



# WEST LINE

AT DOWNSVIEW PARK

BE EVERYWHERE

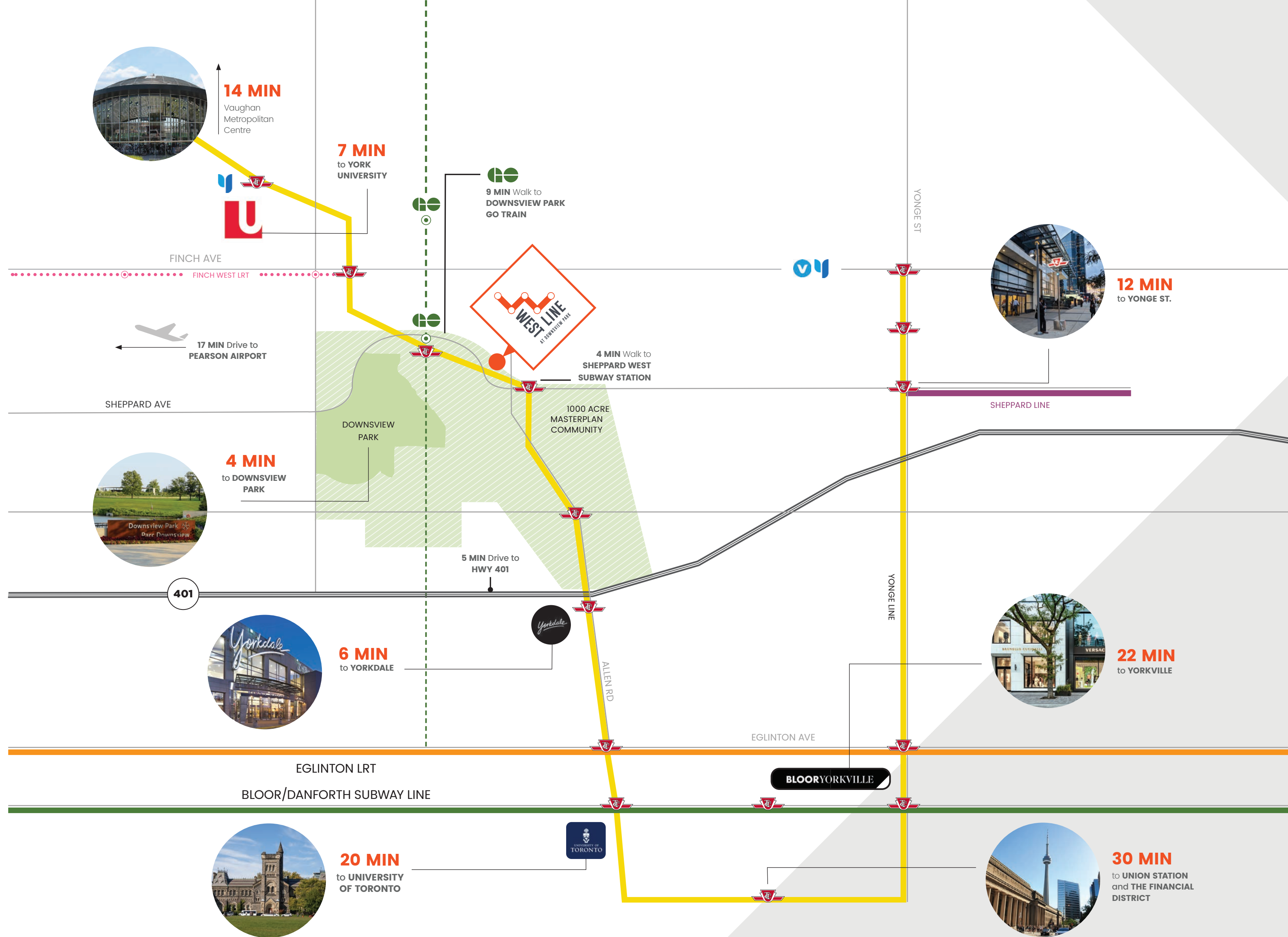


**WEST LINE**  
AT DOWNSVIEW PARK

**CONNECTED  
WITHOUT  
COMPROMISE**

# WESTLINE CONNECTS YOU TO THE ENTIRE CITY

Transit and accessibility are key pillars of a quality and convenient lifestyle. Connect with ease to the entire city from a location 4 minutes from the Sheppard West TTC Subway Station, minutes to the 401 and GO and just steps from Downsview Park. WestLine offers contemporary design, world-class amenities, amazing connectivity, and modern living at the doorstep of Toronto's largest master planned development.





