



BURKE
A WAY OF LIFE
SHERBOURNE+BLOOR



A CONDO. A COMMUNITY. A CULTURE.

In a city abounding with life,
centred on a colourful pathway
is a place to live, gather and connect.
At its door sits a vibrant courtyard.
Pulsing with energy. Shaded by trees.
Endowed with amenities that enliven
life's simple and special moments.
And luxurious retreats, you call home.
Placed between the past and present
rises a statement of pure elegance.

Welcome to Burke.

Burke's sophisticated presence reflects the city's narrative of exploring new grounds while preserving its rich heritage. Soaring to a majestic 53 storeys, this slender tower has a commanding character that stands tall in a lively skyline. At its foot sits a vibrant common centred on a colourful pathway. With benches, trees and architectural lights, this outdoor courtyard encourages you to take a break. Complementing the neighbouring heritage homes, Burke weaves into the fabric of Toronto.



A REFINED COMPOSITION

Rendering is artist's concept.

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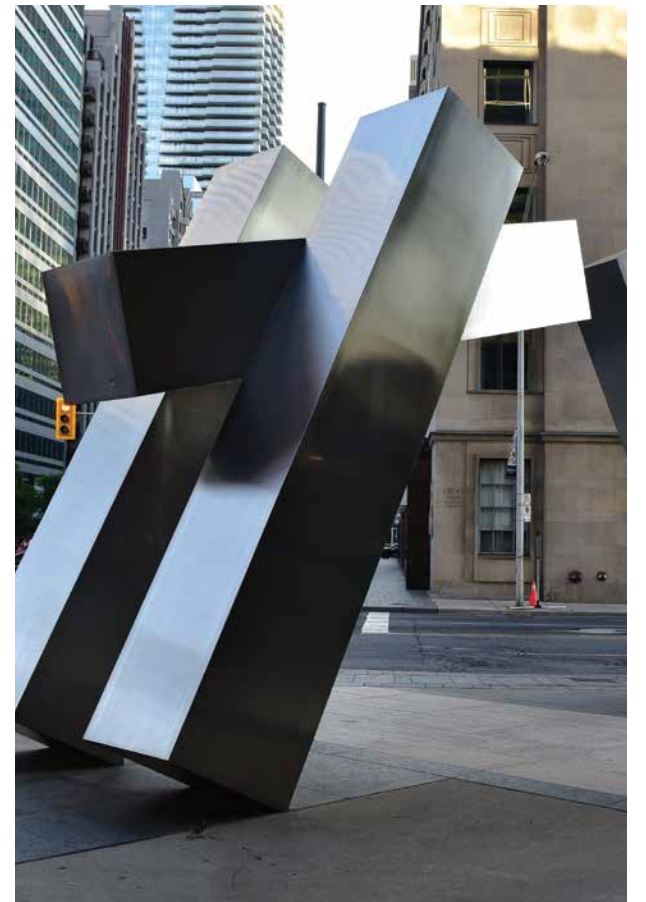
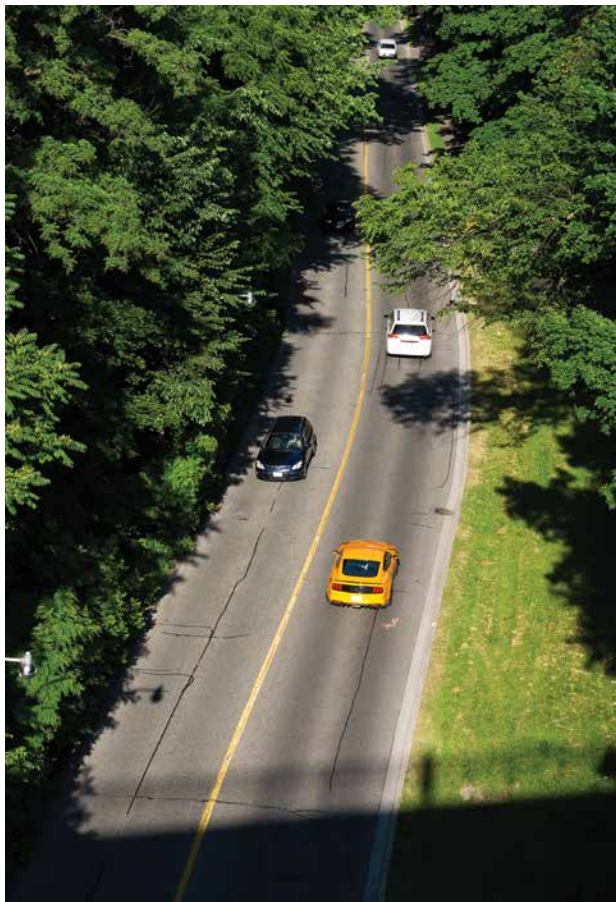


From the bustle of Bloor Street to the serenity of Rosedale Ravine, to the flavours of Danforth, many wondrous things await at Burke. Just steps from the subway, a city beckons. What will you do? How about everything? All around there's a lot to discover. A chic boutique. An A-list restaurant. An interesting exhibit. Or head over to Greektown. Even Cabbagetown with its quaint stores. If you want to escape the everyday hustle, unwind in nature's playground. Burke invites you to live the quintessential, exciting big city life.









Defined by a palette of warm natural finishes and modern design features, the amenities at Burke heighten life's pleasant moments. Comfortably laid out across three levels, these exceptional indoor and outdoor spaces are designed for quiet relaxation, joyful occasions and work. A blend of contemporary and classic décor, the Reception and Lobby Lounge provide a sneak peek to the treasures that lie beyond. A great place to watch the world, with its plush seating, the main floor Café Lounge overlooks the lively pathway.



Rendering is artist's concept.

TAKE A BREAK. BREATHE. ENJOY.

Reception and Lobby Lounge



Café Lounge

Rendering is artist's concept.

Home to a luxurious Lounge, the second floor features a richly-appointed Party Room with a chef's kitchen and private dining room, an expansive outdoor terrace with lush greenery, lounge seating and BBQ area. Parties big and small come alive here. A separate Games Room with adjoining terrace, Theatre and Music Room take downtime and movie nights to a whole new level.

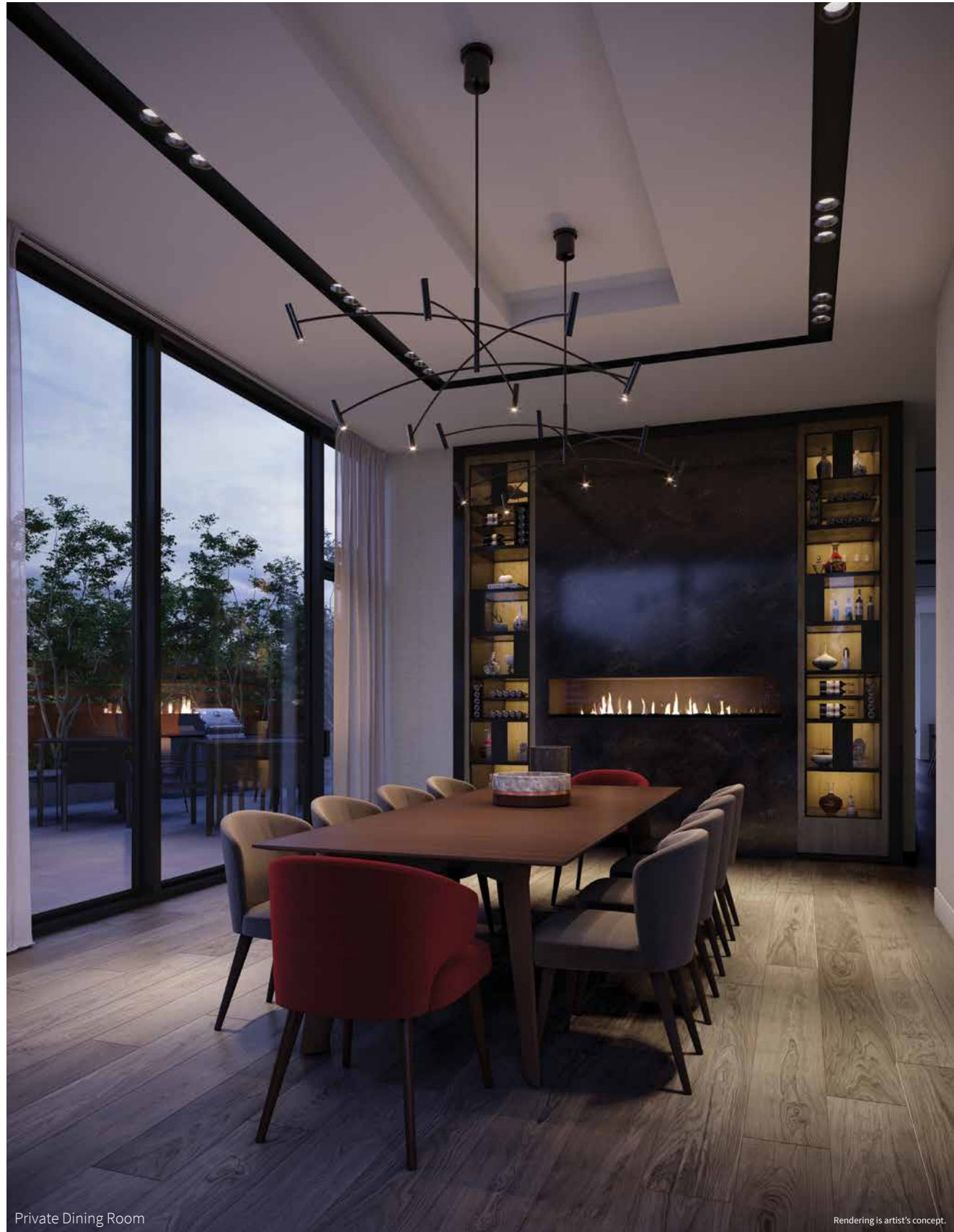


Chef's Kitchen



Outdoor Terrace and Party Room

Rendering is artist's concept.



Perched on the 27th floor is the state-of-the-art Fitness Centre. Whether it's a calming session of yoga or an invigorating run on the treadmill, this is made for wellness enthusiasts like you. Work too has a special place at Burke. With three Meeting Rooms that can double as co-working spaces, you'll be very productive. Burke answers your every need to live a full life.



The Home of Elegance



Comfort with sophistication, necessity with style, balanced perfectly. That's the signature of every Burke home. Bright and open, with room to breathe and dream, the homes are made to accommodate your life. Its light-filled open living spaces welcome the everyday and special moments. The kitchens with Bosch appliances and quartz countertops are designed to inspire chefs and novices alike. The restful baths make mornings easy and serve as a sanctuary when the need arises. From the wall of windows to the balcony that floats in the sky to the modern kitchen, your home is the definition of a stylish retreat.





Rendering is artist's concept.



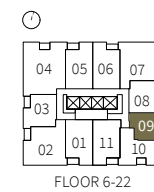
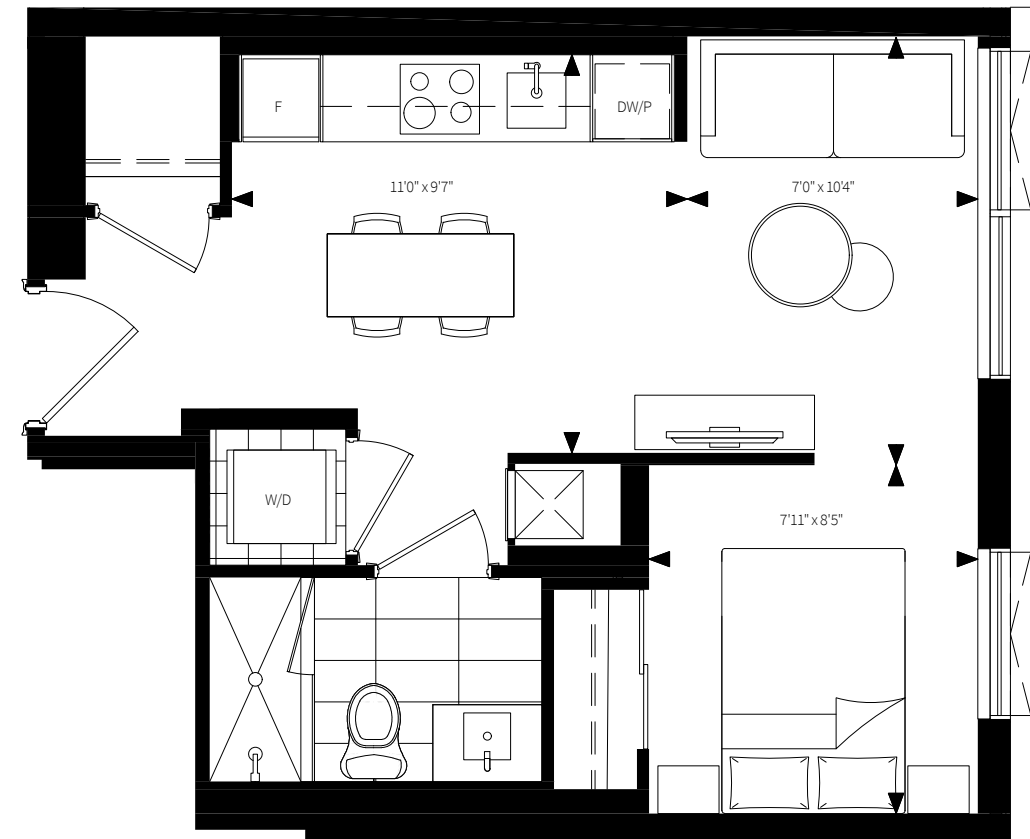


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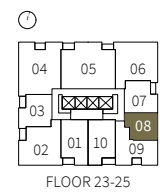
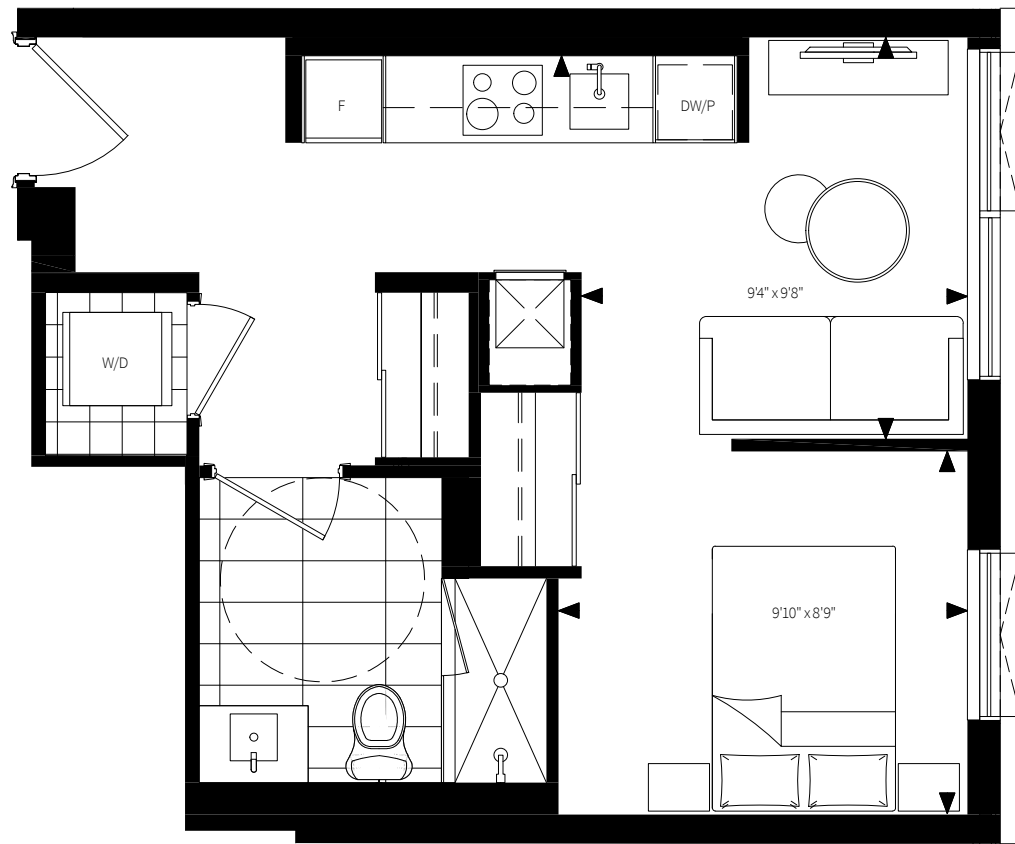


Live, dream, entertain
or retreat, there's a home
with your name on it.

