

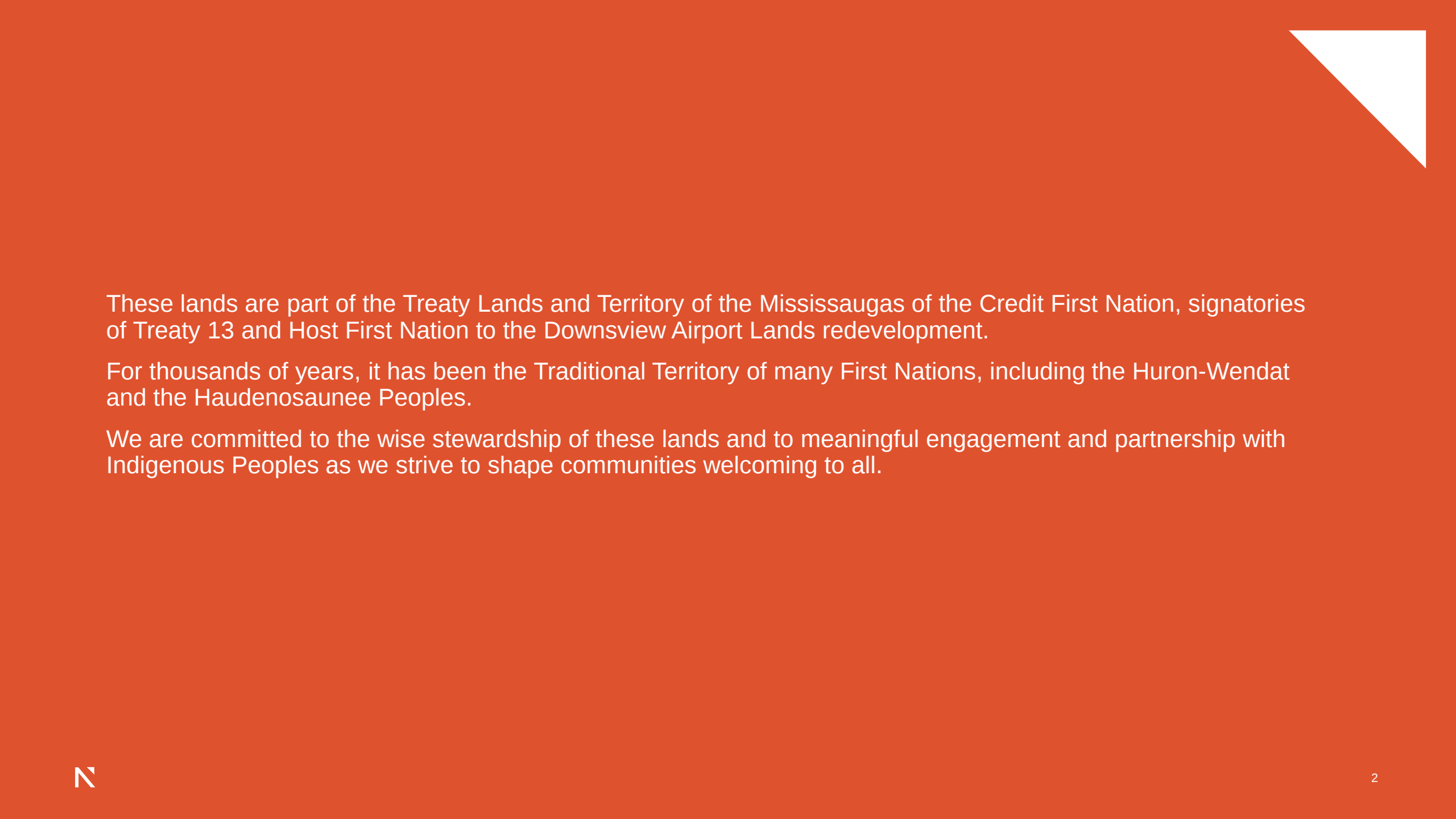
Northcrest

The Downsview Opportunity

Presented to the Toronto Sign Variance Committee

February 2024





These lands are part of the Treaty Lands and Territory of the Mississaugas of the Credit First Nation, signatories of Treaty 13 and Host First Nation to the Downsview Airport Lands redevelopment.

