

# TRETTI

C O N D O S

Scandinavian Design  
with a Toronto Address

# What's inside:

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*Vision*



TRETTI brings a Scandinavian ethos to an eclectic Toronto neighbourhood. A lifestyle without pretence. A place where form engages function. A vision for a community that delivers something for everyone. Good. Simple. Modern. Designed for the way people really want to live.

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*Architecture*



Rising up at Wilson Avenue and Allen Road, in the heart of the vibrant Wilson Heights neighbourhood, TRETTI features 13 storeys of understated modern design.

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*Sustainable Design*



Encouraging a substantial connection between structure and the natural landscape, TRETTI creates a welcoming environment where residents feel healthy and grounded. Forward-thinking energy systems reduce environmental impact and operational costs, benefitting residents and the planet.

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*Interior Design*



The spaces at TRETTI are designed to engage and inspire. Whether it's the unexpectedly bright interiors that combine timeless design with Nordic flair, or the innovative amenities that support a balanced lifestyle, we've designed a place where coming home is the most rewarding part of your day.

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*Community*



TRETTI is truly the best of all worlds – Scandinavian inspired, Toronto based, in the heart of Wilson Heights, near Yorkdale, and linked to TTC subway. Live in a charming community bursting with local businesses, family-friendly outdoors, and urban amenities that keep you connected to anything and everything.

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*Team*



Innovative, collaborative, and visionary, the extraordinary individuals bringing TRETTI to life share one common objective – introduce a new way of living that encourages community and connection, and enriches the residential experience.

*Welcome to TRETTI, a multi-layered community with one simple vision: create a lifestyle designed for the way people really live.*

# Simple.

# Good.

This is life without pretence, where form engages function. Clean lines, good design, social spaces that invite true connection. A neutral palette and natural materials that seamlessly connect interiors to the outdoors. The ethos feels entirely Scandinavian, but TRETTI isn't located in Malmö or Bergen or Trondheim. TRETTI is taking shape at Wilson Avenue and Allen Road, in the heart of vibrant Wilson Heights. It's Scandinavian design with a Toronto address. Good. Simple. Modern. And ready to welcome you home.

# Modern









## Beautiful.

The clean lines of TRETTE's sleek exterior recall precise folds of origami, crisp corners that use the simplest geometry to form engaging visual planes. The exterior wall curves gracefully, separating the site from the bustling street and creating a cozy residential niche.

*Simple, but significant, pared down to only what's essential for a better way of life.*

TRETTE is full of moments like these - juxtaposing views, forms, and experiences distilled down to the simplest expression. This is life, uncomplicated, giving you space to focus on the things that matter most. Minimalism that maximizes form and function to create an experience that feels instantly like home.

## Minimal.

Evolved.

At street level, the buzz of daily life emanates from the people walking to the subway, residents sitting under birch trees, and children at play. But up above, the city seems to still - tree tops occasionally ruffling in the crisp air, sunlight shimmering off the glass, bathing suites in a warm glow.

# Pure.

*What sets TRETTE apart in Toronto's residential landscape?*

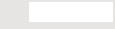
While Toronto prides itself on its numerous parks and abundant green space, we often see outdoor space treated as an afterthought in multi-unit residential development. At TRETTE we wanted to encourage a strong connection from the building to the outdoors, improving the overall experience. The design sits at the intersection of architecture, urbanism, and landscape – giving consideration to all three realms. We've created a beautiful building that blends organically with the landscape, creating an engaging place that inspires emotional and physical wellbeing for residents. It's an approach that assures the landscape becomes a fundamental and inseparable part of the design.

*What are some of the unique design features at TRETTE?*

We know that people who have access to outdoor space and fresh air are happier and have a better quality of life, so we've created a strong connection between interior and exterior spaces. We worked hard to address questions like, how can we bring in ample daylight, ensure sustainability, and make sure spaces feel expansive and welcoming? Those are the features that set TRETTE apart.

*Where did you draw your inspiration?*

TRETTE was inspired by the urban streetscapes of northern European cities, updated for the modern lifestyle and customized to suit our local market. We were particularly drawn to the Scandinavian philosophy that good design is an essential part of everyday life and should be accessible to everyone, not just the one percent. It's a philosophy we share at gh3\*.



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



# Design.

Raymond Chow

*Partner, gh3\* Architects*

# How to nest.





Thoughtful environments, inspired by nature and designed to be more sustainable, more engaging, and more meaningful for everyone who interacts with the space.





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





## Connected.

When the team at gh3\* sat down to create the street level landscape at TRETTI, they imagined how the public gathering space might feel if it had developed organically over time. The result is a vibrant urban forest in the heart of the city, a connection to nature that expands your point of view and way of life.

*A place where taking time to stop and smell the roses isn't a task on your to-do list, it's part of daily life.*

There are oak trees and pines, tulip trees and paper birches – more than 100 in total, all native species with spectacular foliage, that lead through outdoor courtyards to pedestrian and cycling trails, encouraging everyone to unplug from technology and reconnect to the great outdoors.

## Nature.

Vibrant.

Two private courtyards provide space for adults and children alike. Rolling hills made of a rubbery eco- and kid-friendly material dot the outdoor children's playscape, creating a playful path under the sun. For the adults, an outdoor square off the co-working space is shaded by birch trees and lined with bistro tables – an inviting place to pause for a moment, a meeting, or an afternoon.





