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**AT CROSSTOWN**

CROSSTOWN  
WHAT  
TOMORROW  
BRINGS







# WHAT IS CROSSTOWN?

BE A PART OF TOMORROW'S NEW MASTER-PLANNED COMMUNITY

125,000

SQUARE FEET OF CITY APPROVED COMMUNITY CENTRE FACILITY

250,000

SQUARE FEET OF OFFICE SPACE — CROSSTOWN PLACE

4,000

SQUARE FEET OF PARK SPACE

33,000

SQUARE FEET OF NEW TRAILS

14,000

SQUARE FEET OF RETAIL SPACE



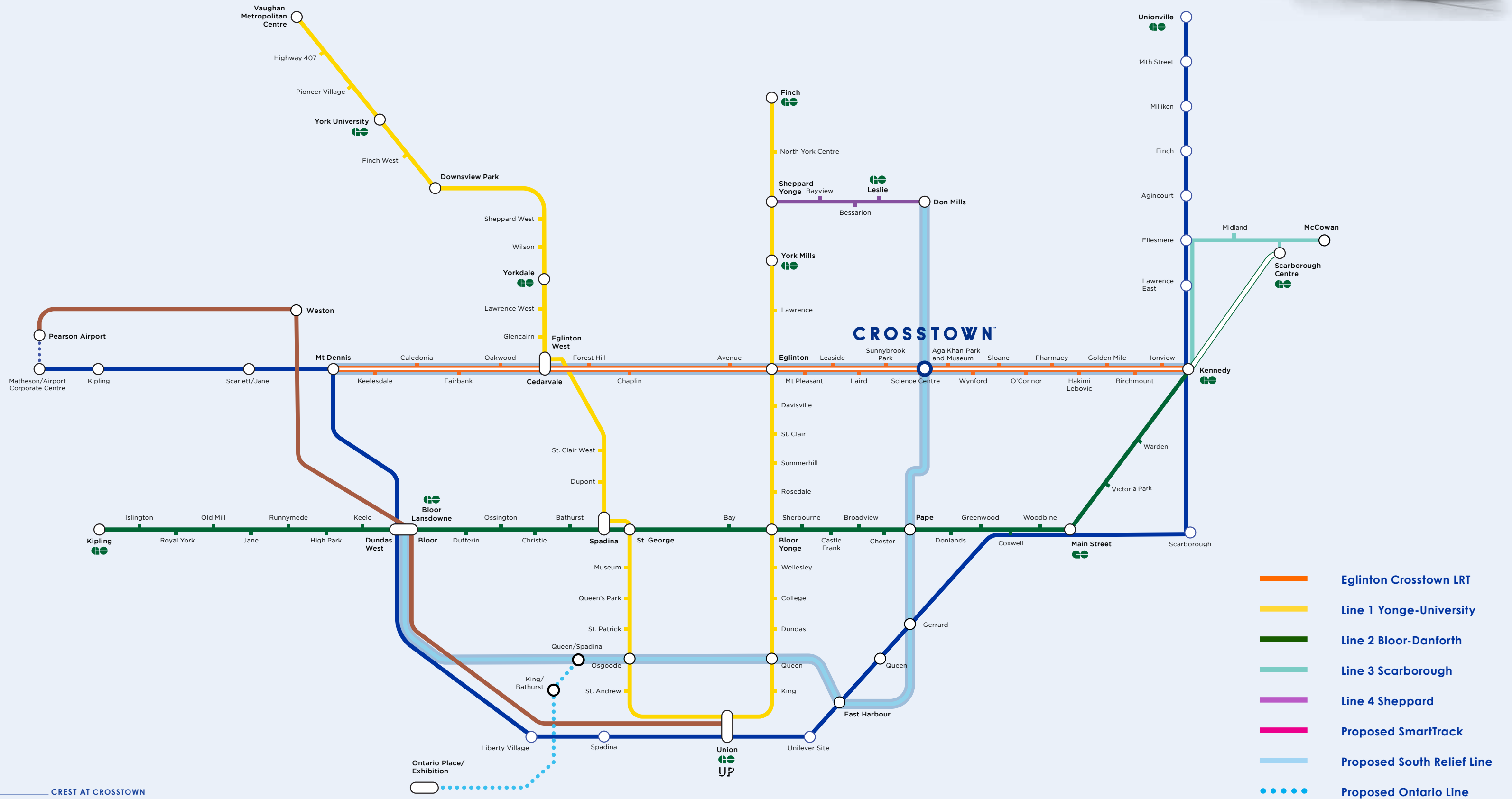
THE CROSTOWN COMMUNITY  
RISES AS AN EPICENTRE OF  
INNOVATION AND DEVELOPMENT  
WITHIN TORONTO. OUR TOWERS,  
CROSTOWN PLACE AND  
CROSTOWN HUB, WILL OFFER  
250,000 SQUARE FEET OF OFFICES  
AND 17,000 SQUARE FEET OF RETAIL,  
RESPECTIVELY, WITH EXCEPTIONAL  
TTC AND LRT TRANSIT ACCESS  
AND HIGHWAY CONNECTIVITY.



