

I. Meeting Overview

On Wednesday, November 24th 2021, Northcrest Developments (Northcrest) kicked off the engagement process for Northcrest 1st District with a virtual public townhall. Over 80 members of the public attended, including local residents, representatives of local community organizations and businesses, as well as staff from the City of Toronto and CreateTO, and Councillor James Pasternak.

The purpose of the townhall was to introduce Northcrest 1st District and to share and seek feedback from the public on Northcrest's vision and early ideas for its future – informed by the extensive feedback received to date through the broader id8 Downsview process. Chris Eby and Kristy Shortall delivered the Northcrest presentation. Questions for participants focused on understanding what participants like about the vision and ideas shared, what they don't like, if anything is missing, how they would like to be involved, and any other feedback they're interested in sharing.

This summary is structured to reflect key themes of discussion and is organized five parts:

I. Meeting Overview

II. Overall Sentiment;

III. Summary of Feedback:

1. Mobility and Connections;
2. Jobs and Employment;
3. Arts and Culture;
4. Community Services, Facilities, and New Housing;
5. Sustainability and Stormwater Management; and
6. Engagement Process.

IV. Other Questions

V. Next Steps

Please note that detailed feedback, including questions and answers, is included as Attachment 1; the presentation slides shared at the meeting

-- as Attachment 2. A recording of the Town Hall is available on the project website at northcresttogether.ca.

The meeting was facilitated and documented by Swerhun Inc., a third-party independent facilitation firm that does not advocate for any particular outcome of this project. This summary is intended to capture perspectives shared; it is not the intent to assess the merit or accuracy of any of the shared perspectives. The documentation of the feedback does not indicate an endorsement of any of these perspectives by Northcrest Developments. The summary was subject to participant review before being finalized.

II. Overall Sentiment

- Appreciation for the presentation and the opportunity to share thoughts with Northcrest and the broader community.
- Considerable insight and advice shared, particularly around prioritizing local residents for jobs and employment, demand for schools and subsidized housing, sustainable practices and stormwater management, access to spaces for artists, arts and culture organizations and not-for-profits, and engaging youth.
- Notable support for proposing a respectful transition to the Ancaster community; pursuing a 15-minute neighbourhood concept with improved cycling network, walkability, and a new pedestrian connection to Downsview Park over the GO rail tracks; and a quick start on the Bombardier Hangar buildings.
- Concerns raised around adding to the existing congestion, noise and light pollution, and school capacity.
- Questions around other planning processes that are relevant but separate from this district planning process.

III. Summary of Feedback

The section summarizes key discussion points shared by participants at the meeting. More detailed feedback, including answers provided by Northcrest, are included in Attachment 1.

1. Mobility and Connections

- **Support for the mobility theme, the focus on walking, cycling, and the proposed connection to Downsview Park.** Many of those who live in Stanley Greene are unable to access the other side of rail corridor and the proposed pedestrian/cyclist bridge will provide the needed connection. It is great that the approach is not car-centric, and residents will be able to walk and ride their bikes with their families everywhere in the area. It really comes down to the concept of a 15-minute neighbourhood, having access to a range of services and amenities close to home.
- **Concern that existing traffic and congestion in the area will worsen with more people living, working, and visiting Downsview.** Northcrest is building new residences and offices. The film studio and reuse of the Hangar buildings will attract more workers to the area – some of them might be living here and some of them might be coming from the outside. A lot more people will be moving around. Wilson Avenue is already congested during the rush hour. With Bombardier, the traffic times are predictable, but with the new development it won't be the case anymore.

2. Jobs and Employment

- **Support for getting started on the Hangars as soon as Bombardier leaves and bringing businesses as quickly as possible.** Letting the hangar buildings sit empty is a “recipe for disaster”. There are already instances of people drag racing and “doing doughnuts” at 2 am in that parking lot. It would be great to see a

commitment for security or patrols for the Hangars and the parking lot once Bombardier leaves.

- **Desire to see a commitment to prioritize Downsview residents for new jobs.** Consider a commitment by Northcrest for job opportunities to go to local residents first.
- **Discussion around repurposing of the Hangars for employment uses,** with a suggestion that the Hangars could be set up like Wychwood Barns. Another perspective was that “the beauty is in the eye of beholder” and that there may be challenges attracting employment uses to the repurposed hangars.

3. Arts and Culture

- **Need for smaller rehearsal spaces for low-budget start-ups.** Smaller and affordable rehearsal spaces and spaces for arts are being lost in Toronto, so it is important to integrate them here in Downsview.
- **Desire to see continued access to space for artists, arts and culture organizations and not-for-profits, and community.** Access to space is critical, even if temporary. Sometimes developers look for cultural partners within their new developments that give smaller arts and culture organizations and not-for-profits their new homes -- office spaces. There could also be community spaces in new developments for arts, visual arts, music, theater, etc.

