

Northcrest

**Taxiway West
South Sub-District
(The Hangar District)**

Tuesday, February 13th, 2024



District Overview

- 1 M SF** Retrofitted hangar space
- 4 M SF** Mixed-Use Development
- 5,300** Jobs
- 5,100** Residents
- 2,850** Housing Units
- 6 acres** Parks and Open Space



The District's Key Places



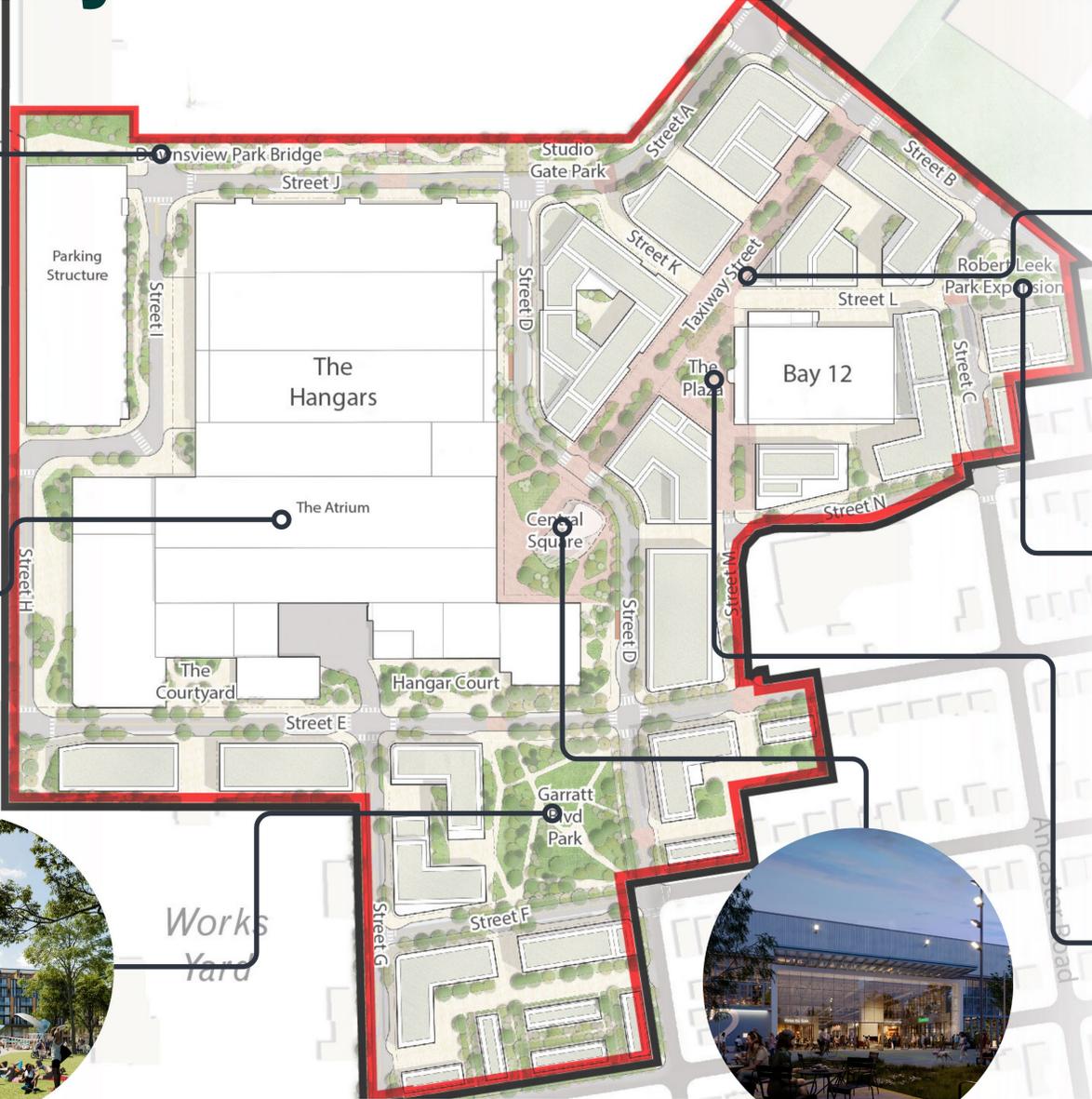
DOWNSVIEW PARK BRIDGE



THE ATRIUM



GARRATT BLVD PARK



TAXIWAY STREET



