



## SATURDAY: AN INVESTMENT OPPORTUNITY

Saturday is a part of Mattamy’s Downsview neighbourhood. The only condominium located within the park boundaries, this boutique building promises a life of ease. Of the many things that make this possible, transit is the most important one. Saturday’s proximity to the new Downsview Station ensures that York University, Yorkdale, and even downtown are just a quick subway ride away. As with any Mattamy property, Saturday offers an exceptional selection of amenities that complement busy lives. And its unbeatable location inside Downsview Park also presents a world of exciting things to do. Its thoughtfully designed suites, a variety of floor plans, and quality features and finishes further seal the ease factor.



### 5 REASONS TO PURCHASE AT SATURDAY

LOCATION	BUILDER	VALUE	CONNECTIVITY	NEIGHBOURHOOD
The only community inside Downsview Park	Trusted Mattamy quality and reputation	Downtown \$1050/sf vs Downsview \$725/sf	Close to transit and highways	Ample green space, close to schools, shops and more

#### TORONTO: POSITIVE GROWTH

The largest city in Canada and the fourth most populous municipality in North America, Toronto’s population according to last census is 2,731,571. With growth in economic activity, immigration and other factors, over the next 50 years, the city will continue to grow, and its population is expected to double.



**“THE DENSITY WILL RISE FROM APPROXIMATELY 4,000 PEOPLE PER SQUARE KILOMETRE TO MORE THAN 7,700 IN 2066 OR 13.1M IN THE GTA.”**  
TORONTO LIFE

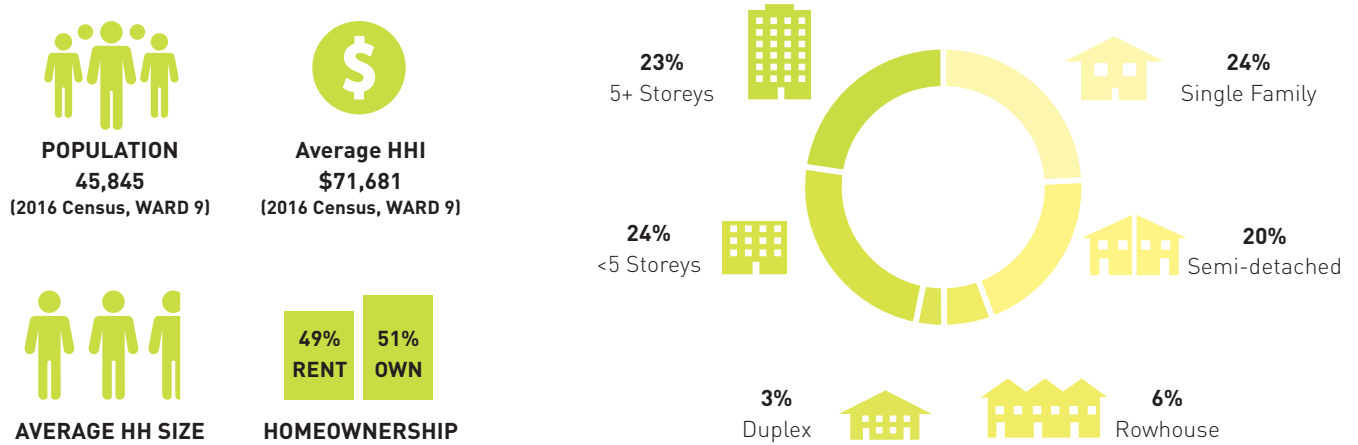
SATURDAY

IN DOWNSVIEW PARK



### DOWNSVIEW NEIGHBOURHOOD: A CLOSE UP

Filled with open spaces, recreational amenities, easy access to highways and a brand-new subway and GO station, the Downsview Park neighbourhood is being transformed by the accumulation of highly desirable urban infrastructure within a traditionally low-density setting.



