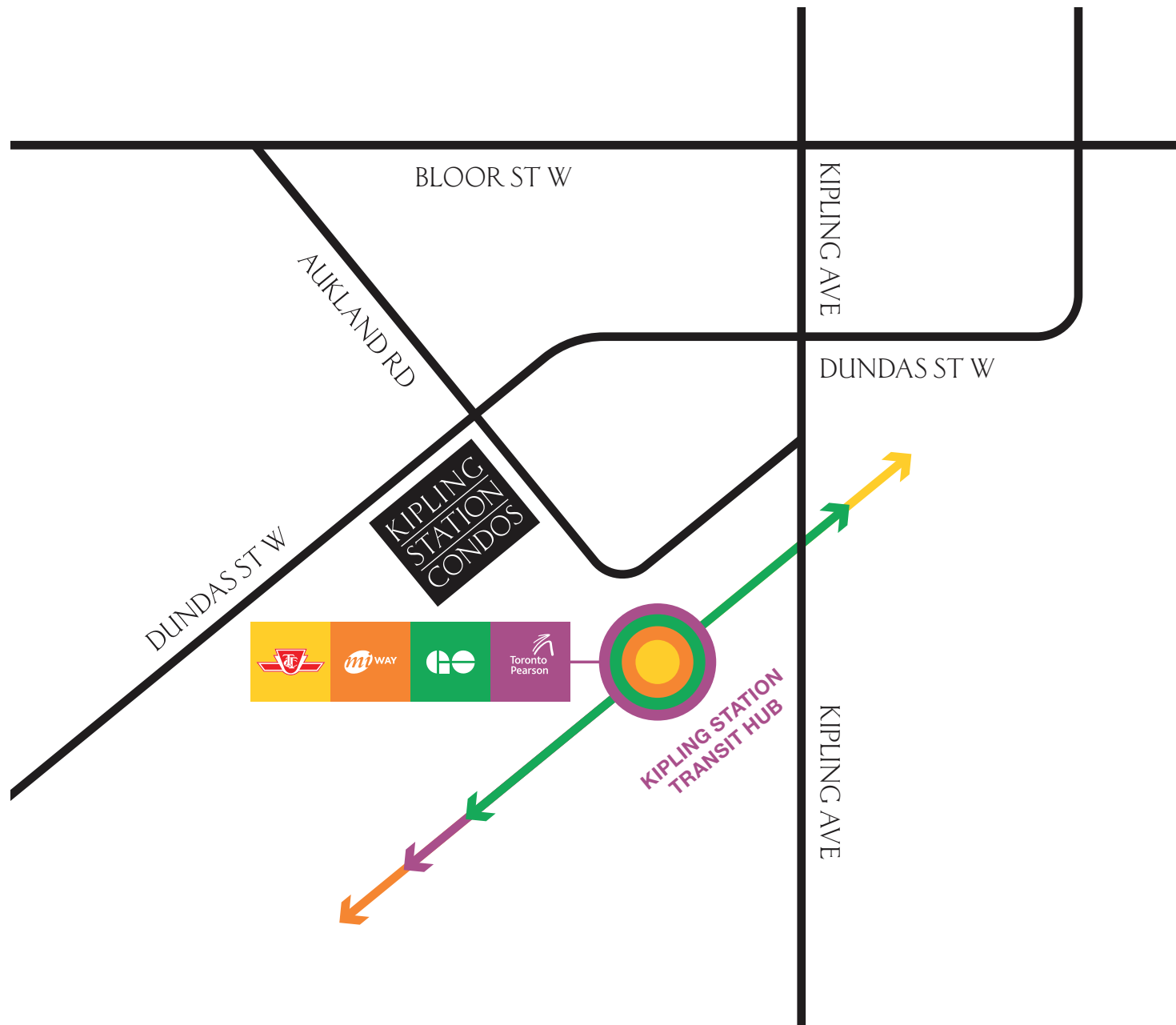




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## THE KIPLING CONNECTION

Welcome to Kipling Station Condos, a distinctively designed modern residence at **5251 DUNDAS ST. W., RISING 50 STOREYS ABOVE DOWNTOWN ETOBICOKE.** On the doorstep of the Kipling Transit Hub, this appealing condominium connects you to the entire GTA.

