

The Wilson District

Town Hall
March 4, 2026
Toronto, Ontario

YZD Wilson District



These lands are part of the Treaty Lands and Territory of the Mississaugas of the Credit First Nation, signatories of Treaty 13 and Host First Nation to YZD, the Downsview Airport lands redevelopment.

For thousands of years, it has been the Traditional Territory of many First Nations, including the Huron-Wendat and the Haudenosaunee Peoples.

We are committed to the wise stewardship of these lands and to meaningful engagement and partnership with Indigenous Peoples as we strive to shape communities welcoming to all.

Councillor's Remarks



Who We Are



PSP Investments

In 2018, Public Sector Pension Investment Board (PSP), a federal Crown Corporation and one of Canada's largest pension investors, purchased the 370-acre Downsview Airport lands (now known as YZD) from Bombardier Aerospace and established Northcrest Developments.

Northcrest

Northcrest Developments

Based in Toronto, Northcrest Developments, a wholly owned subsidiary of PSP, is the lead developer of YZD. Working closely with local communities, Indigenous Peoples, and a broad and diverse set of stakeholders, Northcrest will ensure the transformation of YZD is a model for sustainable, healthy, equitable, and resilient communities, while delivering meaningful returns to its shareholder.

A Long-Term Commitment

Northcrest is leading the transformation of YZD into a series of vibrant new neighbourhoods. Recognizing the responsibility this opportunity presents, we are committed to a long-term vision, grounded in Responsible Development.

The Wilson District is among the first places where this vision takes shape, reimagined as a welcoming community, a destination to explore, and a gateway connecting Toronto to something new.

As our neighbourhood develops, we are committed to ensuring its impact is positive for current residents and future generations, with a focus on local and equity-deserving communities.

We invite you to imagine what's possible as we work together to build a complete, inclusive, and forward-looking community.



It Takes Community to Build a Community

Community engagement is at the heart of all we do. From the start, we have engaged widely on this once-in-a-generation opportunity and we will continue to do so.

Engagement is a core part of shaping the Wilson District. Ongoing dialogue and engagement throughout the District Plan process will deepen our understanding of community priorities and help translate them into meaningful outcomes.



Project Team

Northcrest



SOM



fieldoperations

ARUP

SPANIERGROUP
...

human_space



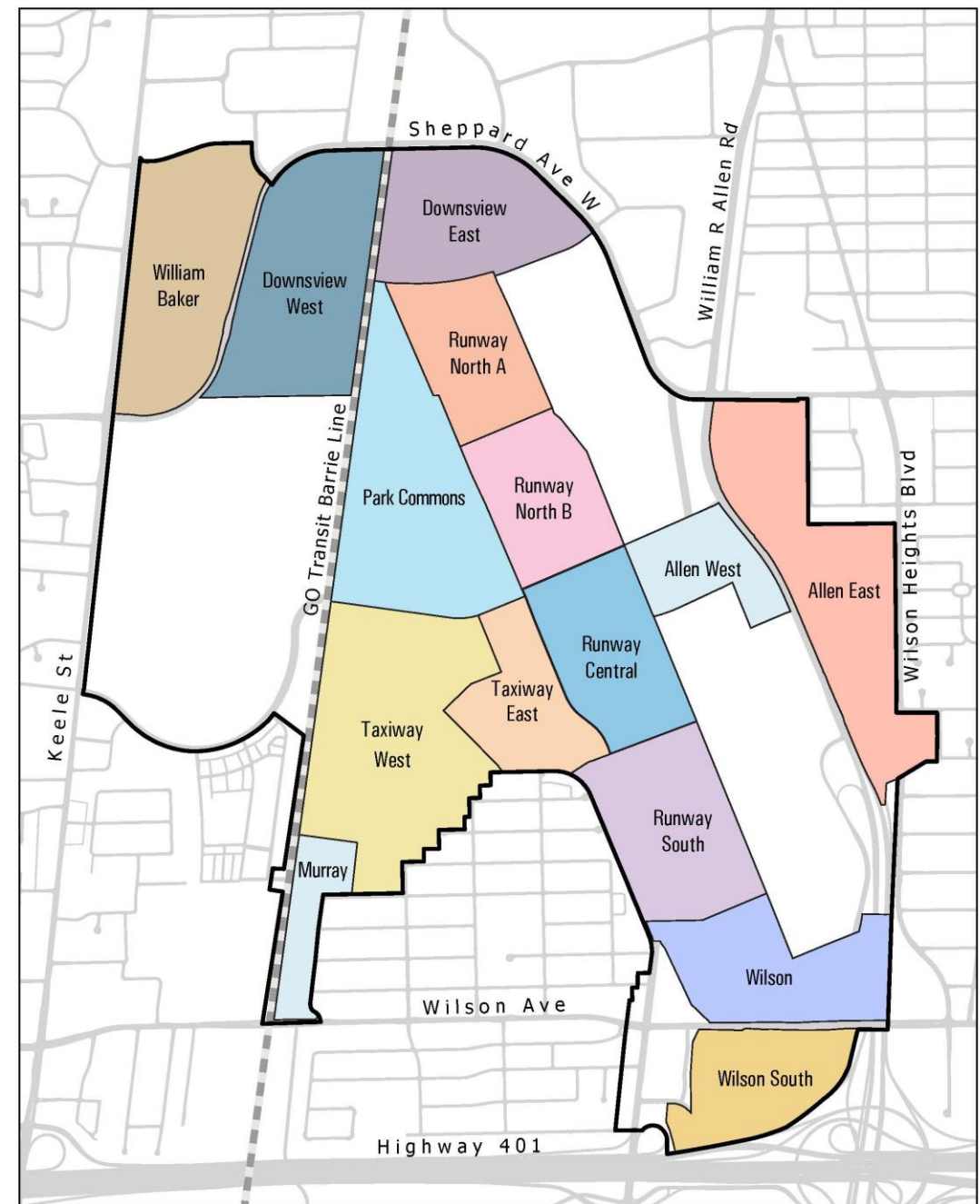
BOUSFIELDS INC.

Gehl

WSP

Delivering on the Secondary Plan

- The **Update Downsview Secondary Plan** established a comprehensive planning framework for the area to help guide the development of resilient, sustainable and equitable complete communities over the next 30 years.
- The Secondary Plan came into effect on August 9, 2024.




