

DOWNSVIEW TOGETHER

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update with the
latest plans & info
on our proposal!



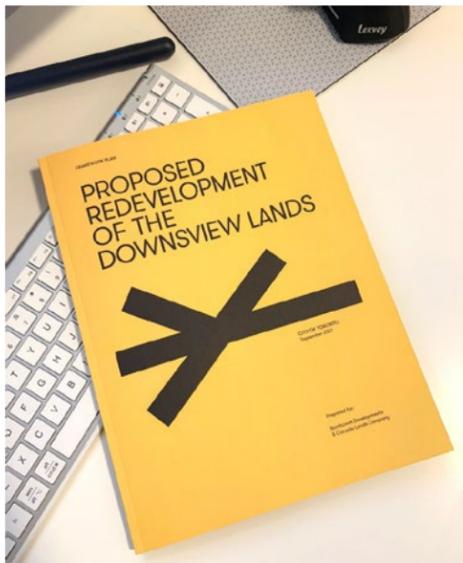
Informed by more than 18 months
of community engagement,
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Canada Lands Company have
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the City of Toronto for new
parks, streets, jobs, homes, and
neighbourhoods in Downsview.

COMMUNITY UPDATE

Fall 2021

id8downsview.ca

PROPOSED REDEVELOPMENT IN DOWNSVIEW



Informed by more than 18 months of community engagement, Northcrest Developments and Canada Lands Company have submitted an application to the City of Toronto for new parks, streets, jobs, homes, and neighbourhoods in Downsview. Over many decades, the proposed redevelopment in Downsview will:

- preserve and increase connections to Downsview Park;
- add 100 acres of new parks and open spaces;
- provide financial support and land for a new on-site community centre;
- create new connections and ways to get around by foot, bike, and car—including from Allen to Keele and Sheppard to Wilson;
- respect on-site heritage buildings and spaces;
- reimagine the runway;
- celebrate Indigenous peoples, history, and living culture;
- encourage the development of transit-supportive complete communities;
- set a new standard for urban development; and
- gradually add many new jobs, homes, amenities, and services over the years to come, at a comfortable scale, with mostly midrise building heights.

The application is also referred to as an Official Plan Amendment or OPA application by the City. This Community Update highlights key parts of the application, including the Framework Plan and proposed policy directions. All documents can be read in full on id8downsview.ca/progress and on the City of Toronto's website <https://tinyurl.com/cmjbw9pp>.

THIS WILL TAKE TIME...

This area will take decades to develop. Both Northcrest and Canada Lands are committed to taking a thoughtful, step-by-step approach to creating new neighbourhoods, prioritizing community and collaboration. This includes staying in close touch with you, sharing clear and timely information about our proposal, and welcoming your thoughts at anytime along the way. As landowners, we'll be holding public update meetings twice a year and updating www.id8downsview.ca regularly. You can also contact us by phone (647 245 3399) or email (info@id8downsview.ca). Our commitment to regular engagement is in addition to consultations that will be held by the City of Toronto.

30+ YEARS



Decades-long Downsview redevelopment process

A FUTURE INFORMED BY MANY PRIORITIES

Since the beginning, Northcrest and Canada Lands have committed to planning a future for these lands that is informed by community and stakeholder priorities, public policy priorities, and our priorities as landowners.

Community & Stakeholder Priorities

FEEDBACK FROM ROUNDS ONE, TWO AND THREE

Public Policy Directions

TORONTO CITY COUNCIL-ADOPTED PRIORITIES AND POLICIES

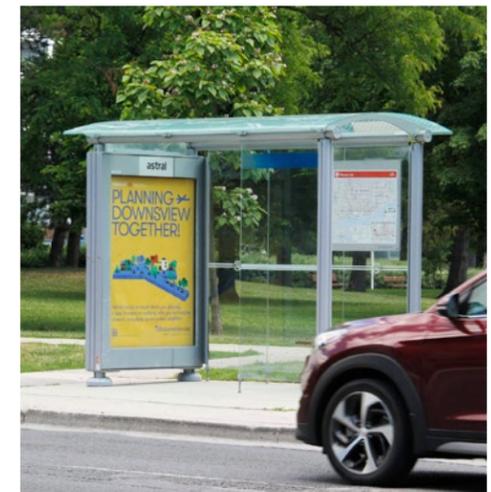


NORTHCREST & CANADA LANDS

Landowner Priorities

VIBRANT, RESILIENT & HEALTHY

Complete Communities



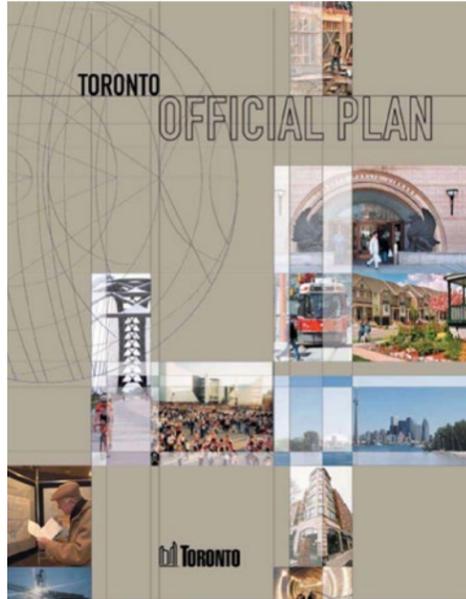
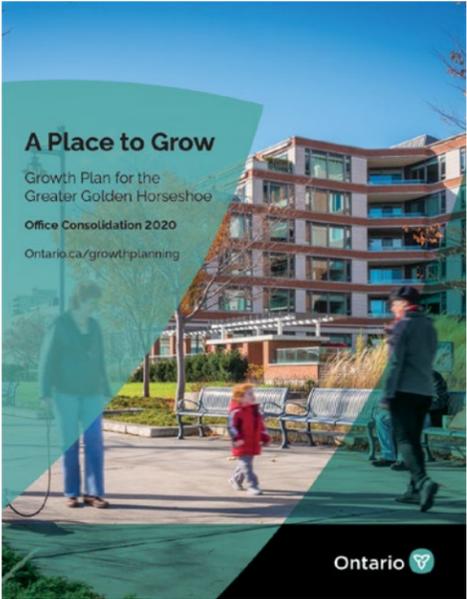
Community & Stakeholder Priorities

The id8 Downsview engagement process has been instrumental in helping us understand the priorities that many different communities and stakeholders have for the future of these lands. With a total participation of over 3,000 to date, individuals and organizations from a wide range of sectors and interests have generously shared their thoughts with us. Information and feedback were shared in many ways – through online surveys, virtual meetings, emails, phone calls, social media and Canada Post, and even in person (following health guidelines).

