

DOWNSVIEW TOGETHER

**NEWLY
REVISED!**
Explore the latest
progress on our
plans submitted to
the City!



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.



Community Update

Revised – Fall 2022

PROPOSED REDEVELOPMENT IN DOWNSVIEW

Informed by more than 18 months of community engagement, Northcrest Developments and Canada Lands Company submitted an application to the City of Toronto in October 2021 to amend the Secondary Plan to reflect their vision for their lands for new parks, streets, jobs, homes, and neighbourhoods in Downsview.

The application is also referred to as an Official Plan Amendment (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 and on the City's Update Downsview site.



30+ YEARS

Decades-long Downsview redevelopment process

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. As landowners, we'll be holding public update meetings twice a year and updating 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.

Community & Stakeholder Priorities

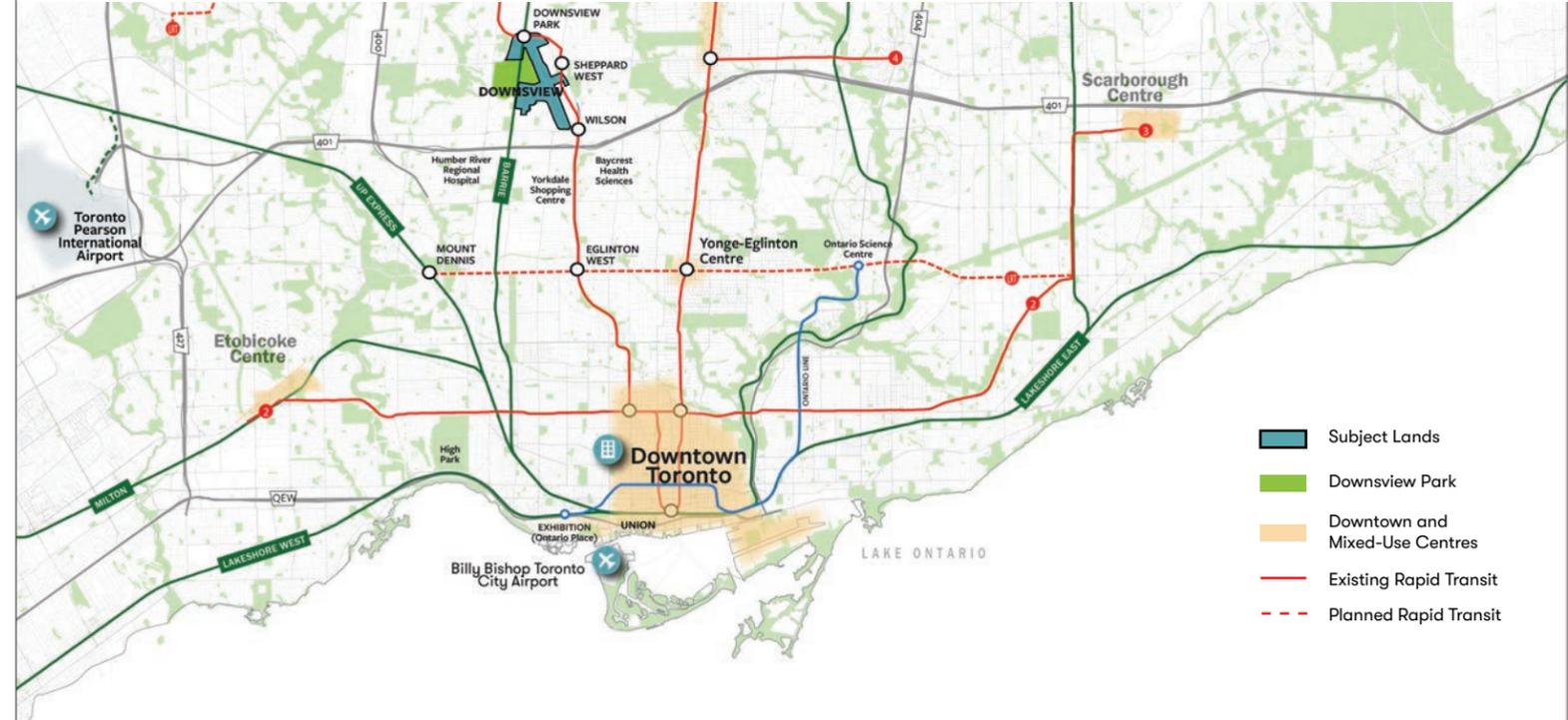
FEEDBACK FROM ROUNDS ONE, TWO AND THREE

NORTHCREST & CANADA LANDS
Landowner Priorities

Public Policy Directions

TORONTO CITY COUNCIL-ADOPTED PRIORITIES AND POLICIES

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. Thousands of individuals and organizations from a wide range of sectors and interests have generously shared their thoughts with us to date.

