







*In a hidden gem of a neighbourhood,
Urban Capital and Rosewater offer the ultimate
in downtown style and parkside living*

URBAN STYLE, PARKSIDE

It's a neighbourhood of richly treed streets, excellent schools and a 3.1 hectare park. Perfectly located between Toronto's western suburbs and downtown hub, it also has an eclectic mix of stores, restaurants and services that are only a taste of things to come. And at the heart of it all will be a decidedly urban and sophisticated development – Queensway Park.

Named after the park that borders it to the north – a community hub that includes a kids play area, playing fields and spaces to simply unwind – Queensway Park brings Urban Capital and Rosewater's signature downtown style, keen eye for what's next, and commitment to good development to the new Queensway Village, a budding retail strip that is today being transformed into a pedestrian-friendly main street with an increasingly residential vibe.

Location. Style. And being part of the next great thing.





*An “urban chic” design
in a building big enough to have an impact,
yet small enough to retain an exclusive feel*

CLEAN MODERN DESIGN, PERFECTLY CALIBRATED

There’s a strong aesthetic to the architecture that characterizes The Queensway: clean lines, simplicity and rigour. And Queensway Park picks up on this. Like its original 1950s neighbours, it’s a brick and glass building made up of angular volumes and characterized by a strict cadence of windows and balconies in a sleek frame of dark grey brick.

At nine storeys and 170 units, Queensway Park is big enough to support first class amenities, and be a major catalyst in the on-going transformation of The Queensway from a commercial strip to the centre of a pedestrian-oriented residential neighbourhood.

Yet it’s also small enough to retain a boutique building feel.

Most importantly, Queensway Park is “designed for living”, taking Urban Capital’s “urban-chic” design aesthetic and adding thoughtful in-suite and common area features to make condominium living easy.





RETAIL SIGNAGE RETAIL SIGNAGE

RETAIL

RETAIL

RETAIL

RETAIL

*Two rows of striking red maples
connect the vibrancy of The Queensway
to a park retreat beyond*

A LIVELY STREET CULTURE, RIGHT AT YOUR FRONT DOOR

At the corner of The Queensway and Smith Crescent, a double row of red maples will connect The Queensway to Queensway Park, creating a beautiful, extra-wide link between the two, and also a central gathering place for the new Queensway Village.

To cement Queensway Park's position at the heart of the new Queensway Village, Urban Capital and Rosewater will curate the retail tenants on the ground floor, all with an eye to their pivotal role in the on-going transformation of The Queenway into a vibrant, tree-lined pedestrian-friendly boulevard. Queensway Park's retail offerings will be anchored by a boutique Beer Store at the east end, conveniently complementing the LCBO a short walk to the west, and, most critically, a bistro or café at the corner of Smith Crescent, with outdoor seating spilling out onto a patio under the trees.*





* While it is Urban Capital and Rosewater's intention to lease the ground floor corner retail space to a café or like usage, no specific lease has been executed at the time of printing.





*Vistas, sunlight and serenity,
all clad in black brick and white oak*

A PROPER SENSE OF ARRIVAL

A choreography of light, volume and passers-through, Queensway Park's lobby is a distinguished entry, making an elegant and contemporary statement that showcases the minimalist and design-forward thinking that informs the rest of the building.

A curtain-wall of floor-to-ceiling glass wraps around the lobby's two facades, bringing the outside in. To the north, the large windows make the most of the parkside setting. To the west, direct sunlight pours through this windowed facade, bathing the lobby's airy volume in light from early afternoon until dusk. And inside: a palette of black brick and white oak, with a centerpiece mural of Queensway Park's magnificent trees.

Complementing the extra-wide, tree-lined walkway that graces your approach from the curb, Queensway Park's lobby is its welcoming public persona. Impressive but understated, it creates a modern and refined first impression, a serene and beautiful place to greet guests, bump into neighbours or await a ride.





*Exercise, plant, lounge, create,
play, borrow, be social, make friends –
all on site*

THOUGHTFUL AMENITIES FOR ALL

Continuing a trend established in other Urban Capital developments, Queensway Park's imaginative, highly functional amenities go beyond the expected to take you into a new model for living in a condominium. Thoughtfully conceived to grow along with the people who use them, they don't just cater to one demographic, but offer something for every life stage and interest.

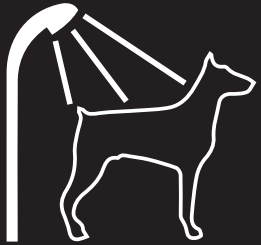
From a fully equipped gym to a cool kid-worthy playroom, from garden plots for urban farming to private outdoor dining and lounge areas facing onto the park, and from a hobby room where you can channel your inner craftsman to a "product library" where you can borrow common household items you sometimes need, but don't have enough of a reason to actually own, Queensway Park's amenities offer something for everyone and every need.

And of course there's Queensway Park itself – head out for a skate on a winter morning, join a local baseball team in the summer, or just hang out anytime. It's an unrivalled city amenity, steps from your home.

PLUS

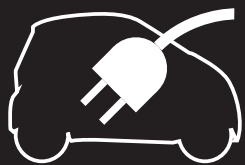
PET-CLEANING STATION

After a trip to the park your pooch may be a bit of a mess. At Queensway Park you won't have to take her all the way to your unit to clean her up – just head down to the pet cleaning station for a quick shower, and save your unit (and the building's hallways) the mess.



ELECTRIC CAR CHARGING

Electric cars are the future. Ask about how to get your parking space prepped for electric charging. The future is here.



LOBBY & MEZZANINE LEVEL AMENITIES

FITNESS FACILITY

Queensway Park's gym includes state-of-the-art cardio machines, spinning bikes, free weights and a punching bag. Burn calories and build strength, without leaving home.



LOBBY

Queensway Park's Smith Crescent lobby connects directly to the mezzanine level amenities by way of an oak clad staircase. In case you're in a rush to work out.

PRODUCT LIBRARY

Need a steam cleaner to get wine out of that white area rug? How about a power drill and level to hang your floating shelves? Queensway Park's lending library has all the items you need to get things done around your home – including all those bulky but useful items that you just don't have room to store yourself.

HOBBY AND CRAFT ROOM

A room for "makers," where you can build, craft or create as you like. Release your inner Martha Stewart, or Mike Holmes, without messing up your own space.

