

MASTERFULLY
PLANNED
NATURALLY
PERFECT

1215
York Mills
— ◀ —
AT THE RAVINE

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THE RAVINE



WELCOME TO 1215 YORK MILLS AT THE RAVINE

PHASE ONE

The Beginning of a Landmark Community

It's rare to have the opportunity to create a master-planned community where everything from building architecture to landscaped pathways and open spaces are designed to integrate seamlessly with the surroundings.

The transformation begins with 1215 York Mills, the community's inaugural building. With its use of natural materials, cascading canopies, and glass facades, this landmark building is destined to become one of York Mills' most sought after residences and will set the tone for future phases.

The Evolution

From here, The Ravine community will include seven condominium residences totaling approximately 1600 suites. This new neighbourhood has been meticulously planned to harmonize with its natural surroundings, inviting residents to live and play in Toronto's beautiful ravine system.

AN ORGANIC COMMUNITY

The Ravine community is set alongside picturesque Brookbanks Park and Deerlick Creek. This park system offers recreational amenities with connections to a web of walking and hiking trails and playgrounds.

This York Mills district offers the perfect balance of urban living and natural wonder. The Ravine has been designed not only to maintain that appeal, but enhances it with architecture that welcomes the surrounding environment directly into its private and public living spaces.

1. PHASE 1: 1215 YORK MILLS

2. RAVINE FUTURE PHASES
(NORTH BLOCK)

3. RAVINE FUTURE PHASES
(SOUTH BLOCK)

4. NEW PUBLIC PARK NORTH
5. NEW PUBLIC PARK SOUTH

6. PLAYGROUND & SPLASH PAD

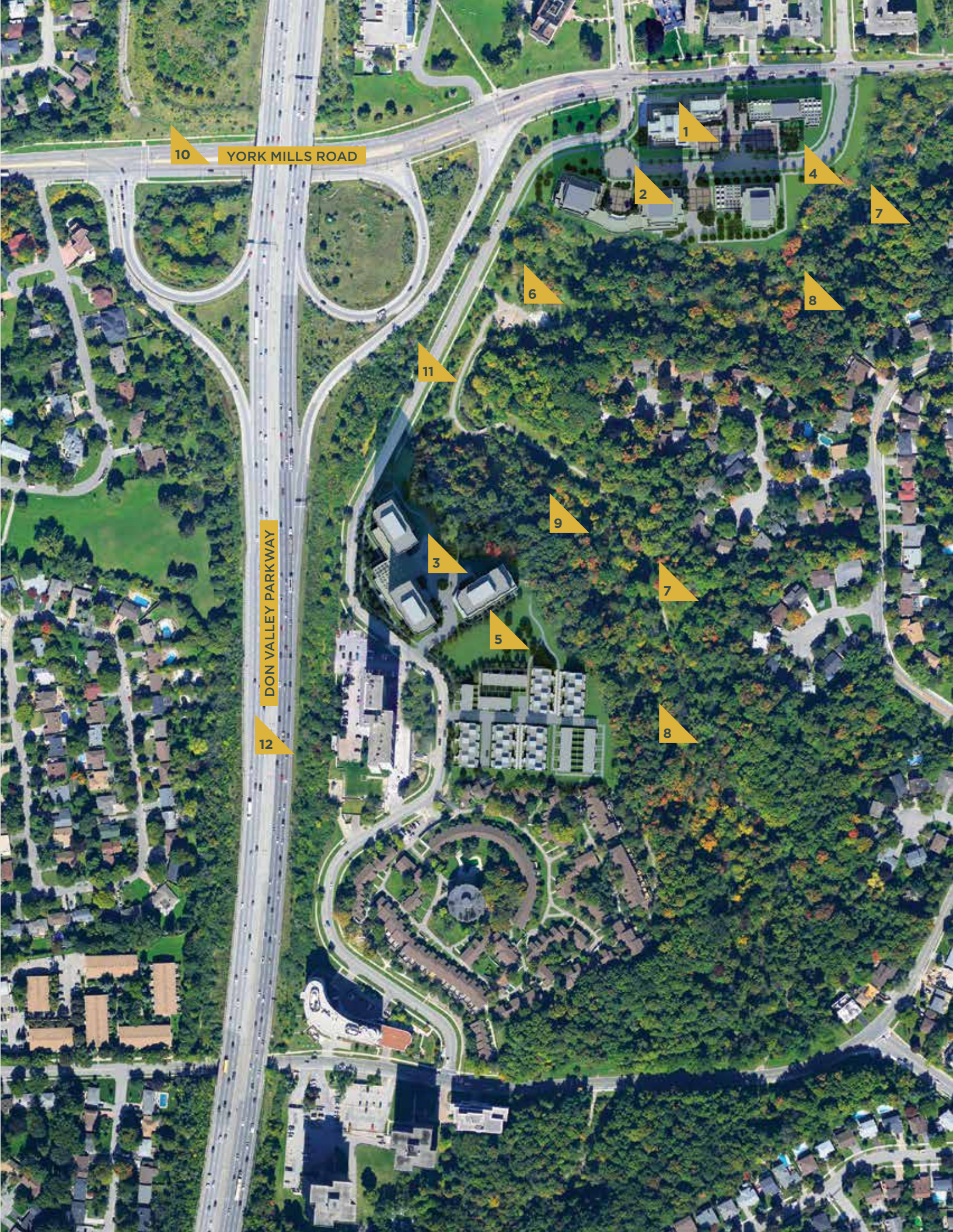
7. WALKING / CYCLING TRAILS

8. DEERLICK CREEK

9. BROOKBANKS PARK
10. YORK MILLS RD.

11. VALLEY WOODS RD.

12. DON VALLEY PARKWAY





A CLASSIC STATEMENT

Before entering 1215's stunning Lobby, residents and visitors alike will notice the expansive York Mills entrance. Highlighted with a cantilevered canopy that stretches beyond the glass façades, The Ravine's organic architecture creates a classic statement.