For thousands of years, it has been the Traditional Territory of many First Nations, including the Huron-Wendat and the Haudenosaunee Peoples.

We are committed to the wise stewardship of these lands and to meaningful engagement and partnership with Indigenous Peoples as we strive to shape communities welcoming to all.

Background

PSP Investments

In 2018, PSP Investments (PSP), a federal Crown Corporation and one of Canada's largest pension investment managers, purchased the 370-acre Downsview Airport Lands from Bombardier Aerospace and established Northcrest Developments as a wholly-owned subsidiary.



Northcrest Developments

Northcrest Developments is the lead developer of the Downsview Airport Lands. Working closely with local communities, Indigenous Peoples, and a broad and diverse set of stakeholders, Northcrest will ensure the transformation of these lands is a model for sustainable, healthy, equitable, and resilient communities, while delivering meaningful returns to its shareholder.

Northcrest

Our Project

A Singular Project.

A Long-Term Commitment.

Working with local communities and stakeholders from across Toronto, we are re-imagining 370 acres of land, connected to transit, in one of the fastest growing regions on the continent.

This project is among the largest of its kind in North America. It is city building at scale.

The centre of gravity in Toronto is shifting north!

The Downsview Airport Lands, and the new neighbourhoods that will be built over the next 30 to 40 years, will become Toronto's premier destination for innovation and discovery, jobs, new homes, parks and vibrant public spaces.

N





A Gathering Place for millennia

Indigenous people have been gathering here for thousands of years. More recently, the site has hosted some of the region's largest gatherings, including the SARSstock Rocks Benefit Concert and two papal visits.



A Legacy of Innovation

For more than a century, some of the world's most advanced, highest performing aircraft have been built in Downsview. It has a long legacy of innovation.

Collaborating on Downsview

Northcrest (NC) and neighbouring landowner, Canada Lands Company (CLC), came together in 2019 to develop the joint Framework Plan for the Downsview Lands, informed by extensive input from local and City-wide stakeholders.

The Framework Plan, submitted in 2019 as part of an OPA, forms part of the City's Secondary Plan update, *Update Downsview*. NC, CLC, and the City are collaborating to bring forward a final Secondary Plan to Council for approval during 2024.

Ongoing public engagement to date includes ~100 events, ~5,000 engagements & outreach to ~60,000 households.

