

# The Downsview Opportunity

Northcrest

# A GATHERING PLACE FOR MILLENNIA



EMBODY THE SPIRIT POWWOW, DOWNSVIEW, 2018

**Land Acknowledgement**

Toronto and the Downsview Airport Lands have been the home of Indigenous peoples for many thousands of years. Northcrest acknowledges that these lands are the traditional territory of many nations including the Anishinaabeg, the Haudenosaunee, the Huron-Wendat and more recently the Mississaugas of the Credit, who signed Treaty 13 (1805) with the British Crown.

# A CENTRE FOR GLOBAL INNOVATION AND EXCELLENCE

**For more than a century, some of the world's most advanced, highest-performing aircraft have been built in Downsview.**

On a rural airstrip in the 1920s, De Havilland Aircraft of Canada Limited began building and testing its aircraft. At the outbreak of World War II, the Canadian government turned the site into a military airbase where the ultra-lightweight Mosquito fighter bomber was manufactured, one of the most advanced warplanes of its time. It was credited for helping turn the tide of the air war in Europe.

Groundbreaking advances in aviation continued at Downsview in the post-war period and in more recent years, Bombardier Aerospace began producing the Global Series business jets on-site. These impressive aircraft fly faster, further and higher than any other planes in their class.

With Bombardier relocating its aerospace operations and the Downsview Airport closing, Northcrest Developments is poised to build on the incredible legacy of innovation.



# DOWNSVIEW AT THE CENTRE




ADJACENT TO 3 SUBWAY STOPS AND ONE REGIONAL RAIL STATION

MINUTES TO MAJOR HIGHWAY INFRASTRUCTURE

15 MINUTE DRIVE FROM PEARSON INT'L AIRPORT

EASY ACCESS TO UNIVERSITY OF TORONTO AND YORK UNIVERSITY BY TRANSIT

ACCESS TO DOWNTOWN 20 MIN BY TRANSIT

# A LEADING GLOBAL REGION



Toronto is one of North America's largest and fastest-growing regions. It is consistently ranked among the world's most diverse and livable cities.

The city is a hot spot for innovation and creativity and is Canada's financial centre and creative capital. Often called Silicon Valley North, the city is also home to one of North America's largest and most dynamic tech communities and life sciences sectors.

**7 MILLION RESIDENTS**
in the Toronto Region, expected to grow to more than 10 million by 2051.

**#2 FASTEST GROWING CITY**
and 4th largest city in North America.

**#3 LARGEST TECH HUB IN NORTH AMERICA**
Home to 289,000 tech workers, more than Chicago, LA, Seattle and Washington, trailing only NYC and Silicon Valley.

**8 RENOWNED UNIVERSITIES**
among 18 post-secondary institutions, Toronto leads the country in post-secondary schools and graduates.


370
ACRE DOWNSVIEW AIRPORT LANDS

# ONE OF THE MOST EXCITING URBAN REDEVELOPMENT OPPORTUNITIES IN NORTH AMERICA

**There's never been a better time to be here.**

370-acres in the centre of the Toronto Region are being transformed into a series of walkable, low-carbon communities, complete with a thriving employment hub, vibrant amenities, acres of parks and open space, and a robust mobility network. All anchored by one of Canada's largest urban parks.

The Downsview Airport Lands are poised to be the new destination for Toronto's rapidly growing life sciences, tech and creative industries. There's never been a better time to be here.

With three local transit and one regional rail station at its doorstep, Downsview has exceptional access to key destinations in Toronto, including the downtown financial district, universities and college campuses, research and innovation hubs, and thriving retail and entertainment zones. The Lands are located next to major highways and transportation corridors and Pearson International Airport is a 15-minute drive.




CAFE

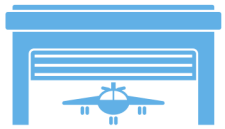


# IT STARTS WITH THE HANGAR DISTRICT

## A 102-ACRE MIXED-USE DISTRICT, FEATURING INNOVATION-FOCUSED JOBS, UNIQUE AMENITIES, AND ARTS & CULTURE, WITH SUSTAINABILITY AND GREEN SPACE AT ITS CORE

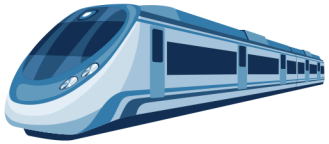
## Iconic Hangar Buildings

Approximately 1.5M SQ FT retrofitted hangars



## Transit Connectivity

Adjacent to 3 rapid transit stations and 1 regional GO transit station



## Parks & Open Space

6+ acres of parks and open spaces including direct access to one of Toronto's largest urban parks.



