

WELCOME TO

mattamyHOMES

B L V D. Q



AUSTIN BIRCH

PLATINUM
PARTNER
PREVIEW

ABOUT MATTAMY URBAN.

Mattamy Homes is the largest privately owned home builder in North America and Canada's largest new home construction and development firm with over 45 years of industry leading experience.

Mattamy Urban is rising to new heights. Within 5 years, Mattamy's portfolio of multi-family homes will match the number of single-family homes.



mattamyHOMES



The Urban Pipeline.

Over **14,000 units** in the pipeline and growing!



Regional Rd 25 & Britannia Rd.

1,700 Suites

Mile & Creek (Milton)

780 Suites

Ontario St. S & Britannia Rd.

5,000+ Suites

Mississauga Rd. & Lagerfield Drive

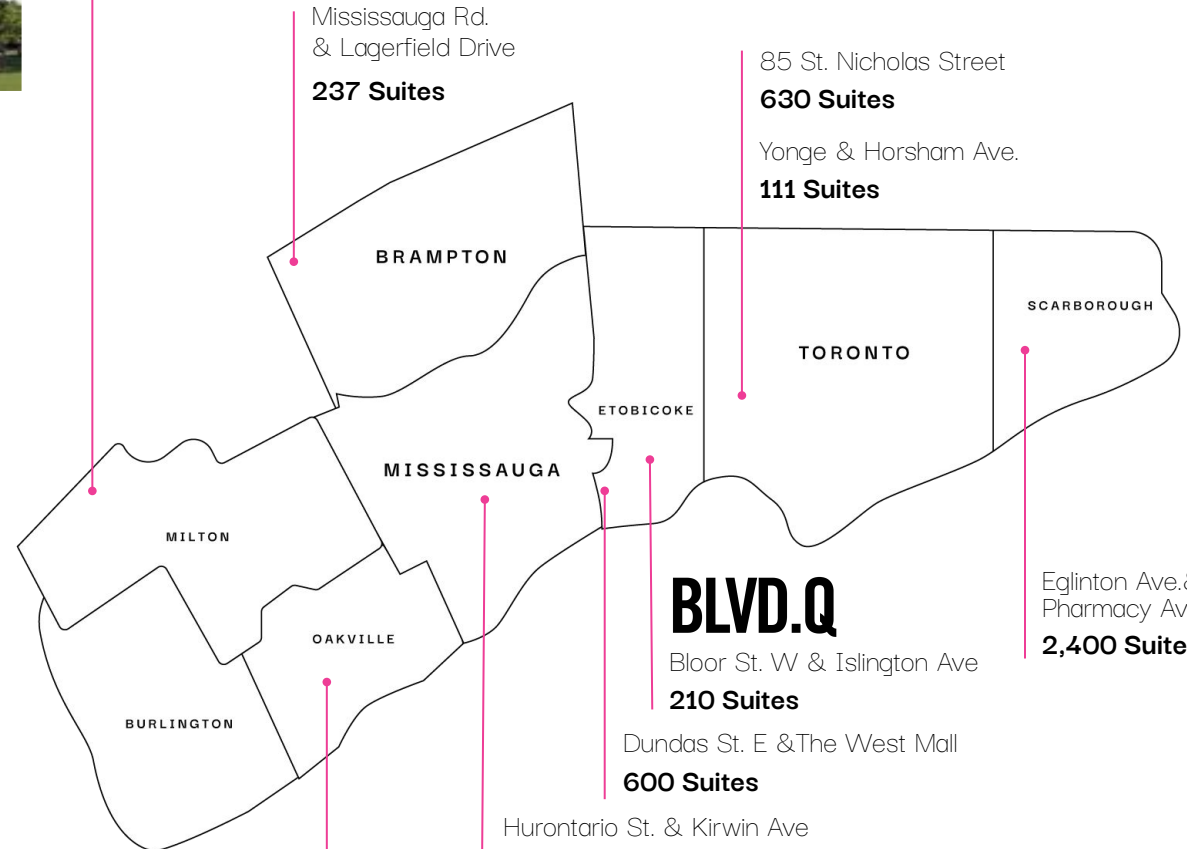
237 Suites

85 St. Nicholas Street

630 Suites

Yonge & Horsham Ave.