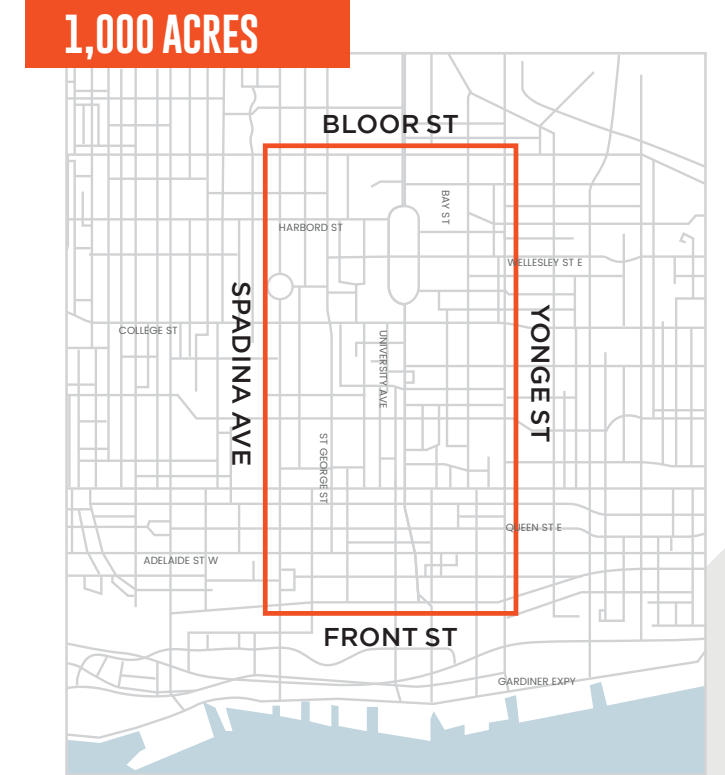
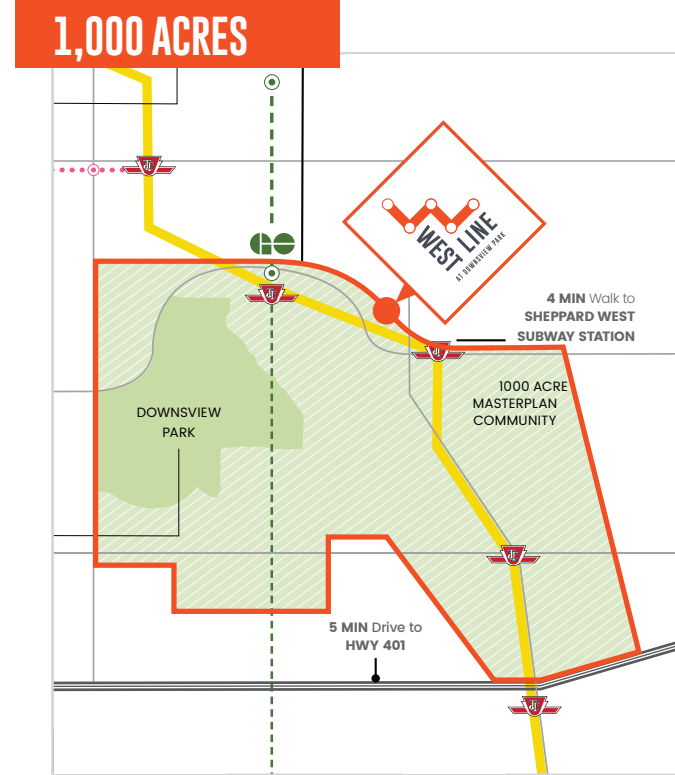
# THE PERFECT 1,000-ACRE PLAN

Something historic is on the horizon. With new transit, residential, institutional, and commercial developments, all part of Toronto's largest-ever masterplan, Downsview is poised to redefine the real estate landscape in the GTA.

