



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 gateway, this Temple-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 93 suite condominium with a double-height retail space on the main level, DUKE has been a catalyst in the revitalization of The Junction.



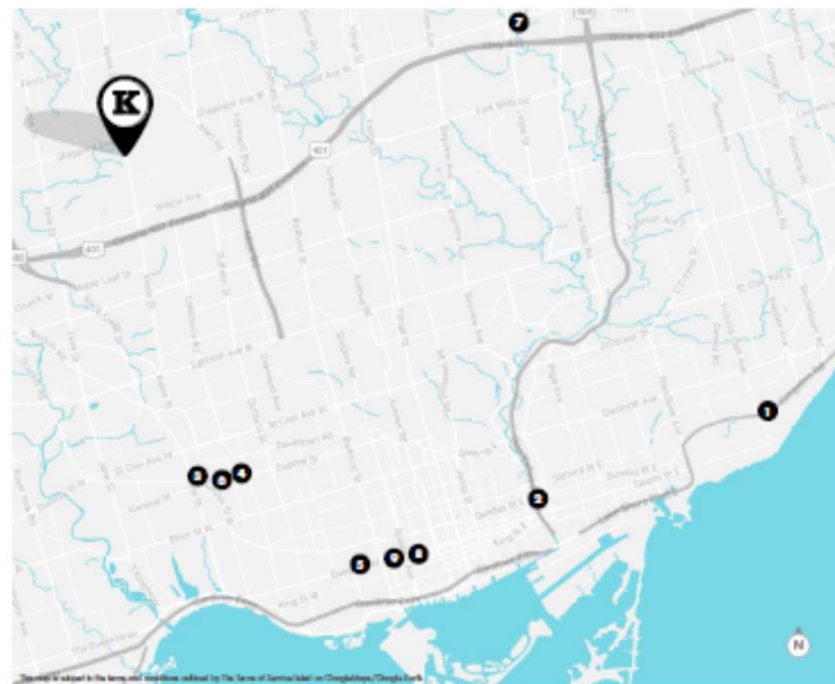
4) 299 Campbell

TAS's first purpose-built rental. Designed by Temple Architects with 14 stories, 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 rare brick heritage building with a unique location along the West Toronto Railpath, "The Wave", on the building is known, holds 225,000 sq. ft. of self-storage and lively commercial space.