**THE FUTURE  
AT WORK.**



# CONNECTED TO EVERYWHERE.





## GET OUTDOORS

# TRAILBLAZERS' PARADISE.

EXPLORE TORONTO'S STUNNING NETWORK OF WALKING AND CYCLING TRAILS, LOSING YOURSELF IN THE NATURAL BEAUTY AND SERENITY OF NATURE – ALL EASILY ACCESSIBLE FROM CROSSTOWN.

1. **EDWARDS GARDENS**

A former estate garden featuring perennials and roses on the uplands, and wildflowers, rhododendrons and an extensive rockery in the valley.

2. **WILKET CREEK PARK**

Watch for wildlife along the path. Monarch butterflies are common, as are black dragonflies. In the wetland areas, look for birds such as orioles.

3. **SUNNYBROOK PARK**

Features the Thomas H. Thomson Nature Trail, perfect for evening strolls, plus the Central Don Riding Stables and trail, as well as cross-country skiing (casual only).

4. **E.T. SETON PARK**

Popular for jogging, cycling, walking, horse riding and picnicking. There's also an archery range here.

5. **TAYLOR CREEK PARK**

Features 3.97 kilometres of walking/cycling trails. Enjoy cross-country skiing in winter and picnics in summer.

6. **THORNCLIFFE PARK**

Has lush parklands and many walking trails.

7. **LEASIDE PARK**

Home to the Leaside swimming pool, where kids and adults can be seen here all summer long enjoying the facilities.







# GET OUTDOORS.

Crosstown surrounds you in bountiful, lush green spaces, parks and enviable proximity to the gorgeous ravine network. Discover beautiful local parks, incredible walking trails and cycling networks, welcoming dog parks and many other family-friendly facilities.

Plus, with an expansive 4,000 square foot park and 125,000 square foot city approved community centre on site, you have access to a wealth of wellness and fitness activities right on your doorstep.





# CROSTOWN COMMUNITY CENTRE.



The city approved 125,000 square foot community centre will provide Crosstown with a state-of-the-art integrated fitness facility to accommodate any need. This exceptional neighbourhood amenity includes both a six-lane and leisure pool, full-size gymnasium, multi-purpose rooms, walking tracks and twin ice pads.







AGA KHAN PARK

AGA KHAN MUSEUM | MUSÉE AGA KHAN

AGA KHAN MUSEUM | MUSÉE AGA KHAN

## GET OUTDOORS

# PARKS AND GREEN SPACES.

### **BOTANICAL GARDEN/EDWARDS GARDENS**

Located on the southwest corner of Leslie and Lawrence Avenue, these well-kept gardens are the perfect place to enjoy a stroll.

### **AGA KHAN PARK**

The exquisite Aga Khan Park is situated between the Ismaili Prayer Hall and the magnificent Aga Khan Museum, offering a place to experience peace and serenity.

### **E.T. SETON PARK**

Named after E.T. Seton, the famed author and painter, Seton Park rests in the ravine below the Ontario Science Centre and across Eglinton Avenue from Crosstown.

### **FERRAND DRIVE PARK**

Nestled right on the corner of Rochefort Dr and Ferrand Dr, this is a quiet little spot for morning runs or to take the little ones for a day of swings, slides and soccer.

### **MOCCASIN TRAIL PARK**

Split into two parts by the Don Valley Parkway, Moccasin Trail Park is one of the hidden gems of the GTA's extensive park system.