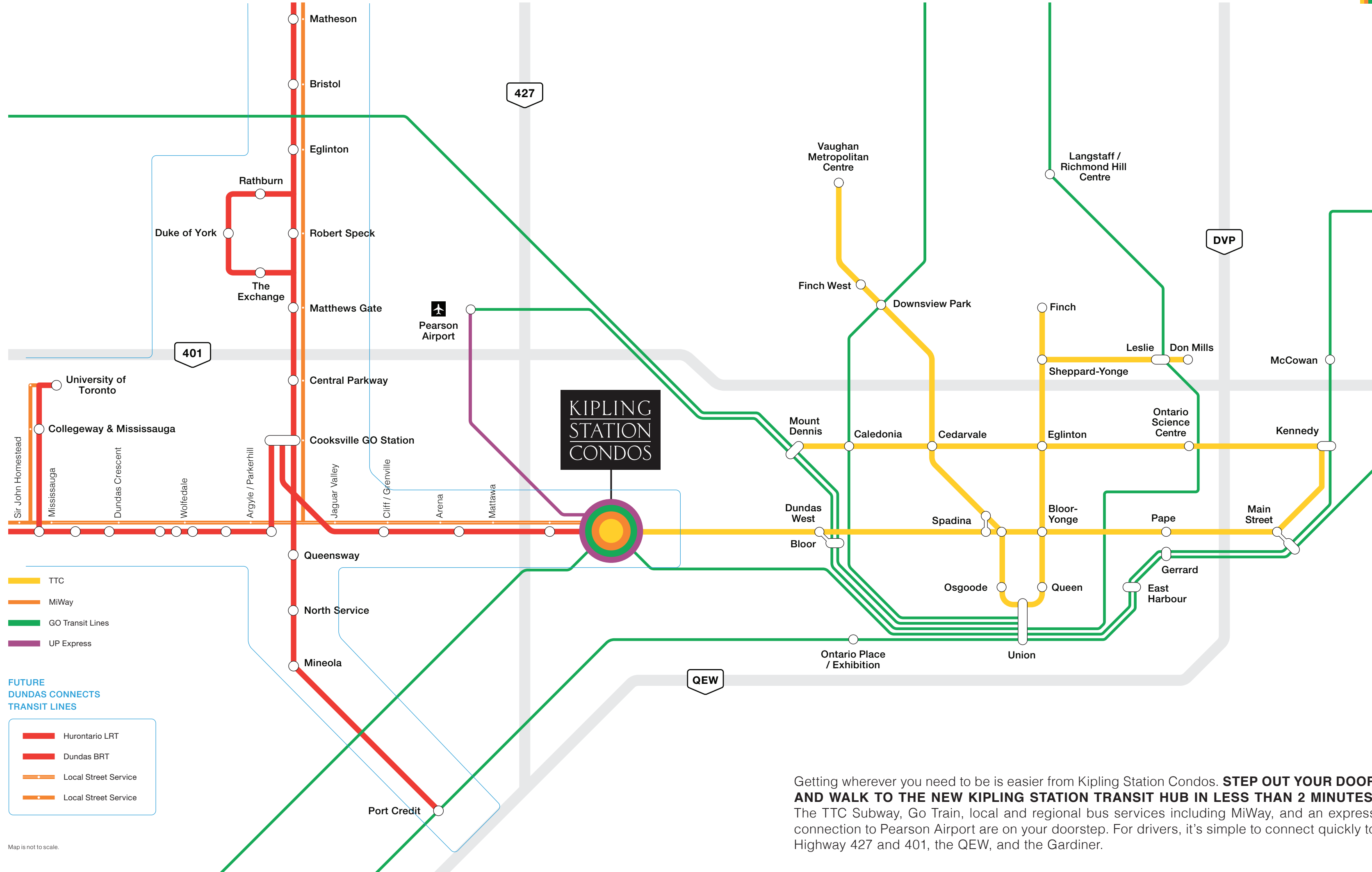








# TRANSIT IN A FLASH



Getting wherever you need to be is easier from Kipling Station Condos. **STEP OUT YOUR DOOR AND WALK TO THE NEW KIPLING STATION TRANSIT HUB IN LESS THAN 2 MINUTES.** The TTC Subway, Go Train, local and regional bus services including MiWay, and an express connection to Pearson Airport are on your doorstep. For drivers, it's simple to connect quickly to Highway 427 and 401, the QEW, and the Gardiner.



