



JUNE 20, 2022

# Northcrest 1<sup>st</sup> District (Taxiway West)

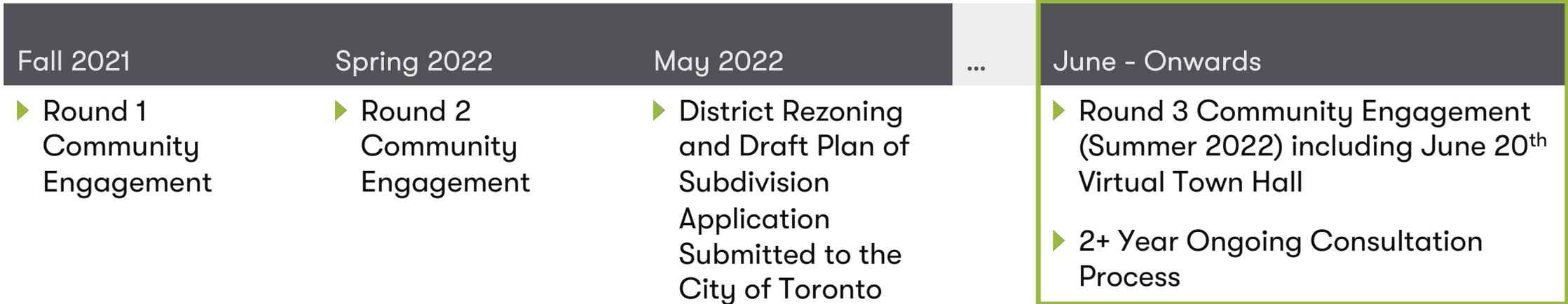
VIRTUAL TOWN HALL





# How Did We Get Here?

WE ARE HERE



 YOUTH ENGAGEMENT



 POP-UPS



 MAILERS & DISCUSSION GUIDE



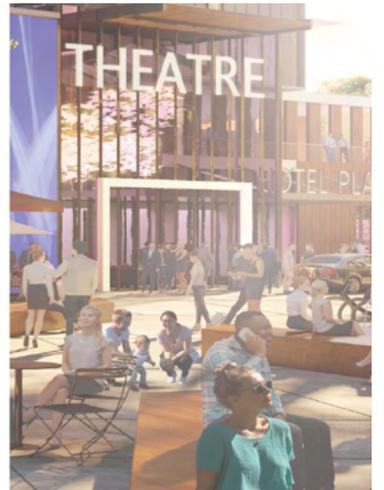
 PUBLIC TOWNHALLS





# What We Heard

- ▶ Create new jobs
- ▶ Prioritize local economic development
- ▶ Pedestrian-focused and well-connected
- ▶ Sustainable and healthy
- ▶ A landmark destination
- ▶ Affordable housing options
- ▶ Respect for existing neighbourhoods
- ▶ A place for living, growing and aging