SECOND LEVEL AMENITIES

SHARED LOUNGE

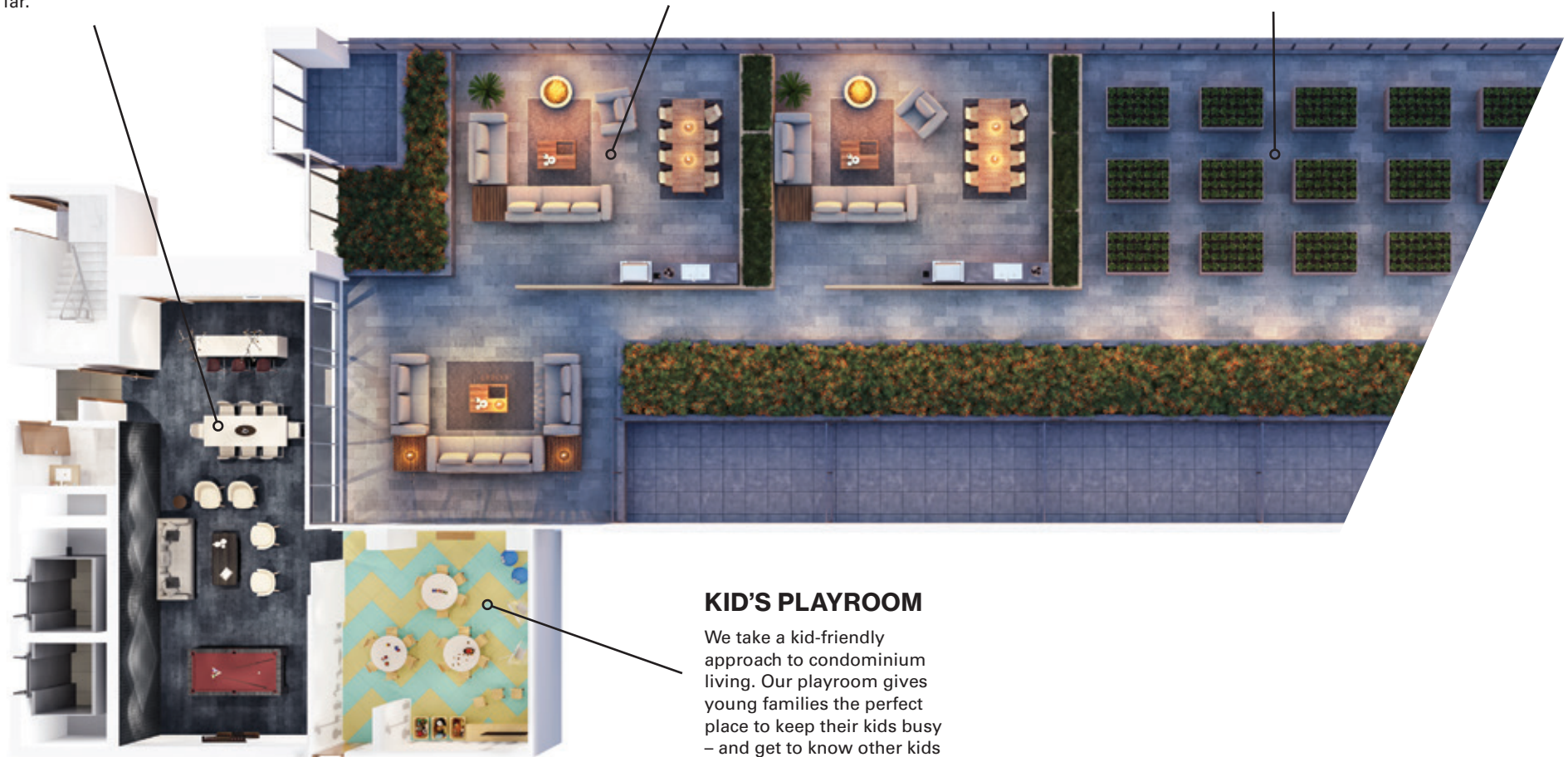
Queensway Park's RAW-designed common room is the perfect extension of your home. Book it for private parties, or just hang out when you want to get out of your own digs, but not go too far.

EXTERIOR LOUNGES

Outdoor amenities with a park-side view. Two private lounge areas, each equipped with an outdoor kitchen, dining table and lounge seating surrounding a fire pit, await for *al fresco* feasts and lounging. Style and luxury, *en plein air*.

GARDEN PLOTS

For those of you with green thumbs, we offer individual 6' by 4' garden plots, to grow you own food. Rented on a seasonal basis from the condo board, it's a whole new level of farm-to-fork living.



KID'S PLAYROOM

We take a kid-friendly approach to condominium living. Our playroom gives young families the perfect place to keep their kids busy – and get to know other kids and parents in the building.

*In the heart of the new Queensway Village,
a gem of a neighbourhood is revealed*

HIDDEN CHARMS

Venture slightly off the beaten track, and Queensway Park's gem of a neighbourhood is revealed. The perfect mix of urban and suburban amenity, conveniently located between downtown T.O. to the east and the city's western suburbs to the west, it's a community with a myriad of charms today, and many more in the making for tomorrow.

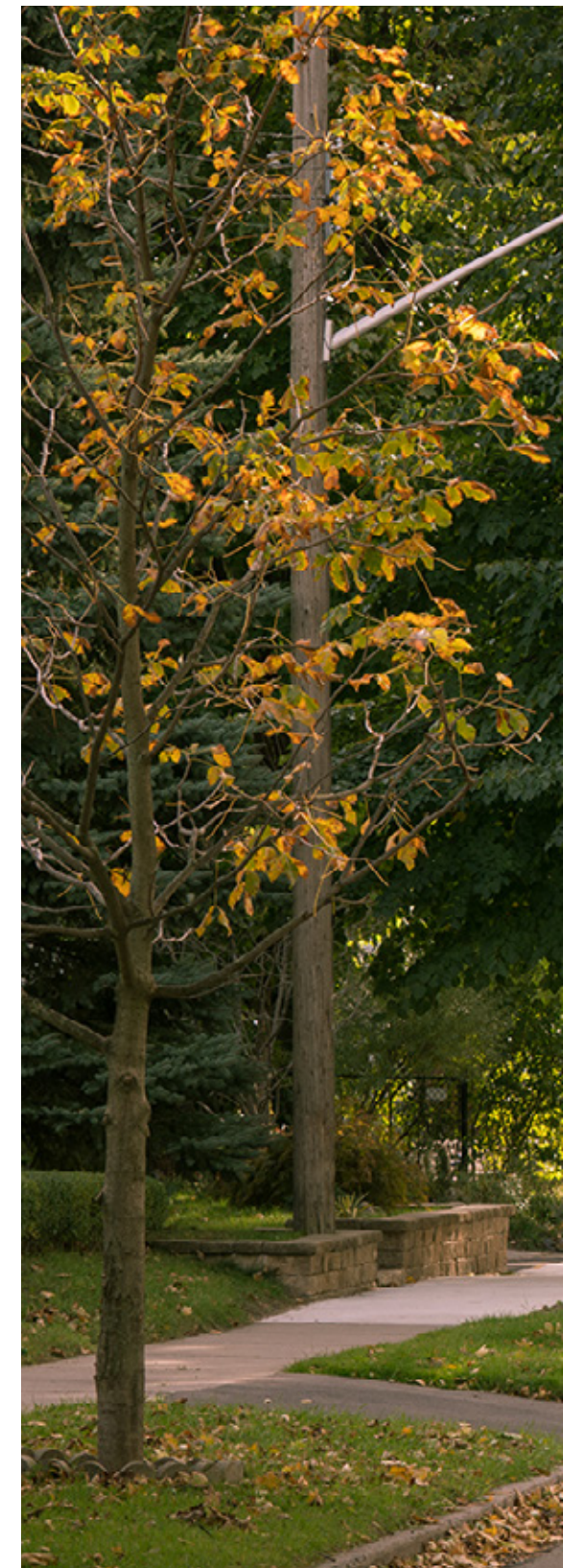
Start a couple of steps north of The Queensway. Spectacular maple trees flank the residential streets, offering a strikingly green canopy for a morning jog or late evening stroll.

Then there's Queensway Park's namesake – the community park that you overlook to the north. Already a charming, all-purpose city park, it's about to get a major makeover, with new tennis courts and a stunning skate park, turning it into your very own year-round outdoor athletic club, steps from your front door.

But the real revelation is what's coming on The Queensway itself.

