

ISLINGTON TERRACE



tridel.com

ISLINGTON TERRACE

Illustrations are artist's concept. Buildings and views are not to scale. The photographs in this brochure do not necessarily depict actual features but represent similar quality and design that will be offered at ISLINGTON TERRACE. Features and finishes may vary by suite designs. See sales representative for details. Materials, specifications and floorplans are subject to change without notice. Tridel®, Tridel Built For Life®, and Tridel Built Green. Built For Life.® are registered trademarks of Tridel and used under license agreement. ©Tridel 2014. All Rights Reserved. E. & O.E. August 2014



The rendering has been visually enhanced to better represent the architecture of Islington Terrace. The buildings located at 50 Cordova Ave. and 24 Mabelle Ave. have been removed. E. & O.E.



EMBRACE THE NEW SPIRIT OF BLOOR & ISLINGTON

Architecturally striking in its sophisticated modern design, Tridel's Islington Terrace is located right in the heart of Islington City Centre.

This master planned condominium community presents itself publicly through a streetscape with an enhanced pedestrian realm featuring high-branching shade trees, a grand sculptural Terrace Staircase connecting the community to Islington Avenue and the subway. The ground level Retail Terrace offers a place to sit and gather, enjoy a coffee and pick up last minute groceries. The stately allée entrance leads to a private courtyard, a canopied front entrance, the central lobby and the three soaring condominium residences just beyond.

This spirited community is destined to become the defining statement on Etobicoke's skyline.

**ISLINGTON
TERRACE**

GENERAL INFORMATION

Developer: Tridel
Location: Mabelle & Cordova Ave. at Islington & Bloor
Architect: Kirkor Architects
Landscape Architect: Janet Rosenberg Studio
Interior Designer: II BY IV Design



Statistics: 3 towers atop a podium with shared lobby & amenities
 Phase 1 – 45 storey – 422 suites
 Phase 2 – 35 storey – 343 suites
 Phase 3 – 38 storey – 370 suites

Sustainability: Pursing LEED® certification

Tentative Occupancy: Phase 1 – 2018

Suite Types: **Phase 1**
 1 Bedroom suites at 482 sq. ft.
 1 Bedroom & Den suites from 530 – 615 sq.ft.
 2 Bedroom suites from 614 – 776 sq.ft.
 2 Bedroom & Den suites from 756 – 971 sq.ft.

Amenities: Party Room, Bar/Kitchen, Server Kitchen, Dining Room, Games Room, Children’s Play Room, Theatre, Fitness Centre, Spin Studio, Yoga Studio, Basketball Court, Swimming Pool, Whirlpool, Steam Rooms, Saunas, Change Rooms, Grand Terrace – Outdoor Lounge areas, BBQ Dining Stations, Sun Deck, Children’s Play Zone and Splash Pool. Retail Terrace – A community gathering place, to buy a coffee or pick up last minute dinner items on the way home

Maintenance Cost: Monthly maintenance fees \$0.49 per square foot

Connectivity: TTC: **1 minute** walk to nearest bus stop or **500m** to Islington Subway Station
 MiWay: Route 3 takes you Square One Shopping Centre
 Route 1C & 101 takes you to U of T Mississauga Campus
 HWY 427: **5 minute** drive
 Gardiner Expressway: **7 minute** drive

Community Attributes: Schools: **4 minute** walk to Islington Junior Middle School
8 minute walk to Etobicoke Collegiate Institute
 Offices: **2 minute** walk to Sun Life Financial Towers
 Shopping: **4 minute** walk to Village of Islington
500m to the nearest grocery store – Rabba Fine Food Stores

Location Attributes: Situated around the historic Village of Islington inside Etobicoke Centre
 The 'six-point' intersection where Bloor, Dundas, and Kipling meet comprises the 'downtown' of Etobicoke, where several high-rise condos, business towers are located.
 Easy access to the Gardiner Expressway and public transit and boutique shops in Etobicoke Centre
 Developing quickly in recent years, overtaking industrial land with new residential projects



The following Islington Terrace amenities spaces will not be complete or available for use at the time of Tower 1 occupancy; Swimming Pool, Basketball Court, Party Room, Dining Room, Games Room, Children’s Play Room, Theatre, Outdoor Lounge, Splash Pool, Sundeck and Children’s Outdoor Play Zone. These amenities will be provided upon the completion of future phases of the development. Specifications subject to change without notice. E. & O.E. August 2014.