N



Graphic Indicative of lands - 2022

Vision and Guiding Principles



**ESTABLISHING
COMPLETE,
CONNECTED
COMMUNITIES**



**ACHIEVING
INHERENT
SUSTAINABILITY &
RESILIENCE**



**CULTIVATING CITY
NATURE**



**CONNECTING
PEOPLE & PLACES**



**EMBEDDING
EQUITY &
ACCESSIBILITY**



**HONOURING THE
UNIQUENESS OF
THE PLACE AND
ITS PEOPLE**

Redefining Urban Living

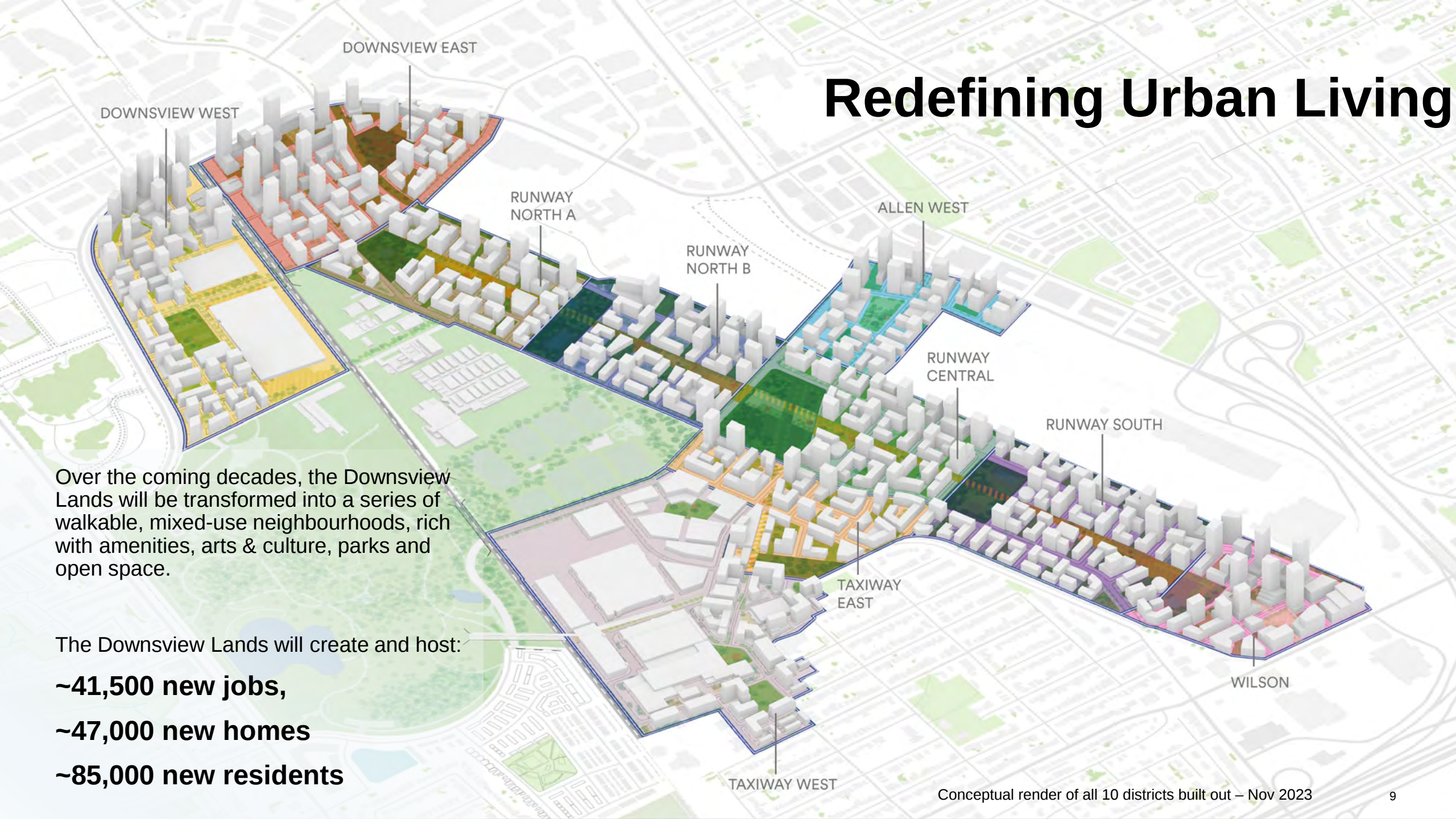
Over the coming decades, the Downsview Lands will be transformed into a series of walkable, mixed-use neighbourhoods, rich with amenities, arts & culture, parks and open space.

The Downsview Lands will create and host:

~41,500 new jobs,

~47,000 new homes

~85,000 new residents



A Runway Reimagined

- Reinterpreting the site's aviation history, we propose transforming the airstrip into a vibrant community connector.
- Unlike anything in Toronto, it will act as our primary pedestrian street and the spine of community life.
- It will serve as a destination and anchor for programming and amenities.





Conceptual rendering of the runway in winter, 2022



Conceptual rendering of the runway in summer, 2022

Interim Activation

Community members have expressed the need for opportunities to connect, to celebrate and to play.

By welcoming the public to the site prior to and during development, we can redefine the destination, elevating our profile and build community.

Our "meanwhile" uses are anchored in creativity, innovation, recreation, culture and play.

What's more, our initiatives allow us to partner with artists, entrepreneurs, NPO's and small businesses.





