

Discovers connected
Etobicoke living



Etobicoke City Centre is designated by the Province of Ontario as an Urban Growth Centre. The city anticipates an increase in population by 205%. With only a few high-density residential developments planned, the opportunity is now to invest in a master-planned community and be ahead of the crowd.

Residents will enjoy being just 5 minutes from Kipling Station, which is unique in the city for having access to three different transit systems (TTC, GO Transit, and MiWay). Being this close to bus and train services makes Arcadia District a convenient place to live for people who commute regularly by public transit. The station's recent \$70+ million expansion has made it easier to navigate and more efficient for riders.



THE ELLISDON DIFFERENCE

Whether or not you know us by name, you're familiar with our work. You've watched games in stadiums, boarded trains in stations, explored art in galleries, and sought care in hospitals, all constructed by EllisDon. Since 1951, EllisDon's reputation for quality and professionalism has marked the map of Canada's most successful construction projects, from private buildings to distinguished public institutions. Now we are building your future home, the most important place in a person's life.

Christopher Smith *CPA, CA*

VICE PRESIDENT, ELLISDON DEVELOPMENTS

For more information, contact a sales agent or visit our sales office.

375 MUNSTER AVE, ETOBICOKE

SALES@ARCADIADISTRICT.COM
(437) 237-5872



ARCADIADISTRICT.COM



ARCADIA DISTRICT

Residence at BLOOR & KIPLING



ILLUSTRATION IS ARTIST'S CONCEPT

A HOME FOR ALL OF LIFE'S MOMENTS

The concept behind this multi-building master-planned community is to create beautiful living spaces where residents of all ages can prosper. Living well means having the right personal space to recharge, coupled with common areas that allow for expanding one's horizons and experiencing true human connections.

WELCOME TO
the
ARCADIA CLUB

Residents of Arcadia District will enjoy automatic membership at The Arcadia Club, which includes **62,000+ sq. ft. of robust lifestyle amenities** across all four buildings. The Arcadia Club will be a defining feature here, with an amenity offering more extensive than most projects you see in Toronto. These areas add an element of function and sophistication as they extend residents' homes beyond their suite door and into a world of opportunity. Whether you're seeking action and activity or serenity and tranquility, spaces to gather and connect, or spaces for solitude and reflection, a place for productivity and creativity, or a place to make memories, make new friends, or make something delicious to eat — there's something for everyone at The Arcadia Club.

Phase 1

- | | |
|--|---|
|  DINING ROOM |  CATERING KITCHEN |
|  PARTY ROOM |  OUTDOOR TERRACE |

Phase 2

- | | |
|--|--|
|  FITNESS CENTRE |  OUTDOOR LOUNGE/
DINING AREA |
|  OUTDOOR ALL SEASON
HOT TUB & INDOOR SAUNA
& COLD PLUNGE POOL |  ALL ACCESS SPORTS
LOUNGE |
|  OUTDOOR INFINITY POOL | |

Phase 3

- | | |
|--|---|
|  ON-SITE RETAIL |  OUTDOOR PLAY AREA |
|  GAMES ROOM &
THEATRE ROOM |  LANDSCAPED
PROMENADE |
|  FAMILY LOUNGE &
CHILDREN'S ROOM |  CO-WORKING SPACE |

COMFORTS

*This is true
urban living*



ILLUSTRATION IS ARTIST'S CONCEPT

YOUR HOME AT ARCADIA DISTRICT

Suites at Arcadia District are designed to make every day an absolute pleasure. Enjoy functional comforts, light-filled rooms, and well-appointed features and finishes. Your home is the canvas to your life, and the backdrop to the important memories and milestones that you'll collect and cherish.

AWAIT

TECHNOLOGY WITH STYLE



smeg
DESIGNED WITH YOU

APPLIANCES IN YOUR HOME:

- Oven
- Microwave
- Cooktop
- Dishwasher
- Refrigerator

Every suite at Arcadia District will feature the elevated and sophisticated presence of SMEG major appliances. This distinguished Italian luxury appliance brand is known for its exceptional craftsmanship, timeless designs, and innovative features. **This marks the first SMEG major partnership in Canada, and the first at this scale in North America.**

SMEG's certified laboratories strive to develop solutions that respond to the demands of contemporary living. The result is a line of appliances that combine eye-catching aesthetics with the durability, safety, and flexibility that residents will require of them for everyday use. SMEG pays particular attention to the usability of every single product it develops, thanks to cutting-edge interfaces and enhanced programming solutions. These appliances are easy to use and are helpful at managing energy consumption.