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





## Site Plan

- 1. Fitness Studio
- 2. Pet Wash Station & Play Area
- 3. Entrance Lobby & Concierge
- 4. Parcel Room
- 5. Mail Room
- 6. Property Management Office
- 7. Children's Play Area
- 8. Co-Working Area
- 9. Future Retail
- 10. Privately-Owned, Public Accessible Space
- 11. Outdoor Pathway Connecting to Subway Entrance
- 12. Outdoor Children's Play Area
- 13. Outdoor Courtyard
- 14. Central Park
- 15. Pet Relief Area



*Diverso Energy thinks long-term. Makes sense for a company committed to sustainable development and energy-efficient building. It certainly made sense to one of the Diverso founders, Tim Weber, when he co-founded the company, even when the rest of the market wasn't ready to embrace geothermal technology.*

*Today, Tim and his expert team are leading the industry, delivering a unique geothermal utility model that cuts costs, reduces complexity, helps preserve the environment, and adds real value to the bottom line.*

Creative.

Sustainable.

*What does that mean for residents?*

Residents will still have total control of the heating and cooling in their suite, no matter the season or outdoor conditions. But they'll have the added benefit of predictable monthly costs, confidence in a system with an infinite life span, a tangible increase in property value, and the comfort of knowing they're leaving a reduced carbon footprint on the world. They can feel confident knowing they've invested in technology that aligns with the model of the future, knowing that their building is part of the solution for global climate change.

Clean.

*What sustainable systems are in place at TRETTI?*

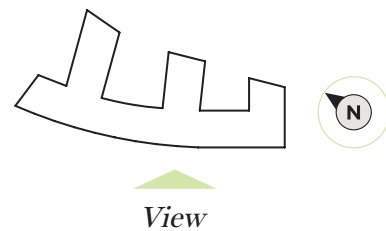
TRETTI will be equipped with an innovative geothermal heating and cooling system that will use about 40% less energy than a traditional HVAC system, and produce 70% less greenhouse gas. It will also save over 5 million litres of water per year through the elimination of cooling towers.

Tim Weber

*Co-Founder and Partner, Diverso Energy*

*Why should developers be integrating sustainable systems like geothermal energy into their buildings?*

There's a clear movement toward low-carbon construction and operation - we're seeing it in New York, Boston, even as far away as Reykjavik and Perth. Developers are facing more and more pressure every year to reduce carbon emissions, meet environmental targets, and maximize value for purchasers, all without compromising architecture and design. A geothermal energy system lets them achieve those objectives, offering a high-quality, high-performance building that's also environmentally and economically friendly.



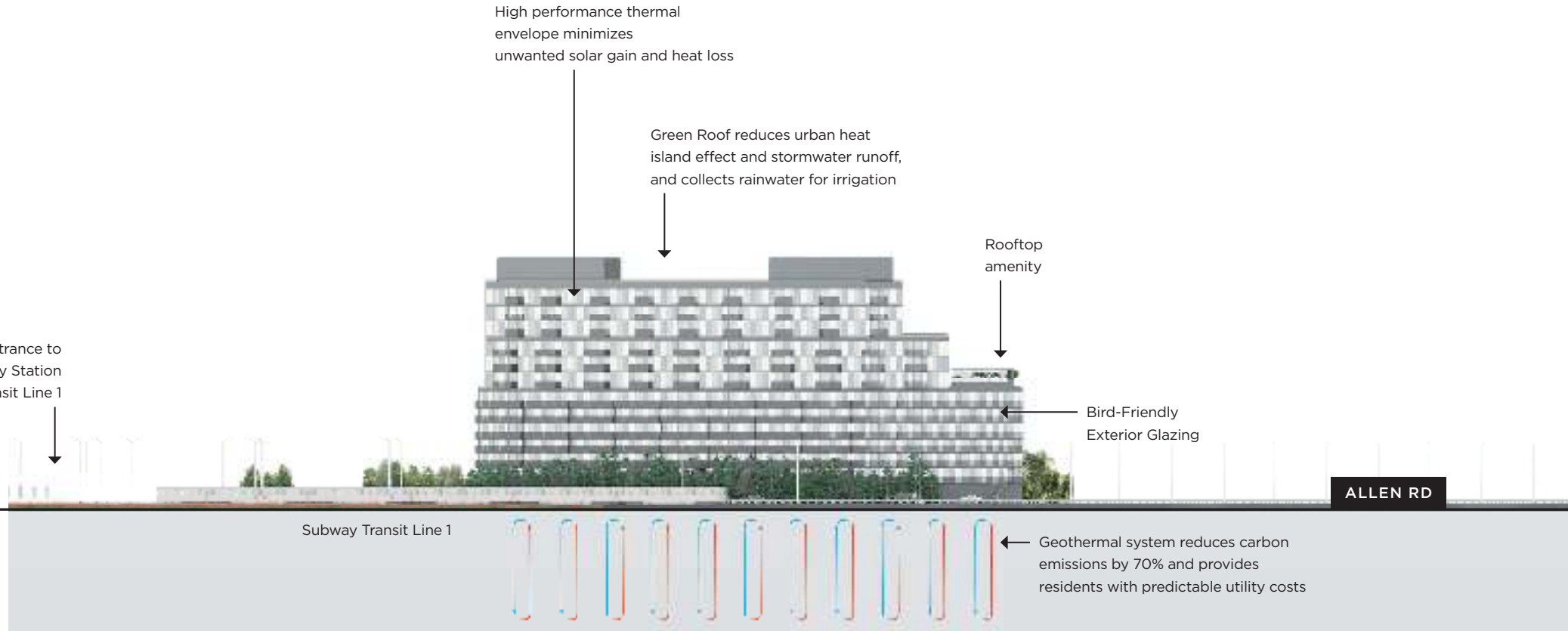
**A**paved pedestrian promenade, fringed with greenery, connects directly to Wilson subway station, leading residents to and from their daily commute.