111 Suites



Carding House

175 Suites

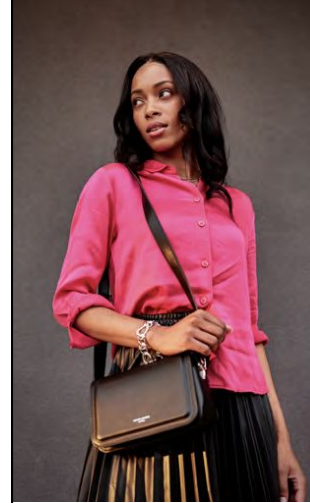
Clockwork at Upper Joshua Creek

730 Suites



AUSTIN BIRCH

With a reputation for pioneering unprecedented new technologies, exciting project positioning and extensive market research, Austin Birch is recognized for their tailored design to marketing, and product development, offering developers effective sales solutions that bring every detail together.



in association with
mason studio.


Toronto-based interior design firm Mason Studio is known for creating award-winning luxury hospitality, retail and multi-unit residential design projects for clients across the globe. With every project, the firm seeks to broaden their insights and enrich the lives of everyone they touch. Founding partners Ashley Rumsey and Stanley Sun bring international experience and a distinct perspective to the design process that combines art and science. No matter the project scale, or the location, their belief that design can create meaningful experiences remains steadfast.

THE

TACT

TACT Architecture Inc, is a specialized design and land approvals firm based in Toronto, focusing on effective and efficient development while maintaining a strong design-centric focus. TACT's steady growth in the past decade has led the firm to be amongst Toronto's top residential architectural practices. With established positive relationships with municipalities, politicians and resident groups, TACT has an established and proven track record of success.



 gladstone media inc.

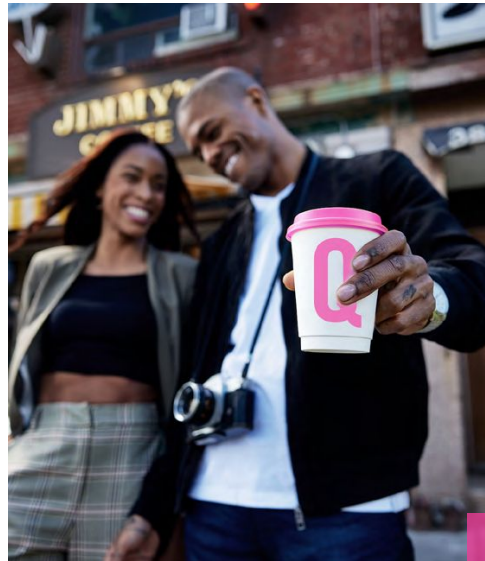
Gladstone Media is a boutique creative advertising and multimedia production agency based in Toronto. The agency provides strategic marketing solutions that are meaningful and effective, helping brands to stand out and connect with their audiences. Gladstone Media's dynamic team provides unique insights and diverse skill sets in the areas of strategy and planning, design and production, digital and social media, and targeted marketing communications.



TEAM

Why Etobicoke is Toronto's best positioned neighbourhood for the future.

- Etobicoke is located **between two of the largest cities** in Ontario (Toronto & Mississauga).
- Toronto is expected to **grow in population by 30%** by 2030 and 61% by 2050.
- Toronto is ranked #3 on North America's **best places to live.**
- Etobicoke is in the **2nd largest employment zone** in the country with more jobs than the Central business districts of Montreal, Vancouver and Calgary.
- Etobicoke is positioned for growth and revitalization, with **over 60,000 condo units** currently under construction and in development applications.



Poised For Growth

- Etobicoke's is the fastest growing business centre in Toronto. (Source: City of Toronto Employment Survey)
- Enrolments exceeded over 100,000 across three main colleges and universities in the area (Humber College, U of T Mississauga, and Sheridan College).
- Residents enjoy excellent proximity to downtown Toronto and access to the TTC, GO Transit, and major highways, including the Gardiner Expressway, QEW, and Highway 427.

TRANSIT

12 mins

to Bloor GO

13 mins

to Pearson Airport

14 mins

to Billy Bishop Airport

16 mins

to downtown Toronto

SHOP

2 mins

to Costco

2 mins

to No Frills

3 mins

to Cineplex VIP

4 mins

to IKEA

7 mins

to Shoppers Drug Mart

8 mins

to St. Joseph's Health Centre



THIS IS CONNECTED



LIVING



The Queensway provides the perfect landscape for the "15 minute city", the future of vertical living.

