

**norrdic**  
**condos**

**Scandinavian inspired living**

**Jante** [Norwegian]:  
*An emphasis on collective  
accomplishments and wellbeing.*

“we are all,”  
**Jante**”

Jante is the Scandinavian philosophy of collective wellbeing. The idea that everyone has their own role to play in the greater social mosaic, and that those roles are all equally important. We approach Nordic with exactly the same philosophy. Using extensive green space, thoughtfully designed amenities, innovative architecture, and integrated connectivity to everything around, we've designed a community where every element contributes to creating the perfect home.



**south west façade**

Illustration is Artist's Concept. E.&O.E.

**Forelsket** [Danish]:  
*that intoxicatingly euphoric feeling you experience  
when you're first falling in love.*



## fall in “Forelsket” with your new home.

**N**ordic rethinks the true connection between good design and good living, with substantial and simple architecture that maintains a strong relationship to the outdoors.

The contemporary 12-storey building sits comfortably within the context of the Wilson Heights neighbourhood. The crisp white façade accentuated with spacious balconies, terraces and expansive double-glazed windows, a feature that not only offers timeless beauty and abundant natural light, but improves energy efficiency, ensuring a healthier environment inside and out. The north side of the building features a stepped design, creating a series of terraces where residents can enjoy easy access to nature, while three communal courtyards offer even more opportunities to get outdoors. Human-centred architecture. Modern design. One look is all it takes to fall in love.



  
EFFICIENT  
NATURAL LIGHT

  
DESIGNED FOR  
ALL AGES

  
BALANCED LIGHT  
& SHADE SPACES



**RAYMOND CHOW**  
*Partner, gh3\* Architects*

While the word friluftsliv (pronounced free-loofts-liv) may not be a part of gh3\*'s daily vocabulary, the Norwegian philosophy that emphasizes the importance of a connection between built form and the natural landscape seems to define their methodology to a T. Here we speak with the award-winning architects to discover their vision for Nørdic.

**Q: How did you approach the design of Nørdic? What was your inspiration for the building?**

Our inspiration for Nørdic came directly from the buildings you see on the historic streets of Scandinavian cities, façades that are robust and contribute to a feeling of permanence with proportionately-sized windows that let in an abundance of natural light. We were also inspired by the colour palettes found in northern European countries, and how the light colours can provide a bright counterpoint to short winter days. After all, Toronto gets its fair share of winter.

**Q: How did the context of the surrounding neighbourhood influence the design?**

Wilson Avenue is a wide avenue with a generous sidewalk. We wanted to maintain that sense of spaciousness and green as much as possible. We were also conscious of the fact that Nørdic is the first midrise building on the north side of the street, so we were mindful that the height and massing of the building fit within the context of the residential buildings across the street.

**Q: What do you think Nørdic brings to the neighbourhood of Wilson Heights?**

Nørdic will be an important turning point for the transformation of Wilson Avenue from an average suburban street, to a thriving, vibrant, urban thoroughfare.

**Q: There are some really interesting protruding squares on the façade – what are they and how did they become a part of the building architecture?**

The Wilson façade is a bit of an architectural essay in frames, solids, and voids. The varying proportion, dimension, and size of these elements gives variety and scale to the façade, while providing shade and privacy.





# nørdic condos

**500 Wilson**  
Under Construction  
(429 Units)

Future Park

**9 Tippet Road**  
Under Construction  
(500 Units)

**525 Wilson Avenue**  
Completed  
(511 Units)

**The Station**  
555-565 Wilson Avenue  
Completed  
(388 Units)

**50 Wilson Heights Boulevard**  
Future residential, commercial  
and retail development of up  
to 1,400,000 SF

**20 Monte Kwinter**  
Under Construction  
(171 Units)

**4 & 6 Tippet**  
Future Development  
(650 Units)

Champlain  
Parkette

**The Rocket**  
36R Tippet  
Under Construction  
(291 Units)

**Tretti Condos**  
Future Development  
(340 Units)

Steps to Wilson  
subway station

**30 Tippet**  
Future Development  
(177 Units)

Landscape behaves as an  
Ecological sound barrier for  
noise attenuation

site context



aerial view

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



**Friluftsliv** [Swedish]:  
*a lifestyle based on  
freedom in nature and  
spiritual connectedness  
with the landscape.*

# let's get “Friluftsliv”

The essence of friluftsliv is hard to define, but easy to identify. It's the feeling of connecting to beautiful landscapes, like the thoughtfully considered outdoor spaces at Nørdic, designed to balance the urban environment and foster a sense of wellbeing and good health. Over 50 trees (including tall growth American Hornbeam and Freeman Maples) join the canopy of greenery on site, offering shade from summer sunshine or a rainbow of colours come fall, and ensuring the space will offer a natural refuge for decades to come. A series of

green roofs and landscaped courtyards provide beautiful sight lines from every perspective, and soften the sounds of the city, letting nature take centre stage. And nearly 11,000 square feet of outdoor space offer a direct connection to the environment from almost anywhere on site, transforming outdoor amenities into an extension of the home. Research shows that spending time in nature can reduce stress, boost creativity, and increase happiness, so we've brought nature right to your door. Breathe it in.



