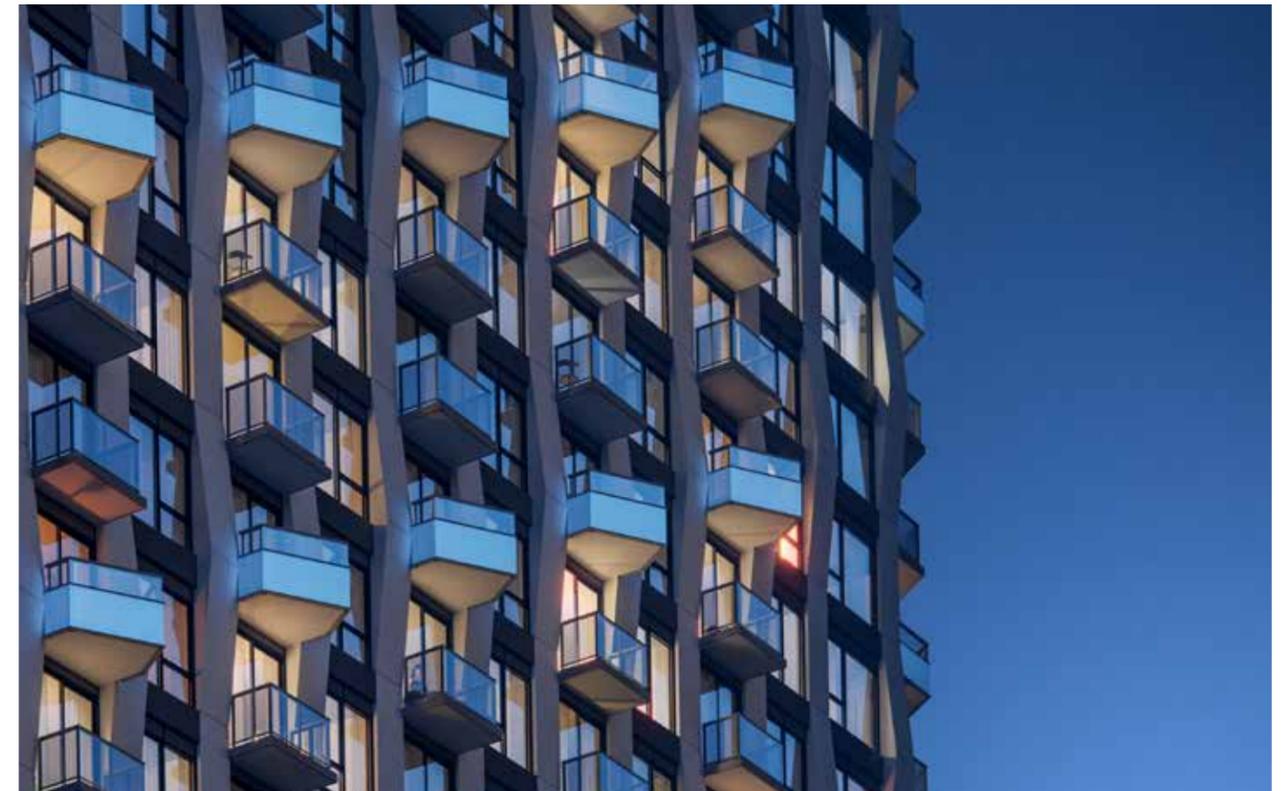


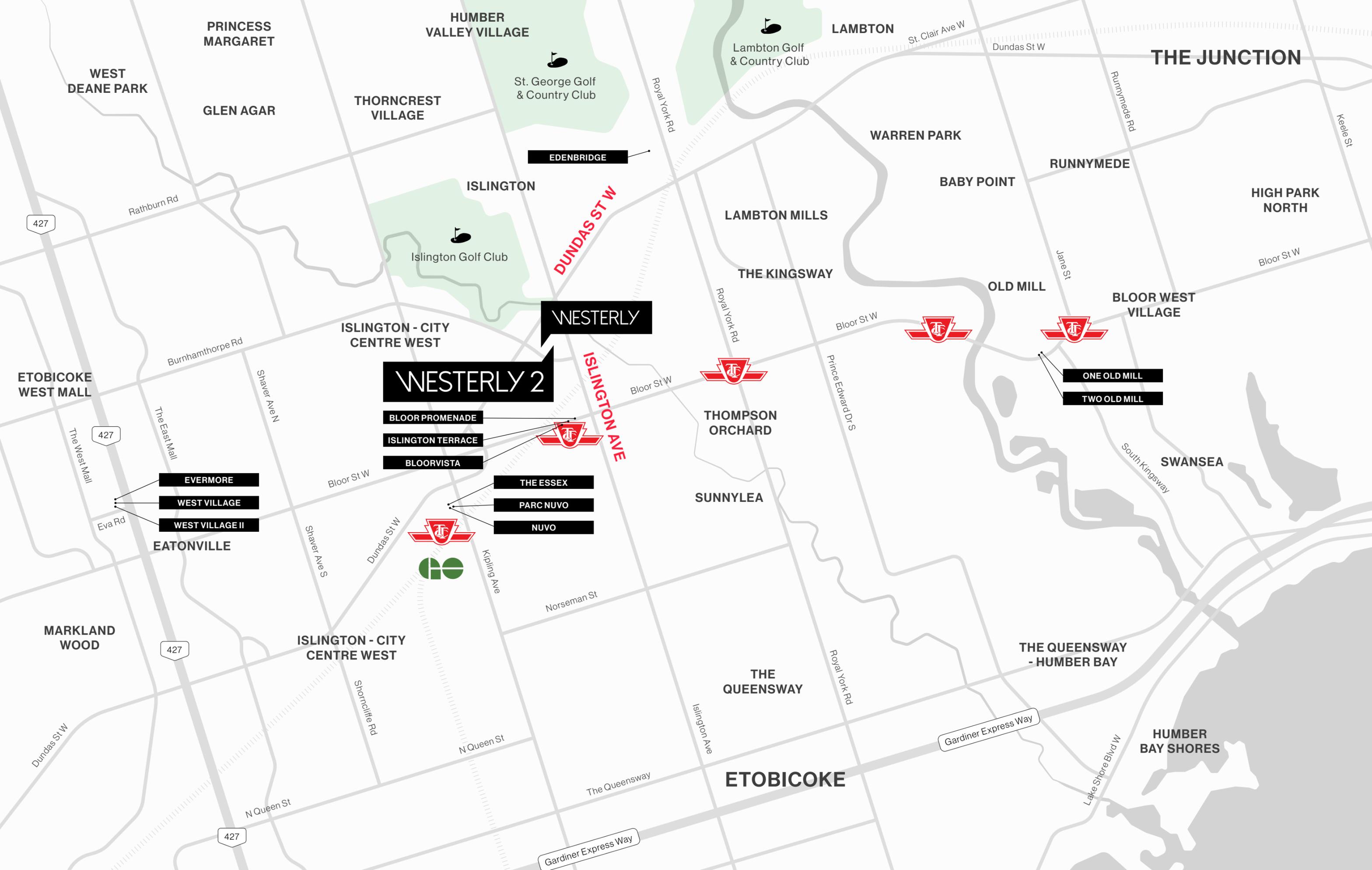
W12

STEPS FROM BLOOR STREET

EXPERIENCE A PREMIUM  
CONDOMINIUM LIFESTYLE



WESTERLY 2



PRINCESS MARGARET

HUMBER VALLEY VILLAGE

LAMBTON

THE JUNCTION

WEST DEANE PARK

GLEN AGAR

THORNCREST VILLAGE

St. George Golf & Country Club

Lambton Golf & Country Club

WARREN PARK

RUNNYMEDE

HIGH PARK NORTH

EDENBRIDGE

ISLINGTON

Islington Golf Club

LAMBTON MILLS

BABY POINT

THE KINGSWAY

OLD MILL

BLOOR WEST VILLAGE

WESTERLY

ISLINGTON - CITY CENTRE WEST

WESTERLY 2

BLOOR PROMENADE

ISLINGTON TERRACE

BLOORVISTA

THE ESSEX

PARC NUVO

NUVO

ETOBICOKE WEST MALL

EVERMORE

WEST VILLAGE

WEST VILLAGE II

EATONVILLE

THOMPSON ORCHARD

SUNNYLEA

SWANSEA

ONE OLD MILL

TWO OLD MILL

MARKLAND WOOD

ISLINGTON - CITY CENTRE WEST

THE QUEENSWAY

THE QUEENSWAY - HUMBER BAY

HUMBER BAY SHORES

ETOBICOKE

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ISLINGTON - CITY CENTRE WEST



WESTERLY 2

WESTERLY

The two towers of Westerly rise above Dundas & Islington



Humber Bay Shores in Etobicoke



Islington Station Bus Bay in 1960  
Photo courtesy of City of Toronto Archives

# A THRIVING CONNECTION POINT FOR 200 YEARS

Looking back through the centuries, it's amazing to realize that the master plan for Etobicoke Centre in the 21st century mirrors the early vision of a vital, connected community – even down to the idea of beautifying Dundas West. Early photos of Dundas show flowering catalpa trees that had been planted by a local, and the master plan unfolding now also includes generous plantings of trees and flowers along the street.

Bloor and Islington is becoming even more connected to the rest of the GTA, making it an ideal base for exploration.



# Discover the new Etobicoke



## THE NEW DOWNTOWN RISES

Westerly 2 condominium is your opportunity to be part of the vital new Etobicoke Centre as it takes shape along a 2.8 km. stretch of Bloor and Dundas Streets. Fulfilling a vision for a thriving, people-centred urban neighbourhood, the new downtown for Etobicoke is rising amidst green and tree-lined pedestrian and bike-friendly wide boulevards, new parks, amenities and street art.

## HERE IS THE PLAN

The City of Toronto’s Etobicoke Centre Secondary Plan outlines the transformation of this swath 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.”

Like many areas in Toronto that are at the crossroads of main thoroughfares,

Etobicoke Centre is envisioned to be an urban focal point for the western part of the City of Toronto.

Already, a more interesting streetscape is arising. A mix of high-rise, mid-rise, and townhome residences are forming a close-knit urban community, along with shopping, recreation, entertainment and employment venues.

Tridel is proud to have played a part in the revitalization of Etobicoke. For more than a decade, we’ve been there, building the new Essex, Nuvo, West Village, and Islington Terrace condominium communities, which are now key components in fulfilling the vision.

