

skale | DIAMANTE

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CREATING AN ADDRESS OF DISTINCTION

Skale and Diamante, two prestigious GTA builders, are joining forces to create Residences at Bluffers Park at 2790 and 2800 Kingston Road. Collectively, both companies bring decades of experience with a mutual desire to create significant properties that add value to neighbourhoods by enhancing the lives of residents.

Skale has already made a name for itself in the Scarborough Bluffs community with the completion of The Bluffs condominium at 2799 Kingston Road.

Skale is delighted to be playing a role with Diamante in further growth along Kingston Road surrounding the Scarborough Bluffs.

The joint venture between Skale and Diamante enables the two reputable developers to benefit from synergy and complementary skills. Together the two seasoned builders will create an address of distinction in a desirable location.

SKALE DEVELOPMENTS

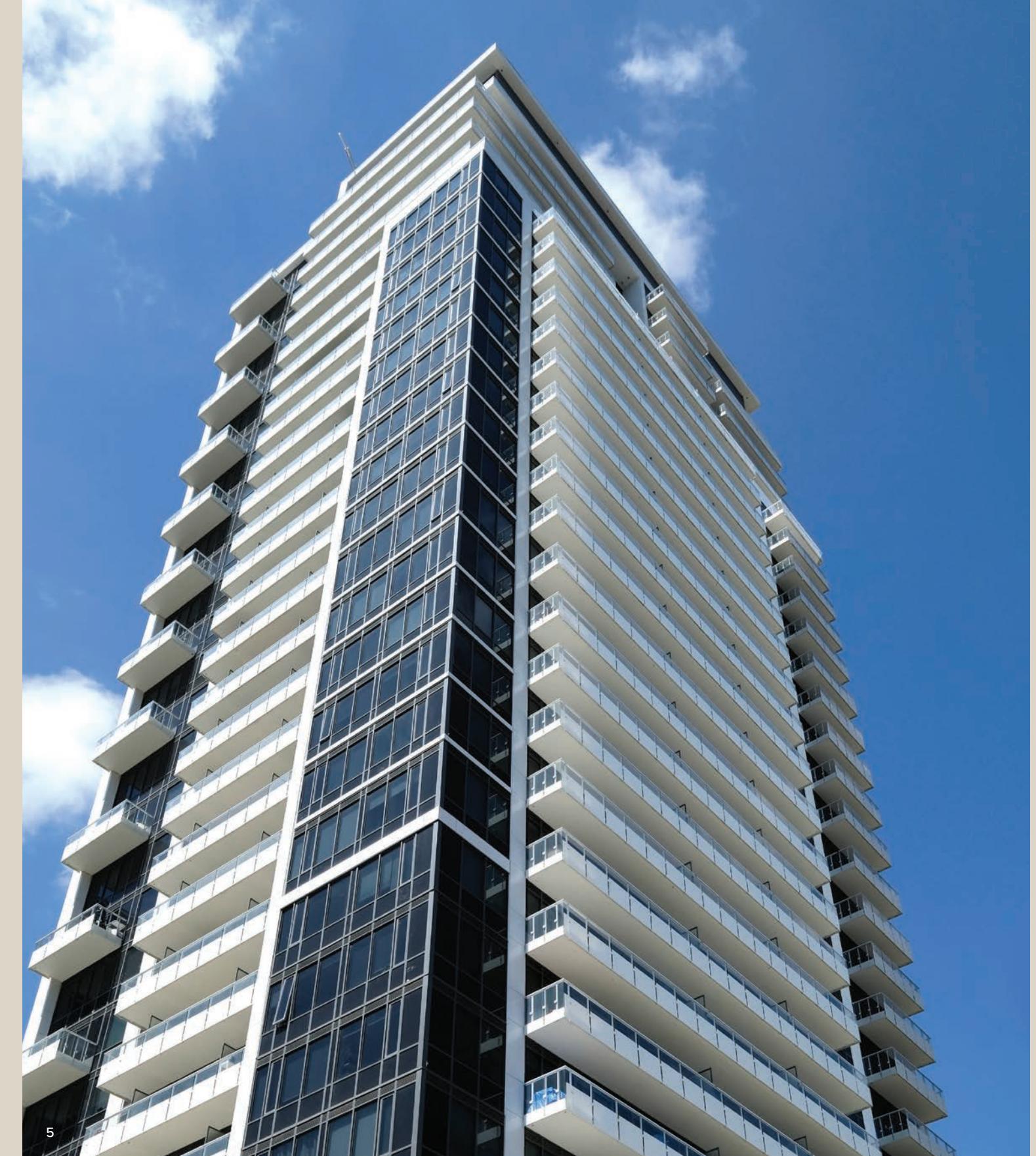
Skale is a boutique building company, a collective group of passionate, like-minded individuals who live and breathe design. Together, they're dedicated to form, function, and an expertly interconnected hybrid of the two. With a combined 50 years of experience, and many more spent absorbing and drawing upon inspiration from all over the world, Skale understands that form without function is form without purpose.

Skale doesn't believe in maximizing space. It believes in optimizing it.



DIAMANTE DEVELOPMENT

Diamante is a well-established leader in the Toronto development industry. The company is highly respected for their exceptional developments, providing building after building in prime city locations that transform neighbourhoods and create aspirational residential destinations. The Diamante hallmark has always been superior building quality, unique living spaces and extraordinary value. For more than three decades, Diamante has contributed magnificent structures to the Toronto skyline and beyond.



1 Domus in Yorkville, Toronto
2 Phoebe on Queen, Toronto
3 One Balmoral, Toronto
4 The Royalton, Toronto
5 The Diamond, Toronto



LAKESIDE LIVING MINUTES FROM DOWNTOWN TORONTO

Welcome to Residences at Bluffers Park, where a dynamic lifestyle above the Scarborough Bluffs awaits you. At this design-forward condominium by Skale Developments and Diamante Development, you're only minutes away from the lake and from downtown. Residences at Bluffers Park is a master-planned luxury community comprising a 23-storey tower and a 13-storey midrise. Located at 2790 and 2800 Kingston Road, this new community offers world-class resort-style amenities in a vibrant neighbourhood defined by the nearby Bluffs.



THE EAST END'S BEST NEIGHBOURHOOD

Residences at Bluffers Park offers incredible proximity to the spectacular Scarborough Bluffs and all the waterfront parks and beaches – and is walking distance to eclectic shops and restaurants along Kingston Road and Queen Street West in the Beaches.

Everything you need or wish for is within 15 minutes of active transportation, which is an ideal scenario suggested by urban planners. A 15-minute neighbourhood offers living, working, commerce, healthcare, education, and entertainment close to home. Health benefits from the 15-minute neighbourhood include more physical activity and increased social connections.

NATURALLY RELAXING

The Scarborough Bluffs, Toronto's most unique natural attraction, are so close you can walk or bike there. Bluffers Park perfectly complements the range of resort-style amenities at your new home on Kingston Road. Hike the trails, have a picnic below the bluffs, go sailing or paddleboarding, or relax on the sandy beach.