A MASTER-PLANNED COMMUNITY



NEW PUBLIC PARK

FUTURE PHASE

FUTURE PHASE

NEW PUBLIC PARK

FUTURE PHASE

SHOPS AT DON MILLS

PHASE 1: 1215 YORK MILLS

DON VALLEY PARKWAY

YORK MILLS ROAD



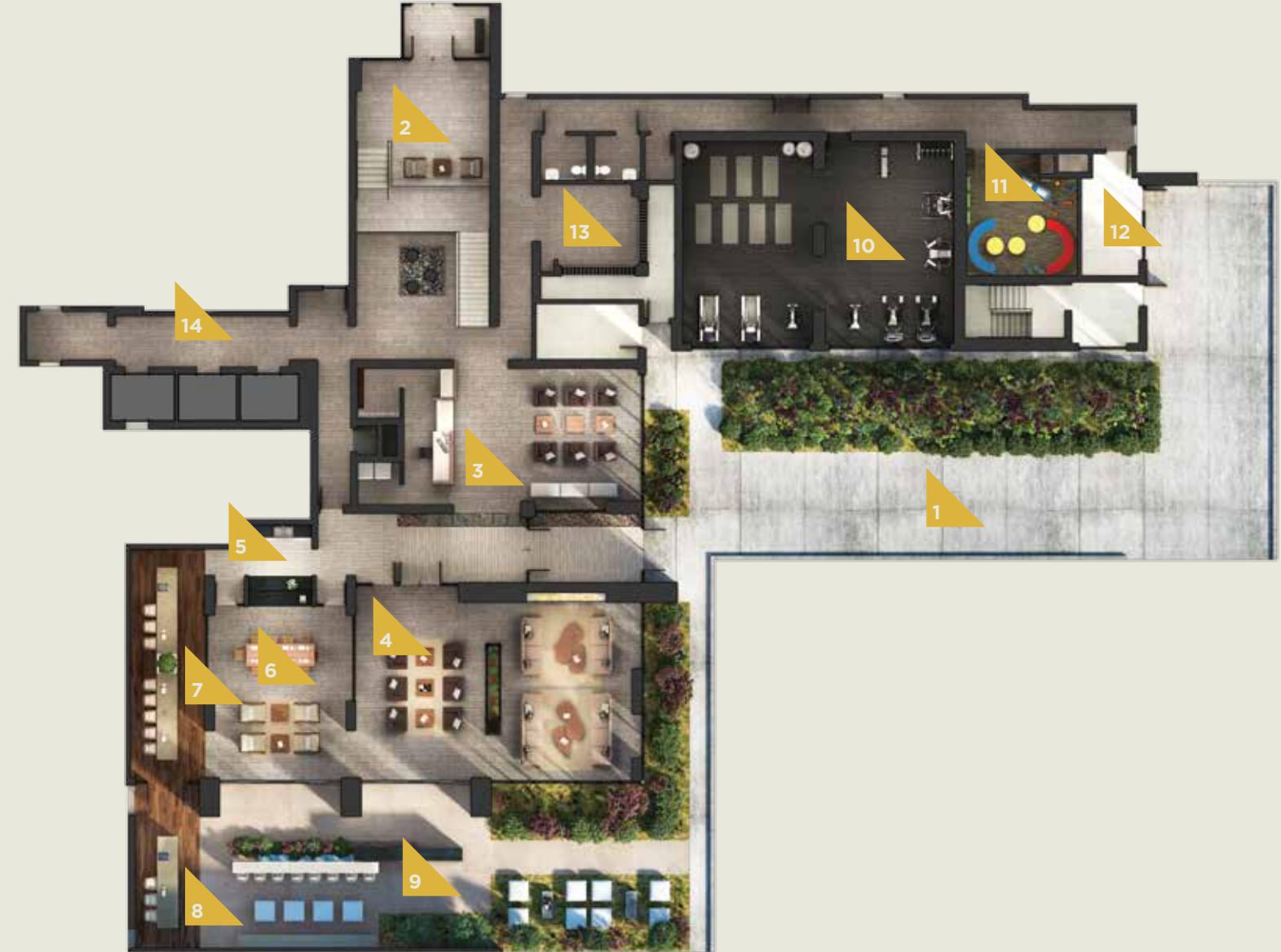
A WELCOMING LOBBY

The bright, inviting Lobby incorporates natural materials from outside to blur the line between outdoor and indoor space. A wood feature wall reveals the upper level floating bridge accessed by the stone staircase next to the 24-hour concierge.



DESIGNED FOR SOCIALIZING

Bring your guests directly from the Lobby to the Party Room Lounge to gather around the distinctive horizontal stone fireplace. Or plan a more formal gathering and make use of the private Dining Room and Service Kitchen. Sliding glass doors open to a spectacular Patio with a second fireplace feature and contemporary outdoor furnishings.



GROUND FLOOR AMENITIES

- | | |
|------------------------------|-------------------------------|
| 1. RAVINE SOUTH ENTRANCE | 8. OUTDOOR BAR |
| 2. YORK MILLS NORTH ENTRANCE | 9. OUTDOOR LOUNGE & FIREPLACE |
| 3. MAIN LOBBY & CONCIERGE | 10. FITNESS CENTRE |
| 4. PARTY ROOM LOUNGE | 11. CHILDREN'S PLAYROOM |
| 5. SERVER | 12. DOG WASH BAY |
| 6. PARTY ROOM DINING | 13. MAIL ROOM |
| 7. INDOOR BAR | 14. ELEVATORS |



OUTDOOR LIVING

With panoramic views of the nearby Brookbanks Park and downtown Toronto, The Ravine's 8th floor Rooftop Terrace offers a comfortable Lounge and Fire Pit Area, Outdoor T.V., fully equipped Barbecue Stations and an Outdoor Yoga Studio.



THE RAVINE CLUB