E.T. SETON PARK



EDWARDS GARDENS





# DISCOVER THE NEIGHBOURHOOD.

The Don Mills and Eglinton area is awash with exceptional cultural, culinary and entertainment amenities you won't find anywhere else. Connected to unique local offerings and stunning recreational spaces right outside your front door, Crosstown offers you the opportunity to explore premier Toronto attractions.





01

### BOUTIQUE LA MUSE

Carrying over 65 international brands, this Leaside apparel shop offers Scandinavian style with a Parisian twist. Explore your authentic self through fashion and enjoy stellar service from the team of passionate experts here.



02

### BUTTER STUDIO

Butter Studio is a trendy lifestyle and gift shop you don't want to miss. Explore a variety of unique offerings like comfortable clothing, contemporary jewellery, Canadian designers, and great gifts – making this Leaside favourite a one-stop-shop.



03

### CF THE SHOPS AT DON MILLS

Rebuilt as a California-style outdoor shopping, eating and entertainment destination, The Shops at Don Mills offers a retail experience like no other – only 4 minutes by car from Crosstown.



04

### CRAIG'S COOKIES

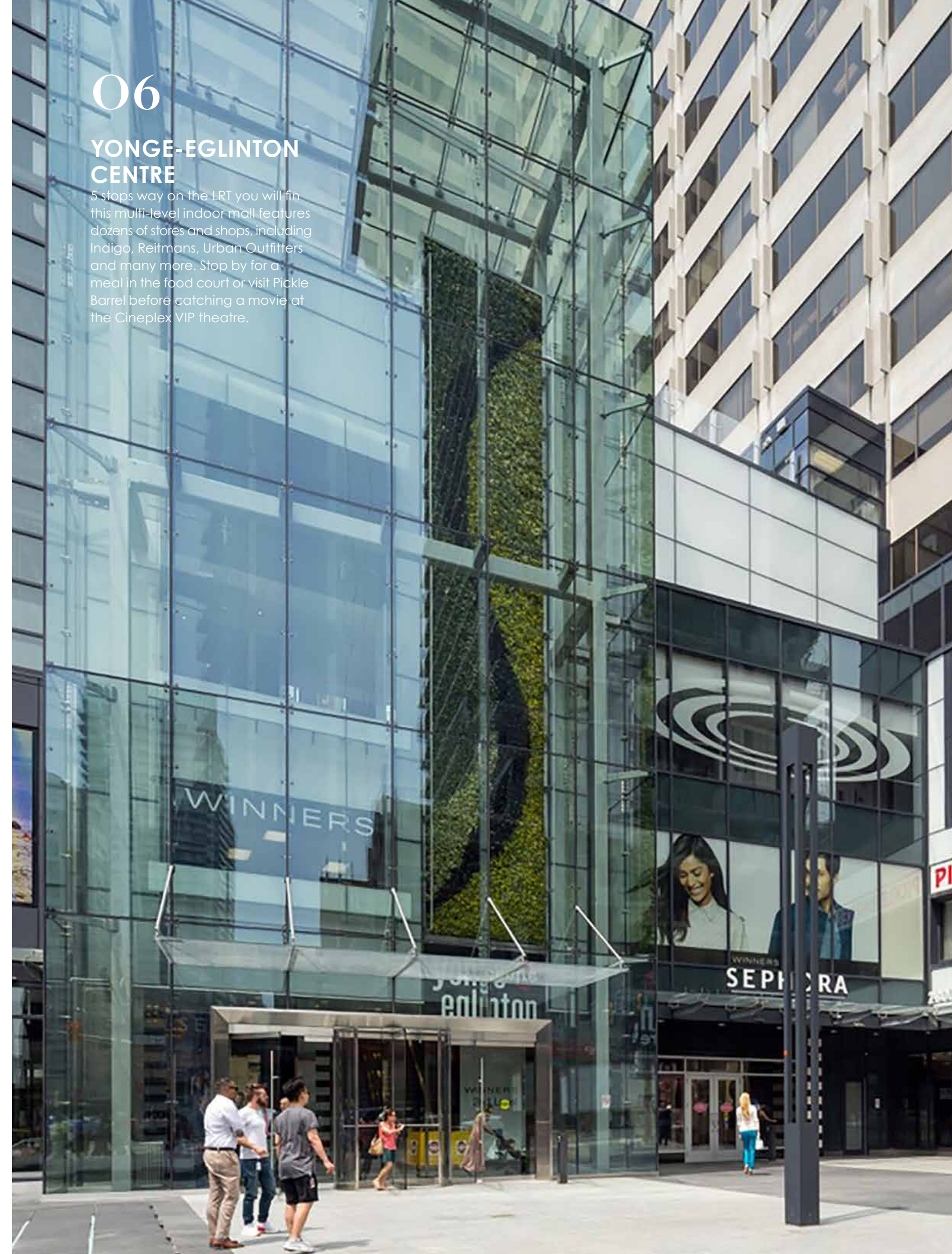
Inspired by the lessons he learned while baking with his mom, owner Craig Pike wanted to bring a touch of home to the city of Toronto. Now, with over a hundred flavours offered, this charming spot has become a staple for those looking to get their cookie fix.



