



March 29, 2018

Mayor John Tory  
Office of the Mayor  
City Hall, 2nd Floor  
100 Queen St. W.  
Toronto, ON M5H 2N2

### **Realizing Toronto's Opportunity to Redevelop Downsview**

Your Worship,

On behalf of the Ontario Society of Professional Engineers (OSPE), I am writing to request your support for the redevelopment of the Downsview lands: an incredible, multi-billion dollar opportunity for the city of Toronto to increase its supply of housing, attract investment and jobs and cement itself as a global centre for engineering innovation.

As you are aware, Bombardier Aerospace announced their intention to relocate their operations at Downsview. For Toronto, this move presents a tremendous prospect for innovation and urban renewal that is unparalleled in modern history.

Spanning an impressive 375-acres of prime development lands, Toronto's opportunity at Downsview supersedes previous urban development success stories such as New York's Hudson Yards and London's Canary Wharf (24 and 97-acres respectively).

**Not only is its sheer size unprecedented—Downsview is also shovel-ready, presenting Toronto with a turn-key public project that complements existing infrastructure.**

Unlike most urban renewal projects around the globe, this development is able to monopolize on existing public infrastructure stock, thereby avoiding the time and resource costs typically associated with the construction of new service and transit linkages. The Downsview lands are situated at the epicentre of three world-class universities and benefits from exceptional connections to existing subway, rail, and highway transportation infrastructure.

**Developing Downsview can improve the flow and functionality of Toronto's transit network.**

The development of the Downsview lands promises to improve ridership and the efficiency of the entire transit network by encouraging two-way passenger flows. Allowing for mixed-use development will significantly increase transit ridership by new Downsview residents and commuters.

**To support Toronto’s strategic priorities related to housing, job creation, and innovation—the timing of this opportunity couldn’t be better.**

Toronto is one of the highest growth cities in the world. Year-over-year demand for housing continues to outpace supply, creating access and affordability pressures, particularly for families.

As such, it is well understood that Toronto requires additional mixed-use developments to sustainably grow as a city. However, it is also understood that the scarcity of development lands has made it difficult to encourage mixed-use developments. Often, when land becomes available for development, the parcels are not large enough to support a mix of housing. Thus, developers have an economic incentive to almost exclusively build high-density residential towers.

Rezoning the Downsview lands for mixed development will diversify the location, density and types of housing (and employment) in Toronto, working to support the updated growth plan for the greater Golden Horseshoe region.

**Not only will Downsview increase Toronto’s stock of mixed development, existing property owners will see their lands appreciate in value and utility.**

Relocating the seldom-used Downsview airport will improve area real estate values by eliminating a visual encumbrance and reducing noise and light pollution. Furthermore, the relocation of the airport will lift existing height restrictions for neighbouring lands, encouraging greater residential and commercial development.

**The redevelopment of Downsview will act as a catalyst for local engineering jobs and innovation.**

While OSPE has always supported the Downsview Aerospace Innovation and Research (DAIR) initiative, we also appreciate that the Downsview lands offer a greater potential.

DAIR will remain an ongoing partnership between Centennial College and Bombardier that connects students with industry, resulting in experiential learning, ground-breaking research, and the recruitment of highly-skilled graduates for well-paying jobs. It’s exactly the kind of partnership model our association envisions for engineering students and recent graduates of all engineering disciplines across Ontario.

The availability of new lands also means the potential for an all-purpose **Downsview Innovation Hub**: a 21<sup>st</sup> century mixed-development community where global talent lives, works, and thrives—building our city up.

If Toronto is going to be a global player in the new economy, it needs to be a leader in the new age of engineering innovation. Support for cutting-edge innovation related to advanced manufacturing, artificial intelligence, autonomy, will define the cities that succeed over the next decade. I am urging you to recognize that Downsview is not only a natural fit for a major innovation hub, but that it is also an opportunity to create a smart, connected community of social and economic benefit to the City.

Anchored by ongoing investments from Bombardier and Centennial College, there is already significant investment interest from multiple public and private organizations who understand the impressive potential of this project. These organizations view Downsview as the future home of innovation in Canada – a place where Toronto residents and business can together grow and thrive.

For the benefit of all Torontonians, let's unlock a new supply of housing, create well-paying jobs, and grow investments for engineering innovation.

Your Worship, I am asking for your help: please join us in supporting the redevelopment of Downsview.

Sincerely,



Sandro Perruzza  
Chief Executive Officer  
The Ontario Society of Professional Engineers (OSPE)

Cc: Councillor Maria Augimeri  
Monte Kwinter, MPP (York-Centre)  
Michael Levitt, MP (York-Centre)  
Rt. Honourable Justin Trudeau, Prime Minister of Canada  
The Honourable Kathleen Wynne, Premier of Ontario  
The Honourable Navdeep Bains, Minister of Innovation, Science and Economic Development  
The Honourable Amarjeet Sohi, Minister of Infrastructure and Communities  
The Honourable Bill Morneau, Minister of Finance  
The Honourable Marc Garneau, Minister of Transportation  
The Honourable Catherine McKenna, Minister of Environment and Climate Change  
The Honourable Patty Hajdu, Minister of Employment, Workforce Development and Labour  
The Honourable Peter Milczyn, Minister of Housing  
The Honourable Steven Del Duca, Minister of Economic Development and Growth  
The Honourable Kathryn McGarry, Minister of Transportation  
The Honourable Bob Chiarelli, Minister of Infrastructure  
The Honourable Bill Mauro, Minister of Municipal Affairs  
The Honourable Charles Sousa, Minister of Finance  
The Honourable Eleanor McMahon, President of the Treasury Board  
The Honourable Reza Moridi, Minister of Research, Innovation and Science  
The Honourable Indira Naidoo-Harris, Minister of Education  
The Honourable Mitzie Hunter, Minister of Advanced Education and Skills Development  
The Honourable Chris Ballard, Minister of the Environment and Climate Change  
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