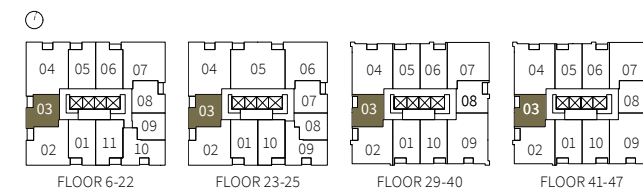
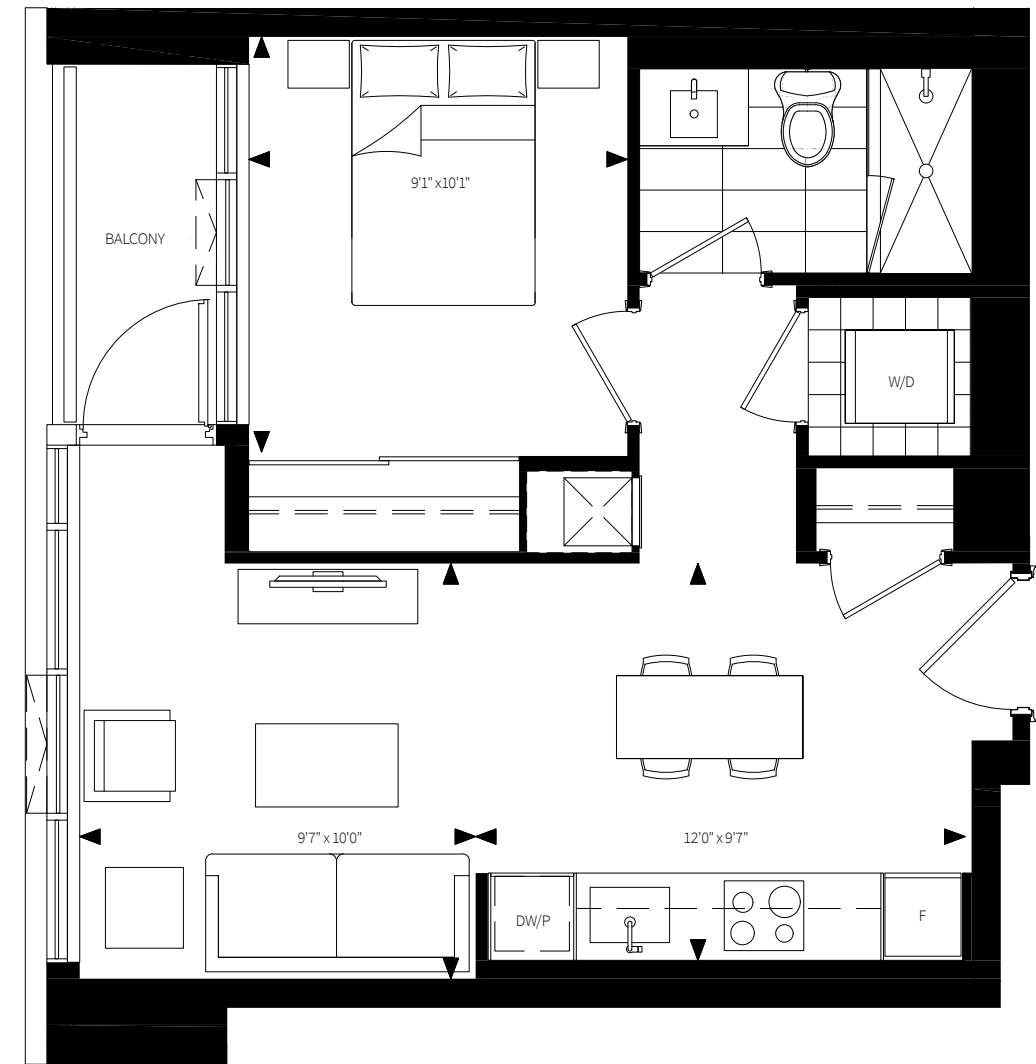
PLAN A1 | 09
JUNIOR 1 BEDROOM
Interior: 440 sf



PLAN A1 (BF) | 08
 JUNIOR 1 BEDROOM
 Interior: 436 sf



PLAN B1 | 03
 1 BEDROOM
 Interior: 533 sf
 Exterior: 33 sf

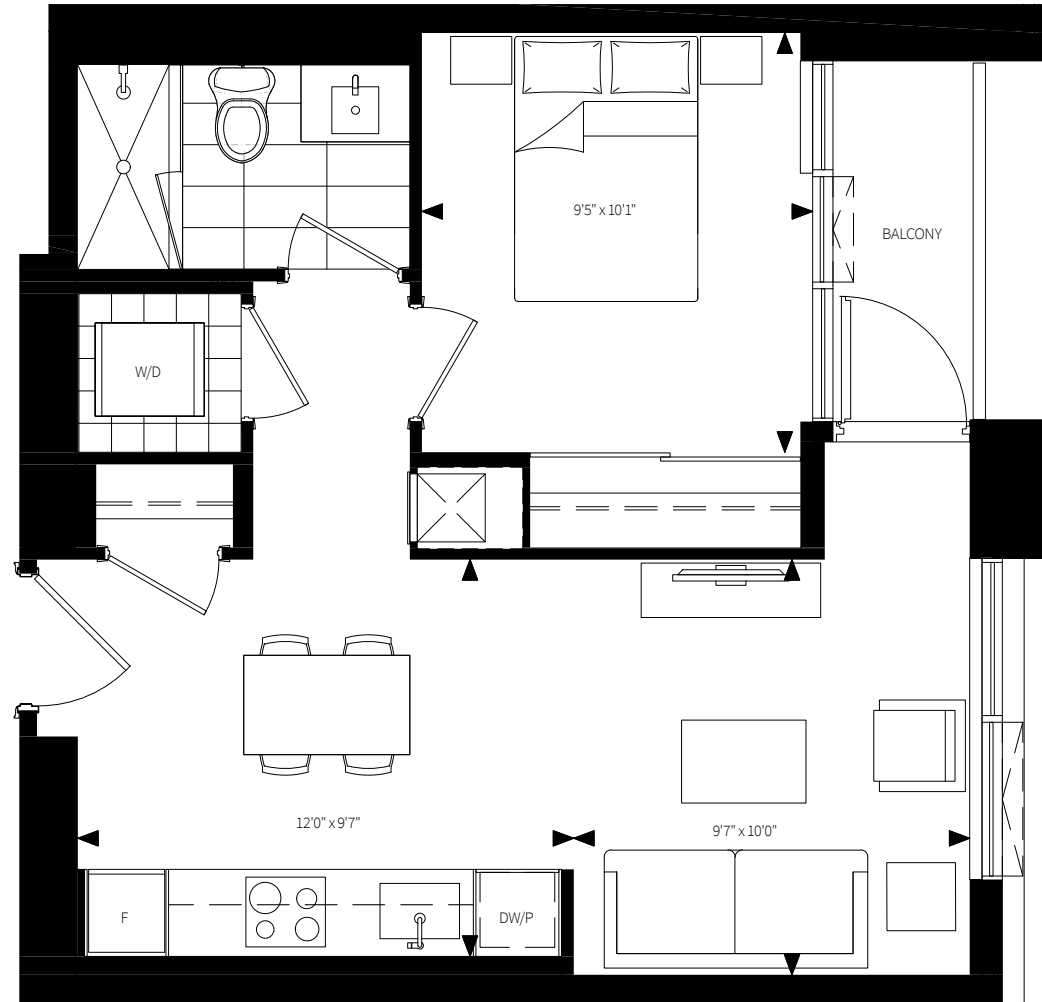


PLAN B2 | 07-08

1 BEDROOM

Interior: 530 sf

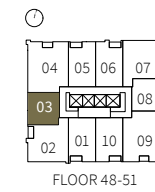
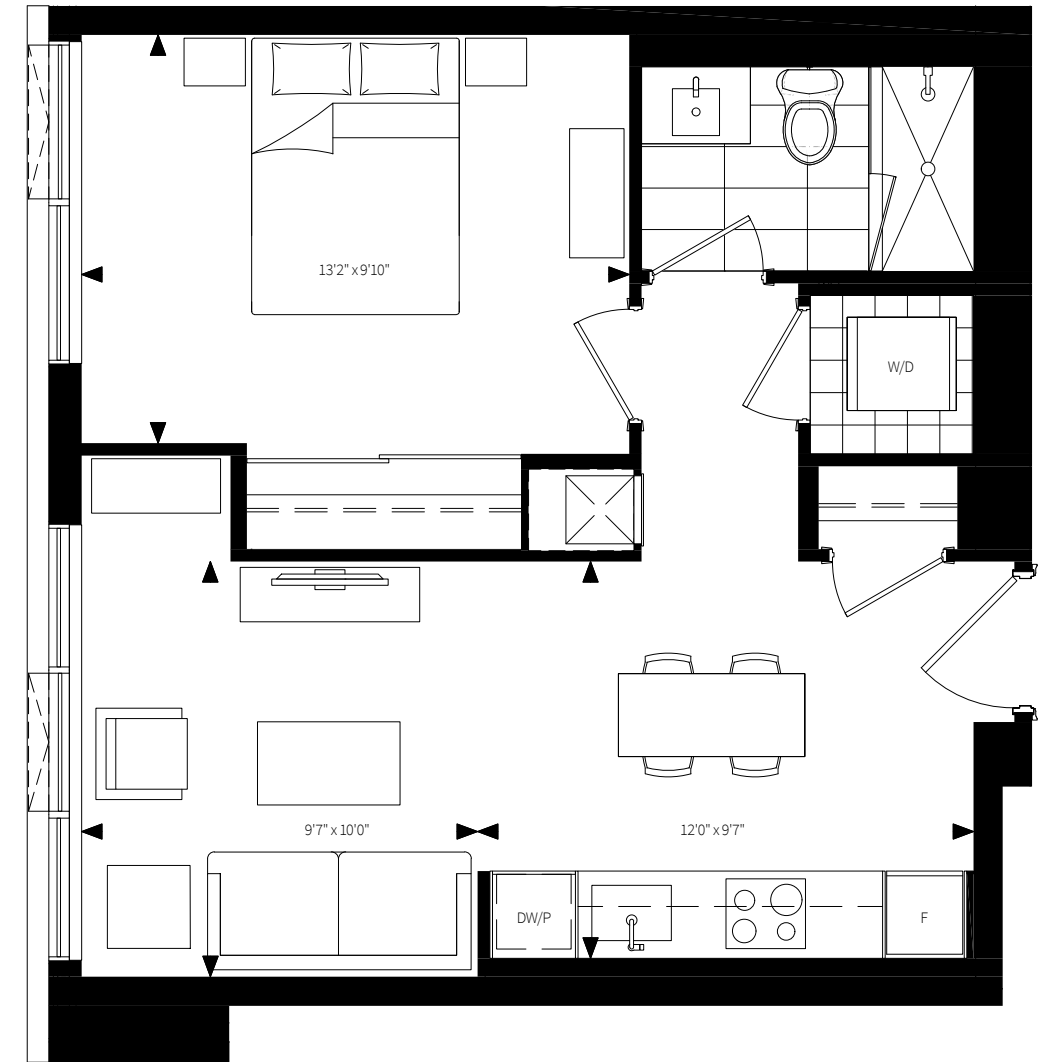
Exterior: 33 sf



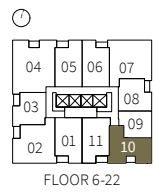
PLAN B3 | 03

1 BEDROOM

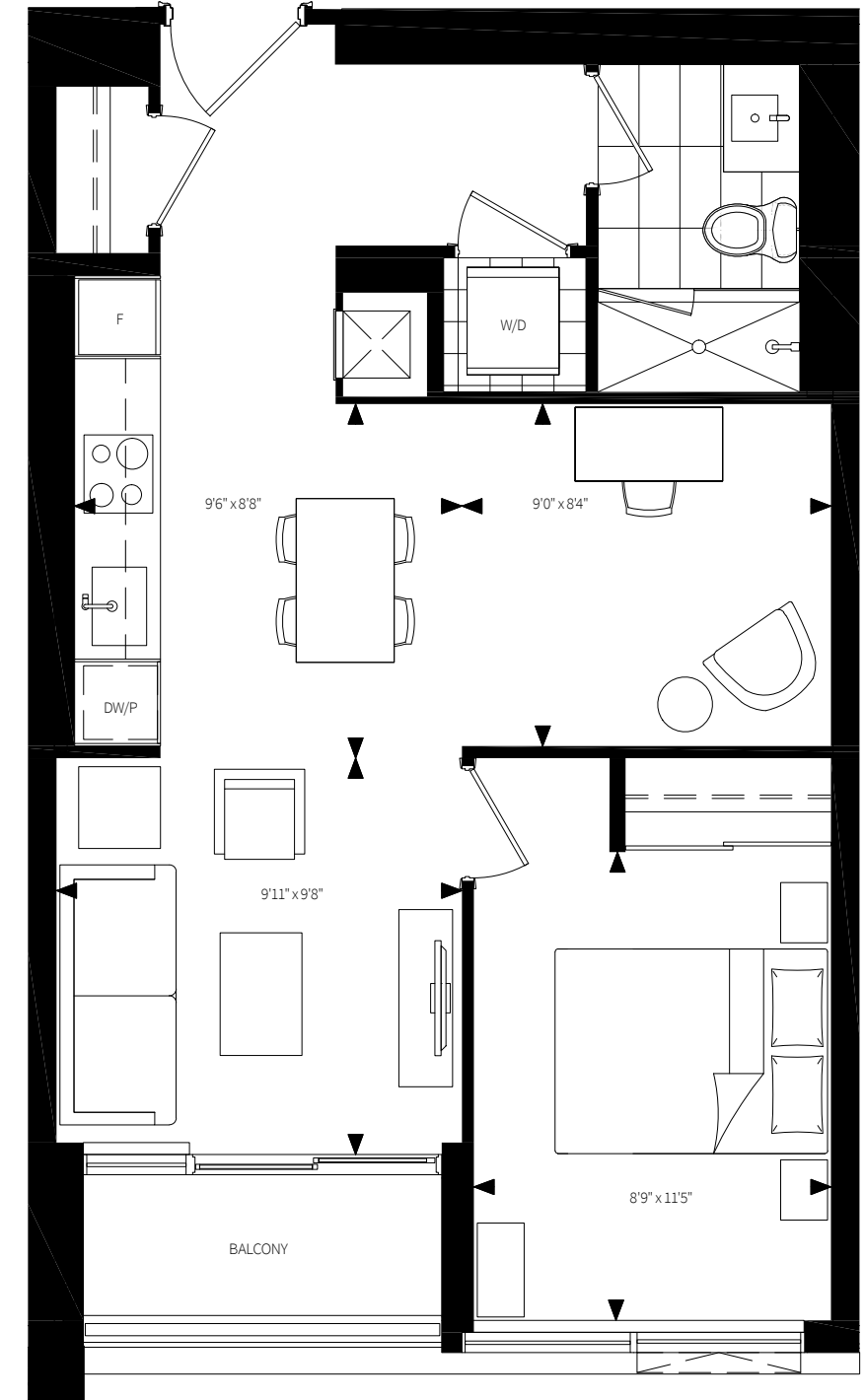
Interior: 574 sf



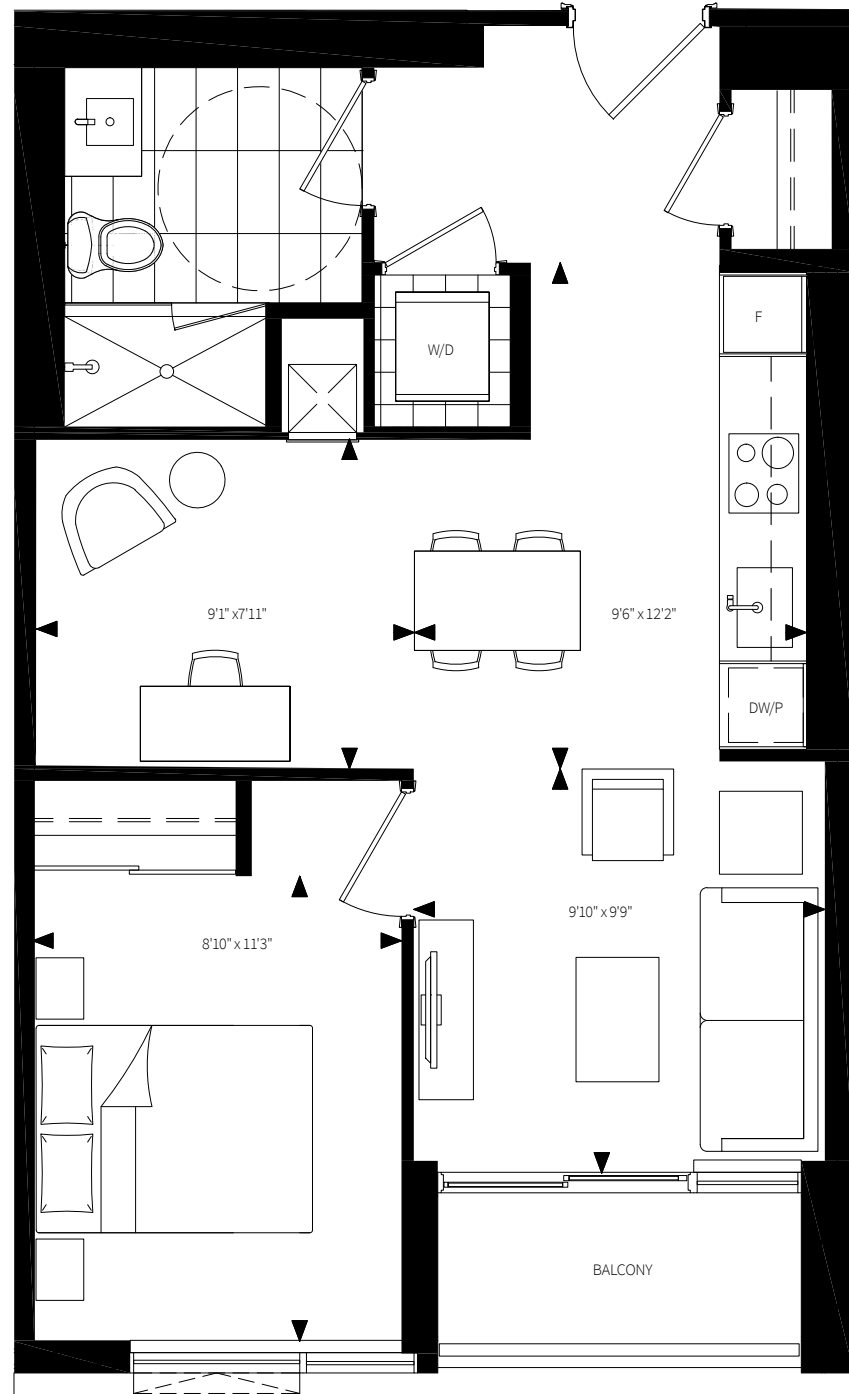
PLAN B4 | 10
 1 BEDROOM
 Interior: 618 sf
 Exterior: 29 sf