7) Dia

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



8) MSV

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

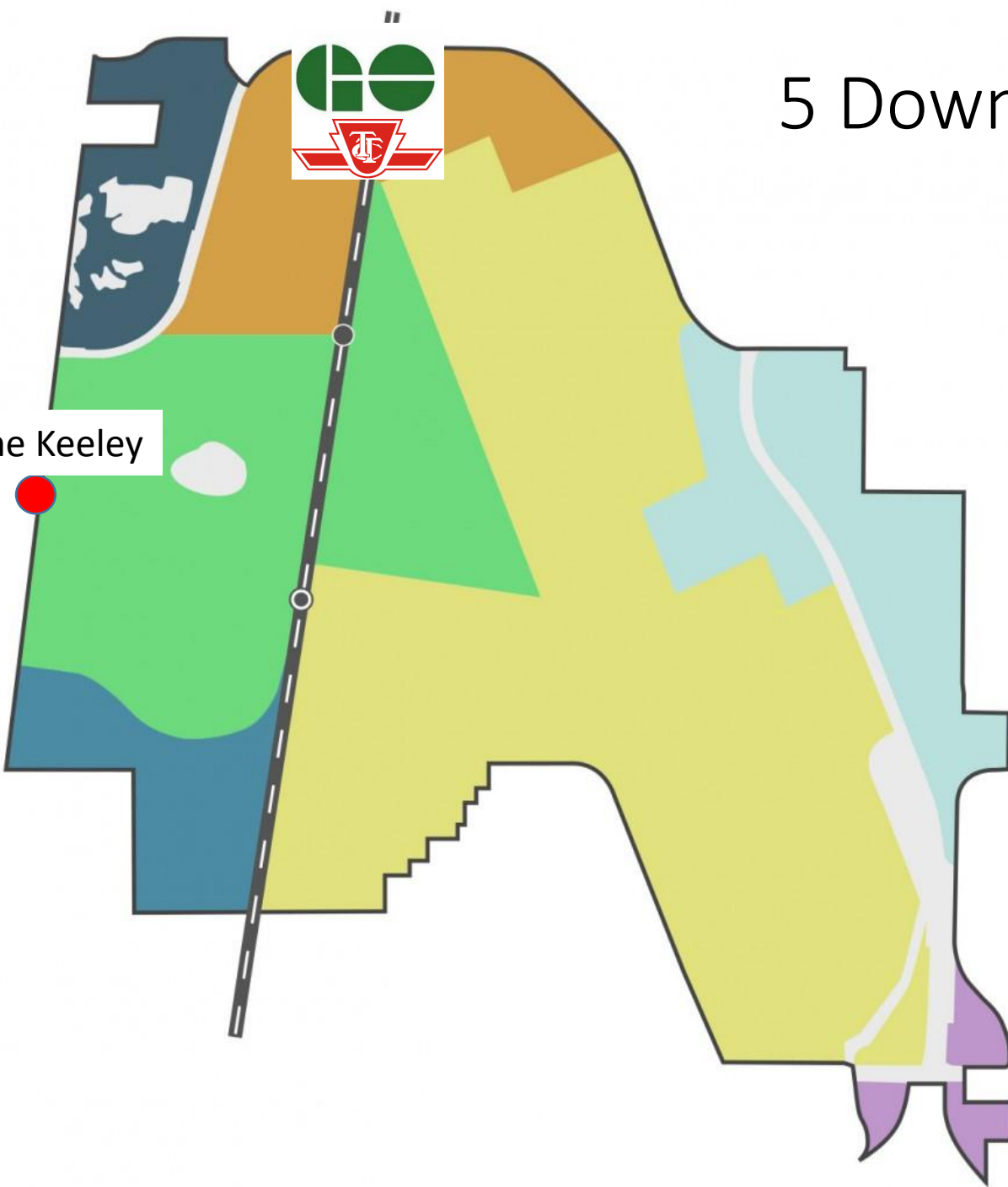


9) Zed

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.

5 Downsview Growth Districts + Former Bombardier Lands

The Keeley



The Canada Lands Company and City of Toronto are planning for 42 thousand new jobs and residents within these five new districts surrounding Downsview Park. On top of that is the redevelopment potential for the Downsview Airport seen here in Yellow (the former Bombardier Lands).

- | | |
|------------------------------|----------------------|
| Downsview Park (CLC) | Stanley Greene (CLC) |
| Bombardier / DND / TTC | Wilson (TTC) |
| William Baker (CLC) | |
| Sheppard and Chesswood (CLC) | |
| Allen (CLC/Build Toronto) | |

The Future Of The Downsview Area

The current approved plan has 42,000 new jobs and residents as part of the 5 new districts

These will consist of mid-rise buildings, green and public space

This is with the airport height restriction

This is without the development of the Bombardier Lands

Create T.O. is one of the main land owners. They're part of the City of Toronto and their mandate is to get highest and best value out of land sales for the benefit of the City

Canada Lands Company is a property manager, stewarding the development of the lands to fund the further development of the park

Land sales proceeds go to the City of Toronto and to the further development of the park

Downsview Lands Site Plan

The Keeley



The 9 Acre Pond – “The Lake”



Downsview's Future is Soaring



The Stanley Greene District



The Keeley

This is where
Mattamy's Condos,
Apartments and TH
Developments are

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

The Keeley is uniquely located across “The Lake” and will forever have unobstructed views to the east over the park, and to the west over a large ravine system. TAS is also dedicating a park to the south of The Keeley. The north is a low-rise neighbourhood.

The Keeley’s location has the benefit of having a minimum of 42,000 new jobs and residences within walking distance, which will put upward pressure on real estate values in the area, without being in the middle of a construction zone which will happen on the outer boundaries of the park.

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.

