

TRIDEL®  
BUILT FOR LIFE

FIRST  
CAPITAL®

# EDENBRIDGE™

KINGSWAY



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## Modern Heritage

For those who believe in the value of showcasing the most cherished design and architectural elements of the 20th century in contemporary residences. For anyone who appreciates how the design of the past can be manifested in the newest, most captivating designs of today, we present Modern Heritage.

While paying tribute to the past and building on its triumphs, Modern Heritage is a unique style in its own right. Elegant. Classic. Upscale. Always carefully executed from a source of infinite creativity.



# Embrace Luxurious Living at Edenbridge

Set above an endless greenbelt of natural forest along the scenic Humber River valley, Edenbridge offers the opportunity to live in one of Toronto's most beloved neighbourhoods – The Kingsway. Edenbridge rises nine storeys, a striking edifice with large windows looking out on the surrounding greenscapes and winding streets lined with mature oak and pine trees.





Discover a collection of exclusive residences and all the amenities you desire to make every day a memorable experience of pleasure and relaxation.

Where the most magnificent highlights of the past and the esteemed surrounding area are reinvented and reborn in a display of imagination and creativity. This is refined living. This is Modern Heritage.



## Architecture in Context

A handsome, modern building that seamlessly blends into The Kingsway, Edenbridge is designed by Tridel.

Great care has been taken to ensure Edenbridge speaks to the context of its setting, with shapes, colours, textures and heights that are supremely pleasing to the eye. The colour palette and materials used are reminiscent of many of the homes and shops built in The Kingsway area in the 1920s and 1930s in the Arts & Crafts style. Stone, brick, and crystalline glass create a unique look that extends into the brilliant future while paying tribute to the most treasured architectural movements of the early 20th century.



## Elegantly Bold

Edenbridge is designed to seamlessly blend in with the universally admired Kingsway neighbourhood that surrounds it. Every element of the architecture is thoughtfully conceived to create a distinguished yet unobtrusive presence.

From the street, the two-storey garden townhomes of Edenbridge, with private entrances, make a charming statement. Attractive horizontal bands of white stone accent the large windows, and an English-style hedgerow frames each home. The façades of Edenbridge's convenient ground-floor retail echo the architectural tone of Modern Heritage.

The nine storey condominium building rises discreetly behind the garden townhomes, mirroring and expanding upon the heritage red brick and white stone theme with a crown of modern glass. With the design of the exterior divided into sections of brick, stone and glass, visual interest is maintained, and the effect is calming. Expansive windows let in bounteous natural light.







LAMBTON WOODS

# PARKLAND IN ITS NATURAL STATE.

The original parkland that was planned for area residents to revel in 100 years ago still graces The Kingsway neighbourhoods. In part, this is because it follows the Humber River. Designated as a Canadian Heritage River, the Humber is protected and conserved for everyone to enjoy in its natural state, creating an immense greenbelt along its banks. You can walk, run or cycle for hours along the Humber River Recreational Trail, all the way north to Steeles Avenue or south almost to Lake Ontario, passing through some of the most picturesque scenery in the GTA.

HERE ARE SOME OF THE EXCEPTIONAL PARKS ALONG THE HUMBER RIVER:

↓ FROM TOP

**James Gardens, 99 Edenbridge Dr.**  
Nature trails, picnic space, lawn bowling

**Scarlett Mills Park, 235 Edenbridge Dr.**  
Nature trails, tennis courts, and mature trees

**Lambton Woods, 1193 Royal York Rd.**  
Thickly forested Humber-side park



JAMES GARDENS



SCARLETT MILLS PARK



LAMBTON WOODS



MAGWOOD PARK

↑ TOP

**Magwood Park, 1 Pasadena Gardens**  
Forested area behind the enclave of Baby Point, on the east side of the Humber



HOME SMITH PARK



KING'S MILL PARK

↓ FROM TOP

**Home Smith Park, 4101 Dundas St. W.**  
Naturally forested area with picnic spots on the river

**King's Mill Park, 105 Riverwood Parkway**  
Close to Old Mill. Rent a canoe, kayak or stand-up paddleboard and paddle down the river to Lake Ontario.

# TASTE THE NEIGHBOURHOOD

In The Kingsway, your only dilemma is how to find enough time to see and do everything the area has to offer. It is one of the city's top destinations for food and drinks, with more than 30 pubs and restaurants on The Kingsway. From steakhouses, to Japanese cafés, to Italian cuisine and gourmet burgers, locavore bistros, classic diners, Latin American fare, Indian food, French bistros, pubs and wine bars, choices abound on this stretch of Bloor Street.