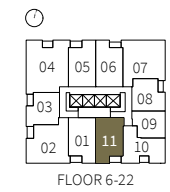
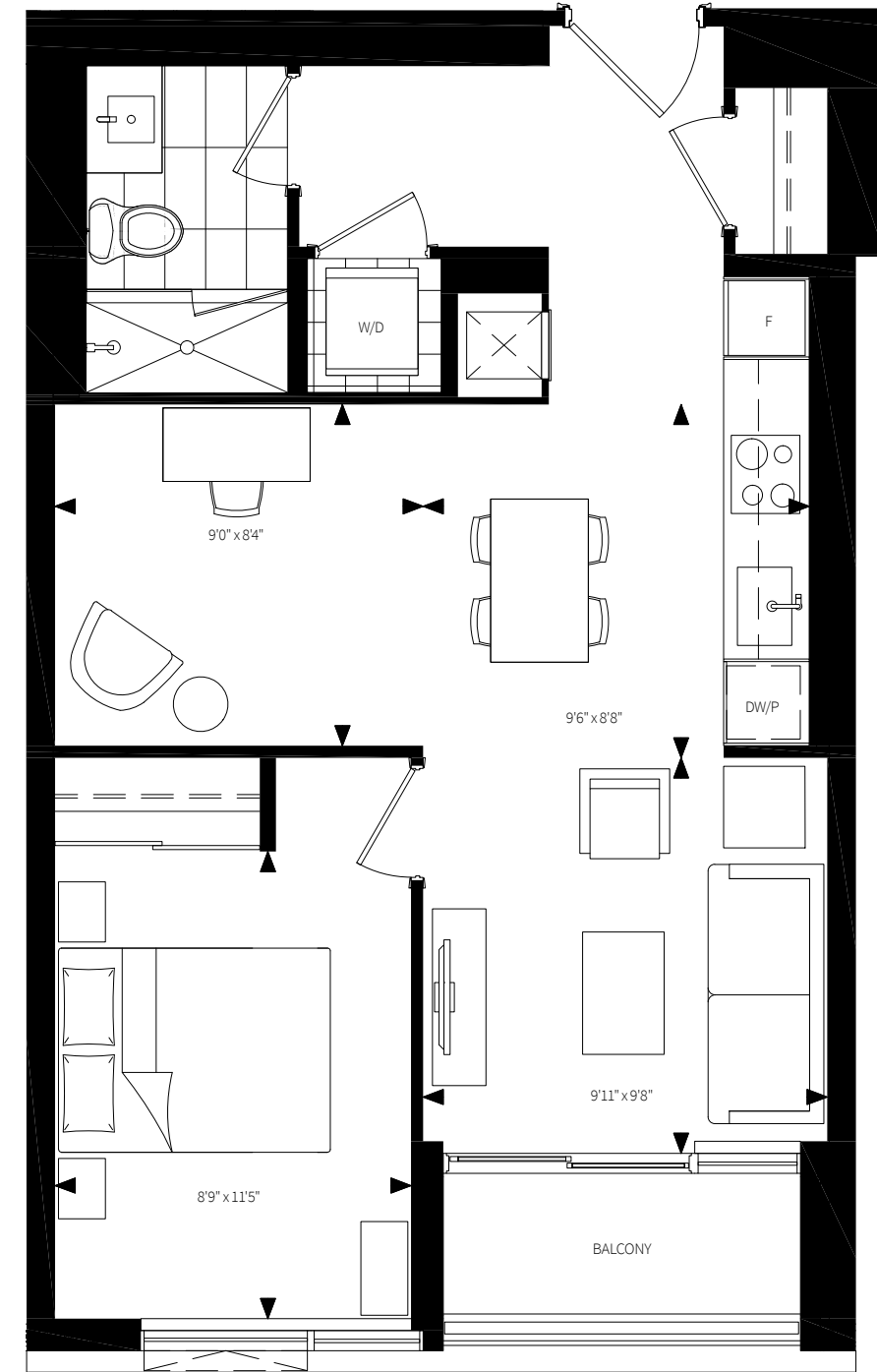
PLAN C1 | 01
 1 BEDROOM + DEN
 Interior: 625 sf
 Exterior: 36 sf



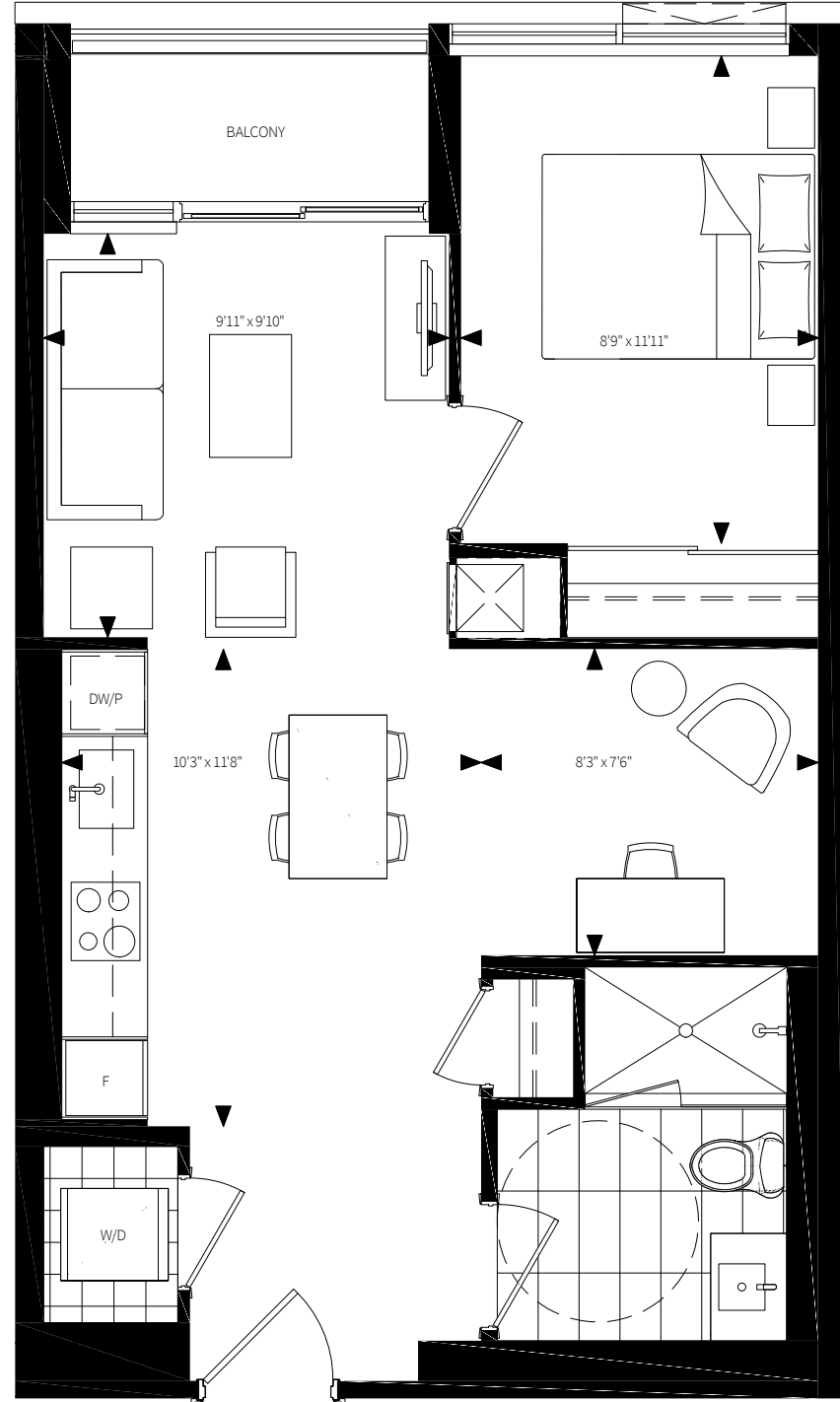
PLAN C2 (BF) | 10
 1 BEDROOM + DEN
 Interior: 625 sf
 Exterior: 36 sf



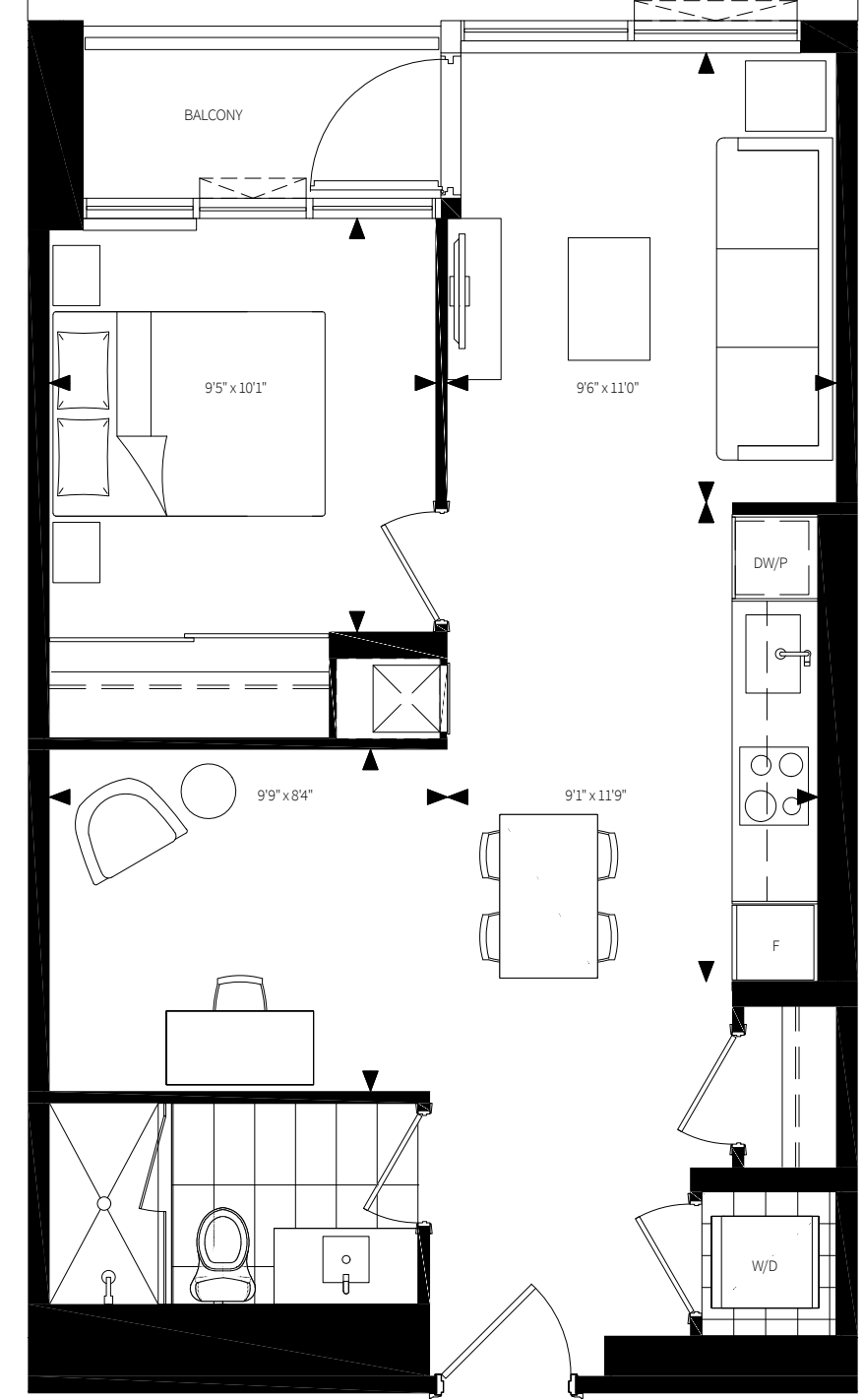
PLAN C2 | 11
 1 BEDROOM + DEN
 Interior: 629 sf
 Exterior: 36 sf



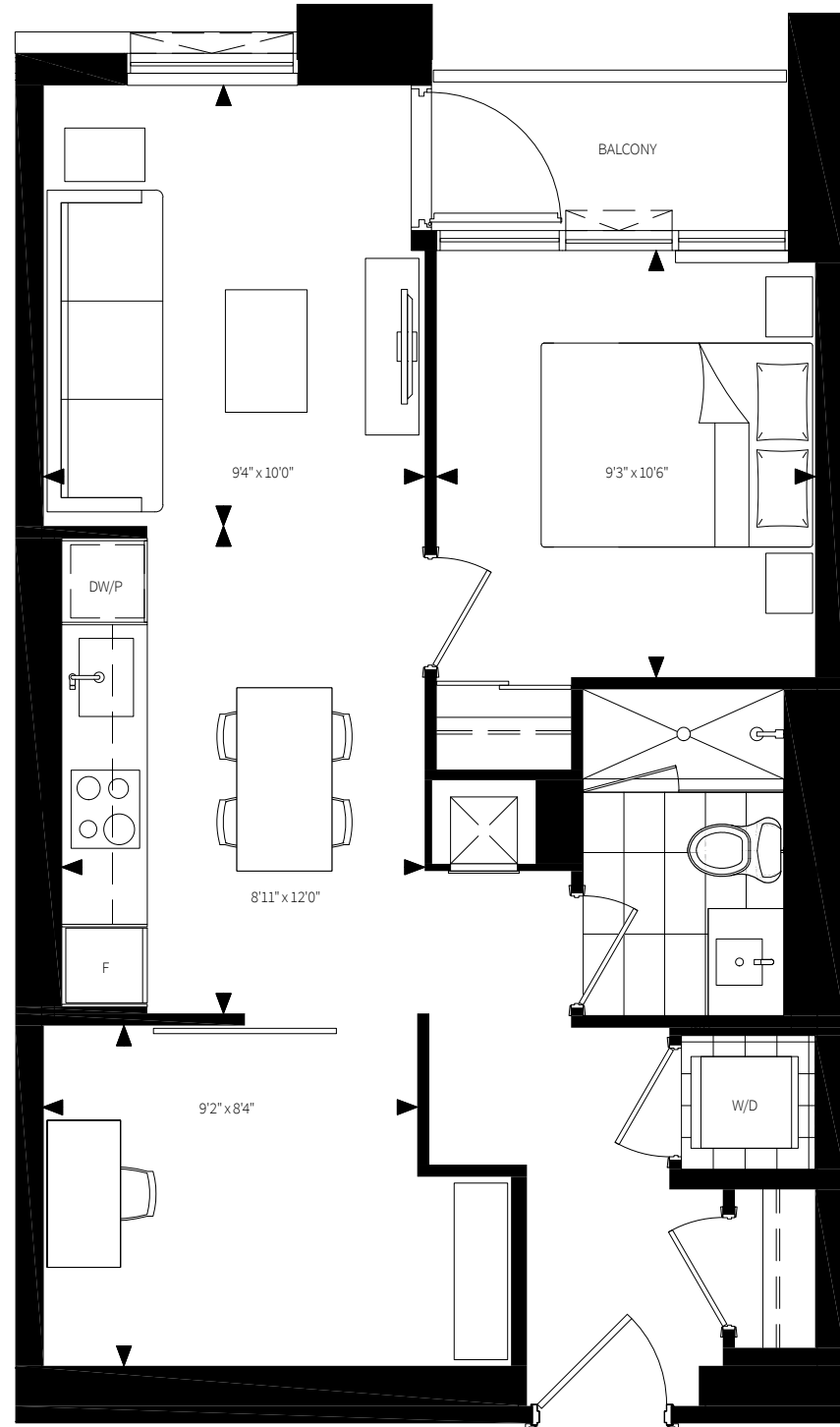
PLAN C3 (BF) | 05
 1 BEDROOM + DEN
 Interior: 640 sf
 Exterior: 36 sf