Source: City Planning, Strategic Initiatives, Policy & Analysis. Adapted from Statistics Canada, Census 2016, 2011 & 2006. © 2018 Copyright City of Toronto. All Rights Reserved

### A CONNECTED LOCATION

One of the main reasons to invest in Saturday is its unbeatable location. With transit at its door and highways just a short drive, the project is connected to all corners of the GTA.

TTC .....	<b>at door</b>					
DOWNSVIEW PARK TTC/GO .....		<b>8 min</b>	<b>15 min</b>	<b>9 min</b>		
FINCH WEST TTC .....	<b>12 min</b>	<b>12 min</b>		<b>7 min</b>		
DOWNTOWN TORONTO .....				<b>25 min</b>	<b>45 min</b>	<b>20 min</b>
HWY 401 .....				<b>5 min</b>		
HWY 400 .....				<b>10 min</b>		
HWY 407 .....				<b>10 min</b>		
HWY 404 .....				<b>12 min</b>		
YORK UNIVERSITY .....	<b>20 min</b>			<b>9 min</b>	<b>20 min</b>	
CENTENNIAL COLLEGE (Downsview Park Aerospace Campus) .....		<b>20 min</b>		<b>6 min</b>		
HUMBER RIVER HOSPITAL .....		<b>8 min</b>	<b>20 min</b>	<b>5 min</b>	<b>14 min</b>	
YORKDALE SHOPPING CENTRE .....		<b>8 min</b>		<b>10 min</b>	<b>10 min</b>	
VAUGHAN MILLS .....				<b>15 min</b>		
COSTCO .....				<b>8 min</b>		
VAUGHAN .....				<b>25 min</b>		
SCARBOROUGH .....				<b>25 min</b>		
MISSISSAUGA .....				<b>25 min</b>		
MARKHAM .....				<b>30 min</b>		
BRAMPTON .....				<b>30 min</b>		

**THE LAND OF OPPORTUNITY**



**A CENTRE FOR LEARNING**

There are numerous post-secondary and secondary institutions close to the Downsview Park neighbourhood.