Overall, there was a lot of support for the vision and planning ideas shared – participants called them ambitious and exciting. In particular, the proposed redevelopment responds to participants' calls for new parks and open spaces, connections, jobs and employment, and complete communities. While considerable common ground emerged from multiple voices, priorities clearly differed on some topics— especially related to the height and density of new development and amount of affordable housing. Across sectors, many participants told us that it's important to recognize that future development will create opportunities for, and impacts on, existing communities, both in and around the site and city-wide. Our commitment is to continue working together to ensure our plans align with a range of community and stakeholder priorities.

More details on the engagement process to date, as well as next steps, are available here in the Public Consultation Strategy Report submitted as part of our application to the City and in feedback summaries on the id8 Downsview website.

Public Policy Priorities

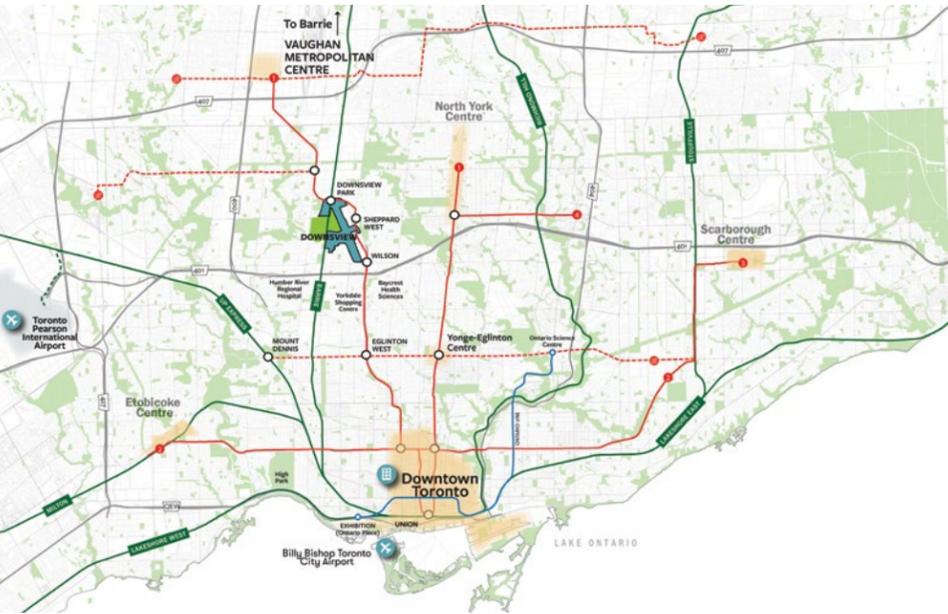


Public policies, such as A Place to Grow (the Province of Ontario’s Growth Plan for the Greater Golden Horseshoe) and the City of Toronto Official Plan, provide important direction to Northcrest and Canada Lands.

The City of Toronto is required by the Province to plan for the arrival of 700,000 people over the next 30 years. The Ontario Ministry of Finance puts that number closer to one million. Public policies direct growth towards areas just like these – underutilized lands that are close to transit – and encourage densities that support the delivery of amenities needed to create complete communities.

These lands are at the heart of a growing region, with a GO station and three TTC subway stations. Neglecting to focus growth here, or even proceeding with predominantly low-scale development on these lands, would not be consistent with these public policy priorities.

- Subject Lands
- Downsview Park
- Downtown and Mixed-Use Centres
- Existing Rapid Transit
- Planned Rapid Transit



Landowner Priorities

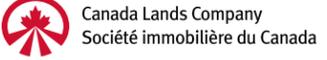
In 2020, Northcrest and Canada Lands began the process of planning a future for the Downsview lands that would generate returns, while also delivering public benefits, supporting local communities, and achieving public policy priorities.

The redevelopment at Downsview will take several decades to realize, and our submission to the City of Toronto is one important point in the beginning of that process. As the current owners of this land, we have a responsibility to protect it, manage it wisely, and ensure it achieves its potential to strengthen the city and local neighbourhoods. To do that, we are guided by the following imperatives:

1. We are dedicated to working together and with the local community to improve outcomes and quality of life in this area of Toronto for existing and future residents, through inclusive and responsible planning processes.
2. We promise to reflect what makes Toronto great, respecting Indigenous culture and traditions, the area’s industrial, arts, and innovation legacy, and our diverse, multicultural landscape.
3. We want new public spaces to feel inclusive, informal, and local places for fun, friends, and family, rooted in nature and complementing local Downsview Park, which will remain at its current size.
4. We will ensure that sustainability, resilience, equity, and inclusion are embedded in everything we do, and guide us as we deliver a variety of public spaces and amenities, housing and employment options, educational opportunities, and training programs.
5. We will strive to ensure that all people have opportunities to thrive here – regardless of age, income, or background – through access to jobs, training, quality services, healthy food, recreation, and amenities.
6. We will work diligently to design places that focus on the experience of pedestrians and cyclists, that are interconnected and accessible, and that integrate urban and natural environments in a concept called “City Nature”.
7. We will build new neighbourhoods at Downsview thoughtfully, collaboratively, and incrementally by listening, talking, and working together with the local community.

Northcrest

Northcrest was established in 2018 as a wholly owned subsidiary of the Public Sector Pension Investment Board (PSP Investments). PSP Investments is a federal Crown corporation that manages funds for the pension plans of the federal Public Service, the RCMP, the Canadian Armed Forces, and Reserve Force. Northcrest is committed to delivering financial returns for its shareholder, PSP Investments, while generating public benefits.



Canada Lands Company specializes in real estate development and attractions management. Since 1995, it has enriched Canadian communities and experiences by embracing the full potential of the properties it owns and operates. Canada Lands strives to enhance economic, social, and environmental value for Canadians.



