

April 27, 2018

His Worship John Tory
Mayor of the City of Toronto
Office of the Mayor
City Hall, 2nd Floor
100 Queen Street West
Toronto, ON
M5H 2N2

RE: Development opportunities at Downsview

Mayor Tory,

The Ontario Chamber of Commerce (OCC) would like to offer its support for the redevelopment of the Downsview lands.

As you may be aware, at the beginning of this year, Bombardier announced their intention to relocate their operations out of Downsview. The 375 acres of lands is, and has been, underutilised for far too long. According to Bombardier Aerospace, their manufacturing footprint represents only ten per cent of the total land mass, with the rest being used for the runway and taxiway. Their relocation represents an opportunity for the City of Toronto to redevelop the land and respond to the ongoing challenges the City is currently facing, including increasing the supply of housing and office space for the region.

Through rezoning, the City of Toronto could create a neighbourhood of mixed-use development such as housing, offices and hotels, helping to address the ever-increasing demand for real estate. Rezoning would also transform the site and surrounding communities into a diversified and vibrant area.

Furthermore, the expansive size of the lands - 375-acres - provides unique prospects for urban development in a location that is already connected to key public infrastructure. Improving ridership and the efficiency of transit network is one that is promising, complementary to existing subway connections, rail and highway transportation infrastructure. This will serve as a major factor in attracting employment to the area.

Preserving employment lands is critical and the OCC is of the view that development of the Downsview land has great potential for job creation. The redevelopment process alone will require considerable hiring, driving subsequent economic benefits to the City.

Seizing this opportunity to redevelop Downsview is not to be missed, particularly if realized to its full potential. Bombardier's intended decision to move operations within the region has opened up this excellent location for valuable new development, while maintaining the important base of employment provided by their operations.



1500-180 Dundas Street West
Toronto, ON M5G1Z8
416.482.5222
occ.ca | @OntarioCofC

We look forward to Bombardier's continued investment in the region, providing jobs and driving economic growth, just as we look forward to the future of the Downsview lands.

Regards,

A handwritten signature in black ink, appearing to read 'Rocco Rossi'.

Rocco Rossi
President & CEO
Ontario Chamber of Commerce

CC

David Wilkes, President and Chief Executive Officer, Building Industry and Land Development Association

Joe Vaccaro, Chief Executive Officer, Ontario Home Builders' Association

Jan De Silva, President & CEO, Toronto Region Board of Trade