courtyard



**recreation area  
with calisthenics**

## pulling a “Växjö.”

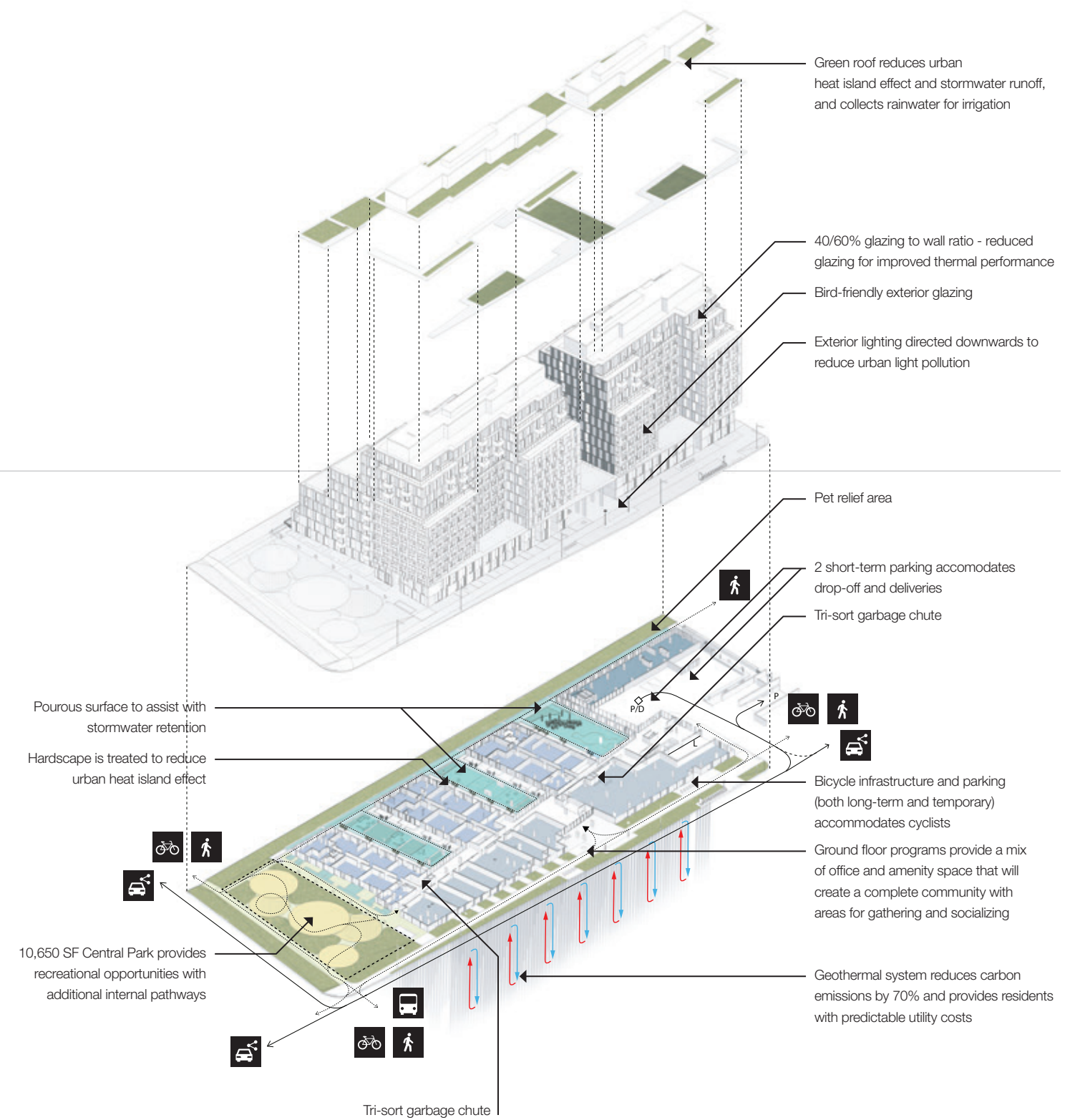
**Växjö** [Swedish]:  
*a thriving urban centre in Sweden known as “Europe’s greenest city.”*

In 1996, Växjö became the first city in the world to set the goal of becoming fossil-fuel free by 2030. Since then, the city has backed up their words with actions and shown that big ambitions can lead to big change. The same is true at Nørdic, where a whole host of sustainable initiatives are aiming to reduce the negative impact of development, and create a mutually beneficial relationship that strengthens the community and the environment.

An innovative geothermal heating and cooling system uses about 40% less energy than a traditional HVAC system, and produces 70% less greenhouse gas, saving over 5 million litres of water every year (and offering residents predictable monthly maintenance fees). Low-profile green roofs help reduce the heat island effect and improve air quality. And advanced energy efficient systems like circadian rhythm lighting and smart thermostats with real-time suite energy dashboards make sustainability an integrated part of everyday living.

Green roof

- Office
- Outdoor Amenity
- Indoor Amenity
- Publicly Accessible Space
- Vegetated Areas and Stormwater Retention



## sustainable features

**S**ustainable architecture design is environmentally conscious, energy-saving, and utilizes responsive and renewable materials and systems. Collecdev realizes that ecological and environmental concerns have expanded beyond the issue of the consumption of non-renewable energy sources. Sustainability essentially aims for ecological balance. Collecdev takes a long-term approach, and that means leading the charge when it comes to environmentally-focused development that helps reduce our carbon footprint and ensures a better quality of life. We continually seek innovative new technologies that adapt to environmental demands and changing market conditions. At Nørdic we introduced a geothermal energy system, reducing the environmental impact of urban development while addressing evolving customer needs. We pride ourselves on staying ahead of the curve and creating distinct communities that promote a better quality of life.

### Building

- Collecdev buildings are designed and built to conserve more energy and resources than standard code compliant buildings
- Committed to achieving Toronto Green Standards (TGS) certification
- Geothermal System reducing carbon emissions by 70% and provides residents with predictable utility costs
- Sustainable green roof areas that will help reduce the heat island effect and help to manage storm water retention on site
- High performance thermal envelope minimizes unwanted solar gain and heat loss
- Bird friendly glazing reduces danger to migratory birds
- Exterior lighting directed downwards to reduce urban light pollution
- Motion sensor-controlled lighting in common areas to reduce electricity costs
- LED (Light-Emitting Diode) lights save money by using less energy and lasting far longer than compact fluorescent lighting and halogen bulbs
- Tri-sorter disposal and recycling system diverts landfill waste
- Electric car charging station located on P1 and provisions made for additional future stations
- Car sharing program located on P1
- Long-term bicycle parking spaces located on P1
- Short-term bicycle parking located on ground level

### Suite

- Energy Recovery Ventilators (ERV's) in each suite to reduce energy demands and enhance air quality
- Programmable thermostat to drive greater energy conservation
- Efficient water fixtures and low-flow toilets
- All appliances have Energy Star certification, reducing energy consumption 30%
- Suites are painted with low volatile organic compound paints to minimize off-gassing, to ensure home has good air quality
- Recycling bins placed in all suites

### Landscape

- Water efficient plant material provided for more than 50% of landscaped site area
- Rainwater is collected from roof and stored in a cistern for future use by the irrigation system. Watering plants with harvested rainwater instead of drinking water helps reduce cost

## geothermal features



- Geothermal is a premium system that reduces the building's carbon footprint, lowering greenhouse gas emissions by 70% over traditional systems and saves over 5 million litres of water per year.

- Geothermal saves money, reducing annual energy costs for the entire building with lower maintenance and operational costs than a traditional building, and with a 30-year agreement that includes a performance guarantee and predictable costs.