*Explore the community, one step at a time.*

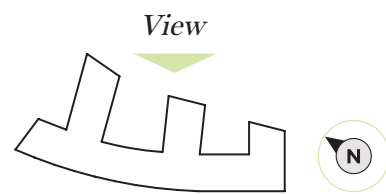
**Walk.**



Entrance to Wilson Subway Station Transit Line 1



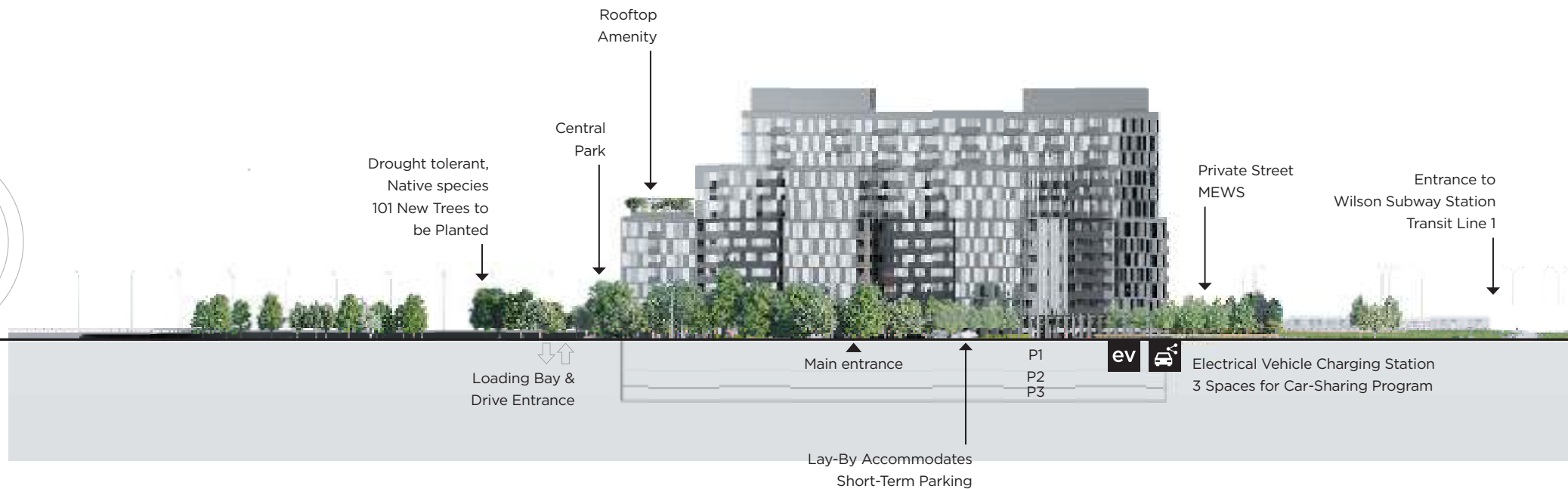
*West Elevation*



**M**ake like the Danes and set out on two wheels. With your heart pumping and the wind in your hair, you'll feel like a kid again, ready to take on the neighbourhood and the numerous cycling trails nearby. With nearly 600 dedicated bicycle parking spaces on site, cycling has never been a more convenient transit option.

*Adventure awaits in the vibrant community of Wilson Heights.*

**Bike.**



*East Elevation*





Outdoor Children's Playground  
Illustration is Artist's Concept. E.&O.E.



# Functional Design

Underneath every layer of TRETTI's design lies in-depth thinking and consideration for the context, experience, and sustainability of the community. Here's a peek inside.



