

DOWNSVIEW TOGETHER

Société immobilière du Canada
Canada Lands Company



Northcrest

*Id8 downsvievw
Public Briefing
October 2021



A BIG OPPORTUNITY

Context

Total Study Area in Acres

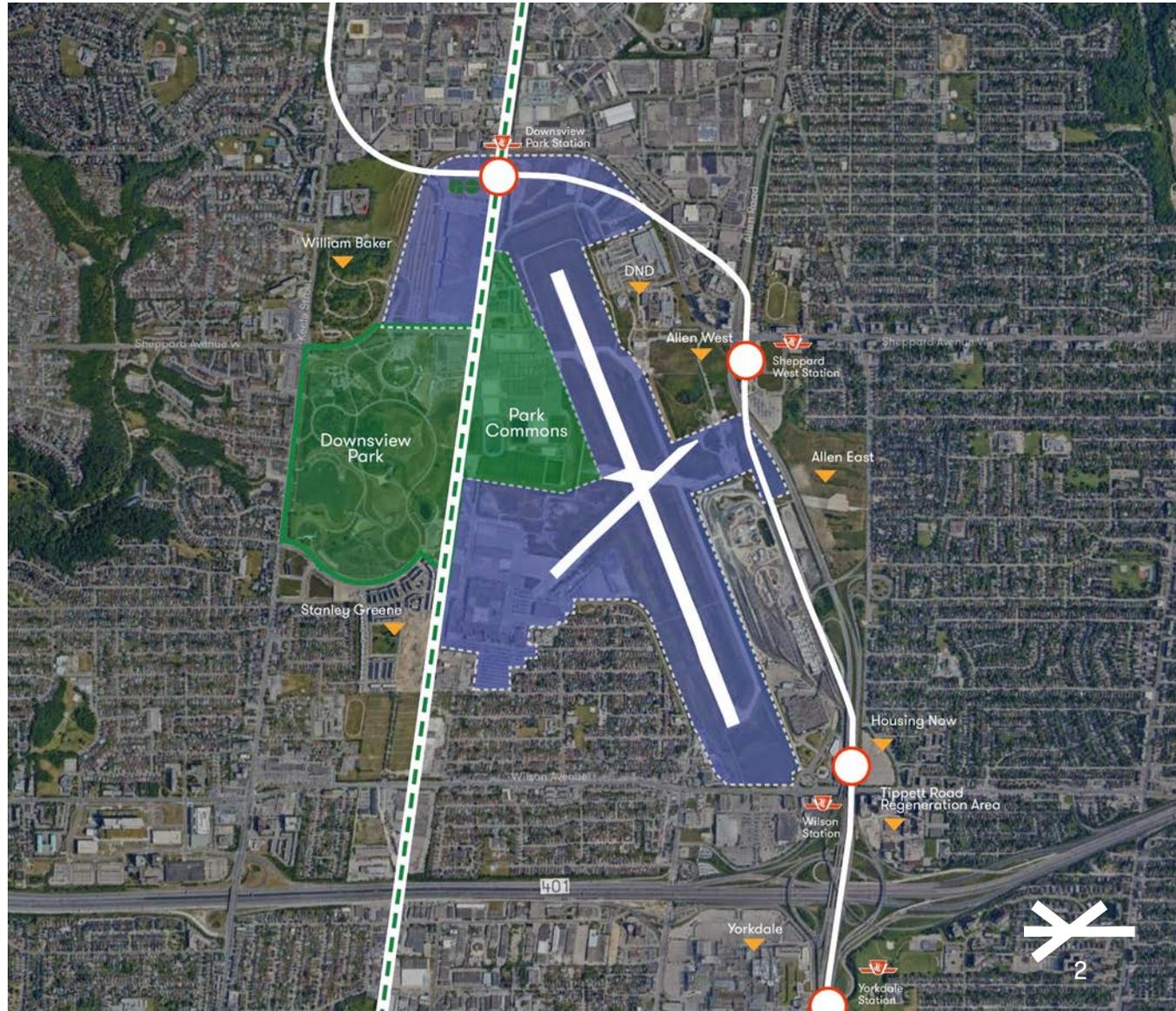
520

CLC Downsview Park & Park Commons Area in Acres

291

LEGEND

	id8 Downsview Study Area
	CLC Downsview Park & Park Commons Area
	Surrounding Context



WHAT ARE WE PROPOSING?

