

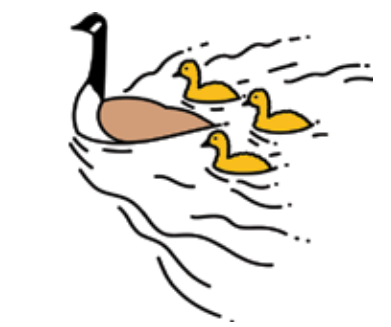


THE
KEELEY



PARKYARD LIVING





A FRESH VISION

Say Hello to The Keeley

TAS presents a new opportunity to live a connected life. Connected to friends, family, and neighbours, and to an extraordinary network of parks and ravines. Connected to the new subway extension, York University, and Humber River Hospital. Connected to building amenities designed for real people who will be proud to call The Keeley their home.



Perfectly Located

The Keeley's singular location has the benefit of a small village feel inside a big city. Live in a natural, green setting, while remaining only minutes away from TTC and GO Transit stops, York University, Humber River Hospital, Yorkdale Mall, and several major highways. The Keeley is your parkyard oasis in the middle of everything else you need.

A Home with a View

Sitting just steps from the highest elevation in the city, The Keeley has mesmerizing views in almost every direction. Whether you're seeing the parks and ravines, inner courtyard or unobstructed views of the city, The Keeley is spectacular from every perspective.

Downtown Design Comes Uptown

Designed by renowned Teeple Architects, creators of many of downtown Toronto's most impressive buildings, The Keeley fits into the Downsview neighbourhood beautifully. Its multi-layered design brings texture and visual appeal while adding a layer of modernity to Keele Street.

The Beauty of Brick

Brick affords a sense of permanence; it endures, it protects, it's highly energy efficient, and it stands for quality. It also speaks to the existing character of the area, modelling itself after the single family homes nearby.



Rendering and landscape is artist's concept. E.&O.E.



A Village Vibe

Designed like a village, The Keeley is just the right size to provide its residents with the opportunity for individual expression within a shared environment. Beautiful private spaces are complemented by welcoming shared spaces, helping to enhance the feeling of community throughout the building.

