

# ARCADIA DISTRICT

*Residences at* BLOOR & KIPLING

## PODIUM PREVIEW PRICE LIST

### INCENTIVE SUMMARY

**Platinum Extended Deposit Structure  
Only 15% Deposit Until Occupancy:**

**Units Under 750 Sq. Ft.**

\$10,000 Upon Signing+  
Balance to 5% in 30 days  
5% in 180 days 2.5% in 270 days  
2.5% in 365 days  
5% in 500 days 2.5% in 540 days  
2.5% in 720 days

**Units Over 750 Sq. Ft.**

\$10,000 Upon Signing+  
Balance to 5% in 30 days  
5% in 180 365 days  
5% in 500 720 days

Additional 5% due on occupancy

**Capped Development Charges\*:**

Studio, 1BR, 1BR+F: \$15,500  
2BR, 3BR: \$19,000

**Parking**

Parking: \$85,000 \$75,000  
Electric Vehicle Parking: \$95,000 \$85,000  
(units 675 sqft+)

**Free Right to Lease During Occupancy\*  
Free Assignment\***

**Tentative Occupancy Date: May 2027**

**Maintenance: \$0.69/sq.ft.**  
Excluding: Water, Hydro, Gas

**SAMPLE PODIUM PREVIEW PRICING:  
(VARIETY OF OTHER FLOORPLANS ARE AVAILABLE)**

#### STUDIO

UNIT MODEL	UNIT TYPE	UNIT SIZE	EXPOSURE	FLOOR	PRICE
POINTS	STUDIO	390	NORTH	2	\$489,900
JUDGE	STUDIO	422	WEST	3	\$549,900

#### 1 BEDROOM

DURBAN	1B	463	NORTH	2	\$569,900
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#### 1 BEDROOM + FLEX

HUMBERVALE	1B+F	532	NORTH	3	\$649,900
EAGLE	1B+F	556	EAST	2	\$639,900
CLAYMORE	1B+F	571	WEST	2	\$699,900
JUTLAND	1B+F	603	SOUTH	2	\$749,900
CORDOVA	1B+F	659	EAST	2	\$714,900

#### 2 BEDROOM

DARLINGTON	2B	668	SOUTH	2	\$799,900
GARDENVALE	2B	716	NORTH WEST	3	\$804,900
LILLIBET	2B	811	NORTH EAST	2	\$849,900

#### 3 BEDROOM

ISLINGTON	3B	870	SOUTH EAST	5	\$979,900
KELLOGG	3B	885	SOUTH WEST	2	\$899,900
FIELDWAY	3B	972	SOUTH	5	\$1,139,900
BLOOR	3B	972	SOUTH	6	\$1,141,900
LEAMINGTON	3B	1084	SOUTH EAST	2	\$1,119,900

*‡By Bank Draft made to Owens Wright LLP In Trust.*

Prices and specifications are subject to change without notice. E & O.E. This limited time offer may be changed or withdrawn at any time without notice. This offer may not be combined with any other offer or promotion. Certain Conditions apply. Premiums apply to floors, balconies, terraces and views. Please see Sales Representative for details.



**JOE Godara**  
REALTOR®

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# ARCADIA DISTRICT

*Residences at* BLOOR & KIPLING

## TOWER PREVIEW PRICE LIST

### INCENTIVE SUMMARY

#### Platinum Extended Deposit Structure

#### Only 15% Deposit Until Occupancy:

#### Units Under 750 Sq. Ft.

\$10,000 Upon Signing;  
Balance to 5% in 30 days  
5% in 180 days 2.5% in 270 days  
2.5% in 365 days  
5% in 500 days 2.5% in 540 days  
2.5% in 720 days

#### Units Over 750 Sq. Ft.

\$10,000 Upon Signing;  
Balance to 5% in 30 days  
5% in 180 365 days  
5% in 500 720 days

Additional 5% due on occupancy

#### Capped Development Charges\*:

Studio, 1BR, 1BR+F: \$15,500  
2BR, 3BR: \$19,000

#### Parking

Parking: ~~\$85,000~~ \$75,000  
Electric Vehicle Parking: ~~\$95,000~~ \$85,000  
(units 675 sqft+)

**Free Right to Lease During Occupancy\***  
**Free Assignment\***

**Tentative Occupancy Date: May 2027**

**Maintenance: \$0.69/sq.ft.**  
Excluding: Water, Hydro, Gas

**SAMPLE TOWER PREVIEW PRICING:**  
(VARIETY OF OTHER FLOORPLANS ARE AVAILABLE)

#### STUDIO

UNIT MODEL	UNIT TYPE	UNIT SIZE	EXPOSURE	FLOOR	PRICE
ALLISON	STUDIO	387	WEST	8	\$509,900

#### 1 BEDROOM + FLEX

BERING	1B+F	489	EAST	8	\$629,900
ALTERON	1B+F	521	NORTH	8	\$659,900
NORSEMAN	1B+F	544	NORTH	8	\$669,900
ABERFOYLE II	1B+F	555	WEST	9	\$731,900
ABERFOYLE	1B+F	576	EAST & WEST	8	\$729,900

#### 2 BEDROOM

STOCKBRIDGE	2B	655	SOUTH EAST	8	\$814,900
KENWAY	2B	694	NORTH EAST	8	\$819,900
LORAHILL	2B	707	NORTH WEST	8	\$819,900
KIPLING	2B	789	SOUTH EAST	8	\$879,900

#### 3 BEDROOM

MEADOWVALE	3B	902	SOUTH WEST	8	\$949,900
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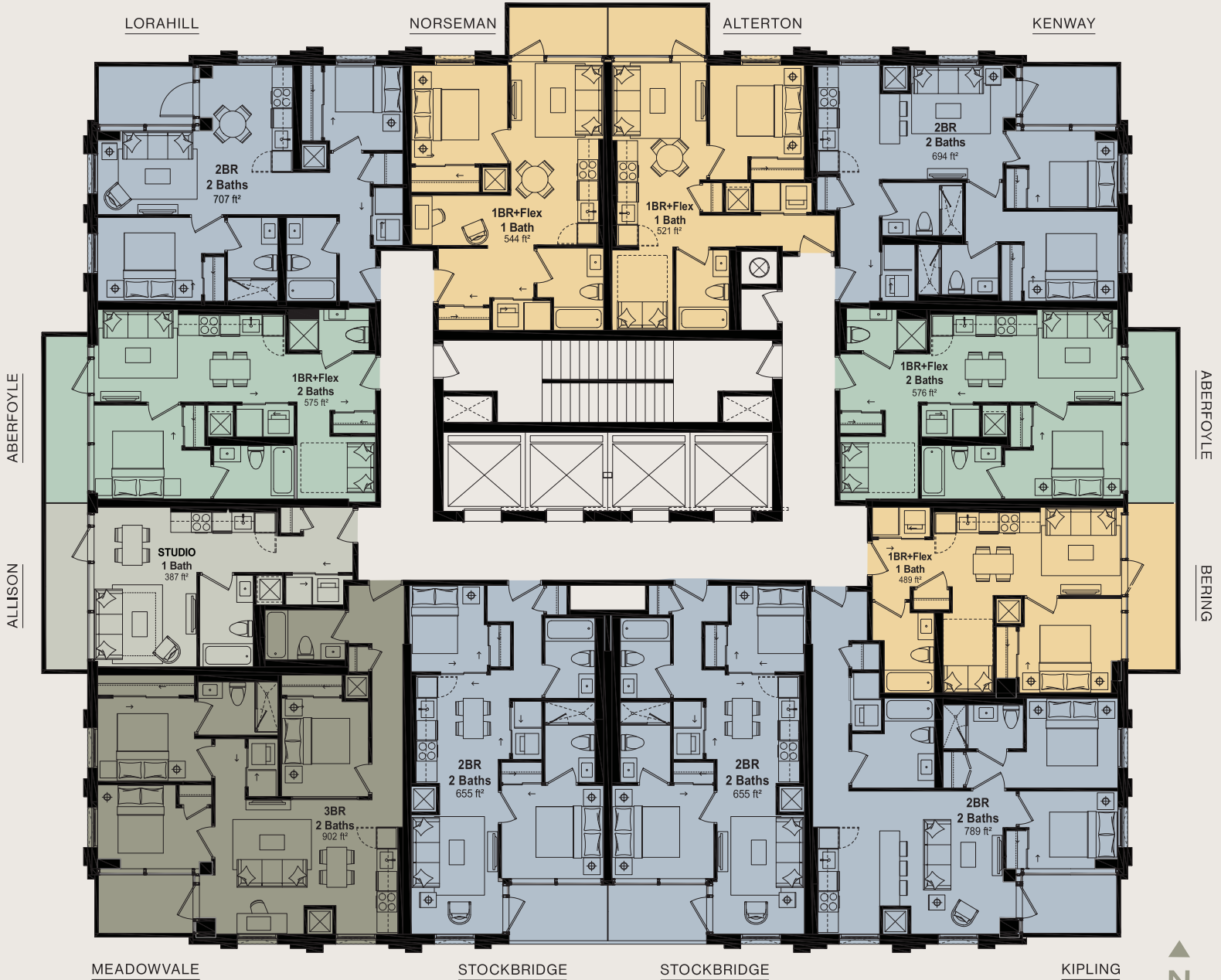


# ARCADIA DISTRICT

*Residences at* BLOOR & KIPLING

## TOWER UNITS KEYPLATE

STUDIO
  1B
  1B+D
  1B+D (2 BATH)
  2B
  3B



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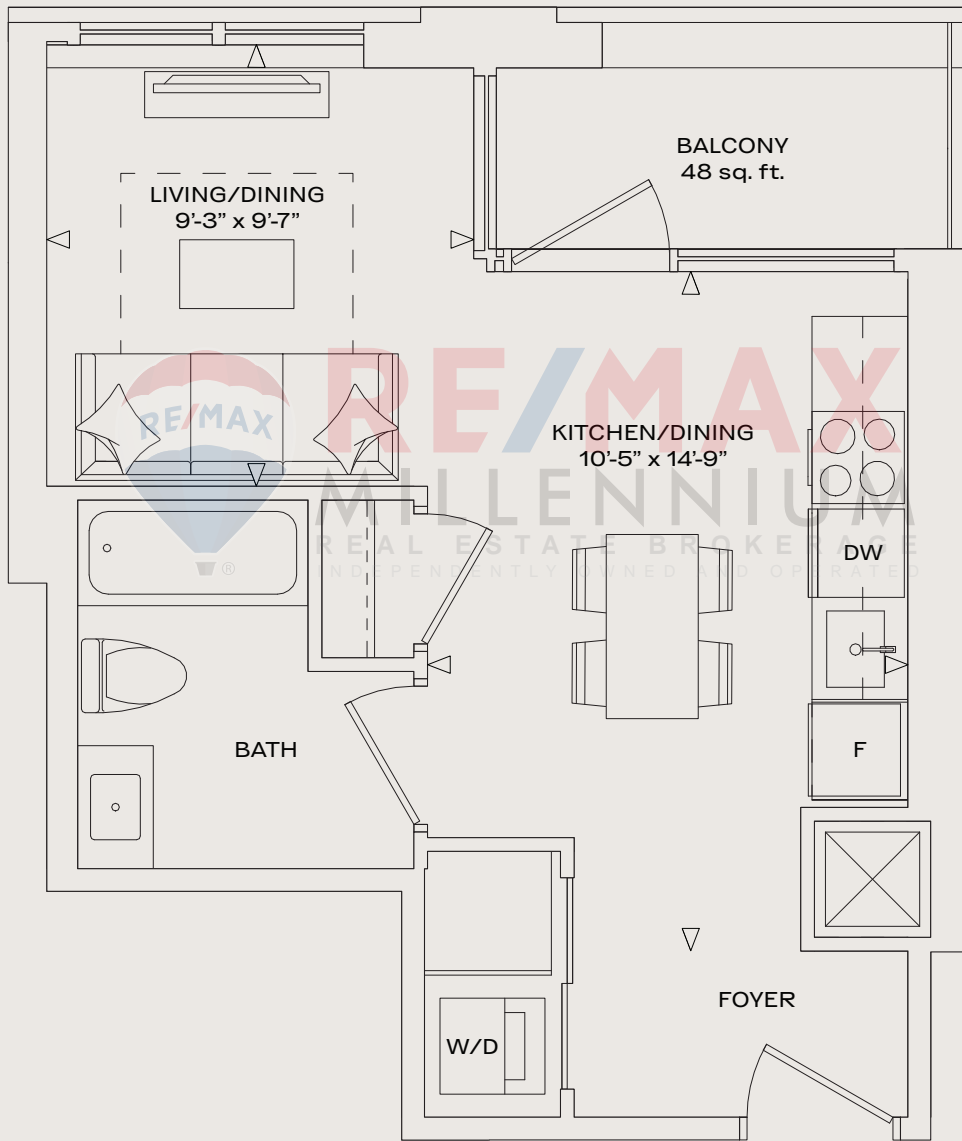
## POINTS

STUDIO

INT: 390 SQ. FT.

EXT: 48 SQ. FT.

TOTAL: 438 SQ. FT.



Podium



Level 2

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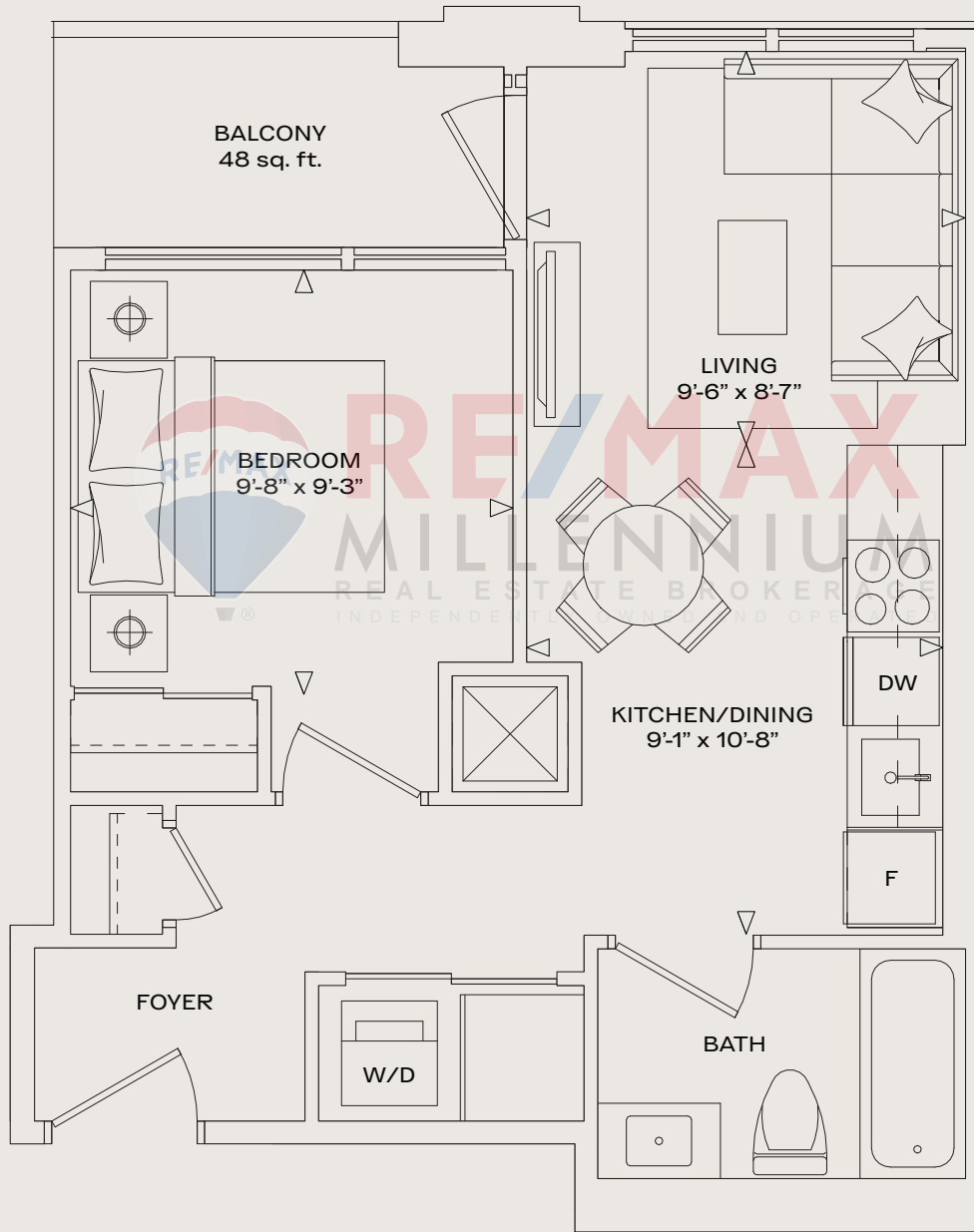
## DURBAN

1 BEDROOM

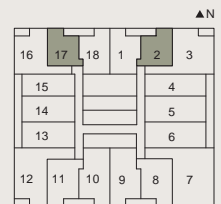
INT: 463 SQ. FT.

EXT: 48 SQ. FT.

TOTAL: 511 SQ. FT.



Podium



Levels 3-4

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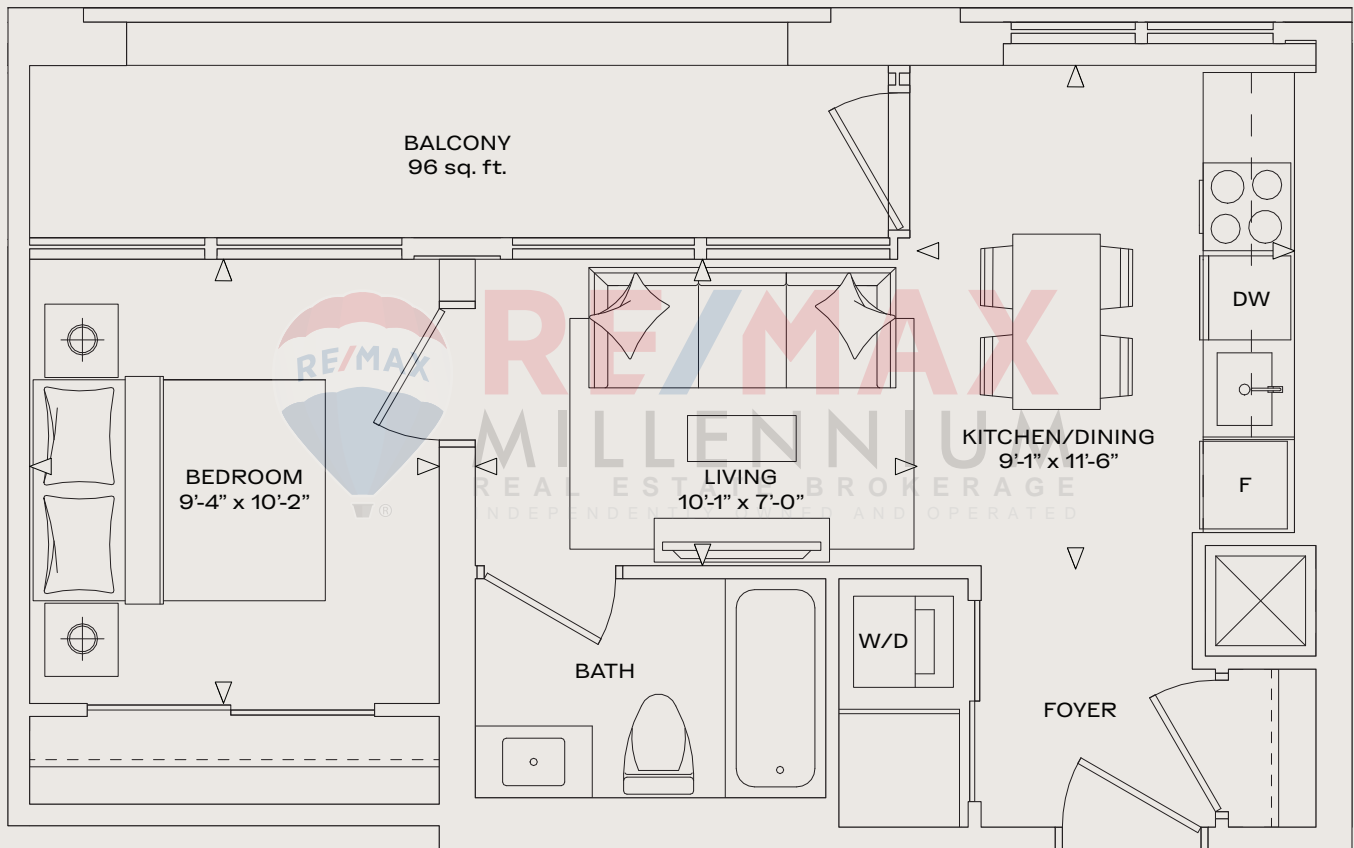
## CHAUNCEY

1 BEDROOM

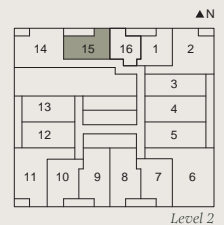
INT: 458 SQ. FT.