4. Community Services, Facilities, and New Housing

- **Appreciation for the proposed transition that respects the existing neighbourhoods,** particularly the Ancaster community, with low-rise and mid-rise buildings.
- **Suggestion for permanent subsidized housing for the homeless provided by Northcrest, as a member of the corporate sector.** A suggestion was shared for Northcrest to dedicate a portion of housing units to go beyond affordable housing and be permanent subsidized housing for the homeless.
- **Concern about school capacity and an emphasis on the new approach for integrating schools within new developments.** There is already pressure on local school capacity. With more families anticipated to live in Downsview, the lack of schools is a big issue not just for this district but for a broader area as well. Planning for schools in this district is a great opportunity to re-imagine urban schools as “hubs” that co-share spaces and co-deliver services in safe and strategic way and provide efficiencies to taxpayers.
- **Importance of community safety, and especially the safety of children.** With more people coming to live, visit, work in Downsview and more people moving around the area, it’s important to ensure Downsview remains family oriented and safe. There were questions about mechanisms in the broader framework plan for reinforcing public safety and children's safety in the new neighbourhoods.

5. Sustainability and Stormwater Management

- **Interest in understanding more about sustainable development, green roofs, and low carbon.** With so many more people anticipated to come to the new district, it's important to ensure the development leads to a sustainable community with green and energy-efficient buildings.
- **Interest in understanding the impact of repurposed Bombardier hangar buildings on Ancaster.** One of the problems for the Ancaster community is that all the concrete from the hangar buildings results in water being dumped into this neighbourhood. With repurposing and retaining the buildings as well as new housing on the parking lot, it will be important to understand the stormwater management plan for the existing and new buildings.
- **Concern about the light and noise pollution that currently originates from the existing Bombardier buildings.** Currently, the lighting from the Bombardier operation and buildings is impeding sleep and disturbs wildlife at night. It's the same for the noise. With repurposing the buildings, it's important that noise and light pollution are re-evaluated, including from the energy efficiency standpoint.

6. Engagement process

- **Advice for youth to get engaged.** It's important to engage youth on this project, as there are not enough spaces and programming for teenagers.
- **Appreciation for the presentation and the opportunity to share thoughts with Northcrest and the broader community.** There were participants who said:
 - “thanks for tonight – important to have these critical moments where we can all engage about what's important for building thriving community”;
 - “so glad you are doing this and inviting the residents to have a say in what's going on”;
 - “happy to see the officials are behind it”;
 - “it's been wonderful listening to everything you have to say about this development”.

IV. Other Questions

In addition to the feedback and question related to Northcrest 1st District, there were several questions around other planning processes in the area that are separate from this project, including: a site plan submission for the film studio campus, the Official Plan Amendment submission for 520 acres as part of id8 process, a community agency space in Wilson Heights (as part of the City's Housing Now initiative), and a multi-purpose recreational facility at Allen District. The detailed questions and answers are included in Attachment 1.

V. Next Steps

Kristy Shortall and Chris Eby thanked participants for their participation and advice. Chris noted that this work is a beginning of a long journey and Northcrest is looking forward to continuing fulfilling conversations with the community. Councillor Pasternak provided a few remarks (see below) and Nicole Swerhun noted that the Swerhun facilitation team would be sharing the summary of the townhall with participants in draft for their review before finalizing it.

Highlights of Councillor Remarks:

Councillor James Pasternak made the following remarks at the meeting:

- Thank you everyone for carving out your time this evening and attending, and listening, and learning.
- Nothing here is decided and, as Chris mentioned, there's a long road ahead.
- The City Planning staff is going to be commencing public consultations in January and I hope you will be able to attend to hear the City's perspective.
- There are things we consider non-negotiable for the broader Downsview area, such as expanded parkland for the Community Center at Keele and Sheppard, a road network that filters traffic, and more schools.
- The decisions around the school capacity issue are made at the provincial level; school boards no longer control major capital plans. So, we've got to make sure we make the case with the provincial government.
- It's daunting, it's challenging, but it also presents an enormous opportunity to bring in the resources and assets that we've all wanted.
- I just wanted to say that that the City will be at the table, starting in January, and there's a lot of work to do on this and everyone's opinions and advice are valued.
- I want to thank Northcrest for commencing this conversation. As you know, when a major employer leaves an urban center, often the sites stay vacant for decades and nothing gets built on them and they turn into urban decay. We're fortunate that we have a responsible buyer taking over the Bombardier lands with a vision.
- We do not need to agree with everything that's proposed, but over time I am sure we'll come to something that pleases the community, something that respects the community and something that we can all live with.
- I want to wish everybody a Merry Christmas, Happy Hanukkah, and a safe New Year, and I am looking forward to communicating with you on this and other files that come forward.