Check out the short video of Deana Grinnell from Canada Lands and Chris Eby from Northcrest Developments introducing the collaboration between their two organizations when the id8 Downsview process started in the Spring of 2020: id8downsview.ca/about

The Framework Plan

The three core elements of the Framework Plan are: parks and open spaces, connections, and complete connected communities. Here are some highlights of what we're proposing and how it's connected to what participants told us through the id8 Downsview process.

PARKS AND OPEN SPACES

Highlights of what participants said

- Many welcomed the idea of adding 100 acres (40 hectares) of new parks and public open spaces
- There was excitement and support for reimagining the runway as an important public space
- Opinions differed on the approach to concentrating green space –some thought it should be distributed throughout the site, and others thought it should be all combined in one location
- Participants encouraged Northcrest and Canada Lands to incorporate lessons learned from the COVID-19 pandemic, including the important role of parks in community quality of life
- Many stressed the importance of accessible, safe, and well-maintained parks and open spaces



Highlights from the Framework Plan

- 100 acres of new parks and open spaces (in addition to the 291-acre Downsview Park and Park Commons)
- The 2.1 km-long runway reimagined as an animated public and pedestrian-oriented open space
- Open spaces in every neighbourhood, which are always within a 5-minute walk from anywhere on the site
- Greenways connecting everything together
- Implementing City-Nature: a new standard for urban development where urban and natural systems are integrated, increasing biodiversity and habitat through blue-green infrastructure and nature-based systems

Here are artistic renderings of our vision for parks and open spaces in the future, along with photos of other places that look and feel like what we're imagining here:



The Runway



A Place for Everyone



Kokkedal Playground



Tanner Springs, Portland

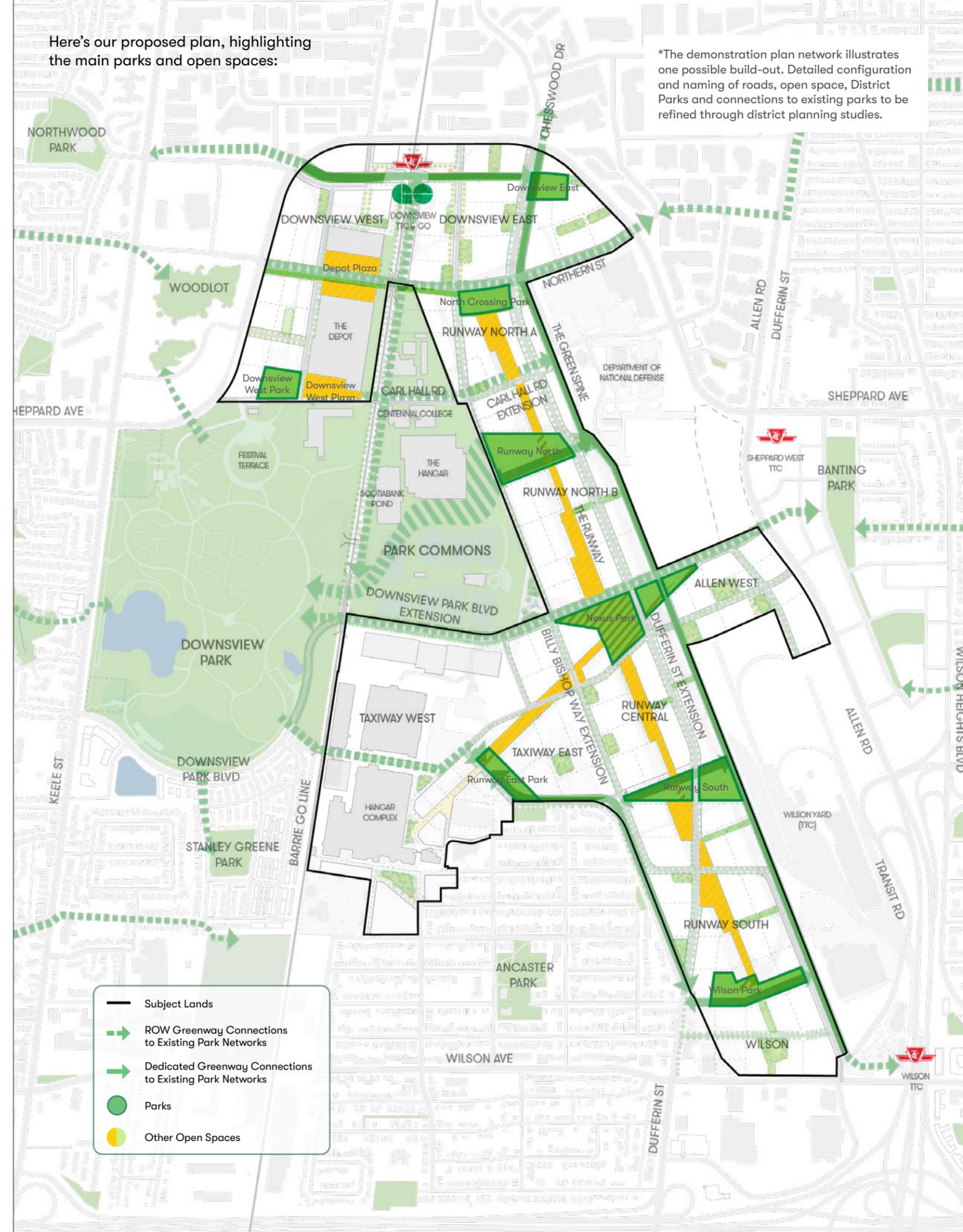


Naturkraft, Denmark



Guldberg Byplads

Here's our proposed plan, highlighting the main parks and open spaces:



- Subject Lands
- ROW Greenway Connections to Existing Park Networks
- Dedicated Greenway Connections to Existing Park Networks
- Parks
- Other Open Spaces

CONNECTIONS

Highlights of what participants said

- There is considerable support for improving overall connectivity and many calls for connections to happen first
- Many said that they'd like to see Northcrest and Canada Lands prioritize pedestrian and bike pathways to make it easier to move around without a car and improve access to and from public transit
- Participants were impressed by the proposed connections across the rail line
- There's interest in seeing how the new connections may support existing businesses
- We heard calls to ensure that new connections do not result in more traffic and congestion