DOWNSVIEW PARK
SUBWAY / TRAIN STATION


SHEPPARD WEST
SUBWAY STATION

DOWNSVIEW
PARK

HANGAR
DISTRICT


WILSON
SUBWAY STATION

WILSON
DISTRICT


PEARSON
INTERNATIONAL
AIRPORT

The Site



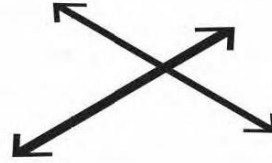
District Plan Approach

Guiding Documents

Secondary Plan
 Framework Plan
 Environmental Assessment (EA) Phase 1 & 2
 Community Development Plan
 Id8 Downsvievw Application

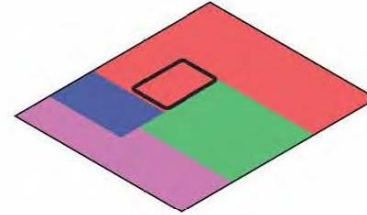


Major Street Network



Major Street Network

Land Use + Built Form



Land Use

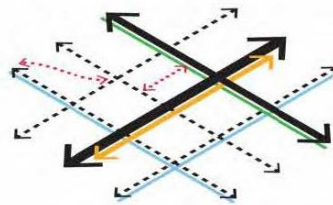
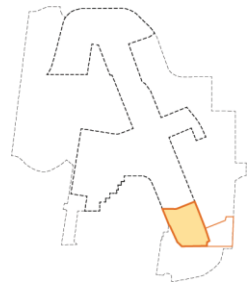
Open Space



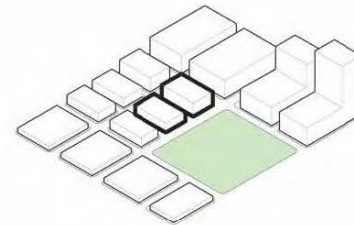
Open Space Network

District Planning

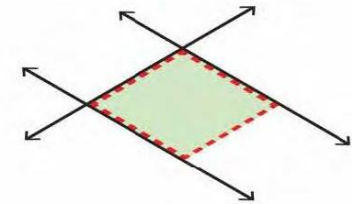
District Plan
 Zoning By-Law Amendment
 Draft Plan of Subdivision



Local Street Network



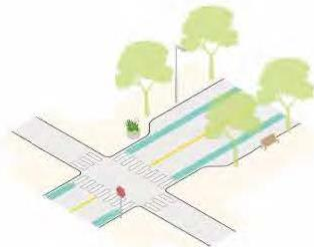
Size and shape of buildings,
 Number of Units, Uses



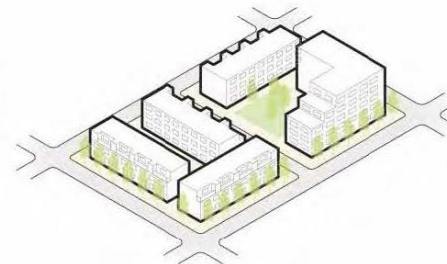
Park location, Size
 and Programming

Detailed Design

Site Plan
 Later EA Phases



Street Design



Architectural Design



Detailed Park Design

Parallel Project Updates

Wilson District Plan

Application Submission March 2026

Taxiway West (Hangar) District Plan

Approved in Summer 2025
Advancing detail design and public park design

Environmental Assessment for Major Infrastructure

City's townhall scheduled for Spring 2026

Keele Community Centre

City will initiate Phase 2 of Community Engagement in Spring 2026

Rogers Stadium

New access road and noise mitigation measures being established for 2026 season

Where We Are Now

Wilson District Engagement Process

Pre-Application
Engagement

Application
Submission

Post-Submission
Engagement



- Meeting with MCFN
- Project Webpage Launch
- Drop-In (YZD Holiday Market)
- Online Survey

- Meeting with MCFN
- Indigenous Community Sharing Meeting
- Focus Group Meetings
- Public Open House
- Update Project Webpage

- Drop-In (Hangar Skate, Family Day)
- Town Hall (Today)
- Update Project Webpage



What We've Heard

Promote belonging by creating gathering spaces (e.g. "third spaces") that are safe/welcoming and consider a wide range of ages, abilities, and backgrounds.

Create through dedicated active and public transit routes, mixed-use transit hub **connections**, and well-designed access to Wilson Station.

Support environmental sustainability by lessening car dependence and increasing greenspace with diverse plant life and urban agriculture.

Include a range of community amenities, such as libraries, community centres, schools/daycares, grocery stores, retail, cultural facilities, and public washrooms.

Animate spaces year-round through seasonal programming, diverse retail opportunities, and public amenities.

Site & Surrounding Context



Existing Transit Access through Wilson Station



New and Planned Nearby Development



Future growth along YZD Lands



Existing condition along Wilson Avenue



Established Residential Neighbourhoods



Adjacent Employment Lands



Proximity to Commercial Areas (SmartCentres)