ATTACHMENT 1. Detailed Feedback

This attachment provides details of the feedback captured in the summary report. It includes comments and questions asked by members of the public (noted in **bold**) and answers provided by Northcrest, the City of Toronto Staff, and Councillor Pasternak (noted in *italics*). Please note that this document is not intended to be a verbatim transcript.

The content is divided into two parts and organized by common themes of discussion:

Part I: Feedback and questions related to Northcrest 1st District:

1. Sustainability and Stormwater Management
2. Jobs and Employment;
3. Mobility and Connections;
4. Arts and Culture;
5. Community Services, Facilities, and New Housing; and
6. Engagement Process.

Part II: Questions related to other relevant planning processes:

- Film Studio Campus Site Plan Application
- Official Plan Amendment Submission and the Role of the City
- Housing Now at Wilson Heights and Allen District

Please note that the numbering system is used for ease of reference and does not indicate importance or priority of the shared questions and comments.

Part I. Feedback and questions related to Northcrest 1st District

1. Mobility and connections

- **The mobility theme and the focus on walking and cycling is great. Many of those who live in Stanley Greene do not have connectivity over the tracks, and the pedestrian bridge will provide it. It is great that the approach is not car-centric and we will be able to walk or ride our bikes with our families everywhere in the neighbourhood. It really comes down to having a 15-minute neighbourhood.**
- **Traffic is a concern. You are building new residences. Those who work at the film studio – some of them might be living here and some of them might be coming from the outside. A lot more people will be moving around. Wilson Avenue is already congested during the rush hour. With Bombardier, the traffic times are predictable, but with the new development it won't be the case anymore.**

We know that traffic is a big concern. A thing to remember is that there are three transit stations around and we are really going to try to encourage people to use those transit stations. We will have a shuttle service in the district to solve the "last-mile" issue, and hopefully it will reduce the number of cars that drive into the area. We want

to create a place that's walkable, safe for families, and that encourages people to bicycle and take transit. We can do so by taking a street design approach that slows down traffic and make them friendlier for walking and cycling. We are also looking to bring amenities to the district so that those who live and work here can walk to a pharmacy, grocery store, a farmer's market, etc. As part of the broader site, we are bringing an extensive road network which will help with the boundary roads and the congestion on them. As part of the Secondary Plan, we are proposing to extend Dufferin Street and we are looking at several new crossings over the rail. In the first phase for the film studios, we are proposing building a new road to the north. We're trying to reduce trip patterns across the entire site for everything that we do, and that includes minimizing parking ratios and providing active mobility options that are convenient to use.

2. Jobs and Employment

- **Make a commitment for commercial jobs to go to Downsview residents first.**
We think prioritizing local people for workforce development is an excellent idea. We are actively working on a workforce development program focused on training and hiring. It is not exclusive to local people only, but they are going to be a priority. We are looking to create thousands of jobs, which will create a massive opportunity for people living in the area.
- **The Hangar north of the site, where people play sports, took a long time to attract tenants. I used to park behind the building and it was scary for a few years. "The beauty is in the eye of beholder", and to me those buildings are not pretty at all. Not sure about the proposed uses at the hangar buildings, but it's important that they are occupied sooner.**
- **I used to work at the Bombardier office and I was around the hangar buildings all the time. There are a lot of nooks and crannies that could be easily set up as Wychwood Barnes. I think it should be no problem filling them up with businesses.**
- **It would be great to see a commitment for security or patrols for the hangar buildings and the parking lot once Bombardier leaves. I do not want to see the Hangars and the parking lot be empty and idle for years on end because that's a "recipe for disaster" – it's important that they are used up quickly. There are already instances of people drag racing and "doing doughnuts" at 2 am at night in that parking lot.**
Right now Bombardier has security on the site, and when they leave, we'll take that over. Our commitment is that we'll take good care of our facilities and our lands, and everything around us and that we are a good neighbour.

3. Arts and Culture

- **What kind of support would be there for smaller rehearsal spaces, smaller stage for low budget upstarts, and not just the big players? Smaller support companies that don't normally have a lot of rehearsal space at the studios are in these areas.**

We've lost a few of smaller rehearsal spaces in Toronto, so how can we integrate them in this first district?

We agree entirely -- we think it's important to have a mix to really make a vibrant place. We want to have the big players, like the ones we're bringing in with the film studio, but also, we want to make sure that we do preserve opportunities for local artists. We see creating spaces for community groups and community use for performance, whether it's indoor or outdoor, big and small, and affordable for artists to use. It is this mix that adds to the richness and vibrancy, and we see this mix of spaces across the board -- not just for music, but also art spaces and spaces for filmmakers and storytellers, and others.