## URBAN HUB

Halfway between downtown Toronto and Pearson Airport, Etobicoke Centre is an important transit interchange. Enlightened master plans will come to fruition as a prominent urban hub, surrounded by all the amenities that make city life unbeatable.

The infamous Six Points intersection of Kipling, Dundas, and Bloor – aka “Spaghetti Junction” – is getting a makeover. The new configuration of this car-centred relic of the 1960s will give precedence to people, freeing up land for modern new buildings, and ground-level streets and walkways.

## HEALTHY SPIRIT

With the beautification of the area and the proliferation of new retail offerings geared toward health and well-being, the revitalization of Etobicoke is ushering in a new era of healthy living. Living at Westerly 2, you’re bound to feel a sense of belonging and community spirit.



- The new Dundas Street will be widened and include separated bicycle lanes
- Dedicated bike lanes make cycling easier
- New tree-lined walking promenade with accessible and pedestrian-friendly sidewalks

# Bold New Etobicoke Civic Centre

Fulfilling a vision for an urban neighbourhood.

At Kipling and Dundas, a brand new Etobicoke Civic Centre is set to rise on the lands of the old Westwood Theatre. Encompassing 360,000 square feet, it will house city staff offices and council chambers, a library, art gallery, rec centre, and child care facilities – and be a showcase of sustainability.

City council decided to replace the old Civic Centre, built in 1958, rather than spending millions of dollars on repairing and upgrading it. With a net-zero energy and carbon footprint target, the new Civic Centre will be

committed to WELL Standards for the workplace environment, fostering the health and well-being of employees and visitors.

In fact, this brand new showcase of city life will play a significant role in the new Etobicoke Centre, serving as an integrated community hub. It will provide direct access to the TTC, Go buses and trains, and MiWay (Mississauga transit).

The architecture is visually compelling: A connected series of nine square and rectangular buildings of different

heights, with the five lower buildings facing the tree-fringed civic plaza in the south area. The new Civic Centre is more than just a place for the local government to work and debate. It is a place that extends an ongoing invitation to spend your leisure time within its spectacularly designed interiors. Year round you can take advantage of the library, gym, running track, pool and other community facilities. And in summer, the plaza outside will be the scene of festivals, markets and other attractions.



Conceptual renderings of Etobicoke Civic Centre provided by City of Toronto. The Vendor shall not be liable or responsible for any warranties or representations made in terms of the creation and completion of any of the future proposed Etobicoke Civic Centre.