EXT: 96 SQ. FT.

TOTAL: 554 SQ. FT.



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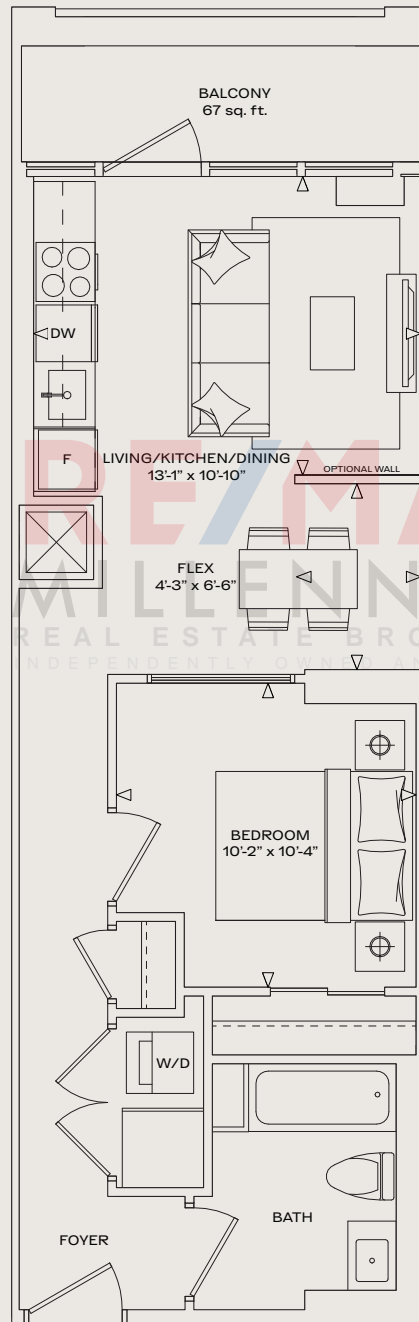
## EAGLE

1 BEDROOM + DEN

INT: 556 SQ. FT.

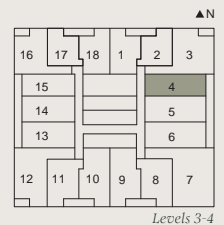
EXT: 67 SQ. FT.

TOTAL: 623 SQ. FT.



RE/MAX  
MILLENNIUM  
REAL ESTATE BROKERAGE  
INDEPENDENTLY OWNED AND OPERATED

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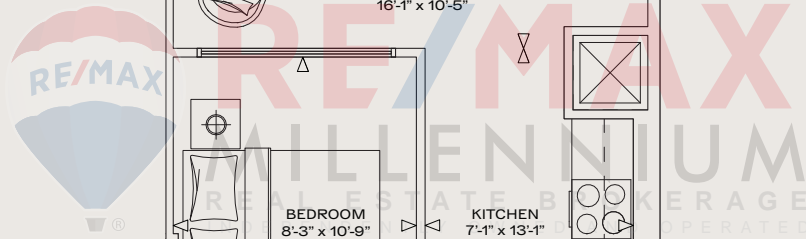
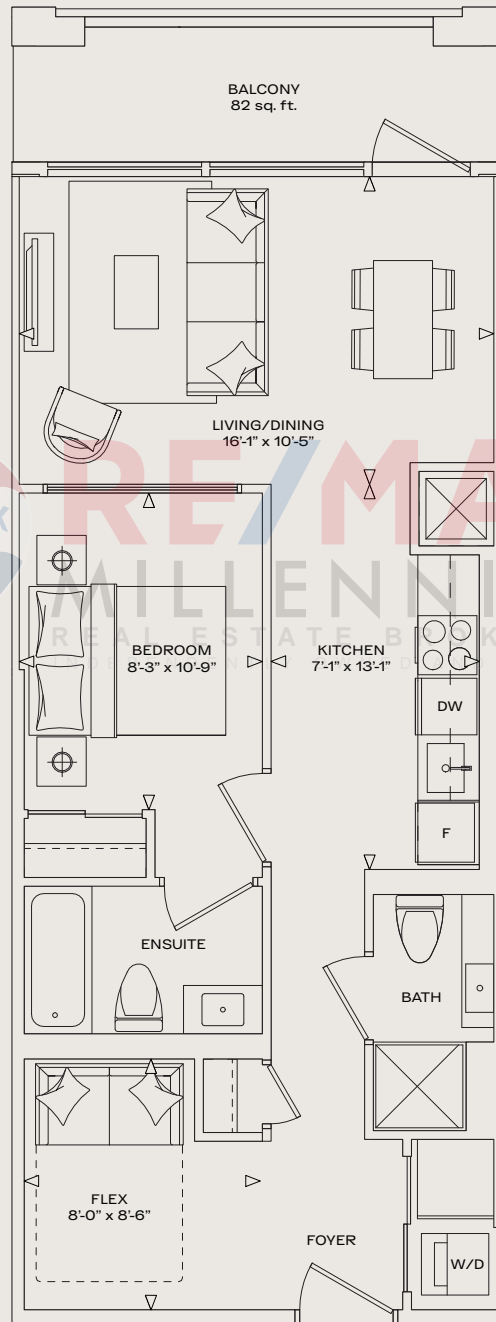
## CORDOVA

**1 BEDROOM + DEN**

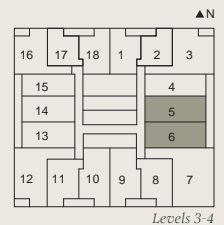
INT: 659 SQ. FT.

EXT: 82 SQ. FT.

TOTAL: 741 SQ. FT.



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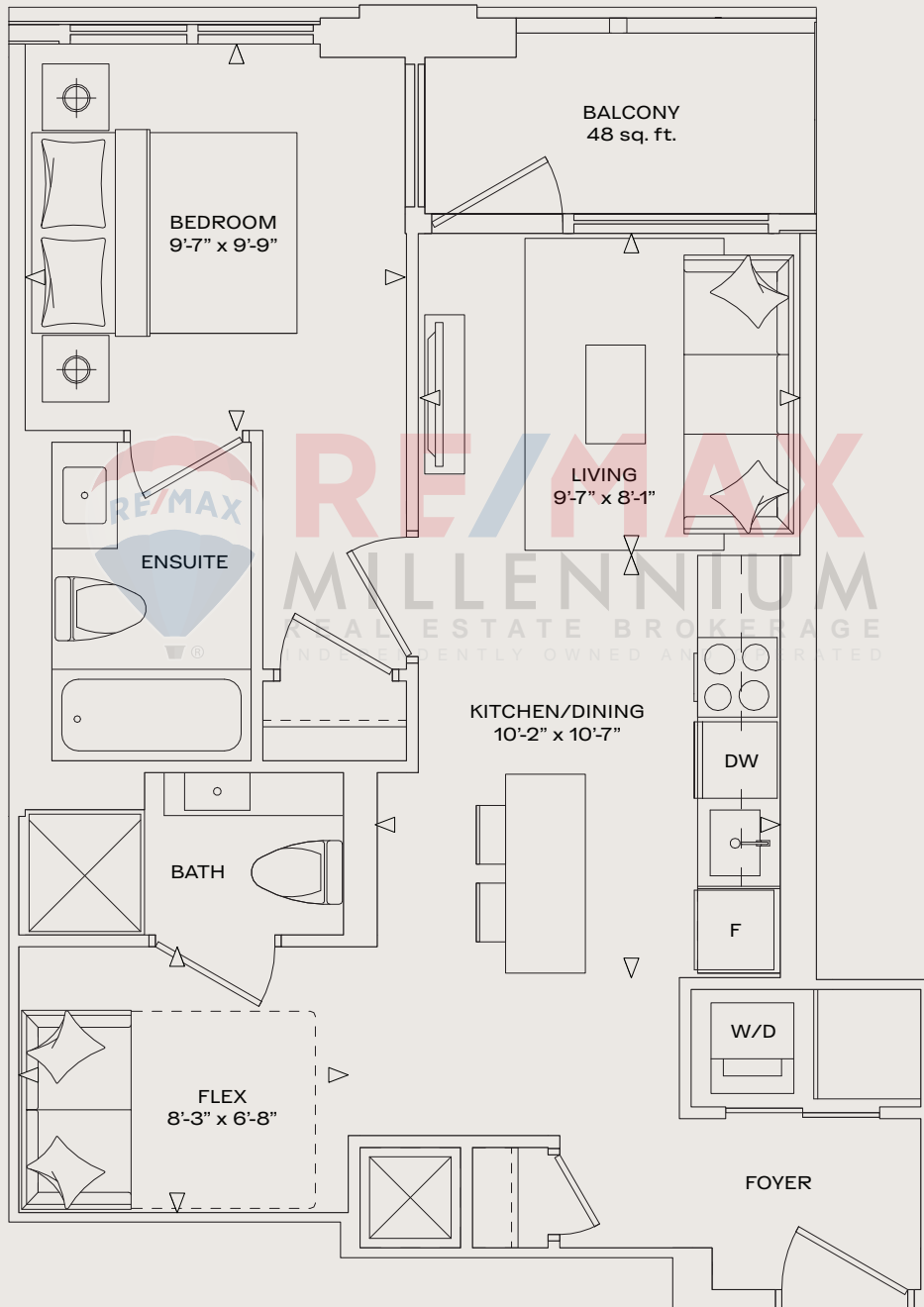
## JUTLAND

1 BEDROOM + DEN

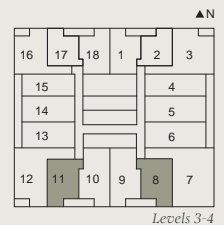
INT: 603 SQ. FT.

EXT: 48 SQ. FT.

TOTAL: 651 SQ. FT.



Podium



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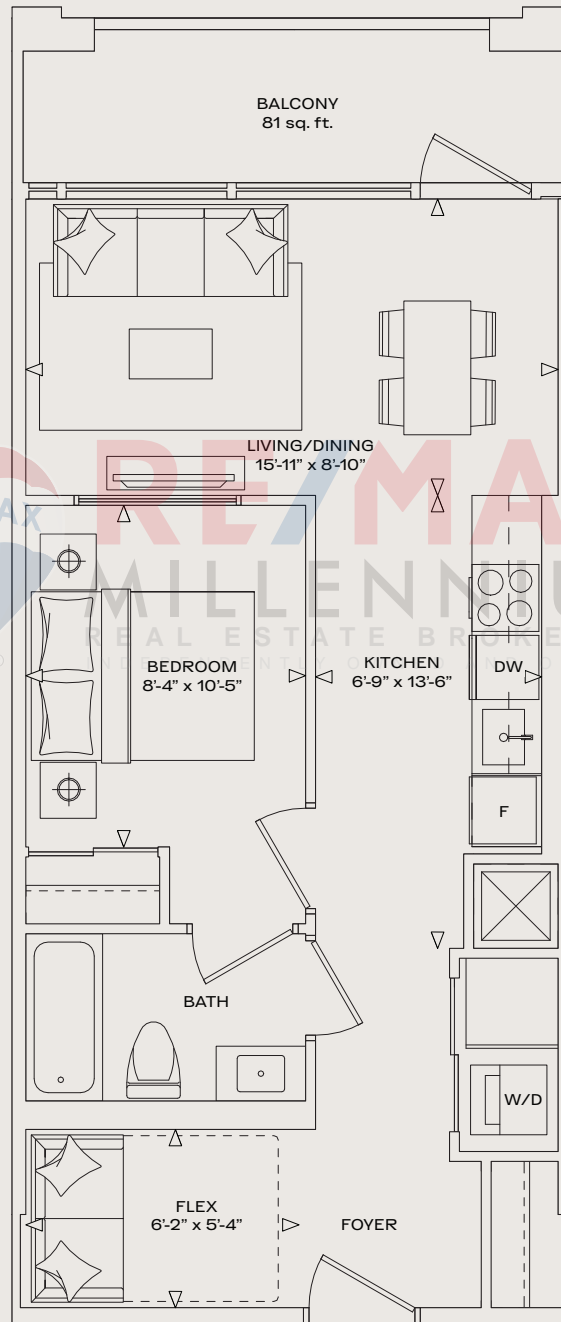
## CLAYMORE

1 BEDROOM + DEN

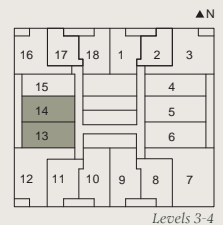
INT: 571 SQ. FT.

EXT: 81 SQ. FT.

TOTAL: 652 SQ. FT.



Podium



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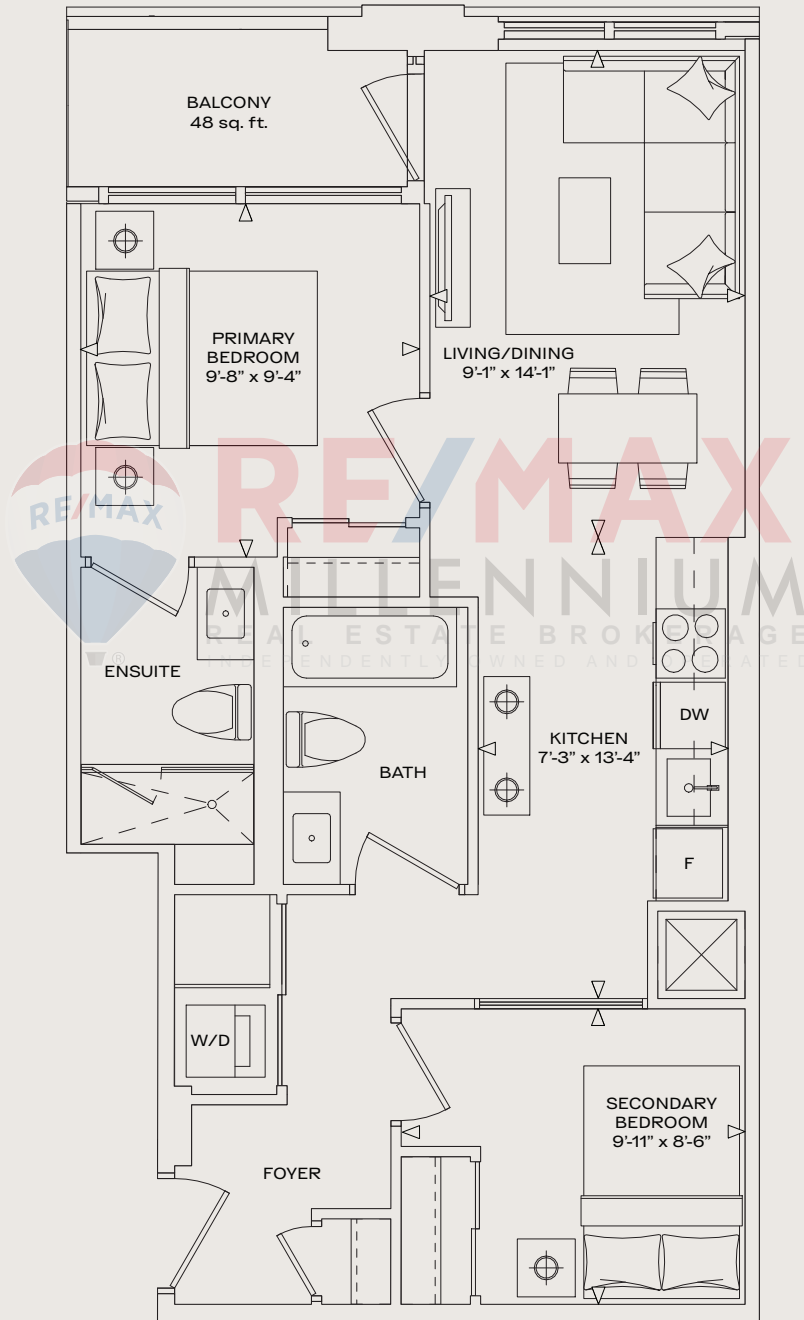
## DARLINGTON

2 BEDROOM

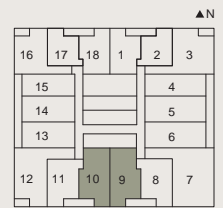
INT: 668 SQ. FT.

EXT: 48 SQ. FT.

TOTAL: 716 SQ. FT.



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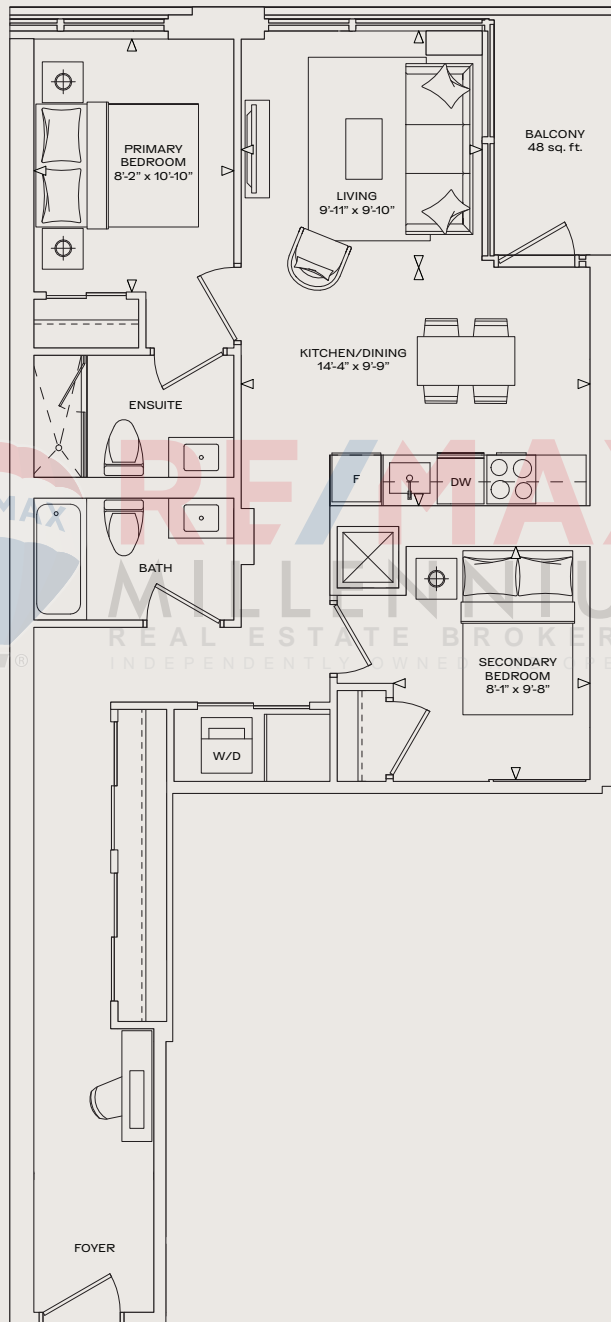
## GRAYSTONE

**2 BEDROOM**

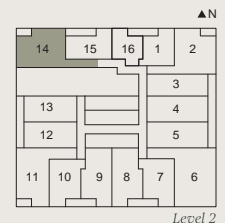
INT: 877 SQ. FT.

EXT: 48 SQ. FT.

TOTAL: 925 SQ. FT.