This is the city's new hub of employment and innovation, offering immediate access to higher order transit and proximity to first class retail amenities and the incredible natural landscape of Downsview Park. At 1,000 acres, Downsview is one of North America's largest urban redevelopment sites. WestLine offers a unique opportunity to invest in the bright future of this historic change.



## A CITY WITHIN A CITY



**42,000+**  
NEW RESIDENTS

**25,000+**  
NEW JOBS

**5X** THE CURRENT  
URBAN DENSITY AND  
OPPORTUNITY

**12M+** SQ FT OF  
OFFICE/EMPLOYMENT  
SPACE

**400+** HECTARES  
OF REVITALIZATION

# AAA EMPLOYMENT OPPORTUNITIES AT YOUR DOORSTEP

At the heart of every successful masterplan is high-quality, sustainable employment. WestLine opens up a world of opportunity for residents in a location set for explosive growth. The area is already home to more than 100,000 jobs with well-respected local and international employers. Redevelopment will see the addition of 42,000 new residents, bringing double digit employment growth to the local business hubs around Dufferin, Keele, and Highway 400.

**MORE THAN  
100,000  
JOBS**



# CONNECTED TO EVERYWHERE

## TOP TRANSIT

WestLine offers fully connected living with easy access to every major mode of transportation. Hop on the subway and connect to the Yonge, Sheppard, and Bloor subway lines. Transit expansions, like the Eglinton Crosstown LRT and Line 6 Finch West LRT currently under construction, will change the way you move across the city. From WestLine, the possibilities are endless.

-  TTC SUBWAY
-  GO TRAIN
-  HIGHWAY 401

**SHEPPARD  
WEST  
TTC STATION  
JUST 400 METRES  
FROM YOUR  
FRONT  
DOOR**



CONNECTED TO  
**HIGHER  
EDUCATION**



YORK UNIVERSITY



**YORK UNIVERSITY**

York University is just three stops (and a 5-minute ride) from home, keeping students and faculty connected to the campus and to vibrant downtown Toronto. With top-rated programs in Business, Education, Environmental Science, Mathematics, Nursing, and Psychology, it's no wonder York attracts more than 50,000 students from 178 countries. But with only 6,000 residences, 95% of the student body seeks off-campus accommodation nearby – that's the equivalent of 102 WestLine buildings!



**CENTENNIAL COLLEGE -  
DOWNSVIEW CAMPUS**

In 2019 Centennial College officially opened The Bombardier Centre for Aerospace and Aviation at Downsview Campus. The \$72M state-of-the-art education and training facility is making waves around the world, bolstering Canada's reputation as a global leader in the aviation industry.