Highlights from the Framework Plan

- A complete mobility network that focuses on helping people get around safely and conveniently without needing a car
- Dedicated on- and off-street routes for pedestrians and cyclists, and new primary streets that could provide new surface transit routes
- Four new GO rail crossings: two for vehicles and multi-modal access and two for walking, biking, and rolling only (no cars), in addition to the existing at-grade rail crossing at Carl Hall Road which will remain
- Two new north/south complete streets: one that connects Dufferin to Chesswood Drive and one that connects Wilson (at Wilson Station) with Downsview Station at Sheppard
- Several new east/west connections that connect to surrounding neighbourhoods

Here are artistic renderings of our vision for connections in the future, along with photos of other places that look and feel like what we're imagining here:



Ravine Underpass for Downsview Park and Downsview Park Boulevard



New East-West Link Through the Supply Depot



SHARED STREETS



BLUE-GREEN INFRASTRUCTURE

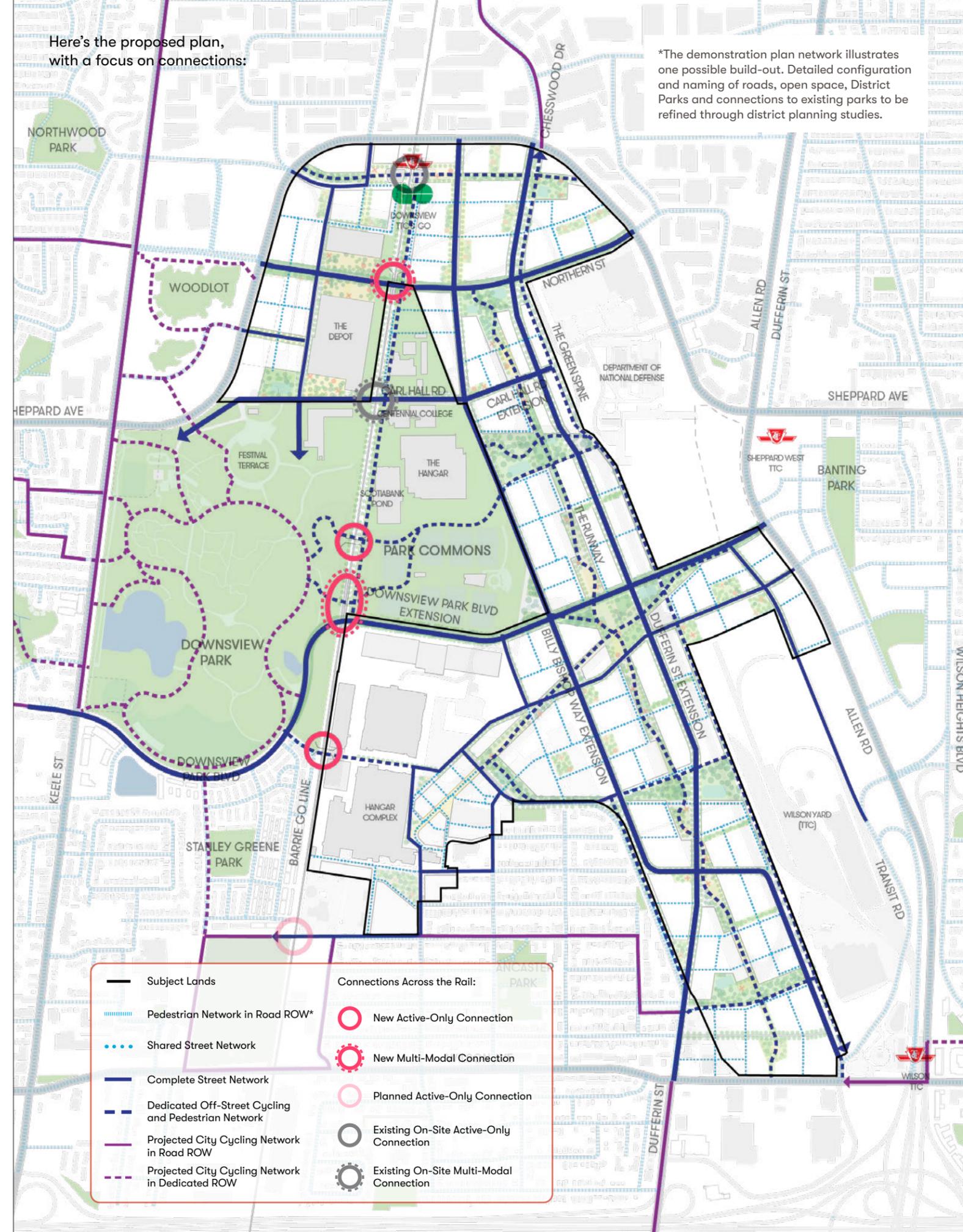


GROUND FLOOR ACTIVATION



COMPLETE NETWORKS

Here's the proposed plan, with a focus on connections:



*The demonstration plan network illustrates one possible build-out. Detailed configuration and naming of roads, open space, District Parks and connections to existing parks to be refined through district planning studies.

Subject Lands	New Active-Only Connection
Pedestrian Network in Road ROW*	New Multi-Modal Connection
Shared Street Network	Planned Active-Only Connection
Complete Street Network	Existing On-Site Active-Only Connection
Dedicated Off-Street Cycling and Pedestrian Network	Existing On-Site Multi-Modal Connection
Projected City Cycling Network in Road ROW	
Projected City Cycling Network in Dedicated ROW	

COMPLETE CONNECTED COMMUNITIES

Highlights of what participants said

- There's considerable support for creating communities in which daily needs can be met within a 15-minute walk or bike
- Many said that they're generally comfortable with a mostly mid-rise buildings with taller buildings around subway stations; others want to see more single-family houses and low-rise buildings; and a few do not want any development
- Participant told us it's important to ensure proper transitions and respectful integration with surrounding neighbourhoods
- Some participants said that many local community members lack trust in developers



Highlights from the Framework Plan

- A series of diverse, mixed-use neighbourhoods knit together by an integrated network of open spaces that connect people to all the places they want to go – homes, shops, businesses, community facilities, parks, arts and cultural destinations, and many more
- Density, land use, and mobility networks to support complete connected communities
- A minimum of 1.1 million square metres (or about 12 million square feet) of employment space – about four times more than is on the site now. This means lots of jobs, but will not include heavy industry
- Ground floor activities will be designed to support diverse, locally-owned businesses and a vibrant street life

