

THE
KEELE
PARKYARD LIVING

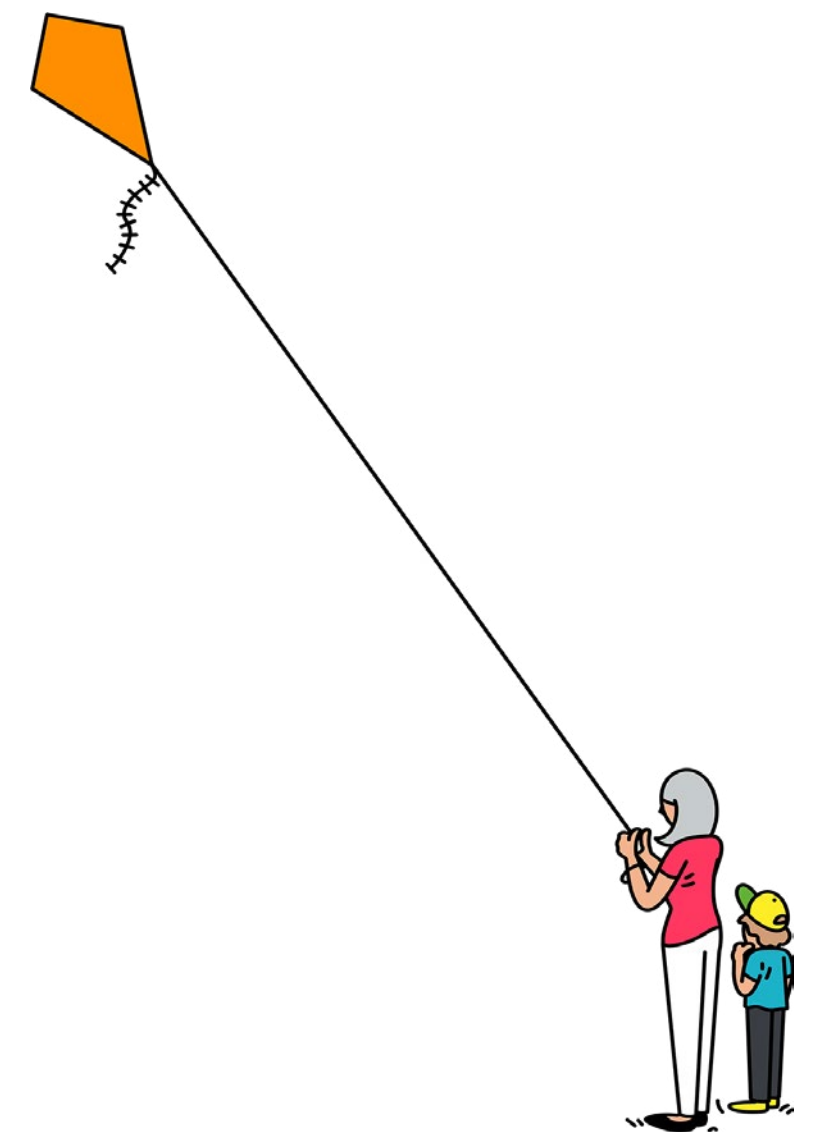


KEELE STREET AT DOWNSVIEW PARK. CONNECTED LIVING IN NORTH YORK'S MOST DYNAMIC NEIGHBOURHOOD.

Say Hello To The Keeley

A TAS building is about more than just bricks and mortar. It's about careful, responsible neighbourhood crafting – the unique art of connecting architecture, public spaces and nature to the overall community.

Introducing The Keeley, a new opportunity to live a connected life.



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, ravines at the back and a welcoming courtyard at its heart, The Keeley brings outdoor living to a whole new level.

Your Yard

Back Yard

Front Yard

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.

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.

Downsview Park Farmers Market

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

Festival Terrace

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

Human Moves Day Camp

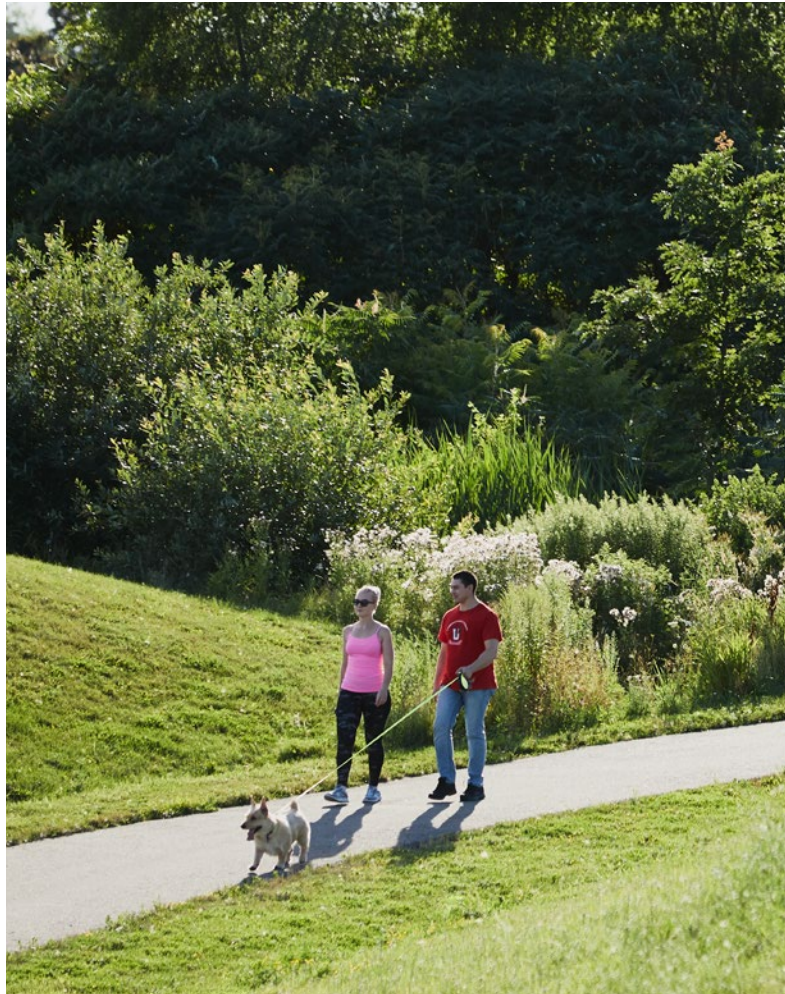
Human Moves is a community focused multi-program organization dedicated to promoting a healthy lifestyle through accessible at-cost programs.

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.

Front Yard

Downsview Park



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

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.

K1 Speed

A brand new ¼ 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.

Volleyball Canada

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

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.

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.

Circuit Path Walking Trail

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

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.

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.

Backyard

The Ravine

Located at the rear of The Keeley is a lush ravine with hiking and biking routes that run from Downsview Park to York University. This beautiful amenity is one of Downsview's best-kept secrets. The paths connect to Downsview Dells, Derry Downs and Northwood Park through an awesome maze of motor-free trails.

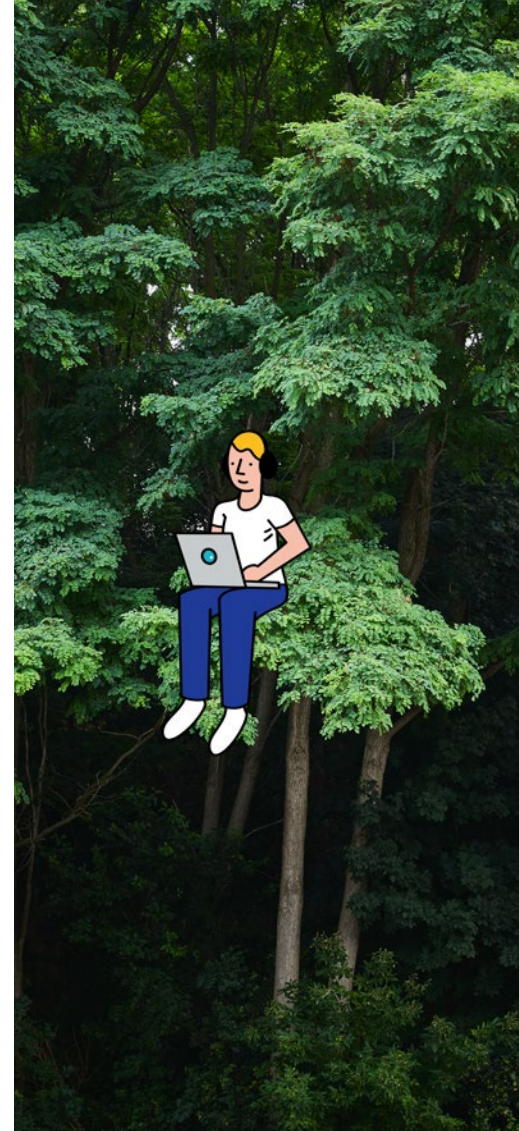
Why Ravines?