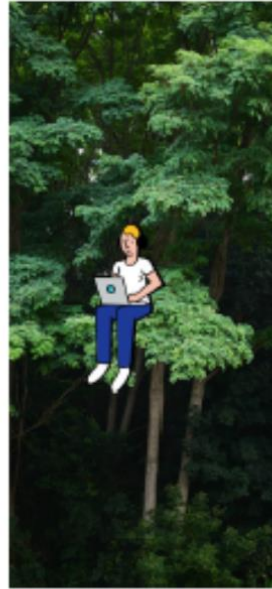
Why Ravines?

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.

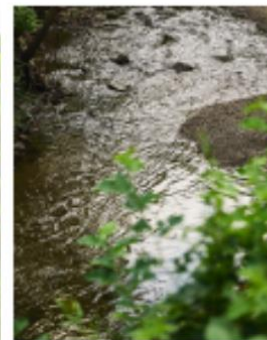
Trails from Lake Ontario to Lake Simcoe

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.

©2013 Toronto Public Health



The William Baker District



Integrating Parks and Forest with Mid-Rise Mixed Use



Sheppard and Chesswood District with TTC & GO



Mixed-Use Retail and Employment



The Downsview Airport (The Former Bombardier Lands)

The Globe and Mail (April 2018) reported these finalists in the offer process:

Dream & Great Gulf, Li Ka Shing (one of the biggest property holders in Hong Kong) and the Public Sector Pension Investment Board (PSP). PSP won the bid for \$817M

Bombardier has a three-year lease with two options to renew for one year

It's anticipated Bombardier will use all 5-years on this site before moving to Pearson Airport

They haven't secured any new land yet

This gives the PSP time to start the redevelopment process

Council will launch another round of municipal comprehensive review in 2020

That's when we expect to see a submission by Public Sector Pension plan to redevelop the airport

The Keeley



The Downsview Lands Site Plan did not account for the sale and redevelopment potential of the Downsview Airport

Bombardier Land Redevelopment Cont'd...

There's a low probability that there's another aircraft manufacturer that's scouting the world looking for an airport. Bombardier is leaving because it doesn't make economic sense to have their own exclusive runway. They don't want to fund the maintenance of a runway

"Today, we only use about 10 percent of a 370-acre site at Downsview and bear the entire cost of operating a 7,000-foot runway," Chief Executive Alain Bellemare

They will likely reopen plans for the Downsview Land growth districts

The government's preferred redevelopment scenario is high-density office development. Nowhere in the GTA has that kind of potential for office, except for the downtown Central Business District, which is very expensive for both developers and companies looking to occupy the office space there

The Former Bombardier Lands' Size (375 Acres) in Context

Liberty Village is 43 acres. The former Bombardier lands are nine times larger

Citiplace is 45 acres

Downtown Markham is 243 acres (including 72+ acres of landscaped green space)

Yorkdale Mall is 74 acres

Canada's Wonderland is 330 acres

Canary Wharf in London England, one of the most sought after business locations in Europe, is 97 acres



Downtown
Markham



+

Liberty Village



+

CityPlace



+

CityPlace



=

376 Acres



The current plan surrounding the
TTC & GO stations call for mid-rise



Height Limit restriction due to airport

There is a height limit restriction on new development surrounding the area due to the airport