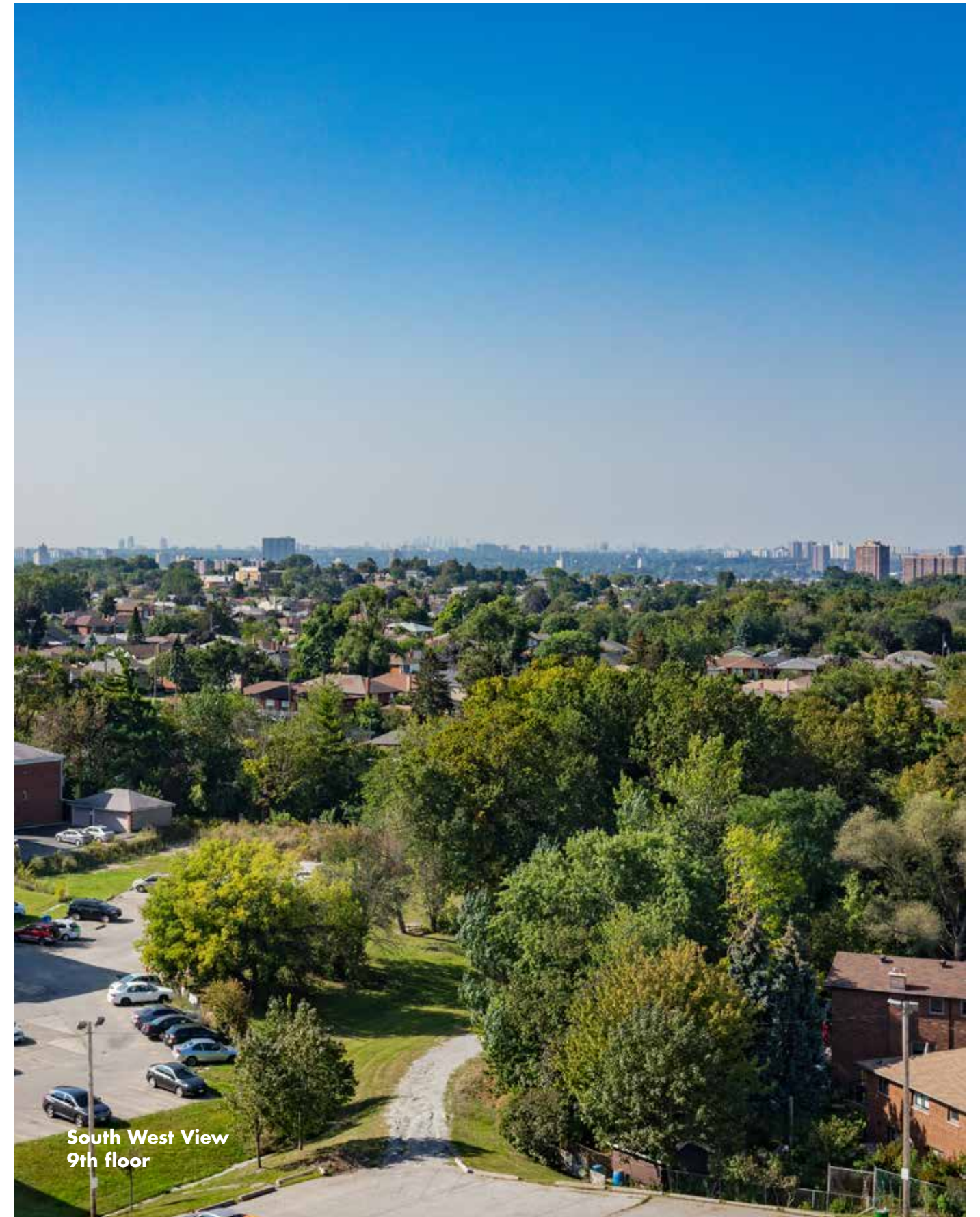
Greenery Galore

A winding footpath connects The Keeley to gorgeous ravines at its rear and lush Downsview Park at its front. For access to green space, there's simply no comparison in the city's downtown core. Add The Keeley's courtyard area and the 7th floor rooftop Sky Yard, and the opportunities for outdoor exploring, relaxing, and entertaining are truly extraordinary.

Imaginative Amenity Spaces

The Keeley offers friendly places to meet, work, and play. Large, flexible spaces that flow from inside the building to outside. Refreshingly designed for all ages, The Keeley is all about enhancing the communal experience and extending your home beyond the doors of your suite.

A New View of North York



Top Five Reasons To Own At The Keeley



One

A Vibrant Area Poised For Growth

The Keeley is located in Downsview, one of Toronto's largest neighbourhoods, and an area that is filled with activity as it reinvents itself. There are numerous plans in place for both residential and commercial development in this area of North York, including building along the Sheppard corridor, the redevelopment of Downsview Park, the recent opening of the subway extension, and the expansion of major institutional campuses. This diverse neighbourhood is a welcoming place for anyone who places a high value on education and career opportunities.

Two

A Healthy Employment Picture

The Downsview neighbourhood is home to a large shopping centre, hospital, and park, all of which are major employers in the city. The continued development in the area also means a growing number of job opportunities, which will expand the need for local rental housing.

Yorkdale Shopping Centre

With more than 250 stores Yorkdale is Canada's premier mall, with sales in excess of \$1.2 billion annually. Many international companies have opened their first Canadian store in the mall, making it a consistent destination for thousands of job seekers.

Downsview Park

Canada's first urban national park, Downsview covers 572 acres of land, including a 485,000 sq. ft. centre called The Hangar, where 1,400 teams play a variety of sports. The park is also home to rock climbing and go-karting facilities, food markets and an organic farm, The Toronto School of Circus Arts and the Toronto Wildlife Centre.

