

BACKYARD

NEIGHBOURHOOD
CONDOS
IN THE HEART OF SOUTH ETOBICOKE



THE VANDYK GUIDE
TO INSPIRED LIVING

Life
like it
should
be

IN THE HEART OF SOUTH ETOBICOKE

Backyard

NEIGHBOURHOOD CONDOS

Our backyard
is growing!

Introducing The Queensview, VANDYK's second residential condominium at Backyard Neighbourhood Condos in South Etobicoke. A rare opportunity awaits to discover what matters most in life. Inspired living spaces. Authentic sense of community. Naturally beautiful surroundings. Backyard Condos blend contemporary living with yesterday's pace and values. Real and simple - just like it used to be!

INTRODUCING

THE

QUEENSVIEW



AT BACKYARD CONDOS



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Showcasing VANDYK's past and present communities

THINK. DESIGN. BUILD. LIVE.

For almost four decades, VANDYK has stood for excellence in the North American building industry, with its roots in custom luxury homes and commercial office and retail developments. VANDYK has continually expanded its operations to include the development of master-planned communities that feature elegant townhomes, condominiums and distinctive single family homes.

VANDYK builds premier new home communities in the most desirable residential areas in Southern Ontario and in the USA. Within the GTA alone, VANDYK communities include: Backyard Condos, The Craftsman Condominium Residences, Urban Progressive Towns™, Windows on the Green, Wyndham Place, Park 570, Indian Valley Estates, Sherwood Forest, The Manors of Prince John Boulevard, Mullet Creek Estates, The Estates of Doulton Drive, MeadowGreen on the Park, Highgrove Towne Manors and Brownstones on Trillium Lane.

The company's Think, Design, Build, Live philosophy continues to provide homeowners with the perfect blend of functional design and innovation in beautiful, livable communities throughout North America. Whether it's a master-planned single family community or a modern condominium residence, each VANDYK home is mindfully crafted to reflect excellence in every detail.

Experience it all at vandyk.com





MY POINT OF VIEW

A message from President and CEO John C. Vandyk.



Call me old fashioned, but I wanted to recreate the kind of community that has a real neighbourhood spirit, a true sense of place, where families, young and old can live, play, shop and gather together like they used to... but in a new and relevant way for today's urban condo dwellers.

A few years ago, when I first visited Stonegate Plaza, a local landmark in South Etobicoke, I saw a vintage 50's strip plaza with a vast asphalt parking lot in an undiscovered pocket of the city. I immediately envisioned a masterfully planned, mixed-use community that would reclaim the vibrancy and community spirit of this secret gem of a Toronto neighbourhood.

Today, I am proud to say, my vision - Backyard Neighbourhood Condos, is now flourishing. The village-style Shoppes at Stonegate has come to life with high-quality architecture and destination medical and retail tenants. Our central 1-acre park will blossom to reveal a

...a place to feel truly connected to the community.

year-round backyard haven for our residents. The Humberside, the first of our three mid-rise Backyard Condos sold out in record time and residents are eagerly anticipating their new carefree condo lifestyle.

Our latest Backyard Neighbourhood Condo - The Queensview - will offer even more of what you want. More suites, more floorplan choices, more amenities - all within a perfectly scaled 10-storey mid-rise surrounded by South Etobicoke's abundant amenities.

Our same great team, U31 Interior Design and Kohn Architects have harmoniously retained the contemporary clean lines and stunning simplicity we know you'll love.

So, whether you are starting out, starting a family or starting a new home adventure, we know Backyard Condos will be a place for you to feel truly connected to the community.

At VANDYK, we are proud to say that we have found our place in Etobicoke and are continuing to invest in its backyard with exciting new home communities coming soon. VANDYK, Etobicoke and you. Life like it should be!

Your Neighbourhood Builder,

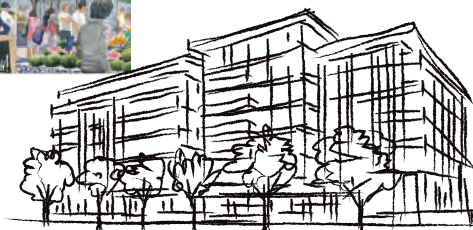
John C. Vandyk



50's Stonegate Strip Plaza



Re-imagining neighbourhood living



PANORAMIC PERSPECTIVE

Toronto's West End is experiencing an unprecedented boom with exciting new communities, destination retail, tasty restaurants, lively venues and year-round events.

CITY MEETS NATURE, THE BEST OF BOTH WORLDS

The Queensview location is at the centre of it all! Just far enough from the hustle and bustle of downtown but close enough to be connected.

Need nature? The King's Mill, Humber River and South Humber Park are a stone's throw away. High Park, Toronto's largest urban park has 339 acres of year-round wonderland to explore. Nearby Humber Bay Shores beckons with its beautiful lakefront promenade, beaches and wildlife sanctuaries.

Crave city culture? The Queensway screams new edge thanks to an array of indie shops popping up along the vibrant streets. Bordering The Kingsway, with its affluent homes, posh shops and fine foods, Bloor Street is closer than you think. Bloor West Village boasts an eclectic mix of retailers, services and style. The hot new Junction Triangle is not far off. Known for its mix of galleries, brew pubs and Drake Commissary, the formerly industrial Junction is transforming into an in-demand 'hood. Roncey is your hip neighbour with a bustling stretch of authentic old-world butchers, bakers, acclaimed new restaurants and nightlife.

COMMUTER-FRIENDLY CONNECTIVITY



Designated bike lanes make for a safer ride along Bloor, Queensway and King Street. Grab your helmet and get to where you need to go with ease. Take in the Toronto sights while reducing your eco-footprint on the environment.



A new and improved connection between the Queensway and Humber Loop is underway. Area residents can look forward to improved infrastructure, wider pedestrian walkways and accessible platforms, making commuting a breeze.



MetroLinx recently announced a proposal for a new Park Lawn GO Station to service the burgeoning Humber Bay/Mimico and Lakeshore communities. Getting to work in the downtown core would be just two stops away!



"Backyard Condos bridges urban convenience with a village lifestyle."