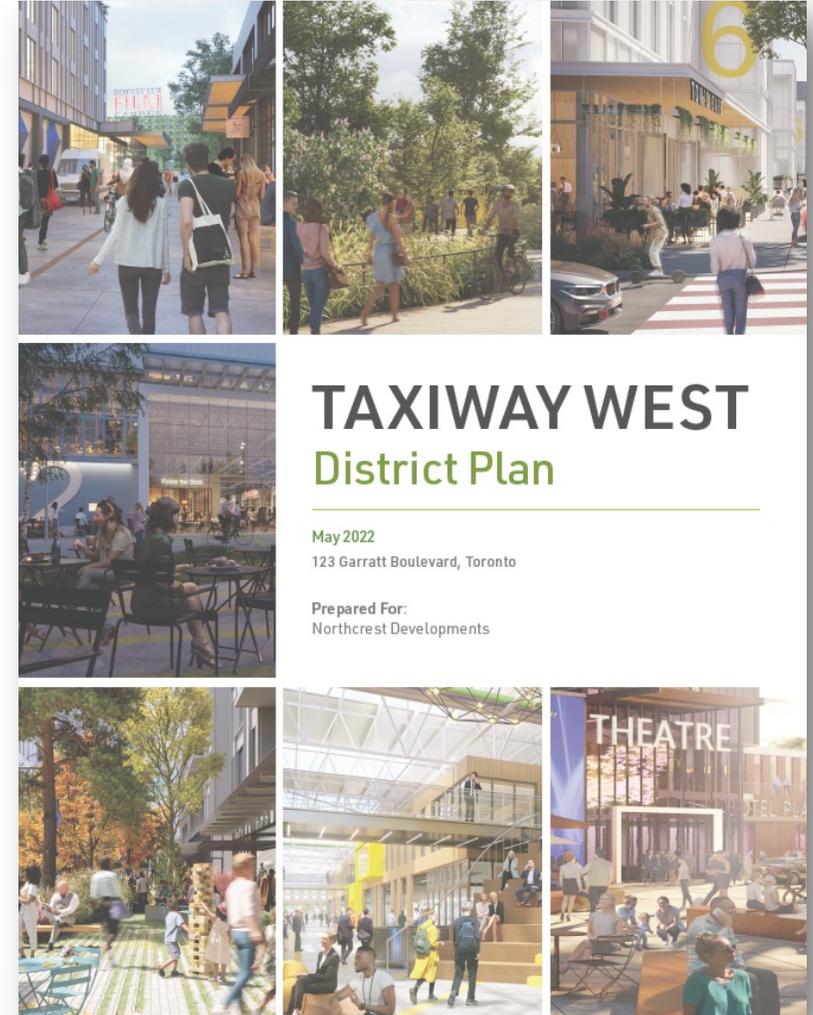


# Submission Overview

Northcrest submitted a Zoning By-law Amendment & Draft Plan of Subdivision application to the City in May 2022.

Some of the key supporting studies submitted include:

- ▶ District Plan Report
- ▶ Architectural Plans
- ▶ Planning Justification Report
- ▶ Transportation Impact Study
- ▶ Civil Drawings & Reports
- ▶ Public Art Strategy
- ▶ Housing Report





# District Vision

- ▶ **A vibrant, thriving employment hub** built on Downsview's legacy of **innovation** and excellence.
- ▶ Home to technology-based, creative industries, bringing **new jobs and opportunities**.
- ▶ **Low-carbon**, highly **walkable** community, with a new connection to Downsview Park, local transit service.
- ▶ **New housing**, including a range of affordability options, with **new parks**, playgrounds and cultural programming.
- ▶ Will retain the rich heritage and history of the area and be a **place welcoming to all**.





OVERVIEW

# District Overview



1 – 14  
Storeys  
(1.2 FSI)