Once an artery that you drove through to get in and out of the city, The Queensway is one of the latest GTA main streets to reboot and intensify, becoming a destination in and of itself. Planned changes to "calm" the street will transform it into the "high street" of the new Queensway Village, with more trees, independent retailers and restaurateurs, and a new, more urban feel.

And at the centre of it will be Queensway Park.





LOCATED FOR YOUR LIFE

LOCATED FOR AN EVENING STROLL, OR A SUNDAY BIKE RIDE

Incongruously for a location in the middle of the city, a walk down your neighbouring streets, with their huge canopies of mature trees, will feel like a stroll down a country lane. Or you can bike over to the Humber River to access the city's network of bike paths, easily accessible by residential streets.

LOCATED FOR A NIGHT ON THE TOWN, OR A FAMILY VISIT

At Queensway Park you're a 20 minute ride to downtown. Concerts, the big game and the city's never-ending nightlife are all within reach. If your family lives in Mississauga, you're 15 to 20 minutes away. And if you need to get to Pearson, you can do it in 20. Stay equally close to work, family and fun.

LOCATED FOR A TRIP TO THE MOVIES

Torontonians drive from across the city to the Queensway cinemas. You can walk. And catch dinner before (or after) your movie at any one of the eateries right at that corner. For when a local independent is not what you're looking for.

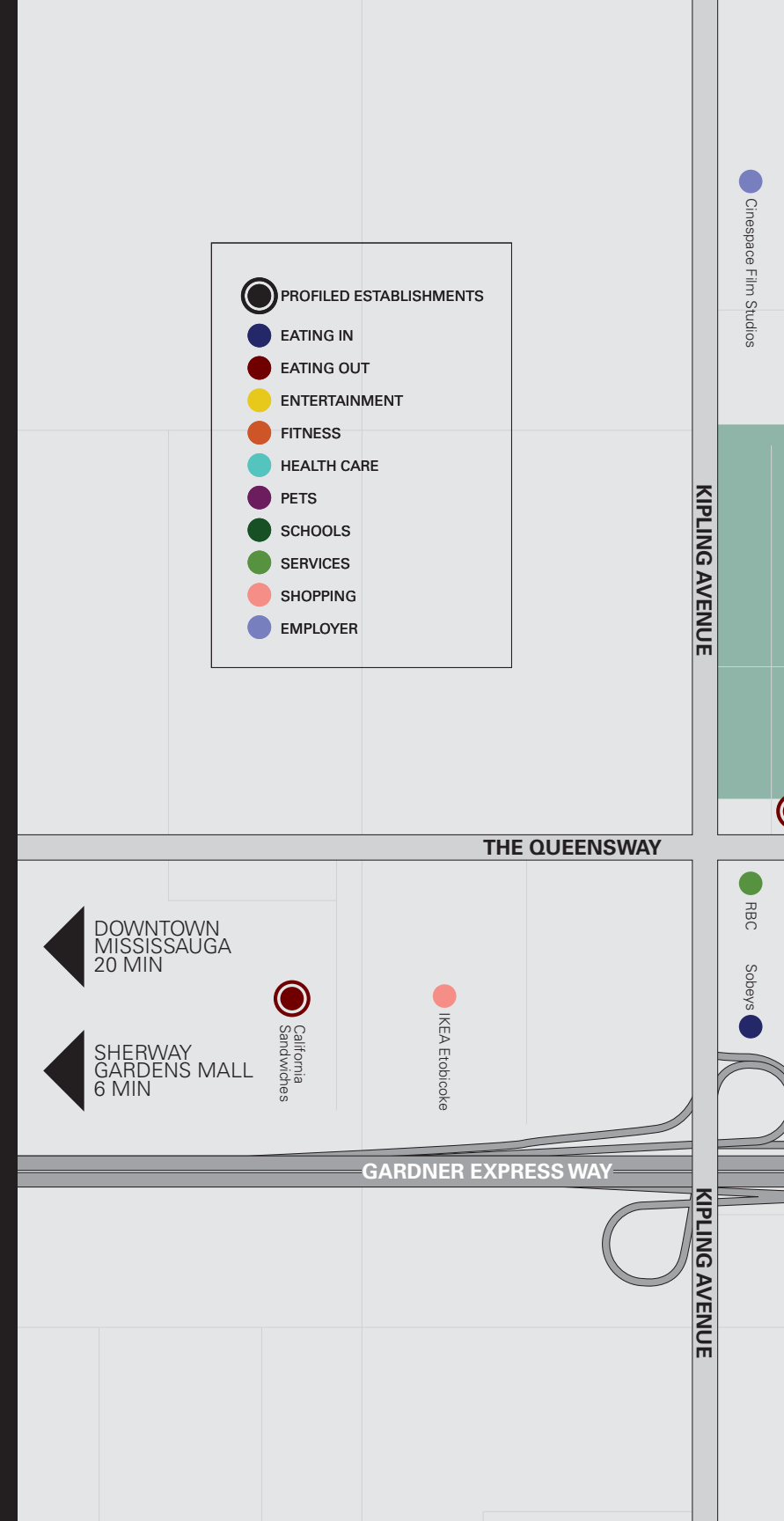
LOCATED FOR RAISING KIDS

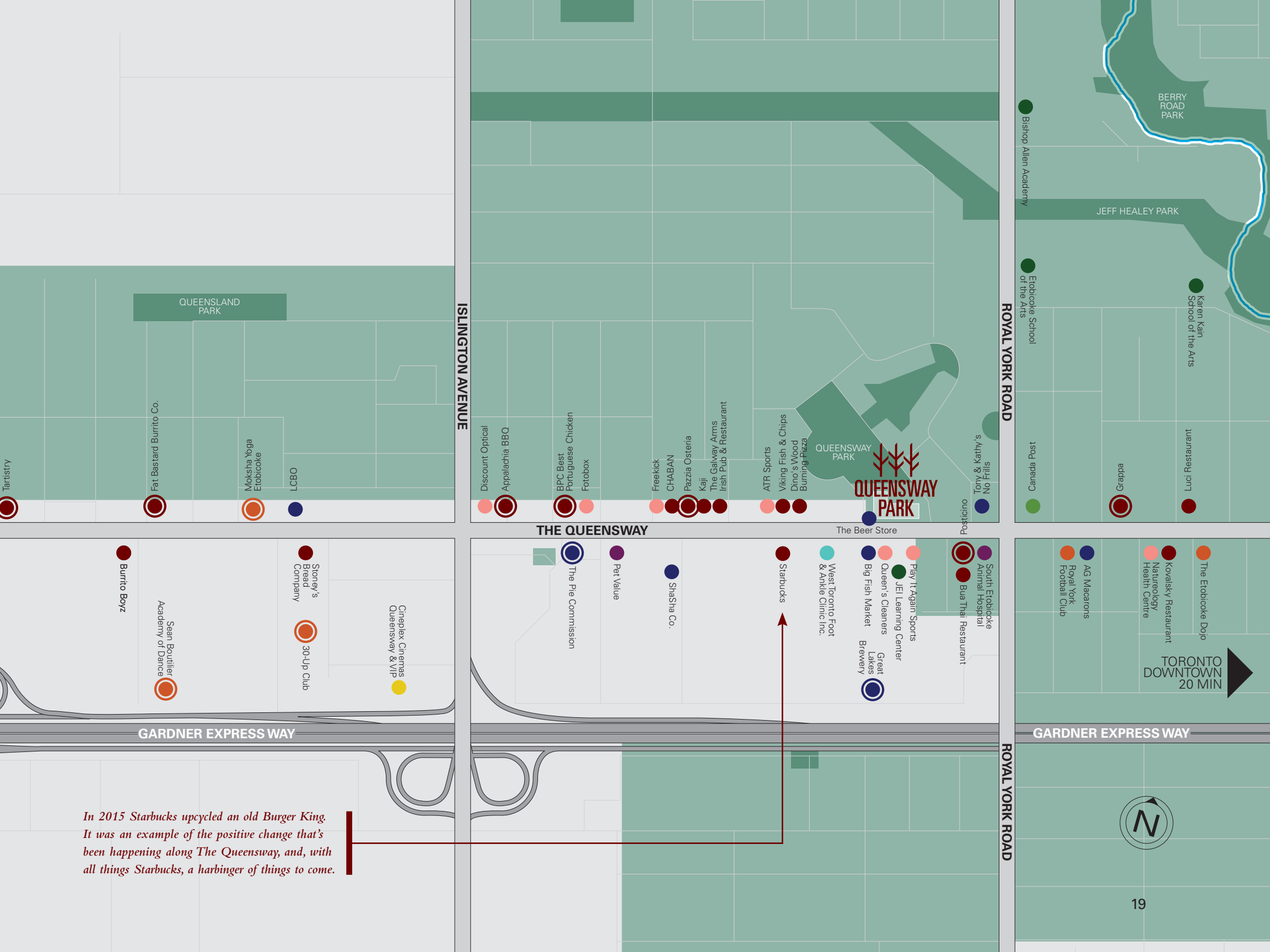
It's a lot easier to bring up kids when you have a park right outside your front door. But in addition to this kid-friendly amenity, Queensway Park benefits from being in a topnotch school district, with Park Lawn Junior and Middle School, Bishop Allen Academy, Karen Kain School of the Arts and Etobicoke School of the Arts (all highly ranked) only blocks away.