*Podium*



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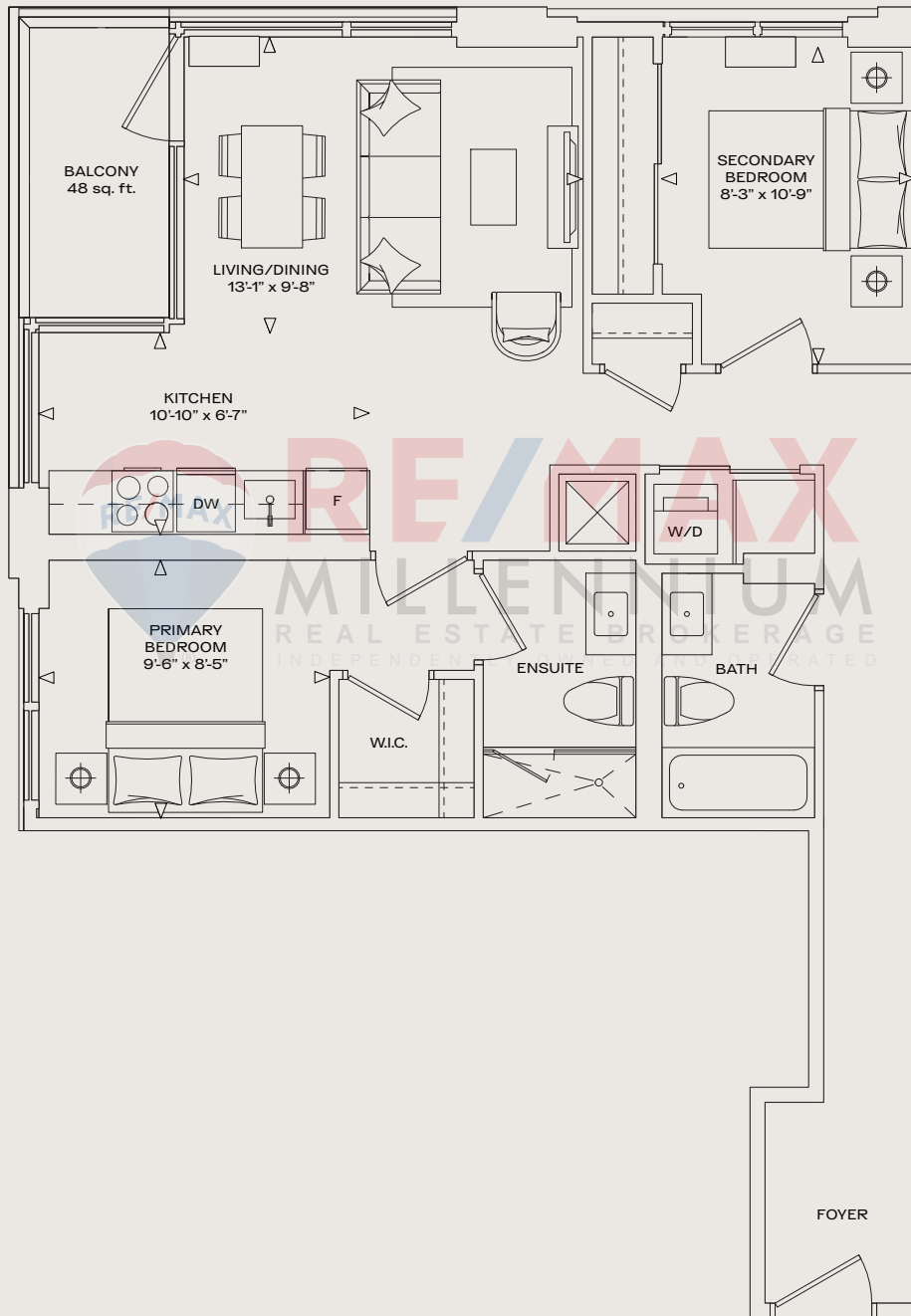
## LILLIBET

2 BEDROOM

INT: 811 SQ. FT.

EXT: 48 SQ. FT.

TOTAL: 859 SQ. FT.



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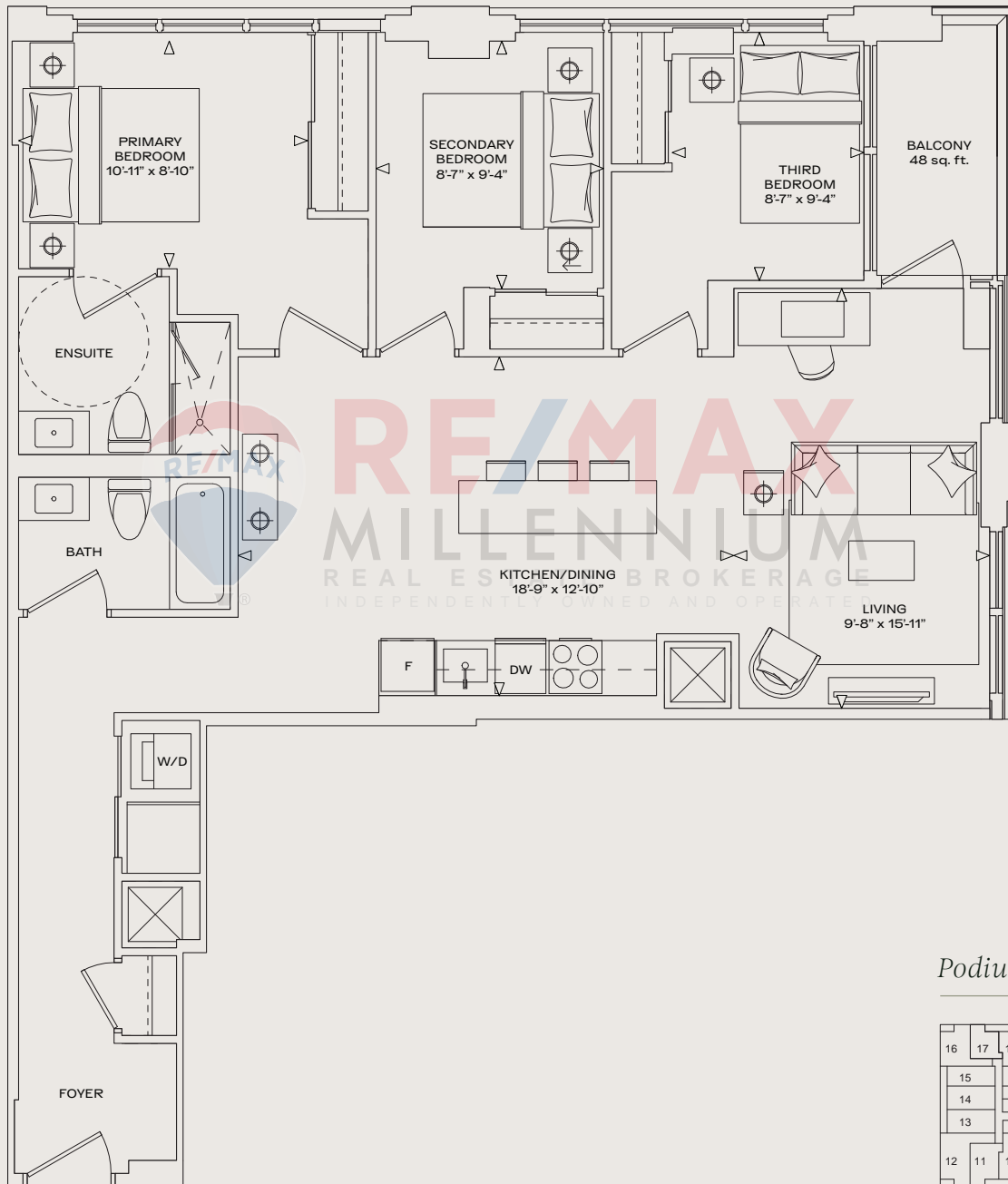
## LEAMINGTON

**3 BEDROOM**

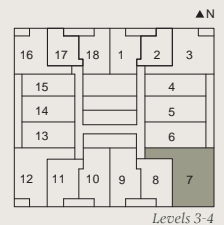
INT: 1,084 SQ. FT.

EXT: 48 SQ. FT.

TOTAL: 1,132 SQ. FT.



*Podium*



Levels 3-4

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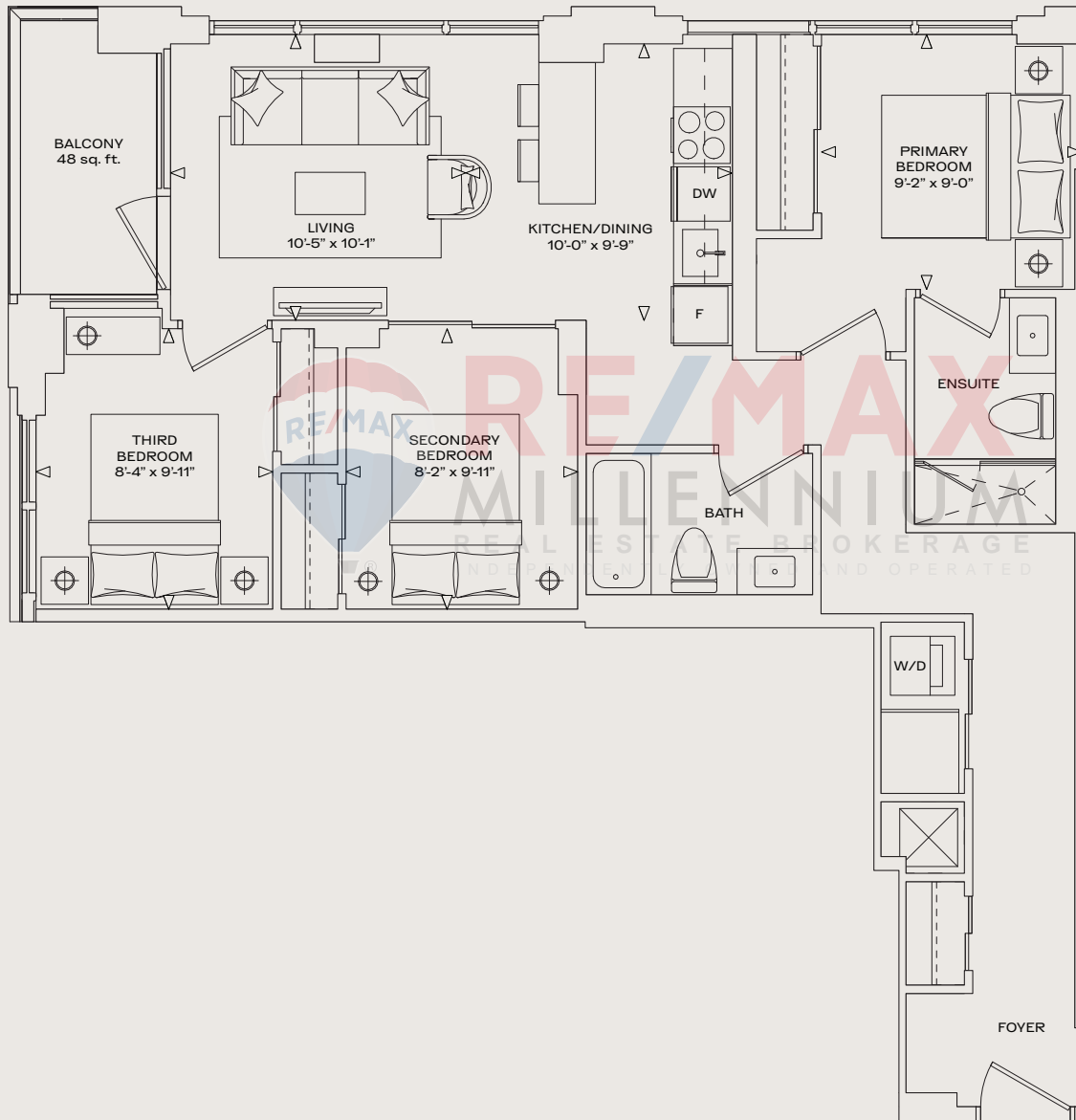
## KELLOGG

**3 BEDROOM**

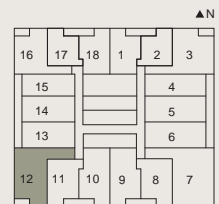
INT: 885 SQ. FT.

EXT: 48 SQ. FT.

TOTAL: 933 SQ. FT.



Podium



Levels 3-4

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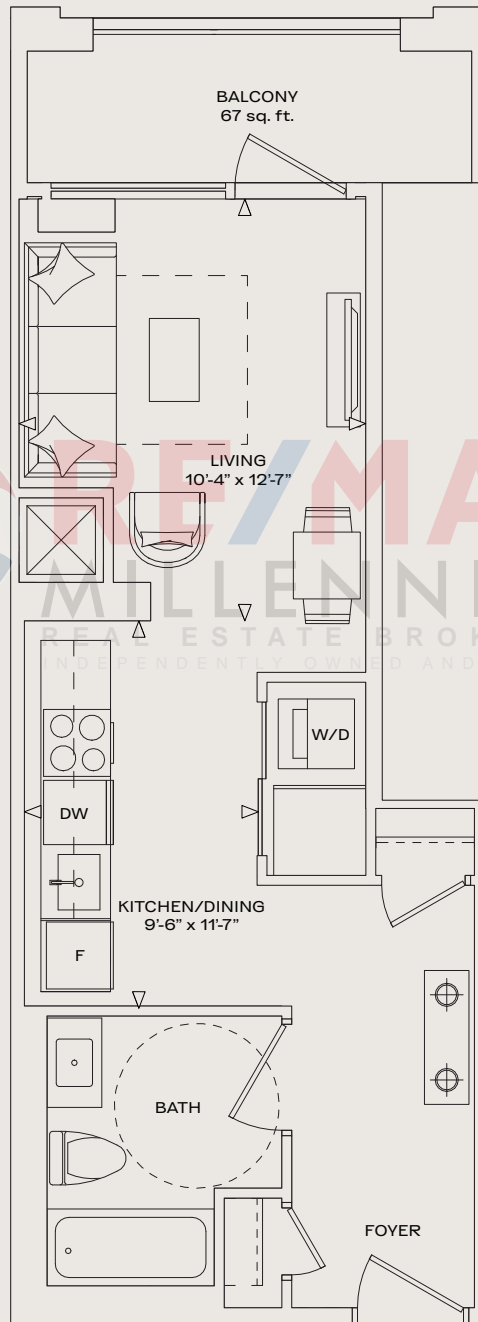
## JUDGE

## STUDIO

INT: 422 SQ. FT.

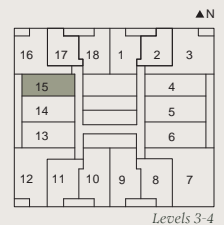
EXT: 67 SQ. FT.

TOTAL: 489 SQ. FT.



**RE/MAX**  
MILLENNIUM  
REAL ESTATE BROKERAGE  
INDEPENDENTLY OWNED AND OPERATED

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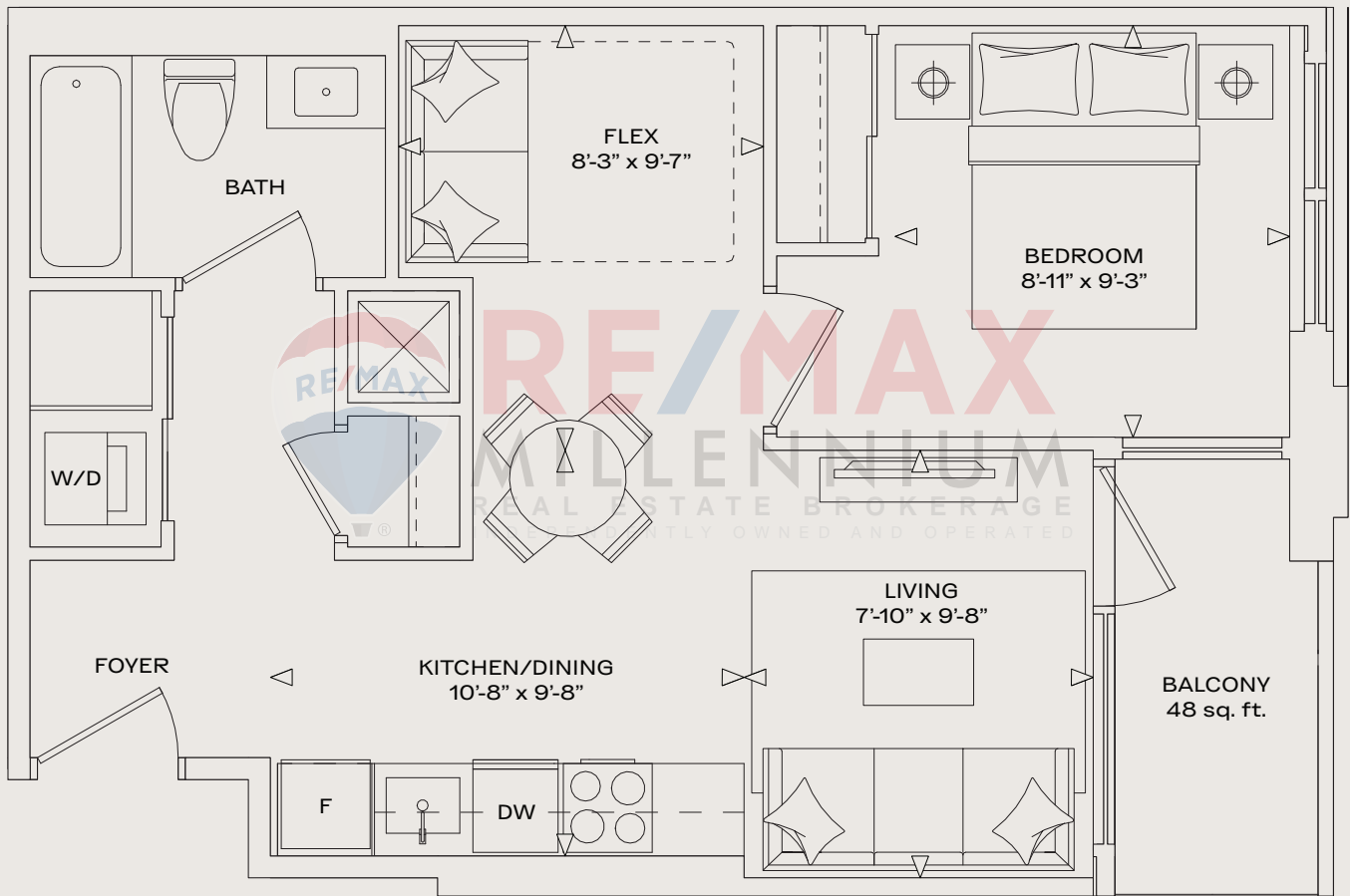
## HUMBERVALE

1 BEDROOM + DEN

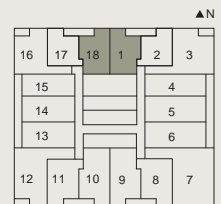
INT: 532 SQ. FT.

EXT: 48 SQ. FT.

TOTAL: 580 SQ. FT.



Podium



Levels 3-4

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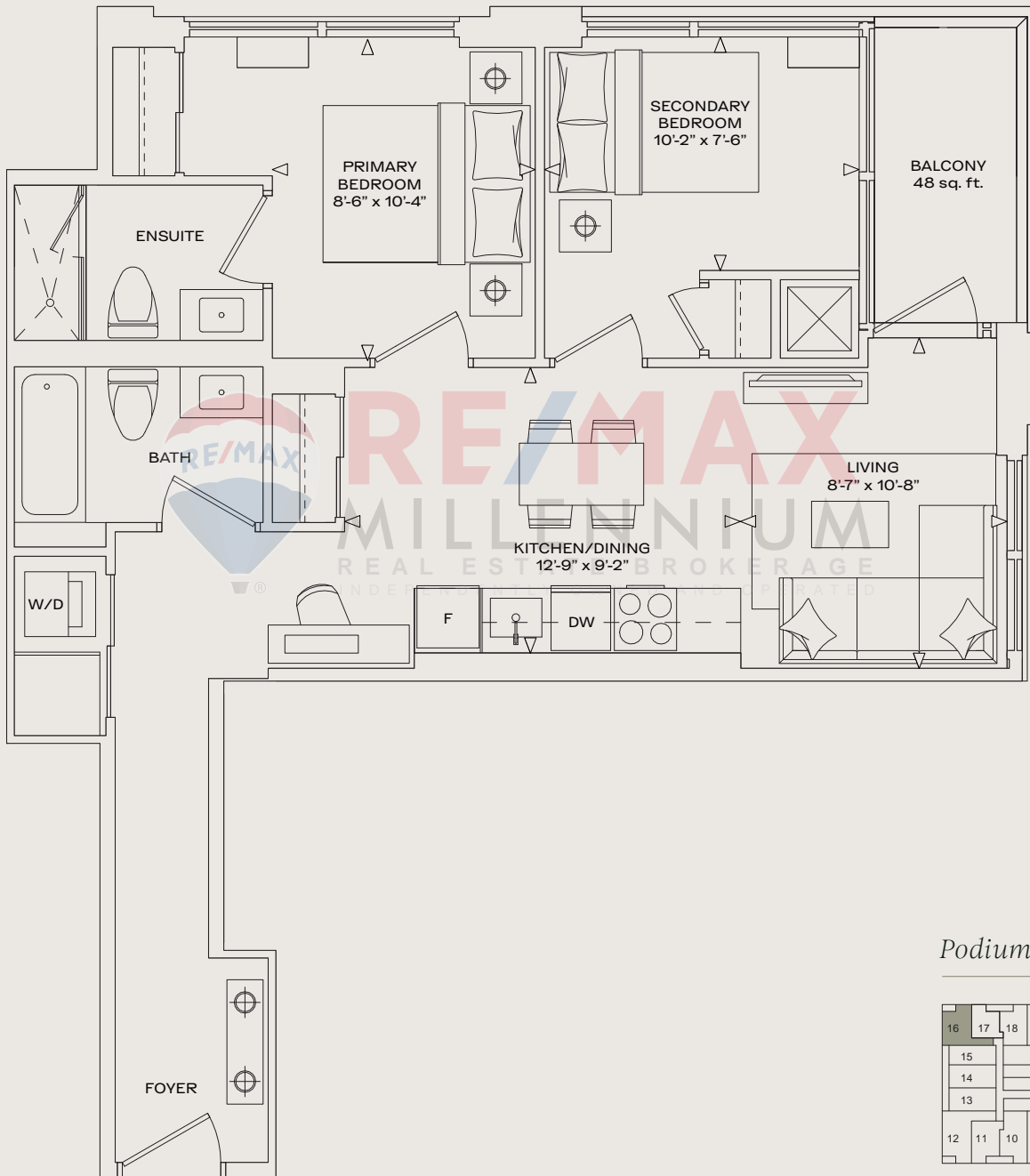
## GARDENVALE

2 BEDROOM

INT: 716 SQ. FT.