Humber River Hospital

One of Canada's largest regional acute care hospitals, Humber River serves a catchment area of more than 850,000 people in the northwest GTA. The hospital currently operates with a total of 3,300 staff, approximately 700 physicians, and 400 volunteers.

Three

Easy Access to Higher Learning

Within just five kilometres of The Keeley, residents will find ten public elementary schools, three middle schools, and four high schools, not to mention private and specialty schools, and post-secondary campuses.

York University / Schulich School of Business

Just one subway stop away, The Keeley's proximity to the second largest university in Canada provides a strong rental pool, including 53,000 students and 7,000 faculty. 6,200 of York's student population are international students, coming to Canada from 178 countries around the world.

Centennial College

In autumn of 2018, Centennial will open the dynamic Downsview Park Aerospace Campus a short walk from The Keeley. The program focuses on the assembly and maintenance of aircrafts, and provides a large teaching facility.

Blyth Academy

Blyth Academy's Downsview Park Campus is located within minutes of The Keeley. This highly regarded school offers both secondary and middle school classes for students focused on professional sports training.

Four

A One-Of-A-Kind Natural Setting

The Keeley is surrounded by greenery and parks with biking, walking paths and trails accessible right from the door. It's an outdoor lover's dream location. Just across the street, Downsview Park is a spectacular destination with 2.7km of walking trails, a picturesque lake, and a wide variety of flora and fauna. And in the backyard? The Keeley connects to over 15km of ravine network trails.

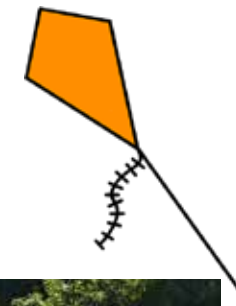
Five

Exceptional Quality and Outstanding Value

The Keeley offers enduring quality, represented by superior building techniques, premium features and finishes, and a developer that consistently delivers excellence. Add to this the variety of suite styles and sizes (including suites designed for families) at prices 30-40% less per square foot compared to projects in the downtown core, and you have all the ingredients for a winning investment.

Parkyard Living

A house may have a front yard and a back yard. But at the Keeley, you get your very own Parkyard. With Downsview Park at its front, an incredible network of ravines at the back, and a welcoming courtyard at its heart, The Keeley brings outdoor living to a whole new level.



What's In Your Downsview Park?

Downsview Park offers an incredible variety of activities to enjoy, ranging from recreational sports to educational programs. It also hosts year-round events including cultural festivals, concerts and fundraisers.

Downsview Park TTC & GO Stations

Part of the new Line 1 subway extension, connecting Union Station with Vaughan Metropolitan Centre, Downsview Park Station is also a GO Transit hub, providing express connections to downtown Toronto and throughout the GTA.

Toronto Wildlife Centre

This education centre offers expert advice on wildlife issues, as well as operating a rehabilitation centre, wildlife hospital, and emergency hotline for rescue situations.

Downsview Park Merchants Market

500 diverse vendors sell a wide variety of fresh produce, multicultural foods, and international merchandise every Saturday and Sunday.

The Hangar

This former airplane hangar and its surrounding fields form a multi-functional indoor and outdoor space for active events. Space is available for rental, and The Hangar also hosts several leagues, including soccer, baseball, football, and other sports.

Toronto School of Circus Arts

An exciting alternative for active lifestyles, with circus arts instruction for all ages, interests and abilities.

Volleyball Canada

Home to the Ontario Volleyball Association, Downsview Park hosts indoor volleyball leagues and tournaments with programs for all ages.

Festival Terrace

This 13.6 acre field with two stages is home to several exciting annual festivals and shows.

Human Moves Day Camp

Human Moves is a community focused multi-program organization dedicated to promoting a healthy lifestyle through accessible at-cost programs.



Rendering is artist's concept.

