



Discussion Guide

Consultation Round 1 (of 3)
May/June 2020



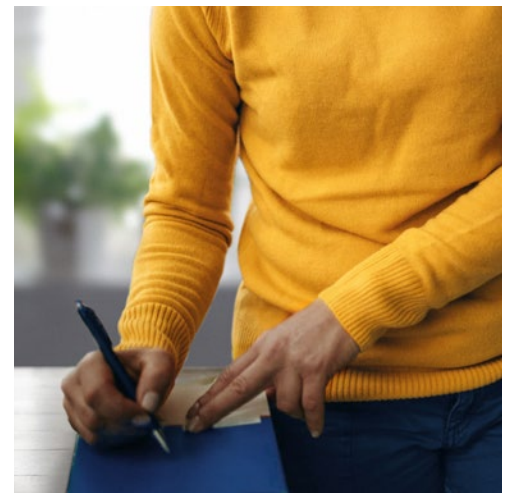
REIMAGINING DOWNSVIEW

Northcrest Developments (Northcrest) and Canada Lands Company (Canada Lands) are working together on a new project at Downsview that’s focused on planning the future of 520 acres of land – an area about twice the size of York University’s campus. The lands include:

- all of the area in **blue** on the above map (about 370 acres of land that was sold by Bombardier to the Public Sector Pension Investment Board in 2018, the parent company of Northcrest), and
- all of the area in **red** (owned by Canada Lands, about 150 acres).

Over the next year or so, Northcrest and Canada Lands will work together with local communities and other stakeholders to generate a vision and framework for future development of the site. That vision will prominently feature the existing Downsview Park and be informed by the several other planning projects moving forward adjacent to the site.

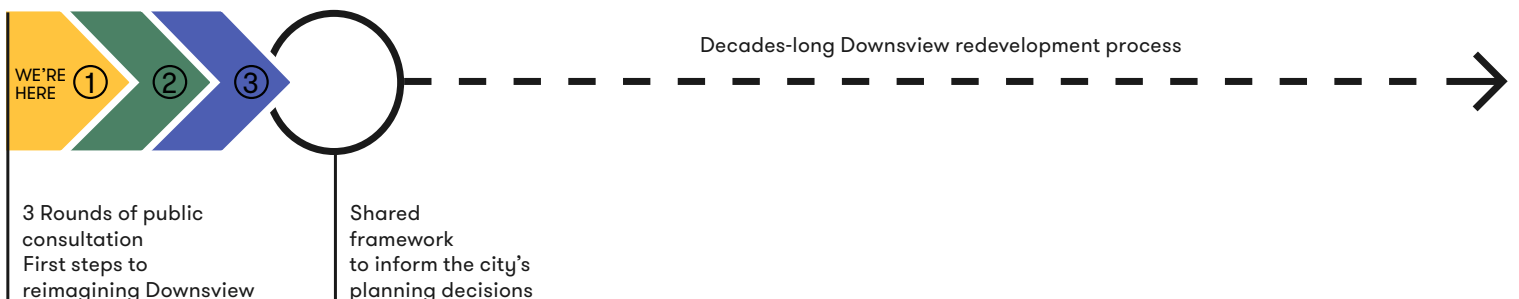
This is the beginning of what will be a very long-term process that will see the area evolve in response to the fact that there will no longer be an airport here, that major public transit investments have been made (TTC subway extension and GO service expansion), and the need to help accommodate the significant growth in people and jobs coming to Toronto.



WE’D LIKE TO HEAR FROM YOU!

Between now and June 30, 2020 share your thoughts online, by phone, or by mail.

www.id8downsview.ca
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Downsview Hub, 70 Canuck Ave.
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WHO ARE NORTHCREST & CANADA LANDS?

Northcrest

Northcrest Developments was established in 2018 to plan and develop the Downsview Airport lands. Northcrest is a wholly-owned subsidiary of the Public Sector Pension Investment Board (PSP). PSP Investments manages net contributions to the pension funds of the federal Public Service, the Canadian Forces, the Royal Canadian Mounted Police (RCMP), and the Reserve Force. PSP Investments' mandate is to manage the pension funds transferred by the Government of Canada in the best interests of contributors and beneficiaries.



Canada Lands Company
Société immobilière du Canada

Canada Lands is a self-financing, commercial federal Crown corporation that specializes in real estate, development and attractions management. Our goal is to produce the best possible benefit for Canadian communities and the Government of Canada. In addition to the work we're doing with PSP, Canada Lands continues to improve Downsview Park, plan the future William Baker Neighbourhood, and see the completion of construction of the new neighbourhood at Stanley Greene.

ID8 PROCESS

Northcrest and Canada Lands have named the planning process for these lands "id8 Downsview" because we know a lot of ideas will be shared and discussed between a lot of people to plan a future for these lands that is informed by community and stakeholder priorities, public policy priorities, and the priorities of the landowners. Our id8 Downsview process includes three rounds of public consultation over the next year or so. During Round One (happening now till the end of June 2020) we're introducing the project, understanding the site and the neighbouring areas, as well as community priorities for the future.



1. LEARNING

What do you value?
What could be improved?
What opportunities would you like to see explored?

2. TESTING

Exploring ideas to inform the Draft Framework Plan.

3. EVALUATING

Reviewing the Draft Framework Plan.

In Round Two we'll explore ideas to inform the draft Framework Plan, and in Round Three we'll share and seek feedback on a draft Framework Plan.

The result of the **id8 Downsview** process will be a Framework Plan developed together with you. The Framework Plan will propose future road networks, parks and green spaces, community services, facilities, and land uses. It will become the basis for an application to amend the Downsview Area Secondary Plan to better reflect the opportunities presented by these lands.

