

COMMUNITY BROCHURE

DIAMOND KILMER
DEVELOPMENTS

BIRCHLEY PARK

APRIL 2023 | V12

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DEVELOPMENTS

Materials and specifications subject to change without notice. Maps, building and views are not to scale.
Illustrations are Artist's concepts only. Travel times and distances stated are approximate only and may vary.
Some amenities, retail and parks may not be complete at time of occupancy. F. & O.E. April 2023.

BIRCHLEY PARK

LIFE REFRESHED.

BIRCHLEY PARK

CONDOS. TOWNS. RETAIL. PARKLAND.



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A New Landmark Destination

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Welcome to Birchley Park, a vibrant new master planned community rising on 19 beautifully landscaped acres. Nestled between the charm of the Danforth and the picturesque bluffs of The Beaches, Birchley Park is inspired by Scandinavian design and surrounded by green space, offering an incredible life for residents of all ages. Four seasons of extraordinary indoor and outdoor wellness amenities go far beyond expectation. Enjoy life refreshed, in a sustainable and nature-infused mid-rise community of modern condominiums and townhomes.

3-12
Storesys

665
Residential suites

2
Condos

22
Townhomes

11,000+
Sq.ft. of indoor amenity space

18,000+
Sq.ft. of outdoor amenity space

29,000+
Total sq.ft. of indoor and outdoor amenity space



The Latest Greatest Neighbourhood



Discover Toronto's best-kept secret – the next great neighbourhood, only 20 minutes from downtown. Ideally located just a 5-minute walk from The Danforth and only a few minutes from Kingston Road and The Beaches, Birchley Park gives you easy access to a wide variety of urban amenities. Right at your doorstep you'll find unique local restaurants, cafés and shops, and the natural assets of endless sandy beaches along the lakefront, parks and amazing ravine hiking trails.



Big Reasons to Go Out

Pop these places into your phone and get to know your new neighbourhood. Some of the highlights are only a few steps away.



PROLOGUE CAFE

Indulge in hand-crafted coffee brewed on competition-grade equipment.



DENTONIA PARK GOLF COURSE

Play a round of golf at this 18-Hole City of Toronto Par 3 Championship Course.



AVA'S APPLE TREE

Discover natural clothing for kids and unique toys aimed at fostering imaginative play.



GLEN STEWART PARK

Take a walk through the creek-lined, 11-hectare ravine, lush with red oak and red maple.

EATERIES

1. Lighthouse 971
2. Atto Sushi
3. Red Tape Brewery
4. Somun Superstar
5. The Porch Light
6. No Bull Burgers
7. Prologue Cafe
8. Starbucks
9. Mexitaco
10. East Toronto Coffee Co.
11. Bodega Henriette

GROCERY & GOURMET

12. Loblaws
13. FreshCo
14. The Big Carrot
15. LCBO
16. Royal Beef
17. Hooked Fish Market
18. Madame Gateaux

SCHOOLS

19. Adam Beck Junior Public School
20. Notre Dame High School
21. Neil McNeil High School
22. Blantyre Public School
23. Malvern Collegiate Institute
24. Beaches Co-operative Playschool

SPECIALTY SHOPPES

25. Ava's Appletree
26. Long & McQuade
27. Shoppers Drug Mart
28. Lowes
29. Staples
30. Canadian Tire

PARKS & RECREATION

31. Balmy Beach Club & Park
32. Glen Stewart Park
33. Dentonia Park & Golf Course
34. Gus Harris Trail
35. Taylor Creek Park
36. The Toronto Hunt Golf Course
37. Ted Reeve Community Arena
38. Woodbine Beach Park

TRANSIT

Victoria Park TTC Subway Station

*Future Ontario Line

DANFORTH GO STATION

*<https://www.metrolinx.com/en/greaterregion/projects/ontario-line.aspx>
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Connect to Convenience



When you need to travel downtown for work or fun, simply walk six minutes north to Victoria Park station and hop on the subway. Or head over to Danforth GO Station for an express trip right into Union Station. The entire journey from your door to downtown will only take you 30 minutes or less. You can also take a quick bus ride south to Kingston Road for exploration of its cool new retail scene.