ROBERT LEEK PARK EXPANSION



CENTRAL SQUARE



THE PLAZA

A vibrant employment hub



Conceptual rendering of Central Square and the Atrium

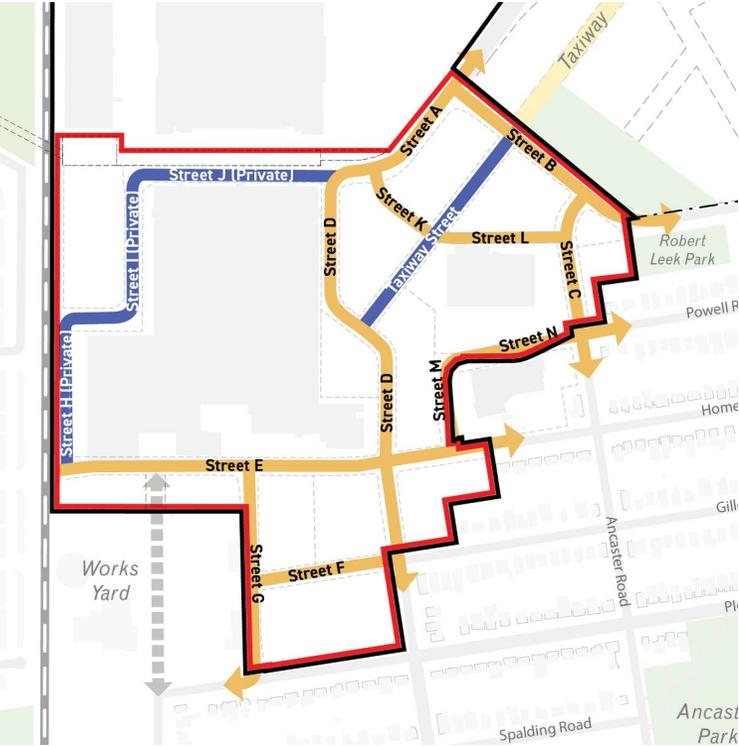
Getting Around - A new bridge to Downsview Park and new pedestrian, cycling and transit connections



Conceptual rendering Bay 6 and Downsview Park Bridge

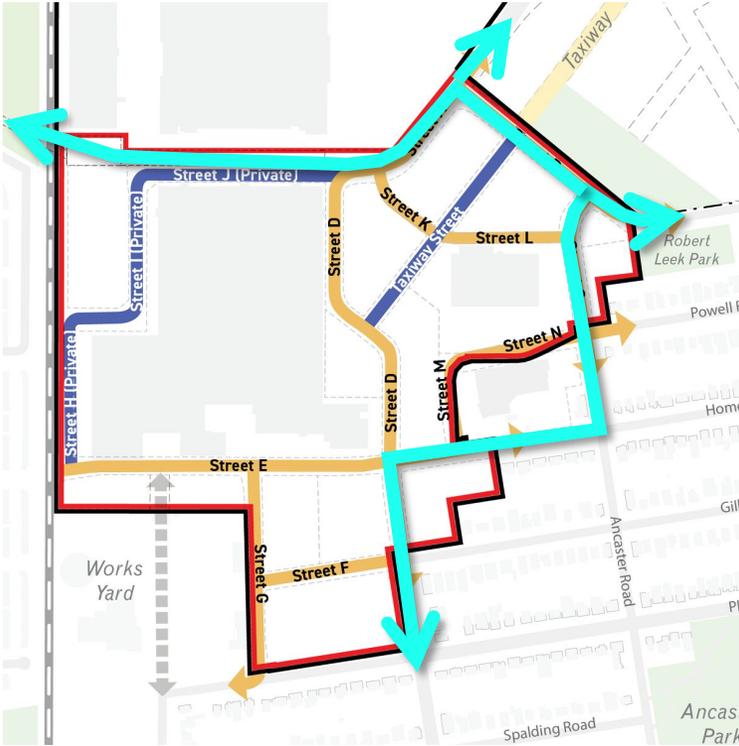
Street Network, Transit and Cycling Connections