- I've been participating in the Arts and Culture Roundtables as part of the id8 process. One of the big takeaways from that process was to make Downsview an arts and culture destination. One of the most important things in a vibrant community is access to arts and culture. Downsview is brimming with talent but has been underserved and underrecognized. As you move forward with planning this district, are you considering all of the input collected through the id8 Roundtables for Arts and Culture? Will it be used to inform a district arts and culture strategy? Will that strategy also include continued access to space that could possibly be utilized by arts and culture organizations as the development unfolds? Big event spaces are always needed for artists and for congregating people around arts and culture and that kind of access to space is critical, even if temporary. Sometimes developers look for cultural partners -- smaller organizations and non-profits -- that find homes in new developments. There could also be community spaces for arts in the new developments -- visual arts, music, theater, etc.

Thank you for being part of that work, as it has already produced incredible work up on the mound, and the murals, and the painted path -- and we are proud of what we've been able to do in a short period of time. We want to continue this work, and it applies both at the broader site-wide level, as well as to this district. We see arts and culture being critical to building a vibrant community. There will be lots of opportunities for space, indoor or outdoor for performances, and affordable for artists. We would love to hear more from you -- if you have any specific suggestions for cultural organizations.

4. Community services, facilities, and new housing

- Schools are a big issue applicable not only to this development, but also to the broader site, and maybe you can bring it back to the id8 process. With new residential planned for the area, what can be done to improve the situation in terms of schools for residents? Getting students into local schools is already challenging. We need to take the 30,000-foot view in terms of schools and community development. This is a wonderful opportunity for school boards, the City, and the Province to work together on creating a community hub. Traditionally the model is to build in silos -- there is a public library, there is a hockey arena, there is a swimming pool, and then there are other services. This is an opportunity for shared services to occur -- whether it's the libraries integrated with a school, or

a swimming pool shared by different schools. We have to look at how these schools can be strategically placed, how they can be connected to one another in a way that is safe for students to use and that provides efficiencies for us as taxpayers. *That's an excellent piece of advice. In talking with Councillor Pasternak and MP Saks, there is a broad agreement that the new facilities should be multi-use and that community should have access to them. We are looking at different models, including a great example in downtown Toronto – a place called Canoe Landing. There is a massive new community centre in a new development with shared facilities between the Toronto District School Board and the Toronto Catholic District School Board. It makes sense to do that, and it seems like the government's getting there. It's up to us as the proponent to work with the three levels of government to come up with a solution that works for everybody. We have also tried to be as proactive with the school boards as possible. We've already had several conversations with them about the population that will be generated by this development, the need for schools, and where they would like these schools to happen. That conversation will continue as we start the design of this district. We see a lot of opportunities for several schools within the broader site over time. We understand it's an issue and we think schools are necessary amenities to create complete communities, where kids can live and go to school in close proximity to each other.*

- **What items in the broader framework plan have been dedicated for security and for reinforcing public safety, specifically children's safety?**

It's inherent in design intentions. If we build neighbourhoods with parks, with proper lighting, that are visible, accessible, they are going to be inherently safer. We also talked about responsible development, trying to make a positive impact. It's about providing opportunities for kids to use community facilities when they are not in schools; opportunities for training and for employment. A more equitable society is a safer society. And then you layer in the design features, and we think it will go a long way to making a safer place for people to live.

- **A thoughtful, respectful transition between a new residential area and Ancaster is appreciated. Great to see low-rise and mid-rise buildings.**

- **How many housing units are you planning for this district? Would you consider making 10% of it permanent subsidizes housing for the homeless? There are thousands of people who are homeless in Toronto. They cannot afford “affordable housing”. You are a big corporation and I am asking you to provide something more than affordable.**

Thank you for your question. As part of the framework for the broader area, the proposal is to see a couple thousand units in this district. But we are still at the very early stages of designing this district, so we do not have a specific number yet. When we come back in the new year, we'll be presenting District Plan and we'll have a more definitive answer. The City determines shelter locations and these locations are largely dictated by access to services and supports. We know that dealing with homelessness is a shared responsibility. What we can do is ensure that there is affordable housing,

which is part of a broad spectrum. The more people we can get into affordable housing, the more it eases the pressure on other parts of the housing spectrum.

5. Sustainability and Stormwater Management

- **How many acres is Northcrest 1st District? How many acres is the film studio? How many acres in Northcrest 1st District is dedicated to the parkland? Does it meet the City of Toronto requirements based on the new development you propose?**

Northcrest 1st District is just over 100 acres, 46 of which will be the film studio campus, and 56 – mixed use and residential areas. We are proposing 8 acres of new parks and open space, which is more than what the City requires for this type of development.

