

NORTH CORE



Renderings are artist's impression of the layout, features and finishes only, and are subject to change. E & O.E.

CONTENTS

04	Celebrate community	22	To live life to the max
06	An incomparable city centre	24	Work from home
08	Yonge Corridor	26	Find your personal best
10	The heart of a celebrated community	30	Enter your creative space
12	Kinetic by day, vibrant by night	32	Moments that matter most
14	On the move	34	The heart of your home
16	Open space to find your centre	36	Beauty in the details
18	Design vision	38	The team
20	A warm welcome		

CELEBRATE COMMUNITY

With the entire city at your fingertips, push beyond the walls and become a part of something big. Indulge in the spirit of the neighbourhood and celebrate self-expression in a dynamic community characterized by its unique evolution. While living in the heart of North Toronto, at Yonge and Sheppard, there are no limits to what you can achieve. Setting the groundwork for growth, connectivity and culture, residences at NorthCore support a community of diverse and remarkable people. Live in the embodiment of thoughtful design with amenities that foster gathering. The foundation for exceptional living begins at Yonge and Sheppard. Move forward. Celebrate community. Find your origins at NorthCore.

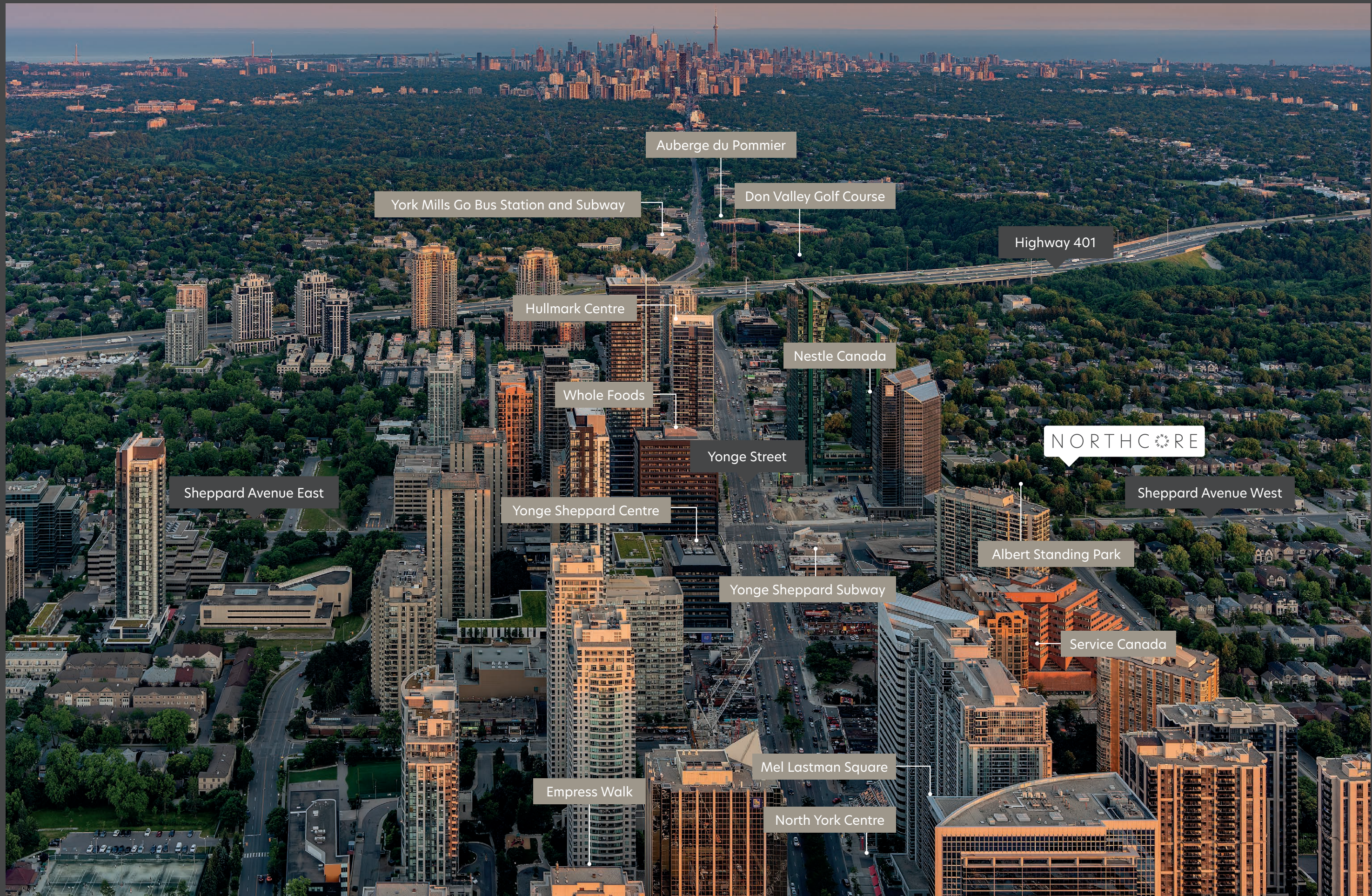




AN INCOMPARABLE CITY CENTRE

You deserve to live in a neighbourhood that celebrates your individuality. It's here that you'll find that community unlike anywhere else. Yonge and Sheppard is a microcosm of multicultural vibrancy – an uptown reflection of downtown with amenities to support your lifestyle.

Establish a life that revolves around boundless retail, cuisine, and entertainment locales. Your new centre is made great by the people who live here.