A VIBRANT NEW COMMUNITY TAKES SHAPE

Just off Islington on Mabelle Avenue, a grand tree lined entry culminates at a private courtyard and the front entrance to Islington Terrace. A two storey podium connects three strikingly modern towers and hosts the two-storey central lobby and the indoor/outdoor amenity spaces.



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Ride the Rocket.



THE BETTER WAY



GO EVERYWHERE FROM ISLINGTON TERRACE

- **Go Everywhere.** Access to over 72 stations on the Bloor-Danforth, Yonge-University-Spadina & Sheppard subway lines.
- **A Rider's Paradise.** Steps from the Islington Station at Bloor Subway with a **Transit Score of 97** – as seen on Walkscore.com



Source: walkscore.ca

- **Downtown in 20!** Get downtown within 20 minutes from Islington station at Bloor Subway.
- **Connected.** MiExpress buses to Mississauga provide direct service to University of Toronto's Mississauga Campus and the Square One Shopping Centre. TTC buses service routes throughout Etobicoke.
- **Access to Pearson.** Pearson International Airport is accessible with all-day express bus service, just one subway stop away.
- **The Better Way.** During the week, subway service begins at 6:00 am and ends at 1:30 am. On Sunday service starts at 9:00 am and ends at 1:30 am. Trains run every 2-3 minutes during rush hour and every 4-5 minutes outside of rush hour.
- **Safety and Convenience.** DWA's (Designated Waiting Areas) located on the subway station platform offer brighter lights, intercom service, closed-circuit television camera and a public telephone - all for your safety at night.
- **Park & Go.** There is commuter parking at the station available from 5:00 am to 2:00 am for a nominal charge.
- **Grab a Cab.** A Taxi station located within the bus terminal