- **How are you thinking about low carbon, especially and energy efficient buildings? I did not see any solar panels or hear any mention of green roofs in the presentation.**

We are passionate, supportive, and interested in sustainable development. As you know, currently this area is a big slab of concrete. In this first district, there will be significantly more greenery – flora, fauna, nature brought in, which will help capture carbon. We are also envisioning this district to be a highly walkable, pedestrian-first, people-oriented place. Of course, there will still be cars here to make deliveries, etc., but their number will be significantly reduced from what you would see in a typical urban environment today. We are looking at all new buildings to have green roofs. We are also looking at blue-green infrastructure that uses natural typology and permeable surfaces to minimize impacts of stormwater, as well as the energy strategy. The Film Studio will adhere to Tier Two of Toronto Green Standards, which is above the minimum requirement and is quite progressive on the sustainability front for its use. The adaptive re-use of existing buildings, including the hangar buildings, is a big sustainability feature for this district and will help with diminish the carbon footprint.

- **One of the problems for the Ancaster community is that all the concrete from the hangar buildings results in water being dumped into our neighbourhood. It sounds like these buildings are going to be repurposed and will remain; and the parking lot to the south of the hangar buildings will be replaced with new housing. Can you expand on the stormwater management plan for the existing buildings and the new buildings?**

Yes, we have heard in the last 18 months that flooding and stormwater is a concern in Ancaster, so it's something we are looking at not just for this district but for the broader site as well. As mentioned before, our strategy is to use the natural typology and open up permeability. We will be bringing in more green spaces and green roofs on all new commercial and residential buildings, looking for opportunities for solar panels and explore ways of how this impediment could be turned into an asset.

- **Currently the lighting from the Bombardier operation and buildings is impeding sleep and disturbs wildlife at night. It's the same for the noise. With repurposing the buildings, it's important that noise and light pollution are re-evaluated, even from the energy efficiency standpoint.**

As part of the submission to the City, the City requires noise studies, so noise is definitely a consideration. When we think about microclimate that's dealing with weather, we also think about light. There are a lot of great design principles that we can implement in order to encourage appropriate lighting. We want to be a good neighbor, so we'd be looking at that design as we progress through the development.

6. Engagement process

- **How are you going to get youth engaged and get their opinion? There are not enough things for teenagers to do in this area.**

Ultimately, a lot of what we are building is for them. Even though the district will happen sooner, it is going to be a 30-year process to build out 520 acres at Downsview, so it's important we factor the perspectives of the youth in. As part of the id8 process we've hired several youths to go talk to other youths in the area, primarily high school students and those who are bit older. What they want is similar to what we hear from people across all age groups – walkable neighbourhoods, access to nature, access to community services and facilities. They want art, culture, and music integrated into their neighbourhoods. We take their advice seriously and we are going to continue to engage with them as part of this process as well.

- **Some participants expressed their appreciation for the presentation and the opportunity to share their thoughts with Northcrest and the broader community.**

There were participants who said:

- “thanks for tonight – important to have these critical moments where we can all engage about what's important for building thriving community”;
- “so glad you are doing this and inviting the residents to have a say in what's going on”;
- “happy to see the officials are behind it”;
- “it's been wonderful listening to everything you have to say about this development”.

Part II. Questions about other relevant planning process in the area

Film Studio Campus Site Application

- **How does planning happen behind the film studio? Who decides that there is a need for a film studio at Downsview and not something else?**

The film studio campus has two phases. Although it's part of the 1st District, the film studio is undergoing a separate approval process. We've submitted a site plan application to the City of Toronto for the first phase, which is approximately 20 acres of the 46 acres dedicated for the film studio campus. This separate process is happening through an “as-of-right” process because it's purely an employment use so that we are able to get going on bringing jobs to Downsview faster.

We also understand that there is a need for film and television production studio space in Toronto. The City is turning away hundreds of millions of dollars in film production simply

because there is no space for it. So we're going to be creating a lot more space -- 500,000 sq ft in the first phase and 500,000 sq ft in the second phase, with a total of one million sq ft. It will attract high value union jobs and create a really positive spin off in supporting local businesses in the area, as well as downtown. We see this being really supportive of both the local economy at Downsview and the city's economy.

- **Is the film studio campus going to be additional facilities or is it going to replace some of the studios that are in the Downsview Park already?**
It's additional facilities.

Official Plan Amendment Submission and the role of the City

- **Can you tell us more about the Official Plan Amendment (OPA) submission to the City of Toronto you made – what it is and what the output of that submission is?**
The OPA submission was done under a separate process from this district planning process. There is a broader site of 520 acres, of which 370 is owned by Northcrest and 150 is owned by Canada Lands Company. Over the last 18 months we've been talking with local communities, stakeholders across the city, and Indigenous Rights-holders. As a result of that process, on September 27th, we submitted an application to the City of Toronto to amend the Official Plan for this broader area and to update the 2011 Downsview Area Secondary Plan.