# THE FUTURE BRT TRANSIT LINE BRINGS BETTER TRAVEL



The future for Etobicoke residents looks even more connected than ever, with 40km. of new dedicated Bus Rapid Transit (BRT) lanes planned for Dundas St. W. Extending from Kipling Station to Brant St. in Burlington, the new bus line will connect with TTC subway Line 2, the Milton Go line, and the 18-km. Hazel McCallion LRT on Hurontario St. (now under construction). With the completion of these two new lines, you'll be able to travel swiftly to any destination in the Western GTA.

DEVELOPMENT APPLICATIONS  
AND/OR APPROVALS FOR

35+

NEW

TOWERS



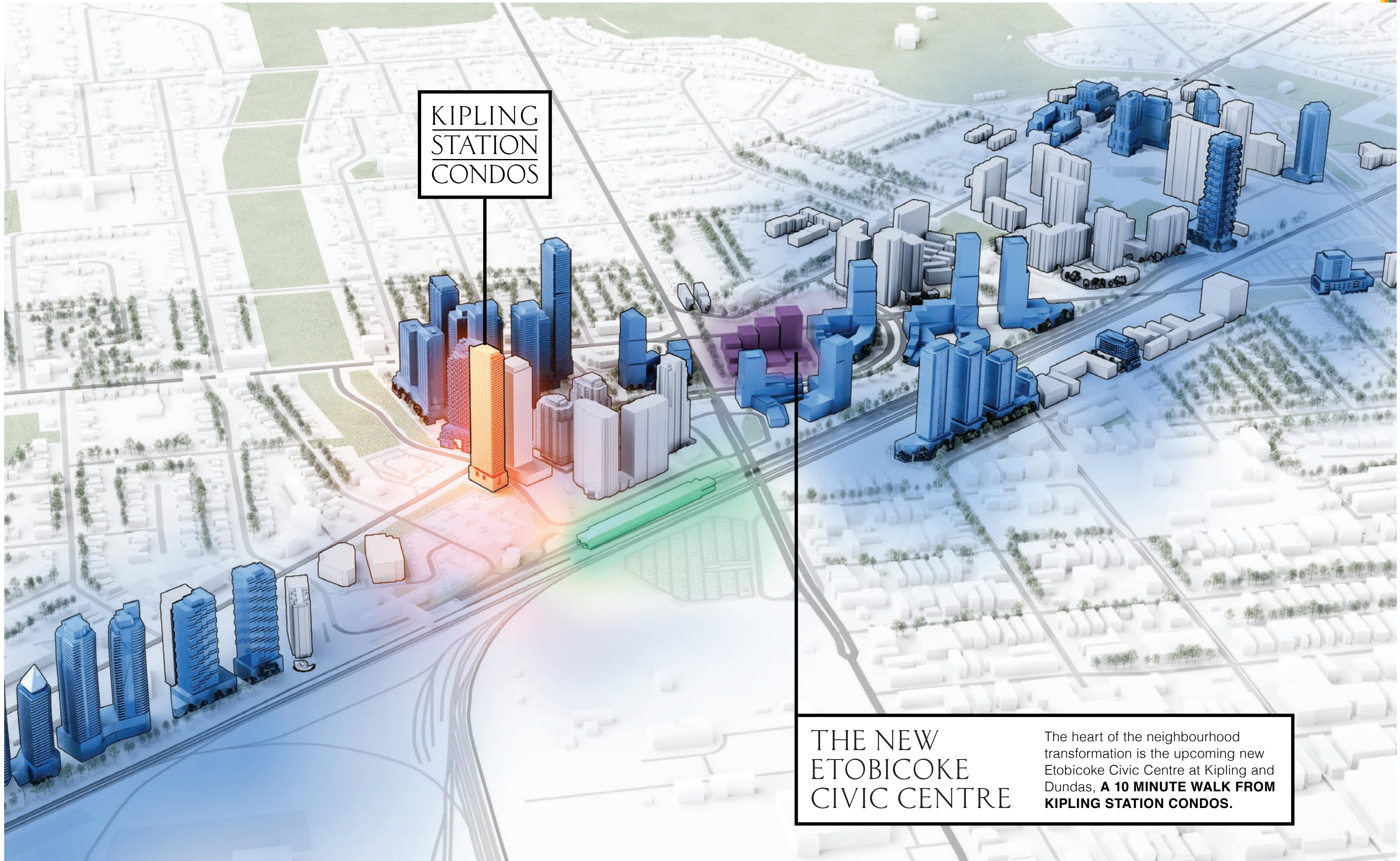
Living at Kipling Station Condos, you have a front-row seat as Etobicoke's new downtown takes shape around you. The City of Toronto's vision is for Etobicoke Centre to be an urban focal point for the western part of Toronto. The Etobicoke Centre Secondary Plan outlines the transformation of land from Islington Ave. southwest to Shaver Ave. "from a collection of high-density residential and office buildings to a physically and functionally integrated, mixed-use community."

