

DANIELS & BAIE

BOULEVARD

— AT THE THORNHILL —

A Master-Planned Community on Bathurst

Discover a new landscape



of possibilities



Welcome
to life on the
Boulevard.



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BOULEVARD EXTERIOR

THE OPPORTUNITY

Discover a *new landscape of possibilities.*

Arrive at Boulevard, the highly-anticipated final chapter of The Thornhill master-planned community at Bathurst and Beverley Glen.

Experience spacious family-sized condominium suites nestled within a 6-storey and 12-storey mid-rise offering, featuring a shared podium, curated indoor and outdoor lifestyle amenities, and all the conveniences of connected urban living.

You'll adore the vast greenspaces of South Thornhill and the neighbourhood's eye-catching tree canopy. With York Region Transit and VIVA bus lines at your door, as well as a network of commuter highways nearby, you'll enjoy easy access to anywhere you want to go. With so many options, your new landscape of possibilities at Boulevard awaits.



THE COMMUNITY

Where vibrant



Enjoy local dining and shopping at Boulevard. The area's array of restaurants and retail stores, including Promenade Mall, will let you find what you want, when you need it – from a delicious dinner to a brand new wardrobe.

meets living.

Here Is Our Top Ten Local Picks*

Living well is about more than just a great home. Having local amenities you'll want to visit again and again is the mark of a great community – and Boulevard at The Thornhill is close to many such hotspots for dining and recreation.



1 MEZZA NOTTE

The neighbourhood place to go for authentic Italian food in Thornhill. You'll be reminded of the cuisine a Nona would make! Enjoy the wooden tables, traditional music, and a taste of Italian culture.

11 DISERA DRIVE, UNIT #100
MEZZANOTTE.CA | 905.707.0222



2 FRILU

Frilu is Thornhill's preeminent destination for tasting menus. Brought to you by Executive chef John-Vincent Troiano (Tutti Matti, Acadia), this restaurant offers eight-to-twelve course contemporary Canadian menus, featuring local and seasonal ingredients.

7713 YONGE STREET
FRILURESTaurant.COM | 289.597.8867



3 MARBLE SLAB

Homemade ice cream, birthday cakes, and more! At Marble Slab, dessert is the entire menu. The company is big on its use of 100% Canadian dairy products, which they use to make all their products fresh and in-house.

11 DISERA DRIVE, UNIT #160
MARBLESLAB.CA | 905.886.4700

5 BULK BARN

This is, without a doubt, the best place to get exactly the right amount any grain, spice, or tasty treats. From nuts to seeds to many different flours, Bulk Barn has what you need to cook and eat well with. And they let you bring re-useable containers to reduce plastic waste – double win!

720 CENTRE STREET, UNIT D1
BULKBARN.CA | 905.882.8004



6 SILVERCITY RICHMOND HILL

When the cinema is calling, answer it! SilverCity's 14 screens always have a variety of movies playing that will cater to everyone in the family. It's located at the corner of Highway 7 and Yonge Street and has ample parking. It's also conveniently placed beside the Viva terminal and Langstaff GO Station.

8725 YONGE STREET
CINEPLEX.COM | 905.709.8755



9 THE THORNHILL CLUB

A members only country club, The Thornhill Club offers golf (18 hole + 9 hole executive courses), curling, tennis, an outdoor pool, and a large fitness centre. Memberships are available – inquire at the club, located just south of Highway 407 on Yonge Street – approximately 7 minutes by car from Beverley at The Thornhill.

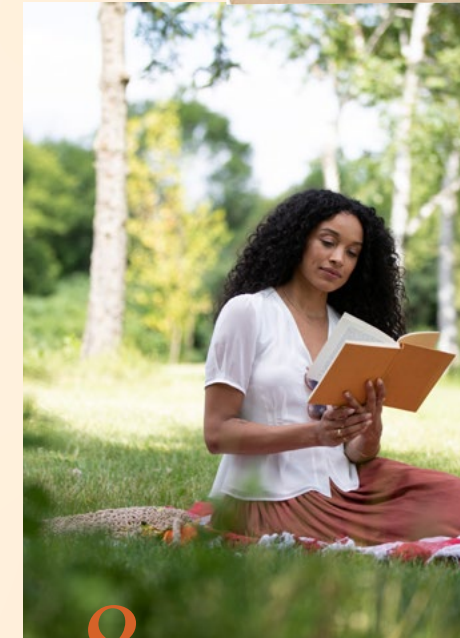
7994 YONGE STREET
THETHORNHILLCLUB.CA | 905.881.3000



7 PROMENADE MALL

With over 150 shops and services, Promenade Mall is a convenient neighbourhood destination for all things retail. The shopping centre is anchored by H&M, Imagine Cinemas, and T & T Supermarket.