# GO YOUR OWN WAY

The dream of an urban centre where you can easily connect to the rest of the city is getting closer to reality. Etobicoke Centre is well placed for all types of travel, whether you're a dedicated cyclist, a daily TTC commuter or a driver. With close proximity to Islington subway station, you can easily head into the city in just 20 minutes, get to Pearson Airport by Express bus or take a break from the daily grind and escape to the nearby lush green parks that follow Mimico Creek down to the lake. And the MiWay buses that currently run along Dundas can get you to Square One for some of the best shopping in the GTA.

The Etobicoke Centre Open Streetscape plan now being rolled out will ensure your neighbourhood is walkable, bikeable, and full of new parks, well designed sidewalks and separated cycling lanes.

Conceptual renderings of Etobicoke Civic Centre provided by City of Toronto. The Vendor shall not be liable or responsible for any warranties or representations made in terms of the creation and completion of any of the future proposed Etobicoke Civic Centre.



## KIPLING TRANSIT

### All under one roof



A modern new BRT line demands an equally up-to-date new subway station to provide seamless connections. That's why Metrolinx has developed the new Kipling Transit Hub. Most bus traffic is being relocated from Islington station to Kipling, freeing up more land around Islington for new buildings and homes.

The Kipling Transit Hub simplifies your journey and gets you to your destination faster and more easily. It will enable you to ride the TTC, MiWay, GO Bus, or Go Train, all from the same place. Express buses can whisk you to Pearson Airport.

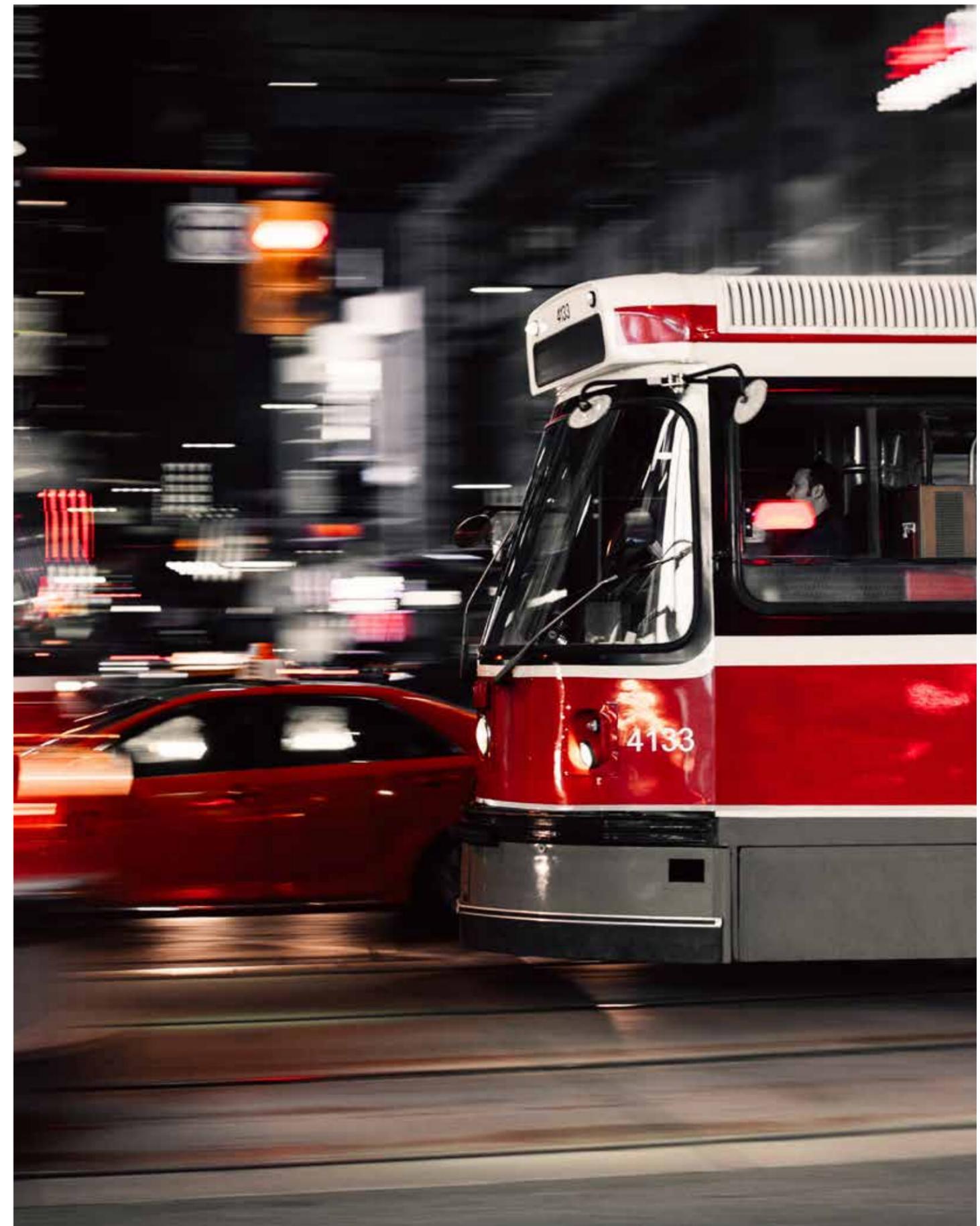
## DUNDAS TRANSIT REINVENTED

Bus Rapid Transit brings seamless connections



While the master plan to revitalize Etobicoke Centre forges ahead, the equally awe-inspiring Dundas Connects will reshape and improve the Dundas corridor as it travels west of Etobicoke to Oakville. Dundas Connects envisions new parks and unique shops, safe cycling infrastructure, a new community hub – and major enhancements to transit.

It's the transit improvements that will have the biggest impact on residents of Etobicoke Centre. The plan is to build 40 km. of new dedicated Bus Rapid Transit (BRT) lanes on Dundas St. from Brant St. in Burlington to Kipling Station. The new buses will connect with the subway Line 2, the Milton Go line, and the Hurontario LRT (now under construction). So if you live at Westerly 2, you can easily travel east or west for work, fun, or shopping.



# EASY CONNECTIVITY

Westerly 2, located in the New Etobicoke Centre, is well placed for all types of travel, whether you're a dedicated cyclist, a daily TTC commuter or a driver. With close proximity to Islington Subway Station, you can easily head into the city in just 20 minutes, get to Pearson Airport via the Airport Express, or take a break from the daily grind and escape to the nearby lush green parks that follow Mimico Creek down to the lake.