Already, a mix of high-rise, mid-rise, and townhome residences are forming a connected urban community anchored by shopping, recreation, entertainment and employment venues.

Soon to come is a transformation of Dundas Street to a wider boulevard, with dedicated bike lanes, and a new tree-lined walking promenade with accessible and pedestrian-friendly sidewalks.

TORONTO'S  
NEXT GROWTH  
NODE.





KIPLING  
STATION  
CONDOS

THE NEW  
ETOBICOKE  
CIVIC CENTRE

The heart of the neighbourhood transformation is the upcoming new Etobicoke Civic Centre at Kipling and Dundas, **A 10 MINUTE WALK FROM KIPLING STATION CONDOS.**



## ENTICING AMENITIES

The Downtown Etobicoke neighbourhood is one of Toronto's best, connected to a multitude of enticing places to shop, eat, explore, go to school, work and connect with nature:

### SHOPPING & ENTERTAINMENT

1. Farm Boy
2. Six Points Plaza
3. Haven Boutique
4. Colours Exchange
5. The Comeback Consignment
6. Designer Exchange
7. Abacus Furniture Design
8. IKEA Etobicoke
9. Sunrise Records
10. Cineplex Cinemas Queensway & VIP
11. Freebird Market
12. Costco

### TRANSIT

13. Kipling GO Station
14. Kipling TTC Station
15. Kipling Transit Hub
16. Kipling Bus Terminal
17. MiWay
18. Direct Access to Toronto Pearson International Airport

### SCHOOLS

19. Wedgewood Junior Public School
20. Islington Junior Middle School
21. Kingsway College School (Junior)
22. Kingsway College School (Senior)
23. Etobicoke Collegiate Institute
24. Etobicoke School of the Arts
25. Humber College
26. University of Toronto, Mississauga Campus
27. Sheridan College David Campus

### PARKS & RECREATION

28. Mimico Creek Trails
29. High Park
30. Humber River Recreational Trail
31. Echo Valley Park
32. Tom Riley Park
33. King Mills Park
34. Humber Bay Park East
35. Marie Curtis Park Beach
36. New Etobicoke Civic Centre

### RESTAURANTS & CAFES

37. Mamma Martino's
38. Apache Burgers
39. The Pie Commission
40. The Loop Creamery
41. Black Angus Steakhouse
42. Mai Bistro
43. Harry's Steak House
44. Azarias
45. ViBo Restaurant
46. Ma Maison
47. Dundas Street Grill
48. Espresso Bakery
49. Montgomery's Inn
50. Bake Sale
51. European Patisserie
52. Pizzeria Oro di Napoli
53. Grappa Restaurant
54. Tom's Dairy Freeze
55. Tartistry
56. The Kitchen Hub Food Hall
57. Old Mill Toronto

