





**GROOVE**  
URBAN CONDOMINIUMS

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# Get in the Groove



## Get in..

You can feel it... a special kind of vibe. It's on the streets, in the parks, around the corner and infused into every single nook & cranny you walk by. Soulful, hip and moving at a steady beat, inspiring the rhythm of your life.

# the feeling

# Welcome to the Groove. Your Groove.

First, start with an upbeat and up-and-coming destination location that inspires an eclectic vibe. Next, establish a distinct tone and tempo of lifestyle in an original stylized building that owns its own unique grooves. Then crank it to eleven and get in the Groove!

Groove Urban Condominiums invites a modern lifestyle expression in a stunning, stylish 15-storey building with 152 suites and superb amenities that inspire living your life to the fullest.

Your location is ideal, neatly tucked in along Vaughan Road just off the bustling St. Clair Avenue West and Bathurst Street. Intimate yet closely connected to a dynamic destination booming with energy, diversity, and plenty of choice when it comes to finding your lifestyle niche. It's groovy, urban, and a way of life that's in perfect harmony.



Illustrations are artist's concept only. E. & O.E.

# A diverse location

Lively, funky, classic, and relaxing – neighbourhoods, just like music invites a variety of different vibes that influence our moods and moments. Living here you can enjoy being part of a larger composition of closely connected communities offering unique expressions and experiences that are in tune with how you want to live.

## The warmth of St. Clair West Village

Living at St. Clair Avenue West and Bathurst Street lands you in the middle of an amazing stretch known as St. Clair West Village, running along St. Clair West starting from Avenue Road, past our location at Bathurst, to Westmount, where Corso Italia begins.

A vibrant and welcoming neighbourhood, the area is rich in history and today has become a multicultural hub, celebrating the charm of small family-run bakeries and businesses intermingled with trendy boutiques, restaurants, and hotspots. Wonderfully walkable as well as just minutes to the St. Clair West subway, highlights include some of the best traditional Italian-style eateries in Corso Italia and the picnic-perfect Earls Court Park with 12.6-hectares of green space to enjoy nature and the outdoors.

## The hominess of Humewood/Cedarvale

Head to “The Woods” (a local nickname) for this established, family-oriented neighbourhood that is bordered by

Bathurst Street and St. Clair Avenue West to the South East and running north to Eglinton Avenue West. Made up of two areas, Cedarvale and Humewood are separated by Vaughan Road and Cedarvale Ravine, a natural border between the two halves of the community.

At the top where Eglinton Avenue and Bathurst Street meet, you’ll find many trendy restaurants, cafés, and bars. Nature lovers will enjoy exploring the pretty gardens of Humewood Park with paved walkways and lots of benches to take the beauty in. The area’s real claim to fame though is the Cedarvale Ravine, a deep, naturalized ravine with steep sides, open fields, and a footpath down the middle.

## The lushness of Wychwood

A onetime artist colony in the late nineteenth century, a former gated community and today an exclusive enclave neighbourhood, Wychwood is located north of Davenport Road, just west of Bathurst Street. A quiet charm fills this nook with several gorgeous

parks, including Hillcrest Park, Garrison Creek Park, the Tollkeeper’s Park, and the most popular Wychwood Barns Park that hosts a farmers’ market, art shows, and other events.

Shopping is diverse with the convenience of Dupont Street and its big-box stores, the vibrant district of St. Clair West with a great selection of boutiques and restaurants, and the electric vibe along Davenport.

## The classic ambiance of Forest Hill

Mansions, prestigious schools, and of course a topography famed for its gently sloping hills and pretty parks, Forest Hill is one of Toronto’s most affluent districts. The neighbourhood is bordered by St. Clair Avenue to the south, Briar Hill Avenue to the north, Cedarvale Ravine to the west and Avenue Road to the east.

Roam the exclusive Forest Hill Village shopping district around the intersection of Spadina and Lonsdale to find a luxurious selection of independent boutiques, shops, galleries, cafés, and restaurants.



# A uniquely stylish groove

Above, below, and all around, marvel at a unique statement in architectural style that makes you want to get in the Groove.

Groove Urban Condominiums is a modern mid-rise 15-storey building with 152 suites. Experience a thoughtful expression of contemporary elegance that cleverly blends rich masonry colour and texture with polished white and grey panels that play off each other. Follow your eyes through the accentuated maze-like façade to find a lifestyle that inspires your every move.



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# Get in the lifestyle

You can feel it the moment you walk in, an urban chic style and energy that surrounds you in environments that celebrate life. Experience uniquely designed spaces that invite comfort, convenience, and connection to complement your days and nights.



# Amenity plan

## 1. Lobby with smart lockers

## 2. Party room

- Billiards table
- TV lounge area
- Bar counter
- Dining table
- Lounging area

## 3. Ground floor outdoor patio

- BBQ counters
- Dining area
- Outdoor co-working terrasse
- Outdoor kids area
- Off-leash dog area

