



JUNE 20, 2022

Northcrest 1st District (Taxiway West)

VIRTUAL TOWN HALL





How Did We Get Here?

WE ARE HERE

Fall 2021

- ▶ Round 1 Community Engagement

Spring 2022

- ▶ Round 2 Community Engagement

May 2022

- ▶ District Rezoning and Draft Plan of Subdivision Application Submitted to the City of Toronto

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June - Onwards

- ▶ Round 3 Community Engagement (Summer 2022) including June 20th Virtual Town Hall
- ▶ 2+ Year Ongoing Consultation Process



YOUTH
ENGAGEMENT



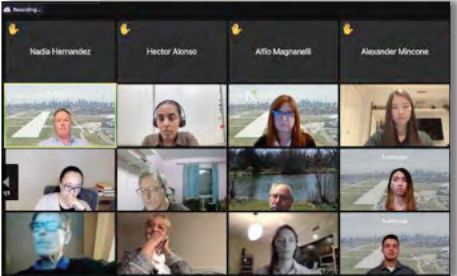
POP-UPS



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



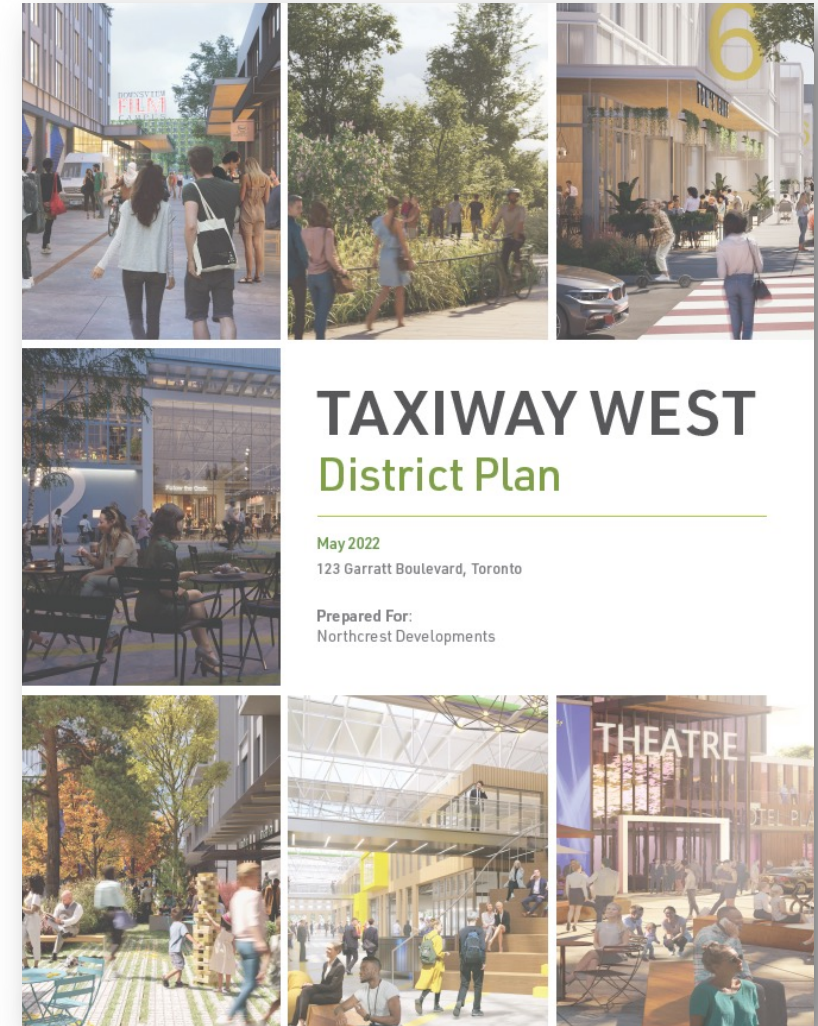


Submission Overview

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



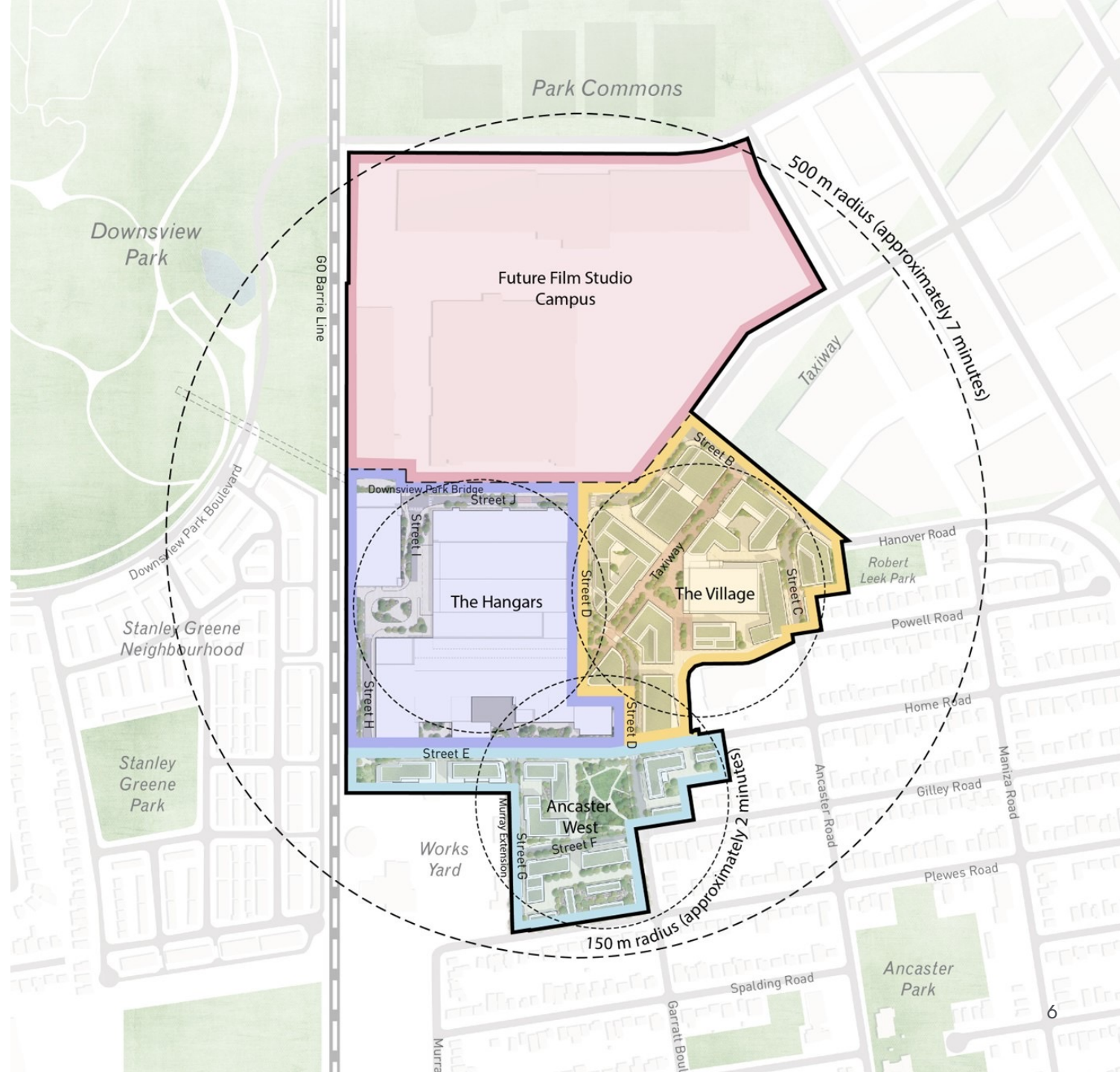
Housing
2,850 units



People
4,940



Open Space
2.7 ha
(6.8 ac)

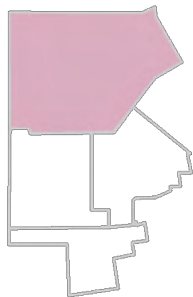




DISTRICT

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.



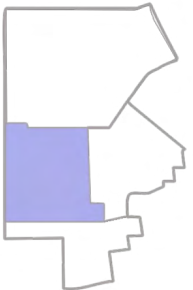
CONCEPTUAL RENDERING OF THE FUTURE FILM STUDIO CAMPUS



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.



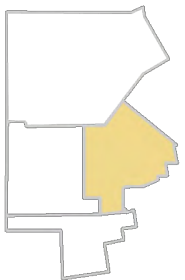
CONCEPTUAL RENDERING OF THE ATRIUM FROM CENTRAL SQUARE



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.



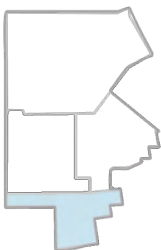
CONCEPTUAL RENDERING OF RETROFIT OF BAY 12 FROM THE PLAZA



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 detailed architectural rendering of a modern community hub and daycare. The building features a multi-story upper section with large windows and balconies, and a ground-floor section with extensive glass walls and a brick facade. A vibrant mural is visible on the upper level. The foreground shows a wide, paved plaza with a geometric tile pattern, where many 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 greenery. The overall atmosphere is bright and lively, suggesting a well-designed public space.

