
Location, location, location is a truism that perfectly applies to Birch Cliff, one of Toronto's most coveted neighbourhoods – a charming tapestry of idyllic well-kept homes, leafy boulevards, trendy cafés and storefronts, and the lake just steps away.

Recognizing the potential of this hidden Toronto enclave just east of the Beach, we wanted to create something unique here: a community rooted in the area's historic charm, yet aspiring to the modern-day city-dweller. It was a vision that excited and inspired us as a multigenerational, innovative developer.

We brought together a team of planners, architects, designers and real estate professionals to give shape to our vision: a site transformed into something the community can be proud of; and residences built to a



higher standard of architectural excellence for people of all walks of life.

The result has exceeded our expectations. We invite you to share in our vision and be part of this beautiful, contemporary development that seamlessly blends into the neighbourhood fabric while retaining a uniqueness all its own.

Welcome to Birchcliff Urban Towns.

A handwritten signature in black ink, appearing to read 'B. Nykoliation', written in a cursive style.

*Bryan Nykoliation
President,
Core Development Group Ltd.*

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Nestled in a charming neighbourhood of lush treelined streets, just steps from the lake

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52 remarkable, modern Townhomes designed for a contemporary lifestyle

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Meet the expert team of renowned professionals behind Birchcliff Urban Towns

An aerial photograph of a residential neighborhood situated along a large body of water. The top half of the image shows the blue, rippling surface of the lake. Below the water, a dense line of green trees separates the water from the houses. The houses are mostly two-story structures with various roof colors, including red, grey, and brown. A prominent multi-story brick building is visible on the left side. A road with several cars runs horizontally across the middle of the image. The overall scene is bathed in the warm, golden light of late afternoon or early morning.

LIVE STEPS FROM THE LAKE







A NEW VISION OF LAKESIDE LIVING



The early morning mist slowly lifts to reveal a quiet, winding lane lined with lush foliage on both sides. The stillness is soothing, the air, pure and pine-scented. Occasionally through the shrubbery, you see a glint of sunlight on water. The lane turns a corner, and then suddenly, there it is, the lake in all its scenic glory.

It's a sight you'll never tire of. The blue waters lapping against the shore. The majestic limestone cliffs of Scarborough Bluffs. A vibrant community that still retains its historic charm. This is Birch Cliff in Toronto's east end, an idyllic neighbourhood with a perfect "close enough, far enough" relation to the city.

In this charming oasis at Kingston Road and Birchcliff Avenue, an intimate enclave of modern Townhomes invites you with elegant design and contemporary style. To the west is the prestigious Toronto Hunt Club. To the east, the picturesque Rosetta McClain Gardens. And in between, a microcosm of cafés, bistros, schools and parks that add colour and richness to this community.

Welcome to Birchcliff Urban Towns. Welcome home.

A MODERN URBAN AESTHETIC

A striking façade of beige stone, rich dark brick and large windows sets the tone for modern sophistication. 52 urban towns are arrayed in a master-planned design around a central landscaped courtyard garden. Underground parking with bike and locker storage means on the surface you have manicured walkways and gathering spaces. The two-storey designs offer contemporary, open concept layouts with garden or rooftop terraces for vibrant outdoor living. Elegant finishes accent a chic design palette of clean lines and natural, organic textures to offer a more refined taste in living.



THE BOULEVARD COLLECTION

Enjoy quick and easy access to Kingston Road with this choice collection of towns that come with garden patios on the lower level or rooftop terraces on the upper level.

THE COURTYARD COLLECTION

With captivating views of the landscaped central courtyard garden, the Courtyard Collection is an exclusive array of towns with garden patios on the lower level or rooftop terraces on the upper level.

THE BIRCHCLIFF COLLECTION

Facing the tranquil, treelined Birchcliff Avenue, the Birchcliff Collection offers garden patios at ground level or rooftop terraces open to the sky on the upper level.

THE GARDEN COLLECTION

A quiet sanctuary from the bustle of the city, the Garden Collection faces the lush greenspace on the east and offers a choice of ground-level patios or rooftop terraces on the upper level.



Rendering is artist conception. E & O.E.