↓ FROM TOP LEFT

**Anatolia, 5112 Dundas St. W.**  
Completely authentic Turkish cuisine

**Henry VIII Ale House, 3078 Bloor St. W.**  
Comfortable pub with a brunch & pub food

**The Crooked Cue, 3056 Bloor St. W.**  
A billiards hall with an upscale ambiance & pub fare

**Casa Barcelona, 2980 Bloor St. W.**  
The flavours of Spain without the expensive airfare



HARRY'S STEAK HOUSE



ANATOLIA



HENRY VIII ALE HOUSE



THE CROOKED CUE



CASA BARCELONA

↑ TOP

**Harry's Steak House, 3277 Bloor St. W.**  
The west end's take on upscale steak dinners

↓ BOTTOM

**Azarias, 3058 Bloor St. W.**  
Eclectic cuisine and an elegant wine list



AZARIAS



HERE ARE SOME HIGHLIGHTED COMMUNITY EVENTS:

**Easter in The Kingsway, Early Spring**  
Jackson Ave. & Bloor St. W.

**Toronto Eggfest, Late Spring**  
Jackson Ave. & Bloor St. W.

**Taste of The Kingsway, Early Fall**  
On Bloor St. W. between Montgomery Rd. and Prince Edward Dr.

**Pumpkinfest Halloween Event, Fall**  
Jackson Ave. & Bloor St. W.

**Carolling in The Kingsway, Early Winter**  
3055 Bloor St. W.



# SAVE THE DATE

All year round, The Kingsway comes alive with festivals and events, and most of them involve food, music or both! And, while it's always a treat to sit back and watch a performance, many of The Kingsway's most fun and engaging events entail participation. It's an excellent way to meet and greet your neighbours, try new flavours and pick up something interesting for your home.

# GETTING AROUND



**FOR DRIVERS, CYCLISTS AND TTC RIDERS, EDENBRIDGE IS VERY EASY TO TRAVEL TO AND FROM.**



### SUBWAY

Right outside your door on Royal York Road, there's a TTC stop where you can catch a bus that will quickly take you south to Royal York subway station. You can get on the subway there or transfer onto the southbound bus that travels to the waterfront. The Dundas Street West, number 30 bus is an alternate route, just south of Edenbridge.



### AIRPORT

There are two different ways to easily get to Pearson Airport by public transportation. Take the subway to Kipling and board the 900 Airport Express bus. Or take the subway to Dundas West station and walk five minutes to the UP Express Bloor station.



### CYCLING

If you're a cyclist, you'll love how Edenbridge gives you immediate access to an immense cycling network. You're literally surrounded on all four sides by streets with bike lanes that enable you to experience safer cycling: Royal York Road, Ashley Road, The Kingsway, and Lambeth Road. As well, the Humber River Recreational Trail is a perfect route for cycling along through natural riverside environments.

### HIGHWAYS

To connect to major Highways, simply drive to Islington and travel south to the Gardiner Expressway. Or drive west on Dundas Street West and you'll arrive at Highway 427, which will quickly take you to Highway 401 and all points west, north, and east.

### WALKABLE CONVENIENCE

Humbertown Shopping Centre is right outside your door, providing effortless convenience for your quick errands and shopping needs.



## Humbertown Shopping Centre: 270 The Kingsway

- |                        |                     |             |
|------------------------|---------------------|-------------|
| Humbertown Village Spa | Second Cup          | Cobbs Bread |
| Humbertown Jewellers   | Scotiabank          | RBC         |
| Alex Cheese Farm       | Shopper's Drug Mart |             |
| Josephson Opticians    | Loblaws             |             |

## Food and Grocery Stores

- Bruno's Fine Foods: 4242 Dundas St. W.
- Cheese Boutique: 45 Ripley Ave.
- Ma Maison: 4243 Dundas St. W.

## Golf Courses

- Lambton Golf and Country Club: 100 Scarlett Rd.
- St. George's Golf and Country Club: 1668 Islington Ave.
- Weston Golf and Country Club: 50 St. Phillips Rd.

## Arenas and Swimming Pools

- Lambton Arena: 4100 Dundas St. W.
- Memorial Pool & Health Club: 44 Montgomery Rd.
- Humber Valley Arena & Ice Rink: 50 Anglesey Blvd.

## Boating

- Toronto Humber Yacht Club: 101 Humber Valley Rd.
- Toronto Adventures: Humber River Paddling Centre: 9 Old Mill Rd.

