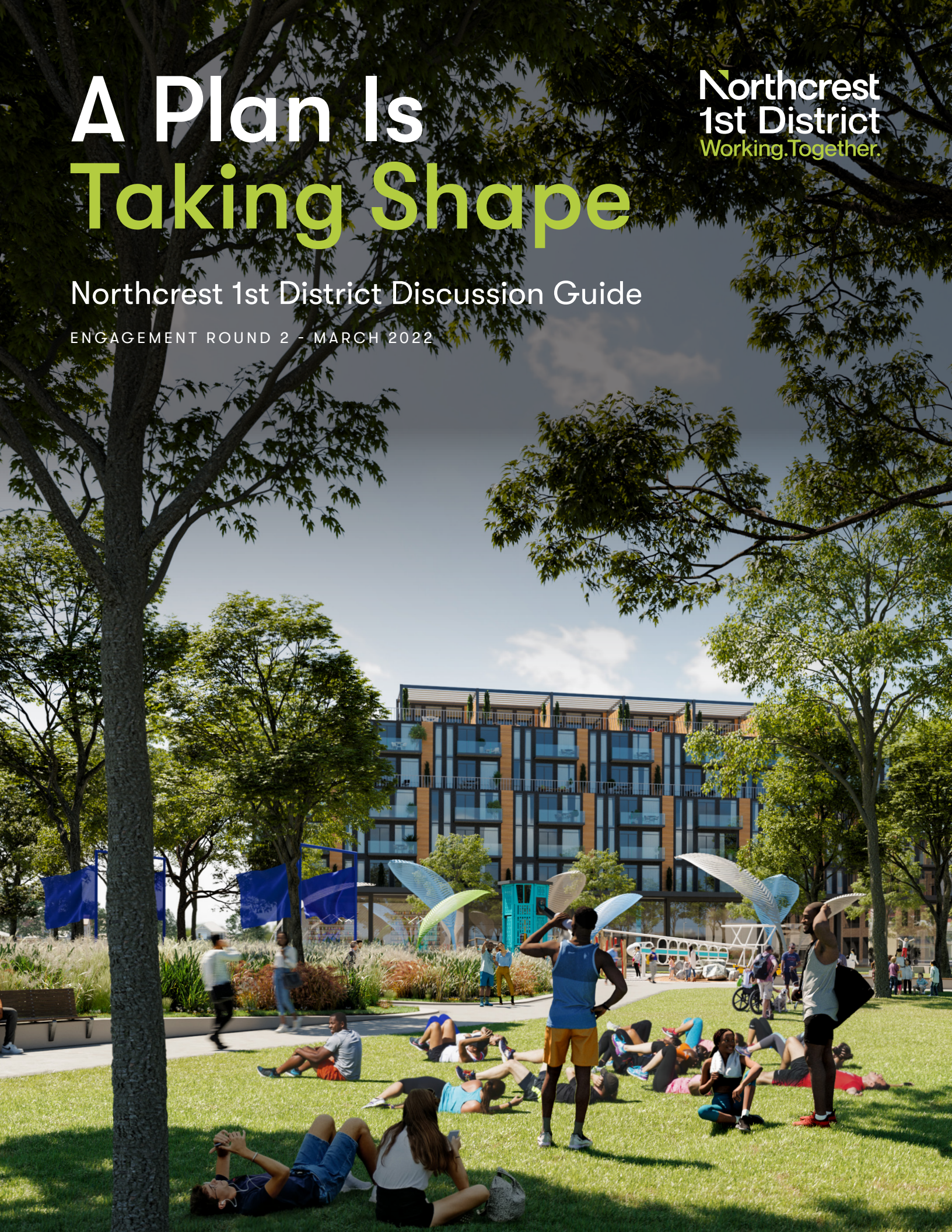


A Plan Is Taking Shape

Northcrest
1st District
Working.Together.

Northcrest 1st District Discussion Guide

ENGAGEMENT ROUND 2 - MARCH 2022



Overview

With help from local communities, Northcrest Developments is developing a plan for the future of its first district in Downsview — a vibrant, thriving employment hub built on a legacy of innovation and excellence.

Anchored by a world-class film studio campus, the 1st District will be home to technology and creative industries, bringing new jobs and opportunities, and creating a unique place to live, work, shop and enjoy life.