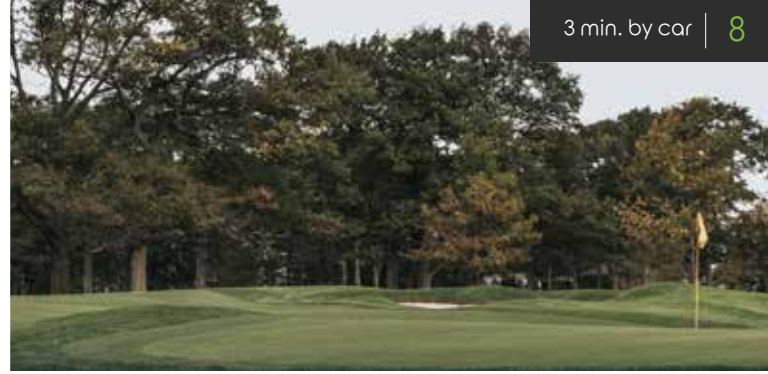
HOME TO A VIBRANT COMMUNITY

An inspiring past meets an aspirational present in this neighbourhood where modern life is enriched with tradition and history. Seasonal markets, artisan cafés and welcoming mom-and-pop stores hark back to a gentler time, while an abundance of transit, schools, parks, boutiques, arenas and recreation centres keep the modern family busy, engaged and connected. This is a community where neighbours bond over a latte at the Birchcliff Coffee Bar – an area favourite – and kids park their smartphones for a game of soccer in the park. This is hometown living at its finest.





7 min. by car | 15 min. by bike | 9



3 min. by car | 8



9 min. by car | 16



30 min. walk | 11 min. by bike | 29



7 min. by car | 15 min. by bike | 9

CONNECT WITH THE THINGS THAT MATTER

Birchcliff Urban Towns is a stone's throw from one of Toronto's most coveted neighbourhoods, The Beach. Experience the boutique shops, cafés and restaurants lining trendy Queen East. Walk, bike or rollerblade the Boardwalk or follow one of the winding waterfront trails to the picturesque Scarborough Bluffs. Head over to nearby Danforth Village for a variety of everyday and specialty shopping. Lace up for a family skate at the Scarborough Gardens Arena. At Birchcliff Urban Towns, you have a universe of possibilities at your doorstep.



AREAS OF INTEREST

16. DANFORTH VILLAGE

- Canadian Tire
- Danforth Food Market
- Loblaws
- Main Square Community Centre
- Metro
- Restaurants on the Danforth
- Shoppers Drug Mart
- Sobeys
- Starbucks
- Tim Hortons

18. THE BEACH

- Balmy Beach Park & Club
- Belgian Chocolate Shop
- Boardwalk

- COBS Bread
- Dufflet Pastries
- Fox Theatre
- Green Eggplant
- Hogtown Smoke
- The Balmy Beach Club
- The Bulging Burger
- Vivetha Bistro
- Woodbine Beach
- Woodbine Park



SCHOOLS

3. Birch Cliff Public School
6. Birchmount Park Collegiate



SHOPPING & GROCERIES

2. Dollarama
12. LCBO
13. RioCan Plaza
22. Gerrard Square Shopping Centre
- Riverdale Shopping Centre
25. House and Garden Co.
27. Birch Cliff Village Farmer's Market
30. East Lynn Park Farmers' Market



EATERIES

1. Buster's by the Bluffs
4. The Birchcliff Coffee Bar
14. Starbucks
15. The Beech Tree
19. Bud's Coffee Bar



PARKS

7. Birchmount Park
9. Bluffer's Park
23. Rosetta McClain Gardens
24. Scarborough Heights Park
26. Crescentwood Park



COMMUNITY & RECREATION

5. Scarborough Gardens Arena
- Birchmount Community Centre
8. The Toronto Hunt Club
20. Alliance Cinemas
28. Taylor Memorial Toronto Public Library