- Geothermal is reliable as the technology works through every season. Pumps can simultaneously cool one part of the building while heating another, giving residents full control over their own space.

- Offers exceptional energy efficiencies, contributing to a sustainable heating and cooling expense providing residents with predictable monthly utility costs.

- Rooftop areas can be re-purposed as a green roof contributing to greater water conservation, reduced maintenance and improved aesthetics.

- Occupancy rates are protected as building operators recognize the value of green buildings and the direct impact on tenant quality, retention and return on investment, ultimately driving up property value.



FAYEWOOD BLVD.

site plan

- 1. Future Office
- 2. Entrance Lobby / Office
- 3. Concierge
- 4. Work / Live
- 5. Future Park (10,650 SF)
- 6. Residential Units
- 7. Outdoor Amenity
- 8. Corridor
- 9. Outdoor Recreation
- 10. Mail Room
- 11. Loading / Moving
- 12. Short Term Parking Area
- 13. Indoor Amenity
- 14. Pet Relief Area

**nordic**  
condos



north west aerial view

**we're all about the "lagom."**

**Lagom** [Swedish]:  
*not too little, not too much... perfectly balanced.*

**T**he best design is shaped by restraint. Nothing more than what you need. Nothing less. The perfect balance, letting you focus on what matters and live a happier, healthier life. It's how our amenities have been designed, offering up a better way to life and work, without missing out on anything.

A state-of-the-art fitness centre helps you stay fit and healthy, close to home. An animal-friendly outdoor pet relief area and an indoor pet washing zone offers the chance to pamper four-legged

friends. Bike share and an electric car charging station provide better options for people who need to get from A to B. Of course, the digital lobby display showing current transit commute times also helps. A 24-hour concierge and lightning-fast Wi-Fi in all common areas reflect today's modern reality, while the outdoor landscaped green space, calisthenics courtyard, and kids play area help you stay grounded and connected. There are BBQ zones and lounge areas, ready to enjoy any time of the year. Embrace the pleasure of existence rather than consumption. This is the way you were meant to live.



south east view



lobby





community park

interior designer



**CARMEN DRAGOMIR**  
*Founder, esQape design Inc.*

Carmen Dragomir sees the big picture when it comes to building intimate spaces. "Design has a certain way of shaping our lives, our sensibility, our behaviour, even our emotions," says the designer, "Every day I have the opportunity to design spaces that touch other people's lives." At Nørdic she's doing exactly that, creating fresh, smart, inspiring spaces that flow from the front door to your home, and everywhere in between.

**Q: How did you interpret the Scandinavian aesthetic for a Toronto audience?**

Toronto homebuyers are knowledgeable and savvy about the homebuying process. They understand and appreciate different design styles, thanks to the city's eclectic multicultural mix. In interiors, Scandinavian design conjures the idea of effortless, minimalist colour palettes, organic textures, and restrained furniture placement, leaving room for people to move around within a space and take it in from different angles, at varying stages of daylight. At Nørdic, the sensation of lightness and wellbeing is as much a product of the space in between the elements - the room to move freely - as it is of the built forms themselves.

**Q: What was your inspiration for the interiors at Nørdic?**

I was inspired by the amazing hotel and residence interiors I saw during a recent trip to Copenhagen where they effortlessly combined objects, furniture, and art into incredibly inviting spaces. They were striking and had an eclectic style and a refined, yet comfortable vibe.

**Q: The suites are designed with wide and shallow layouts, correct? What does that mean for the experience of the space? What benefits come from that type of layout?**

Wide units have the advantage of bringing more natural light into the spaces, as well as creating open concept plans, giving residents the ability to personalize furniture configurations and flow based on their own needs and aesthetic preferences.

**Q: How do you want people to feel in the spaces you've designed at Nørdic?**

Everyone should feel at ease in their own home. We try to create spaces where people feel comfortable and serene, homes that you never want to leave. You know the expression, build a life you don't need an escape from? At Nørdic we've provided the perfect backdrop for that soft, relaxed, minimal aesthetic that gives residents vacation vibes, even when they're at home.



**Hygge** [Danish]:  
*feeling cozy and comfortable;  
an overall sense of wellness  
and contentment.*

# we all need a little

Inspired by the clean, pure lines of Scandinavian design, the suites at Nørdic offer cozy respite from urban life. Here, function informs form with exceptionally planned spaces where square footage doesn't impede on your ability to live big.

“Hygge”

A knack for understated elegance and a formidable eye for detail are evident in intelligent layouts that maintain a strong connection to the outdoors. Wide, shallow layouts help flood spaces with natural light and ensure a more efficient flow, where everything is close at hand. Generous balconies are protected from the elements, ready to enjoy winter, spring, summer, or fall and multiple suites include sun-filled terraces and outdoor “urban backyards.” From the penthouse suites to the ground level live/work units, these are spaces designed to respond to how you live.



suite interior

# features & finishes

**C**ollecdev is a development company dedicated to building better communities. We recognize that the best neighbourhoods are engaging, inspiring places that reflect the way people really want to live. We champion an integrated approach that responds to today's modern lifestyle and we understand that good design begins with a fundamental understanding of how people truly want to live.

Nordic allows residents to experience design with thoughtfully programmed amenities that address modern lifestyles; suites that deliver innovative technologies, multi-functional spaces, and that balance function and form. The result is human-centred, multi-layered communities that make you feel at home.



## Building Features

- Striking bold 12-storey building imaginatively designed by gh3\* architects
- Suites designed with balcony, Juliette balcony or terrace, as per plan
- Welcoming and elegant lobby with property management office, mail and parcel rooms
- 24-hour resident dedicated concierge service
- High speed elevators with custom designed cabs
- Convenient locker access
- Secure bicycle storage rooms
- Electric Vehicle charging station conveniently located on P1
- Wi-fi enabled shared co-working space for the young professional
- Fitness Studio with state-of-the-art cardio equipment, weights and yoga studio
- Pet Grooming Studio with washing stations
- Party room featuring catering kitchen and dining area

## Suite Finishes

- Approximately 8'-9' ceilings throughout except where dropped ceiling areas are required for mechanical building systems, as per plan
- Smooth finish painted ceilings throughout
- Walls, ceilings, doors, trim and bulkheads to be painted with white latex paint
- Wide plank pre-engineered laminate flooring throughout with acoustic underlay, excluding bathrooms, as per Vendor's samples
- Solid core suite entry door with privacy viewer
- Closets to receive vinyl coated wire shelving and/or linen shelf, as per plan
- Contemporary interior doors with lever hardware and privacy handsets on bathroom doors, as per plan
- Contemporary glass sliding bedroom doors, as per plan
- Modern flat profile baseboards and trim
- Stacked washer and dryer

