

3100 Keele Street

Downsview Airport

Northwood Park

Downsview

Ancaster

Winston Park

Yorkdale

Lawrence Heights

Wilson Heights

Lawrence Manor

Englemount - Lawrence

Armour Heights

Nortown

Ledbury Park

Caribou Park

Humber River Hospital

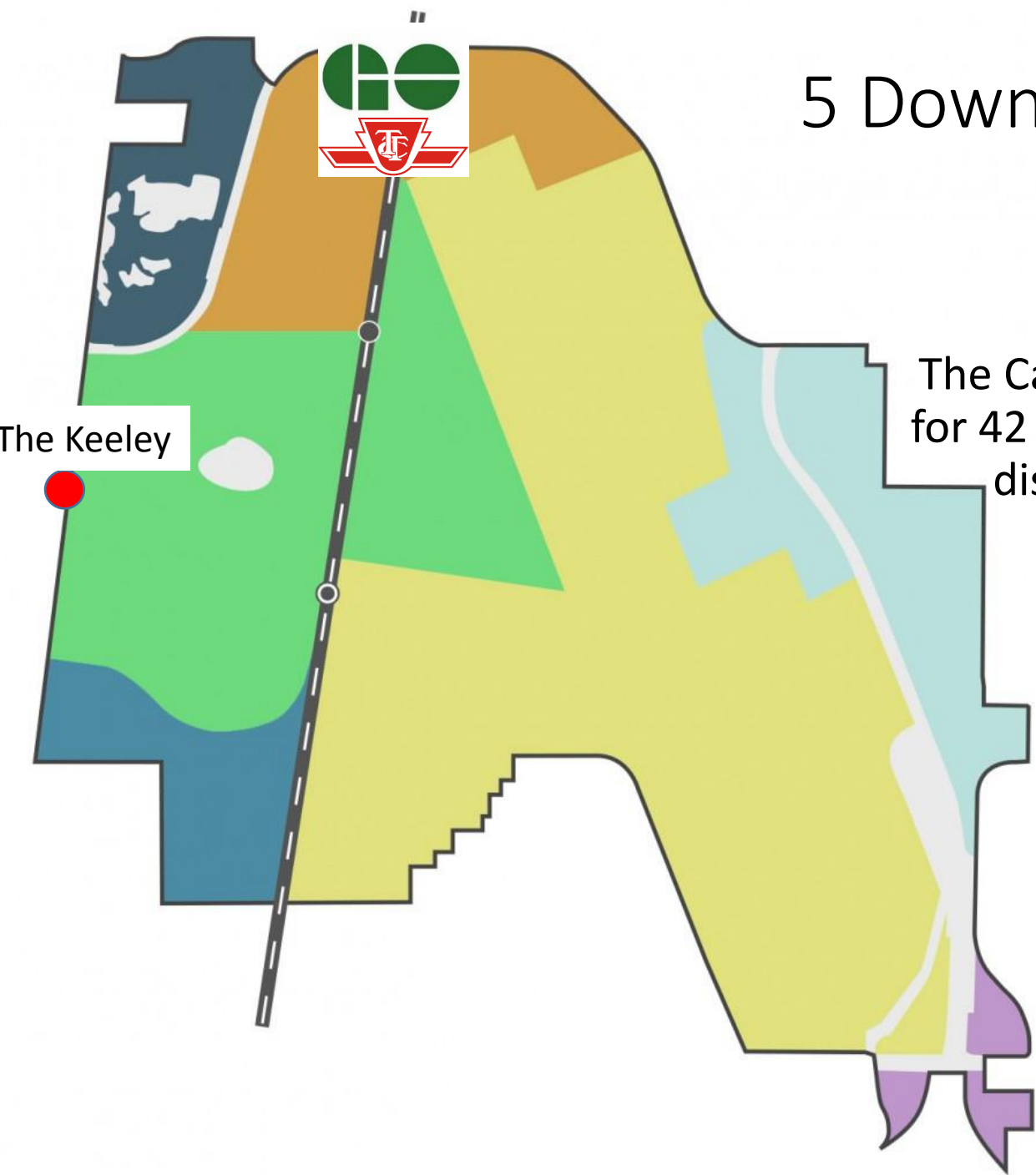
Costco Wholesale

Yorkdale Shopping Centre

Baycrest

Google

# 5 Downsview Growth Districts + Former Bombardier Lands



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 and the former Bombardier Lands (the Downsview Airport)