Bluffers Park Beach



Scarboro Crescent Park



VILLAGE VIBE

Kingston Road has transformed into a lively urban neighbourhood, resulting in new shops and restaurants moving into the neighbourhood to cater to residents looking for premium products and services. From hot spots for breakfasts to cafes with artisan desserts, restaurants featuring world cuisine or traditional fare, vintage boutiques, and friendly pubs with patios, you'll find a diversity of amenities to enhance your life.

ATTRACTI0NS & AMENITIES

A fully connected community, Residences at Bluffers Park gives you access to a full spectrum of amenities and attractions.

RESTAURANTS/CAFES/BARS

1. Gus Tacos
2. The No.1 Jerk
3. Super Choy Restaurant
4. Bluffers Restaurant
5. Double Double Pizza & Chicken
6. Wild Wing
7. Big Boy's Burgers
8. Jatujak
9. Vindaloo Indian Cuisine
10. La Scogliera Italian Cuisine
11. BarBurrito
12. D Spot Desserts
13. Mac N' Wings
14. Dairy Queen
15. Tim Hortons
16. Starbucks
17. The Birchcliff
18. Kelly's Korner Pub & Grill
19. Working Dog Saloon
20. Tara Inn

EDUCATION

21. Anson Park Public School
22. R. H. King Academy
23. St. Theresa Shrine Catholic School
24. St. John Henry Newman Catholic High School
25. St. Joan of Arc Catholic Academy
26. Neil McNeil Catholic High School
27. The University of Toronto Scarborough

PARKS

28. Bluffers Park Beach
29. Cathedral Bluffs Park
30. Anson Park
31. Jeanette Park
32. Cudia Park
33. East Point Park
34. Grey Abbey Park
35. Guild Park Gardens

36. Rosetta McClain Gardens
37. Scarborough Crescent Park
38. Scarborough Heights Park
39. South Marine Drive Park
40. Sylvan Park

GROCERIES

41. Caruso's Fruit Market
42. LCBO
43. Rod & Joe's No Frills
44. Dollarama
45. Shoppers Drug Mart
46. Walmart Supercentre
47. Loblaws Musgrave

SHOPPING & ENTERTAINMENT

48. Activate - Scarborough
49. Cineplex Odeon Cinemas
50. Eglinton Town Centre
51. Epic Planet Fun - Indoor Playground and Birthday Party Centre
52. Scarborough Historical Museum
53. Danforth Village
54. Toronto Hunt Club
55. Scarborough Golf & Country Club

TRANSIT

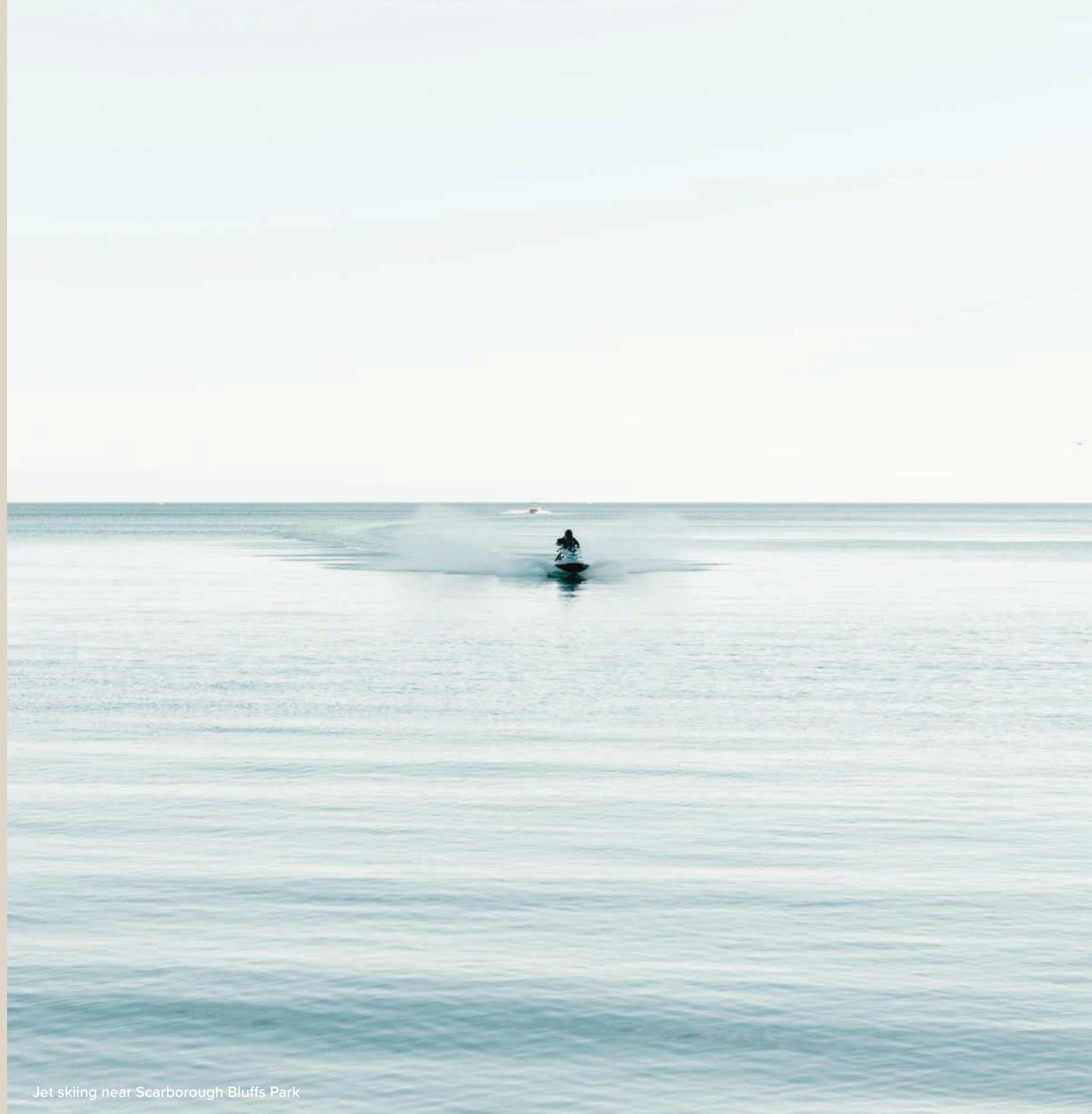
56. TTC Kennedy Subway Station
57. Scarborough GO Station
58. Warden Station
59. Kennedy GO Station
60. Eglinton GO Station