Existing conditions along Transit Road

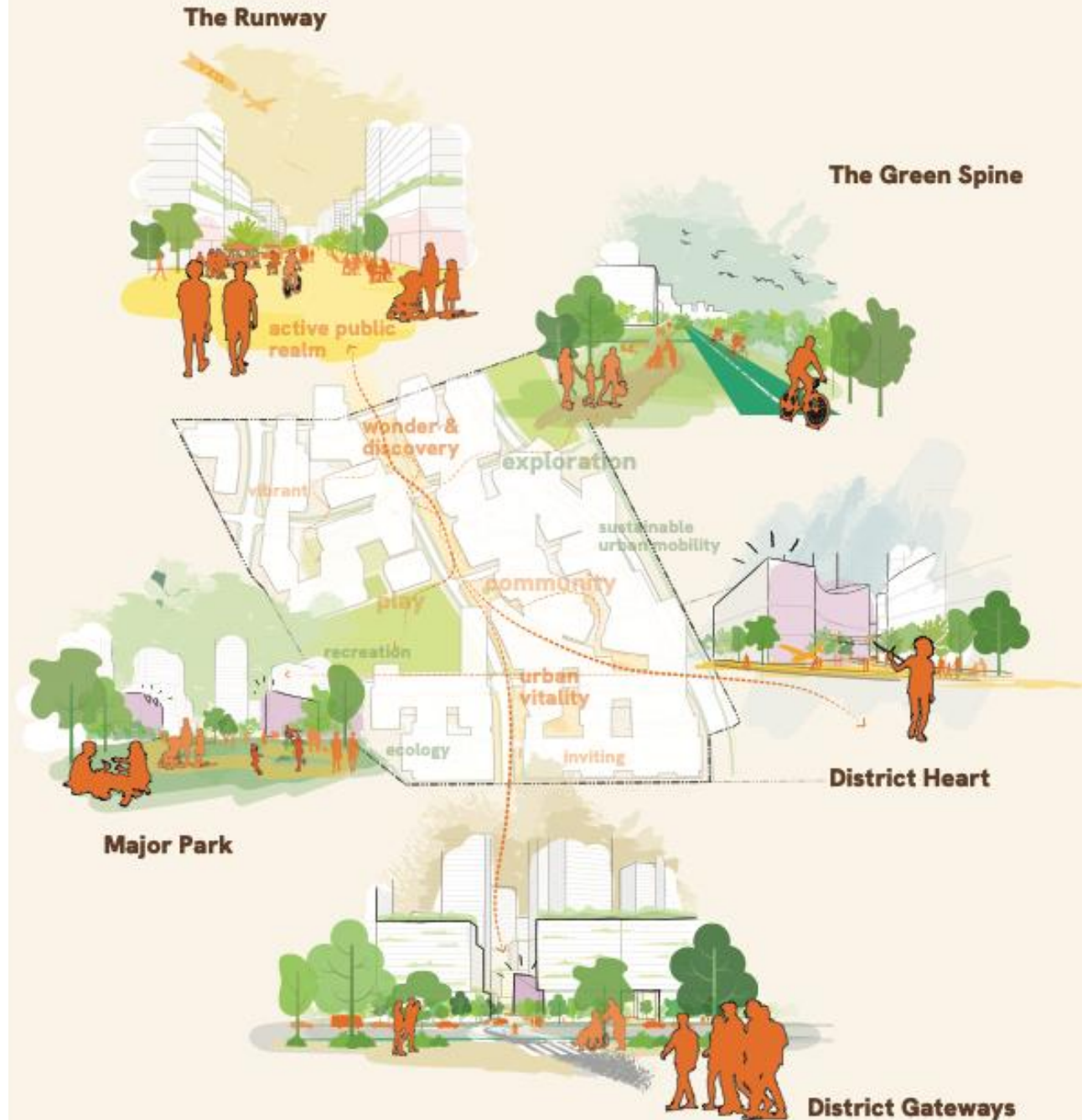


Development Opportunities on TTC Lands

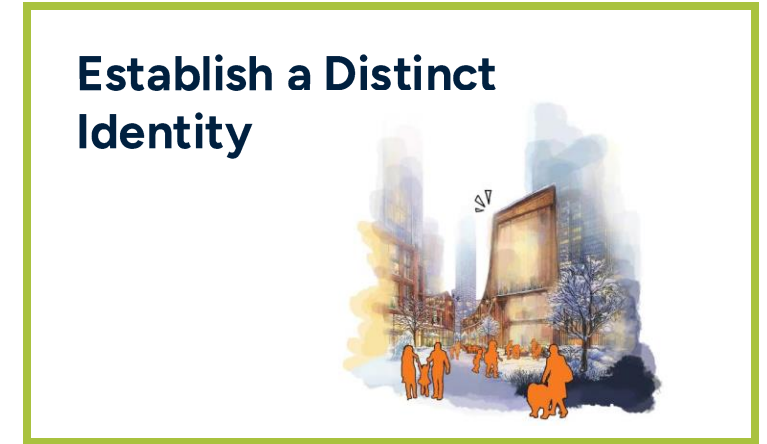
Vision

As the southern gateway to YZD, the Wilson District marks both the terminus of the former runway and the beginning of a new community. It will be a welcoming, vibrant neighbourhood where nature, public life, and everyday experiences come together to create a strong sense of place.

Here, people will be able to move easily, rest comfortably, explore routinely, and feel connected, to each other, to the landscape around them, and to the broader transformation taking place across YZD and beyond.



District Goals and Objectives



Structuring Moves

1

District Parks and Open Space Linkages



2

Anchors and Cultural Connections



3

District Gateways



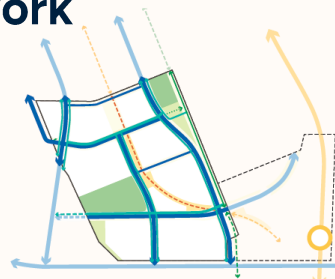
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Character Areas



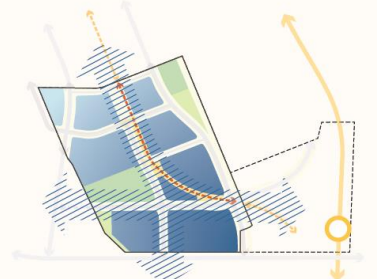
5

A Connected Mobility Network



6

A Transit-oriented Community



Public Realm

Mobility

Community Building

Sustainability & Resilience



Wilson District at a Glance

Northcrest-led lands

Highway 401

Wilson Station

Wilson Avenue

The Runway

18 Hectares (44 Acres)

Site Area

~13,000 m²

Retail (at ground level)

~705,000 m² (7,590,000 ft²)

New Mixed-use Development

~6,500 m²

Commercial Office Space

~15,000 m² (160,000 ft²)

New Community Facilities

~9,600

New Housing Units

3.3 Hectares (8 acres)

New Parks and Open Spaces

~1,650

Jobs

8

Development Blocks



Public Realm



Public Realm

Enable Social, Cultural and Mobility Connections



Celebrate Ecology, Community, and Water



Provide a Green Welcome to YZD



Promote Indigenous Placekeeping



Public Realm

Public Space

- 1 1.2 Ha (12,000 m²) Major Park
- 2 0.43 Ha (4,300 m²) Local Park
- 3 0.54 Ha (5,300 m²) Green Spine

Privately Owned Publicly-Accessible Spaces (POPS)

- 4 0.32 Ha (~3,000 m²) Runway
- 5 0.15 Ha (~1,500 m²) Runway Extension
- 6 0.38 Ha (~3,800 m²) The Arc
- 7 0.29 Ha (~2,950 m²) Trailhead



Major Park

Public Open Space



Toronto
public library

The Green Spine

Mobility Open Space Corridor



Corktown Commons, Toronto



Chevron Parklands, Perth, Western Australia



Conceptual Rendering



Local Park

Public Open Space



The Trailhead

Open Space



Runway

Open Space



The Arc

Open Space



Mobility

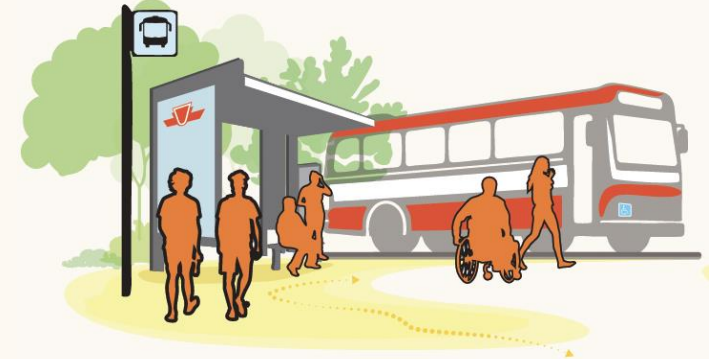


Mobility Objectives

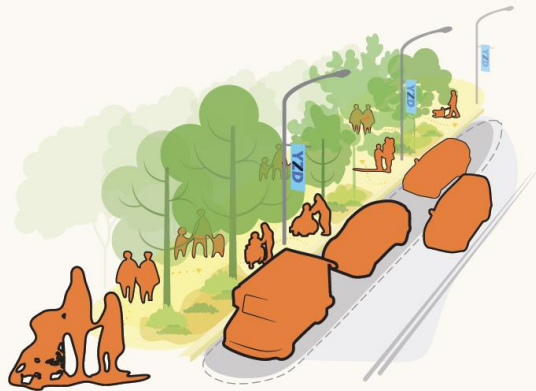
Promote Sustainable
Mobility and
Non-motorized Trips



