

Northcrest



Canada Lands Company  
Société immobilière du Canada

# Discussion Guide

Consultation Round 1 (of 3)  
May/June 2020



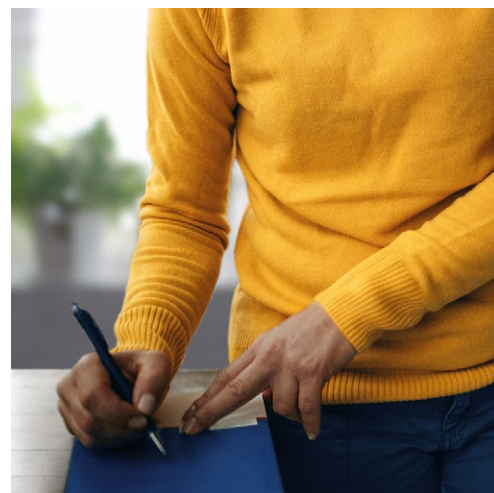
## REIMAGINING DOWNSVIEW

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!

Share your thoughts anytime online, by phone, or by mail! We'll provide an update in July on everything we hear in Round One of the consultation.

[www.id8downsview.ca](http://www.id8downsview.ca)

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WE'RE HERE ① ② ③  
3 Rounds of public consultation  
First steps to reimagining Downsview

Shared framework to inform the city's planning decisions

Decades-long Downsview redevelopment process



# 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 Investments). 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. Their 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 Investments, 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.

For more info visit [id8downsview.ca](http://id8downsview.ca) or get in touch with Ian Hanecak, Manager, Community & Stakeholder Relations, Northcrest Developments or Manon Lapensee, Acting Vice-President, Corporate Communications, Canada Lands Company by e-mailing [info@downsview.ca](mailto:info@downsview.ca) or calling 647 245 3399. Our mailing address is id8 Downsview, 70 Canuck Avenue, North York, ON M3K 2C5.

## ID8 PROCESS

Northcrest and Canada Lands have named the planning process for these lands "ideate (id8) Downsview". We picked this name because we know a lot of ideas will be shared and discussed between a lot of people to plan a future for these lands.

Our id8 Downsview process includes three rounds of public consultation over the next year or so. During Round One (until 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.



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 informed by community and stakeholder priorities, public policy priorities, and the priorities of the landowners. The Framework Plan will propose future road networks, parks and green spaces, a range of land uses, and will address the need for community facilities and services. 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 EMPLOYMENT USES

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 and share your own **Downsview story** with us, visit [id8downsview.ca/stories](http://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 send this feedback on our website, by email, phone, or mail at the contact information on page 2. Visit [id8downsview.ca](http://id8downsview.ca) for more details on how to participate in our June 10<sup>th</sup> Virtual Townhall or June 17<sup>th</sup> online Small Group Discussions.

**You can share your thoughts with us anytime!** We'll provide an update in July that summarizes all feedback received until the end of June as part of Round One of the consultation. This feedback will inform our ideas for the Framework Plan that we will share and seek your feedback on during Round Two of the consultation process. During Round Three of the consultation we will share and seek feedback on the draft Framework Plan.

## 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 here and from other cities around the world to identify best practices that we can adopt locally at Downsview.

## ROUND ONE CONSULTATION PROCESS & TIMING