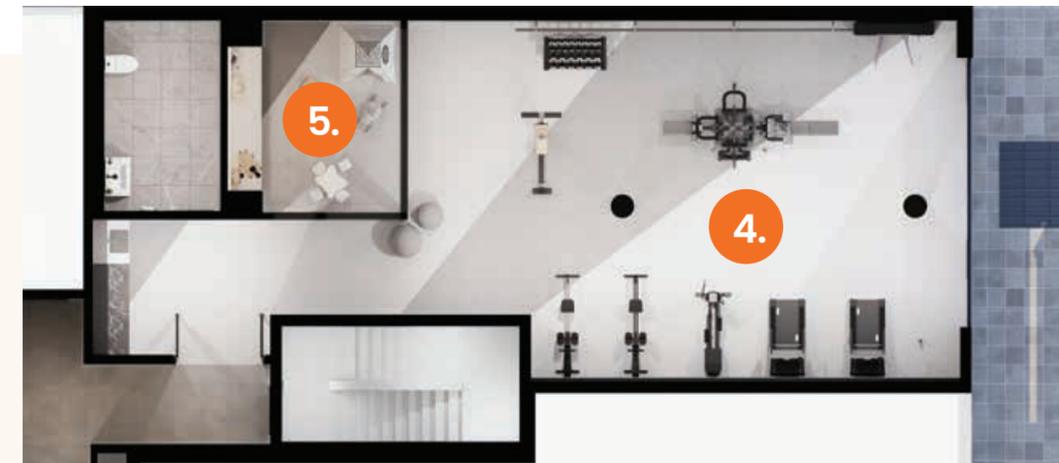
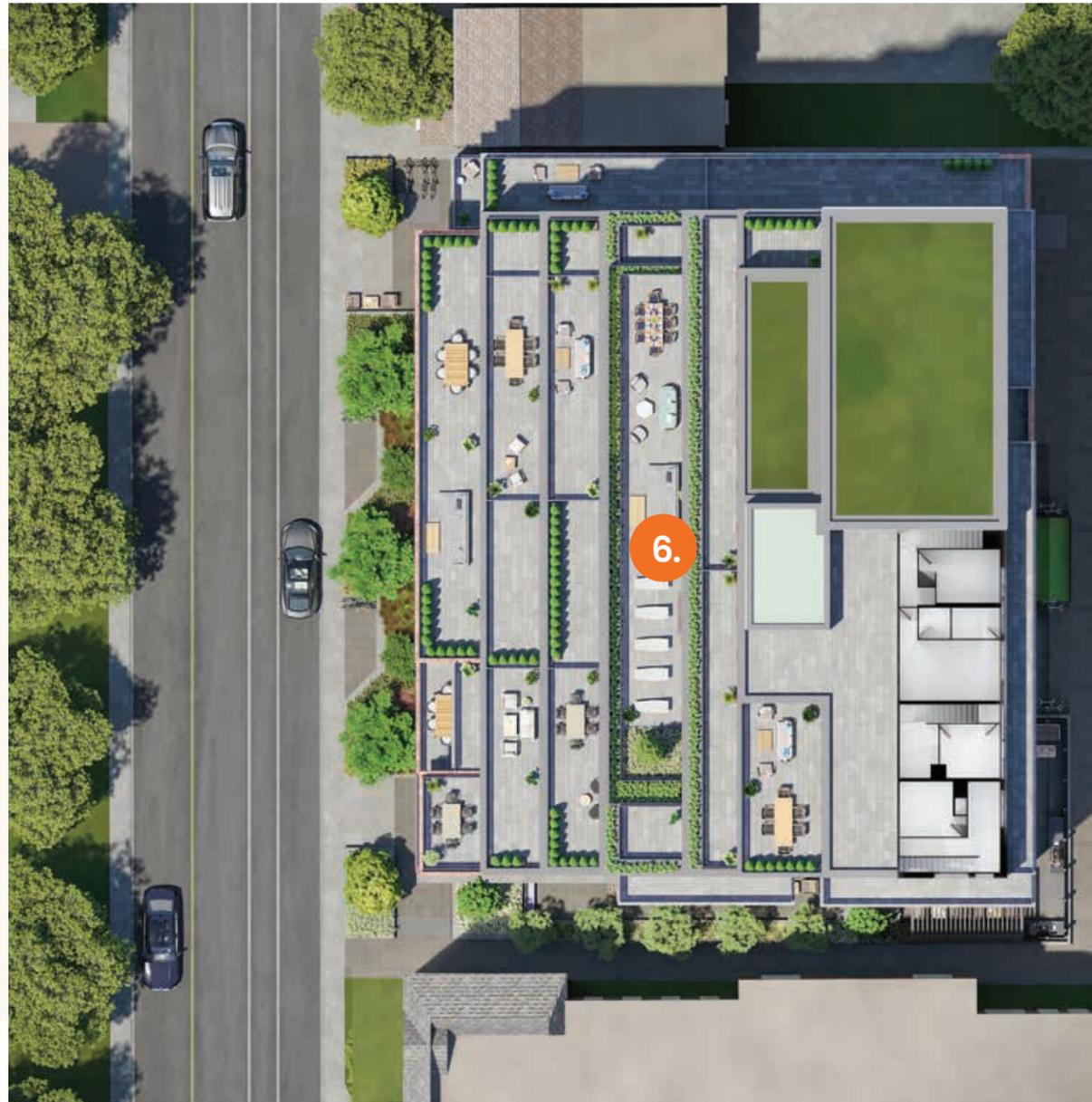
## 4. Fitness centre

- Cardio area
- Strength training area

## 5. Indoor kids zone

## 6. 12th floor terrace

- BBQ counters
- Dining area
- Sundeck lounging area





# An inviting cadence

Make your grand entrance into an impressive double-height lobby designed with urban flair. Warm, light inviting tones create calm while a sculptural ceiling feature bring drama to the space. Stylish bench seating with pedestal tables next to enormous windows offers a place to sit, connect to Wi-Fi and catch up on your day's events.