Green Roof

Indoor Amenity

Future Retail

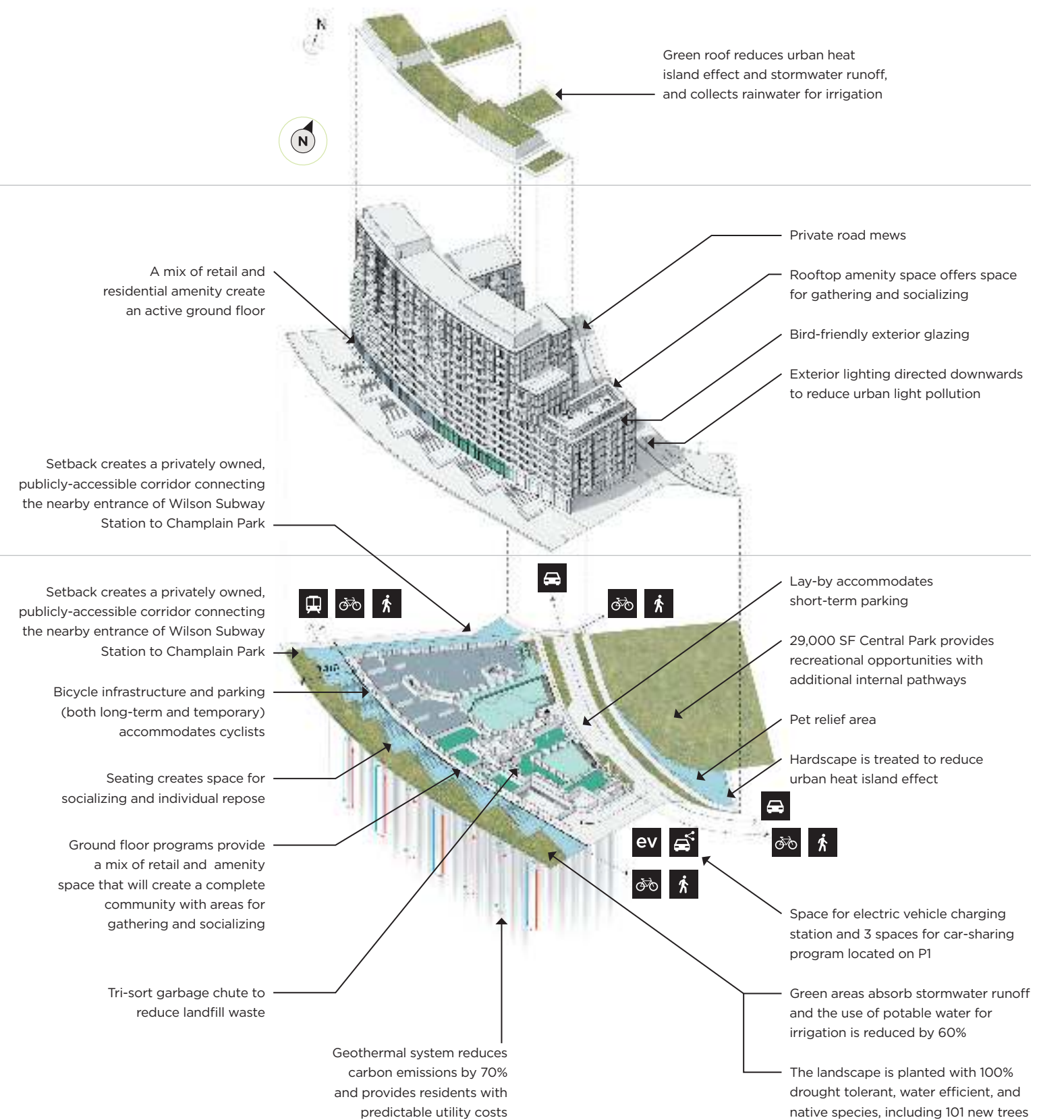
Outdoor Amenity

Indoor Amenity

Future Retail

Privately Owned Publicly Accessible Space

Vegetated Areas and Stormwater Retention





### Building

- Collected buildings are designed and built to conserve more energy and resources than standard code compliant buildings
- Committed to achieving Toronto Green Standards (TGS) Tier 2 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

### 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 by 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
- Allan Walkway and mid-block connections on site connect with walking and cycling routes within the broader community

## Sustainable Features

*Sustainable architecture is environmentally conscious, energy-saving, and utilizes responsive and renewable materials and systems. Collected 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.*



- 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.



Collected 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 TRETTI 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.

## Geothermal Features

Carmen Dragomir

Founder, esQape design Inc.



Smart.

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.”

Fresh.

*How did the Scandinavian ethos influence your designs?*

The Danes have a saying, “bo bedre” which means “live better.” We’ve taken that to heart at TRETTI, balancing on the edge of style and practicality to create a more meaningful, more intuitive environment for home.

*How do you want people to feel at TRETTI?*

We want them to feel proud of their home, comfortable, and inspired. We’ve created both private and social spaces where form and function are in perfect harmony. The sun-filled children’s play room that offers an inspiring space for creative and social activities; the co-working area where freelancers and remote workers can be productive without ever leaving home; the landscaped terrace with intimate niches and dramatic views. We’ve really designed a place where people will feel that coming home is the most rewarding part of their day.

*What drives the design at TRETTI?*

Design, art, and architecture are the foundation of our approach to the interiors at TRETTI. We’ve honed those three elements in every space using colours and materials that deliver ultimate functionality while still creating the “wow” factor. I’m always searching for the “wow” in any space I design. It’s the equivalent of a “Eureka!” when the mind finds the right answer, or the “I did it!” when the body conquers a milestone.

It’s the revelation that the human spirit is always searching for. My challenge is to come up with that moment, the thing to inspire people in their experience of the space.

In finite.





## Thoughtful.

With a neutral colour palette, clean lines, natural materials, and multi-functional design the interiors at TRETTI present an inspiring interpretation of the Scandinavian-design aesthetic. Uncompromising commitment to quality and form strips away any unnecessary elements, leaving only the essentials, but oh what essentials they are.

*Light, airy spaces, sure to brighten your day.*

Spaces are unexpectedly bright, expertly capturing natural light through expansive windows. Spacious balconies allow residents to experience the great outdoors as a harmonious extension of the indoor space. Finishes like quartz and wood grain laminate imbue the suites with a sense of materiality that puts you at ease, whether you're entertaining friends or cozying up in bed.

