

# Northcrest

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Aytakin Mohammadi  
Director, Impact and Engagement  
Northcrest Developments  
161 Bay Street, Suite 1305,  
Toronto, ON M5J 1C4

Members of the Economic and Development Committee  
City Council and Chair Alejandro Bravo  
Toronto City Hall  
100 Queen St W  
Toronto, ON M5H 2N2

Dear Members of the Economic and Development Committee,

On behalf of Northcrest Developments (Northcrest), I am writing to express my strong support for the City-led Downsview Area Secondary Plan and its accompanying Community Development Plan (CDP). As a representative of Northcrest, long-time North York resident, an alumnus of the neighbouring York University, and vocal advocate deeply rooted in the Downsview community, I am proud to voice my endorsement of these plans. I extend my gratitude to the Chair and members of the Economic and Development Committee for considering this submission, Councillor James Pasternak, and deeply appreciate the care and collaboration by City staff throughout this process.

The CDP, which is only the second ever produced by the City of Toronto, is the culmination of an extensive engagement process where we sought out to truly understand the community's priorities. Our process, which was carried out in close collaboration with City staff, included deep and thoughtful engagement with a diverse set of stakeholders and partners: residents, businesses, community organizations, equity-deserving groups, and Indigenous peoples. Initiated well in advance of a development application being submitted, it involved numerous focus groups, consultations, and events spanning a wide spectrum of interests and perspectives.

In fact, over the past four years, Northcrest has conducted an unparalleled outreach initiative, engaging with over 300 different organizations and more than 6,000 individuals. This extensive outreach underscores our own commitment to transparent and inclusive community engagement, which serves as the bedrock of our planning process. As part of this submission, we have prepared an Engagement Report detailing our activities and findings, which is appended for your reference.

The views we gathered directly shaped both the Downsview Framework Plan and the CDP before you, aligning Northcrest and the City of Toronto's vision to build upon Downsview's rich history, unlocking the long overdue potential of the Downsview Airport Lands through the development of complete communities. These communities will feature vibrant new neighbourhoods seamlessly connected and enriched with 100 acres of parks, paths, and

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greenspace. You'll also see an emphasis on jobs, growth, and local procurement along with greater access to workplace development and training programs. We've charted a plan for more affordable commercial spaces, employment in growth industries and the over-arching commitment to a more inclusive economy that better shares prosperity across the entire community. Along with the City, we hope to put our collective efforts towards attracting new employers, bolstering the existing small business community, and generating thousands of new jobs, contributing to local prosperity.

For far too long, emphasis on inclusionary growth, shared economy benefits, along with and meaningful community outreach and partnerships was regarded as an afterthought – something developers *had* to do but didn't seek out. I'm proud to work at Northcrest where it's not only an indisputable priority, but a forethought, guiding all of our work.

Your endorsement of this plan will literally change the course and trajectory of our city's northwest – an area long overlooked and greatly underinvested. If passed, this plan will set a new precedent and standard for engagement, collaboration, and ultimately, the potential of projects to create not just new communities, but shared prosperity.

Thank you for your time and consideration.

Sincerely,

Aytakin Mohammadi



# Northcrest Engagement Report

# Introduction to Northcrest's Engagement in Downsview

For us at Northcrest, community engagement is the bedrock of planning for thriving complete communities at Downsview. From the outset, we've approached engagement with a firm belief that thoughtfully-planned new neighbourhoods create positive impact for both new and existing communities; that a comprehensive plan for 370 acres of land requires meaningful collaboration with the Indigenous Rights-Holders, African, Caribbean and Black communities, the City of Toronto, and Downsview communities and city-wide stakeholders; and that engagement needs to be responsive to evolving community and public policy priorities as well as our responsibility as stewards of these lands. We are committed to continuing these efforts over the coming years as the project evolves.