### PUBS & BARS

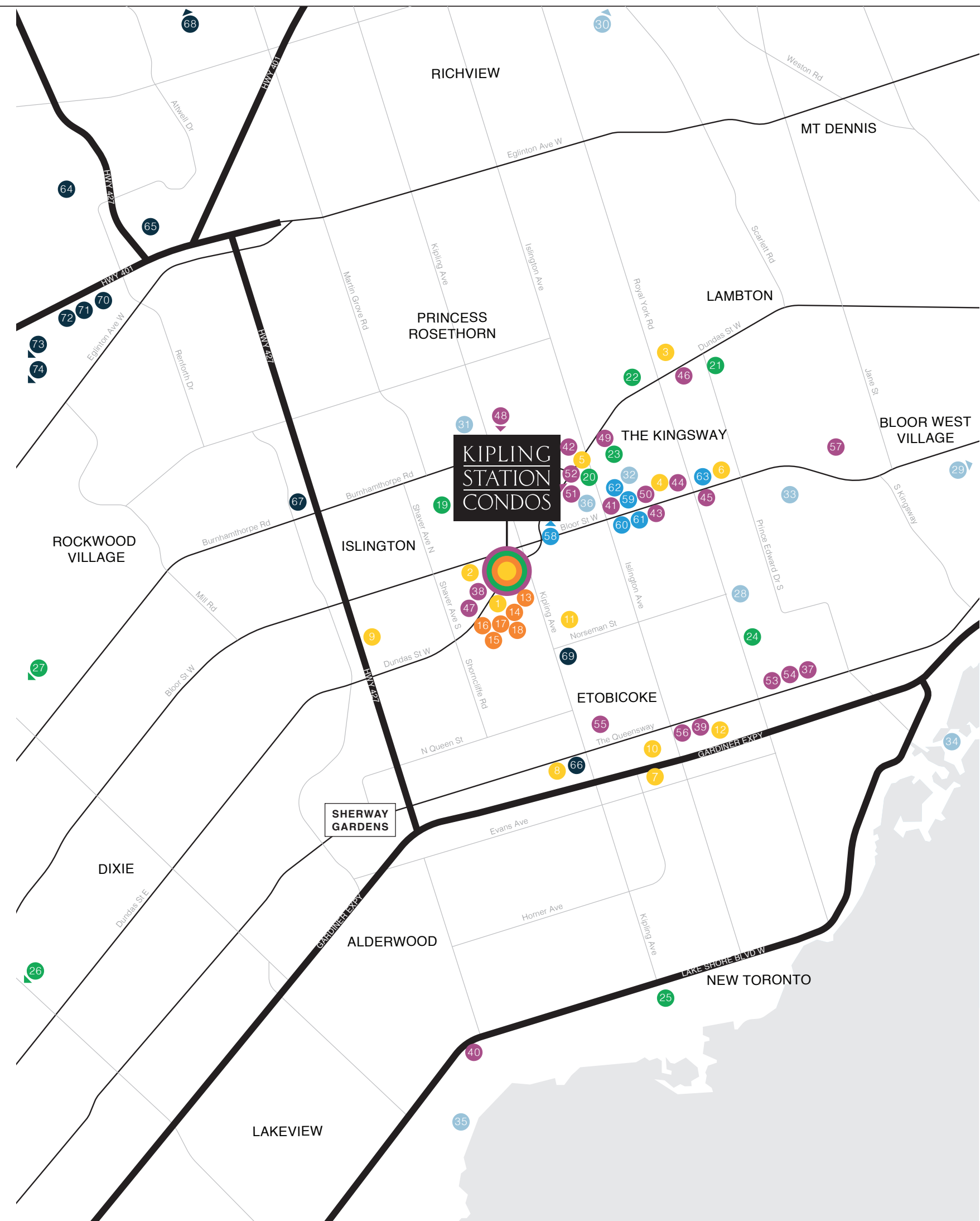
58. St. James's Gate
59. The Crooked Cue
60. Squire & Firkin
61. The Bull Pub and Grill
62. Henry VIII Ale House
63. Casa Barcelona

### MAJOR EMPLOYERS

64. Toronto Pearson International Airport
65. Molson Canada
66. Wonder Brands Inc.
67. Lactalis Canada Inc.
68. Saand Inc
69. Cinespace Film Studios
70. Nissan Canada
71. Acer
72. Pepsi Canada
73. Hershey Canada
74. FedEx Canada

### SHERWAY GARDENS

- Saks Fifth Avenue
- Club Monaco
- Zara
- Free People
- Aritzia
- Lululemon
- Apple
- Canada Goose
- Lacoste
- Sporting Life
- Tumi
- Cactus Club Café
- JOEY Sherway
- Beaumont Kitchen
- Bazille
- The Keg Steakhouse + Bar





## TOP ETOBICOKE EATERIES



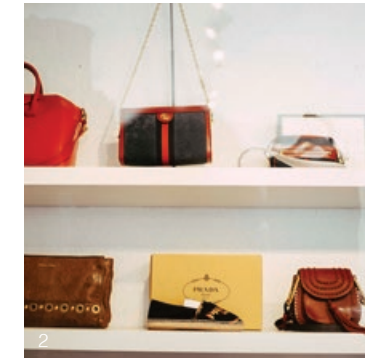
1. ViBo Restaurant
2. Mai Bistro
3. The Old Mill
4. Harry's Steak House
5. The Bull Pub and Grill
6. The Crooked Cue
7. Montgomery's Inn
8. Ma Maison



As Etobicoke transitions into a truly livable City, the dining landscape is becoming ever more diverse and intriguing. Along Dundas and Bloor, and south to Lake Shore Blvd., you'll find a plethora of places to please your palate.