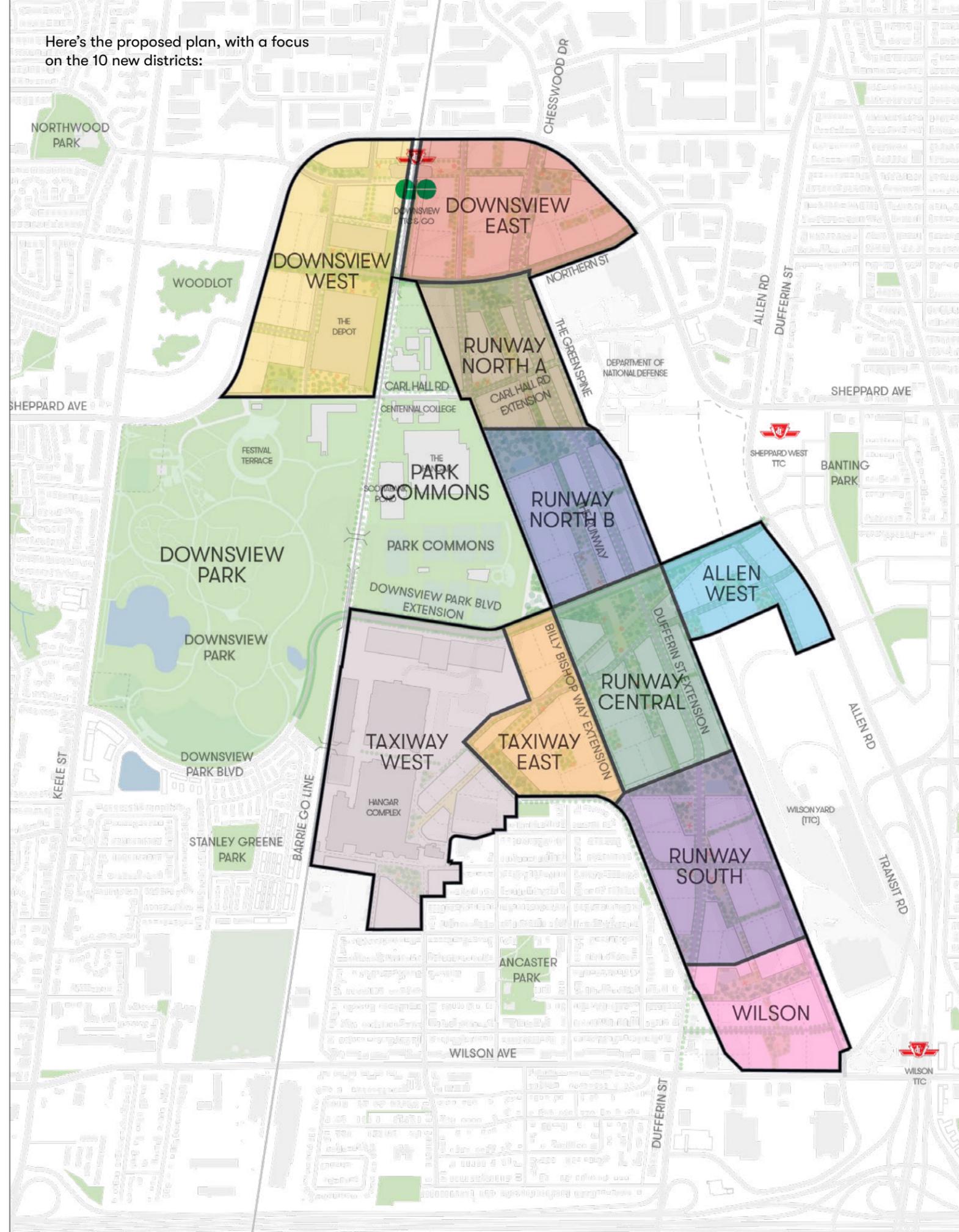
Here are artistic renderings of our vision for complete connected communities in the future, along with photos of other places that look and feel like what we're imaging here:



Complete Communities



Living at Downsview



Here's the proposed plan, with a focus on the 10 new districts:

DESIGNING FOR FUTURE GROWTH

Many participants in the id8 Downsview process told us they support the development of connected, complete communities. A critical mass of people is needed to make this a reality across these 520 acres of land. As mentioned, accommodating growth on these lands is consistent with Provincial and City priorities. These policies direct growth:

- towards underutilized lands (like the soon-to-be decommissioned runway);
- towards areas that are already developed (like these 520 acres which are surrounded by housing, businesses, parks, and other community services);
- close to transit (like the area's 1 GO station and 3 TTC subway stations); and
- at densities that support the delivery of amenities required to create complete communities.

Growth requires streets, parks, and open spaces – all of which take up space. In fact, for these lands in Downsview, they'll take up about half of the 520 acres. The other half will be occupied by buildings supporting a broad mix of uses, including housing, spaces for businesses and jobs, and community uses.

Growth can be accommodated in a range of building sizes and at a comfortable scale. It requires enough people to keep shops and businesses going, to have schools and other community amenities close to where people live, and to make the streets, parks, and other public spaces lively. Northcrest and Canada Lands envision a range of building heights on the site, with mostly mid-rise buildings (6-14 stories) and taller buildings (15-35 storeys) closer to the transit stations. Buildings will be designed to manage wind, shade, and sun, with appropriate transitions to existing neighbourhoods.