**3RD LARGEST**

Interdisciplinary Research and Teaching Institution in Canada

**2ND LARGEST**

University in Ontario

**280**

International University Partners

**10 FACULTIES**

offering more than 5,000 courses

**53,000 STUDENTS**

**7,000 FACULTY**

**295,000+ ALUMNI**



**Schulich**  
School of Business  
York University

**RANKED #1**

in Canada by Forbes, CNN Expansion and Corporate Knights

**CANADA'S PREEMINENT BUSINESS SCHOOL**

**RATED AMONG**

the World's Leading Business Schools



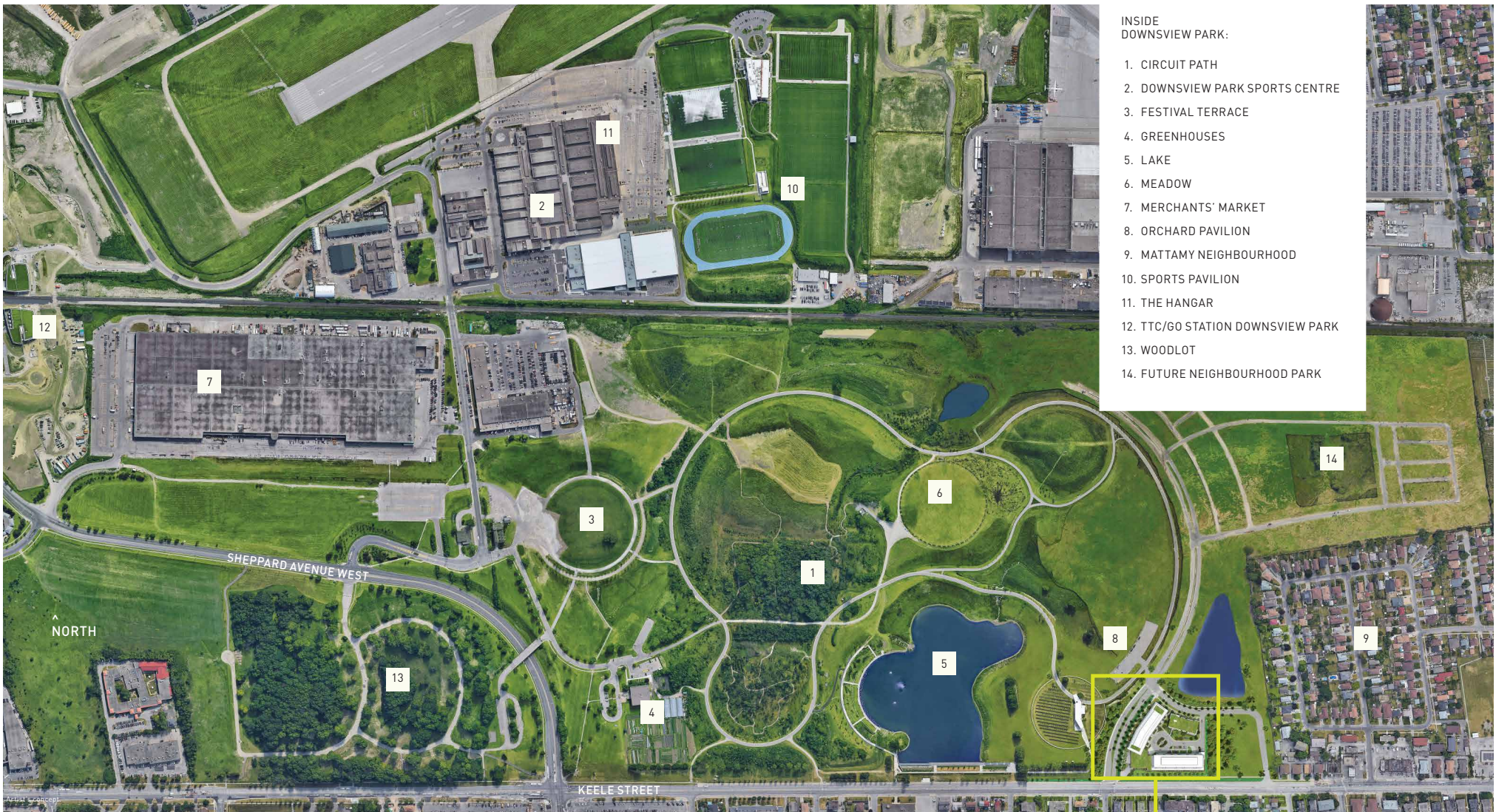
**CENTENNIAL COLLEGE**

Centre for Aerospace and Aviation – Downsview Campus  
New Home of Aerospace Technology Programs  
Open January 2019  
Downsview Aerospace Innovation and Research (DAIR) Consortium



**TORONTO SCHOOL OF CIRCUS ARTS**

15,000 sq. ft. Training Centre  
Adult and Youth Programs



**INSIDE  
DOWNSVIEW PARK:**

1. CIRCUIT PATH
2. DOWNSVIEW PARK SPORTS CENTRE
3. FESTIVAL TERRACE
4. GREENHOUSES
5. LAKE
6. MEADOW
7. MERCHANTS' MARKET
8. ORCHARD PAVILION
9. MATTAMY NEIGHBOURHOOD
10. SPORTS PAVILION
11. THE HANGAR
12. TTC/GO STATION DOWNSVIEW PARK
13. WOODLOT
14. FUTURE NEIGHBOURHOOD PARK

Aerial of Downsview Park



**ANCHOR OF THE NEIGHBOURHOOD. DOWNSVIEW PARK**  
Downsview Park is a dynamic urban park that combines active and passive elements, reflecting the diverse nature of the surrounding Downsview community. The city aims to develop five defined neighbourhoods to surround the park for a mix of residential and employment uses.