**DUNDAS CONNECTS**

-  Hurontario LRT
-  Dundas Subway
-  Dundas BRT
-  Local Street Service
-  Local Street Service

-  Yonge–University Line
-  Bloor–Danforth Line
-  Sheppard Line
-  Eglinton Line
-  GO Transit Lines
-  UP Express
-  Future Subway Extension
-  City Limits



EAT OUT

# MUST-TRIES OF ETOBICOKE

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Eating is a full-on sensory experience. The better the food looks, the more delicious it somehow tastes. Many purveyors of food in Etobicoke go all out in designing food that you'd want to photograph and brag about. But it's not all about being Instagrammable. The taste has to be stupendous as well. Turn the next pages slowly and give your eyes a chance to take in the glory of fabulous food from some of Etobicoke's top eateries. File away the photos in your mind for later reference and eating-out ideas.



## THE RUSTIC SOCIAL HOUSE

NO. 1

2083 LAKE SHORE BLVD W

*Supporting local, and cooking with fresh ingredients, this pub aspires to a gourmet chef level of quality, showcasing cooking skills while sampling the cuisines of the world. From well-seasoned steaks and burgers to modern variations on a theme of cauliflower, Asian dishes, and vegan bowls, there's something for every preference here.*



NO. 2

## MAMMA MARTINO'S

2083 LAKE SHORE BLVD W

*Checkered tablecloths, terracotta floors, and family pictures make you feel like you're at your Italian grandmother's for dinner, even if you're not Italian. Home-made is the rule here, and the flavours are divine whether you go full-on pasta or stick to pizza. And you won't be able to resist the cheesecake even if you think you're full.*



NO. 4

## APACHE BURGERS

5236 DUNDAS ST W

*Make like it's 1955 and stop by this retro diner for classic charbroiled burgers and sides. It's actually been around since then and has stayed true to its roots. Pair your juicy burger with home-cut fries and a thick chocolate milkshake, and you'll be all set for the rest of your evening... Roller skating?*

NO. 3

## THE LOOP CREAMERY

3797 LAKESHORE BLVD W

*Put aside the diet ideas and get your sweet tooth on. Imagine the richness of frozen custard. It's like ice cream, but those added ingredients make it even more decadent. Cones, sundaes, and tubs of this crazy-sweet treat come decorated in your choice of cookie bits, sprinkles, sauce, and other delights. Try an ice cream sandwich or even an ice cream donut.*



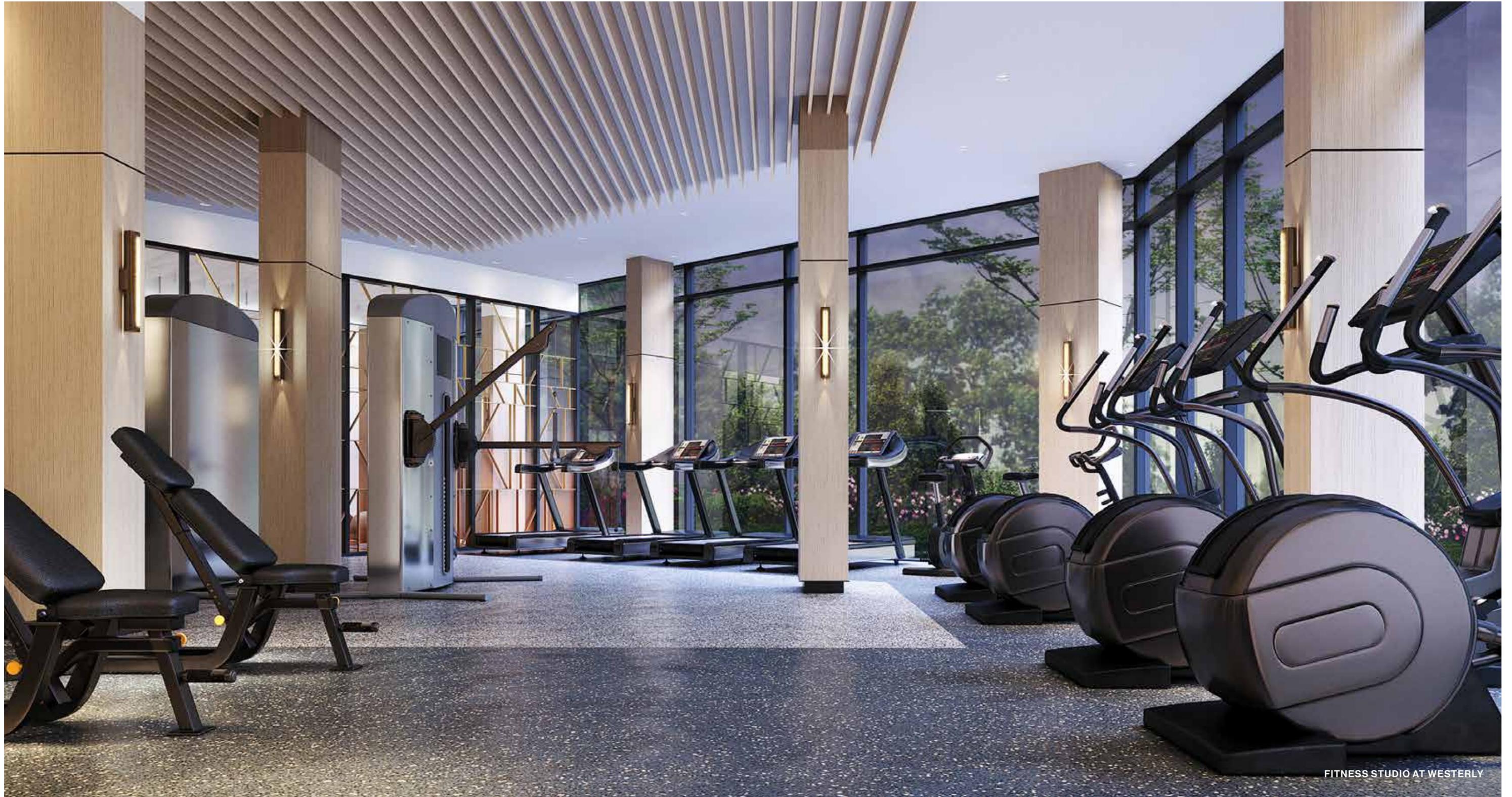
NO. 5

## THE PIE COMMISSION

927 THE QUEENSWAY

*Across the pond and in the land down under, savoury pies are a way of life. In Canada, those in the know are always on the lookout for a place where you can get a pie that's as good as the originals in England or Australia. Enter – The Pie Commission, with its gourmet, hand-made pies made with buttery pastry and hearty fillings, which the Toronto Star has called "Sublime."*