GREEN AREAS

5 mins

to High Park

5 mins

to Humber Bay Park

8 mins

to Humber Marshes

7 mins

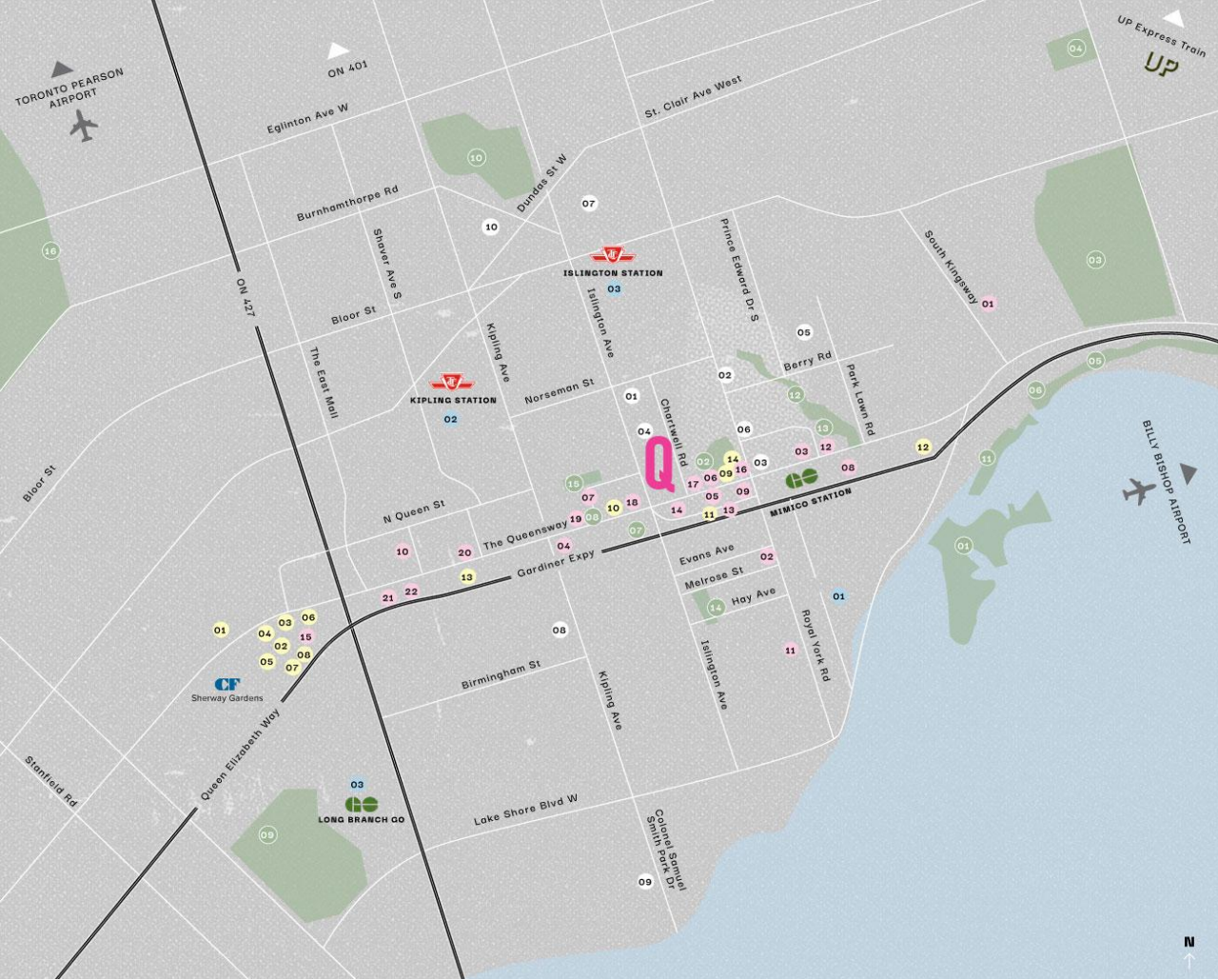
to Islington Golf Club

12 mins

to Kings Mill Park

12 mins

to James Gardens



RETAIL

1. Saks OFF 5TH
2. CF Sherway Gardens
3. Indigo
4. H&M
5. Sport Chek
6. Hudson's Bay
7. Apple Sherway Gardens
8. Saks Fifth Avenue
9. Beer Store
10. LCBO
11. Costco Wholesale
12. Sobeyes
13. IKEA Etobicoke
14. No Frills