We are very proud to share this report, which provides a snapshot of all Northcrest's engagement activities since 2020:

1. **Over 120 engagement activities** that were either led by Northcrest for the Taxiway District Plan, co-led with Canada Lands as part of id8 Framework, or in support of the City of Toronto-led consultations as part of Update Downsview;
2. Outreach to **over 80,000 people and hundreds of organizations** through direct mail, the id8 e-newsletter, email, phone calls, site activation events, via social media.
3. Feedback from **nearly 6,000 voices** at townhalls, focus groups, sharing circles, community-led focussed discussions, open houses, surveys, and other engagement formats held synchronously in-person, virtually, in a hybrid format, as well asynchronously over web-platforms, mail, and telephone.
4. Working with over 184 local, indigenous, and equity deserving artists as part of XOXO Downsview, Toronto's Year of Public Art, and more.

To reduce barriers to participation, all engagement materials have been available by request in the six most commonly spoken languages in Downsview – with pronounced efforts made to reach the surrounding Italian, Hispanic, and Filipino communities. Additionally, special accommodations for individuals with specific needs have been readily provided upon request.

Given that Northcrest's engagement began two years before the Update Downsview and the Community Development Plan processes started, we promptly acted on feedback received from the community. Furthermore, the alignment of the community's priorities with Northcrest's vision and early work on workforce development and the support of arts and culture, enabled us to begin work on the Workforce Development

and Social Procurement actions from the outset through our Site Activation and Programming, and by hosting the first Downsview Workforce Development Forum, in November of 2023.

In conjunction with this work, we are thrilled to be the first developer to have signed onto the City Of Toronto's pilot Community Benefits Plan, for the Downsview Airport Lands.

We are thankful for all the participants in our engagement processes for providing valuable insights that have informed, and will continue to inform, our work moving forward. We are particularly grateful for the open and continuous dialogue with our First Nations partners, for discussions with African, Caribbean and Black voices in and around Downsview, for feedback coming directly from the youth-led peer engagement, and for all the local residents, businesses, and organizations that tirelessly continue to show up and work with us. We have heard loud and clear about the importance of respectful integration, the need for both affordable housing and commercial spaces, access to community services and facilities, well-connected parks, resilient city-nature, improved mobility, and local employment and workforce development. We are committed to continuing listening, learning, and moving forward together to achieving the 30+ year vision at Downsview.