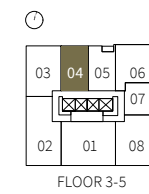
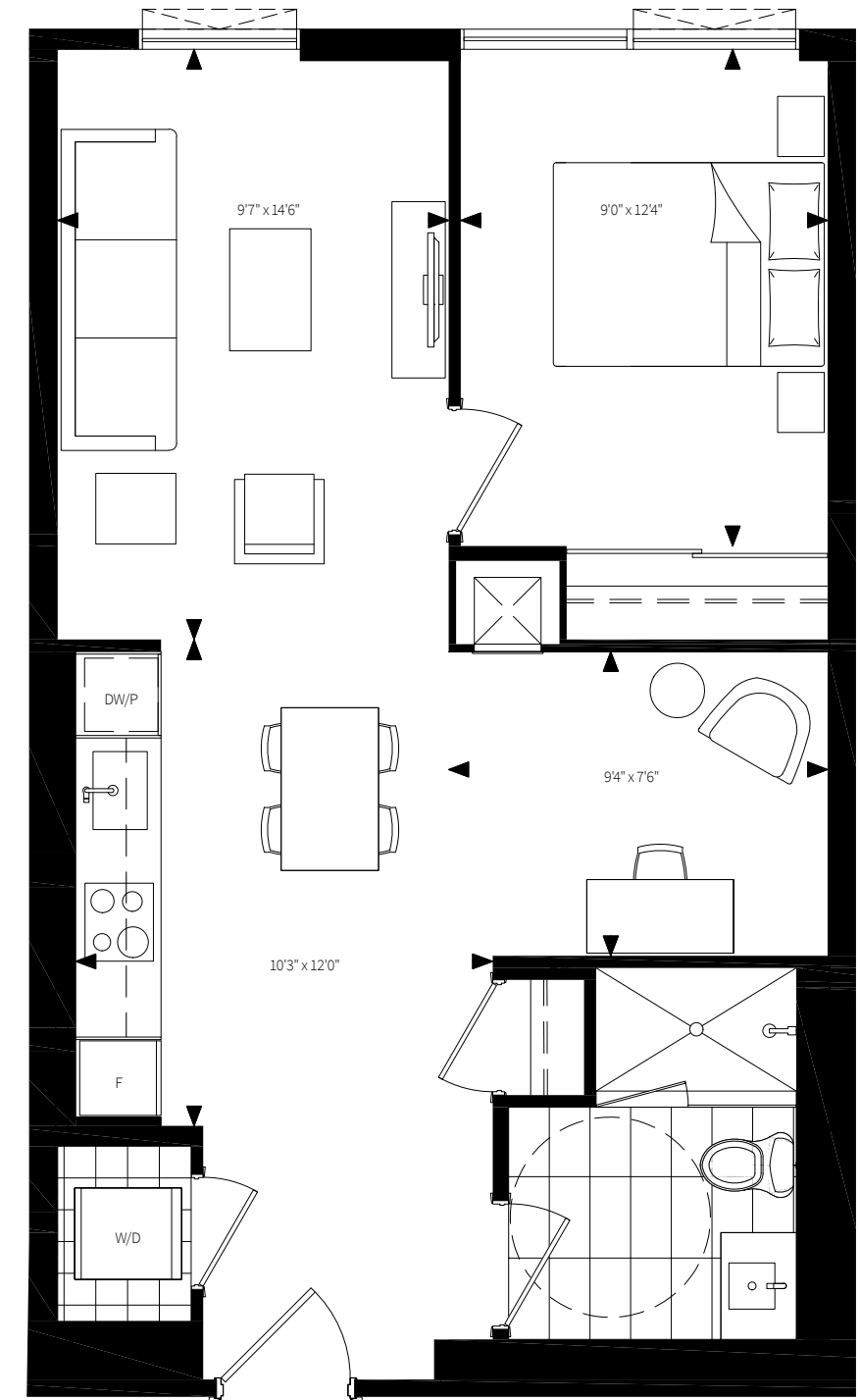
PLAN C4 | 05
 1 BEDROOM + DEN
 Interior: 640 sf
 Exterior: 36 sf



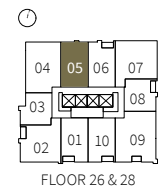
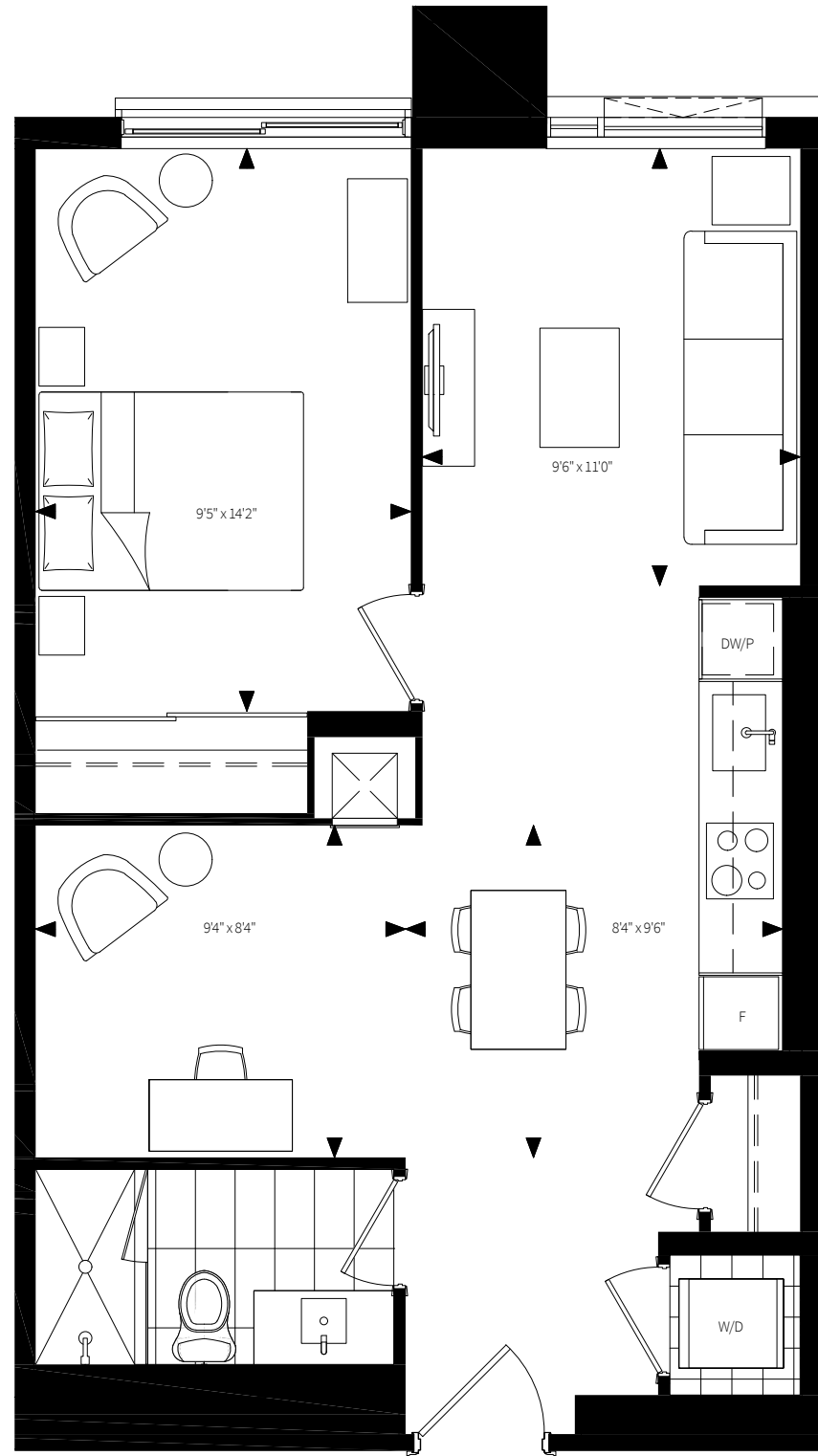
PLAN C5 | 06
 1 BEDROOM + DEN
 Interior: 644 sf
 Exterior: 36 sf



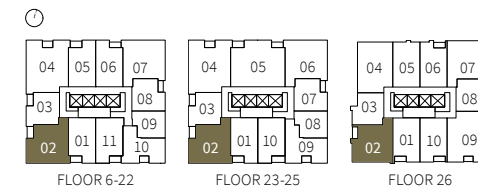
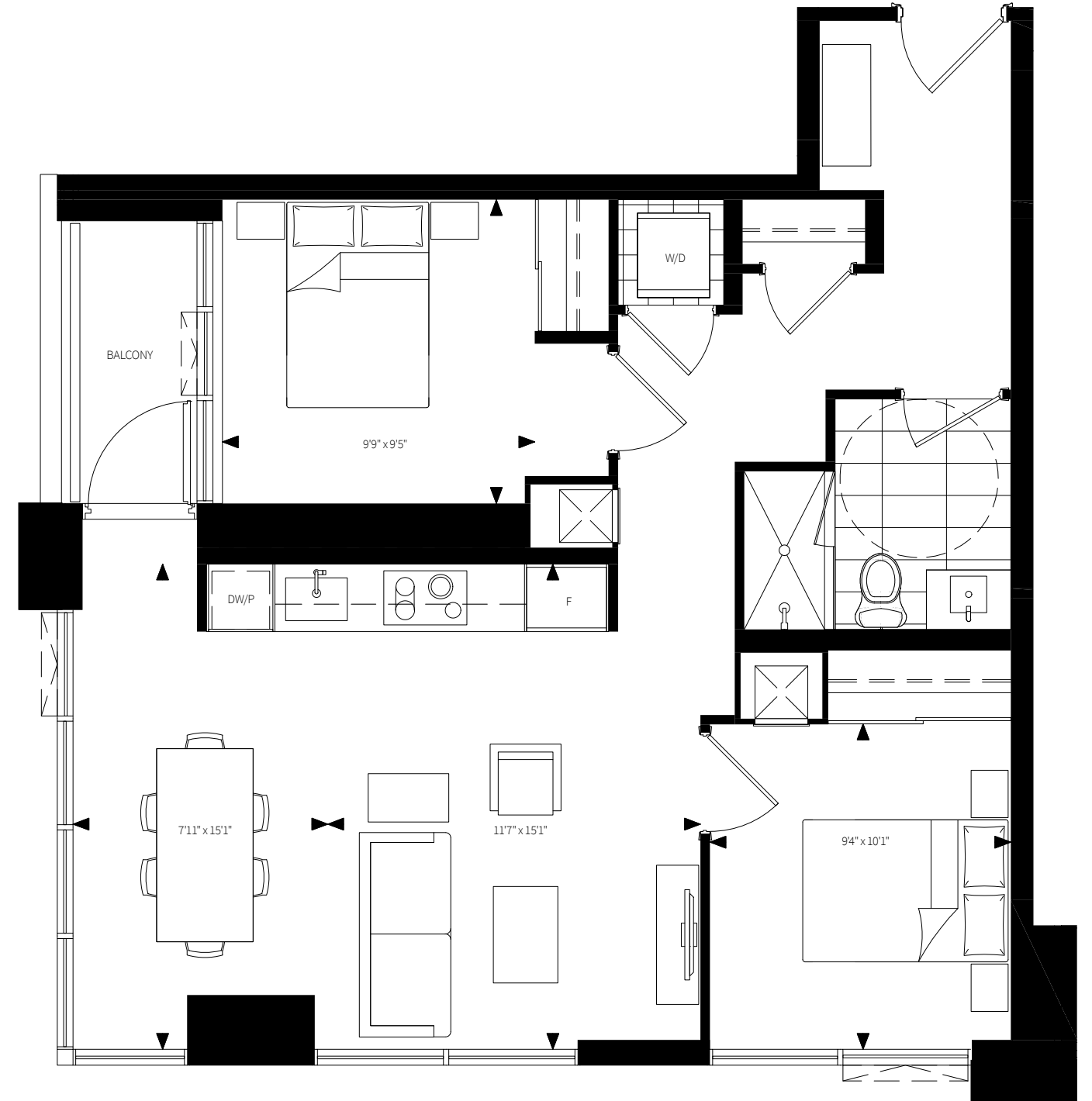
PLAN C6 (BF) | 04
 1 BEDROOM + DEN
 Interior: 684 sf



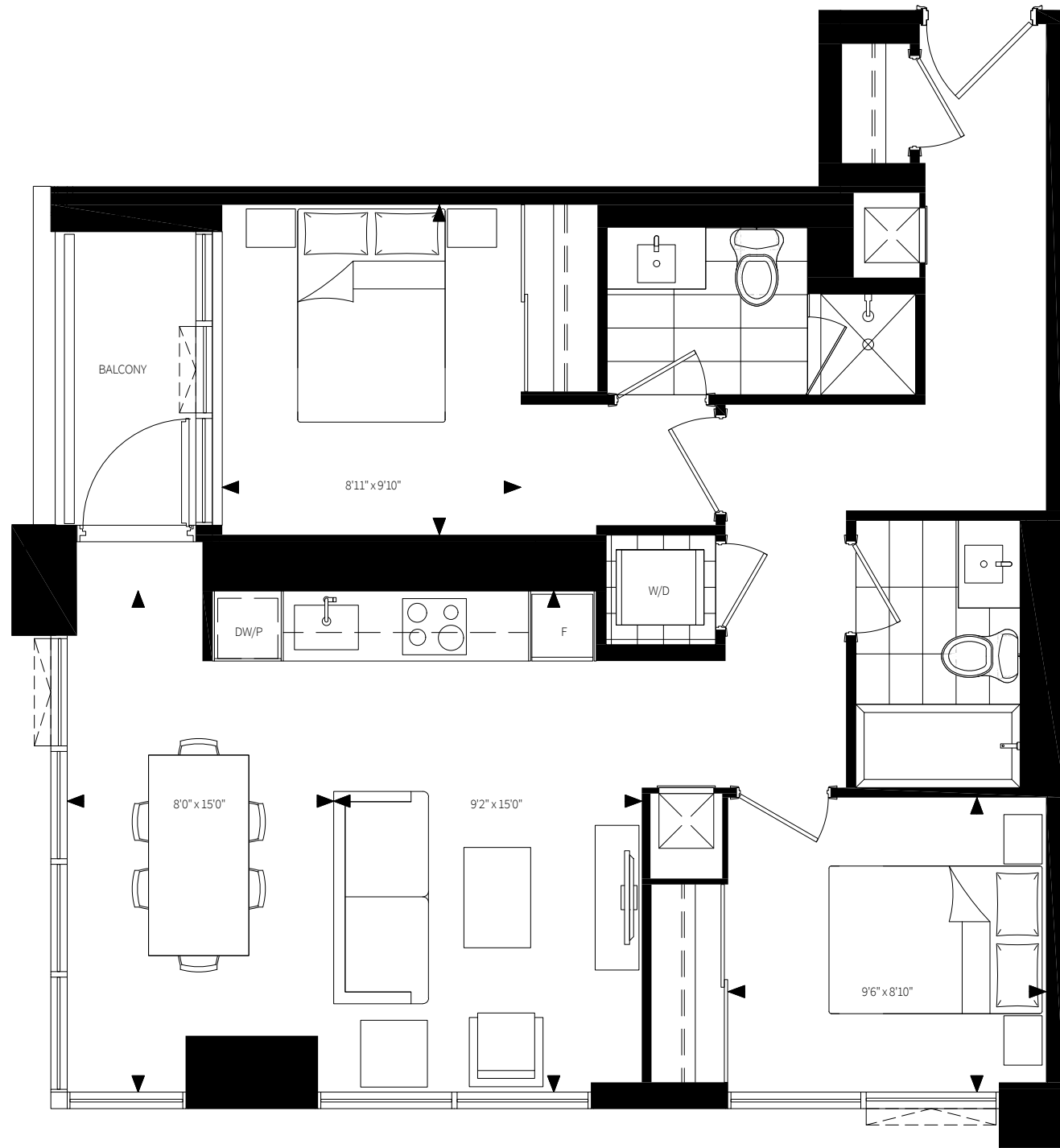
PLAN C7 | 05
 1 BEDROOM + DEN
 Interior: 693 sf



PLAN D1 (BF) | 02
 2 BEDROOM
 Interior: 847 sf
 Exterior: 36 sf



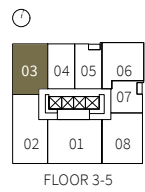
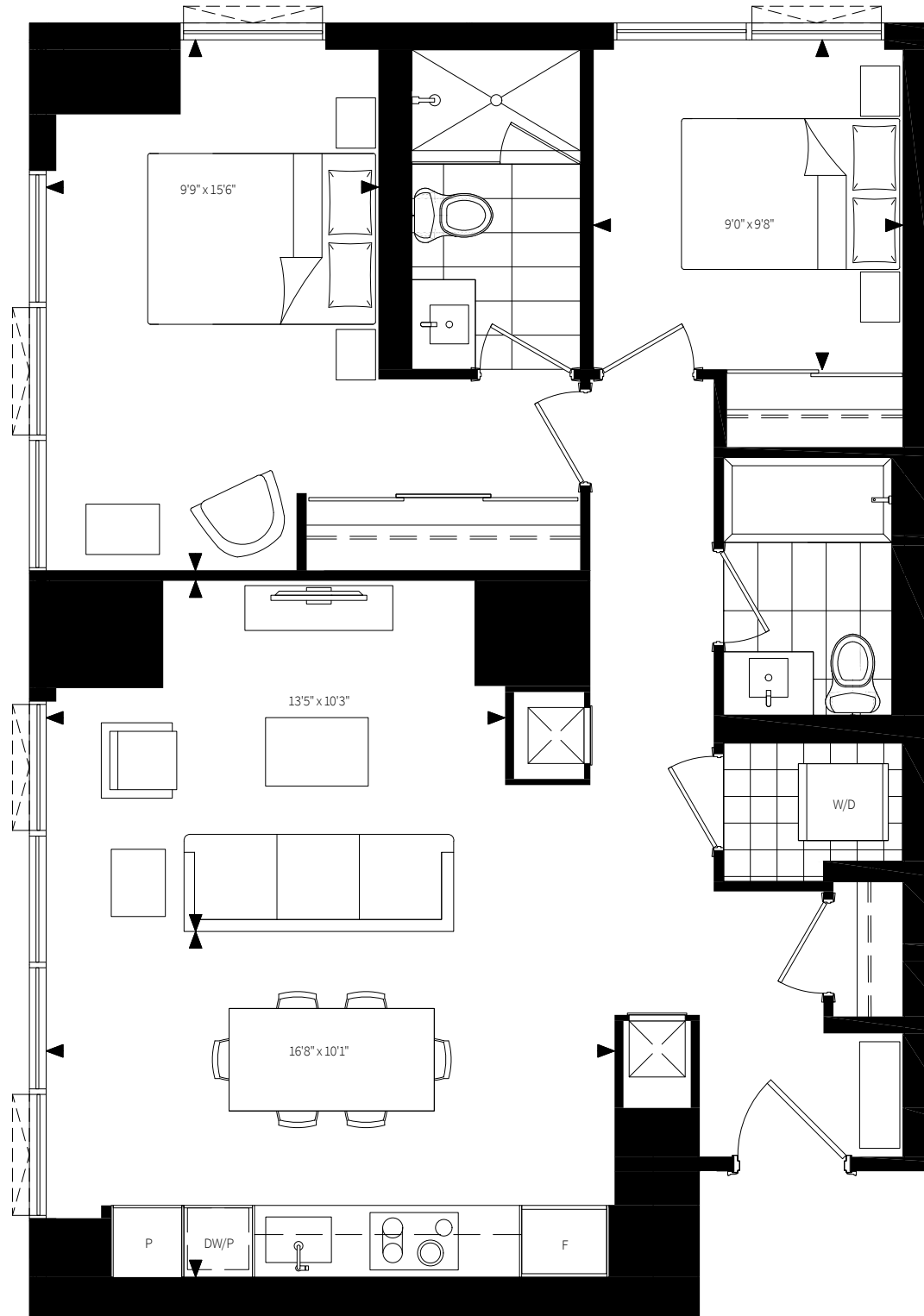
PLAN D2 | 02
 2 BEDROOM
 Interior: 847 sf
 Exterior: 36 sf



