

Northcrest

May 7, 2024

Kristy Shortall
Senior Vice President, Development
Northcrest Developments
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Members of the Planning and Housing Committee
City Council and Gord Perks
Toronto City Hall
100 Queen St W
Toronto, ON M5H 2N2

Dear Members of the Planning and Housing Committee,

I am writing on behalf of Northcrest Developments, as the Senior Vice President of Development, to firmly express our support for the City-led Downsview Area Secondary Plan. As the major landowner within the plan's boundaries, we see the exponential potential that this project stands to unlock – addressing the critical need for increased housing options within close access to services, employment opportunities, and green spaces.

We have been working alongside City of Toronto staff over the past several years on this project. I can say that this stands as a testament to the much-needed commitment to collaborative urban development. It represents one of the most notable examples of cooperation on a development application of this scale and prospective impact - a plan that closely aligns with the very goals that the City itself and City Council are tirelessly working to achieve. A further testament to its collaborative nature is that the plan is founded on years of engagement with more than 300 stakeholder groups and 6,000 individuals.* The collective efforts reflected in this plan underscore a vital commitment to collaborative urban development, setting a major precedent for cooperation on projects of this magnitude in our city.

The result is a proposed series of new neighborhoods, set to deliver homes for 115,000 new residents, including the construction of 63,000 units – right across the housing spectrum – and creating employment for 52,000 workers. All of this will be connected to the reimagined two-kilometre former runway, converted into a landmark pedestrian boulevard. In doing so, the Plan will not only play an important role in achieving the City's housing targets; it will also deliver a mix of housing options to meet a spectrum of needs, including housing for people of all ages, backgrounds, and household sizes. This range of housing will respond to the needs of a diverse and evolving city. This effort stands as one of the most significant city-building efforts in Toronto's recent history.

But this project is about much more than housing; our plan reflects a thoughtful commitment to complete communities - with a series of vibrant new neighborhoods connected with 40 hectares (100 acres) of new parks, trails, and open space. This is three times the required parks and open spaces, underscoring the major commitment this plan upholds to much-needed green spaces in our city and green infrastructure to help improve resiliency and minimize future repair costs.

** As part of this submission, we have prepared an Engagement Report detailing our activities and findings, which is appended for your reference.*

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Of equal importance, this plan makes the needed and added investment in social infrastructure and local enterprise, including 2+ community centres, 24-38 daycares, up to 14 elementary schools, one Secondary school, one District library and potential revisions to the existing Downsview Branch, and 11,625 sq.m. (125,000 sq.ft) of community spaces, catering thoughtfully to the needs of the future community, creating environments where people can and want to play, learn, work, and call home. To that end, it makes the big steps to attract new employers, boost the existing small business community, and create thousands of new jobs for local and shared prosperity. Furthermore, by repurposing 3.7 million square feet of existing space for institutional and employment needs, making it a significant employment hub. All of this is planned in such a way to minimize local disruptions and maximize benefits for the area and city at large.

The planning by City staff has also very thoughtfully taken existing transportation and infrastructure into deep consideration, focusing on fostering connectivity through pedestrian-friendly designs and efficient transit options, while advancing equity and accessibility in urban planning practices. With three subway stations and one GO station, the plan will yield significant benefits while helping address the region's outstanding challenges in connectivity and infrastructure readiness for future growth.