# Activities and Participation Numbers

## Northcrest-Led Engagement

November 2021 to April 2024

**18** **Engagement Activities**  
Over 1,800 participants

**7** **Rounds of receiving feedback online and by mail**  
70 responses received

**6** **Events**

**3** **Public Townhalls**  
November 2021 to June 2022  
217 participants

**3** **Ancaster Community Townhalls**  
August 2023 to April 2024  
261 participants

**5** **Pop Up Events**  
November 2021 to August 2022  
604 participants

**2** **Recreational Events – Fun Philippines Events**  
July 2023  
630 participants

**2** **Indigenous Sharing Meetings**  
November 2021 & March 2022  
34 participants

**1** **Workforce Development Forum**  
November 2023  
60 participants

**7** **Rounds of receiving feedback online and through mail**  
January to April 2022  
70 responses

**6 Events attended by Northcrest**  
November 2021 to September 2023  
Connected with **250 people**

## **Site Activation Events – Led by Northcrest**

June 2022 to January 2024

**6 Site Activation Events**  
Over **10,150 participants**

**Play on the Runway 1.0**

June 2022

**250 participants**

**Hangar Skate 2023**

March 2023

**1,200 participants**

**Drive in Downsview Movie Series**

May and June 2023

**100 participants**

**Play on the Runway 2.0**

July 2023

**1,000 participants**

**Tee Up 2023**

September 2023

**1,500 participants**

**Hangar Skate 2024**

January to March 2024

**6,100 participants**

# id8 Downsview – Co-led with Canada Lands Company

June 2020 to April 2024

## **48** Engagement Activities

1535 participants

## **802** responses received

through online and mailed-in feedback forms

## **16** Community Resource Group Meetings & Tours

October 2021 to April 2024

309 participants

## **16** Focus Groups & Round Tables

June 2020 to November 2022

145 participants

## **5** Townhalls

June 2020 to December 2022

638 participants

## **4** Workshops

October 2020

68 participants over 4 days

## **2** Public Information Meetings

October 2021

300 participants

## **2** Stakeholder Meetings

March and July 2021

35 participants

## **1** Pop-up Event

October 2020

25 participants

## **2** Indigenous Community Sharing Meetings

October 2020 and July 2021

15 participants

## **802** responses received

June 2020 to September 2021

through **online** and **mailed-in feedback**



# City of Toronto-led Consultation – Support provided by Northcrest

January 2022 to November 2023

## **36** Engagement Activities 1427 participants

**9** Focus Groups  
November 2022 to July 2023  
131 participants

**6** Deep Dialogues sessions  
September to November 2023  
51 participants

**6** Engagements with Rights Holders  
November 2022 to January 2023  
193 participants

**6** Public Meetings  
November 2022 to February 2024  
456 participants

**251** Participants engaged  
August 2022 to February 2023  
through other engagements

### Notes regarding the following pages:

In the following pages, you will find a visualization of the engagement, a map of the engagement area, and a short list of the major participants of the engagement through the City of Toronto's UpdateDownsview process, the id8 Downsview process, and Northcrest's own engagement.

In the engagement chart, Northcrest's door knocking efforts and activation events are counted separately as they were an awareness campaign and didn't include direct feedback gathering.

In the engagement map, you'll find the central Study Area map, covering the Secondary Plan area spanning 800 acres along with the adjacent Downsview lands. The first ring depicts the total engagement area, extending 2KM beyond the Study Area and encompassing 64,000 households. We sent five separate cards to these households to seek feedback and invite participation in the process.

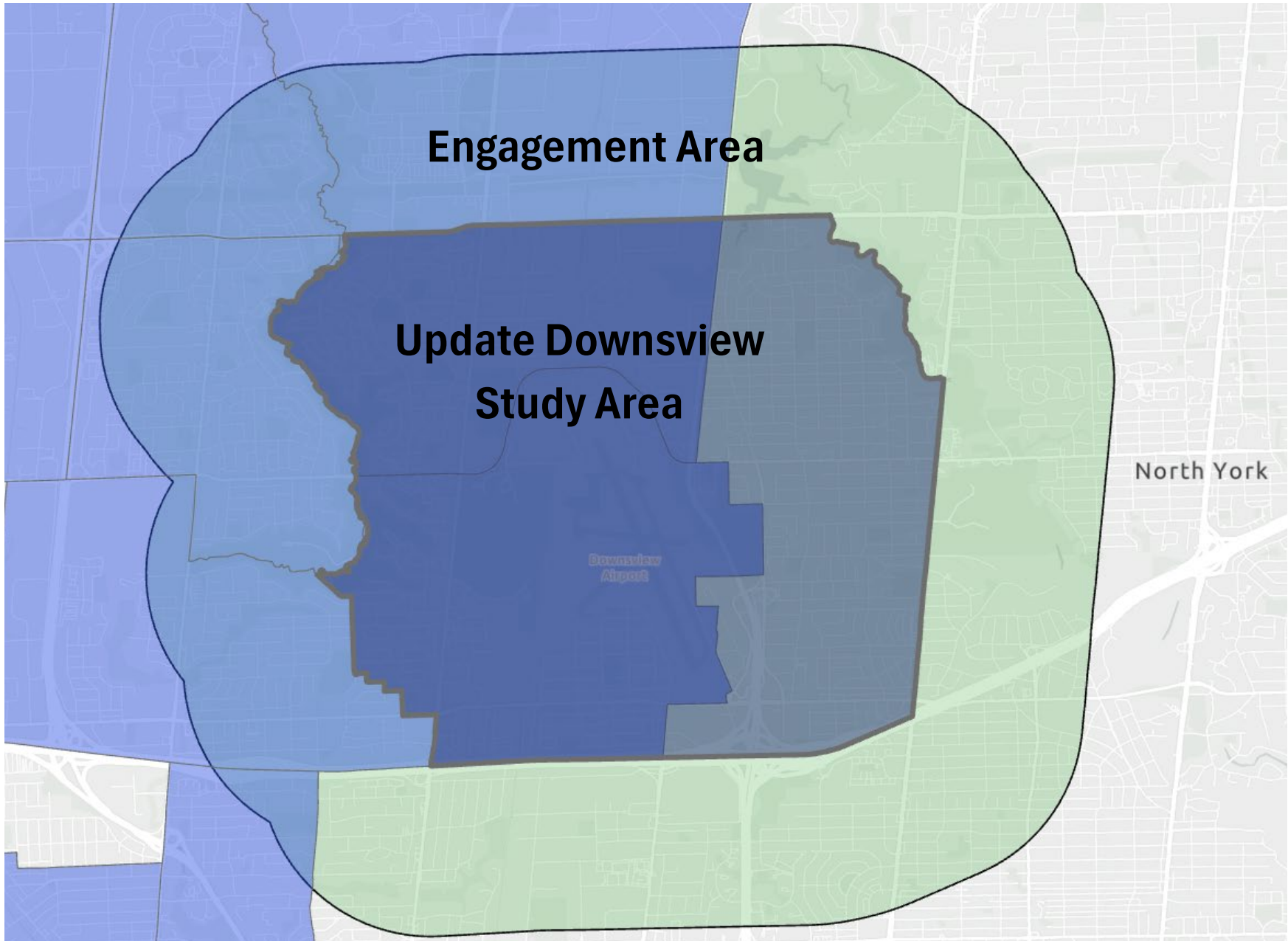
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Note: City of Toronto engagement is from the UpdateDownsview engagement documents. CRGs were removed to avoid duplication.

