

Northcrest

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Members of the North York Community Council
c/o City Clerk's Office
North York Civic Centre
5100 Yonge Street
Toronto, ON M2N 5V7

Dear Members of the North York Community Council,

I am writing on behalf of Northcrest Developments, as the Vice-President of Development, to firmly express our support for the Hangar District development applications, identified in City materials as the "Taxiway West" District. This submission marks the first district of development at within the Downsview Secondary Plan area to come forward for approval and signals the beginning of a decades long effort to deliver lasting civic, economic, and social value to the City of Toronto, and in particular to North York.

The Hangar District is designed as an employment-focused neighbourhood that reclaims the site's long-standing role as a centre of innovation and industry. For nearly a century, this was a place of work and production. This application reintroduces that purpose with new opportunities for enterprise, institutional uses, and jobs. The plan will support approximately 7,500 future jobs and a dynamic mix of employers, creating the foundation for a new economic hub in the north end of the city.

This district also responds to urgent housing needs in Toronto. The application will deliver nearly 3,000 new units, with at least 10 percent secured as affordable housing, as defined

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by the City of Toronto. These homes will be supported by amenities that promote community well-being, including childcare, community space, commercial spaces and parks and open space.

Park space and civic infrastructure are central to the vision for the Hangar District. The application includes three new public parks totaling 3.5 acres, 2 acres of greenways, and two new publicly accessible plazas that support ecological, resilience and everyday recreation. The application also proposes the development of a landscaped pedestrian bridge connecting the District to the 290-acre Downsview Park. These spaces form part of a broader investment in the public realm and reflect our long-term commitment to building complete, livable communities.

From the outset, this project has been shaped by people. We have engaged thousands of residents, employers, union leaders, Indigenous partners, and local organizations. That input has helped inform every element of the district: from land use and infrastructure to community priorities and benefits. The result is a plan that reflects what we have heard: a desire for inclusive housing, accessible employment, and vibrant, well-connected public space.

The Hangar District is our first step, and we have approached it with care. By building within the existing Bombardier footprint, we are able to minimize disruption and begin delivery quickly and thoughtfully. This first district makes deliberate use of existing infrastructure and provides a strong foundation for what follows.

This district plan is also Northcrest's first formal response to the City- endorsed Downsview Community Development Plan (CDP), which is a living document that identifies principles, priorities and actions that can advance equity and build stronger communities at Downsview. We have already seized early opportunities to implement several of the actions from the CDP including holding a series of free events investing in local artists and small businesses, opening up the YZD Experience Centre for use by community groups, establishing partnerships with schools and organizations (i.e. STEPS, Astrosankofa, JustBGRAPHIC and North York Arts, etc), providing funds and scholarships that prioritize Indigenous, Black and equity-deserving individuals and groups. In addition, as part of this first district, Northcrest is advancing a community benefit plan focused on community benefit hiring and social procurement related to the construction of this District.

We believe this district can set a strong precedent for what responsible development can look like: practical, grounded, and guided by community. The plan is a product of a thoughtful process, built in collaboration, and shaped by a shared sense of purpose.

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We respectfully ask for your support in advancing the Taxiway West application. This is a moment to deliver meaningful results for Downsview and to begin building something that reflects the values and aspirations of this part of the city.

Thank you for your consideration.

Sincerely,

Peter Maleganovski

Vice President, Development