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 differed on some topics—especially related to the height and density of new development and amount of affordable housing.

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.

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.

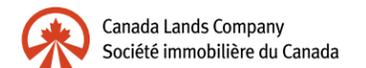
These lands are at the heart of a growing region, with a GO station and three TTC subway stations. Neglecting to focus growth here, or even proceeding with predominantly low-scale development on these lands, would not be consistent with these public policy priorities.

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.

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.

The Framework Plan

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

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

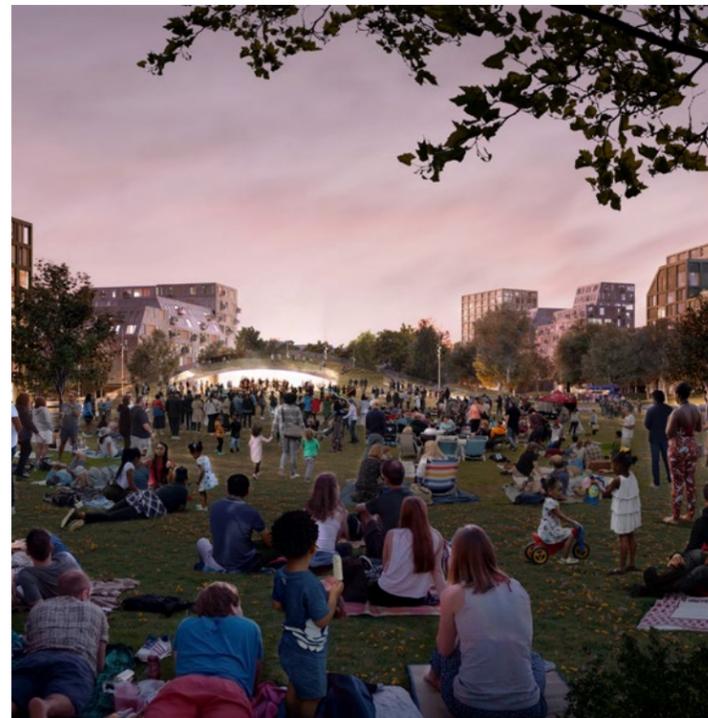
- 100 acres of new parks and open spaces (in addition to the 291-acre Downsview Park and Park Commons)
- The 2.1 km-long runway reimagined as an animated public and pedestrian-oriented open space
- Open spaces in every neighbourhood, which are always within a 5-minute walk from anywhere on the site
- 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:



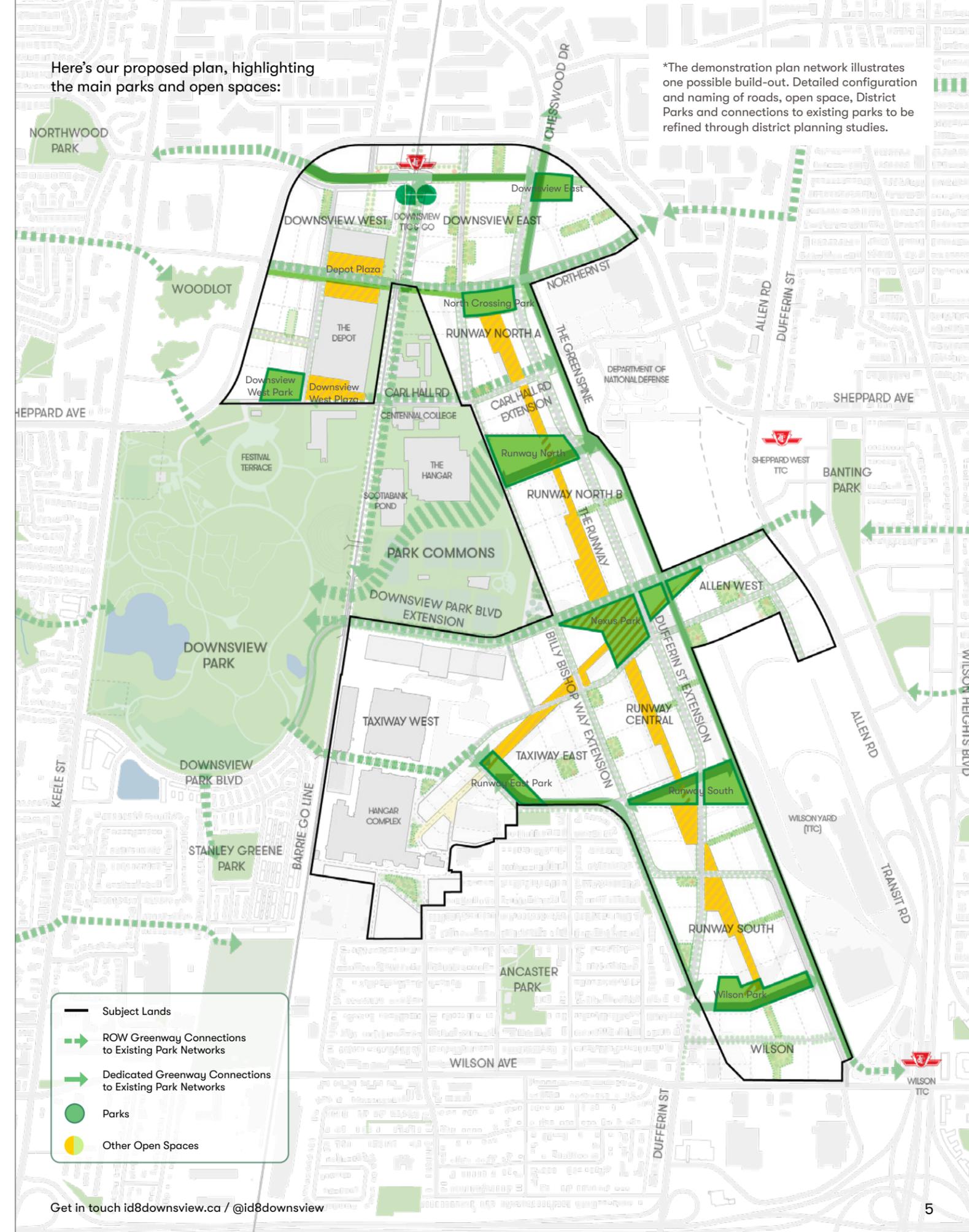
The Runway

Fall 2022 Community Update



A Place for Everyone

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

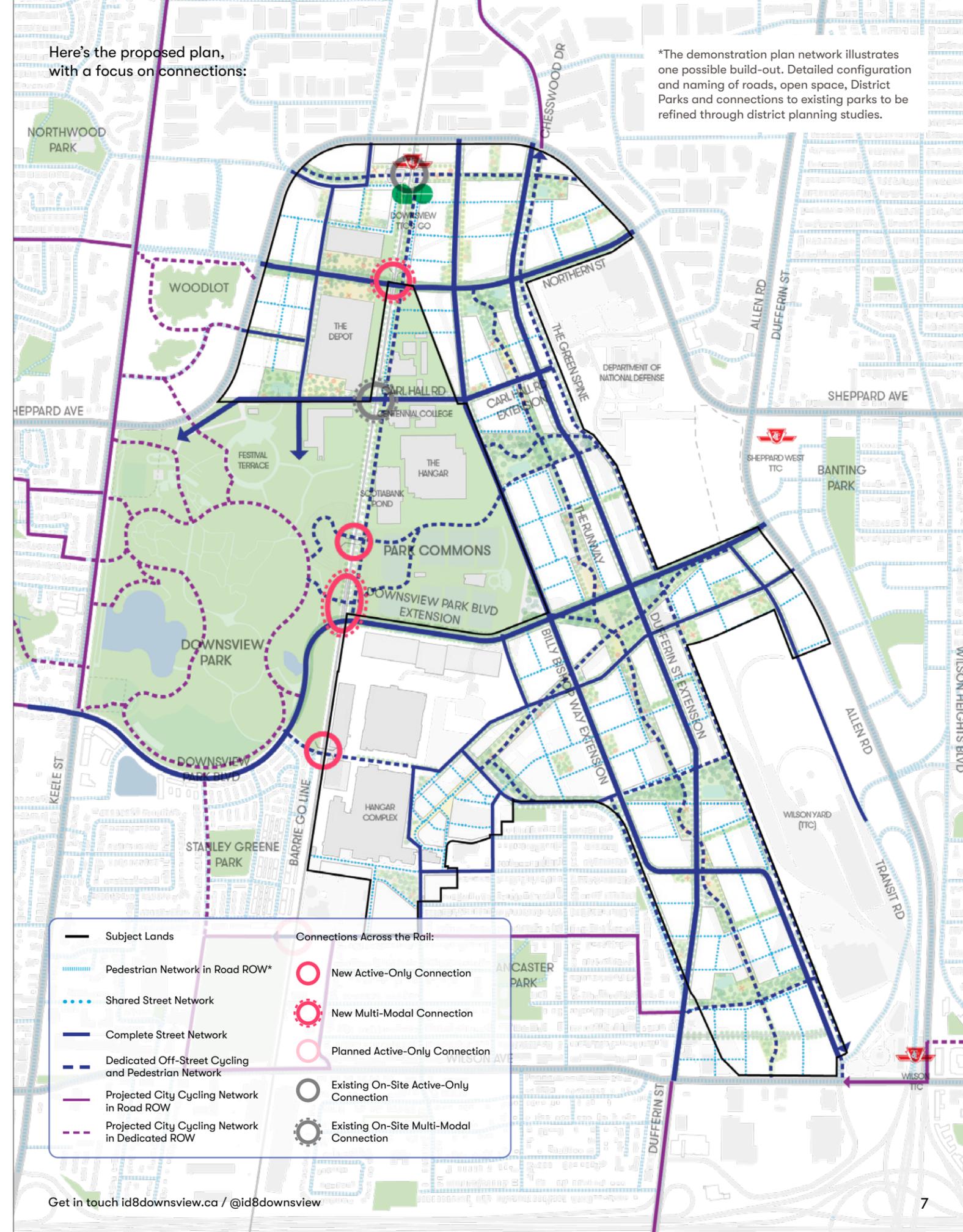


Ravine Underpass for Downsview Park and Downsview Park Boulevard



New East-West Link Through the Supply Depot

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.

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:

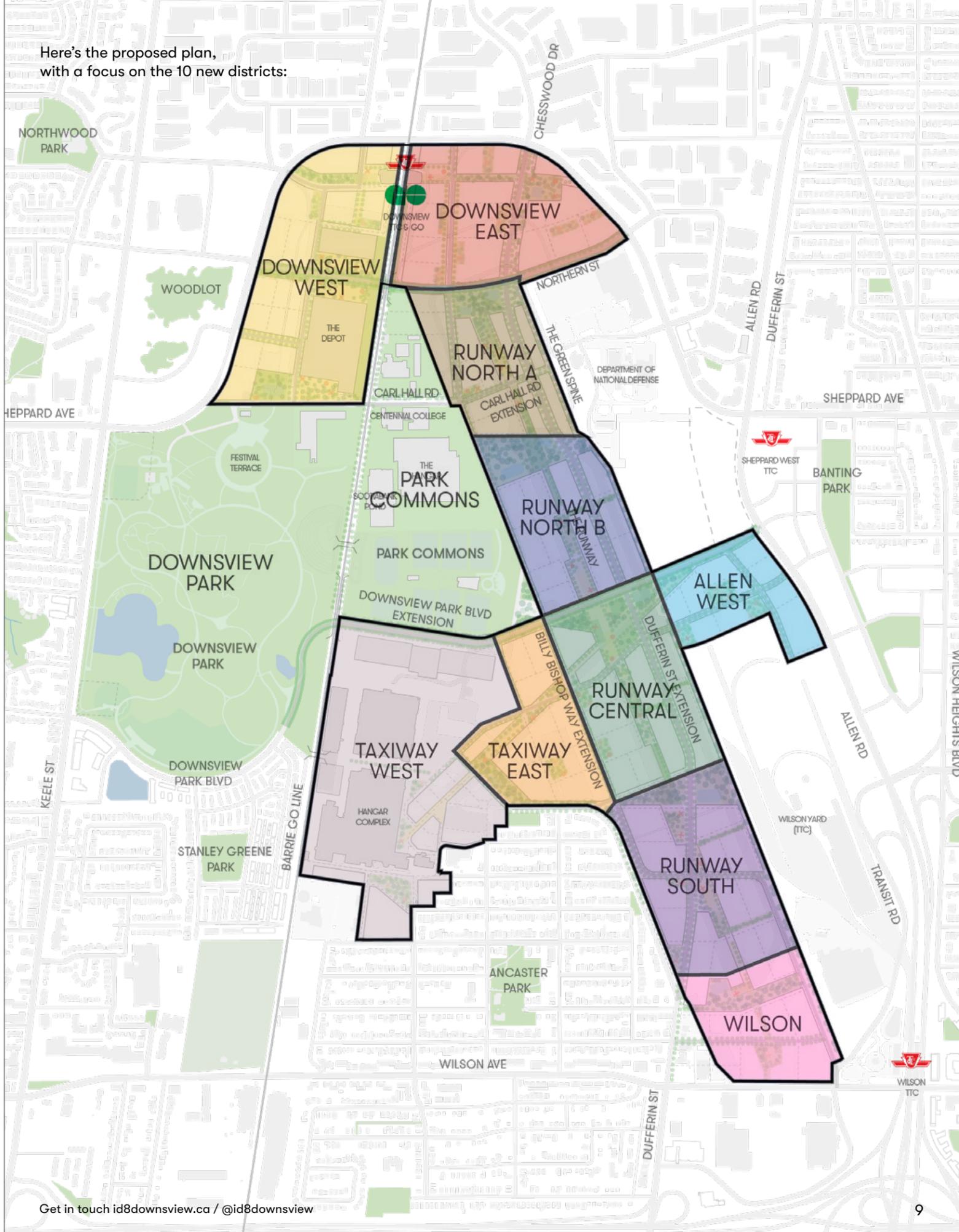


Complete Communities



Living at Downsview

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