## Light.

Balance.

This interior design is craftsmanship, functionality, and accessibility in one beautiful package. Spaces where function and form unite to create a seamless whole. Timeless design with Nordic flair.





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





## Innovative.

The modern lobby reframes expectations, playing with the boundary between art and design. Sleek marble-inspired walls are punctuated by intimate niches, decked out with jewel-toned seating and geometric chandeliers dramatic light fixtures. Connected, the children's play area, with floor-to-ceiling windows fronting the urban forest, offers cozy reading nooks, indoor tree sculptures, and a stage where imaginations can run wild.

*Discover a sense of belonging in spaces that feel familiar and welcoming.*

At TRETTI, adults can find their own inspiration in The Commons, a co-working space designed for digital nomads who find value in face time with neighbours, colleagues, and friends. The collaborative space is outfitted with an impressive meeting room, private alcoves, community tables, and lightning fast Wi-Fi to support business, and a pool table, lounge, and coffee bar for when you're off the clock.

## Inspiring.

Four-legged friends will set their tails wagging in the pet-centric amenity space featuring washing stations, and a safe place to play with their furry friends with their own play space designed with artificial turf and trees. With all this, a fully-equipped fitness studio, a yoga space, and an eighth floor terrace and party room complete with indoor fireplaces, dining spaces, and places to relax, it's clear that the amenities at TRETTI have been designed for a well balanced lifestyle. Places to rest, work, play, interact. Spaces where clean lines and natural light allow everyday elements to reveal their true beauty. Designed to engage. Destined to inspire.

Social.





Lobby

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





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





Co-working Area  
Illustration is Artist's Concept. E.&O.E.



At TRETTI, you will be eager to start your day in a multi-purpose co-working space packed with perks and amenities, designed to cater to your every need.





Children's Play Area  
Illustration is Artist's Concept. E.&O.E.

With wild imaginations and fantastical tree sculptures reaching high into the sky, little kids will feel like they're playing outdoors, twelve months a year.



Pet Relief Area  
Illustration is Artist's Concept. E.&O.E.

The pet-centric play space is a perfect haven for your four-legged friends – a place to run, sit, stay, and fetch, without ever leaving home.

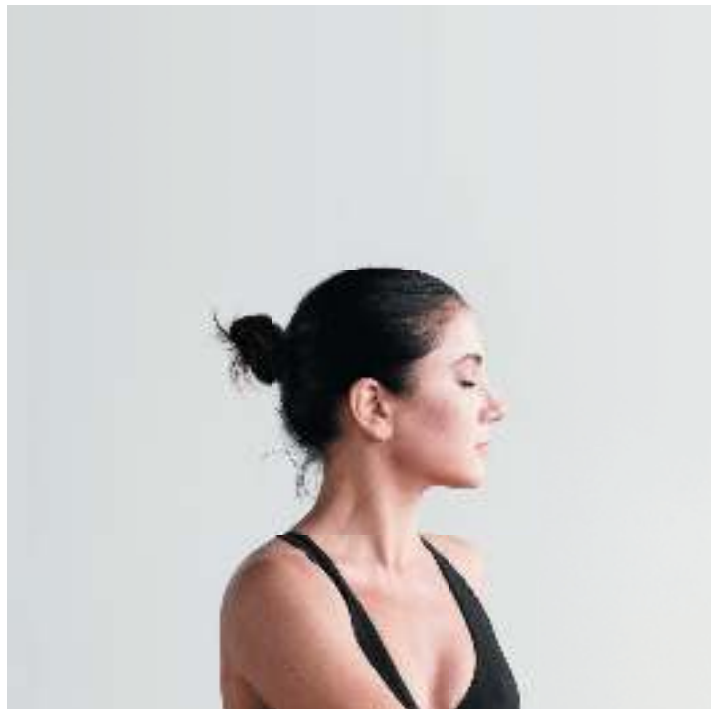




Rooftop Terrace

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





## Mind.

Does demand for a healthy lifestyle inform the design of a wellness space? Or does informed design create healthier, happier individuals? With carefully considered and expertly-planned health and wellness amenities at TRETTI, we're betting on a balance of both.

*Exploring the relationship between good design and healthy living.*

The high-performance fitness studio is stacked with state-of-the-art equipment for athletes of all levels. Push the tempo, run faster, lift heavier. Give it your all in a space that removes all obstacles and propels you to a new personal best.

## Body.

Spirit.

Disconnect from the outside hustle and turn your attention inward in the sun-filled yoga studio. Awaken your heart and inspire your spirit with every new practice.



# Features & Finishes

Collecdev recognizes 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 interact with the space around them.

TRETTI allows residents to experience thoughtfully programmed interiors that address modern lifestyles – suites that deliver innovative technologies in multi-functional spaces, and that balance function and form. The result is a human-centred, multi-layered community that makes you feel at home.”