## Gourmet Kitchens

- Custom design cabinetry in a variety of finishes, as per Vendor's samples
- Choice of designer-selected countertops, as per Vendor's samples
- Soft-close door hinges and drawers
- Stainless steel under-mount sink with single lever faucet
- Backsplash as per Vendor's samples
- LED under valance lighting
- 24" stainless steel refrigerator with bottom freezer, as per plan
- Slide-in 30" stainless steel range, as per plan
- 24" stainless steel built-in dishwasher, as per plan
- 30" stainless steel microwave with built-in hood fan, as per plan

## Luxurious Bathrooms

- Custom design cabinetry in a variety of finishes, as per Vendor's samples
- Choice of designer-selected quartz countertops, as per Vendor's samples
- Porcelain white under-mount basin with single lever faucet
- Designer selected vanity mirror and wall-mounted light fixture above
- 12" x 24" porcelain floor tile, as per Vendor's samples
- Designer selected wall tile for shower/bath surround, as per Vendor's samples
- Contemporary square edge bathtub, as per plan
- Shower with framed glass enclosure, as per plan
- White high efficiency low-flow toilet
- Designer selected bathroom accessories, location determined by Vendor
- Water-efficient shower heads and faucets
- Vapour-proof pot light above bathtub or shower
- Exhaust fan in all bathrooms vented to the outdoors

## Comfort

- Each suite to have individually controlled heating and cooling system providing heat and air conditioning all year round
- Individual metering of hydro, water, heating and cooling usage
- Smoke, heat and carbon monoxide detector(s) as per Ontario Building Code
- EVC (Emergency Voice Communications) in suite as per Ontario Building Code
- Fire detection, protection and sprinkler systems as per Ontario Building Code

## Lighting & Electrical

- White switches and receptacles throughout
- Accessible plug-in USB outlet included for convenient charging of your smartphone or electronic device in master bedroom
- Pre-wired for technology and communications
- Ceiling light fixture in foyer, location determined by Vendor
- Designer selected ceiling mounted light fixture in kitchen, location determined by Vendor
- Switched receptacles in living/dining areas, bedroom(s) and den, as per plan
- Suites with balcony or terraces to receive electrical outlet\*\*\*\*

Please note: The ceiling heights stated are approximate. Where ceiling bulkheads are installed or where drop ceilings are necessary such as kitchen, foyer, closets, bathrooms, laundry rooms and hallways, the ceiling height will be less than stated. All colours and finishes are to be selected from vendor's standard selections. All available features and finishes are as per plan and may vary from suite to suite. Prices and specifications are subject to change without notice. All areas and stated room dimensions are approximate. Floor area measured in accordance with Tarion bulletin #22. Actual living area will vary from floor area stated. Builder may substitute materials for those provided in the plans and specifications provided such materials are of quality equal to or better than the material provided for in the plans and specifications. Decorative and upgraded items displayed in the furnished model suites and sales office are for display purposes only and are not included in the purchase price. The provisions of Schedule "X" of this Agreement, including section 6, apply to this features schedule, and where there is any conflict between the above provisions and the provisions of Schedule "X", Schedule "X" shall govern. E. & O.E.



**RH**  
Get a taste of the Mediterranean lifestyle under heritage olive trees and crystal chandeliers.



**Indigo**  
Feed your mind, body, and soul with inspiring books, home and beauty products.

**Nordstrom**  
The luxury department store serves up their incomparable customer service.



**Tiffany & Co.**  
Discover the famous little blue box and all the sparkling treasures hidden inside.



**Le Montmartre**  
A taste of the 18th arrondissement in the heart of Wilson Heights.



**Best Buy**  
Get plugged in to the latest electronics, computers, video games & more.



**Zara**  
Bella Hadid, Sienna Miller, even the Duchess of Cambridge – Zara attracts all the trendsetters.



**Costco**  
Bouquets of roses, fresh Atlantic salmon – get almost anything you need here at Costco.

**Suzanna's Flowers**  
Celebrate special occasions or send an unexpected surprise, just because.



**Apple**  
Do more with the Apple products by signing up for a session at the Apple Store.



**Rinx**  
Toronto's #1 private entertainment event venue – from bowling to laser tag, mini golf and a roller rink.



**Starbucks**  
The morning doesn't officially start until you've got your drink of choice in hand.

“think  
**Allemansrätten**”