Central to the community, the proposed Phase 2 will feature the private Ravine Club. Impressive in scale, this two storey spa-like facility will offer an Indoor Pool, Outdoor Terrace, Fitness Centre and Lounge.



The Ravine Club is proposed for the Second Phase of the Ravine Project but there is no warranty, either expressed or implied, that the Ravine Club shall be constructed or, if constructed, what specific amenities will be available to owners of Phase 1.



The bright, inviting Lobby incorporates natural materials from outside to blur the line between outdoor and indoor space. A wood feature wall reveals the upper level floating bridge accessed by the stone staircase next to the 24-hour concierge.

TOP 6 REASONS TO INVEST AT THE RAVINE

The Ravine is located in the Parkwoods-Donalda neighbourhood, a proven area experiencing explosive growth and rejuvenation. The following 6 key benefits of The Ravine are based on the most recent Statistics Canada Census Tract in the immediate community area in which The Ravine is located.

\$\$\$\$\$\$\$\$

Master-Planned Community

Significant price appreciation in master-planned communities versus stand alone buildings. The Ravine Community will be home to 7 condo buildings containing over 1600 units total.



TORONTO
4.5%

PARKWOODS
DONALDA
11.1%

AREA
POPULATION
GROWING AT
DOUBLE THE
RATE OF THE
CITY

29% OVER
THE PAST
5 YEARS

Property Values On The Rise

With its prime location, the York Mills / DVP neighbourhood has seen a 29% increase in average resale home prices over the past 5 years versus 26% in Toronto Central over the same period.

