

STOCKYARDS · JUNCTION · CORSO ITALIA

REUNION

· CROSSING ·

CONDOS & URBAN TOWNS



START YOUR STORY HERE

**Neighbourhoods represent our history.
Our present.
And our future.**

**Not only defining who we are now.
But who we want to be.**

**So coming home to the neighbourhoods we love...
Is like a reunion with our true selves.**



STOCKYARDS



REUNION CROSSING

Urban Towns & Condos Where 3 Iconic Toronto Neighbourhoods Connect

When things come together perfectly, it elevates each individual experience to something truly special. At Reunion Crossing, we're combining fresh condominium residences, bright urban towns and dynamic retail spaces to create a new home experience. One that also connects you to the vibrant surrounding neighbourhoods of The Stockyards, The Junction and Corso Italia. With the St. Clair streetcar at your doorstep, and endless shopping, dining, parks and recreation nearby, you will unite with a complete urban lifestyle at Reunion Crossing.



JUNCTION



CORSO ITALIA

Dufferin St



**MODERN LUXURY.
MODERN LOVE.**

Condominium & Urban Towns that will make you believe
in love at first sight.



THE CONDOS

A smart contemporary lifestyle that modern urban dwellers are sure to connect with

It all begins with the innovative lobby that has been reimagined into a space you will actually use, with a Scandi-inspired community table, lounge area and Wi-Fi. Even more impressive are the well laid out, open-concept suites that let you rediscover just how relaxed city life can be. Functional layouts, custom modern kitchens and sleek bathrooms are just some of the features that set the stage for a long-awaited reunion with your perfect urban home.

Elegant condo living where three original Toronto neighbourhoods meet.





Artist's Impression



Suite

Artist's Impression

THE TOWNHOMES

An incredible place to call home

The spacious urban townhomes at Reunion Crossing are an incredible place to call home. Open-concept floor plans, 2-storey designs, and exclusive rooftop patios and sunken terraces make these homes a great option for young professionals and growing families. Even better, townhome residents will have access to all of the exciting amenities in the condominium next door. Discover a space that has been crafted to meet all of your needs, and reunite with the home you truly love.



Stylish urban towns built for your modern urban lifestyle.



Artist's Impression

THE AMENITIES

Meaningful amenities designed for your life

Both townhome and condominium residents at Reunion Crossing will enjoy access to an incredible selection of meaningful amenities. Nurture your body in the fitness centre. Host your friends in the elegant party room and let it spill out into the landscaped courtyard, or perhaps your guests would prefer a barbecue on the 8th floor rooftop terrace? Get work done or meet a client in the lobby's cool community lounge, then take a break and play a game of shuffleboard. If getting your hands dirty is what the weekend calls for – pot a plant, fix your bike, or do a craft with the kids in the urban garage – the first of its kind! Reunite with a complete life in a complete community.