# Free-style movement

Amp up your fitness in a state-of-the-art gym complete with all the latest training equipment. And while you work out, your kids can hang out in their own zone that inspires play and imagination - all located within view right next to the gym.



# The party pulse

Let the good times begin in a modern party room and multipurpose space that inspires fun and making new friends at every turn. Cozy up fireside, gather to watch the game on the big screen TV or play a round of pool with your pals. Mix and mingle with cocktails at the bar or show off your culinary skills by hosting a dinner with the convenience of a catering kitchen at your fingertips.



# 12th floor terrace

Step out for a breath of fresh air and embrace al fresco living on a beautifully designed outdoor terrace with a view of downtown and the CN Tower. Enjoy space to lounge in the sun, sink into cozy sofas with friends, and stoke up the BBQ for dinner under the stars.



# Life in harmony

Trendy yet timeless, contemporary and comfortable, experience spacious interiors designed for modern living.



# Features & finishes



## SUITE INTERIORS

- Approximately 9 ft. ceilings (excluding drop ceiling and bulkhead areas)
- Choice of laminate floor colour from builder's samples in entry corridor, living/dining areas, bedrooms, kitchens and den/libraries
- Baseboard with painted door casings
- Solid core suite entry door with deadbolt lock and security viewer
- Contemporary hollow core slab interior doors or slider(s), as per plan
- Swing doors and/or sliding glass doors, as per plan
- Glass sliding and/or swing patio doors for access to balconies and/or terraces, as per plan
- Contemporary hardware
- Rod and wire shelving in closets
- White paint throughout suite
- Energy efficient lighting

## KITCHENS

- Designer appointed cabinetry with choice from three design palettes from builder's samples
- Soft close cabinetry
- Under cabinet lighting
- Undermount stainless steel sink, with single-lever retractable faucet
- Ceramic tile backsplash
- Quartz countertops

## KITCHEN APPLIANCE PACKAGE

- Kitchen, as per plan
  - 24" stainless steel fridge/freezer
  - 24" stainless steel dishwasher
  - 24" slide-in range with cooktop
  - Over the range microwave/exhaust

## BATHROOMS

- Designer appointed cabinetry with choice from three design palettes from builder's samples
- Quartz vanity countertops with undermount sink in bathrooms
- Designer series faucets
- Vanity mirror
- Contemporary water-efficient toilet
- Any bathtub to be a soaker tub with full height ceramic or porcelain tile surround, as per plan
- Any shower stalls to be glass-enclosed with full height ceramic or porcelain tile surround and rain shower head, as per plan
- Porcelain tile floor in master ensuite and guest bathrooms, as per plan
- Pressure balanced valves on all tubs and showers
- Privacy lock on all bathroom doors

## LAUNDRY

- Laundry area floor finished in porcelain tile
- Stacked washer-dryer

## MECHANICAL & ELECTRICAL SYSTEMS

- Energy efficient heat pump unit with in-suite control over heating and cooling
- Pre-wired for telephone, television and internet as per plan
- Light fixture(s) or surface-mounted lighting provided in foyer, bathroom, walk-in closet, as per plan.
- Junction box in kitchen over island, den and bedroom, as per plan.
- Smoke and carbon monoxide detector
- In-suite sprinkler system
- Bathroom exhaust fan vented to exterior
- Suite entry security system

Please see provisions in Schedule "A" relating to the Purchaser's rights to select finishes and Vendor's rights to install substitute materials and finishes.

The Vendor reserves the right to substitute any materials used in construction of the Unit provided that such substitute materials are of equal or better quality than those represented to the Purchaser. The Vendor further reserves the right to make minor changes or modifications in the plans and specifications at its discretion. The determination of whether or not same are minor shall be made by the Vendor's Architect.

Vendor is not responsible for shade differences occurring from different dye lots or for variations including in colour, shade, texture and veining in materials including with respect to tile, carpets, hardwood or laminate flooring, cabinetry, natural or manufactured stone, bricks, trim and doors. Samples viewed when choices are made from Vendor's samples are only a general indication of material selected. Details of windows and doors on all elevations and location of exterior lights may not be exactly as shown on renderings.

