



Land Acknowledgement

We acknowledge that the Downsview lands are on the traditional territory of the Mississaugas of the Credit who signed Treaty 13 (1805), and that these lands have also been the historic homelands of the Huron Wendat and Haudenosaunee people.





NORTHCREST
DEVELOPMENTS

Northcrest 1st District Working.Together.

VIRTUAL TOWN HALL
MARCH 9, 2022





Northcrest Developments

- ▶ Northcrest Developments was created by PSP in 2018 to oversee the planning and development of its lands in Downsview.
- ▶ PSP Investments manages the pensions of the federal public service, Canadian military and RCMP.
- ▶ Bombardier is leasing the site from PSP Investments until it relocates in late 2023.





Responsible Development

- ▶ Northcrest believes that real estate development can contribute to more sustainable, inclusive, and equitable future.
- ▶ To do that must be done thoughtfully and responsibly.
- ▶ Northcrest is working on a Responsible Development framework that will:
 - Set ambitions
 - Measure performance
 - Ensure accountability
- ▶ Ongoing engagement is a critical part of the process





01 Overview



CONCEPTUAL RENDERING



Framework Guiding Principles



ESTABLISHING
COMPLETE,
CONNECTED
COMMUNITIES



ACHIEVING
INHERENT
SUSTAINABILITY &
RESILIENCE



CULTIVATING
CITY-NATURE



CONNECTING
PEOPLE & PLACES



EMBEDDING
EQUITY &
ACCESSIBILITY



HONOURING THE
UNIQUENESS OF
THE PLACE AND ITS
PEOPLE



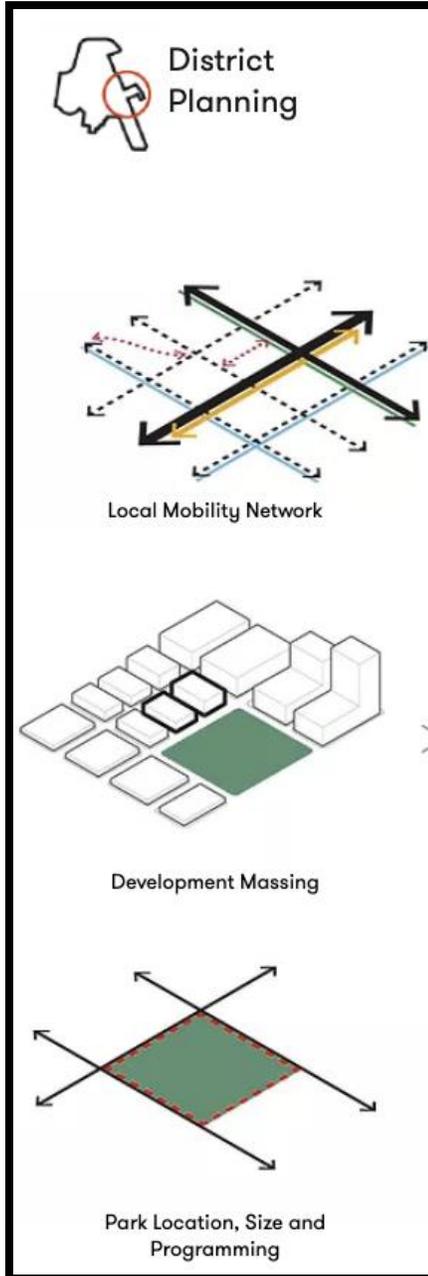
Transportation



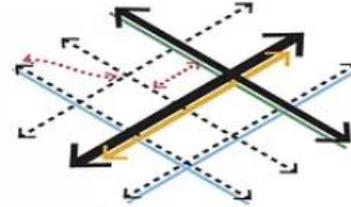
Secondary Plan



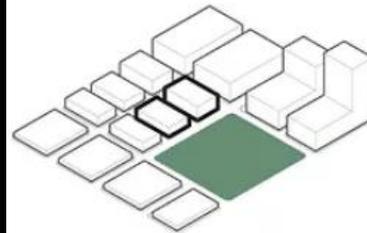