Buzzbuzzhome.com

THE BIG (BACKYARD) PICTURE

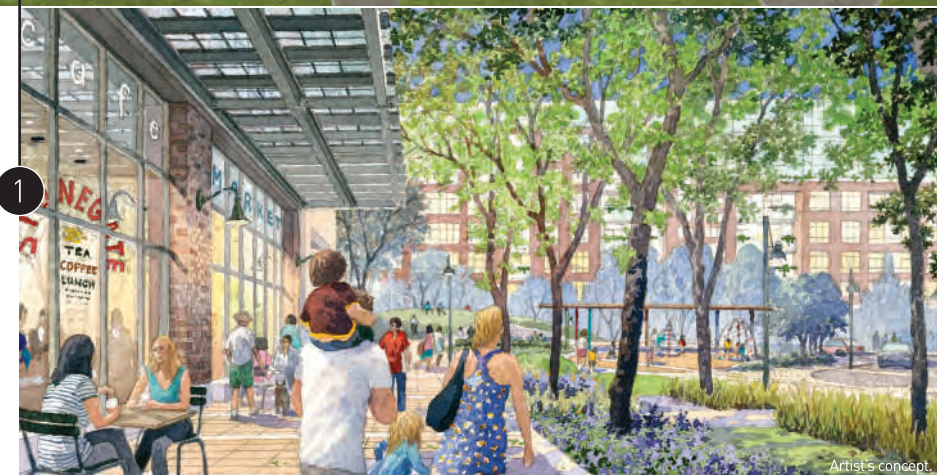
A community within a community.



Artist's concept.

Picturesque Promenade

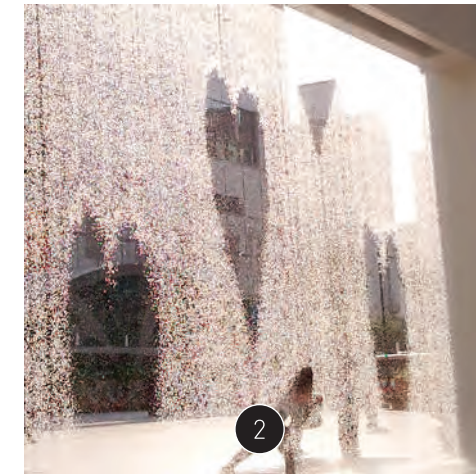
The tree-lined retail promenade is rich with life. Stroll down the European-inspired walkways with rows of trees and an abundance of greenery by your side.



Artist's concept.

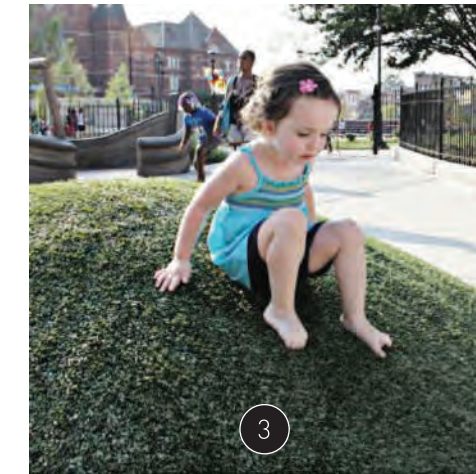
DESIGNED TO MEET IN THE MIDDLE

Backyard Condos' refreshingly green outdoor spaces are designed to bring people together. The new community will have an old-fashioned village vibe by inviting condo residents and visitors to its welcoming 1-acre community park and charming independent shops and services.



MAKE A SPLASH!

All ages will enjoy the beauty of the interactive water features with LED lighting in the heart of the park.



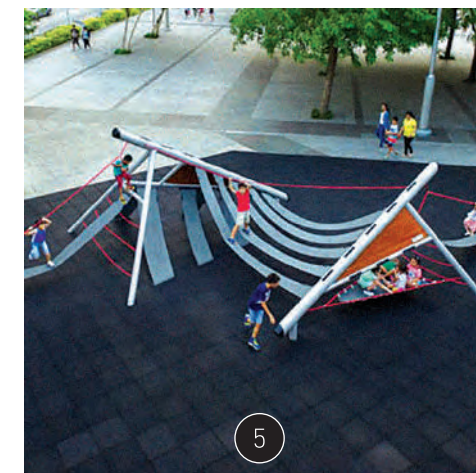
JUST FOR FUN

Grow and be active on kid-friendly soft turf, round mounds and interactive play stations.



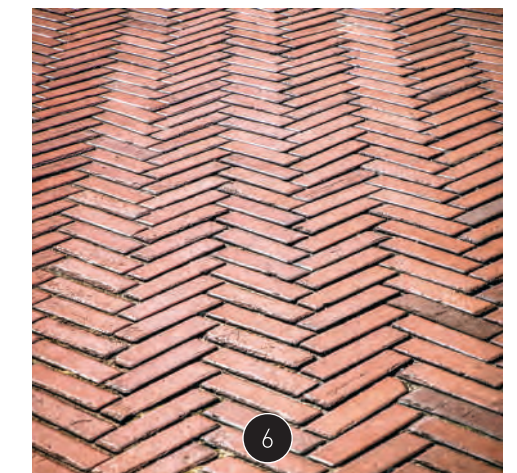
MADE IN THE SHADE

A sun shade structure makes a cool statement and provides a safe haven from the elements.



PLAY SCULPTURE

A unique play experience with the appeal of sculpture art. Interactive art designed to be played on!



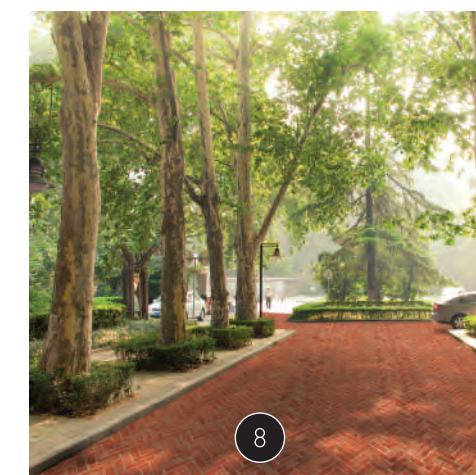
PAVING THE WAY

Pedestrian-friendly streets with traffic calming pavers designed to enhance VANDYK's community vision.