HUMBER COLLEGE



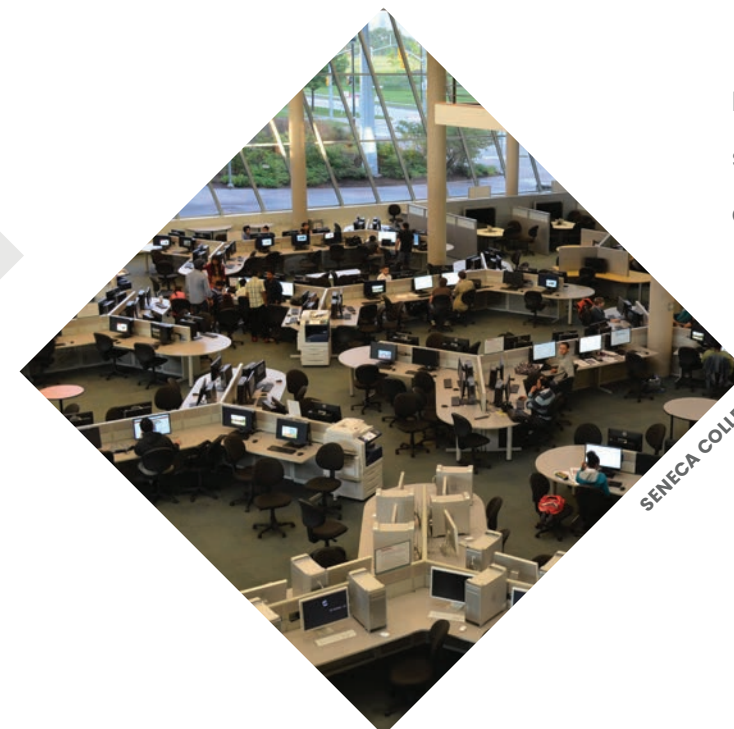
**HUMBER COLLEGE**

Humber College is a global leader in applied arts and technology education. 33,000 full-time and 23,000 part-time students compete for 1,400 beds on campus, creating enormous demand for nearby off-campus housing. From WestLine, residents will be able to reach the campus quickly and easily using the Line 6 Finch West LRT.

**Seneca**

**SENECA COLLEGE**

More students choose Seneca College than any other college in Canada. Seneca boasts more than 20,000 full-time students and more than 4,400 full and part-time employees. This leader in post-secondary education is recognized around the world for their expert faculty, practical learning, and the success of their many graduates.



SENECA COLLEGE

**MIDTOWN PRIVATE &  
PUBLIC SCHOOLS**

Many of Toronto's top public and private schools are within reach, accessible via a short transit ride to midtown.

- #6 BEST CANADIAN UNIVERSITIES MACLEAN'S
- #1 MBA SCHULICH SCHOOL THE ECONOMIST
- #1 LAW SCHOOL IN CANADA OSGOODE HALL LAW SCHOOL
- #1 LAW SCHOOL CANADIAN LAWYER MAGAZINE

**DOWNSVIEW  
IS ONE OF  
THE LARGEST  
URBAN PARKS  
IN TORONTO**



# YOUR 291-ACRE BACKYARD

Canada's "first urban national park," Downsview Park is now set to become your "first urban backyard." This isn't your average park. Spanning 291 acres, Downsview is one of the largest urban greenspaces in Toronto. Walk, bike, or run along the Circuit Path. Swing, climb, and jump in the Play Zone. Enjoy flea markets, food festivals, music festivals, and outdoor movie nights. Walk along the boardwalk or dip your feet in the lake. Stroll through urban forests. Let the dogs run free at the one-acre off-leash Dogsvie Park. Visit The Orchard, home to 400 apple, apricot, and plum trees. Get your hands dirty in one of Canada's largest urban agricultural farms. Combining sports, education, nature, recreation, and cultural events, Downsview Park is truly one of the great parks of the world.





# YORKDALE – TORONTO'S ULTIMATE SHOPPING DESTINATION

From WestLine, opportunities for shopping, dining, leisure, and entertainment abound. Yorkdale – Toronto's ultimate shopping destination – is just minutes from home, serving up 2 million square feet of retail, 270 stores, and the country's largest collection of designer labels and luxury brands. The Vaughan Metropolitan Centre is also close by and offers big names in restaurants, retail, and nightlife that animate the streets of the new downtown Vaughan. Need even more? How about Whole Foods and other big box favourites at Yonge and Sheppard, the attractive shops and cafes of midtown, or the luxury flagships in Bloor–Yorkville? At WestLine, it's all within reach.



TORONTO'S  
ULTIMATE SHOPPING  
DESTINATION IS  
JUST 2 SUBWAY  
STOPS FROM  
HOME



# A PARKSIDE URBAN OASIS



At WestLine, you're directly beside the Sheppard West TTC Station, a short walk to the GO Train, minutes from Highway 401 and just steps from Downsview Park. Connect to endless employment opportunities, educational institutions, shopping, dining, entertainment and so much more.

Don't miss out on the rare opportunity to invest alongside Toronto's largest master planned community.



# INSTANTLY ICONIC

Illustration is artist's concept only. Actual may vary E.&O.E.