According to the Toronto Ravine Strategy, a grassroots organization mandated to protect Toronto's vital ravine systems, there are numerous benefits to ravines. Included are:

- Support health and well-being
- Give people a sense of place
- Support biodiversity
- Provide critical ecosystem services
- Mitigate climate change effects
- Support the local economy through tourism
- Contain important infrastructure
- Help cultivate future champions for nature conservation



The ravine system from 20,000 ft.



QUICK FACTS

The City of Ravines

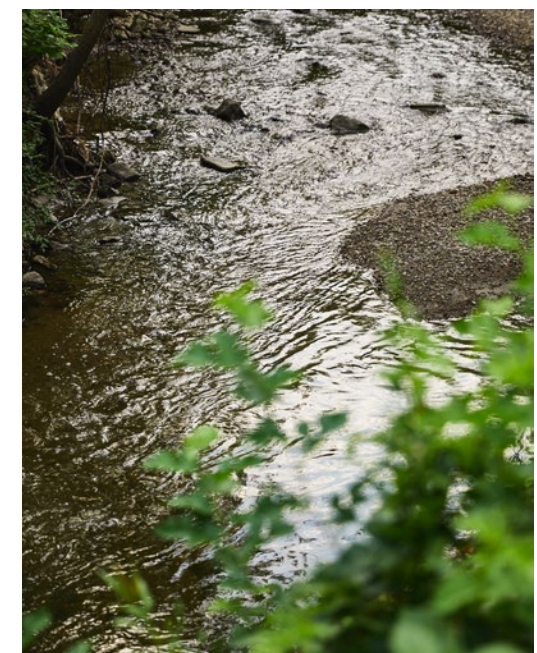
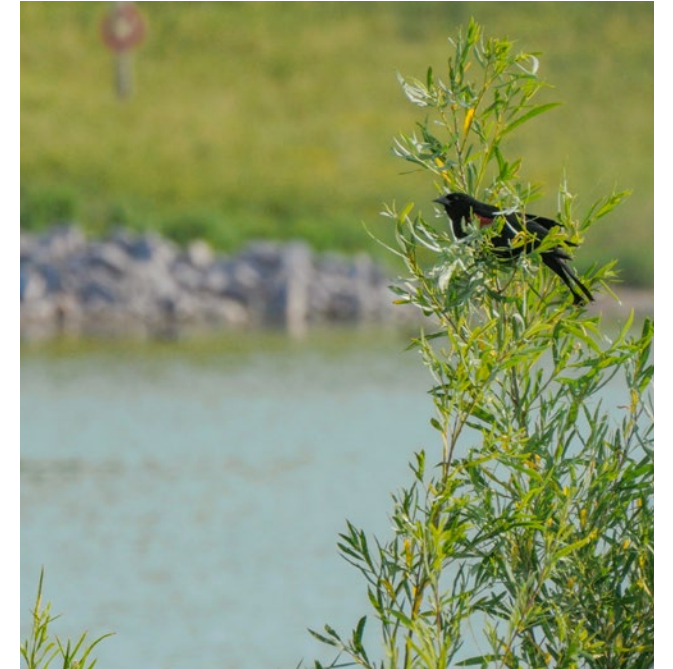
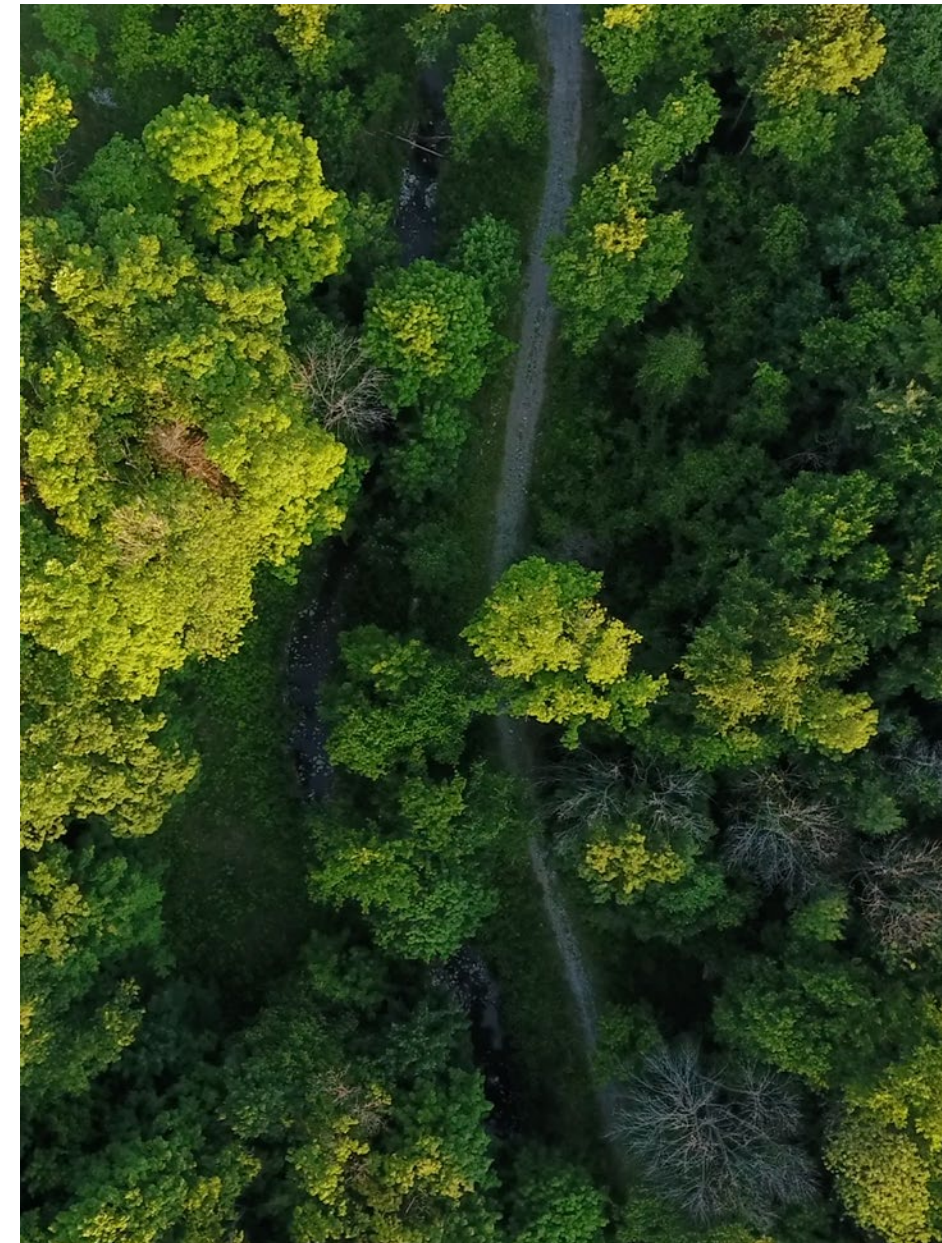
Toronto has the largest ravine network in the world – 17% of the city's total land area are ravines.