•  Future Metrolinx Eglinton Crosstown LRT

•  GO Transit

•  TTC Bus Line 12 & 175 Stops

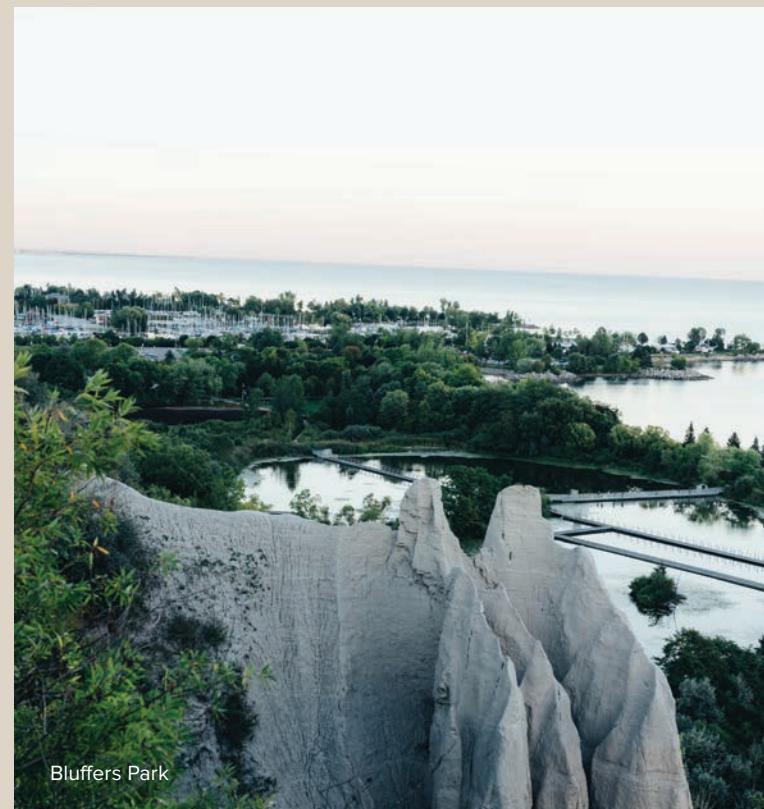




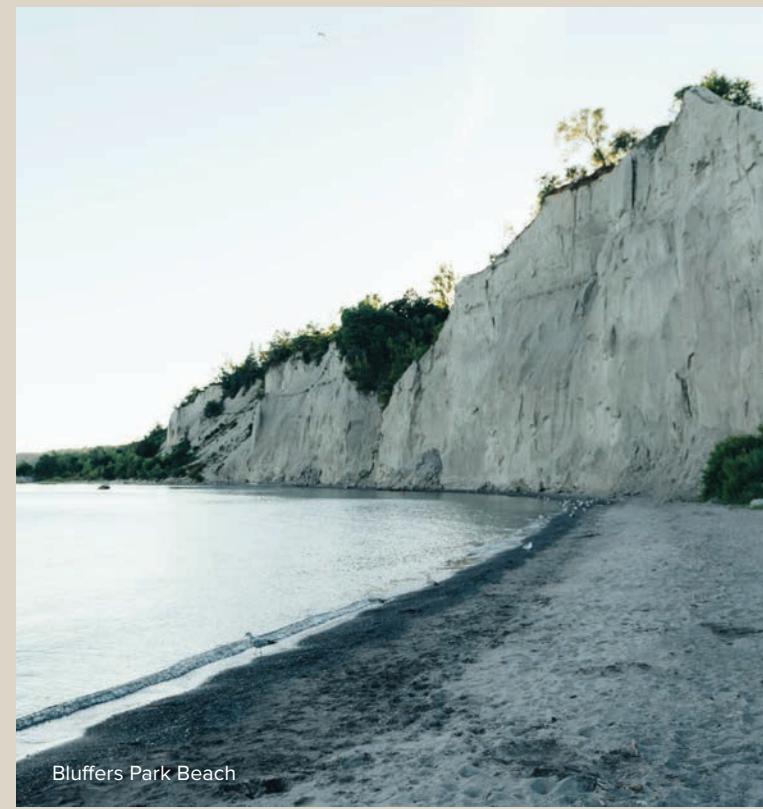
Jet skiing near Scarborough Bluffs Park

THAT FARAWAY FEELING

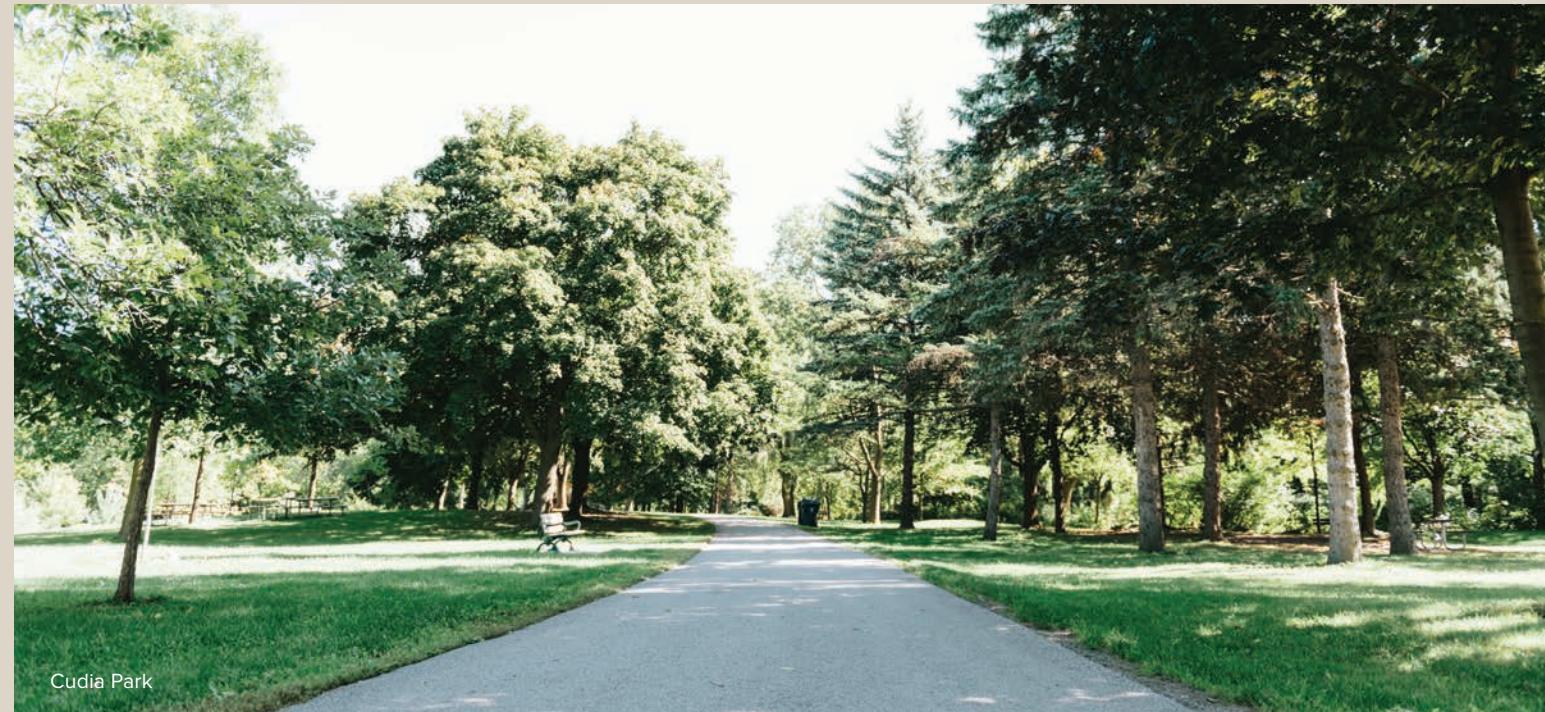
Walk or bike south to the shoreline of Lake Ontario just south of Residences at Bluffers Park and you'll feel a wonderful connection to the flow of nature. The parks, beaches, and Bluffs present a myriad of possibilities for leisure activities, on and off the water.