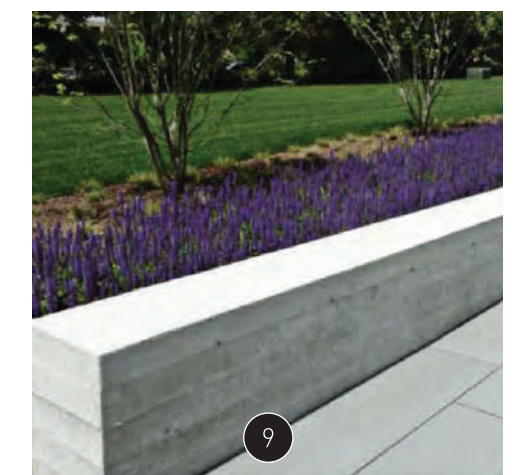
GREEN SPACE

A designated open grassy area fosters both play and relaxation.



TREE-LINED BOULEVARD

Aesthetically pleasing and shade offering for an elegant and welcoming entrance.



STAY AWHILE

Park benches and seatwalls are the perfect place to perch and stay awhile.

The images shown on this page are for illustration purposes only and may not be exact representations of the actual design and materials used.



The Shoppes at
STONEGATE
 BACKYARD CONDOS

MEET YOUR NEIGHBOURS

Stop by the Shoppes at Stonegate to meet your neighbourhood retailers and health service providers.

“We are beyond excited to be in our new 15,000 sq.ft. state-of-the-art facilities at Backyard Condos.”

- BEV LEAVER, EXECUTIVE DIRECTOR, STONEGATE CHC

BEV LEAVER

Executive Director, Stonegate CHC

Stonegate Community Health Centre (SCHC) is a fixture in the neighbourhood providing primary care at every stage of life, health promotion and a variety of programs to the South Etobicoke community since its creation in 1992.

Stonegate CHC will continue to be the model of health and well-being in the community. The state-of-the-art space will anchor the second floor of The Shoppes at Stonegate. “With the 15,000 sq.ft. new facility, we are not only able to improve our community’s health, but increase our engagement by providing a positive experience and uplifting environment with every visit,” says Bev Leaver. “Our mission is to work with this community to improve its well-being every step of the way.”

JAMES PARTANEN

Executive Director, Berry Road Food Co-op

At over 8,000 sq.ft., the Berry Road Food Co-op will offer locally farmed produce, sustainably-raised meat, artisan bakery, a fair trade café, and naturally sourced health products. The co-op will host food education seminars, multicultural cooking classes and social co-working opportunities with exciting workshops.

“We’re excited to launch the Berry Road Food Co-op at Backyard Neighbourhood Condos,” says James Partanen, executive director of the co-op. “We are a not-for-profit cooperative. Our mission is to provide access to healthy, local and sustainable food to Etobicoke’s diverse residents in a way that balances the interest of shoppers, local food producers, workers, and community partners.”

SUBHASH SODHA

Pharmacist, IDA Pharmacy

The Shoppes at Stonegate conceptualized at the perfect time for Subhash Sodha. The devoted pharmacist of 30 years was in the process of locating an ideal space for his fourth pharmacy when he discovered VANDYK’s newest retail opportunity. “The Shoppes at Stonegate fit all our criteria. It’s a stable multicultural community, has an urban location and a high quality retail environment,” says Subhash Sodha. “The space is so very warm and welcoming for our customers, patients and staff that will be working here.”

The 3,500 sq.ft. open concept IDA pharmacy provides patients, customers and local community members easy access to prescription refills, professional advice and a walk-in clinic.

Improving community well-being



Resident fresh food provider



Your friendly neighbourhood pharmacy



Everyday Essentials



Convenient Services



Community Wellness



Local, Farm Fresh Food

A VILLAGE IN THE CITY

Socially connected living at your doorstep.

INTRODUCING
THE
QUEENSVIEW
—  —
AT BACKYARD CONDOS



Artist's concept.

The Queensview, a 10-storey residence of chic crimson exterior, cool white precast, warm accents and dramatic glazing is a perfect blend of traditional materials and modern design. The Queensview will set a new standard for condo living in Etobicoke.