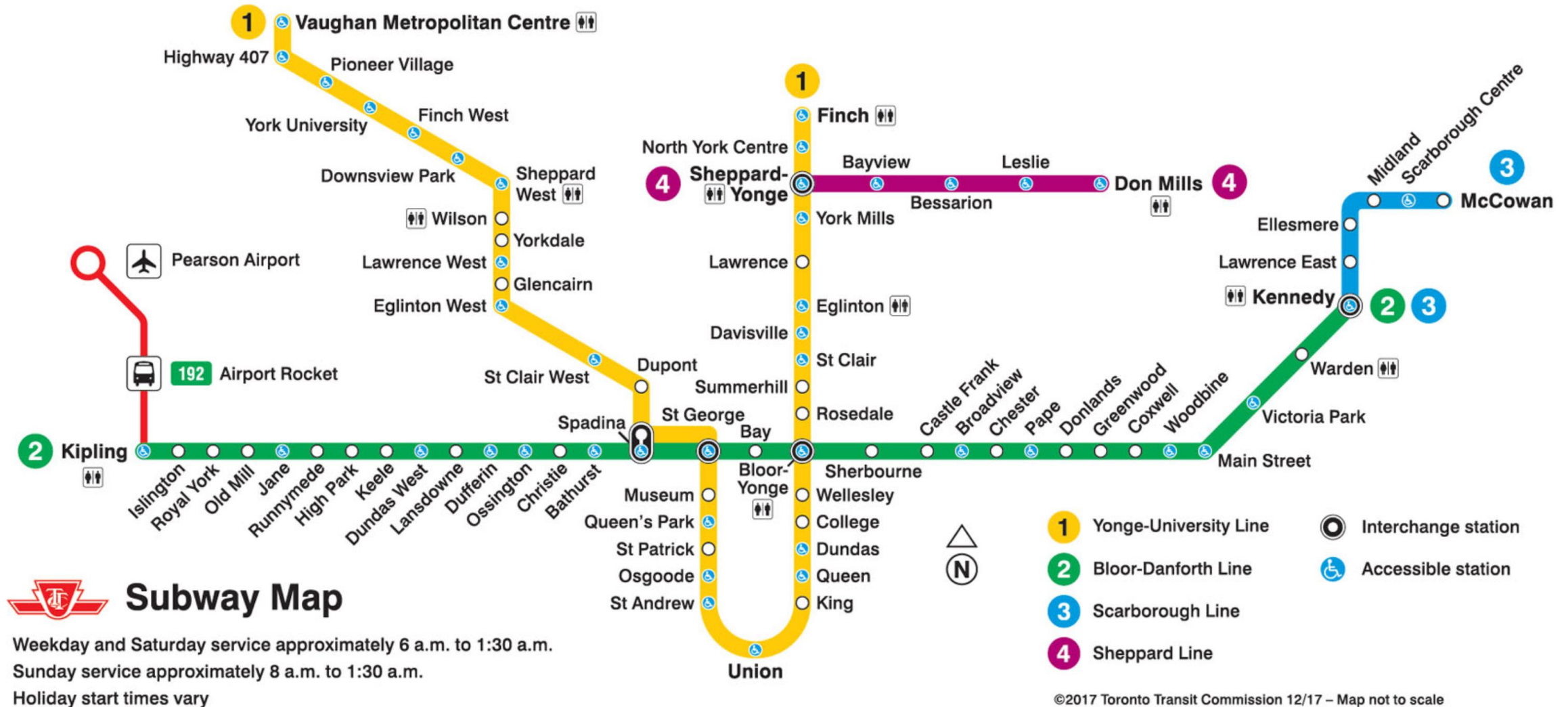
Once the airport is redeveloped into other uses the height restriction gets lifted

This includes the area around the Downsview subway and GO train stations

This includes the Downsview Lands (with the five districts)

The current Downsview Land zoning plans for 42,000 new residents and jobs. This number will increase once height restrictions are lifted, nevermind the amount of new residents and jobs that will be part of the 375 acres of high density development anticipated at the former airport

Which station has the lowest ridership in the TTC network?



