

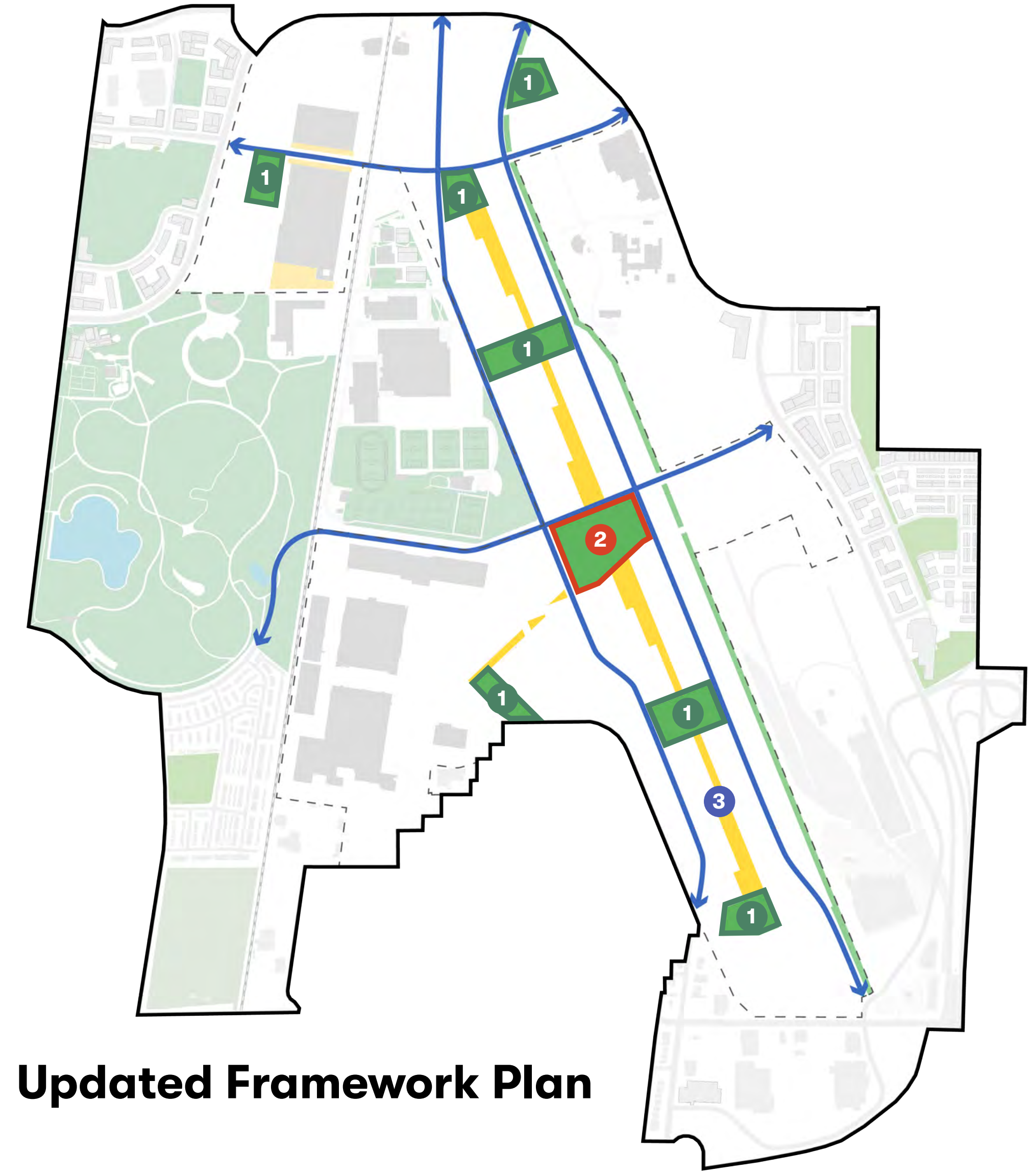