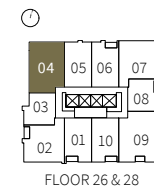
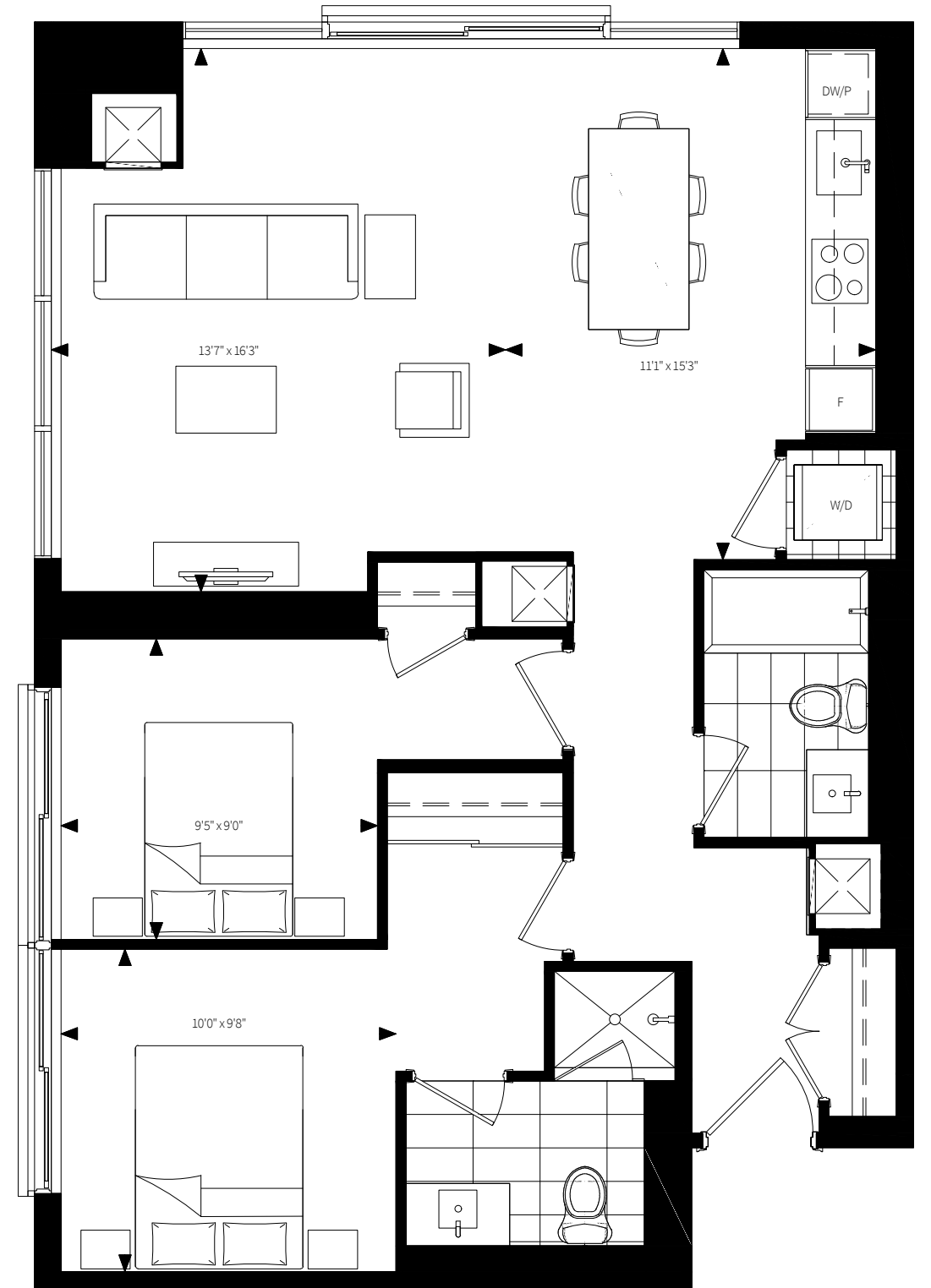
PLAN D3 | 06-07
 2 BEDROOM
 Interior: 954 sf



PLAN D4 | 03
 2 BEDROOM
 Interior: 966 sf



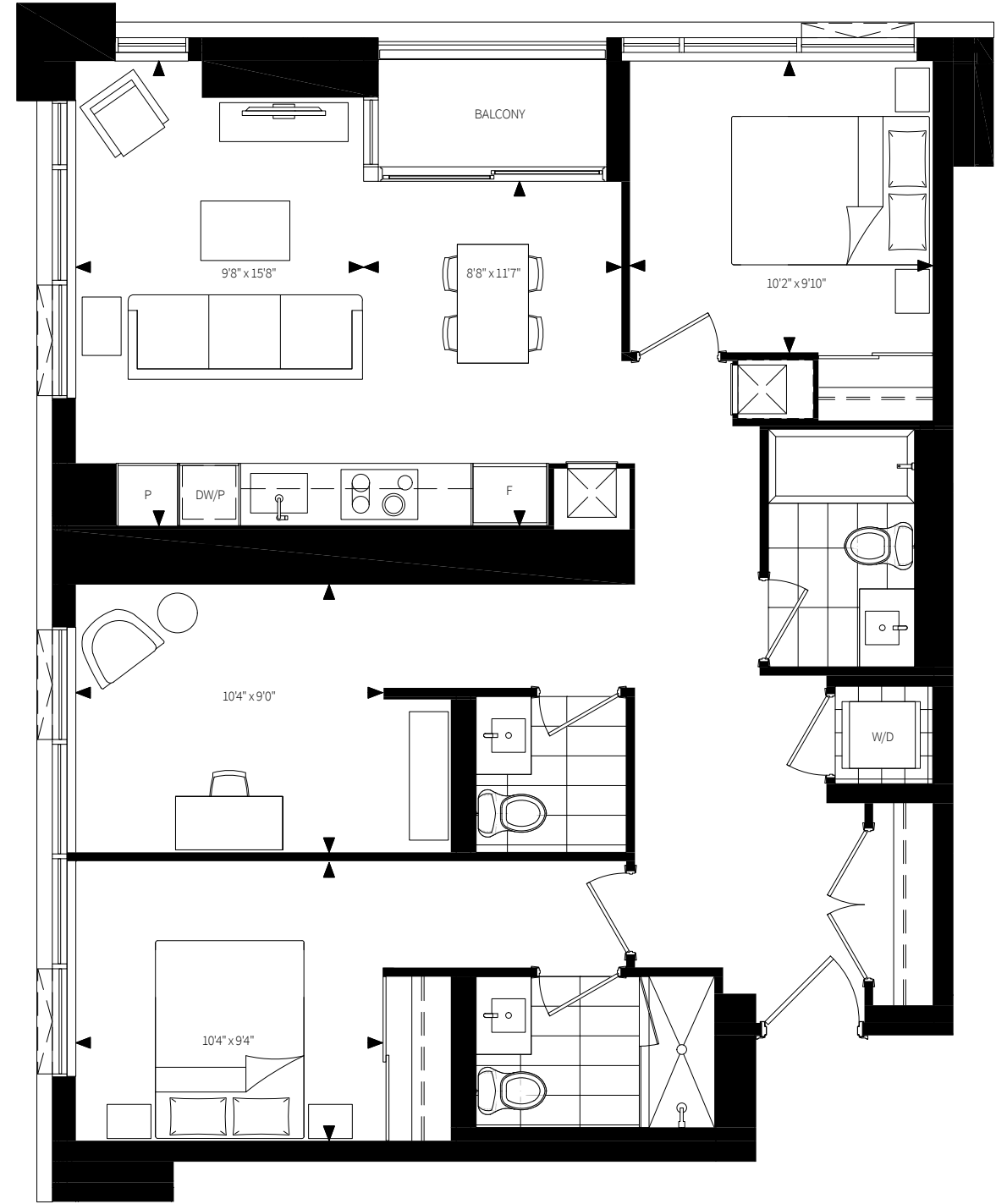
PLAN D5 | 04
 2 BEDROOM
 Interior: 966 sf



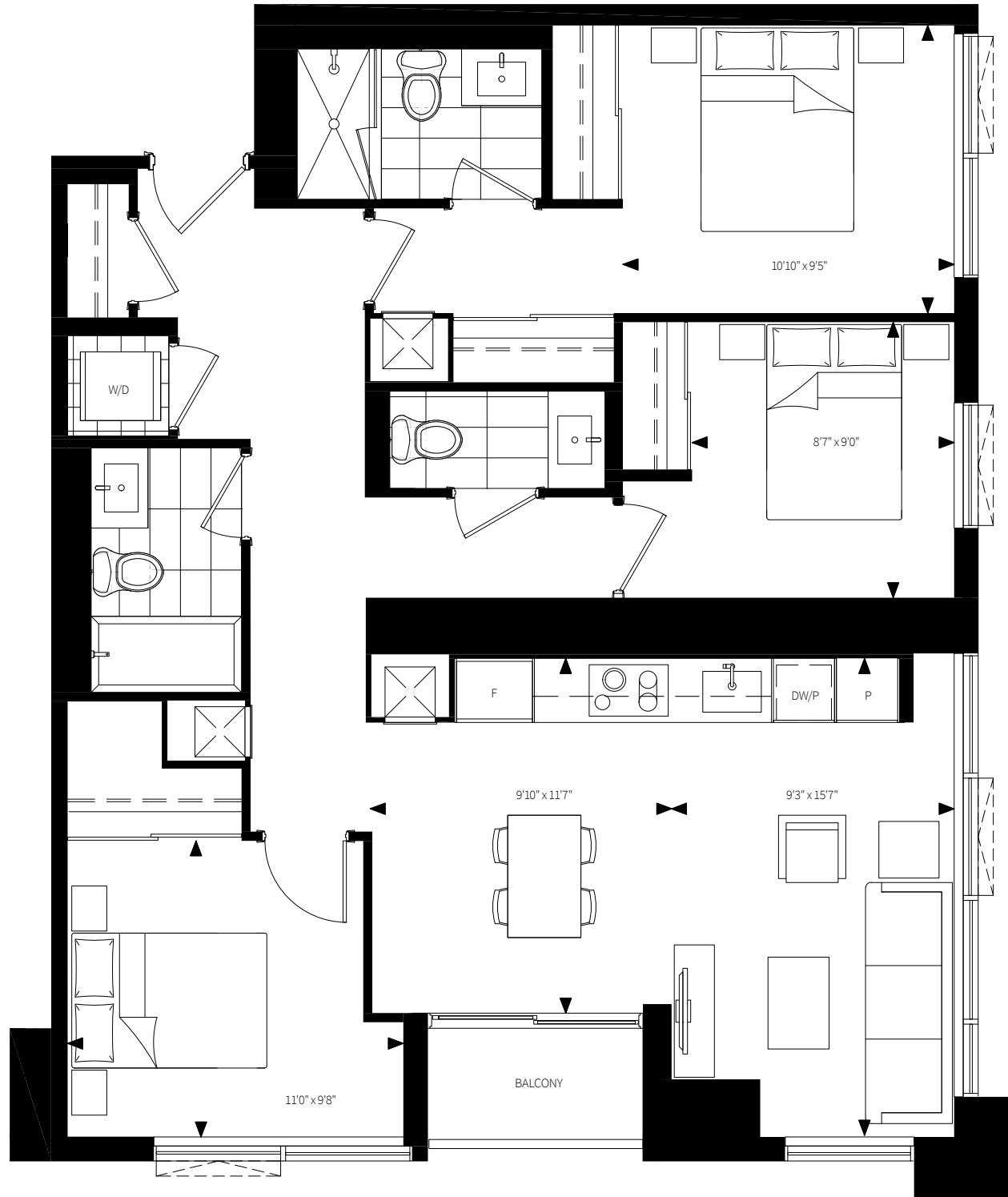
PLAN E1 | 09
 2 BEDROOM + DEN
 Interior: 1098 sf
 Exterior: 29 sf



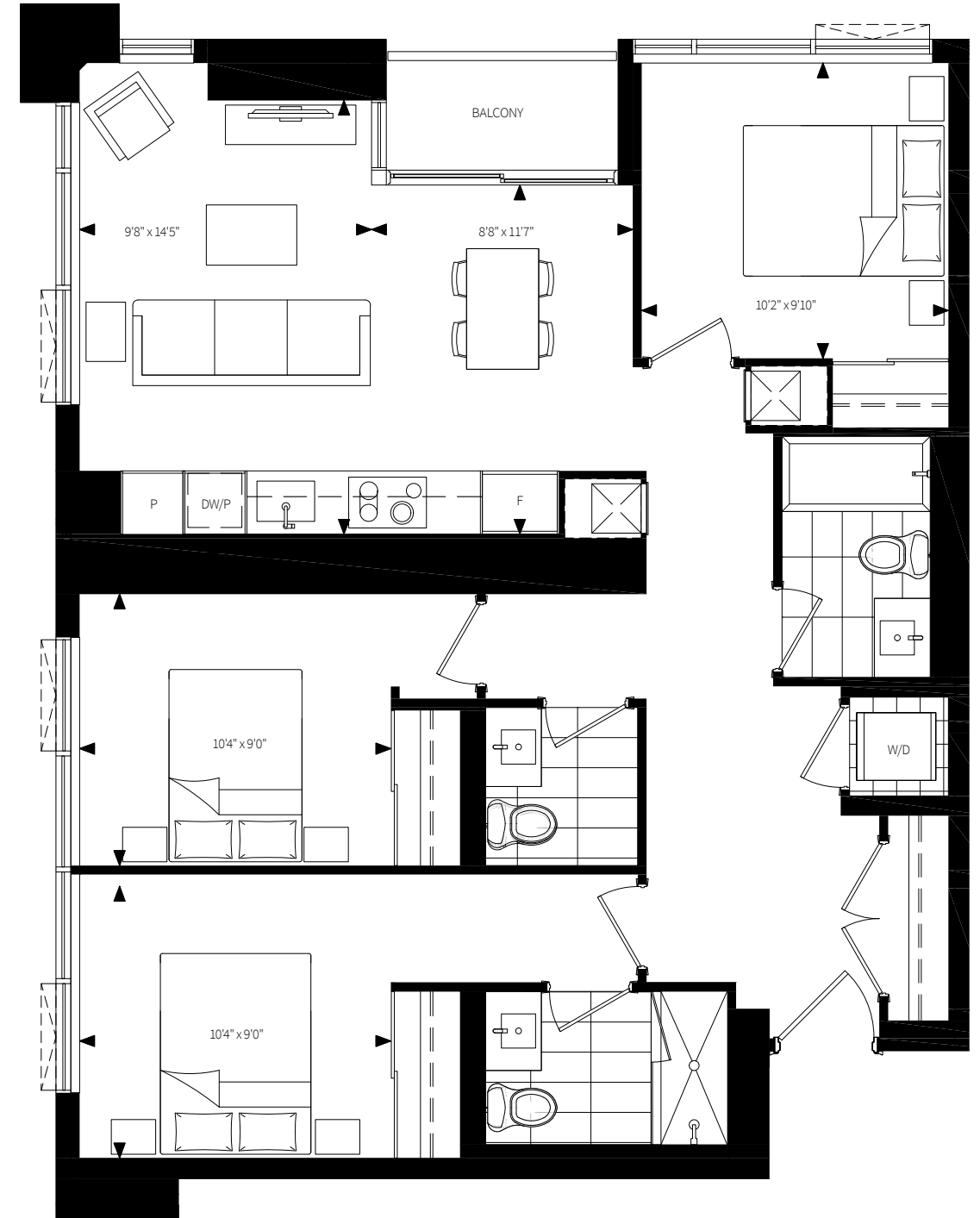
PLAN E2 | 04
 2 BEDROOM + DEN
 Interior: 1105 sf
 Exterior: 31 sf



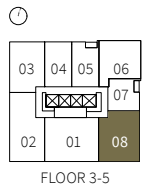
PLAN F1 | 09
 3 BEDROOM
 Interior: 1098 sf
 Exterior: 29 sf