Major Street Network



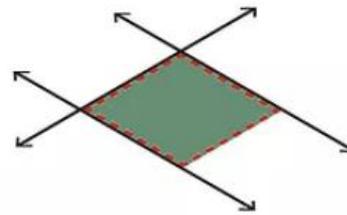
District Planning



Local Mobility Network



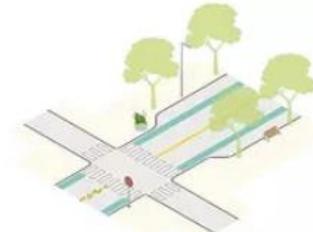
Development Massing



Park Location, Size and Programming



Detailed Design & Planning Applications



Street Design

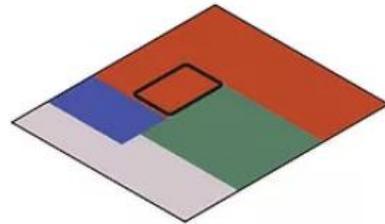


Architectural Design



Detailed Park Design

Land Use & Built Form



District Land Use

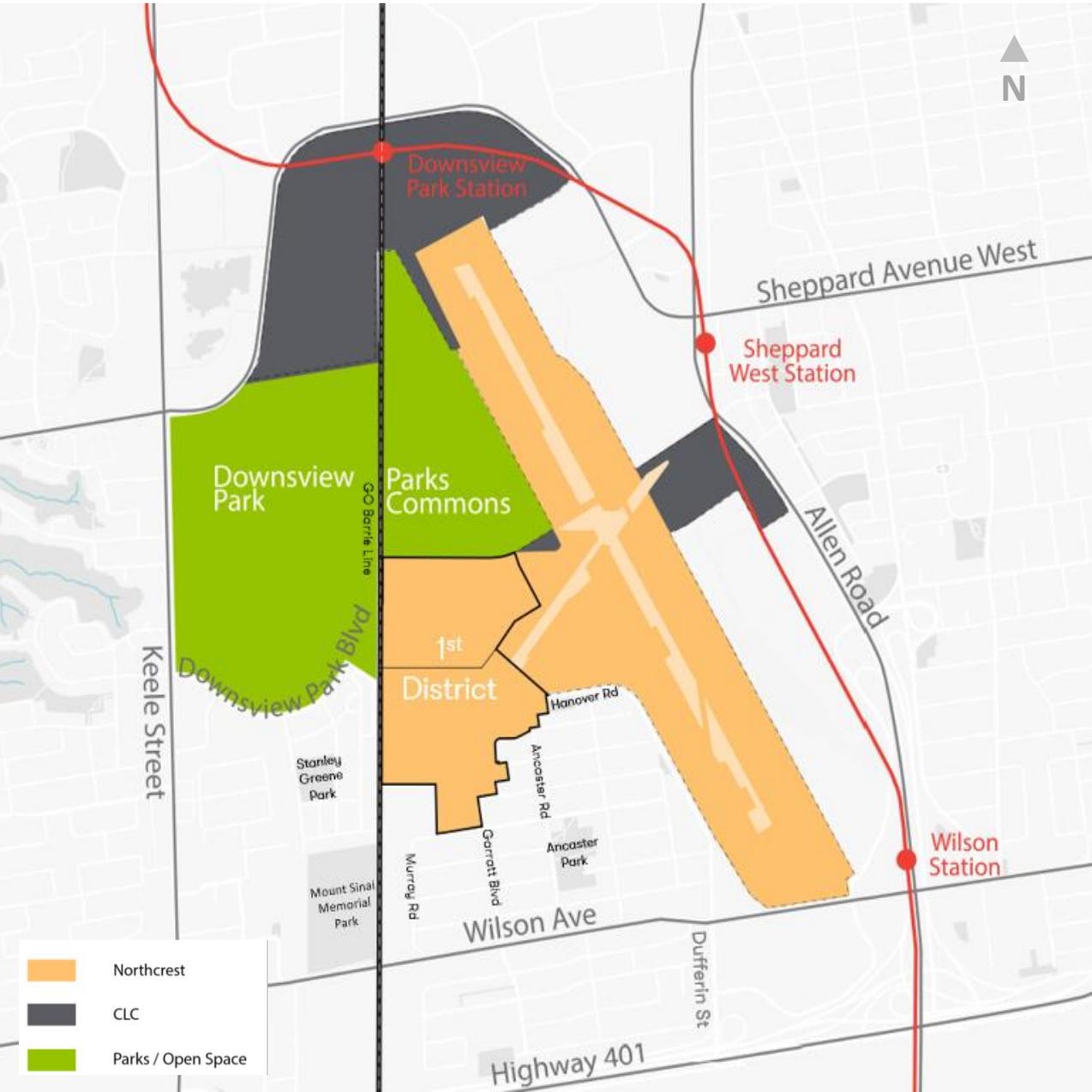
Parks & Open Space



Open Space Network



OVERVIEW





Working. Together.

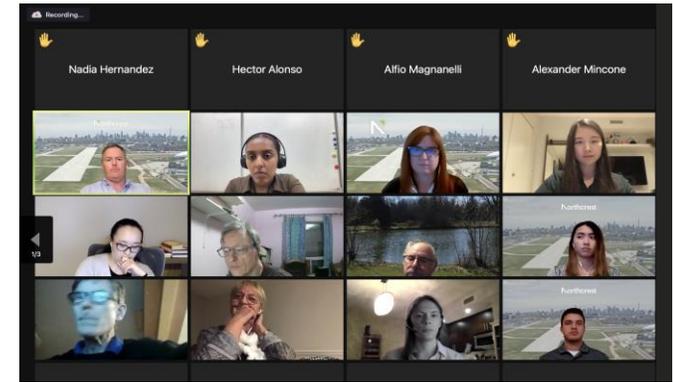
- ▶ **Community engagement** is an important part of our planning process. Regular and meaningful community engagement will help us ensure that the 1st District plans reflect the community's priorities. **Working together**, we will create a place where everyone can thrive.



YOUTH
ENGAGEMENT



PUBLIC
TOWNHALL



MAILERS &
DISCUSSION GUIDE



WEBSITE &
ONLINE SURVEY



INDIGENOUS
SHARING MEETING

MEETING WITH
AFRICAN, CARIBBEAN &
BLACK COMMUNITIES



02 Project Vision





District Vision

- ▶ **A vibrant, thriving employment hub** built on Downsview's legacy of innovation and excellence.
- ▶ Home to technology-based, creative industries, bringing **new jobs and opportunities**.
- ▶ **Low-carbon**, highly walkable community, with a new connection to Downsview Park, local transit service.
- ▶ New housing, including a range of affordability options, that will come with **new parks**, playgrounds and cultural programming.
- ▶ Will retain the rich heritage and history of the area and be **a place welcoming to all**.