LOCATED FOR SHOPPING

The Queensway between Royal York and the 427 is a shopping nirvana, anchored on the west by Sherway Gardens, one of the GTA's top three shopping centres. But not only is a top shopping centre at your quick disposal – the Queensway has almost every major national retailer, as well as a host of unique independents, from sports stores to pet shops and everything in between.

- PROFILED ESTABLISHMENTS
- EATING IN
- EATING OUT
- ENTERTAINMENT
- FITNESS
- HEALTH CARE
- PETS
- SCHOOLS
- SERVICES
- SHOPPING
- EMPLOYER

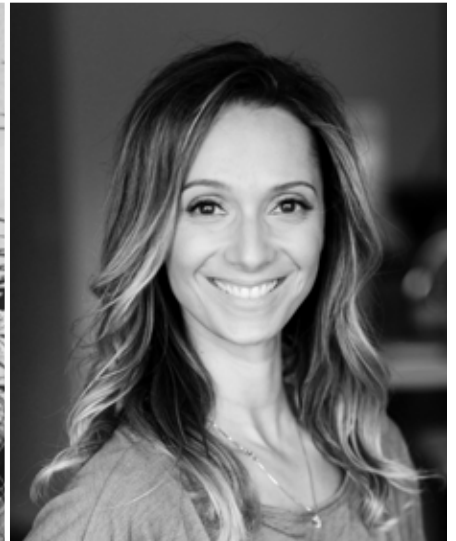




In 2015 Starbucks upcycled an old Burger King. It was an example of the positive change that's been happening along The Queensway, and, with all things Starbucks, a harbinger of things to come.



TORONTO DOWNTOWN
20 MIN



Independent retailers and restaurateurs are remaking The Queensway into a residential “main street”, and a destination in and of itself

THE QUEENSWAY VISIONARIES

Today, The Queensway’s renewed vigour has attracted a growing number of independent merchants and restaurateurs. They have created a new retail mix that hints at the beginnings of a pedestrian-friendly urban boulevard, one that will be a popular shopping destination in its own right.

On these pages, meet some of The Queensway’s most dynamic entrepreneurs – the people who are reshaping the neighbourhood, giving it a fresh identity and a distinctly urban character.

OSTERIA PAZZIA (EST. 1997)

Franco And Vittorio Galloro

Twenty years ago, two-brothers, each a restaurateur in his own right, joined forces to open Pazzia— Italian for “madness.” This osteria specializes in veal and pasta and the Southern Italian dishes these siblings grew up with at their family table. One is the chef and cooks the fresh pasta to the perfect degree of al dente. The other is the host and personally sees to the perfect level of attentiveness. Prices are piano and everything’s made on premises from scratch. Pazzia is all-the-craze among locals and has built a loyal following of regulars from the surrounding neighbourhoods.

SHOWBIZ

“When the movie theatre came in that was a big deal. There’s more people coming to the area and for some of the smaller restaurants that’s also meant more customers.” — FG

BIDING TIME

“The Queensway has changed quite a bit. They say it’s up and coming. How much or how soon, I don’t know but it’s already a lot different than it was 20 years ago.” — FG

NEIGHBOURHOOD SPOT

“I would say that our main clientele comes from nearby. Most probably live within a five-kilometre radius.” — FG

MORE 



GREAT LAKES BREWERY (EST. 1987)

Peter Bulut Jr. (Owner And Chief Brewing Officer)

Great Lakes Brewery is Toronto's oldest craft brewer and a two-time Canadian Brewery Of The Year winner. A major employer along The Queensway, the brewery recently upgraded its public spaces: a longer bar in its taps room, a sprawling deck outside and an event venue upstairs. With these changes in place, GLB is poised to become a habitual community hub for local beer lovers, with regular programming — like Food Truck Fridays — making the patio a primo spot to cap off the work week. Celebrating its 30th anniversary in 2017, the brewer will release a string of unique, one-off brews that will be available only at the brewery. Tuned into the prevailing zeitgeist the limited run English Mild will be called "Alternative Facts."

"SCENE BREWING

This year we'll get to experience the new 1,200 square foot patio. Last year, Fridays were already way busier— we had picnic tables and people were just hanging out eating and drinking beers. We're trying to create an Etobicoke destination for the community with lots of events and lots of fun here at the brewery."

COUNTING HEADS

"Specifically here at Great Lakes, these are exciting times. We've obviously been blessed and had tremendous growth over the years. Basically, we've invested everything back into the company and into the people. So, we just hired another two employees, by the time summer hits we'll be more like 50 people."

LOCAL POV

"Now there's more stuff closer together. Until recently, The Queensway was still a driving destination, almost like the burbs, but as more things happen there are more options to walk to now. As it matures even further that's going to get even easier to do with even more options within walking distance."

POSTICINO RISTORANTE (EST. 1999)

Antonio Pirone, Franco Filice & Michele D'Alessandro (Owners)

"The little spot" is a Queensway institution and has a clientele from across the GTA, including the professional athlete set. Open for nearly two-decades, it's one of the oldest restaurants on the strip. The menu features fresh fish, meat and pasta, but for regulars there are many off-menu items depending on their whim. Seating 100 diners inside and with a sidewalk terrace for thirty during the warmer months, Posticino is a key node in Queensway Village's budding pedestrian culture, a traditional gathering point for "in-the-know" locals and the spot of many boisterous evenings. For more recluse VVIPs, a table in the wine cellar can host private events for up to twenty.