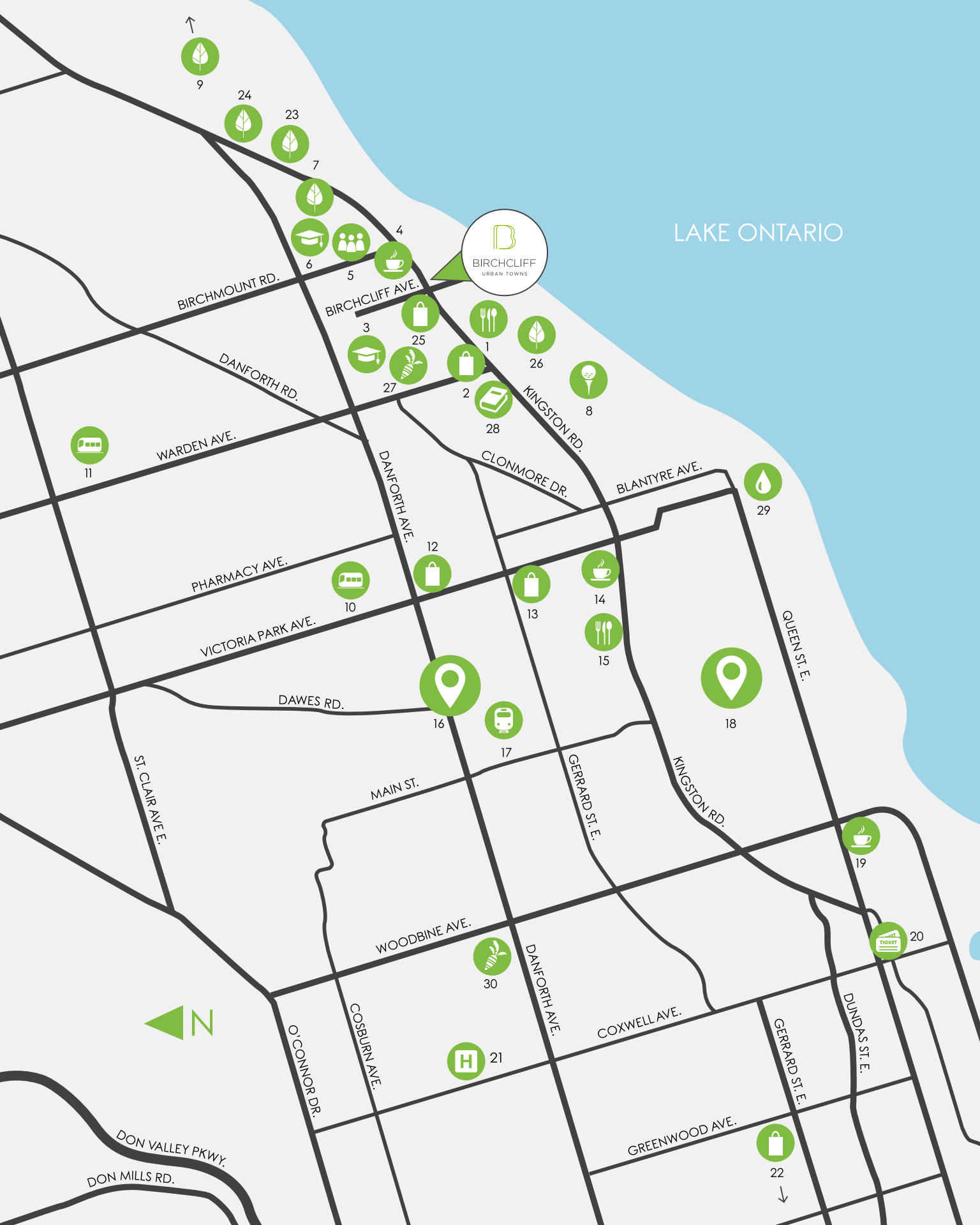
TRANSPORTATION

10. TTC Victoria Park Subway Station
11. TTC Warden Subway Station
17. Danforth GO Station



OTHER

21. Michael Garron Hospital
29. R.C. Harris Water Treatment Plant



LAKE ONTARIO



BIRCHMOUNT RD.

BIRCHCLIFF AVE.

WARDEN AVE.

PHARMACY AVE.

VICTORIA PARK AVE.

DAWES RD.

MAIN ST.

WOODBINE AVE.

O'CONNOR DR.

COSBURN AVE.

DANFORTH AVE.

COXWELL AVE.

GREENWOOD AVE.

GERRARD ST. E.

KINGSTON RD.

QUEEN ST. E.

DUNDAS ST. E.

DON VALLEY PKWY.
DON MILLS RD.

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ST. CLAIR AVE. E.

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ELEGANT INDOORS MEETS THE GREAT OUTDOORS



Modern Design

Chic modern design meets vibrant outdoor living in every two-storey Urban Town at Birchcliff. Choose an upper level unit and entertain under blue skies on your rooftop terrace. Or go for the ground-level unit and plant your favourite flowers in your garden terrace. The one, two and three bedroom designs offer spacious, open concept layouts with expansive windows that let in abundant natural light. Living and dining areas seamlessly flow into sleek modern kitchens, while bedrooms offer all the privacy and solitude you desire. This is elegant, modern living at its best.