1st District Themes



JOB
AND
OPPORTUNITIES



HOMES
AND
AMENITIES



WALKABLE
AND
CONNECTED



SUSTAINABLE
AND
HEALTHY



VIBRANT PUBLIC
SPACES AND CULTURE



03

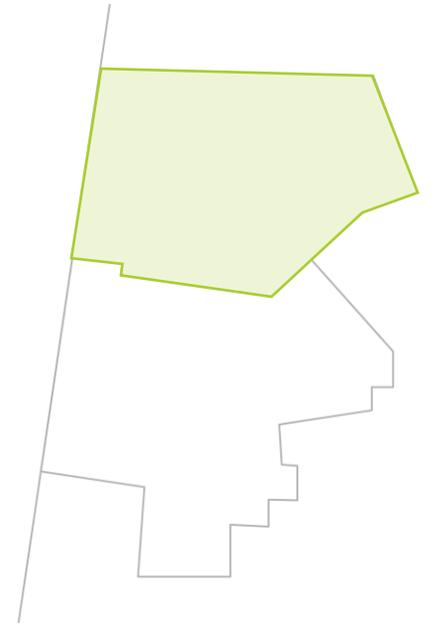
Jobs & Opportunities





Film Studio Campus

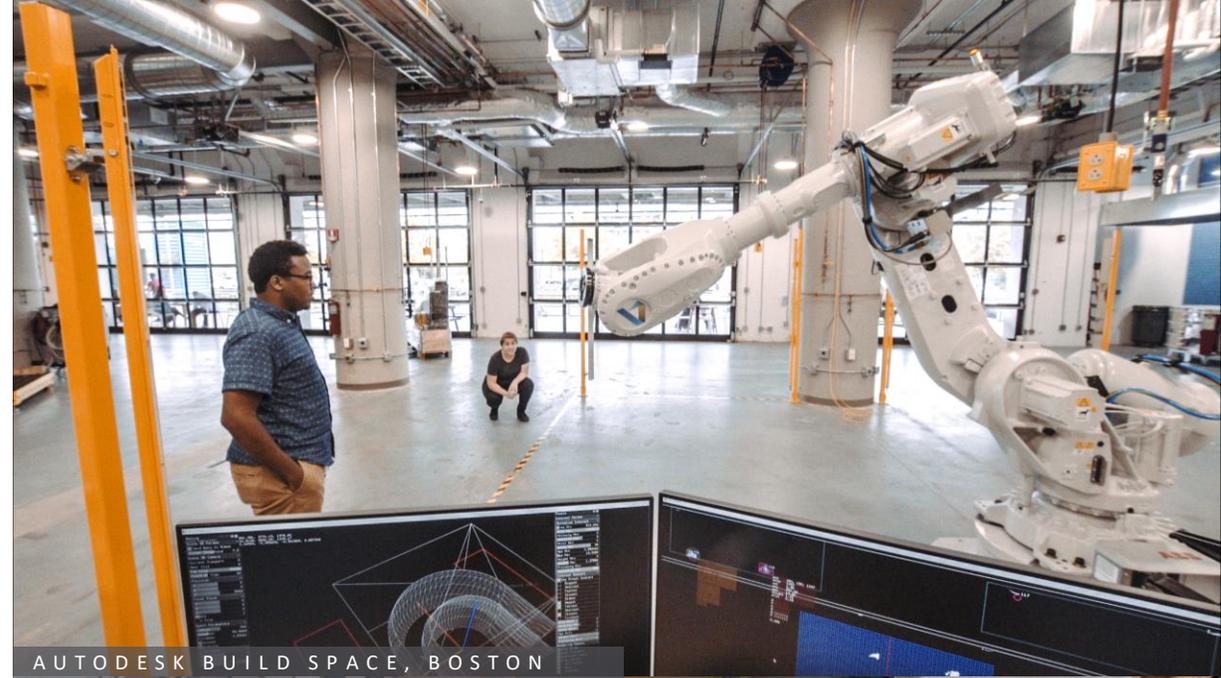
- ▶ A major film studio campus delivering thousands of new jobs and approximately 1.1 M square feet of state-of-the-art film studios and related uses
- ▶ New construction (Phase A) and the future expansion into the existing hangar complex to the south (Phase B)





Focus on Innovation

- ▶ **More than 7,000 direct jobs** and thousands more indirect jobs
- ▶ Attracting jobs of the future including in life sciences, tech, film and digital media
- ▶ A mix of tenants including mature businesses, institutional uses, non-profits, start-ups/early-stage companies and incubators
- ▶ A variety of workplaces, including indoor/outdoor settings, collaboration spaces, labs, creative offices





ORBIT
CITY SOLUTION

5

DOWNSVIEW
FILM
CAMPUS

REELS
CAFE

FILMITEC



Local Economic Development

- ▶ Initiatives that prioritize jobs for local residents and equity-deserving groups
- ▶ Social procurement initiatives that will support local and diversely-owned businesses
- ▶ Site activation opportunities with affordable spaces to encourage local entrepreneurship