Bluffers Park



Bluffers Park Beach



Cudia Park

PARKS & GREEN SPACES

BLUFFERS PARK
SCARBOROUGH HEIGHTS PARK
CATHEDRAL BLUFFS PARK
BLUFFERS PARK BEACH
CUDIA PARK
ROSETTA MCCLAIN GARDENS
GUILD PARK AND GARDENS

Stretching for 15 km. along the shoreline of Lake Ontario, the 90-metre-high Scarborough Bluffs have been around for more than 12,000 years. They were formed when the Ice Age was ending – ice from the St. Lawrence River pushed up the level of the old Lake Iroquois. When the ice melted, the water fell away and the cliffs were left standing as a startling landmark.



THE BLUFFS ORIGIN STORY



RIDES AND ROADS

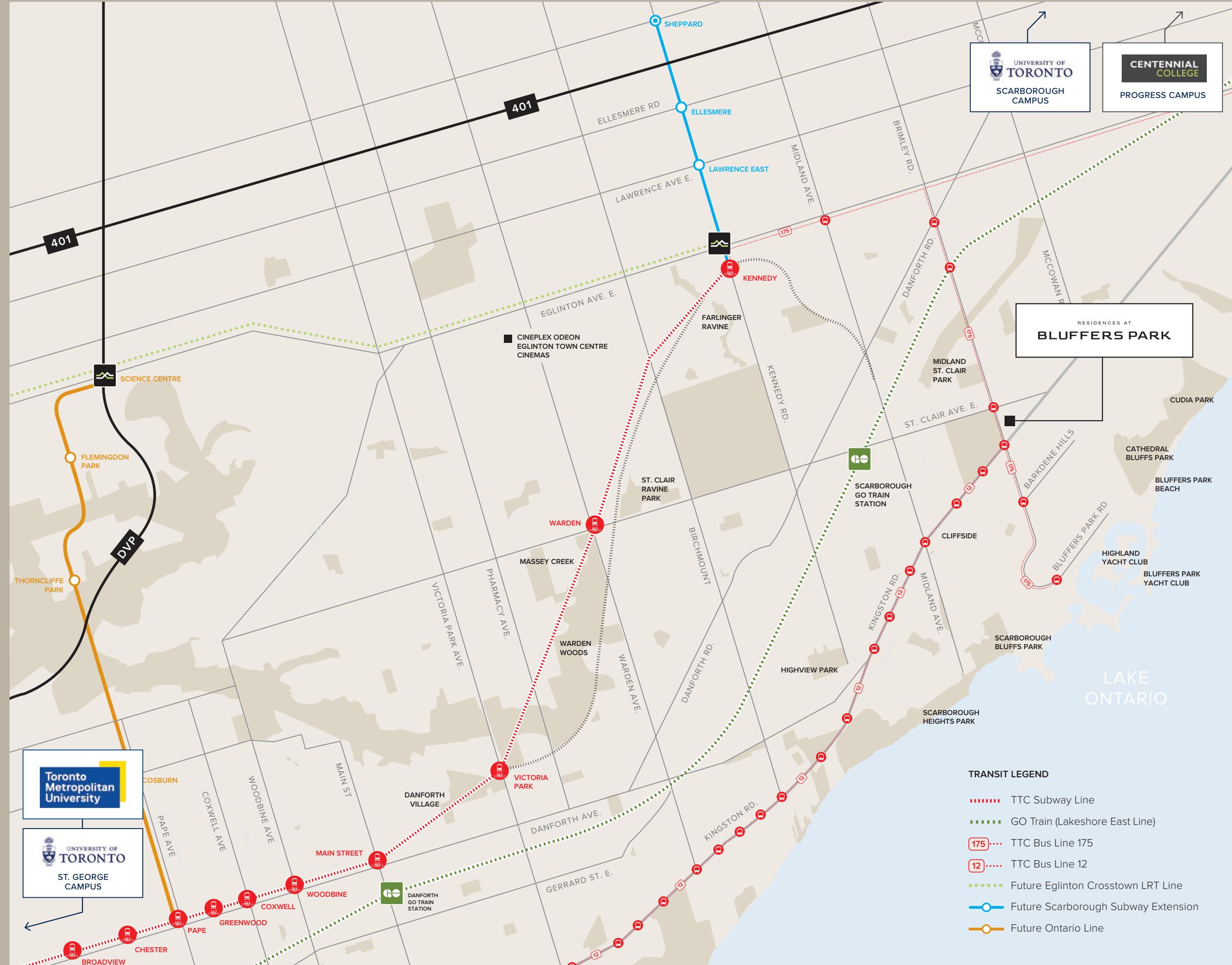
Kingston Road got its name in the 1880s when it was built to connect Toronto to Kingston. Now it still provides access to all the major highways and transit hubs. From 2790 and 2800 Kingston Road you can easily travel to Scarborough Go station for quick commutes into downtown Toronto. To connect to the TTC network, simply catch the number 12 bus outside your door on Kingston Road.

FUTURE KENNEDY STATION LRT CONNECTIONS

- GO Transit Stouffville Line
- TTC Scarborough RT
- TTC Bloor-Danforth Subway
- TTC Bus Terminal