EXT: 48 SQ. FT.

TOTAL: 764 SQ. FT.



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*Residences at* BLOOR & KIPLING

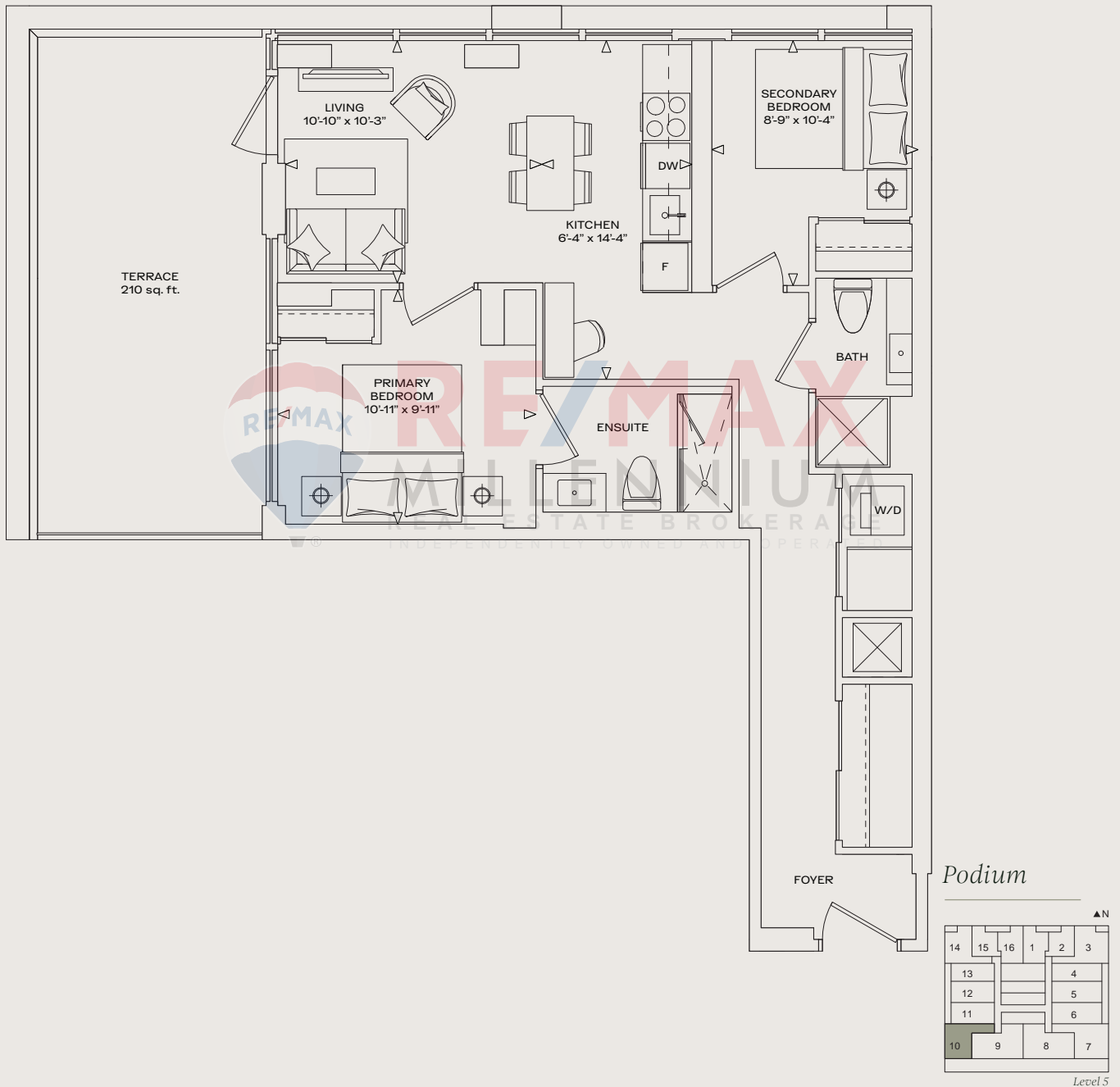
## WESTROSE

**2 BEDROOM**

INT: 723 SQ. FT.

EXT: 210 SQ. FT.

TOTAL: 933 SQ. FT.



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# ARCADIA DISTRICT

Residences at BLOOR & KIPLING

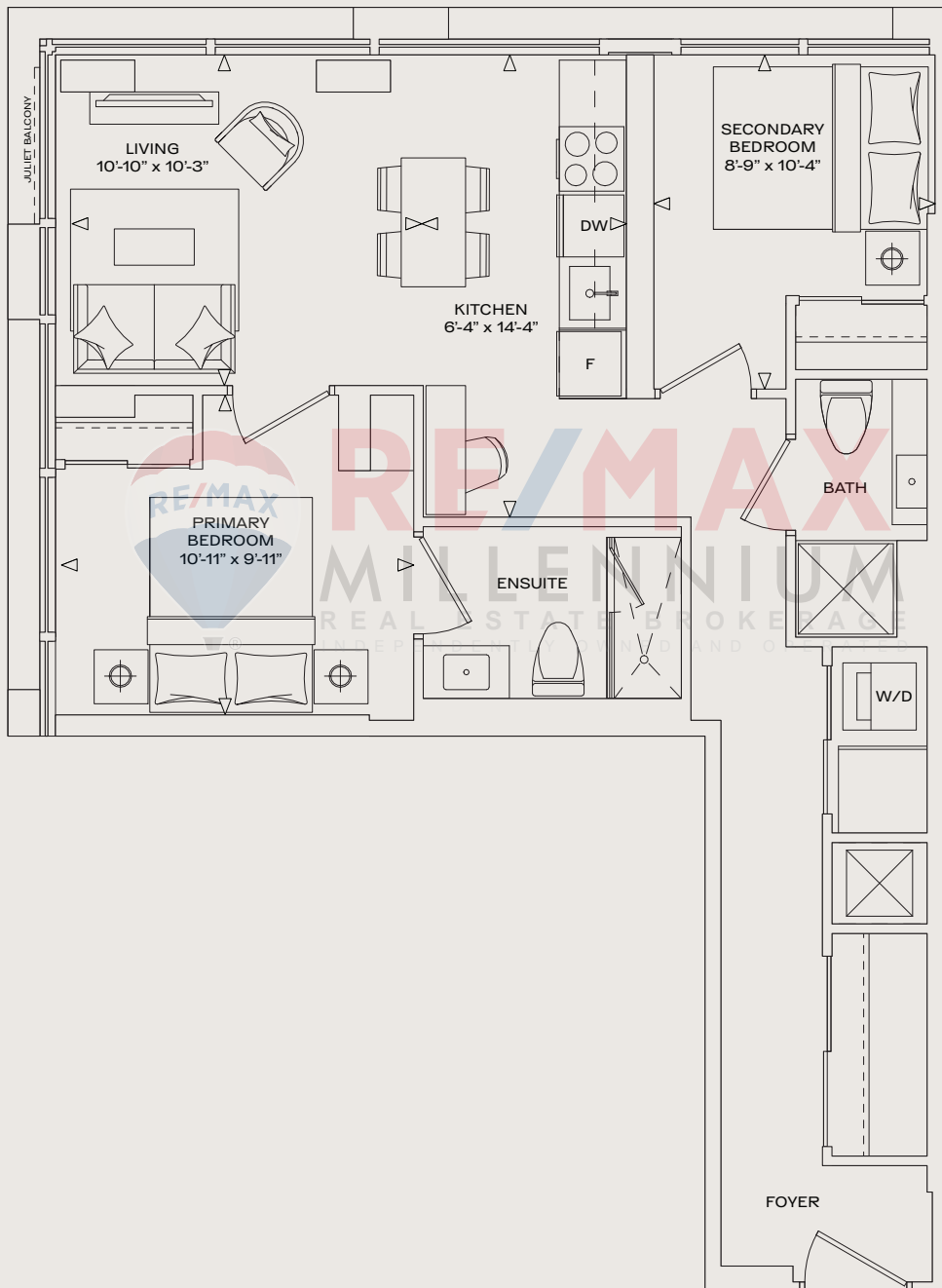
## KENWOOD

2 BEDROOM

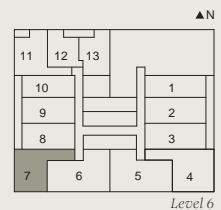
INT: 723 SQ. FT.

EXT: 0 SQ. FT.

TOTAL: 723 SQ. FT.



Podium



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# ARCADIA DISTRICT

*Residences at* BLOOR & KIPLING

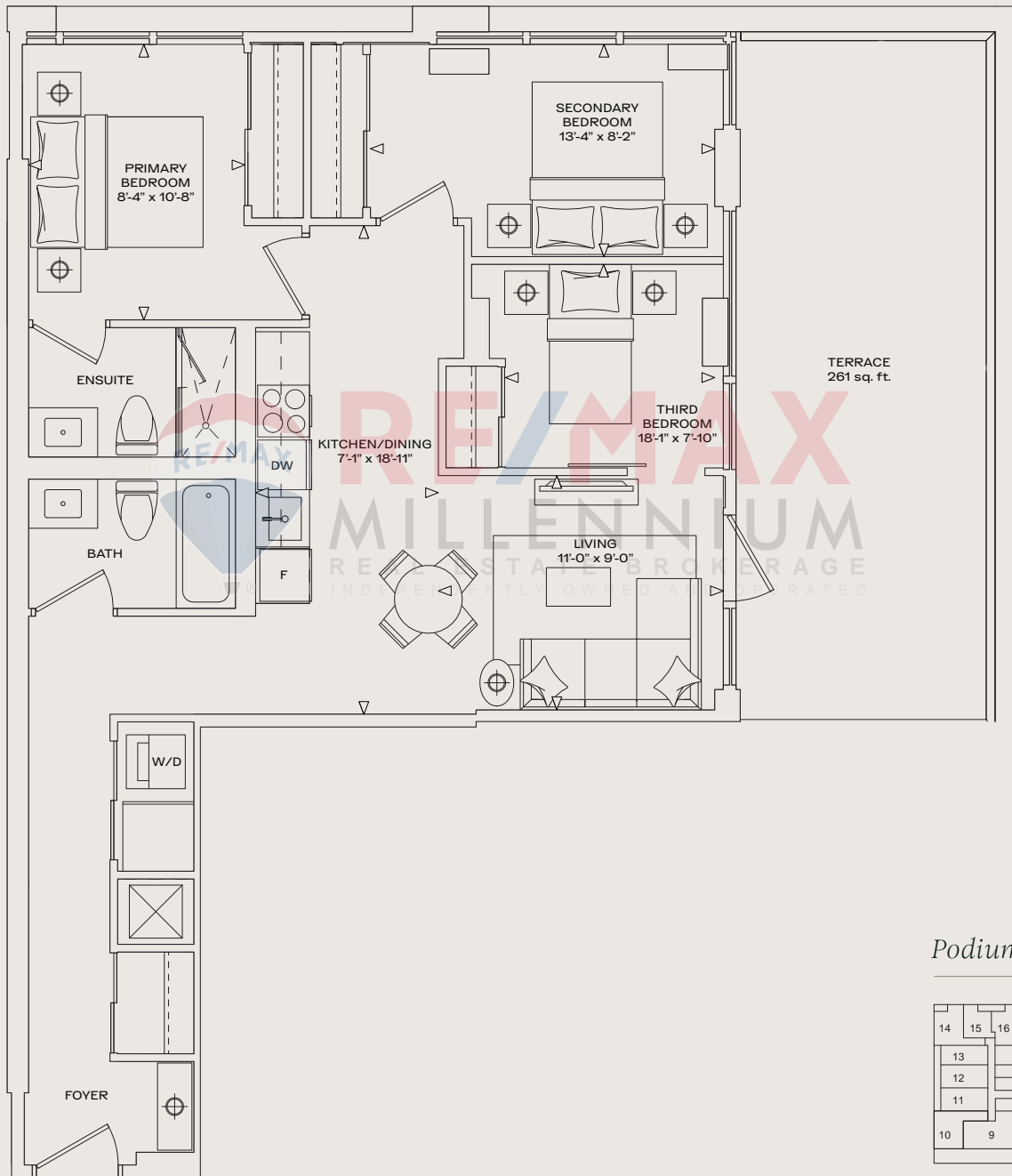
## ISLINGTON

**3 BEDROOM**

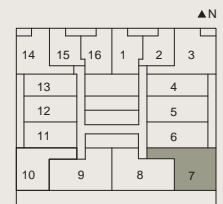
INT: 870 SQ. FT.

EXT: 261 SQ. FT.

TOTAL: 1,131 SQ. FT.



*Podium*



Level 5

Materials, specifications & floor plans are subject to changes, alterations or modifications without notice. All floor plans have approximate dimensions only. Actual usable floor space may vary from the stated floor area. All renderings and plans are artist's conceptions only. Window sizes and type may vary. Landscaping, patio, terrace and balcony area subject to change. Depictions of materials, finishing's, common areas and nearby lands may vary and nearby lands may be redeveloped. All depictions and renderings are inserted solely for artistic and conceptual purposes only and are not intended to be relied upon for entering into any agreement of purchase and sale or deemed to be a representation or warranty of the vendor of any kind. These marketing materials do not form part of the agreement of purchase and sale. E. & O. E.

# ARCADIA DISTRICT

Residences at BLOOR & KIPLING

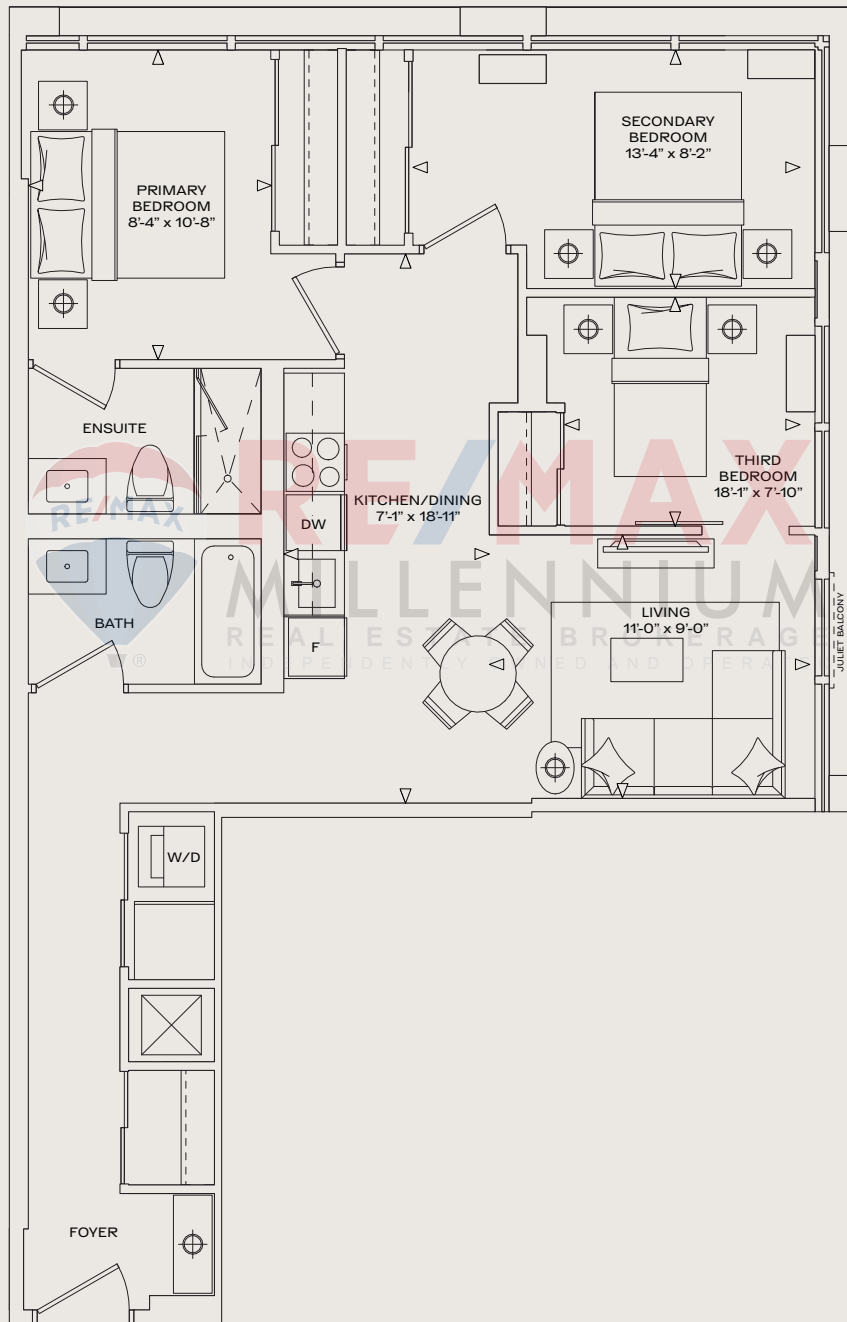
## DUNDAS

3 BEDROOM

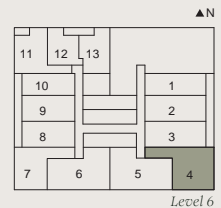
INT: 870 SQ. FT.

EXT: 0 SQ. FT.

TOTAL: 870 SQ. FT.



### Podium



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# ARCADIA DISTRICT

*Residences at* BLOOR & KIPLING

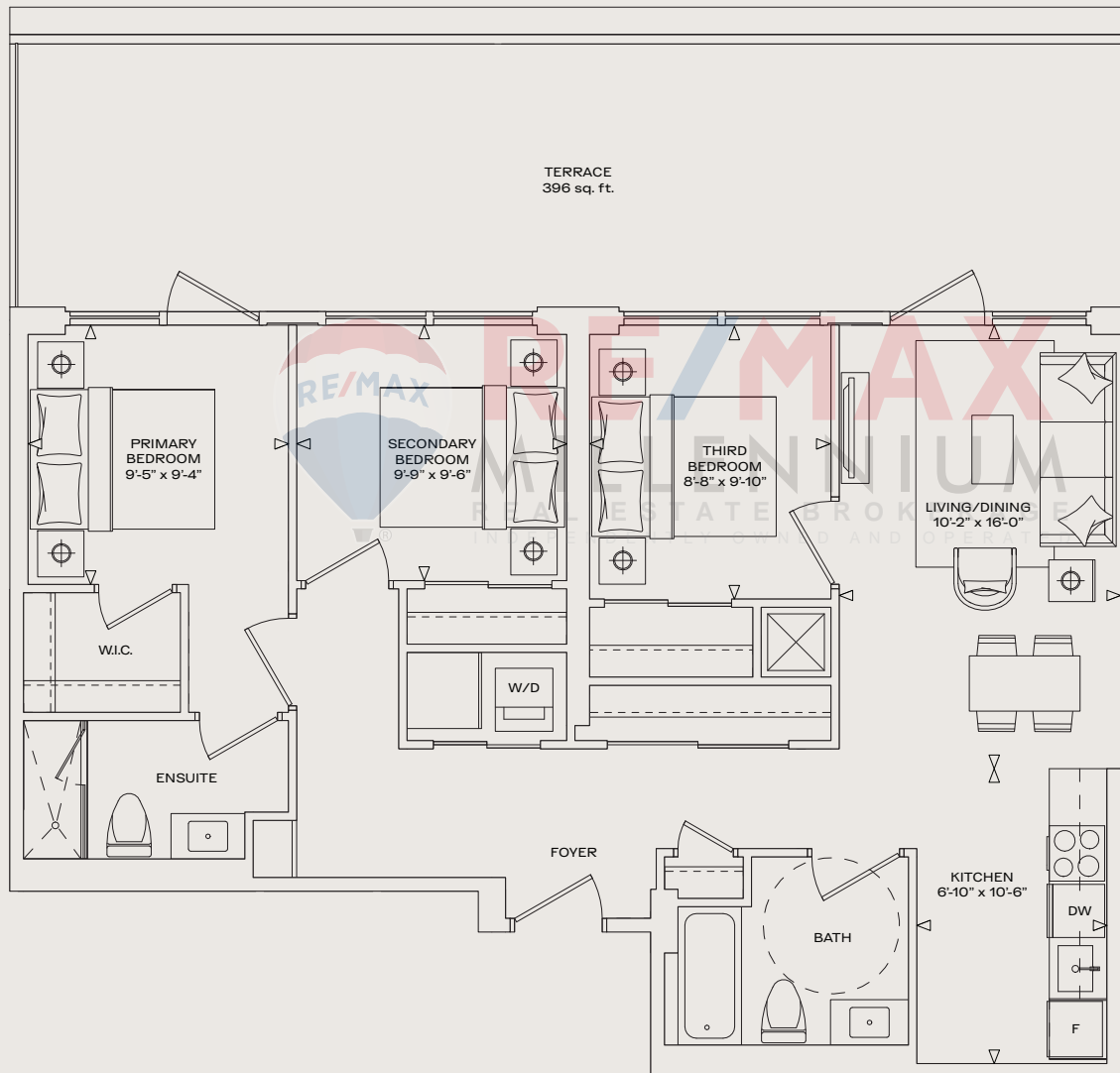
## FIELDWAY

**3 BEDROOM**

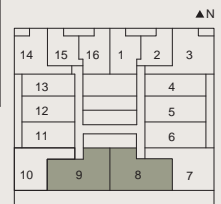
INT: 972 SQ. FT.