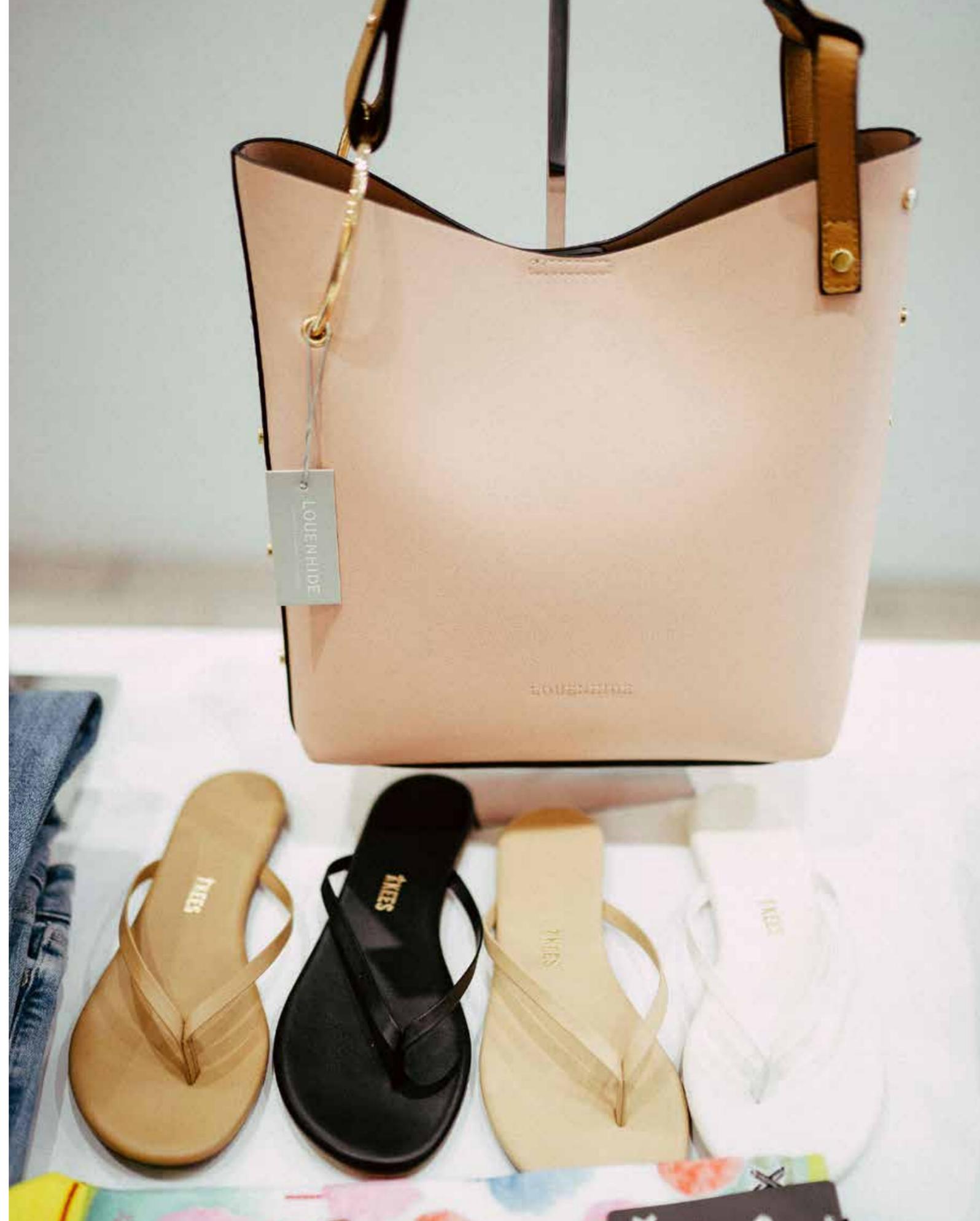
FITNESS STUDIO AT WESTERLY

STILL A THING:

# SHOPPING IN PERSON

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Nothing beats a day of retail therapy, discovering one-of-a-kind wardrobe pieces or finding that décor item you know will look perfect in your suite. In Etobicoke, there's a veritable embarrassment of riches in retail options, from luxury brand shops in malls such as Sherway Gardens and Cloverdale Mall, to designer boutiques and consignment shops.

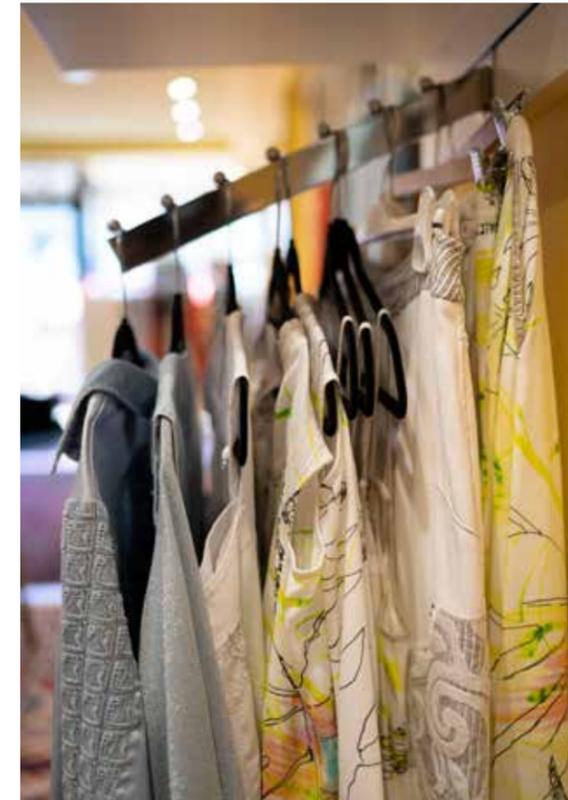




Sherway Gardens



The Comeback Consignment



Designer Exchange



Abacus Furniture

**HAVEN BOUTIQUE**

[4242 Dundas Street West](#)

Flowy dresses, coloured skinny jeans that fit just right, cute kids' clothing, and comfy loungewear – you'll find it all here in this great brand-name clothing store.