## Building Features

- Striking bold 13-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 room
- 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 with coffee bar, private meeting rooms and work stations for the young professional
- Fitness Studio with state-of-the-art cardio equipment, weights and yoga studio
- Pet Grooming Studio with washing stations and an artificial turf play area
- Children's play room with an imagination stage and reading nooks
- Party room featuring catering kitchen and dining, lounge area with direct access to an outdoor terrace with bbq area

## Suite Finishes

- Approximately 8'2" ceilings on levels 2-7 and 9' ceilings on levels 8-13 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

## Chef Kitchens

- Custom design cabinetry in a variety of finishes, as per Vendor's samples
- Choice of designer-selected quartz 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
- 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 range hood 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 enclosure, 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
- Energy recovery ventilators (ERVs)
- 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 and Electrical

- Suite entry alarm connected to monitoring system located at concierge desk
- 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.



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- The area is ripe with redevelopment and the most ambitious collection of newly emerging master-planned communities in Toronto.

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- North. South. East. West. All four corners of Wilson Avenue and Allen Road are slated for redevelopment, creating exciting new opportunities everywhere you look.

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- The community surrounding TRETTI is home to nearly 100,000 jobs with internationally recognized employers.

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- Nearby, Downsview Lands will see an anticipated 42,000 new jobs and residents – plus the Downsview Airport Redevelopment, a 375-acre urban renewal project of massive international scale.

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- A Transit Score of 98% 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.

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- The Downsview Lands Aerospace and Innovation Hub is close to home, with a brand new \$72 million aerospace campus.

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- 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.

# Growing.

# Dynamic.

# Integrating.

*TRETTI truly is the best of all worlds. Scandinavian inspired. Toronto based. In the heart of Wilson Heights. It's a neighbourhood that's evolving, a community with room to grow. And, with the growing network of local amenities, there's never been a better time to invest in Wilson Heights.*





## Profitable.

With steady population growth and a healthy, diverse community, all three levels of government recognize the incredible opportunity in the Wilson-Tippett area, and, together, have committed more than \$3 billion to its regeneration. Plans include the redevelopment of Downsview Park as a National Urban Park; an extensive network of new pedestrian and cycling trails; an ambitious Finch West LRT expansion that will see an 11-kilometre light rail transit line with 18 new stops; and the Toronto-York Spadina Subway Extension, connecting Downsview Station to Vaughan Metropolitan Centre, and bridging the distance between Toronto and the GTA.

*In Wilson Heights, growth can be seen everywhere, from expanding transit, to parkland redevelopment, from booming employment hubs, to higher education within easy reach.*

York University (Canada's 3<sup>rd</sup> largest university) and Seneca's York U satellite campus are both located within minutes of home (along with a number of elementary, middle, and secondary schools). And with the TTC at your doorstep, commuting to Centennial College, Baycrest Health Sciences, Ryerson University, even University of Toronto is an easy option, offering more choices, and easier access than ever before.

## Informative.

The community surrounding TRETTI 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.

Promising.

# Wilson Heights Neighbourhood

TTC Subway Line

Highway

## 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. Katz's Deli & Corned Beef Emporium
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