EXT: 396 SQ. FT.

TOTAL: 1,368 SQ. FT.



*Podium*



Level 5

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# ARCADIA DISTRICT

*Residences at* BLOOR & KIPLING

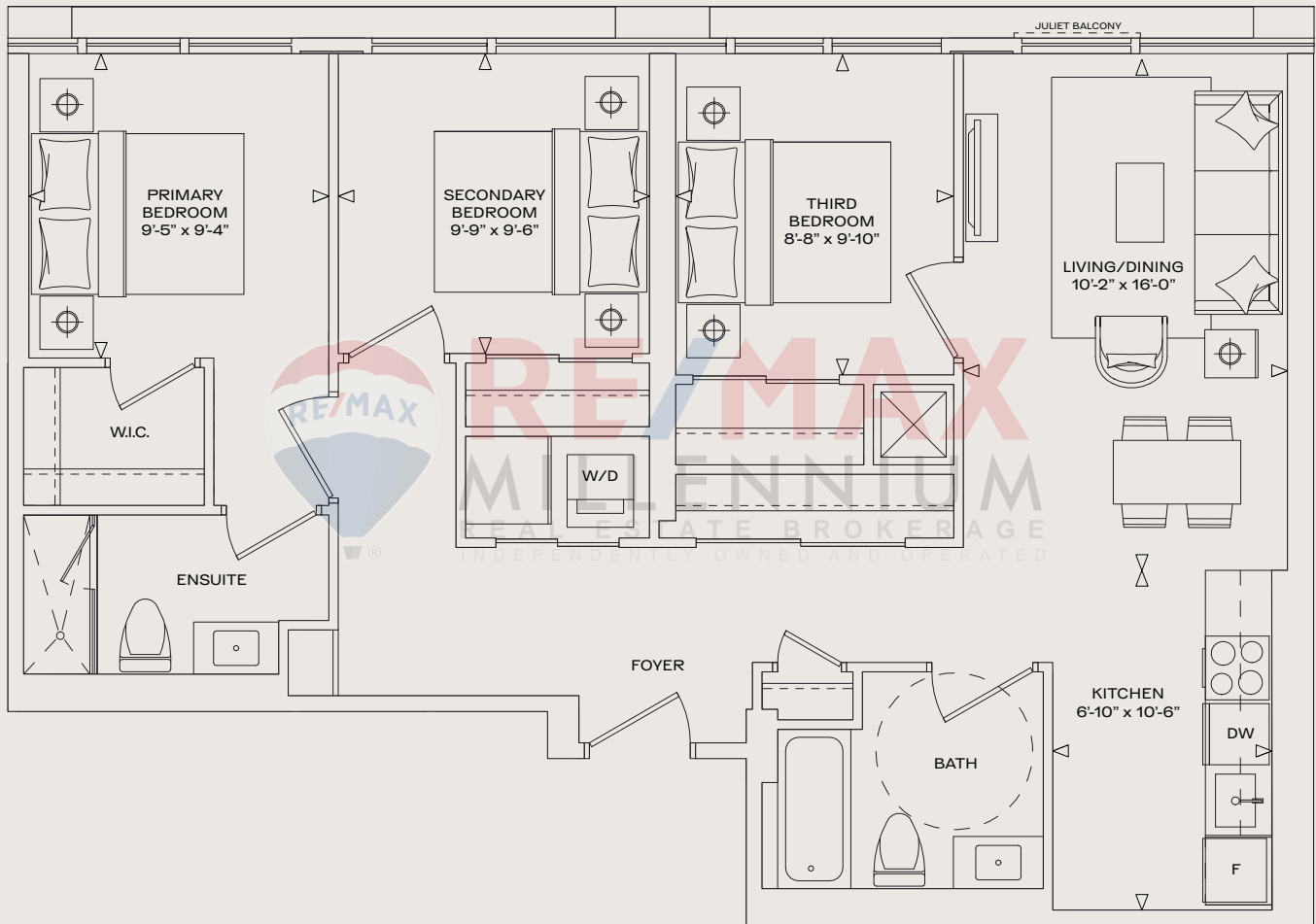
## BLOOR

**3 BEDROOM**

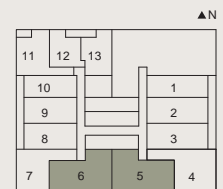
INT: 972 SQ. FT.

EXT: 0 SQ. FT.

TOTAL: 972 SQ. FT.



*Podium*



Level 6

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# ARCADIA DISTRICT

Residences at BLOOR & KIPLING

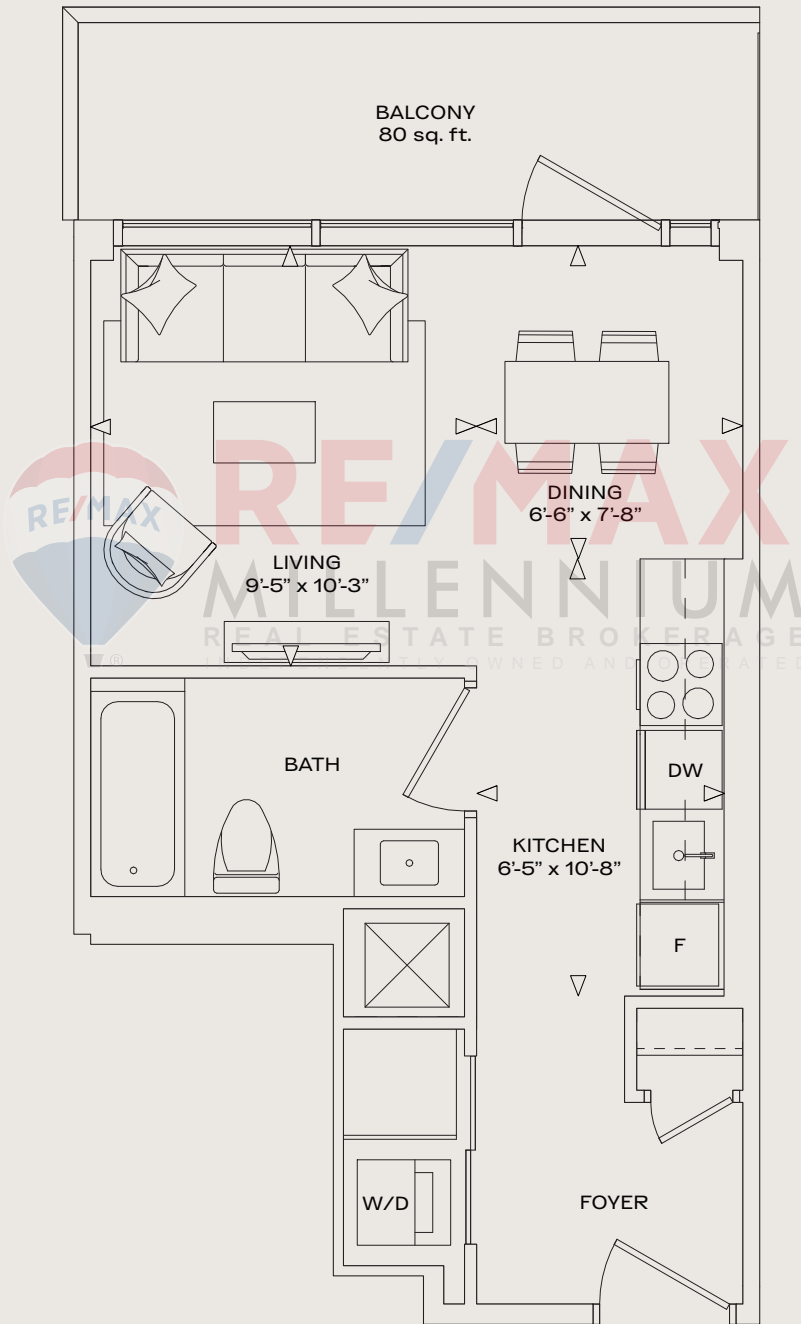
## ALLISON

STUDIO

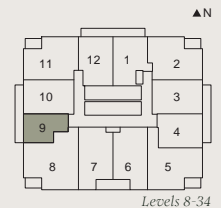
INT: 387 SQ. FT.

EXT: 80 SQ. FT.

TOTAL: 467 SQ. FT.



Tower



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# ARCADIA DISTRICT

Residences at BLOOR & KIPLING

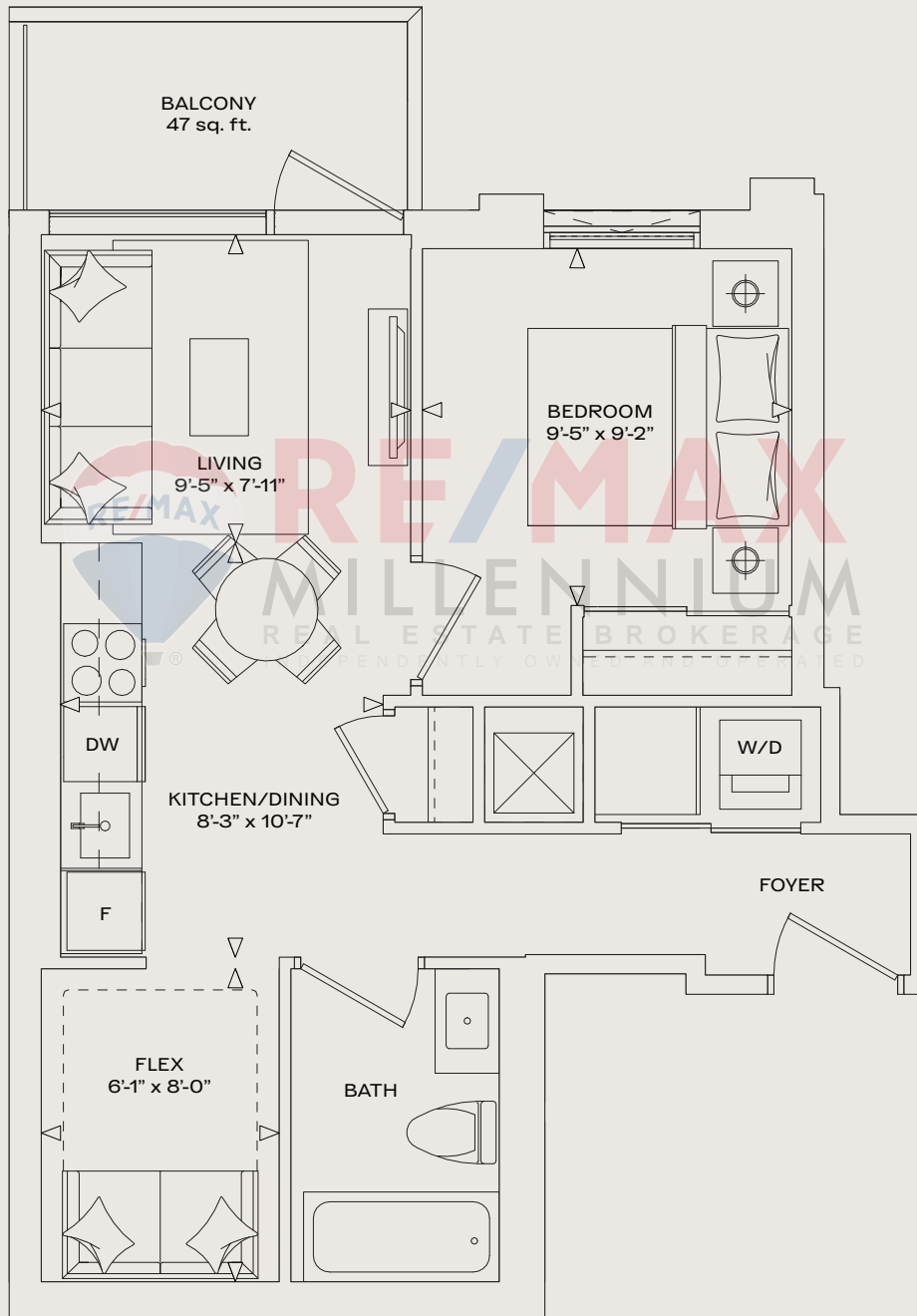
## ALTERTON

1 BEDROOM + DEN

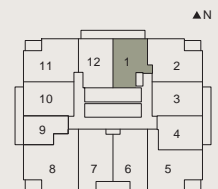
INT: 521 SQ. FT.

EXT: 4 SQ. FT.

TOTAL: 7568 SQ. FT.



Tower



Levels 8-34

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# ARCADIA DISTRICT

Residences at BLOOR & KIPLING

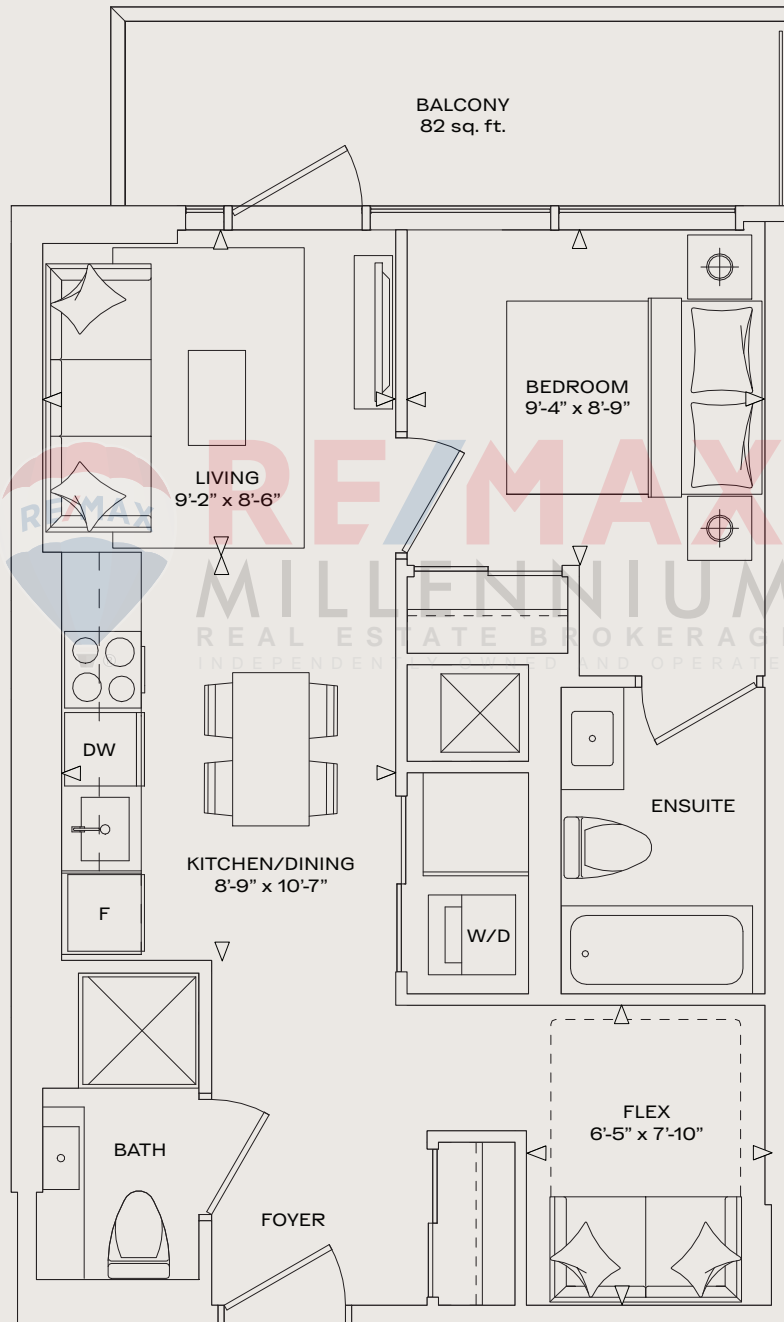
## ABERFOYLE

1 BEDROOM + DEN

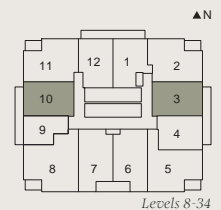
INT: 576 SQ. FT.

EXT: 82 SQ. FT.

TOTAL: 658 SQ. FT.



Tower



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Residences at BLOOR & KIPLING

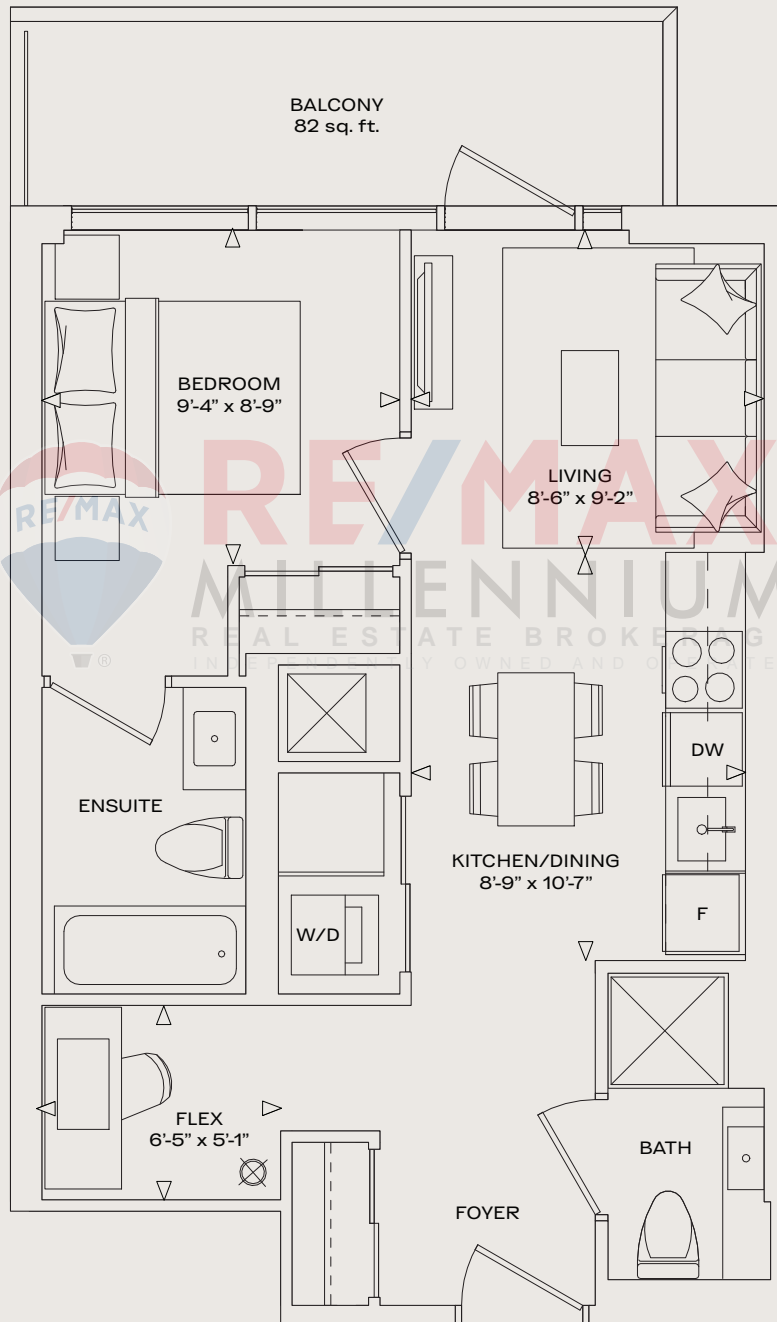
## ABERFOYLE II

1 BEDROOM + DEN

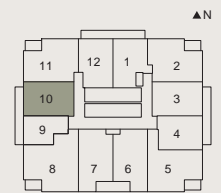
INT: 555 SQ. FT.

EXT: 82 SQ. FT.

TOTAL: 637 SQ. FT.