Enable
Connections to
Transit



Provide Adequate and
Efficient Access and
Servicing









Support Broader Urban Design
and Public Realm Vision

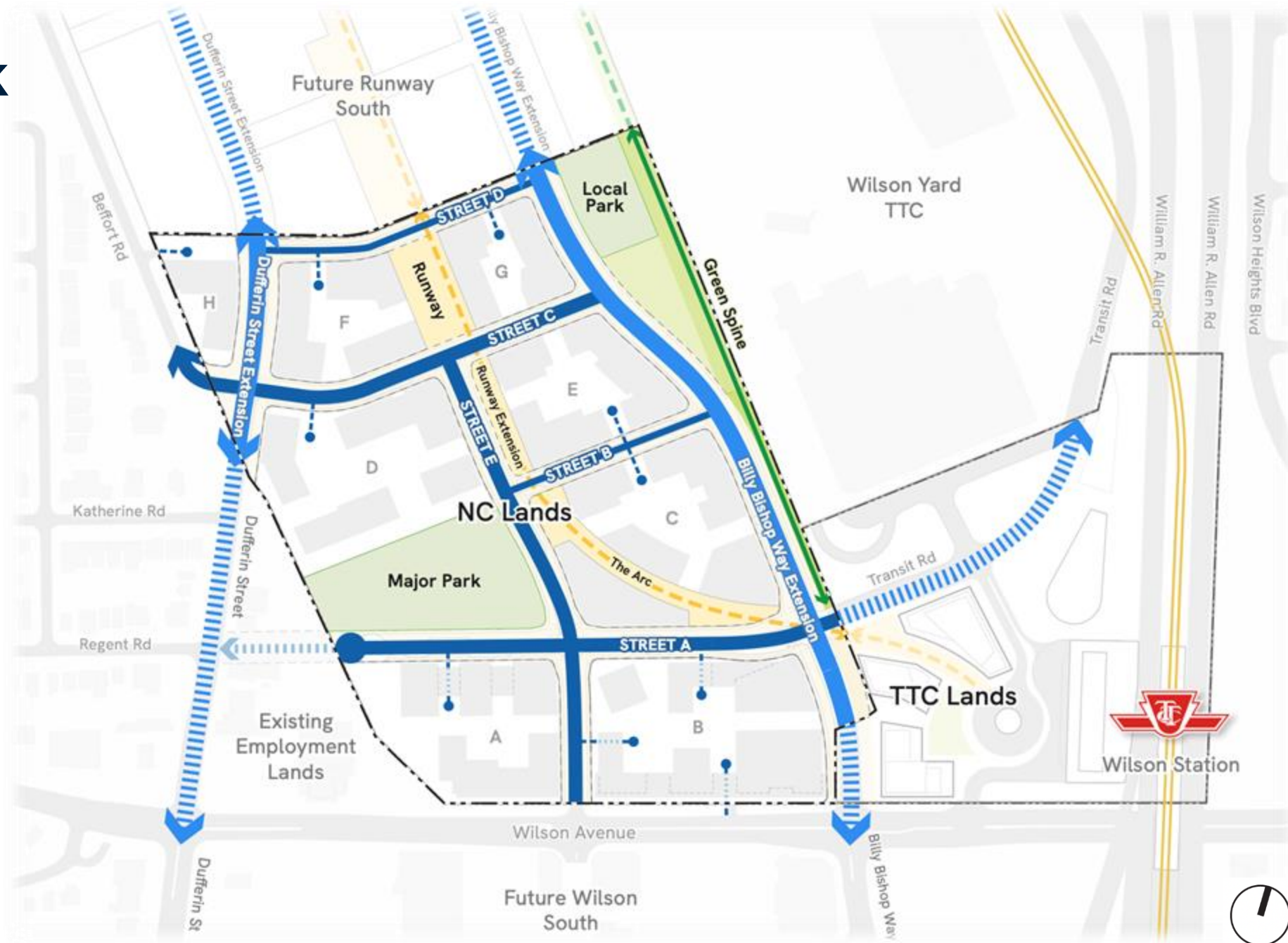


Street Network

Mobility

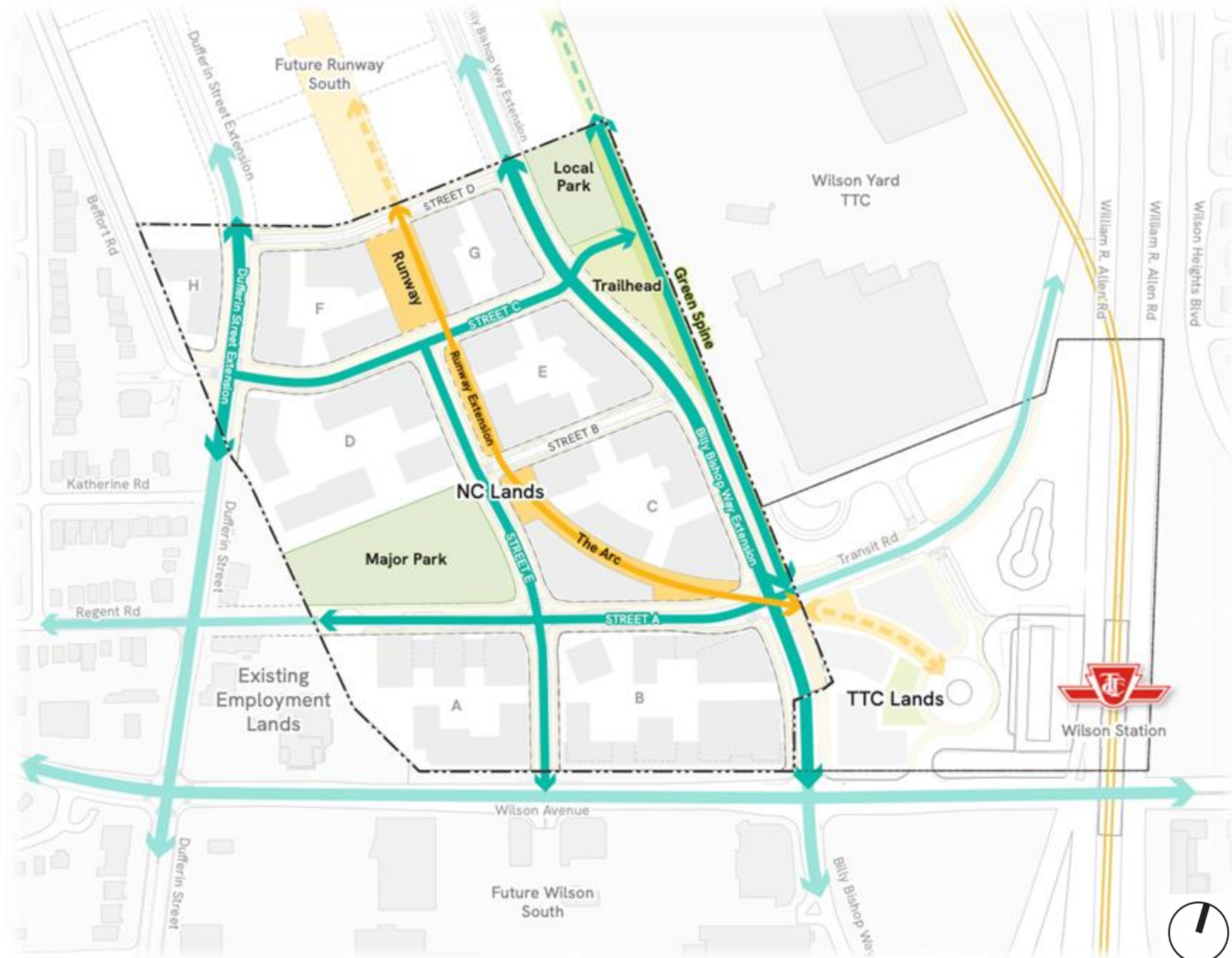
Legend

-  Planned Major Streets within Wilson District (Subject to EA)
-  New or Realigned Major Streets Outside of Wilson District (Subject to EA)
-  Existing Streets
-  Proposed Local Streets
-  Potential Street Connection
-  Potential Block Access



Active Mobility Network

Mobility



Legend

- Planned Designated Cycling Facilities on Major and Existing Streets (SP)
- Proposed Cycle Tracks
- Slow-moving Active Mobility



Feature Streets – Street A



Feature Streets – Street C



Community Building



Character Areas

Parkside

Community-oriented, civic and residential neighbourhood that includes new school, daycares and neighbourhood park.