## ON THE MENU

## RETAIL RUSH



In Etobicoke, you have in-person retail options – many of them – and they range from luxury brand shops at Sherway Gardens to designer boutiques and consignment shops in the neighbourhood.



1. Saks Fifth Avenue at Sherway Gardens
2. Haven Boutique
3. IKEA Etobicoke
4. Farm Boy
5. CF Sherway Gardens

## TOP ETOBICOKE SHOPPING SPOTS





**Humber College**  
Emphasizing hands-on, career-focused learning, Humber College offers bachelor's degrees, diplomas, and certificates. With flexibility for your stage in life, Humber College enables you to attend full time or take continuing education courses.

**University of Toronto, Mississauga Campus**  
With all-day bus service between Islington Subway and South Common Centre via U of T's Mississauga Campus, this is a convenient route to get an education at Canada's best university. Offering 55 programs and 95 areas of study, UTM is located on 225 acres of protected greenbelt along the Credit River.

**Sheridan College, Hazel McCallion Campus (HMC), and Davis Campus**  
Sheridan at Hazel McCallion Campus and Davis Campus are two of the three campuses in Ontario that have grown since Sheridan's founding in 1967 to educate approximately 23,000 full-time and 3,600 part-time students every year. Its award-winning education attracts students from around the world, and its alumni are influential in various fields.

# STUDYING FOR SUCCESS

Whether your kids are starting kindergarten or transitioning into college or university, Kipling Station Condos provides convenient access to a range of educational options.



83,000+ STUDENTS AT HUMBER COLLEGE

14,000+ STUDENTS AT UNIVERSITY OF TORONTO, MISSISSAUGA

12,330+ STUDENTS AT SHERIDAN COLLEGE, HMC & DAVIS CAMPUSES





# 50,000

## JOBS AT TORONTO PEARSON INTERNATIONAL AIRPORT

Living at Kipling Station Condos, you can choose to work close to home. Many large employers are located along the highway 427/401/Gardiner corridor. Get to the office fast by car or transit, and enjoy the proximity and easy connectivity of some of the GTA's top employers.

**Toronto Pearson International Airport**

Toronto Pearson International Airport is a significant contributor to the local and national economy, providing employment opportunities to over 50,000 people in various industries. The airport is a major employer offering job opportunities in aviation, customer service, security, logistics, and other related fields. Its commitment to diversity, equity, and inclusion has led to various initiatives to attract and retain a talented and diverse workforce.



SOURCE: TORONTOPEARSON.COM



## THE BUILDING

Looking out on the new Kipling Station Transit Hub, this condominium residence at Dundas St. W. and Aukland Rd. is the destiny for anyone looking for an ultra-connected lifestyle, where every destination is within reach. Downtown Etobicoke's tallest highrise makes a bold architectural statement.

















# SUITE SCHEMES

- 1. Scheme A
- 2. Scheme B
- 3. Scheme C





# B+H

B+H Architects is an international architecture and design firm founded in 1953 in Toronto. They offer a variety of services including architecture, interior design, master planning, and landscape architecture. The firm focuses on creating sustainable and innovative designs that improve communities around the world. B+H Architects has won several awards, including being named one of the Top 100 Green Design Firms by Engineering News-Record.

# FIGUR3

Figure3 is one of Canada's most distinguished interior design firms. Leveraging design-based research and brand strategy, Figure3 helps clients to realize environments which achieve an equitable connection between people and place. Based in Toronto, Figure3 has established itself as a trusted partner for over 25 years. Figure3 believes that great design is about more than just the aesthetics; it is about understanding how people want and need to live.

# DESIGNING FOR THE GOOD OF COMMUNITIES

# CENTRE COURT

CentreCourt is a fully integrated real estate development organization that operates across all areas of development including land acquisition, zoning, design, marketing, sales, construction, and customer care. We are currently focused on large scale, high-rise residential communities located near major amenities, rapid transit networks and employment nodes across the Greater Toronto Area (GTA).

Since its inception in 2010, CentreCourt has been the top performing residential developer in the GTA and was recognized by Canadian Business as one of Canada's fastest-growing companies. Today, CentreCourt is one of the largest high-rise developers in Canada with 19 high-rise residential projects (completed and in construction), collectively representing over 10,000 homes and over \$5.6 billion dollars of development value.