05

### DIWAN

Helmed by Toronto's legendary chef, Mark McEwan, Diwan specializes in sumptuous global cuisine that delights the senses. With an ambience as enticing as the food, you'll never want to leave.



06

### YONGE- EGLINTON CENTRE

5 stops way on the LRT you will find this multi-level indoor mall features dozens of stores and shops, including Indigo, Reitmans, Urban Outfitters and many more. Stop by for a meal in the food court or visit Pickle Barrel before catching a movie at the Cineplex VIP theatre.





## 11 EDWARDS GARDENS

We would be remiss if we didn't mention Edwards Gardens again. This stunning green space sits adjacent to the Toronto Botanical Garden and offers its own collection of beautifully crafted collections featuring calming streams and a truly serene arboretum.



## 12 LEASIDE

With plenty of green space & parks, a wonderful mix of independent shops and big-box stores, as well as boutique restaurants and cafes, it's no wonder Leaside attracts Torontonians from all over the city.



## 13 TORONTO BOTANICAL GARDEN

Toronto Botanical Garden is one of the City's most beautiful green spaces. This curated oasis features a series of themed gardens spanning four acres and doubles as a learning experience for plant enthusiasts.



## 07

### AGA KHAN MUSEUM

Donated to Canada by the Aga Khan, this museum built with show-stopping design is dedicated to chronicling the millennia-long history of Muslim art and culture.



## 08

### SCIENCE CENTRE

By day it's the place to bring your kids to learn about science by experiencing it hands-on. By night, it's a venue for seeing amazing Imax films in a state-of-the-art theatre – right across the street from Crosstown.



## 09

### SUNNYBROOK PARK

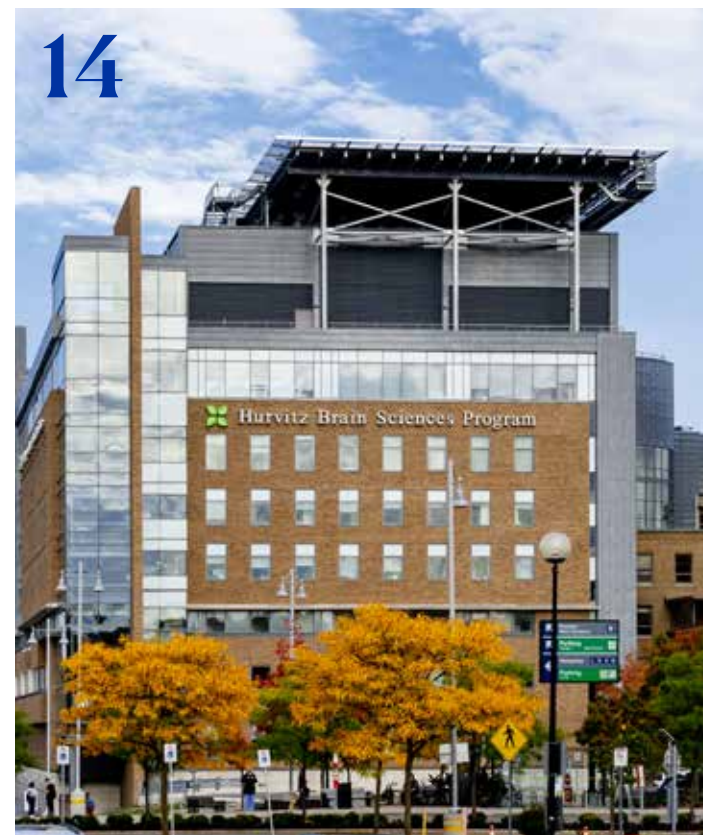
This expansive public park is home to a variety of bike trails, dog parks, the Sunnybrook Stables, and it connects to Sunnybrook Hospital. Spend sunny afternoons discovering gorgeous greenery and wildlife as you wander the park.



