profits, Build Toronto creates dividends that go back to the City to be reinvested in capital projects.*
- **It seems like Build Toronto's mandate is to maximize financial returns for the City and to develop lands within the public interest.** *Yes, that is a good way to explain it.*

Engagement Process

Local Advisory Committee

- **Will each organization on the Local Advisory Committee (LAC) have one representative?** *Yes, we are asking each organization to send one representative to each LAC meeting, it doesn't have to be the same person at each meeting.*
- **Who is being invited to be a part of the Local Advisory Committee (LAC)? How was this list created?** *A variety of organizations from different sectors including, business, government, elected officials, diversity and inclusion, environment, resident associations, transportation and youth are being invited. We looked at feedback from the Downsview Park consultations to get an idea of which groups in the area are active.*
- **Why is Bombardier being invited to be part of the LAC?** *Bombardier owns a plant which is on land just west of Allen Road. As long as Bombardier maintains minimum levels of employment they are able to use the land, which is leased from the federal government.*

Notification of the Community Engagement Process

- **Can we put a link to the project website in our newsletter?** *Yes, of course.*
- **Does the City have anything online about the district plan?** *We have a link to the City's North York District Community Planning website, they are still working on making material live.*
- **Have the other local municipal councillors been informed of this process?** *Yes.*

Community Engagement

- **Who is paying Swerhun Facilitation?** *Build Toronto is paying Swerhun Facilitation.*
- **Where can we share our ideas and concerns about this plan?** *This meeting is the first place. There will also be Local Advisory Committee (LAC) meetings, which the Banting Park Homeowners Association is a member of and Community Consultation Meetings. The first LAC meeting is May 2nd and the first Community Consultation Meeting is May 25.*
- **When is the first public meeting and will you be looking for comments and advice from the public?** *The first public meeting will be held at the end of May and yes, we will be sharing the draft plan and asking for advice. At the second public meeting Build Toronto will show what they have done with the advice shared at the first meeting.*
- **Will the comments from City Planning go on the Allen District website?** *No, these comments will be shared with Build Toronto and we will use them to update the district plan.*
- **Which groups have you met with already?** *We have met with the Bathurst Manor Action Group and the Downsview Residents Association. We will also be meeting with the Bathurst Manor Homeowners Association, the Balmoral Homeowners Association and the Banting Park Homeowners Association.*
- **Will you be talking to the businesses in the area?** *Yes, we are communicating with the Duke Heights BIA and have invited them to be a part of the Local Advisory Committee*

Decision-making Process

- **Can we still appeal the Secondary Plan to the Ontario Municipal Board (OMB)?** *In order to appeal the Secondary Plan to the OMB you would have to provide a reason for appeal that the Board will recognize.*
- **Who grants final approval of the plan?** *Ultimately City Council.*
- **When will this plan go to community council for approval?** *We are targeting this year but do not know for certain because we are still receiving and responding to comments from the City and we are completing our community engagement process. We will continue to provide updates as we move through the process.*
- **Does the City have to approve this plan?** *Yes, we are currently receiving comments from City Planning. The plan will then go to North York Community Council and ultimately to City Council for final approval.*

Community Services and Facilities

Schools

- **What will happen with the schools? Are there new schools planned?** *No, there are no new schools planned. The TDSB and TCDSB will tell us what is needed. The City distributes the plan to the school boards for review.*

- **Are there any plans for new schools?** *We have consulted the Toronto District and Toronto Catholic District School Boards and they have both said they do not require additional school sites with the Allen District.*

Seniors

- **Would a retirement residence qualify as rental?** *Yes, it could.*

Daycare

- **Would a daycare facility qualify under institutional?** *We typically encourage daycare facilities to be located within office buildings as opposed to institutional uses.*

Community Use

- **Are there any plans for a community centre or a community hub?** *The Secondary Plan identified the need for a community centre within the Secondary Plan area. However, we know that it will not be within the Build Toronto lands.*