Toronto Roller Derby

Home to the largest flat-track women's derby league in Canada, the Toronto Roller Derby League's roster includes over 120 skaters, performing on wheels in events the whole family will enjoy.

Fresh City Farms

Fresh City Farms delivers wholesome, organic produce and ready-made meals to homes all over the city. With six acres of farmland and a greenhouse in the park, the 100 mile diet really is made possible here.

K1 Speed

A brand new 1/4 mile indoor go-carting race track, K1 is expertly designed with technical features to provide a challenge for the most avid racer, as well as a fun day out for those new to the sport.

Circuit Path Walking Trail

A paved 2.7km path, the circuit loops around Downsview Lake, orchard, meadow and forests. It's a great venue for events such as charity runs and walks.

True North Climbing

The 12,000 sq. ft. air-conditioned facility is home to some of the best indoor climbing anywhere, with walls up to 36 ft. in height, and the world's largest indoor stalactite.

Hoop Dome

This 42,000 sq. ft. state-of-the-art, multi gymnasium facility is a fantastic destination for basketball enthusiasts. Camps and court rentals are available, as well as leagues and pickup play on the four regulation size courts and three half courts.

Scotiabank Pond Arena

Home to numerous minor hockey associations that play and practice at the facility, including the Greater Toronto Hockey League, this beautifully designed indoor arena features four NHL size rinks. The arena also houses the Greater Toronto Skating Academy, which includes a sports psychology clinic and a full-service pro shop.

The Lake

The 9-acre (3.6 hectare) stormwater-fed lake features walkways, fountains, stone seating areas, large shade trees, and gardens with connections to Keele Street along its north shore.

BMO Training Ground

BMO Training Ground and the Toronto FC Academy represents a \$21 Million investment made by Maple Leaf Sports & Entertainment in the future of Canadian soccer.

Just a Hop, Skip and a Jump Away

15+ km of ravine trails steps from your backyard

2.7 km of walking trails in Downsview Park

45 acres of designated forest in Downsview Park

5 kms or less to 10 Public Elementary Schools, 3 Middle Schools, and 4 Secondary Schools, as well as 6 Catholic Schools

25 minutes to York University on the TTC or by bike

8 minute bike ride or **10 minute** bus ride to Downsview Park GO and TTC Stations

5 minute drive to Hwy 401

5 minute drive to Humber River Hospital

10 minute drive to Hwy 400

10 minute drive or TTC ride to Yorkdale Shopping Centre

40 minutes to Bloor Street on the TTC

20 minutes to Union Station on the GO train



Bicycle Path



Canada's Finest Mall is Just 10 Minutes Away

Loaded with flagship stores for the world's most exclusive brands, Yorkdale has it all, including Uniqlo, Muji, J.Crew, Crate & Barrel, Sporting Life, and Canada Goose. Many international companies have opened their first retail locations in Canada at Yorkdale, such as Apple, Microsoft, Tesla Motors, and The Cheesecake Factory. When you're done with shopping, check out the Cineplex theatre, large food court, or one of many sit-down restaurants within the mall. It's all just 10 minutes from your door by either car or TTC.