**SIZE: 291 ACRES**  
**LAKE: 9 ACRES**  
**CIRCUIT PATH: 2.7 KM LONG** paved and lighted path with short cuts  
**URBAN FOREST: DEDICATED 45 ACRES** linked to Boake's Grove and William Baker Woodlot  
**URBAN FARMS: 3 ACRES; 3 GREENHOUSES**  
 Cultivated by tenants such as Fresh City Farms and Toronto Beekeepers Collective

**THE ORCHARD: 1 HECTARE** Home to 400 trees when complete  
**THE HANGAR: 485,000 SQ. FT.** multi-purpose sports facility offering basketball, volleyball, squash, soccer, go-karting, volleyball, basketball, rock climbing and more. Several indoor and outdoor fields.  
 Home of various sports leagues  
**PLAYZONE:** Aviation-themed playground with a multi-use sport and basketball court, play structures, a sharing circle.

Source: <https://downsviewlands.ca/plans>

## WELCOMING TOMORROW

The City of Toronto is constantly engaged in improving and realizing the full potential of neighbourhoods like Downsview. By investing in transit, land use development and the environment, it seeks to create more economic opportunities to revitalize and invigorate the community. Along with plans to repurpose the 375-acre Bombardier facility, the city and the province of Ontario are currently engaged in developing several significant public work projects in the area.

### William Baker Neighbourhood Community Centre

This new community centre will provide valuable cultural benefits and recreational facilities to help the Downsview community thrive. It will increase the number of recreational programs and services in the area.

Source: <https://news.ontario.ca/moi/en/2018/05/ontario-supporting-new-community-centre-at-downsview-park.html>

**\$47 MILLION**

Project Cost

**\$16 MILLION**

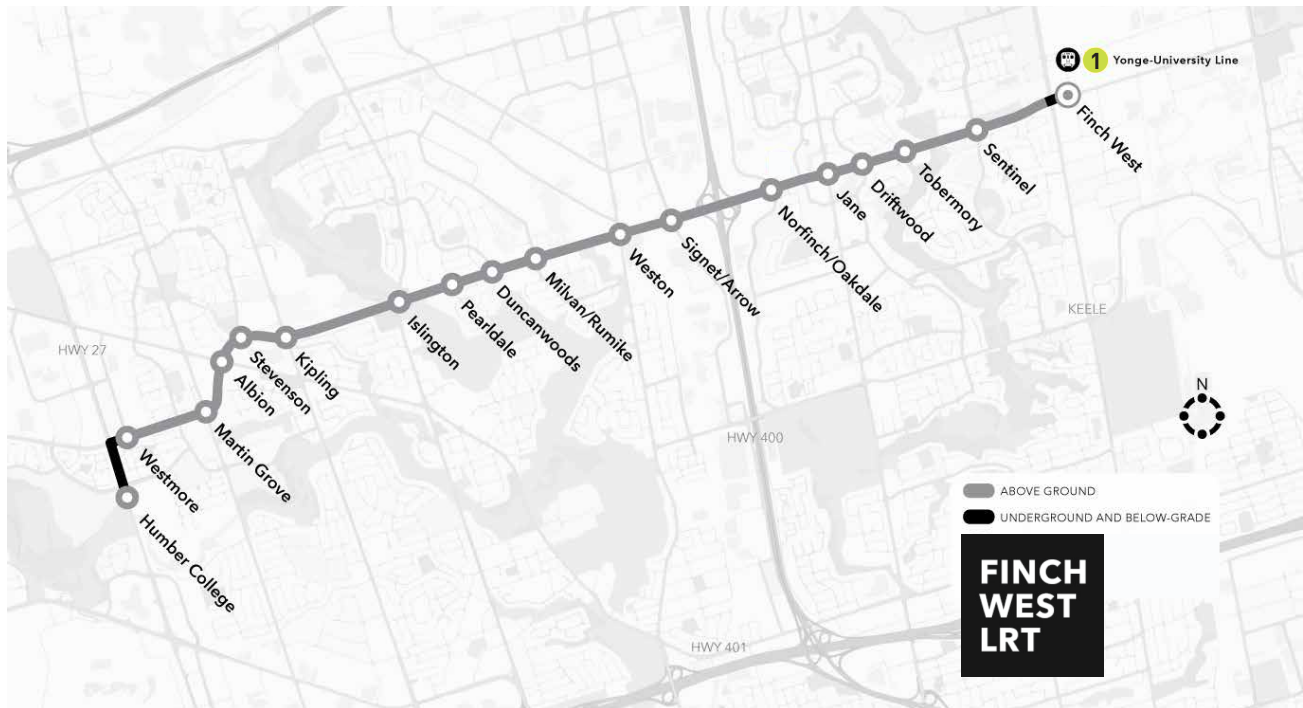
(Total Provincial investment)