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Map of ■ Neighbourhood Improvement Areas, ■ Engagement Area of 2KM around Study Area , ■ Study Area



## Organizations invited to participate

The following is a condensed list of organizations that were invited to participate in engagement activities led by Northcrest for the Taxiway District Plan, co-led with Canada Lands as part of id8 Framework, and/or the City of Toronto-led consultations as part of Update Downsview.

If there are any inaccuracies or if you would like to get involved in the engagement process, please reach out to [amohammadi@northcrestdev.ca](mailto:amohammadi@northcrestdev.ca)

### FIRST NATIONS

Huron-Wendat  
Mississaugas of the Credit  
Six Nations of the Grand River

### INDIGENOUS-SERVING ORGANIZATIONS

Aboriginal Labour Force Development Circle  
Anishnawbe Health Toronto  
City of Toronto Indigenous Affairs Office  
Eshkiniigjick Naandwechigegamig, Aabiish Gaa Binjibaaying - ENAGB  
Indigenous Youth Agency  
Miziwe Biik  
Native Child and Family Services of Toronto  
Native Canadian Centre of Toronto  
Native Men's Residence  
Native Women's Resource Centre of Toronto  
Nishnawbe Homes  
Ontario Federation of Friendship Centre  
Thunder Woman Healing Lodge Society  
Toronto Aboriginal Support Services Council (TASSC)  
Toronto Council Fire Native Cultural Centre  
Toronto Inuit Association  
Toronto & York Region Metis Council  
2 Spirited People of 1st Nations  
Wigwamen

### AFRICAN, CARIBBEAN AND BLACK SERVING ORGANIZATIONS

Black Planning Project  
African Canadian Social Development Council (ACSDC)

AfriCanada Commerce Exchange Inc.  
Afro-Canadian Chamber of Commerce  
Afro-Canadian Contractors Association  
Black Artist Community Support at Toronto Arts Council  
Black Businesses and Professionals Association  
Black Creek Steering Committee  
Black Farmers Collective Toronto  
Black Health Alliance  
Black Legal Action Centre  
Black North Project  
Black Urbanism  
Blackcreek Farm  
Canadian Association of Urban Financial Professionals  
Canadian Black Chamber of Commerce  
City of Toronto Confronting Anti-Black Racism Unit  
Dream Maker Inc.  
Ellis Don  
Federation of Black Canadians  
Friends In Toronto (F.I.T) Community Service  
Hope & Hustle Heights  
Ontario Black History Society  
Powell Planning & Associates  
SOCA | Studio of Contemporary Architecture  
Tahj Consulting Inc.  
TAIBU  
Urban Alliance on Race  
Wellesley Institute