What's black, white and green all over? The striking and contemporary architecture at WestLine. Graphite-hued brick cladding grounds the lower half of the building, with a stepped pattern creating a graphic W and a cascade of outdoor terraces. Above, the white façade blends into the clouds. And everywhere, a riot of trees, perennials, shrubs, and plants adorn the building – an “urban backyard” rooted in a direct connection to nature.

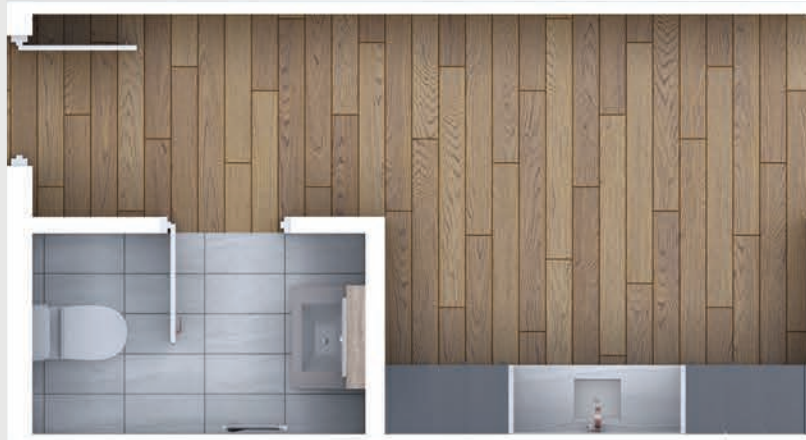


## STREETSCAPE

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# RISE AND SHINE

Light-filled spaces, designed for maximum comfort and relaxation, extend your living space far beyond your suite. Entertain in style on the enormous outdoor terraces, complete with fire pits, barbeques, and places to lounge and dine. Connect with friends and family in the private dining room, kids play area, and pet spa (because we know that pets are family too). Destress and unwind in the fitness centre or on the bouldering wall. Create and collaborate in the coworking space. 5,500 square feet of indoor amenities and 6,500 square feet of outdoor amenities combine to cater to your every need.



FITNESS CENTRE PLAN

BOULDERING WALL

Illustration is artist's concept only. Actual may vary E.&O.E.

# ENGAGE AND ENTERTAIN



## 14<sup>TH</sup> FLOOR AMENITY PLAN



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# WELCOME HOME

Organic shapes and gleaming golden surfaces – stepping into the expansive double-height lobby is a bit like stepping into California sunshine. Warm. Welcoming. Grounded in great taste.



LOBBY

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## COWORKING SPACE

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# SWITCHED ON

They say good design boosts productivity. Prepare to be ultra productive. With long banquettes, a collaborator's table, a bar, and a fireplace, the coworking space is unlike any office you've ever seen.



FITNESS CENTRE



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# IN ALIGNMENT

Align body, mind, and spirit in a fitness centre that delivers something for every workout style. From weight training to CrossFit, cardio to yoga, and bouldering wall, this is a new level of wellness in residential design.

# GET OUTSIDE

If you think urban living means sacrificing the great outdoors, think again. At WestLine an enormous outdoor terrace offers the ultimate backyard. With shady trees, lush landscaping, barbecues, fire pits, and places to eat, entertain, lounge, and relax, you'll never want to go inside.

ROOFTOP

Illustration is artist's concept only. Actual may vary E.&O.E.





MONTEREY PALETTE

**LAI**BACK  
**LUXURY**

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**NAPA PALETTE**

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In the interiors at WestLine, it's the details that make the difference. Elegant features are subtly infused throughout the spacious plans, creating residences with a refined sense of comfort, where you feel at peace from the moment you arrive.

The views and outdoor space don't hurt either. Every suite includes a connection to the outdoors, whether with a balcony, terrace, or spectacular views across the neighbourhood.

From smart 1-bedroom designs, to expansive 3-bedroom suites, singles, couples, families - everyone - will discover a plan that suits.