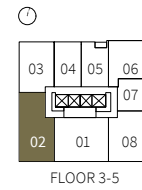
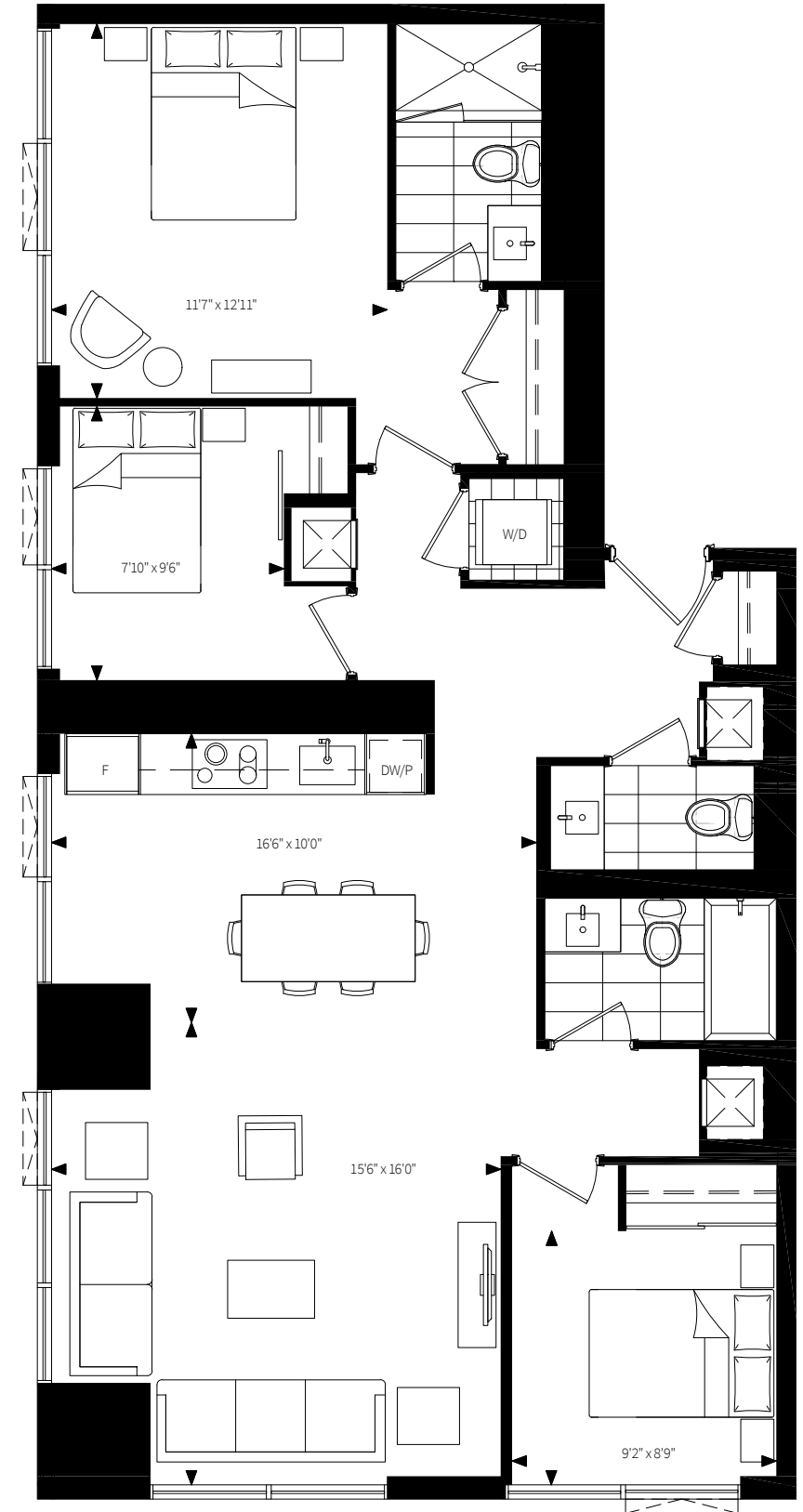
PLAN F2 | 04
 3 BEDROOM
 Interior: 1105 sf
 Exterior: 31 sf



PLAN F3 | 08
 3 BEDROOM
 Interior: 1116 sf



PLAN F4 | 02
 3 BEDROOM
 Interior: 1234 sf

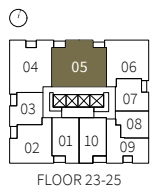
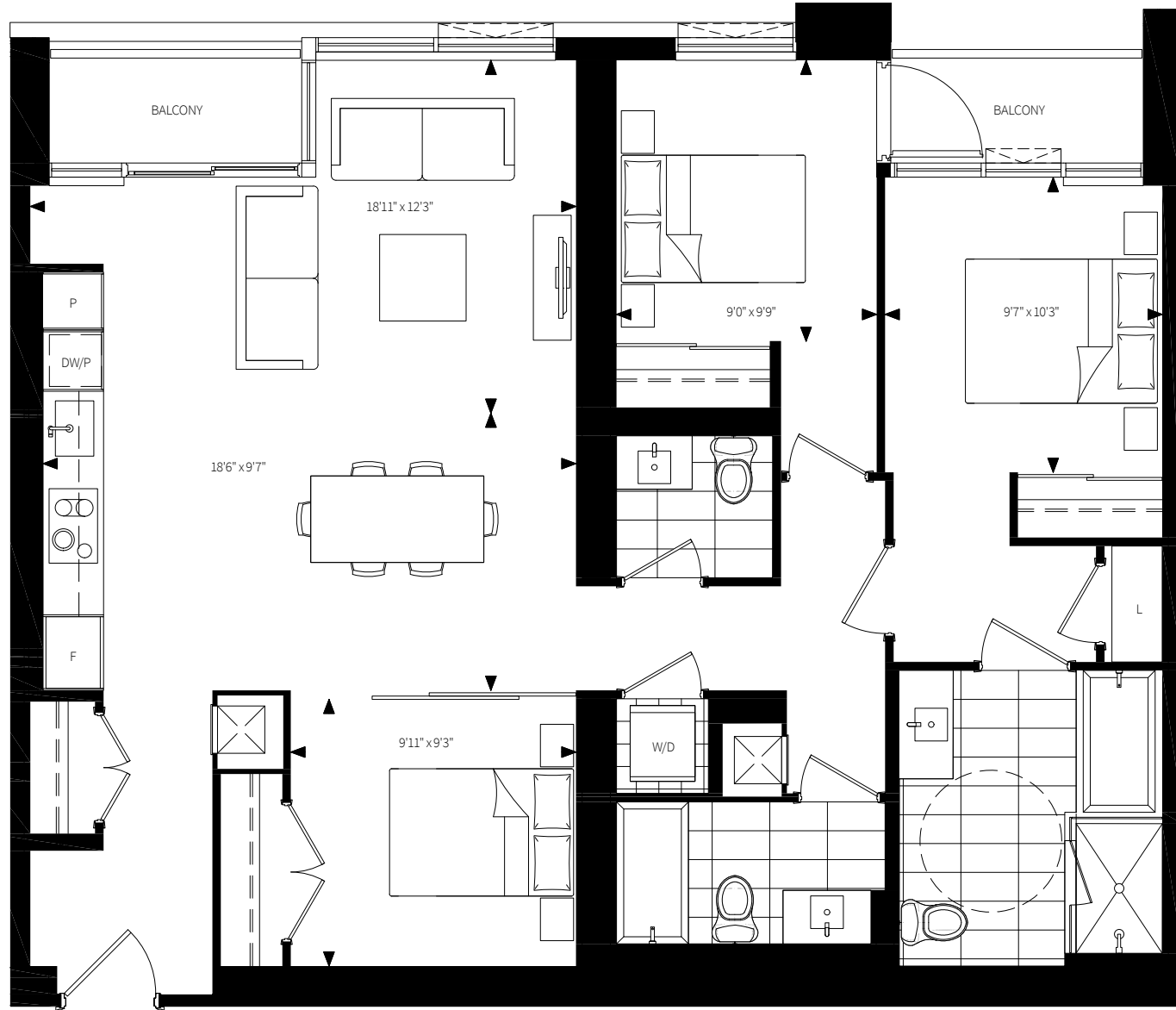


PLAN F5 (BF) | 05

3 BEDROOM

Interior: 1283 sf

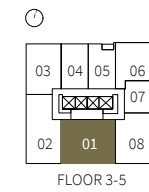
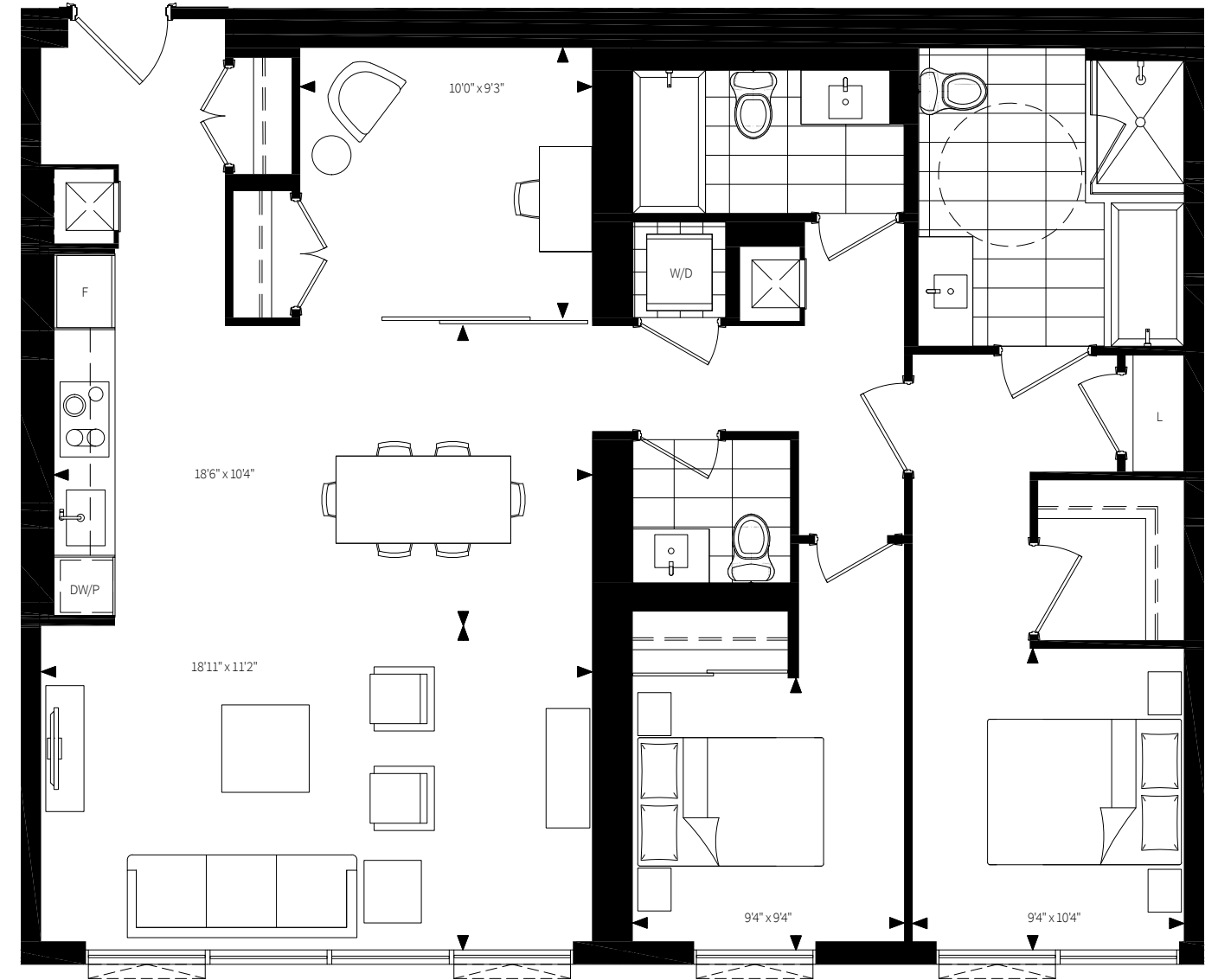
Exterior: 71 sf



PLAN F6 (BF) | 01

3 BEDROOM

Interior: 1338 sf



Features and Finishes

Standing proud at 53 storeys, just steps to Sherbourne Station, Burke is a sleek and contemporary tower that integrates re-purposed heritage homes, designed by IBI Group. Janet Rosenberg & Studio designed the landscaping which includes a colourful, vibrant pathway that serves to invite and connect residents and neighbours alike. Inside, interiors by Esqape Design combine sleek materials and natural elements for a sophisticated and contemporary experience of home.

AMENITIES

GROUND LEVEL:

- Sophisticated reception with concierge and lobby lounge.
- Café lounge connecting to feature gallery hallway with ample seating overlooking the signature pathway.
- On-site property management office.
- Self-serve parcel storage units.
- Pet wash area.

SECOND LEVEL:

- Lounge.
- Party room with wet bar.
- Chef's kitchen and private dining room opening to an expansive terrace suited to lounging, dining and BBQ.
- Theatre room.
- Games room with pool table opening to a terrace with lounge seating as well as two areas for dining and BBQ.
- Multi-purpose/kids' room.
- Music room.

27TH LEVEL:

- Fully equipped fitness centre featuring areas for cardio and weight training as well as dedicated spin and yoga rooms.
- Three meeting rooms that can be used as co-working spaces.
- Two boardrooms.
- Two furnished guest suites.

THOUGHTFULLY DESIGNED HOMES

- Three sophisticated colour palettes.
- Solid-core entry door with matte black hardware.
- Flexible great room spaces with ceilings that range from 8' to 9' and expansive windows.¹
- Balconies extend living space outdoors.*
- Vinyl plank flooring throughout living spaces.
- Solid-core bedroom and bathroom doors with matte black lever handles.
- Sliding glass doors for maximum space and flexibility in dens.*
- Black framed mirrored sliding closet doors.
- Bedroom closets fitted with wire shelving.*
- Stacking, high-efficiency Electrolux 27" front-loading washer and dryer.
- Contemporary custom roller blinds on all exterior windows and balcony doors.
- Flat-profile door trims and baseboards throughout.
- Smooth ceiling finish throughout and contemporary ceiling light fixtures included in bedrooms and dens.*

ELEGANT KITCHENS

- Flat-panel solid colour and wood patterned laminate cabinetry featuring soft-close doors and drawers.
- Marble-patterned quartz slab countertops with matching backsplash.
- Single-basin under-mount sink with Moen matte black pull-out faucet.
- German-engineered Bosch appliance package includes:
 - Integrated 24" or 30" refrigerator.*
 - Integrated, ultra-quiet 24" dishwasher.

- Built-in, touch control 24" or 30" electric cooktop in black ceramic glass.*
- Built-in 24" or 30" convection wall oven.*
- Integrated, low-profile stainless steel slide-out 24" or 30" hood fan.*

- Built-in Panasonic microwave.
- Full-height pantry for added storage.*
- Lower in-cabinet pull-out recycling compartments.
- Recessed under-cabinet lighting.

CONTEMPORARY BATHROOMS

- Flat-panel laminate vanity with edge-lit mirrored medicine cabinet.
- Marble-patterned quartz slab countertop with under-mounted sink and matte black Moen single-lever faucet.
- Impressive, large-format 12" x 24" marble-patterned porcelain tile floor and accent wall.
- Glass shower with matte black Moen hardware in main bath.
- Matching marble-patterned porcelain tile shower flooring.
- Square profile tub with sloped back rest.

SUSTAINABILITY-MINDED DESIGN

- Select parking stalls equipped with electric vehicle charging or rough-in.*
- High-performance, double-glazed, low-E thermal windows.
- Energy-efficient, motion-controlled lighting throughout building common areas.*
- Extensive green roof system and landscape irrigation system supplied by storm water storage tank.
- In-suite, individual-controlled programmable thermostat and integrated energy recovery ventilation system (ERV).
- Contemporary rocker-style light switches with "all off" master control at suite entry.
- High-efficiency, centrally-sourced seasonal heating and air conditioning.
- Tri-sorting waste management chute system for garbage, recycling and organics.
- Low-VOC paint used in suites and throughout common areas.

PEACE OF MIND: SECURITY & CONVENIENCE

- Encrypted security key fob building access system.
- Cameras at building entrances with in-suite TV monitored building entrance system.
- Pre-wired for telephone, internet and cable in living room, den and bedrooms.
- Fire protection throughout including in-suite sprinklers and smoke detectors.
- Balconies and/or terraces with exterior power outlet.*

CONCERT "COMMITMENT TO YOU" WARRANTY

Your Concert home is fully covered under Tarion, the Ontario New Home Warranty program. New homeowners will benefit from:

- One Year Warranty Protection and Two Year Warranty Protection against defects in workmanship and materials.
- Seven Year Warranty Protection against major structural defects.



¹ Ceiling heights are approximate and will be lower in bulkhead and dropped ceiling areas. *As per plan.

The Penthouse Collection



Inspired spaces, this exclusive collection of nine penthouses are thoughtfully composed and richly appointed. With oversized windows that frame panoramic views, tall ceilings, distinct millwork, these generously proportioned residences raise the bar on luxury living. Graced with a modern aesthetic, the light and bright living spaces offer a sophisticated stage for life's many wonderful stories. Whether it's a quiet evening at home or a celebratory dinner, style is always a part of your life. The meticulously crafted kitchens featuring integrated Miele appliances, including a wine fridge, are an entertainer's dream. With chic finishes and fixtures, the homes are an ode to a refined life.





Rendering is artist's concept.



Rendering is artist's concept.

