



# id8 downsvieiw Update Downsvieiw - Meeting January 25, 2022





# WHO WE ARE

In 2020, our two organizations began the process of planning a future for the Downsview lands that generates returns for their shareholders, while also creating public benefits, supporting local communities and public policy priorities.



- Established in 2018 as a wholly owned subsidiary of the Public Sector Pension Investment Board (PSP Investments)
- PSP is federal Crown corporation that manages funds for the pension plans of the federal Public Service, the RCMP, the Canadian Armed Forces, and Reserve Force

**Northcrest is committed to delivering financial returns for its shareholder, PSP Investments, while generating public benefits.**



**Canada Lands Company**  
**Société immobilière du Canada**

- Specializes in real estate development and attractions management
- Since 1995, is has enriched Canadian communities and experiences by embracing the full potential of the properties it owns and operates

**Canada Lands strives to enhance economic, social, and environmental value for Canadians.**



# Proposed Official Plan Amendment

Context

Total Study Area in Hectares

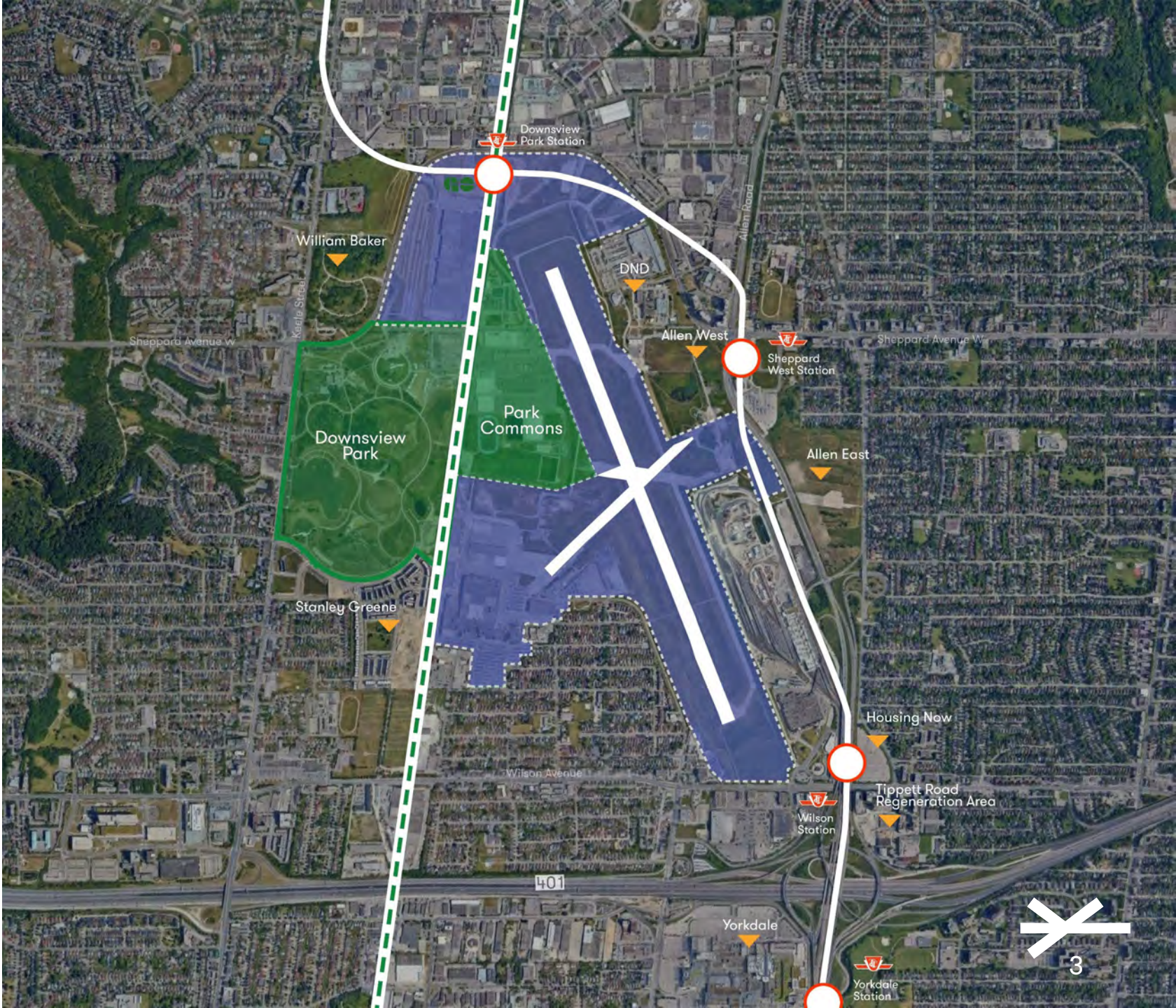
210 (520 acres)