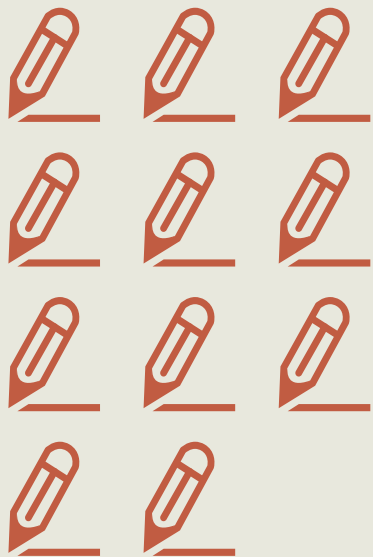
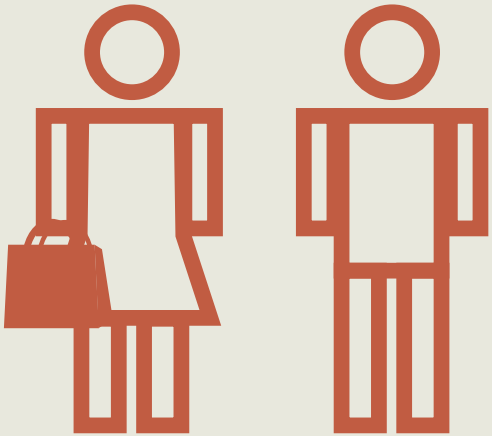


SURROUNDED BY AMENITIES

Downtown TTC Express, Shops, Restaurants, Golf, Community Centres, Schools and the Ravine Trail System, are all within 5 minutes of the site.

100,000
PEOPLE
EMPLOYED

Major Employment Area
Over 100,000 people are employed within a 10 minute radius of the community.



11 POST
SECONDARY
SCHOOLS

Top schools nearby

Within the local area there are 11 post-secondary schools appealing to both local and international students, and a mix of public and private institutions for all grade levels.

CONNECTED TO IT ALL BY PUBLIC TRANSIT

The Ravine is located south of the HWY 401/DVP Bottleneck.

Route 144, Downtown Express

Runs in the morning and evening rush hour.

25 Minutes to Downtown*

Route 122, East and West to York Mills Subway Station

20 minutes west to York Mills subway station by bus (10 minute drive).

20 Minutes to Subway*

91 Woodbine, north and south to Bloor-Danforth (Woodbine Station)

20 Minutes to Subway*

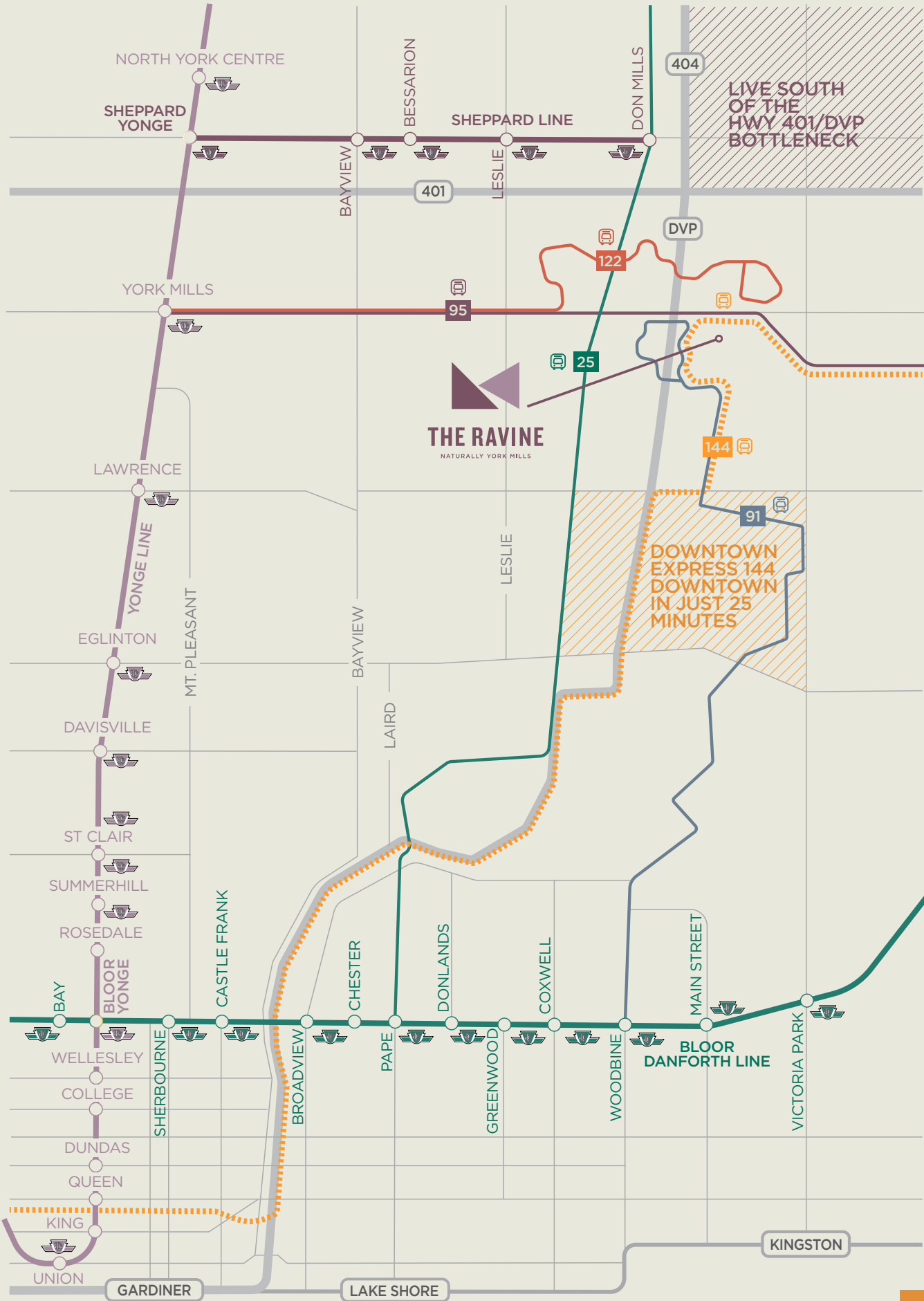
95 York Mills, East and West to Yonge Line and to Scarborough Line