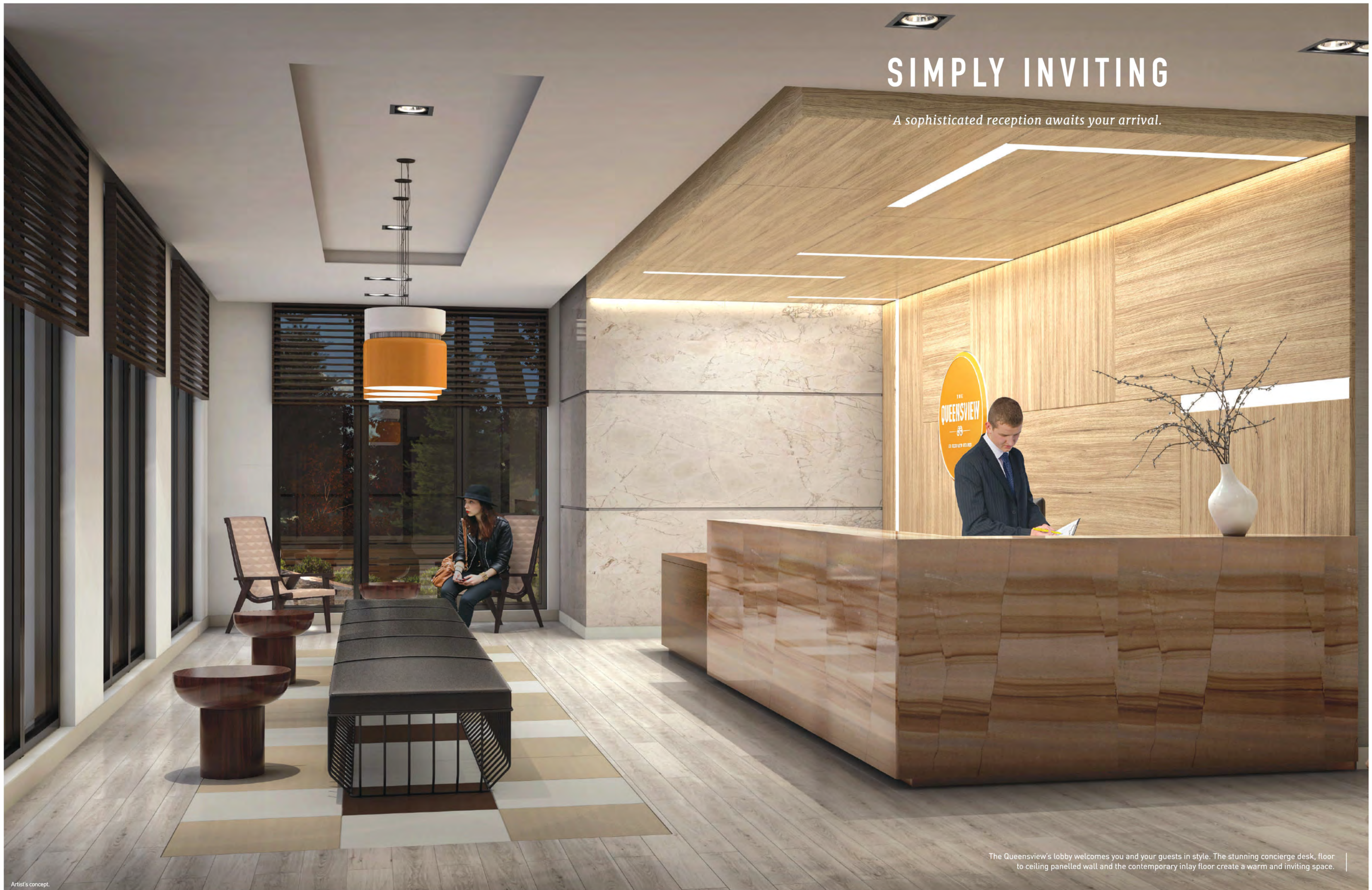
OLD WORLD CHARM RE-IMAGINED

Traditional brick patterned pavers lead the way from the landscaped courtyard up to the contemporary canopied lobby entrance.



SIMPLY INVITING

A sophisticated reception awaits your arrival.



The Queensview's lobby welcomes you and your guests in style. The stunning concierge desk, floor to ceiling panelled wall and the contemporary inlay floor create a warm and inviting space.



STEP OUT *to your* BACKYARD

*Ground level amenities give you an ideal
balance of indoor and outdoor social spaces.*

The Queensview's wrap around outdoor terrace is sure to be the cornerstone for socializing with friends, family and neighbours. Walk out from the dining or party room to the spacious terrace and sink into comfortable loungers. Host a BBQ. Gather around the fire pit. Take in the sunshine or stargaze.

Artist's concept.



Artist's concept.

PARTY ROOM Entertain at home in the sophisticated party room. Catch up with family, friends and neighbours in the bar and lounge area, kickback and watch a game or simply relax and unwind by the crackling fireplace.
MEETING & DINING ROOM (BELOW) A private room offers an intimate setting with dramatic dark slate wall features, live edge wood harvest table, wet bar and access to the sweeping terrace.



Artist's concept.

YOUR AMENITIES

Escape the daily grind in your own backyard full of amenities.
 There's something for everyone at The Queensview.



Artist's concept.



WORK + PLAY

Push yourself at the gym while children challenge themselves through play.

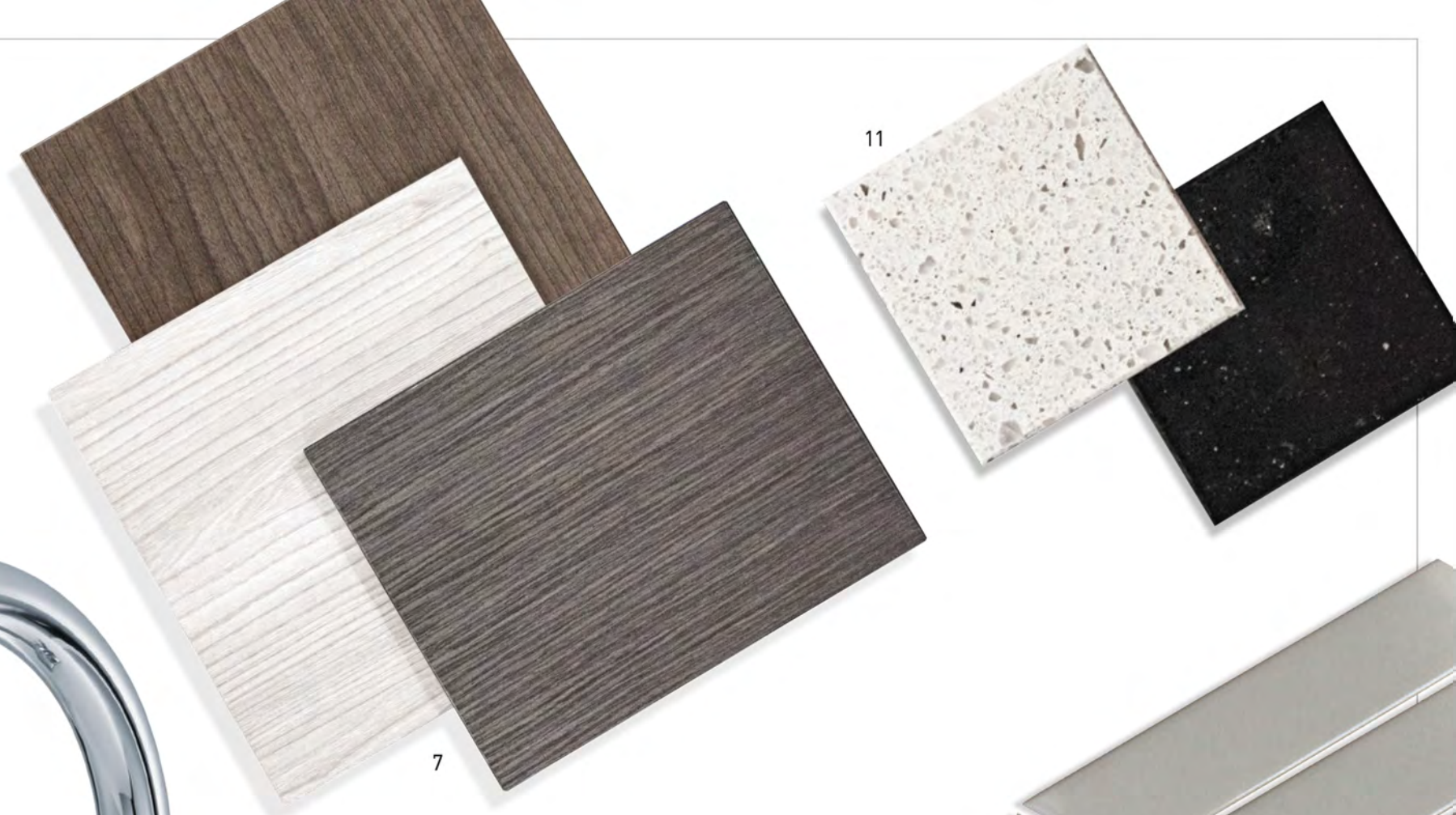
FITNESS CENTRE *Inspire your body, mind and spirit. The airy space is designed to take advantage of the natural light and the ever-changing seasonal views of the landscaped central park. Cool down after a workout on the adjoining wrap around terrace or start your morning jog from here.*