## Restaurants, Pubs and Bars

- Momiji Japanese Restaurant: 2955 Bloor St. W.
- Demetres Kingsway: 2962 Bloor St. W.
- ViBo Restaurant: 2995 Bloor St. W.
- The Crooked Cue: 3056 Bloor St. W.
- Azaria's Food & Drink: 3058 Bloor St. W.
- Henry VIII Ale House: 3078 Bloor St. W.
- Black Angus Steakhouse: 3250 Bloor St. W.
- Kingsway Fish & Chips: 3060 Bloor St. W.
- Harry's Steak House: 3277 Bloor St. W.
- Merlot Restaurant: 2994 Bloor St. W.
- Casa Barcelona: 2980 Bloor St. W.
- Anatolia: 5112 Dundas St. W.

## Schools, Daycares, and Community Centres

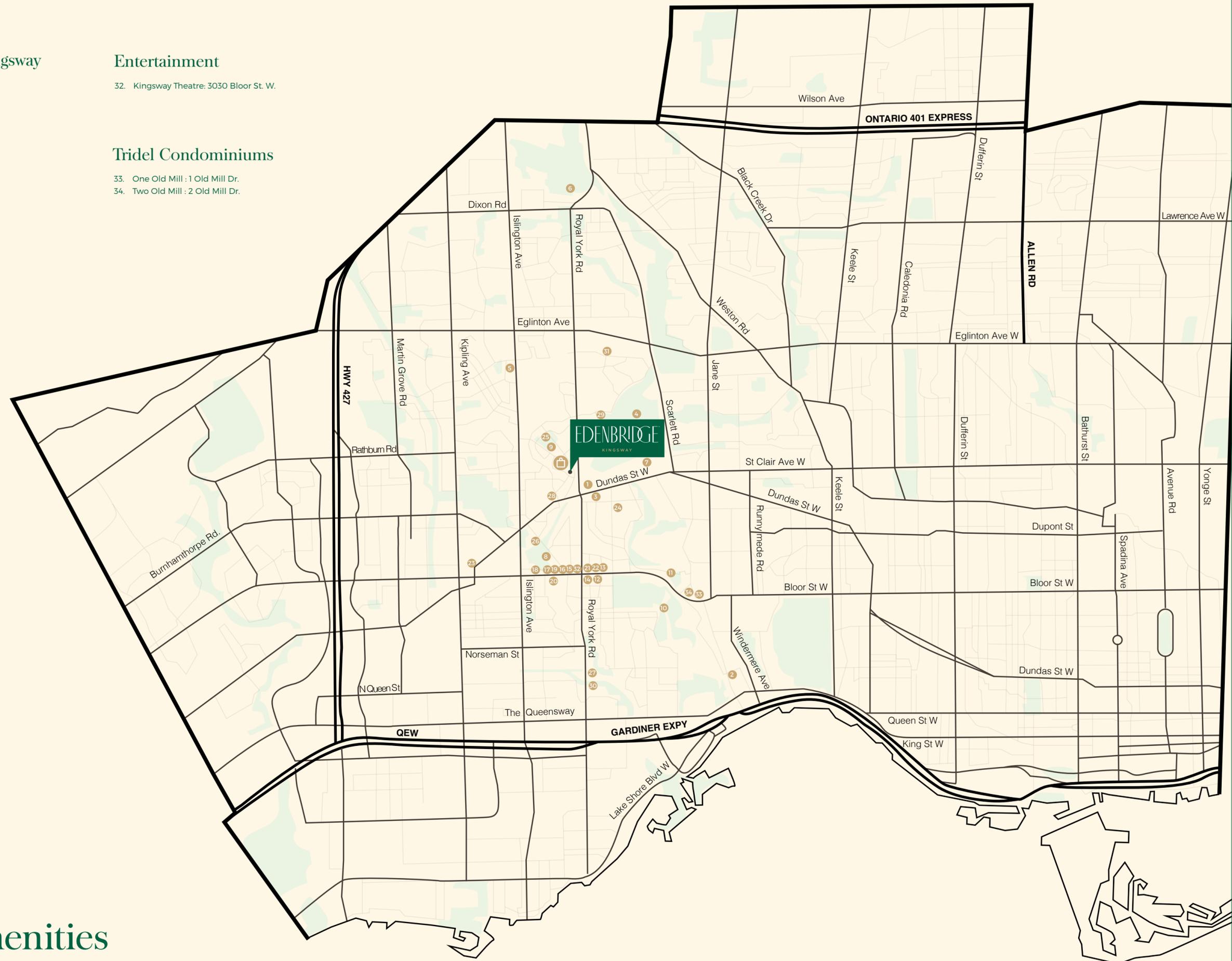
- Lambton-Kingsway Junior Middle School: 525 Prince Edward Dr. N.
- Humber Valley Village Junior Middle School: 65 Hartfield Rd.
- Etobicoke Collegiate Institute: 86 Montgomery Rd.
- Bishop Allen Academy: 721 Royal York Rd.
- Kingsway College School: 4600 Dundas St. W.
- Edgehill House Community Centre: 61 Edgehill Rd.
- Etobicoke School of the Arts: 675 Royal York Rd.
- Learning Jungle Buttonwood Daycare: 100 Allanhurst Dr.

