

BIRCHLEY PARK



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LIFE REFRESHED.



CONDOS. TOWNS. RETAIL. PARKLAND.

Four-Season Wellness Living

Welcome to Birchley Park, a vibrant new master planned community nestled between the charm of the Danforth and the picturesque bluffs of The Beaches. This modern mid-rise condominium residence is inspired by the elegant minimalism of Scandinavian design. Encouraging health and well-being, Birchley Park offers four seasons of extraordinary indoor and outdoor wellness amenities. Experience life refreshed in a people-focused new community on a park, designed to foster a meaningful connection to nature.



Illustrations are Artist's concepts only. Subject to change without notice. E. & O. E.



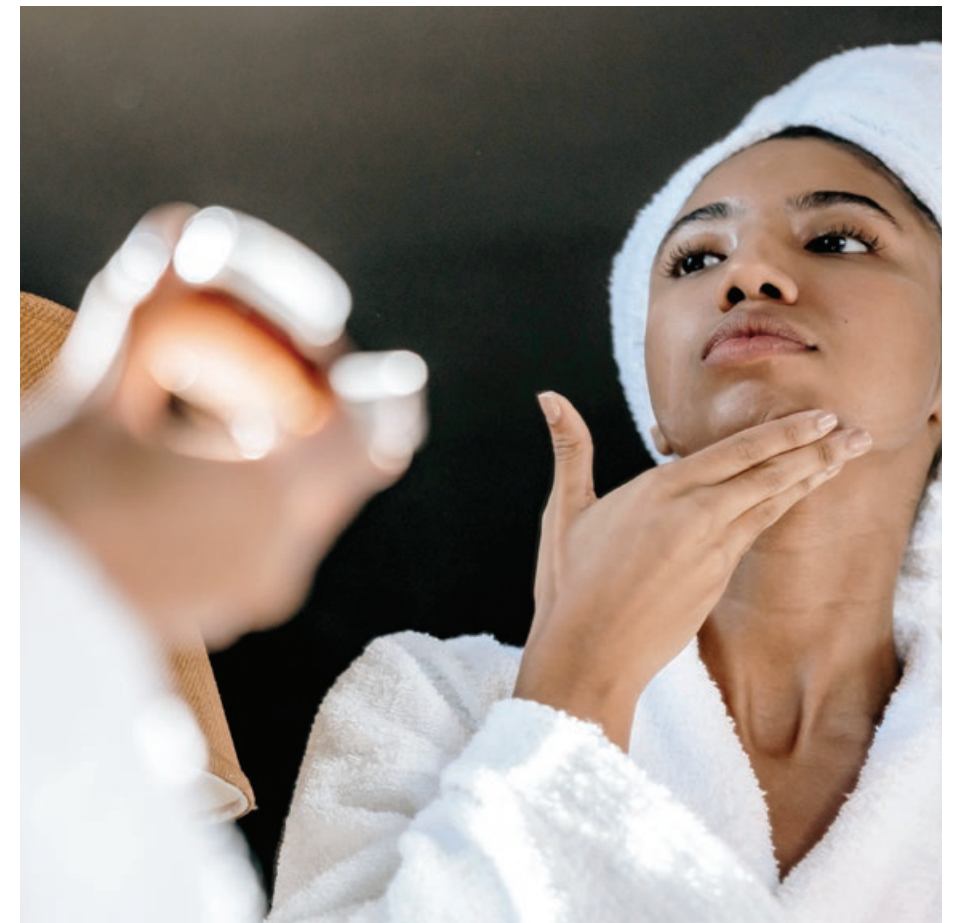
Dinner Parties Made Easy

Getting everything you need for an elegant dinner party or picnic in the park is within easy reach, as **Loblaws** and **FreshCo** stores are right across the street from home. Equally important, the **LCBO** is nearby at 3111 Danforth Ave. for all your beverage needs. **Royal Beef** at 1968 Danforth Ave. offers gourmet-level meat sourced from small Ontario farms, and **Hooked** at 1246 Danforth Ave. is your go-to-shop for ethically sourced fish and seafood. And if you're keen on baking and looking for the essentials you need, **Madame Gateaux** at 2034 Danforth Ave. has a huge range of bakeware, baking and pastry tools, cookie cutters, decorations, and more.