- **What is the role of City Planning in regard to the Official Plan Amendment submission? Do they have the ability to veto or modify what's submitted?**
City Planning is now reviewing this application and plays a major role. They can ultimately veto the plan, modify it, or approve it. It is going to be a long process and there will be a robust community engagement process on the review of this application led by the City. At times we may be joining them and other times, the City might do it separately on their own, but there will be multiple opportunities for the community to share their feedback on the plan before it goes to City Council for approval. The application is available on the [City development application portal](#) under 123 Garratt Boulevard. This address will link you to what the submission is, including our vision document, as well as the policies to amend the official plan is, and other supporting documentation and technical rationale for the proposed amendment.

Jessica Krushnisky from the City of Toronto is listening in today as well -- she is coordinating engagement on the City side for this effort.

- **Is it common for the district planning to begin in parallel with an OPA application or is this process happening because of the film studio and the employment lens?**
It is a bit unusual, but it is done for several reasons. The City is very keen on keeping and growing employment – and that's what we want and that's what the local community told us as well. We also don't want these buildings to sit empty. The city is in a difficult time right now, trying to recover from the pandemic and we think it's key to get going with the jobs sooner to contribute to North York's economic strength and the city's economic strength. And there is an opportunity to do it in a more equitable, inclusive way. We were able to advance the Film Studio because it's an employment use and there is no residential associated with it. We have the ability to get going on that sooner

and faster. We think that's a good idea because we want to keep jobs on this site and we want to bring new jobs to the site.

Other Projects in the Area

- **Will there be a community centre as part of the new development at the parking lot next to Wilson subway station?**

Answer provided by the City Planning Staff: It's not a community centre, but it is a community agency space (about 800 sq m) with a childcare centre (62 spaces). The use for the community agency space is not determined yet.

Answer provided by Councillor Pasternak: To add, about 3.5-acre parcel at Allen District will be leased to Ontario Tennis Association. The association will raise private monies to build a multi-purpose sports facility with community spaces and other assets.

ATTACHMENT 2. Presentation Slides

The following are the presentation slides shared at the virtual townhall. The recording of the townhall is also available at the project website: northcresttogether.ca

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
1st District
Working Together.

Virtual Townhall

November 24, 2021



Agenda

- **Purpose:** To share and seek feedback on early thoughts and vision for Northcrest 1st District

7:00	Land Acknowledgement, Welcome and Agenda Review
7:10	Introductions
7:15	Presentation: Background, Planning Process, Northcrest 1 st District Vision and Themes
7:40	Facilitated Discussion
8:55	Wrap-up and Next Steps
9:00	Adjourn

Meet the Team

Northcrest Developments was formed in 2018 to lead the planning and development of the Downsview Airport Lands by the site's owner, the Public Sector Pension Investment Board (PSP Investments), one of Canada's largest pension fund managers. PSP Investments bought the 370 acre site from Bombardier Aerospace, who is moving to Pearson Airport at the end of 2023.



Responsible Development

Northcrest acknowledges the enormous opportunity ahead. We appreciate and embrace the responsibility that comes with our role.

This development will have a significant impact on those who live here now and those who will come in the future, and we want to make that impact positive, particularly for local and equity-deserving communities.

We believe development has the power to improve outcomes for people and overall quality of life. To do that, it must be done responsibly. **And that is our commitment to you: Responsible Development.**

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 will thrive.