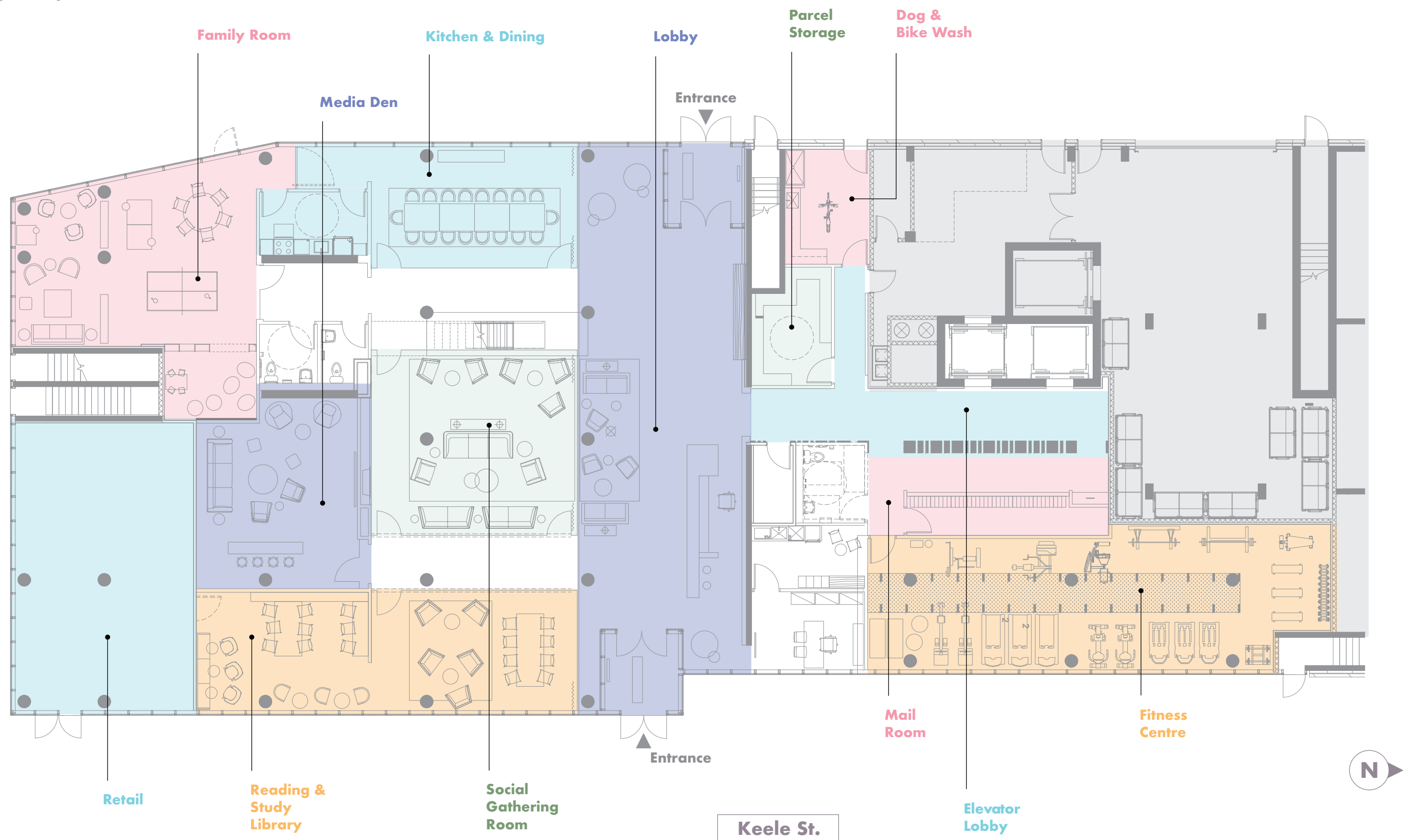
Amenities Reimagined

The Keeley is a people place, offering a variety of building amenities designed for residents at all ages and stages of life. It's about socializing, getting to know neighbours, and connecting with friends and family. From a state-of-the-art fitness centre, to a family room with a children's area, and even quiet rooms to work or study. The Keeley provides all sorts of interesting spaces to meet, greet or retreat, with a sense of home throughout. We're deconstructing suite-centred condo living with space that really does extend beyond your own four walls.