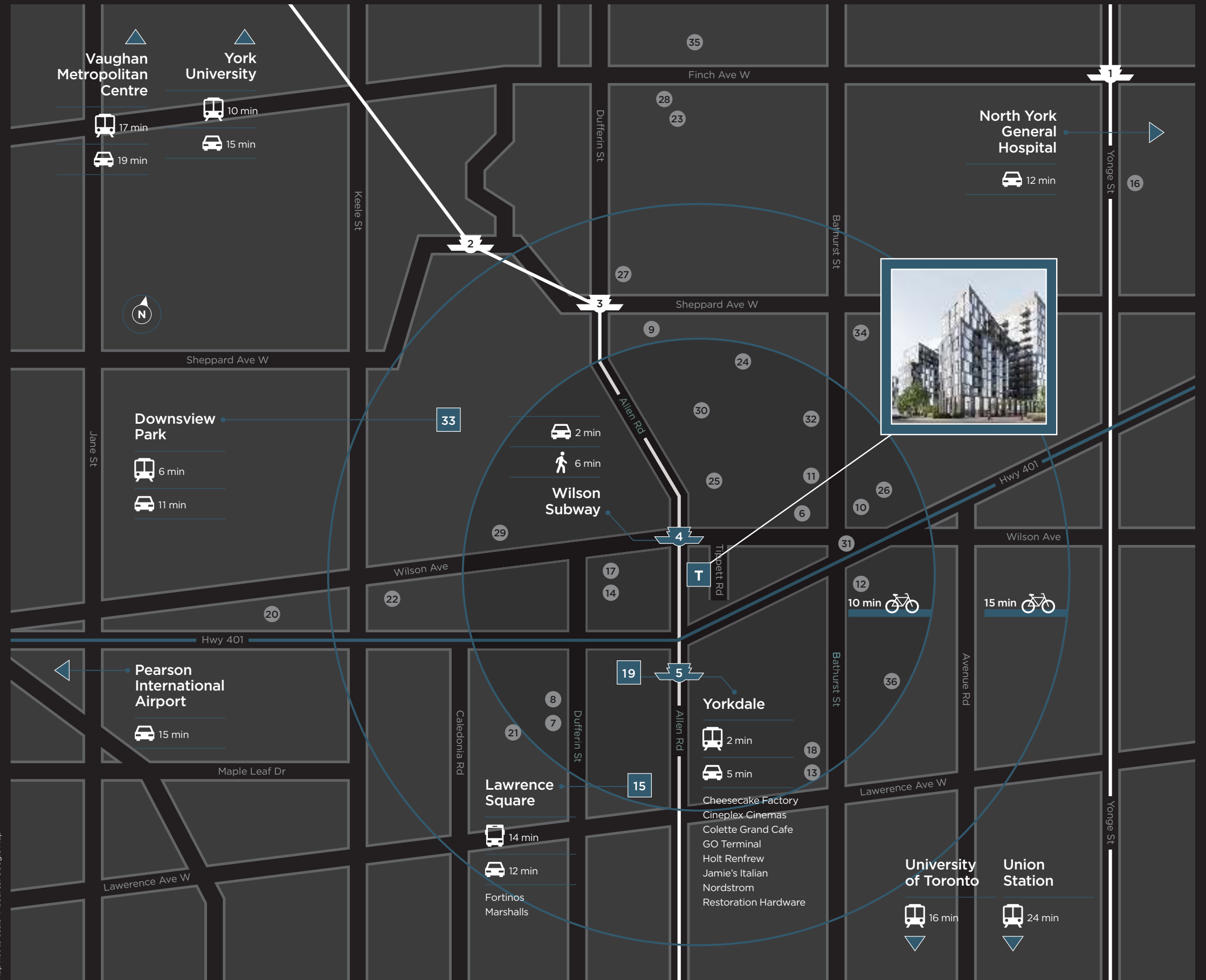
## School

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

Map not to scale | Source: Google Map







## Original.

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 (Toronto's only outpost of the internationally beloved brand), French darling Colette Grand Café, and the Restoration Hardware Courtyard Café, a lush interior courtyard dotted with heritage olive trees, trickling fountains, and crystal chandeliers.

*Wilson Heights is a vibrant Toronto community whose authenticity and charm can be felt in its architectural diversity, family-friendly parks, local delis, and classic cafes.*

There's plenty of green space and outdoor fun, including two lush greenbelts; 11 acres of grass and play space at Clanton Park; Balmoral Park, with its tennis courts and splash pad; Earl Bales Park, where you can hit the slopes as soon as the snow falls; Scotiabank Pond, home to four NHL-sized ice rinks; and Downsview Park, with concerts, sports, and activities twelve months a year.

## Authentic.

A few blocks away is Pancer's Original Deli (serving the most delicious Montreal smoked meat) and community staples like Costco, Home Depot, Best Buy, and the LCBO. Bagel lovers can duke it out over whether Montreal-style or New York-style reign supreme - local bakers specialize in both. Filipino restaurants and gourmet food shops delight the entire community with mouth-watering cuisine.

Inviting.









*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 for all generations.



*Tiffany & Co.*

Discover the famous little blue box and all the sparkling treasures hidden inside.



*Nordstrom*

The luxury department store serves up their incomparable customer service over 3 light-filled floors.



*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 – if you think Costco is only good for stocking up on toilet paper, think again.



*Suzanna's Flowers*

Celebrate special occasions or send an unexpected surprise, just because.



*Apple*

Do more with the Apple products you love by signing up for a creative session at the Apple Store.



*Cheesecake Factory*

More than just Cheesecake, the largest menu in the world offers over 250 fresh dishes.



*Starbucks*

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

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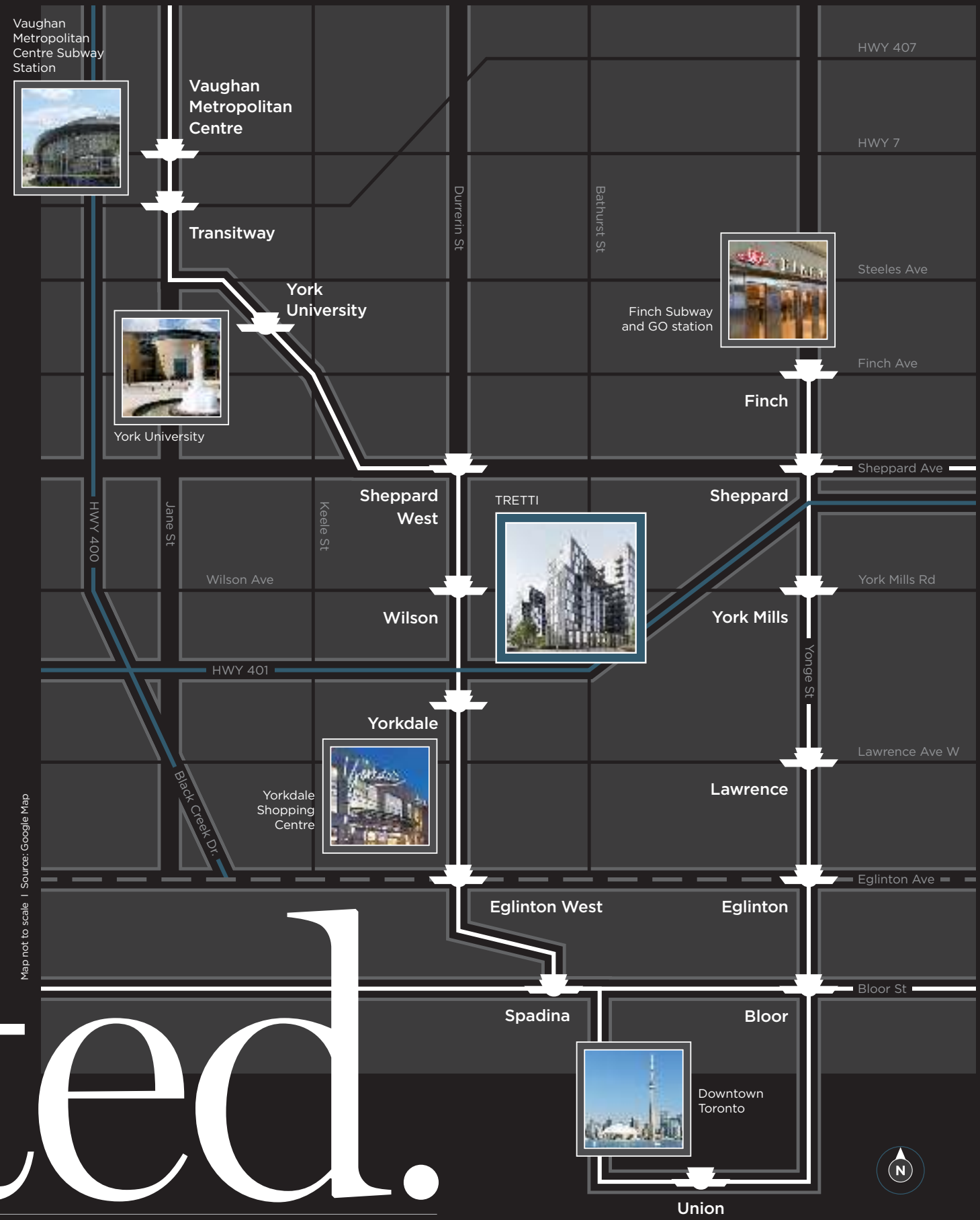
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Wilson Subway Station	 2 mins
HWY 401	 3 mins
Yorkdale Shopping Centre	 2 mins
GO Transit at Yorkdale Terminal	 4 mins
Humber River Hospital	 7 mins
York University	 11 mins
Downsview Park	 8 mins
Clanton Park	 17 mins
GO Transit at Downsview Park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