This community will be highly walkable, with a new pedestrian and cycling bridge connection to Downsview Park, local transit service and lively public spaces. New mid and low-rise housing will transition thoughtfully into existing neighbourhoods, while adding new parks, playgrounds and cultural programming.

Northcrest 1st District will retain the rich heritage and history of the area and be a place welcoming to all.



At-a-Glance:

- ▶ The District includes 102 acres of land
- ▶ 46 acres are focused on the Future Film Studio Campus
- ▶ 56 acres will consist of mixed use and residential uses
- ▶ A new pedestrian and cycling bridge to Downsview Park

- Northcrest
- CLC
- Parks/Open Space

Northcrest

Northcrest Developments was established in 2018 as a wholly owned subsidiary of the Public Sector Pension Investment Board (PSP Investments) to oversee the planning and development of its lands in Downsview. PSP Investments is a federal crown corporation that manages the pensions of the Federal Public Services, the Canadian Armed Forces, the Royal Canadian Mounted Police and the Reserve Force.

Northcrest is led by an experienced and diverse group of professionals that is committed to delivering financial returns for their shareholder, PSP Investments, while generating public benefits in Downsview.



Jobs & Opportunities



Local Economic Development

- ▶ Commitment to improving economic opportunities for local communities through social procurement initiatives that support local, BIPOC - owned businesses and prioritize jobs for local residents and equity-deserving groups.
- ▶ Site activation with affordable spaces to encourage local entrepreneurship.

Focus on Innovation

- ▶ More than 7,000 direct jobs and thousands more indirect jobs in industries of the future including life sciences, tech, and film and digital media.
- ▶ A variety of workplaces and collaborate space for start-ups, mature businesses, institutions, community organizations and other non-profits.



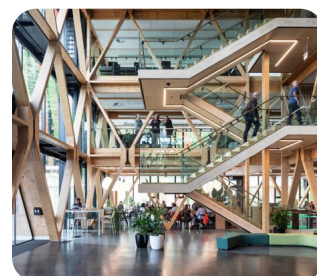
The New Market, Minneapolis



York University, Toronto



Autodesk Build Space, Boston



Scion Innovation Hub, New Zealand

Film Studio Campus

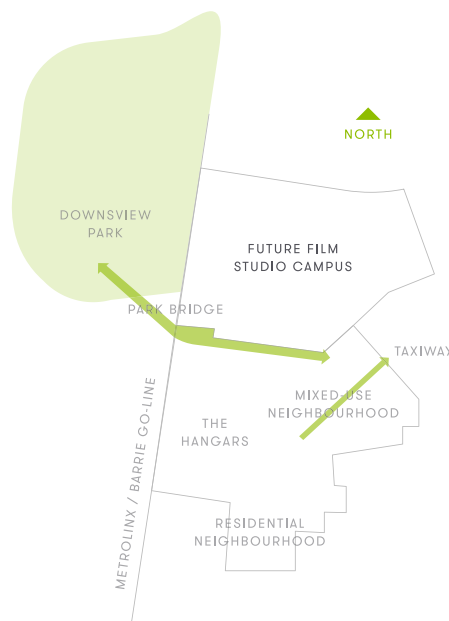
- ▶ A major film studio campus delivering approximately 1.1 M square feet of state-of-the-art film studios and related uses, and thousands of new jobs.



Conceptual Rendering 1



Conceptual Rendering 2

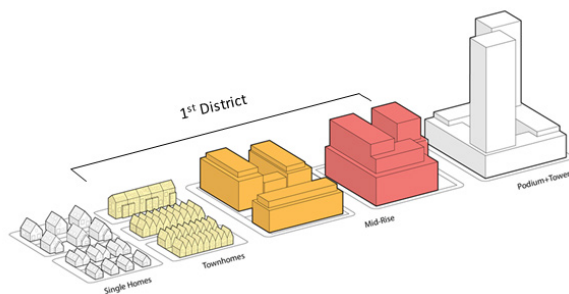




Home & Amenities

Respectful Transition

- ▶ Aim to build low rise (up to 4 storeys) near existing residential neighbourhoods with an increase in heights to mid-rise (5-14 storeys) further within the new District.
- ▶ Mix of ownership and rental with ~3,000 new housing units.