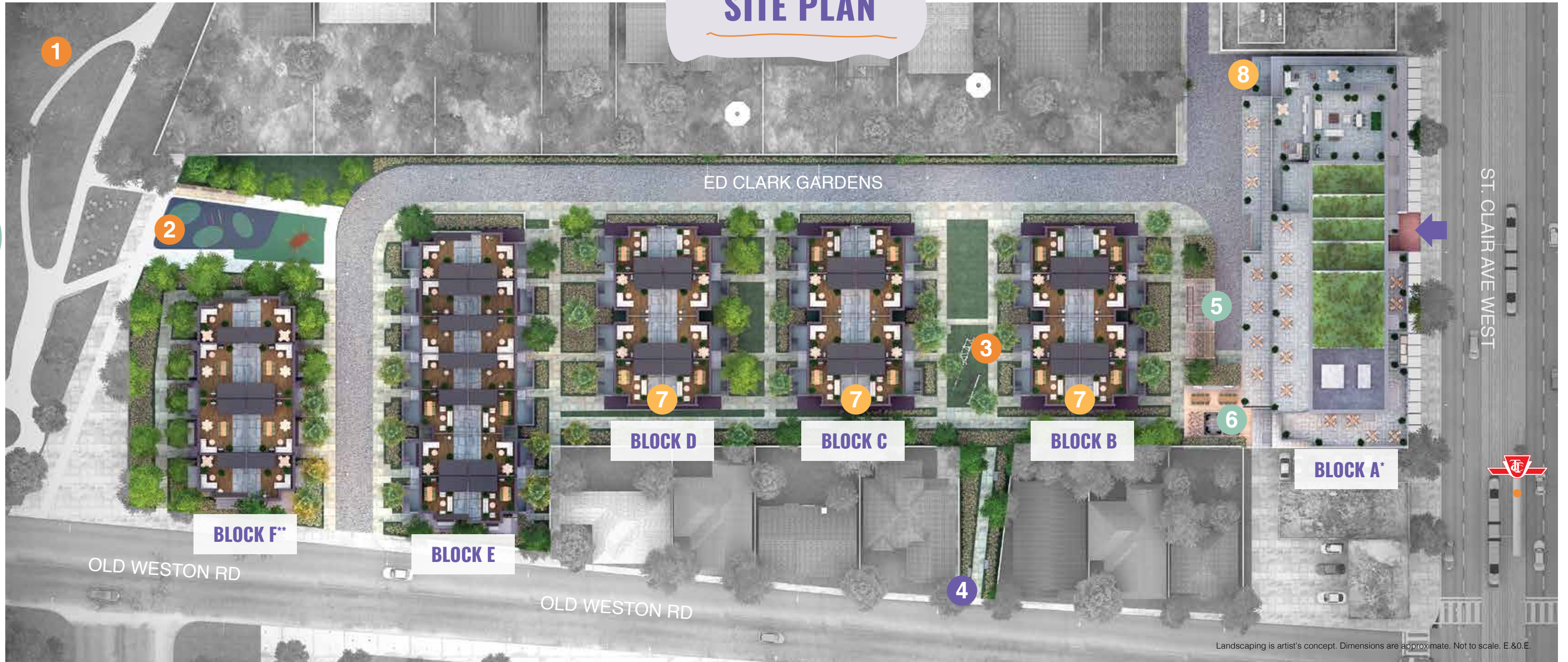
Urban Garage
Artist's Impression



Party Room

Artist's Impression

SITE PLAN



Landscaping is artist's concept. Dimensions are approximate. Not to scale. E.&O.E.

- 1 S.A.D.R.A Park
- 2 New Park with Splash Pad

- 3 Children's Play Area
- 4 Parkette and Pathway to Old Weston Rd

- 5 Townhome Mail Boxes & Bike Racks
- 6 Landscaped Courtyard with BBQ's & Dining

- 7 Stairway Access to Underground Parking Garage
- 8 Entrance to Underground Parking Garage