### AGING IN PLACE/HEALTH

Across Boundaries - An Ethnoracial Mental Health Centre  
Alliance for Healthier Communities

Association of Spanish Speaking Seniors of the Greater Toronto Area  
Centre for Addiction and Mental Health  
Downsview Long Term Care Facility  
Humber River Hospital  
Lumacare  
Meta Centre  
North York General Hospital  
Ontario Public Health  
Primacare Living Solutions  
Revera Sierra Senior Living  
SPRINT  
Sunnybrook Health Sciences Centre  
Toronto Public Health  
Toronto Central LHIN  
Vibrant Healthcare Alliance  
York Centre Seniors Steering Committee

### ARTS

Academy of Realist Art  
Al & Malka Green Artists' Health CentreAGYU  
Akimbo  
Airsia  
Akin Projects  
Alexander Showcase Theatre  
Art Starts  
ArtSpin  
ArtworxTO – Year of Public Art  
Axiom Circus  
Black Curators Collective  
Brant Matthews  
Canada Film Day  
Casa Maiz  
Cinematoscope  
City Choir  
Columbus Centre Cultural Arts  
CARFAC  
Red Pepper Spectacles  
Dusk Dances Inc.  
Inside Out Film Festival

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Imagine Arts Academy of Toronto  
Immigrant Writers  
Indigenous Performing Arts Alliance  
Indigenous Routes  
Inner City Angels  
Jane and Finch Centre  
Jewish Russian Community Centre of Ontario  
JNY - Jewish North York Centre  
Jumblies Theatre  
Kurdish Community Centre  
Mural Routes  
MuseArts  
Myseum Toronto  
Native Earth  
Native Women in the Arts (NWIA)  
Neighbourhood Arts Network  
North York Arts  
PACE IL  
Partners in Art  
Red Sky Performance  
Russian House Toronto  
Sketch  
Steps Public Art  
StreetARToronto  
Tangled Art + Disability  
Trinity Theatre  
The Centre for Spanish-speaking Peoples  
The Cyborg Circus Project  
The Morris and Sally Justein Heritage Museum  
Toronto Animation Image Society  
Toronto Bengali Drama Group  
Toronto Biennial of Arts  
Toronto School of Circus Arts  
The Independent Curator  
OCAD gallery  
Toronto Biennial  
Toronto Latin American Film Festival  
Toronto School of Circus Arts  
U For Change  
VibeArts  
York Region Arts Council  
YYZ Artists Outlet  
WorkInCulture

## **BUSINESS AND COMMERCIAL INTERESTS**

DAIR  
DUKE Heights BIA Wilson Village BIA  
FlightSafety International

## **CHILD CARE AND RECREATION**

ACEPO  
Air-O-Down Child Care Centre  
Arpi Nursery School  
Baycrest After School Program  
Beyond 3:30  
Blaydon Community Day Care Centre  
Blyth Academy Downsview Park - School for Elite Athletes  
Branson Pre-School Ltd.

Carousel Child Care Development Centre  
Children Are People Education  
Children's Playgarden /Toronto  
Military Family Resource Centre  
Delisle Youth Services  
Downsview Child Care Centre  
Downsview Derrydown YMCA  
Friendly Times Child Care  
Garderie Du Soleil Levant  
George Brown - Esther Exton Child Care Centre  
Graydon Hall - Finch Business Park Child Care  
Highview Wilson Child Care  
Hoop and Dome  
JVS Toronto  
Ontario Ministry of Children, Community and Social Services  
March of Dimes Canada  
Montessori Jewish Day School  
Network Child Care Services - Dane Avenue Child Care Centre  
Northview Heights Early Learning Centre  
People for Education  
Poslun Education Centre  
Sheppard Africentric Daycare  
The Kinder Connection (Wilson)  
The Toronto Heschel School  
The Spot  
Tot World Child Care Centre  
Urban Squash Toronto