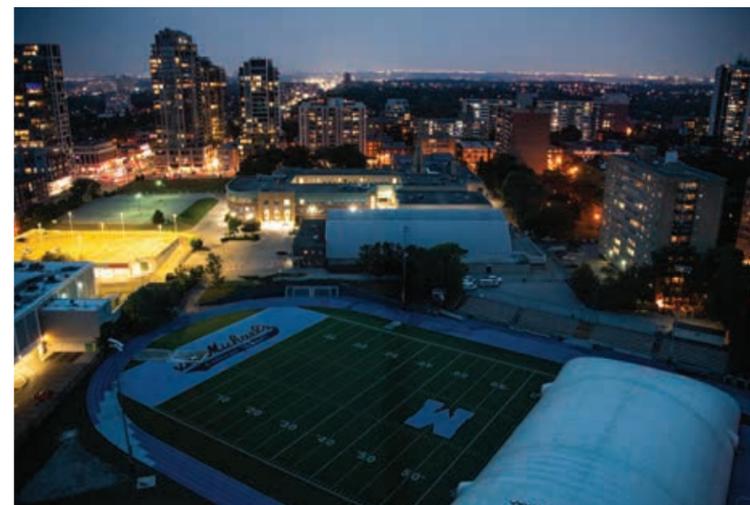
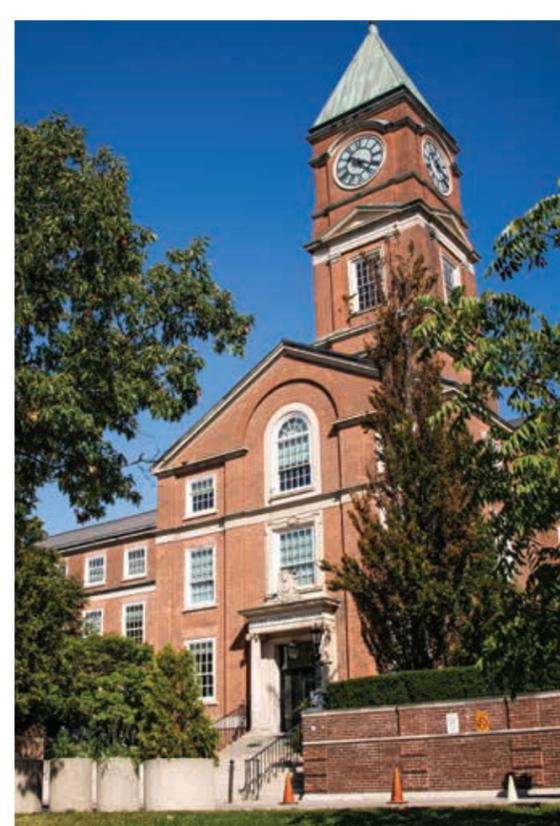
Finished floor height and built-in noise attenuation measures may cause ceiling heights to vary in some areas. Drop ceilings and bulkheads will occur to accommodate HVAC and structural requirements.

Get in



the neighbourhood

Embrace a new neighbourhood... energetic and eclectic.  
Lively, upbeat, and rich with choice and convenience.



# Connected to the beat

Location is everything. It not only defines your lifestyle, but it also inspires it. Enjoy the peace and quiet of living neatly tucked in along Vaughan Road just off the bustling St. Clair Avenue West and Bathurst Street strip, closely connected to the neighbouring communities of St. Clair West Village, Wychwood, and Forest Hill.

**90** Walk Score

**88** Bike Score

**86** Transit Score

**Considered a “walker’s paradise” with a score of 90/100, and biking score of 88/100, basically all life essentials are within walking/cycling distance from your front door.**

Boasting a transit score of 86, Groove is just an 5-minute walk to the St. Clair West Subway station heading north or south and a 2-minute walk from the 512 St. Clair Streetcar which connects commuters to both the Yonge–University–Spadina and Bloor–Danforth subway lines. Plus, it’s just a 12-minute transit ride from the Eglinton West Interchange – the future Cedarvale Station linking the subway and Crosstown LRT. Motorists are 7 minutes from the Allen Expressway which links commuters to Highway 401.



**2 min**

walk to the #512 St. Clair Streetcar (10 min to Bloor Station with UP Express and GO Station connections)

**5 min**

walk to St. Clair W Subway (15 min ride to Bloor Station with UP Express and GO Station connections)

**5 min**

bike ride to George Brown

**8 min**

drive to Yonge – Eglinton Employment Centre

**7 min**

drive to Yorkville & Summerhill

**9 min**

drive to University of Toronto and the Financial District

**12 min**

transit to the Eglinton West Interchange/future Cedarvale Station – linking the subway and LRT Crosstown

**6 min**

drive to the future Green Line, a 5km new linear park system containing 45 parcels of park-land connecting midtown and west Toronto

# Area amenities

## Groove Condos

**GROOVE** URBAN CONDOMINIUMS 129 - 135 Vaughan Rd

## Food & Dining

- 01 Aroma Espresso Bar
- 02 Booyah
- 03 CANO Restaurant
- 04 Craque de Creme
- 05 Cocolatte
- 06 Costa Verde
- 07 Dasoni
- 08 DeSotos Eatery
- 09 Dutch Dreams
- 10 Famiglia Baldassarre
- 11 Fleur du Jour
- 12 Futura Granita + Gelato
- 13 Goen Japanese
- 14 Hunter Coffee Shop
- 15 Lamesa
- 16 Leah's
- 17 Limon Lounge
- 18 MoOng Sushi (St Clair)
- 19 Pizza Del Arte
- 20 Planta Yorkville
- 21 Punto Gelato
- 22 Ristorante Sotto Sotto
- 23 Oakwood Espresso
- 24 Primrose Bagel Co
- 25 Queen of Persia

- 26 Riz on St. Clair
- 27 The Rushton
- 28 Starbucks
- 29 Terroni
- 30 Tim Hortons
- 31 The Stockyards
- 32 Trattoria Nervosa

## Schools & Services

- 33 Brown Junior Public School
- 34 Forest Hill Junior & Senior Public School
- 35 George Brown College - Casa Loma Campus
- 36 Hillcrest Community School
- 37 Holy Rosary Catholic School
- 38 Humewood Community School
- 39 St. Michael's College School
- 40 Toronto General Hospital
- 41 Upper Canada College
- 42 Vaughan Road Academy
- 43 Waldorf Academy Toronto
- 44 Wychwood School

## Recreation & Fitness

- 45 Baldwin Steps
- 46 Cedarvale Park
- 47 Cedarvale Park Sport Field
- 48 Christie Pits Park

- 49 Hone Fitness St Clair & Bathurst
- 50 Nordheimer Ravine
- 51 Ramsden Park Tennis Courts
- 52 Sir Winston Churchill Park
- 53 Tennis Courts at Winston Churchill Park
- 54 Wychwood Barns Park
- 55 York Racquets Club