Tower



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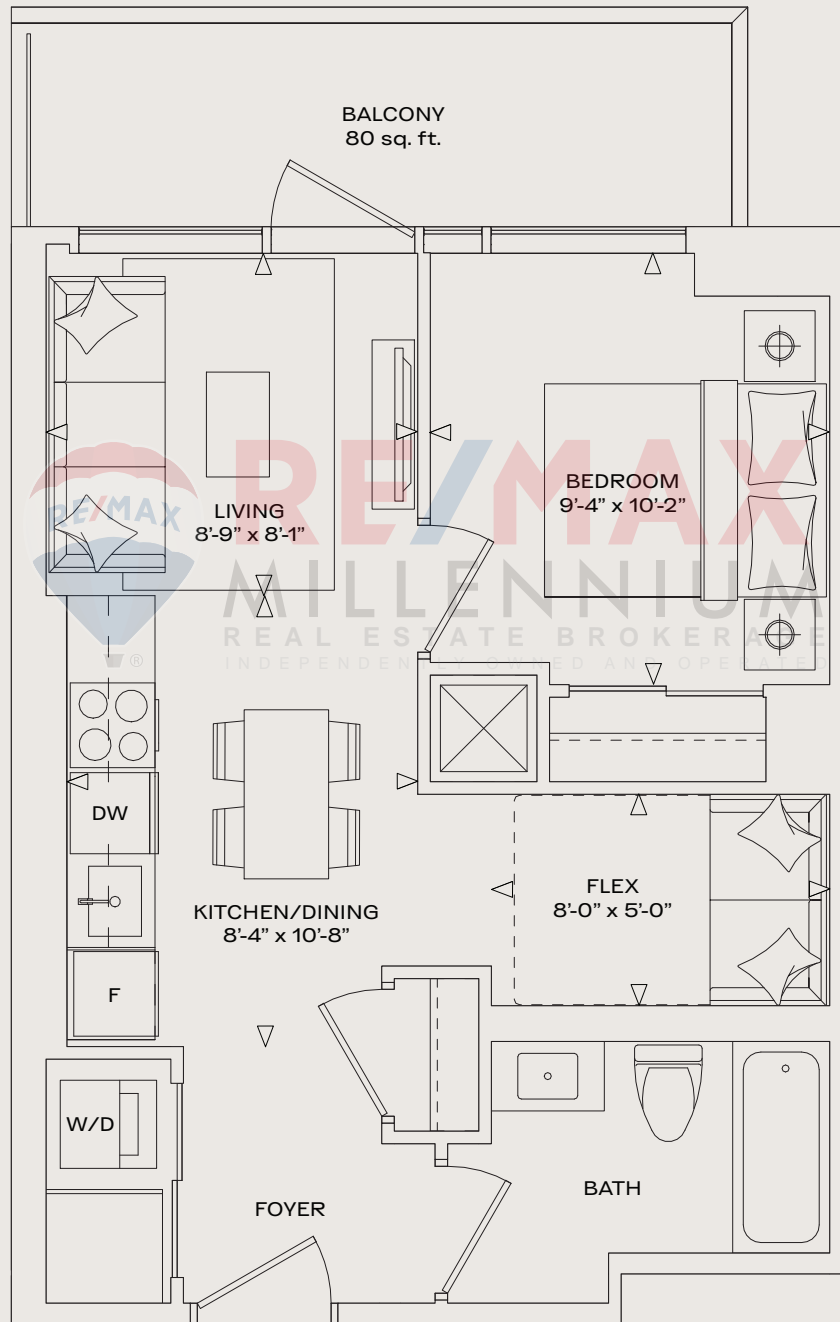
## BERING

1 BEDROOM + DEN

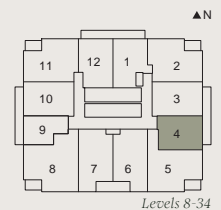
INT: 489 SQ. FT.

EXT: 80 SQ. FT.

TOTAL: 569 SQ. FT.



Tower



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# ARCADIA DISTRICT

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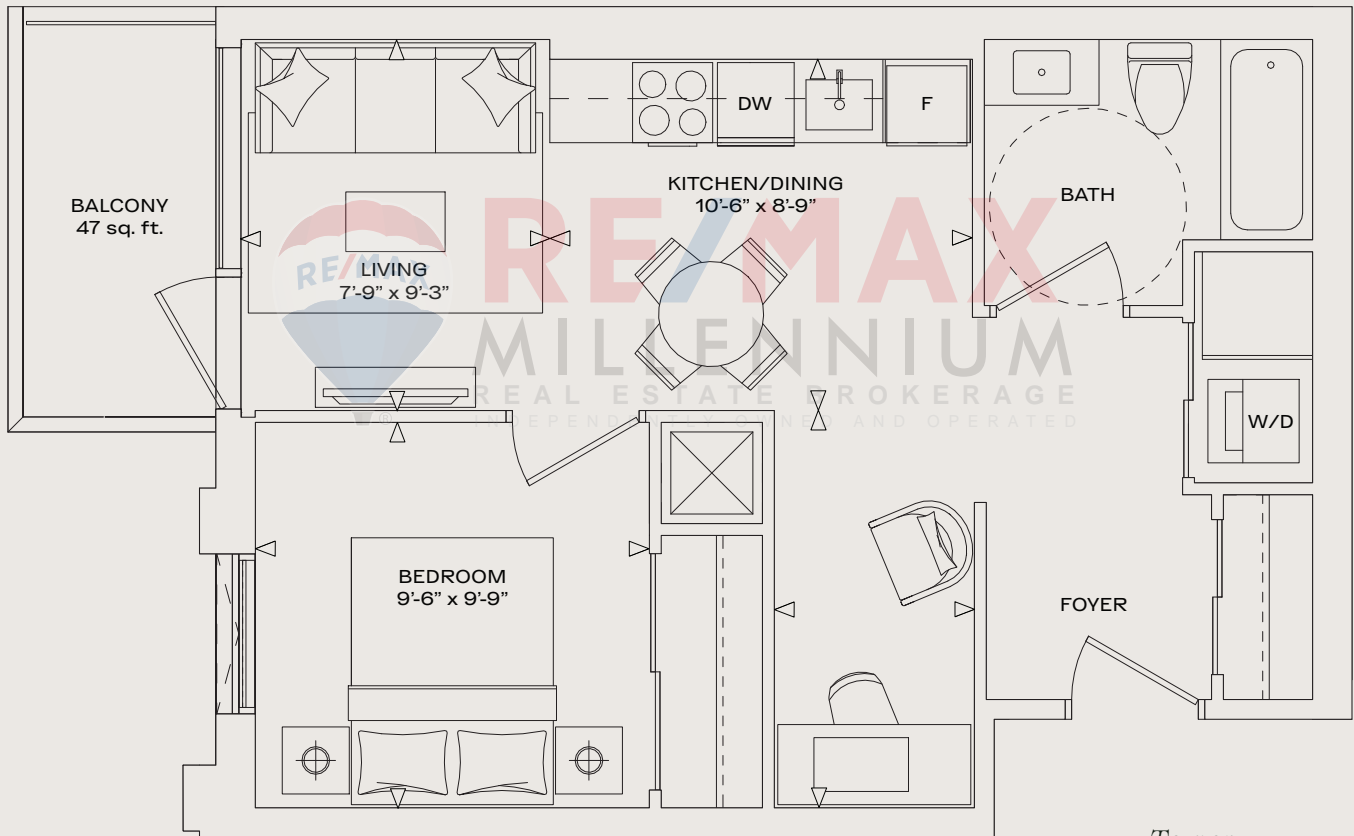
## NORSEMAN

1 BEDROOM + DEN

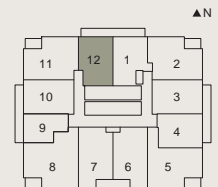
INT: 544 SQ. FT.

EXT: 47 SQ. FT.

TOTAL: 591 SQ. FT.



*Tower*



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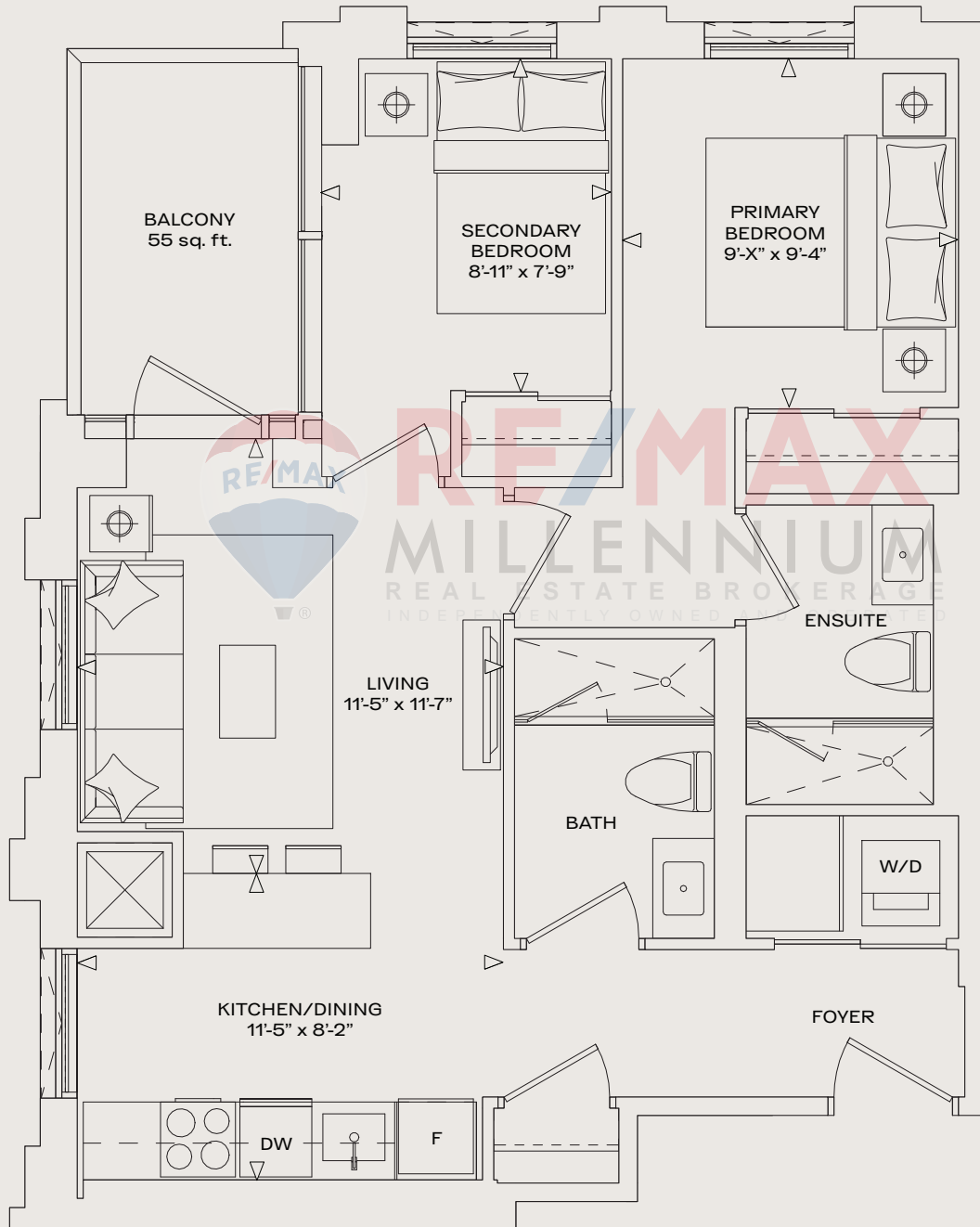
## KENWAY

2 BEDROOM

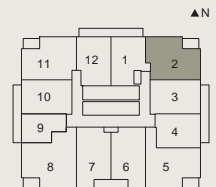
INT: 694 SQ. FT.

EXT: 55 SQ. FT.

TOTAL: 749 SQ. FT.



Tower



Levels 8-34

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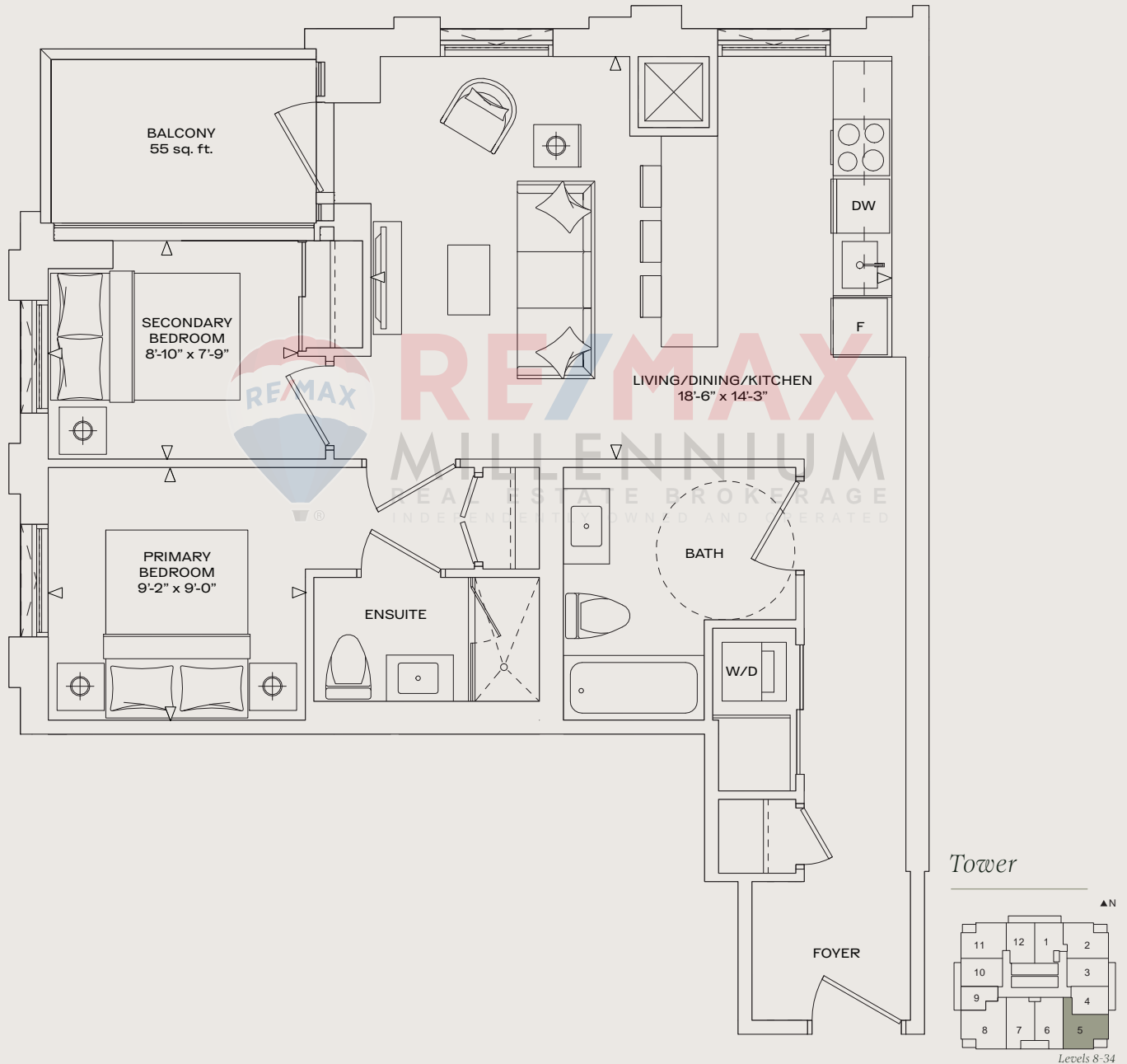
## KIPLING

2 BEDROOM

INT: 789 SQ. FT.

EXT: 55 SQ. FT.

TOTAL: 844 SQ. FT.



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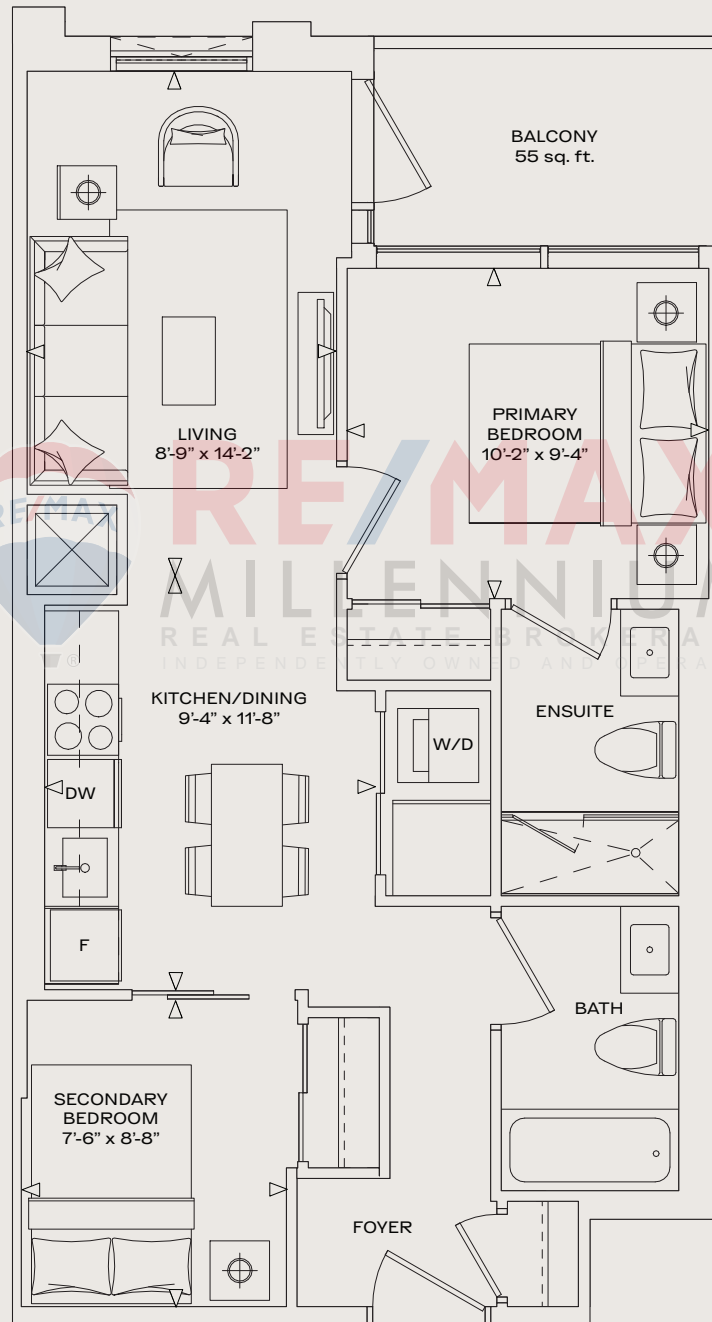
## STOCKBRIDGE

2 BEDROOM

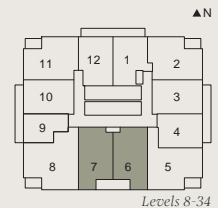
INT: 655 SQ. FT.

EXT: 55 SQ. FT.

TOTAL: 710 SQ. FT.



Tower



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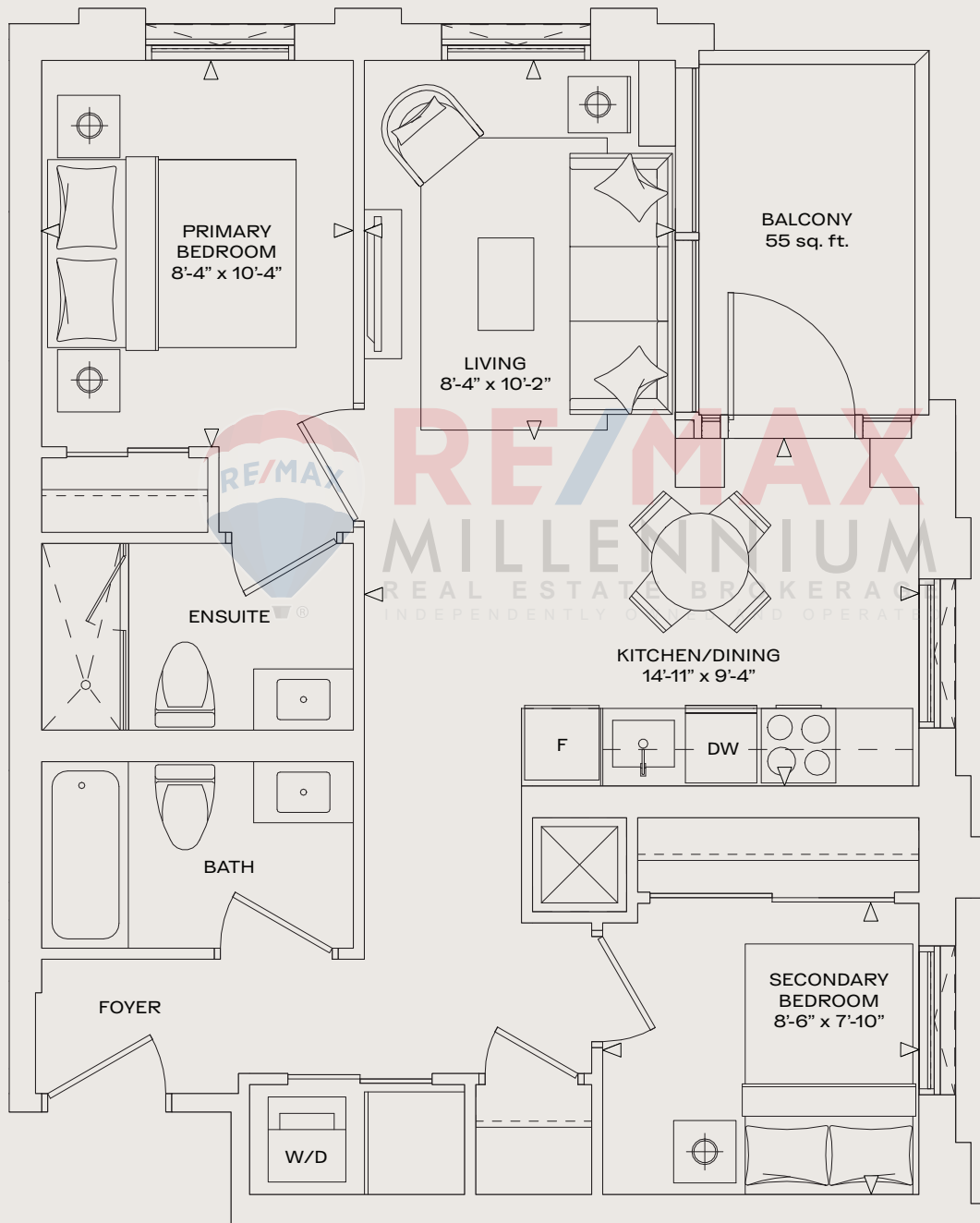
## LORAHILL

2 BEDROOM

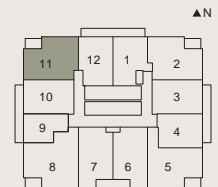
INT: 707 SQ. FT.