**SILVER LAKE PALETTE**

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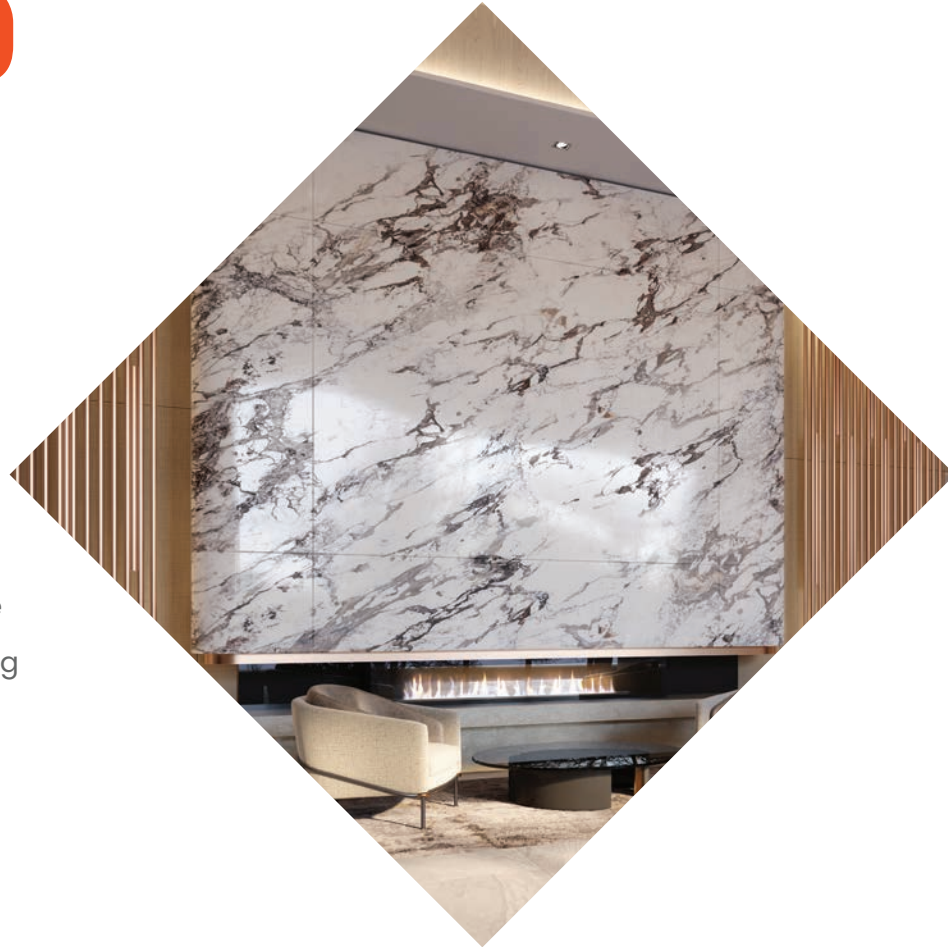
# FEATURES & FINISHES

## BUILDING

- 24-hour, 7 day a week concierge
- Security coded access fob for all residents
- Three guest suites provided for residents' use
- Individual suite hydro, BTU and water metering
- Automated parcel storage

## SUITES

- Smooth finished ceilings throughout
- Choice of flooring throughout entry, kitchen, dining, living areas and bedrooms from builder's standard samples
- Painted baseboards, door frames and casings
- TV/telephone outlets in living/dining room and bedrooms
- Smoke detectors and sprinkler system



## KITCHENS

- Kitchen cabinetry from builder's standard samples
- Countertop from builder's standard samples
- Undermount stainless steel sink
- Appliances Collection
  - Refrigerator
  - Cooktop and oven
  - Microwave
  - Exhaust fan insert
  - Dishwasher
  - Stacked washer and dryer