Time Your Excursions

2

minute walk to Loblaws

2

minute walk to FreshCo

5

minute walk to Danforth Avenue

6

minute walk to Victoria Park Subway

10

minute walk to retail on Kingston Road

14

minute bike ride to Silver Birch Beach

15

minute GO train ride to Union Station

18

minute drive to Don Valley Pkwy

25

minute drive to Hwy 401

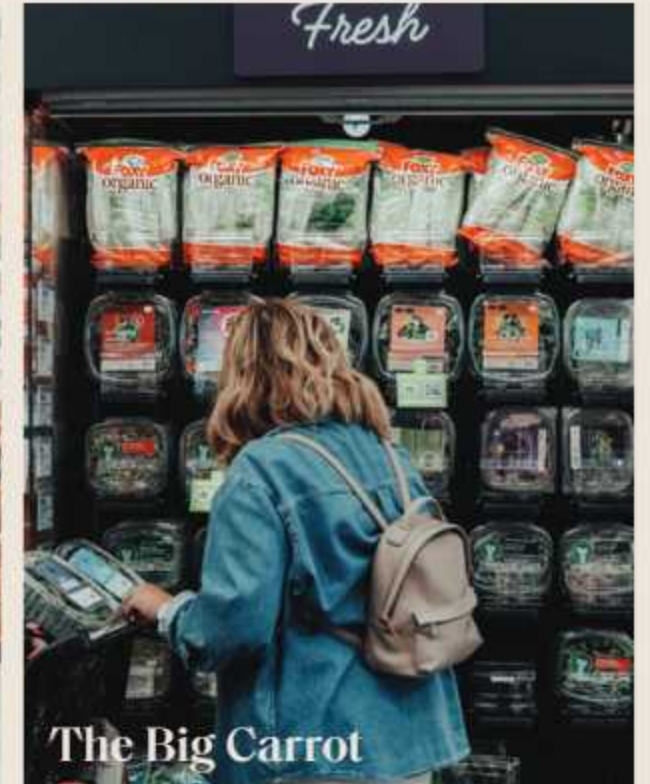


Neighbourhood Highlights

Woodbine Beach Park



Madame Gateaux



The Big Carrot



Balmy Beach Club



Long & McQuade

Hidden Gems Revealed

No need to go far to find high-quality food, drinks and hospitality – Birchley Park is surrounded by hidden gems. We're shining a spotlight on just a few here:



Lighthouse 971

Whatever you have a craving for, chances are you'll find it here. The extensive menu of this casual eatery has something for all tastes, including a long list of entrée salads for those looking for lighter fare. For everyone else, there's everything from sandwiches and tacos to pasta dishes, curries, steaks, pasta, burgers, and fish 'n' chips, as well as breakfast and desserts. When warmer weather hits, grab a seat on the patio and soak up the sun and good vibes.



Red Tape Brewery

Consider it your friendly neighbourhood craft brewery, just an easy walk along Danforth at Main. Red Tape offers you a place to sit and sample the beers on tap, or you can take home your choice of ale, stout, IPA, sour, or red ale. Or – for something truly original – you can order a bespoke beer and have the brew master make your very own brew to celebrate: graduation, new job, new baby, Tuesdays, anything. All these special occasions call for the raising of glasses, and Red Tape obliges with panache.



Somun Superstar

First, you need to know what a somun is – it's a type of fluffy, pillowy bread with its origins in Sarajevo, Bosnia, made in a wood-fired stove. While your brain is computing the flavours imparted by this cooking method, expand the concept to all kinds of delicious sandwiches full of zingy sauces, succulent meat, and flavourful additions like pickles. There are lots of vegan options, too, at this small bakery/sandwich shop that offers a chance to try something totally different.



The Porch Light

At this small gourmet food spot, it's more about quality than quantity – the menus are compact and feature ingredients sourced from local purveyors. You can be sure that whatever meal you go for, your expectations will be surpassed with the attention to detail and stunning flavour profiles. There's even a kids' playroom in the back where your little ones can have fun before tucking into the special kids' menu of grilled cheese, chicken nuggets and pizza.



Atto Sushi

There's something about sushi that is just irresistible, and when it's done right, it's simply divine. This small local sushi shop on the Danforth keeps it real with the flavours and presentation of Japanese food exquisitely executed. Freshly prepared rolls, maki, sashimi, and sushi will please your taste buds and make for a fantastic break from your normal culinary routine.

