

Condominiums  
designed by women.  
Developed by women.  
Built for everyone.

reina



# A game-changing condominium, for an avenue that's changing it's game

Reina is a complete reinvention of urban condominium living.

Named after the Spanish word for queen, it is the first all-female development in Canada. We're building a better condo by doing things differently — through community collaboration, new perspectives, and a commitment to multigenerational living.

What does a condominium look like when it's inspired, designed and executed by women? Not only is it spectacularly beautiful, with sinuous architecture and interiors, but it also fosters a stronger sense of community, making the building feel like its own neighbourhood.

With a wide variety of layouts, multipurpose amenities and tailored programming and activities, residents can connect, spend time together and make new friends of all ages and stages of life.

## **Address**

689 The Queensway

## **Size**

197 Units / 9 Storeys

## **Amenities:**

Gym  
Yoga Studio  
Community Room  
Kids Playroom  
Sound(less) Room  
Hobby Room  
Games Room  
Library  
Snack Shack  
Property Manager Office  
Parcel Room  
Sharing Library  
Pet Wash  
Stroller Parking  
Electric Car Charging



# Why Reina?

## 1. Queensway Village

Queensway village is a neighbourhood of richly treed streets, excellent schools, lush parks and a wide variety of stores, restaurants & services that are only a taste of things to come.

## 2. Room for appreciation

Reina is one of the first new developments in Queensway Village. Buying into a condo project at the ground level means more room for appreciation as the neighbourhood transforms.

## 3. Green views that will last

Looking outside your window to the South will reveal expansive green and unobstructed views.

## 4. Designed for your style, and life

Cookie Cutter floorplans? Not here. With 40+ unique and one-off floorplans, there is a Suite for all styles of homeowners.

## 5. Over 5,000 sf of interior amenities + 6,500 sf of exterior amenities

to work, gather and play in. With thoughtful touches such as a snack shack, a sound(less) room and stroller parking.

## 6. 905 prices in the 416

Get the area code for less while still living close enough to downtown for all your work and play.



# Everything you need is Local

**Local Shopping and Services** Costco, Ikea, No Frills, Sobeys and Metro are nearby. Sherway Gardens Mall, one of the GTA's top 3 shopping centres, is mere minutes away.

**Local Schools** St. Louis Catholic Elementary School, Étienne Brûlé Junior School, Bishop Allen Academy, Castlebar Junior School, Kingsway College, Park Lawn Junior Middle School, Karen Kain School of the Arts, Etobicoke School of the Arts, Grand Avenue Montessori, and Humber College.




**Local Parks and Trails** Queensway Park, Humber River Recreational Trail, the Waterfront Trail, and Mimico Waterfront Park.

**Local Sports and Activities** Queensway Park, Ourland Community Centre, Mimico Arena, Norseman Community School & Pool, Sean Boutillier Academy of Dance, Royal York Football Club, and The Etobicoke Dojo.

**Local Food and Entertainment** Eat in or out at the countless diverse restaurants along The Queensway. Grab a cone at the iconic Tom's Dairy Freeze down the street or a pint at the local brewery.

**Local Transportation** A TTC stop steps away from the building, the Gardiner Expressway, 427 mere kilometres away, and the GO train at Mimico station. 20 minutes to Pearson and 15 minutes to Billy Bishop.

## Downtown Toronto





-  **Drive** 20 min
-  **Transit** 25 min
-  **Bike Ride** 40 min

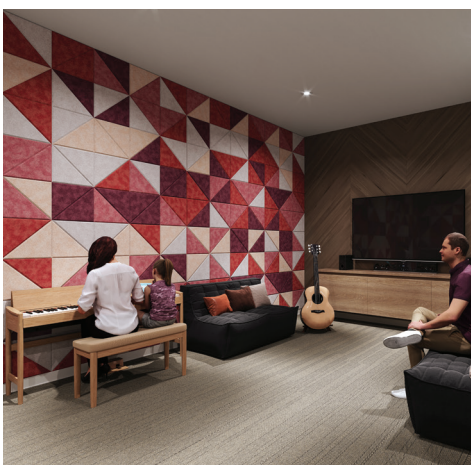
Walk Score

# 77

Bike Score

# 72

-  **7 min** to Humber River
-  **5 min** to Sherway Gardens
-  **4 min** to Tom's Dairy Freeze
-  **25 min** to Union Station



VISUALS

Preconstruction inventory in  
Etobicoke Center is

**93%**

Sold as of Q2 2020.

Annual Change in  
Re-Sale Price in Etobicoke

**+13.5%**

as of Q2 2020, vs Toronto who has had a  
+5.2% annual change in price.

Etobicoke Average Rents Q2 2020

**\$2,329**

vs Toronto Downtown at **\$2,453**



## Reina Statistics

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⇒ **Average DOM Q2 2020 for Re-Sale:** Etobicoke 18 | Toronto 17

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⇒ **Average DOM Q2 2020 for Rentals:** Etobicoke 23 | Toronto 25

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⇒ **As of Q2,** Etobicoke has **52 proposed** projects, totaling **36,657 UNITS. Get in early.**

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THE LOW DOWN

## Urban Capital

# A long history of trailblazing developments

Urban Capital has a long history as a design-focused trailblazer of beautiful urban residences. With over 9,300 condominiums developed or under development since 1996, currently valued at over \$3.7 billion, and recently named one of Toronto's TOP FIVE real-estate developers, Urban Capital has become widely recognized as an innovator and a trailblazer in the Canadian marketplace.

To date Toronto, Montreal, Mississauga, Ottawa, Halifax, Winnipeg and Saskatoon have all benefited from the company's high standards and visionary approach to development. It's a national plan that not only offers design-focused living concepts, but also typically plants the seeds for flourishing new neighbourhoods.

Reina will be the company's second project on the Queensway, a follow up to the highly successful Queensway Park currently under construction a few blocks west.

[urbancapital.ca](http://urbancapital.ca)



## Spotlight Development

# Exquisitely designed homes and living spaces

Founded over 10 years ago, Spotlight Development specializes in multi-residential development projects and custom home builds across the GTA. Bringing quality projects to multiple cities including Toronto, Richmond Hill, Port Hope and Perry Sound, Spotlight Development's reputation is rooted in its attention to detail and meticulous craftsmanship. With a wealth of projects underway including a high-rise condominium project with Liberty Development, and an affordable housing complex in Ajax, Spotlight Development is emerging as one of the top developers in the GTA.

[spotlightdevelopment.com](http://spotlightdevelopment.com)