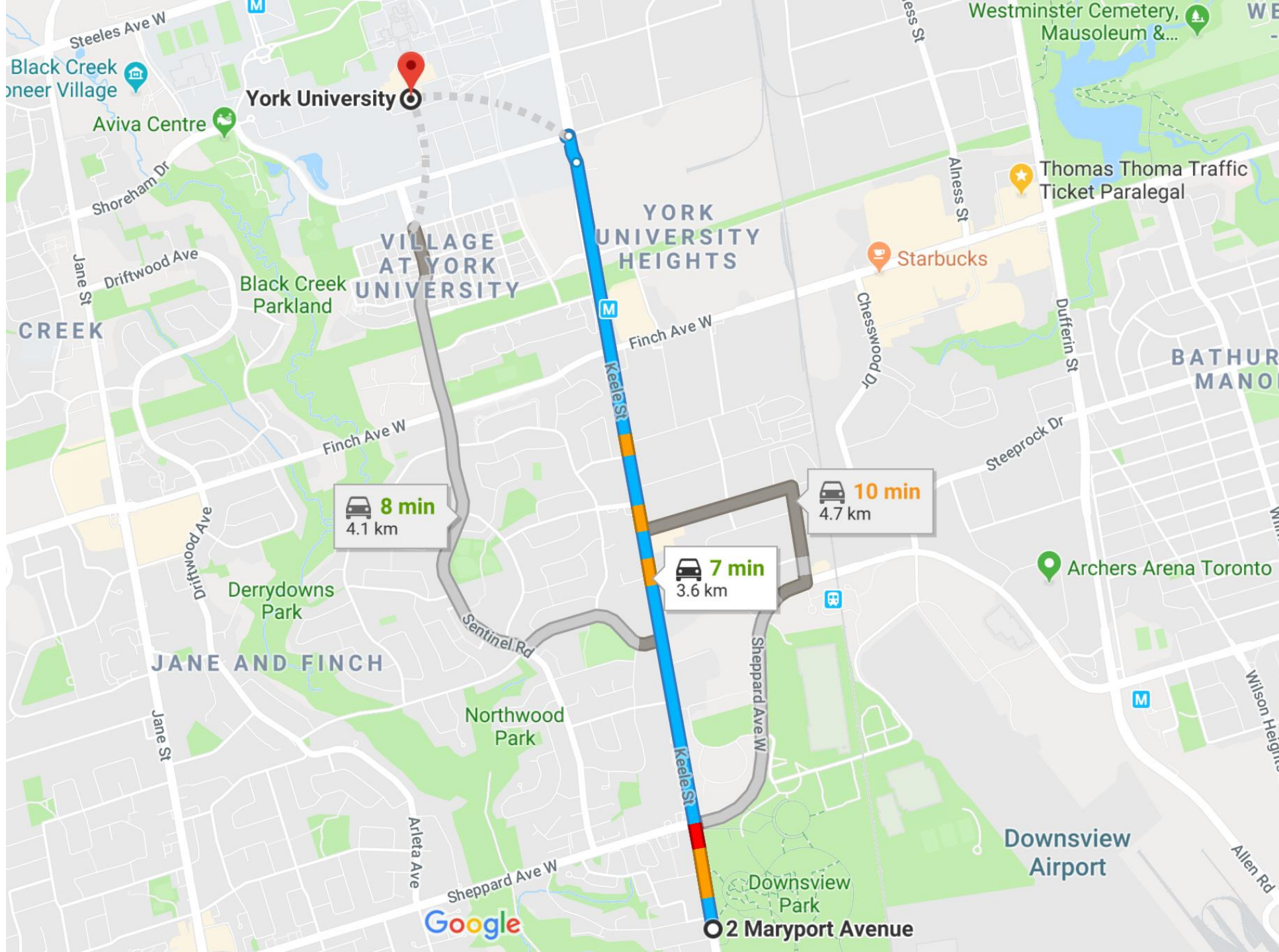
Downsview Park station does. This makes it a target for high density new development and intensification to help pay for the subway expansion through property taxes and additional fares from riders living or working nearby.

How does Downsview Compare to VMC?