OPPORTUNITIES FOR NEW JOBS

At the same time as we develop a new vision and Framework Plan to guide the long-term future of these lands, Northcrest and Canada Lands are also exploring ways to bring new jobs to the area more quickly—which is also encouraged in the current Secondary Plan for Downsview (2011). Any new employment uses would be fully integrated into the overall long-term planning for the site and our public engagement program.

DOWNSVIEW STORIES

Downsview is home to many communities, businesses, and cultures. Read some of the stories we've been learning about share your own **Downsview story** with us, visit id8downsview.ca/stories



OPPORTUNITIES TO CONSIDER

Northcrest and Canada Lands have retained a team of international and local architects, landscape architects, and planners to help develop a vision and Framework Plan for 520 acres at Downsview. This includes Henning Larsen Architects and SLA Landscape Architects who work out of New York and Copenhagen, and KPMB Architects, based in Toronto. Urban Strategies Inc. is the local planning lead.

The team is beginning to identify what they see on and around the site today that will influence what happens on the site in the future, including:

TRANSIT

The site is served by four mass transit services, three TTC subway stations and one GO Train station. Provincial land use planning policy directs cities to grow housing and jobs close to transit stations like these. We also know that as the city's population continues to grow, transit accessibility will become increasingly important to Toronto's quality of life.

CONNECTIONS

With the relocation of Bombardier, we need to re-think what happens with the runway and the open space around it. For decades, roads have had to wind around the site, but now we can consider how to better connect these lands to the rest of the city. We will also think about how new development is served by the right internal connections as well.

JOBS

These lands have been, and continue to be, important and significant places of employment right in the middle of the city. Ensuring continued opportunities for a range of employment will be important as we develop the Framework Plan.

CITY-NATURE

The other significant opportunity we see at Downsview is nature, both at the local and regional scale. Locally, the site is connected to Downsview Park—one of the largest open green spaces in Toronto—and we can build on the Park's legacy of providing quality open natural space for people who live, work, and play. Regionally, Downsview sits between the Don and Humber watersheds which connect to Toronto's incredible ravine system. These natural assets provide critical ecological services for the city—from wildlife management to stormwater mitigation.





SHARE YOUR THOUGHTS

Planning a great future for these 520 acres of Downsview lands relies on having a solid understanding of the existing context, including public and stakeholder priorities. Please tell us:

What do you value in your neighbourhood? These are things that you like, and potentially want to see more of.

What challenges do you see or experience in your neighbourhood? These are things that you don't like and wouldn't want to see repeated.

What opportunities would you like Northcrest and Canada Lands to consider for the future of these 520 acres?

To help reduce the spread of COVID-19, please share this feedback online at id8downsview.ca, by email, by phone, or mail at the contact information below. Also checkout the website for more details on how to participate in our June 10th virtual townhall or our June 17th online small group discussions.

All feedback we receive up until June 30, 2020 will be documented in detail and reviewed by the planning team. Once summarized, it will be posted online for public review at id8downsview.ca in July. Your thoughts will inform our ideas for the Framework Plan that we will share with you during Round Two of the consultation process.

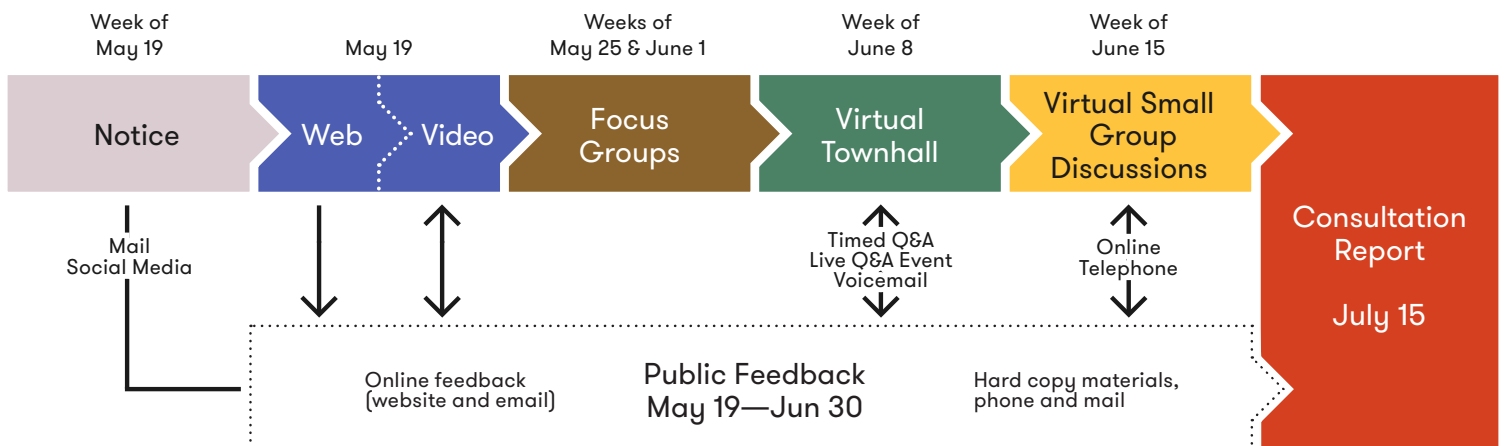
COVID-19 & PLANNING FOR RESILIENCY

We know that planning for resilience in a changing world is critical—and the Framework Plan we develop for Downsview is no exception.

Downsview must be resilient to a range of systemic shocks, whether they come from major environmental risks like extreme storms and heat waves, or public health emergencies like the one we're all experiencing now during this pandemic.

The id8 Downsview process will learn from experiences in cities around the world to identify best practices that we can adopt here at Downsview.

ROUND ONE CONSULTATION PROCESS & TIMING



www.id8downsview.ca