## 10

### THE JAPANESE CANADIAN CULTURAL CENTRE

Devoted to promoting Japanese culture and Japanese Canadian heritage, this extraordinary facility hosts festivals, concerts, martial arts tournaments and more.



## 14

### SUNNYBROOK HOSPITAL

Sunnybrook Hospital is a fully affiliated teaching hospital that spans three campuses and is home to the largest trauma centre in Canada. Their groundbreaking research is known worldwide — always elevating patient treatments.



# CROSSTOWN GIVES PARENTS A BOUNTIFUL CHOICE IN SCHOOLS FOR THEIR CHILDREN.



## 15 TORONTO FRENCH SCHOOL

The Toronto French School (TFS) is the pioneer of French immersion in Canada and provides an unparalleled private education. TFS students master French & English while balancing rigorous arts, science and humanities programs, as well as the International Baccalaureate program in their final years.



## 16 YORK UNIVERSITY

York University is a leading teaching and research university, offering students internationally recognized programs and faculties. Empowered by a diverse and welcoming community, York prides itself on driving positive change.



# DISCOVER THE NEIGHBOURHOOD



# HIGH-PERFORMING SCHOOLS.

1. CRESCENT SCHOOL
2. TORONTO FRENCH SCHOOL
3. NORTHMOUNT SCHOOL
4. GLENVIEW SENIOR PUBLIC SCHOOL
5. LOVELL ACADEMY PRIVATE SCHOOL
6. SENECA HILL PRIVATE SCHOOL
7. BRIGHTON SCHOOL
8. GATEWAY MONTESSORI SCHOOL
9. CESTAR HIGH SCHOOL
10. BOND ACADEMY
11. BLOORVIEW SCHOOL AUTHORITY
12. CHILDREN'S GARDEN NURSERY SCHOOL
13. MARIA MONTESSORI SCHOOL
14. LEASIDE HIGH SCHOOL
15. MAKERKIDS LEASIDE
16. ST. ANSELM CATHOLIC SCHOOL
17. MRS. PARK'S SCHOOL
18. LEASIDE CHILDREN'S HOUSE
19. RAINBOW SONGS LEASIDE
20. NORTHLEA ELEMENTARY AND MIDDLE SCHOOL
21. ROLPH ROAD DAY CARE CENTRE
22. SPIRIT OF MATH NORTH TORONTO — LEASIDE
23. LEASIDE MUSIC SCHOOL
24. CANADIAN CONTEMPORARY SCHOOL OF ART
25. THORNCLIFFE PARK PUBLIC SCHOOL
26. BESSBOROUGH DRIVE ELEMENTARY AND MIDDLE SCHOOL
27. CREATING TOGETHER PLAYGROUP FOR TODDLERS
28. YORK UNIVERSITY GLENDON CAMPUS
29. BAYVIEW GLEN INDEPENDENT SCHOOL
30. CENTRAL MONTESSORI SCHOOLS





# INTRODUCING CREST.

EXPERIENCE BOUTIQUE LIVING IN TORONTO'S NEWEST MASTER-PLANNED COMMUNITY. CREST PRESENTS RESIDENTS WITH AN ARCHITECTURALLY STUNNING CREATION, EXPERTLY CRAFTED TO BALANCE THE FLOW BETWEEN INVIGORATING INDOOR SPACES AND PICTURESQUE OUTDOOR VISTAS. BRIGHT AND AIRY INTERIOR DESIGN COMBINES WITH BRILLIANT MODERN CONSTRUCTION TO CREATE A UNIQUE CONNECTION YOU WON'T FIND ANYWHERE ELSE.