Connected, complete communities that make full use of existing transit stations.



HOW ARE WE GOING TO DO IT?

By taking a thoughtful, step-by-step approach to creating new neighbourhoods, prioritizing community and collaboration.



PROCESS

Where we are



Community & Stakeholder Priorities

FEEDBACK FROM ROUNDS ONE, TWO AND THREE

NORTHCREST & CANADA LANDS

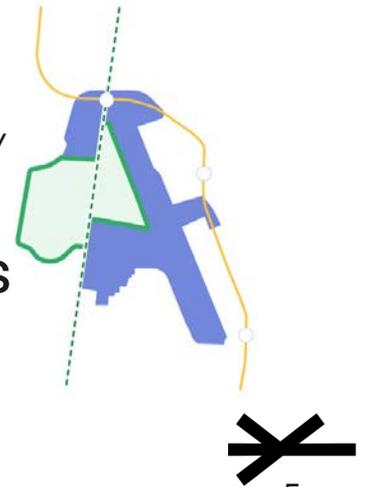
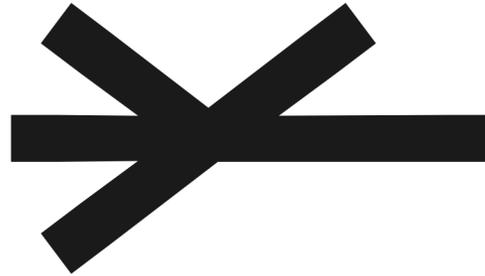
Landowner Priorities

Public Policy Priorities

TORONTO CITY COUNCIL-ADOPTED PRIORITIES AND POLICIES

VIBRANT, RESILIENT & HEALTHY

Complete Communities

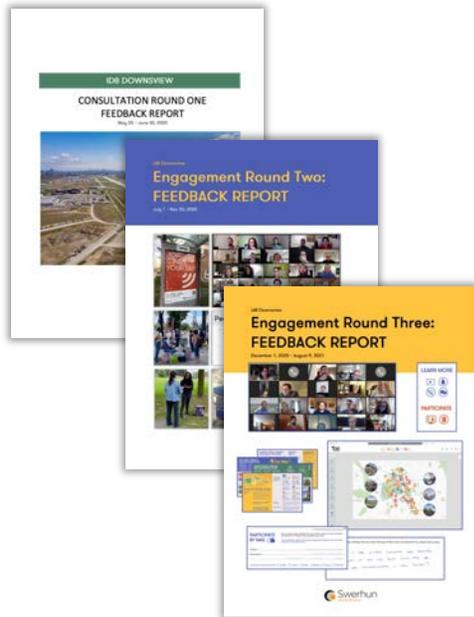


OUR IMPERATIVES

1. **Work together & with the community** to improve outcomes and quality of life in this area of Toronto for existing and future inhabitants, through inclusive and responsible planning processes
2. **Reflect what makes Toronto great**, respecting Indigenous culture and traditions, the area's industrial, arts, and innovation legacy, and our diverse, multi-cultural landscape
3. **New public spaces that feel inclusive**, informal, and local places for fun, friends, and family, rooted in nature and complementing Downsview Park (which will remain at its current size)
4. Ensure that **sustainability, resilience, equity, and inclusion** are embedded in everything we do
5. Strive to ensure **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. Work to design places that focus on the experience of pedestrians and cyclists, that are **interconnected & accessible**, and that integrate urban and natural environments in City Nature
7. **Build new neighbourhoods thoughtfully**, collaboratively, and incrementally by listening, talking, and working together