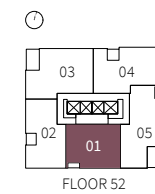
Extraordinary spaces
that elevate
your way of life.

LOWER PENTHOUSE ONE (BF)

3 BEDROOM

Interior: 1295 sf

Exterior: 38 sf

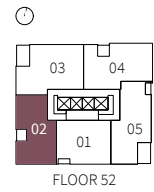
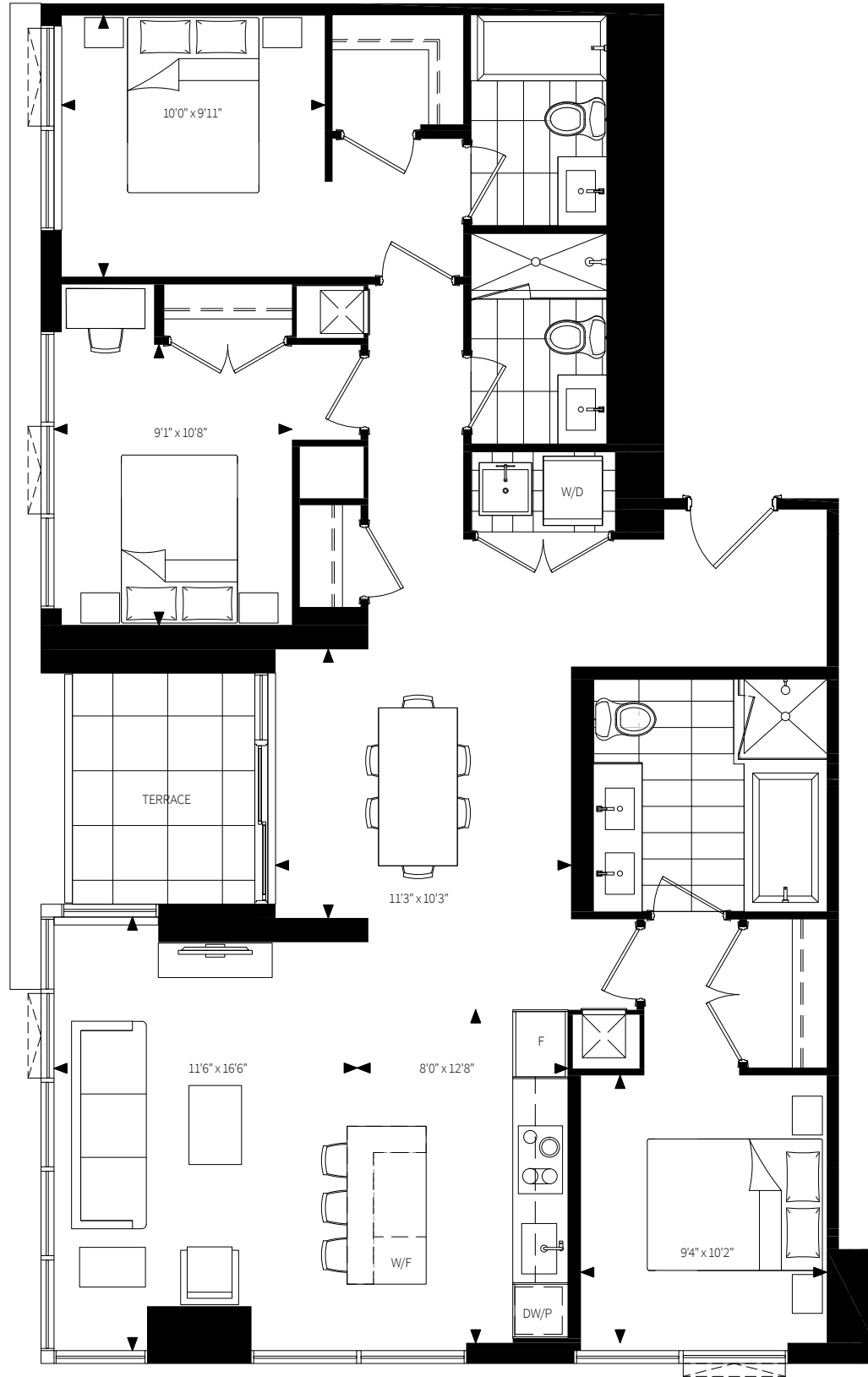


LOWER PENTHOUSE TWO

3 BEDROOM

Interior: 1379 sf

Exterior: 72 sf

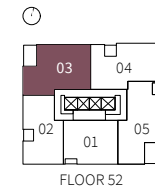
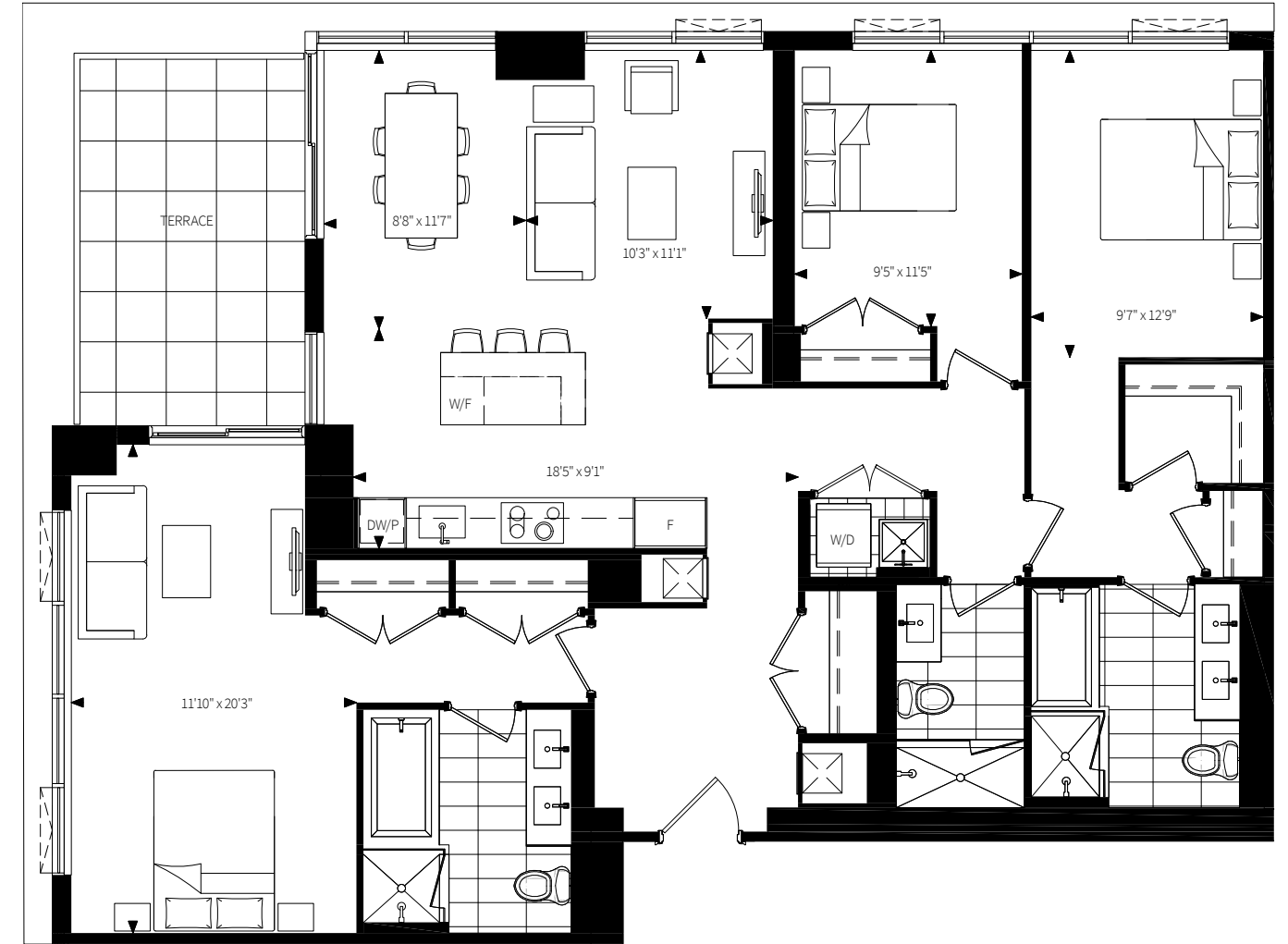


LOWER PENTHOUSE THREE

3 BEDROOM

Interior: 1633 sf

Exterior: 171 sf

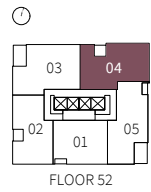


LOWER PENTHOUSE FOUR

3 BEDROOM

Interior: 1554 sf

Exterior: 73 sf

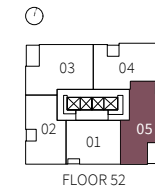
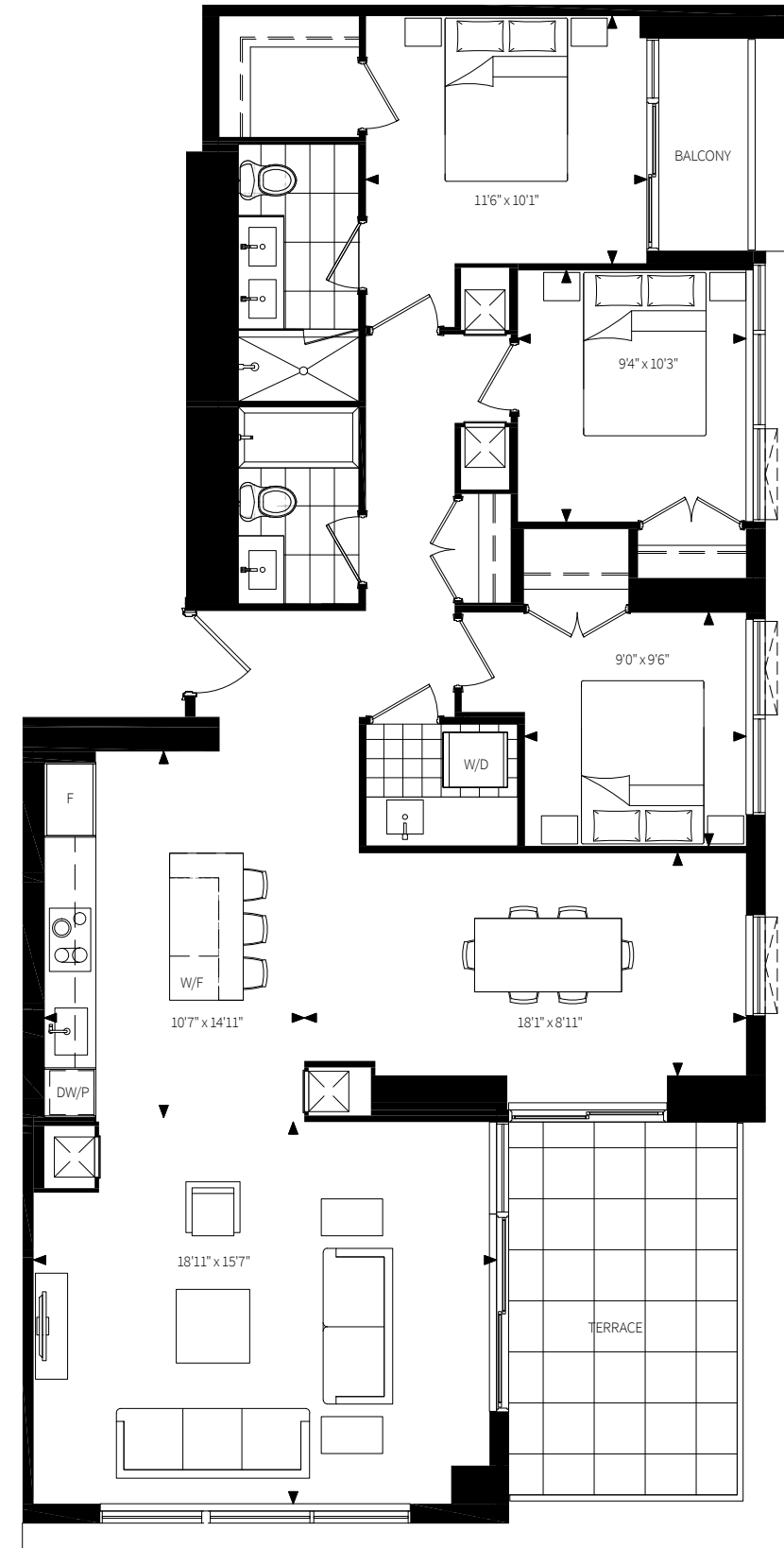


LOWER PENTHOUSE FIVE

3 BEDROOM

Interior: 1469 sf

Exterior: 207 sf

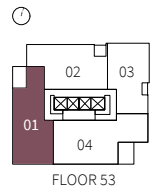
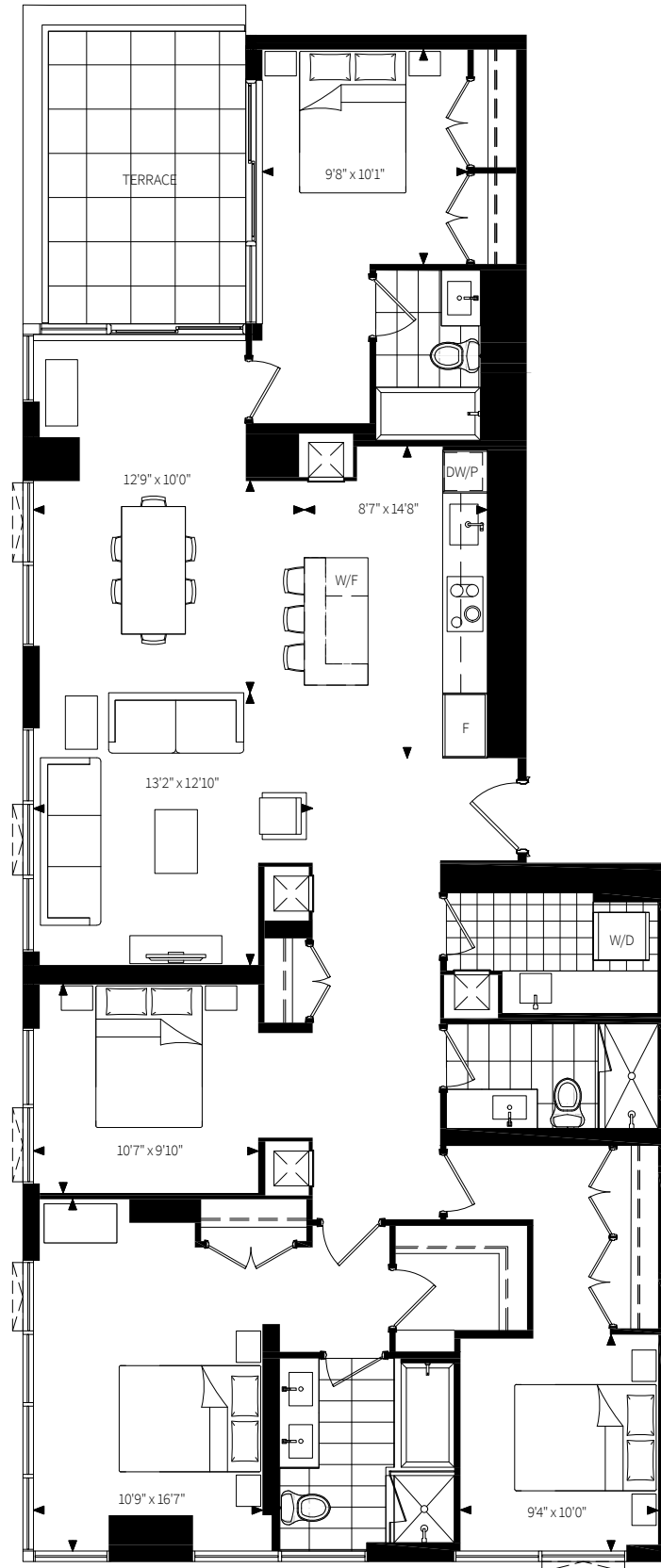