The Luxury of Well-being

At Birchley Park, a feeling of year-round well-being and connection to nature is completely attainable. The entire community has been thoughtfully planned with the uncompromising ambition to foster a state of serenity, health, and wellness, as reflected in its pursuit of LEED certification. For 365 days of the year, the amenities are there for residents to take full advantage of, with indoor and outdoor spaces for meaningful moments with friends and family, fitness and meditation, and relaxation.

With an easy flow between indoors and out, you'll enjoy more time outside in lush greenery surrounded by trees and outcroppings, and more chances to connect with neighbours. Take a leisurely walk in the central green park. Shoot hoops in the basketball half-court. Treat yourself to a spa day around the fire pit. At Birchley Park, wellness is an accessible luxury.



Outdoor Dining with BBQs

The Architecture

Birchley Park was designed to be modern and exciting, as well as warm and comfortable. The design, materiality, and layout of the building surrounding the central courtyard are inspired by elegant Scandinavian design.

One of the most unique aspects of Birchley Park is that it is located close to transit and shopping, but it also maintains and encourages a strong connection to living outdoors. Outdoor living is intended to be just as important as indoor living, and the thoughtful spaces promote open air activity through all four seasons. As well, the suites face out onto the courtyard, fostering a warm sense of community and connection.



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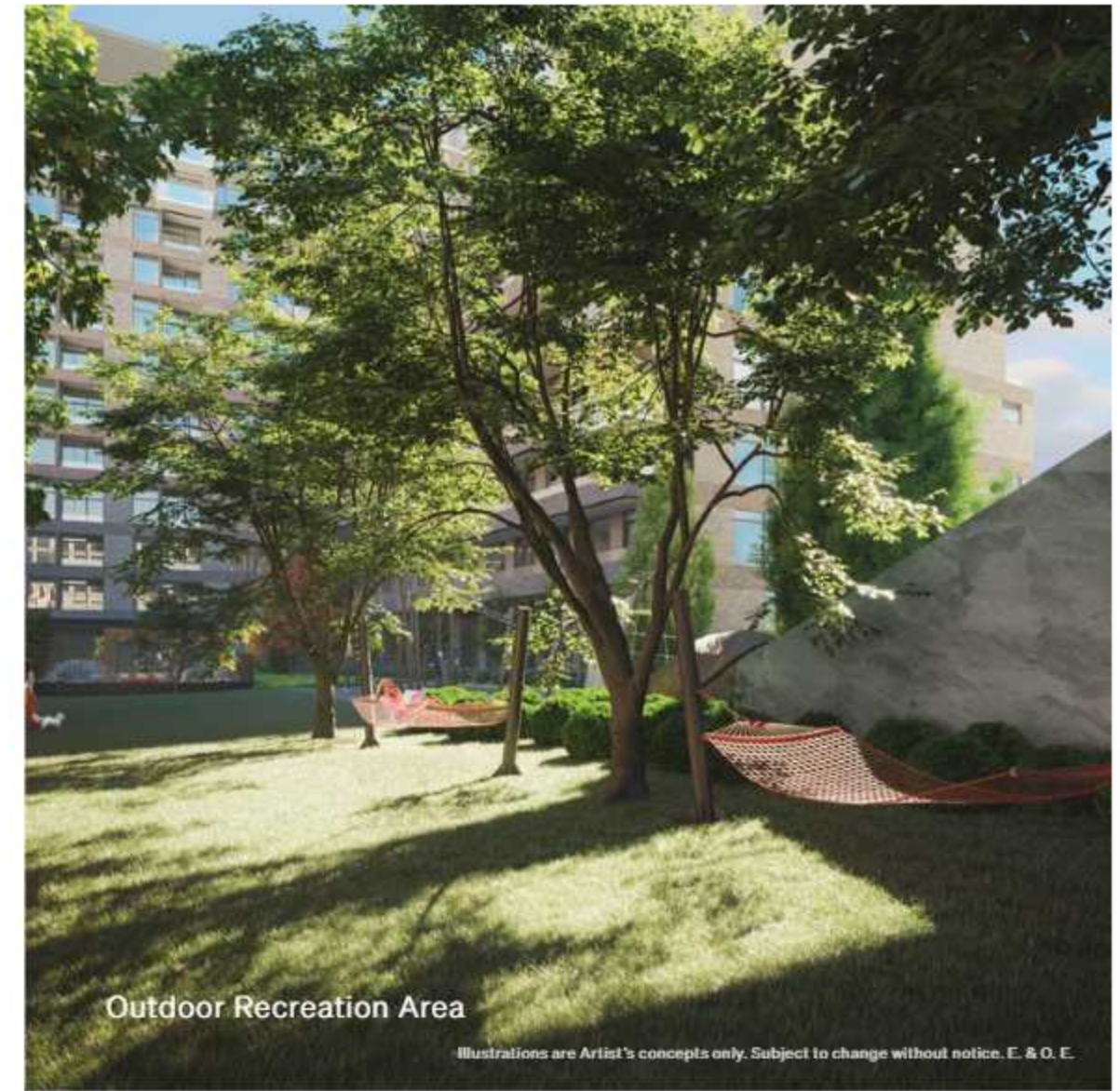