20 Minutes to Subway*

25 Don Mills, North and South to Bloor Danforth Subway (Pape Station)

25 Minutes to Subway*

*Approximate travel time.





PROJECT SUMMARY

1215 York Mills is the inaugural tower of The Ravine community. This building represents the renaissance of an exceptional North York location. Upon completion, this architecturally controlled master-planned development will be home to Condominiums, Townhomes, Parks and convenient Shops, with the TTC at its doorstep. Its prime location adjacent to The DVP and immediately south of HWY 401, offers easy access anywhere.

THE TEAM

A project of this magnitude requires a team with impeccable credentials

ARCHITECTURE

Rafael + Bigauskas Architects Inc.
rafbig.com

INTERIOR DESIGN

Cecconi Simone
cecconisimone.com



AWARD WINNING DEVELOPERS BUILDERS OF OVER 5000 CONDOMINIUMS

URBAN CAPITAL

Urban Capital Property Group

Toronto-based **Urban Capital Property Group** is one of Canada's most innovative development companies with more than 3,500 *condominium units developed* or under development in *Toronto, Ottawa and Montreal*. Their buildings reflect a strong commitment to good design and environmental sustainability and typically set the trend in new urban areas. Some of **Urban Capital's** notable projects include *St. Andrew on the Green* overlooking the Islington Golf Club in Etobicoke, *Boutique Condominiums* Phases 1 and 2 in downtown Toronto, *Nicholas Condominiums* in the Bloor Bay area and *River City* in Toronto's West Don Lands. Ottawa projects include *Mondrian, Central Phases 1 and 2* and *The East Market Phases 1, 2 and 3*. In Montreal, **Urban Capital** has developed the *McGill Ouest Condominiums Phases 1 and 2*.

urbancapital.ca

ALIT DEVELOPMENTS

Alit Developments

With a highly developed skill set in strategic urban planning and mixed-use building styles, **Alit** brings over 20 years of solid experience into every project they undertake. **Alit** has enjoyed a long history of successful joint ventures with Urban Capital, with more than 1500 units developed in partnership alone. These include the recently completed *Nicholas Condominiums*, a 35-storey luxury condo in the Bay/Bloor area; *Boutique Residences*, a two-phase condo in Toronto's club district; *Trinity Bellwoods Town+Homes* in the heart of Little Italy; *St. Andrew on the Green*, an exclusive building overlooking Islington Golf Club; and several concurrent projects including *Futura Condominiums* at Downsview Subway Station, *Tableau Condominiums* in Toronto's Entertainment District, and, of course, the Ravine. Outside of the partnership, **Alit** was co-developer of *Waterpark City*, a master-planned community at Toronto's waterfront, and the multi-phase *Murano Condominiums* at Bay and Wellesley.

alit.ca

DESIGNER UPGRADE PACKAGE

INCLUDES:

INTEGRATED APPLIANCES

FRIDGE NOT SHOWN

SECOND ROW OF UPPERS

AS SHOWN

UNDER CABINET LIGHTING

AS SHOWN





Great Places
Are Defined By Nature

An Organic Community

The **Ravine** community is set alongside picturesque *Brookbanks Park and Deerlick Creek*. This park system offers recreational amenities with connections to a web of *walking and hiking trails and playgrounds*.

Toronto is known as the *Ravine City* and is renowned for its vast parklands — though few local areas have maintained the natural harmony like this one. This *York Mills district* offers the perfect balance of urban living and natural wonder. **The Ravine** has been designed not only to maintain that appeal, but enhances it with architecture that welcomes the surrounding environment directly into its private and public living spaces.

