



STOCKYARDS
DISTRICT
RESIDENCES

STOCKYARDS DISTRICT



**BE YOURSELF,
EVERYONE
ELSE IS
TAKEN**

OSCAR WILDE

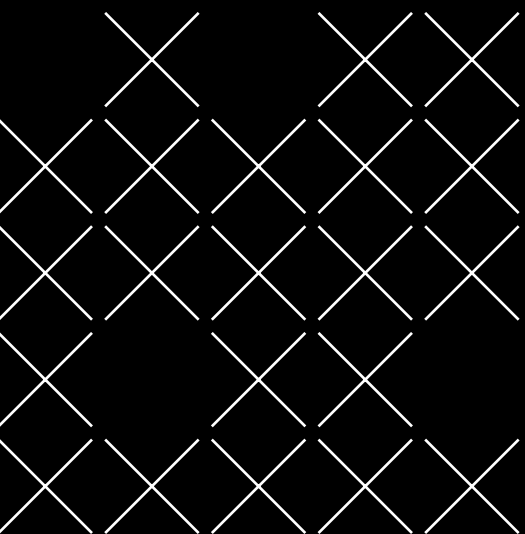


TABLE OF CONTENTS

1

INTRODUCTION

pg / 6 - 11

2

BUILDING

pg / 12 - 15

3

LOCATION

pg / 16 - 19

4

AMENITIES

pg / 22 - 31

5

SUITES

pg / 34 - 35

6

TEAM

pg / 36 - 37





AUTHENTIC URBAN LIVING



Some of us not only seek authenticity – we live it. At every given **opportunity**, we create our **truth**: in the types of shoes we wear, whether we bike or drive, new music or podcasts, morning bird or night owl, sunny side up or scrambled. Through each **moment** of our lives, we live in the reality we have created. When we return home from that vision, we live in the places we **choose**.

Welcome to **Stockyards District Residences**.
Condominium living *for you*.




Junction Local

KEEPING THINGS REAL IN THE STOCKYARDS

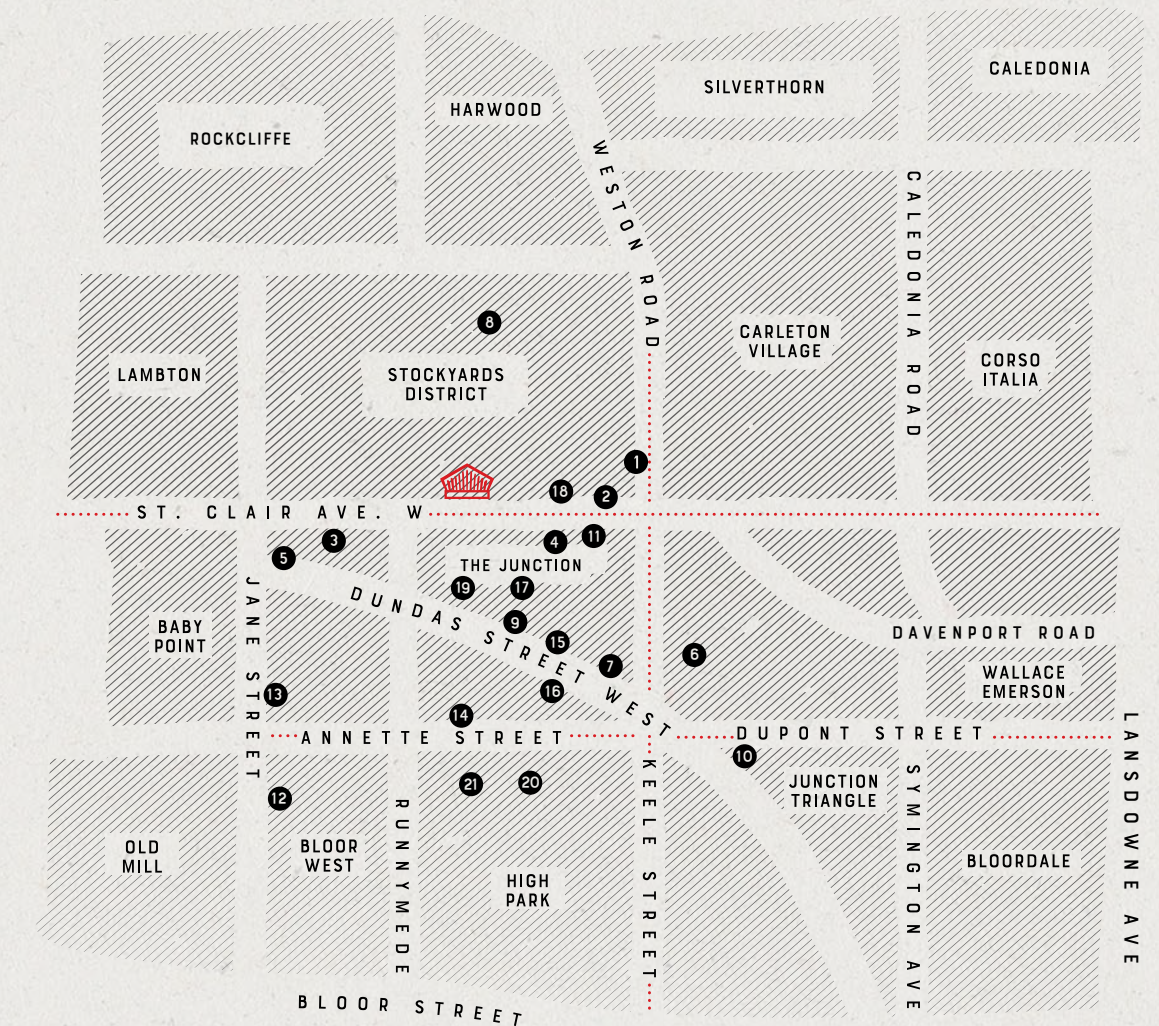
North of The Junction, elements of Toronto's unique history have come together to create The Stockyards District.