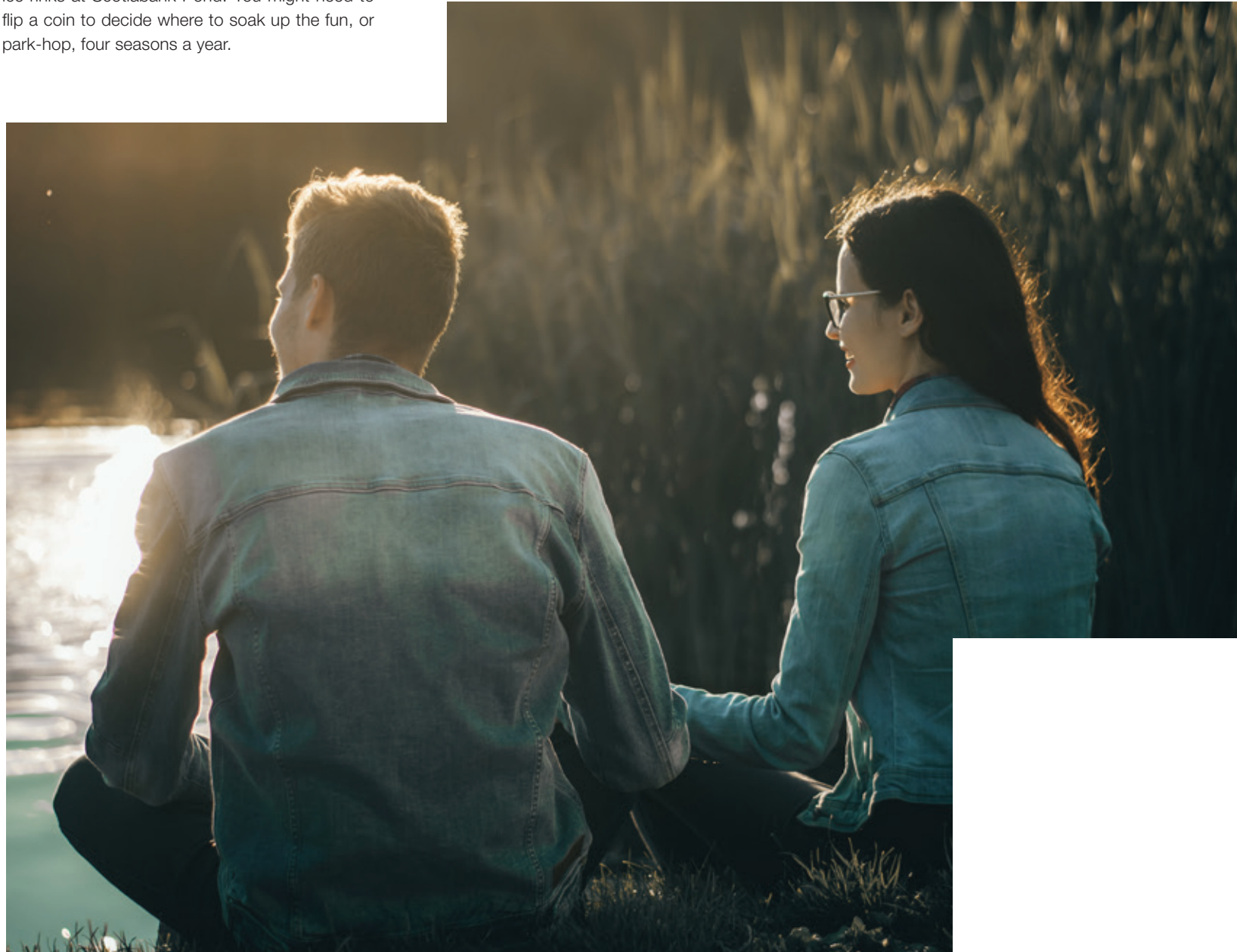
**Allemansrätten** [Swedish]:  
*freedom to roam*

A selection of some of the neighbourhood's best retail and restaurant hot spots. Places where you can show off your eye for good food, good taste, and good design.

**N**ordic condos residents are always connected – connected to the city, connected to transit, connected to everything, 24 hours a day. Discover Wilson Heights immediately outside your front door, a vibrant community inspired by European cities where architectural diversity, urban gathering spaces, and pedestrian-centric infrastructure combine to encourage interaction with neighbours and friends.

Downsview Park is practically in your backyard, but so are the 11 acres of green space at Clanton Park; the tennis courts and splash pad at Balmoral Park; the ski hills of Earl Bales; and the NHL-sized ice rinks at Scotiabank Pond. You might need to flip a coin to decide where to soak up the fun, or park-hop, four seasons a year.

## something happening “Dygn” in and “Dygn” out.



**Dygn** [Swedish]:  
*This means literally “day and night”, or  
24 hours.*



Yorkdale Shopping Centre is kitty-corner to home, serving up more than 2-million square feet of best-in-class retail across 270 stores including Burberry, Cartier, Holt Renfrew Nordstrom, Apple, Tesla, and Moncler, plus unique retail concepts like Zara Home, French darling Colette Grand Café, and the Restoration Hardware Courtyard Café, a lush interior courtyard dotted with heritage olive trees and crystal chandeliers.



A few blocks away are community staples like Costco, Home Depot, Best Buy, and the LCBO. And, when you want to head downtown, out of town, or anywhere in town, Wilson Subway Station, Allen Road and the nearby 401, will have you on your way before you can say “trevlig resa” (that’s “bon voyage” in Swedish).



**RH courtyard café**



# Wilson Heights neighbourhood

## Transportation

1. Finch Station
2. Downsview Park Station
3. Sheppard West
4. Wilson Subway Station
5. Yorkdale Subway and Yorkdale Rd at GO Terminal

## Dining

6. Bagel World
7. Demetres Dufferin
8. Cheesecake Factory
9. Le Montmartre
10. PAESE Ristorante
11. Pancer's Original Deli
12. Starbucks
13. United Bakers Dairy Restaurant

## Shopping

14. Costco
15. Lawrence Square Shopping Centre
16. Loblaws
17. SmartCentres Downsview
18. Winners
19. Yorkdale Shopping Centre