## Entertainment

- Kingsway Theatre: 3030 Bloor St. W.

## Tridel Condominiums

- One Old Mill : 1 Old Mill Dr.
- Two Old Mill : 2 Old Mill Dr.

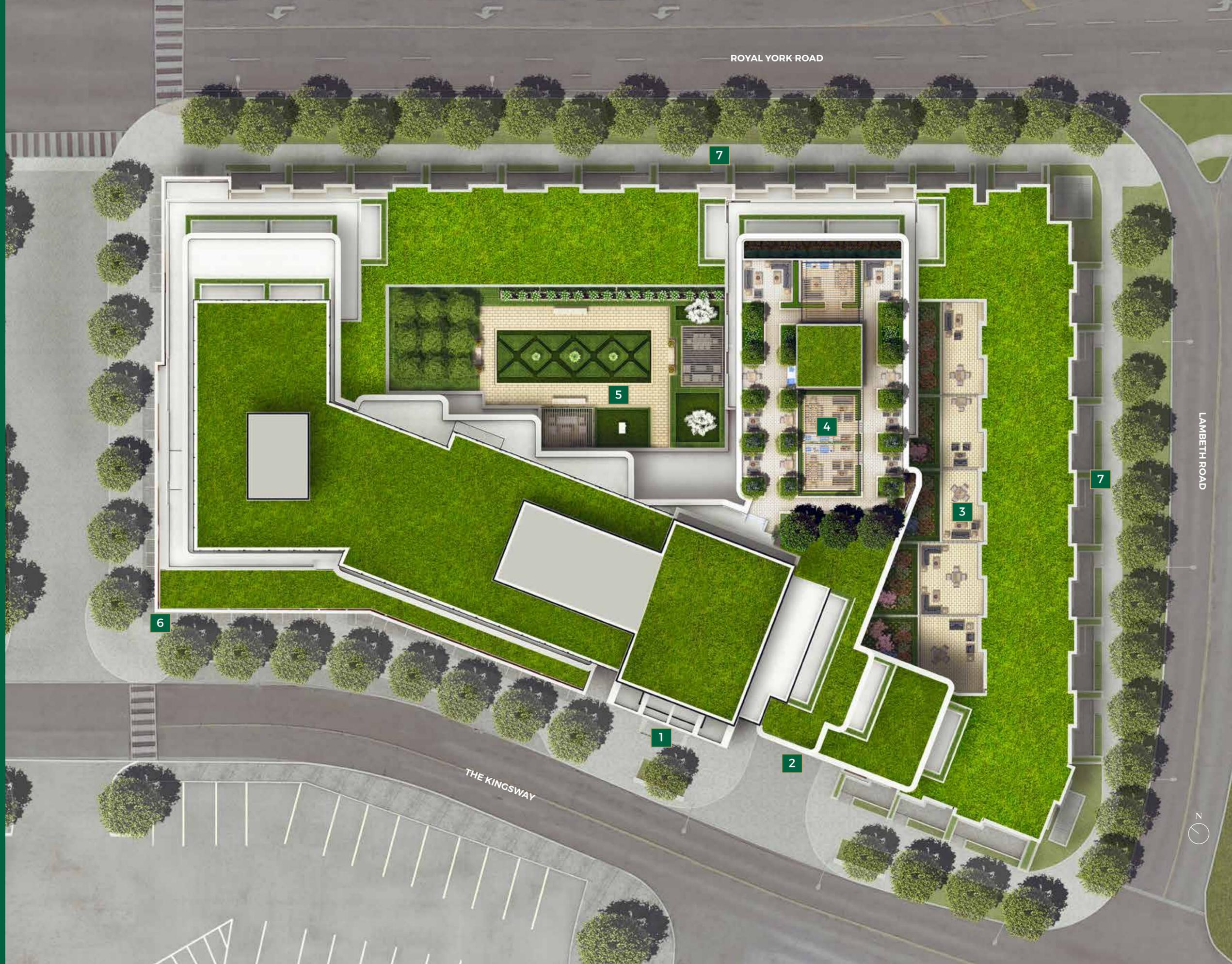


# An Area Rich in Amenities



# Edenbridge Site Plan

- 1 Main Entrance
- 2 Parking Entrance
- 3 Townhome Private Outdoor Space
- 4 Outdoor 8th Floor Amenity
- 5 Outdoor English Garden
- 6 Retail
- 7 Townhomes