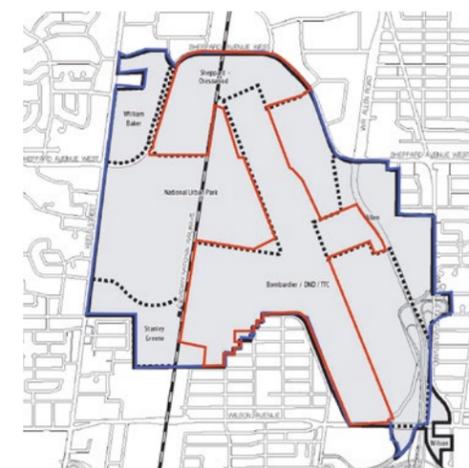
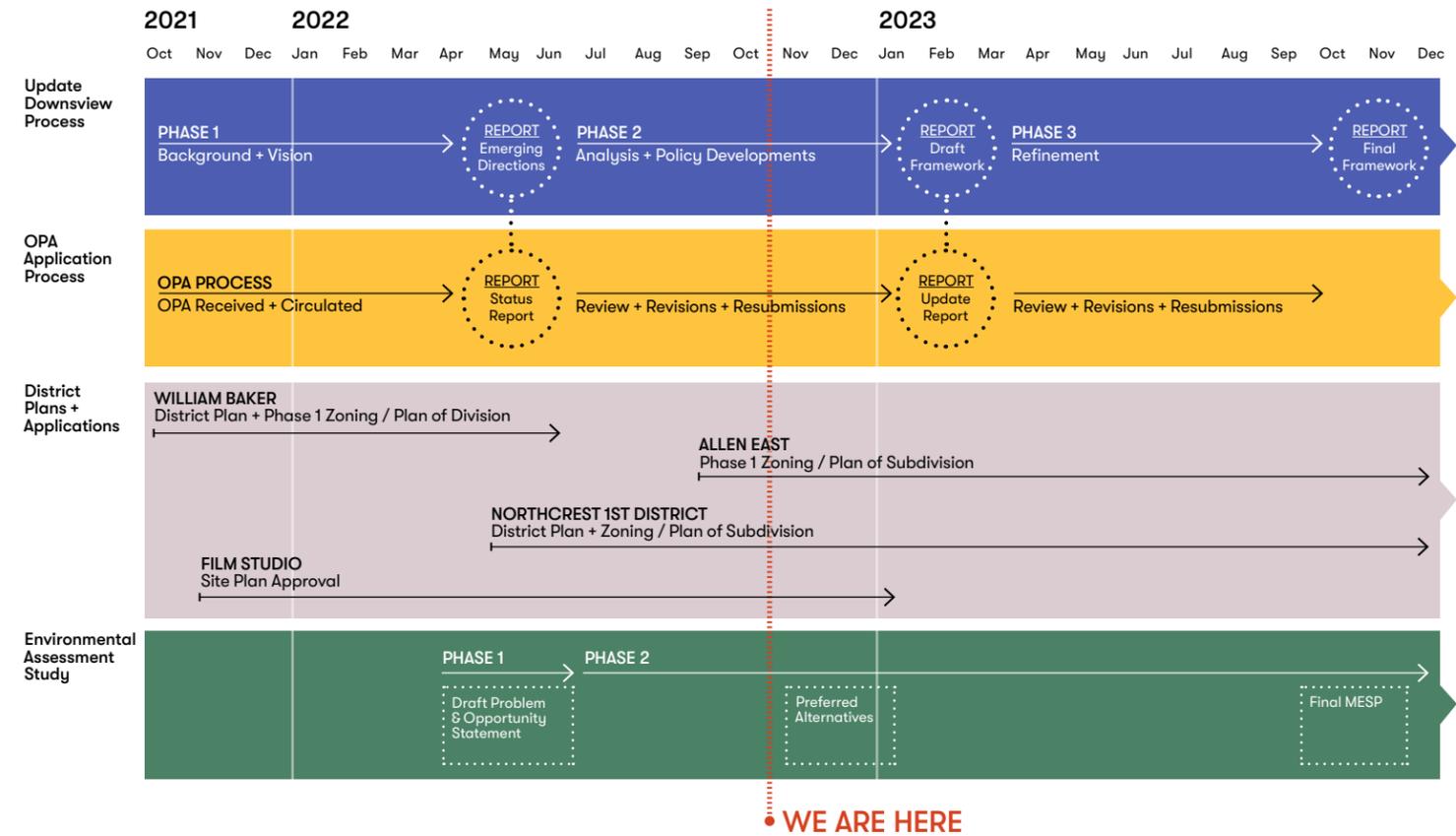
KEY POLICY DIRECTIONS SUPPORTING THE VISION

