

BIRCHLEY PARK



Illustrations are Artist's concepts only. Subject to change without notice. E. & O. E.

Birchley Park

Four-Season Wellness Living

Inspired by Scandinavian design and surrounded by green space, Birchley Park offers four seasons of indoor and outdoor wellness amenities that go far beyond expectation. From retail at ground level to a sauna, indoor basketball half-court, yoga room, Zen Garden, all-season swim spa, and more, unparalleled comforts encourage a coveted lifestyle. Learn more about this exceptional mid-rise community of modern condominiums and townhomes.

Top 5 Reasons to Purchase at Birchley Park

1. Located only steps from transit, shopping, green space and the lake
2. Residents will enjoy four-season wellness living
3. Approximately 30,000 sq.ft. of indoor & outdoor amenities readily available
4. Discover the cohesive beauty of a 19-acre master planned community
5. A truly premium lifestyle opportunity from an experienced development team

Birch Cliff: Standing Out in the Market

Birchley Park rises in Birch Cliff, Toronto's next great neighbourhood – an area coveted by young professionals.

AVERAGE HOUSEHOLD INCOME

\$65,829'
City of Toronto

RENT VS OWN IN BIRCH CLIFF

33% Rent **67%** Own

1. <https://www.1001to.ca/ext/sdta/Neighbourhoods/20Profiles/pd92018/pdf/0p0522.pdf>

3-12

Storeys

665

Residential suites

5.5

Acre new public park

11,000+

Sq.ft of indoor amenity space

18,000+

Sq.ft. of outdoor amenity space

19

Acre community

5,000

Sq.ft. ground level retail

29,000+

Total sq.ft. of indoor and outdoor amenity space

Birchley Park is a new 19-acre master planned condominium and townhouse community by Diamond Kilmer Developments, currently in pre-construction at 411 Victoria Park Avenue, Toronto. The development will feature two mid-rise residential buildings and 22 back-to-back townhomes, comprising 665 suites. Birchley Park suite sizes range from 374 square feet to 951 square feet.

- **Building Type:** Condo and Townhouse
- **Ownership:** Condominium
- **Selling Status:** Registration
- **Sales Start:** Spring 2023
- **Construction Status:** Pre-construction
- **Builder:** Diamond Kilmer Developments
- **Architect:** TACT Architecture Inc.
- **Interior Designer:** Patton Design Studio
- **Landscape Architect:** The MBTW Group
- **Sales Company:** Baker Real Estate

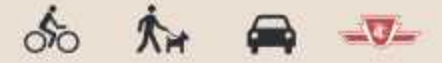


Built for Exploration

Fall in love with the exceptional convenience of Birchley Park's premium location. Here, residents will enjoy access to unique local restaurants, cafés and shops, and the natural assets of endless sandy beaches along the lakefront, parks, and amazing ravine hiking trails.



*Distances are measured from Birchley Park to locations mentioned.



	Bike	Walk	Car	Transit
TRANSIT				
Future Ontario Line Subway	-	-	10 min	16 min
DVP	-	-	18 min	-
Danforth GO Station	6 min	14 min	4 min	9 min
Victoria Park Station	3 min	6 min	1 min	5 min
Highway 401	-	-	25 min	-
NEIGHBOURHOODS				
Greektown	11 min	47 min	10 min	15 min
The Beaches	6 min	10 min	2 min	8 min
Danforth Village	5 min	14 min	4 min	10 min
Taylor Creek Park	6 min	19 min	4 min	16 min
Downtown Toronto	35 min	-	20 min	30 min
LOCAL AMENITIES				
Birchmount Community Centre	10 min	30 min	6 min	15 min
Loblaws	3 min	2 min	1 min	-
FreshCo	2 min	2 min	1 min	-
Shoppers World Danforth Loves / Metro / Local Restaurants	2 min	5 min	2 min	-
Michael Garron Hospital	12 min	50 min	10 min	20 min

Times are approximate and subject to variances depending on time of day.

94 Walk Score
71 Bike Score
81 Transit Score

A Bright Future for Birch Cliff

PROJECTED GROWTH

16

New Developments

5,765

New Units



BIRCHLEYPARK.COM

DIAMOND KILMER

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. E. & O.E. April 2023.