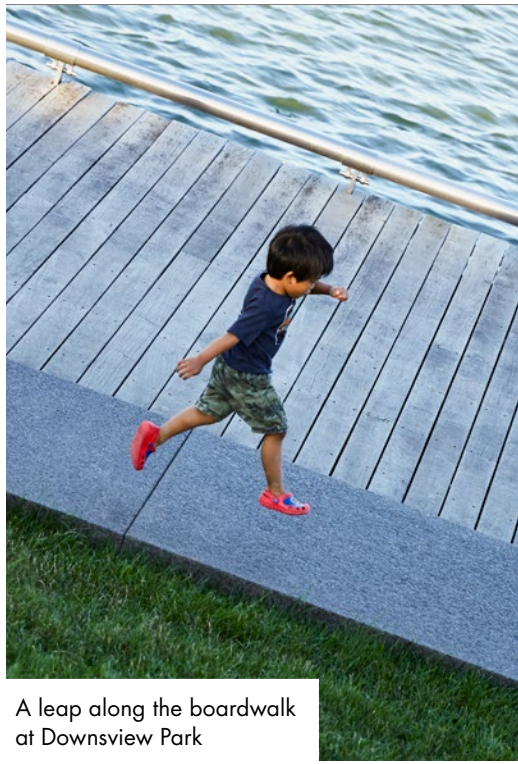
Trails from Lake Ontario to Lake Simcoe

Trails along the Humber, Don and Rouge Rivers (that connected Lake Ontario with Lake Simcoe) were once known as The Toronto Carrying Place Portage.

Ravines are Good For You

Ravines improve the physical and mental health of urban residents. (2015 Toronto Public Health)

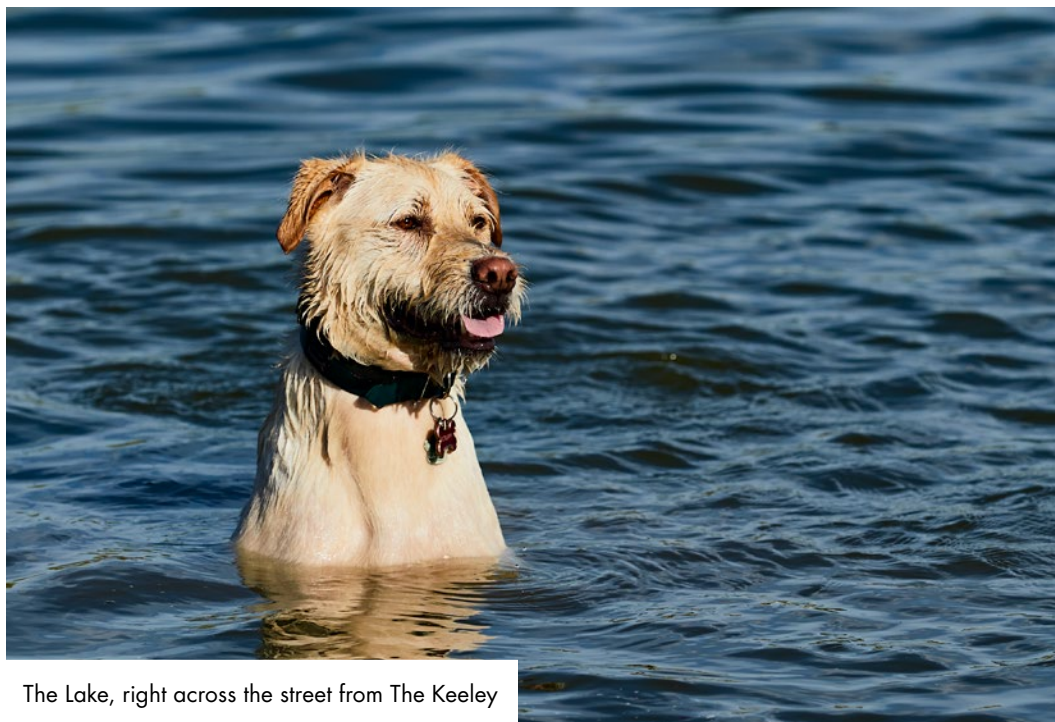




A leap along the boardwalk at Downsview Park



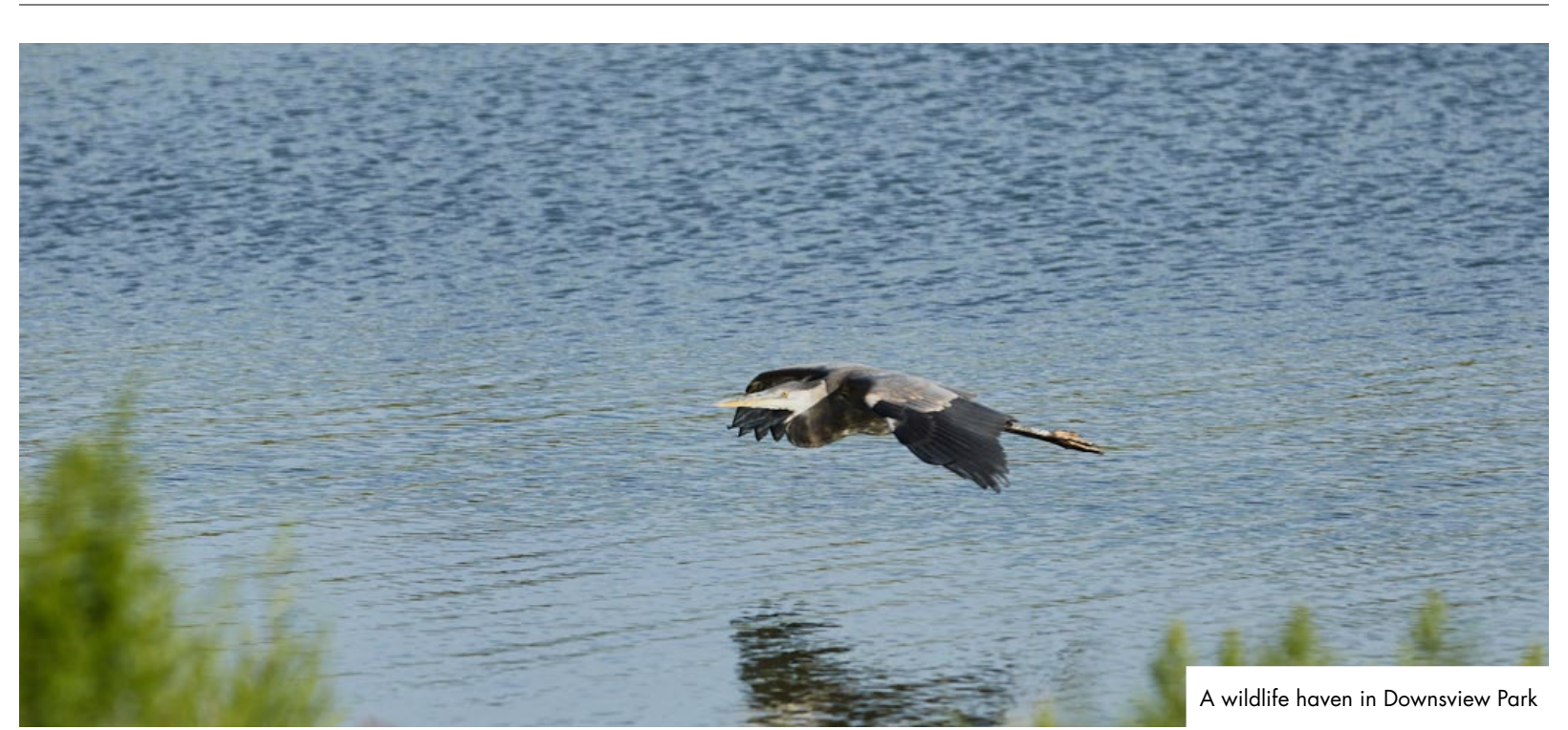
Downsview Park Farmers' Market open every weekend



