SATURDAY: AN INVESTMENT OPPORTUNITY
PHASE TWO COMING SOON.

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.

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.

LOCATION
The only community inside Downsview Park

BUILDER
Trusted Mattamy quality and reputation

VALUE
Downtown $1250/sf vs Downsview $750/sf

CONNECTIVITY
Close to transit and highways

NEIGHBOURHOOD
Ample green space, close to schools, shops and more

“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

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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.

POPULATION
45,845
(2016 Census, WARD 9)

Average HHI
$71,681
(2016 Census, WARD 9)

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.

AVERAGE HH SIZE
49% RENT 51% OWN

HOMEOWNERSHIP

23% 5+ Storeys
24% 4-5 Storeys
20% Semi-detached
6% Rowhouse
3% Duplex
24% Single Family

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

TTC .................................................................
DOWNSVIEW PARK TTC/GO ...................................
FINCH WEST TTC ...........................................
DOWNTOWN TORONTO .....................................
HWY 401 ...........................................................
HWY 400 ...........................................................
HWY 407 ...........................................................
HWY 404 ...........................................................
YORK UNIVERSITY ...........................................
CENTENNIAL COLLEGE (Downsview Park Aerospace Campus)
HUMBER RIVER HOSPITAL ............................... 
YORKDALE SHOPPING CENTRE .....................
VAUGHAN MILLS .............................................
COSTCO ...........................................................
VAUGHAN ........................................................
SCARBOROUGH ............................................... 
MISSISSAUGA .................................................. 
MARKHAM ......................................................
BRAMPTON .....................................................

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

Major Area Employers

- Bank Rakyat Indonesia
- UPS
- TD
- CIBC
- Bombardier
- York University

Employment

- Manufacturing: 570
- Institutional: 700
- Community/Entertainment: 360
- Retail: 3270
- Office: 15,830
- Service: 1,340

A Centre for Learning

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

York University

- 3rd Largest Interdisciplinary Research and Teaching Institution in Canada

- 280 International University Partners

- 10 Faculties offering more than 5,000 courses

- 53,000 Students

- 7,000 Faculty

- 295,000+ Alumni

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

Canada’s Preeminent Business School

Ranked #1 in Canada by Forbes, CNN Expansion and Corporate Knights

Rated Among the World’s Leading Business Schools
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: 375 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

DOWNSVIEW AIRPORT: RECENTLY SOLD FOR $816M – LARGEST LAND DEAL IN CANADA.
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.


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.


$47 MILLION $16 MILLION
Project Cost (Total Provincial investment)

AMENITIES

FINCH WEST LRT

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%

65% of Toronto renter households live in buildings with five+ storeys.


47% of Toronto households are renters (the number is growing).

Source: Tenants Issue Committee Report, City of Toronto

50% increase in average rent for condos between 2012 & 2017.


$2,302/MTH on average for a 732 SQ. FT. UNIT

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