1 PROMENADE CIRCLE
PROMENADE.CA | 905.764.0020



8 SUGARBUSH HERITAGE PARK

Located just north of Highway 7 on the west side of Bathurst Street, Sugarbush is the go-to local place for escaping into nature. Among the several kilometres of tree-lined walking trails, there is a community-run group of gardens, parking, and an open field for general recreation.

91 THORNHILL WOODS DRIVE



10 UPLANDS GOLF & SKI CLUB

Located south of Highway 407 between Yonge and Bathurst Streets, Uplands offers a nine hole golf course and charming ski slopes, with hills averaging 1000 feet in length. It's a great place to hit the links or learn how to ski and snowboard from certified instructors.

46 UPLANDS AVENUE
GOLFNORTH.CA/UPLANDS | 1.888.833.8787



4 WHAT A BAGEL

Just across the street from Boulevard at The Thornhill you will find What A Bagel, makers of some of the finest bagels and pastries in the GTA. It's more than just cream cheese, though – delicious sandwiches, catering platters, and all your other bakery cravings, all made in-store.

8010 BATHURST STREET, UNIT 1
WHATABAGEL.COM | 905.707.0044

*Due to the current Ontario stay-at-home order, some or all of these businesses may not be operating or are maintaining reduced hours. Please call or visit their website for more detailed information.



Whether you walk to dinner or stroll with a warm drink, you're always close to home.



Location map

SCHOOLS

- Ventura Park Public School
- Westmount Collegiate Institute
- Rosedale Heights Public School
- Wilshire Elementary School
- Brownridge Public School
- St. Elizabeth Catholic High School
- Humber College North Campus
- York University Keele Campus

RECREATION

- Richmond Hill Golf Club
- Uplands Golf & Ski Club
- GoodLife Fitness Thornhill
- The Thornhill Club
- Fit For Life Group
- Yonge North Recreation Centre

GAS STATIONS

- Shell
- Esso
- Petro Canada
- Husky

TRANSPORTATION

- Langstaff GO
- Finch Station
- VIVA Go

COMMUNITY

- Schwartz/Reisman Centre
- North Thornhill Community Centre
- Rosemount Community Centre
- Thornhill Village Library
- Thornhill Community Centre
- Dufferin Clark Community Centre
- Yorkview Daycare Centre
- Patricia Kemp Community Centre
- Beth Chabad Israeli Community

HIGHWAY

RESTAURANTS

- Stonefire Bar & Grill
- Yummy Grill
- What A Bagel
- Marble Slab
- Bagel World
- Mezza Notte Trattoria
- Cynthia's Chinese Restaurant
- Starbucks
- Cora Breakfast
- Congee Wong Thornhill
- Kuu Sushi
- Bombay Touch
- Halibut House Fish and Chips
- Maple Sushi
- Frilu
- Ramona's Kitchen
- Me Va Me
- Dante's Pizzeria
- The Octagon

GROCERY

- Organic Garage
- T&T Supermarket
- York Farmers Market
- Longo's Bayview
- Sobeys
- FreshCo
- Galleria Supermarket
- No Frills
- Nortown Foods