Wilson Commons

Animated and dynamic civic and cultural destination, connecting key spaces including the reimagined Runway and Green Spine.

The Arc

The heart of the District – a vibrant front door connecting the Runway to Wilson Station.

Wilson Avenue

A welcoming gateway, with a true mix of uses including residential, hotel, grocery, daycare.

Transit Station

Transit-oriented neighbourhood directly connected to the TTC station.

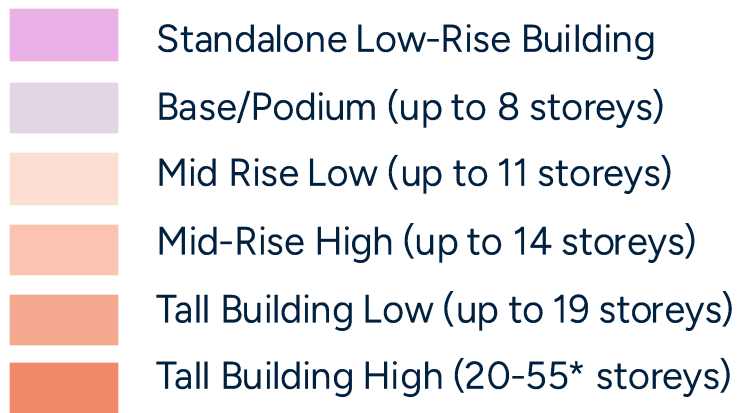


— — — — — Northcrest-led Land

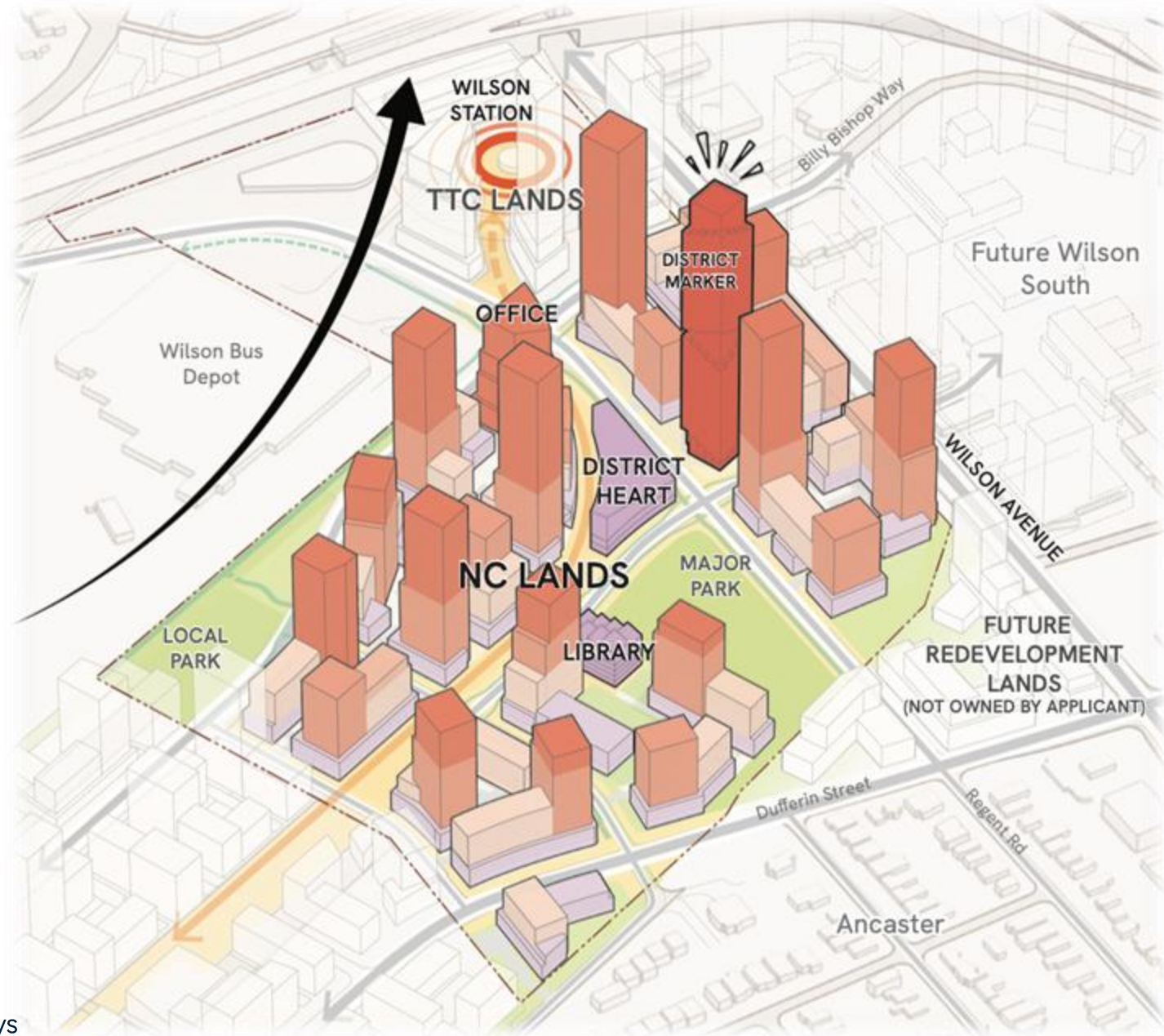
Names of areas are placeholders only

Built Form and Density

- Built form and scale will vary across the District with taller buildings near the transit
- Density for the District is set by the Downsview Secondary Plan (3.5 FSI)
- Transition down in scale from the TTC Station to the towards existing Employment Lands and Ancaster