Fun From the Ground Up

Ground Floor Amenities Plan



A Sight to Behold

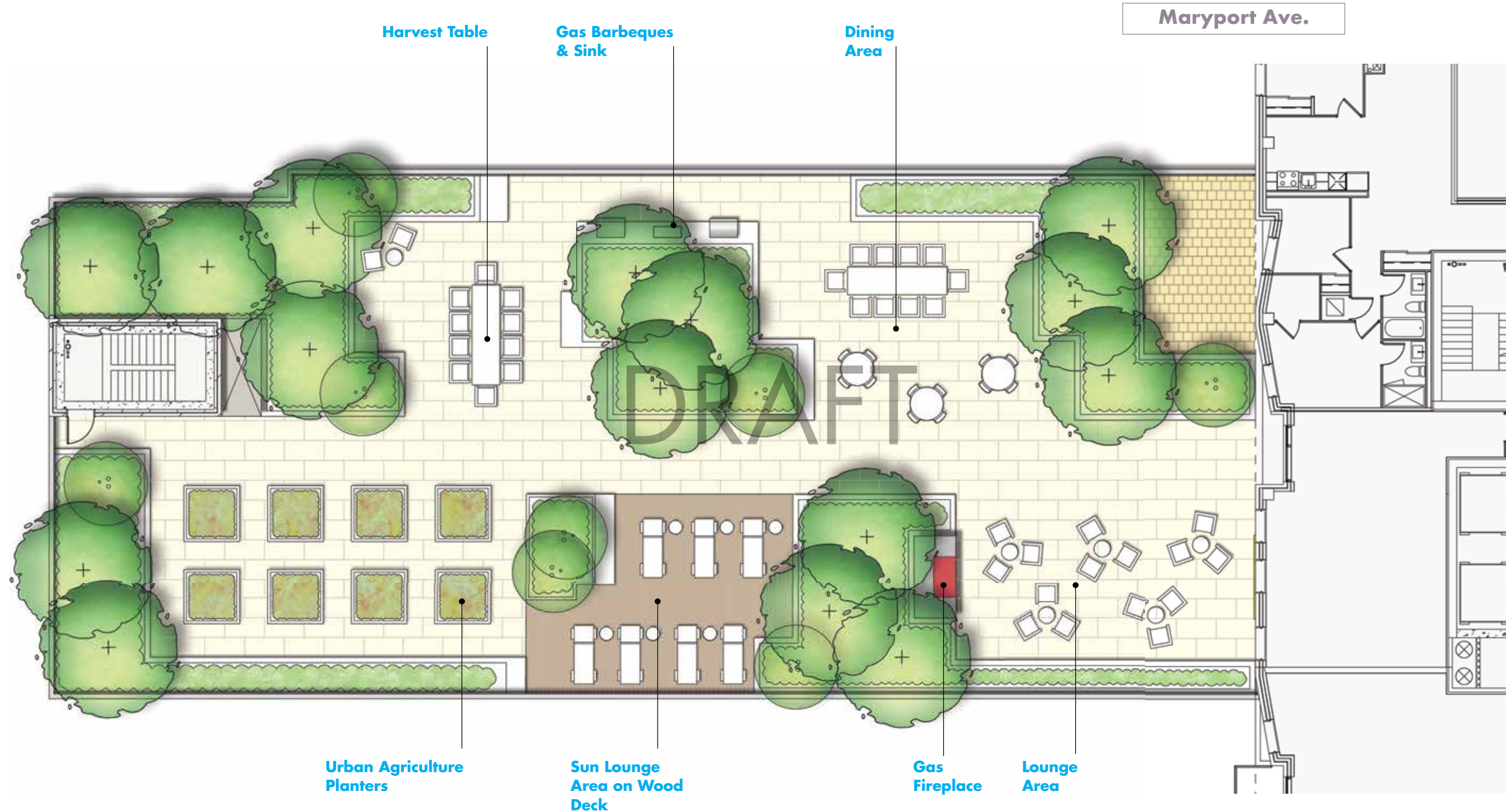
Site Plan

Surrounded by greenery and perfectly connected to ravines and parks. A stylish breezeway brings residents through to an outdoor courtyard to enjoy fresh air and a quiet retreat. It's your own private garden in the middle of it all.