CONNECTING FEEDBACK TO DECISIONS



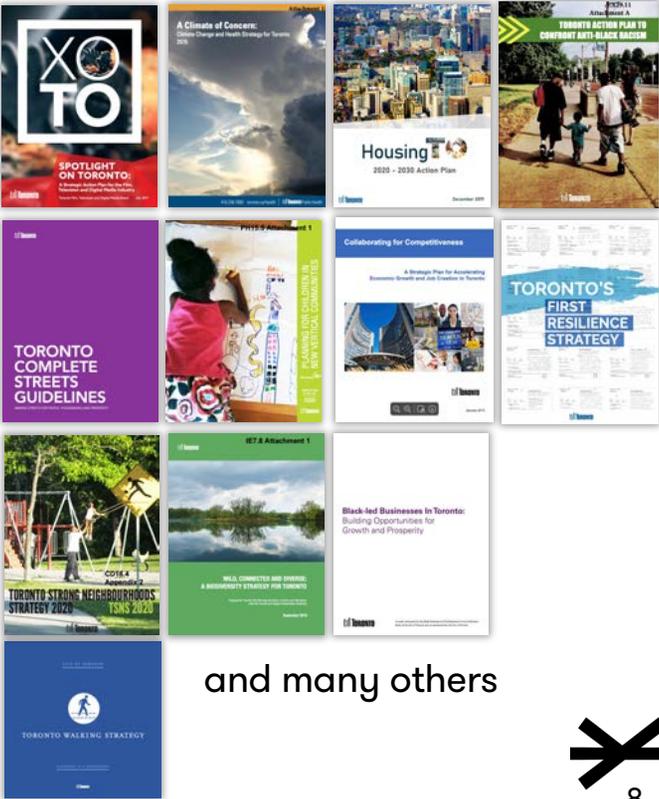
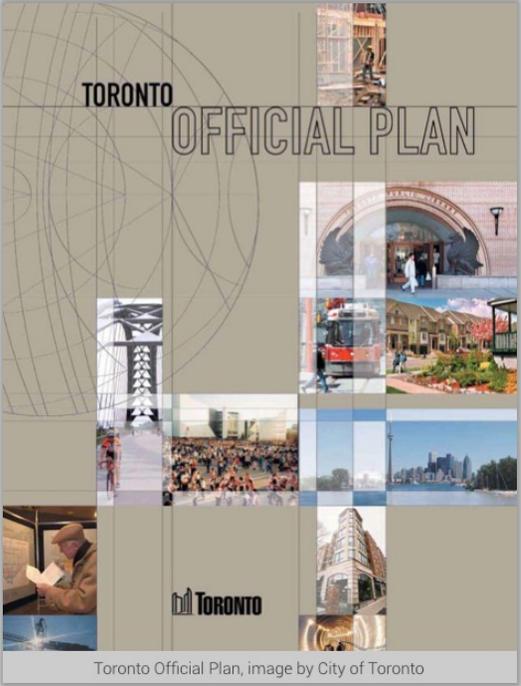
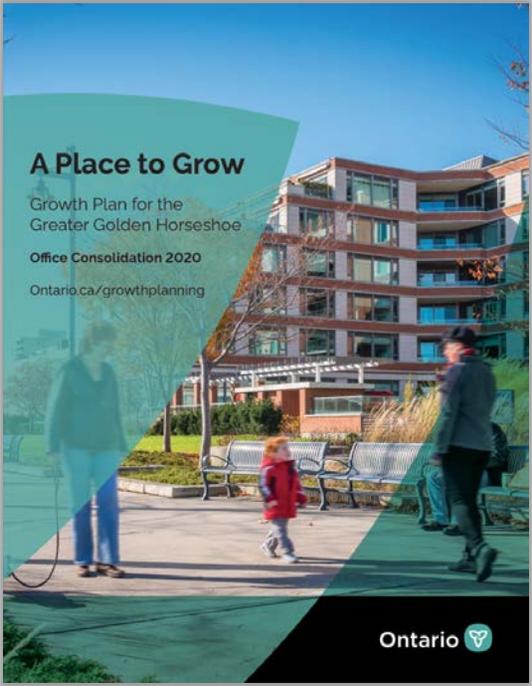
Our proposal for the future has been informed by what participants told us throughout the process.

Here's a snapshot of what participants said in Round Three:

- Overall, there was a lot of support for the proposed vision elements – renderings were inspiring, ideas ambitious & exciting
- Some strongly support affordable housing, others cautious
- Some strongly support tall buildings and density (especially close to transit stations), others concerned
- Important for Northcrest and Canada Lands to recognize that future development will create opportunities for, and impacts on, existing communities in and around the site and city-wide

Our commitment is to continue working together to align our plans with the range of priorities that need to be considered.

