

# NORTH CORE

## NEIGHBOURHOOD

Uniquely situated in the heart of North York's City Centre, Northcore offers rare park side living steps from the energetic Yonge and Sheppard intersection. With unparalleled TTC access, including both Yonge and Sheppard lines, and a direct connection to a coveted urban greenspace, Albert Standing Park, Northcore offers connected community living at its finest.

### FAST FACTS

**Building Location** | 53 Sheppard Ave. W

**Occupancy** | 2026

**Presentation Gallery** | 4822 Yonge Street

**Developer** | Fieldgate Urban & Westdale Properties

**Architects** | IBI Architects

**Interior Design** | Figure3

**Sales** | RDS

**Solicitor** | Minden Gross LLP

**Building Height** | 16 storeys

**Residential Units** | 352 Units

**Size Range** | Studios-3 Bed

**Elevators** | 3

**Levels of Underground** | 2

### BUILDING AMENITIES

- Over 8,000 sq ft of indoor amenity area
  - 3,700 sq ft Fitness Centre
  - Yoga Room
  - 1,450 sq ft Co-working Space
  - 1,150 sq ft Creative Hub
  - 1,350 sq ft Social Lounge with Private Dining
- 24hr Concierge
- 2,000 sq ft of Ground Floor Retail facing Albert Standing Park
- 7,800 sq ft of Private outdoor amenity area

### COMMUNITY

- Adjacent to Albert Standing Park
- Walking distance to
  - 15 parks
  - 9 health and fitness centres
  - North York Central Library
  - Mel Lastman Square
  - Douglas Snow Aquatic Centre
  - Meridian Arts Centre
  - Ski Lift at Earl Bales Park

### LOCATION

- Located steps from Sheppard-Yonge subway traveling North, East, and South
- 3 minute drive to Highway 401
- Excellent proximity to transportation routes by TTC:
  - Bayview Village: 3 Minutes
  - Fairview Mall: 9 Minutes
  - Bessarion Community Centre & Library - 11 Minutes
  - Oriole GO Station: 11 Minutes
  - North York General Hospital: 12 Minutes
  - Yorkville: 22 Minutes
  - Yorkdale Mall: 23 Minutes (single bus without the need for transfers)
  - Union Station: 25 Minutes
  - Pearson International Airport: 30 Minutes (single bus without the need for transfers)
  - Toronto's top universities and colleges: 30 minutes

### RETAIL

- Within 20 minutes walking distance:
- Over 200 Restaurants
- An IMAX Theatre
- 3 Major Shopping Malls (Empress Walk, North York Centre, Yonge Sheppard Centre) featuring 250+ retail stores
- 28 Coffee Shops
- 7 Grocery Stores
- The Willowdale BIA, which is composed of 1,078 businesses.

### CANADIAN HEAD OFFICE

P&G, Ceridian, MPAC, Questrade, TDSB, Fieldgate Urban, Menkes, Nestle, Harris Sheaffer LLP, Starbucks Canada Corporate Office, Warner Bros Entertainment, Tarion, Hyundai Canada, Square Canada, Swift Offices Inc., Zycorn Technology Inc., Miller Bernstein LLP, Franklin Templeton Canada, Chaitons LLP, Goldstein Financial Consultants, True North Mortgage, IVARI Life Insurance (CPP), Ontario Society of Professional Engineers, H&R REIT, KEB Hana Bank of Canada, Scotia Wealth Management, and Celestica.

### FAQ'S

- Mortgage pre-approval required 30 days within signing the APS
- Preferred Lender | RBC
- No name changes permitted
- One unit per name
- Cheques made payable to: Minden Gross LLP in trust

Please speak to a Sales Representative for more details. All Prices, incentives, and specifications are subject to change without notice E. & O.E. October 2022

Fieldgate  
Urban

  
westdale  
PROPERTIES