BANKS

- RBC
- TD
- CIBC
- Scotiabank
- HSBC

PARKS

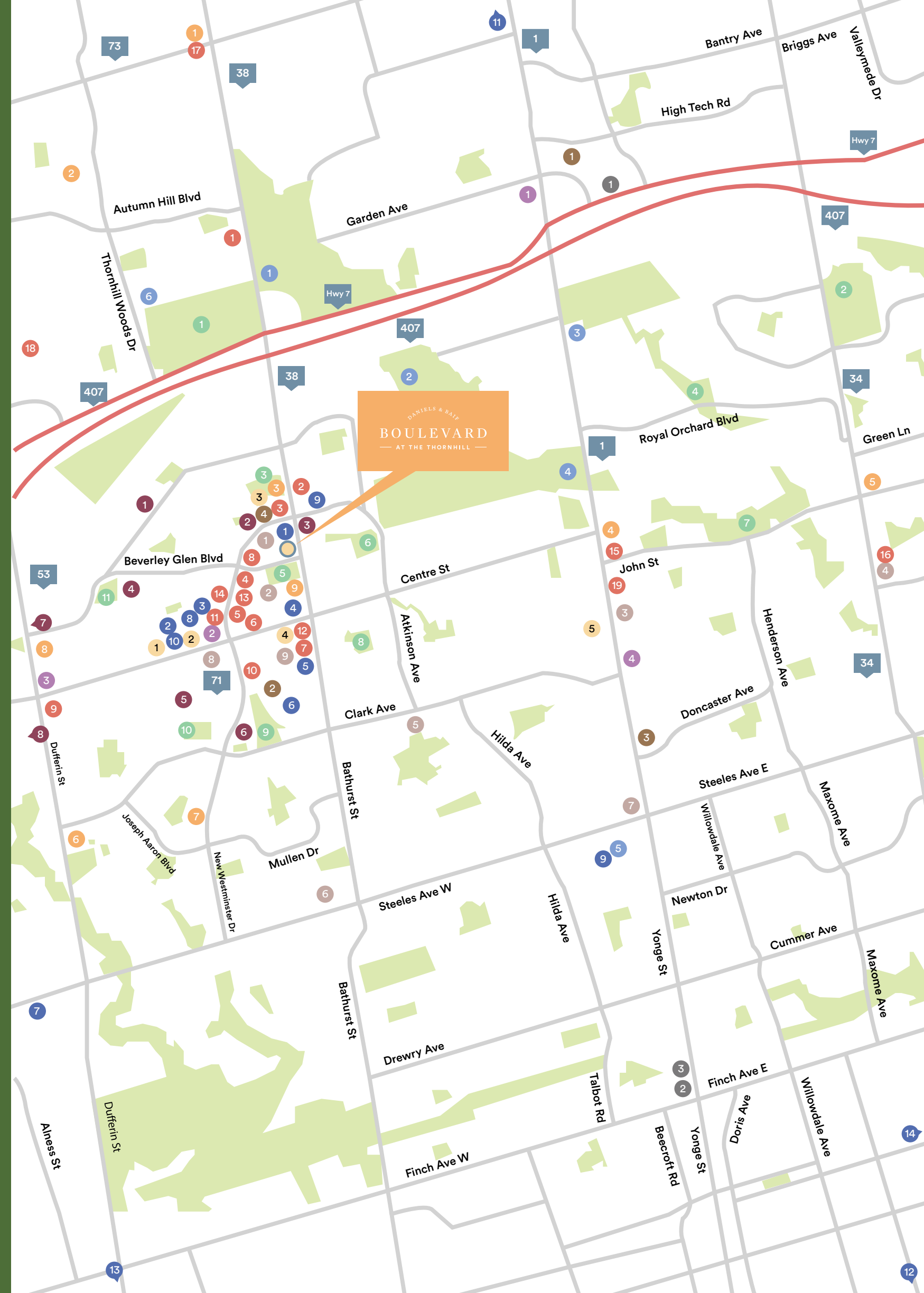
- Sugarbush Heritage Park
- Bayview Reservoir Park
- Bathurst District Park
- Royal Orchard Park
- Thornhill Green Park
- Rosedale North Park
- Pomona Mills Park
- Bathurst Estates Park
- Pierre Elliot Trudeau Park
- Promenade Green Park
- Beverley Glen Park

SHOPPING

- Shoppers Drug Mart
- The Beer Store
- HomeSense
- Walmart Thornhill Supercentre
- LCBO
- Promenade Mall
- The Home Depot
- Bulk Barn
- Rosedale Heights Plaza
- SmartCentres Thornhill
- Hillcrest Mall
- Bayview Village Mall
- Yorkdale Mall
- Fairview Mall

ENTERTAINMENT

- SilverCity Richmond Hill
- Imagine Cinemas
- Funland
- City Playhouse Theatre



The complete master-planned community.