In this community, there's proof of the boundless efforts of creators and cultures that have made Toronto the well-loved city it is.

93 BIKE SCORE 

82 TRANSIT SCORE 

71 WALK SCORE 



 STOCKYARDS DISTRICT RESIDENCES

 TTC

- | | |
|----------------------------|--|
| 1. STOCKYARDS MALL | 13. MAD MEXICAN |
| 2. NATIONS GROCERY STORE | 14. THE GOOD NEIGHBOUR |
| 3. WALMART | 15. INDIE ALEHOUSE |
| 4. METRO | 16. PLAYA CABANA CANTINA |
| 5. LCBO | 17. GEORGE BELL ARENA |
| 6. ORGANIC GARAGE | 18. ANYTIME FITNESS |
| 7. NODO RESTAURANT | 19. RUNNYMEDE PARK |
| 8. RAINHARD BREWING CO. | 20. HUMBERSIDE COLLEGIATE INSTITUTE |
| 9. JUNCTION LOCAL | 21. ANNETTE STREET JUNIOR AND SENIOR PUBLIC SCHOOL |
| 10. FARMHOUSE TAVERN | |
| 11. STARBUCKS | |
| 12. QUEEN MARGHERITA PIZZA | |

FOLLOW US!

 JunctionLOCAL

SWEETS

"AFFOGATO"

\$8 APPLE DATE BREAD PUDDING
* * *

\$8 STRAWBERRY SORBET
* * *

\$8 SWEET POTATO PIE
h o - o - d

\$7 GUEST TAP

 GOLDEN RATIO PALE ALE
ABV 5.6%

DESSERT WINE
ITALY \$10.95
MOSCATO
Castello del Poggio
SPECIALTY \$8
COFFEES
* Spanish
* Irish
* Monte Cristo
* B52



ADVENTURE IS NOT
OUTSIDE YOU;
IT IS WITHIN.