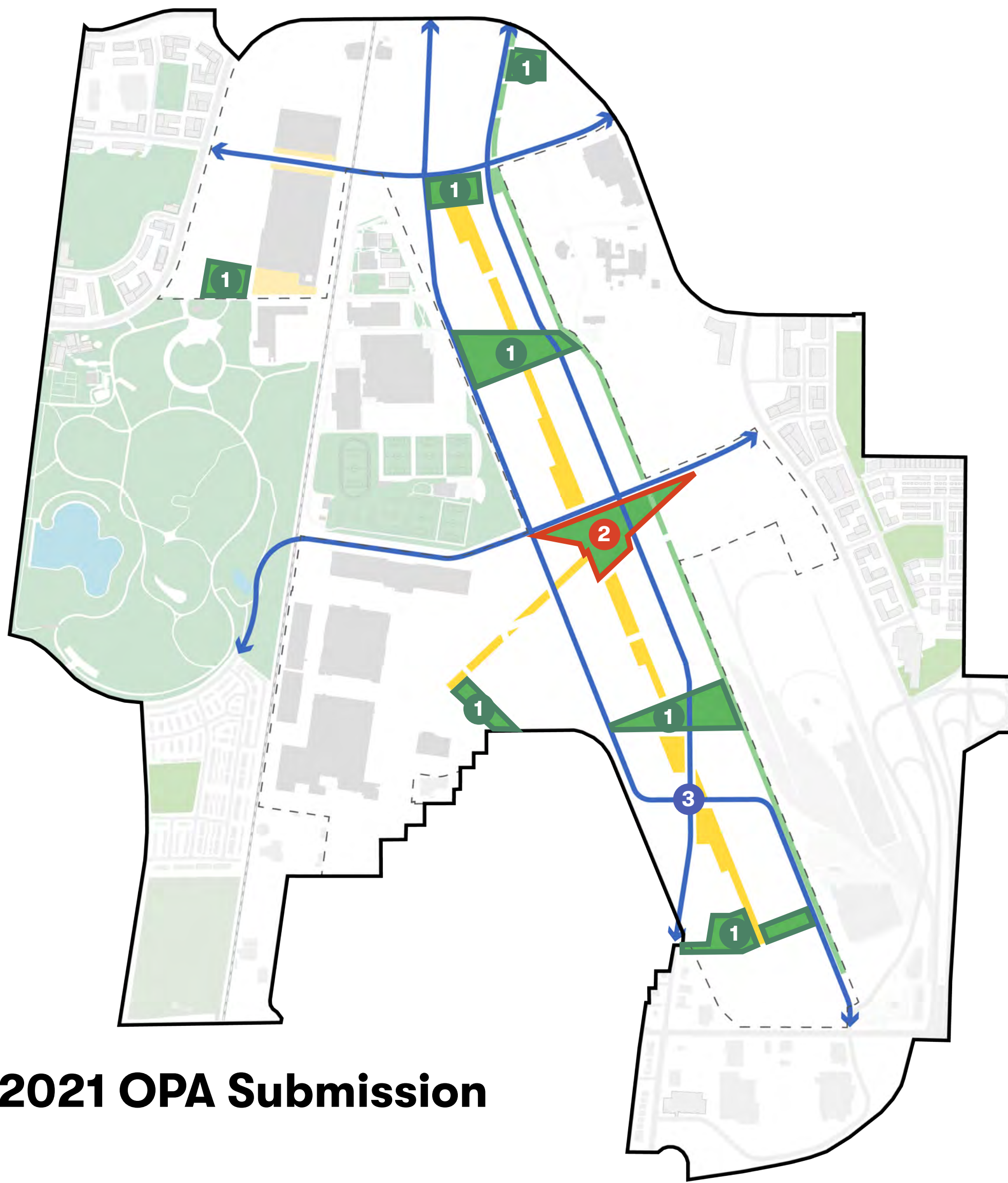