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The Interior Design

From its contemporary exterior to its indoor spaces bathed in neutral tones, Birchley Park is designed as a Nordic-inspired opportunity to escape the unrelenting fast pace of urban life. The interiors boast some of the best attributes of Scandinavian design and modern aesthetics, with a focus on wellness and comfort.

Highlighting the connection to nature, the suites feature porcelain tiles, washed neutral wood laminate, and engineered quartz countertops, while the common areas feature large limestone porcelain tiles, wood textured wall panels, and natural granite.



The Landscape Architecture

The Birchley Park landscape design takes its inspiration from nature: water, sky, fire, stone, and plants. Outdoor landscape and amenity design seek to provide inviting and compelling natural spaces to foster an active lifestyle year-round.

Seasonality, colour, movement, and natural light play a critical role in the landscape design. More than 115 new large growing canopy trees will be planted.

Augmenting the plants and trees, the landscape materiality incorporates a design palette of natural features including wood, stone, and metal. Textured lighting effects are featured throughout the amenity spaces, with signature accent elements such as light boxes in the courtyard.

Four-Season Wellness Living

Aimed at ensuring you can become your best self, the 29,000+ sq.ft. of indoor and outdoor amenity space at Birchley Park offers a complete package of wellness, health, fitness, and social connection.

Community Amenities

- | | | |
|--------------------------------------|------------------------------------|--|
| 1. Birchley Park 1 Lobby | 11. Outdoor Fitness | 21. Yoga Studio |
| 2. Games Lounge | 12. Flex Green Space with Hammocks | 22. Mail Room & Lounge |
| 3. Kids Zone | 13. Glamping Domes | 23. Birchley Park 2 Lobby & Zen Garden |
| 4. Basketball Half-Court | 14. Sundock & Private Cabanas | 24. Parcel Rooms |
| 5. Coworking Lounge | 15. Four-Season Wellness Spa | 25. Tech Lounge |
| 6. Private Dining & Catering Kitchen | 16. Pet Spa | 26. Management Office |
| 7. Event Lounge | 17. Fitness Centre | 27. Retail |
| 8. Outdoor Dining with BBQs | 18. Cabana Lounge | |
| 9. Fire Terrace | 19. Change Rooms & Showers | |
| 10. Pet Relief | 20. Sauna | |



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A Welcoming Entrance

Taking its cues from the colours and textures of nature, the tranquil lobby at Birchley Park welcomes residents and visitors with fresh and modern design.



Invitation to Celebrate

Reinforce the social ties that bind in this sophisticated space designed with comfortable seating, subtle lighting, and a glowing fireplace. Here, amid a calming neutral colour palette, natural wood features, and a connection to the outdoor terrace, any celebration is bound to be a success.



Event Lounge

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Event Lounge

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Score New Skills

Aspiring Raptors players or kids just looking to have fun at their favourite games will be thrilled to find a fully equipped gym with basketball half-court and practice baskets; an adjoining play space gives younger kids a place to explore and make new friends.



Basketball Half-Court and Kids Zone

An Invigorating Winter Dip

At the four-season swim spa with cabana lounges and fire terrace, you can feel the joy of reveling outdoors in the warm, soothing water, surrounded by refreshing cool air – a wellness experience inspired by Scandinavians' love of winter.



Take a Moment

A sanctuary dedicated to the practices of yoga and meditation, the yoga studio space invites you to clear your mind and find your Zen. The cabanas in the lounge offer an opportunity to retreat from everyday cares.



A Day in the Life at Birchley Park

8:30 a.m.