## Lifestyle & Health

20. Humber River Hospital
21. Rinx Real Entertainment Centre
22. Wynn Fitness Clubs

## School

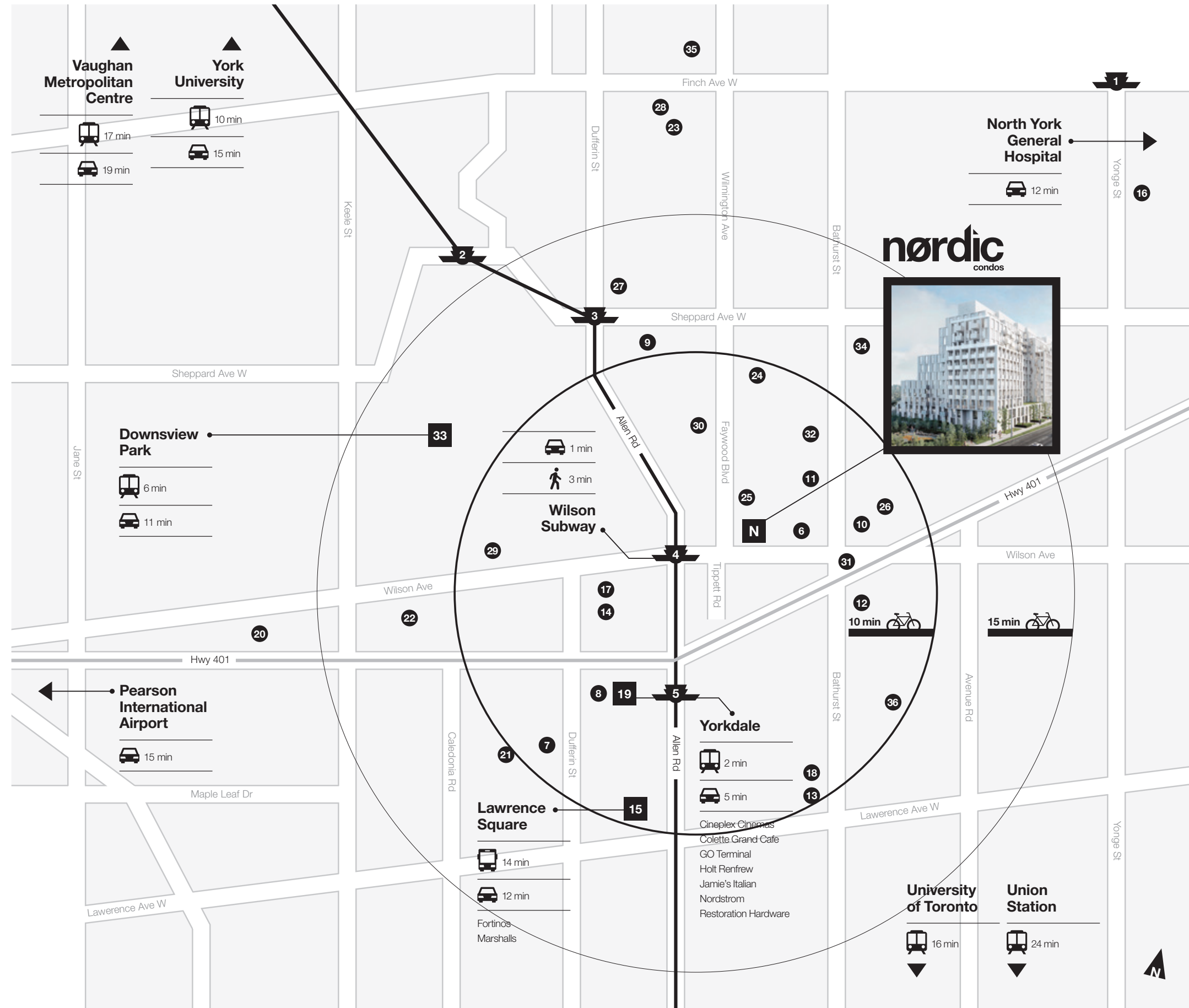
23. Charles H Best Middle School
24. Dublin Heights Elementary and Middle School
25. Faywood Arts-Based Curriculum School
26. Summit Heights Public School
27. William Lyon Mackenzie Collegiate Institute
28. Wilmington Elementary School

## Parks

29. Ancaster Park
30. Balmoral Park
31. Bathurst-Wilson Parkette
32. Clanton Park
33. Downsview Park
34. Earl Bales Park
35. G Ross Lord Park
36. Ledbury Park

Highway

TTC Subway Line



# steps to Wilson subway station.

Nordic enjoys a Transit Score of 90 with Wilson Subway Station, Yorkdale Subway Station, Sheppard West Subway Station, GO Transit, Allen Road, and the 401 all nearby to get you where you want to go. The Finch West LRT expansion will see the introduction of an 11-kilometre light rail transit line with 18 new stops. And just a few stops from the future Eglinton Crosstown. The Toronto-York Spadina Subway Extension will connect Downsview Station to Vaughan Metropolitan Centre, and bridge the distance between Toronto and the GTA.



**Marka** [Norwegian]:  
the name of any forested areas surrounding a city or town, mostly for  
recreational purposes like skiing, walking, and biking.



## X “Marka”’s the spot for fun

**W**ith nearly 300 acres of forests, ponds, trails, gardens, and fields, Downsview Park epitomizes the Norwegian concept of marka - green space that offers city residents a place to get outside and play. The dynamic urban park is a destination for tens of thousands of visitors and residents from across the GTA each year, a beacon of nature and community.

Come for the annual Canada Day fireworks and Earth Day events. Visit the Discovery Centre, an educational hub offering free community events and programming that borrow from the rich natural and cultural heritage of the Park and its on site tenants like Fresh City Farms and the Toronto Beekeepers Co-op. Walk the apple orchard or hike along Circuit Path, taking in the fascinating ecosystem of local plants and wildlife. Spend the weekend at a music festival. Sign up for a sports league. Or check out the kids' Play Zone, where there are all sorts of adventures to be had. And that's not all.

The Park continues to evolve to reflect the evolving city landscape and the surrounding community. Downsview Park has been earmarked by the federal government as a National Urban Park with an ambitious redevelopment plan in place. Downsview Lands will see the addition of 42,000 new jobs and residents, while the Downsview Airport Redevelopment will see a 375-acre urban renewal project of massive international scale. Maple Leaf Sports & Entertainment, owner of Toronto FC, spent more than \$21 million building a state-of-the-art Academy and training facility for the team back in 2012. And Centennial College's new Downsview Campus will soon be home to the Aviation Technician and Aerospace Manufacturing programs on a four-acre campus that includes a new hangar large enough to accommodate today's commercial jets. But even as it continues to grow, Downsview Park remains a public space, welcoming people of all ages, interests, and backgrounds, to connect with each other and with the outdoors.



ACCESS TO  
TTC SUBWAY



WALK &  
BIKE TRAIL



CHILDREN  
PLAY ZONE



9-ACRE LAKE  
& WILDLIFE





**Downsvew Park**



**G. Ross Lord Park**

on the fast track  
to “Udvikling.”

**W**ith a growing network of local businesses, residences, and retail, there's never been a better time to invest in Wilson Heights. This neighbourhood is home to the most ambitious collection of newly emerging master planned communities in Toronto. All four corners of Wilson and Allen Rd. are slated for redevelopment, creating exciting new opportunities everywhere you look. Also, the three levels of government have committed more than \$3 billion to the regeneration of the Wilson-Tippett community.



### Downsview

Nearby Downsview Park will be redeveloped as a National Urban Park with an extensive network of new pedestrian and cycling trails. Downsview Lands will see an anticipated 42,000 new jobs and residences – including the Downsview Airport Redevelopment, a 375-acre urban renewal project of massive international scale. The Downsview Lands Aerospace and Innovation Hub will be home to a new \$72 million aerospace campus.