Take It Outside

We Canadians love the outdoors and Birchcliff Urban Towns offers ample opportunities to live it up under bright blue skies or magical starlit evenings. Head over to your rooftop terrace and treat loved ones to your barbecue skills. Or toast a special occasion in your beautiful garden terrace surrounded by lush plantings. Either way, you can entertain in style.

Garden Courtyard

At the centre of Birchcliff Urban Towns is a beautifully landscaped courtyard garden. The heart and hub of the community, this is where residents come together to relax, mingle and socialize. Lit walkways and mini parkettes offer a safe, traffic-free environment for little ones to run free, while shaded benches offer a welcome respite from the demands of city living.





BEAUTIFUL COURTYARD

Rendering is artist conception. E & O.E.



Open concept interiors are light-filled with expansive windows.



Rendering is artist conception. E & O.E.



DINING AREA AND KITCHEN WITH
ISLAND AND BREAKFAST BAR

Sleek and modern kitchens are fitted with quality stainless steel appliances.





A ROOFTOP OASIS

Sitting on your rooftop urban oasis, you gaze upon the breathtaking vista in front of you. The lush green treetop canopy gives way to the alluring blue waters of Lake Ontario and the stars above. Over to the far west, the city lights and outline of Toronto's skyline. Friends and family gathering for a weekend party. The aroma of the barbecue, the clink of glasses... yes, life is good at Birchcliff Urban Towns.



FEATURES & FINISHES

STYLISH, CONTEMPORARY ARCHITECTURAL APPOINTMENTS

- 52 modern urban towns with private balconies or terraces[†] designed in a U-shape around a shared central landscaped courtyard
- Striking contemporary elevations with real brick, sandstone-like cement panels, stucco and metal accents
- Architecturally designed landscaping at streetscape in courtyard and on rooftop terraces[†]
- Illuminated walkways with path lighting
- Low E – energy efficient windows with screens on all operable windows
- Aluminum soffits, fascia, eavestroughs and downspouts
- Contemporary style, insulated main entry door with door chime and satin chrome finish grip set and deadbolt
- Sliding glass door to private balconies or terraces[†]
- Balconies with aluminum railings[†]
- Secured underground resident and visitor parking
- Bicycle parking at grade and secured underground resident bike storage



ELEGANT OUTDOOR LIVING SPACES

- Vibrant backyards with decking^{**}
- Expansive rooftop terraces or private balconies[†]



SOPHISTICATED DESIGNER INTERIORS

- Designed by award winning U31 Interior Design
- Soaring nine foot (9') high ceilings[^]
- Genuine natural oak staircase treads and handrail with painted stringers, risers and wood pickets
- High performance wide plank designer-selected laminate flooring^{**}
- Contemporary porcelain tile flooring^{**}
- 4" square edge profile baseboard and 2-3/4" window and door casings
- All walls and ceilings finished in standard white
- Lever style interior door hardware in satin-chrome
- Wire shelving in all closets

CONTEMPORARY KITCHENS

- European-inspired open concept kitchens with island[†]
- Kitchen cabinetry in a choice of standard schemes^{*}
- Quartz countertops in a choice of two standard schemes^{*}
- Bevelled, high gloss tile backsplash^{*}
- Under cabinet lighting for ambiance and illumination
- Soft-close drawer slides and door hardware^{*}



- Contemporary undermount single-bowl stainless steel sink
- Single lever faucet with pull-out spray
- Energy efficient counter depth, kitchen appliance package with 30" glass-on-steel refrigerator, 30" stainless steel range oven, stainless steel dishwasher and over-the-range stainless steel microwave with built-in fan

EUROPEAN SPA-INSPIRED BATHROOMS

- European-inspired bathroom cabinetry in choice of two standard schemes*
- Quartz countertop and undermount sink in choice of two standard schemes*
- Quality 12" x 24" porcelain tile flooring*†
- Frameless glass shower enclosure with porcelain tiled walls* and waterproof polymer base
- Soaker bathtub
- Recessed ceiling lighting over the bathtub and shower
- Elongated dual flush toilet
- Polished chrome bathroom faucet, shower set and accessories
- Wall mounted vanity mirror
- Pressure balanced mixing valve in the bathtub and shower
- Exterior vented exhaust fan