EXT: 55 SQ. FT.

TOTAL: 762 SQ. FT.



Tower



Levels 8-34

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# ARCADIA DISTRICT

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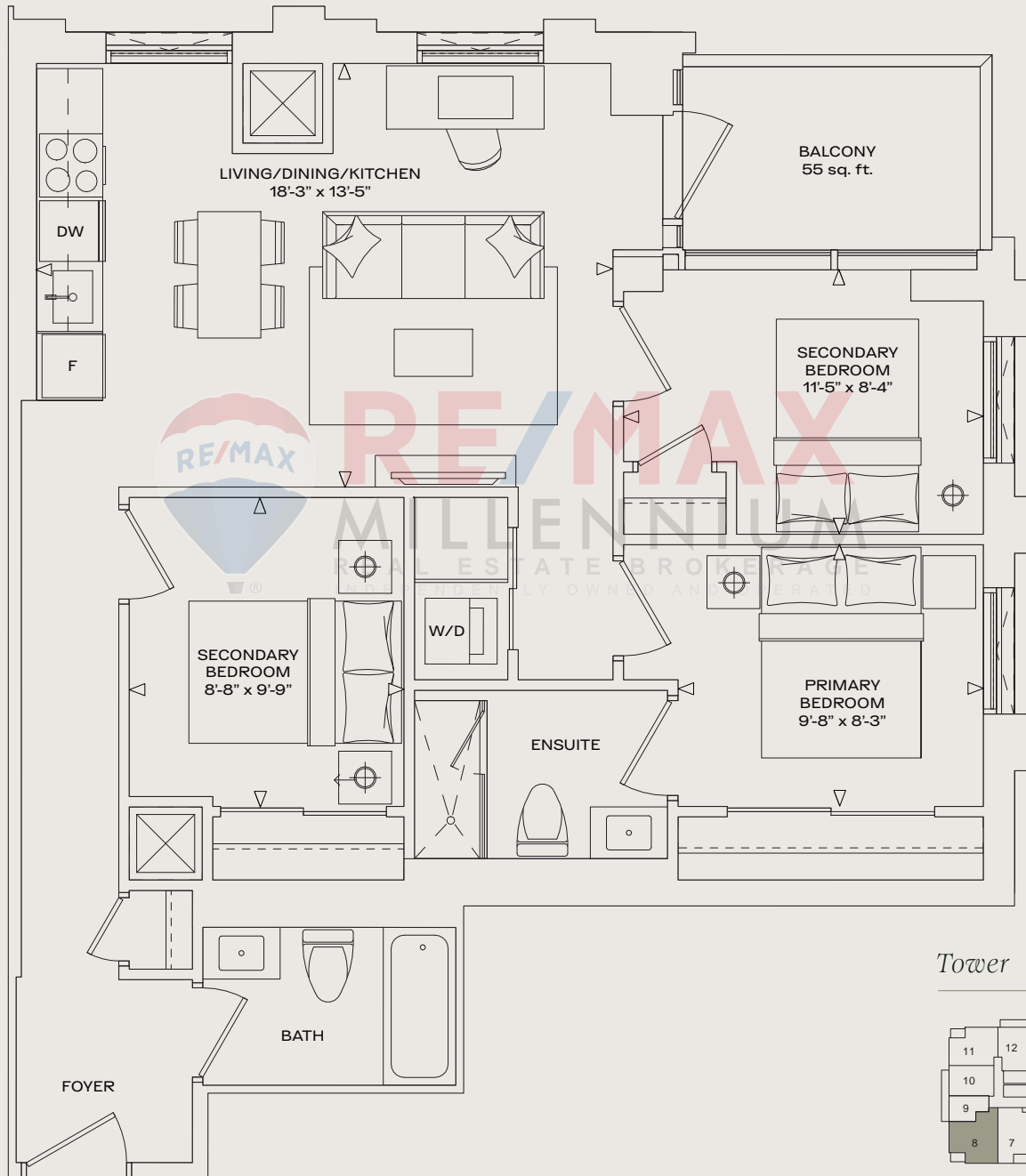
## MEADOWVALE

3 BEDROOM

INT: 902 SQ. FT.

EXT: 55 SQ. FT.

TOTAL: 957 SQ. FT.



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# JOE Godara

REALTOR®

📞 416-768-4576

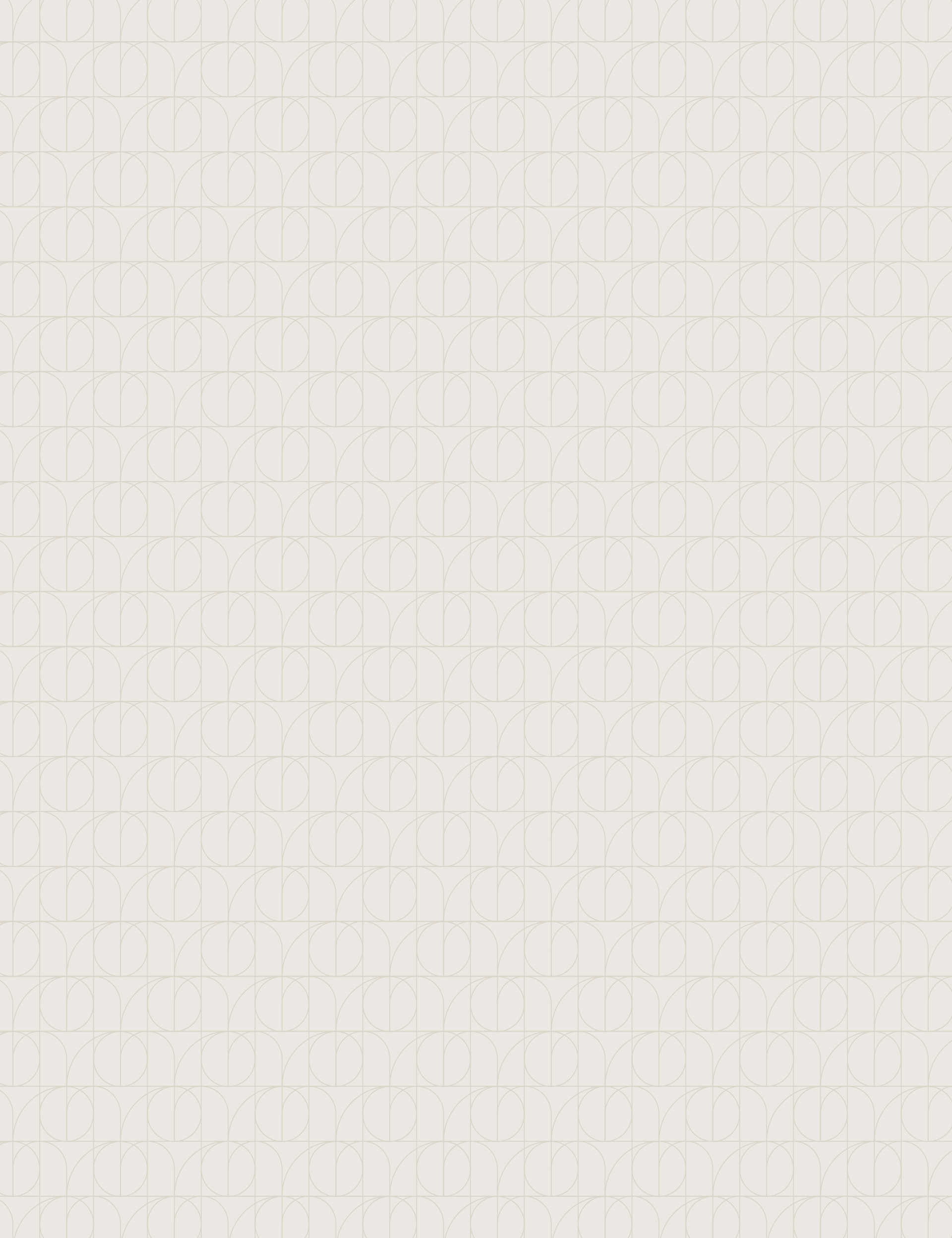
✉️ joe@joegodara.com

🌐 joegodara.com



@joegodara





DISCOVER CONNECTED  
ETOBICOKE LIVING.





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TEAM STORY

# A HOME FOR



WE LOOK FORWARD TO  
WELCOMING  
YOU HOME  
*for all of  
life's moments.*

*Whether or not you know us by name, you're familiar with our work. You've watched games in stadiums, boarded trains in stations, explored art in galleries, and sought care in hospitals, all constructed by EllisDon. Since 1951, EllisDon's reputation for quality and professionalism has marked the map of Canada's most successful construction projects, from private buildings to distinguished public institutions. Now we are building your future home, the most important place in a person's life.*

*EllisDon Developments has combined its rich experience in construction and operations to launch its first solo residential project, Arcadia District – Residences at Bloor & Kipling. Born from a vision of building a one-of-a-kind master-planned community, Etobicoke's Arcadia District will shine with timeless architecture and design for generations to come. As the housing industry opens its doors to new companies with varying experience, EllisDon's proud history sets us apart - with dependable results, an experienced team, and professionally-crafted projects from start to finish. Whether it is development, construction, or the day-to-day management, we will be there. Arcadia District includes the architects at BDP Quadrangle, the design team at Figure3, and the incredible creators at SMEG, the manufacturer of world-renowned Italian-made luxury appliances that will be included in every suite. These distinguished companies join us in this monumental project, showcasing their profound expertise in their fields that will be evident in every rounded archway, marble stone landing, and detailed craftsmanship.*

*We are transforming the neighbourhood with this master plan that includes four residential towers that are designed for every phase of life, whether you're single, coupled, retired, or have a family. Beyond the individual residences, you will enjoy an extensive public promenade, retail at ground level, and one of the most expansive amenity programs in the city. Totalling 62,000 sq. ft. of curated lifestyle spaces, the amenity program will make turnkey living more convenient and enhance your everyday life. Come see what the future of condominium living looks like in one of Toronto's fastest growing neighbourhoods. Feel assured that your new future is being built by the same people who have built some of our city's most recognizable and significant projects.*

**We look forward to welcoming you home.**

Christopher Smith

VICE PRESIDENT, ELLISDON DEVELOPMENTS

# ALL OF LIFE'S MOMENTS





## WELCOME TO ARCADIA DISTRICT

The concept behind this multi-building master-planned community is to create beautiful living spaces where residents of all ages can prosper. Living well means having the right personal space to recharge, coupled with common areas that allow for expanding one's horizons and experiencing true human connections. The story of Arcadia District is about making life grand.

# A TRANSFORMATIVE NEIGHBOURHOOD

WITH ENDLESS POSSIBILITIES

Etobicoke City Centre has been designated as an Urban Growth Centre by the Province of Ontario, which brings enhanced infrastructure investment and job creation opportunities, and will see the area transform into Toronto's newest high-density transit-oriented neighbourhood. There is a new Civic Centre planned for the area, providing a place for neighbourhood residents to gather, learn, and participate in activities. This facility will include a new Toronto Public Library branch, community recreation centre, childcare centre, and more.

The nearby Kipling Station, just a 5-minute walk away, having recently undergone a \$70+ million expansion, connects residents to the TTC, MiWay, and GO Transit, while Highway 427 and the Gardiner/QEW provide efficient commuting options in all directions.

ARGADIA DISTRICT - AERIAL



ILLUSTRATION IS ARTIST'S CONCEPT

All illustrations, renderings and plans are artist's depictions only. Depictions of materials and finishings may vary due to variations in shading, because natural materials inherently cannot be precisely replicated or matched and certain items depicted are upgrades, extras or changes from the standard features included in the purchase price. All depictions are inserted solely for artistic and conceptual purposes only and are not intended to be relied upon for entering into any agreement of purchase and sale or deemed to be a representation or warranty of the vendor of any kind, including without limitation, those relating to expectations of performance or quality.



**FROM TOP LEFT:**  
 MASCOT BREWERY | GLEN PARK |  
 ISLINGTON STATION | SHERWAY GARDENS |  
 KIPLING SUBWAY STATION |  
 KIPLING TRANSIT HUB

IT TAKES A VILLAGE  
 TO BUILD A COMMUNITY



**FROM TOP LEFT:**  
 REVOLVER PIZZA CO. | CINEPLEX | JIMMY'S  
 COFFEE | FARM BOY |  
 GARDINER EXPRESSWAY | SHERWAY GARDENS



Etobicoke is a thriving part of Toronto, with retail and transit that provide convenient options to residents for all their everyday needs. There are charming places to eat along The Queensway, and friendly stores to shop at along Islington. Plus Sherway Gardens, just a short drive away, has an incredible array of 215 stores and services, covering more than 1.1 million sq. ft. of retail space. This area defines practical living.



# NEIGHBOURHOOD MAP

- RESTAURANTS**
  - Mascot Brewery
  - La Tortilleria
  - Apache Burgers
  - Frenchie's Doughnuts
  - Revolver Pizza Co.
  - Sanremo Bakery
  - Mandarin Restaurant
  - Toast on Bloor
  - Beertown Public House Etobicoke

- BAKERIES / CAFES**
  - Galata Cafe
  - European Patisserie
  - Dimpflemeier Bakery
  - Sweet Gallery
  - Two Bears Coffee
  - Yellow Cup Cafe
  - Starbucks

- GROCERY**
  - Farm Boy
  - Freebird Market
  - Cloverdale Mall

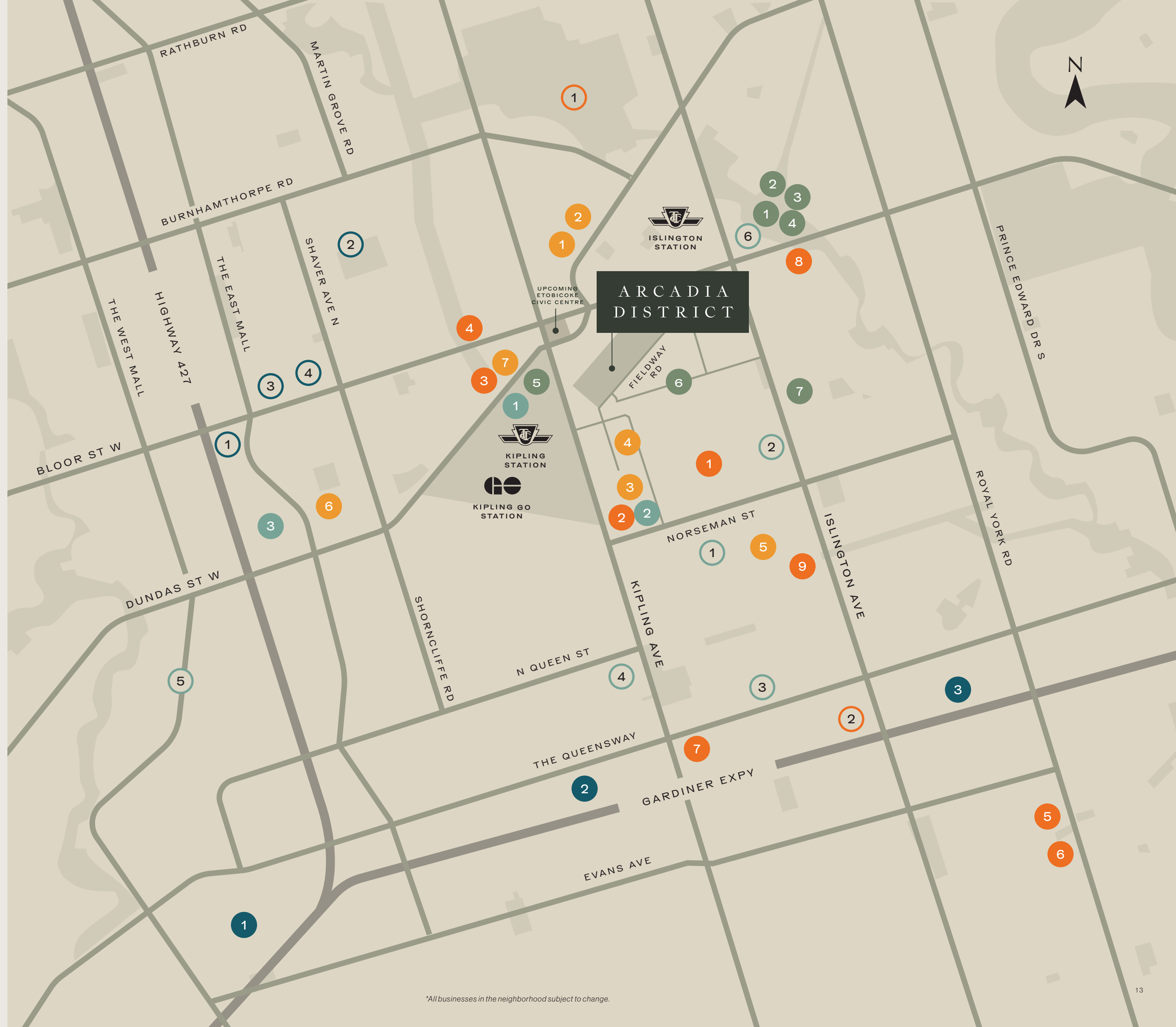
- RETAIL**
  - CF Sherway Gardens
  - IKEA Etobicoke
  - Costco Wholesale

- PARKS**
  - Tom Riley Park & Clubs
  - Kingsway Platform Tennis Club
  - Central Arena
  - Memorial Pool and Health Club
  - Six Points Park
  - Fieldway Parkette
  - Fairfield Park

- ENTERTAINMENT/ RECREATION**
  - Islington Golf Club
  - Cineplex Cinemas Queensway & VIP

- SCHOOLS**
  - St. Elizabeth Catholic School
  - Wedgewood Junior Public School
  - Bloorlea Middle School
  - Kingsley Primary School

- FITNESS**
  - Torque Barbell
  - Power Yoga Canada
  - Modo Yoga Etobicoke
  - Xtreme Couture Toronto
  - GoodLife Fitness Etobicoke
  - Bloor Islington Place

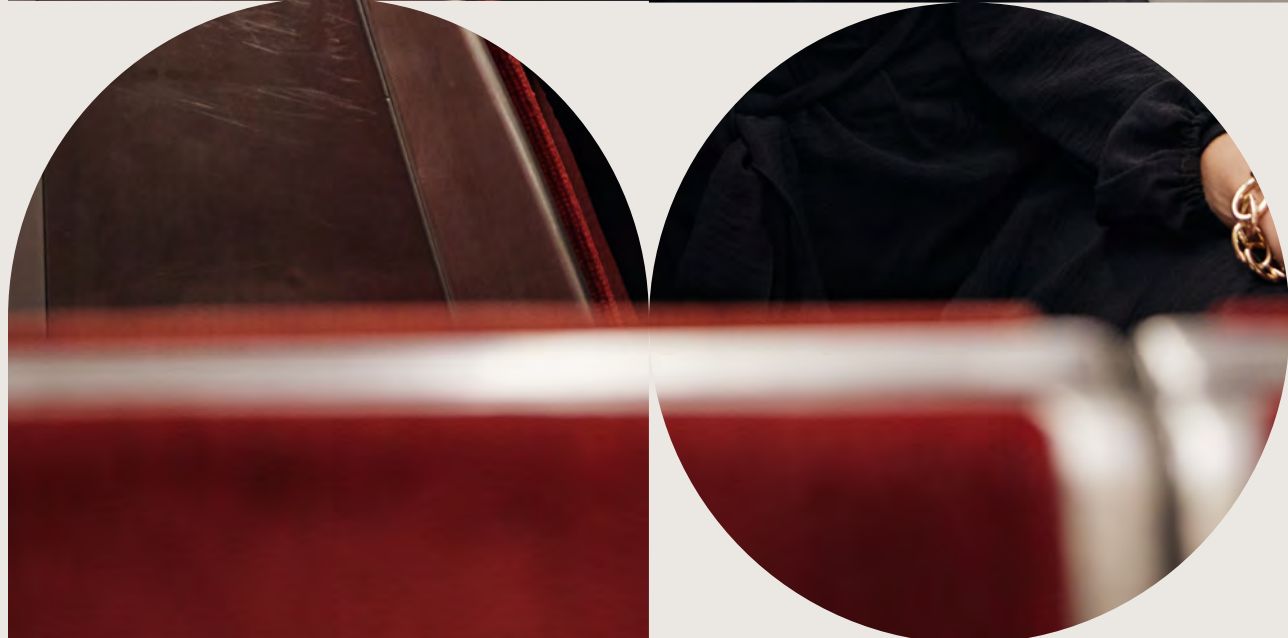


**ARCADIA DISTRICT**

**79**

**WALK SCORE**  
According to WalkScore.com

## A CONNECTED NEIGHBOURHOOD



5 MIN to Kipling Station  
10 MIN to Islington Station  
11 MIN to Farm Boy



10 MIN to Humber College Lakeshore Campus  
20 MIN to High Park  
18 MIN to Cloverdale Mall



5 MIN to Tom Riley Park & Clubs  
8 MIN to Cloverdale Park  
17 MIN to Etobicoke Waterfront



10 MIN to Sherway Gardens Mall  
15 MIN to Pearson Airport  
22 MIN to Downtown Toronto



20 MIN to Union Station

*\*All times based on Google estimates and subject to traffic conditions.*



# KIPLING TRANSIT HUB

**MI** **TRAIN — MILTON LINE**  
 MILTON TO UNION - 21 MIN  
 (20 MINUTES TO UNION FROM KIPLING)

**2** **SUBWAY — LINE 2**  
 KIPLING TO KENNEDY

- 40** **BUS ROUTES**
- 40** JUNCTION-DUNDAS WEST
  - 44** KIPLING SOUTH
  - 45** KIPLING
  - 46** MARTIN GROVE
  - 49** BLOOR WEST
  - 111** EAST MALL
  - 112** WEST MALL
  - 123** SHERWAY
  - 900** AIRPORT EXPRESS
  - 927** HIGHWAY 27 EXPRESS
  - NEW** ARCADIA DISTRICT ON-SITE BUS STOP

- 1** **miWAY BUS ROUTES**
- 1** DUNDAS
  - 3** BLOOR
  - 11** WESTWOOD
  - 20** RATHBURN
  - 26** BURNHAMTHORPE
  - 35** EGLINTON
  - 70** KEATON
  - 71** SHERIDAN-SUBWAY
  - 76** CITY CENTRE-SUBWAY
  - 101** DUNDAS EXPRESS
  - 108** MEADOWVALE BUSINESS EXPRESS
  - 109** MEADOWVALE EXPRESS

**97** **TRANSIT SCORE**  
 According to WalkScore.com



\*All bus routes are subject to change at the discretion of the appropriate transit authority.