**Udvikling** [Danish]:  
*Development, evolution, generation, growth.*



### Business

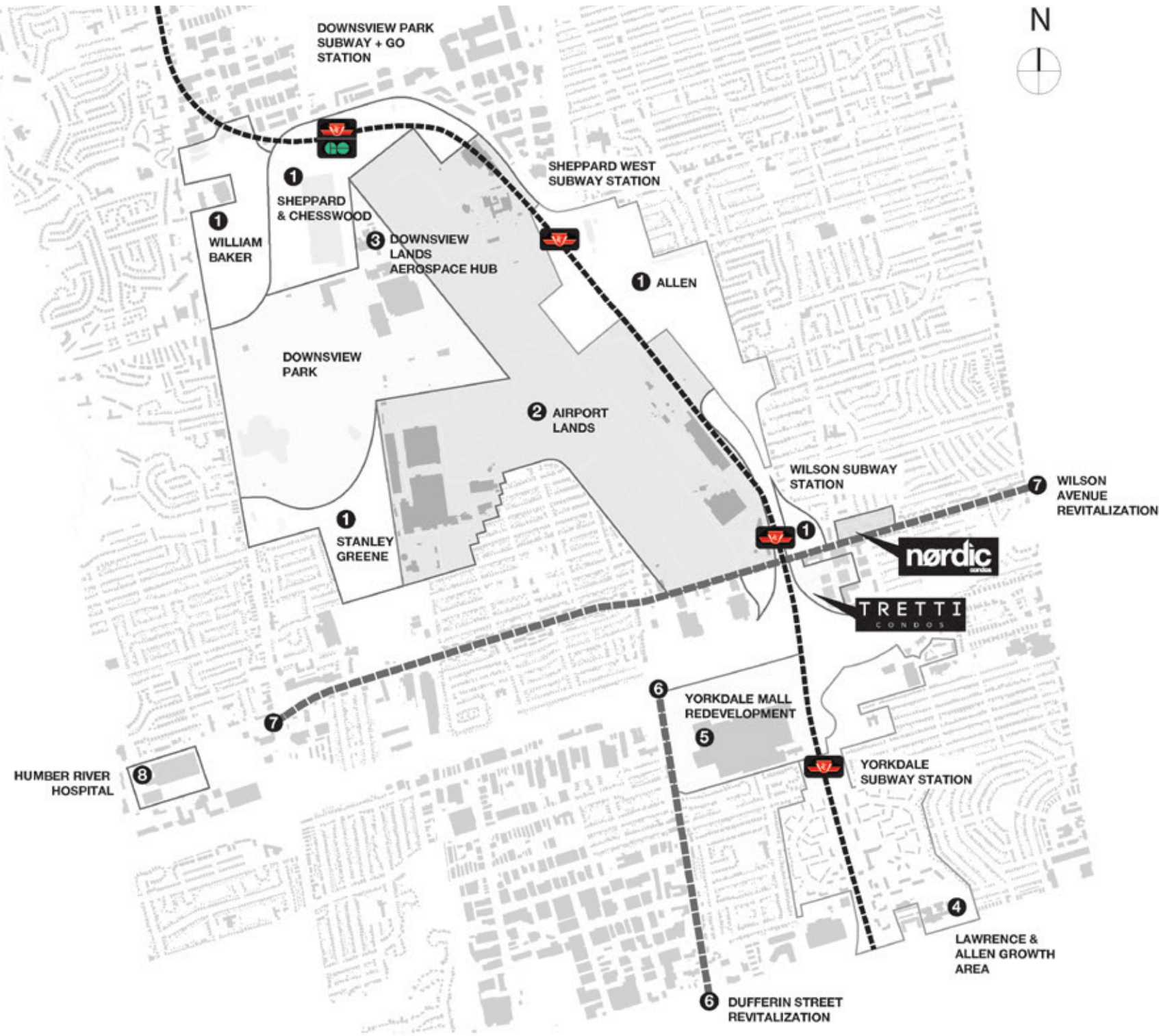
The community surrounding Nørdic is home to nearly 100,000 jobs with internationally recognized employers like Bombardier Aerospace, RBC Royal Bank, Humber River Hospital, Nestle, Randstad, and the TTC. The local business hubs around Dufferin, Keele, and Highway 400 are seeing, on average, double-digit employment growth, creating promising opportunities for professionals at every level and boosting the area's already high average household income.

### Retail

Yorkdale will reach even greater heights with a proposed plan that will see a hotel and office space join the already incredible retail line up.