YONGE CORRIDOR



NorthCore



Food and Beverage

1. Evviva Breakfast and Lunch
2. Daldongnae Korean BBQ
3. Kinton Ramen
4. Project Fish
5. Petit Potato 大有名糖
6. Ichiban Asian All You Can Eat
7. Bento Sushi
8. Konjiki Ramen
9. Yonge Cafe and Bistro
10. Cafe Landwer
11. The Keg Steakhouse + Bar
12. Chipotle Mexican Grill
13. Koryo Korean Restaurant & Bar
14. KoSam Korean Restaurant & Bar
15. Daigyo Cafe
16. Mymy Chicken
17. Rougamo & Xi'an Style Noodles
18. Sushi Moto
19. Union Social Eatery
20. Kung Fu Tea on Yonge
21. The Fry
22. Nomé Izakaya
23. What A Bagel Sheppard
24. Rain Izakaya
25. Cheers Chicken & Beers
26. Kinka Izakaya
27. Poke Eats Restaurant
28. Yin Ji Chang Fen 銀記腸粉
29. PHO OK



Transit

1. Sheppard-Yonge Subway Station
2. BUS STOP Yonge St. Sheppard Ave.
3. BUS STOP Sheppard Ave West
4. North York Centre Subway Station



Yonge Subway Line



Sheppard Subway Line



Retail

1. Yonge Sheppard Centre
2. Empress Walk
3. Hullmark Centre
4. Whole Foods
5. Loblaws
6. LCBO
7. Winners
8. RBC Royal Bank
9. TD Canada Trust
10. Scotiabank
11. Food Basics
12. New DermaMed Cosmetics
13. Amazon Hub Locker
14. H Mart



Green Spaces

1. Albert Standing Park
2. Mel Lastman Square
3. Gibson Park
4. Dempsey Park
5. Willowdale Park



Arts

1. Gibson House Museum
2. Toronto Public Library
3. Meridian Arts Centre



Schools

1. Churchill Public School
2. Willowdale Middle School
3. Claude Watson School for the Arts
4. Earl Haig Secondary School
5. Little Owl Private School
6. Avondale Public School

KINETIC BY DAY

Watch the neighbourhood shift from productive and sincere during the daytime to electric and vibrant at night.



