



78 First Line, Unit 203, Hagersville, Ontario N0A 1H0

June 26, 2025

North York Community Council
c/o City Clerk's Office
North York Civic Centre
5100 Yonge Street
Toronto, ON M2N 5V7

Dear Members of the North York Community Council,

RE: NY25.4 - TAXIWAY WEST DISTRICT – SUBMISSION

We are writing to express our support of the development aspirations of Northcrest within the Downsview lands and are advocating the approval of their development application for the Hangar District, referred to as the “Taxiway West” District in City documents. Mississaugas of the Credit Business Corporation (MCBC) is the wholly owned business entity of Mississaugas of the Credit First Nation (MCFN) and responsible for business development and pursuits on behalf of MCFN and managing relationships with industry, regulators, and government agencies on behalf of MCFN. Together with the Department of Consultation and Accommodation at MCFN, MCBC has been directly engaged as the Host First Nation for this critical development since Northcrest acquired the Downsview Airport lands from Bombardier in 2018.

The Downsview Airport lands, now known as YZD, are within the Toronto Purchase (also known as Treaty 13), signed between the British Crown and MCFN in 1805 encompassing more than 250,000 acres of land that includes present-day Toronto. MCFN continues to carry the responsibilities as stewards of these lands and waters and are actively engaged in shaping the future with major developers such as Northcrest throughout its Treaty Lands. Our partnership with Northcrest is one we value dearly. It reflects a respectful and evolving trust relationship that has been built over several years, and one that is grounded in listening, collaboration, and shared purpose. This approach and values alignment is exemplary and serves as a model for forward thinking developers committed to economic reconciliation.

From the beginning, Northcrest demonstrated a clear and consistent commitment to reconciliation and putting it into practice. This commitment resulted in MCFN signing an historic Memorandum of Understanding (MOU) in 2023, the first of its kind with a private developer in our Treaty Territory. The MOU affirmed MCFN as Host First Nation to the YZD project and the foundation for what has become a sustained and meaningful relationship.



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Several workstreams are advancing related to the pillars outlined and agreed in the MOU, including collaborative work in education, culture and identifying areas of economic development and business participation, the latter representative of the focus for MCBC with the Northcrest team. Furthermore, the pillars embedded in the MOU reflect the priorities identified by both MCFN and Northcrest, and we have experienced continued effort and substantial investment to move forward in good faith.

The Hangar District application is a key moment in our journey with Northcrest as it reflects many of the ideas, concepts, and goals that emerged through years of collaboration. Northcrest has made significant efforts to co-develop strategies that support MCBC and its partners to realize economic benefits from business and commercial opportunities at YZD. The approach Northcrest has applied to the Hangar District speaks to the kind of partnership with MCBC we believe ought to become standard practice for developers involved in major city-building efforts.

To be clear, the approval of the Hangar District application enables continued implementation of our MOU with Northcrest and ensures that the commitments made remain feasible, active, and supported as the planning process advances.

We respectfully ask the North York Community Council to recognize the importance of the Hangar District application and the significant relationship it reflects. Your support will advance an approach to development and community building that honours MCFN and recognizes the importance of respecting Treaty on this land, supports Indigenous economic and cultural outcomes, and contributes to a more inclusive and equitable future for everyone.

Thank you for your consideration and for your continued leadership in advancing economic reconciliation throughout the City of Toronto.

Sincerely,

MISSISSAUGAS OF THE CREDIT BUSINESS CORPORATION

A handwritten signature in blue ink, appearing to read "W. Sault".

Warren Sault
CEO and President

A handwritten signature in blue ink, appearing to read "William Briscoe".

William Briscoe
Chief Investment Officer