CLC Downsview Park & Park  
Commons Area in Hectares

117 (291 acres)  
*(Excluded from application)*

LEGEND

- id8 Downsview Study Area
- CLC Downsview Park & Park Commons Area
- Surrounding Context





# Community & Stakeholder Priorities

FEEDBACK FROM ROUNDS  
ONE, TWO AND THREE

NORTHCREST & CANADA LANDS

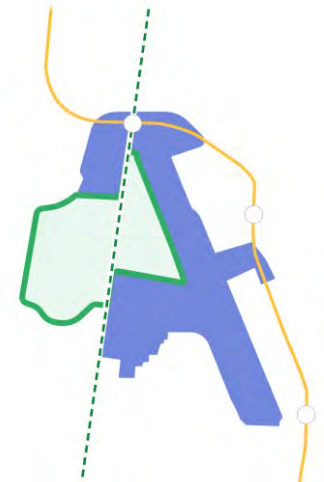
## Landowner Priorities

# Public Policy Priorities

TORONTO CITY COUNCIL-ADOPTED  
PRIORITIES AND POLICIES

VIBRANT, RESILIENT & HEALTHY

## Complete Communities



# Community & Stakeholder Priorities

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# EXTENSIVE OUTREACH & INFORMATION



id8downsview.ca



# WHO PARTICIPATED

- Individuals & groups
- Local & citywide
- Rights Holders & Indigenous voices
- Resident & Tenant associations
- Business Improvement Areas (BIAs)
- Community service providers
- Hospitals, school boards
- Seniors & youth
- African, Caribbean & Black communities
- Grassroots leaders from NIAs
- Wildlife & nature advocates
- Active transportation
- Recreational interests
- Arts & culture organizations

And many others

	Round One	Round Two	Round Three	Total
Virtual Meetings	215	233	373	821
Online and Phone	230	222	416	868
Mail-in	112	72	78	262
In-person	0	100	0	100
Youth-led Engagement	0	0	988	988
Total	557	627	1855	3039

# CONNECTING FEEDBACK TO DECISIONS



Our proposal for the future has been informed by what participants told us throughout the process.

Here's a snapshot of what participants said in Round Three:

- Overall, there was a lot of support for the proposed vision elements – renderings were inspiring, ideas ambitious & exciting
- Some strongly support affordable housing, others cautious
- Some strongly support tall buildings and density (especially close to transit stations), others concerned
- Important for Northcrest and Canada Lands to recognize that future development will create opportunities for, and impacts on, existing communities in and around the site and city-wide

Our commitment is to continue working together to align our plans with the range of priorities that need to be considered.



# Community & Stakeholder Priorities

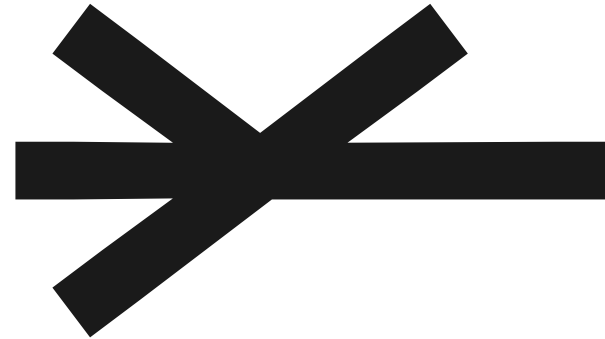
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## Landowner Priorities