SCHOOLS

1. Norseman Junior Middle School
2. Bishop Allen Academy
3. St. Louis Catholic Elementary School
4. Castlebar Junior School
5. Park Lawn Junior Middle School
6. Etobicoke School of the Arts
7. Etobicoke Collegiate Institute
8. Lakeshore Collegiate Institute
9. Father John Redmond Catholic Secondary School and Regional Arts Centre
10. Kingsway College School

TRANSIT

1. Mimico Station
2. Kipling Terminal
3. Islington Station
4. Long Branch GO

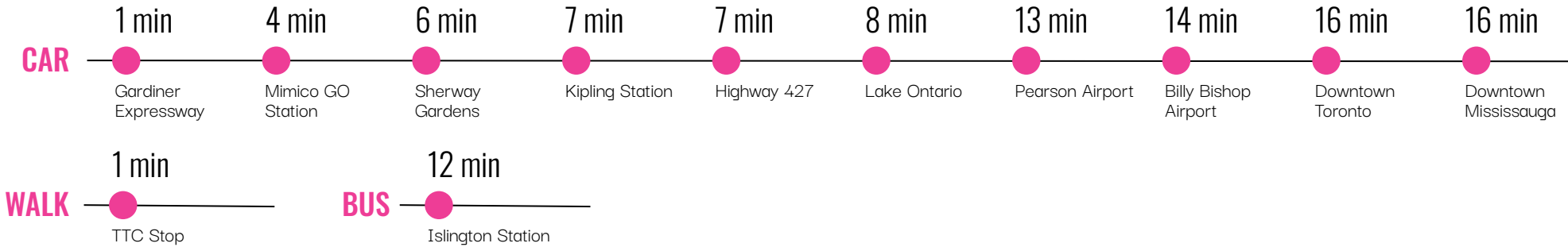
PARKS & RECREATION

1. Humber Bay Park West
2. Queensway Park
3. High Park
4. Lithuania Park
5. Sunnyside Park
6. Humber Bay Arch Bridge
7. Cineplex Cinemas Queensway & VIP
8. Modo Yoga Etobicoke
9. Toronto Golf Club
10. Islington Golf Club
11. Humber Bay Shores Park
12. Berry Road Park
13. Jeff Healey Park
14. Ourland Park
15. Queensland Park
16. Centennial Park

CAFÉS & RESTAURANTS

1. Cheese Boutique
2. The Bread Essentials
3. Tadka - Sizzling Indian Spices
4. Spoon & Fork
5. Starbucks
6. Sushi Kaji Restaurant
7. Buon Giorno Café
8. Bobacha Bubble Tea Etobicoke
9. Bua Thai Restaurant
10. Sunny Morning
11. Sanremo Bakery
12. Tom's Dairy Freeze
13. Great Lakes Brewery
14. The Pie Commission
15. Fresh Restaurants
16. Dino's Wood Burning Pizza
17. Chaban
18. D Spot Dessert Cafe Etobicoke
19. K&B Sushi
20. RUDY
21. California Sandwiches
22. The Burger's Priest

THIS IS CONNECTED LIVING.



YOUR
STORY
STARTS
HERE.



BLVD.Q

QUEENSWAY
LIVING

EXTERIOR - AERIAL CONTEXT

- **210 well designed suites** all with balconies or terraces beautifully designed interiors by Mason Studios.
- Studios, **1, 2 and 3 bedroom** suites.
- **2 storey townhomes** on Queen Elizabeth Blvd.
- Extensive residential **Amenity spaces** across 3 floors.
- Ground floor **retail designed for lifestyle services.**
- **9ft smooth finish** ceilings.
- **Smart Home features** throughout the building.