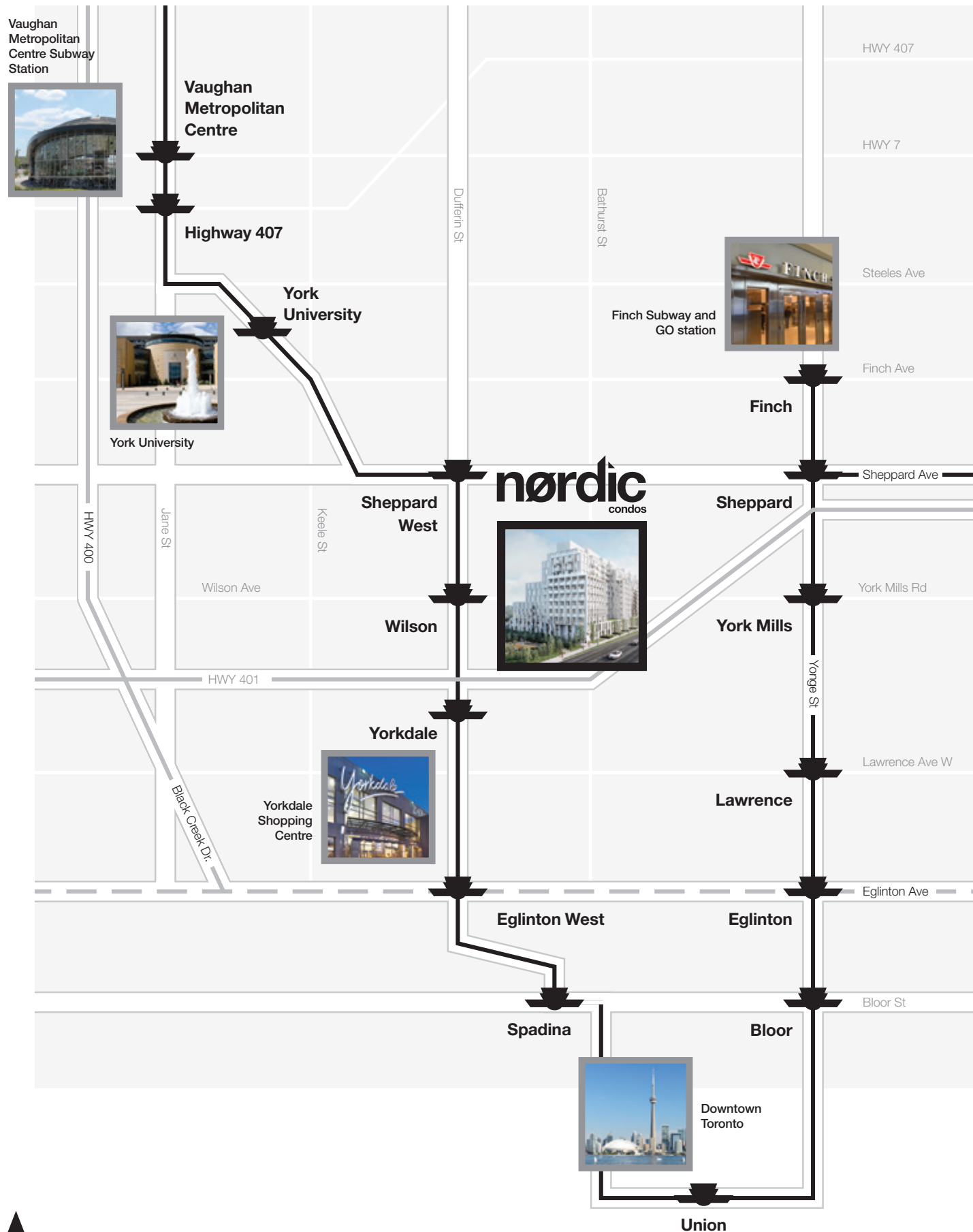
### Education

York University (Canada's 3<sup>rd</sup> largest university) and Seneca's York U satellite campus are both located within minutes of home (as well as with a number of elementary, middle, and secondary schools). Centennial College, Baycrest Health Sciences, Ryerson University, and University of Toronto are all within easy reach via the TTC.



## regional growth

- 1. Tippet Road Redevelopment**  
8 acre mixed use development
- 2. Downsview Lands**  
5 mid-rise communities underway with anticipating 42,000 new jobs and residents
- 3. Downsview Lands Aerospace Hub**  
Developed by aerospace companies & leading postsecondary education institutions in the GTA, including Ryerson University and the newly completed \$72m Centennial College campus building
- 4. Lawrence & Allen Growth Area**  
13,500 newly residents
- 5. Yorkdale Redevelopment Area**  
Includes approximately 12 towers up to 28 storeys with up to 980,000 sf retail, 240 hotel units, and over 2.1 million sf new office space
- 6. Dufferin Street Revitalization**  
High-rise and mid-rise development, new promenades, bike lanes, open spaces, and landscaping
- 7. Wilson Avenue Revitalization**  
New landscaped pedestrian walkway  
Identifiable route to Downsview Park
- 8. Humber River Hospital**  
New 656-bed high-tech hospital opened in fall 2015



well connected

**TTC Subway Line**

**Highway**

**Light Rail Transit (LRT)**

Wilson Subway Station	2 mins
HWY 401	3 mins
Yorkdale Shopping Centre	2 mins
GO Transit at Yorkdale Terminal	4 mins
Humber River Hospital	7 mins
York University	11 mins
Downsview Park	8 mins
Clanton Park	17 mins
GO Transit at Downsview Park	6 mins
Toronto Pearson International Airport	12 mins
University of Toronto / St. George Station	16 mins
Union Station	24 mins





Collecdev is committed to being at the forefront of innovation with relevant architecture, a meticulous attention to detail, and uncompromising standards of quality that serve to unite communities and elevate the universal experience of life. Collecdev communities are thriving neighbourhoods with thoughtful site plans, abundant green space, inspiring arts and culture, and sustainable building initiatives. Collaborating with award-winning architects and designers, the company takes pride in aligning community needs with innovative ideas to realize a collective vision that enhances neighbourhoods and puts good living within reach for all.

## social sustainability

A focus on social sustainability will ensure the city's long-term accessibility and growth through expertly planned communities that provide the infrastructure, connectivity, and cultural programming to enrich society as a whole and allow people to thrive. It is a commitment to starting conversations and inspiring new ideas. A responsibility to democratize housing, offering greater access and creating private and public spaces where people feel they belong. This approach results in communities that will continue to prosper for decades, anticipating the future while balancing the needs of today.

## experiential design

Good design doesn't begin with a layout, it begins with a fundamental understanding of people's needs and desires, an awareness of how users will interact with the space. Working with award-winning architects and designers, we follow a macro to micro iterative process that balances form and function to create intimate living environments and inspiring structures that consciously enhance their existing context. Innovative technologies and forward-thinking space planning create flexible spaces that adapt and transform to suit a variety of demands. The result is human-centred, multi-layered communities that make you feel at home, every day, through every activity.

## environmental stewardship

We have an inherent responsibility for the impact of our communities on the environment, a responsibility we don't take lightly. As the urban context continues to transform, so does our environmental stewardship, evolving to keep pace with the unprecedented rate of development and minimize our impact on the earth. We leverage innovation and technology to reduce our carbon footprint and deliver beautiful communities and healthier environments for all.

**gh3\***  
Architecture & Landscape Design

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gh3\* is an award-winning Canadian design practice helmed by partners Pat Hanson and Raymond Chow. This innovative firm works in the complex realm where architecture, urbanism, and landscape overlap. They design with a modernist's eye to order, beauty, and social possibility, and an environmentalist's awareness of sustainability and long-term thinking. The gh3\* ethos: excellent design is an essential part of everyday life.

**esQape design inc.**  
Interior Design

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Led by the founder Carmen Dragomir, the team at Esqape Design creates simple but sophisticated solutions for inspiring interiors.

Their ability to see the big picture, down to the smallest detail, ensures that Esqape-designed spaces are executed with perfection. They have a unique ability to balance function and form, maintaining an equilibrium that imbues spaces with a sense of peace and calm.

**Montana Steele**  
Marketing

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Toronto-based strategic marketing agency Montana Steele has been creating award-winning real estate brands, at home and around the world, for more than two decades. The firm is regarded as North America's leading agency for new homes and condo developments, and for good reason; in 25 years the firm has launched nearly 1000 successful projects, in 30 cities, with some of the biggest names in the business.

“ the best  
**Arbejdsglæde** ”

**Arbejdsglæde** [Danish]:  
*When your work is a  
source of joy  
and happiness.*



south view

**nørdic**  
condos

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



[collecdev.com](http://collecdev.com)