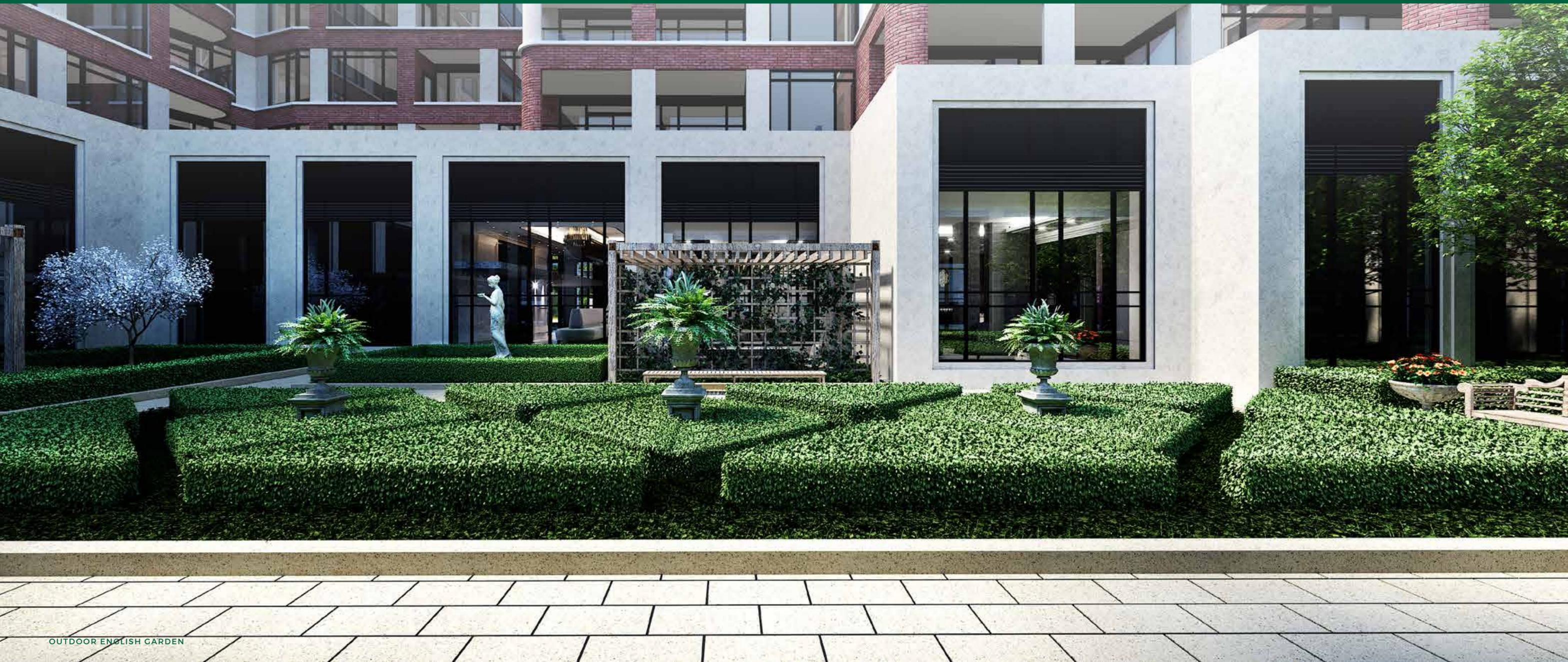
## Ground Floor Amenity Plan

- 1 Main Entrance
- 2 Concierge
- 3 Lobby Lounge
- 4 Mail Room
- 5 Parcel Room
- 6 Elevators
- 7 Lounge
- 8 Dining Room with Terrace
- 9 Bar/Lounge
- 10 Fitness Centre
- 11 Yoga Studio
- 12 Saunas
- 13 Indoor Pool & Whirlpool
- 14 Outdoor English Garden
- 15 Private Residential Terrace
- 16 Property Management Offices
- 17 Boardroom



## Formality meets Romance

An outdoor English-style garden on the ground floor pays homage to the storied history of this area settled by English idealists, and provides quiet respite and a restful place to read, chat with friends, and decompress.







## Grandly Welcoming

Entering the sumptuous grand lobby of Edenbridge, you're transported by the breathtaking design. Plushly furnished, dramatically illuminated and lavishly decorated, this space embodies the feeling of exclusivity that Edenbridge imparts. It's a glamorous place to come home to and a welcoming entry point for your guests.