WARD 05 - ETOBICOKE – LAKESHORE DEMOGRAPHICS

HIGHLIGHTS ■ Ward ■ Toronto

Population

Ward Population
64,015

+ 10.9%
2006 2011

42 yrs
Median Age

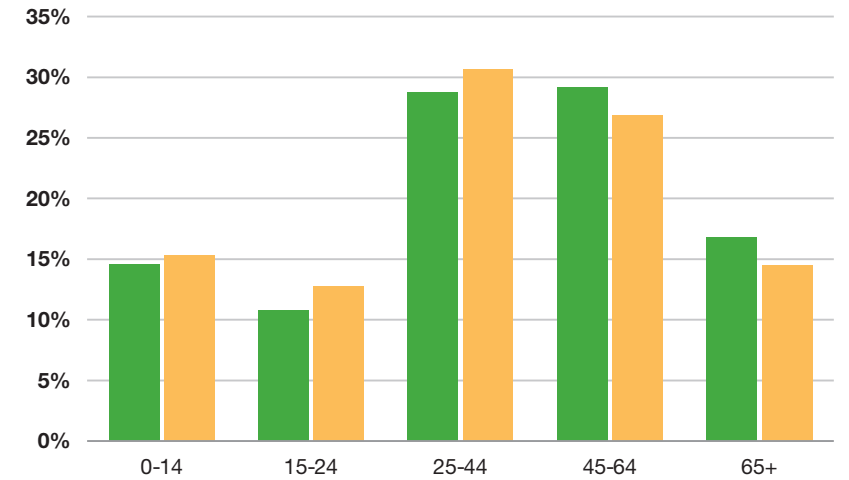
Population Density



39 yrs
Median Age

2.62
thousand people
per km²

2011 Population By Age Group



Households

36.4%
live in apartment
buildings of
5 or more storeys



41.0%
live in apartment
buildings of
5 or more storeys

14.0%
live in apartment
buildings of less
than 5 storeys



15.6%
live in apartment
buildings of less
than 5 storeys

3.8%
live in row /
townhouses



5.8%
live in row /
townhouses

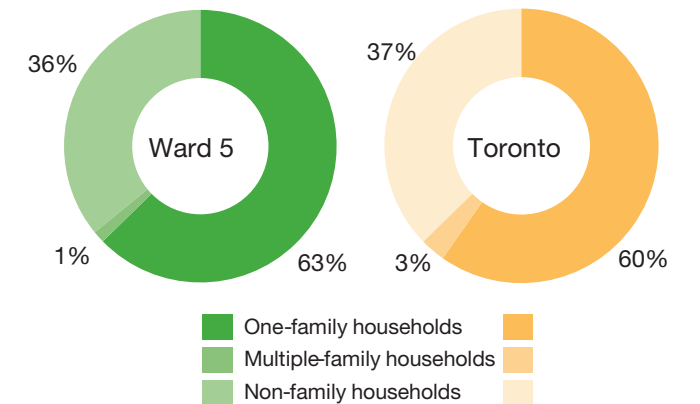
45.8%
live in houses