Diverse Housing Options

- ▶ Looking to exceed the City's affordable housing requirements by providing primarily.
- ▶ Nearly half will be 2+ bedroom units.



BT Modern Towns Bayview Village, Toronto

New Community Amenities

- ▶ Provide a range of new amenities, including parks and recreational spaces, community services like daycares, retail shops, food and beverage options and other services like hair salons and pet stores etc.



Parkview Children Care



Ethiopia Skate



Midtown Market, Memphis



Walkable & Connected

People-Focused

- ▶ New roads, cycling routes and pedestrian paths, connecting the new district to existing neighbourhoods and Downsview Park.
- ▶ Opening the lands to the community while lessening commercial thru traffic.

New Downsview Park Bridge

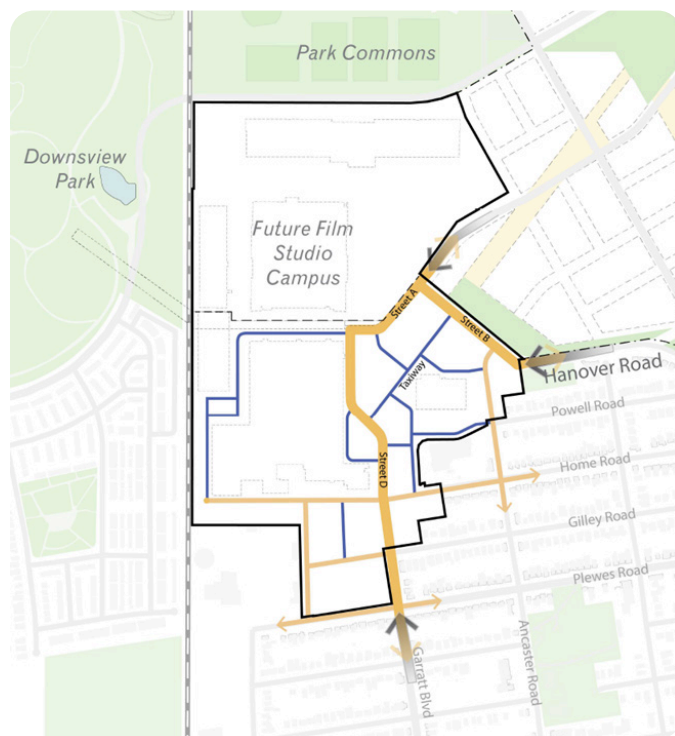
- ▶ A nature-oriented pedestrian and cycling bridge connecting the new District to Downsview Park featuring lush greenery, activated with art, programming and scenic views of the surrounding area.



The High Line, New York City

Transit Connections

- ▶ Building a safe and welcoming community where home, work, groceries, childcare and other daily needs are within a short walk.
- ▶ Explore expanded transit options to provide frequent connections to existing TTC/GO Stations in conjunction with a free shuttle service.



Conceptual Street Network

- Major street
- Secondary street



Vibrant Public Space & Culture

Arts & Culture

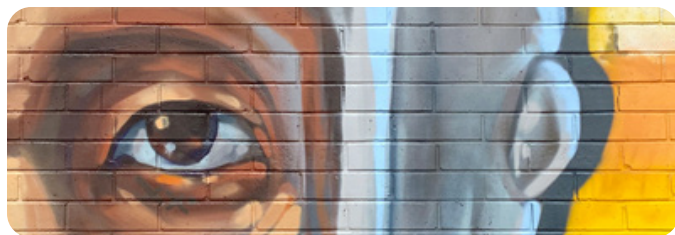
- A place rich in arts and cultural programming, reflecting diverse and local voices with integrated public art and new infrastructure.



Après Village, Montreal

XOXO Downview

- Celebration of public art, culture, and local heritage through dynamic installations, murals, multimedias, and an audio walking tour in coordination with Toronto's Year of Public Art.