PARTY ROOM BAR

## Sophisticated Entertaining

Welcome friends and family to Edenbridge and entertain in style. Plan a sophisticated soirée in the private dining room, or serve cocktails and celebrate in the party room.

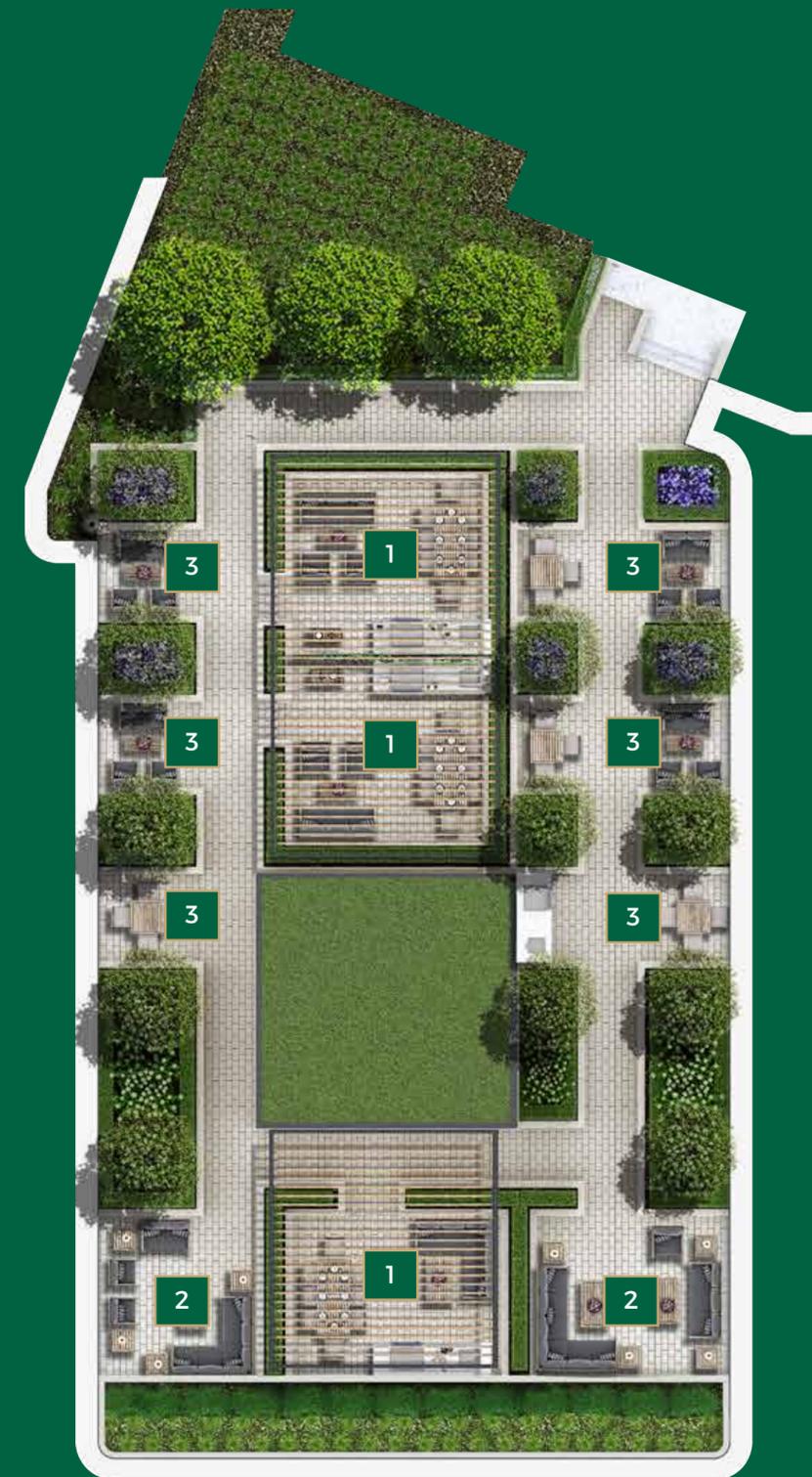
Whatever the occasion, Edenbridge brings you a spectacular array of options for socializing, all amid the most exquisite interior design you could wish for. Fulfill all your needs for connecting with loved ones right here at home.





# 8th Floor Amenity Plan

- 1 Private BBQ Areas with Dining & Lounge
- 2 Private Lounge Areas
- 3 Private Seating





## Glorious Open-air Entertaining

The moment spring flowers and green leaves appear, you'll want to take advantage of the extravagant outdoor spaces at Edenbridge. Consider them an extension of your home.