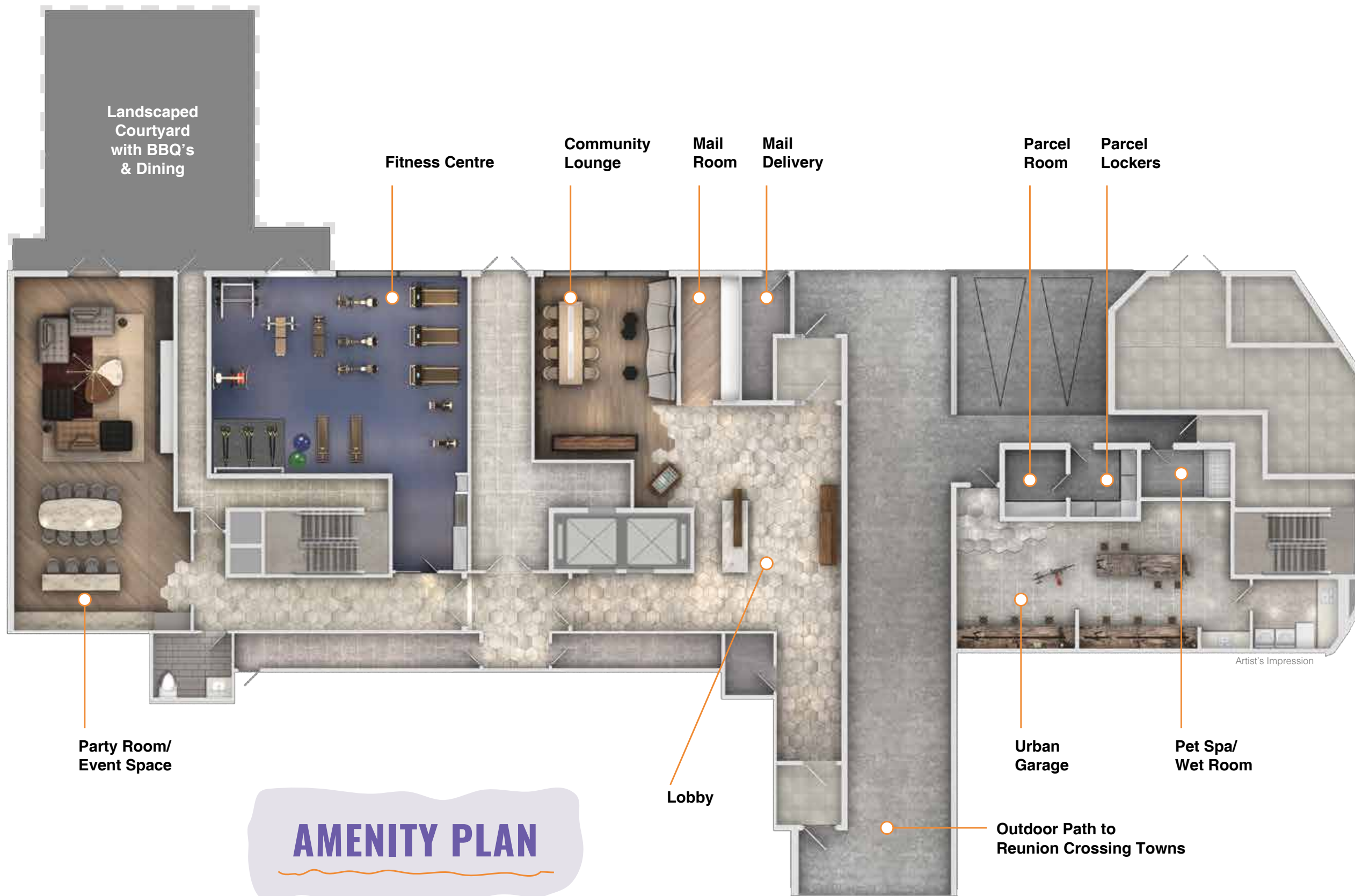


TTC Stop



Lobby Entrance & Pedestrian Path

* Block A 11 Storey Midrise Condominium
 ** Block F In Partnership with Habitat for Humanity



AMENITY PLAN

Artist's Impression. Colours, materials and furniture are subject to change. E.&O.E.

FEATURES & FINISHES

MEANINGFUL BUILDING AMENITIES

- Lobby Lounge with Scandi-inspired community table, shuffleboard, foosball and lounge seating – this interactive space is Wi-Fi enabled for work and play
- Equipped Fitness Centre, complete with a TRX training area
- Elegant party room with open-concept kitchenette, over-sized dining table, modular lounge seating and linear gas fireplace
- Landscaped courtyard featuring barbeque, dining and lounge areas with access from the party room, amenity corridor and fitness centre
- Rooftop terrace on the 8th floor of the midrise with more barbeque areas and an impressive view of the City
- ‘Urban Garage’ with bike repair, work bench, potting area, crafting table, and pay-per-use over-sized washer and dryer
- Wet room for pets and bike wash
- Parcel lockers that can accommodate items big and small
- Exciting outdoor amenities too – including professionally landscaped grounds, a naturalized children’s play area nestled between the towns, a pedestrian path and parkette offering access to St Clair and Old Weston Rd, and a new dedicated City park with a slash pad connecting Reunion Crossing to SADRA Park

CONTEMPORARY LIVING AREAS

- Private balcony, terrace or Juliet (as per plan)
- Spacious midrise ceiling heights of approximately 9’ on floors 2, 3, 4, 5 and 9, and approximately 10’ on floors 6, 7, 8, 10 and 11 (where bulkheads are required ceiling heights may be reduced)
- Spacious townhome ceiling heights of approximately 9’ in the main living areas and approximately 8’ ceilings in the bedroom areas (where bulkheads are required ceiling heights may be reduced)

- Modern exposed concrete ceilings in the midrise (except where bulkheads are required)
- Smooth finish ceilings in the townhomes
- Elegant solid core suite entry doors with guest viewers in the midrise and wood composite exterior doors for the urban towns
- Smooth finish slab-style interior doors with brushed nickel hardware throughout
- Contemporary, flat-profile custom baseboards, door frames and casings (from Vendor’s standard samples)
- Interior walls primed and painted in a flat white, all baseboards and casing painted in a semi-gloss white
- Closets outfitted with rods and shelves