Kingston Road, Circa 1922



BIG PLANS FOR SCARBOROUGH

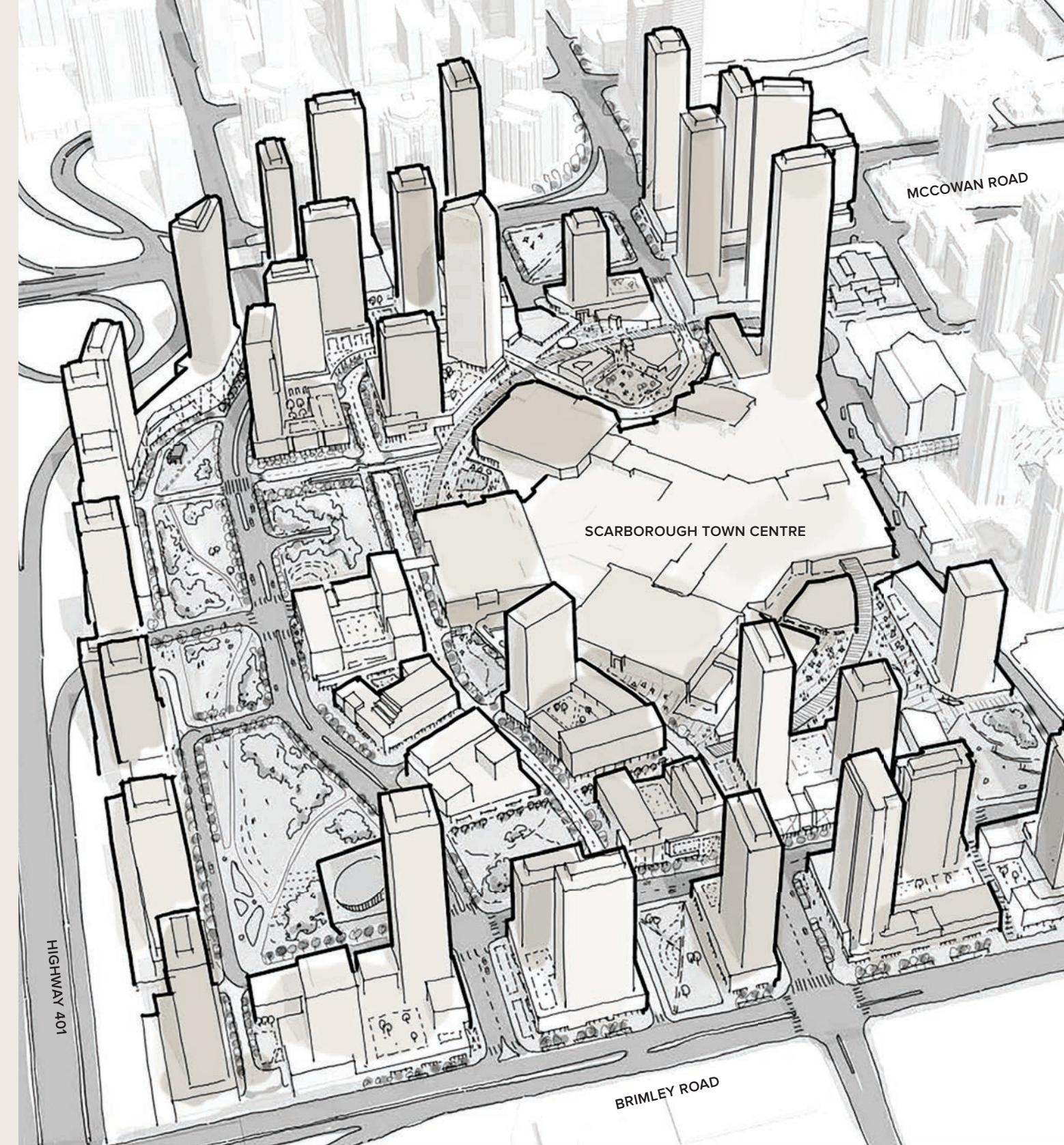


The City of Toronto has envisioned a denser, more connected, transit-oriented and pedestrian-friendly urban landscape in Scarborough Centre. The plan partly owes its impetus to the Scarborough Subway Extension, now under construction after tunneling began in January 2023.

The subway extension will bring the TTC's Line 2 service nearly eight kilometres farther into Scarborough. The three-station line will extend from Kennedy Station to a new TTC station at Sheppard Avenue and McCowan Road. With one of the new

stations located at Scarborough Centre, that area is set to become a multi-modal transit hub and major centre of growth. City planners expect the population over the next two decades will increase fourfold. A sustainable and resilient built environment is part of the plan, along with more jobs, parks, and public spaces.

Residences at Bluffers Park will benefit from this growth, as the area just north of the community begins to offer better connection and more retail and green space options.



Conceptual massing of the Scarborough Town Centre master plan, image via submission to the City of Toronto.

Image source: urbantoronto.ca

The two mid-rise towers of Residences at Bluffers Park offer appealing outdoor spaces on the ground floor for socializing and enjoying downtime with children and pets.

- 1 DOG RUN
- 2 OUTDOOR TERRACE
- 3 PRIVATELY OWNED, PUBLIC ACCESS PARK
- 4 GREEN SPACE
- 5 PRIVATE PLAYGROUND
- 6 OUTDOOR GARDENS
- 7 PATIO & BBQ DINING



RESIDENCES AT BLUFFERS PARK SITE PLAN



ARCHITECTURE IN CONTEXT

Nature-inspired thoughtful design

34

Rising above Kingston Road, Residences at Bluffers Park makes a bold statement of contemporary architectural style, impressing with its consideration for neighbourhood context. Architecture firm Turner Fleischer has studied the area and incorporated historical elements into the buildings, harmonized with stunning contemporary features.

Inside, a mixture of suite sizes – including larger suites for families – and generous amenity spaces add value for residents. A highlight of the amenities is the incredible outdoor rooftop terrace on the 8th floor, which offers views of the green neighbourhood, the lake, and the Toronto skyline.



Nature-inspired thoughtful design

ENTICING LANDSCAPES

The landscapes at Residences at Bluffers Park are designed to visually tie in with Toronto's most appealing natural landscapes by the Scarborough Bluffs. In designing the landscape architecture, Adesso Design Inc. was inspired to create a community that would not only be beautiful but also functional and sustainable.

A wide variety of enticing outdoor areas, including open lawns, playgrounds, multiple gathering areas, a dog run, seating areas, and a street-front plaza at ground level offer relaxing spaces to enjoy the outdoors. Ornamental grasses and long-lasting bloom perennials provide visual interest and cohesiveness throughout the site.



The interior design of Residences at Bluffers Park by TACT Design Inc. features curvilinear forms complemented by soft, warm colours and natural accents. This theme of comfort and luxury is established in the light, bright lobbies. With their alcoves perfect for awaiting rides or friends, they welcome with a friendly, embracing colour palette, strong contrasting colour features, and accents of wood and stone.