Your Sky Yard

7th Floor Rooftop Plan



Welcoming Interiors That Make You Feel At Home

An immense amount of thought and planning have gone into creating the suites at The Keeley. The building's cascading architecture provides a variety of suite styles and configurations, giving you an incredible selection of homes. Ideal for singles, couples, friends and families—there's a place for everyone at The Keeley.



Features & Finishes



Standard Suite Features

- Choice of designer-selected laminate flooring throughout (except washroom and laundry)
- Smooth finish painted ceilings
- 8'6" ceiling heights
- Individually-controlled HVAC units for heating and cooling
- Private balconies, terraces, patios as per plan
- Sliding clear glass bedroom doors as per plan

Sustainability Features

- Integrated Energy Recovery Ventilators (ERVs) provided in each suite
- Energy-efficient appliances, Energy Star® rated where applicable
- High efficiency toilets
- Water-efficient shower heads and faucets
- Individual metering of electricity, water, heating and cooling consumption
- Programmable thermostats in every suite
- Tri-sorter waste collection chute

Kitchen

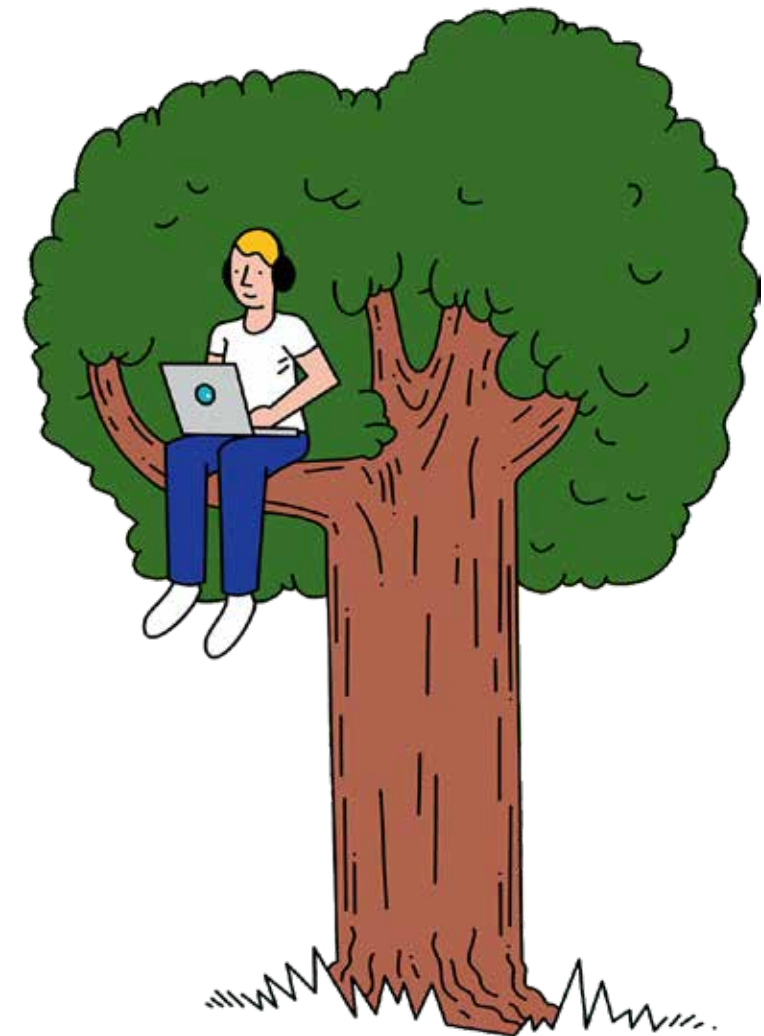
- Choice of designer-selected stone countertops
- Choice of designer-selected 4" stone backsplash
- Choice of designer-selected contemporary cabinet finishes
- Soft-close door hinges and drawers
- Stainless steel, single bowl under-mount kitchen sink as per plan
- Faucet with pull-out spray nozzle
- Stainless steel electric smooth-top range, stainless steel refrigerator / freezer, stainless steel dishwasher and stainless steel microwave with integrated hood fan
- 18", 24" or 30" appliances as per plan
- Ceiling-mounted track lighting