Awakening in your sun-filled suite on a Saturday morning, you stretch languorously, basking in the knowledge that the day is yours to do whatever your heart desires.

9:00 a.m.



You pop across the street to **Loblaws** for a green smoothie and then do your asanas in the stunning yoga/meditation room or, when the weather permits, outside on the central green courtyard. The breathing exercises fill you with a wonderful calmness.

9:45 a.m.



After a shower back in your glamorous, Nordic-inspired ensuite, you sit at the kitchen island sipping your coffee and savouring a home-made-style blueberry muffin you bought yesterday at **East Toronto Coffee Co.**

10:15 a.m.



With the weather looking fantastic, you text your best friend an invitation to hang out, and meet them at the corner with your bike. It's just a short and scenic ride south to **Balmy Beach**, where you both spend a couple of hours on the sand, sunning and chatting.

12:30 p.m.



In just a few minutes, you've ridden up to **Somun Superstar** in Kingston Road Village and picked up some of the most delicious and unique sandwiches in the city. **Glen Stewart Ravine** beckons, so you ride there and find a place for a picnic.

2:30 p.m.



Saying goodbye to your friend, you arrive home to find one of your neighbours sitting in the courtyard by the rocks, waiting for you. They've brought their basketball and challenge you to some friendly competition in the basketball half-court.

3:30 p.m.



It's time to chill now, so you and your neighbour take advantage of the swim spa – which feels divine and relaxing.

6:00 p.m.



Together, you take a leisurely stroll over to the Red Tape Brewery on Main St., where you sample some freshly brewed IPAs and sours.

7:30 p.m.



A quick Uber ride returns you to Kingston Road Village at The Porch Light, a local favourite specializing in gourmet food.

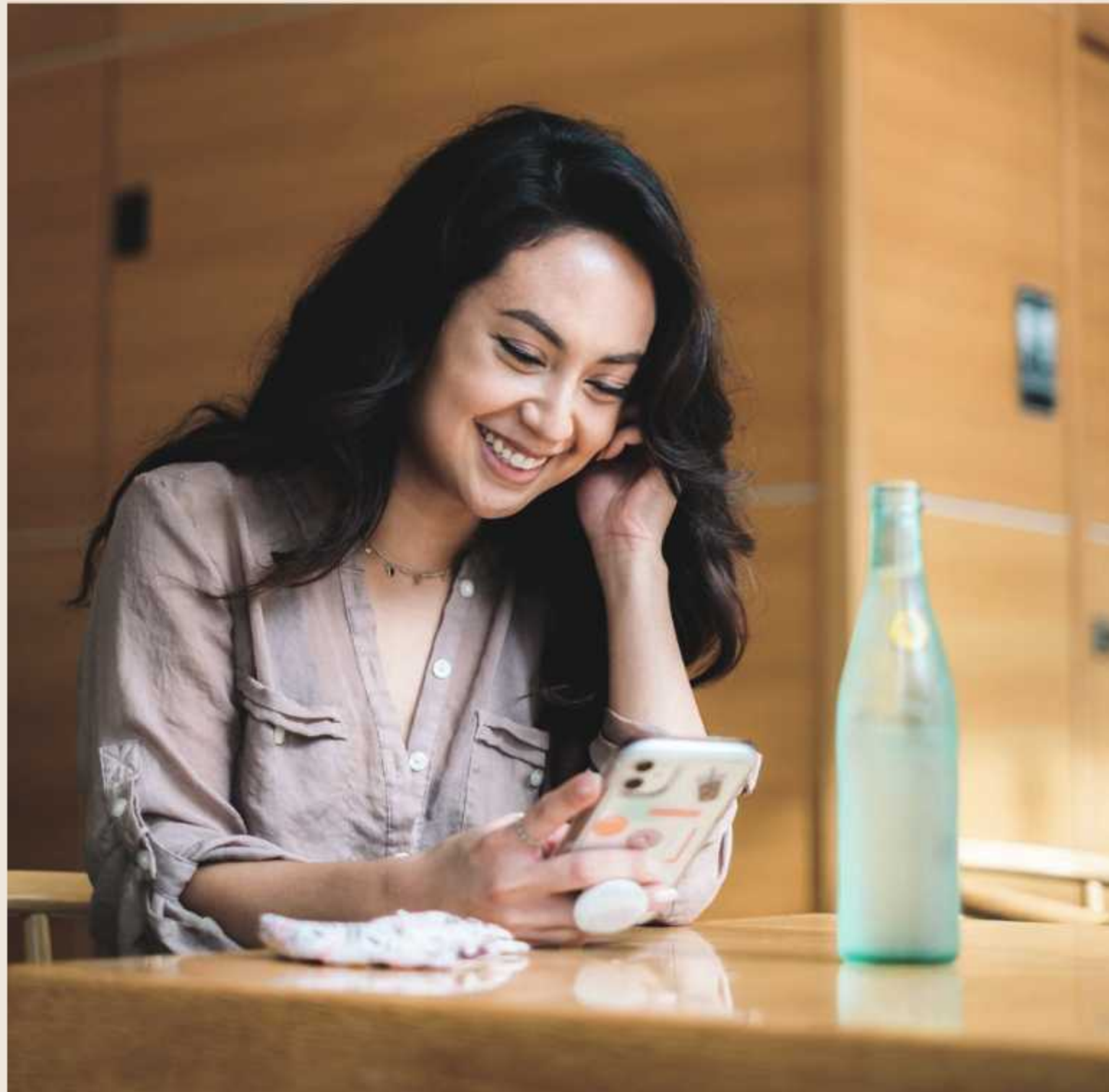
10:00 p.m.