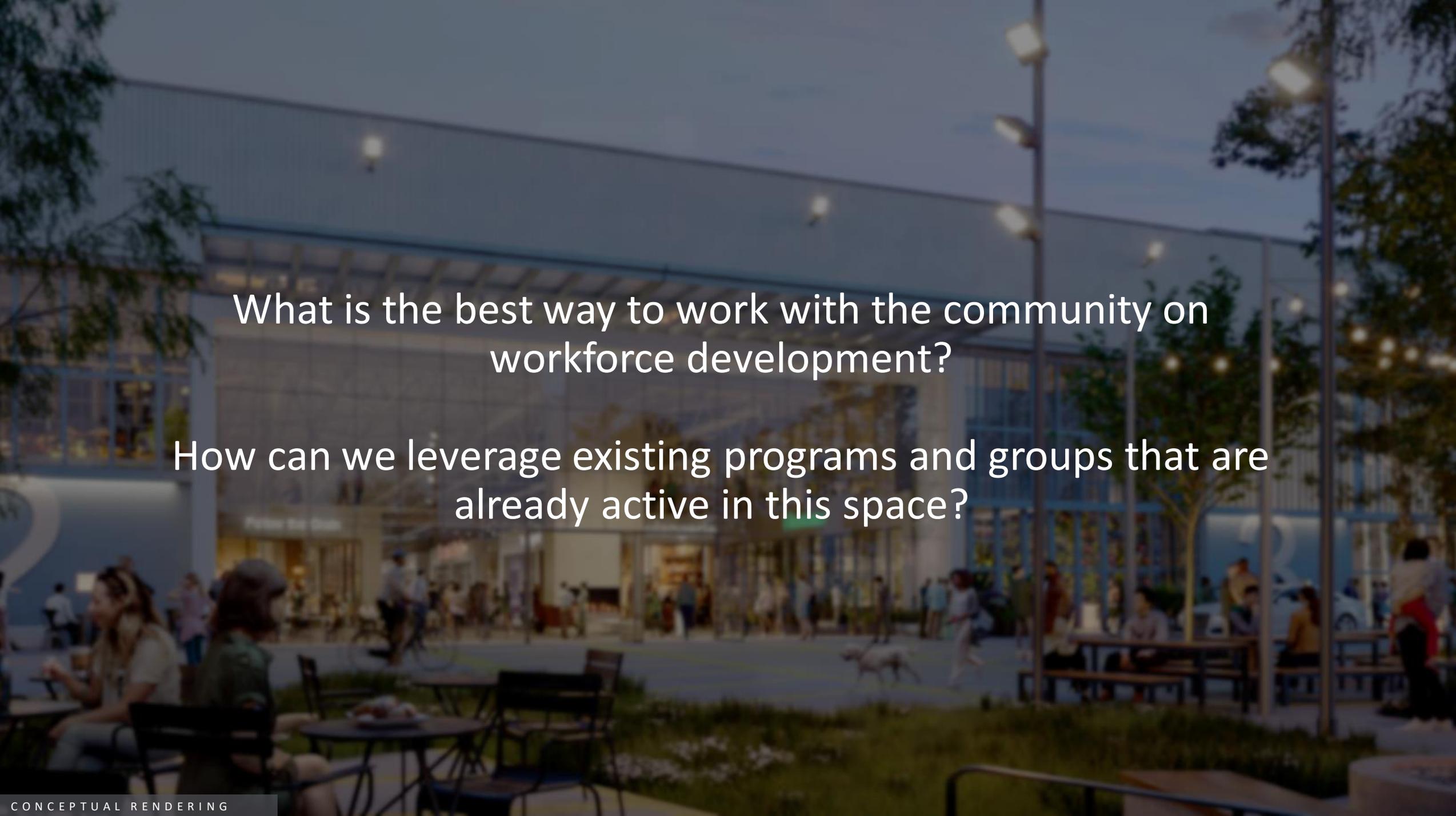
NPOWER, TORONTO



THE NEW MARKET, MINNEAPOLIS



YORK UNIVERSITY, TORONTO

A conceptual rendering of a modern, glass-walled building at dusk. The building has a long, low profile with a grid of windows and a flat roof. The interior lights are on, and the building is surrounded by trees and streetlights. In the foreground, several people are sitting at small tables, some looking towards the building. The overall atmosphere is warm and inviting.

What is 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?