Artist's concept.



KIDS PLAY SPACE *Quality family time and play are essential for children. The Queensview has a kids' creative craft and play area to keep youngsters engaged. This playful space will allow kids to have room to stretch out at ease, let new parents meet and host birthday parties.*

PET SPA *Forget about muddy paw prints on your gleaming bathroom tiles. Pamper your pooch in the pet spa, outfitted with a large bathing tub and multi-purpose grooming station, your four-legged friends will be wagging their tails in luxury.*



CLOSE-UP ON DESIGN DETAILS

At VANDYK, we integrate high-end designer style into our standard features and finishes offerings. We've considered everything to make you enjoy your home with smart everyday design essentials that add up to great style and long-term value. Take a look at our inspired design selections for your home at Backyard Condos.

VANDYK DESIGN ADVANTAGES

Our features and finishes really add-up!

1. Open Concept Living Spaces

An open concept approach allows for a fully functional space consisting of floor-to-ceiling windows and glass balconies creating a seamless indoor/outdoor living experience.

2. Colour Palette Choices

Choose from 3 distinctive designer finish packages, each with its own flavour: "Cloud Cover", "Modern Midnight" or "Soft Stone". Mix and match between these three for even more customization!

3. Smooth Ceilings

Smooth finish ceilings provide an upgraded and elegant appearance.

4. Wide Plank Laminate Flooring

We've got you covered with modern wide plank wood grain laminate flooring for seamless transitions from room to room.

5. Clean Lined Trim

Contemporary touches like flat-profile baseboards and trim have a modern aesthetic.

6. Entry Door System

Safe, secure home door system with modern hardware.

7. Contemporary Cabinets

Kitchens come complete with contemporary base cabinets and contrasting uppers for a designer style composition.

8. Kitchen Feature Wall

Elongated stacked subway backsplash tiles intersect texture and visual appeal in our elevated kitchen designs.

9. Stainless Steel Appliances

Euro-inspired appliances – these chic stainless steel appliances add contemporary glamour to your open concept kitchen.

10. Contemporary Faucet & Sink

An attractive pull out faucet in polished chrome with an undermount stainless steel sink adds to the sophisticated feel of the kitchen.

11. Quartz Countertop

Quartz kitchen countertops add luxury as well as durability.



12. Contemporary Vanity

Stylish vanity with a white solid surface integrated sink and vanity top.

13. Bright Light

The designer selected wall mounted vanity light really shines!

14. Mirror Mirror on the Wall

The vanity width wall mirror with polished edges is the fairest of them all.

15. Timeless Chevron Accent

Chevron patterned ceramic tile in the shower adds the "wow" factor to your bathroom retreat.

16. Large-Scale Porcelain Tile

Bathroom floors feature large-scale porcelain tile in a stacked pattern for a chic hotel look.

17. Glass Shower

Shower enclosure is chrome framed with clean lines.

All materials and specifications are subject to change without notice E&O.E.

ROOM TO GROW

Celebrate milestones in spacious suites designed to bring people together.



Artist's concept.

HOME SUITE HOME

Clean, crisp design-forward features we know you'll love.



Artist's concept.



Artist's concept.

ALL THE RIGHT INGREDIENTS

Enjoy design-forward features in your open concept kitchen such as contemporary floating upper cabinets, subway-style backsplash, quartz countertop and sleek stainless steel appliances.