Ulysses Curtis Mural, By Danilo Deluxo



Painted Path Tiger, By Jieun June Kim

Site Activation

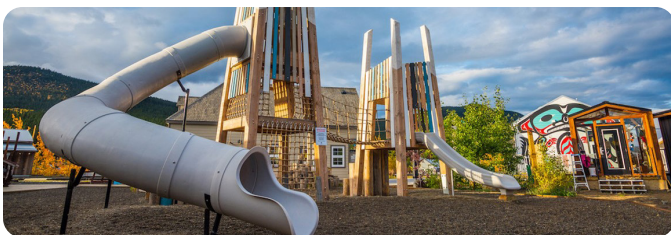
- Exploring interim uses during construction, including activated parks and open space, animated streets and vibrant events and activities through all four seasons.



The Warf, Washington D.C.

Indigenous Placekeeping

- Ongoing engagement with Indigenous leaders, voices and rights-holders to incorporate and collaborate on opportunities such as landscaping, ecology, site furnishings, naming opportunities and gathering spaces.



Carcross Commons, Yukon



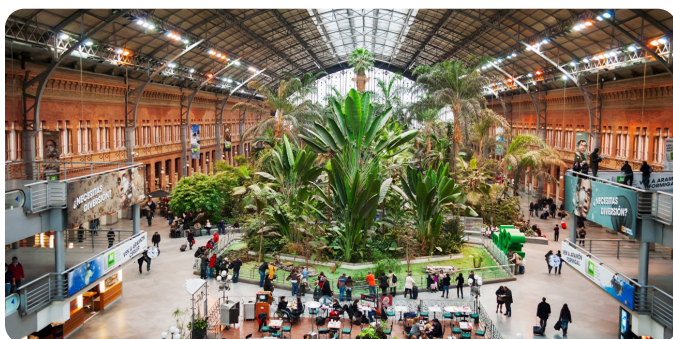
Downsview Park Pow Wow, Toronto



Sustainable & Healthy

Adaptive Re-use of Existing Buildings

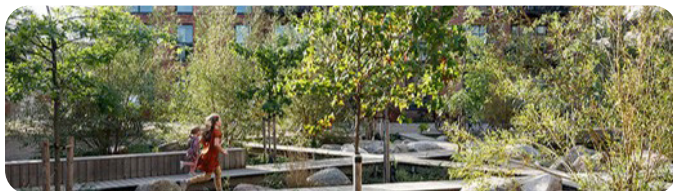
- ▶ Significant portions of the existing hangars to be adaptively reused to achieve sustainable building design while celebrating Downsview's rich history of innovation.



Atocha Railway Station, Madrid

Parks & Open Spaces

- ▶ Approximately 6 ares of new parks and open space with a diversity of types, including neighbourhood parks, indoor open spaces, urban squares and linear green spaces among others.



Gear Park, Toronto



Madison Square Park, New York City

Vision of Sustainability

- ▶ Adopt innovative energy strategies to create a low carbon community with blue-green infrastructure and low-impact development.
- ▶ Target to exceed the City's minimum green standards requirement.
- ▶ Promoting biodiversity and integrating sustainable building design features.



Extending City-Nature

- ▶ Extend greenways through the District and create a system of connected open spaces while embedding nature throughout to deliver ecological and sustainability benefits.



We Want To Hear From **You!**

- ▶ What do you like? Not like?
- ▶ What's the best way to work with the community on workforce development?
- ▶ How can we leverage existing programs and groups that are already active in this space?
- ▶ What are the community amenities that you would like to see in this new neighbourhood?
- ▶ What are the most important features of a safe, accessible and connected neighbourhood?
- ▶ What types of arts and culture programming would you like to see?
- ▶ What are the best ways to deliver sustainable, low-carbon neighbourhoods?

Next Steps

March 2022

- ▶ Virtual Town Hall
- ▶ Indigenous Sharing Meeting
- ▶ African, Caribbean & Black Engagement
- ▶ Youth Engagement

April 2022

- ▶ Round 2 Consultation Summary Reports

May 2022

- ▶ Submission to the City of Toronto

June 2022 - 2+ Years

- ▶ Ongoing Consultation Process



Conceptual Demonstration Plan

Ways to Provide Feedback

- ▶ Visit - **NorthcrestTogether.ca**
- ▶ Take the survey
- ▶ Join our mailing list
- ▶ Reach out by phone or email

Contact Us

- ▶ info@northcresttogether.ca
- ▶ 647-821-6916
- ▶ Follow us on social media



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