## **CITYWIDE STAKEHOLDERS**

Artscape  
Canadian Urban Institute  
CycleTO Employment Ontario  
Habitat for Humanity GTA  
New Commons Development  
Options for Homes  
Park People  
Retail Council of Canada Ryerson  
City Building Institute  
Social Planning Toronto  
Swedish Consulate  
Toronto and Region Conservation Authority  
Toronto Community Housing Corporation  
Toronto Environmental Alliance  
Toronto Region Board of Trade  
Toronto Youth Cabinet  
TTC Riders  
University of Toronto -School of Cities  
Urban Land Institute  
Walk Toronto  
8-80 Cities

## **COMMUNITY DEVELOPMENT & CULTURAL ORGANIZATIONS**

Afghan Association of Ontario  
Bathurst Finch Unison Hub  
Canadian Ukrainian Immigrant Aid Society  
Children Aid society

City of Toronto Community Development Officer (Downsview Roding Neighbourhood Action Partnership)  
City of Toronto Community Development Officer (Jane Finch)  
Centre for Independent Living  
Centre for Immigrant and Community Services  
Centre francophone du Grand Toronto  
COSTI  
Economic Opportunities Action Group of Jane-Finch Toronto Strong Neighbourhoods  
Harriet Tubman Community Organization  
Hispanic Development Centre  
Homes First Society  
Finch Action Against Poverty  
Jamaican Canadian Association  
Jane Finch Family Centre: Green Change Office  
Jane Finch Collaborative Bridging Education to Employment (JFBEE)  
Jewish Immigrant Aid Services Toronto  
Kababayan Multicultural Centre - Bathurst and Finch Community Hub  
Lao Association of Ontario  
Lawrence Allen Centre Employment Centre  
Lawrence Heights Revitalization Coalition  
Lawrence Heights Inter-Organizational Network  
Northwood Community Services  
Ontario Municipal Social Services Association  
Prosserman Jewish Community Centre  
Rainbow/Korean Information and Social Services  
Silent Voice Canada  
Toronto North Local Immigration Partnership  
Vietnamese Association Toronto  
Working Women Community Centre  
York University - TD Community Engagement Centre  
Windmill Microlending - Toronto Office

## **COMMUNITY SERVICES AND FACILITIES**

City of Toronto - Northwood Community Centre  
City of Toronto Local Community Centres (Grandravine, Roding, Ancaster)  
Delta Family Resource Centre  
Downsview Community Legal Services  
Elspeth Heyworth Centre for Women  
Family Inter-Generation Link  
Fred Victor



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Jewish Family & Child Services  
LOFT Community Services  
Manantial Neighbourhood Services  
Midaynta Community Services  
North York Community House  
North York Harvest Food Bank  
North York Women's Shelter  
Northwood Neighbourhood Services  
Ontario Community Support Association  
Ontario Council of Agencies Serving Immigrants  
Ontario Wheelchair Sports Association  
Second Harvest  
Society for the Living Food Bank  
St Clare Inn  
St Stephen's Community House  
Success Beyond Limits  
The Neighbourhood Organization  
Toronto Community Housing Corporation  
Toronto Public Library - Downsview Branch  
Unison Health and Community Services - Lawrence Heights  
University Settlement – North York Office  
YMCA Toronto

## EDUCATION

Centennial College  
Conseil Scolaire Viamonde  
Ontario Ministry of Education  
Ryerson City Building Institute  
Toronto Catholic District School Board  
Toronto District School Board  
Toronto Lands Corporation  
York University - TD Community Engagement Centre & City Institute  
University of Toronto – School of Cities