Updates to the OPA / Framework Plan Structure

The original Framework Plan established the Big Picture moves and a flexible structure to guide incremental redevelopment of the Downsview Lands. The structure was anchored by a system of framework streets and a generous 100-acre park and open space network.

Northcrest, Canada Lands Company and the City of Toronto have been working collaboratively to refine the Framework Plan structure. The revised structure responds to key public and City priorities.

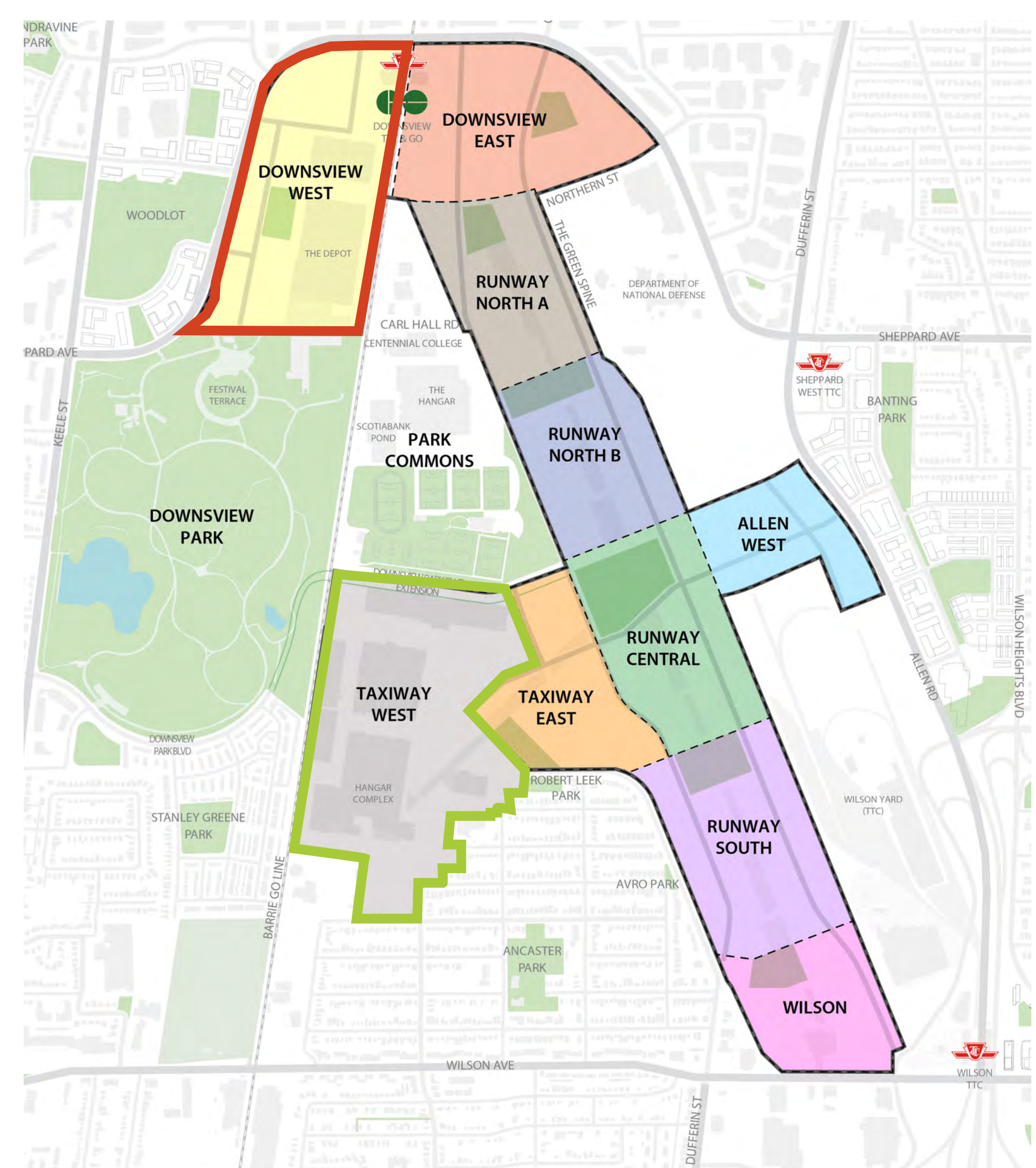
- 1 The updated Parks and Open Space network has more regularly shaped District Parks. Overall, District Park sizes have increased and offer greater flexibility for park programming.
- 2 The signature Nexus Park is enlarged at the heart of the Plan Area.
- 3 The updated alignment of the north-south framework streets no longer interrupts the Runway. Local streets will cross the Runway at limited locations.



