

**April 27, 2023**

City of Toronto Council  
12th Floor, West Tower, City Hall  
100 Queen Street West  
Toronto, ON M5H 2N2

**Re: PH3.17 - Update Downsview: Draft Secondary Plan and Draft Community Development Plan Priorities - Status Report**

Dear Chair Bradford and Members of the Planning and Housing Committee,

On behalf of both Northcrest Developments and Canada Lands Company, we write to update you on the progress happening around Downsview as we reimagine both the 370-acre Airport Lands, controlled by Northcrest, and 150 acres of neighbouring lands owned by Canada Lands Company, to create a series of new transit-supported, complete communities.

As you may know, Northcrest is wholly owned by the Public Sector Pension Investment Board, one of Canada's largest pension fund managers, which manages funds for the federal public service, Canadian armed forces, and reserve force, and the RCMP. Canada Lands Company is a self-financing, federal Crown corporation responsible for the acquisition and redevelopment of former federal land.

Working together – and in close collaboration with the City of Toronto – we see this as a once-in-a-generation opportunity to create walkable, low-carbon neighbourhoods that includes employment opportunities, new parks and open space, community amenities and a robust mobility network next door to Downsview Park, one of Canada's largest urban parks.

For the last number of years, we have been working with City staff and elected officials, local communities, Indigenous rights-holders, and stakeholders from across the city on our Framework Plan – submitted to the City in 2021 which provides input into the draft Secondary Plan, which is before this Committee. It paints this picture in detail:

- Thousands of new homes and housing units, including new affordable housing, with a real focus on affordable rental and opportunities for affordable ownership.
- Thousands of well-paying jobs anchored by a thriving new innovation hub, focused on creative industries, life-sciences and urban clean tech.
- More than 100 acres of new parks and greenspace that will naturally unify and connect the community with Downsview Park and the surrounding area.
- A re-imagined runway that will create a two-kilometer-long public walkway, lined with housing, retail, attractions and institutions serving as both a vibrant corridor, and a destination for the broader city and region.

We limit the description to only these features here as they are described in much more detail in our proposed plan and in the City's draft Secondary Plan.


That said, we are not waiting to act on our commitments. Indeed, in some cases we have already begun, and we are seeing encouraging results. With your support, we want to build on that momentum.

This summer, alongside City staff we will continue to host events and community gatherings. We are also excited to announce that in the coming months Northcrest plans on opening new offices and a welcome centre on-site that will also serve as a hub and shared community space for local groups and residents. Canada Lands Company has been in the Downsview community for 20 years, providing programs, events, and educational opportunities at Downsview Park, along with active television and film studios, sports and recreation, markets, and the Centennial College aerospace innovation hub.

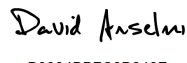
All of this has been accomplished by working cooperatively with City staff, with Council members, the Mayor's Office, and others. We have also redoubled efforts to engage residents and small businesses, Indigenous communities, African, Caribbean, and Black communities, youth groups, non-profits, community organizations and individuals of all kinds.

We will conclude by simply asking for the opportunity to continue to work together, and to pursue this plan to advance our shared goals and dreams for Downsview.

Sincerely,

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