# Public Policy Priorities

TORONTO CITY COUNCIL-  
ADOPTED PRIORITIES & POLICIES

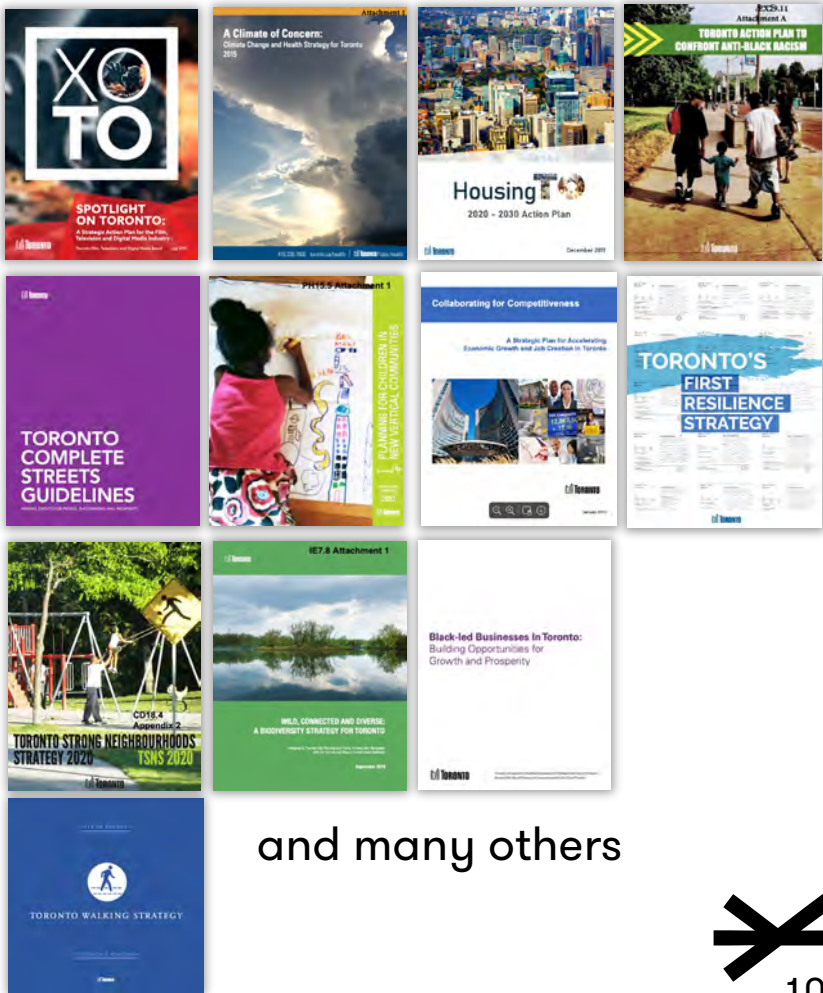
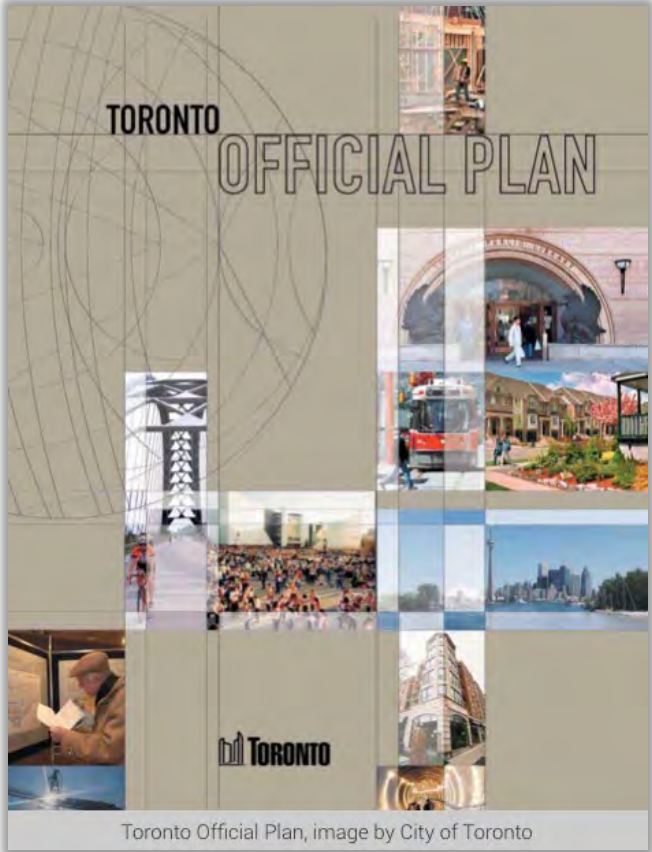


VIBRANT, RESILIENT & HEALTHY

## Complete Communities



# PUBLIC POLICIES, PLANS, STRATEGIES, AND INITIATIVES IDENTIFY PUBLIC PRIORITIES



and many others



# The Framework Plan & Proposed Policies



# Over many decades the proposal will deliver:

100 ACRES OF  
NEW PARKS &  
OPEN SPACES



A NEW ON-SITE  
COMMUNITY  
CENTRE



REUSE OF  
HERITAGE  
BUILDINGS



INDIGENOUS  
PEOPLES, HISTORY  
& LIVING CULTURE



A NEW STANDARD  
FOR URBAN  
DEVELOPMENT



THOUSANDS OF  
NEW JOBS



NEW RAIL  
CROSSINGS &  
NEW STREETS



NEW HOUSING  
SUPPLY



REIMAGINING  
THE RUNWAY



COMFORTABLE  
SCALE





# Parks and Open Spaces

# PARKS AND OPEN SPACES

## PARTICIPANTS SAID

- Welcome the idea of adding 40 hectares (100 acres) of new parks and open public spaces
- Excitement and support for reimagining the runway as an important public space.
- Difference of opinion on the approach to greens space: distributed vs altogether
- Incorporate all the lessons learned from the COVID-19 pandemic especially open spaces
- Ensure accessibility, safety, and maintenance of parks and open space.