KNOWING ME

"We were one of the first and have been here a long time. We're a destination where you come because you know who we are. We have a nice diverse crowd. Everybody knows us." — FDA

KNOWING YOU

"We're a local place where everyone knows your name. It's cool. If it's your first time here it's like you're at home. Our customers are very friendly. So it's a really fun place to hang out." — FDA

KNOWING HIM

"The whole area is becoming a lot more trendy and a lot nicer. We're with the BIA and know the Councillor very well. It looks like he's doing some great stuff. His vision for what he wants to see the Queensway become, I think it would be fantastic for everyone." — FDA



THE PIE COMMISSION (EST. 2013)

Patrick Blessing (Co-Founder)

The Pie Commission's secret location just off The Queensway is a popular takeout window among locals in the know. This savoury pie dispensary specializes in a variety of authentic updates to that staple of British cuisine: the pot pie. In just three and a half years the bakery has achieved critical success: nominated for numerous local awards and fingered by Toronto Life as one of the best places for savoury pies in the city. While the bakery's co-founders, two Etobicoke natives, are proud of these mentions, they have their noses to the mill stone and the singular focus on making high-quality, rustic pies from scratch with whole ingredients— just like your English nan would at home.

RECENT CHANGES

"The Queensway is becoming more of a destination, especially for food. It's about real food and cooking with real ingredients, I think that's the trend."

LOCAL APPEAL

"The reception from the local people who have discovered us has been overwhelming. They're so happy to have a nice independent bakery making what they feel are high-quality pies in their neighbourhood."

ADVANTAGEOUS LOCATION

"We thought South Etobicoke was perfect for that because of the mix of residential, commercial and food suppliers. The Ontario Food Terminal, where you can get some of the freshest produce in the world, is just down the street."



MOKSHA YOGA ETOBICOKE (EST. 2012)

Catherine Braund-Pereira And Gabriela Doiu (Owners)

Founded in 2004 and with more than 80 studios worldwide, Moksha Yoga is a fitness movement that's gathering steam. A gentle discipline of hot yoga, Moksha's mantra promises a calm mind, fit body and inspired life. For the most dedicated, Moksha begins a virtuous circle of regular practice and increased payoffs in day-to-day life, such as increased concentration at work and composure in traffic (the ultimate attainment). The 1,200 square foot studio can fit up to 45 but classes are usually smaller. Students come from the neighbourhood and trend young but Moksha is suitable for all ages.

NEIGHBOURHOOD ARC

"We grew up in Etobicoke and are friends from school. We just knew this was the right place. It was the perfect fit. There was a big void in the market when we opened our studio and the neighbourhood has been transitioning since. We have a Starbucks now!" – GD

MIDDLE SPACE

"Younger families are establishing themselves here because it's so close to downtown, just a hop skip and a jump away. So the demographics are changing. It's close enough to the core and not too far from the suburbia." – GD

LIKE MINDS

"It's been really cool to see that there are some awesome like-minded businesses that are growing in the neighborhood that are green or eco-friendly. We were a little bit early on the scene but over the last five years there's been a huge change." – CBP



SEAN BOUTILIER ACADEMY SCHOOL OF DANCE (EST. 1983)

Sean Boutillier (Artistic Director)

With general, competitive and adult dance programs in traditional forms – like acrobatic, ballet, hip hop, jazz, contemporary, musical theatre, pointe and tap – this academy is a well-established local institution. For some of the 1,400 students it's also a very serious endeavour; a select few have gone on to study at Julliard's. For adults who like a progression to their physical fitness, the owner is a firm believer in dance for longevity and rejuvenation. Dance teaches grace, poise and presence, qualities that pay off in real-world settings, like at cocktail parties when the other guests gossip about the dancer in the room.

IN AND OUT

"It's just a very good location: it's close to 427, it's close to the QEW. You're minutes to the airport. If you want to go downtown from here, I can take Dundas, I can take the Queensway, I can take Lake Shore. It's very well serviced by many main arteries."

STEALTH MODE

"The Queensway has been off the radar for a long time. This used to be an old Humber College campus. I bought the building and gutted it. Now we have six studios that are all state of the art."

UP AND UP

"A couple of years ago they began to talk about the Queen'sway's beautification. Now, you've got the movie theatres and the restaurants. People are becoming more aware of the area and there are nice little niche restaurants."



30 UP CLUB LATIN & BALLROOM (EST. 1983)

Marjorie White (President)

In part, reality TV is responsible for the upswing in this ballroom and latin dance club's popularity. Still, this long-established club remains one of the best-kept secrets in town. The 30-Up Club hosts five dances a week on one of the largest sprung dance floors (40' x 80') in Toronto, and its size is a big plus for travelling dances like the quick-step, fox trot, waltz and tango. The night dances on Fridays, Saturdays and Sundays include a hot buffet dinner and typically draw over 100 dancers. While the core demographic is 50-plus, in spite of its name, the club is attracting a younger crowd, particularly on Saturday nights.

QUICK, QUICK, SLOW

"We believe that the space should be used for dancing. When we're not having a dance we have group lessons most evenings and most of the spare time Saturday and Sundays. The rest of the time we rent out the club to teachers for private lessons."

SECRET LOCATION

"We get 20 or 30 non-members a night, maybe more on a Saturday. And it's not just couples. Most people who phone us can't believe it. They ask on a Friday if we're running a dance. And we say, yes, we run a dance every Friday and Saturday."

SPECIAL ROOM

"Our ballroom is unique. You're not going to find a place like this just anywhere. When we travel, we look around in the city we're in to dance for an evening. And the rooms are never anything like what we have here."



GRAPPA RESTAURANT (EST. 1992)

David Desousa (Owner)

Grappa?!?! Yes, that Grappa. With an eye for up-and-coming neighbourhoods, this former College Street restaurant made the jump to The Queensway five years ago. The two new open-concept dining rooms seat 110 guests so the restaurant is larger and more modern, but the rustic continental menu of Northern- and Central-Italian-inspired dishes remains largely unchanged. One notable addition is “Grappalicious,” a table-d’hôte consisting of a high-end three-course set menu for a moderate price that’s a new fan favourite among this establishment’s loyal clientele.

BACK TO THE FUTURE

It reminds me a quite a bit of 25 years ago back when we opened on College Street. The new location is basically a throwback. No one really knew where College was then suddenly it became very hip and popular. And I think with The Queensway, it’s going to happen too.”

FRESHEN UP

“It’s nice and clean and you can see the change that’s happening. Across the street from us about 50% of the retail real estate has changed hands. And the storefronts are cleaning up. They’re second-generation shopkeepers that own them now.”

REGULAR LOCALS

“A lot of our old clientele followed us and we also picked up some new clientele that’s local. Many of the locals come much more frequently than at the old place because the parking’s a lot better. It tends to be a mature clientele of 30-somethings and up.”



BEST PORTUGUESE CHICKEN (EST. 2007)

Betty & Kyle Nasciminto (Owners)

Best Portuguese Chicken, or BPC, is a Portuguese churrascaria that specializes in rotisserie and grilled chicken and has been open on The Queensway for a decade. Seven years ago a mother-son duo bought the business, rebranded as BPC, tweaked the house recipes and have since garnered a GTA-wide, word-of-mouth reputation for mouth-watering chicken. While the rotisserie chicken is available on a walk-in basis, the more authentic, Portuguese-style, grilled butterflied whole chicken is made to order and takes about an hour to prepare. Fresh off the grill, the meat is at its peak moistness.

GRASSROOTS ORGANIZATION

“Well as you know, The Queensway is changing a lot. When we first came here there was no Business Improvement Association in the area and now we have a one. That’s accelerating the transformation here and the landscape of what The Queensway looks like.”