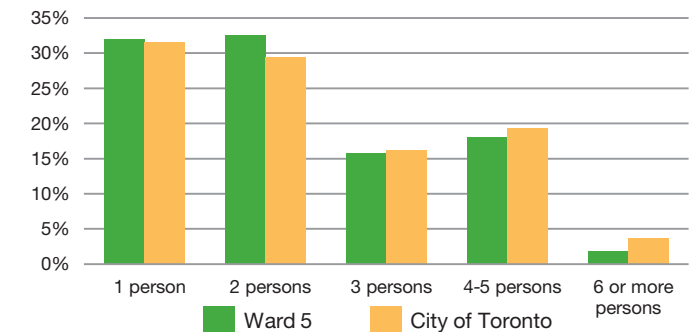
37.6%
live in houses

Key Facts

Private Households by Type



Private Households by Size - 2011



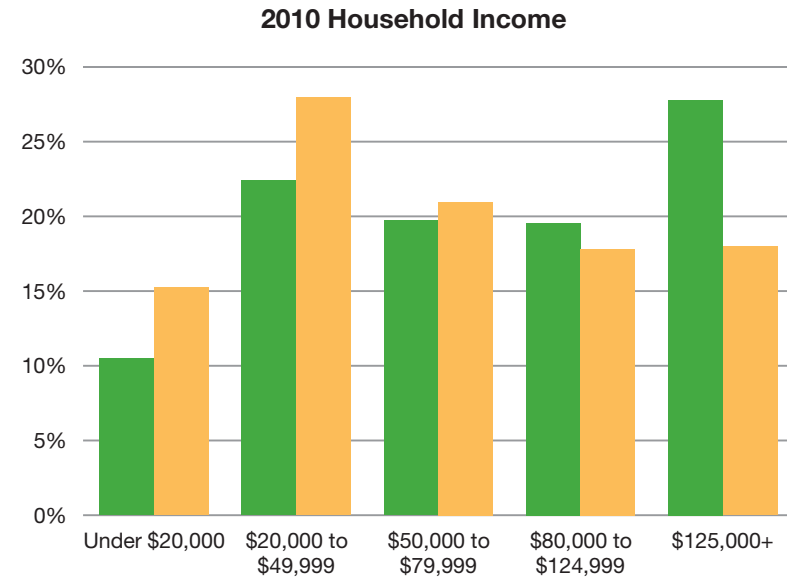
WARD 05 - ETOBICOKE – LAKESHORE INCOME & EDUCATION

HIGHLIGHTS

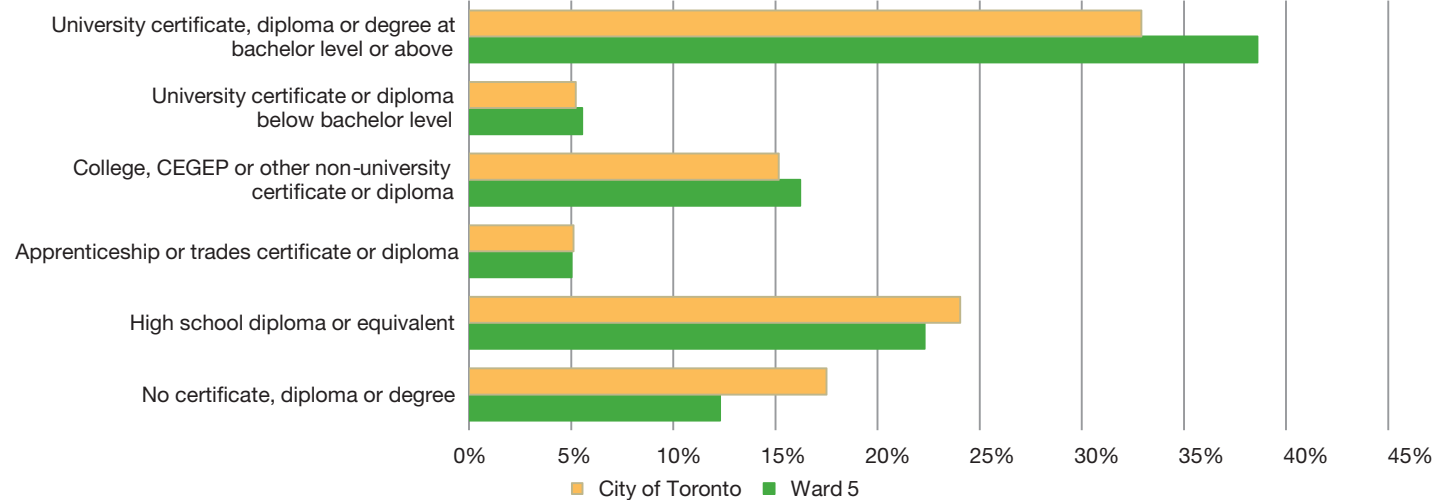
■ Ward ■ Toronto

Key Facts

\$110,919 average household income (2010)	\$87,038 average household income (2010)
41% born outside Canada	51% born outside Canada
20% dwellings built after 2000	12% dwellings built after 2000
7.3 unemployment rate	9.3 unemployment rate



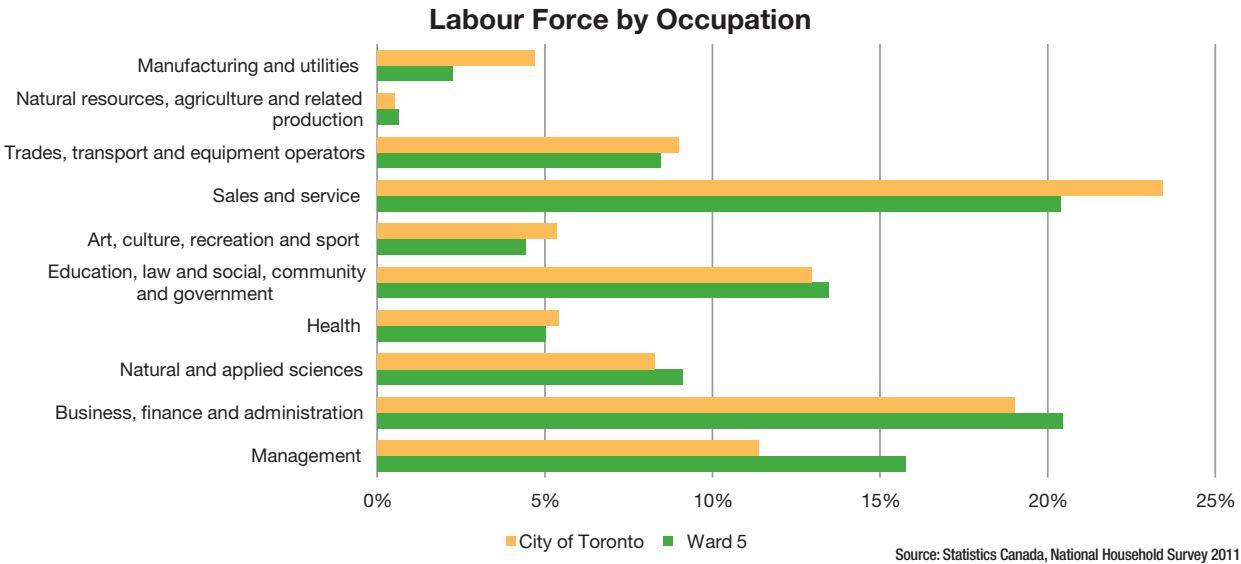
Population 15+ years by highest certificate, diploma or degree