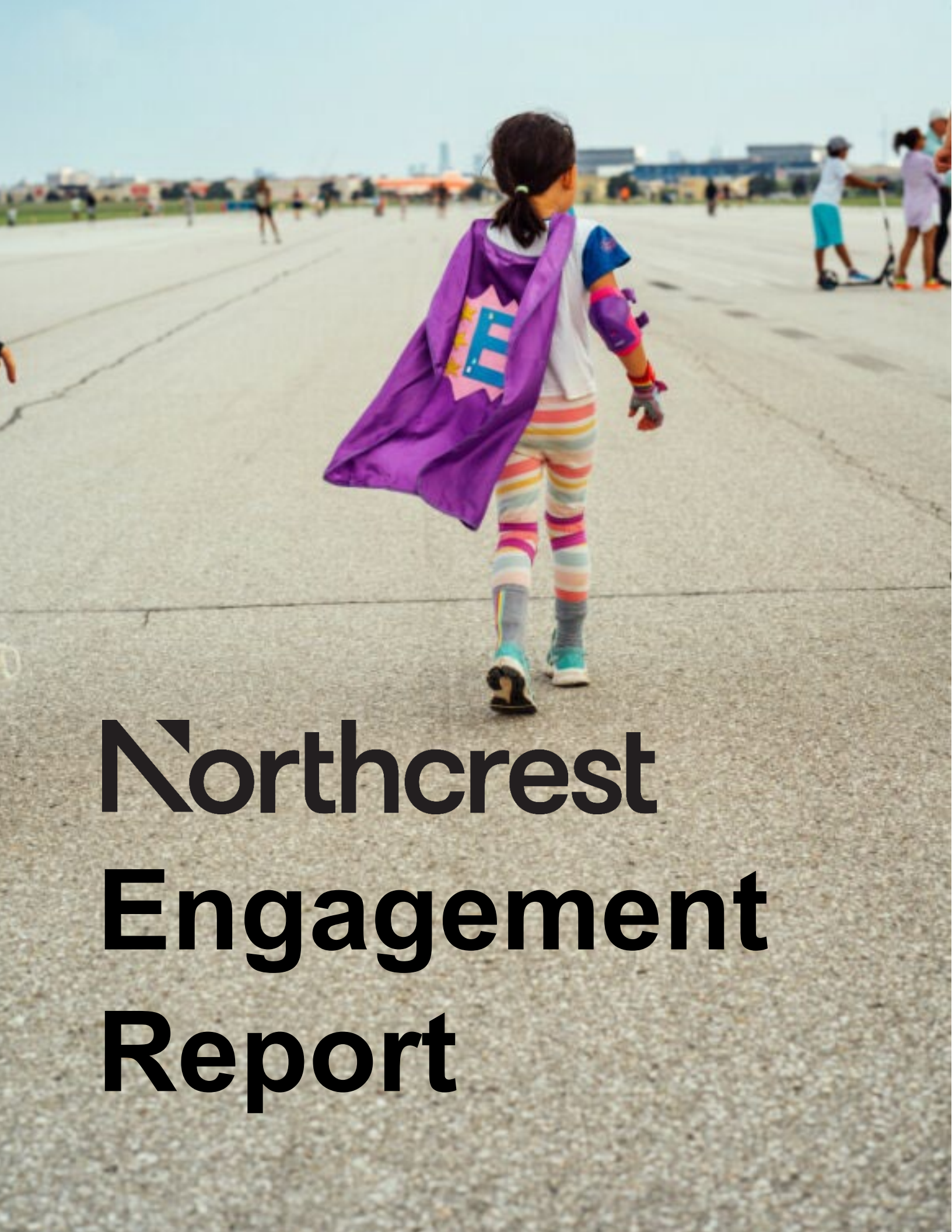
All of these combined addresses the unique and pressing needs of our city's northwest. Furthermore, this Plan is located squarely within one of Toronto's Neighbourhood Improvement Areas (NIA) and surrounded by four (4) other NIAs. As evidenced in the Downsview Framework Plan, Northcrest shares the City's commitment to creating new and major opportunities in the community that will lift the area at large and foster shared prosperity. For this very reason, we were thrilled that the Community Development Plan (CDP) was approved just last week by your colleagues in the Economic and Community Development Committee and hope that with the approval of this Downsview Area Secondary Plan, that the CDP can be enabled to become a reality.

Northcrest is unwavering in its commitment to the full realization of the Downsview Area Secondary Plan. With your approval, we look forward to building upon our collaborative partnership with City of Toronto Staff to improve the lives and livelihoods of tens of thousands of Torontonians.

Thank you for your time and consideration.



Sincerely,
Kristy Shortall



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	
802	

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.