STREET NETWORK



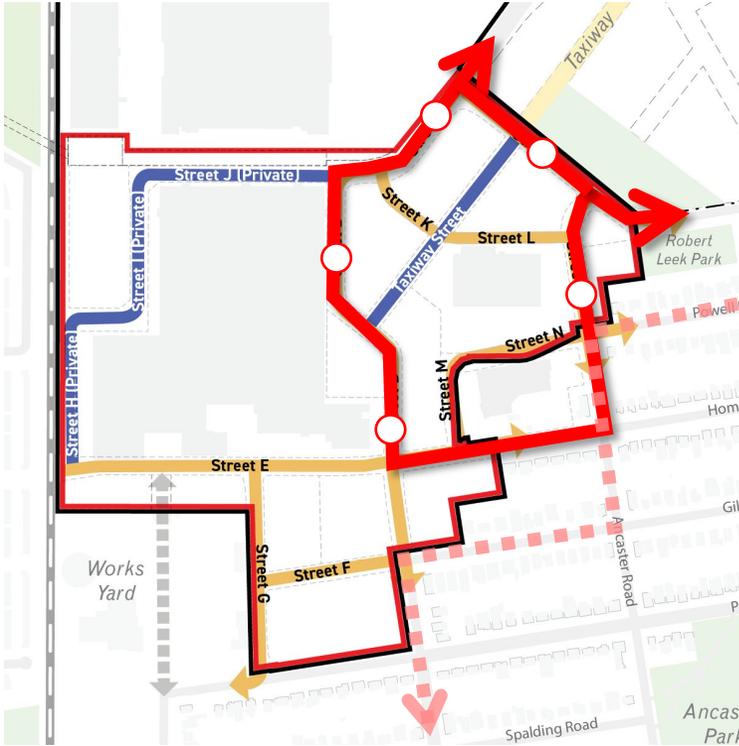
Public Streets Private Streets

DESIGNATED CYCLING ROUTE



Designated Cycling Facilities

PROPOSED BUS ROUTE



Conceptual Future Bus Route
Existing Bus Route 184



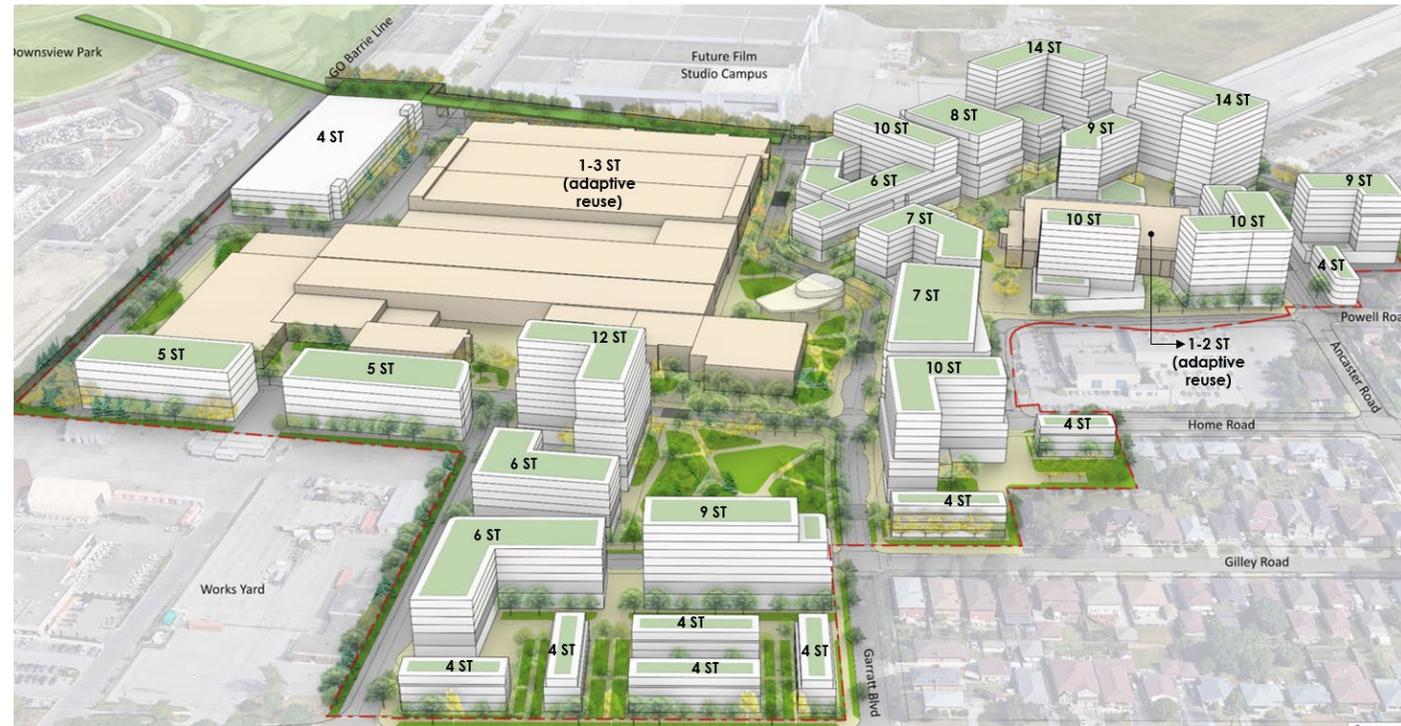
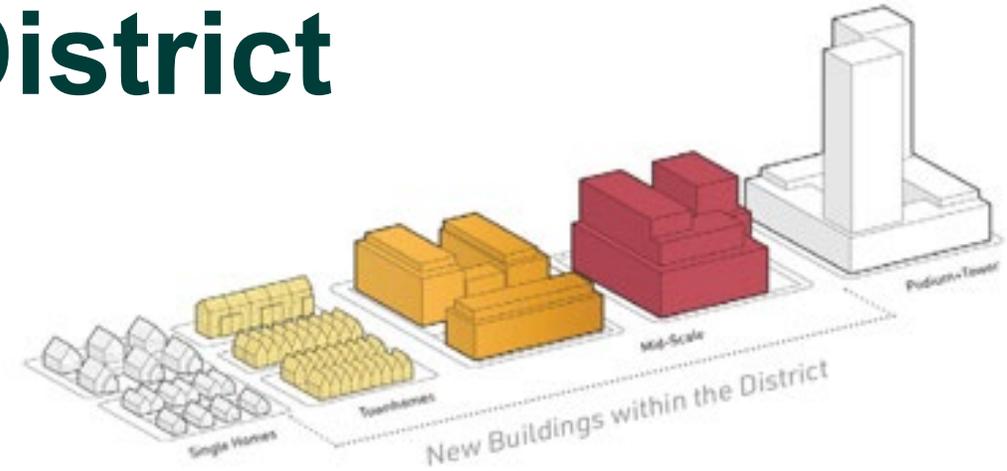
Built Form - A mid-scale District with a range of housing options