**COLOURS EXCHANGE**

[3 Brentwood Road North](#)

Feel the rush as you reach for a high-fashion designer handbag for a ridiculously low price. Colours is a consignment and second-hand store, full of pristine-quality clothing and accessories.

**THE COMEBACK CONSIGNMENT**

[4893 Dundas Street West](#)

Save tons of money on your favourite brands while minimizing your carbon footprint at this second-hand shop featuring the latest styles in clothing and accessories.

**TAISSA BOUTIQUE**

[3074 Bloor Street West](#)

Top-rated for personal attention, this boutique will outfit you for work, date night, or any celebration where you need to look put-together and au courant.

**DESIGNER EXCHANGE**

[3A Wendover Road](#)

Why spend more on designer clothing and accessories if you don't need to? At this consignment outlet, you can take on a new persona with new and gently loved bags, clothing, and accessories.

**TORY BURCH**

[Sherway Gardens](#)

When it's time to invest in colourful, internationally inspired, impeccably tailored clothing, shoes and accessories, pop in to see the latest from this luxury American designer.

**SAKS FIFTH AVENUE**

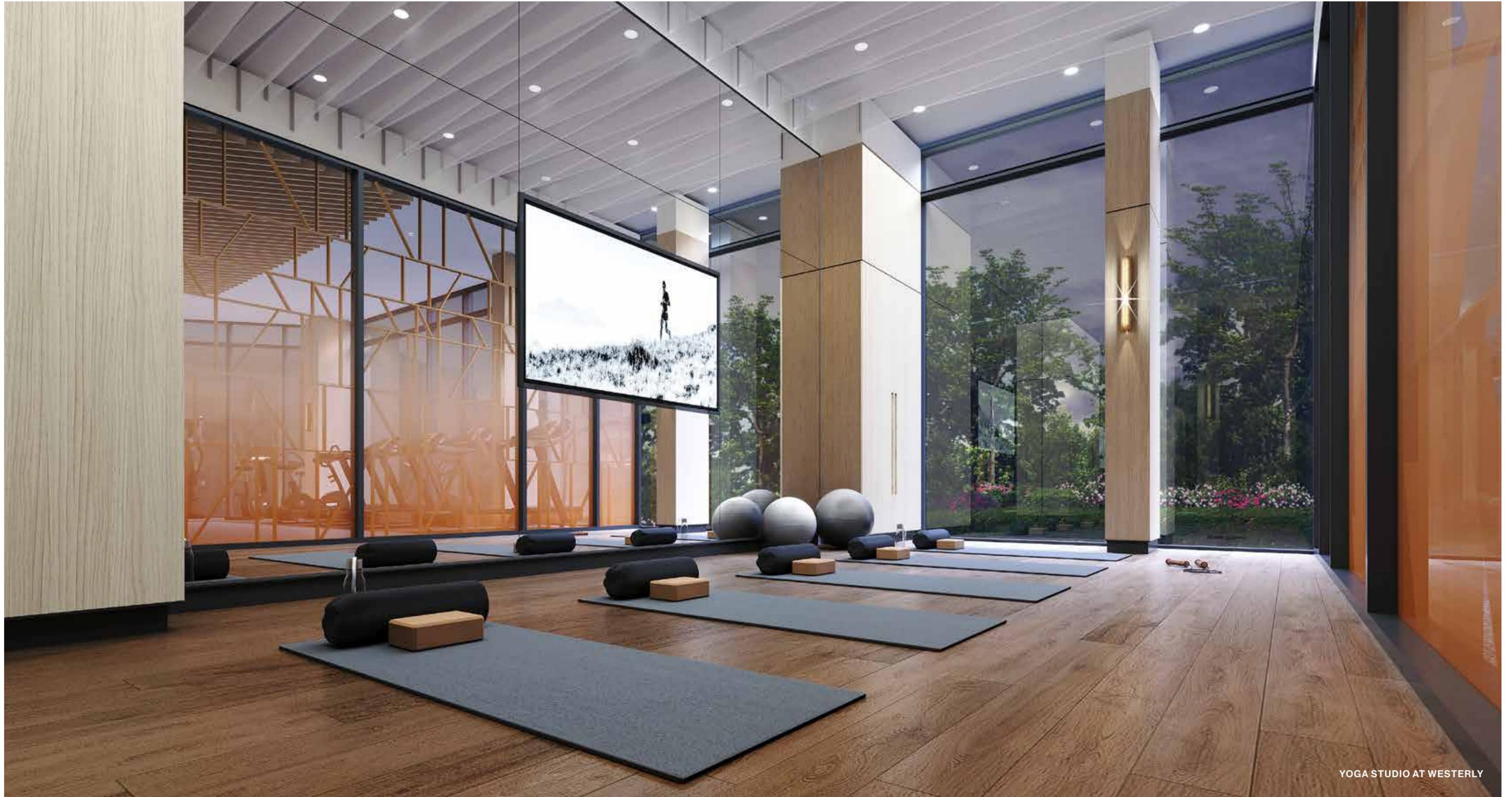
[Sherway Gardens](#)