## Shopping

- 56 Atlas Grocery
- 57 Canadian Tire
- 58 DECIEM The Abnormal Beauty Company
- 59 Dismount Bike Shop
- 60 Fiesta Farms
- 61 Hillcrest Market
- 62 Hudson's Bay
- 63 Imperial Fruit Market
- 64 LCBO
- 65 Loblaws Great Food
- 66 Luciano's No Frills
- 67 May Flowers, Floral Co.
- 68 Olive Oil Emporium
- 69 Summerhill Market
- 70 Summerhill Nursery & Floral

## Entertainment & Leisure

- 71 Bata Shoe Museum
- 72 Casa Loma

- 73 Royal Ontario Museum
- 74 Spadina Museum

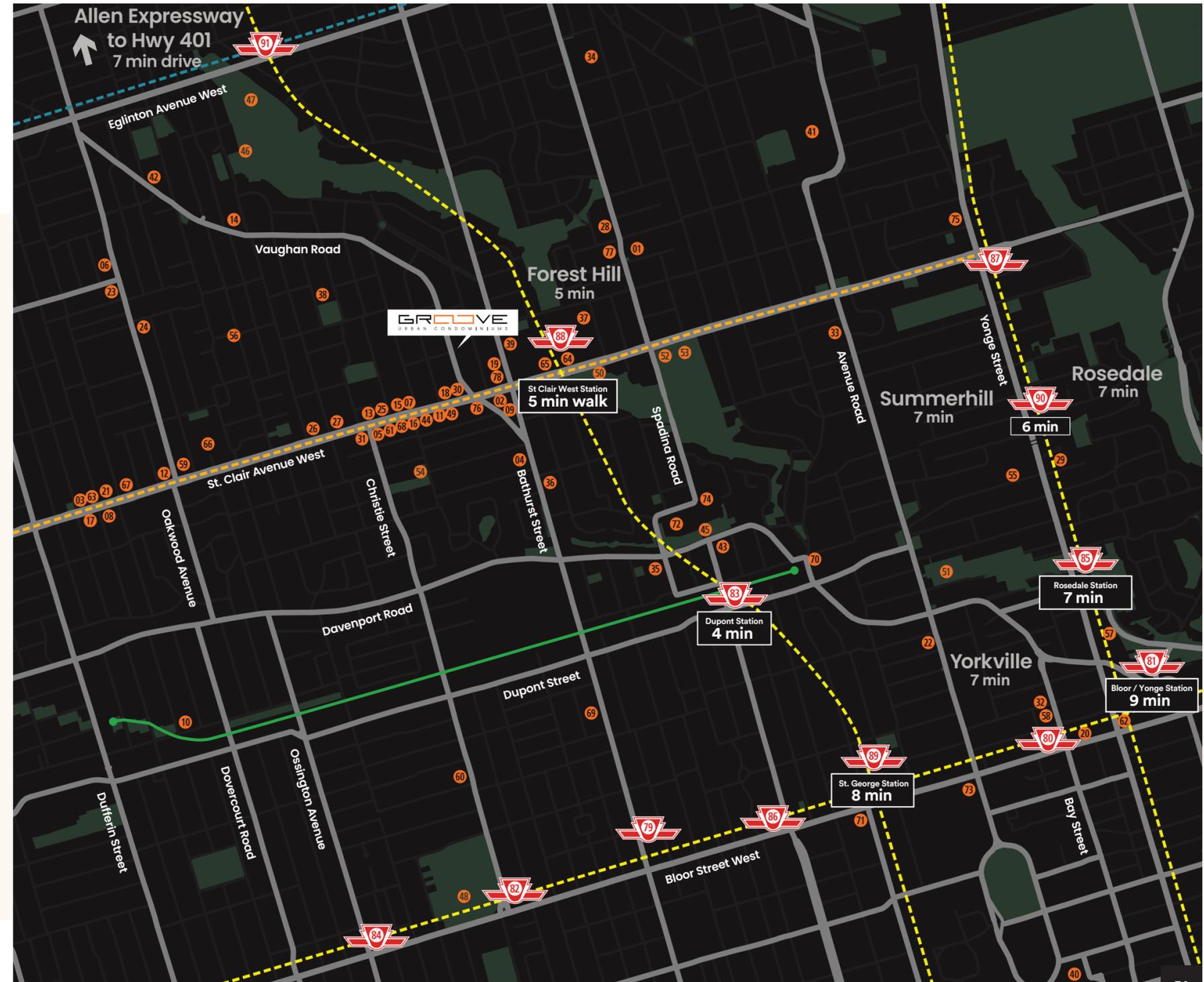
## Banks

- 75 BMO Bank of Montreal
- 76 CIBC Branch with ATM
- 77 RBC Royal Bank
- 78 TD Canada Trust Branch

## Transportation

- 79 Bathurst Station
- 80 Bay Station
- 81 Bloor-Yonge Station
- 82 Christie Station
- 83 Dupont Station
- 84 Ossington Station
- 85 Rosedale Station
- 86 Spadina Station
- 87 St Clair Station
- 88 St. Clair West Station
- 89 St George Station
- 90 Summerhill Station
- 91 Future Cedarvale Station

- Green Line**
- Subway Line**
- Crosstown LRT Line**
- Streetcar Line**



# Discover your niche

Charming, eclectic, trendy, and fresh – just a few words to describe a truly unique location that has something for everyone. Wonderfully walkable with plenty to see and do, get out and explore a neighbourhood that fits you and your lifestyle perfectly.