## AMENITIES



## FINCH WEST LRT

A new 11-kilometre light rail transit line connecting northwest Toronto to the subway and to transit services from York Region and Peel Region. The LRT will boost economic activity, cut travel and connection times, and make the community a better place to live and play.



Source: <http://www.metrolinx.com/en/greaterregion/projects/finchwest-lrt.aspx>



**11 KM**  
IN LENGTH

**18 STOPS**  
16 SURFACE AND  
2 UNDERGROUND

**CONNECTIONS**  
TTC, GO TRANSIT, MIWAY,  
VIVA & ZÜM



**46,000**  
PASSENGERS PER  
WEEKDAY

**2023**  
DATE OF  
COMPLETION

## RENTAL MARKET

"The GTA continues to be one of the most desirable locations to live in the world and will remain so over the long term. As people have moved to the region to take advantage of quality employment opportunities, rental demand has remained strong."  
 Tim Syrianos, President, Toronto Real Estate Board



**AVERAGE CONDO  
MONTHLY  
RENTS ARE UP 11.2%**

Source: <https://www.urbanation.ca/news/226-rapid-rent-growth-continues-while-construction-reaches-30-year-high>



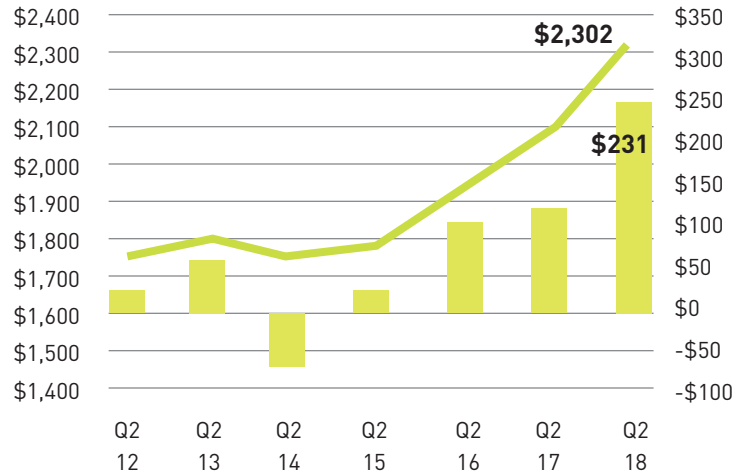
**65%  
OF TORONTO RENTER  
HOUSEHOLDS LIVE IN BUILDINGS  
WITH FIVE+ STOREYS**



**47%  
OF TORONTO HOUSEHOLDS  
ARE RENTERS  
(THE NUMBER IS GROWING)**

**50%  
INCREASE IN AVERAGE RENT  
FOR CONDOS  
BETWEEN 2012 & 2017**

Source: Tenants Issue Committee Report, City of Toronto



**\$2,302/MTH ON AVERAGE FOR A  
732 SQ. FT. UNIT**

Source: <https://www.urbanation.ca/news/226-rapid-rent-growth-continues-while-construction-reaches-30-year-high>

**MATTAMY HOMES.COM**

Illustrations are artist's impressions. E. + O.E.