The Lake, right across the street from The Keeley



Indoor soccer at The Hangar



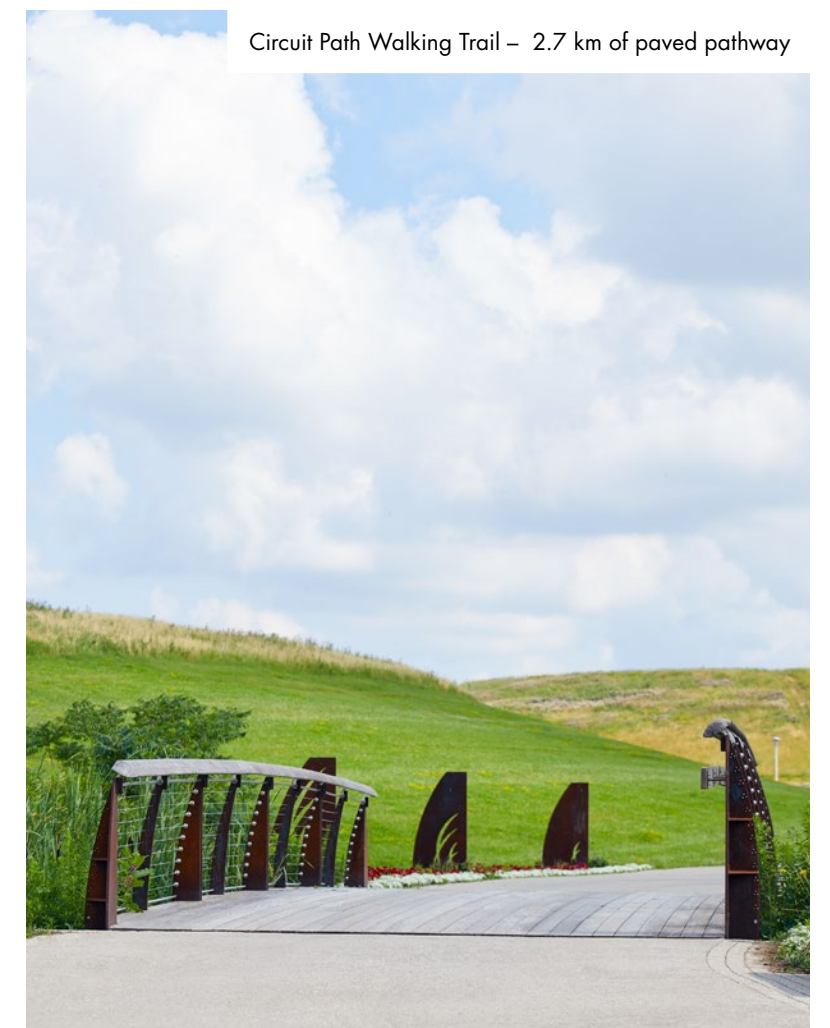
A wildlife haven in Downsview Park



Toronto School of Circus Arts



Scotia Bank Pond Arena



Circuit Path Walking Trail – 2.7 km of paved pathway



K1 Speed at Downsview Park



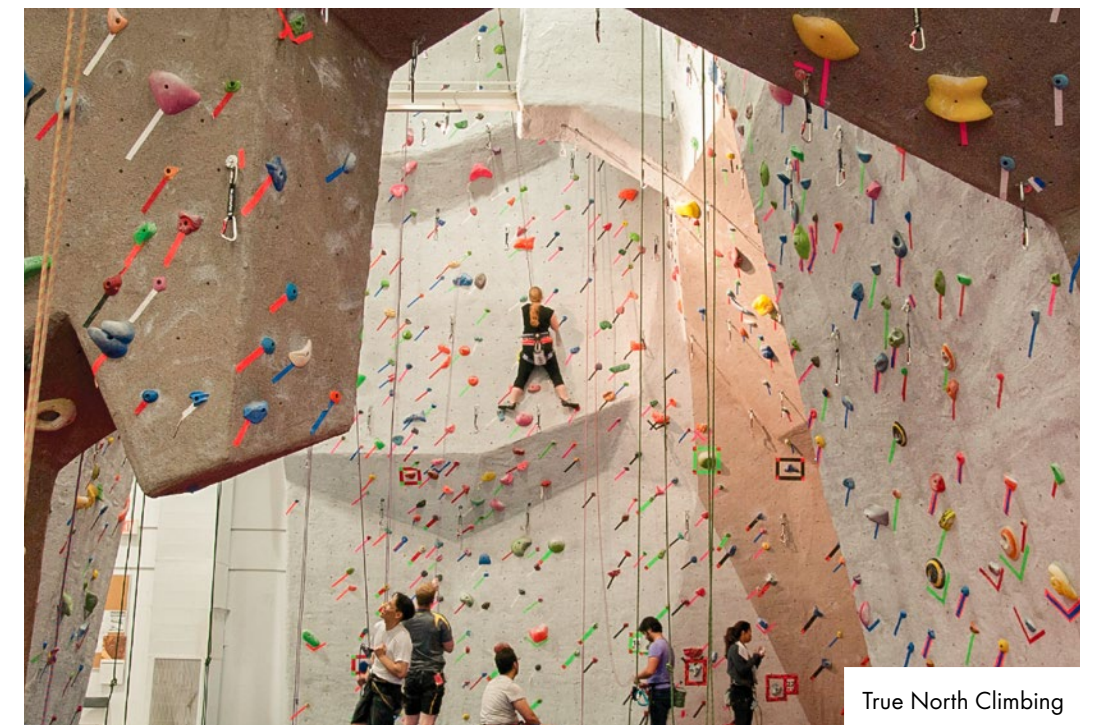
Downsview Park Subway Station



Fresh City Farms delivers organic produce throughout the city



The Ravine – lush trails for walking, running or biking



True North Climbing

Your Yard

Outdoor Living Spaces

A delightful Sky Yard on its roof and a peaceful Courtyard on the ground level, The Keeley is literally sandwiched between lush green amenities. It's all designed to reflect TAS's vision that connected living means connecting with nature at its grassiest roots – your home.



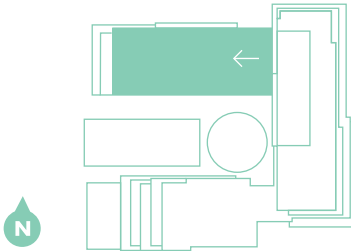
Sky Yard

On the 7th floor Sky Yard lush with beautiful trees and carefully curated landscaping, you can enjoy the beautiful views from The Keeley as you BBQ, dine or lounge with friends in front of the outdoor fireplace. Take in the rays on the sun deck or let your green thumb loose with some urban agriculture. The Sky Yard is the crowning glory of the amenities at The Keeley.

QUICK FACTS

Parks Improve Health
According to Health Benefits of Parks (author Erica Gies for The Trust for Public Land), exposure to nature in parks, gardens and natural areas can improve psychological and social health.

Green Space Helps Connect People Together
Research shows that residents of neighbourhoods with greenery in common spaces are more likely to enjoy stronger social ties than those who live surrounded by barren concrete.