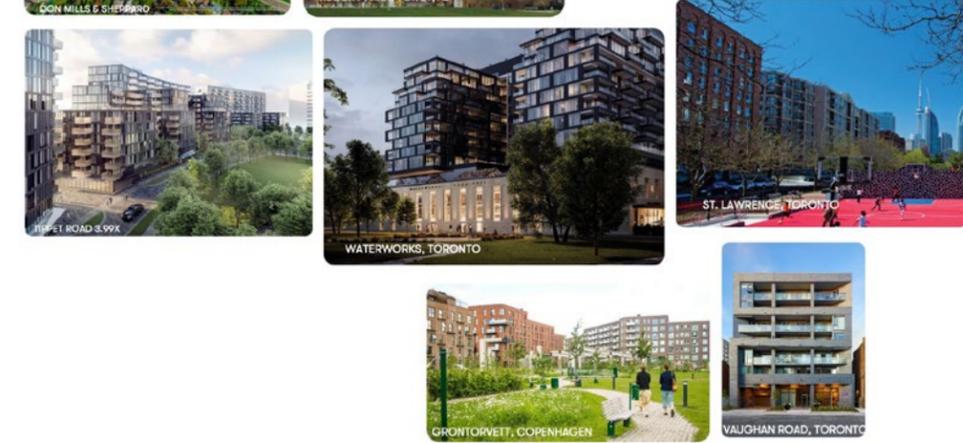


GROWTH CAN BE ACCOMODATED IN A RANGE OF BUILDING SIZES AT A COMFORTABLE SCALE

Taller buildings
15-35 Storeys

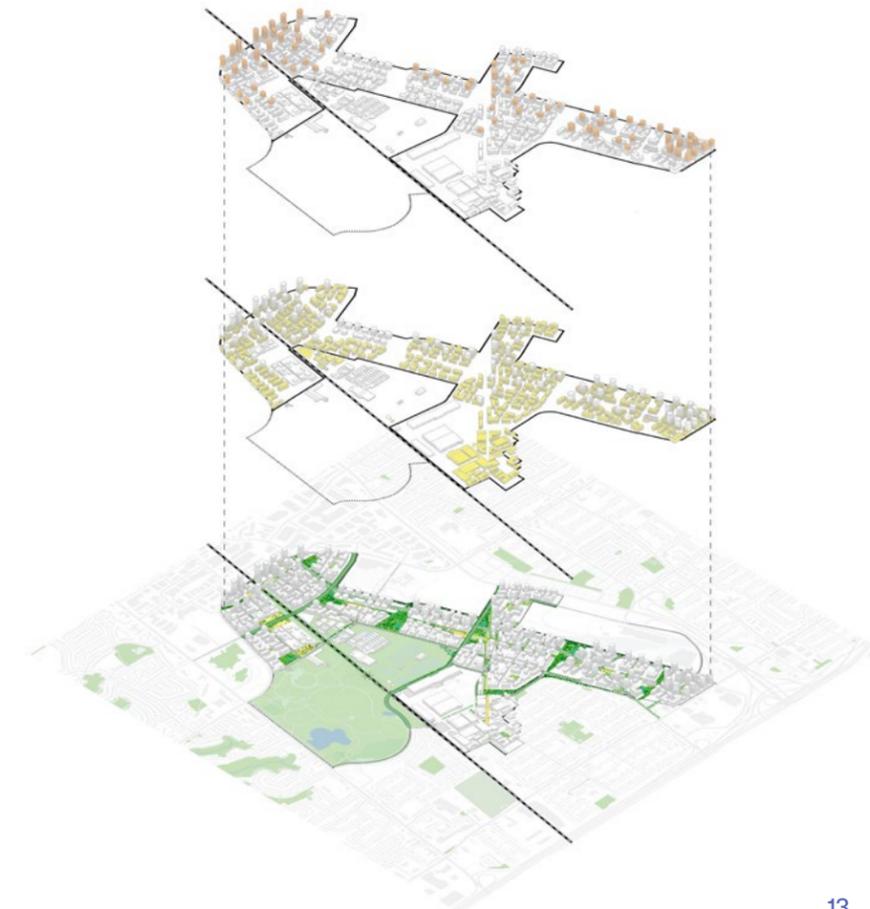


Mid-rise
6-14 Storeys



Taller buildings
15-35 Storeys

Mid-rise
6-14 Storeys



*The demonstration plan network illustrates one possible build-out. Detailed configuration and naming of roads, open space, District Parks and connections to existing parks to be refined through district planning studies.

KEY POLICY DIRECTIONS SUPPORTING THE VISION

In addition to the Framework Plan, Northcrest and Canada Lands have proposed policy directions to implement the Framework Plan. The proposed policy directions support the creation of communities that are: complete and connected; social and equitable; and environmentally sustainable and resilient.

Highlights of what participants said



Highlights from the Framework Plan

NATURE & SUSTAINABILITY



- There was lots of support for the proposed City-Nature approach to urban development
- Many want to see continued efforts to preserve and strengthen biodiversity and achieve a desirable microclimate
- There was support for plans to exceed the Toronto Green Standards

- Blue-green infrastructure and nature-based solutions
- Connectivity for natural ecosystems, including habitats and water

URBAN AGRICULTURE & FOOD



- Many said that food should be a big part of the future of these lands, including opportunities to grow food
- There's interest in community gardens to provide beautification, food security, healthy options, and access to culturally-appropriate food

- Opportunities for growing and selling food in parks and open spaces
- Complementing existing urban agriculture activities in Downsview Park

INDIGENOUS PLACEKEEPING



- Indigenous spaces and land-based activities were discussed as important, including outdoor and indoor spaces for ceremony and smudging
- Participants encouraged us to ensure Indigenous ways of knowing and being are integrated in a meaningful way
- Participants asked us to create places for future generations of Indigenous people live, work, go to school, and celebrate culture together

- Opportunities for Indigenous place-keeping, ceremony, and celebration
- Opportunities for collaboration with Indigenous communities and organizations to provide housing

Highlights of what participants said



Highlights from the Framework Plan

HOUSING



- Most support a diversity of housing
- Many would like to see these lands be part of the solution to the city's housing affordability crisis – encouraging clarity on the heights and densities required to support affordable housing targets
- Some are concerned about negative impacts of growth

- Affordable housing in all districts
- Policies for workforce housing: housing that targets affordability to the incomes of a given set of workers (in this case, the people working on these lands)

COMMUNITY SERVICES & FACILITIES



- There was lots of support for a new community centre at Keele and Sheppard
- Many expressed interest in seeing community amenities in every neighbourhood, including space affordable to community
- We heard calls to plan for schools in the early stages

- Recognition of the need for timely delivery of community services, facilities, and schools
- Recognition of the need for affordable community space
- Recognition of the need for a process to align priorities

ARTS, CULTURE & HERITAGE



- Arts and culture were discussed as important to the future of Downsview as a destination
- We heard calls to incorporate history of aviation, farming, arts and culture of Indigenous peoples, and African, Caribbean, and Black communities
- There was a lot of support for repurposing buildings and heritage assets

- Public art that emphasizes the cultural contributions of local communities
- Culture sector employment
- Adaptive reuse of existing buildings and public space along the former runway

PHASING

This area has evolved over many decades, and that incremental approach will continue. A proposed phasing plan has been developed so that our work starts with activating employment sites, building in areas supported by transit, and delivering key infrastructure, including connections.