Featuring décor and finishes that reflect the natural amenities of the area – wood, stone, trees and plants – the outdoor amenity spaces give ample opportunity to relax and recharge, and to entertain outdoors.



Dining tables and comfortable chairs, umbrellas, barbecues, potted plants and colourful paver stones tempt Edenbridge residents outside into the natural light and sunshine of the large 8th floor amenity space overlooking The Kingsway's beloved treetops.



ROOFTOP DINING AND BBQ AREA



## Stretch & Strengthen

Are you a devoted yoga practitioner? A spinning enthusiast? Or a dedicated weight trainer? Whether you're getting in shape for golf season, or simply wish to stay as fit as possible, you'll find all the space and gym equipment you need at Edenbridge.





## Water Therapy

Take an invigorating dip in the azure-blue waters of the swimming pool that looks out on the English garden. Relax tired muscles in the whirlpool. All year round, this sparkling retreat is yours to enjoy.



## Harmonious Suite Design

Some of the most lauded interior design movements of the early 20th century play a role in the Modern Heritage look of Edenbridge.

At once startling and grounding, the design is a harmony of Art Deco, Arts & Crafts and today's most elegant styles, an exceptional and imaginative creative vision that exudes warmth and luxury.

Edenbridge embraces with a cloak of exclusivity, with flowing patterns, unusual textures, rich colours and pastels, and authentic metallics, wood, and marble – the epitome of refinement. The look is lavish and the feeling is one of tranquility.



## The Signature Collection

Meticulously designed in Modern Heritage style, the Signature Collection brings you luxurious living on The Kingsway.

Each suite is elegantly crafted to exceed your expectations. With great attention to detail, your home has been conceptualized to maximize light, space, and flow.





## The Penthouse Collection

Rising nine storeys above The Kingsway, the Penthouse Collection at Edenbridge immerses you in absolute luxury.

Each penthouse suite boasts home-sized living space, with exquisite interior features and finishes in Modern Heritage style, with every consideration given to aesthetics, convenience and comfort.



PENTHOUSE DINING AREA





## The Townhome Collection

With two storeys of space for elegant living, outdoor terraces, opulent interior finishes, private entrances, and some of the largest homes overlooking a lovingly landscaped English Garden, the Townhome Collection brings modern sophistication to a neighbourhood steeped in history.

Choose from a variety of sizes and floorplans to suit your lifestyle.









Relax, it's a Tridel.

Spanning eight and a half decades of excellence, Tridel is fittingly Canada's leader in luxurious condominium living. As pioneers of visionary, enduring design and exemplary customer care, Tridel continues to set the highest standards in the industry. We look forward to continuing our long, proud history of award-winning excellence with more than 20 new condominium communities currently under development in the Greater Toronto Area.

Our communities are built to the highest standards of design and workmanship, combining luxurious living with the finest amenities. Our core values are Quality, Teamwork, Integrity, Innovation, Family Values and Safety. Tridel makes the home ownership experience everything it should be.

## First Capital Realty

FCR is one of the largest owners, developers and operators of necessity-based real estate located in Canada's most densely populated urban centres. FCR currently owns interests in 166 properties, totaling approximately 25.3 million square feet of gross leasable area.



# TRIDELCONNECT™

Innovative Smart Home Technology.

TRIDELCONNECT 12:13 PM

Visitor Log	Concierge	Away	Stay	16°C
Notices	Apps	Emergency	Cameras	22°C

Tridel Connect™ makes everyday living simpler. From convenient features such as hands-free entry, automated parcel delivery and smartphone access to your home, we're bringing it all together for a better living experience. Creating homes built for the innovations of today and prepared for those of tomorrow.



### CONTROL YOUR HOME, FROM ANYWHERE.

See who's at your door, adjust the temperature in your home, call the front desk, set the alarm, check the weather, and get building updates – all from your in-suite wall pad or the smartphone app. It's that easy.

### LICENCE PLATE ID.

Arrive home by car like a VIP. With licence plate recognition, there's no need to fumble for your fob or reach your hand outside – your vehicle is recognized and you're granted entry to the building automatically.

### LETTING GUESTS IN.

Expecting company? Let Tridel-Connect™ show you who is calling with live, one-way video from the lobby or parking garage. Answer their call and grant your guest access with a tap on your wall pad or your phone.

### PARCEL DELIVERY LOCKERS.

Enjoy 24/7 direct access to your parcels moments after they are delivered, with a private and sophisticated parcel delivery locker system. You'll receive a digital notification that your package is ready and waiting to be picked up.

### ENTERING YOUR SUITE.

Your home's digital door lock is unlocked with a distinct access code. Create up to four personalized access codes for family members and loved ones to come and go freely.