08:30

Step out of your building and find yourself in Albert Standing Park



13:00

Spend the afternoon cruising the trails at Earl Bales Park



Stop by Cafe Landwer for a coffee and fuel your day.

11:30



17:30

Shop till you drop at the unique retail fronts that line Yonge Street.

End your day with friends in the community at one of many restaurants from all over the world.

20:30



16:30










Pick up your fresh weekly necessities at Whole Foods.

VIBRANT BY NIGHT

From power lunches to karaoke nights to relaxing Sundays, the community offers unparalleled urban balance.

ON THE MOVE

Connect and expand your lifestyle with ease at NorthCore. Transport yourself around the city and take advantage of your convenient location. Here you don't have to choose between the urban ease and pleasures. Only minutes from your suite is access to Toronto's award-winning public transportation and a short ride from the country's largest connection hub.

Sheppard-Yonge Interchange Subway Station	 2 min
Highway 401	 2 min
Oriole GO Station	 8 min
Finch GO Bus Station	 10 min
	 6 min
York Mills GO Terminal	 7 min
	 5 min
Highway 407	 14 min
Highway 404	 12 min

CONNECTED



OPEN SPACE TO FIND YOUR CENTRE

Discover the rare urban greenspaces beyond the walls. At NorthCore, enjoy unobstructed views in most directions, surrounded by existing low-rise residential and mature treetops. With plans to expand the existing Albert Standing Park and connect with the residential greenspace, find yourself with a yard unlike anywhere else.

Step out and shop local, spring through fall, at the Mel Lastman Square farmers' market or connect with nature along hiking trails in Earl Bales Park, both minutes from your new address. As temperatures drop, it's time to lace up your skates, strap on your skis and experience another side of your new favourite spaces.



Earl Bales Park



Albert Standing Park



Lansing Neighbourhood

DESIGN VISION

Designed by IBI Group, NorthCore is marked by a distinguished six-storey base clad in warm, masonry material and features a covered pedestrian connection. Retail anchors the building, wrapping from Sheppard Avenue West to Albert Standing Park, injecting vibrancy into the neighbourhood.

Designed to evoke a connection to the surrounding park space with use of natural elements and sophisticated details, the energy of the Yonge and Sheppard community has been harnessed inside and out.



Renderings are artist's impression of the layout, features and finishes only, and are subject to change. E&O.E.



Renderings are artist's impression of the layout, features and finishes only, and are subject to change. E & O.E.

A WARM WELCOME

Your grand entrance greeted by a concierge is the perfect way to start and end your day. Large windows illuminate the lobby lounge with ample seating to socialize with friends or catch up on emails beside the fireplace.

TO LIVE LIFE TO THE MAX

Take your function to another level in the NorthCore social lounge. Choose between the private dining room with catering kitchen or social lounge with a large TV and bar where you can entertain all of your friends and family. This is the perfect space to celebrate your life milestones in a big way.



Renderings are artist's impression of the layout, features and finishes only, and are subject to change. E & O.E.



Renderings are artist's impression of the layout, features and finishes only, and are subject to change. E & O.E.

WORK FROM HOME

Switch up your daily routine and break away from your traditional home office. Venture to the coworking space and surround yourself with like-minded and fellow hardworking residents. Take your calls in a private Zoom room or meet in the boardroom. The NorthCore coworking space helps you create separation in your work from home life.

FIND YOUR PERSONAL BEST

Feel your best, look your best and do your best! Achieve personal and physical goals in the NorthCore fitness lounge with a brand-new yoga studio in addition to compound equipment, dry saunas, personal training rooms, boxing area, cardio equipment and free-weights.



Renderings are artist's impression of the layout, features and finishes only, and are subject to change. E & O.E.



Renderings are artist's impression of the layout, features and finishes only, and are subject to change. E & O.E.



Renderings are artist's impression of the layout, features and finishes only, and are subject to change. E & O.E.