## A streetcar named St. Clair

From a dirt road to a streetcar suburb, St. Clair West was the chosen route to get Toronto's first streetcar line. Construction began in 1911 and was completed in 1913. When it opened, the St. Clair car cost 2 cents for adults, 1 cent for children under 9, with babies in arms traveling for free.

## Artful vegetables

Once a century-old streetcar barn, today redesigned and transformed to celebrate art, culture, and the community's most popular farmers' market, Artscape Wychwood Barns is a community hub that brings people working in art, environmentalism, theatre, and urban agriculture together. The Stop's Farmers Market runs year-round every Saturday morning featuring the wares of local farmers, bakers, and other artisans. The Barns are also home to a community greenhouse for growing local organic food and providing fresh food to those who need it, as well as host education events for adults and children in the greenhouse.

## For those who like it hot...sauce

Grilled sardines, Bifanas (traditional pork sandwiches), and the classic Caldo Verde soup! If you like Portuguese food, you're in luck! Your beautifully multi-cultural neighbourhood was originally home to many Portuguese immigrants, and their influence can be felt through several traditional food markets, butchers, and cafés.

## Salsa anyone?

Join in Toronto's biggest annual celebration of Latino culture right on St. Clair West. The two-day street festival attracts an estimated 250,000–500,000 people, who come together to dance, eat, shop, and enjoy over 100 artists celebrating the culture of Latin America.

## Just a little house on the hill

Did you know you have a gothic revival style mansion and garden in your hood? Casa Loma (Spanish for hill house) was constructed in 1911 as a residence for Financier Sir Henry Pellatt and was the biggest private home ever constructed in Canada. Today it stands as a popular Toronto tourist landmark and historic museum.

## A lost river of great inspiration

The Castle Frank Brook came from a river responsible for carving out some of the city's most famous ravines. It used to run through Cedarvale Park but is now completely buried. Its claim to fame – Ernest Hemingway often frequented this park's path during his stay in Canada while working at The Toronto Star.

# Lush & lively

Get out and explore a beautiful nature-filled neighbourhood that boasts a historic ravine, rolling hills, meandering trails, and a modern multi-leisure-infused urban park that are all an extension of your backyard.

## Cedarvale Ravine

Discover a hidden enclave of nature tucked right into the heart of the city. The Cedarvale Ravine is part of the historic Belt Line Railway path – an old commuter railway that dates back to the 1880's. Once home to the Castle Frank Brook, now a buried creek beneath a 7.2 km trail surrounded by dense wetlands and plant life enjoyed by walkers, cyclists, joggers, cross country skiers, and bird watchers. The trail also passes under a concrete and iron walkway at Glen Cedar Road, which was constructed in 1912 and restored in 1989. Head up the tall staircase to enjoy a gorgeous view overlooking the ravine, and if you want to continue your hike, the pathway also connects to the Beltline Trail to the north and the Nordheimer Ravine to the south.