### MOVE THROUGH THE BUILDING WITH EASE.

As a resident, your smartphone will be your access pass to the building, allowing you to unlock the doors to the private common areas and amenity spaces as you approach.

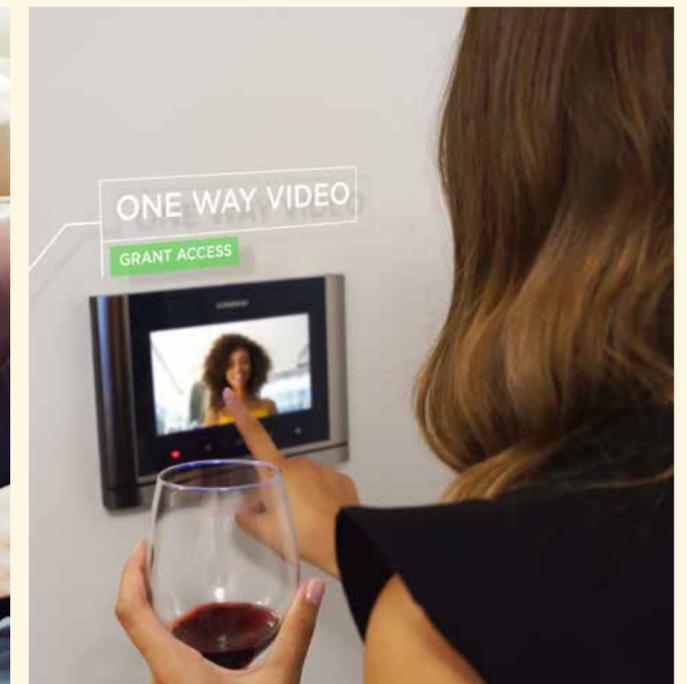


### FULL BARS, EVERYWHERE.

Our extensive cellular antenna network from the ground floor all the way to the penthouse ensures that "no signal" are two words you'll never hear again. So go ahead, FaceTime.

### LIGHTNING-FAST INTERNET.

Stay connected with unlimited, ultra high-speed internet both in your suite, and in the lobby and common areas. This amenity is conveniently bundled along with your utilities in your maintenance fees.



### PEACE OF MIND AT HOME.

Arm the alarm from your wall pad or smartphone, or select the "stay" function, allowing you to set the alarm while remaining at home. If activated, both you and the front desk will be notified.

## Get Expert Advice at The Lobby

Step into The Lobby, Tridel's new Design Studio. Conceived exclusively for you to envision and personalize your home at Edenbridge. Experience each feature and finish in person, expertly selected by our award-winning design team. Use all of your senses as you explore the expansive 8,000 sq.ft. showroom. Our talented design consultants help guide the choices that will make your home distinctly yours. Exactly as you always imagined it.



THE  
LOBBY™  
A TRIDEL MEETING PLACE

# Tridel Built Green Built for Life®

As the largest builder of sustainable condominiums in Canada, Tridel takes their leadership role and responsibility seriously. That's why we are committed to building communities that are environmentally responsible, energy efficient and healthy places to live.

Tridel leads sustainable residential condominium development in Canada, with more than 20% of the commercial certified LEED® MURB (Multi-Unit residential buildings).\* Tridel buildings are designed and built to conserve more energy and resources than standard Code compliant buildings.

A typical Tridel building conserves more energy and resources than standard Code compliant buildings. A typical Tridel building consumes 34% less electricity, 57% less natural gas and 43% less potable water than a Model Reference Building.

Tridel continues to lead the industry in researching and developing innovative technologies. We strive to find the most energy efficient, highest performing materials and building technologies. Tridel helped change the way people think about environmentally friendly living with the launch of the high-design, sustainable Ecosuite at the Element community in 2007 and then with the 2nd generation Ecosuite at the Reve community in 2010. Today, Tridel has launched NetZed at Aqualina – a home that produces as much energy as it consumes. Learn more at [www.netzed.ca](http://www.netzed.ca).

\*All LEED® statistics verified by Canada Green Building Council.

*Of all the things we've built,  
your trust is valued the most.*

2019 HOME BUILDER OF THE YEAR

2019 GREEN BUILDER OF THE YEAR

2019 STEPHEN DUPUIS CORPORATE SOCIAL RESPONSIBILITY AWARD

2019 BEST CUSTOMER CARE



**EIGHT DECADES OF HOME BUILDING. OVER 85,000 HOMES BUILT. TRIDEL COMMUNITIES ARE BUILT GREEN BUILT FOR LIFE.®**

\*Awarded by the Building Industry and Land Development Association.

**TRIDEL**  
BUILT FOR LIFE

