



# Downsview: Attraction Tenancy Opportunity Within a Toronto Airplane Hangar

Across from 3 Hanover Road  
North York ON M3K 1L3

Request for Proposal  
Announcement

Northcrest



## Northcrest Developments is seeking a world-class public attraction tenant for the rare opportunity to lease up to 63,000 square feet in an airplane hangar in Downsview.

As the first building to be publicly accessible on the Downsview Airport Lands, **Bay 12** is envisioned to become a central hub for the public prior to and during the development of Northcrest's first district.

Our inaugural attraction tenant will help to redefine this area by demonstrating the imagination and possibility for a reused aeronautical building, drawing the public to the site, and creating the first of many positive experiences that they will have here. Over the **5-year tenancy**, this inaugural tenant will go from operating next to Bombardier, to becoming one of several interim attractions on the site prior to the completion of the first districts, to finally being surrounded by new housing, businesses, and complementary attractions when the inaugural district opens.

With unique scale, height and flexibility, Bay 12 would be uniquely suited for:

- Immersive art
- Large scale entertainment or cultural programmers
- Event & conference space
- Indoor sports and recreation
- And more!



### Key Highlights

up to  
**63,000** sq ft  
total leasable  
space

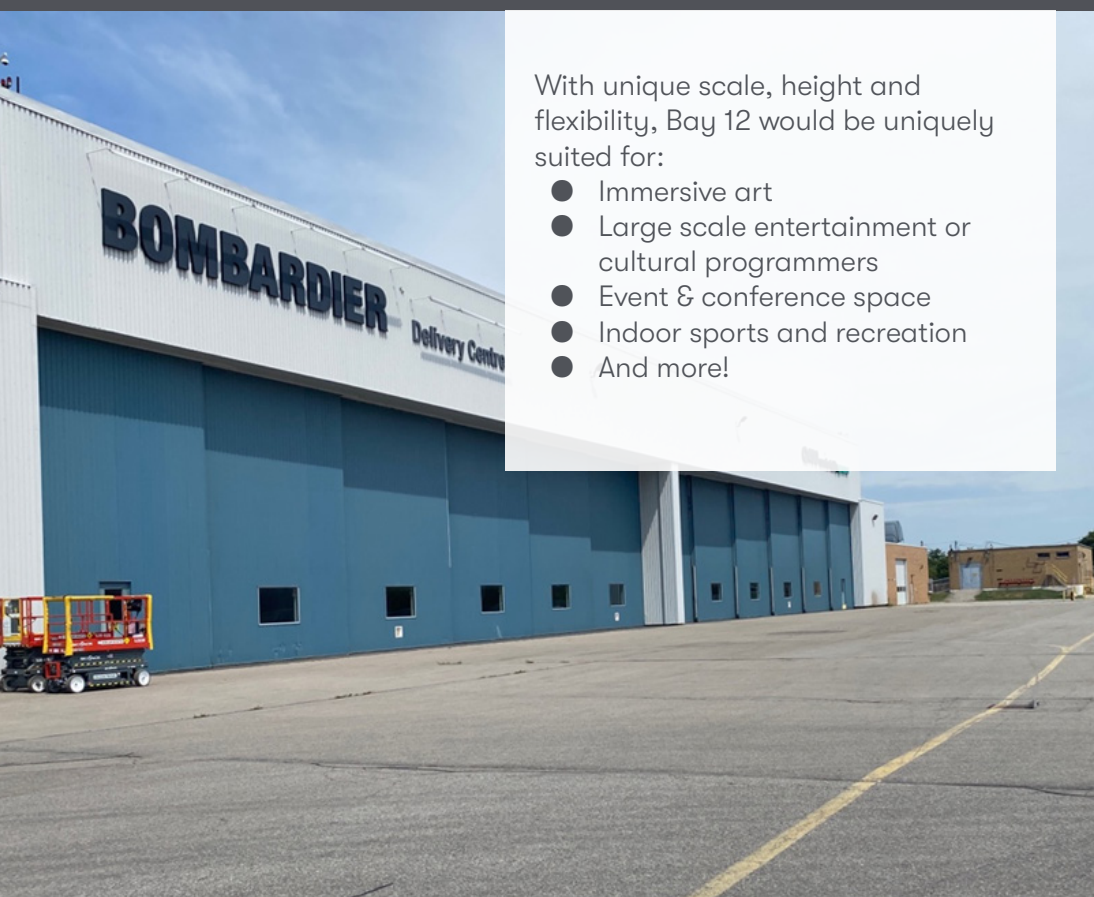
**44,049** sq ft  
open hangar  
space

**19,024** sq ft  
raw warehouse  
space

over  
**750**  
adjacent parking  
spaces

### Centrally located in the Greater Toronto Area:

- Minutes from Highway 401
- 3 TTC subway stations in close proximity, with Wilson Station less than 2km away and a local bus stop within 500 ft
- 5 minutes from Yorkdale Mall
- Less than 1km from the intersection of Dufferin Street & Wilson Avenue, two major arterial roads in the City of Toronto
- 30 minutes from downtown Toronto
- 20 minutes from Toronto Pearson International Airport
- Located next to the home of a future 102-acre mixed-used, master planned community.





## Learn More

Northcrest is seeking proposals from potential tenants committed to creating a family-friendly and inspiring attraction in North York in this extraordinary and unique venue. Interested parties will be required to execute and submit Northcrest's Confidentiality Agreement prior to receiving the detailed information (RFP).

To receive a copy of the RFP and Confidentiality Agreement, please email:

**Kristan Burley**  
Project Manager  
[kris@artuitivegroup.com](mailto:kris@artuitivegroup.com)

**Subject Line: "Downsview Tenancy Opportunity RFP and Confidentiality Agreement – Interested Party Name"**

## Key Dates

MILESTONE	DATE
RFP Release	November 30, 2022
Mandatory Site Visit	Choice of December 13 or 15, 2022
Submission Deadline	January 27, 2023
Preferred Proponent Selection	February 28, 2023

## About Us



PSP Investments ("PSP") is a federal Crown Corporation and one of Canada's largest pension investment managers, with over \$200 billion in assets. PSP manages funds for the pension plans of the federal public service, the Canadian Armed Forces, the Royal Canadian Mounted Police, and the Reserve Force.

## Northcrest

Northcrest Developments ("Northcrest") was established in 2018 as a wholly owned subsidiary of PSP to manage the redevelopment of approximately 370 acres of land in Downsview ("Downsview Airport Lands"). Based in Toronto, Northcrest has a growing team of experienced real estate development, infrastructure, finance, and public affairs professionals.

[www.northcrestdev.ca](http://www.northcrestdev.ca)