District Planning

The Framework Plan (and Secondary Plan) also break down the Area into Districts to support detailed planning and design. Northcrest and Canada Lands Company are each separately advancing District Plans. Through these District level plans, the Downsview Lands will come to life. Each District Plan will include:

- A description of the **intended character**
- A refined **urban structure** with **detailed block plans, local streets and parks**
- Conceptual **building locations** and the size and shape of **preliminary massing**
- Context plans that demonstrate the relationship between the District and its adjacencies
- Detailed **phasing, servicing and infrastructure** strategies



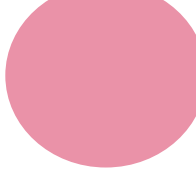
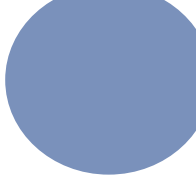




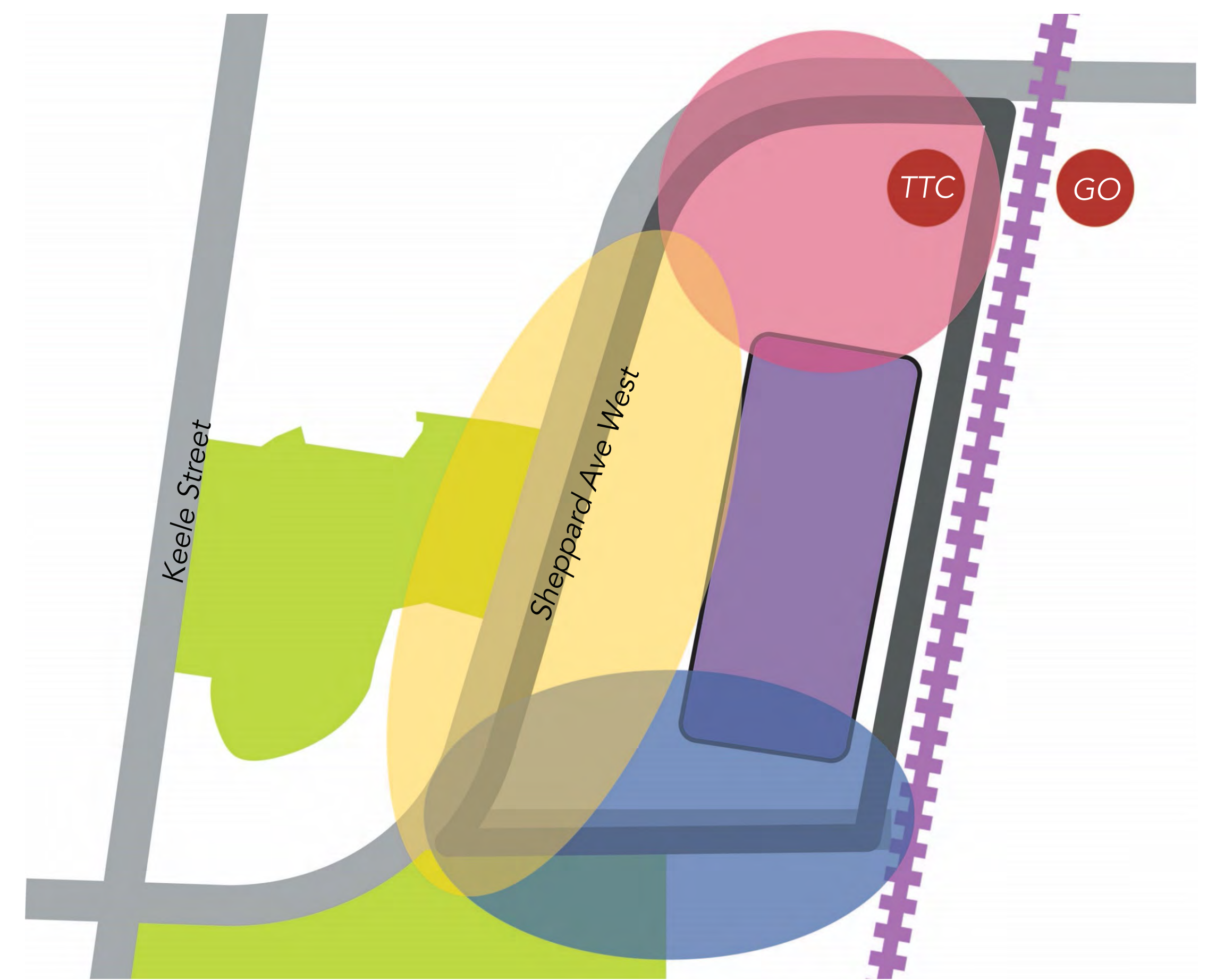
Downsview West District

In late 2022, CLC launched the planning process for the first of its Framework Plan districts:

Downsview West

The **emerging structure** for the District suggests **four distinct** yet interconnected **places to live, work, play and learn**.