LAUNDRY CLOSET

- European-style stacked front-loading washer and dryer
- Quality 12" x 24" porcelain tile flooring*†

IN-SUITE ELECTRICAL DETAILS

- Individual 100-amp electrical panel with circuit breakers
- White "decora style" switches and receptacles throughout
- Ceiling mounted light fixtures in bedrooms and hallways
- Ceiling mounted track light fixtures in kitchen
- Light fixtures over bathroom and powder room vanities

- Capped ceiling light fixture outlet and switched plugs in dining room, living room and den
- Pre-wired phone, cable and data communication outlets in living room and master bedroom

ENVIRONMENTAL FEATURES

- Geothermal heating and cooling system for reduced energy use
- In-suite individually controlled HVAC
- High efficiency water heater
- In-suite programmable thermostat
- Individual suite utility metering system
- Air conditioning
- Roughed-in provisions for charging stations in select underground parking areas
- Automatic irrigation system for landscaping and planters
- Underground garbage and recycling Tri-Sorter system with at-grade access
- VOC-free paint finishes
- Built-in tri-sorting waste disposal in kitchen

HIGH-QUALITY CONSTRUCTION

- 2" x 6" exterior wood frame construction above grade and cast-in-place concrete below grade structure
- 5/8" tongue and groove subfloor plywood sheathing screwed and glued to engineered floor joists
- R22 exterior wall insulation†
- R31 insulation at roof†
- R20 insulation on exposed below-grade exterior walls†
- R31 insulation to exposed floors†
- Windows and exterior doors fully caulked and sealed
- TARION New Home Warranty protection

SAFETY AND SECURITY

- Underground parking garage surveillance system†
- Secured underground resident and visitor parking
- Smoke and carbon monoxide detectors provided in all suites†

* from Vendor samples

† per individual plans and specifications

^ except in areas where bulkheads for mechanical are required

The builder shall have the right to substitute other products and materials for those listed in this schedule or provided for in the plans and specifications provided that the substituted materials are of equal to or better quality than the products and materials listed or provided. Colours and specific finishes will depend on builder's package as selected. All specifications are subject to change without notice. Purchasers understand that the texture and smoothness of the finish on concrete surfaces will be to concrete forming industry standards. All suites protected under the Tarion Home Warranty Program. E. & O.E.





CORE DEVELOPMENT GROUP

Core Development Group is a Toronto-based real estate developer of unique urban projects that combine innovative architectural design and contemporary finishes with high quality interior and exterior construction.

Every project is defined by Core's expertise in building and a demanding vision for design excellence achieved through working with award winning architectural firms, renowned designers and leading consultants. Core takes pride in investing considerable time, energy and expertise into every one of its communities, resulting in quality residences and sophisticated spaces that express today's modern lifestyles.



RAW DESIGN

Architecture



One of Toronto's most vibrant and respected architectural and design studios, award-winning RAW Design possesses an international design sensibility and a wealth of local experience. As a full-service architectural firm, their professional experience includes the completion of projects of varying sizes locally and internationally. Their work comprises most building types including residential, office, institutional, retail and industrial from master plans to single family houses and large multi-unit residential complexes and mixed-use projects. At RAW, design excellence and creativity are not added value, they are primary values.

U31

Interior Design



With over three decades of interior design industry experience and proven accomplishments, U31 is driven by sophisticated design. The firm provides diverse commercial, residential and hospitality design for clients across the globe, including luxury home and large-scale mixed-use developments. U31's work has been recognized in North America, the UK and the Caribbean.

MILBORNE GROUP

Sales



The dominant force in Canadian condominium marketing, Milborne has served clients on projects ranging from vacation homes to high-density, multi-use developments around the world. Selling 700+ developments since its inception, the firm maintains a strong presence and market share in the highly competitive Toronto market.

MCOUAT PARTNERSHIP

Marketing



As one of Canada's leading real estate marketers, McOuat Partnership is an award-winning team of designers and marketers who specialize in branding buildings and communities across Canada, the U.S. and the Caribbean.

HARBOUR EQUITY

Equity Capital



Harbour Equity provides equity capital to experienced real estate developers throughout Canada by way of traditional joint ventures, preferred equity and other hybrid structures. Since 2011, Harbour Equity has committed over \$100 million to over 30 joint venture investments in 15 markets across Canada.



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