RUNWAY
NORTH B

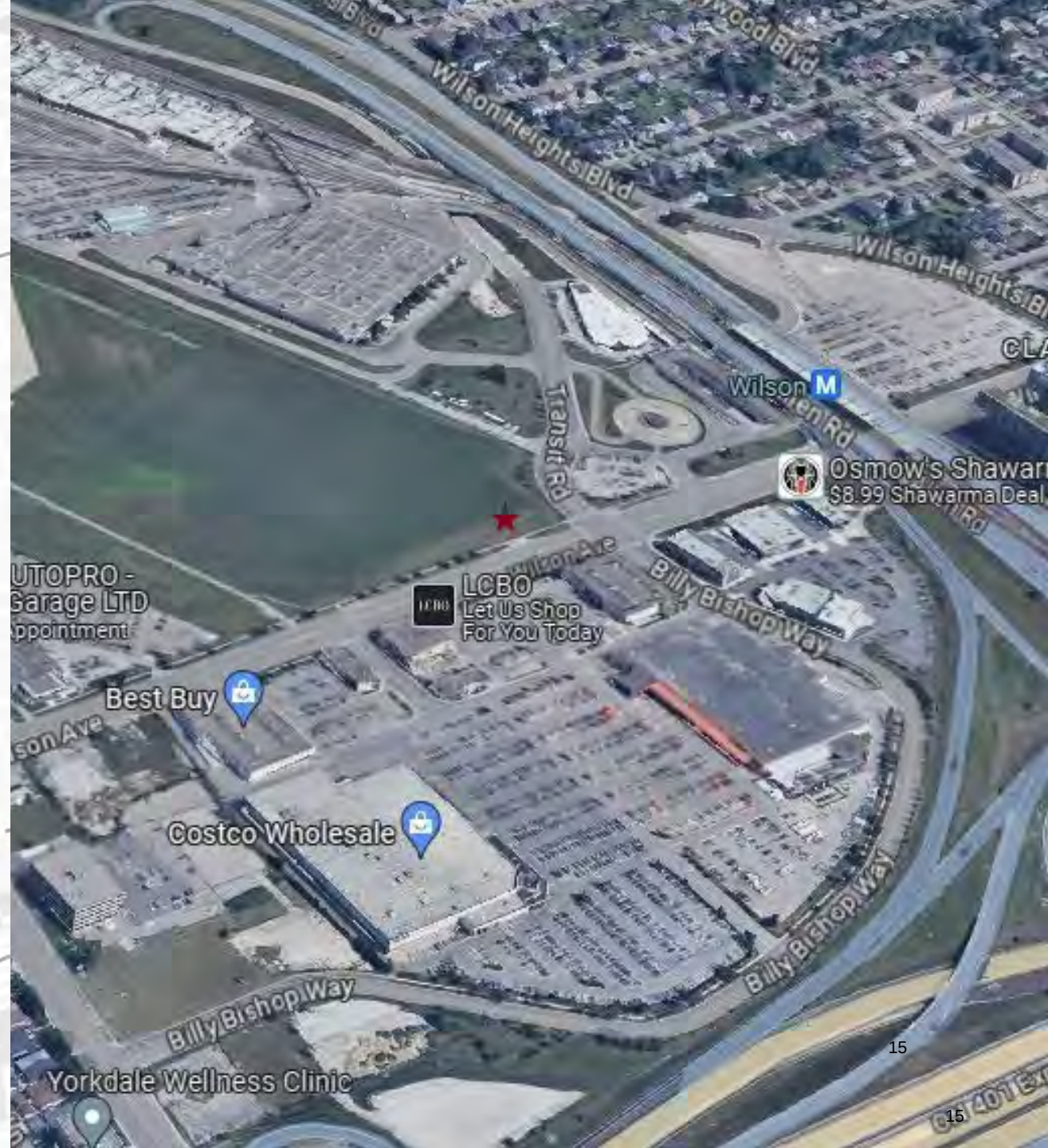
RUNWAY
CENTRAL

RUNWAY SOUTH

TAXIWAY
EAST

TAXIWAY WEST

WILSON





Rendering of the billboard



Play on the Runway, July 2023

Northcrest

Thank you

To learn more please visit us at
www.northcrestdev.ca