WELCOMING INTERIORS



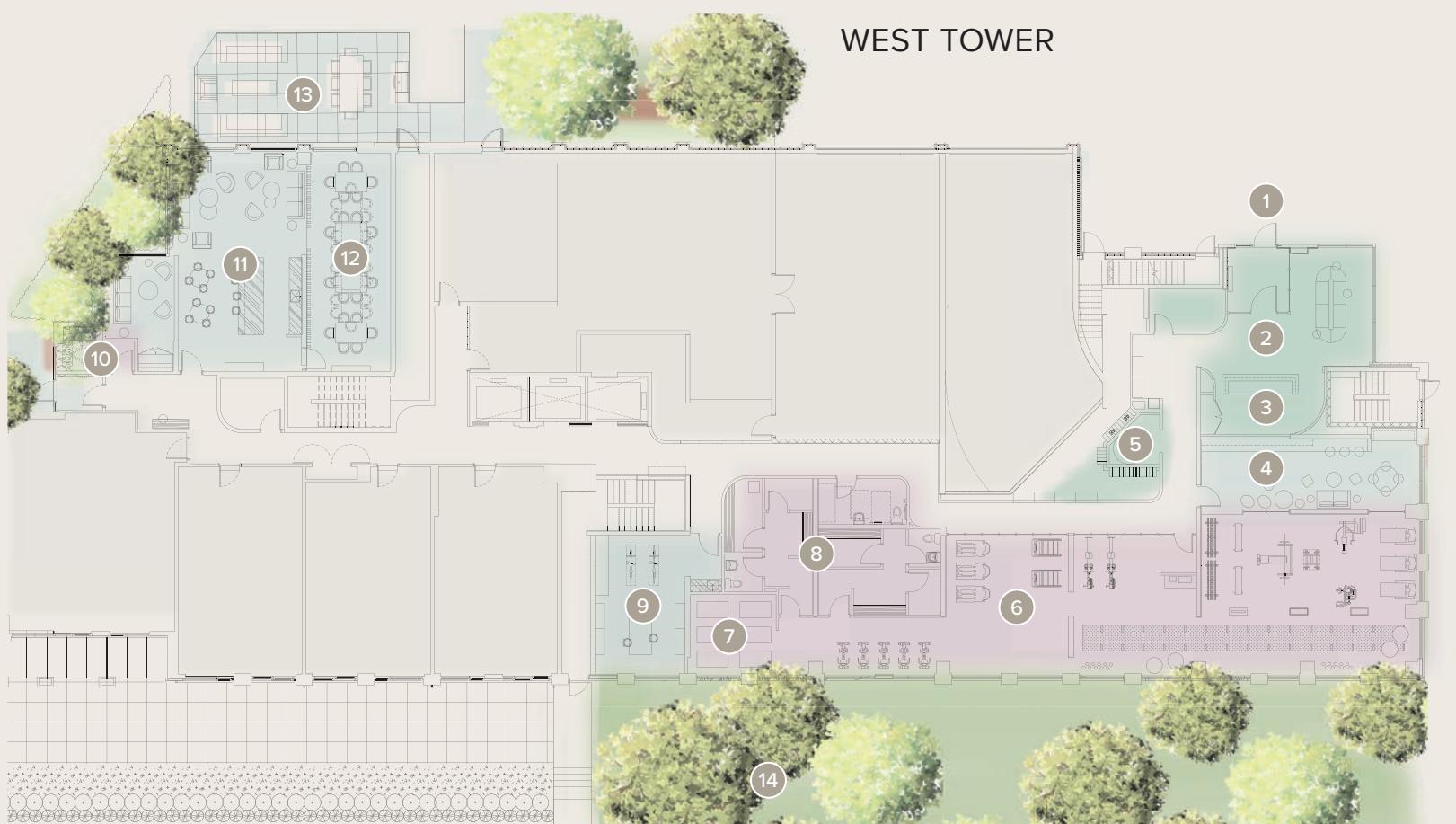
Stretching Area and Gym

WORLD-CLASS AMENITIES

Innovative amenities geared to convenience and connection with nature are designed to make you feel like you're at a luxury resort. A mix of lounge and gathering spaces, a theatre, co-working spaces, and a games room make it easy to host events and get-togethers, focus on work projects, connect with friends and family, and enjoy entertainment.

LEVEL 1 AMENITIES

Discover the amazing amenities at Residences at Bluffers Park, designed to emulate the feeling of being on a carefree vacation.



WEST TOWER



EAST TOWER

1	ENTRANCE	6	GYM	12	DINING
2	LOBBY	7	STRETCHING AREA	13	BBQ AREA
3	CONCIERGE	8	CHANGE ROOMS & SAUNAS	14	OUTDOOR GARDENS
4	KIDS ROOM	9	CRAFT/WORKSHOP ROOM		
5	MAIL ROOM &	10	PET SPA		
	PARCEL STORAGE	11	PARTY ROOM		

15	ENTRANCE	21	CO-WORKING SPACE	28	OUTDOOR TERRACE
16	LOBBY	22	MEETING ROOM	29	GREEN SPACE
17	CONCIERGE	23	KIDS/FAMILY ROOM	30	PRIVATE PLAYGROUND
18	MAIL ROOM &	24	KIDS PLAYROOM	31	PRIVATELY OWNED,
	PARCEL STORAGE	25	GAMES ROOM		PUBLIC ACCESS PARK
19	PET SPA	26	MEDIA ROOM	32	OUTDOOR GARDENS
20	PRIVATE BUSINESS CENTRE	27	MEDIA ROOM	33	DOG RUN



A white, grey and tan colour palette in the lobby introduces the theme of the community, visually connecting to the incredible nearby Bluffs, beaches and waterfront parks.



Bright and airy, with design highlighted by stunning marble and wood surfaces, the co-working lounge offers space and motivation to focus on work and personal projects.



Indulge in your favourite hobbies and become a maker. The craft workshop offers the space and motivation to enjoy working with your hands and make your own unique creations. It's also a great space to spend time fixing things, including bikes – the hooks and hangers make that easy.

KIDS FAMILY ROOM



The whimsically decorated kids family room offers enough space and equipment for the little ones to burn off energy and make new friends.

GAMES ROOM



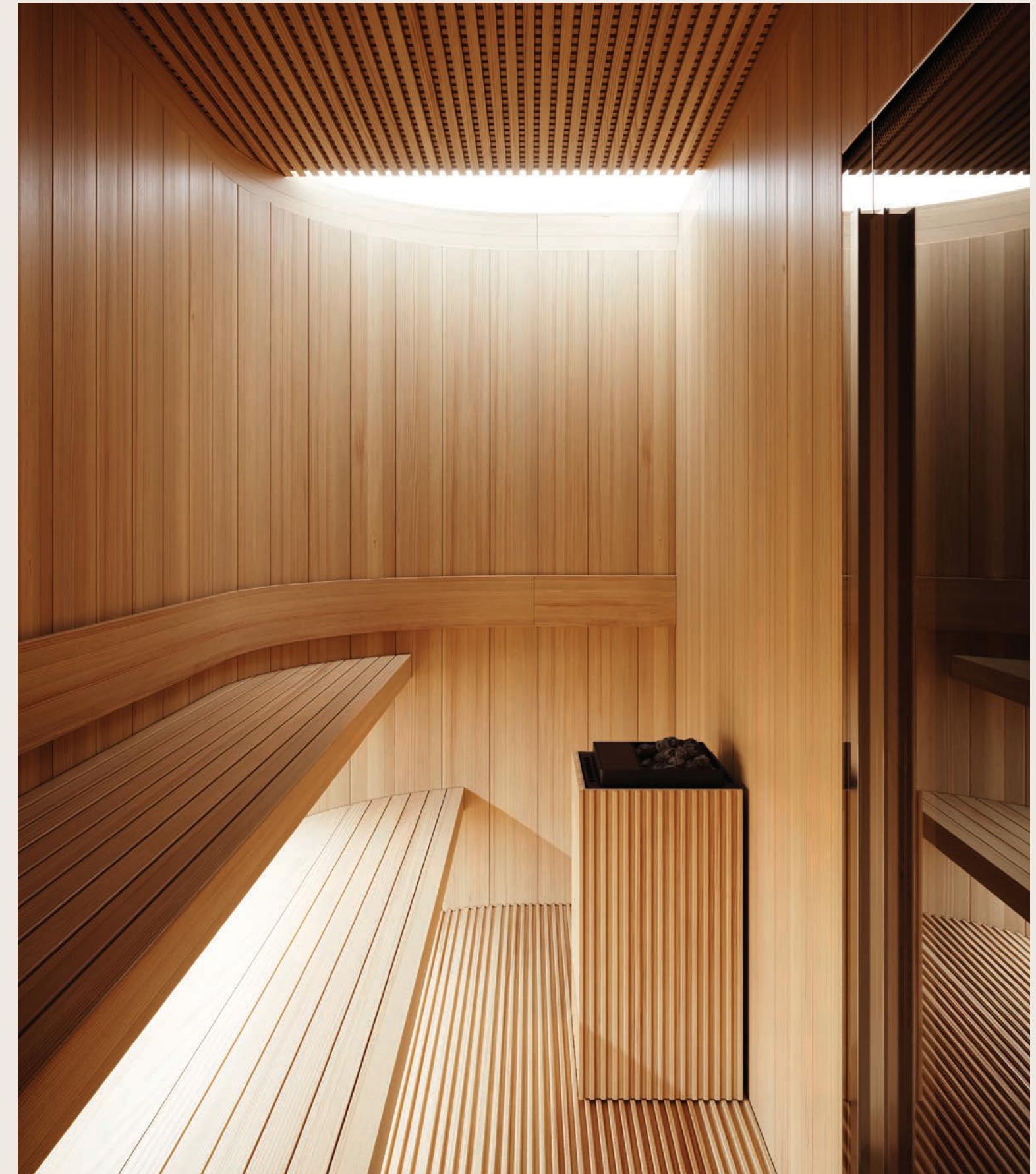
Nature-inspired thoughtful design

Whether you're an ace chess player, a pool aficionado, or a fan of arcade-style games, you'll love spending time in the well-equipped games room.