VMC is 5 stops or 15 min. further, at the end of the subway line

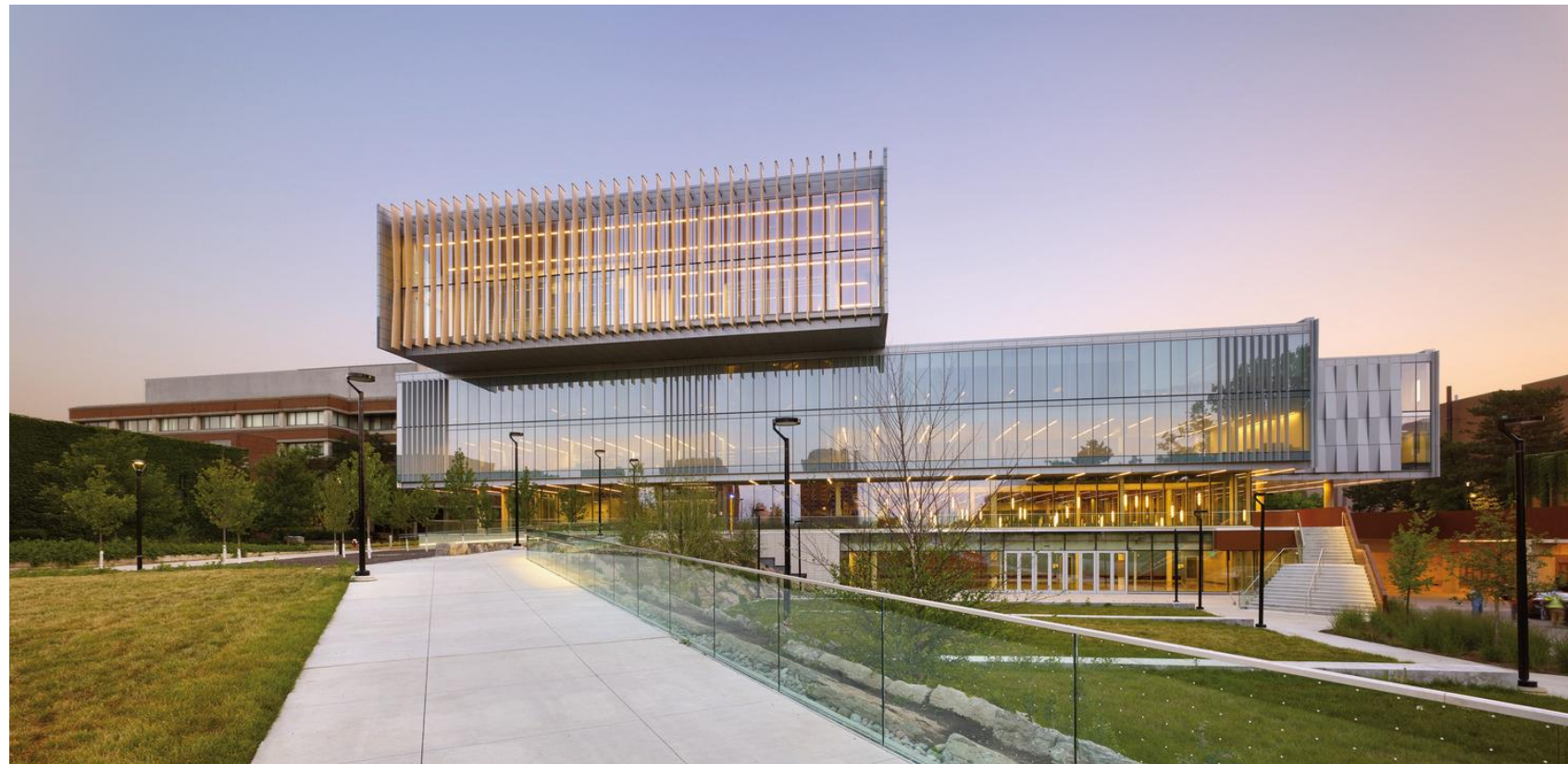
Vaughan projects that by 2031, the new downtown will have 25,000 residents and employment for more than 11,000 people

Vaughan Metropolitan Centre is currently at \$850psf + parking





New Student Centre



- 52,300 students
- 49,000 can't live on campus
- 6,200 international students
- 71% take transit (average commute is 56 min.)
- 41% of students two hours or more per day to campus
- Studentmoveto.ca

Schulich School of Business Expansion

- Graduate Study & Research Building
- Opened January 2019
- 67,000 sq.ft.



School of Continuing Studies

- \$50.5 million
- 34 classrooms
- 150 new staff and professors
- 2021 completion date