MAJOR EMPLOYMENT COMPANIES

- All Trans Financial
- AM Acumen Corporation
- Assante Wealth Management
- Bank of Montreal
- BMO Nesbitt Burns
- BDC – Business Development Bank of Canada
- CBI Health
- Cooper & Company – Accounting & Auditing
- Equinox Investment Management Ltd.
- Ibcx Construction Canada
- Ministry of Education, Toronto and Area District
- Moneris Solutions Canada
- Mortgage Architects
- National Bank Financial Wealth Management
- Ontario Energy Group
- Pianosi Builders
- Power Realty Organization
- Royal Bank of Canada
- RBC Auto Finance
- RBC Dominion Securities, Private Banking & Wealth Management
- Real Estate Council of Ontario
- RMG Mortgage – Division of MCAP
- Starlight Investments Ltd.
- Sun Life Financial Enterprise Risk Management
- Toronto-Dominion Bank
- TD Waterhouse
- The Suns Products Canada Corporation
- United Church of Canada
- CML Healthcare
- Ontario Physiotherapy Association
- Health Clinics
- Interre Insurance Services Ltd.
- Commercial Insurance Brokers Inc.
- RepreoMed Ltd.
- Bond Street Collections Inc.
- Eden Park Inc.
- The Toronto Institute For Reproductive Medicine
- Sylvan Learning Centre
- ADP Toronto – Human Resource Management And Online Payroll Services
- Borea – Construction Company Of Wind Farms
- Greater Toronto Airports Authority – Toronto Pearson Airport
- Kearns Financial Services Inc. – Investment & Insurance
- Pizza Pizza Head Office
- Toronto Transit Commission
- United Staffing Services Home – Human Resources
- Vena Solutions Canada Inc. – Corporate Performance Management





AREA OFFICE BUILDINGS

Sun Life Financial Towers Centre – 3250-3300 Bloor Street West

Sun Life Financial Centre is located in the heart of Islington City Centre at the corner of the Islington Avenue and Bloor Street. This prime location has direct access to Islington Station at Bloor Subway. The complex’s retail space services an office population of over 4,000 as well as an additional 500 office workers and 1,000 residential units from the adjoining properties. All this combined with a recently completed \$1.2 million food court renovation; makes Sun Life Financial Centre the number one business address in Etobicoke.

Islington Professional Healthcare Centre – 1243 Islington Ave

On the northeast corner of Islington and Aberfoyle, just steps away from Bloor & Islington. This building is located minutes from the Islington Station at Bloor Subway. Short travel time to Bloor/Yonge station, Union Station, Toronto Pearson International Airport, and Mimico Go Station.

56 Aberfoyle Crescent

Located at the north-east corner of Bloor & Islington. This office is serviced by the Islington Station at Bloor Subway, Toronto TTC and Mississauga Public Transit.



Over \$100 million in new construction and improvements

- \$53 million will be spent to completely redesign and reconstruct the TTC Islington Station bus terminal for easier access. This will also provide greater flexibility for bus operations at the station.
- This TTC-only bus terminal work will occur concurrently with the development of the Kipling Regional Bus Terminal design. The existing slotted-style bus terminal will be reconfigured to a fully-accessible island-style facility, which would be located in the north-east corner of the Islington Station lands
- City of Toronto’s 10-year Capital Plan also includes \$42 million for redeveloping Six Points Interchange and access to Kipling Subway Station.
- \$8 million to be spent in redeveloping the TTC Kipling Station Interregional Bus Terminal
- City of Toronto plans to spend \$251,900 to improve Tom Riley Park North Tennis Courts under Recreational Infrastructure Canada and the Ontario REC programs.

Additional development plans in the area include:

- Islington Village Business Improvement Area (BIA) improvements
- Streetscape Improvement Plans include a proposal to upgrade the streetscape along Dundas Street West, east of Kipling.
- Mabelle Arts – Plans to create a “A Park of Many Paths” revolving around transforming Mabelle Park through the action of local residents, artists and a number of other organizations.
- Ongoing Development and Infrastructure Improvements – includes upgrading work on the conditions of the Bloor Street Underpass, currently underway.

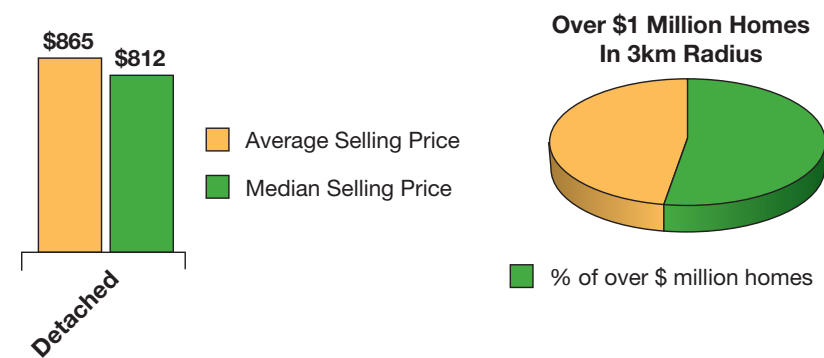
Source: Etobicoke Centre Public Space & Streetscape Plan – 2011



REAL ESTATE

- Islington Terrace is located in the Toronto Real Estate Board W08 District
- Average resale price of detached homes close to Islington Terrace: \$865,000
- 52% of the nearby detached homes are worth over \$1 million, indicating that Islington Terrace is in an area with promising real estate potential

Toronto W08: Islington-City Centre West Average/Median Selling Price (,000's)



Source: Toronto Real Estate Board Marketing watch - 2014, MLS listing



ISLINGTON
TERRACE

GOLF COURSES

Five premium golf clubs are within easy reach by car or TTC

St. George's Golf & Country Club.