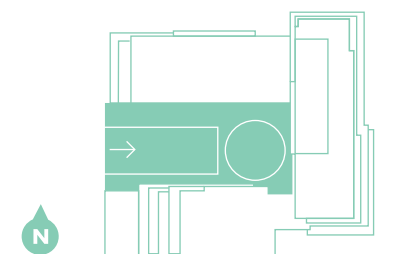




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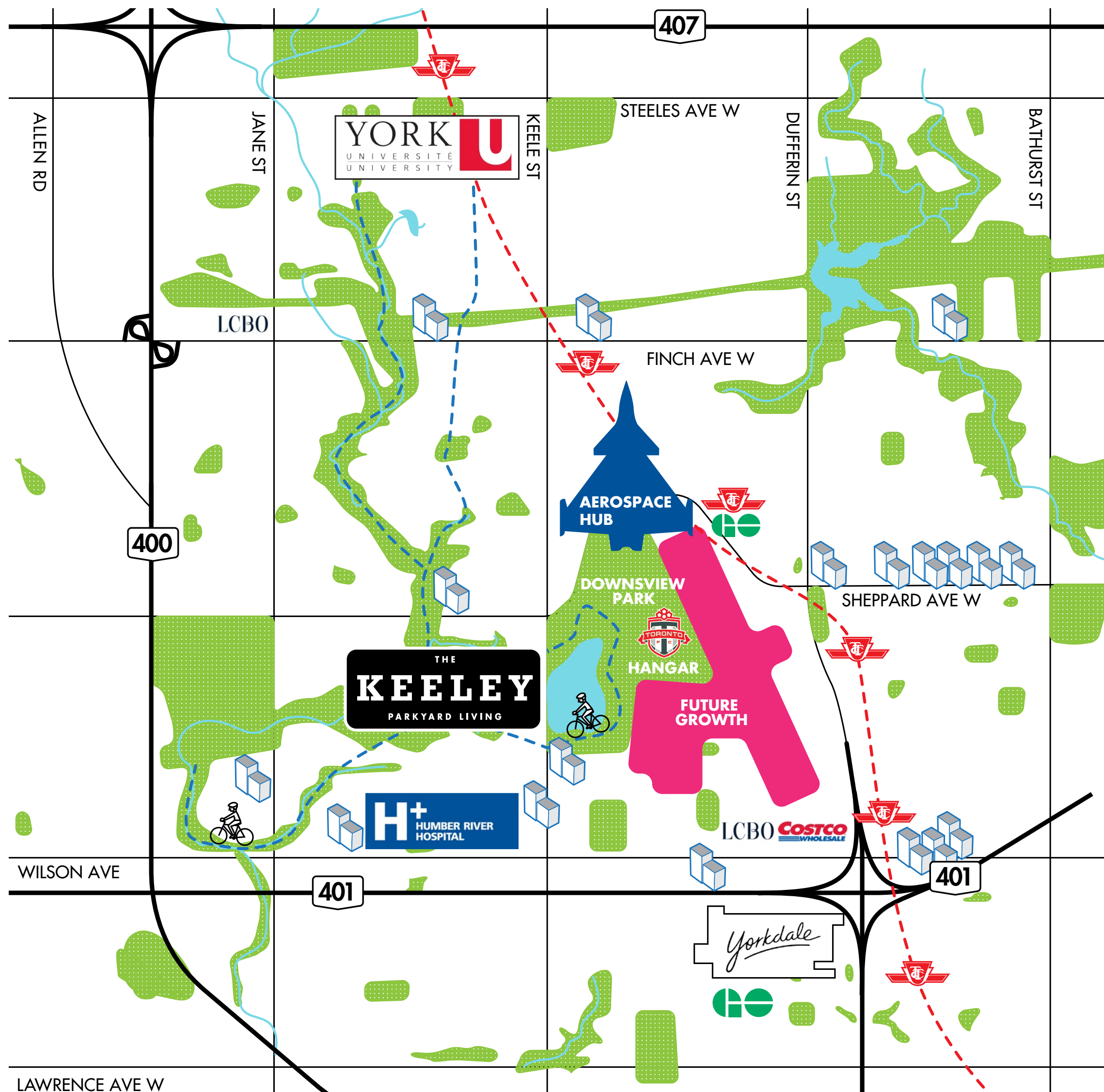
Courtyard

Accessed through a breezeway off the main lobby, The Courtyard is a laid back space that offers comfort from the stresses of the day. Unwind with a book, enjoy a conversation with a friend, toss a ball with the kids – this is your own outdoor space surrounded by trees and plantings, benches and pathways.



Downsview's Future is Soaring





FUTURE DEVELOPMENTS

--- SUBWAY LINE

--- BIKE PATH

Artist's concept. Not to scale. These proposed future developments (residential, retail or office) are not affiliated with or related to TAS. Developer does not guarantee or warrant that any of the proposed future developments will be built, or of built, will be as depicted. E.&O.E. June 2018.

Just a Hop, Skip and a Jump Away



QUICK FACTS

TTC

At Door

Downsview Park TTC & GO

Bike: 8 mins | Walk: 15 mins | Drive: 9 mins

Finch West TTC

Bike: 12 mins | TTC Bus: 12 mins | Drive: 7 mins

Downtown Toronto

GO: 20 mins | TTC: 45 mins | Drive: 25 mins

Highways

Hwy 401, Drive: 5 mins

Hwy 400, Drive: 10 mins

Hwy 407, Drive: 10 mins

Hwy 404, Drive: 12 mins

York University

TTC: 20 mins | Bike: 20 mins | Drive: 9 mins

Seneca @York College

TTC: 15 mins | Bike: 20 mins | Drive: 9 mins

Centennial College

Downsview Park

Aerospace Campus

Bike: 8 mins | Drive: 6 mins | Walk: 20 mins

Humber River Hospital

Drive: 5 mins | TTC: 14 mins | Bike: 8 mins

Yorkdale Shopping Centre

TTC: 10 mins | Drive: 10 mins

Vaughan Mills Shopping Centre

Drive: 15 mins

Costco

Drive: 8 mins

GTA (Downtown)

Vaughan, Drive: 25 mins

Mississauga, Drive: 25 mins

Scarborough, Drive: 25 mins

Brampton, Drive: 30 mins

Markham, Drive: 30 min

The Future of Aerospace is Launching

Downsview Park Aerospace Hub

up to
14,000

Sustainable jobs projected to be created

up to
\$2.3B

Of direct/indirect, and induced benefits over the next 20 years



Of the world's top 25 aerospace firms are located in Ontario

QUICK FACTS

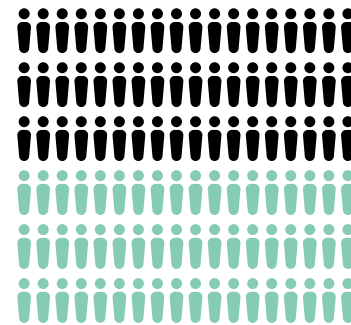
Canada's Most Advanced Aerospace Hub Is Taking Off At Downsview Park

The Downsview Aerospace Innovation and Research (DAIR) Consortium, an association of all the large aerospace companies and leading universities from the GTA, have come together with the joint mandate of developing an Aerospace Hub at Downsview Park. At its heart, an Aerospace Research and Innovation Centre will bring together research and development initiatives from industry, academia and government.

Academia Members

x2

Current aerospace student population expected to double



CENTENNIAL COLLEGE DOWNSVIEW CAMPUS



\$73 MILLION

New campus, opening January 2019

UNIVERSITY OF TORONTO INSTITUTE FOR AEROSPACE STUDIES (UTIAS)



\$1 MILLION

Graduate studies and research institute within the Faculty of Applied Science and Engineering

Will be contributed by Bombardier over five years starting in 2019 for the creation of two aerospace research centres at Ryerson University and the University of Toronto

RYERSON UNIVERSITY

7000 SQ. FT.

Ryerson to build a 7000 sq. ft. facility



Industrial Members

BOMBARDIER

NO.1

Position in business and regional aircraft



31,000+

Bombardier employees

FLIGHTSAFETY INTERNATIONAL

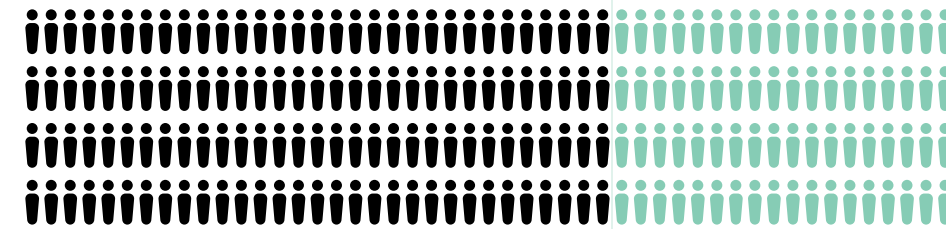


18,000+

Highly experienced professional instructors

6+ DECADES

Of trusted professional training leadership



\$2.5 MILLION

In capital funding provided by Bombardier to refurbish the heritage "Moth Building," which will be the cornerstone of the DAIR Innovation Centre



Designs, manufactures and supports innovative aviation products



The Downsview Aerospace Innovation and Research (DAIR) Consortium construction begins 2018