Density and Built Form

Density

- **What is high, medium, low density?** *This comes from the secondary plan. Yellow is maximum 450 residential units, orange is 1,200 to 1,500 residential units depending on unit sizes, red is 1,000 residential units. Approximately 3000 residential units total for all three areas.*
- **Do you have to meet the maximum densities allowed by the Secondary Plan?** *The density permissions given by the Secondary Plan is what the chosen developer will be allowed to build and it is very likely that they will build the maximum densities allowed.*
- **Were the density permissions given by Build Toronto or the Secondary Plan?** *The Secondary Plan, which was approved by the Ontario Municipal Board.*
- **What is the current density of this area / how many people are living in this area right now?** *We will have to check in with the City to get this information.*

Built Form

- **Is the apartment area rentals or condos? If condos, how many?** *Apartment neighbourhood traditionally means condos, but developers may build purpose-build rental, it is all left up to market conditions. There will be 450 low-rise units.*
- **What kind of homes are planned for the neighbourhood area?** *Primarily townhomes. We are planning to put in one row of semi-detached homes at the northeast corner of the neighbourhood area, immediately south of the homes that currently border the property.*
- **What style of townhomes are being considered for the neighbourhood area?** *We have looked at all types of townhomes, the advice from City staff is to*

have a mix of types. Following the approval of the Allen District Plan we will issue a Request for Proposals (RFP) and retain a broker through a public process. We will also define the preferred architectural styles and measure responses to our RFP against these preferred styles.

- **Will the apartment neighbourhood have rental or condo ownership?** *It will likely be primarily condo ownership. However, there could be some purpose built rental as well.*
- **Will the row of semi-detached homes be 4 storeys tall?** *We are not anticipating the semi-detached homes being 4 storeys tall, the 4 storeys is the maximum height for the townhouses in the neighbourhood area.*

Design Guidelines

- **How are shadows being managed?** *Shadow studies were included in the Urban Design Guidelines background report. We want to have as minimal an impact with shadows as possible. We are required to take that into consideration.*
- **How close will the homes in the neighbourhood area, that border the Build Toronto lands, be to existing homes in the Banting Park area?** *The City will set detailed setbacks as part of the zoning process as we move into more detailed designs.*

Real Estate Development once the plan is finalized

- **How will lands get zoned once there is a stamp of approval? What stops a developer from buying the land, then going back to city and rezoning against what was planned by Build Toronto?** *What we do is develop a comprehensive set of development and design criteria. We make builders sign something similar to a contract. We tried to get more density, the City said no to us, so it's highly unlikely that a developer or builder could get more density than what we proposed in our plan.*
- **Can the developers go to OMB?** *We can't guarantee that they wouldn't.*
- **Can the City impose requirements on the developer?** *Yes, the City does that now. For example, with heritage buildings. The City can require adaptive reuse. With respect to how it looks, we create design specifications, within reason. We don't want to hamstring the developer; we frame it for them within overall context.*
- **What is the price range of the homes being built on the Build Toronto lands?** *We don't know the price range at this time.*
- **Will Build Toronto develop the entire site or will they sell some of the lands to developers?** *We get sites ready for development but don't do the construction. We seek development partners through a public Request for Proposals process and set a prescribed list of criteria, which we develop with the City, that the developer has to agree to, including not being able to appeal to the Ontario Municipal Board.*

- **When will Build Toronto start looking for development partners?** *This will take some time, the district plan has to first be approved by the City.*
- **Who will be doing the commercial development?** *We seek development partners through a public Request for Proposals process and set a prescribed list of criteria, which we develop with the City, that the developer has to agree to. Part of the development criteria will also include a stipulation that the developer cannot appeal to the Ontario Municipal Board.*

Retail

- **Are there plans to have a grocery store within the development?** *Yes, we are thinking a grocery store will be an anchor within the commercial area.*