## Mobility Network

New linear, elevated pedestrian and cycling bridge,with cycling infrastructure throughout



## Employment Focused

2.9M SQ FT Non-Res GFA
2.2M SQ FT Res GFA



## New Homes

2,850 new homes,
4,940 residents



## Sustainable Design

Low carbon, innovative energy and mobility solutions, and blue-green infrastructure



## Arts & Culture

Active programming including new public art, community and recreation facilities



# SUSTAINABLE & RESILIENT




The Hangar District features a low-carbon design, including the adaptive reuse of existing buildings and minimizing the use of fossil fuels on-site:

- Building Net Zero ready buildings
- All electric heating/cooling systems connected to a District Energy System
- Prioritizing the use of low carbon concrete, mass timber, modular construction, recycled products and low carbon insulation
- Adding new parks and open space, and featuring blue-green infrastructure, including integrated stormwater management.

Welcoming to all, creating positive outcomes for surrounding communities and celebrating Toronto's diversity is central to our vision for this district and to our approach, called Responsible Development.


SNAX
TOYSTOP

# ICONIC REPURPOSED HANGARS NEXT TO NEW COMMERCIAL SPACES.

# A TRULY UNIQUE SET OF WORKPLACE OPTIONS.

Expansive bay layouts are ideal for labs, advanced manufacturing, prototyping, R & D, and creative offices - with sought-after opportunities to pilot new technologies.

New commercial and office space will provide thoughtful and adaptable workplaces, responsive to the needs of business today, including new build-to-suit opportunities.

Fostering environments for collaboration indoors and outdoors, and curating a vibrant mixed-use neighbourhood. Offering housing, amenities and transit connections that today's talent is looking for.

**1.5 M SQ FT**
COMMERCIAL, LIGHT INDUSTRIAL & RETAIL HANGAR SPACES

**26' - 34' HEIGHT**
CLEARANCE IN HANGAR SPACES

**565,000+ SQ FT**
NEW OFFICE SPACE





# THE PLACE YOU WANT TO BE

Northcrest's first district: A 100-acre mixed-use neighbourhood, anchored by a world-class Film Studio Campus next to curated ecosystems for digital media, life sciences and urban clean tech.

Offering a range of housing, unique amenities, and green & open spaces, with sustainability at its core.





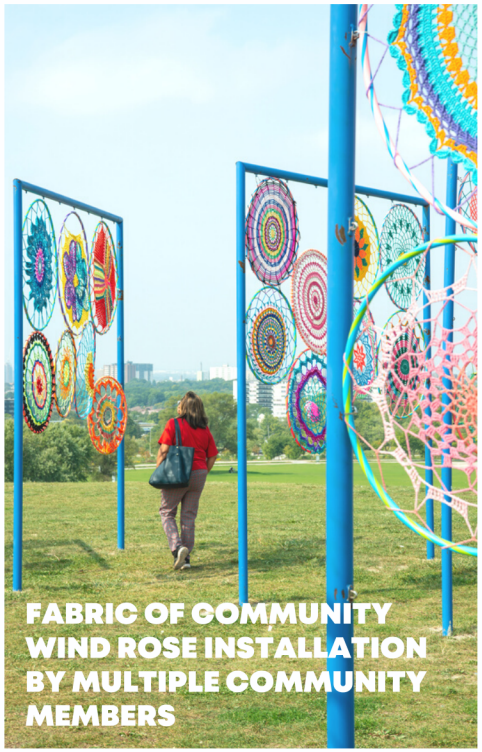

# INCLUSIVE COMMUNITY BUILDING



PLAY ON THE RUNWAY, JUNE 2022



MICHIE MEE BY CURTIA WRIGHT



FABRIC OF COMMUNITY WIND ROSE INSTALLATION BY MULTIPLE COMMUNITY MEMBERS



'PLAY ON THE RUNWAY'

Northcrest is committed to celebrating the site's Indigenous history and living culture, and showcasing Toronto's diversity and talent, with a strong focus on local and diverse artists and creators.

The Hangar District will build on a series of early activities and installations on the broader site to foster inclusive community-building and create a welcoming place for all.

# ABOUT US

Northcrest

Established in 2018 to manage the redevelopment of the Downsview Airport lands, Northcrest Developments is a wholly-owned subsidiary of PSP. Northcrest has a growing team of experienced real estate development, infrastructure, finance and public affairs professionals.

PSP Investments

PSP Investments (PSP) is a federal Crown Corporation and one of Canada's largest pension investment managers, with over $230 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.



# GET IN TOUCH




info@northcrestdev.ca
437-912-9333 | northcrestdev.ca
161 Bay St., Suite 1305, Toronto ON M5J 2S1

**DEREK GORING**
Executive VP, Development
416-473-1087 | dgoring@northcrestdev.ca

**CHRIS EBY**
Executive VP, Corporate & Public Affairs
416-573-7743 | ceby@northcrestdev.ca

**LOREN SHORE**
Senior VP, Investments
514-824-6802 | lshore@northcrestdev.ca

**CATHARINE BARNES**
Senior Director, Strategic Initiatives
416-809-4069 | cbarnes@northcrestdev.ca

@northcrestdev