## Cedarvale Park

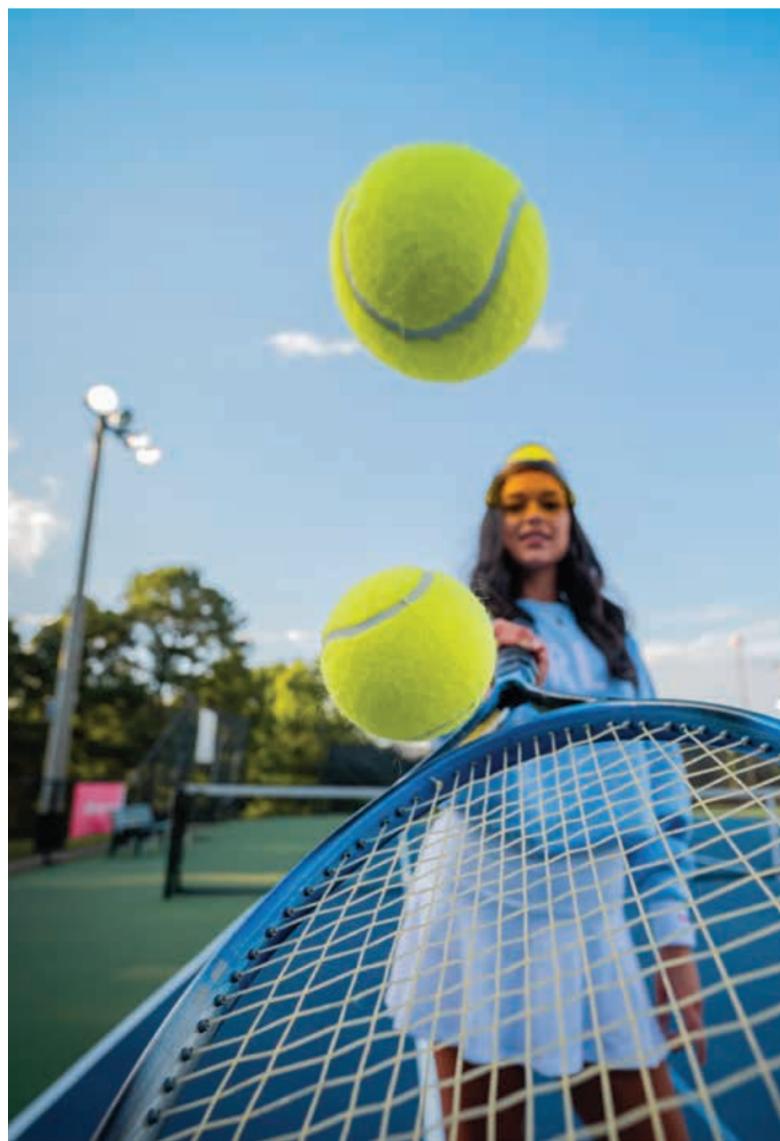
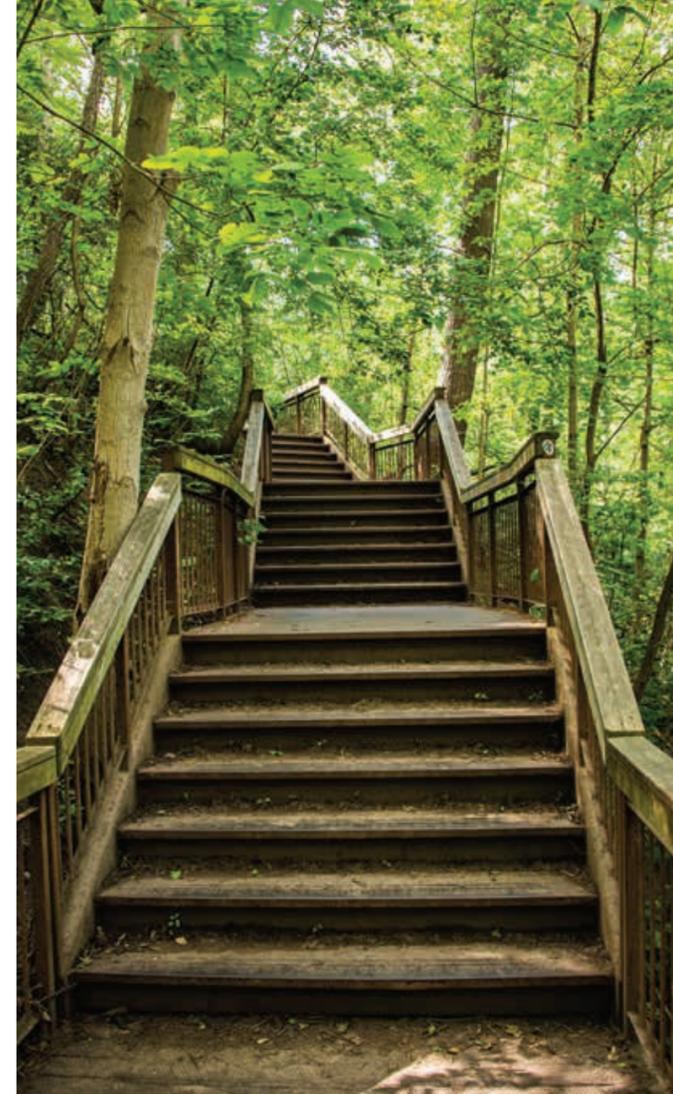
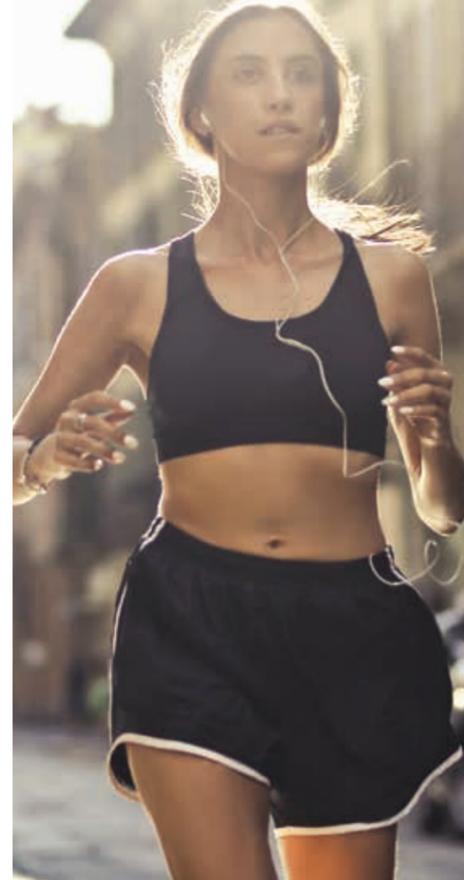
Over the hills and meandering path, the ravine opens up to Cedarvale Park – a huge hub for outdoor fun. Plan a picnic, play date, and commune with Mother Nature with plenty of activities for everyone to enjoy. The park provides a cricket pitch field, sports fields, four outdoor tennis courts, splash pad, playground, outdoor rink, and steep hills excellent for tobogganing in the winter. There's also a large, off-leash dog area for your best four-legged friend.

Be sure to check out the park's newest addition, an environmental education program called Families In Nature. Located in the middle of the park in a meadow with a stream running through it, discover a wetland habitat where native flora and fauna can

thrive. Educational interpretive signs installed along the footpath invite visitors to learn about the native trees, wildflowers, plants, birds, and animals which may be seen in this restored habitat.

## The Beltline & future Green Line

Within close proximity to the Cedarvale Ravine, the Beltline trail is a picturesque, 9 km path that walkers, joggers and cyclists can traverse the city from west to east. Built on a former rail bed, you'll cross scenic bridges and travel tree-lined paths through Rosedale, Forest Hill, Moore Park, and the Evergreen Brick Works. Plus you'll only be minutes from the future Green Line, a new 5 km linear park system containing 45 parcels of parkland connecting midtown and west Toronto.