PUBLIC POLICIES, PLANS, STRATEGIES, AND INITIATIVES IDENTIFY PUBLIC PRIORITIES



and many others

Over many decades the proposal will deliver:

100 ACRES OF
NEW PARKS &
OPEN SPACES



A NEW ON-SITE
COMMUNITY
CENTRE



REUSE OF
HERITAGE
BUILDINGS



INDIGENOUS
PEOPLES, HISTORY
& LIVING CULTURE



A NEW STANDARD
FOR URBAN
DEVELOPMENT



THOUSANDS OF
NEW JOBS



NEW RAIL
CROSSINGS &
NEW STREETS



NEW HOUSING
SUPPLY



REIMAGINING
THE RUNWAY



COMFORTABLE
SCALE

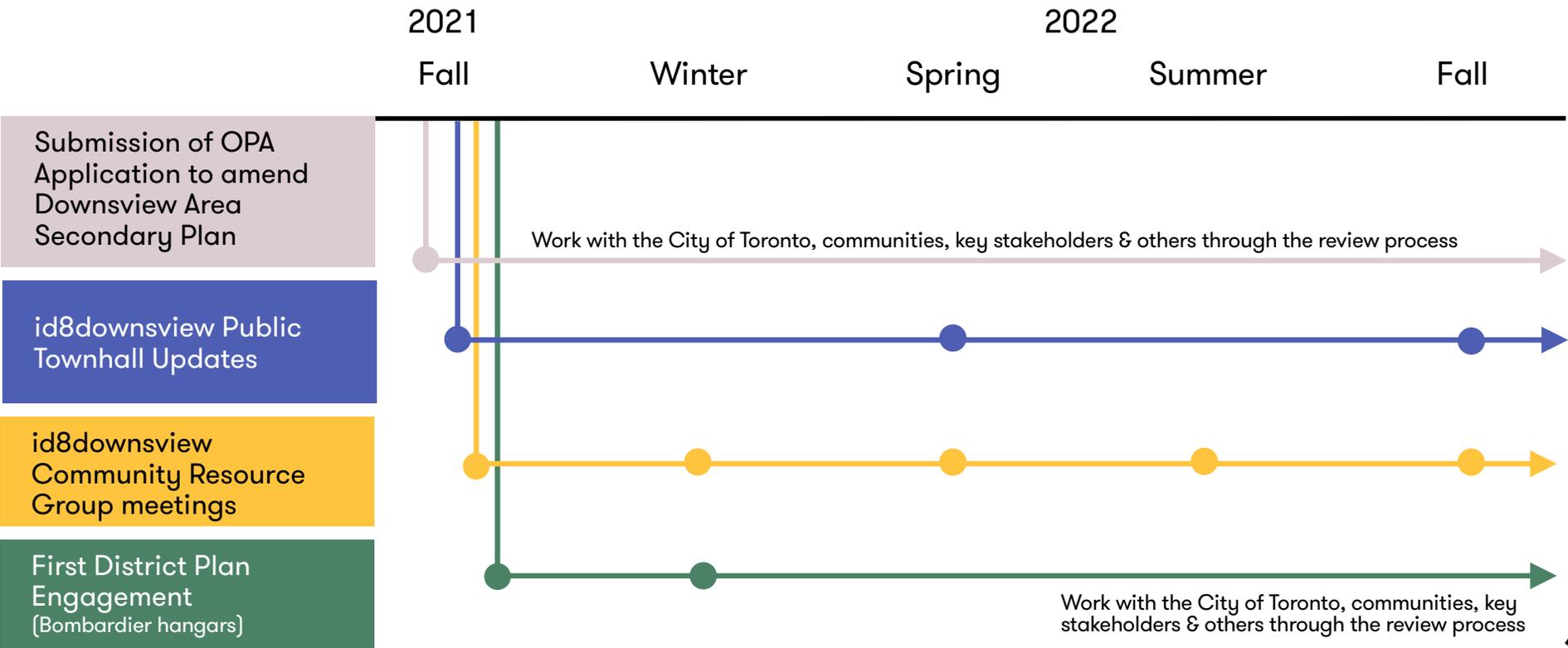


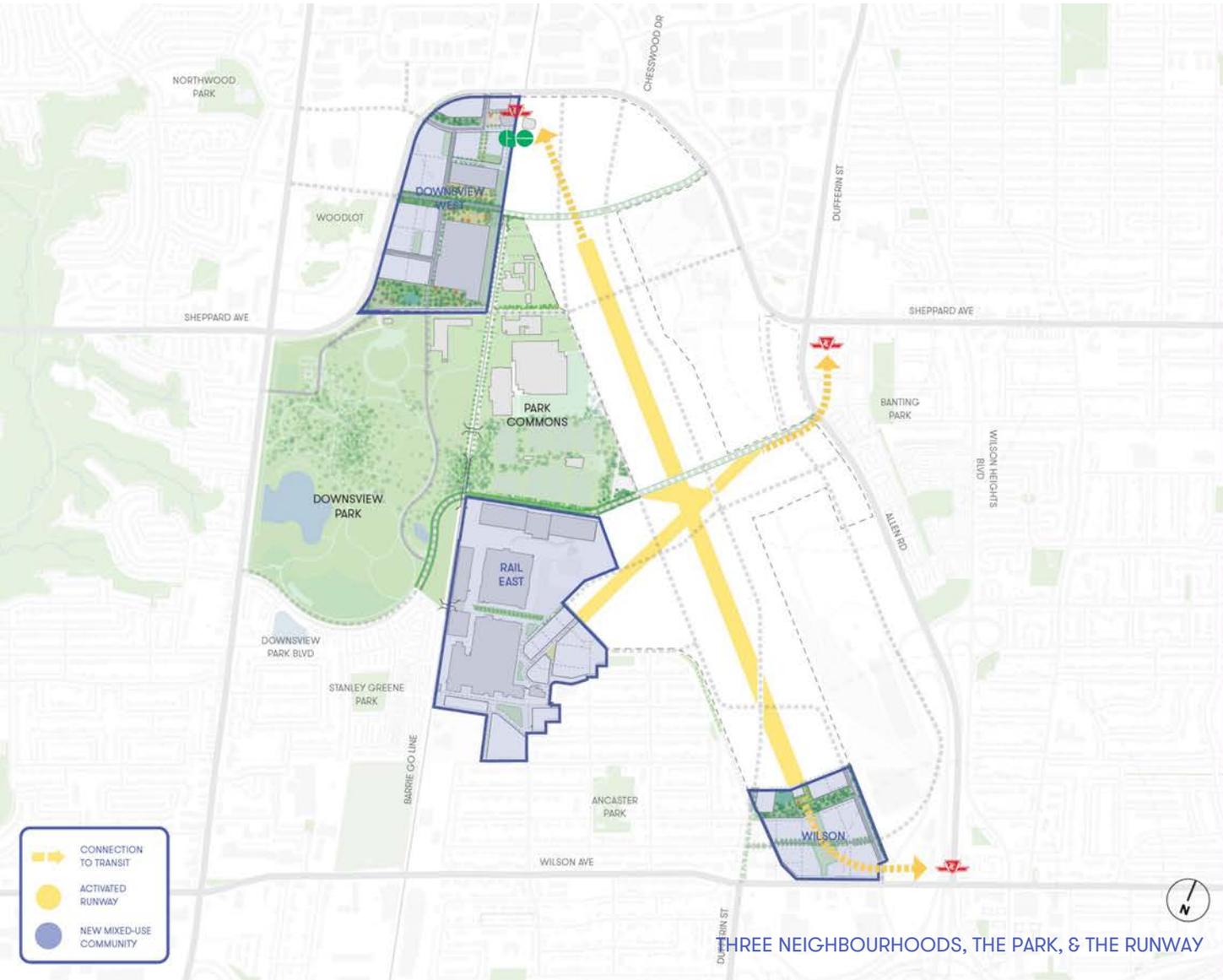
ONGOING ENGAGEMENT:

- id8Downsview Community Resource Group 4x/year
- Public townhalls 2x/year
- Ongoing public engagement:
 - District Planning
 - Environmental Assessments
 - Mississaugas of the Credit and other Rights Holders
 - Indigenous voices
 - African, Caribbean and Black communities
 - Youth & many others
- Close collaboration with the City of Toronto

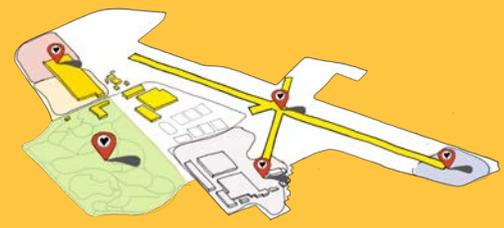


APPROXIMATE TIMELINE:





THREE NEIGHBOURHOODS, THE PARK, & THE RUNWAY



FIRST PHASE

PHASED DEVELOPMENT

3 New Districts
Downsview Park, &
The former runway...

...Ready for activation!



VIBRANT NEIGHBOURHOODS

“It is important to maintain employment to provide jobs in the area and support other local businesses.”



A MIX OF USES
Supporting 15-min neighbourhoods

4x more employment and commercial space than on the site today = lots of jobs

No heavy industry