- St. George's Golf & Country Club is ranked No. 30 of the World's 100 Greatest Golf Courses in 2014.
- Hosted four Canadian Opens in 1933, 1949, 1960 and 1968.
- Located at 1668 Islington Ave., south of Eglinton Ave.



Islington Golf Club

- A challenging 18-hole, par 72 golf courses with tree-lined parkland style golf holes, rolling terrain, and the meandering Mimico Creek
- Located immediately north of Islington Terrace, at 45 Riverbank Drive



Lambton Golf & Country Club

- For over a century, Lambton's 28 hole Championship Course and the 9 hole Valley Course have offered a traditional park-land style challenge.
- Hosted four Canadian Opens in 1907, 1910, 1925 and 1941.
- The layout and all it offers has a permanent spot in the Score Top 100 golf courses in Canada
- Located at 100 Scarlett Rd., just north of Dundas. St. W.



Markland Wood Golf Course

- The layout features manicured greens, elevated and fast, guarded by numerous strategically placed sand traps. The multiple teeing ground options and ample length provide a golfing experience to rival the best courses in the city.
- 245 Markland Drive, Bloor St. W., west of Hwy 427

Weston Golf & Country Club

- Located on the banks of the Humber River, the rolling land makes it an ideal location to put eighteen of the finest golf holes to be found anywhere. With lightning fast greens and close-cropped fairways, it is a true test of golf.
- Also offers excellent curling facilities
- Located at 50 St. Philip's Road, north of Eglinton Rd. W., just east of Islington Ave.



ISLINGTON
TERRACE

PARKS & TRAILS

Thomas Riley Park

- Located across from Islington Terrace
- Connected to Mimico Creek trail network and Conservation lands
- Includes Historic Montgomery's Inn, Central Arena, tennis courts, Memorial Pool, YMCA of Canada and Etobicoke Lawn Bowling Club

Centennial Park

- Includes the Etobicoke Olympium Pool, Centennial Park Arena, Stadium, Centennial Ski Chalet, ski and toboggan hill, Soccer City, Greenhouses, golf course, Mini Indy Go Cart Track, pond,

West Deane Park

- Connected to Mimico Creek trail network and Conservation lands



Kenway Park

- Located on Bloor St. just west of Islington Ave.

Queensway Park

- Located on The Queensway just east of Islington Ave. Includes baseball diamond

Humber Bay West and East Parks

- Two parks located on Etobicoke's waterfront, at the mouth of Mimico Creek
- Connected to the Waterfront trail
- Includes Mimico Cruising Club, Etobicoke Yacht Club, Historic Lighthouse, Scenic Lookouts,

RESTAURANTS

With the walk score of 90 and transit score of 97, there are about 407 restaurants; bars and coffee shops in the Islington City Centre area.

- Black Angus Steak House*
- Chodang Soontofu – Korean Food*
- Famous People Player – dining & performance*
- Gojima – Japanese food*
- Mai Bistro – Asian Fusion*
- Oregano by Cirillo*
- Sushi Kaji Restaurant*
- Santa Monica Trattoria*
- 6th Street Pub N Grill
- Apache Burgers
- Fox & Fiddle – Pub & Patio
- John's Fish 'N' Chips
- Kisoya Japanese Restaurant
- Pizzaiolo
- The Longest Yard Restaurant & Bar
- Ristorante Pinoccholo
- Oregano
- 6th Street Bar & Grill
- Village Trattoria
- Vi Bo
- Momiji Sushi Bar & Grill
- The Old Sod Irish Pub
- Starbuck's Coffee
- Just Greek Restaurant
- Green Mango Thai Cuisine
- La Veranda Osteria
- Sempre Pizza and Pasta
- Ottimo Ristorante & Pizzeria
- Monk's Kettle, Crafty Beer Emporium
- Chutneys Fine Indian Cuisine
- Bonimi Restaurant
- La Petite France Francais
- Thai Express
- Milestone's
- Allegro Ristorante



*Rated 4 Star restaurants by Tripadvisor, Google reviews and Yelp.