Jobs  
7,550



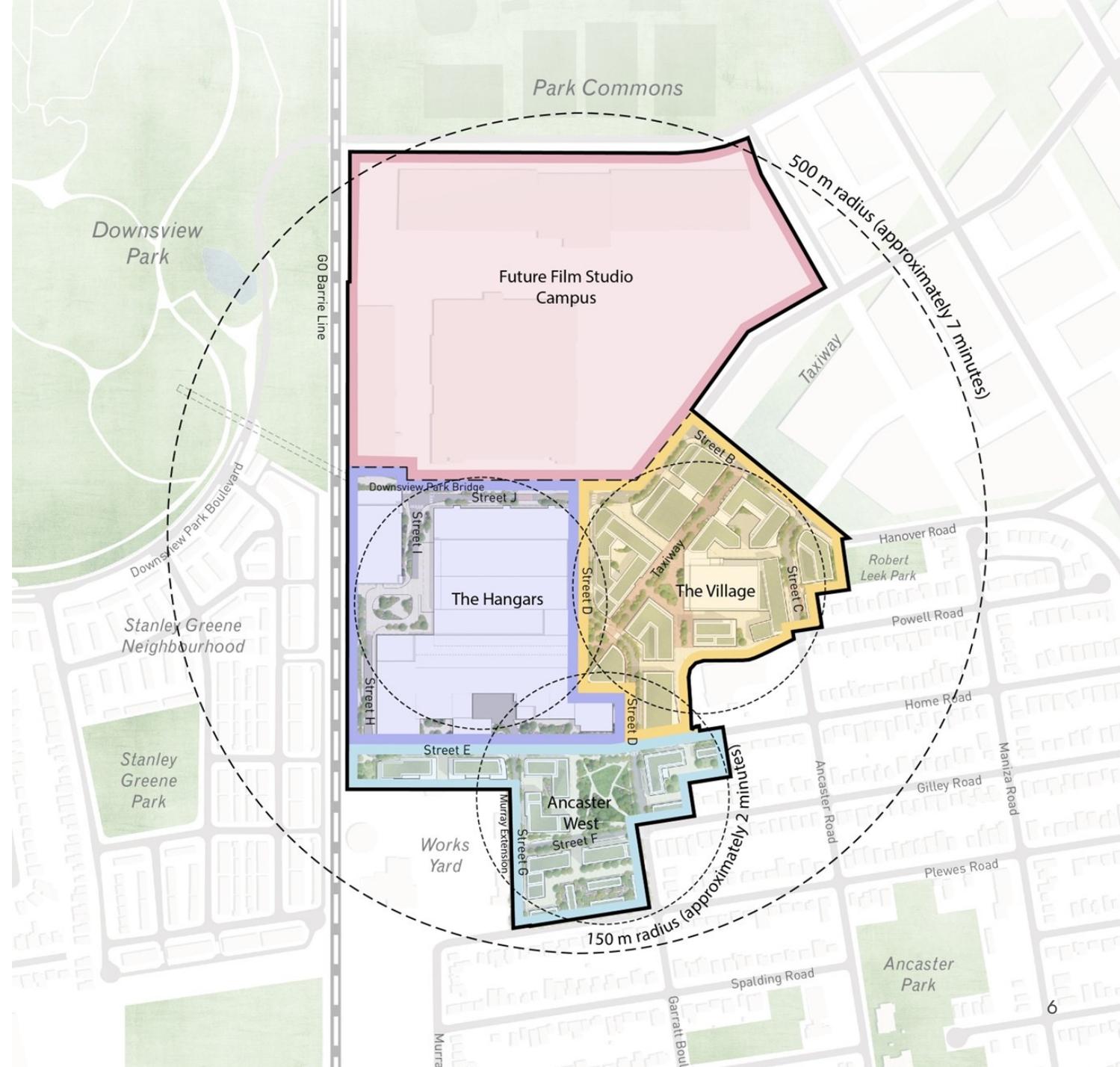
Housing  
2,850 units



People  
4,940



Open Space  
2.7 ha  
(6.8 ac)

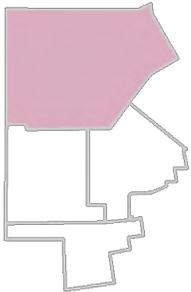




DISTRICT

# Film Studio Campus

A major film studio campus delivering thousands of new jobs and approximately 1.1 million square feet of state-of-the-art film studios and related uses.



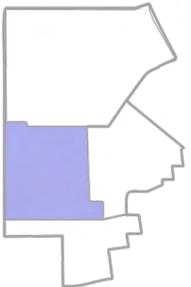
CONCEPTUAL RENDERING OF THE FUTURE FILM STUDIO CAMPUS



DISTRICT

# The Hangars

Repurposing of the existing Hangars to create an innovative employment hub - generating local employment while celebrating the unique heritage and legacy of the buildings and site.