Boulevard is the final installment of The Thornhill, a visionary community years in the making, that will make living well a pleasure at Bathurst & Beverley Glen. Residents have access to on-site retail, greenspace, great local amenities like restaurants and shopping, and the opportunity to discover a new landscape of possibilities.





GO STATION

Hop on,



YORK REGION TRANSIT



HIGHWAY ACCESS



VIVA BUS TERMINAL

hop off.



With VIVA's rapid bus network running along Bathurst Street, you'll always have an excuse to leave the car in the parking garage. Dedicated transit lanes and frequent vehicles connect you directly to Finch Station and Vaughan Metropolitan Station on the TTC's Line 1, and to Langstaff GO Station at Yonge and Highway 7.



Boulevard's *nearby* hotspots →

3 min
SHOPPERS
DRUG MART

4 min
ORGANIC
GARAGE

4 min
STARBUCKS

8 min
PROMENADE MALL

3 min
WALMART
SUPERCENTRE

4 min
LCBO



Map is not to scale and is subject to change due to municipal and other regulatory approvals. Illustration is artist's concept. E.&O.E.



BOULEVARD

The final phase *is here.*

Boulevard's offering extends beyond family-sized suites. Residents will enjoy how the indoor and outdoor amenities complement their personal living space and will have exclusive use of a functional party room, modern fitness centre, and large outdoor terrace, in addition to an abundance of shared lifestyle amenities throughout The Thornhill community.

More than 4,500 square feet of new commercial retail along Bathurst Street will provide shopping solutions just steps from Boulevard's front doors, making running errands a simple activity where driving is optional.

EXTERIOR NORTH
CONDOMINIUM

Boulevard has what you need & desire.

The amenities at Boulevard are thoughtfully chosen to complement your lifestyle. From the Pet Wash to the Party Room, each element serves as an extension of your living space, filling your everyday with convenience and opportunity. You can access the Fitness Zone, Active or Quiet Lounges and the outdoor areas are all just steps from your suite's front door.





The ground-level Shared Courtyard makes for a casual area to chat with friends and family in between errands or grabbing dinner at a local restaurant.