1. RAVINE CONDOMINIUMS
(NORTH BLOCK)

2. RAVINE CONDOMINIUMS
(FUTURE SOUTH BLOCK)

3. NEW PUBLIC PARK NORTH

4. NEW PUBLIC PARK SOUTH

5. PLAYGROUND & SPLASH PAD
6. WALKING / CYCLING TRAILS

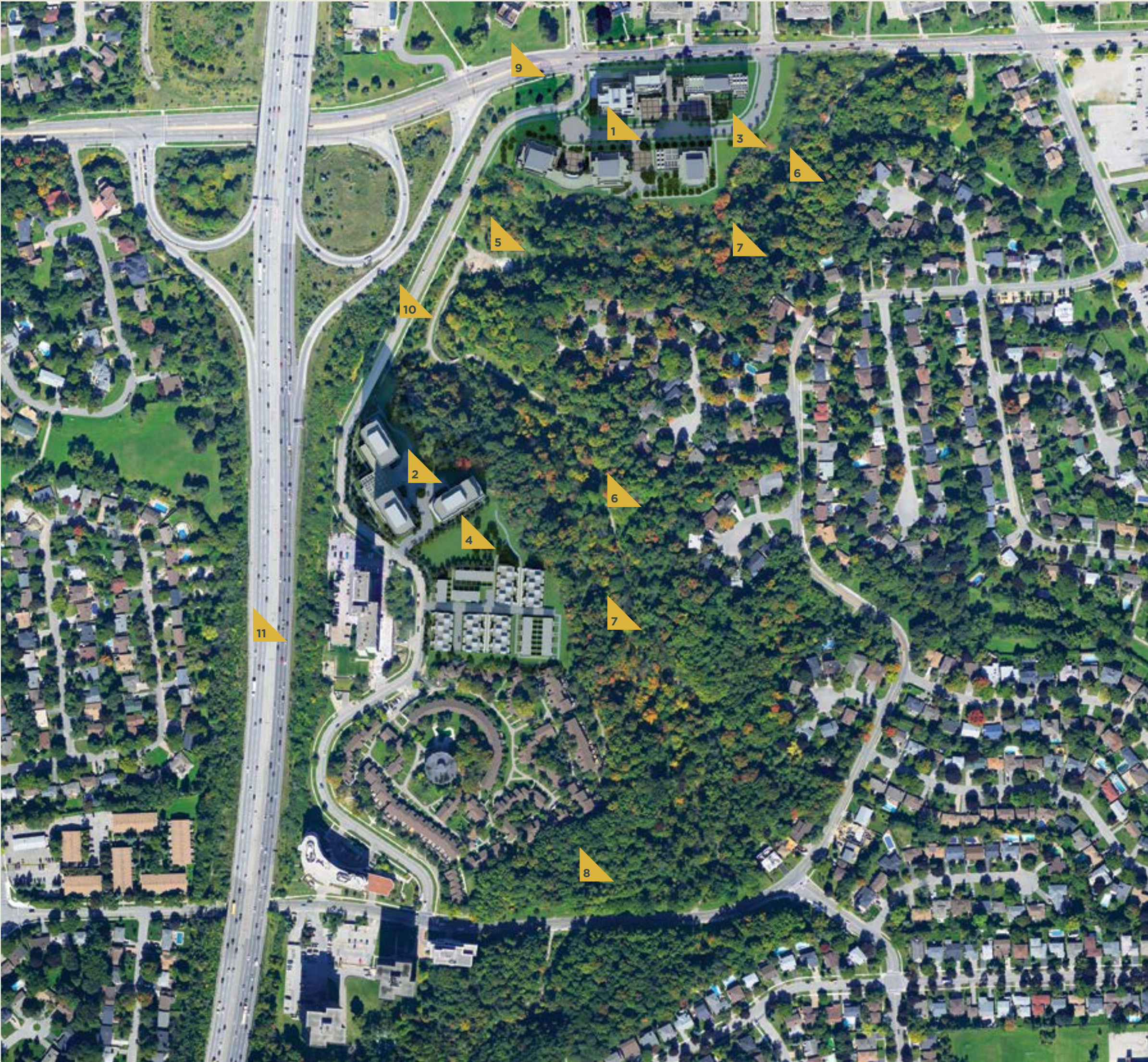
7. DEERLICK CREEK

8. BROOKBANKS PARK

9. YORK MILLS RD.

10. VALLEY WOODS RD.

11. DON VALLEY PARKWAY





NATURE DOES NOT
HURRY, YET EVERYTHING
IS ACCOMPLISHED.