# Connected.



Building communities that anticipate the future while balancing today's needs is the cornerstone of Social Sustainability. This results in a constantly evolving outlook, and our continued refinement of these philosophies requires our spaces to integrate a diverse cross-section of programmatic elements that will stimulate conversation and provoke new ideas towards balanced and healthy environments. Beyond the private dwelling units and their associated private amenities, we are tasked with ensuring that we integrate improvements to infrastructure, as well as integrating community services and facilities that will create thriving communities. We believe in the democratization of housing, and that their corresponding private and public spaces must be conceived towards enriching society as a whole.

## Social Sustainability



We believe there needs to be a fundamental understanding of both the needs and desires of the inhabitants of our buildings. As such, we apply a diligent and careful approach to the macro to micro elements of design through an iterative process where the small details inform the big moves, and vice-versa. Striking a balance between form and function is our ultimate goal. We ensure that a considered enhancement of the existing context in which we build is coupled with a detailed and refined style towards the intimate living spaces within our communities. Within the milieu in which we operate, we heighten the experience by incorporating the latest technology. We take every precaution to ensure that our projects are future-proofed. The result is a human-centred, multi-layered community building approach in which we make you feel at home.

## Experiential Design



Collecdev acknowledges an inherent responsibility over the impact of our communities on the natural environment. The global unprecedented pace of urbanization demands a forward-thinking approach to design, land use planning, building technologies and alternative energy sources in order to minimize any adverse impact on the natural environment when building long lasting, healthy urban landscapes. Our initiative in reducing the carbon footprint of our communities is among several established practices in pursuing high quality buildings while mitigating the environmental impacts over the span of their useful life. Innovative thinking goes hand in hand with developing communities that will promote a better tomorrow.

## Environmental Stewardship



# Collecdev

# Team.

*Community and the collective effort underpin the Scandinavian lifestyle. They also inform the design development of TRETTL. Here, a look at the brilliant collaborators bringing this vision to life.*

*Collecdev*  
Developer

Collecdev is a visionary development company solely dedicated to building better communities. The firm champions an integrated approach throughout the development process and is committed to being at the forefront of innovation with relevant architecture, a meticulous attention to detail, and uncompromising standards of quality. 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 betters lives.

*gh3\**  
Architecture & Landscape Design

gh3\* is an award-winning Canadian design practice helmed by partners Pat Hanson and Raymond Chow. The firm works in the increasingly 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

Led by 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.

*Diverso Energy*  
Geothermal Energy

Diverso Energy is one of the leading experts in geothermal energy systems, delivering solutions with unparalleled commitment, focus, and expertise. With over 25 years of combined knowledge, the Diverso team simplifies geothermal implementation, lowering construction and operational costs, improving value, and helping to reduce environmental impact.

*Montana Steele*  
Marketing

Toronto-based strategic marketing firm Montana Steele has been creating award-winning real estate brands, at home and around the world, for more than two decades. The firm is widely regarded as North America's leading agency for new homes and condo developments, and for good reason; in 25 years Montana Steele has launched nearly 1000 successful projects, in 30 cities, with some of the biggest names in the business. They have a passionate team of industry experts, skilled in every stage of the marketing cycle. From launch to sell-out, from beginning to end, Montana Steele crafts the story of how people want to live.



TRETTI  
C O N D O S