04

Homes & Amenities

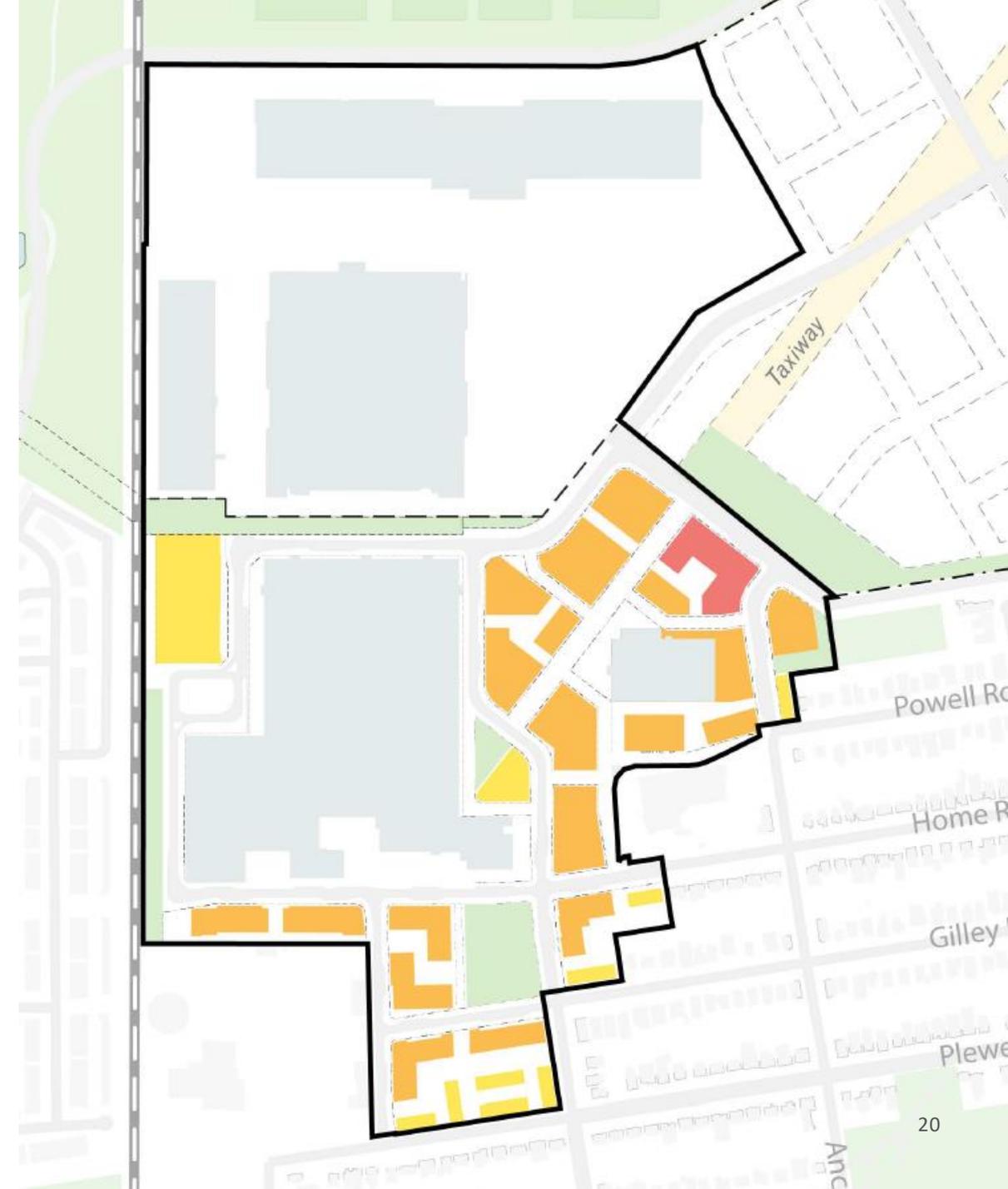
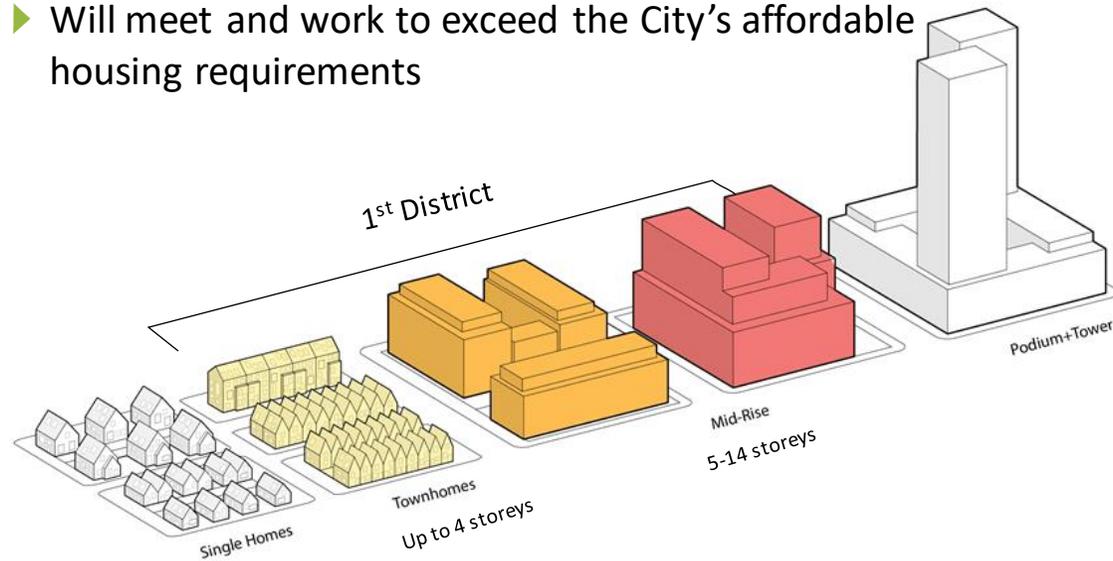


CONCEPTUAL RENDERING



Housing Options

- ▶ Predominately mid-rise with low-rise near existing neighbourhoods
- ▶ ~ 3,000 new housing units
- ▶ Mix of ownership and rental
- ▶ Nearly half will be 2+ bedroom units
- ▶ Will meet and work to exceed the City's affordable housing requirements









Community Facilities



PARKVIEW CHILDREN CARE

Parks & Open Space



NYTORGET STODERMALM, SWEDEN

Retail



MIDTOWN MARKET, MEMPHIS

Recreation



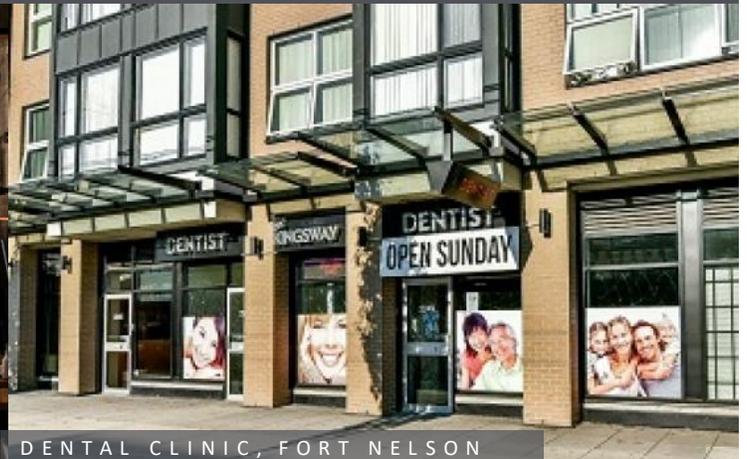
ETHIOPIA SKATE

Food & Beverage



GUSTO 101, TORONTO

Services



DENTAL CLINIC, FORT NELSON



What are the community amenities that you would like to see in this new neighbourhood?