Government Members

DEFENCE RESEARCH AND DEVELOPMENT CANADA (DRDC)

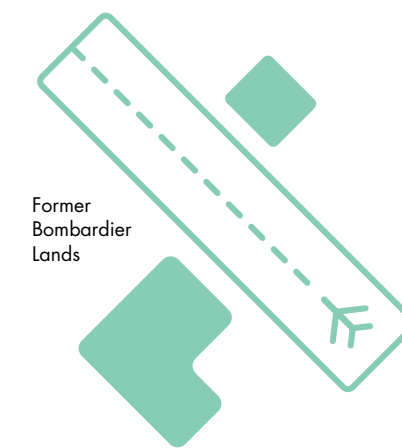


The national leader in defence and security, science and technology

Downsview Airport

\$816 MILLION

Sales to Public Sector Pension Investments



Former Bombardier Lands



375

Acres of potential Urban Renewal Land

Downsview Aerospace Hub Map



DOWNSVIEW PARK

UNIVERSITY OF TORONTO INSTITUTE FOR AEROSPACE STUDIES (UTIAS)

INNOVATION CENTRE

CENTENNIAL COLLEGE

BOMBARDIER

TTC STATION

DEFENCE RESEARCH AND DEVELOPMENT CANADA (DRDC)

FLIGHTSAFETY INTERNATIONAL

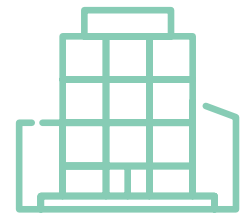
Economic Snapshot

Downsview Growth



4837

Proposed or under construction residential units



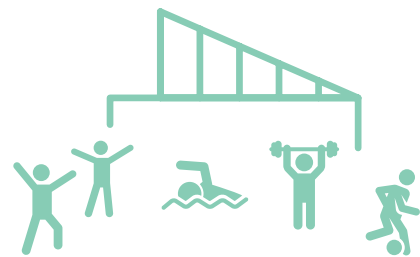
26,000+ SQ.M.

Proposed commercial development or under construction



6

New subway stations as part of the 8.6 km Toronto to Hwy 7 TTC expansion



\$16 MILLION

Commitment from the Ontario Government towards a new community centre in Downsview Park

10+
KILOMETERS

Of planned mixed-use development in the new Allen District



Downsview Landmarks

HUMBER RIVER HOSPITAL



North America's first all-digital hospital

3300
Staff

700
Physicians

400
Volunteers

YORKDALE SHOPPING CENTRE



250+
Stores

1000+
Jobs

\$1.2B
In annual sales

DOWNSVIEW PARK



572
Acres

485,000 SQ.FT.
Sports Centre

600,000
Visitors a year to the Sports Centre

Downsview Education

60,000 STUDENTS
(Within 45 KMs Radius)

YORK
UNIVERSITÉ
UNIVERSITY

Seneca @ York

CENTENNIAL
COLLEGE

Aerospace Campus

UNIVERSITY OF
TORONTO

UTIAS Institute of Aerospace Studies

BLYTH ACADEMY (Downsview Park Campus)

No.1

Private High School in Canada



Downsview Park campus houses Blyth's School for Elite Athletes

TFC ACADEMY AND TRAINING FACILITY

No.1

Soccer is the #1 participation sport in Canada and the fastest growing sport in the country

Approx.
850,000

Youth (under 18) country-wide participate in the sport

Schools

(Within 5 KMs Radius)



11
Elementary Schools



3
Middle Schools



4
Secondary Schools

The Downsview Legacy

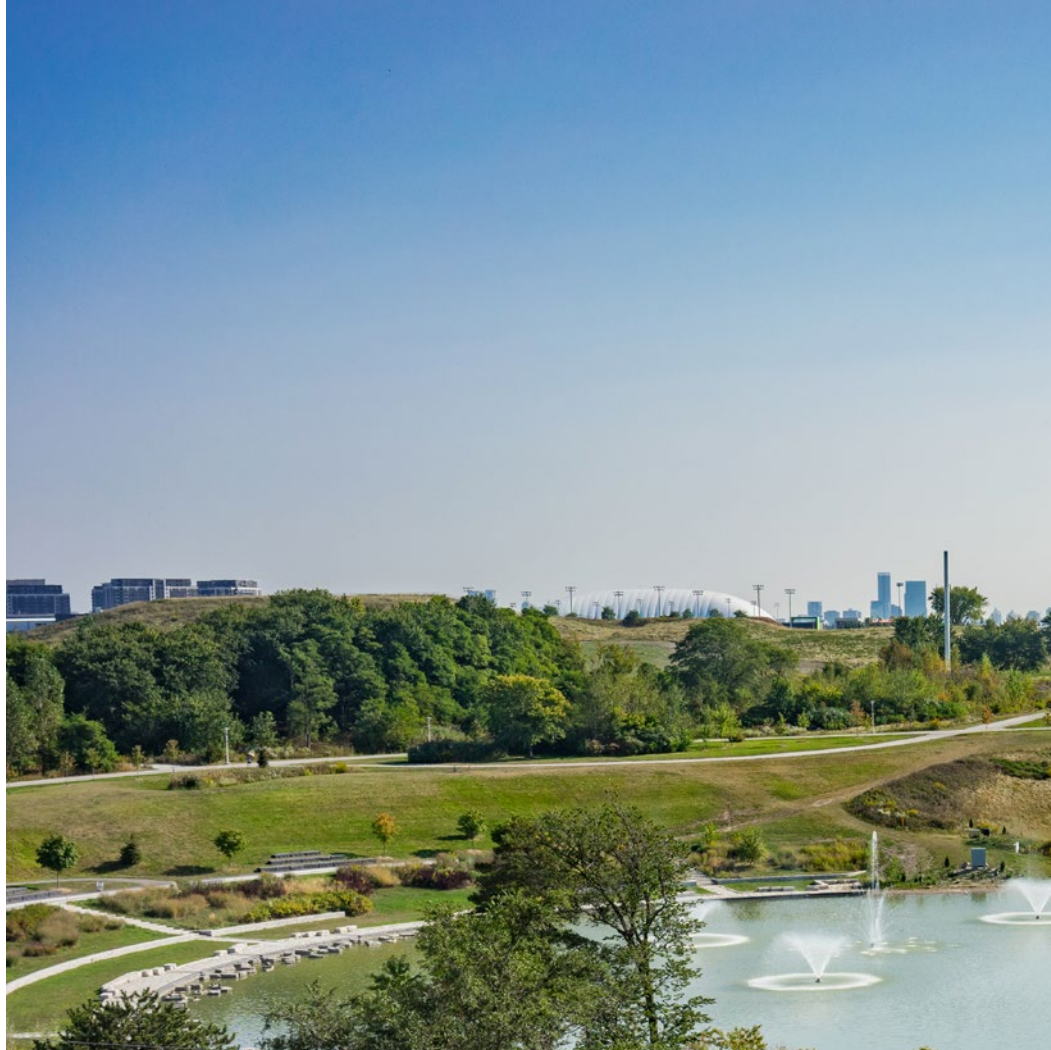


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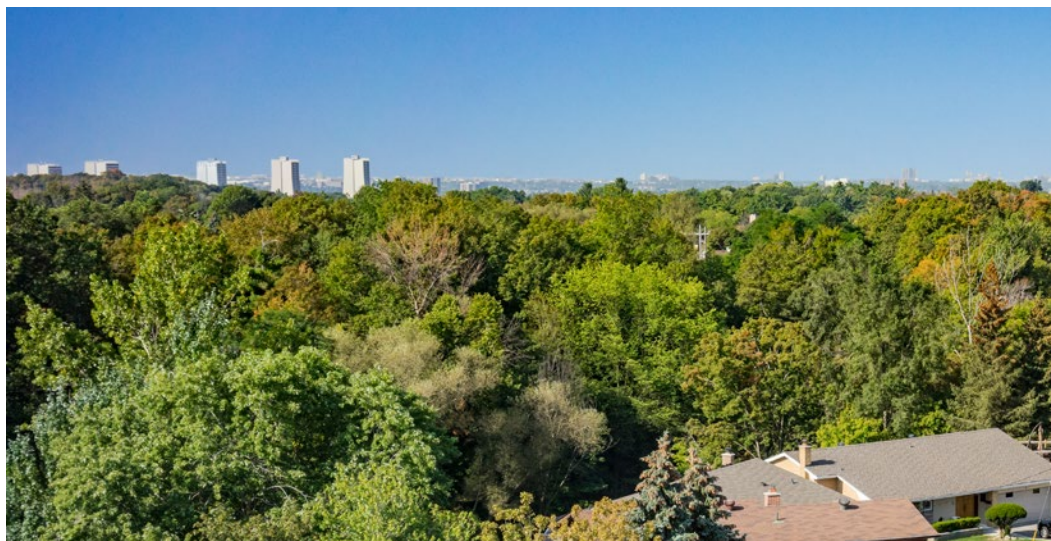
A Condo Designed Like a Village

Mindful Design.