DOWNTOWN BUT NOT REALLY

“This pocket is the last little pocket of Toronto where you’re downtown but not really. That’s why it’s starting to develop. And that’s why we bought here too because we saw the changes coming to The Queensway.”

IDEAL LOCATION

“We have Highways 427, QEW and 401, right here off of Islington. Going east, you get to the King Street/Queen Street split. So you have the highway right there or you’re in downtown Toronto in about 10 minutes, not even. The location is really, really ideal here.”

FAT BASTARD BURRITO (EST. 2009)

SUKHI NATT (Owner)

Despite its cheeky, Austin-Powers-inspired name, Fat Bastard Burrito is serious about being a healthy fast-food option by serving a wide array of Mexican-inspired wraps. This new franchisee maintains that his menu’s made-to-order nouveau Tex-Mex burritos are healthier than a sub. And they also come in traditional and fusion flavours with lots of vegetarian options. Chipotle, who? Today, Fat Bastard Burrito is one of two local chains that battle mano a mano for Torontonians’ hearts and stomachs, as the perennial finalists for the top two spots in the “Best Burrito” category of the GTA’s readers’ polls and rankings.

FOODIE FRIENDS

“The Queensway is full of variety. You name it and you can find a quality option. The nice thing is that everyone in the restaurant business here gets along. We all eat at each other’s places — so that says a lot about the area.”

GENERATIONAL SHIFT

“The Queensway has changed drastically. It’s changing by the day. There are new buildings going up all around us. The demographics are changing, in my opinion — shifting from an older to a younger generation. A lot of homes are being rebuilt. The shift is definitely there.”

YONGE’S FOOT

“Traffic flows great on The Queensway, we have all the banks around us and a great mall down the road. It’s very central. Downtown’s just up the road. We’re not that far: no traffic and to the foot of Yonge Street, you’re there in less than 15 minutes.”





THE GRILLE (EST. 2006)

Jim Parghemos & John Tepelenas (Owners)

A family-friendly establishment with an all-day breakfast every day, The Grille's also an outpost for after-hours dining on weekends. This newly-renovated, latter-day diner with a Greek soul is open 24 hours on Friday and Saturdays, making it a popular pit stop for people going home after a night downtown. The proprietors pride themselves on cooking good food using high quality ingredients, with huge portions of comfort food, like souvlaki dinners and "Scary" double burgers. After just over a decade in business, The Grille has earned landmark status and attracts a loyal clientele from as far away as Oakville and Rexdale.

INTENSIFICATION

"There are more people coming to the area. I've noticed more and more condos are coming up. There are also more and more businesses actually on The Queensway between Kipling and Highway 427 that are opening. It's a very busy street, actually, and so far so good."

FREEWAY OF ACCESSIBILITY

"If you live in the area, The Queensway helps you get to other destinations as well. Whether you're going to the 427, 401, QEW or Gardiner, they're all here and very accessible. Being on The Queensway as a business, I can get to all these highways within two to five minutes."

HOLMES AND CREW

"Mike Holmes is a great customer of ours. He's like family and is always here. He and his crew come in quite a bit. Our city councillor comes through and Toronto's police chiefs come through. We're known as one of the nice places to go as a family."

CALIFORNIA SANDWICHES (EST. 1967)

John & Immaculata Kantelberg & Cathy Bertucci (Owners)

Two families founded California Sandwiches in Toronto's Little Italy back in 1967. Today it's a third-generation family-owned-and-operated local chain of Italian sandwich shops featuring its signature veal-parmesan sandwich smothered in home-made marinara sauce and served on freshly-baked kaiser rolls. The restaurant's name can seem misleading for would-be customers hungering for tofu and bean sprouts. In fact, this sandwich shop began as a grocery store so these restaurateurs know fresh. Each California Sandwiches location has a butcher that oversees the meat that's delivered daily and made-to-order on-site.

PARMA CULTURE

"When I first opened here, it was very blue collar. I noticed my customer base was a lot of mechanics, factory and plant workers. And in the last five years my crowd has become very trendy. Hence, I'm selling more salads now, more veggie sandwiches, more eggplant parm."

RETAIL REVIVAL

You're going to see the money flow in here. It's a very, very attractive area and the thing that actually set the tone was the big renovation of Sherway Gardens. They really renovated Sherway with a vision to accommodate what was coming. They actually did their homework very well.

DINNER AND A SHOW

"Another thing for us was the Queensway Cinemas and people doing dinner and a movie. The same thing with sporting events. Downtown has become so congested with construction and other stuff that some people would rather grab something in Etobicoke instead of battling traffic downtown and then just head straight to the game."



TARTISTRY (EST. 2013)

Michele & Steve Roberts (Owners)

Tartistry is an outpost of 20th Century Canadiana and a must-see menagerie of antiques and china. It's also a purveyor of oh-so-sensual baked goods made of highest-grade, barrel-churned butter. This artisanal bakery's specialty is the butter tart, that quintessentially Canadian dessert. A hybrid bakery/antique shop, the front is filled with dining-room sets and lighting fixtures, phonographs, picture frames, hutches and upholstered furniture (all for sale) that double as the bakery's homey decor. Tea, tarts and tables to-go. Stick around on Saturday afternoons for the house jazz band. Despite heavy doses of nostalgia, Tartistry is a high-touch and au courant retail concept.

THE MOMAS AND THE PAPAS

"We lived in the neighbourhood and it had a definite vibe for what it was; I sometimes call it 'small town in town.' Toronto is very big and multicultural but there are these smaller places that still have their own distinct characters."

THE QUEENSWAY'S ARC

"Sometimes if the future's already arrived, you can't as a small business get into a space. I like to say we're still ahead of the curve here, whether it's five years or two years when it comes but The Queensway is changing and becoming more of a boulevard street."

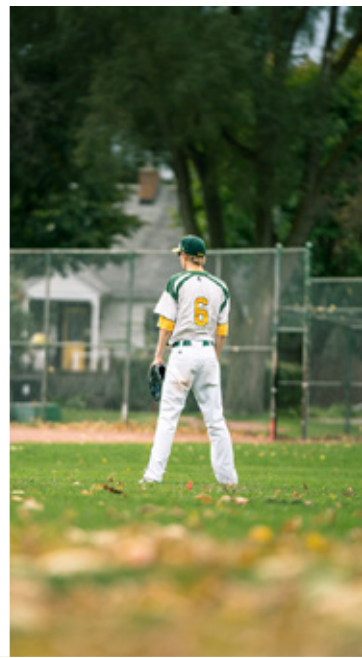
FIERCE ICONOCLASTS

"You know, when I think of some of the other places, whether it was a natural decision by everybody to pick The Queensway, the business community does have an artisanal vibe, starting with Great Lakes Brewery where they're focused on a craft beer."



ONE OF SOUTH ETOBICOKE'S LARGEST PARKS, RIGHT NEXT DOOR

How often do you get this? A beautiful, mature, 3.1 hectare park, right next door. Queensway Park is one of South Etobicoke's largest green spaces. Old-growth trees line the park's expansive grass fields, including two baseball diamonds, a playground, and quiet spaces. Located in the middle of Queensway Village's retail corridor, the park is poised to become the community's central common for year-round leisure activities.