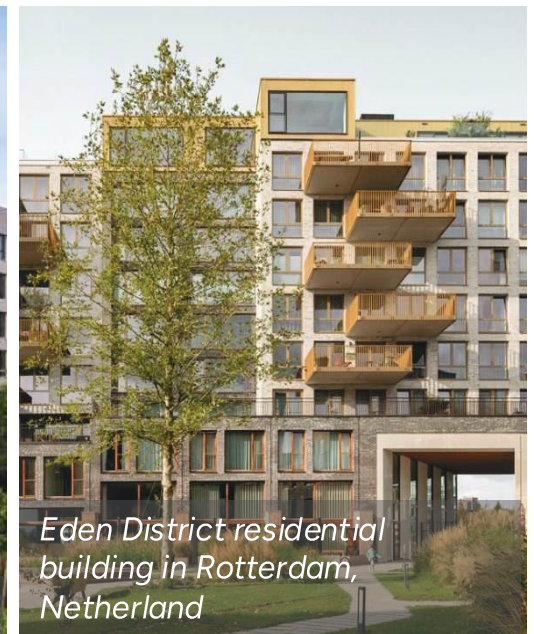
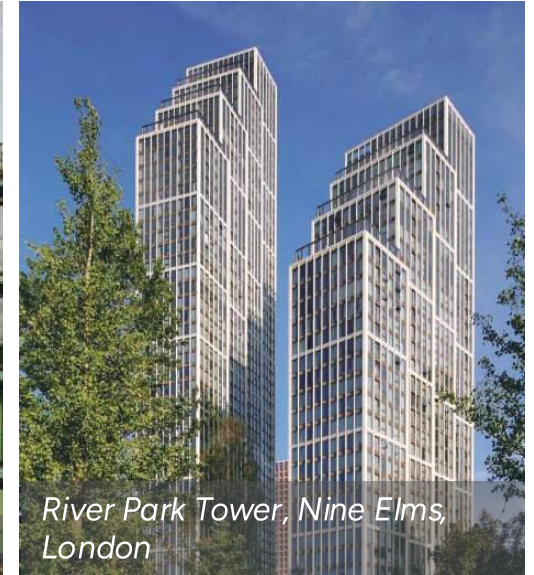


* There is one signature tower at 65-storeys



Housing Mix

- 10% of Residential Gross Floor Area (GFA) will be affordable housing
- A diverse housing mix of at least 40% 2- and 3-bedroom units
- 9,600 new housing units
- Mix of ownership and rental



Community Facilities

- 1 ~6,500 m²
District Heart
- 2 ~7,000 m²
K-8 School
- 3 ~4,000 m²
Library
- 4 ~3,000 m²
Daycare Facilities
- 5 ~900 m²
Community Service Space



Public Library



District Heart



Sustainability & Resilience



Sustainability and Resilience

Climate Leadership

Reducing greenhouse gas emissions where feasible, through material efficiency, and reduced transportation emissions

Introducing City Nature

Bring open space into the urban living to provide access to stormwater, support biodiversity, reduce urban heat island impacts and improve microclimatic conditions

Sustainable Mobility

Making walking, cycling, and transit the most convenient, efficient, and attractive way to move within and beyond the district

Wilson District



Conceptual Rendering

Next Steps



Discussion



Questions & Comments?

Thank You

How to stay involved or learn more:

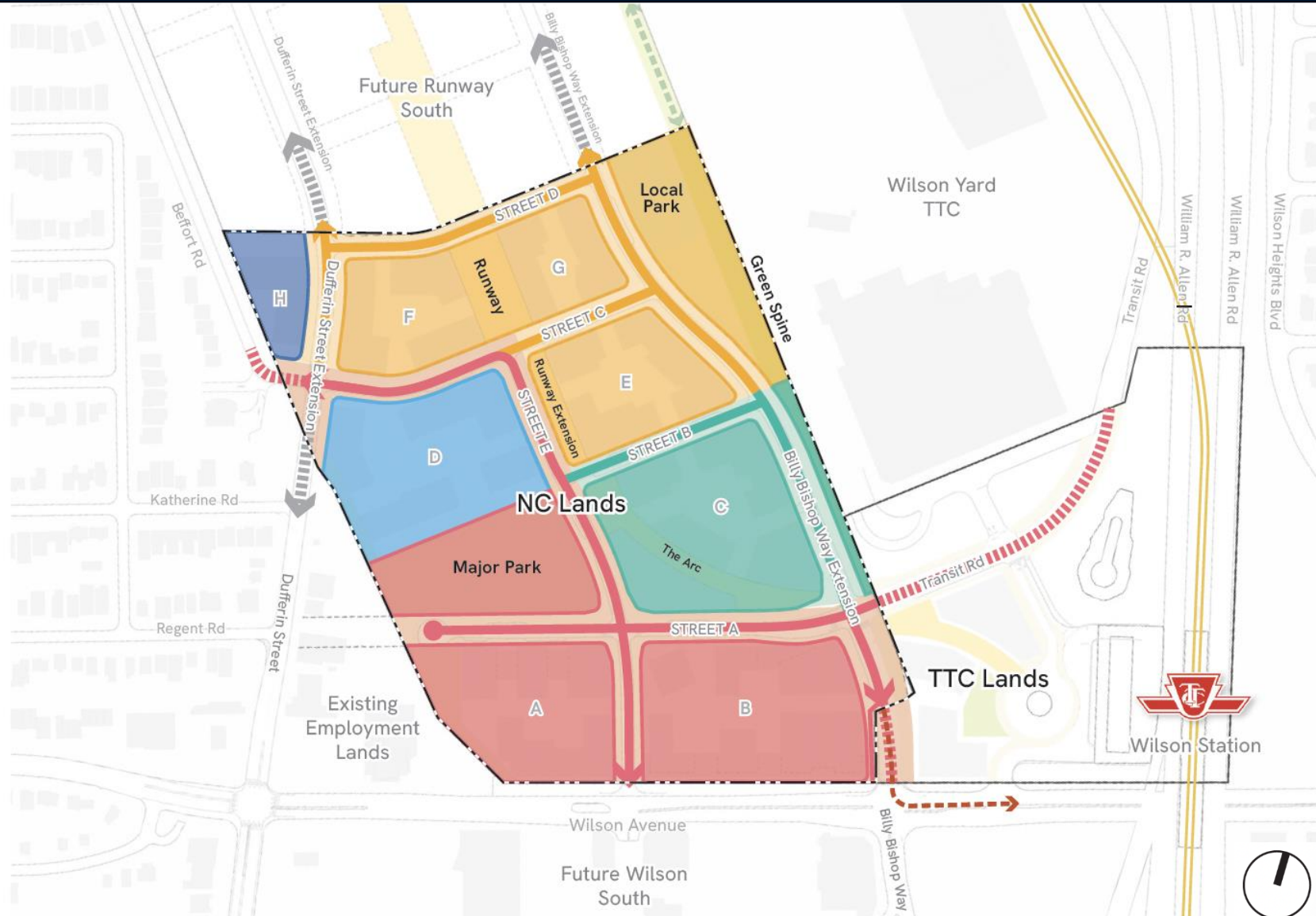
Email info@northcrestdev.ca

Visit yzd.ca/districts/wilson-district

Appendix

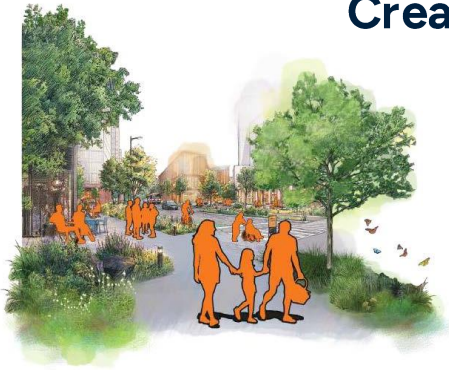
Phasing Plan

-  Phase 1
-  Phase 2
-  Phase 3
-  Phase 4
-  Phase 5
-  Temporary Green Spine (Timing TBC)
-  Framework Roads - timing TBC via City-led EA process



District Goals & Objectives

Create a Green Gateway



Connect People and Places



Establish a Distinct Identity



Achieve Sustainability & Resilience



Embrace the Beating Heart of Urban Life



District Goals & Objectives

Create a Green Gateway

The Wilson District will welcome people with a network of parks, tree-lined streets, and landscape corridors that bring nature into daily life. The Green Spine, Major Park, Local Park, and the Trailhead will connect people to open spaces that support well-being, biodiversity, and climate resilience.