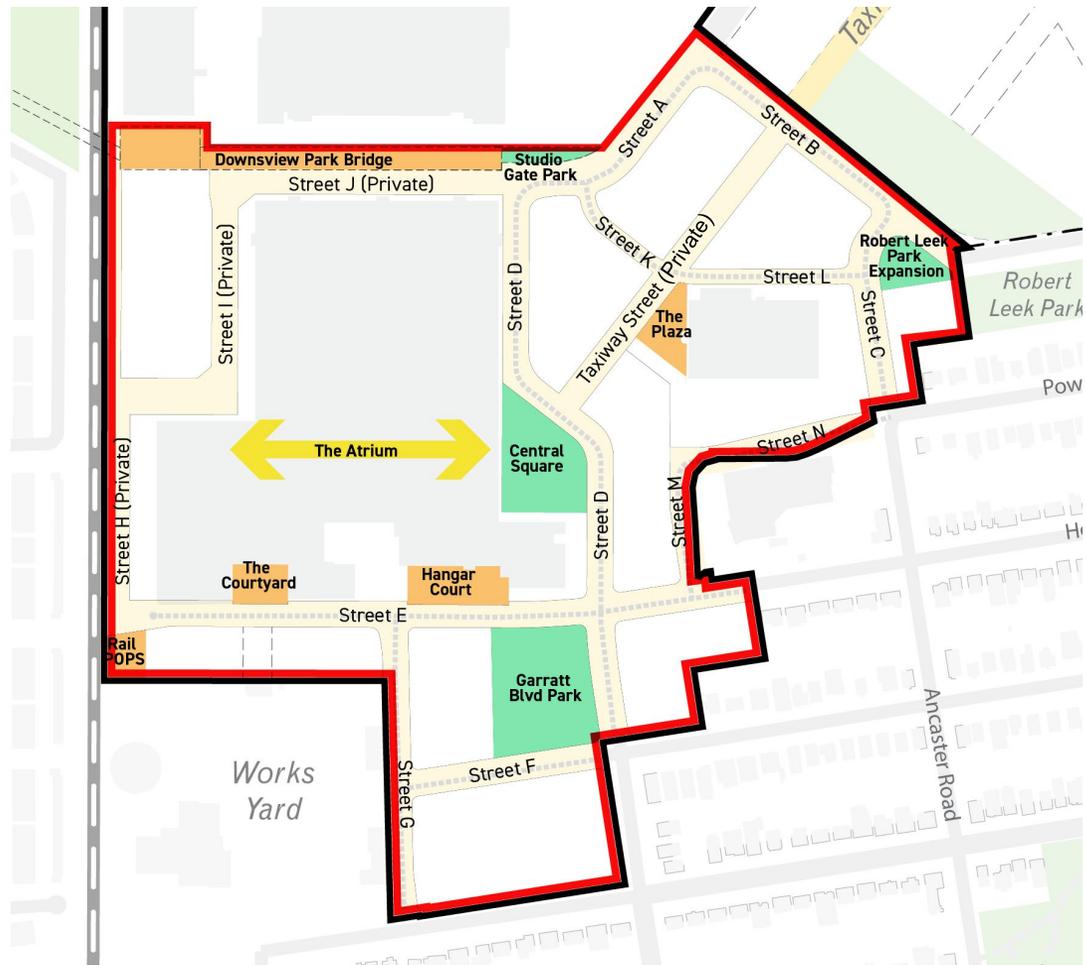
Conceptual rendering of the New Ancaster neighbourhood