*Your very own outdoor sports and leisure centre,
courtesy of the City of Toronto*

A NORDIC ADDITION

Queensway Park is getting a makeover – a new city investment that will take things up a notch from the already beautiful park that it is today. On deck – a new skate trail slated to be completed for the 2017/2018 winter season. Home to The Queensway BIA's annual Christmas Tree lighting ceremony, it will bring life (and fun) to the park on snowy winter evenings.

As for the summer – two new tennis courts. For the Federer in you.





*Suites that offer that most desirable combination:
visual appeal and everyday utility*

DESIGNED FOR YOUR STYLE, AND LIFE

Residences at Queensway Park are “designed for living”. Oversized windows and 9’ and 10’ high ceilings give your living space an expansive feel, while sliding doors and free flowing layouts allow for rooms to be opened up for dramatic effect, or closed off for privacy.

Kitchens are designed for cooking – and eating in – with extra cabinetry for lots of storage, and islands always included. In smaller suites, islands have a dining table built in, for highly efficient space planning. In larger ones, where there is room for a separate dining area, the islands serve as a separate prep area and additional storage.

And all of this comes with Urban Capital’s distinctly “urban chic” style. Warm woods; exposed concrete ceilings* and columns; clean modern fixtures and finishes.

Step outside: Queensway Park’s balconies and terraces are oversized, to allow for proper lounging on a summer day, and come with a water supply so you can create your own private garden. Interested in urban farming? With a garden plot on the amenity floor you can grow your own tomatoes, zucchinis, or squash.

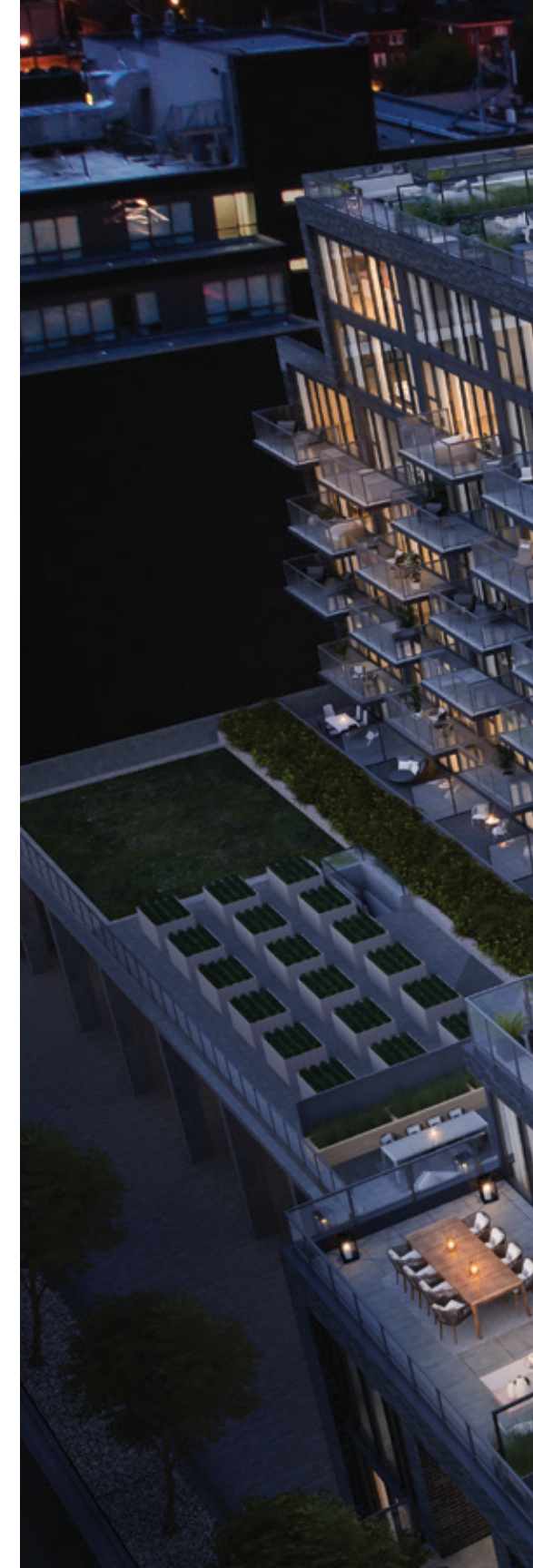
*Smooth ceilings can be chosen for a small upcharge

*Penthouses with sprawling terraces
that are choice spots for al fresco living*

YOUR OWN ROOFTOP BACKYARD

Walk up and pop out onto the green rooftop, the perfect place to get away from it all. Queensway Park's penthouses are two levels with the second level set back to create expansive rooftop terraces. The first floor of these well-appointed one-bedroom+den, two-bedroom and two-bedroom+den units are the main spaces, offering single-level living. Upstairs, they're topped with sprawling, private rooftop terraces – all architectural features that revive the classic definition of this type of exclusive residence.

The rooftop terrace of a Queensway Park penthouse is like having your own private backyard in the sky, with its own water and gas connections to allow for gardening and barbecuing. Why compromise? Perched above the park's treetops, with expansive views to the horizon over the western reaches of the GTA, these top-floor residences have it all.









*Urban Capital has a long history
as a design-focused
innovator and trailblazer*

BEAUTIFUL CONDOMINIUMS, IN THE NEXT GREAT NEIGHBOURHOOD

With over 6,800 condominiums developed or under development since 1996, valued at over \$2.6 billion, and recently named by BlogTO and the Torontoist as one of Toronto's TOP FIVE developers, Urban Capital has become widely recognized as an innovator and trailblazer in the Canadian marketplace, pushing the envelope in terms of architectural and interior design, and commitment to cities. To date Toronto, Mississauga, Ottawa, Montreal, Halifax, Winnipeg and Saskatoon have all benefited from the company's high standards and visionary approach to development, development that not only offers design-focused living concepts, but also typically sets a trend that results in flourishing new neighbourhoods.

Which is exactly the plan for Queensway Park in the new Queensway Village.

urbancapital.ca



NICHOLAS, Toronto



SOUTHPORT, Halifax



RIVER CITY 3, Toronto



CENTRAL, Ottawa



TRINITY TOWNES, Toronto



RIVER CITY 2, Toronto



HIDEAWAY, Ottawa



RIVER CITY 1, Toronto



TABLEAU, Toronto



M CITY, Mississauga



CENTRAL, Ottawa



EAST MARKET, Ottawa



McGILL OUEST, Montreal



CENTRAL, Ottawa



CENTRAL, Ottawa



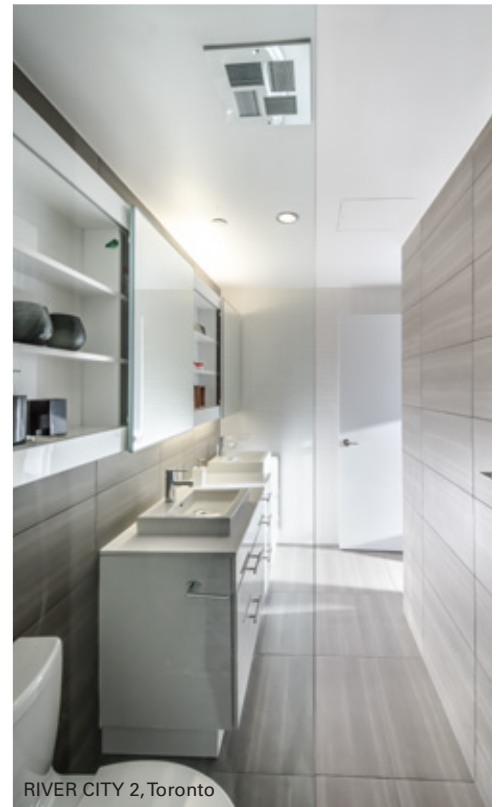
GLASSHOUSE, Winnipeg



RIVER CITY 2, Toronto



TRINITY BELLWOODS, Toronto



RIVER CITY 2, Toronto

THE TEAM

Queensway Park is being developed as a joint venture of Urban Capital, Rosewater and Harbour Equity, in collaboration with industry leading designers RAW Design and PMA Landscape Architecture, with marketing and sales leadership by Marketvision.