-  Sustainable, Compact Live-Work Neighbourhood
-  Innovation Corridor Along Carl Hall Road
-  Comfortably-Scaled Neighbourhood
-  Compact Adaptive Reuse of 40 Carl Hall Road (also known as the Supply Depot)

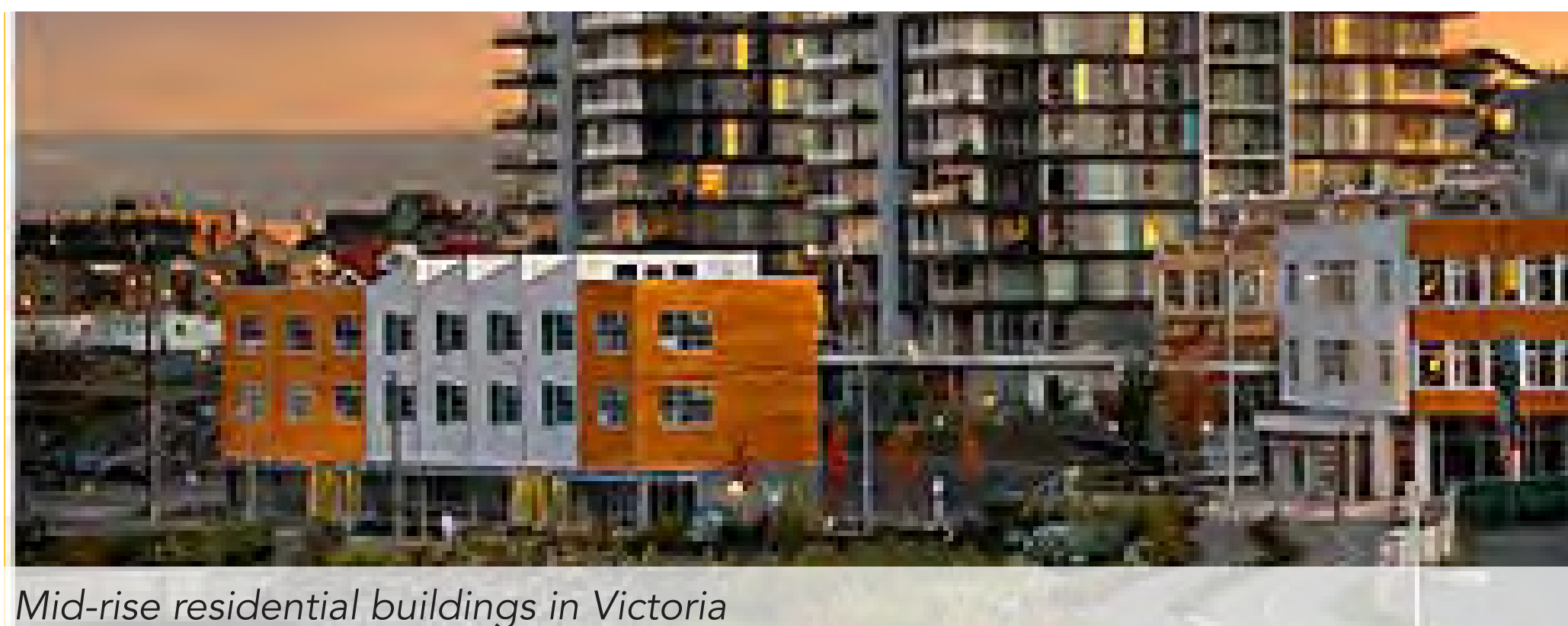


Initial Directions and Community Input

In December 2022, CLC launched its first round of Community and Indigenous Engagement. The following key moves emerge as directions to guide how to align Downsview West with Framework Plan level ambitions.