TOWNHALLS



POP-UP
EVENTS



YOUTH
ENGAGEMENT



TARGETED ENGAGEMENT
& FOCUS GROUPS



INDIGENOUS
SHARING CIRCLE



SURVEY

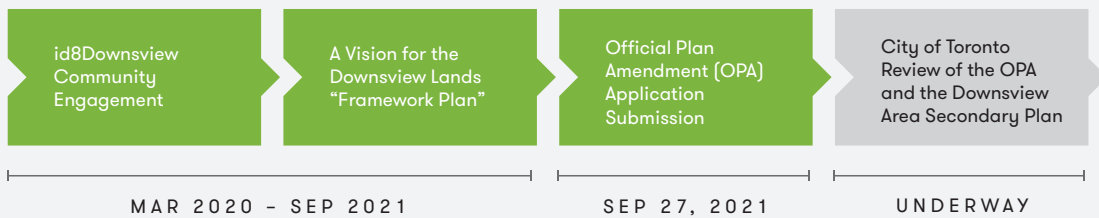
The Project



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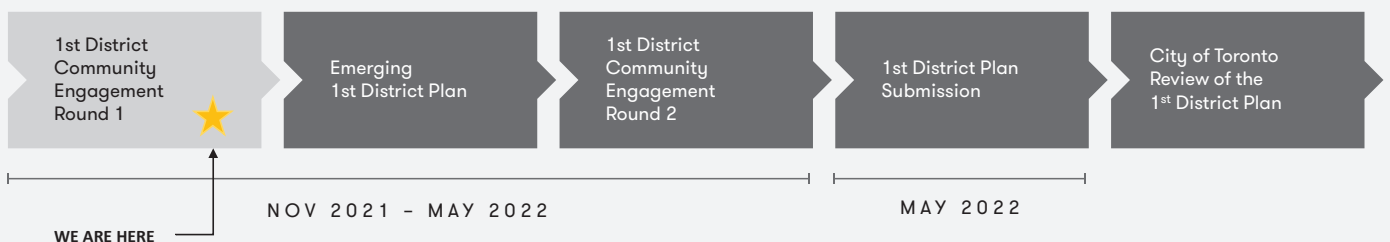
Two Processes

Northcrest and Canada Lands



ONGOING COMMUNITY ENGAGEMENT

Northcrest Only



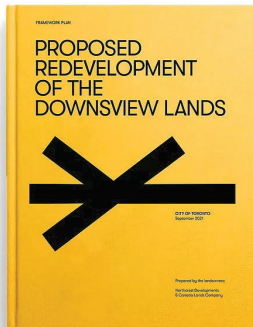
ONGOING COMMUNITY ENGAGEMENT

8

What We Heard

- Community & Stakeholder Priorities
- Public Policy Priorities
- Northcrest & Canada Lands
Landowner Priorities

FRAMEWORK PLAN



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

JOBS

"I imagine this as a space where our people want to be and share their life together ... A place that honours our teachings. A place where we demonstrate how welcoming we really are and our interest in sharing."

INCLUSIVE

"I am looking forward to using this area so that those of us connected and not connected can feel there is a safe place to gather and be a community."

CONNECTIONS

"Show respect for nature including water, birds, pollinators and other local flora and fauna."

NATURE

"Creating easy pedestrian connections from the three subway stations to the site will be essential."

PEDESTRIAN-CENTERED

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

OPEN SPACE

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Connections to the Framework Plan



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

Northcrest **1st District** Vision

1st District Vision

Northcrest 1st District will be a vibrant, **thriving employment hub** built on Downsview's 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 **low-carbon community** will be highly walkable, with a **new connection to Downsview Park**, local transit service and lively public spaces. New mid and low-rise housing, of a spectrum of affordability, 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**.



1st District Themes



NEW JOBS AND
INDUSTRIES



NEW HOMES
AND HOUSING



WALKABLE AND
CONNECTED



NATURE-FIRST,
CULTURE-
FORWARD

1st District At-a-Glance

- ▶ 46 acre state-of-the-art film and television production campus
- ▶ 56 acres of employment, mixed-use and residential areas
- ▶ A pedestrian bridge to Downsview Park
- ▶ New connections to local transit
- ▶ More than 8 acres of new parks and open space
- ▶ Thousands of new jobs in technology-based, creative industries
- ▶ Rich in arts and culture



Film Studio Campus

- ▶ A new 1 million sq ft state-of-the-art film and television production studio campus.
- ▶ \$200M+ investment and thousands of new jobs.
- ▶ Responds to community calls to create local employment opportunities in place of Bombardier's planned departure.
- ▶ Construction anticipated to begin in 2023.
- ▶ The Film Studio Campus is an "as-of-right" development and, therefore, independent of the 1st District Plan review and approval process.



Images are for illustrative purposes only

The Hangars

- ▶ 1 million square feet of existing buildings on the Bombardier site
- ▶ Adapted for reuse as employment space, commercial use and event space
- ▶ Preserves the physical heritage of the site



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The Hangars – Adaptive Re-use



A New Mixed-Use Neighbourhood

- ▶ A mixed-use neighbourhood, including residential, retail, open space, community facilities, and employment space



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Residential

- ▶ A new residential neighbourhood comprised of low and mid-rise buildings, including affordable housing options, and parks, open space, and amenities.
- ▶ Low-rise buildings placed in the southern-most part of the district to provide a comfortable transition to the Ancaster neighbourhood



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Parks and Open Space

- ▶ More than eight acres of new parks and open spaces
- ▶ A pedestrian bridge connecting the district to Downsview Park
- ▶ A re-envisioned tree-lined "taxiway" linking the district to a re-animated runway