FLOORING

- Designer-selected, durable plank vinyl flooring with acoustic underlay in all rooms, excluding the bathroom(s) and laundry area (from Vendor’s standard samples)
- Designer-selected, premium porcelain tile flooring in the bathroom(s) and ceramic tile flooring in the laundry area (from Vendor’s standard samples)
- Broadloom on all staircases in the townhomes

DESIGNER KITCHENS

- Custom-designed cabinetry in a variety of finishes with a full-depth cabinet over the refrigerator, soft-close cabinet doors and drawers, and under cabinet lighting (as per Vendor’s standard samples)
- Stunning quartz countertops with a single-bowl undermount sink and matte black faucet with integrated pull-out spray (as per Vendor’s standard samples)
- Sleek dining island (as per plan)
- Stainless steel appliances and paneled dishwasher (see midrise and townhome appliance packages listed in the Schedule B)
- Designer-selected ceramic tile backsplash (as per Vendor’s standard samples)
- Ceiling-mounted track lighting

SPA-INSPIRED BATHROOMS

- Custom-designed cabinetry available in a variety of finishes with soft-close cabinets and drawers (as per Vendor’s standard samples)
- Ultra-modern solid surface acrylic countertop with integrated sink and single lever faucet
- Designer-selected white plumbing fixtures and polished chrome accessory package
- Frameless glass shower panel with rainfall showerhead (as per plan)
- Soaker tub with rainfall showerhead (as per plan)
- Frameless vanity mirror and modern wall sconce
- Designer-selected, premium porcelain tile flooring and wall tiles (as per Vendor’s standard samples)
- Exhaust fan(s) vented to the exterior

LAUNDRY

- Energy efficient front loading, stacked washer and dryer in white

SAFETY AND SECURITY

- Two-way communication from select zones in the lobby and underground garage
- Restricted fob access to garage, midrise floors and select amenity areas
- Hardwired smoke alarms and fire alarm speakers (locations determined by Vendor)
- Sprinkler system throughout

HEATING AND COOLING

- Individually controlled HVAC system for heating and cooling

ELECTRICAL

- Individual and separately sub-metered service panel
- Capped ceiling outlets in the entry, living/dining, bedroom(s) and den (where applicable)
- White Decora receptacles and switches throughout

COMMUNICATIONS

- Rough-in for cable TV and internet access in the living room, bedroom(s) and den (where applicable)
- Rough-in for telephone outlets in the living room, bedroom(s) and den (where applicable)

GREEN INITIATIVES

- Thermally-insulated, double-glazed windows to provide added comfort while reducing heating and cooling costs
- Energy Recovery Ventilators (ERVs) to reduce energy demands
- Individual suite sub-metering for hydro and water
- Low-flow shower heads and fixtures to reduce water consumption
- Energy efficient appliances to reduce electricity use
- LED lighting and motion sensors in non-essential common areas to reduce electricity costs
- Low VOC paint throughout
- On-site treatment of storm water for irrigation
- Drought resistant plantings
- Construction waste diverted to reduce landfill loads
- Trisorters for waste disposal
- Conveniently located and secure bicycle storage

Note: The Vendor shall have the right at any time and without prior notice to the Purchaser to substitute for materials that are of equal or better quality than those provided herein. Colour, texture, appearance, dye-lot, etc. of features and finishes installed in the suite may vary from the Vendor’s standard samples as a result of normal manufacturing and installation processes.

CONNECTING 3 ORIGINAL NEIGHBOURHOODS

Reunion Crossing is a natural point of connection between The Stockyards, The Junction and Corso Italia. Each neighbourhood brings another dimension of richness to your life. Great schools, shopping, transit and parks – reunite with the things that matter most to you.



THE STOCKYARDS

Over 50 Shops & Restaurants

The Stockyards is home to some of the best big retail shopping in Toronto. In addition to the 50+ shops and restaurants of Stock Yards Village shopping centre, there's also a Home Depot, Canadian Tire, Rona, Walmart, Best Buy and much more, all within easy walking distance of Reunion Crossing.