In the large, state-of-the-art gym with saunas, parents can maintain visual contact with their children as they play in the kids room next door.

There's nothing more relaxing and invigorating than a few minutes in the sauna — a calming and tranquil space that surrounds you in natural wood.



LEVEL 8 AMENITIES



Entertaining and hosting are effortless all year round at Residences at Bluffers Park, with access to premier indoor and outdoor amenity spaces. Host a casual gathering in the ultra-comfortable lounge. Attached to the billiards room, this space enables you to indulge in a little friendly competition. For hosting a dinner party, the dining room offers seating for your closest friends and family, with spots to relax and have a drink before the meal.



Elevate any occasion or celebration by hosting it in the comfortable dining/party room — the striking modern design of this space makes it even more enticing.

ROOFTOP TERRACE



From the beautifully landscaped rooftop terrace, you and your guests can revel in the breathtaking views of the lake and the green Bluffers Park neighbourhood.

REDEFINE YOUR FITNESS JOURNEY

At Residences at Bluffers Park, the well-equipped gym will offer state-of-the-art equipment designed with the latest technology and ergonomics to ensure maximum safety, comfort, and effectiveness.

Whether you prefer to work out with weights or cardio equipment or both, you'll find exactly what you need to optimize your fitness routine. An adjoining stretching area is perfect for cooling down afterwards, or practicing yoga and pilates.



Nature-inspired thoughtful design

ELEVATED SMART LIVING

Residences at Bluffer's Park offers a range of smart community features specially crafted to simplify your day-to-day. Experience peace of mind and the ultimate convenience, just by downloading the app to your smartphone.

DIGITAL BUILDING ACCESS

Use your phone to unlock your suite and the building entry doors.

GUEST ACCESS

Remotely provide secure access to your building and suite.

SMARTPHONE VIDEO CALLING

See who's at the door, and let them in remotely.

COMMUNITY MESSAGING

Receive building messages and news directly to your phone.

EASY PACKAGE DELIVERY

Receive delivery notifications and never miss another delivery.



SUITES GEARED TO COMFORT

Every suite at Residences at Bluffers Park features a carefully crafted floorplan to make living comfortable and efficient for residents.



The bright, airy kitchen and living area offers efficiently planned space to entertain, relax, and work on home-chef creations. Just outside, the balcony extends your living area, with views all around.



Washroom

FEATURES & FINISHES

STYLIST SUITES

- Solid core entry door with security view hole
- Interior swing doors to be hollow-core, flat panel
- Sliding closet doors in the foyer and bedroom(s), where applicable, complete with wire shelf and rod
- Internal bedroom to have clear glass partition and/or clear glass sliding door **
- Contemporary baseboards and trim casing
- Brushed nickel hardware throughout suite
- Smooth ceilings throughout
- All interior walls painted in a flat-finish white
- All interior doors and all trim painted with semi-gloss white *
- High privacy screen dividing balcony and terraces, where applicable **
- Ventless washer/dryer laundry unit
- 9' ceiling in living, dining and bedroom(s) except where bulkheads and localized drop ceilings as required. Ground floor units to feature 10' ceilings except where bulkheads and localized drop ceilings are required

KITCHEN FINISHES

- Designer appointed kitchen cabinets with flat panel doors with full depth cabinet over fridge *
- Stainless steel single bowl sink
- Chrome single-lever faucet with pull out spray *
- 24" appliance package with stainless steel refrigerator, drop-in cooktop, built-in oven, and under sink dishwasher drawer
- 30" microwave fan
- Soft close cabinetry
- Quartz countertop with matching 6" backsplash *

* Indicates as per Vendor's standard sample(s).

** Indicates as per Vendor's plans.

*** Where bulkheads or dropped ceiling are required, the height of the ceiling will be less than 9ft.

• Purchaser(s) shall select the colour and material from Vendor's standard samples only (one laminate floor colour and one paint colour per suite).

• Purchaser(s) may select upgraded materials from Vendor's samples and shall pay the upgrade costs at the time of colour and finishes selection.

• Vendor reserves the right to make reasonable changes in the opinion of Vendor in the plans and specifications if required and to substitute other material or finishes or that provided for herein with material or finishes of equal or better quality than that provided for herein. The determination of whether or not a substitute material or finish is of equal or better quality shall be made by Vendor, in its sole, absolute and unfettered discretion, which determination shall be final and binding. Purchaser acknowledges that colour, texture, appearance, grains, veining, natural variations in appearance, etc. of features and finishes installed in the unit may vary from Vendor samples as a result of normal manufacturing and installation processes and/or as a result of any such finishes being of natural products (i.e., due to the inherent nature of the material itself) and Purchaser agrees that Vendor is not responsible for same. Vendor shall not be responsible for shade differences occurring in the manufacture of items such

BATHROOM FINISHES

- Quartz countertop with matching backsplash *
- Undermount sink
- Custom designed mirror over vanity
- Porcelain or ceramic tile on floors and tub surround walls (where applicable)*
- Chrome single-lever faucets for vanities
- Pressure balanced valves in tub and shower
- Modern glass shower panel with acrylic shower base where applicable
- White modern acrylic soaker tub where applicable
- Privacy lock on bathroom door
- Streamline one piece toilet

FLOORING FINISHES

- Laminate flooring throughout foyer, hallways, living, dining, kitchen, bedroom(s), and den (if applicable) *
- Porcelain or ceramic tiles in bathroom(s)

SECURITY/COMMUNICATION FEATURES

- Full time concierge
- Resident App (iOS & Android)
- Package delivery notifications with smart parcel storage area
- Virtual SMS text keys for guest access
- Digital amenity booking
- Community messaging (staff to residents)
- Surveillance cameras throughout building and underground garage
- Electronic access into building, recreation amenities, parking garage, common areas, and suites

MECHANICAL AND ELECTRICAL FEATURES

- Prewired for telephone, cable/high speed internet in living room
- Individually controlled central heating and cooling with seasonal changeover system
- Primary bathroom exhausted through the ERV to exterior. Second bathroom (if applicable) exhausted through a dedicated exhaust fan to exterior
- Central domestic hot water system
- White Decora-style receptacles and light switches throughout the suites
- Energy efficient LED light fixtures provided at entrance, bedroom(s) and walk-in-closet (if applicable) **
- 3 head track light fixture provided in kitchen *
- 2 potlights provided in bathroom(s) *
- Capped ceiling outlets in living and/or dining area and den (if applicable)
- Individual suite hydro and water meter
- In-suite water sprinkler system

as, but not limited to, finishing materials or products such as carpet, tiles, granite, marble, porcelain, laminate flooring, engineered flooring, bath tubs, sinks and other such products where the product manufacturer establishes the standard for such finishes. Nor shall Vendor be responsible for shade differences in colour of components manufactured from different materials but which components are designed to be assembled into either one product or installed in conjunction with another product and in these circumstances the product as manufactured shall be accepted by Purchaser. Purchaser acknowledges and agrees that carpeting may be seamed in certain circumstances and said seams may be visible. Purchaser acknowledges and agrees that pre-finished wood flooring (if any) or any engineered wood flooring (if any) may react to normal fluctuating humidity levels inducing gapping and cupping. Purchaser acknowledges that marble and similar stones (if any) are very soft stones, which will require a substantial amount of maintenance by Purchaser and are very easily scratched and damaged. Plan and specifications are subject to change without notice.