NYTORGET SODERMALM – STOCKHOLM, SE



BARBARA HALL PARK – TORONTO, ON

New Pedestrian Park Bridge

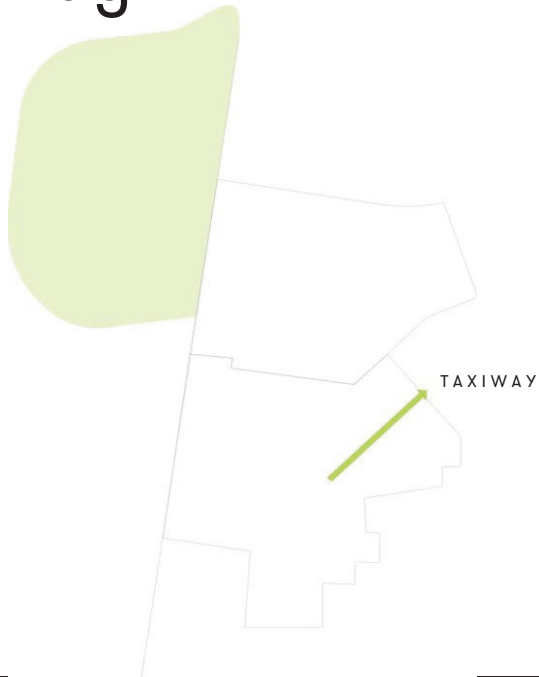


THE HIGH LINE – MANHATTAN, NY



RAIL PARK – PHILADELPHIA, PA

Taxiway



MAIN ST – GREENVILLE, SC



WHARF ST – WASHINGTON, DC

Mobility

- ▶ A pedestrian-centered community
- ▶ New roads, cycle routes and pedestrian paths
- ▶ Connections to existing transit services



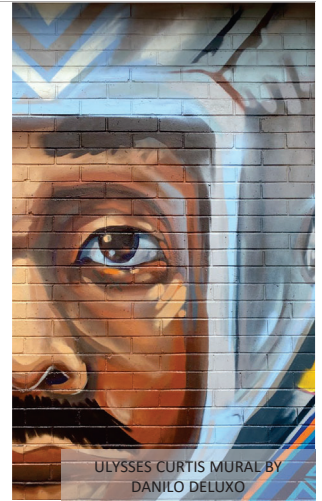
DEXTER AVE – SEATTLE, WA



MAINE AVE – WASHINGTON, DC

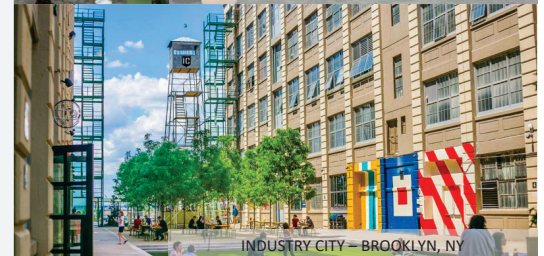
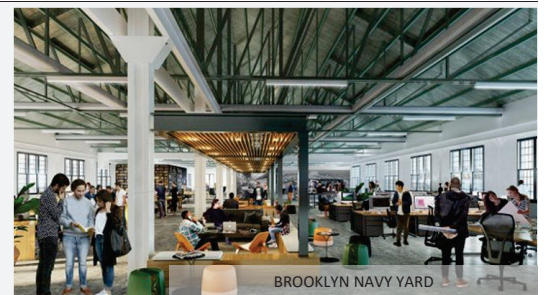
Arts & Culture

- ▶ A place rich in arts and cultural programming
- ▶ Reflecting diverse and local voices
- ▶ Indigenous place-keeping
- ▶ Integrated public art and new infrastructure



Innovation & Employment

- ▶ Industries of the future including life sciences, tech, and film and digital media
- ▶ A mix of enterprises, including mature businesses, institutional uses, start-ups and incubators
- ▶ Local workforce development and economic opportunities



What's Next?

2021		2022				
NOVEMBER	DECEMBER	JANUARY	FEBRUARY	MARCH	APRIL	MAY
<ul style="list-style-type: none"> ▶ Pop-up Event Nov 20 ▶ Virtual Townhall Nov 24 ▶ Online Survey ▶ Pop-up Event Nov 27 ▶ Indigenous Sharing Circle Nov 25 	<ul style="list-style-type: none"> ▶ Online Survey 	<ul style="list-style-type: none"> ▶ Online Feedback Form ▶ Youth Engagement 	<ul style="list-style-type: none"> ▶ Online Feedback Form ▶ African, Caribbean & Black Engagement 	<ul style="list-style-type: none"> ▶ Emerging 1st District Plan ▶ Virtual Townhall ▶ Indigenous Sharing Circle ▶ Pop-up Events ▶ Online Survey 	<ul style="list-style-type: none"> ▶ Online Survey 	<ul style="list-style-type: none"> ▶ 1st District Plan Submission to the City of Toronto

We want to hear from you...

What do you like?

What don't you like?

What's missing?

What's the best way to connect with you?

Thank you!

Visit NorthcrestTogether.ca:

- ▶ Take the survey
- ▶ Join our mailing list

Follow Us [@Northcrestdev](https://www.instagram.com/Northcrestdev)



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