Bathrooms

- Choice of designer-selected vanity with white integrated sink
- Wall-mounted mirror
- 5' soaker bath tub as per plan
- Shower with framed glass enclosure as per plan
- Choice of designer-selected full-height porcelain wall tiles for tub-surround and shower walls
- High efficiency toilets
- Water-efficient shower heads and faucets
- Choice of designer-selected porcelain floor tiles with 4" tile baseboards

Laundry

- Stacked washer and dryer as per plan
- White porcelain tile flooring with 4" tile baseboard



Our Story

We are developers of mixed use buildings, and entrepreneurs for the public good. We build to connect, not isolate, and fundamentally believe that connected communities lead to beautiful, more resilient cities.

Our philosophy is simple: as city builders, we have the opportunity to contribute positively to the city, and we take this position seriously. We aim to support the local economy, celebrate diverse forms of art and culture, and foster positive relationships within our neighbourhoods. In addition, our buildings are designed to minimize their environmental footprint over the course of their life cycle.

Our Four Pillars of Sustainability™ provide the foundation for all of our decisions and chart our course for the future. Our Pillars are our pursuit to enhance our social, ecological, cultural, and economic activities and ensure the positive impact we can have in the communities where we build.

As TAS continues to evolve, we aim to define and re-define the new standard. We don't break rules, we write new ones.



ZED

Completed in 2005 at a time when the King West area still reflected a sleepy and rather gritty industrial heritage, ZED set a new standard for contemporary condo design.



M5V

Conceived as Toronto's first truly custom condominium, M5V set new precedents in sustainable design (LEED Gold) and contemporary luxury, helping to redefine King West.



DUKE

An award-winning 93 suite condominium with a double-height retail space on the main level, DUKE has been a catalyst in the revitalization of the Junction.



Kingston & Co.

A true urban getaway, this Teeple-designed condo in the Upper Beaches neighbourhood features stylish and functional amenity areas, including a rooftop lounge and garden. Occupancy will begin Spring of 2018.



1655 Dupont

A vast brick heritage building with a unique location along the West Toronto Railpath. 'The Planet', as the building is known, holds 225,000 sq. ft. of self-storage and lively commercial space.



860 Richmond

This charming brick and beam century-old building is home to a handful of commercial tenants, including tech start-ups and family education services.

A Masterful Team



FIERA CAPITAL

Fiera Capital Corporation, one of North America's leading independent asset management firms, is rapidly acquiring a global presence and reputation. With more than \$128 billion in assets under management, the firm offers full-service integrated portfolio-management solutions that span a broad array of traditional and alternative asset classes to institutional, private wealth and retail markets.

TEEPLA ARCHITECTS

Teeple Architects are leaders in sustainable architecture. They are recognized nationally for executing technically advanced projects that are conceptually and practically rooted in the specific needs of each program, site, context and budget. The company has been recognized with awards for design excellence and sustainability on the local, provincial, national and international levels, including six Governor General's Medals for Architecture – Canada's highest architectural honour, as well as dozens of other awards.

TACT

TACT Design is a full service Interior Design firm that has made its mark creating clean, contemporary spaces that are as beautiful and inspiring, as they are liveable and cozy. As part of the TACT group of companies, headed by Principal Michael Krus, TACT Design works with the same mandate as its sister companies: pushing the design of a space to its full potential. They believe that innovative design can be created within any budget, and that financial constraints can be used as an impetus to push their creativity further.

FERRIS + ASSOCIATES

Ferris + Associates Inc. is a team of professionals dedicated to providing a full range of consulting services in landscape architecture, urban design, and site development. With a broad range of residential, institutional, commercial, international, academic and master planning projects, the company draws on an extensive pool of experience. Ferris + Associates has a proven track record for the implementation of large-scale landscape architectural projects.

Notes





**MAKE
IT
YOURS**