## OUR PROPOSAL INCLUDES

### REIMAGINE THE RUNWAY

Activated and animated public space

### 5-MINUTE WALK TO PARKS & OPEN SPACES

Open spaces in every neighbourhood

### GREENWAYS

Connecting it all together

### SUSTAINABLE STORMWATER MANAGEMENT

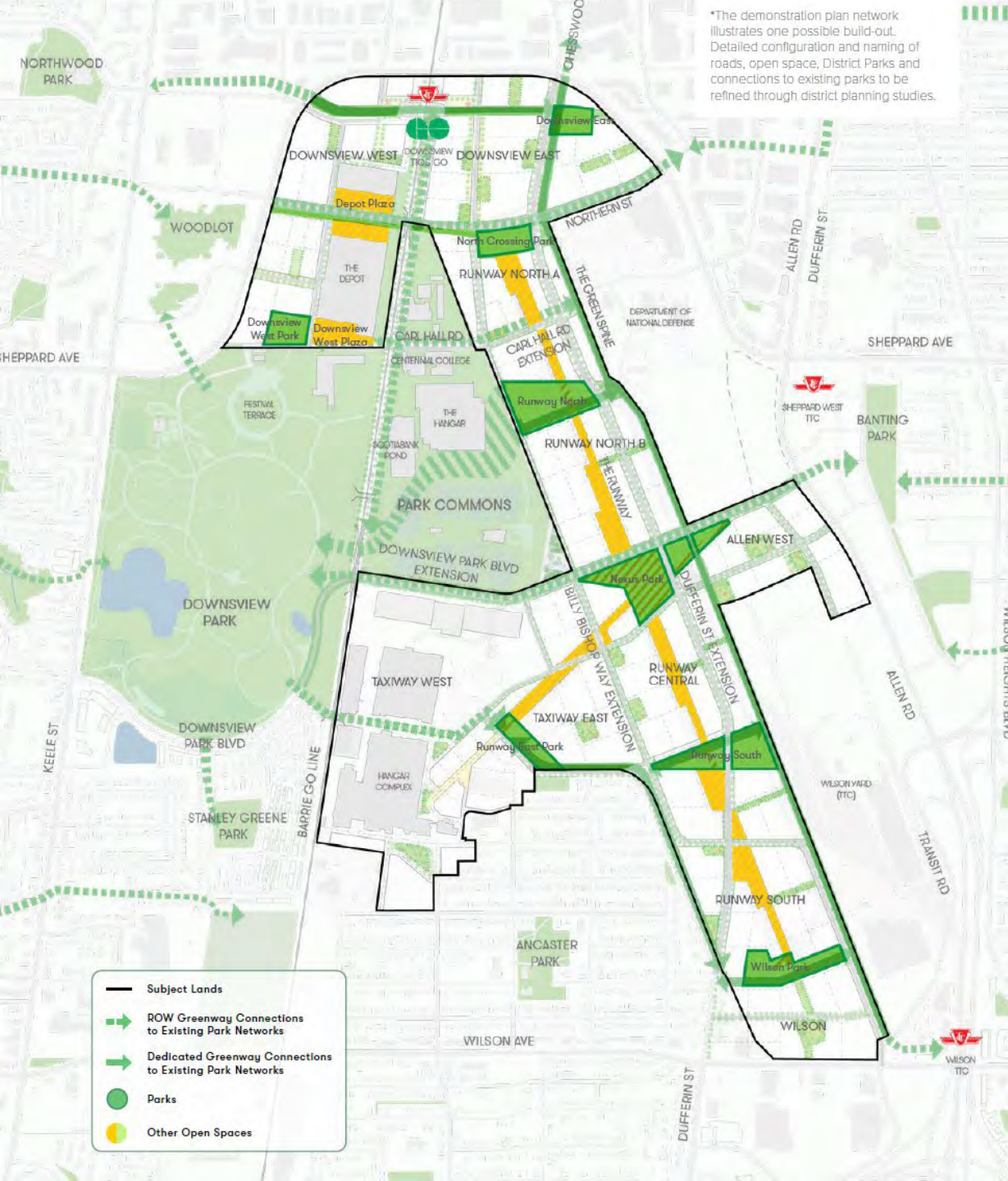
Open space providing Blue-Green Infrastructure

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**100 acres of NEW  
Parks & Open Spaces**







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100 acres of NEW  
Parks & Open Spaces













# Making Connections





# MAKING CONNECTIONS

## PARTICIPANTS SAID

- Support for improving overall connectivity, and the ability to move around without cars, improved access to and from public transit
- Connecting the area over the rail line is very impressive
- Connections need to happen first
- Continue prioritizing pedestrian and bike pathways
- Ensure that the new connections support existing businesses
- Ensure that the new connections do not result in more traffic & congestion