Recharge, Renew, Reinvigorate

From the serene bathrooms of your suite to the incredible four-season indoor and outdoor amenities, every space at Birchley Park evokes a feeling of tranquility, relaxation, and comfort. There are literally infinite ways to forget your cares and feel renewed and refreshed. With an easy flow between indoors and out, you'll enjoy more time outside in green space surrounded by trees and the elements, as well as more chances to meet your neighbours.

Birchley Park helps make your wellness goals achievable. Take a leisurely walk in the central green park. Shoot hoops in the basketball half-court. Enjoy a spa day in the comfort of your own backyard, with a dip in the outdoor infinity edge spa. Relax in the sauna or unwind with a good book by the fire terraces. You can work up a sweat in either the indoor or outdoor gym, or spend your downtime in the yoga/meditation space.



Invigorating Amenities

Aimed at ensuring you can become your best self, the 29,000+ sq.ft. of indoor and outdoor amenity space at Birchley Park offers a complete package of wellness, health, fitness, and social connection.

Community Amenities

- | | | | | | |
|-----|-----------------------------------|-----|--------------------------------|-----|------------------------------------|
| 1. | Birchley Park 1 Lobby | 11. | Outdoor Fitness | 21. | Yoga Studio |
| 2. | Games Lounge | 12. | Flex Green Space with Hammocks | 22. | Mail Room & Lounge |
| 3. | Kids Zone | 13. | Glamping Domes | 23. | Birchley Park 2 Lobby & Zen Garden |
| 4. | Basketball Half-Court | 14. | Sundeck & Private Cabanas | 24. | Parcel Rooms |
| 5. | Coworking Lounge | 15. | Four-Season Wellness Spa | 25. | Tech Lounge |
| 6. | Private Dining & Catering Kitchen | 16. | Pet Spa | 26. | Management Office |
| 7. | Event Lounge | 17. | Fitness Centre | 27. | Retail |
| 8. | Outdoor Dining with BBQs | 18. | Cabana Lounge | | |
| 9. | Fire Terrace | 19. | Change Rooms & Showers | | |
| 10. | Pet Relief | 20. | Sauna | | |



Invitation to Celebrate

Reinforce the social ties that bind in this sophisticated space designed with comfortable seating, subtle lighting, and a glowing fireplace. Here, amid a calming neutral colour palette, natural wood features, and a connection to the outdoor terrace, any celebration is bound to be a success.



The Outside Advantage

An expansive wood-hued terrace with a cozy fireplace, barbecues, private cabanas, and lots of tables and chairs makes it easy to spend as much of the warmer months outside as you like. In winter, the fireplace entices with its warm glow.



Outdoor Dining with BBQs

Score New Skills

Aspiring Raptors players or kids just looking to have fun at their favourite games will be thrilled to find a fully equipped gym with basketball half-court and practice baskets; an adjoining play space gives younger kids a place to explore and make new friends. In addition, the expansive fitness centre and relaxing spa with sauna make it effortless to work towards your health and fitness goals.



Basketball Half-Court and Kids Zone

Birchley Park's architecture and interior design are inspired by the timeless aesthetics of Scandinavia: beauty, simplicity, and functionality. Natural lighting, uncluttered spaces, wood accents, plants, and muted colours are hallmarks of Scandinavian design, a creative movement that defined mid-century modern design and endures into the 21st century. Exhibiting masterful craftsmanship, every space evokes a feeling of tranquility, relaxation, and comfort – the Danish concept of “Hygge.” In such an environment, you feel free and content. Birchley Park welcomes you with calming tones, Biophilic design, natural materials, and a sense of openness.

The Genius of Scandinavian Design.



Private Dining Space

How to Make a Hygge Home.