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. To do that, we are guided by the following principles:

- 1  Establishing complete, connected communities
- 2  Achieving inherent sustainability and resilience
- 3  Cultivating City-nature
- 4  Connecting people and places
- 5  Embedding equity and accessibility
- 6  Honouring the uniqueness of the place and its people

WHAT HAPPENS NEXT?

In October 2021, Northcrest and Canada Lands 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. The proposal for the future of these 520 acres is currently under review by the City of Toronto. The timeline below summarizes key milestones.



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

City review of the Downsview Area Secondary Plan

The City of Toronto is leading a review of the Downsview Area Secondary Plan called Update Downsview and expects to have an updated Secondary Plan complete by the end of next year. The OPA Application from Northcrest and Canada Lands is an important part of this City-led review.

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 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 id8downsview.ca.
- Twice a year, we have 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.

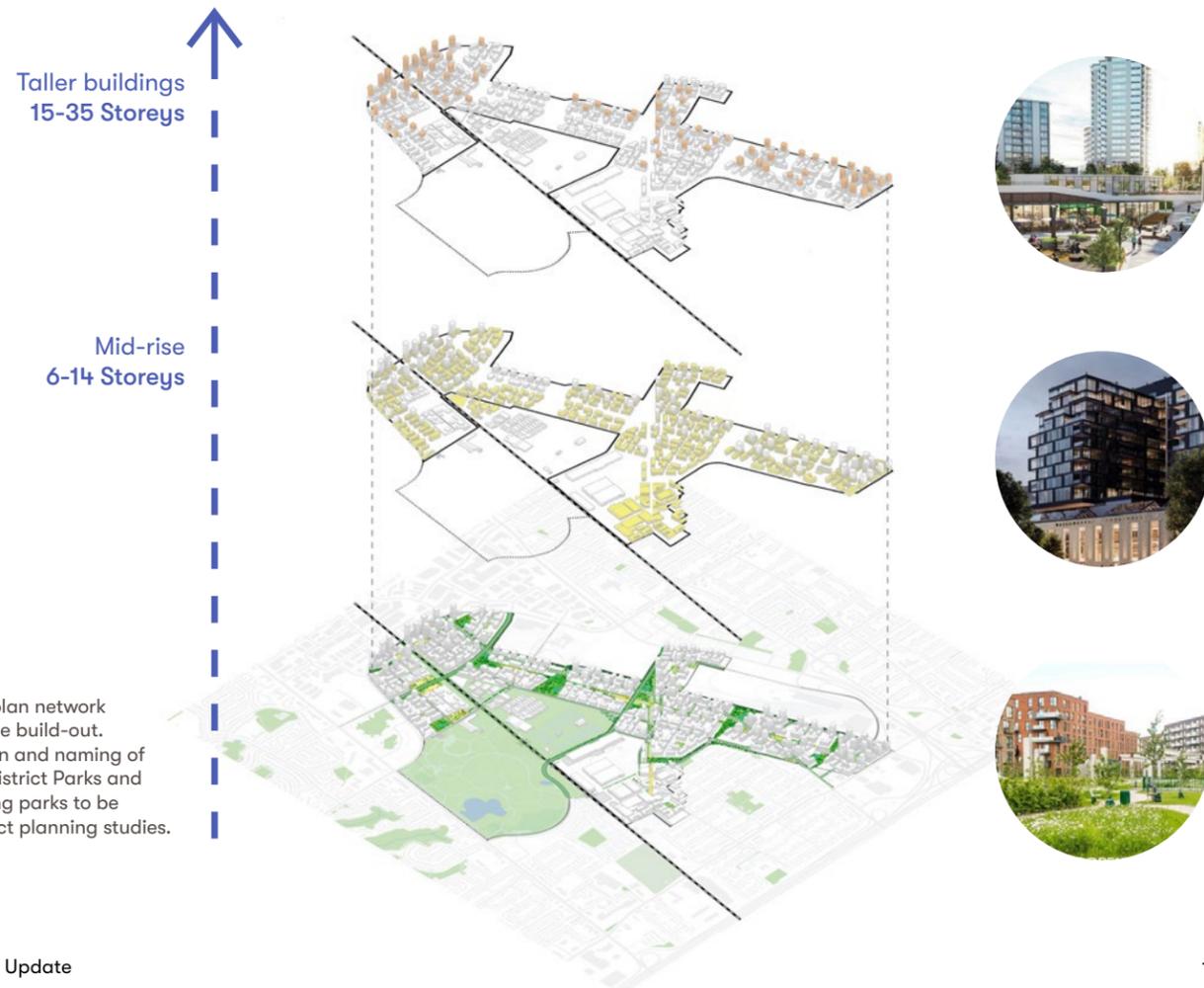
DESIGNING FOR FUTURE GROWTH

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.

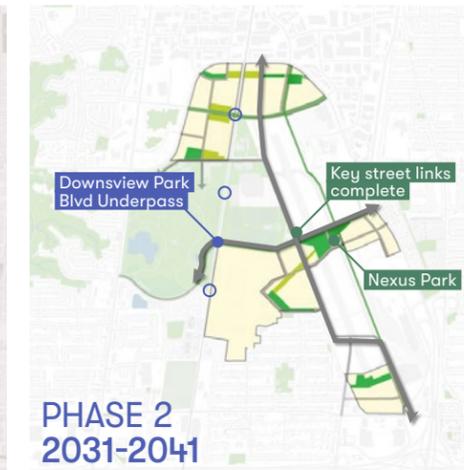
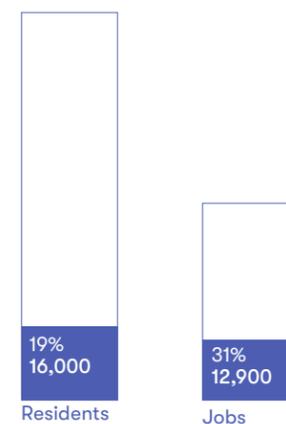


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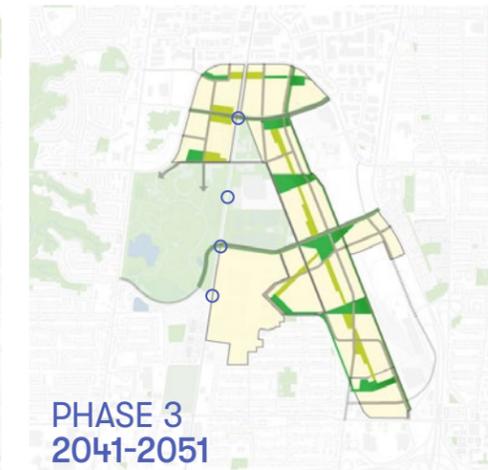
PHASING PLAN