# Cachet & convenience

Embrace a neighbourhood that celebrates style, from the latest chic clothing at a host of designer boutiques to trendy affordable fashion at Joe Fresh. The Stock Yards Village is a popular mall anchored by several major retailers including SportCheck, Winners, and HomeSense. Further along the strip, you'll find the Stock Yard Smart Centre, featuring Walmart and other big-box favourites. Venture a little bit further to Yorkville and Summerhill for classic and luxury finds.



# Fusion & flavour

Explore a world of choice from a diverse variety of international fare, traditional cultural cuisine, gourmet dining at trendy bistros, and all your comfort food faves in authentic local Ma & Pa spots.

## Here's our Top 10 picks for good eats in your neighbourhood.

### The Rushton

Described as “fringe inspired French bistro cuisine”, enjoy a lovely upscale mix of creative dishes in a chic environment or out on the elegant patio.

### Dutch Dreams

Part tourist destination, all ice cream! This wildly kitschy landmark ice cream parlour serves up 34 flavours in generous scoops, along with signature ice cream desserts, waffles, yogurt, and pints/litres to go.

### Cocoalatte

A hotspot for hot drinks, irresistible desserts, and a fresh variety of breakfast & lunch plates.

### Sea Witch Fish & Chips

Authentic fish & chips don't get any better than this! Add to that fame for being named one of Toronto's best restaurants, top poutine places and home to one of the best sandwiches, enjoy hefty portions of five kinds of battered to perfection, crunchy, golden fish with sides that will have you coming back for more!



### Boom Breakfast & Co.

Definitely one of the best breakfast places in Toronto, enjoy a creative menu of breakfast specials including the likes of Benny Poutine, The Threesome, Adam Spanglish, and an assortment of pancakes to die for.

### Pain Perdu

C'est fantastique! This artisanal bakery serves a classic array of French pastries, quiches, and baguettes in a petite café with all the Parisian ambiance you want!

### Ferro

Experience authentic, Southern Italian cuisine with a creative spin in a lively family-style scene built around an open kitchen and wood-oven pizzas.

### Mezzetta

Savour substance over style in this casual Middle Eastern restaurant that features over 60 traditional mezze “appetizer-style” dishes.

### The Stockyards Smokehouse & Larder

Calling all barbecue fans! Buttermilk fried chicken, pulled pork sandwiches, smashed beastly burgers and yes, traditionally smoked BBQ ribs. The diner is small but you best bring a big appetite.

### Churrasco of St. Clair

A no frills Portuguese BBQ take-away counter that owns the slogan “the best chicken in the city”, specializing in grilled chicken and Portuguese dishes.



**It's time**



**to get  
in the  
Groove**

# Builder Story

Block Developments is a real estate investment and development firm with a mandate to provide homebuyers with beautifully designed and meticulously crafted homes in outstanding locations.

Our guiding philosophy is to create dynamic urban revitalization with vibrant master-planned mixed-use communities offering sustainable green living and cutting-edge technology. Featuring superior amenities and premium features and finishes, every suite is developed to the highest standards with the resident's ultimate enjoyment in mind.

## Environment

We always strive for sustainable, environmentally conscious design by implementing energy and water-saving technologies, implementing recycling measures, and planting green spaces in all our communities.

## Quality

Using only the very best materials, our buildings are constructed with deft attention to detail, resulting in truly remarkable homes.

## Community

Connect in common areas designed for friends and families to come together, and enjoy friendly neighbourhoods with parks, shopping, dining, and entertainment.

## Design

Partnering with award-winning designers and architects, our aesthetic is modern elegance at its finest.

## Technology

We are constantly adapting to take advantage of the latest technology to improve how we live.

## Service

Nothing is more important to us than you. Our team is there for you throughout your home-buying and ownership journey.

**block**  
DEVELOPMENTS



TOMAS PEARCE

RAW speaks to our use of design; we do not aim for the sophisticated or polished but rather the simple and straightforward. RAW speaks to our practice; non-hierarchical, plain to see, a collaborative venture not mediated by bureaucratic controls, all staff are seated at the same desks regardless of experience or status and there are no walls. RAW speaks to our intention to use basic materials and present them simply and directly.

Launched in the autumn of 2007, RAW is one of Toronto's newest and most vibrant architectural studios. Roland established RAW to realize the full potential of his design vision and to create a working culture matching his professional goals. RAW takes a completely open-minded approach to architecture, encouraging a fluid and collaborative design process. RAW has developed a reputation for fresh ideas and clear thinking, bringing together over 30 years of professional experience designing and building award-winning projects.

RAW has carved out a niche in mid-rise, infill developments in and around the GTA. Committed to design excellence, their workshop insists on the importance of the urban and the social in our everyday life. Correctly designed, our environment can assist us to live, work and play together.

Tomas Pearce Interior Design Consulting Inc. is based in downtown Toronto, Canada. Led by Principal Partners Melandro Quilatan and Tania Richardson, the team comprises of talented Interior Designers, Project Managers, Project Coordinators, Architectural Technologists, Stylists and Procurement Agents. The firm offers a complete range of commercial and residential interior design services, space planning, project management and interior styling to a multi-national client base. Their worldwide portfolio includes luxury residences, upscale condominiums, bespoke vacation homes, hotels and exclusive high-end commercial properties. The Tomas Pearce style is international, motivated by a love of good design, both modern and traditional.

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