05

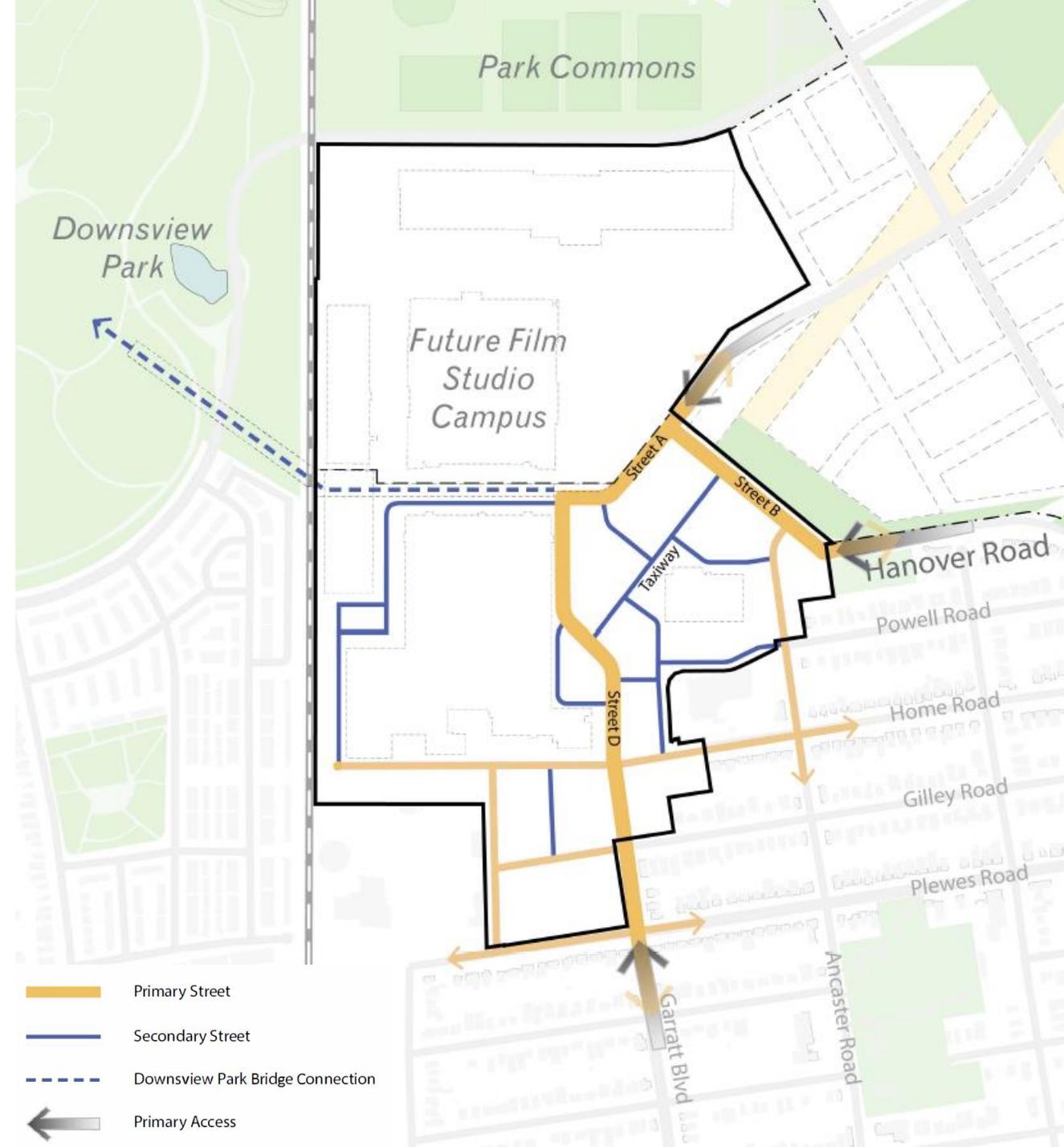
Walkable & Connected





Connected to the Existing Community

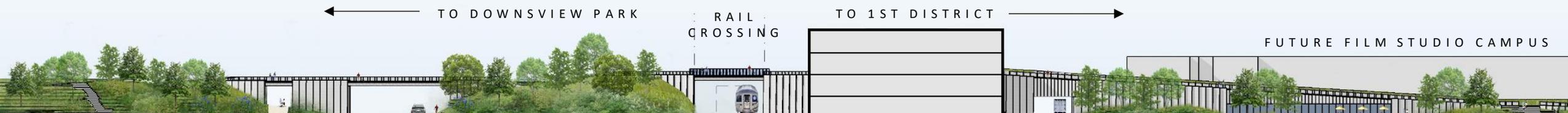
- ▶ New roads, cycling routes and pedestrian paths, connecting the new district to existing neighbourhoods and Downsview Park
- ▶ Opening the Bombardier lands to the community while lessening commercial thru traffic





New Downsview Park Bridge

- ▶ A nature-oriented pedestrian and cycling bridge connecting the new District to Downsview Park
- ▶ The trail will feature lush greenery, activated with public art, while providing scenic views of the park and downtown skyline





FILM CAMPUS

A conceptual rendering of a park path. The path is paved and runs through a lush, green landscape with tall grasses and trees. Several people are walking along the path, some in groups and some alone. A person is riding a bicycle on the path. A woman is sitting on a small white stool, playing a cello. The scene is bright and sunny, suggesting a pleasant outdoor environment.