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.



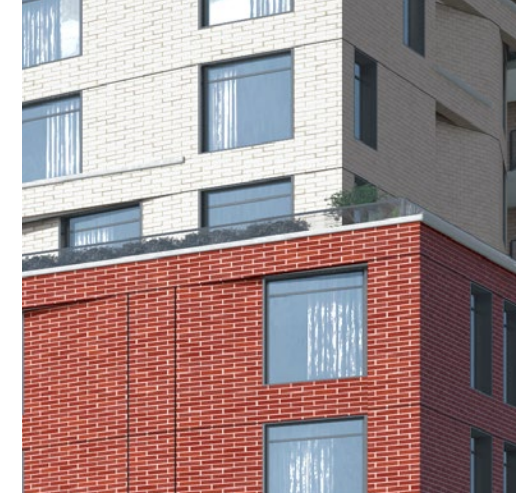
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Energy Efficiency Quality & Sustainability

The building design aims to go beyond the minimum sustainability standards as part of a commitment to minimize our ecological footprint and help to sustain our planet. Some sustainable features you will find at The Keeley include:

- Integrated Energy Recovery Ventilators (ERVs) that conserve energy and provide a better heating and cooling experience with higher quality air at a lower cost
- Energy Star® rated appliances, delivering reliable performance while reducing energy consumption, greenhouse gas emissions and waste
- Individual metering of electricity, water, heating and cooling consumption. This means money savings for you and water savings for the planet
- Programmable thermostats in every suite that allow you to lower the temperature when you're not home and increase it when you are, significantly reducing energy waste
- Tri-sorter waste collection chute, making it easy to properly recycle and compost organic materials
- To top it off, a full green roof reduces the building's energy use overall. Taking notes from Downsview Park across the street, it also improves stormwater management and increases urban biodiversity by providing a habitat for wildlife



Fitting Into the Neighbourhood

TAS has enjoyed a long-term relationship with renowned Teeple Architects, creators of many of downtown Toronto's most impressive buildings. Teeple's design for The Keeley fits into the Downsview neighbourhood beautifully. The multi-layered structure with punched windows brings texture and visual appeal while adding a layer of modernity to Keele Street.

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. Not surprising that Teeple selected brick for much of The Keeley's façade.



Connecting People With Spaces

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. Shared spaces help enhance the feeling of community throughout the building, while complementing The Keeley's beautiful private spaces.



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.



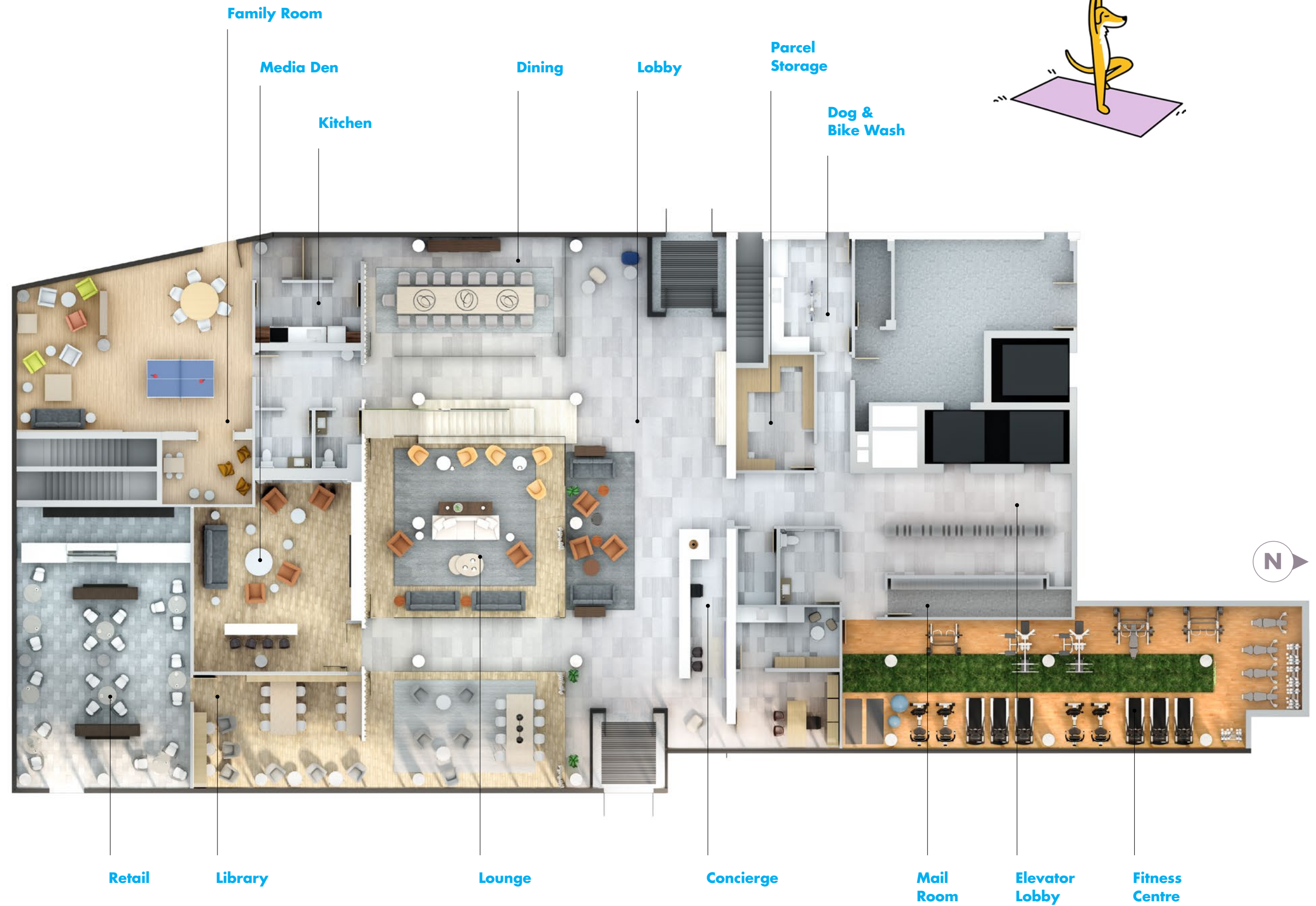
Perfectly Located

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.



Vibrant Amenities

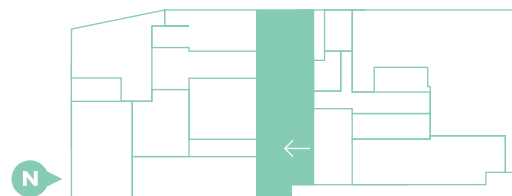
The Keeley provides all kinds of interesting spaces to meet, greet or retreat, with a sense of home throughout. This is condominium living that extends beyond your own four walls.



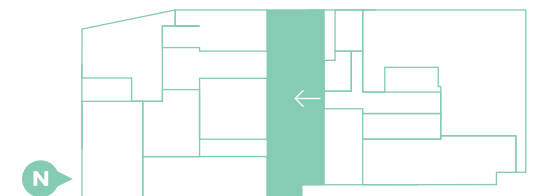
Library



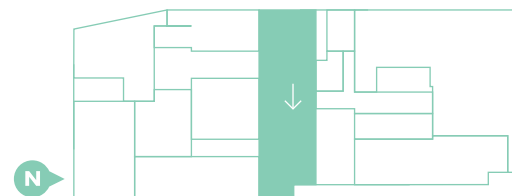
Rendering is artist's concept. E.&O.E.