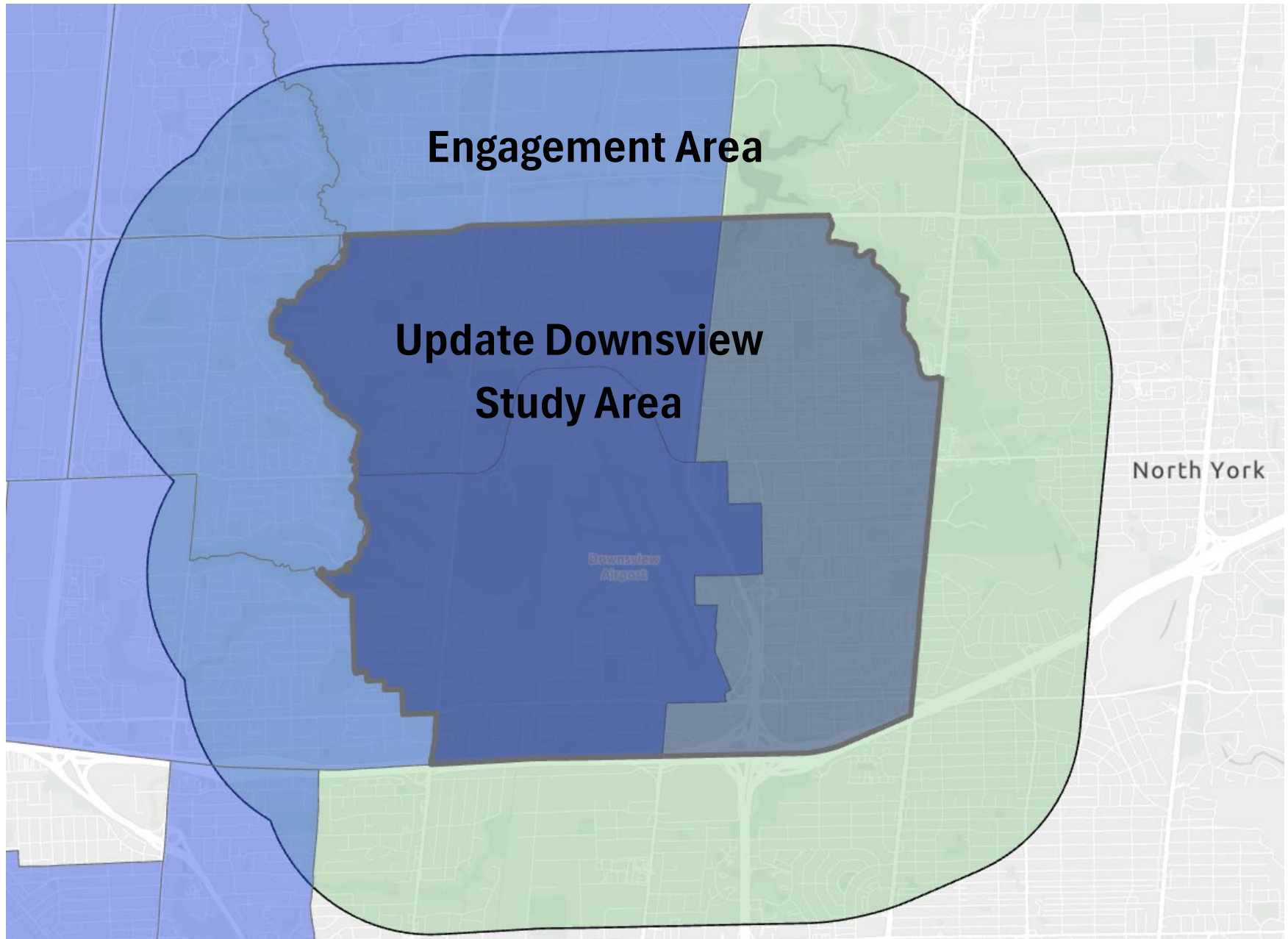
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Note: City of Toronto engagement is from the UpdateDownsview engagement documents. CRGs were removed to avoid duplication.

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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

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
Eshkiniigijik 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
Jumbies 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 Regensis
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