Affordable Housing

- **Will the affordable housing included in the plan be something similar to Toronto Community Housing?** *No, the Secondary Plan calls for 300 units of affordable housing within Build Toronto's portion of the Allen District (150 rental and 150 ownership). Affordable housing is housing that cannot exceed the market rate for the area in which it is located. It is not Toronto Community Housing. People will need to qualify to get the affordable housing and must demonstrate that they can carry a mortgage.*
- **Does the secondary plan call for affordable housing?** *Yes, 300 units of affordable housing within Build Toronto's portion of the Allen District.*
- **What percentage of all units will be affordable housing?** *Approximately 10 percent.*
- **How many units of affordable housing will be located in the neighbourhood area?** *Likely 10 percent of the neighbourhood development will be affordable units.*
- **Do you have a mandate to put in 300 units of public housing?** *We are required to put in 300 units of affordable housing, not public housing. Affordable housing is housing that cannot exceed the market rate for the area in which it is located. It is not Toronto Community Housing. People will need to qualify to get the affordable housing and must demonstrate that they can carry a mortgage.*
- **Will the affordable housing be spread throughout the development?** *Yes, it is the City's policy to spread out affordable housing.*
- **How do people qualify for affordable housing?** *The City regulates the process through a registry system.*

Park Use

- **Will there be a cricket pitch?** *There will not be a cricket pitch on the Build Toronto lands.*

- **We have heard objections to putting in a cricket pitch in Banting Park, will there be an opportunity to raise this objection at the public meeting?** *Yes, park use is one of the open doors and the City will be at the meeting to respond to suggestions and concerns. We don't anticipate there being a cricket pitch on the Build Toronto lands because Banting Park or the new park are not big enough.*

Park Space & Location

- **Is Banting Park staying the same size?** *The plan calls for a new addition to the south of the park, so it will be slightly bigger. And it will remain City-owned.*
- **The plan calls for 4 acres of additional parkland, what is this in square feet?** *4 acres is 174 240 square feet.*
- **Is it possible to make changes to the location of the new park?** *Yes, we will be taking direction from the City and feedback we receive from the public about the new park.*

Stormwater Management

- **How do you prevent the stormwater management pond from becoming a breeding ground for mosquitos?** *This is something that will have to be dealt with once it has been put in place.*
- **Are there any plans to reuse the water collected in the stormwater management pond?** *Yes, this is one of the many things that was identified in our sustainability study. The sustainability study includes a long list of strategies that could be done to make this a LEED certified neighbourhood. We will consider these when selecting a developer.*

Natural Environment

- **Were there any environmental studies done as part of this process?** *Yes, the sustainability report completed is publically available on the project website on the background page along with all the other reports given to the City as part of the Allen District Plan.*

Safety

- **Have you taken into account safety issues relating to the airport?** *Yes, The City has a height map associated with the airport that any development in the area has to conform to. All developments submitted to the North York planning department are compared to this height map.*

Related Projects and Stakeholders

- **Who is responsible for the Stanley Green Neighbourhood on the other side of Downsview Park?** *These lands were sold by Canada Lands Company to a private developer.*

- **Does Bombardier hold defined covenants on the lands around the airport?** *Bombardier holds very limited covenants, which relate to maximum building heights in the area.*
- **What are defined covenants?** *Defined covenants are restrictions put on the land that define what can and cannot happen. (NOTE, in this case the covenants were placed on the land by the Federal government)*
- **Are you getting cooperation from Canada Lands Company?** *Yes, we are working very closely with them and they have been involved in the development of the district plan. They are also going to be a part of the Local Advisory Committee.*

Construction

- **What is the timeline for development?** *We are targeting 2016 approval for the district plan and targeting 2017 for the draft plan of subdivision within the yellow region. In 2018 we aim to partner for development and then there is an approximately 15 year build-out time. Shovels could hit the ground 2019 soonest.*