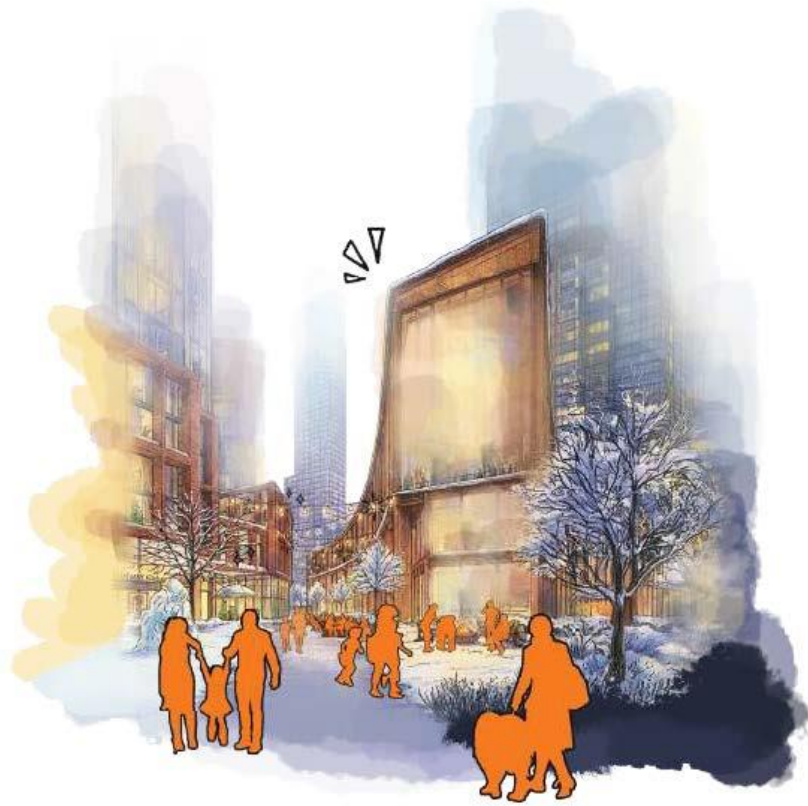
District Goals & Objectives

Connect People and Places

A clear and intuitive network of streets, cycling routes, and pedestrian pathways will make it easy to move throughout the district and reach the Wilson TTC Station, Wilson Avenue, Dufferin Street, Billy Bishop Way, and future YZD communities. Prioritizing walking, transit, and cycling will support a healthy, sustainable neighbourhood.



District Goals & Objectives



Establish a Distinct Identity

The Wilson District will be a place defined by character—rooted in creativity, discovery, and a welcoming public realm. The architecture, public spaces, and programming will work together to create a district that is memorable, inclusive, and distinctly its own.

District Goals & Objectives



Achieve Sustainability & Resilience

The Wilson District will be designed for year-round comfort, combining sustainable buildings, vibrant public spaces, and people-focussed streets. By strengthening connections, optimizing energy performance, and weaving nature throughout the district, the plan supports a resilient community that adapts over time and enhances everyday experience.

District Goals & Objectives



Embrace the Beating Heart of Urban Life

At the district's centre, a lively mix of culture, community spaces, retail, and gathering places will bring people together. Whether it's a quiet bench, a neighbourhood event, a bustling outdoor market, or just a daily commute, the district will offer spaces that animate community life and foster connection.

Structuring Moves

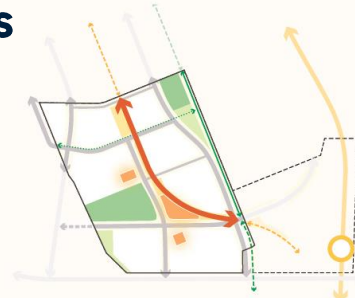
1

District Parks and Open Space Linkages



2

Anchors and Cultural Connections



3

District Gateways



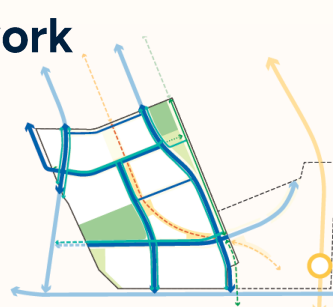
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Character Areas



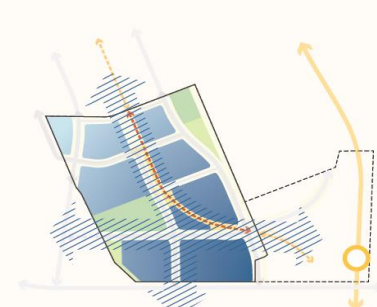
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A Connected Mobility Network

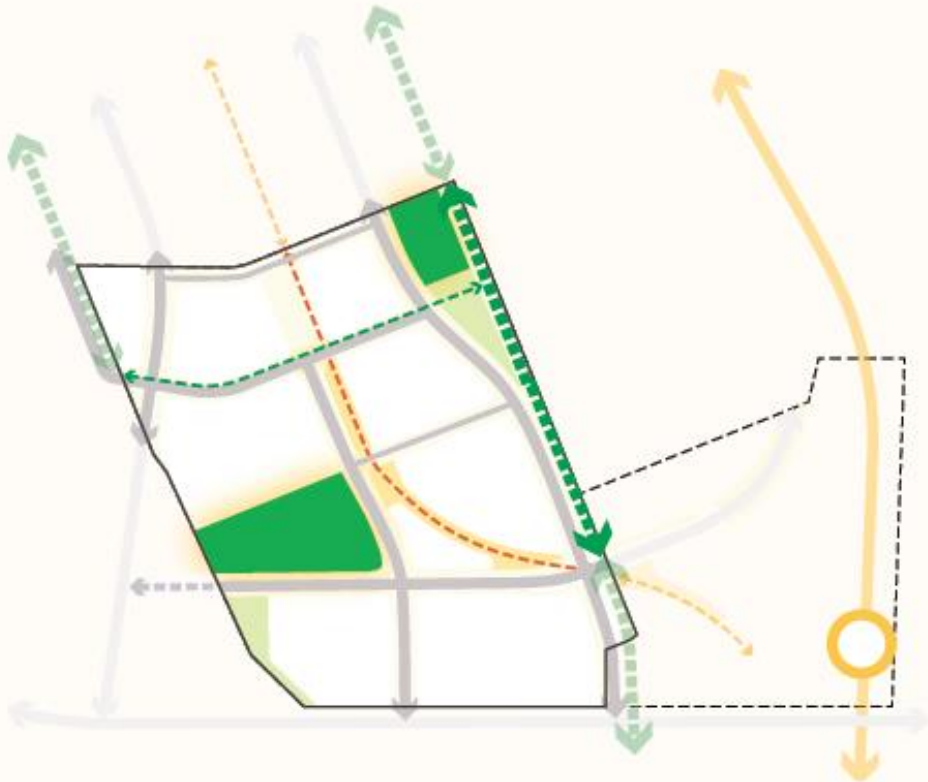


6

A Transit-oriented Community



Structuring Moves



1 District Parks and Open Space Linkages

A Major Park, Local Park, the Green Spine, Ancestor's Trail, connections to the Western Greenway and inviting Publicly Accessible Open Spaces (POPS) will anchor community life and provide flexible spaces for events, play, and everyday enjoyment.