BLVD.Q

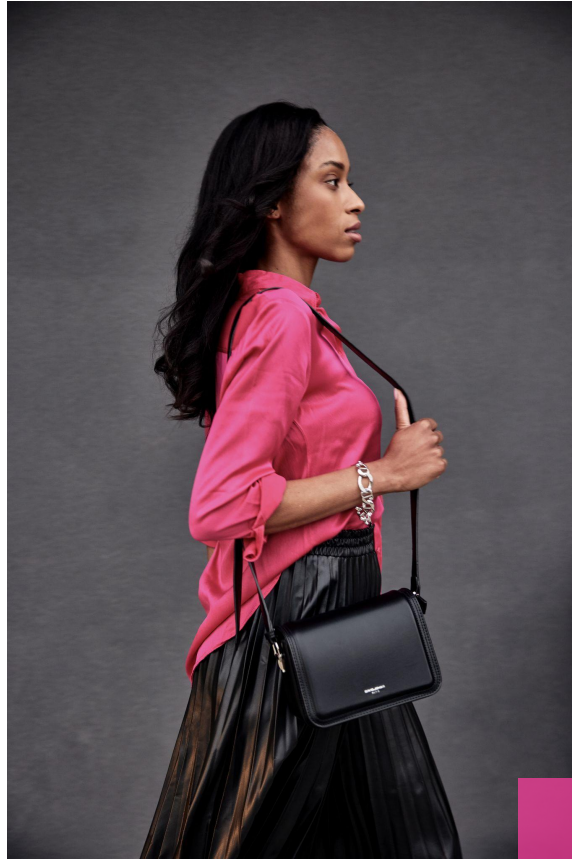
QUEENSWAY
LIVING



EXTERIOR - STREET CAFE

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BUILDING



BLVD.Q offers residents THREE floors of expansive amenity space, creating the perfect canvas to entertain friends and family or sweat out your day in the state-of-the-art fitness center.

Amenities at BLVD.Q Include:

- **Concierge Service** - Ground Level
- **Parcel Storage** - Ground Level
- **Pet Spa** - Ground Level
- **Quiet Co-working Space** - Mezzanine
- **Collaborative Co-working Space** - Mezzanine
- **Event Space** - Mezzanine
- **Fitness Center** - Mezzanine
- **Yoga Studio** - Mezzanine
- **Outdoor Terrace** - Mezzanine
- **Social Lounge** - 6th Level
- **Entertainment Lounge** - 6th Level