Lao Tzu





Ground Floor Amenities

- | | |
|------------------------------|-------------------------------|
| 1. RAVINE SOUTH ENTRANCE | 8. OUTDOOR BAR |
| 2. YORK MILLS SOUTH ENTRANCE | 9. OUTDOOR LOUNGE & FIREPLACE |
| 3. MAIN LOBBY & CONCIERGE | 10. FITNESS CENTRE |
| 4. PARTY ROOM LOUNGE | 11. GOLF SIMULATOR |
| 5. SERVERY | 12. DOG WASH BAY |
| 6. PARTY ROOM DINING | 13. MAIL ROOM |
| 7. INDOOR BAR | 14. ELEVATORS |



Rooftop Amenities

- | | |
|---|------------------------|
| 1. INDOOR KITCHEN | 4. SUNDECK |
| 2. OUTDOOR DINING & BBQ | 5. OUTDOOR YOGA STUDIO |
| 3. OUTDOOR LOUNGE
(WITH FIRE PIT AND T.V.) | 6. WASHROOMS |

STUDY NATURE,
LOVE NATURE, STAY
CLOSE TO NATURE. IT
WILL NEVER FAIL YOU.



Frank Lloyd Wright



Overlooking Ravine City

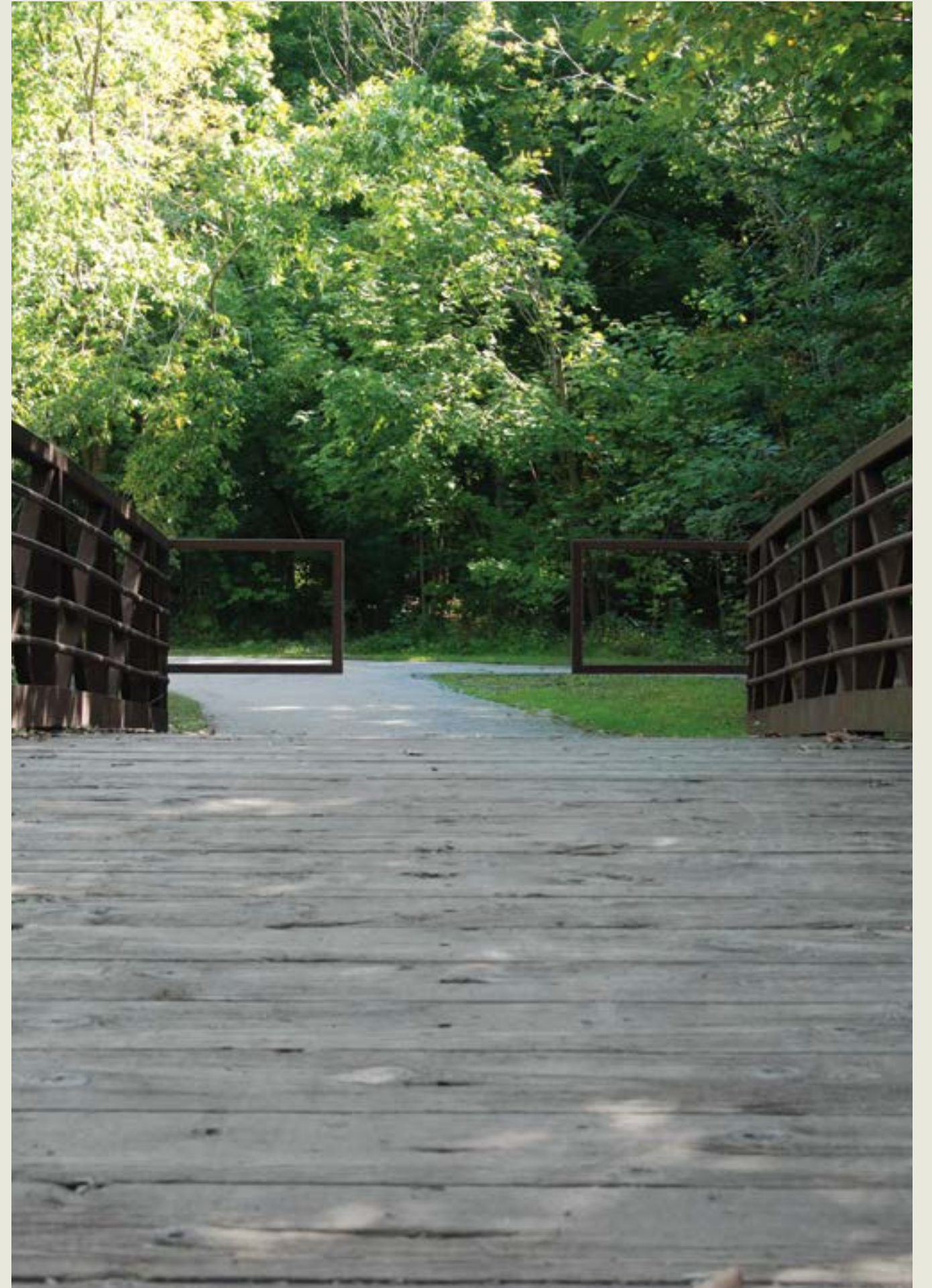


*Actual South View
Of The City Skyline*





Actual photo of Brookbanks Park entrance & trails



Actual photo of the park bridge over Deerlick Creek



Actual photo of the park playground



Actual photo of the park splash pad



Actual photo of Deerlick Creek

A Thriving Community South Of HWY 401

The York Mills neighbourhood is serviced by major freeways — as well as the TTC’s Don Valley/Downtown Express bus service for quick trips Downtown.

The convenience of being on York Mills offers residents easy vehicular access without navigating through the daily congestion that often occurs at the Don Valley Parkway-Hwy 401 interchange.

Nearby are the luxury shops at Bayview Village Shopping Centre, the mainstream brands of Fairview Mall, as well as the trendy boutiques and restaurants of the Shops at Don Mills.



LOOK DEEP INTO
NATURE AND THEN YOU
WILL UNDERSTAND
EVERYTHING BETTER.



Albert Einstein



A Natural Collaboration



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urbancapital.ca



Alit Developments
Inspired by sleek contemporary architecture and an evolved urban lifestyle, **ALIT Developments** is driven to create quality living spaces for today's consumer looking for something more than ordinary. With a highly developed skill set in *urban planning and residential building styles*, **ALIT** puts to use over 20 years of *solid experience* with every new project they undertake. Past projects in partnership with Urban Capital include: *St. Andrew on the Green*, *Boutique Condominiums*, *Nicholas* and *Tableau*.

alit.ca



RAFAEL + BIGAUSKAS
ARCHITECTS

Rafael + Bigauskas Architects Inc.

Rafael + Bigauskas Architects Inc. is a Toronto based architectural practice. The principals bring to the firm a breadth of experience spanning *twenty five years*, and a portfolio which includes *residential, mixed use, commercial and retail projects*.