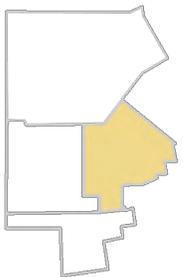
CONCEPTUAL RENDERING OF THE ATRIUM FROM CENTRAL SQUARE



DISTRICT

# The Village

A vibrant, mixed-use destination that is welcoming and inviting, filled with programs and activities for residents, employees, and visitors of the district.



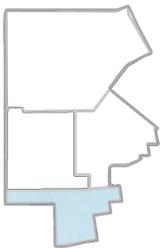
CONCEPTUAL RENDERING OF RETROFIT OF BAY 12 FROM THE PLAZA



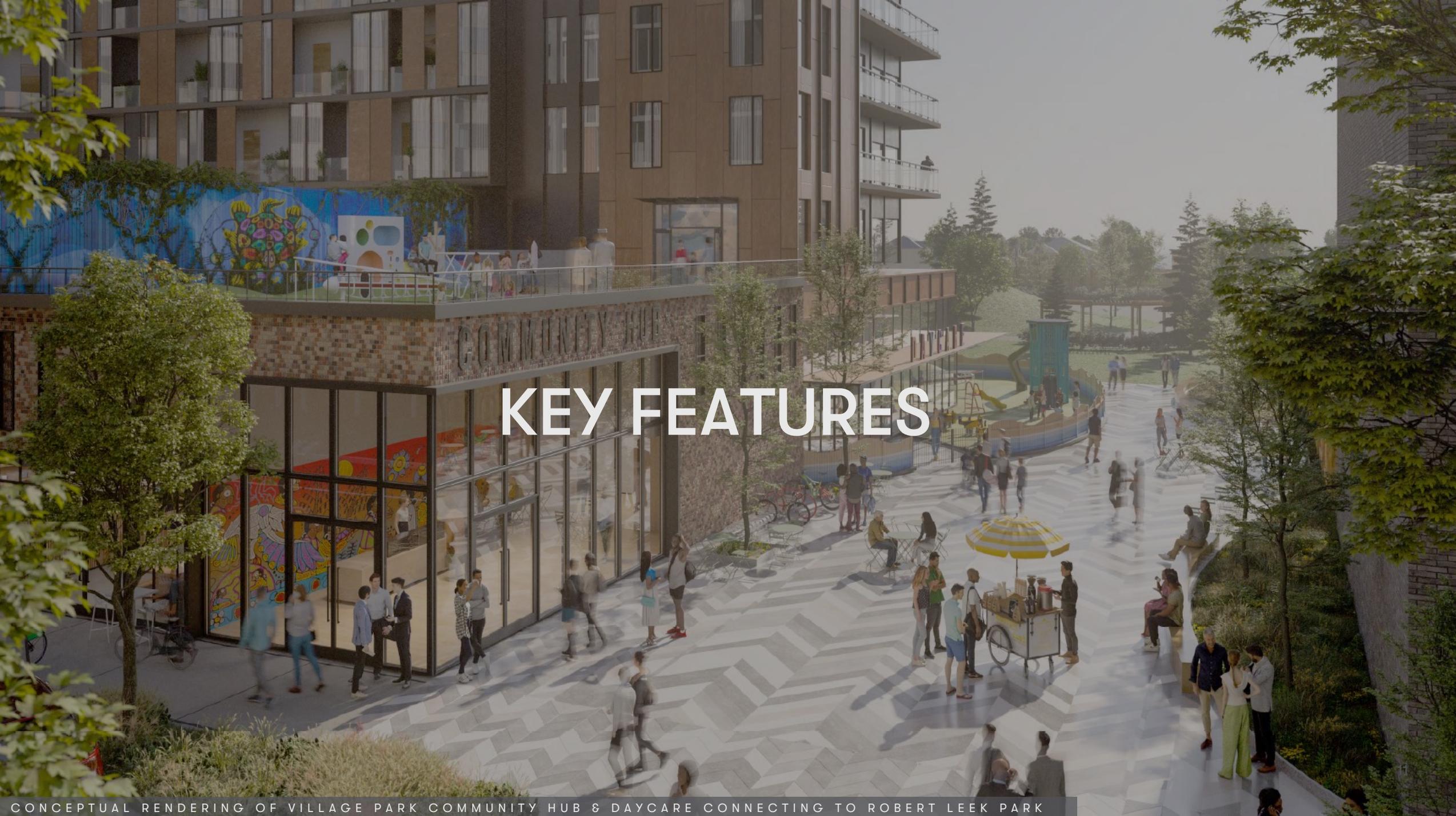
DISTRICT

# Ancaster West

A new residential neighbourhood with diverse housing mix, featuring family-sized units and affordable housing options.



CONCEPTUAL RENDERING OF ANCASTER WEST RESIDENTIAL NEIGHBOURHOOD

A conceptual architectural rendering of a modern community hub and daycare. The building features a brick facade with large glass windows and a rooftop garden. A colorful mural is visible on the upper level. The foreground shows a paved plaza with a geometric tile pattern, where people are walking, sitting, and interacting. A food cart with a yellow and white striped umbrella is parked on the plaza. In the background, a playground with a blue slide and other structures is visible, surrounded by trees and a clear sky. The overall atmosphere is bright and inviting, suggesting a vibrant community space.

# KEY FEATURES



## KEY FEATURES

# Innovation & Jobs

- ▶ Attracting jobs of the future including in life sciences, tech, film and digital media
- ▶ A mix of tenants and a variety of workplaces
- ▶ Social procurement initiatives that prioritize jobs for local residents and equity-seeking groups and that support local/diversely-owned businesses