# INTRODUCING THE TEAM.

ARCHITECT



**BABAK ESLAHJOU**

Core Architects has earned an impressive global reputation for a design philosophy focused on creativity, sustainability and innovation. Such excellence has resulted in the firm being commissioned to design and execute a daunting & impressive array of work across Canada, the U.S. and around the world.

**CORE**ARCHITECTS

INTERIOR DESIGNER



**MIKE NIVEN**

Individuality, creativity and wit – these are the factors that shape Mike Niven Interior Design Inc. Applying these qualities to residential developments, the company is able to design physical settings to beautifully reflect a client's overall strategies and have a positive influence on the people who will live there.

M N i D

LANDSCAPE ARCHITECT



**GUS MAURANO**

The MBTW Group is an award winning, multi-disciplinary landscape architecture, urban design and community planning firm located in Midtown Toronto. The company's passion for excellence coupled with the energy of its in-house talent consistently produces high-calibre, custom and forward thinking design solutions.

**the mbtw group**



# THE BEAUTY OF FLOW.

THIS GORGEOUS 8-STORY TOWER SYMBOLIZES CROSTOWN'S INTEGRATION WITH NATURE, FLOWING SINUOUSLY ALONG WITH THE CURVED, WOODDED ENTRY TO THE SITE. CREST'S UNIQUE ARCHITECTURE NOT ONLY CREATES A WARM AND ENGAGING WELCOME BUT ALSO ACTS AS THE PERFECT KEystone PIECE OF THIS AREA, FULLY EVINCING THE BALANCE BETWEEN INTERIOR AND EXTERIOR SPACES.





“A SENSE OF OPENNESS  
AND CONNECTION  
WHILE ALSO  
PROVIDING A SPACE  
FOR INTIMATE PRIVACY.”



## CREST SOCIAL SPACE

The heart of this community, the courtyard, rests at the centre of Crosstown I, II, III and Crest, providing a social space that encourages communal discourse as well as soulful introspection.

A series of unique, distinctive cabanas draw the eye here, mirroring the striking presence of Crest to the northwest. With casual seating and integrated lighting throughout, these cabanas create a sense of openness and connection while also providing a space for intimate privacy.

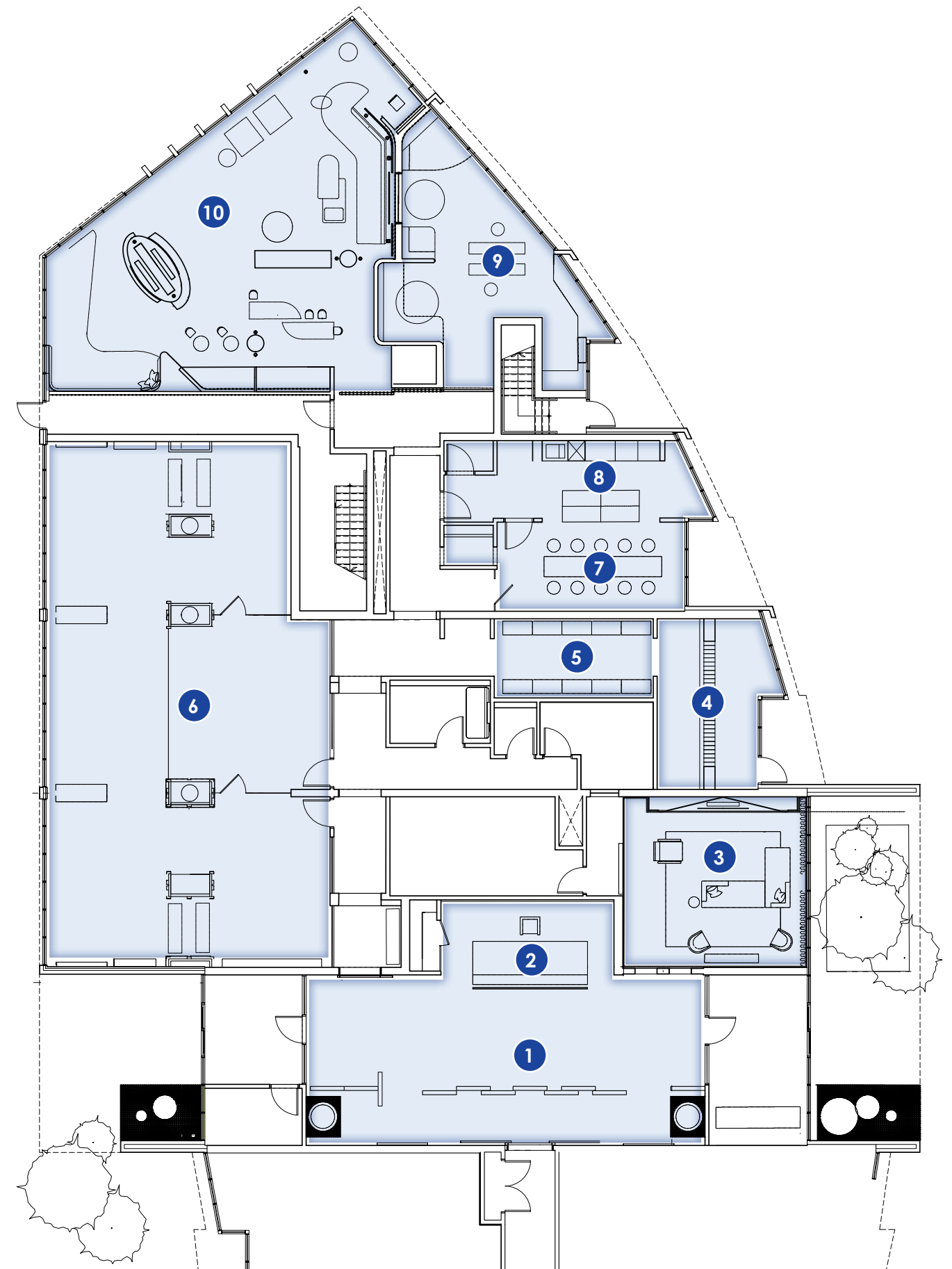
Whether enjoying a book, having a game night or hosting a large event, you'll find the central courtyard is perfectly set for your needs.