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## A COMMUNITY DEFINED BY THE DETAILS

There is a pleasing dichotomy to Arcadia District's architecture, developed through meticulous planning and a timeless eye for craftsmanship. The four buildings retain their distinct identities through various colours of brick and precast materials, while common elements, such as the front facades, podium glass, and distinctive archways merge to create a unique vision of continuity.

With retail at grade and a sweeping Privately-Owned Publicly Accessible Spaces (POPS) pedestrian promenade with tables and chairs from the adjacent restaurants on the ground floor, residents will enjoy outdoor spaces to gather and connect.





“ With this being EllisDon’s flagship residential project, it was vital to make a statement with Arcadia District. The architecture, including the materiality and arched forms, creates an identity above what is standard for the marketplace,

while also enhancing the surrounding streetscape to intricately harmonize our towers within the broader established community.

*Les Klein*

PRINCIPAL, CO-FOUNDER & STUDIO HEAD, BDP QUADRANGLE

Experience interiors inspired by warm tones and smooth finishes. The lobby offers a unique sense of arrival, with a welcoming concierge desk wrapped with the ornate symmetry of an archway that offers a statement to the quality of Arcadia District.

# TIMELESSLY REFINED

LOBBY ARCH  
RECEPTION



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ILLUSTRATION IS ARTIST'S CONCEPT



“

From the light walls to the layered wood accents, this community embodies a calm and serene oasis, it's what home should feel like. The interior design focuses on welcoming spaces with soft features, curved seating, and archways, as well as intentional

details, like hanging pendants in the amenities. These elements work together to create a harmonious interior personality in the Arcadia District.

*Dominic De Freitas*

PRINCIPAL, FIGURE3

ILLUSTRATION IS ARTIST'S CONCEPT

It takes a village to build a community. Starting with a transformative location, it continues with a transit-oriented and pedestrian focused vision, steps to GO transit, subways and streetcars, and it flourishes amidst an expansive public promenade. This is true urban living in the Bloor-Kipling Corridor. Here, you can shop, dine, be entertained, and

FAMILY LOUNGE | GAMES ROOM | THEATRE ROOM | CO-WORKING SPACES | PARTY ROOM

OUTDOOR POOL | OUTDOOR HOT TUB | COLD PLUNGE POOL | SAUNA | FITNESS CENTRE |



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## WELCOME TO the ARCADIA CLUB

Residents of Arcadia District will enjoy **automatic membership at The Arcadia Club**, which includes **62,000+ sq. ft. of robust lifestyle amenities across all four buildings**.

The Arcadia Club amenity spaces will be a defining feature here, with a more extensive offering than any other development in Toronto. These areas add an element of function and sophistication as they extend residents' homes beyond their suite door and into a world of opportunity. Whether you're seeking action and activity or serenity and tranquility, spaces to gather and connect, or spaces for solitude and reflection, a place for productivity and creativity, or a place to make memories, make new friends, or make something delicious to eat — there's something for everyone at The Arcadia Club.



ARRIVAL  
LOUNGE

OUTDOOR POOL | OUTDOOR HOT TUB | COLD PLUNGE POOL | SAUNA | FITNESS CENTRE |

FAMILY LOUNGE | GAMES ROOM | THEATRE ROOM | CO-WORKING SPACES | PARTY ROOM

and pedestrian focused vision, steps to GO

While each building has its own resident lounge, The Arcadia Club amenities are shared throughout the community. Wellness is a key focus of the indoor and outdoor common spaces, which is why there are opportunities for fitness, activity and socializing for all of life's ages and stages. Arcadia District offers turnkey living — for everyone.

## AMENITIES FOR EVERYONE

ILLUSTRATION IS ARTIST'S CONCEPT



PHASE 1  
PARTY ROOM

### PHASE 1 AMENITIES:



**THE DINING ROOM** is the venue for a nice meal or an important occasion with family.



**THE PARTY ROOM** is a great place to expand your hosting and entertaining to accommodate large gatherings or special private events.



**THE CATERING KITCHEN** has the space and equipment for when you are playing host to a large group.



**THE OUTDOOR TERRACE** is perfect for the spring, summer, and fall nights that beg for you to take the party outside.

### PHASE 2 AMENITIES:



**THE FITNESS CENTRE's** robust 3,000+ sq. ft. allows for continuing healthy habits and beginning new routines to get your game on and find your inner zen, any time you want.



**THE OUTDOOR LOUNGE/DINING AREA** is the place to have a relaxing dinner in the summer.



**THE OUTDOOR ALL SEASON HOT TUB AND INDOOR SAUNA & COLD PLUNGE POOL** invite relaxation and wellness to your every day.



**THE ALL ACCESS SPORTS LOUNGE** is available for all residents to watch live games or put their skills to the test on the golf and multi-sport simulator.



**THE OUTDOOR INFINITY POOL** is available for outdoor fitness and fun for all ages.

### PHASE 3 AMENITIES:



**THE OUTDOOR PLAY AREA** is perfect for running around, climbing, sliding, and being a kid (or kid at heart).



**ON-SITE RETAIL** provides convenient options for picking up a few last minute items.



**THE LANDSCAPED PROMENADE** that runs along Fieldway Road is 14m wide and leads to a new public park with a play centre and jungle gym to please even the most energetic of residents and their guests.



**THE GAMES ROOM AND THEATRE ROOM** offer a hub for competition, trivia, and entertainment, and a place for residents of all ages to connect and gather.



**THE CO-WORKING SPACE** brings the 9 to 5 out of the living room and into a purpose-built area that will enable creativity, collaboration, and productive routines. There is a space for all kinds of work, including individual breakout rooms, meeting rooms for 6-8 people, and a podcast studio.



**THE FAMILY LOUNGE AND CHILDREN'S ROOM** both provide a fun place for Arcadia District residents and their guests, with spaces to play and explore, and comfortable seating for parents and caregivers to supervise.

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## ON-SITE RETAIL & SERVICES

Arcadia District will have convenient retail options located on the ground floor, which make it easy to pick up a few last minute items before dinner, or run a midday quick errand.

The on-site private daycare\*, with space for 70 children, will cover two floors and be a pivotal feature for busy families who desire a safe and caring place for their children while they are working.

\*Daycare placement and availability is not guaranteed.



- 1. DINING ROOM
- 2. CATERING KITCHEN
- 3. PARTY ROOM
- 4. OUTDOOR TERRACE
- 5. ARRIVAL LOUNGE

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# A HOME FOR ALL OF LIFE'S MOMENTS

Your home is the canvas to your life, and the backdrop to the important memories and milestones that you'll collect and cherish.



*Your home is the canvas to your life.*

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# COMFORTS



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ILLUSTRATION IS ARTIST'S CONCEPT

SUITE LIVING  
& DINING



Suites at Arcadia District are designed to make every day an absolute pleasure. Enjoy functional comforts, light-filled rooms, and well-appointed features and finishes.

# AWAIT



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ILLUSTRATION IS ARTIST'S CONCEPT

*A space to play  
and explore.*



Your personal space awaits at Arcadia District. Ranging in size from Studio to 3 bedrooms, suites include modern cabinetry, stylish kitchen islands, and abundant natural light. Residents can choose from a selection of three colour palettes to make their home feel just right. And when weather calls, enjoy time outside on your balcony or terrace\*.



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\*Balcony and terrace availability depends on floorplan.



## TECHNOLOGY WITH STYLE

Every suite at Arcadia District will feature the elevated and sophisticated presence of SMEG major appliances. This distinguished Italian luxury appliance brand is known for its exceptional craftsmanship, timeless designs, and innovative features. **This marks the first SMEG major partnership in Canada, and the first at this scale in North America.**

SMEG is an Italian home appliance manufacturer based in Guastalla, near Reggio Emilia, in the northern Italian region of Emilia-Romagna. SMEG has subsidiaries worldwide, alongside overseas sales offices, and an extensive sales partner network.



The Classica Collection by SMEG, the chosen line of major appliances to feature at Arcadia District, was designed by Guido Canali, an Italian architect who has contributed to the restoration of exceptional historical structures such as the National Gallery in Parma, the Santa Maria della Scala in Siena, Prada's headquarters in Tuscany, and the Museum of the Duomo in Milan's Main Square. The collection's aesthetic is distinctive for the way it uses stainless steel with the utmost stylistic rigor, highlighting the unique control knobs, and the clean, refined, and ergonomic handles that combine typical elements of industrial design.

Design, for SMEG, is central: the way that a product communicates with its surroundings, and enables users to interact with it. Attention to detail, and creative design solutions bring homes that reflect the image of their occupants to life. With SMEG, appliances take center stage in the heart of the home, a place where people can congregate. The kitchen has, over the past few decades, become a perfect, fully-equipped backdrop for the most-important and most-enjoyable moments in any home.



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ILLUSTRATION IS ARTIST'S CONCEPT

SMEG FEATURE  
APPLIANCES

MADE IN  
EUROPE,  
DESIRED  
WORLDWIDE



*SMEG appliances feature a level of functionality and performance that places them amongst the most versatile products on the market.*

**COOKTOP** — offers powerful performance and an easy-to-clean, discreet surface.

SMEG's certified laboratories strive to develop solutions that respond to the demands of contemporary living, drawing on all of the company's experience, and the most-advanced technology. Essential qualities such as durability, safety, flexibility, and attractiveness can be seen in all SMEG products thanks to the rigorous design process every product goes through. The stringent testing that is repeatedly carried out during the production process is proof that SMEG is

**OVEN** — offering powerful performance, useful culinary features and delectable results. Constructed from the very best materials and precision crafted, these multi-tasking ovens are the secret to unlocking your inner chef.

**DISHWASHER** — with fully-sealed stainless steel tubs on the inside, these dishwashers remain the industry-leader in washing technology, past, present, and future.

100% committed to ensuring products are robust and reliable. Moreover, SMEG pays particular attention to the usability of all of its products, to ensure that they are easy-to-use, and intelligently-manage energy consumption, thanks to cutting-edge interfaces, and programming solutions.

The design and manufacture of SMEG appliances is concentrated in four factories based in Northern Italy, each specializing in a specific type of appliance.

**MICROWAVE** — made with a ceramic coating on the base of the oven that allows the entire cavity to be used without any limitations, allowing heat to be consistent as it comes from underneath.

**REFRIGERATOR** — stunning refrigerator/freezers, designed to look great while keeping your beverages and food cool, crisp, and fresh.





*Experience safe  
& smart living.*

## EXPERIENCE THE EASE OF 1VALET

# A MOBILE APP FOR YOUR EVERYDAY

Unlock doors, verify guests, book amenities and more, all from your phone. Revolutionize the way you live and interact with your home, with the ease and convenience of the 1Valet App.

### SMART ENTRY SYSTEM (INTERCOM)

*Ditch your keys and help eliminate missed packages with our building entry system.*



FACIAL ENTRY (OPT-IN ONLY)



GUEST VIDEO CALLING



VIRTUAL CONCIERGE (2-WAY)

### RESIDENT APP



KEY CARD ENTRY VIA YOUR PHONE



MAINTENANCE REQUESTS



AMENITY BOOKING



PACKAGE NOTIFICATIONS



THERMOSTAT CONTROL



UNLOCK THE MAIN DOOR REMOTELY

\*Not all phones are compatible. Cellular data charges may apply.



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ILLUSTRATION IS ARTIST'S CONCEPT

# A FUTURE FOCUSED ON SUSTAINABILITY

## Geothermal Technology at Arcadia District

By taking advantage of the Earth's consistent, below-surface temperature of 55 degrees Fahrenheit, geothermal exchange systems are able to warm and cool buildings with minimal environmental impact. These systems use ground loops to circulate fluid beneath the surface. In winter, the fluid absorbs heat from the Earth to heat the building and in the summer heat is transferred from the building to the ground, generating cool air in the process.

### BETTER BUILDINGS

- The most advanced technology to reduce utility fees.

### GEOTHERMAL EXCHANGE BENEFITS

- Lower costs for heating and cooling.
- Property management can reduce capital expenditure reserve.
- Future-proofing of resale value as condo suites are sustainable, energy efficient, and without greenhouse gas emissions.

### BUILT FOR THE FUTURE

- Minimize natural gas.
- Reduce energy and GHG emissions.

### BUILDING GREEN MADE EASY

- Lower operating costs and less maintenance.
- Residents save on utility bills with fixed annual increases.



PHASE 1 -  
FULL TOWER



*It takes a village to  
build a community.*

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### *From Humble Beginnings*

EllisDon dates back to 1951 with the construction of a small schoolhouse in London, Ontario. 35 years later, the company was awarded the design-and-build contract for the Sky Dome, which would, at the time, feature the world's first retractable stadium roof. Though these two projects could not have been more different, the approach has always remained consistent: build with community-minded principles.

Now with 4,000+ salaried employees, EllisDon is one of the largest construction companies in Canada, working on close to \$5 billion in projects annually. These are buildings and projects that are seen coast-to-coast: prominent art galleries, new buildings on university campuses, hospitals, convention centres, and more.

Beyond the physical building, the company is focused on evolving: it was the first construction company to own its own crane, one of the first to digitize accounting and cost control systems, and in 2016 launched The Carbon Impact Initiative Action Plan in support of Canada's international climate change commitments.

### *Employees are the Core*

Employees are the heart of any great company. To demonstrate how important the people who guide every project and idea are, EllisDon is becoming 100% employee owned. Empowering those people to have a voice strengthens the central values: Freedom, Trust, Complete Openness, Mutual Accountability, Entrepreneurial Enthusiasm, and Mutual Respect. When everyone has a stake, standards are raised, and the final product is greater.

### *Technology as the Future*

As virtual reality, artificial intelligence, and the tech industry disrupt the supply chains of the construction industry, embracing change as it comes is the best way to stay ahead of the curve. With 60+ programmers developing software in-house, EllisDon is at the forefront of the sector's technology, working to include it in the building process to ensure efficiency at every stage.

### *Idea, Design, Execution*

EllisDon has carved out its position as an all encompassing, vertically-integrated service provider. Through its various departments, including Capital Services, Energy & Digital Services, Facilities Management, and Sustainable Building Divisions, this full suite of services enables the company to deliver an end product more efficiently, from pre-construction to the operation and maintenance stages.

### *Entrepreneurial Spirit Drives Innovation*

Strategy, direction, and even purpose can change over time, but great values are permanent. Staying dynamic in an industry typically resistant to change allows the company to stay ahead of client expectations. While EllisDon's underlying values will remain the same, a willingness to adapt can spell success for the future.

### *Transforming The Industry Starts With Us*

Responding to the urgent need for all companies to take responsibility for their climate impacts, we're committed to investing in our collective future. The company is going to reach our sustainability goals, including committing to set verifiable objectives through the Science-Based Targets Initiative, an organization that independently assesses corporate emissions reduction targets according to those identified in the Paris Climate Agreement. This means we've pledged to get to net-zero emissions by 2050 with reduction milestones starting in 2030.

Project highlights include:

1. The National Gallery of Canada, Ottawa
2. Rogers Centre (formerly SkyDome), Toronto
3. Yorkdale Shopping Centre, Toronto
4. The Ivey School of Business, Western University
5. Art Gallery of Ontario, Toronto
6. Vaughan Mills Shopping Centre, Vaughan



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## IN COLLABORATION WITH...

### BDP. Quadrangle

BDP Quadrangle is one of Canada's leading architecture, design and urbanism practices. Based in Toronto, Canada, our expertise spans designing for the full spectrum of the built environment including mixed-use, residential, workplace, retail, transit, media environments, education and health.

### FIGUR3

Figure3 is one of Canada's most distinguished interior design firms. Leveraging design-based research and brand strategy, Figure3 helps its clients realize environments which achieve the best connection between people and place. Independently-owned and based in Toronto with an entrepreneurial team of 60+ creative thought leaders in workplace, residential, hospitality and retail, Figure3 has established itself as a trusted partner for 25 years.

### NAK ■ design strategies

Founded in 1987, NAK is widely recognized as one of North America's leading landscape architecture and urban design practices. With work spanning the public and private sectors, significant public spaces, community master plans and unique private commissions, NAK has an established reputation for design creativity that is elevated by an executional approach unmatched in its rigour.

### RARE REAL ESTATE INC.

A Unique Platform for Real Estate Entrepreneurs. RARE is an industry-leading multidisciplinary brokerage, facilitating the growth, scaling, and success of real estate developers, agents, and clients.

### ADHOC STUDIO

ADHOC STUDIO is a team of artists, architects, UI/UX designers, software engineers, and game developers. We work closely with like-minded clients and visionary people to launch successful urban developments. Our interactive team crafts digital experiences that streamline information for efficient communication between our clients and the end user. Our renderings create images that inspire and motivate people at all stages of the creative process to turn a design into reality.

### NKPR

Natasha Koifman created NKPR in 2002 to combine her two passions: sharing stories of substance and championing important causes. Under Natasha's guidance and leadership, NKPR has established itself as a highly-regarded full-service public relations, advertising, talent, marketing, and digital agency with offices in Toronto and New York, representing over 40 diverse national and international brands. In 2022, Natasha and the agency celebrated its milestone 20th anniversary, marked by a legacy of trusted strategic counsel, innovation, entrepreneurship, and philanthropy.

### gladstone media

Gladstone Media is a full-service Advertising Agency, Design Studio and Multimedia Production company. We provide creative solutions to marketing challenges that are meaningful and effective, helping brands to stand out and connect with their audiences.



*A home for all  
of life's moments.*

**ARCADIADISTRICT.COM**

*It takes a village to build a community. Starting with a transformative location, it continues with transit-oriented and pedestrian-focused vision, steps to GO transit, subways and streetcars, and it flourishes amidst an expansive public promenade. This is true urban living in the Bloor-Keele Corridor, where you can shop, dine, be entertained, and access highways and transit with ease, all close to home. Stroll the tree-lined streets to parks and trails for tranquility and activity. Hop over to Sherway Gardens mall and shops and services. Or, enjoy the robust 62,000 sq ft of amenities at your door. EllisDon is creating a meticulously crafted master plan community with a turnkey lifestyle experience - for everyone. Welcome home. It takes a village to build a community.*

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