KEY FEATURES

CONCEPTUAL RENDERING OF VILLAGE PARK COMMUNITY HUB & DAYCARE CONNECTING TO ROBERT LEEK PARK



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



KEY FEATURES

A New Connection to Downsview Park



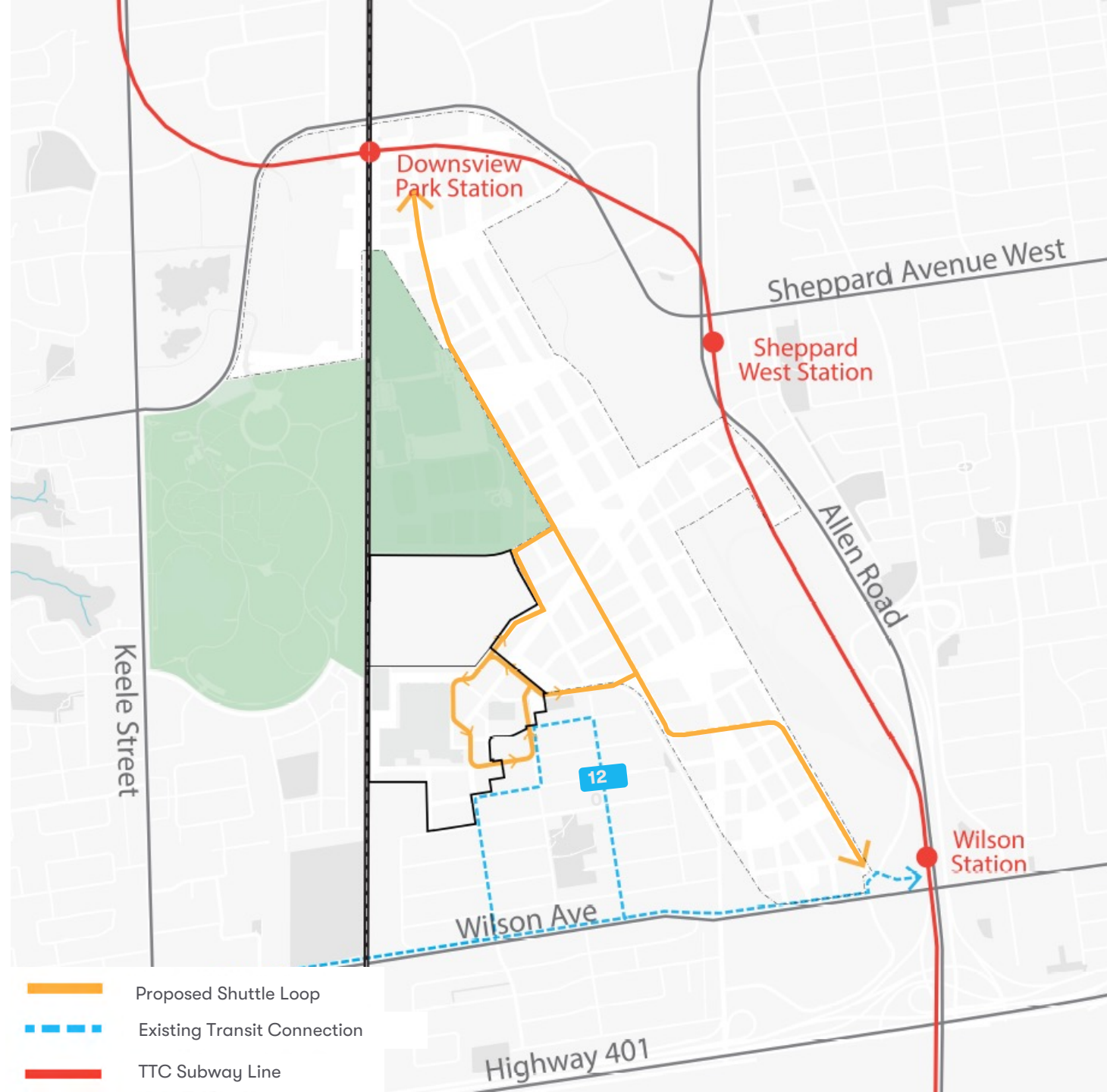
CONCEPTUAL RENDERINGS AND ELEVATION OF DOWNSVIEW PARK BRIDGE



KEY FEATURES

Mobility Network

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



- Proposed Shuttle Loop
- - - Existing Transit Connection
- TTC Subway Line



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