Highlights of what participants said

- Start by building connections
- Ensure community services, facilities, and social infrastructure (like schools) also come early
- Communities don't want to be surrounded by abandoned and vacant property and suggested starting redevelopment on the former Bombardier lands
- Some would like to see areas around the transit stations developed first so that affordable housing can get started early



Highlights from the Framework Plan

- Activate employment
- Support transit use
- Deliver key infrastructure efficiently

PHASE 1

The first phase of incremental growth will take place between 2025 and 2031. In that time, development will focus around the Bombardier hangars and the Wilson and Downsview Park subway stations. Local development in this first phase will also include some key connections, like a new east-west street below the rail line at the north end of the site, a north-south green cycling link (called the Green Spine), other early key street links, and bridges over the GO rail line. Phase 1 is proposed to welcome 16,000 new residents and 12,900 new jobs.

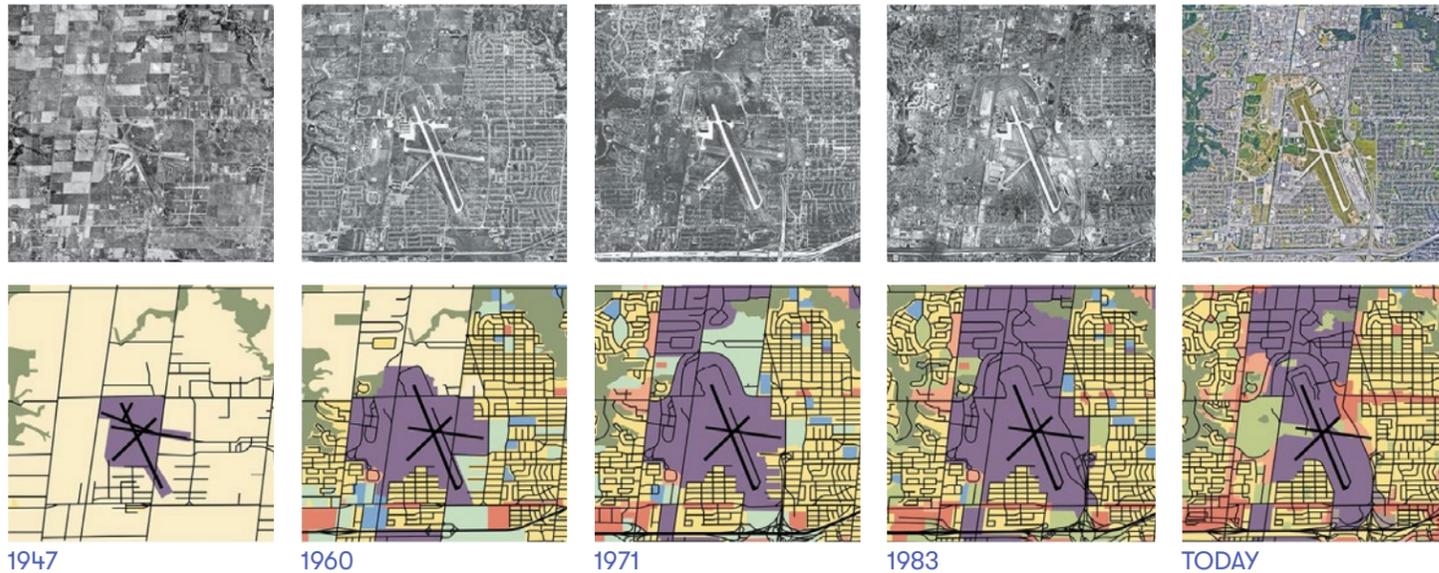
PHASE 2

The second phase, between 2031 and 2041, is when we'll focus on building the Downsview Park Boulevard underpass, the Nexus Park, and additional key street links. Phase 2 proposes welcoming 38,000 new residents and 9,200 new jobs.

PHASE 3

This third and final phase of incremental growth will take place between 2041 and 2051. All plans will be fully implemented during that time period, including all 10 districts, all connections, and all parks and open spaces. Phase 3 will add an additional 28,900 new residents and 19,500 new jobs.

