



Development Group

OUR STORY

Core Development Group is a wholly owned subsidiary of Mazenga Group of Companies. With a combined experience of over 60 years in the real estate industry and ties to renowned builders, Mazenga offers clients an unmatched level of attention, care and overall project management. With a strong passion and drive, the company has built a solid reputation in diverse sectors such as residential, commercial, cottages, geothermal, shoring and high end custom homes.

Core is an important division of Mazenga, specializing in identifying unique infill opportunities in prime locations. Through joint venture partnerships and strategic associations with leading firms, Core creates signature urban communities that combine innovative design with high quality construction. Core is constantly pushing the boundaries, finding new ways to marry form and function to offer its customers more value, more style and more choice.

Core works closely with Atrium Mortgage Investment Corporation, a leading mortgage lender with a high quality loan portfolio and a reputation for flexibility, speed, creativity and excellent service. Atrium has an 18-year track record of success in consistently achieving its strategic objectives. Together, Core and Atrium are working hard to make the dream of home ownership a reality for thousands of Canadians.

OUR APPROACH

THINK DIFFERENT We look outside the box and envision possibilities others don't see.

OPEN PROCESS Our approach is open, honest and fully transparent with our investors.

CUSTOMER ORIENTED We research the market and offer homes that customers desire.

FULL SERVICE SUPPORT We offer a full range of services for all phases of development.

SOME OF OUR SIGNATURE PROJECTS

From modern townhomes to mid and highrise condominiums to master-planned communities, Core is raising the bar in contemporary, cosmopolitan living with visionary developments across the GTA.

BIRCHCLIFF URBAN TOWNS

52 modern townhomes, a unique fusion of casual and sophisticated in the established neighbourhood of Birch Cliff in Toronto's east end. Located against a dramatic backdrop of the Scarborough Bluffs and lush greenspace, the homes offer a rare opportunity to live steps from the lake.

CLONMORE URBAN TOWNS

118 urban townhomes in the neighbourhood of Birch Cliff, close to a natural wooded area and retail shopping amenities. The townhomes are nestled in a master-planned community on Clonmore Drive east of Victoria Park.

THE MANDERLEY CONDOMINIUM

A 10-storey mixed-use condominium with 173 units above commercial retail at grade. Located just east of the prestigious Hunt Club in the neighbourhood of Birch Cliff, with amazing views of Lake Ontario and the Scarborough Bluffs.

EGLINTON TOWNS

A distinctive collection of seven contemporary townhomes in Leaside, just west of Bayview Avenue on the corner of Eglinton and Walder Avenues on the new LRT transit line. The floor plates boast generous, open-concept designs and luxury finishes throughout.

RELMAR GARDENS

Located in Toronto's prestigious Forest Hill these 3-bedroom, 2,800 square foot homes come with upscale finishes and bright rooms display a perfect relationship between modern design and functionality.

ATRIUM MORTGAGE INVESTMENT CORPORATION

Over the past 10 years, the company has funded investments in 46 projects through its equity vehicles in addition to Atrium, which manages a \$700+ million portfolio of mortgages including approximately \$550 million in residential development projects.

Atrium's total assets under management are approximately \$1.2 billion.