## OUR PROPOSAL INCLUDES

### DEDICATED PEDESTRIAN & CYCLING ROUTES

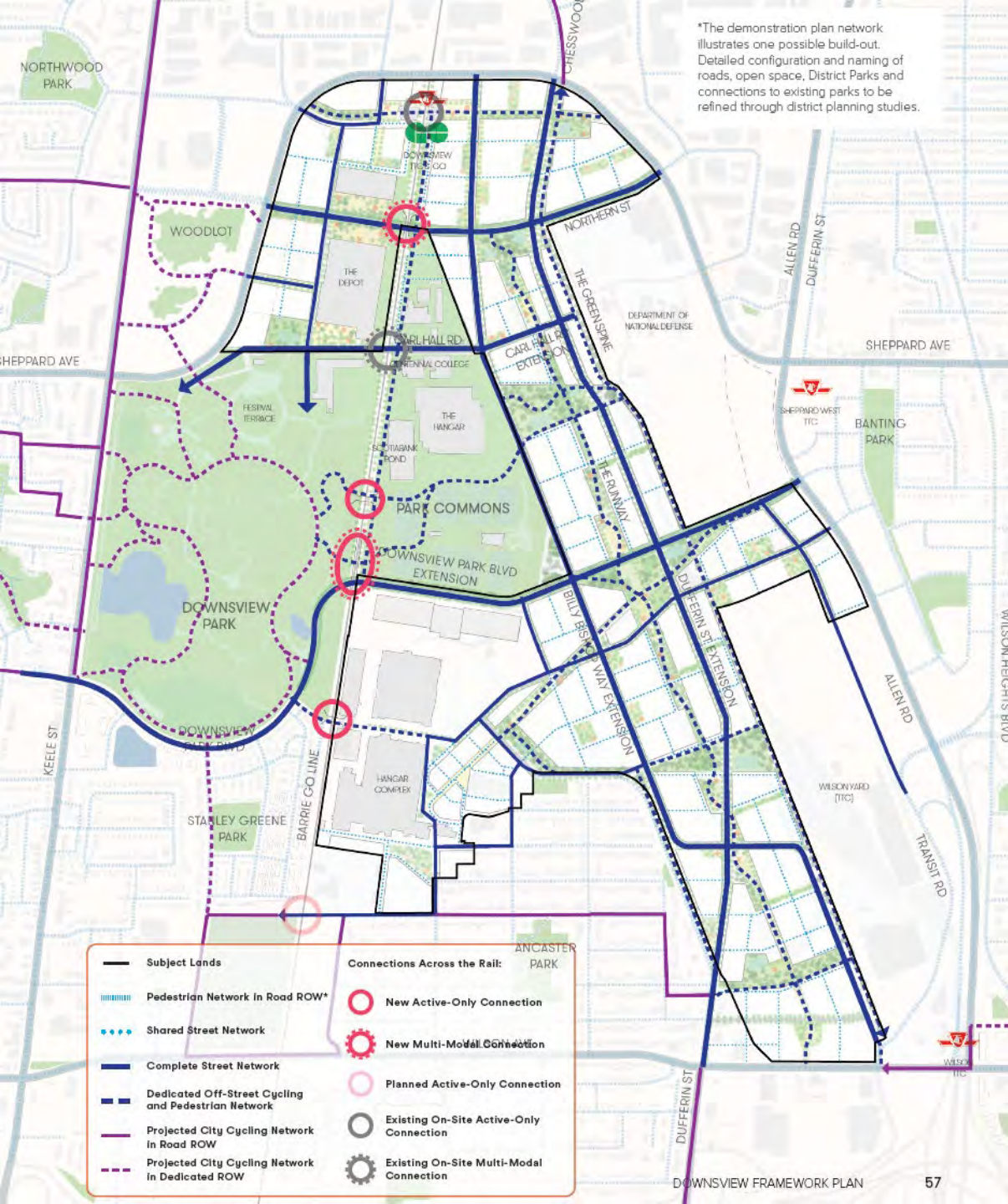
A connected active mobility network

### NEW PRIMARY STREETS

Connecting east-west and north-south to adjacent neighbourhoods

### 4 NEW RAIL CROSSINGS

Connecting communities to Downsview Park



## OUR PROPOSAL INCLUDES

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Artist renderings, for illustrative purposes only