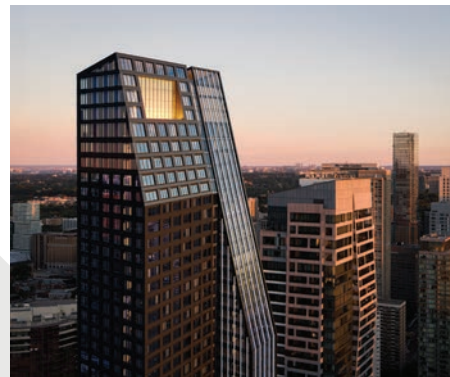
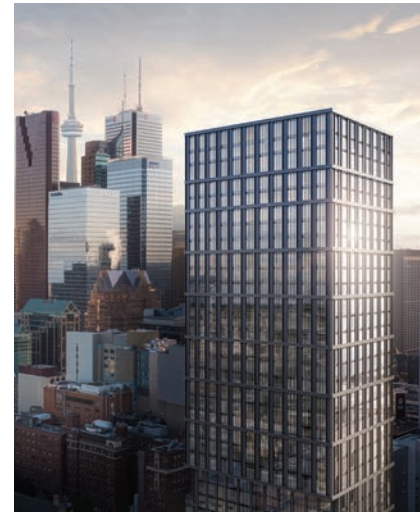
## BATHROOMS

- Countertop from builder's standard samples
- Tile from builder's standard samples
- Sink and faucet
- Bathroom cabinetry from builder's standard samples
- Bathtub with shower curtain rod, faucet, controls and shower head, as per plan
- Shower with enclosure, as per plan



# TAKING THE LEAD

199 CHURCH



8 WELLESLEY



PRIME



55 MERCER

## CentreCourt

CentreCourt is a real estate company focused on the development of high-rise residential communities located near major amenities, rapid transit networks and employment areas across the Greater Toronto Area (GTA) – homes designed for city life. The fully-integrated organization operates across all areas of development including land acquisition, zoning, design, sales, construction and customer care. Ranked #11 on the 2020 Growth List ranking of Canada's Fastest Growing Companies, CentreCourt is one of the most active high-rise developers in the GTA with 18 high-rise residential projects, collectively representing over 9,000 homes and over \$6.6 billion dollars of development value.

As one of the GTA's leading high-rise residential developers, the company holds itself to the highest standards of excellence, constantly exceeding the expectations of customers. CentreCourt developments are collaborative endeavours undertaken with best-in-class planners, architects, interior designers, and construction trades. In 2020 they were recognized as a finalist for Tarion Highrise Builder of the Year. Their award-winning developments have a positive impact on homeowners and the communities they are part of.

## IBI Group ARCHITECT

IBI Group is a global architecture, engineering, planning, and technology firm defining the cities of tomorrow. Headquartered in Toronto, the firm includes a team of industry leading architects, engineers, planners, designers, and technology professionals united by a common desire: to create livable, sustainable, technologically advanced urban environments. From high-rises to industrial buildings, schools to state-of-the-art hospitals, transit stations to highways, airports to toll systems, bike lanes to parks, IBI Group designs every aspect of truly integrated cities. Their collaborative approach focuses on future-forward solutions, bridging the gap between design and technology, unlocking new potential in data-driven environments.

## figure3 INTERIOR DESIGNER

With 25 years of business success, figure3 is one of Canada's largest award-winning, independently owned interior design firms transforming how people work, live, and shop. Invoking brand strategy and a unique design research process, figure3 takes an in-depth look at the intersection of human behavior and client goals to rethink the physical environment, truly connecting people to place. Based in Toronto, figure3 is a studio of 60+ designers, and works with the world's most exciting and progressive companies. Notable projects include Sony Interactive Entertainment, Cineplex and Virgin Mobile, and prominent residential developments such as Transit City and The Well.

## Montana Steele MARKETING

Toronto-based strategic marketing firm Montana Steele has been creating award-winning real estate brands, at home and around the world, for more than two decades. The firm is widely regarded as North America's leading agency for new homes and condo developments, and for good reason; in 25 years Montana Steele has launched nearly 1000 successful projects, in 30 cities, with some of the biggest names in the business. From launch to sell-out, from beginning to end, Montana Steele crafts the story of how people want to live.



10 YEARS  
BUILDING  
TORONTO'S  
SKYLINE



**CENTRECOURT**