# 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”



# 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.

# 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 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

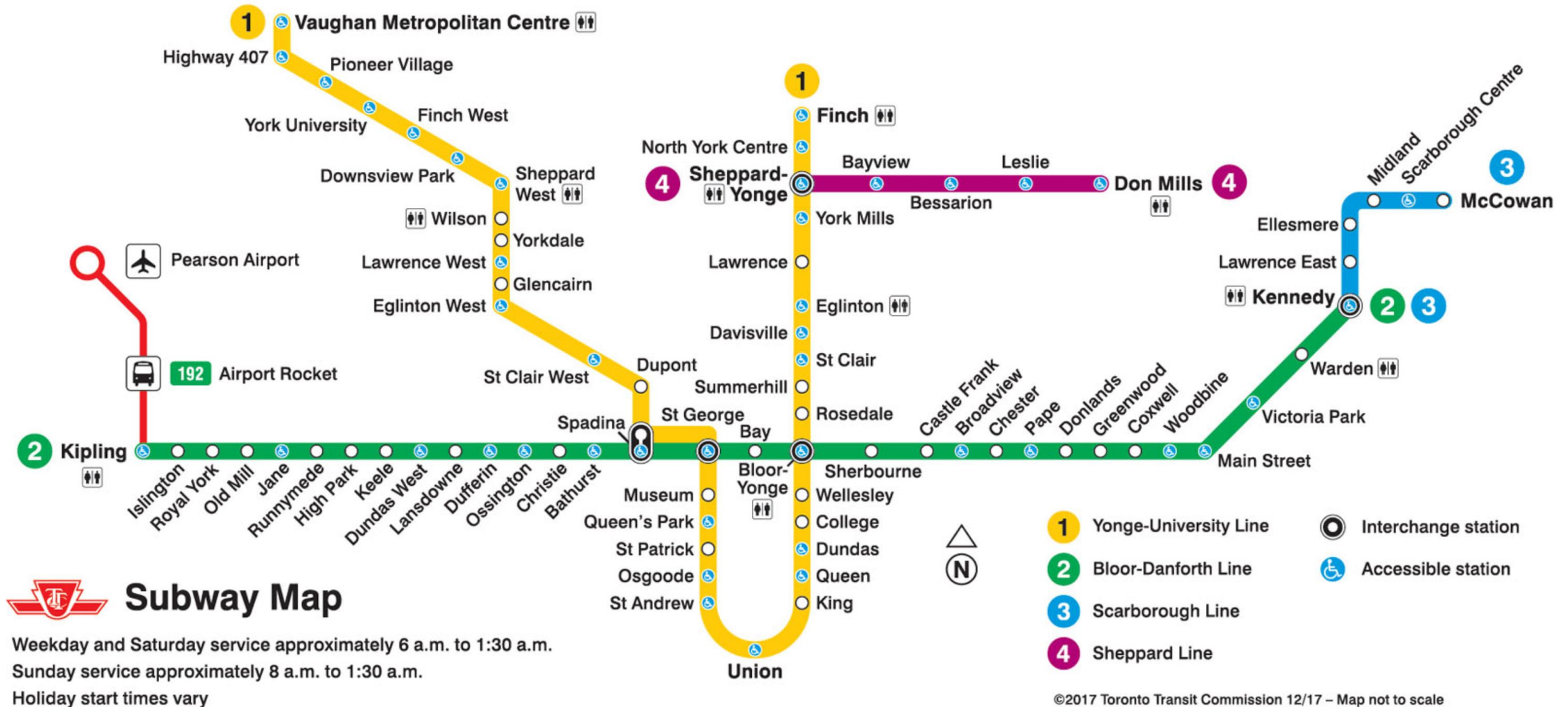
Once the airport is redeveloped into other uses the height restriction gets lifted