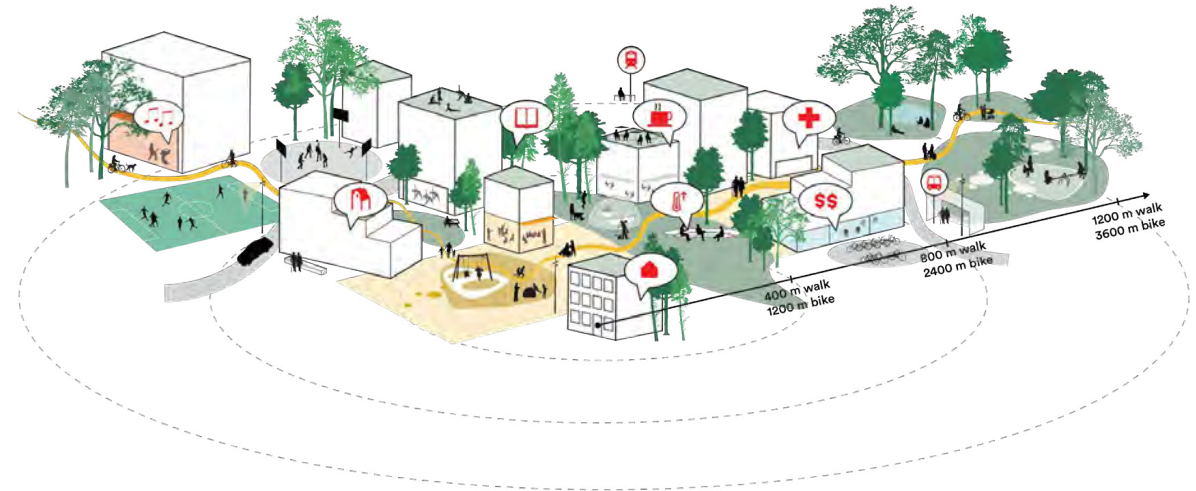
# Complete Connected Communities

# COMPLETE CONNECTED COMMUNITIES

## PARTICIPANTS SAID

- Support for 15 min City idea
- Many are generally comfortable with a mainly mid-rise scale and taller buildings around the subway stations.
- Others want to see more single-family houses and low-rise buildings
- A few do not want to see any development
- Ensure proper transitions and respectful integration with surrounding neighbourhoods
- Lack of trust in developers

## OUR PROPOSAL INCLUDES

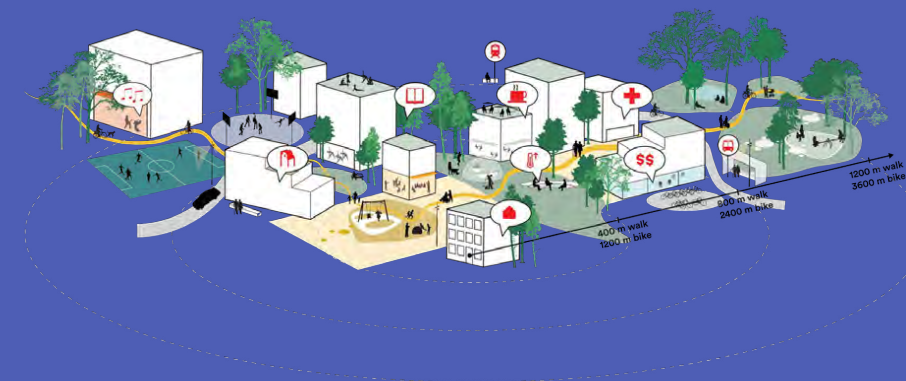


Density, land use and mobility networks to support complete connected communities



# VIBRANT NEIGHBOURHOODS

“It is important to maintain employment to provide jobs in the area and support other local businesses.”