What are the most important features of a safe, accessible and connected neighbourhood?



06

Vibrant Public Spaces & Culture



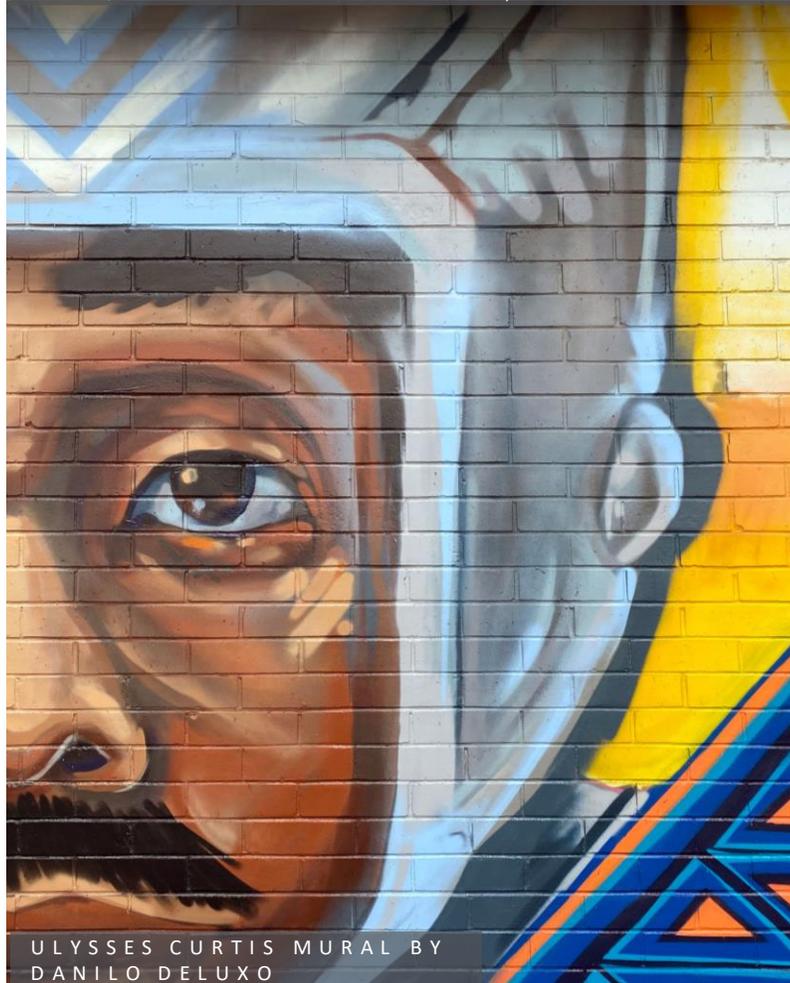


Arts & Culture

- ▶ A celebration of Downsvie art, culture and heritage that incorporates diverse and local voices
- ▶ Building on existing initiatives like XOXO Downsvie
- ▶ Working on a comprehensive arts and culture plan with the community



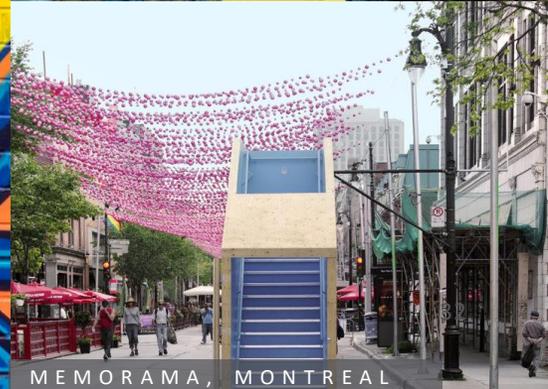
MASQUEAM GRANVILLE STREET, VANCOUVER



ULYSSES CURTIS MURAL BY
DANILO DELUXO



DANILO DELUXO



MEMORAMA, MONTREAL



Indigenous Placekeeping

- ▶ Ongoing collaboration with Indigenous rights-holders, designers and creators
- ▶ Exploring opportunities such as:
 - Arts Procurement
 - Hardscaping & Paving
 - Landscaping & Ecology
 - Site Furnishings & Materials
 - Naming Opportunities
 - Gathering Spaces



CARCROSS COMMONS, YUKON



INDIGENOUS URBAN AGRICULTURE
EVERGREEN BRICKWORKS



KNOWLEDGE HOUSE,
UNIVERSITY OF TORONTO



Outdoor Markets



HEAD WEST MARKETPLACE, ALAMEDA

Recreation



SPORTTGEBOUW, NETHERLANDS

Sustainable Design



INSTANT CITY LIFE, COPENHAGEN

Experiential



EYE CANDY POP-UP, TORONTO

Public Art



THE WATER GUARDIANS, TORONTO

Cultural Programming



DOWNSVIEW PARK POW WOW, TORONTO





What types of arts and culture programming would you like to see?