Lounge



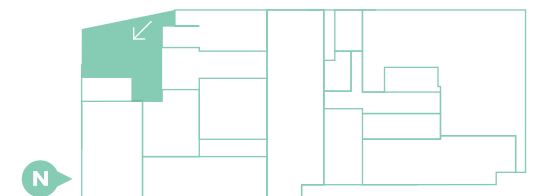
Lobby



Family Room



Renderings are artist's concepts. E. & O.E.



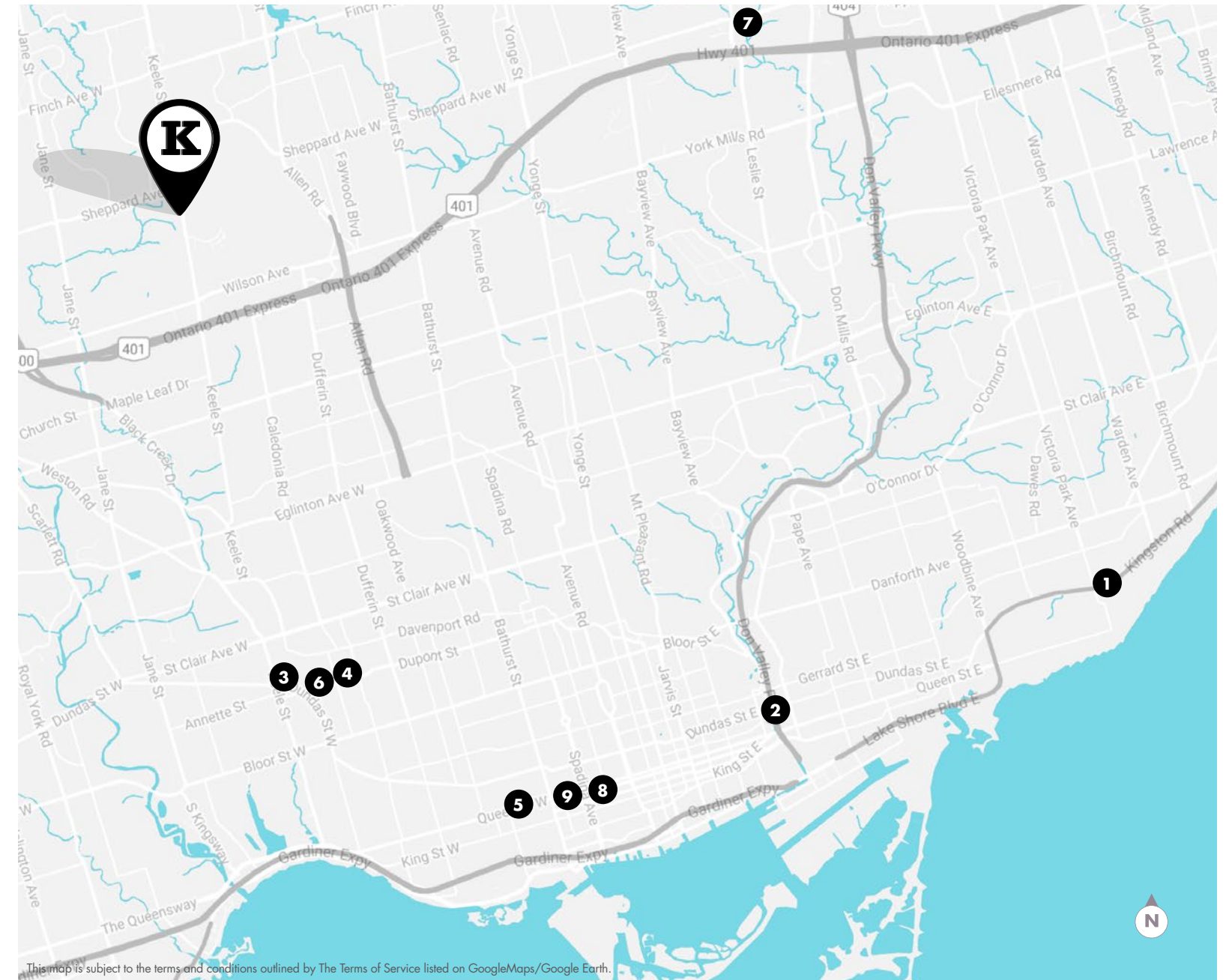
The Feeling of Home

At the end of your busy day or at the beginning of a new one, you'll love the comfort of your suite at The Keeley. Designed to maximize space and light, each suite has been carefully designed to provide the distinct feeling of home – your home.



Our Story

TAS is a developer 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. We're proud of creating innovative, people-centric homes that become the city's newest hot spots. We were first in King West, first in Kingston Road Village, first in The Junction, and now we are bringing our unique approach to city shaping to Keele Street at Downsview Park.



Our Projects



1) 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 in Spring of 2018.



2) 7 Labatt

Launching in 2019, this prime site at the corner of Labatt and River streets will offer high profile, iconic architecture, 600,000 sq. ft. of residential and substantial office and retail space.



3) DUKE

An award-winning 92-suite condominium with a double-height retail space on the main level, DUKE has been a catalyst in the revitalization of the Junction.



4) 299 Campbell

TAS's first purpose-built rental. Designed by Teeple Architects with 14-storeys, 235 suites and a new branch of the Toronto Public Library at ground level.



5) 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.



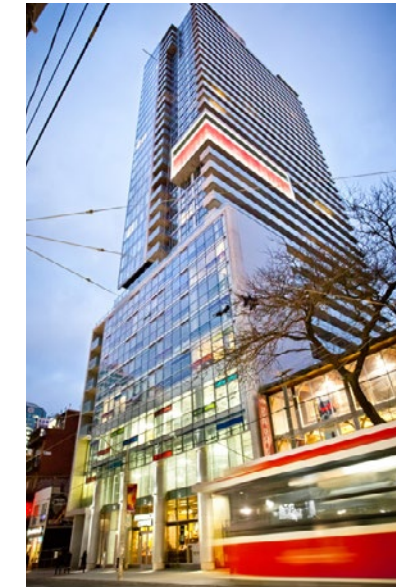
6) 1655 Dupont

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.



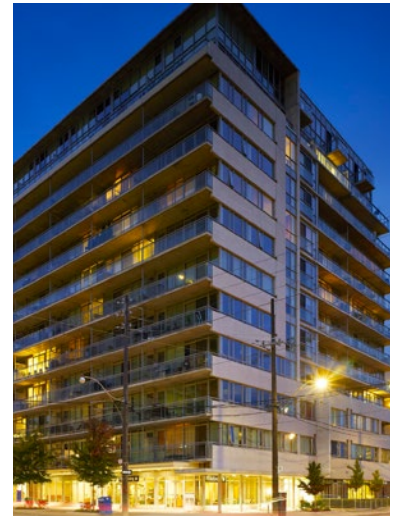
7) Dia

Featuring condominiums, lofts, townhomes and a courtyard, Dia was designed to revitalize the generic offering of multi-unit homes available in North York.



8) M5V

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



9) Zed

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

The Team

The art and science of team building is what makes the greatest difference to the success of a new project. At TAS we understand that we're only as strong as the sum of our parts. Which is why we so carefully put together winning teams to contribute their expertise in every area of the development process. We are proud of our Keeley team and we applaud their professionalism and knowledge. It takes a village to raise a project like this, and our village will make your village an outstanding place to live.



Shaping
Beautiful
Cities

Our philosophy is simple: as city builders, we have the opportunity to contribute positively to the city, and we take this role seriously. 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.



Fiera Properties Limited, one of North America's leading independent asset management firms, Fiera Properties Limited 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.

TEEPLE ARCHITECTS

Teeples 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 pushes 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 propel 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.



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