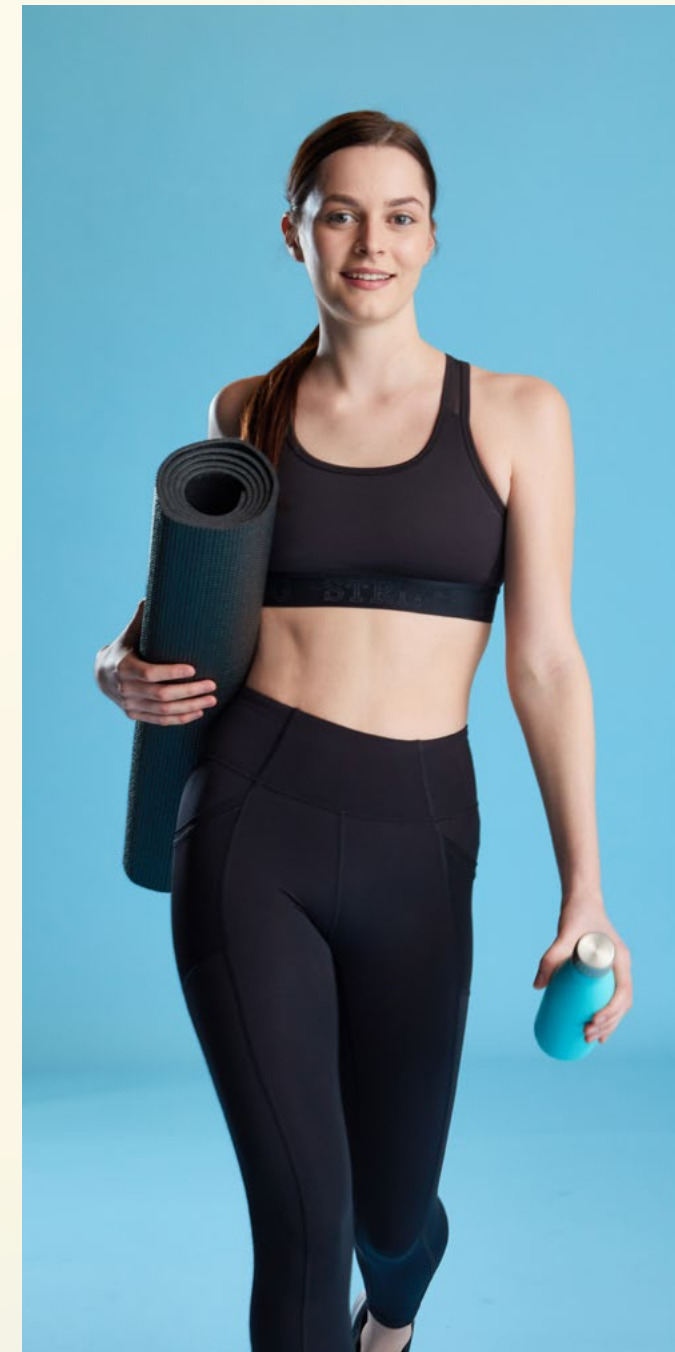


AMENITIES

An array of amenities, *inside and out.*

At Boulevard you will have access to shared amenity spaces throughout The Thornhill master-planned community, including the large indoor gymnasium that features a half-sized basketball court for playing pick-up games with friends or practicing your jump shot. The tranquil Community Garden provides residents with the opportunity to hone their green thumb while growing plants and flowers. The Dog Run is a fun place for your furry friend to get outside and socialize with other dogs while burning off some energy.

These amenities allow you to extend your living space beyond your suite, letting you to enjoy a variety of experiences and opportunities, all at home.





Boulevard's lobby is designed to be a modern yet elegant introduction to the final piece of The Thornhill community. The feeling is welcoming with an aesthetic edge that says no details were overlooked.



Find peace with a good book in the Quiet Lounge as the sun's gentle rays peak through the beams of the outdoor pergola.



*The right spaces
for the moments
you'll cherish
forever.*



Venture to the Active, Co-work Lounge for a board game, or brainstorm session, while you enjoy the view of the connected outdoor seating area.



If you need to mix work and your homelife, do it in style. Boulevard's Meeting Room replicates the atmosphere of an office boardroom with furniture and technology ready to meet your needs.





PARTY ROOM

The Party Room located on Boulevard's ground floor comes fully-equipped with a catering kitchen, allowing you to extend your living space. Book it for your next big gathering with family or friends — whether it's a lively get together

or an intimate celebration — so you can host with confidence! The fully-accessible outdoor terrace is equipped with barbecues and complements the spacious indoor area when you wish to host under the sun in the combined lounge and dining area.

Set aside some time in the fully-equipped Fitness Zone to work on your cardio or take on a new personal yoga practice. Whether you want to bike, run, or lift weights in the Tone Zone, there is modern, innovative equipment and options for residents of all ages and activity levels!



The Outdoor Terraces at Boulevard offer a host of options for residents, including the Calisthenics Zone, a set of stationary fitness equipment that lets you stay fit under the sun and the bookable lounge and dining area, which is perfect for hosting friends or family for dinner. For the young and young at heart, head to the play area that features rubber flooring for enhanced safety.



Tend to plants while *enjoying* personal growth.

The Greenhouse is a shared amenity of The Thornhill master-planned community. In addition to providing an opportunity to grow plants, vegetables, and herbs, it serves as a social meeting point for residents to come together, be active, and feel connected to the earth. Gardening is a proven method of stress-relief, and it's important for people to have an outlet where they can feel productive and give back to the community.

The attached Dog Run is the perfect spot to let your furry friend take a stroll and make some friends of their own.



GREENHOUSE, GARDENING PLOTS, AND DOG RUN

SUITES

Spacious
suites makes
working from home
a pleasure.





The ground floor suites at Boulevard are designed with a spacious and inviting entrance where you can greet guests and meet friends before heading out for a bite at a local restaurant or café. Thoughtful outdoor design and meticulous landscaping are staples of The Thornhill master-planned community.

Functional and thoughtful suite designs awaits residents in livable spaces filled with warm, natural light. A focus on craftsmanship and quality finishes create a timeless presentation, with contemporary elements that round off suites, letting you enjoy the comforts and conveniences of your new life at Boulevard.



Your personal oasis awaits at Boulevard.



Take in the eye-catching tree canopy of South Thornhill from your suite at Boulevard. Panoramic views are a perk of living in this master-planned community at Bathurst & Beverley Glen.