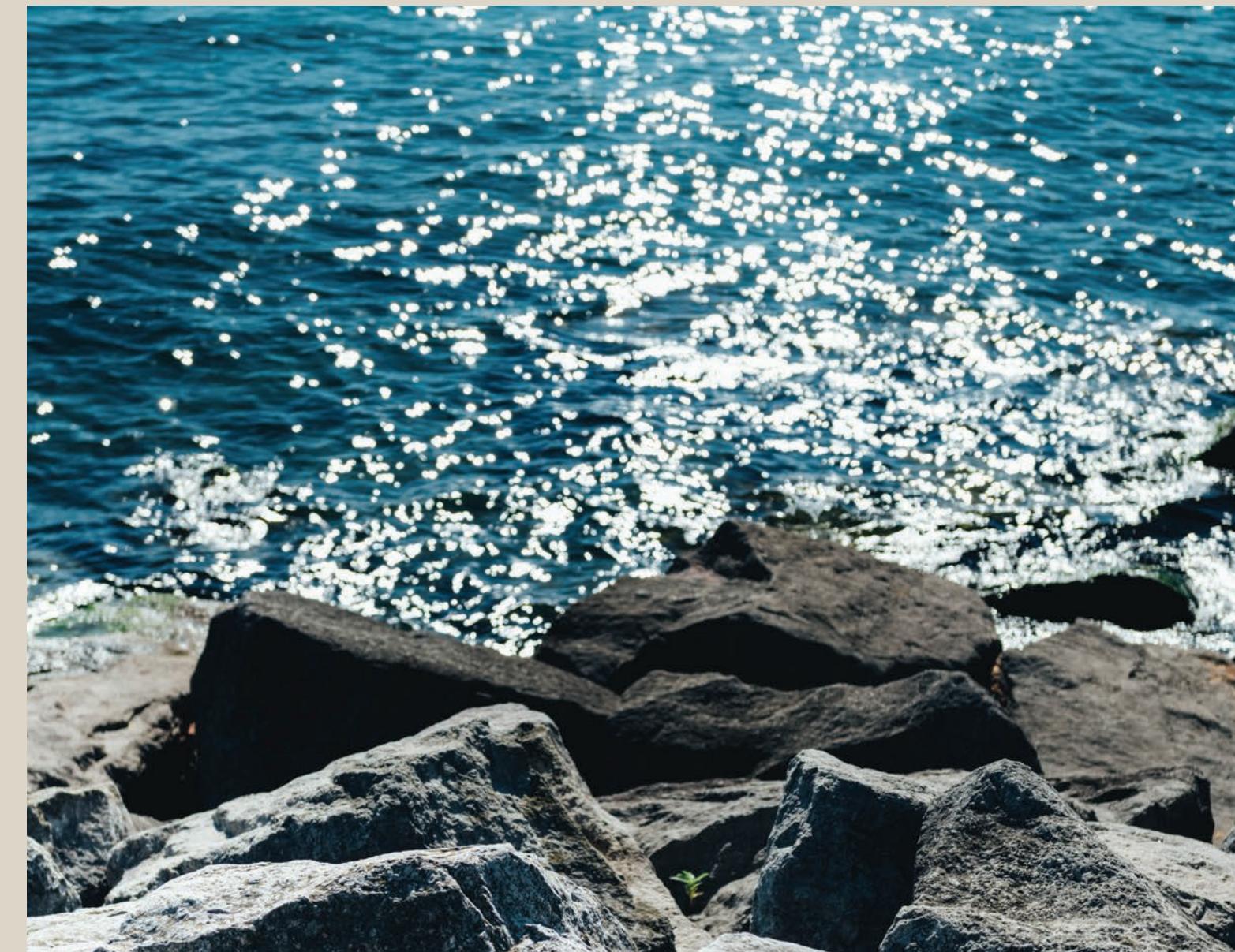
• Where bulkheads are installed and where dropped ceilings are required, the ceiling height will be less than stated, as per Vendor's plans.

• All plans, elevations, sizes and specifications are subject to change from time to time by Vendor without notice. E. & O. E.



MEANINGFUL SUSTAINABILITY

Living at Residences at Bluffers Park, you can be assured that sustainability is a top priority. A host of initiatives work towards reducing the carbon footprint of the buildings:



RAINWATER HARVESTING

To save water, rainwater will be harvested and used for irrigating the extensive grounds, keeping everything green and flourishing even when there's a gap between rainfalls.

GREEN ROOFS

The roofs of the buildings will be covered in plants and vegetation. This helps keep them cool in summer and reduces the amount of energy needed to use air conditioning.

EV CHARGING STATIONS

More and more drivers are switching to quiet, energy-efficient electric vehicles, and Residences at Bluffers Park keeps up with demand by providing EV charging stations.

DROUGHT-TOLERANT PLANTS

Drought-tolerant plants and native pollinator species will grace the grounds to reduce water dependency and increase flora and fauna biodiversity.

LARGE CANOPY SHADE TREES

Perfect for sitting under in warm weather, large canopy shade trees will contribute to the City of Toronto's tree canopy coverage initiative.

HIGH SOLAR REFLECTANCE PAVING

High solar reflectance paving will help reduce the Urban Heat Island Effect, especially during hot summer days.



ARCHITECT

TURNER FLEISCHER

Building and enhancing communities across Canada

Turner Fleischer's projects are a reflection of its commitment to quality, creativity, and progress. With 48 years of experience, this premier architectural firm embraces change, leveraging its collective talents to implement the technological advancements of the industry into its practice.

INTERIOR DESIGN

TACT Design inc.

Pushing the design of each space to its full potential

TACT Design Inc. displays an innovative creative spirit in committing to each project, working closely with developers and property owners to distinguish their low, mid, and high-rise residential developments with its interior designs.

LANDSCAPE ARCHITECT

adesso design inc landscape architecture

A commitment to innovative design

Adesso Design Inc. is a full service landscape architectural firm with a range of experience and a diverse team that makes it adaptable and able to meet the specific needs of any project, regardless of size or complexity.

REALTOR

Baker Real Estate Incorporated

Setting a new standard in real estate

Baker Real Estate Incorporated has been Canada's leading Pre-Construction Sales and Marketing Partner for over 25 years. Experienced in guiding projects from inception to completion, Baker is dedicated to maximizing value in every moment along the way.

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Illustrations are artist's concept only Actual may vary. E. & O.E.