You're back at Birchley Park, and it's a gorgeous night for stargazing on the terrace beside the fireplace. The glow of the fire lights your faces as you smile and realize you will forever cherish these magic moments.

LiveWell @ Birchley Park

Connected Living Made Easy



Birchley Park is an urban oasis designed to offer a high quality of life. As part of this goal, Diamond Kilmer presents LiveWell @ Birchley Park – a time-saving, innovative, connected living program. It includes smart features that provide seamless comfort, while also making your home more energy-efficient. Download the app to your smartphone and enjoy the benefits of sustainable living.



Book Amenities

Planning a party? Simply use the app to book the party room. With phone in hand, it's super easy to book amenities for your events.



Request Maintenance

Use the app to request maintenance - the property manager will see your request and put the wheels in motion to have a technician visit your suite.



Contact the Concierge

The Birchley Park concierge can be reached immediately through the app. Chat, make arrangements, get updates – it's easy to connect.



Enjoy Convenient Guest Access

When friends and family come to visit, you'll get an alert from the app, and be able to let them into the building at the garage door or lobby entrance.



Keep Track of Energy Use

Keep tabs on your energy use by connecting through the LiveWell @Birchley Park resident app to your suite's sub-meter.



Set the Temperature

Wherever you are, you can set the temperature of your suite – plus save money and be more energy efficient. Your smart thermostat can be controlled easily by the app.



Keep Track of Parcels

Get notified when a parcel arrives, and then visit the smart locker area to retrieve it – any time. If you're out of town, the lockers will keep your parcels safe and secure until you get home.



Stream Seamlessly

Stream, surf, game and shop smoothly. Birchley Park will feature high-speed Internet service to keep you connected.

Sustainability Features



Elevate Life at Birchley Park

To show respect for nature and all it means to life on the planet, sustainability is built right into Birchley Park through a range of elevated wellness and mobility features. Diamond Kilmer has taken a thoughtful approach to bring these life-enhancing benefits to community residents, the neighbourhood, and the environment.

Four-Season Wellness Features

- Indoor and outdoor **fitness amenities** programming for all ages.
- Over 18,000 square foot **outdoor courtyard** retreat featuring a year-round swim spa.
- Over 11,000 square feet of **indoor amenities**.
- **Crafted outdoor spaces** to strengthen connection tonature: outdoor lifestyle amenities; 5.5-acre, inclusive, programmed public park; walkable and bicycle friendly trails.
- **Proximity** to waterfront, ravine parks and trails, boutique and health-oriented stores and restaurants such as the Big Carrot.
- 5,000 square feet of **convenient retail**.

Greening the Landscape

- **Growing large shade trees** is a priority. High quality soil and a variety of native species will be used to promote biodiversity, support the ecosystem, and enhance urban forest resilience.
- **Pedestrian lighting** will be dark-sky compliant to prevent a negative impact on the ecosystem and wildlife. It will also follow a set of design principles enhancing pedestrian safety.
- Water efficient, drought-tolerant native perennial, pollinator supportive plantings that are low-maintenance will reduce the need for intensive irrigation. The number of **native plants** and percentage of total plants will exceed LEED requirements.