07 Sustainable & Healthy





Vision of Sustainability

- ▶ Adopt innovative energy strategies to create a low-carbon community
- ▶ Incorporate sustainable building design features
- ▶ Integrate and extend city nature into the district to promote biodiversity, health and wellness
- ▶ Target to exceed the City's minimum green standards requirement





CopperBrew

Follow the Grain

Italianeria

Hotspots



Linear Parks



GEARY AVENUE PARK, TORONTO

Squares / Plazas



RIVERWALK, SAN DIEGO

Neighbourhood Parks



CENTENNIAL PARK, THUNDER BAY

Rooftop Amenities



POST HOUSTON, HOUSTON

Indoor Open Spaces



GARE MARTIME, BRUSSELS

Public Realm (Blue-Green Infra)



HUNTER'S POINT SOUTH PARK, NEW YORK

A conceptual rendering of a lush, green landscape. The scene is dominated by various types of trees and flowering plants. In the foreground, there are tall, feathery grasses and a bush with bright pink flowers. A large, leafy tree stands prominently in the center. The background shows more trees and a hazy, greyish sky, suggesting a misty or overcast day. The overall atmosphere is serene and natural.

What are the best ways to deliver sustainable, low-carbon neighbourhoods?

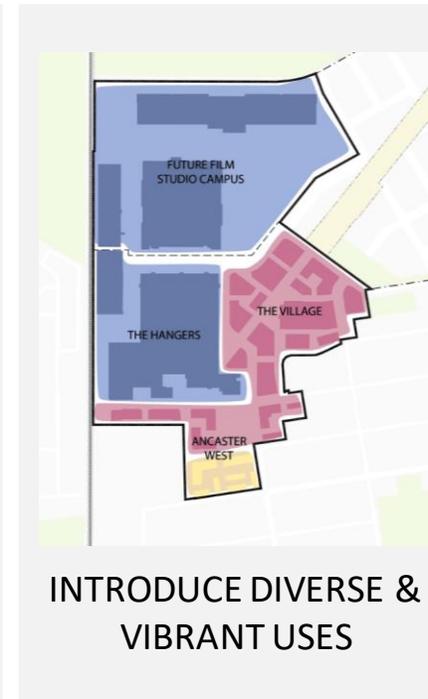
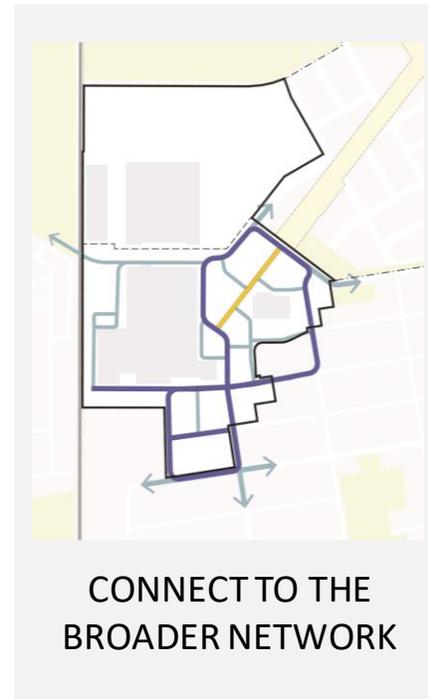
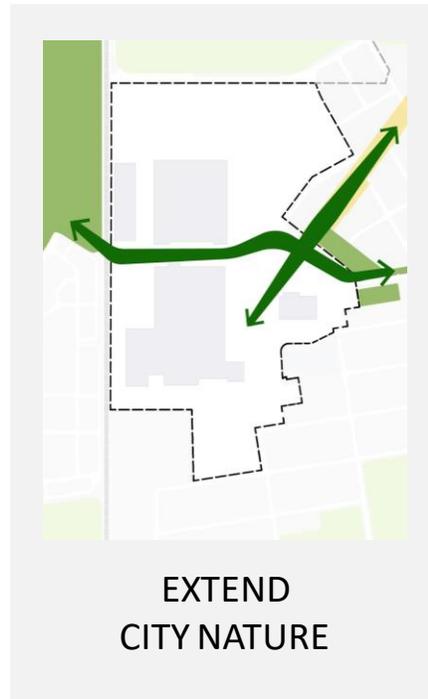


08 Evolving Plan





Structuring Elements of the District





09 Next Steps





What's Next?

2022 January	February	March	April	May	...	2+ Years
<ul style="list-style-type: none">▶ Round 1 Consultation Summary Reports	<ul style="list-style-type: none">▶ Ongoing Youth Engagement	<ul style="list-style-type: none">▶ Emerging 1st District Plan▶ Virtual Public Townhall▶ Indigenous Sharing Meeting▶ African, Caribbean & Black Engagement	<ul style="list-style-type: none">▶ Round 2 Consultation Summary Reports	<ul style="list-style-type: none">▶ 1st District Plan Submission to the City of Toronto		<ul style="list-style-type: none">▶ Ongoing Consultation Process

WE ARE HERE

Visit NorthcrestTogether.ca:

- ▶ Take the survey
- ▶ Join our mailing list

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Stakeholder Relations

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(647) 821-6916



10 Discussion





DISCUSSION

JOBS & OPPORTUNITIES:

- ▶ What is 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?

HOMES & AMENITIES:

- ▶ What are the community amenities that you would like to see in this new neighbourhood?

WALKABLE & CONNECTED:

- ▶ What are the most important features of a safe, accessible and connected neighbourhood?

VIBRANT PUBLIC SPACES & CULTURE:

- ▶ What types of arts and culture programming would you like to see?

SUSTAINABLE & HEALTHY:

- ▶ What are the best ways to deliver sustainable, low-carbon neighbourhoods?