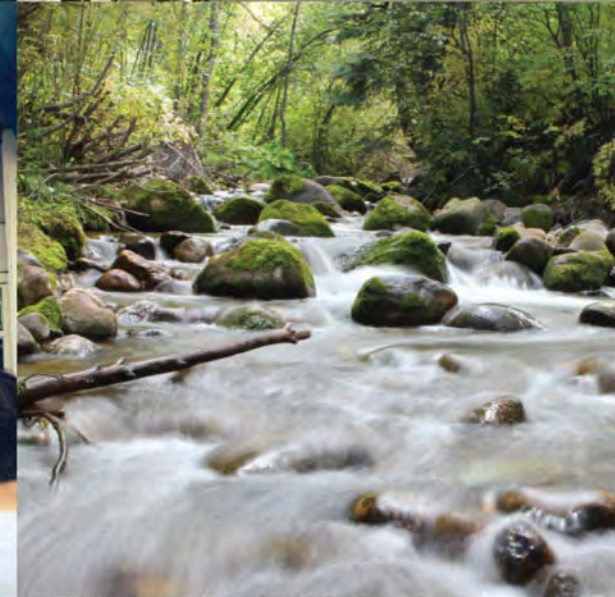
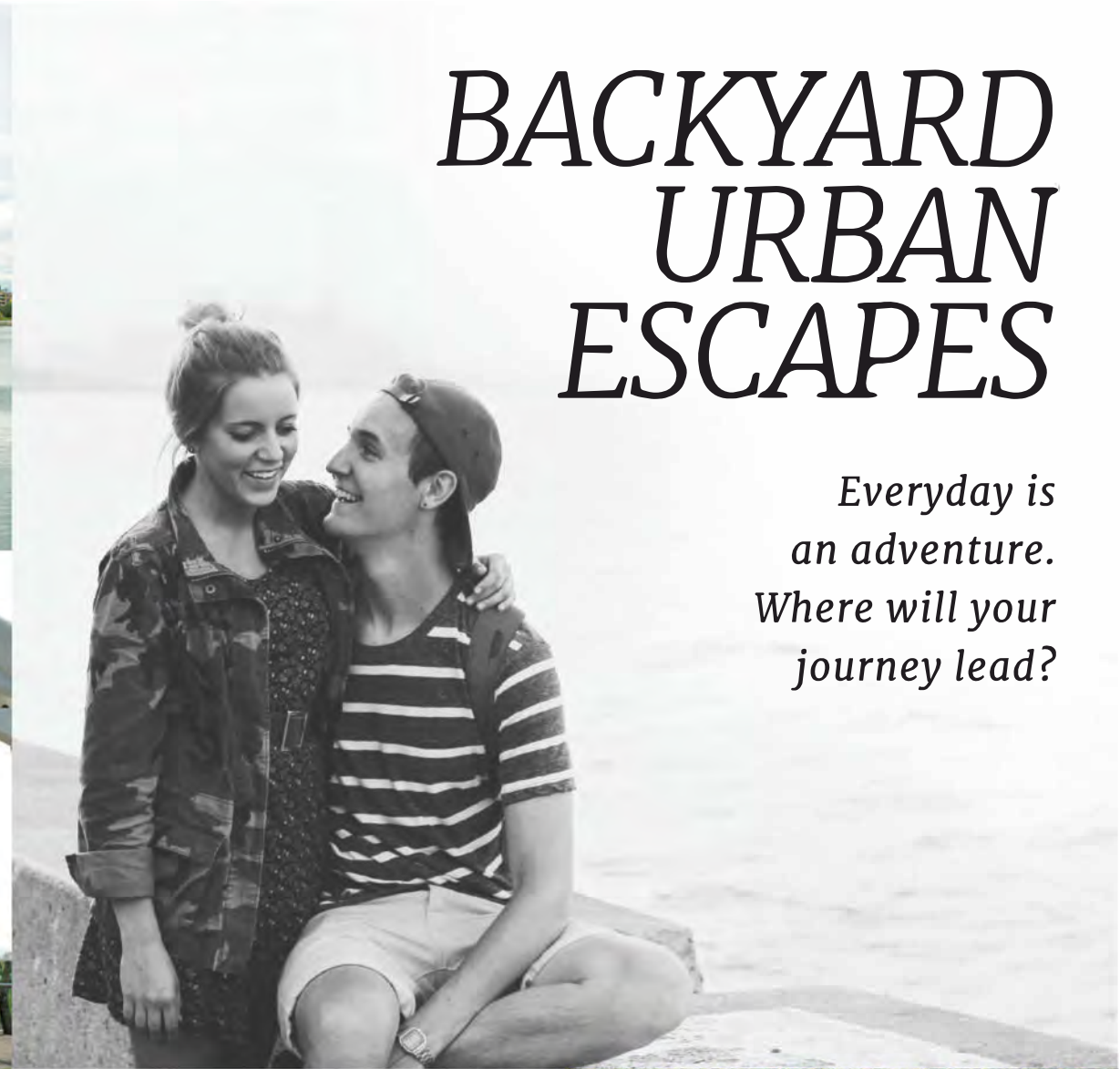
TREAT YOURSELF

Be pampered with spa-inspired details such as a contemporary vanity with integrated sink and glossy chevron accent tiling in the shower.

Artist's concept.

BACKYARD URBAN ESCAPES

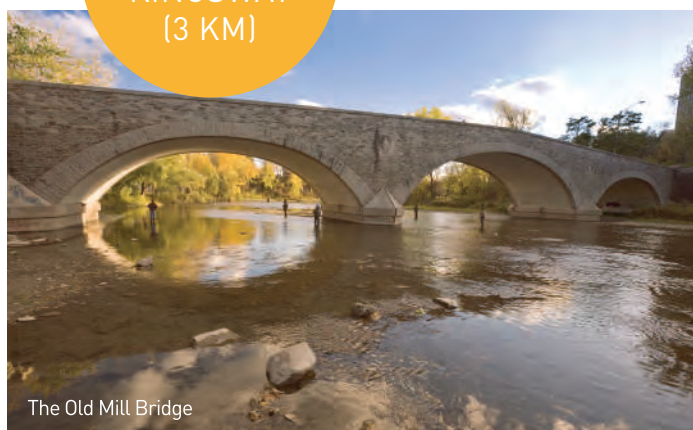
Everyday is
an adventure.
Where will your
journey lead?



Local Destinations

YOU'RE SURROUNDED BY STYLE, SHOPS, RESTAURANTS AND RECREATION. MEET SOME OF YOUR VIBRANT AND ECLECTIC NEIGHBOURS.

BLOOR ST. & THE KINGSWAY (3 KM)



Stylish, independent shops of The Kingsway

Specialty services, bakeries, butchers, bars, retro cinema and lively community street events make The Kingsway a desirable destination and great neighbour.

Jules Café Patisserie – A taste of France

An authentic French bakery on Bloor Street that offers traditional French fare. Bask in buttery croissants, brioche, baguette and brimming bowls of steaming café. Bonjour!

julescafepatisserie.com

The Old Mill Bridge – A neighbourhood icon

Since 1916, the stone arched bridge carrying Old Mill Road over the wide Humber River has been a favourite destination for nature-loving Torontonians. Nestled among the thickly wooded banks of the Humber River, the romantic rustic stone bridge garners the attention of anglers, hikers and bird watching enthusiasts.