PENTHOUSE ONE

3 BEDROOM

Interior: 1779 sf

Exterior: 157 sf



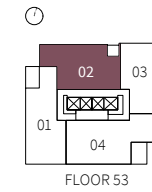
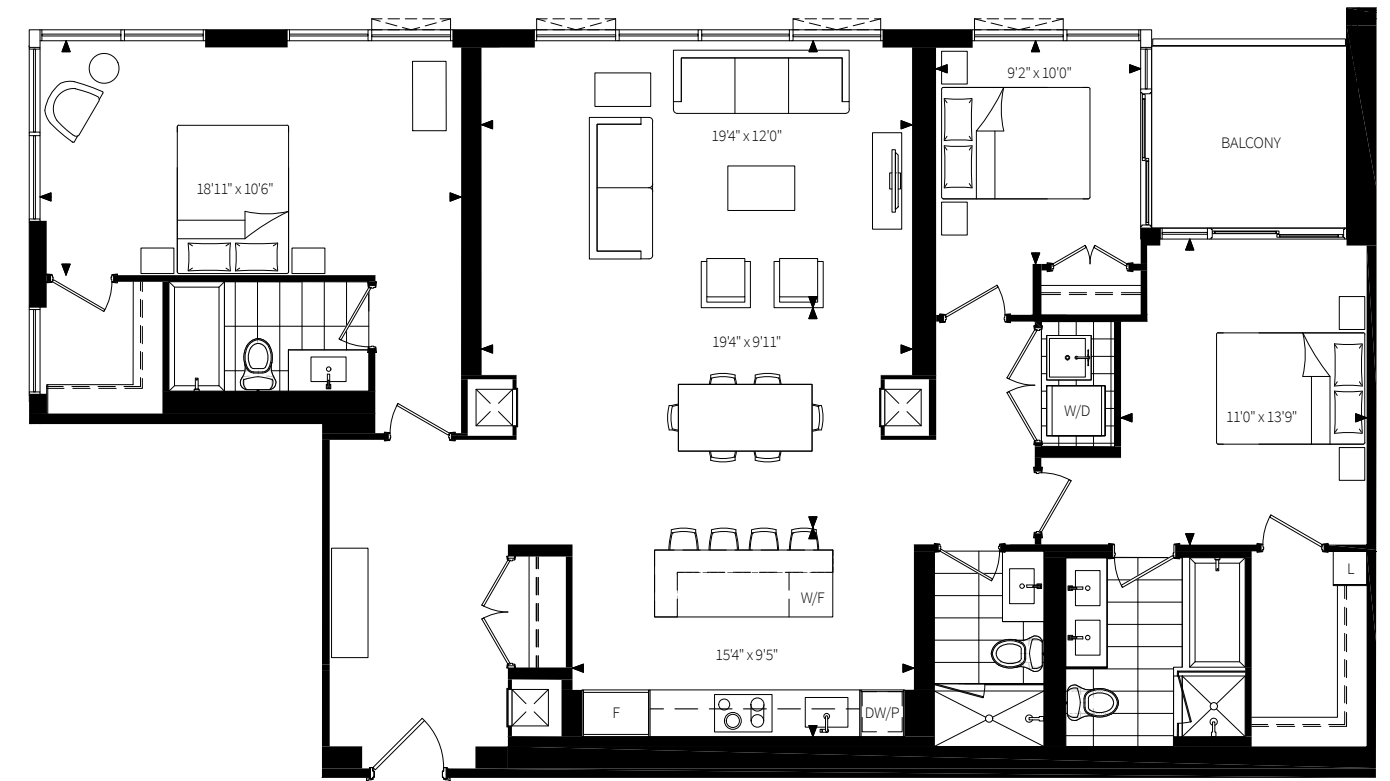
FLOOR 53

PENTHOUSE TWO

3 BEDROOM

Interior: 1736 sf

Exterior: 78 sf



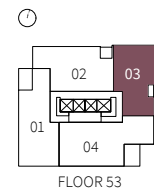
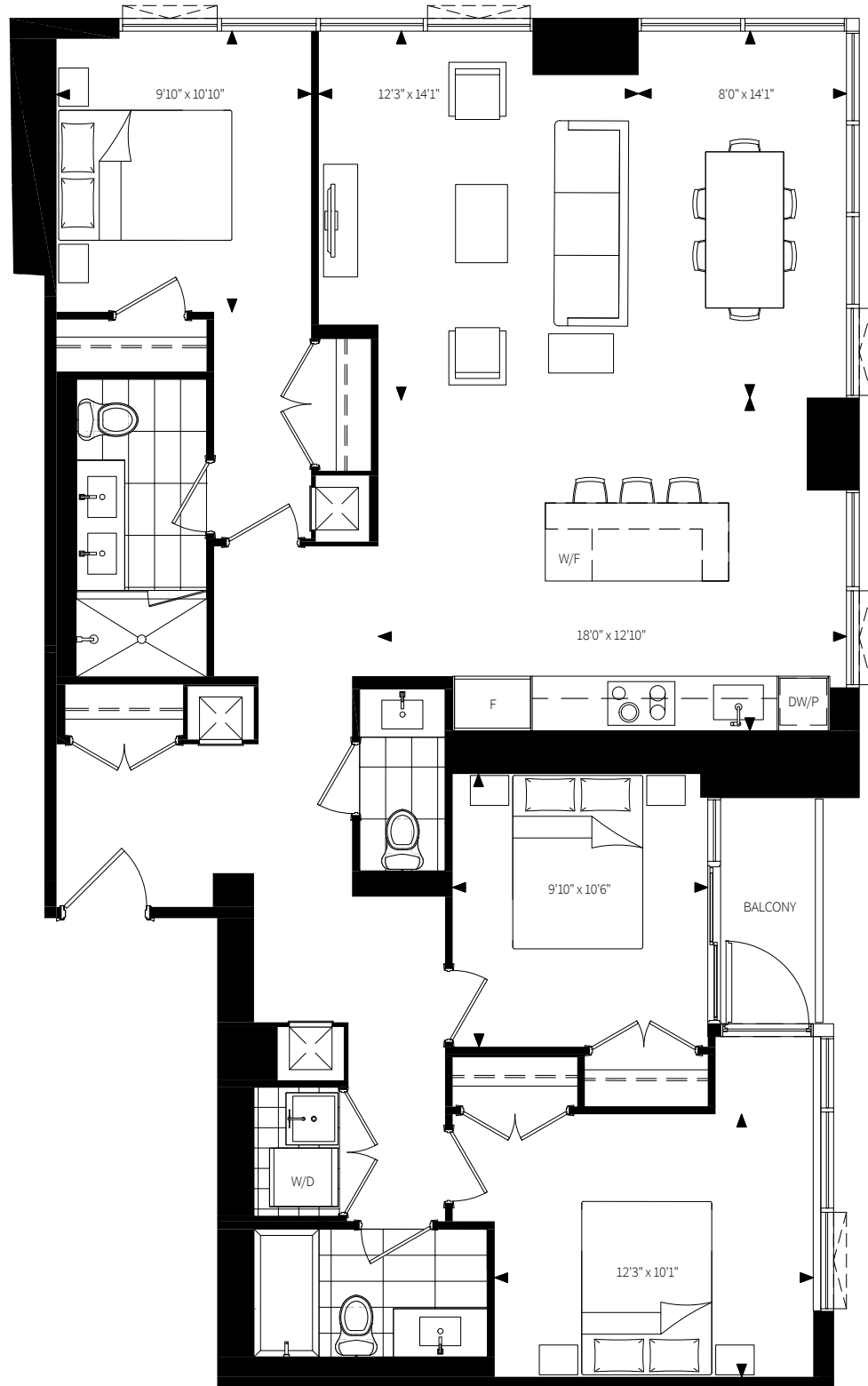
FLOOR 53

PENTHOUSE THREE

3 BEDROOM

Interior: 1484 sf

Exterior: 36 sf



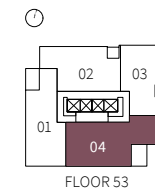
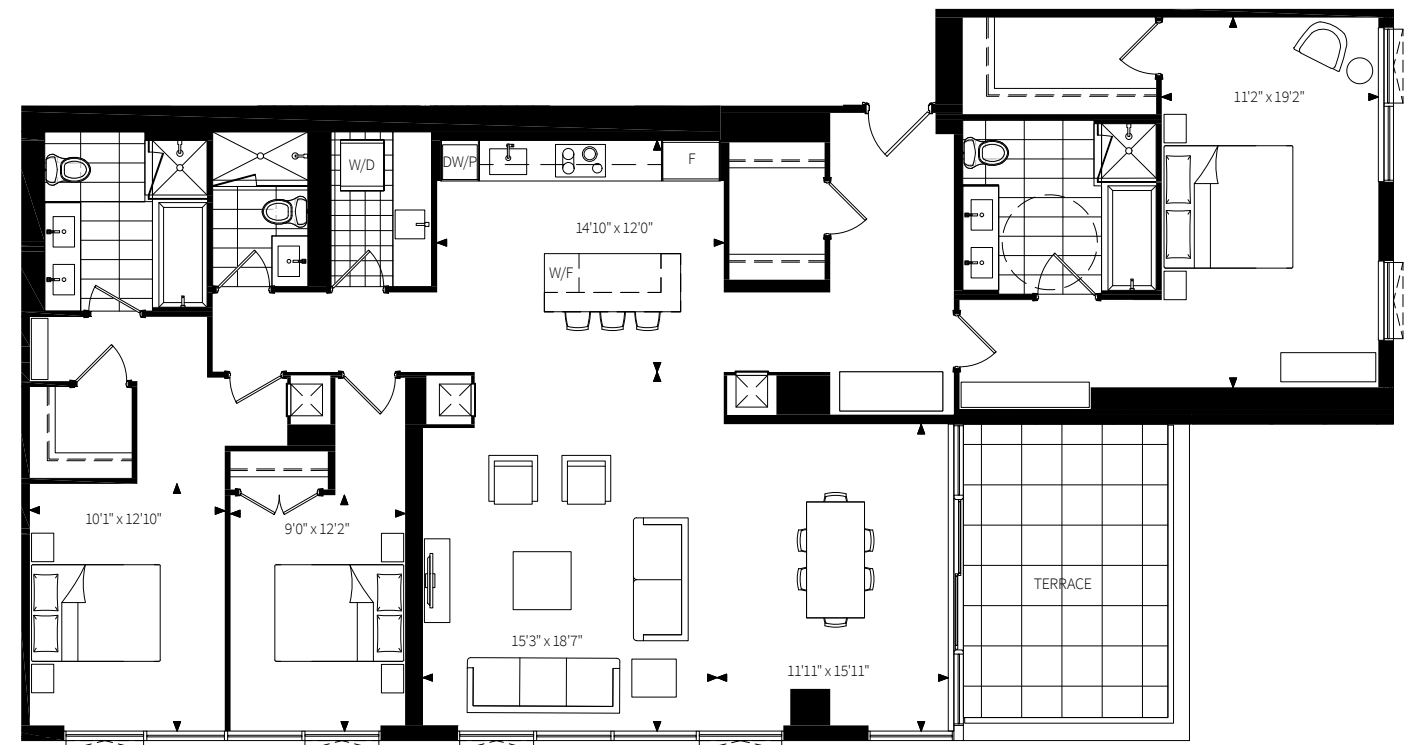
FLOOR 53

PENTHOUSE FOUR (BF)

3 BEDROOM

Interior: 2091 sf

Exterior: 193 sf



FLOOR 53

Penthouse Features and Finishes

Standing proud at 53 storeys, just steps to Sherbourne Station, Burke is a sleek and contemporary tower that integrates re-purposed heritage homes, designed by IBI Group. Janet Rosenberg & Studio designed the landscaping which includes a colourful, vibrant pathway that serves to invite and connect residents and neighbours alike. Inside, interiors by Esqape Design combine sleek materials and natural elements for a sophisticated and contemporary experience of home.

AMENITIES

GROUND LEVEL:

- Sophisticated reception with concierge and lobby lounge.
- Café lounge connecting to feature gallery hallway with ample seating overlooking the signature pathway.
- On-site property management office.
- Self-serve parcel storage units.
- Pet wash area.

SECOND LEVEL:

- Lounge.
- Party room with wet bar.
- Chef's kitchen and private dining room opening to an expansive terrace suited to lounging, dining and BBQ.
- Theatre room.
- Games room with pool table opening to a terrace with lounge seating as well as two areas for dining and BBQ.
- Multi-purpose/kids' room.
- Music room.

27TH LEVEL:

- Fully equipped fitness centre featuring areas for cardio and weight training as well as dedicated spin and yoga rooms.
- Three meeting rooms that can be used as co-working spaces.
- Two boardrooms.
- Two furnished guest suites.

THOUGHTFULLY DESIGNED HOMES

- Three sophisticated colour palettes.
- Solid-core entry door with black hardware.
- Flexible great room spaces with high 10' ceilings and expansive windows.¹
- Spacious balconies and terraces with exterior light and hose bib.*
- Wide-plank engineered hardwood flooring throughout living spaces.
- Solid-core bedroom and bathroom doors with matte black lever handles.
- Sliding glass doors for maximum space and flexibility in dens.*
- Black framed mirrored sliding closet doors.
- Bedroom closets throughout fitted with laminate wood shelving.
- Stacking, high-efficiency Electrolux 27" front-loading washer and dryer.
- Contemporary custom roller blinds on all exterior windows and balcony and terrace doors.
- Flat-profile door trims and baseboards throughout.
- Smooth ceiling finish throughout and contemporary ceiling light fixtures included in bedrooms and dens.*

ELEGANT KITCHENS

- Flat-panel solid colour and wood patterned laminate cabinetry featuring soft-close doors and drawers.
- Kitchen island features solid colour laminate cabinetry and 24" Miele wine fridge as well as open display shelving.
- Marble-patterned quartz slab countertops with matching backsplash.
- Single-basin under-mount sink with Delta black stainless steel faucet.
- German-engineered Miele appliance package includes:
 - Integrated 30" or 36" refrigerator.*
 - Integrated, ultra-quiet 24" dishwasher.
 - Built-in 30" electric induction cooktop in black ceramic glass.*
 - Built-in 30" convection wall oven.*
 - Integrated, low-profile slide-out 30" or 36" hood fan.*
 - Built-in 24" microwave.
- Full-height pantry for added storage.*
- Lower in-cabinet pull-out recycling compartments.
- Recessed under-cabinet lighting.

MODERN BATHROOMS

- Custom wood pattern vanity feature surround in ensuites with added storage in vanity and open display shelving, finished in flat panel laminate. Includes LED mirror and medicine cabinet.
- Marble-patterned quartz slab countertop with under-mounted sink and matte black Delta double-lever faucet.
- Impressive, large-format 12" x 24" Carrara-patterned porcelain tile on all walls and matching flooring.
- In-floor heating in master ensuites.
- Glass shower with matte black Moen hardware in main bath.
- Mosaic Carrara-patterned porcelain tile shower flooring.
- Elegant and efficient Kohler toilet.
- Alcove tile front tub with sloped back rest.
- Matte black heated towel rack.

SUSTAINABILITY-MINDED DESIGN

- Select parking stalls equipped with electric vehicle charging or rough-in.*
- High-performance, double-glazed, low-E thermal windows.
- Energy-efficient, motion-controlled lighting throughout building common areas.*
- Extensive green roof system and landscape irrigation system supplied by storm water storage tank.
- In-suite, individual-controlled programmable thermostat and integrated energy recovery ventilation system (ERV).
- Contemporary rocker-style light switches with "all off" master control at suite entry.
- High-efficiency, centrally-sourced seasonal heating and air conditioning.
- Tri-sorting waste management chute system for garbage, recycling and organics.
- Low-VOC paint used in suites and throughout common areas.

PEACE OF MIND: SECURITY & CONVENIENCE

- Encrypted security key fob building access system.
- Cameras at building entrances with in-suite TV monitored building entrance system.
- Pre-wired for telephone, internet and cable in living room, den and bedrooms.
- Fire protection throughout including in-suite sprinklers and smoke detectors.
- Balconies and/or terraces with exterior power outlet.*

CONCERT "COMMITMENT TO YOU" WARRANTY

Your Concert home is fully covered under Tarion, the Ontario New Home Warranty program. New homeowners will benefit from:

- One Year Warranty Protection and Two Year Warranty Protection against defects in workmanship and materials.
- Seven Year Warranty Protection against major structural defects.

¹ Ceiling heights are approximate and will be lower in bulkhead and dropped ceiling areas. *As per plan.



Renderings are artist's concept.





On behalf of the entire Concert team, I am pleased to introduce Burke, the company's 15th residential development in Toronto. Burke will stand 53 storeys and reflect the superior standards for which Concert has become synonymous.

Having developed 12,000 homes over the past 30 years, Concert has demonstrated an unwavering commitment to homebuilding excellence. From award-winning condominium communities across Toronto, Vancouver and Victoria, Concert has earned a reputation for developing homes of exceptional quality and design.

Our dedication to creating exceptional homes is backed by industry-leading service which has been validated through more than 100 awards. Of these, we take most pride in those determined solely upon purchaser feedback, as they are the most significant marker of Concert's consistent commitment to our customers. And this commitment extends far beyond completion, as Concert proudly stands behind each and every development for years to come.

Burke represents an exciting opportunity to own a sophisticated home by Concert in a rapidly growing neighbourhood, steps from transit and some of the city's best shopping and dining. From the soaring architecture to the premium homes, finishes and amenities, we have ensured the utmost consideration has gone into each detail.

Sincerely yours,

Brian McCauley
President & Chief Executive Officer
Concert Real Estate Corporation

Five reasons to choose Concert.

EXPERIENCE

Through the experience and skill of our long-standing employees and our industry-leading architects, engineers and designers, Concert has proudly developed 12,000 homes across Ontario and British Columbia.

INTEGRITY

The sterling reputation we have built over 30 years is the result of holding tightly to our principles and consistently delivering on promises, while improving the lives of those who call our communities home.

QUALITY

In order to deliver homes that lead the industry in standards of quality and homebuyer satisfaction, we ensure that every decision and action is forward thinking and customer focused.

ASSURANCE

Homes are fully protected by Tarion, the Ontario New Home Warranty Program. Homeowners receive One Year Warranty Protection, Two Year Warranty Protection against defects in work and materials as well as Seven Year Warranty Protection against major structural defects.

SERVICE

Our dedicated customer service team, Concert On-Call, is committed to addressing any warranty issues that may arise in a manner that exceeds homeowners' expectations.

More than 30 years. Over 100 awards.
Customers for life.

Dedicated to exceeding the ordinary since 1989, Concert has grown into a diversified real estate enterprise with a breadth of operations totalling over \$7 billion in assets, backed by the strength of 200,000 Canadians represented by the union and management pension plans that own our company.

With a solid foundation of integrity, service, and quality, Concert is committed to building strong and sustainable communities. We deliver homes that meet superior standards of design and construction, with an industry-leading and uncompromising commitment to service.



88 Scott, Toronto



Tesoro, Vancouver



Patina, Vancouver



The Kip District Tower One, Toronto



The Berczy, Toronto



365 Waterfront, Victoria