ENTER YOUR CREATIVE SPACE

Open yourself up to a unique space to work and play. Enter to the Content Production Room and experience a light, minimalist design intended to inspire individualistic expression. Areas throughout are dedicated to your specific creative tasks. With a green screen and ample lighting for your TikTok's, reels, or music, find the perfect place to step into your creative realm with dedicated editing rooms and a soundproof music practice room.



Renderings are artist's impression of the layout, features and finishes only, and are subject to change. E & O.E.

MOMENTS THAT MATTER MOST

Embrace nature to the core in your outdoor amenity space. Walk out from the social room to the perfect place for al fresco dining, personal reflections, and meaningful moments in the light from your fire pit. Connect to Albert Standing park from here.

THE HEART OF YOUR HOME

The kitchen is the core of your home. Your new kitchen has more than enough room to support all your savoury adventures. Become a culinary artist and centre your gatherings around great food in a kitchen equipped with paneled appliances and exquisite stone finishes.



Renderings are artist's impression of the layout, features and finishes only, and are subject to change. E & O.E.



Renderings are artist's impression of the layout, features and finishes only, and are subject to change. E & O.E.

BEAUTY IN THE DETAILS

The theme of duality found in every space at NorthCore is inspired by the community. Reflections of a stimulated and inspiring community are complemented by the serenity and calmness of green park surroundings.

THE PARTNERSHIP

Fieldgate Urban

Rooted in a 60-year real estate development history, Fieldgate Urban is a mixed-use developer who delivers condominiums in prime, transit-oriented Toronto neighbourhoods. The company is recognized by its meticulous attention to detail, high-quality construction and building condominiums with lasting value – a trademark since its inception. The company engages expert consultants who share their affinity for creating best-in-class buildings that carefully consider their urban context and provide new housing further enhancing the communities in which they build.



For more than 60 years, Westdale has owned, managed and developed real estate across Canada and the United States. A family-owned company, Westdale is committed to creating positive experiences for the tens of thousands of North Americans who call our buildings home and for those who work and shop at our properties. This commitment extends to our partners, suppliers, contractors, and our team of over 1,400 dedicated employees. With a core business consisting of over 50,000 residential units in Ontario, Quebec and 11 U.S. states, Westdale continues to expand its portfolio to include over 4 million square feet of retail, office, industrial, food & beverage, hotel and resort properties on both sides of the border. Westdale is also actively involved in a number of significant urban residential developments across North America, including projects in Toronto, Halifax, Kitchener, Atlanta, Dallas and Miami.

THE NORTHCORE COLLECTIVE

Figure3

Figure3 is one of Canada's most distinguished interior design firms. Leveraging design-based research and brand strategy, Figure3 helps clients to realize environments which achieve an equitable connection between people and place. Independently owned and based in Toronto, Figure3 has established itself as a trusted partner for over 25 years. With a diverse entrepreneurial team of 70+ creative thought leaders, it is the unique perspectives and ideas of our people which continue to be the foundation of our excellence.

IBI Group

From high-rises to industrial buildings, schools to state-of-the-art hospitals, transit stations to highways, airports to toll systems and bike lanes to parks, we design every aspect of truly integrated cities. Our collaborative approach focuses on future-forward solutions. We're bridging the gap between design and technology, unlocking new potential in data-driven environments. We believe in cities built upon intelligent systems, sustainable buildings, efficient infrastructure and the human touch.

RDS

Residential Development Services' (RDS) pedigree consists of decades of combined experience representing industry-leading developers and working closely with their talented teams on a broad range of high-profile, ultra-luxury and multi-phased communities. The RDS portfolio represents over \$7 billion in sales and over 13,500 home transactions. The company tailors product, strategy and all aspects of the sales roll-out to appeal to audiences via an exceptional front-line sales experience. Each community is approached with obsessive attention to detail for a curated customer experience and community design collaboration that stands the test of time.

YOUR NEW CENTRE