## FOUNDATIONS

Atkinson Foundation  
Canadian Foundation For Physically Disabled Persons  
Goodwill Industriesa  
Jewish Foundation of Greater Toronto  
Ontario Learning Development Foundation  
Salvation Army  
Toronto Wildlife Centre  
United Way Greater Toronto

## LGBTQ+ SUPPORTS

The 519  
Blockorama  
Black Coalition For Aids Prevention (Black CAP)  
Black Queen Youth Collective  
Black Women in Motion  
Equitabler Action for Change  
Friends of Ruby

Guidance for Loved Youth Foster Care Agency  
Uplift Black

## RELIGIOUS ORGANIZATIONS

Adath Israel Congregation  
B'nai Brith Canada  
Beth Emeth Bais Yehuda Synagogue  
Beth Joseph Chabad  
Bnei Akiva Of Toronto  
Borochoy Cultural Centre and Kol Yisroel Congregation  
Church of St. Stephen Downsview  
Daru-AI-Ullum Education Community center  
Downsview Baptist Church  
Downsview Church Of God Of Pro/Prophecy  
Downsview Presbyterian Church  
다운스뷰장로교회  
Downsview Seventh-day Adventist  
Downsview United Church  
Faith Lutheran Day Care Centre Of Downsview  
Ghana Calvary Methodist United Church  
Imdadul Islamic Centre  
Jane and Finch Community Ministry  
Lodzer Centre  
Mennonite New Life Centre of Toronto  
Metropolitan Baptist Church  
Mount Zion Filipino Seventh-day Adventist Church  
North York Church of Christ  
Pride of Israel  
Revivaltime Tabernacle, Downsview  
Rhema Christian Ministries  
Sheep Gate Fellowship Church  
Spanish Seventh-day Adventist Church  
St Philip Neri Catholic Church  
St. John's Anglican Church  
Willowdale  
Temple Sinai Congregation of Toronto  
The Toronto Cheder  
Toronto Buddhist Church  
Uptown Chabad  
West Toronto Church Of God

## RESIDENTS AND TENANTS

Balmoral Homeowners Association  
Banting Park Homeowners' Association  
Bathurst Manor  
Advocacy Group  
Downsview Lands Community Voice  
Association  
Downsview Roding Community Association  
Sheppard West Neighbourhood Association  
Stanley Greene Condo Board  
Seeley Drive Tenant Association

## NATURE/ENVIRONMENT

Bird Studies Canada

Black Creek Conservation Project  
Our Greenway Conservancy Toronto  
Beekeepers Collective  
Toronto Ornithological Club

## URBAN AGRICULTURE & FOOD

Afri-Can FoodBasket  
Blackcreek Community Farm  
Evergreen  
FoodShare Toronto  
Sundance Harvest  
Toronto Food Strategy  
Toronto Urban GrowersF  
Daily Bread Food Bank

## WORKFORCE DEVELOPMENT & UNIONS

ATU Transit Union Local 113  
Carpenters District Council of Ontario  
Economic Development and Culture  
LIUNA LOCAL 183  
LiUNA Local 506  
Ministry of Economic Development, Job Creation and Trade  
Ministry of Labour, Training and Skills Development  
Toronto & York Region Labour Council  
Toronto Community Benefit Network  
Toronto Employment Social Services  
Toronto Workforce Innovation Group  
Unifor Local 673

## YOUTH

Neighbourhood Action Youth Employment Committee  
Youth Assisting Youth  
Youth Association for Academics, Athletics & Character Education (YAMCE)  
Youth on Track Services

## OTHER

Canadian Hearing Society Toronto  
Regional Office Connect Housing Project  
Coco Paving Inc.  
Corex Design  
Cycle York Regenesis  
Federation of North Toronto  
Residents' Association (FoNTRA)  
Five at Heart  
Housing Now TO  
North York Historical Society  
Ontario Jewish Archives  
Ontario Ministry of Economic Development, Job Creation and Trade  
Ontario Ministry of Heritage, Sport, Tourism and Culture  
Ontario Ministry of Labour, Training and Skills Development  
Toronto Kite Fliers

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