CONCEPTUAL RENDERING OF THE ATRIUM



# A New Connection to Downsview Park



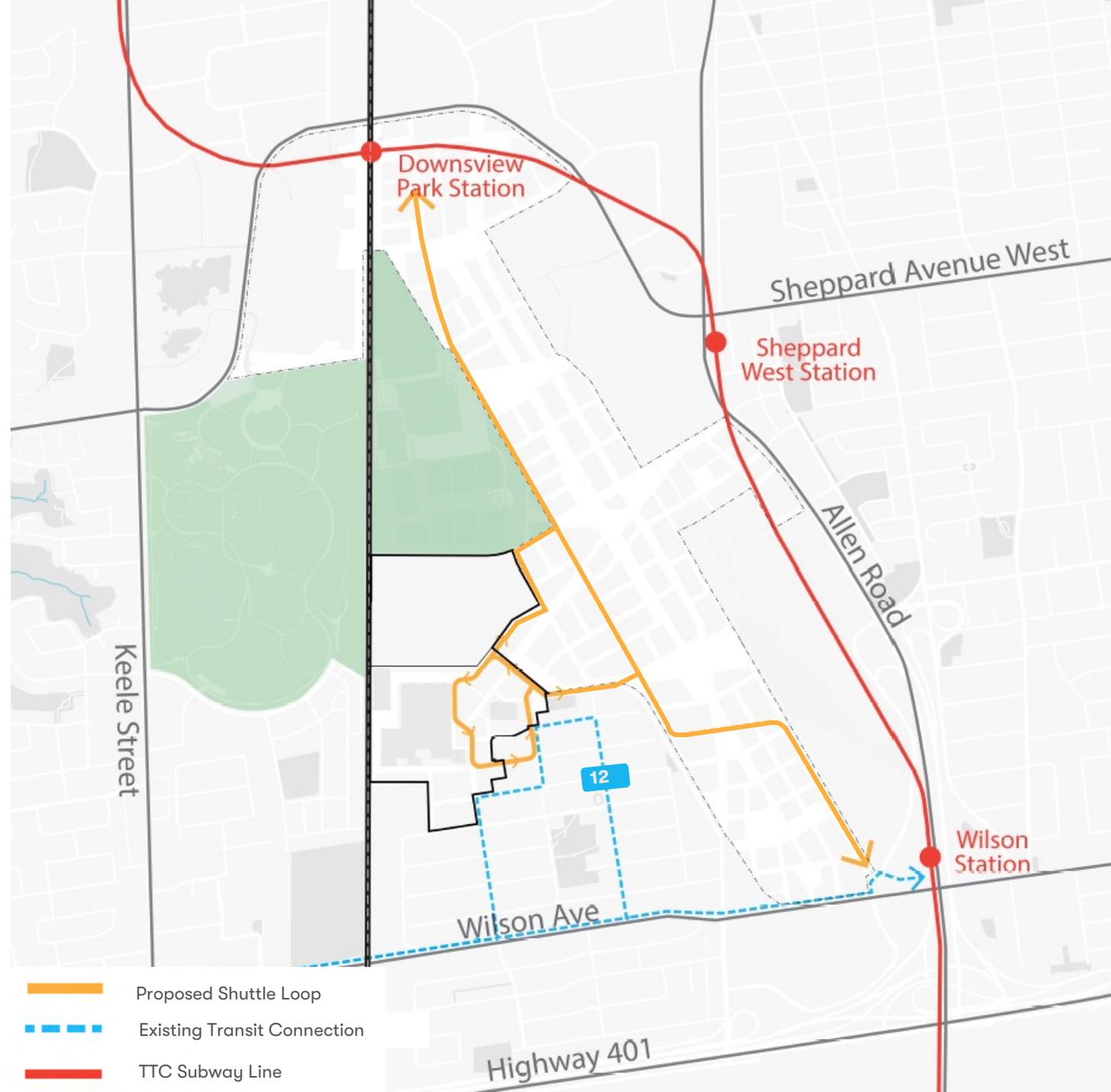
CONCEPTUAL RENDERINGS AND ELEVATION OF DOWNSVIEW PARK BRIDGE



KEY FEATURES

# Mobility Network

- ▶ Public Transit Connections
- ▶ Complimentary Shuttle Service
- ▶ Multi-use Trails
- ▶ On-Street Bike Lanes
- ▶ Shared Travel Ways
- ▶ Bicycle Infrastructure