Structuring Moves



2 Anchors and Cultural Connections

Prominently located in the heart of the Wilson District, a necklace of anchors – including the District Heart, public library, and iconic tower – will animate and enliven the public realm. The initial segment of the reimaged Runway and its extension - “the Arc” - will form a highly legible, pedestrian-focused cultural corridor connecting to the Wilson Station and creating a strong sense of arrival.

Structuring Moves



3 District Gateways

At key locations at the perimeter of the district, thoughtfully designed gateways will mark moments of transition and important arrival points into the Wilson District helping to define its unique identity.

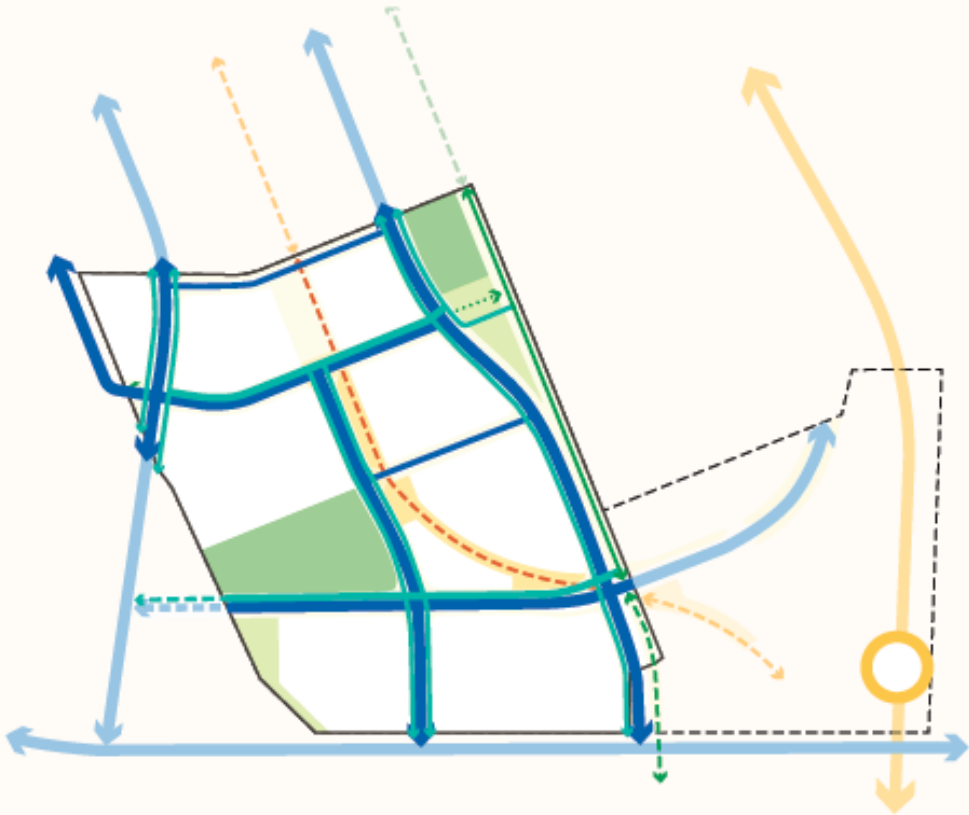
Structuring Moves

4 Character Areas

The Wilson District is composed of five (5) distinct Character Areas:

1. Parkside – a civic-oriented area anchored by major community facilities
2. Wilson Commons – neighbourhood-scaled living supported by local amenities
3. The Arc – civic heart of the district
4. Wilson Avenue – a dynamic, urban destination
5. Transit Station Character Area – a major point of arrival and seamless transit-oriented development.

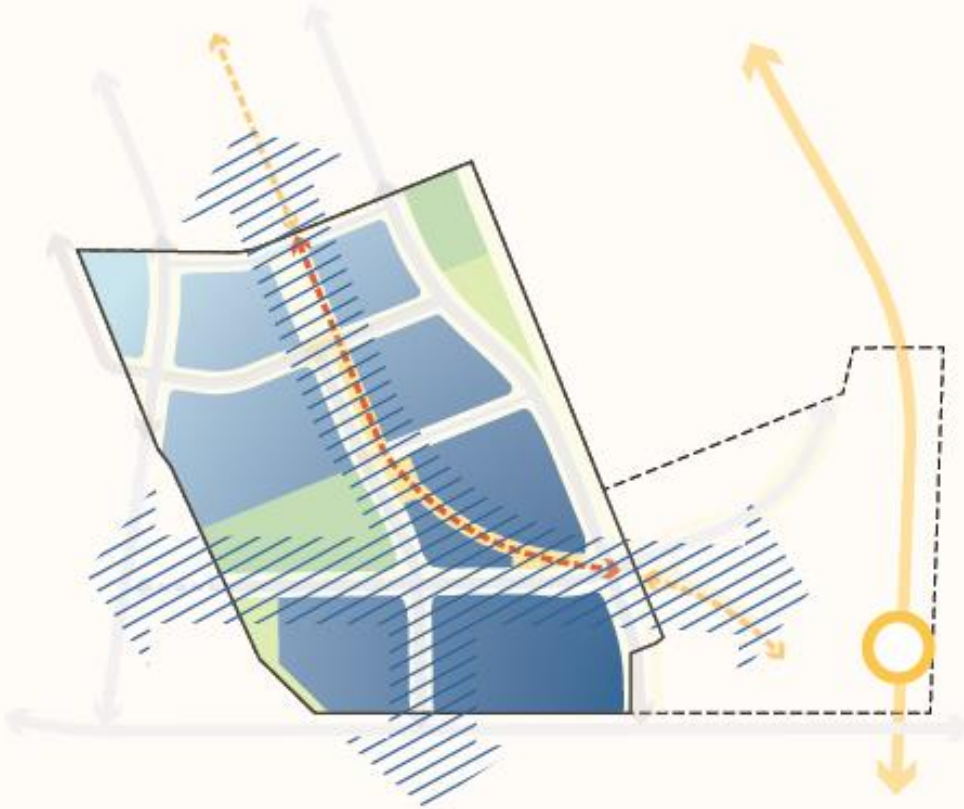
Structuring Moves



5 A Connected Mobility Network

A diverse network of fine-grained connections including local and regional streets, pedestrian paths and mid-block connections support an active mobility prioritizing pedestrian safety and user experience. The logical extension of existing streets, including Dufferin Street, Billy Bishop Way, and Transit Road stitch the Wilson District into the evolving urban context and link with broader cycling and pedestrian networks.

Structuring Moves



6 A Transit-oriented Community

The distribution of density and height and the composition of built form in the District reflects the presence of the transit station to the east and the adjacency of the low-rise employment lands and Ancaster neighbourhood to the west. A rich mix of uses offer housing options, support employment, encourage retail, and foster a walkable and connected community.