Promoting Sustainable Transit

- **Car sharing** of 4 vehicles.
- **EV chargers:** EV chargers including full stations, energized outlets (dryer plug) and roughed-in.
- **Bike spaces:** Bike spaces for residents and visitors alike. The neighbourhood has a Bike Score of 71.
- Birchley Park streets will include **"sharrow" pavement markings** and signage to encourage sharing of the streets between drivers and cyclists.
- **Walk** to Victoria Park Subway or Danforth GO. The area's Transit Score is 81 and Walk Score is 94.

Sustainable Building Features

- **Geoexchange**, a decarbonized heating and cooling system for residents of Birchley Park 1 and 2, represents the next generation of building design. The geoexchange system will result in a reduction of over 60% of carbon annually.
- More than 60% of available roof space will be covered with **green roofs**. It will be incorporated to reduce the amount of roof run-off and help with low-impact storm water management. Green roofs also help reduce the heat island effect.
- The building will be built with **durable materials** and primarily clad in masonry.
- **Reduced expanses of glazing:** Punched windows will reduce energy loss and minimize the amount of energy required for heating and cooling.
- **Water conservation:** Low-flow plumbing fixtures will be installed throughout to reduce overall water consumption, which helps to conserve local water resources.
- **Energy conservation:** Every suite will have Energy Star appliances, energy efficient lighting and programmable thermostats.
- **Waste management:** To minimize the amount of waste being disposed of in landfills, each residence building will have a tri-sorter chute system. Residents will be able to use these to dispose of waste, recyclables, and organics separately.
- **Bird-friendly design:** The buildings will incorporate bird-friendly window applications, such as visual markers in combination with non-reflective glass, which can be perceived by birds from a distance. The buildings will also have awnings and overhangs to mute reflections in the glass, thereby reducing the likelihood of bird collisions.
- To **reduce heat island effects**, the buildings will incorporate high albedo roofing materials, and high albedo and permeable paving materials. These materials reduce the amount of sunlight that is absorbed.

*All features, finishes, materials and specifications are subject to change without notice and may not be available at time of occupancy.

An Unprecedented Team

DIAMOND KILMER
DEVELOPMENTS



Reunion Crossing



The power of friendship is not often discussed in the world of business. Yet at Diamond Kilmer Developments, friendship laid the foundation.

Many years ago, Eph Diamond, OC (co-founder of Cadillac Fairview) met Larry Tanenbaum, OC (Chairman & CEO of Kilmer Group and Maple Leaf Sports and Entertainment). As the two got to know one another, Larry and Eph found they had much in common as exceptional builders and promoters of Toronto. They also shared a belief that integrity, quality, and innovation lead to success.

Today, the legacy of friendship, shared values, and success continues with their sons, Ken Tanenbaum (Vice-Chairman of Kilmer Group) and Steve Diamond (Founder & CEO of DiamondCorp and Chair of Waterfront Toronto), who have a formal partnership in Diamond Kilmer Developments.

Committed to addressing the challenges facing today's urban homebuyers, Diamond Kilmer is pursuing a development strategy that delivers family-friendly, ground-related, and mid-rise housing in a growing, transit-oriented neighbourhood at competitive prices.

With the unique ability to transform complex urban sites into vibrant, liveable communities, Diamond Kilmer will strive to be the first choice for urban homebuyers across the Toronto region.

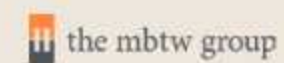
We call this vision **CONNECTED URBAN LIVING**.

TACT

TACT Architecture Inc. is a specialized design and land approvals firm based in Toronto, focusing on effective and efficient development while maintaining a strong design-centric focus. TACT's steady growth in the past decade has led the firm to be amongst Toronto's top residential architectural practices.



Patton Design Studio is a team of interior designers, technologists and support staff that have worked with developers and private residential clients for over 30 years. Its projects include prestigious high-rise and low-rise developments as well as private city and country residences.



The MBTW Group is an award-winning, multi-disciplinary landscape architecture, urban design and community planning firm located in midtown Toronto. Its design studio, in business since 1975, has provided design consulting services to an international roster of clients in the private and public sectors.



BIRCHLEY PARK