Bliss Yoga Studio – It's all about community

Bliss Yoga caters to the Bloor West community, offering relaxing yoga classes and workshops to improve mental and physical strength. Everyone is welcome! Namaste.

blissyogastudio.net



Waterfront playground

Toronto's sprawling lakefront provides endless opportunities for outdoor fun. Whether it's kayaking and canoeing on The Humber River, stand-up paddle boarding at Sunnyside, sailing, cruising or competitive racing at The Etobicoke Yacht Club or Mimico Cruising Club, there are ample opportunities to enjoy life at the water's edge.

The Queensway is full of surprises. From sushi to the all new Sherway Gardens!

Sushi Kaji – World-class dining

Mitsuhiro Kaji is a Sushi Master. Sushi Kaji is the #1 spot for Sushi in TO! Master Kaji chose his secret hideaway restaurant on The Queensway in Etobicoke to focus on high quality food and fresh ingredients from the nearby food terminal. Kaji artistry is on display - with only 13 spots you can watch this master create your meal!

sushikaji.com

Sherway Gardens – A blossoming retail destination

A recent multi million-dollar expansion has raised the stakes in retail and placed Sherway Gardens at the forefront of leading fashion destinations. Fifty new stores, including, Nordstrom, Zara and Indigo to unique speciality stores like BonLook Optical and Squish Candies, offer something for everyone.

cfshops.com



Cineplex VIP Queensway – Watch a movie in style

The Queensway is transforming into a vivacious restaurant and entertainment hub. The new Queensway Cineplex VIP Cinema with a licensed lounge and full service options elevates the movie going experience. Forget about long lines at the popcorn counter!

cineplex.com



Authentic hospitality, cafes and culture, bistros and bars

Roncesvalles Village boasts an eclectic mix of destination-worthy restaurants, boutiques and indie coffee houses. Add in popular pubs like The Local, second-run flicks at the Revue Cinema and late night burgers at The Rude Boy and you've got yourself a gem of a neighbourhood that's no longer one of Toronto's best kept secrets.

La Cubana – Sunny Latin diner is a hot spot

Whether you're a hungry hipster, a stroller-happy family or a culture buff seeking Havana history, drop in to La Cubana on Roncey. The traditional pressed sandwiches alone are well worth the visit!

lacubana.ca





LOCAL GUIDE

PARKS + RECREATION

1. Humber Bay Arch Bridge
2. Humber Bay Park West (Farmers Market)
3. Humber Bay Butterfly Habitat
4. Mimico Cruising Club
5. Etobicoke Yacht Club
6. Mimico Waterfront Park
7. Lakeshore Yacht Club
8. Colonel Sam Smith Dog Park
9. Lakefront Promenade Park
10. Cineplex Cinemas Queensway & VIP
11. Bowlerama West
12. Lambton Golf & Country Club
13. Humber Marshes Park
14. Toronto Humber Yacht Club
15. Historic Old Mill Bridge
16. Etienne Brule Park
17. Humber Cinemas
18. High Park Zoo
19. Gus Ryder Sunnyside Swimming Pool

RESTAURANTS + GROCERY

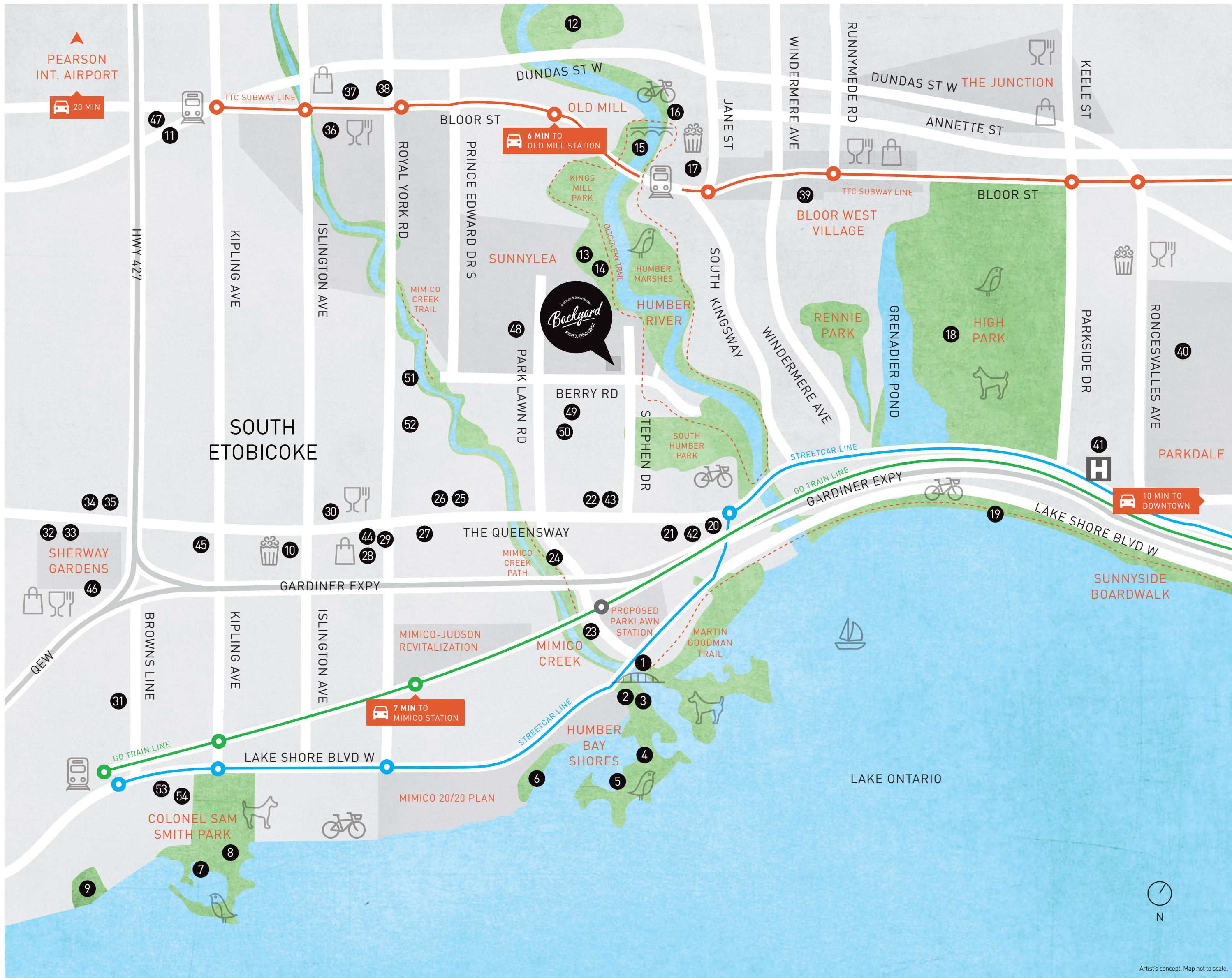
20. Sobey's
21. LCBO
22. Rocco's Plum Tomato Trattoria
23. Avenue Cafe & Bistro
24. Starbucks
25. Tom's Dairy Freeze
26. Grappa Ristorante
27. AG Macarons
28. Costco
29. Bua Thai
30. Sushi Kaji
31. Il Paesano Pizzeria
32. The Keg
33. JOEY
34. Jack Astors
35. Red Lobster
36. Black Angus Steakhouse
37. Crooked Cue
38. La Veranda Osteria