# CREST AMENITIES.

ENJOY EXCEPTIONAL BUILDING  
AMENITIES CRAFTED TO SIMPLIFY  
YOUR DAY-TO-DAY & ENCOURAGE  
A WELLNESS LIFESTYLE.

1. LOBBY
2. CONCIERGE DESK
3. SEATING AREA
4. MAILROOM
5. PARCEL ROOM
6. GYM
7. DINING ROOM
8. DINING PREP AREA
9. BUSINESS CENTRE
10. PARTY ROOM





Bathed in beautiful, invigorating sunlight and bedecked with warm, organic materials, Crest's lobby creates the perfect welcome home - complete with your helpful concierge.



LOBBY

**WHAT AN  
ENTRANCE.**





SOCIAL SPACE

# CATCH UP OR TUNE OUT.



Beautifully crafted cabanas and alluring common areas combine to create the perfect space to suit your social mood – whether you're looking to catch up on a good book or connect with friends.





GYM

Our Gym sets you up to hit all your personal bests with space allocated for strength training, stretching, yoga and cardio – as well as two Peloton bikes.







Suffused with gorgeous natural materials and sumptuous modern design, the Party Room offers you an exceptional hosting area to impress your guests.

### PARTY ROOM

**GETTING TOGETHER  
NEVER LOOKED BETTER.**





# FEATURES & FINISHES.

## SUITE

- SMOOTH CEILINGS IN LIVING ROOM, KITCHEN AND BATHROOMS
- 9-FOOT CEILINGS (EXCEPT WHERE BULKHEADS ARE REQUIRED)
- INDIVIDUALLY CONTROLLED HEATING AND AIR CONDITIONING WITH PROGRAMMABLE THERMOSTAT
- TERRACE OR BALCONY
- PLASTIC COATED WIRE SHELVING IN ALL CLOSETS
- SOLID CORE SUITE ENTRY DOOR
- ALUMINUM WINDOWS
- 100 AMP SERVICE
- WALLS ARE PRIMED AND PAINTED WITH TWO COATS OF OFF-WHITE LATEX PAINT
- WASHER & DRYER
- EXHAUST FANS VENTED TO EXTERIOR OF BUILDING (BATHROOMS, KITCHEN AND DRYER)
- TORLYS® LAMINATE FLOORING IN ALL AREAS EXCLUDING TILED AREAS
- PORCELAIN FLOOR TILES IN BATHROOMS (EXCLUDING SHOWER FLOORS)
- FRAMED GLASS SHOWER ENCLOSURE
- PORCELAIN WALL TILES IN SHOWER
- DUAL FLUSH TOILETS
- HANDHELD HANSGROHE® SHOWER HEAD
- KOHLER® VANITY FAUCET
- ACCESSORY PACKAGE INCLUDING TOILET PAPER HOLDER AND TOWEL BAR
- LATCH SUITE ENTRY SYSTEM
- IN-SUITE WATER LEAK DETECTION VALVE