ENTERTAINMENT

- Cineplex Cinemas Queensway
- Centennial Park – Ribfest on Canada Day
- Centennial Park Golf Centre
- Kingsway Theatre
- Famous People Players Dinner Theatre
- Montgomery's Inn Community Museum
- Annual Taste of the Kingsway Festival in September
- Annual Lakeshore West Music Fest in July
- Annual Shorefront Festival in September
- Annual Queensway Festival in June
- Annual Culture Days Etobicoke in September
- Crooked Cue Billiards
- Eastie Boyz Paintball
- 401 Mini-Indy Go-Karts
- Bowlerama

NEIGHBOURHOOD SHOPPING

Historic Islington Village

- Historic 200 year old village and market place with tree-lined streets, wide brick-bordered sidewalks, colourful plantings and century buildings
- Shopping district offers over 200 boutique shops, restaurants galleries, conveniences and services
- A special feature are 25 mural "masterpieces" enhancing the walls of over 15,000 feet that span five blocks of the village

The Kingsway on Bloor

- Charming and unique urban shopping district within easy walking distance. Offers the best in shopping, services and over 30 different dining establishments, pubs, bars and a retro-cinema.
- Annual Taste of the Kingsway Festival in September features live entertainment, international cuisines, fresh food market and more

Shop The Queensway

- With nearly 300 unique and interesting businesses, the Queensway is an entertainment, dining, and shopping destination.
- New Queensway Cineplex offering 15 different movies
- The Queensway is currently transforming into a vibrant mixed-use pedestrian-friendly street with a growing population, new outdoor patios, renewed parks and a proposed arts hub.
- Walmart, Costco, IKEA, Future Shop, Best Buy, Tiger Direct, Staples, Golf Town, Home Depot, Lowe's and Sear's Home are all located along The Queensway shopping strip.

Sherway Mall

\$350 million expansion and renovation to include an additional 210,000 square feet of retail space bringing the total size of Sherway Gardens to 1.3 million square feet. Additionally 90,000 square feet of existing retail space is also being renovated.

- Saks Fifth Avenue opening in 2016
- Nordstrom opening in 2017
- A 19,000 sq. ft. new Harry Rosen store
- A new Sporting Life located in the north expansion
- 4 new full service restaurants, each with a unique dining experience
- New relocated food court
- Upon completion, including The Bay and Holt Renfrew, approximately 245 shops and services will be available.
- 3 new multi-storey parkades





NEIGHBOURHOOD SHOPPING CONTINUED

Groceries

- Rabba Fine Food Stores
- Medium Rare Premium Meat Boutique
- Costco Etobicoke
- Sobey's
- No Frills
- Loblaws
- Bulk Barn
- Foodland



EDUCATION

Elementary Schools

- Islington Junior Middle School (Jk – Gr8)
- Karen Kain School of the Arts (Gr6 – Gr8)

Secondary Schools

- Etobicoke Collegiate Institute (Gr9 – Gr12)
- Central Etobicoke High School (Gr9 – GR12)
- Etobicoke School of Arts (Gr9 - Gr12)

Catholic Schools

- Our Lady of Sorrows (JK-Gr8)
- Our Lady of Peace (French Immersion (SK-Gr8)
- Bishop Allen Academy, French Immersion/
Extended French (Gr9-12)

Private Schools

- Kingsway College School (Gr1 – Gr8)
- Lambton-Kingsway Junior Montessori
Middle School (Jk - Gr8)
- Islington Junior Montessori (Jk - Gr8)
- Bloor West Montessori (Jk - Gr8)
- Rosethorn Junior School (Jk - Gr8)
- Our Lady of Peace (Sk – Gr8)
- Olivet School (PS, Sk – Gr8)
- Kingsley Primary School (Pk - Gr8)
- Holy Angels School (Jk - Gr8)
- West Toronto School of Excellence (Jk - Gr8)
- Alderwood Toronto Private School (Sk – Gr8)
- Leonardo Da Vinci Academy of Arts &
Sciences (Pk-Gr8)
- Great Lakes College of Toronto (Gr9-12)