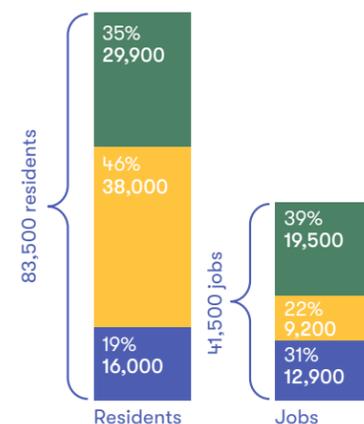
The first phase of incremental growth will take place between 2025 and 2031. In that time, development will focus around the Bombardier hangars and the Wilson and Downsview Park subway stations. Local development in this first phase will also include some key connections, like a new east-west street 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.



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



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.



Highlights of what participants said

- Start by building connections
- Ensure community services, facilities, and social infrastructure come early
- Communities don't want to be surrounded by abandoned and vacant property
- Develop transit stations first so that affordable housing can get started early

Highlights from the Framework Plan

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

XOXO downsview

We heard calls to animate these lands in the interim and the future with arts and culture projects that celebrate this place. In response, last year we developed XOXO Downsview, which brings people together through art and shines a light on the talent and potential of Downsview. It involves 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.



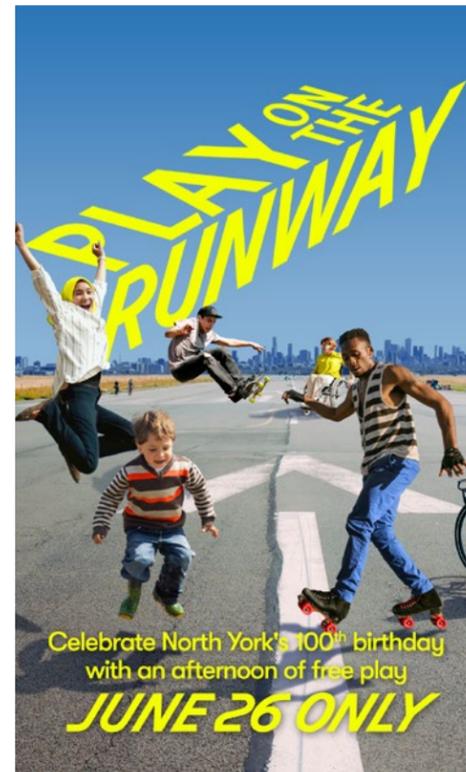
In August 2022, Fabric of Community was installed on the Wind Rose. This textile-art-based community engagement project features 136 crocheted mandalas and over 500 ribbons that tell a story of North York's complex patterns of journey, arrival, and legacy. These works have been made by 8 talented local crocheters, or "tejedoras," who have migratory experience and have settled in North York.



We held Site Walks to explore the compelling history of local music, art, architecture, aviation & performance in Downsview—and how it connects to today and plans for the future.



We launched a design competition where we called upon emerging designers to propose installations for the Downsview Wind Rose.



For one afternoon, Northcrest and Canada Lands, together with Bombardier and Councillor James Pasternak, invited the local community and people across Toronto to come play on the runway, have an ice cream, and to learn about the accessible, inclusive, active neighbourhoods that will be coming here in the decades ahead.



We introduced XOXO Downsview Pilsner: a local beer that blends old and new, and points to the future. This collaboration of Red Tape Brewery and Beer Diversity features artwork by Yung Yemi from Danilo Deluxo's Downsview BIPOC All Styles mural.



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In October 2021, Northcrest and Canada Lands submitted their Official Plan Amendment (OPA) Application to the City of Toronto, including the proposal for the future development of 520 acres in Downsview. The proposal for the future of these lands is currently under review by the City. You can find a guide to the application at id8downsview.ca.

If you're interested in getting touch directly with City Planning staff regarding our application, or the City-led Downsview Secondary Plan Update, the lead contact is Jessica Krushnisky, Planner, 416 392 7215 or Jessica.Krushnisky@toronto.ca. To review the full application, checkout the City of Toronto's Application at tinyurl.com/cmjbw9pp.

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