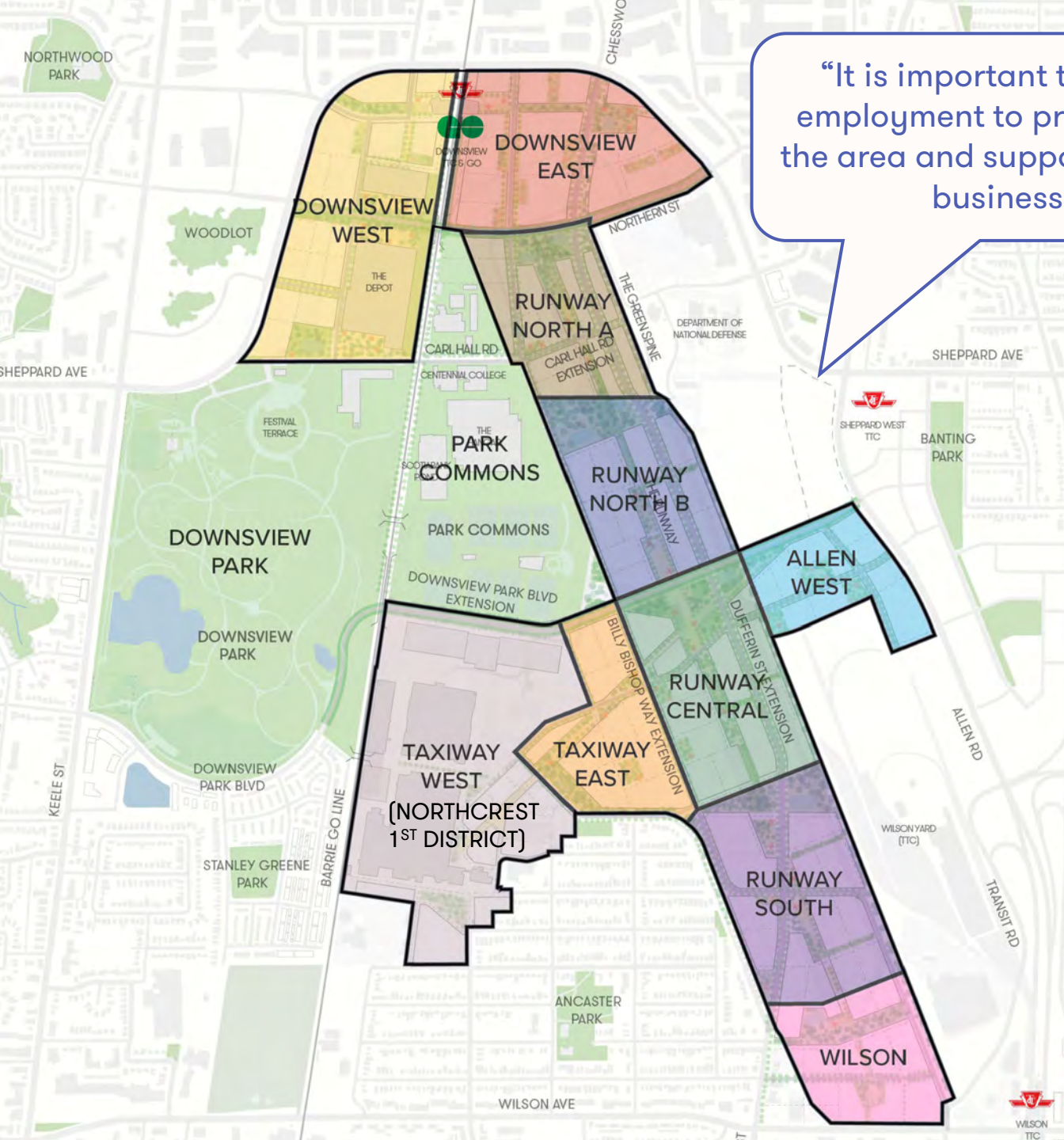


## A MIX OF USES

Supporting 15-min neighbourhoods

4x more employment and commercial space than on the site today = lots of jobs

No heavy industry



**Taller buildings**  
15 - 35 Storeys

**Mid-rise**  
6-14 Storeys



## OUR PROPOSAL INCLUDES

### MANAGING MICROCLIMATE

Design to manage wind, shade and sun

### TALLER BUILDINGS BY DESIGN

Using height in key locations

### APPROPRIATE TRANSITION

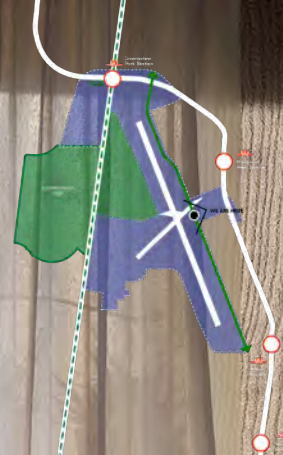
Sensitive approaches to differently-scaled areas