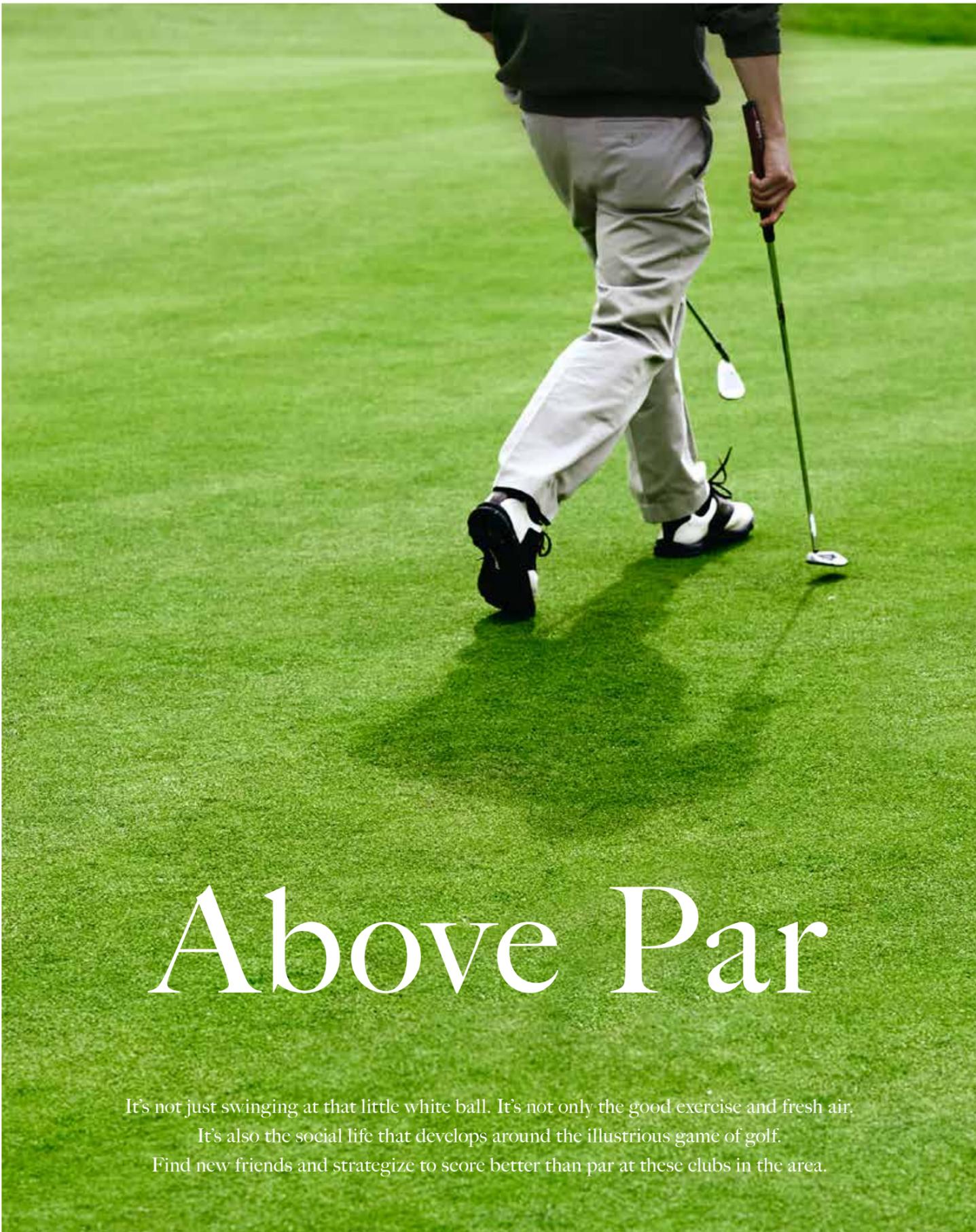
There's nowhere like Saks, and the Etobicoke location is massive, with not just some of the best high-end clothing by big brands, but also a salon and spa, a Pusaterri's and the Beaumont Kitchen restaurant.

**ABACUS FURNITURE**

[915 Oxford Street](#)

Featured in House and Home magazine, this store features solid wood furniture for bedroom, living room and dining room. Each piece, in Shaker or Modern style, is individually crafted on site and meant to last a lifetime.





# Above Par

It's not just swinging at that little white ball. It's not only the good exercise and fresh air. It's also the social life that develops around the illustrious game of golf. Find new friends and strategize to score better than par at these clubs in the area.

## Lambton Golf & Country Club

A 27-hole course that's been around for a century, Lambton has hosted Canadian Opens, and is also a tennis club. Join for the challenging play under the oak trees and for the signature hospitality of the clubhouse. Set in an idyllic location on the East side of the Humber River, Lambton is an Audubon Cooperative Sanctuary for birds, and deer have been spotted there as well.

## Islington Golf Club

This private club is so close to Westerly 2, you could wheel your clubs over there in minutes. A green oasis in an established residential area, the Islington Golf Club is an 18-hole, par 72 course designed by Stanley Thompson. Take lessons with the golf pros and get ready for a challenging course that will test your skills.

## Markland Wood Golf Club

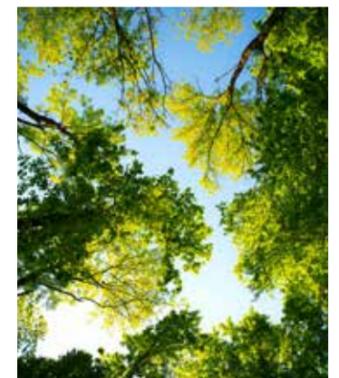
Located on Bloor St. just west of the 427, this private golf course hugs both sides of Etobicoke Creek, making for some rather interesting play from hole to hole. Players are encouraged to walk the whole course and enjoy the picturesque landscaping and terrain.



WESTERLY 2 OVERLOOKING ISLINGTON GOLF CLUB

## St. George's Golf and Country Club

This illustrious golf club is the host for the 2022 RBC Canadian Open. Designed by Stanley Thompson, it also welcomes new members to experience its classic design and winding fairways, historic clubhouse with modern amenities, first-class cuisine and impressive wine list. It's no wonder St. George's was ranked No. 30 in the world in the Feb. 2014 issue of Golf Digest Magazine.



One of the best things about living in Canada's largest city is that it's almost impossible to be familiar with the whole agglomeration that makes up the GTA.

# Day Tripper



With just a short transit ride, you could find yourself in a place that seems far away. So next time you want to get out of town but feel unmotivated to deal with the hassle of travel, try these two near(ish) destinations.



## **Downtown Brampton**

A trip to Canada's Flower City can be a mood lifter at any time of year. Downtown Brampton will surprise you with its real small town feel, friendly people, and walkable streets. Go on the weekend from May to October, and you'll hit the downtown Brampton Farmers' market, one of the best in Canada. You can buy everything from freshly picked peaches to all the colourful vegetables you need to keep free radicals at bay, and home-baked loaves of bread. Take a stroll on the main street – Hurontario, which becomes Highway 10 further north – and make the acquaintance of shopkeepers who take a personal interest in their customers. At the end of the day, grab something to eat at one of the downtown core's many restaurants, and then head to the Rose Theatre for an entertaining evening.

Catch the MiWay along Dundas and take transit north on Hurontario.

## **David J. Culham Trail**

This swathe of wilderness in Mississauga that follows the Credit River is a favourite of locals and hikers who don't have time to leave the GTA. It's 13.2 km. from Dundas to just north of Eglinton, so bring a lunch, water, and snacks. The trail winds through natural woods, and you have a good chance of seeing birds and other wildlife. In the fall, the display of coloured leaves is stunning, and in the spring, you can see salmon swimming in the river.