GEORGE ELIOT



WINE OF THE MONTH

RED
Rosso Toscano
<6oz.>
\$11.00

WHITE
Promise Land Chardonnay
<6oz.>
\$10.00

 @junctionlocal
#junctionlocal

Wi-Junction biella

BUILDING

EXTERIOR

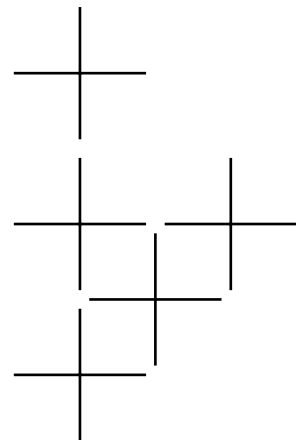


GROUND FLOOR

DETAILS

Reminiscent of New York and Chicago style city streets, the Stockyards District Residences encapsulates urban living. A series of lifestyle-centric retail stores make up the world you enter, encompassed by exposed brick walls and visually striking floor-to-ceiling windows.

With all of the amenities your busy life requires, this is the place to create your home. Take the opportunity to explore a series of intricately designed details: eye-catching light fixtures, beautiful black window mullions, big open spaces, and the convenience of close-to-home boutique-style shops. The Stockyards District Residences offers an authentic combination of experiences and style that will always welcome you home.





D BREWERY



ON THE STREETCAR



DOG DAYS IN HIGH PARK



DRINKS @ RAINHARD BREWERY

LOCATION



Krave Coffee



Southeast View

Historically, The Stockyards is like any neighbourhood that organically finds transformation. The ideal setting for creative growth and urban life, it shines through elements created anew – warehouses turned into homes; artists staking their claim; day-to-day life and nightlife made equally essential. This is the place to create and thrive.

This pocket of the city is yours to discover. Steps from The Junction, The Stockyards District echoes the ingenuity of one of Toronto's best neighbourhoods. Paired with transit, bike paths, boutiques, and a nearby urban centre, The Stockyards District is all yours, however you choose to explore.



Rainhard Brewing Co.



The Stockyards Mall




Starbucks Coffee



High Park



Nodo Restaurant

A black sign with white text stands on a sidewalk in front of a cafe. The sign is on a tripod stand and features a quote by Maya Angelou. In the background, a cafe window shows people sitting at tables. A large green planter with a bush is on the left. The scene is outdoors during the day.

I LONG, AS
DOES EVERY
HUMAN BEING,
TO BE AT HOME
WHEREVER
I FIND MYSELF

MAYA ANGELOU

LOBBY

Retreat into an open, comfortable space with high ceilings, exposed brick, and furnishings with quiet, unassuming style. Accompanied by a concierge, the lobby is accessible from the street through St. Clair Avenue West or through the building's interior courtyard along Symes Road.

Inspired by the uniqueness of the local urban culture, it's an entryway that invites you to take a seat, grab a book, and relax for a while.





OUTDOOR

AMENITIES

Featuring multiple covered lounge and dining nooks, this inviting outdoor amenity space provides residents with various options for relaxing retreats or open-air entertaining.

Alongside cozy fire pits, a series of rustic materials come together to create a warm, laid-back atmosphere in the courtyard and outdoor green space. With the addition of clean-lined furniture, a kitchen prep and BBQ station, dog run and children's play area, you'll find the perfect comforts to extend your living space.

FITNESS &
AMENITIES



**BUILDING
AMENITIES**

- 1. OUTDOOR LOUNGE
- 2. DOG RUN
- 3. PARTY ROOM
- 4. PRIVATE DINING
- 5. KIDS PLAYROOM
- 6. GYM
- 7. YOGA STUDIO
- 8. COMMERCIAL RETAIL
- 9. LOBBY

With a modern, fully-equipped fitness and yoga room, enjoy everything you need to build or maintain your strength. Find that inner zen, relax, recharge, or ramp up your routine, all without leaving the comforts of home.

Made to accommodate all of your exercise needs, from weight training to cardio to yoga, our exercise amenities have been designed with you and your life in mind.



PARTY

ROOM



Enjoy special occasions and private gatherings amidst the backdrop of a relaxed and design-savvy party room environment.

Suited with chic tile flooring, a contemporary mix of furniture and unique lighting selections, the tone has been set for a space that welcomes you and yours to do everything from hosting big celebrations to unwinding with close friends. Complete with a lounge and private entertainment and dining area, let this intimate and inviting room welcome you in for any occasion.