SHOPS + SERVICES

39. Bloor West Village
40. Roncesvalles Village
41. St. Joseph's Health Care
42. Lakeside Medical Walk-In Clinic
43. Park Lawn Dental
44. South Etobicoke Animal Hospital
45. IKEA
46. Sherway Gardens
47. Cloverdale Mall

SCHOOLS

48. Park Lawn Junior Middle School
49. Etienne Brule Junior School
50. St. Mark Catholic School
51. Bishop Allen Academy
52. Etobicoke School of the Arts
53. Humber College
54. Father John Redmond Secondary School



Artist's concept. Map not to scale.



CONTRIBUTORS

MEET THE BACKYARD CREW

A visionary developer, a local architect, a top interior design firm and green-thumb landscaper have come together to lay the groundwork for a fresh new kind of condo community in the city.



John C. Vandyk

President & CEO
 VANDYK Group of Companies

"Our vision for Backyard Condos was to create a landmark community where people can have a balanced life with smart designs, attainable luxury and great indoor/outdoor spaces to reconnect to what really matters."



Andrew Muffitt

Principal Architect
 Kohn Partnership Architects Inc.

Local resident Andrew Muffitt brings pride and neighbourhood insight into the design of Backyard Condos. Taking design cues from the surrounding landscape and mid-century architecture, Kohn is injecting a classic and contemporary style into a well-established neighbourhood.



Tim Turner

Landscape Architect
 Baker Turner Inc.

Tim brings his vision and natural design sensibilities to the creation of Backyard Condos' masterful site planning. The connectivity and purposeful design of the central community park at Backyard Condos is visually appealing with tree-lined streets and European-inspired pavers while offering a range of community oriented uses throughout.

Kelly Cray

Interior Design Principal
 U31 Inc.

Respected and trend-setting interior designer Kelly Cray brings a fresh perspective to designing the interiors of Backyard Condos. U31 played on the natural elements of the exterior like linear brick, stone accents and clean, crisp lines. Cray interpreted these elements on the inside for warm and inviting interiors that are equally "now" as they are timeless.





ONE88 RESIDENCES | SARASOTA, FL



BUILDING EXCELLENCE

When passion for building extraordinary homes meets inspired design and an unwavering commitment to quality, the result is excellence.

From Mississauga and Oakville to Cobourg and now Etobicoke, VANDYK has been building exceptional residential communities across Ontario for almost 40 years. VANDYK takes pride in crafting communities that are distinctive and legendary in architecture and add beauty and value to their neighbourhoods.

VANDYK is also continuing to break ground on dynamic projects in Southwest Florida, USA. They include the stunning Orange Club Boutique Condos & Townhomes in the historic Burns Square District as well as ONE88 Residences on the prestigious Golden Gate Point with another iconic development coming soon to 688 Golden Gate Point.



THE CRAFTSMAN
craftsmancondo.com



WINDOWS ON THE GREEN | MISSISSAUGA, ON
windowsonthegreen.ca



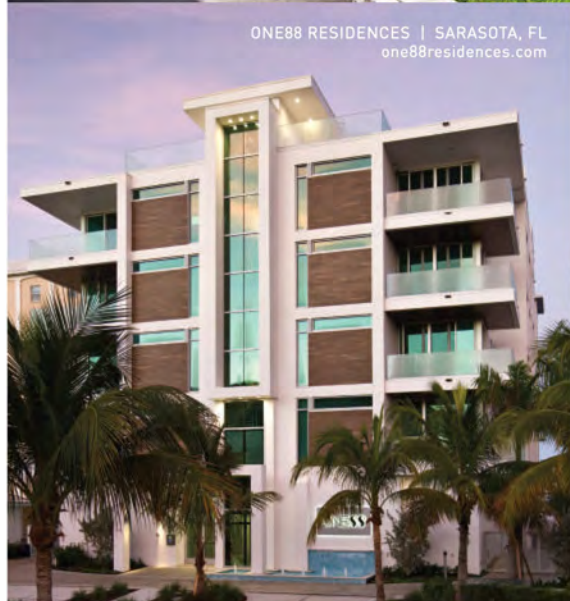
ORANGE CLUB | SARASOTA, FL
orangeclubsarasota.com



UPTOWNS | BRAMPTON, ON
iloveuptowns.com



WYNDHAM PLACE | OAKVILLE, ON
vandykwyndham.com



ONE88 RESIDENCES | SARASOTA, FL
one88residences.com

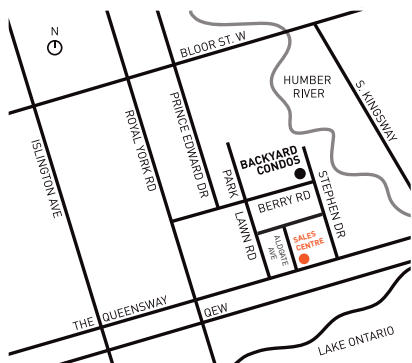


THE CRAFTSMAN | MISSISSAUGA, ON
craftsmancondo.com

DREAM IN YOUR OWN BACKYARD



IN THE HEART OF SOUTH ETORICOKE
Backyard
 NEIGHBOURHOOD CONDOS



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