## KITCHEN

- CREST CONTEMPORARY KITCHEN DESIGNED BY MNID
- MIELE® APPLIANCE PACKAGE INCLUDING 24" INTEGRATED APPLIANCES
- KOHLER® SINGLE LEVER FAUCET
- CONTEMPORARY BACKSPASH TILE OPTIONS
- UNDERMOUNT KITCHEN SINK
- GRANITE OR QUARTZ COUNTERTOPS

## TECHNOLOGY

- ROGERS IGNITE™ 150U — DOWNLOAD SPEEDS UP TO 150MBPS WITH AC — THE FASTEST WI-FI TECHNOLOGY.
- INCLUDES WI-FI CALLING FEATURE, 24/7 SUPPORT AND 5 EMAIL ACCOUNTS
- KEYLESS SMARTPHONE SUITE ENTRY
- CONTEMPORARY BACKSPASH TILE OPTIONS
- SECURITY SYSTEM CONNECTED TO BUILDING CONCIERGE WITH IN-SUITE PAD



## SMART HOME TECHNOLOGY

Say goodbye to cumbersome keys and extra fobs! The Latch smart access system allows you to unlock your door with your phone – providing temporary access to friends, family members and service providers when required.



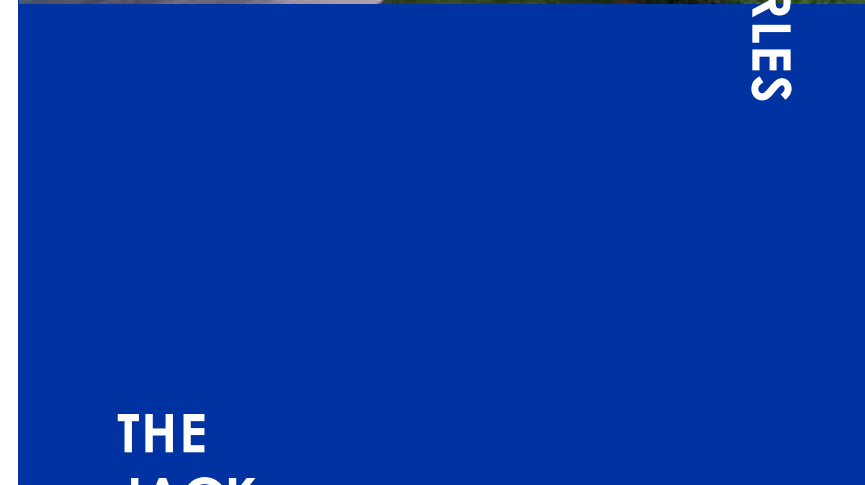
# THE ASPEN RIDGE STORY.

At the heart of Aspen Ridge Homes is customer satisfaction. Endlessly striving to exceed expectations, Aspen Ridge displays an unwavering commitment to the design, construction and value of the homes they build. Through technological innovation and exceptional customer service, Aspen Ridge Homes builds dream communities that last a lifetime.

With more than twenty-five years of experience, the people of Aspen Ridge Homes come from a long line of distinguished builders and developers whose philosophy embodies excellence, craftsmanship, quality and care. Building one fine community after another gives Aspen Ridge the ability to achieve perfection, satisfying every single homeowner.



77 CHARLES  
COMPLETED 2008



THE JACK  
COMPLETED 2019



WEST  
COMPLETED 2023



THE CHARLES AT CHURCH  
COMPLETED 2023



THE CHARLES AT CHURCH  
COMPLETED 2023





**CREST**  
AT CROSSTOWN





**ASPENRIDGE®**