A concept with its roots in Denmark and embraced all over Scandinavia, “Hygge” means a feeling of sociability, contentment, cozy comfort, and wellness. Just imagine being in a cozy wood cabin on a fall day with a roaring fire, candles, and comfortable couches.

Make your home feel “Hygge” with only a few changes: A neutral colour palette, with white, grey, beige, and pastel shades for walls and furniture. Add unfinished wood tables, a few throw blankets, and lots of big pillows. Complete the look with candles, plants, and simple stone, wood, and pottery accessories.



Sophisticated by Nature

A relaxing retreat and the hub of your home life, the living area is as space-efficient as it is serene. With smart thermostats working for you for seamless comfort, you can always control your home's temperature from anywhere. Your modern kitchen/dining area is designed to enhance your culinary experience, whether you're entertaining guests or putting together a quick meal.



Scandinavian Inspired Suite

Features and Finishes

Gourmet Kitchen Features

- Designer-selected European-style cabinetry with soft-close doors and drawers
- Quartz countertops
- Ceramic tile backsplash
- Energy-efficient 24”or 30” stainless steel refrigerator (as per plan), 24” stainless steel slide-in range, 24” hood fan, energy-efficient 24” panelled dishwasher, 24” built-in microwave
- Undermount stainless steel single sink with pull-out lever faucet
- Contemporary ceiling-mounted track light fixture

Main Bathroom Features

- Custom-designed cabinetry from standard designer selected colour and finish packages
- Solid surface countertop with sink and single lever faucet
- Frameless vanity mirror and wall sconce above
- Porcelain tile flooring
- Deep soaker bathtub as per plan
- Porcelain tile on tub/shower walls as per plan
- Water efficient shower head and faucets as per plan

Building Features

- Innovative architecture
- Elegantly appointed lobby with 24-hour concierge
- Connected coworking lounge
- Wet room (pet/bike washing station)
- Secured mail deliveries & parcel storage system
- ~30,000 sf of indoor and outdoor amenity areas
- Retail at grade

Main Ensuite Features

- Custom-designed cabinetry from standard designer-selected colour and finish packages
- Solid surface countertop with sink and single lever faucet
- Frameless vanity mirror and wall sconce above
- Porcelain tile flooring & shower enclosure
- Glass shower panel (with water efficient shower head as per plan)

General Suite Features

- Suite entrance with solid core entry door with guest viewer
- Smooth 9’ ceiling height in living areas except where bulkheads are required
- Private Juliet, terrace and/or balcony as per plan
- Laminate or vinyl flooring in main living areas
- Individually controlled HVAC for year-round heating/cooling
- Decorative flat panel interior doors with designer-selected lever hardware
- In-suite white stacked washer and dryer

Electrical Features

- Capped ceiling outlet in dining area
- Smoke detectors as per code
- Suite is pre-wired for access to high-speed internet
- Individual and separately metered service panel
- White Decora-style light switches and plates

Safety & Security Features

- Controlled access from parking to elevator lobby
- Surveillance cameras at building entrances
- Smart entry system at main entrance(s)
- Controlled access to amenities, amenity areas, entrance doors, and elevator lobbies
- Sprinkler system throughout

LiveWell Features

- Geoexchange system
- Low-VOC paints throughout
- Energy-efficient lighting in corridors, and locker areas
- Tri-sorter single chute recycling
- Bicycle storage areas
- Bird-friendly glazing in accordance with the City of Toronto Green Standard Requirements
- Smart home technology
- Smart thermostats
- Resident App

NOTE: Features and finishes as per Vendor's standard samples. Some features and finishes listed are determined by suite design. The Vendor shall have the right at any time and without prior notice to the Purchaser to substitute for materials that are of equal or better quality than those provided herein. Colour, texture, appearance, dye-lot, etc. of features and finishes installed in the suite may vary from Vendor's standard samples as a result of normal manufacturing and installation processes. The determination of whether substituted materials and products are of equal or better quality shall be made by the Vendor's designer.