EXTERIOR TERRACE
SOUTH CONDOMINIUM – THE HARRIS

FEATURES & FINISHES

Functional designs with thoughtful details to define your space.

A variety of features and finishes adorn your suite with elements that define timeless and dedicated craftsmanship. You will enjoy the confidence and comfort in your home as you settle into life on the Boulevard.

- Spacious 9 ft. ceiling heights in principal rooms
- Contemporary 4" baseboards
- Modern laminate flooring
- Kitchens feature sleek quartz countertops, contemporary tile backsplash, custom-designed cabinetry with integrated lighting and soft-close hardware, spacious kitchen island or peninsula with quartz countertops and dining accommodations, and premium appliances
- Bathrooms feature porcelain tiles, sophisticated stand-alone deep soaker tub, and modern clear tempered framed glass shower stalls
- Convenient underground parking with security cameras and two-way voice communication to Concierge or monitoring station



LIVING ROOM / KITCHEN
SOUTH CONDOMINIUM - THE MILNE



Urban Agricultural Commitment.

We work hard to incorporate urban agriculture opportunities into our new home communities where possible. Providing everything from community gardening plots and edible landscaping to container balcony gardening and even farmers' markets.

Boulevard will showcase our commitment to an environmentally sustainable and healthy lifestyle with a greenhouse and an array of gardening plots, where you'll be able to practice your green thumb.

Residents can come together to help maintain one another's plots, or share in homegrown vegetables, herbs, tips and tricks.

Urban agriculture is a wonderful way for residents to come together, establish a deeper sense of community, and connect to the earth in an interactive way.

The Daniels Corporation in partnership with Baif Developments have come together to bring the vision for Boulevard to fruition. With a long track record of building success and the development of mixed-use, master-planned communities across the GTA, Daniels and Baif are jointly committed to The Thornhill master-planned community as a new benchmark for connected urban living in South Vaughan.

About The Daniels Corporation



37 YEARS & BUILDING STRONG

The Daniels Corporation builds with a passion for creating vibrant communities in every sense of the word.

Daniels looks beyond the bricks and mortar, including social, cultural and economic infrastructures that will create a unique sense of place. This commitment has been an integral part of Daniels' corporate philosophy for over 37 years.

Daniels has built more than 30,000 award-winning homes and apartments, within master-planned, mixed-use communities, commercial and retail spaces, and has earned its standing as one of Canada's largest and pre-eminent builders/developers. Company founder John H. Daniels is a towering figure of the North American real estate industry. In a career that has spanned over 50 years, the former Chairman and CEO of Cadillac Fairview Development Corporation has left an indelible mark on the quality of the places in which people live, work, play, create and shop.

OUR APPROACH

Led by company President and CEO Mitchell Cohen and a creative team of visionary professionals, The Daniels Corporation's integration of residential and commercial divisions results in a stable turnkey operation, which earns the company a high level of industry and public trust. Daniels plans, designs, develops, builds, and manages all residential and commercial properties inhouse, enabling the ultimate in quality control and streamlined service. In essence, Daniels is an all-inclusive service provider – a company dedicated to seeing each project through to construction completion and beyond.

INNOVATION IN MASTER-PLANNING

Daniels transforms underutilized land into sought-after masterplanned communities that include residential, name-brand retail and commercial opportunities. Daniels' land-use planning is based on the principle of integration into the existing urban fabric, creating neighbourhoods that fit seamlessly into their

surroundings, providing a broad customer base of homebuyers, retailers and commercial businesses. For example, Daniels is partnering with Toronto Community Housing to revitalize 53 of the 69-acre Regent Park in Toronto's Downtown East, which is being looked at around the world as the gold standard by which challenged urban neighbourhoods can be re-imagined as healthy, sustainable communities. Daniels also partnered with renowned filmmaker Ivan Reitman to build TIFF Bell Lightbox, an international destination for the world of film. In addition to the iconic home of the Toronto International Film Festival, this mixed-use development includes restaurants, ground floor retail, a commercial parking garage and the 44-storey Festival Tower Residence. Daniels has also created iconic neighbourhoods throughout the GTA, providing residential, retail and commercial services within their Daniels Waterfront-City of the Arts, NY Towers and HighPark Condominium communities in Toronto, as well as Daniels City Centre and Daniels Erin Mills communities in Mississauga.