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

# Yorkdale Mall Redevelopment



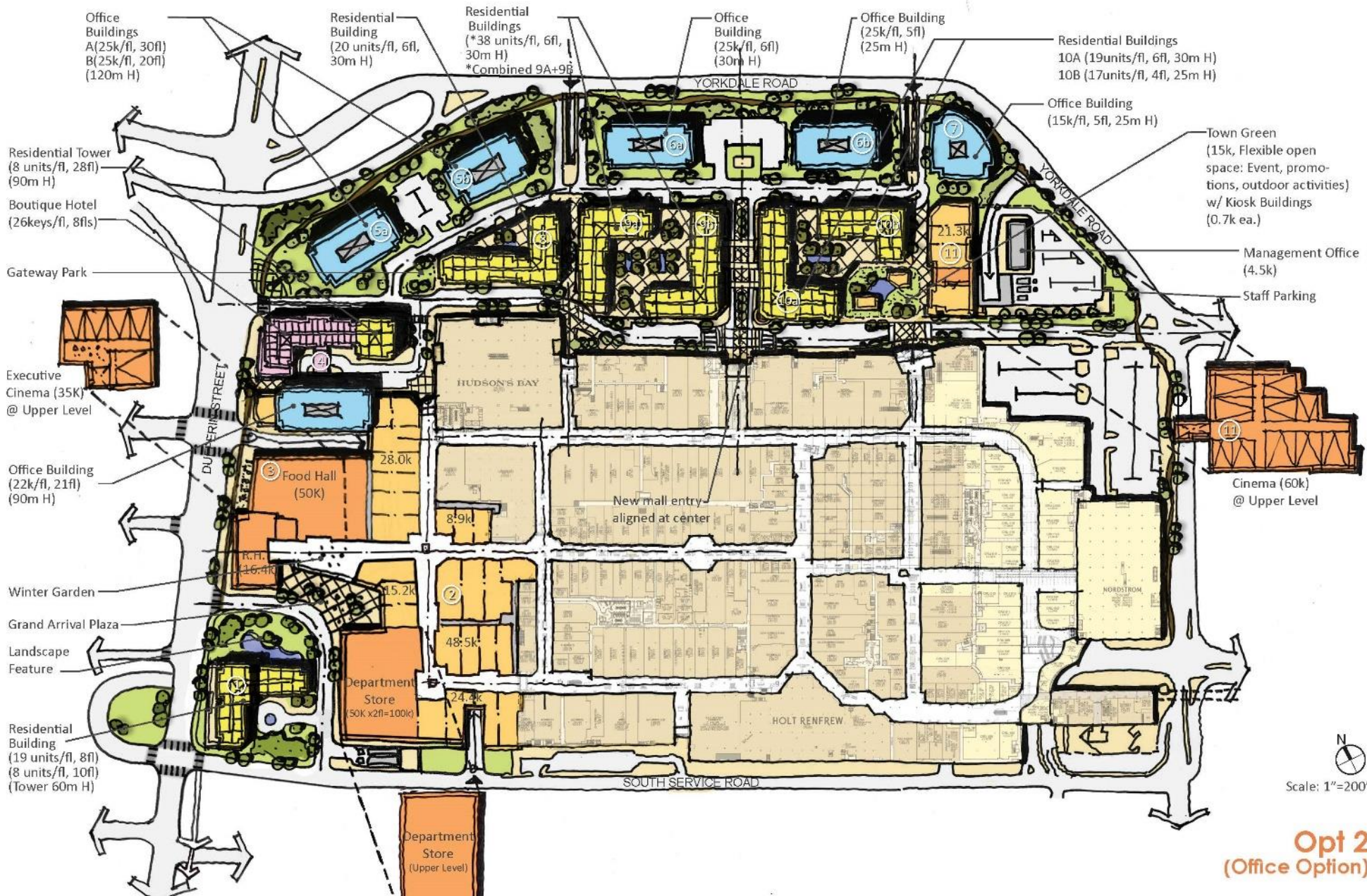


Yorkdale already attracts 22 million annual visitors—more than the combined total yearly draw of popular attractions the Harbourfront Centre, Canada’s Wonderland, the CN Tower, the Toronto Zoo, the Toronto Islands, the ROM and AGO

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)