Take the MiWay along Dundas to Erindale Park, and you'll find the trailhead for the Culham Trail off the parking lot.

# City of Ravines

Here are some of the most popular trails to check out on foot or by bike.



HIGH PARK

They say Toronto is a city of ravines, but it's really a city of rivers and creeks that flow into Lake Ontario. All along these waterways, green parkland with trails for biking and hiking

make city life that much more enjoyable. Closest to Westerly 2 is Mimico Creek – it's your gateway to the incredible network of trails that weaves a web all over the GTA.



HUMBER RIVER RECREATIONAL TRAIL

## HIGH PARK

It's like a mini-Algonquin Park, but without the mosquitoes. If you just have a couple of hours, you can hike from one end of High Park to the other along the naturalized trails. Make a stop at the zoo and say hello to the llamas and deer, then hoof it uphill back into the maple trees. High Park is easy to get to from Westerly 2 – just take the subway and get off at Keele station.

## HUMBER RIVER RECREATIONAL TRAIL

Right around the Old Mill, you have the choice of taking the north trail or the south trail. Heading north, you'll first arrive at Magwood Park, a scenic swath of forest. From there you'll hit Lambton Woods, James Gardens, and Scarlett Mills Park. South of Old Mill, you can ride or walk through King's Mill Park past the Humber Marshes, and then down to South Humber Park. Peddle under the Gardiner and you'll connect with the Waterfront Trail, which goes all the way to Niagara on the Lake – definitely more than a day trip! But do take a rest from all this exertion at the beautiful Humber Bay Park East.

## HUMBER BAY PARKS

Start right outside your door in Tom Riley Park and walk or bike south along the creek through parkland. Although you may have to detour onto streets in a few places, you can follow Mimico Creek all the way to the lake through numerous parks. Ever heard of Canadian blues legend Jeff Healey? There's a park named for him at a bend in the creek.



HUMBER RIVER BAY PARKS



OUTDOOR KIDS ZONE AT WESTERLY

# Hit the Books

*Learning is part of life, and it never stops.*

At Westerly 2, it's easy to ensure your kids get the best education possible, whether they're starting kindergarten or transitioning into college or university. Or perhaps you're interested in enhancing your career by taking some continuing education courses? Some of the best college and university options are accessible from your new home.



**UNIVERSITY OF TORONTO MISSISSAUGA**  
3359 MISSISSAUGA RD

 12 mins  14 mins  7 mins

It may seem like a long way to U of T Mississauga Campus, but the MiExpress Route 101 bus gives you quick access from Westerly 2 along Dundas. With all day bus service between Islington Subway and South Common Centre via U of T's Mississauga Campus, this is your best bet for getting schooled at Canada's best university. Boasting 55 programs and 95 areas of study, UTM is located on 225 acres of protected greenbelt along the Credit River.

**HUMBER COLLEGE**  
207 HUMBER COLLEGE BLVD

 22 mins  30 mins  19 mins

Emphasizing hands-on, career-focused learning, Humber College offers bachelor's degrees, diplomas, and certificates. Attend full time or take continuing education courses – whatever suits your lifestyle best. Both the north campus and the southern campus on Lakeshore Blvd. are more accessible from Westerly 2 than you might expect. To get to the north campus, simply take the TTC #927 Express bus from Kipling Station, (Islington in the future), and to get to the Lakeshore campus, take the TTC #188 Kipling South Rocket express bus.

**ETOBICOKE COLLEGIATE INSTITUTE**  
86 MONTGOMERY RD

 7 mins  3 mins  2 mins

Only a hop, skip and a jump from Westerly 2, this high school was founded in 1928 on the principles of high academic standards. Approximately 1,000 students take a variety of courses, and can join sports teams, music, and drama productions, and a range of clubs to make life interesting outside of class.

**KINGSWAY COLLEGE SCHOOL**  
4600 DUNDAS ST W

 4 mins  6 mins  2 mins

This independent school for pre-kindergarten to grade 8 limits class size to 16-21 students per teacher. Offering a well-rounded education, the school has a culture built around "Four Doors to Learning" – Academics, Arts, Athletics, and Citizenship. Ultimately, Kingsway College aims to inspire all students to reach their potential. The location on Dundas east of Islington makes it very convenient for Westerly 2 residents.



**SECONDARY & JUNIOR SCHOOL**

**ETOBICOKE SCHOOL OF ARTS**

Is there a budding thespian, musician, or dancer in your family? The Etobicoke School of the Arts might be exactly what they need to succeed in their dream career. But it's not all dancing and singing at this arts-focused school. A full load of regular courses – math, science, social science, etc. – keeps students busy and engaged. Extra-curricular performances provide the opportunity to get stage experience in front of an audience.

**WEDGEWOOD JUNIOR PUBLIC SCHOOL**

The teaching staff at this primary school regularly receive accolades from parents, who speak a total of 32 different languages. With this diversity, Wedgewood Junior Public School presents a rich and compelling environment for learning. Serving students from junior kindergarten to grade 5, the school is set in a park in a residential neighbourhood not far from Westerly 2.

**ISLINGTON JUNIOR MIDDLE SCHOOL**

School locations don't get any more convenient than this – only steps from Westerly 2. Even the students praise this school and its impressive teachers, who are dedicated to academic excellence, equality, and an extensive extra-curricular program in music, drama, dance, and sports. International and diverse, with 40 languages spoken at home, the junior kindergarten to grade 8 students here are engaged and enlightened.



SUITE 2B AT WESTERLY



# WESTERLY 2 SITE PLAN

NUMBER OF SUITES

354

STOREYS

27

ADDRESS

60 Central Park Roadway

INTERIOR DESIGN

Il by IV Design

LANDSCAPE ARCHITECT

The MBTW Group

ARCHITECT

Kirkor Architects and Planners



Siteplan



# WESTERLY 2 AMENITIES



MULTI-PURPOSE ROOM  
CO-WORKING LOUNGE  
FITNESS STUDIO  
YOGA ROOM  
MEDIA LOUNGE  
PET WASH

WESTERLY 2 CO-WORKING LOUNGE  
PROPOSED CONCEPT DESIGN BY II BY IV DESIGN



WESTERLY 2 LOBBY  
PROPOSED CONCEPT DESIGN BY II BY IV DESIGN

WESTERLY 2