DOWNSVIEW OVER THE DECADES



INCREMENTAL GROWTH

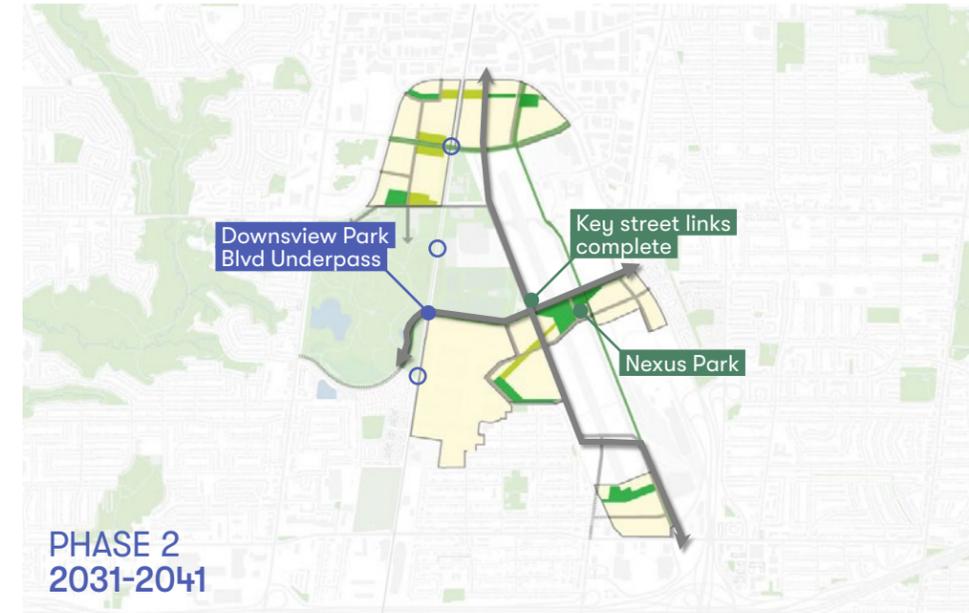
19%
16,000

Residents

31%
12,900

Jobs

PHASE 1
2025-2031



46%
38,000

Residents

22%
9,200

Jobs

PHASE 2
2031-2041

83,500 residents

35%
29,900

Residents

46%
38,000

Residents

41,500 jobs

39%
19,500

Jobs

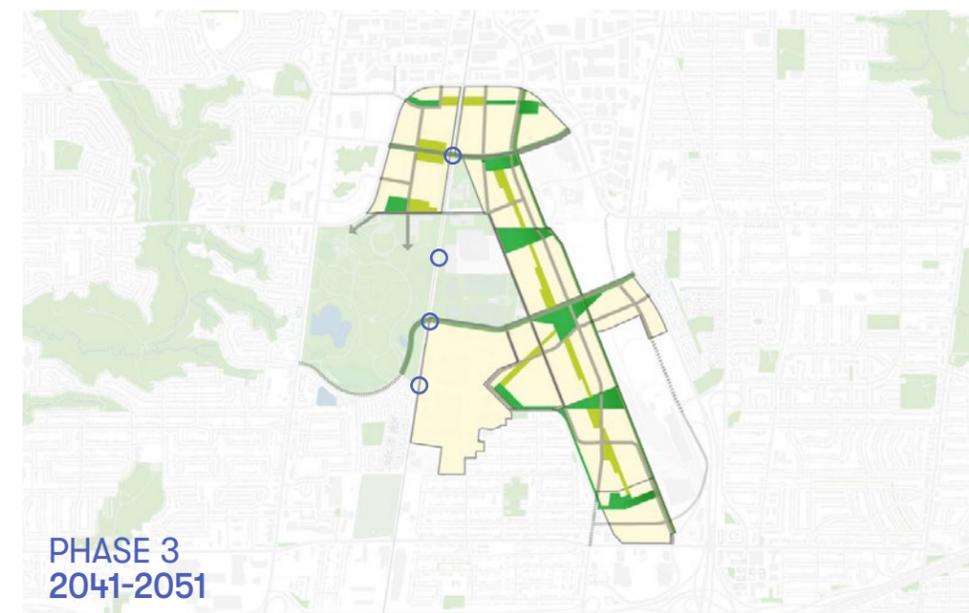
22%
9,200

Jobs

31%
12,900

Jobs

PHASE 3
2041-2051

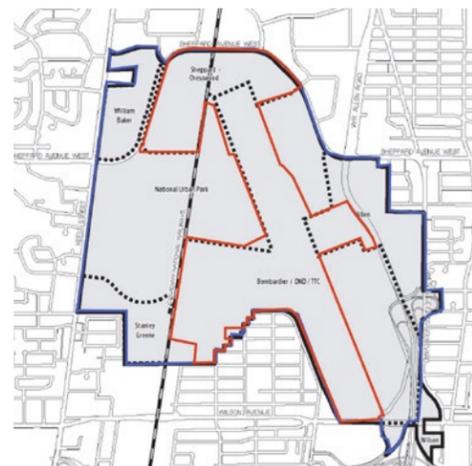


WHAT HAPPENS NEXT?

Important things are happening now and more big activities will take place over the year or so, including:

The proposal for the future of these 520 acres is under review. Northcrest and Canada Lands have submitted their Official Plan Amendment (OPA) Application to the City of Toronto, including the proposal for the future development of these lands. You can find a guide to the application at id8downsview.ca.

City review of the Downsview Area Secondary Plan. The City of Toronto will be leading a review of the Downsview Area Secondary Plan, and expects to have an updated Secondary Plan complete over the next two years. The OPA Application from Northcrest and Canada Lands is an important part of this City-led review (as seen on the City of Toronto map below).

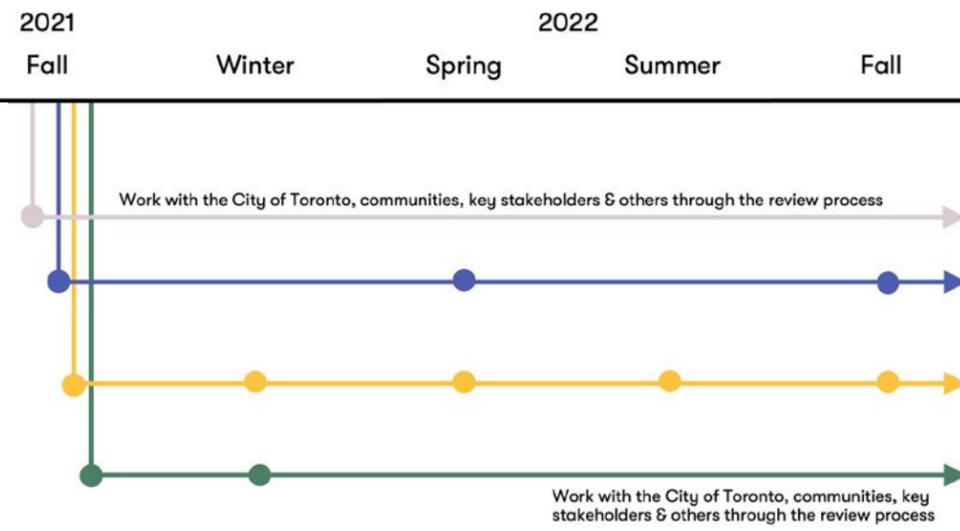


- Secondary Plan Area
535 hectares
- CLC / Northcrest Application Area
210 hectares

Ongoing engagement. Staying connected to communities and stakeholders is a commitment that Northcrest and Canada Lands have made since day one. There are many streams of ongoing engagement, including:

- Quarterly meetings with the newly created id8 Downsview Community Resource Group (CRG). This group is a forum for sharing perspectives and advice with a diverse mix of interests, sectors, communities, and geographies. More information about the CRG is on the [id8downsview](http://id8downsview.ca) website.
- Twice a year, we will hold public townhalls to provide broad updates on what's happening on these lands.
- Multiple engagement activities specific to district planning and environmental assessments for new infrastructure.
- Ongoing discussions with Mississaugas of the Credit First Nation, Six Nations of the Grand River, and Huron-Wendat First Nation as well as sharing meetings with Indigenous leaders.

The calendar below gives an overview of key activities and dates. Note that planning of the first district (the area around the former Bombardier hangars) will get started this Fall.



XOXO downsview

Happening now: XOXO Downsview is a celebration of public art, culture, and local heritage in coordination with Toronto's Year of Public Art. Check out the dynamic installations, murals, multimedia works, and an audio walking tour on the Downsview lands and in Downsview Park. The photos here give you a snapshot of what's unfolding.