Artist renderings, for illustrative purposes only









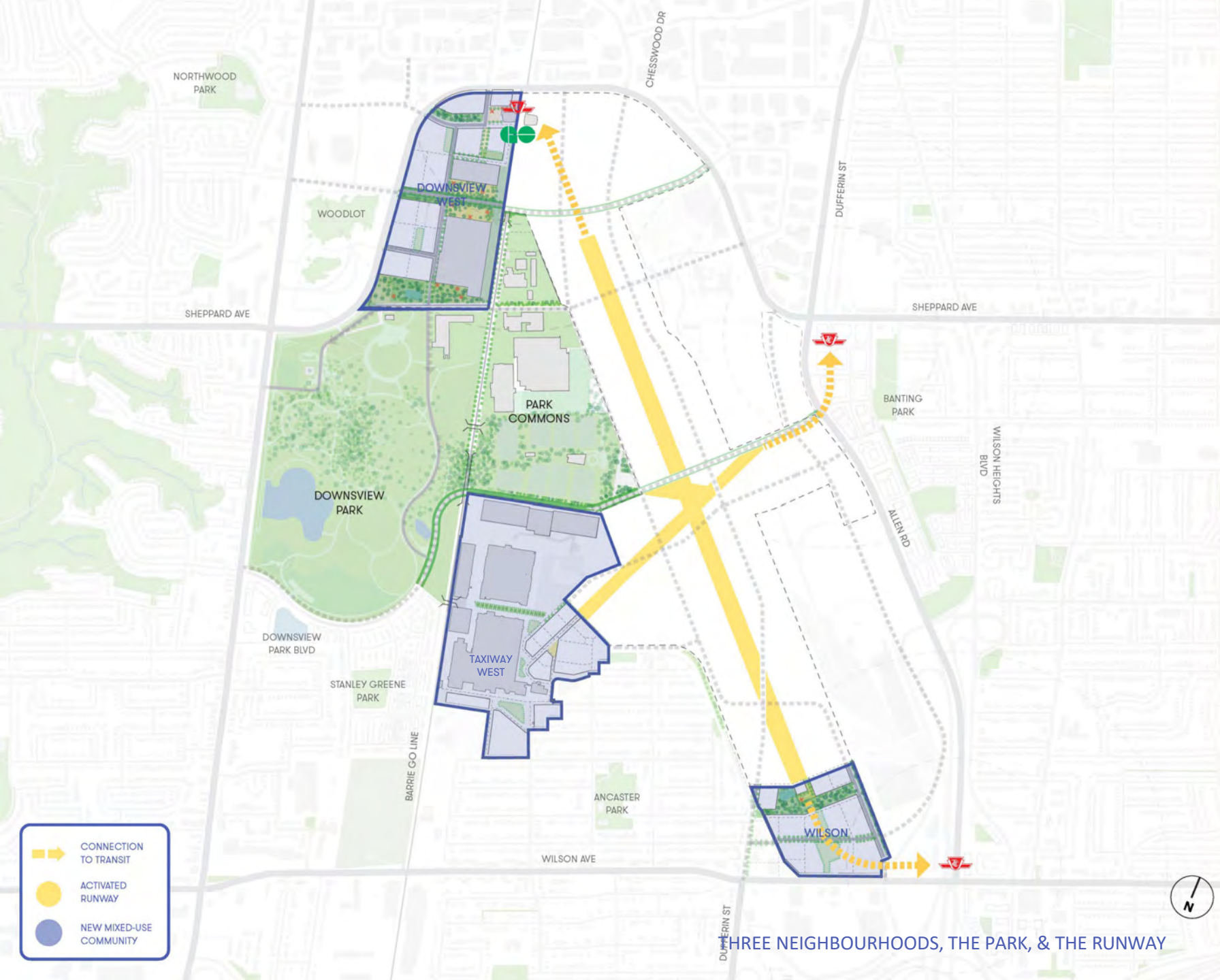
# PHASING

## PARTICIPANTS SAID

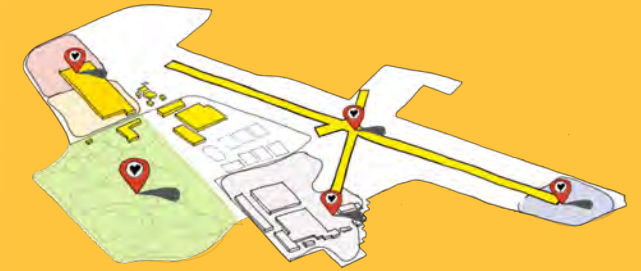
- Start by building connections
- Ensure other community services, facilities, and social infrastructure early
- Start redevelopment on the former Bombardier lands sooner – communities don't want to be surrounded by abandoned and vacant property
- Some would like to see areas around the transit stations developed earlier so that affordable housing can get started early

## OUR PROPOSAL INCLUDES

- Activate employment
- Support transit use
- Deliver key infrastructure efficiently



THREE NEIGHBOURHOODS, THE PARK, & THE RUNWAY



FIRST PHASE

3 New Districts  
Downsview Park, &  
The former runway...

...Ready for activation!



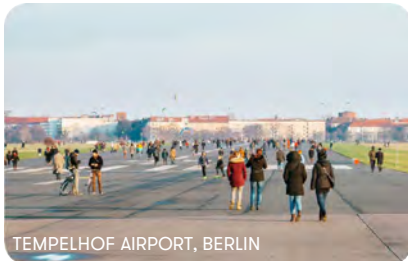


# INTERIM ACTIVATION

CELEBRATING INDIGENOUS LIVING CULTURE



EVENTS



SPORTS AND LEISURE



URBAN GREENING

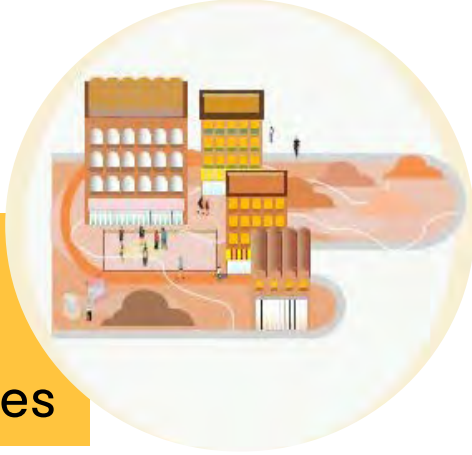


ARTS & CULTURE

# KEY POLICY DIRECTIONS

## Supporting the Vision

Complete,  
Connected  
Communities



Socially  
Equitable  
& Resilient  
Communities



Environmentally  
Sustainable  
& Resilient  
Communities



### PROPOSED POLICIES RELATING TO:

City Nature and Sustainability • Blue-green infrastructure • Affordable Housing options • Community Services & Facilities • Arts & Culture • Indigenous Spaces etc.



# THE APPLICATION INCLUDES:

[submitted September 2021]

1. Framework Plan
2. Official Plan Amendment
3. Planning Justification Report
4. Community Services and Facilities Study,
5. Public Consultation Strategy Report,
6. Stage 1 Archaeological Assessment
7. Cultural Heritage Resource Assessment
8. Housing Issues Report
9. Economic Impact Assessment
10. Land Use Compatibility and Mitigation Study
11. Rail Safety and Risk Mitigation Report,
12. Draft Master Environmental Servicing Plan