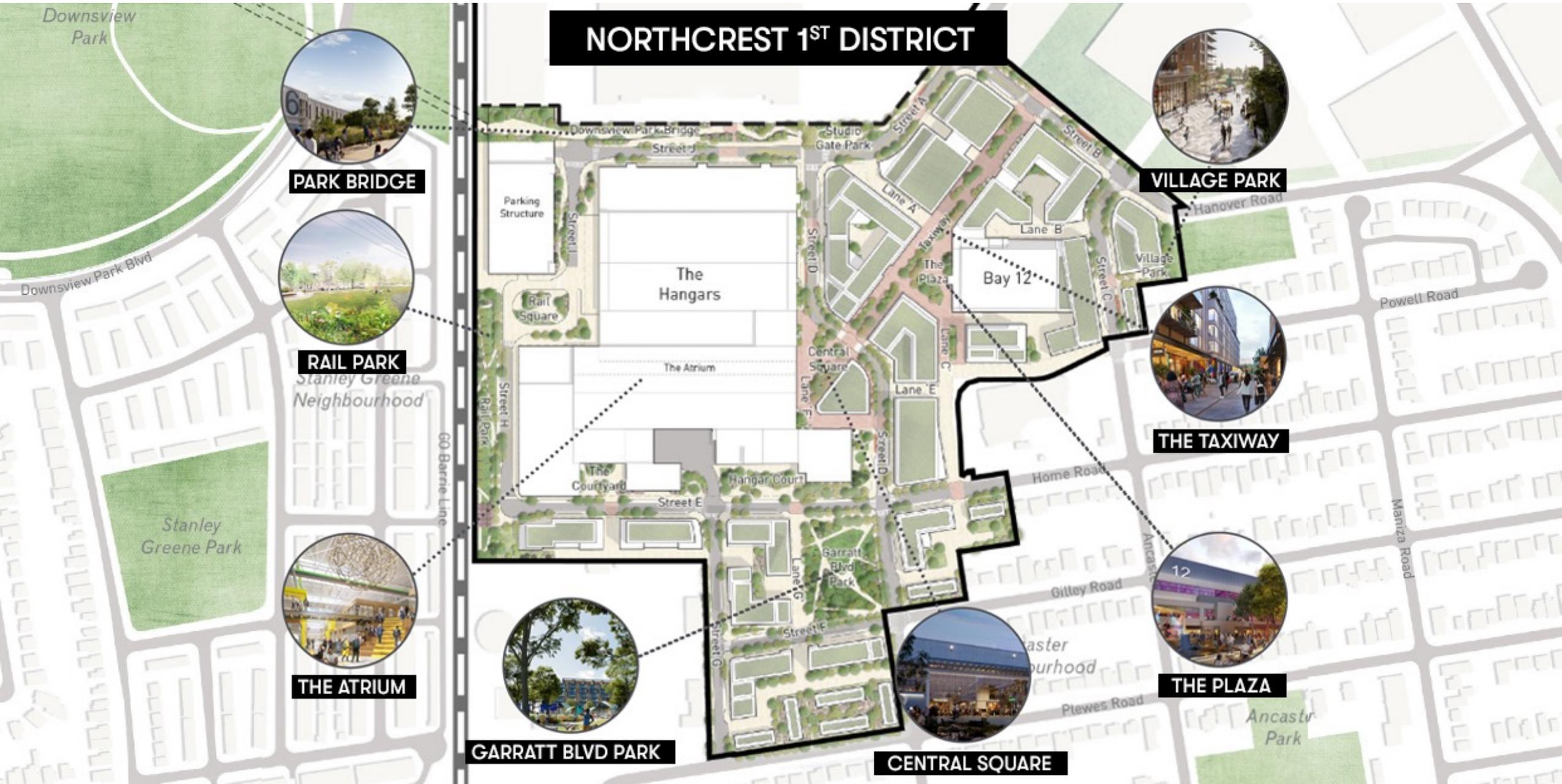
# Sustainability

- ▶ Sustainability and resilience will be a foundation for all decision making
- ▶ New buildings will be high performance and low carbon as we meet and seek to exceed the City of Toronto's Green Standard
- ▶ Explore low-carbon technologies and renewable energy (e.g. geothermal, district energy, battery storage, solar)
- ▶ Protect and enhance biodiversity, use natural features to manage storm-water



# KEY FEATURES

## NORTHCREST 1<sup>ST</sup> DISTRICT



**PARK BRIDGE**



**RAIL PARK**

*Stanley Greene Neighbourhood*



**THE ATRIUM**



**GARRATT BLVD PARK**



**CENTRAL SQUARE**



**VILLAGE PARK**



**THE TAXIWAY**



**THE PLAZA**

Downsview Park & Bridge  
 Studio Gate Park  
 The Hangars  
 The Plaza  
 Bay 12  
 The Atrium  
 The Courtyard  
 Hangar Court  
 Garratt Blvd Park  
 Central Square  
 Village Park

Downsview Park  
 Downsview Park Blvd  
 Stanley Greene Park  
 60 Barrie Line

Street A  
 Street B  
 Street C  
 Street D  
 Street E  
 Street F  
 Street G  
 Street H  
 Lane A  
 Lane B  
 Lane C  
 Lane D  
 Lane E  
 Lane F  
 Lane G  
 Lane H  
 Lane I  
 Lane J  
 Lane K  
 Lane L  
 Lane M  
 Lane N  
 Lane O  
 Lane P  
 Lane Q  
 Lane R  
 Lane S  
 Lane T  
 Lane U  
 Lane V  
 Lane W  
 Lane X  
 Lane Y  
 Lane Z  
 Home Road  
 Powell Road  
 Manza Road  
 Ancaster  
 Gilley Road  
 Plewes Road  
 Ancaster Park