KIDS

PLAYROOM



With areas for activity, socializing, and quiet time together, the Kids Playroom is a welcoming space for parents to comfortably entertain their children. Fitted with furniture designed to optimize fun and play, this is a space made for family gatherings.

A series of games, toys and chalkboards encourage creativity, alongside an air hockey table made for friendly competition. Patches of soft carpeting and cozy places to sit and read make this space both functional and fun for kids of all ages.





STOCKYARDS DISTRICT RANKS AS
ONE OF THE MOST DESIRABLE
PLACES IN THE CITY TO LIVE

BLOGTO



SUITE INTERIORS

It's all in the details. Suite features and finishes are carefully selected to maximize your living space using the highest quality craftsmanship.

SUITE FEATURES + FINISHES

Residents will enjoy an array of premium features and finishes with thoughtful elements throughout. From custom vanities created by coveted interior design firm U31, to individually controlled heating & cooling, sleek contemporary soaker tubs and more, every suite detail has been meticulously crafted to exceed standards and expectations.

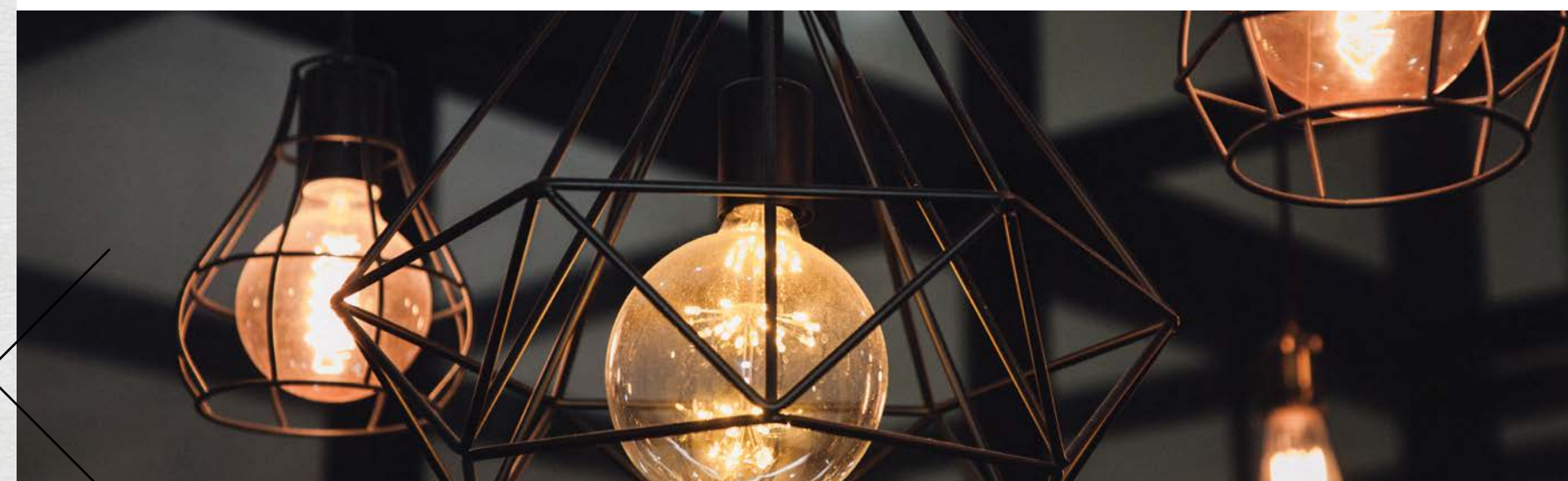
- Authentic industrial-inspired architectural design;
- Balconies and terraces with contemporary glass railing systems and industrial-inspired accents*;
- Floor to ceiling windows*;
- Energy-efficient appliances**;
- Spacious ground floor exterior amenity: outdoor BBQ with dining area; fire pit with lounge seating; comfortable sun loungers; children's play space; and dog run area;
- Suite designs with approximately 9' smooth finish ceilings*‡;
- Contemporary kitchen cabinetry custom designed by U31*†‡;
- Custom designed vanity by U31, with quartz slab countertop and undermount sink*†;
- Contemporary single-lever faucet in matte black finish*†‡.