A Unique Mid-Scale District

- A mix of building types including:
 - Low-rise towns up to 4 storeys
 - Mid-scale buildings up to 14 storeys
 - Adaptively reused existing buildings will be 1-3 storeys
- A range of housing options including:
 - At least 40% 2- and 3-bedroom units
 - Mix of rental and ownership:
~60% ownership and ~40% rental
 - ~85% market rate, ~15% affordable and workforce housing



6 acres of new parks and open spaces



Privately Owned Public Space (POPS) City Parks



Conceptual rendering Garratt Blvd Park

New community amenities and local destinations



Conceptual rendering of the Plaza and Bay 12

Building on legacy - Transforming the Taxiway



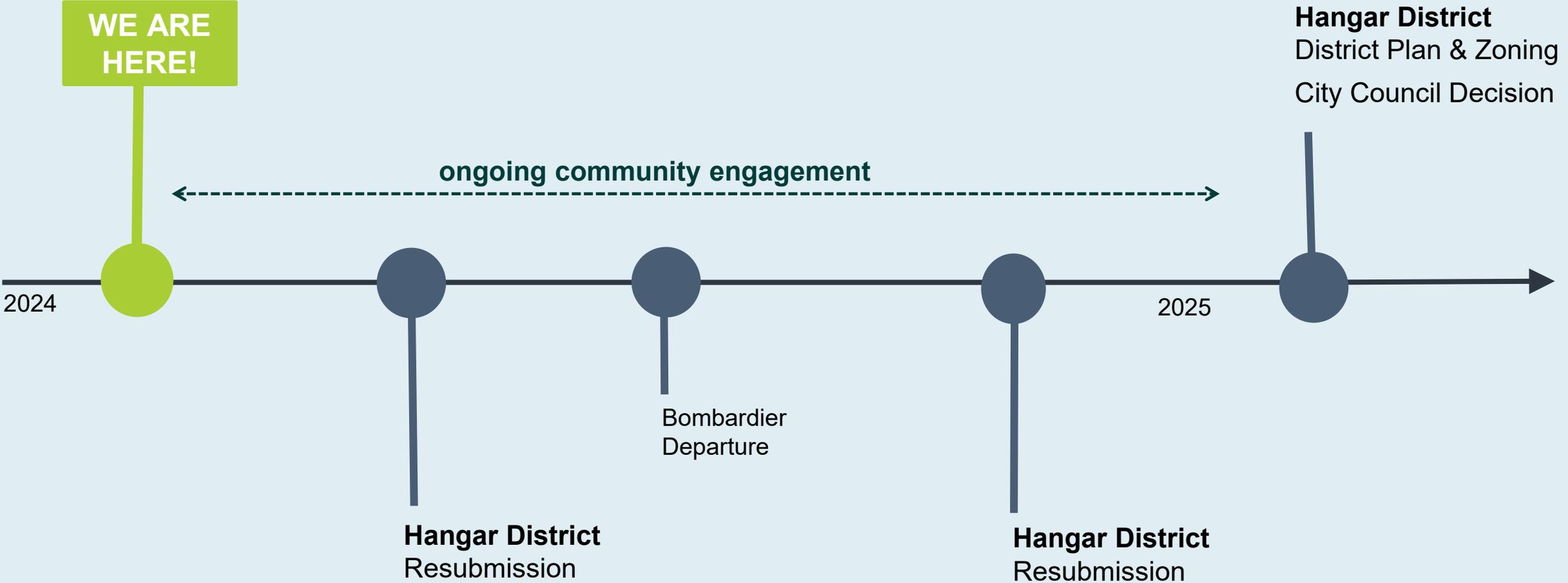
Conceptual rendering of the Taxiway Street looking north-east

Supporting a healthy and sustainable community



Conceptual rendering of Street D looking north

Timeline and Next Steps



Let's Connect

For more information on the Hangar District, and to sign up to our newsletter for updates and upcoming events, visit our website:

www.northcrestdev.ca/the-hangar-district

Or email us at:

info@northcrestdev.ca