International School

- Imperial College of Toronto

Post Secondary Institutions

- University of Toronto, Mississauga Campus
- York University
- Sheridan College
- Humber College





PUBLIC SERVICES

Banks and Financial Services

- Bank of Montreal
- BMO Nesbitt Burns
- Toronto Dominion Bank
- Royal Bank
- RBC Dominion Securities
- All Trans Financial
- Assante Wealth Management
- Kearns Financial Services
- Sun Life Financial
- BDC

Postal Outlets

- Dundas Post Office – 2238 Dundas St. West
- Pharma Plus – 250 The East Mall
- Rexall Drug Store – 3701 Lakeshore Blvd West

Pharmacies

- Shopper's Drug Mart – 5230 Dundas St. West
- Pharma Plus – 4800 Dundas St. West
- Rexall Drug Store – 4890 Dundas St. West
- Bloor Pharmacy – 3271 Bloor St. West

Libraries

- Etobicoke Public Library – 430 Albion Rd.
- Etobicoke Public Library – Centre Area – 110 Eleventh St.
- YCC241 Library – 250 Scarlett Rd.

Churches

- Islington United Church
- Islington Baptist Church
- St. Andrew's Presbyterian Church
- St. George's-on-the-Hill Anglican Church
- St. Matthew's Anglican Church
- Our Lady of Peace Roman Catholic Church
- Queensway Cathedral

PUBLIC SERVICES CONTINUED

Police Station

- Division No. 22 – 3699 Bloor St. West, Tel: 416-808-2222

Fire Stations

- Station 431 – 308 Prince Edward Drive
- Station 432 – 155 The East Mall
- Station 433 – 615 Royal York Road

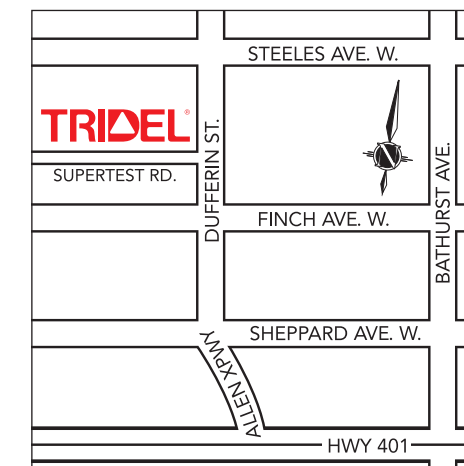
Health Network

- Trillium Health Partners – 150 Sherway Drive
- Trillium Health Partners – 100 Queensway West.
- Sunnybrook Olser Centre Pre-hospital Care – 10 Carlson Court
- Bloor West Village Women's Clinic - 2425 Bloor St. West.
- Highbourne Lifecare Centre – 420 The East Mall
- Rathburn Medical Centre – 600 The East Mall

Civic Centre

- Etobicoke Civic Centre – 399 The West Mall

Tridel's Head Office Presentation Centre



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 Email: islingtonterrace@tridel.com
tridel.com



TOP 10 REASONS FOR PURCHASING A CONDOMINIUM AT TRIDEL'S ISLINGTON TERRACE



- 1** **Developed by Tridel**, Canada's leading condominium developer.
- 2** **Grand master planned condominium community** with the three tallest towers in Islington City Centre.
- 3** **Spectacular condominium amenities**, including Children's Play Zone, Basketball Court, indoor Swimming Pool and Grand Terrace.
- 4** **From here go everywhere.** Adjacent to Islington Station at Bloor Subway, Bus Transit Terminal, easy access to QEW, Hwy 427 and nearby Pearson International Airport.
- 5** **High Growth potential.** The City of Toronto 10-year Capital Plan is placing over \$100 million dollars into infrastructure improvements in this area.
- 6** **AAA Islington City Centre location.** With a 97 Transit Score. Central business district with many major employers.
- 7** **Rich in possibilities.** Vibrant retail/shopping district in the Historic Islington Village, The Kingsway on Bloor, The Queensway and Sherway Gardens all within easy reach.
- 8** **Tees, trees and trails.** Five major golf courses, parks, Mimico Creek Conservation lands trail network and multiple entertainment venues surround this location.
- 9** **Technologically advanced suites** with Rogers new ultra-high speed fibre-optic network delivering 250 Mb/s internet service.
- 10** **Canada's leading green builder.** Islington Terrace will be pursuing LEED® gold certification. It will be high performing, using less energy to run while providing superior comfort and significant cost savings.