BUILDING FOR EVERYONE

Dedicated to upholding a "people-first" philosophy, Daniels has long been a champion of affordable rental and ownership housing, and has built 3,600 affordable rental-housing units under several government programs. Daniels was the first developer to offer purpose-built rental housing in the Greater Toronto Area in 26 years through its Gateway Rental portfolio. In partnership with Sun Life Financial, Daniels is currently building a market rental building as part of its Daniels Erin Mills community in Mississauga. Daniels FirstHome™ communities across the GTA provide quality-built residences priced within the reach of first-time buyers, and at selected communities, Daniels is building seniors housing with Amica Mature Lifestyles Inc. On the commercial end of the spectrum, Daniels creates outstanding business opportunities for national brand companies as well as grassroots not-for-profit organizations. Over the past 37 years, Daniels has embraced financial and hands-on generosity toward a number of charities and nonprofit organizations, including Second Harvest, Eva's Initiatives, Habitat for Humanity, and Covenant House Toronto.

WEAVING ARTS AND CULTURE INTO THE COMMUNITY FABRIC

Daniels has consistently demonstrated the value of embedding arts and culture into the fabric of new communities. In Regent Park, Daniels partnered with Artscape, Toronto Community Housing and members of the local community to create Daniels Spectrum – a 60,000 square-foot cultural hub. Setting Daniels apart even further, the company has established an art procurement program that identifies and purchases art from local and emerging artists for residential and commercial lobbies and amenity spaces, thus contributing enormously to the area's economic development.

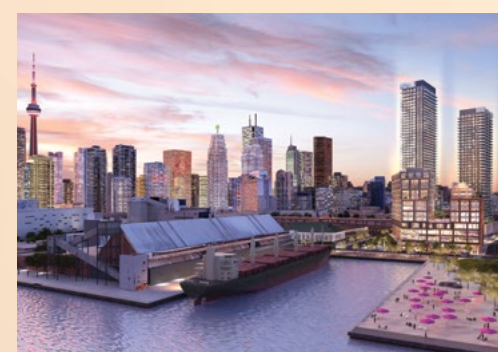
SUSTAINABILITY

Long before "green" became an industry buzzword, The Daniels Corporation took a proactive approach to protecting the environment through innovation in its construction techniques. Daniels continues to build for efficiency and environmental sustainability through standards beyond the Ontario Building Code, and in some cases, to LEED Gold certification. Within the Canadian building industry, Daniels is also leading the urban food revolution through trailblazing urban agriculture initiatives that incorporate farmers' markets and urban allotment gardens into its residential communities.

Daniels
love where you live™



CF TORONTO EATON CENTRE



DANIELS WATERFRONT-CITY OF THE ARTS, TORONTO



ARC CONDOMINIUMS, ERIN MILLS



DANIELS SPECTRUM, TORONTO'S REGENT PARK



DANIELS FIRSTHOME™ COMMUNITIES, ACROSS THE GTA



About Baif Developments

Baif Developments is a fully-integrated real estate development company founded by builders Sandy Hofstedter and Simon Minz in the early 1960s. Since its inception, Baif has built, through its homebuilding arms, over 20,000 new homes and executed both urban communities—like the original assembly and development of the Yonge-Eglinton Centre, one of Toronto's first large-scale, mixed-use projects—and significant new suburban communities throughout the surrounding regions of the GTA.

A prominent community builder of masterplanned home developments in Richmond Hill, Vaughan, Newmarket, Oakville, Toronto, Whitby, Mississauga, Markham, and Brampton, Baif continues to make a lasting impact on the landscape of the GTA.

The principals of Baif are known as thoughtful, forwardthinking developers who work collaboratively with municipalities to create outstanding communities.

Those who have chosen to invest in these neighbourhoods continue to enjoy lasting value. Baif is proud to be partnering with The Daniels Corporation for their next project, a master-planned community, coming to South Thornhill.



THE VILLAS OF LINDENWOOD, RICHMOND HILL



MONCREST TOWERS, TORONTO



4000 YONGE STREET, TORONTO



DON HEAD VILLAGE, RICHMOND HILL



SUMMERHILL WOODS, NEWMARKET



WYNFORD HEIGHTS CRESCENT, TORONTO



OAK KNOLL, RICHMOND HILL

**Feels just like
home.**
**It's time to arrive
*at Boulevard.***