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Birchley Park

Four-Season Wellness Living

Inspired by Scandinavian design and surrounded by green space, Birchley Park offers four seasons of indoor and outdoor wellness amenities that go far beyond expectation. From retail at ground level to a sauna, indoor basketball half-court, yoga room, Zen Garden, all-season swim spa, and more, unparalleled comforts encourage a coveted lifestyle. Learn more about this exceptional mid-rise community of modern condominiums and townhomes.

Top 5 Reasons to Purchase at Birchley Park

- 1. Located only steps from transit, shopping, green space and the lake
- 2. Residents will enjoy four-season wellness living
- 3. Approximately 30,000 sq.ft. of indoor & outdoor amenities readily available
- 4. Discover the cohesive beauty of a 19-acre master planned community
- 5. A truly premium lifestyle opportunity from an experienced development team

3-12

Storeys

665

Residential suites

18,000+

Sq.ft. of outdoor amenity space

19

Acre community

Birch Cliff: Standing Out in the Market

Birchley Park rises in Birch Cliff, Toronto’s next great neighbourhood – an area coveted by young professionals.

AVERAGE HOUSEHOLD INCOME

\$65,829¹

City of Toronto

RENT VS OWN IN BIRCH CLIFF

33%¹

Rent

67%¹

Own

1. <https://www.toronto.ca/ext/sdfa/Neighbourhood%20Profiles/pdf/2016/pdf1/cpa122.pdf>

Birchley Park is a new 19-acre master planned condominium and townhouse community by Diamond Kilmer Developments, currently in pre-construction at 411 Victoria Park Avenue, Toronto. The development will feature two mid-rise residential buildings and 22 back-to-back townhomes, comprising 665 suites. Birchley Park suite sizes range from 374 square feet to 951 square feet.

- **Building Type:** Condo and Townhouse
- **Ownership:** Condominium
- **Selling Status:** Registration
- **Sales Start:** Spring 2023
- **Construction Status:** Pre-construction
- **Builder:** Diamond Kilmer Developments
- **Architect:** TACT Architecture Inc.
- **Interior Designer:** Patton Design Studio
- **Landscape Architect:** The MBTW Group
- **Sales Company:** Baker Real Estate







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Built for Exploration


Fall in love with the exceptional convenience of Birchley Park's premium location. Here, residents will enjoy access to unique local restaurants, cafés and shops, and the natural assets of endless sandy beaches along the lakefront, parks, and amazing ravine hiking trails.




*Distances are measured from Birchley Park to locations mentioned.

TRANSIT					
	Future Ontario Line Subway	-	-	10 min	16 min
	DVP	-	-	18 min	-
	Danforth GO Station	6 min	14 min	4 min	9 min
	Victoria Park Station	3 min	6 min	1 min	5 min
	Highway 401	-	-	25 min	-
NEIGHBOURHOODS	Greektown	11 min	47 min	10 min	15 min
	The Beaches	6 min	10 min	2 min	8 min
	Danforth Village	5 min	14 min	4 min	10 min
	Taylor Creek Park	6 min	19 min	4 min	16 min
	Downtown Toronto	35 min	-	20 min	30 min
LOCAL AMENITIES	Birchmount Community Centre	10 min	30 min	6 min	15 min
	Loblaws	3 min	2 min	1 min	-
	FreshCo	2 min	2 min	1 min	-
	Shoppers World Danforth Lowes / Metro / Local Restaurants	2 min	5 min	2 min	-
	Michael Garron Hospital	12 min	50 min	10 min	20 min


Times are approximate and subject to variances depending on time of day.



94
Walk Score



71
Bike Score



81
Transit Score

A Bright Future for Birch Cliff

PROJECTED GROWTH

16

New Developments

5,765

New Units



BIRCHLEYPARK.COM

DIAMOND KILMER

DEVELOPMENTS

Materials and specifications subject to change without notice. Maps, building and views are not to scale.
Illustrations are Artist's concepts only. Travel times and distances stated are approximate only and may vary.
Some amenities, retail and parks may not be complete at time of occupancy. E. & O.E. April 2023.