Yorkdale Mall Redevelopment



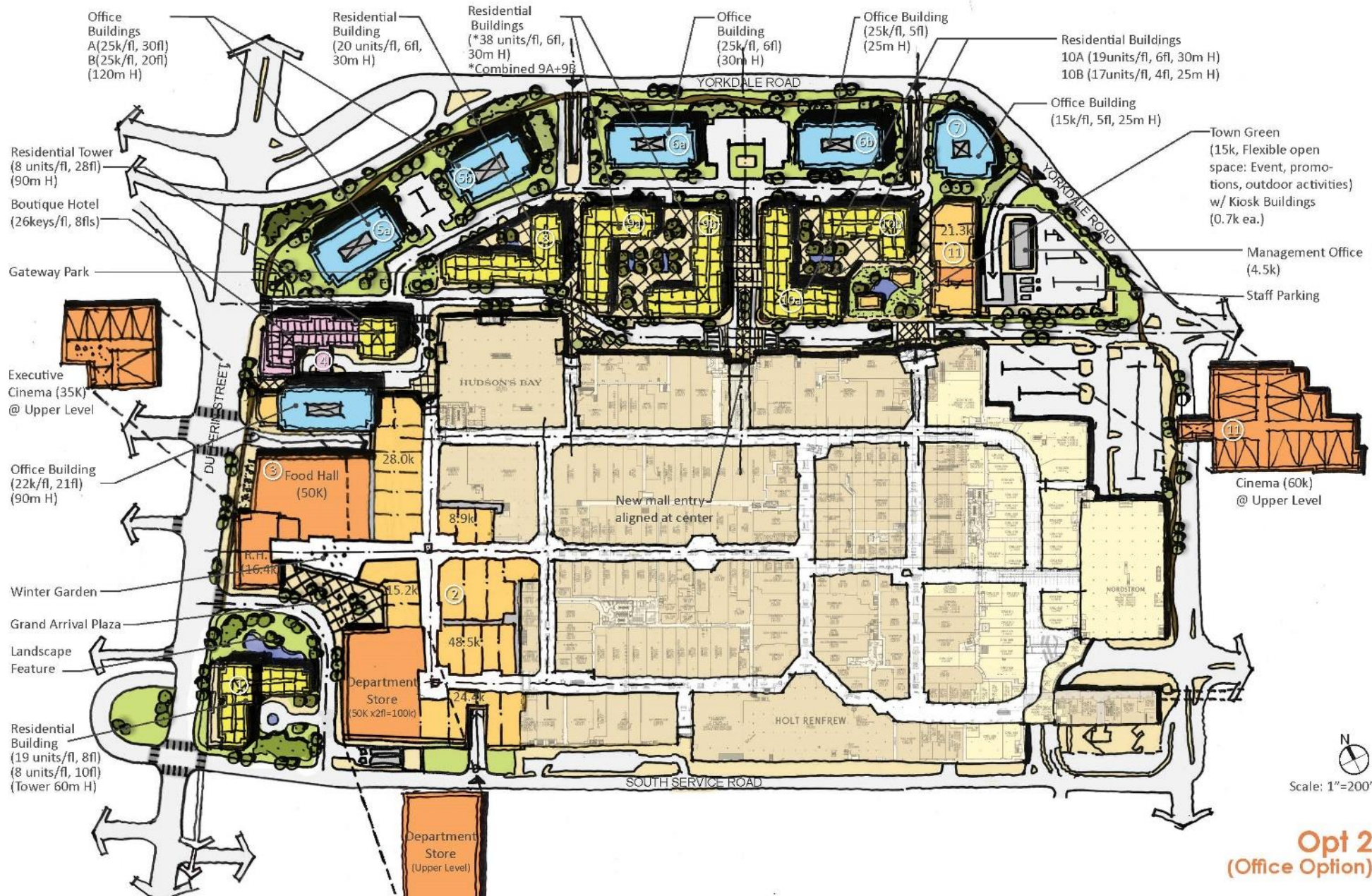


Yorkdale already attracts 22 million annual visitors—more than the combined total yearly draw of popular attractions the Harbourfront Centre, Canada’s Wonderland, the CN Tower, the Toronto Zoo, the Toronto Islands, the ROM and AGO

The applications include three conceptual block master plan options that comprise of a range of retail, office, hotel and residential uses that would go up to 28 storeys and an internal private street network



Yorkdale Mall Redevelopment



Opt 2
(Office Option)

Front Yard

Downsview Park



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 Farmers' 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.

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 physical programs.

Toronto School of Circus Arts

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

True North Climbing

The 17,000 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 abseils.



Toronto Roller Derby

Home to the largest roller 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 1/4 mile indoor go-karting race track, K1 is expertly designed with technical features to provide a challenge for the most avid racers, 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 hectares) 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 forest. 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 Hockey 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.

Library



Rendering is artist's concept. © S.O.S.



Lobby



Family Room



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.

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 neighborhoods with greenery in common spaces are more likely to enjoy stronger social ties than those who live surrounded by barren concrete.



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.