AMENITIES

THE FIRST

INTERIOR - LOBBY

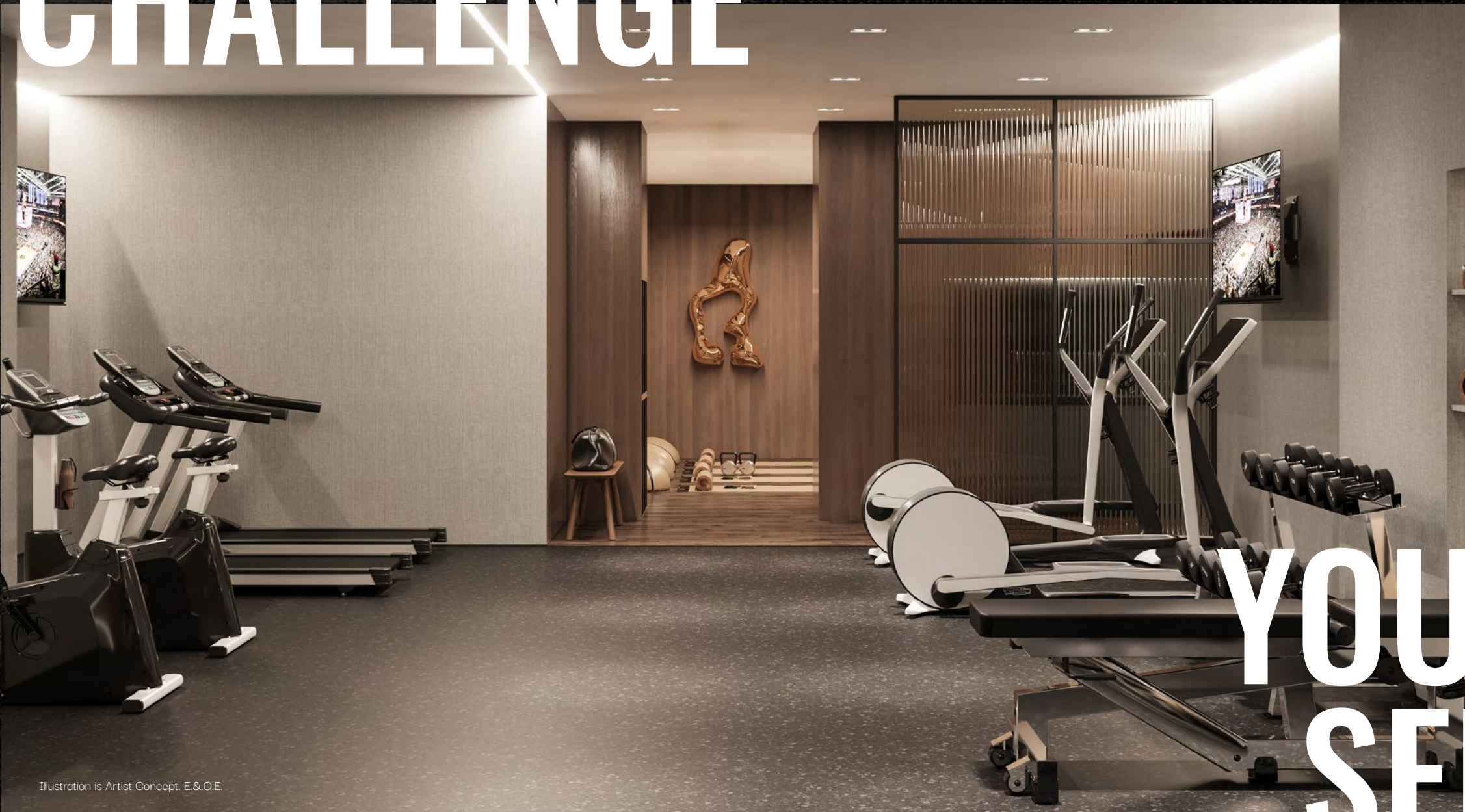


Illustration is Artist Concept. E.&O.E.

IMPRESSION.

CHALLENGE

INTERIOR-GYM



YOUR- SELF.

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

Entertainment awaits.



The good time awaits.

BLVD.Q | QUEENSWAY
LIVING



EXTERIOR-TERRACE DINING

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



Rendering reflects upgraded finishes

BLVD.Q

QUEENSWAY
LIVING



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

INTERIOR-KITCHEN

BLVD.Q



TOP 3 REASONS TO INVEST AT BLVD.Q

01.

SECURITY IN BUYING WITH THE LARGEST PRIVATELY OWNED RESIDENTIAL DEVELOPER IN CANADA

02.

PURCHASING IN A **LOCATION POISED FOR GROWTH**

03.

PRICING AND INCENTIVES THAT CAN'T BE MATCHED BY ANYONE IN THE INDUSTRY

BLVD.Q



KEY DATES.

SEPT 5 - 22

BROKERAGE AND TEAM PRESENTATIONS

SEPT 19

OFFICIAL PROJECT LAUNCH

SEPT 21 - 24

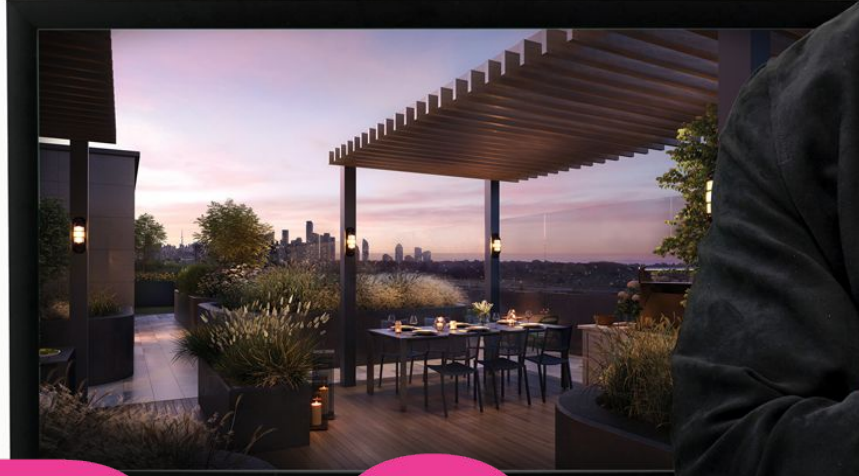
CLIENT OPEN HOUSE AT **BLVDQ**
PRESENTATION GALLERY

SALE SIGNINGS TO FOLLOW!

B



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VD.Q



Presented by Austin Birch

THANK YOU.

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