The firm's residential portfolio is extensive and comprehensive. The total built residential volume exceeds *35,000 dwelling units*, which comprises more than *150 buildings* of various forms and applications. The building forms range from *single family homes, townhouses, and subdivisions to mid-rise and high-rise residential*. These dwelling units accommodated a variety of residential applications including *rental, cooperative, government subsidized and condominium building types*.

rafbig.com

CECCONI SIMONE

Cecconi Simone

Cecconi Simone Inc. is a multi-disciplinary interior design consulting firm located in Toronto, Canada, privately owned and operated by *Elaine Cecconi and Anna Simone*. With over *25 years* of practice, the firm has distinguished itself with an ability to generate creative solutions to the design problems facing the contemporary client. The firm has worked on multi-unit *residential projects in Canada, the US, Italy, Dubai, Qatar, Abu Dhabi and mainland China*.

cecconisimone.com





THE RAVINE

NATURALLY YORK MILLS

URBANATION

Toronto Condo Rentals Increase 15% In 2014

RECORD YEAR FOR TORONTO CONDO RENTALS

Toronto's condo boom showed no signs of slowing in 2014, as the number of *units rented last year across the GTA increased by 15 per cent* from the previous year's level, market research firm Urbanation said Monday.

According to the company, *22,765 condos were rented out across the city via the MLS website* — and that figure doesn't include rentals that are arranged privately or through websites such as Craigslist and Kijiji.

The yearly figure is up by 15 per cent from 2013's level, but it's well over

twice the level seen as recently as 2010, when there were only about 10,000 condos rented in the city.

That healthy demand for rental units is also pushing up rents, but not by nearly as much. *The average rate for a condo rental in the city is now \$2.39 per square foot.* That's higher than 2013's average of \$2.37 but only by about 1 per cent. That pace of growth is well down from the growth of at least four per cent per year seen every year since 2010.

Urbanation vice-president Shaun Hildebrand described what's happening in rental rates as an "*equilibrium*" being revealed.

Indeed, the average rent actually declined in the fourth quarter to \$1,816, but that's mainly because the condos being rented are shrinking.

"Over the past year, the average size of units rented has fallen by 1.5 per cent, or 12 square feet to an average of 761 square feet," Urbanation said in a release.



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THE RAVINE

See sales representative for full details. Prices and specifications are subject to change without notice. Renderings are artist concept. E.&O.E. 2015.

 URBAN CAPITAL

 ALIT
DEVELOPMENTS