ROSEWATER

Rosewater is a leader in responsible home building and development, and more than just a better home for you and your family. The company strongly believes in a hands-on approach, which is why its professionals are involved in every stage of the building process.

Since 1990, the Rosewater partners have delivered over 2,000 new homes, townhouses and mid-rise condominiums throughout Southern Ontario, including Vaughan, Brampton, Burlington, Ancaster and Whitby, valued at over \$500 million. Currently the company has ten development projects underway in the Greater Toronto Area, including a large number of Beer Store properties in the city itself. Rosewater is developing these properties in joint venture with other established developers, bringing to the table its expertise in approvals and construction oversight, as well as initial site selection.

HARBOUR EQUITY

Harbour Equity is focused on providing equity capital by way of joint ventures to experienced real estate developers across Canada. The company participates in developments on an equity basis and also provides acquisition, development, and financing expertise to augment that of its partners. Queensway Park represents Harbour Equity's third condominium project with Urban Capital and its 37th development project since 2011.

RAW DESIGN

Recognized by the Ontario Association of Architects in 2009 as the profession's Best Emerging Practice, RAW design has grown quickly to an office of 30 staff. RAW has undertaken many major new buildings and masterplans in the Toronto area which have become benchmarks of design excellence. Recently much of RAW's work has focused on mid-rise structures along Toronto's avenues (such as CUBE, Toronto Urban Design Award winner in 2013).

RAW is now designing mid-rise structures from Edmonton to Halifax and recognizes their importance in reinvigorating urban neighbourhoods. The company is keen to contribute to the urban culture of our cities and to that end has founded the Winterstations Annual Art installations in the Beach and created public art installations in Washington, Montreal, Ottawa and Calgary.

PMA LANDSCAPE ARCHITECTURE

PMA is an award-winning design studio specializing in landscape architecture and planning projects. Established in 1982, PMA has become known for its professional integrity, creativity, environmental sensitivity and technical knowledge. The studio has extensive experience in small to large-scale projects in both the public and private sector.

PMA's sole focus is landscape architecture. Its strength and increasingly unique identity lie in the fact that it is not multi-disciplined. The company prides itself on its attention to detail and insistence that its designs get built well. The elegance of its built work is the result of its thorough understanding of the methods and material of landscape construction and excellent working relationships with builders. PMA are landscape architects that do landscape architecture well.

MARKET VISION

Since 1993, MarketVision Real Estate Corporation has been one of Toronto's premier real estate sales and marketing firms, with over 25,000 condominium residences sold throughout Canada and the United States. Some of MarketVision's standout projects include One St. Thomas, The Merchandise Building, Thornwood Condominiums, Smart House and 88 Queen. MarketVision is affiliated with Urbanation, the industry leader for market intelligence in the condominium industry.

FEATURES AND FINISHES

BUILDING FEATURES

- 170-unit mid-rise brick and glass building, designed by RAW Design, located in the heart of the budding Queensway Village
- RAW-designed lobby located off of Smith Crescent, clad in black brick and oak panels, with two elevators
- Approximately 141 underground resident parking spaces and 25 visitor parking spaces, with access off of a drive aisle at the rear of the site, plus additional retail parking off of the rear drive aisle
- Approximately 18,000 square feet of retail/restaurant space, most with outdoor terraces, along The Queensway and up Smith Crescent, which will be graced with a double row of maple trees flanking a pedestrian walkway connecting The Queensway with Queensway Park
- Security features including enterphones in the residential and parking vestibules; an electric fob-based access system at all entry points and to the amenity areas; and strategically located security cameras
- Executive concierge service^x

AMENITIES

ON THE MEZZANINE LEVEL

- Approximately 1,100 square foot fitness facility with free weights, weight machines and state-of-the-art cardio equipment, and yoga/aerobics area
- Hobby/crafts room

- Property management office and Product Library (a lending library for those useful but bulky things you just don't have room to store yourself)

ON THE SECOND FLOOR

- RAW-designed lounge and party room, with wet bar, dining area, lounge and pool table
- Kids playground
- Adjacent outdoor amenity terrace with two private lounge areas^{xx}, each equipped with a barbecue and prep area, dining table and chairs, and lounge seating surrounding a fire pit
- Individual 6' x 4' garden plots^{xx}

IN UNDERGROUND

- Pet washing station

SUITE DETAILS

- High-design suites and penthouses with 9'0" high (Floors 3,4,5,6 and 9) and 10'0" high (Floors 2,7 and 8) ceilings †
- Exposed concrete or smooth^{***} ceilings and columns*, and floor-to-ceiling rolling doors*
- Wide plank laminate flooring^{**} throughout
- Suite entry doors with security viewers
- Brushed aluminum contemporary hardware
- Individually controlled seasonal heating

and air conditioning, with heat recovery ventilators (HRVs) for added energy efficiency

BALCONIES AND TERRACES

- Electrical outlets on balconies and terraces
- Terraces* with water and gas connections

KITCHENS

- Open concept kitchens with built in pantries (in C suites and higher), all with either combination islands/dining tables or stand-alone islands*
- Engineered stone countertops and tile backsplash^{**}
- Under-mount stainless steel sink, with single lever black faucet
- Energy Star[®]* appliances including fully-integrated fridge and dishwasher, stainless steel slide in range and microwave located in the island

LAUNDRY

- All-in-one washer-condensing dryers in A and B suites
- Stacked washer-condensing dryers in all other suites and Penthouses

BATHROOMS

- Custom designed vanities with vessel sinks, stone countertops^{**} and contemporary single-lever faucets
- Custom designed under-lit medicine cabinet with mirror

- Contemporary bathroom fixtures throughout, including dual flush toilets and water efficient faucets and showerheads
- Square designed tubs and/or showers*, with full height tile surrounds^{**}
- Frameless glass shower enclosures for separate showers*
- Porcelain tile flooring and porcelain tile for full height along vanity wall^{**}
- Temperature control valves in all showers

ELECTRICAL

- Service panel with breakers
- Pre-wired telephone and cable outlets, with outlets for high-speed internet access^{****}
- Switch controlled receptacles in living areas and bedrooms, light fixture(s) in foyer, track lighting in kitchen and rough-in for overhead fixture in dining room
- Individual electrical metering

Notes:

- * As per plan / where applicable
- ** From builder's samples. Certain wall tile selections may be ceramic rather than porcelain
- *** Smooth ceilings are available as an option at extra cost.
- **** Internet service at owner's cost
- † Unless otherwise noted. Ceiling heights are subject to bulkheads, exposed ducts, dropped ceilings and structural beams
- x See Budget in Condominium Documents for extent of concierge service
- xx Terms of use of the exterior lounge areas and individual garden plots to be determined by the condominium board

Specifications are subject to change without notice. E.&O.E.







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 URBAN CAPITAL |  ROSEWATER | MARKETVISION