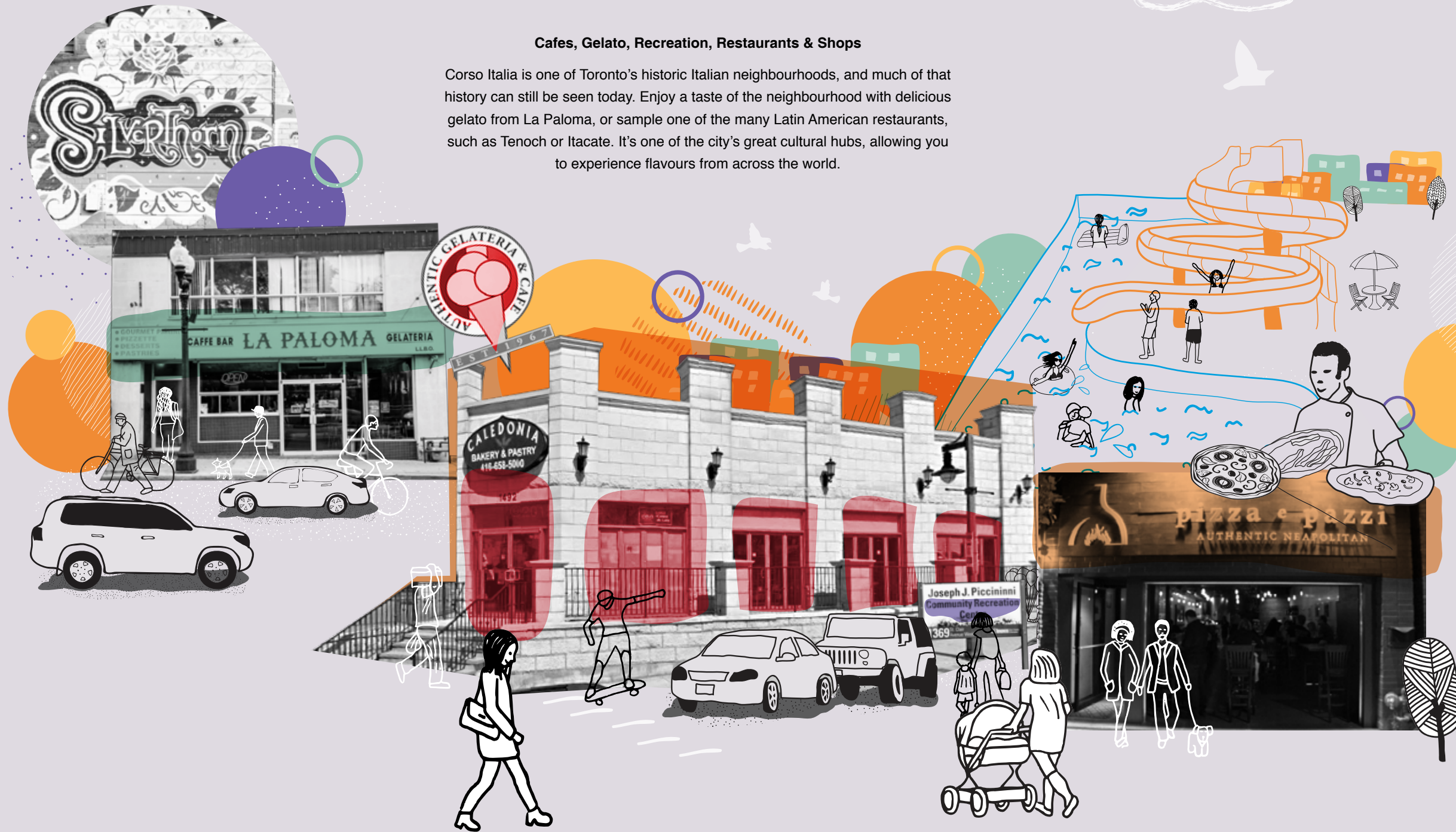
Live where all of life's essentials are already here waiting for you.



CORSO ITALIA

Cafes, Gelato, Recreation, Restaurants & Shops

Corso Italia is one of Toronto's historic Italian neighbourhoods, and much of that history can still be seen today. Enjoy a taste of the neighbourhood with delicious gelato from La Paloma, or sample one of the many Latin American restaurants, such as Tenoch or Itacate. It's one of the city's great cultural hubs, allowing you to experience flavours from across the world.



It's a place where history is alive, and the possibilities for the future are endless.