Comfortable, Complete Neighbourhoods

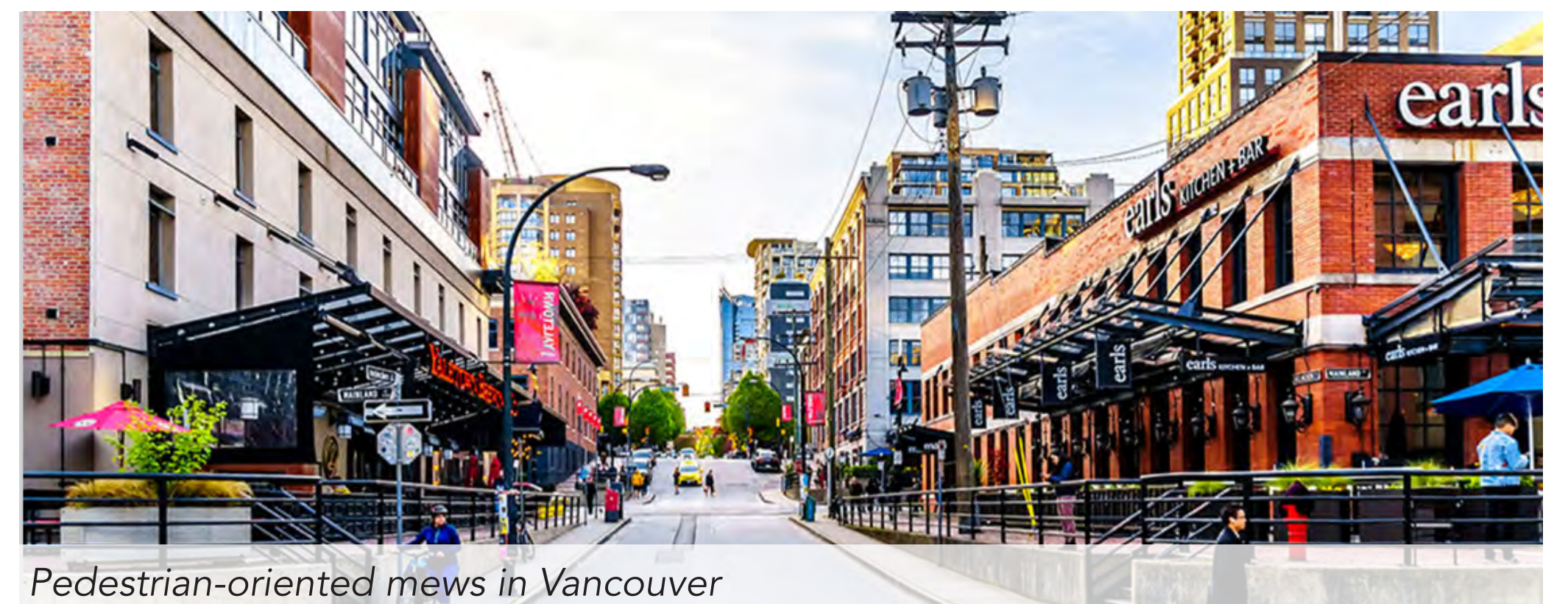
Diverse built forms and transit-oriented development will accommodate a mix of uses: housing, jobs, retail and public spaces near a local and regional transit hub.



Mid-rise residential buildings in Victoria

Attractive and Animated Local Streets

Fine-grained local streets will make it easy, convenient and attractive for people to get around safely by walking, rolling or cycling and function as gathering spaces.



Pedestrian-oriented mews in Vancouver

Adaptive Reuse of 40 Carl Hall Road

The Depot at 40 Carl Hall Road will be adaptively re-used, animated year-round with community-oriented and employment uses.



Chelsea Market in New York

New Parks and Green Spaces

An integrated parks and open space network will demonstrate City Nature, combining the urban and natural environment.



Relaxed park setting in Toronto

For updates and to get involved, connect with us at www.westdownsviewouest.ca



Canada Lands Company
Société immobilière du Canada



The Hangar District

123 Garratt Blvd, Toronto

In May 2022, Northcrest submitted a District Plan and Zoning By-law Amendment & Draft Plan of Subdivision application for its first district, known as