* Where applicable and as per plan.

** Please see Sales Representative for more details.

† As per Vendor's preselected standard finish packages.

‡ Ceiling heights are subject to bulkheads, dropped ceilings and structural beams.





Marlin Spring prides itself on its ability to imagine, to inspire, and to innovate. Its industry-leading communities are distinguished by the highest quality building standards, elegant architecture, vibrant amenities, and environmentally friendly features.

The company has a strong, diversified portfolio of low-rise, mid-rise, and mixed-use projects in prime locations across the GTA, with approximately one million residential square feet currently under development. As a testament to its community commitment, Marlin Spring makes significant investments in the communities in which it builds.



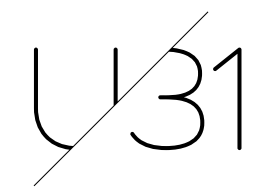
Greybrook Realty Partners is a Toronto-based asset management firm that invests equity in large-scale real estate development projects. Alongside its network of leading North American developer partners, Greybrook is responsible for building and shaping communities across the Greater Toronto Area, Greater Golden Horseshoe region, and South Florida markets.

Ranging from single-family homes, condominiums, and purpose-built rentals, to ultra-luxury condominium residences and retail, Greybrook's diversified real estate portfolio includes more than 50 developments expected to result in over 32 million square feet of residential and commercial density, with an estimated completion value of \$14 billion.

In Collaboration With:



The firm's creative vision is to design structures of memorable modern forms that satisfy programmatic needs. They are passionately committed to innovative thinking and advancing the evolution of design. Their design principles are founded in adopting materials that complement the urban and natural environment to produce sustainable spaces.



U31 is an award winning interior architecture and design studio led by creative principals Kelly Cray and Neil Jonsohn. The firm focuses on diverse commercial, residential, and hospitality projects for clients across the globe, including luxury homes and large-scale mixed use developments. With over three decades of industry experience and proven accomplishments, U31 continuously challenges convention while seeking to satisfy clients' needs and going beyond their expectations.



MILBORNE
GROUP

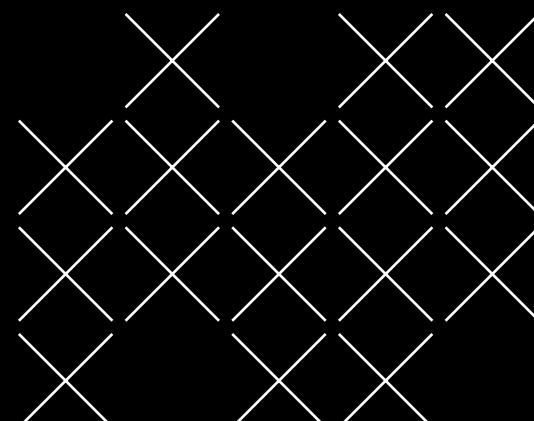
Milborne Group has been responsible for the marketing and sales of over 740 developments worth over \$25 billion with a current market share just shy of \$20 billion. With more than 40 years of experience, Hunter Milborne and his team are well-known for their entrepreneurial style, creative problem-solving, and innovative market penetration strategies. The Milborne Group has firmly established themselves as the dominant force in Canadian condominium marketing while maintaining their goal to be the most valued and engaged new condominium marketer in Canada.



For more than 35 years, Linda Mitchell has been deeply entrenched in real estate development throughout Toronto and the Greater Toronto Area. Partnering with developers, sales teams, architects, and agencies, Linda's extensive breadth of expertise in both low-rise and high-rise projects spans the complete development cycle, with a trusted reputation for her keen understanding of trends in product development, cost savings, pricing, and suite-mix strategy to design efficiently, increase value, and optimize revenues.

A DREAM YOU
DREAM TOGETHER
IS REALITY

JOHN LENNON





Illustrations are Artist's concept. E.&O.E.

STOCKYARDS D