THE JUNCTION

Designer Boutiques, Trendy Dining & Nightlife

Take a stroll south of Reunion Crossing to explore one of the hippest neighbourhoods in Toronto. Check out the fab furniture at Cornerstone Home Interiors and discover the handcrafted Scandinavian and Japanese design treasures at Mjolk. Taste the fine Italian cuisine at Nodo and the fresh local foods of The Junction Farmers Market. You could practically spend all of your weekends exploring new things in The Junction, and when you live at Reunion Crossing, you just might.

“From artisan furniture to trendy dining, this neighbourhood has it all.”

REUNITE WITH CONVENIENCE

Reunion Crossing is about so much more than just the neighbourhoods at your door. This convenient West Toronto location also offers easy access to many of the GTA's top destinations.

Step on The Streetcar

The St. Clair Streetcar is right at your doorstep, providing an easy connection to the subway and downtown core.

GO Train & UP Express

Just south of Reunion Crossing, the Bloor Station offers residents access to GO Transit and the Union Pearson Express. Both are excellent options for getting into the city and out to the world.

Future Old Weston SmartTrack Station

There are also plans to open a future SmartTrack GO Station even closer to home right at the southeast corner of St. Clair West and Old Weston, which will make it even easier to travel across the region!

This Way to the Highway

Travel north just 10 minutes and you'll find yourself at the intersection of Highways 401 and 400.

ST. CLAIR & OLD WESTON

Walk Score: Transit Score:

95 **81**

When the right elements come together, a more beautiful life becomes possible.



- 1 St. Clair West Streetcar
- 2 Future SmartTrack Station
- 3 Bloor GO & UP Express
- 4 Dundas West Subway



Reunite with the simple pleasures of spending quality time outside.



UNITED WE PLAY

Exceptional Parks & Recreation all Around

Nature is in your neighbourhood. Take a bike ride on the Lavender Creek Trail, or for longer outings, explore the expansive network of parks and trails along the 9.3 km Humber River Recreation Trail. Earlscourt Park is also a great local destination for a pick-up soccer game, or to walk the dog. Joseph J. Piccininni Community Centre has an indoor pool, fitness facility, gymnasium and more. Next door to the community centre, Giovanni Caboto outdoor rink, pool and tennis courts offer fun for all ages, all year long. Finally, the West Toronto Railpath is located just south of Reunion Crossing – stretching from Dupont to Dundas with plans to expand it even more.



- 1 S.A.D.R.A. Park
- 2 Earlscourt Park
- 3 Wadsworth Park
- 4 Lavender Creek Trail
- 5 Magwood Park
- 6 High Park
- 7 Marie Baldwin Park
- 8 Runnymede Park



Reunite with ...

- the life you've always wanted.
- a true sense of home.
- amazing neighbourhoods to explore.
- jaw-dropping contemporary design.
- Sundays in the park.
- dinner with friends.

DIAMOND KILMER

Connected by Friendship. Connected by Vision.

The power of friendship is not often discussed in the world of business. Yet at Diamond Kilmer Developments, friendship laid the foundation.

Many years ago, Eph Diamond, O.C. (co-founder of Cadillac Fairview) met Larry Tanenbaum, O.C. (Chairman of Kilmer Group and Maple Leaf Sports and Entertainment). As the two got to know one another, Larry and Eph found they had much in common as exceptional builders and promoters of Toronto. They also shared a belief that integrity, quality and innovation lead to success.

Today, the legacy of friendship, shared values and success continues with their sons, Ken Tanenbaum (Vice-Chairman of Kilmer Group) and Stephen Diamond (CEO of DiamondCorp and Chair of Waterfront Toronto), who recently entered into a formal partnership with the creation of Diamond Kilmer Developments.

At Diamond Kilmer Developments, we believe in creating well-priced homes to meet the needs of today's urban homebuyer.



DIAMOND KILMER

DEVELOPMENTS

Committed to addressing the challenges facing today's urban homebuyers, Steve and Ken are pursuing a development strategy that delivers family-friendly ground-related and midrise housing in growing, transit-oriented neighbourhoods at competitive prices.

With the unique ability to transform complex urban sites into vibrant, liveable communities, Diamond Kilmer will strive to be the first choice for urban homebuyers across the Toronto region.

We call this vision CONNECTED URBAN LIVING.





REUNITE WITH ENDLESS POSSIBILITIES.

Here's to many great reunions to come.



DIAMOND KILMER
DEVELOPMENTS