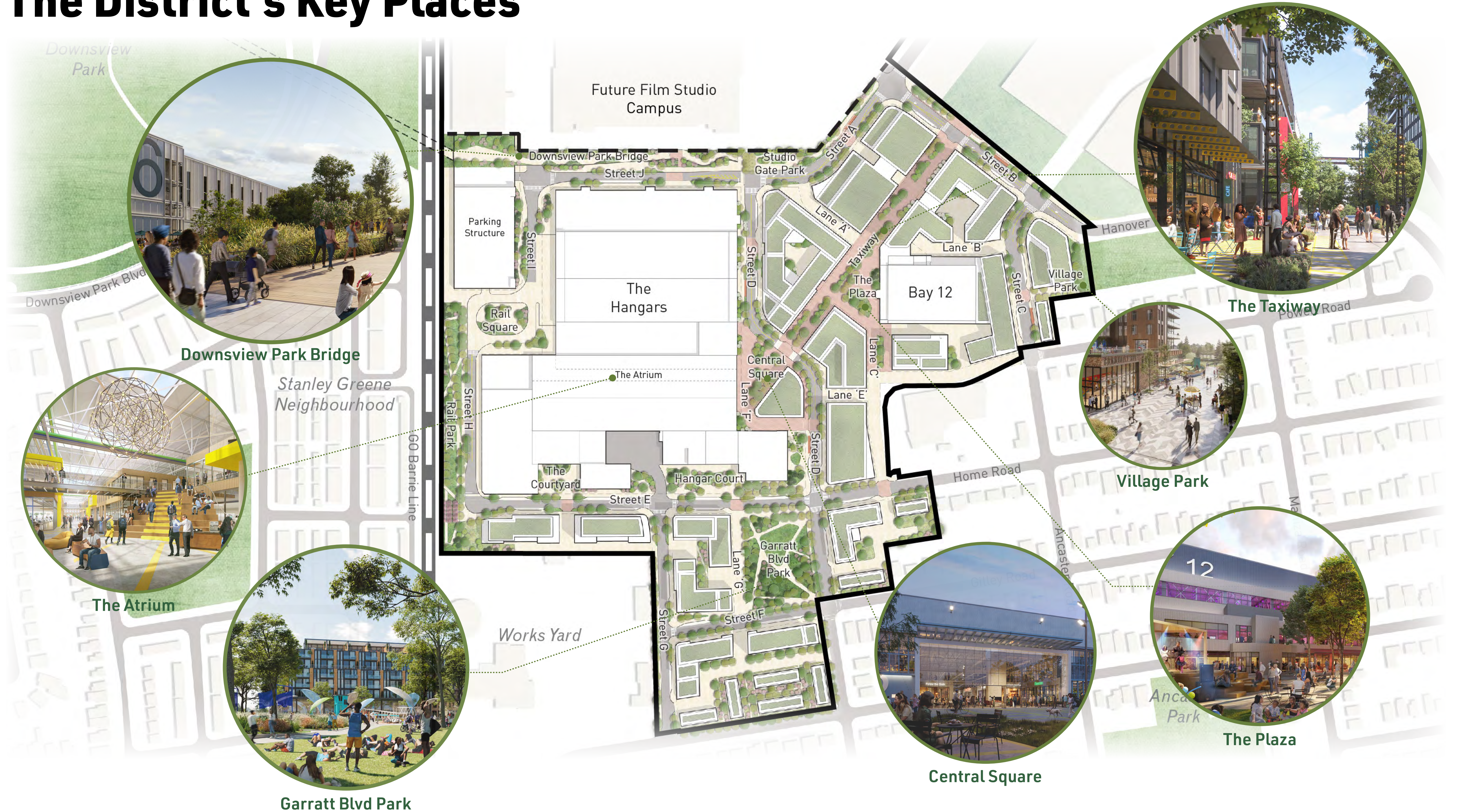
'The Hangar District'

It will feature:

- A vibrant **employment hub** built on Downsview's legacy of innovation and excellence, generating over 7,500 jobs
- A **mid-scale, mixed-use development** (up to 14 storeys) creating a unique place to live, work, shop and enjoy life
- Walkable, pedestrian-oriented design with a **new pedestrian / cycling bridge** to Downsview Park
- **Diverse housing mix** (2,850 units) featuring family-sized units and affordable housing options
- New **cycling and transit connections to nearby TTC/GO stations**
- **Acres of new parks and open spaces** that will be accessible and welcoming to all
- Promote **sustainability and resilience** through low-carbon building design, renewable energy, and green infrastructure



The District's Key Places



For updates and to get involved, connect with us at <https://www.northcrestdev.ca/together>

