



WESTBEND
RESIDENCES *Bloor & High Park*

Days like this.



Nestled between The Junction and Roncy is a unique neighbourhood, humming with creativity and energy. Set against the backdrop of a verdant oasis, it's the curator of all things cool and eclectic. Here lively Bloor Street meets a restful High Park. Transit criss-crosses the landscape. Indie coffee shops, chic restaurants and artsy stores weave a sensory web of rich experiences. Here laughter lingers. Evenings are delightful and long days in the park are an everyday thing.

WELCOME TO WESTBEND RESIDENCES



THE BUILDING

A product
of its surrounding.

LINEAR YET LAYERED

An engaging introduction to a one-of-a-kind neighbourhood, Westbend is uniquely of its place. Designed to complement the community where it rises, its crisp architecture is modern yet timeless. Dressed in bricks and moody metal. And a distinctive flash of copper, the building imbibes its eclectic surroundings. An elegant composition of clean lines and warm materiality, its form maximizes breathtaking views of Lake Ontario, High Park and the city skyline. With every detail considered, Westbend is a thoughtful architectural response.





Illustration is artist's impression.



Here, joyful moments unfold readily.
Leafy tree-lined streets invite long walks.
A breath of fresh air.
Fresh flowers from the corner store
colour the everyday.





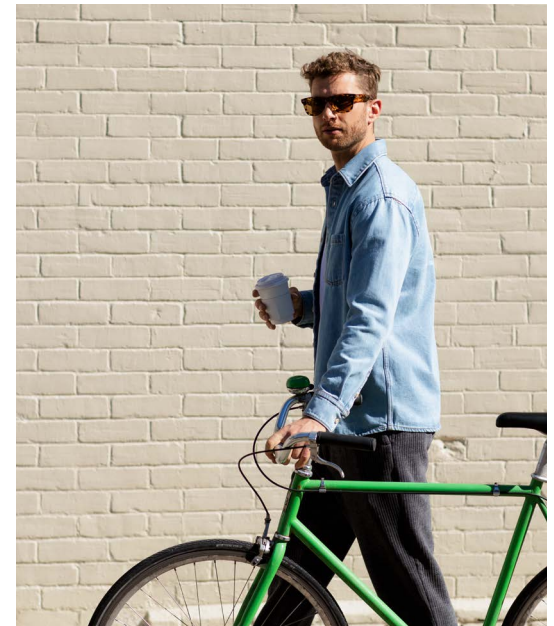
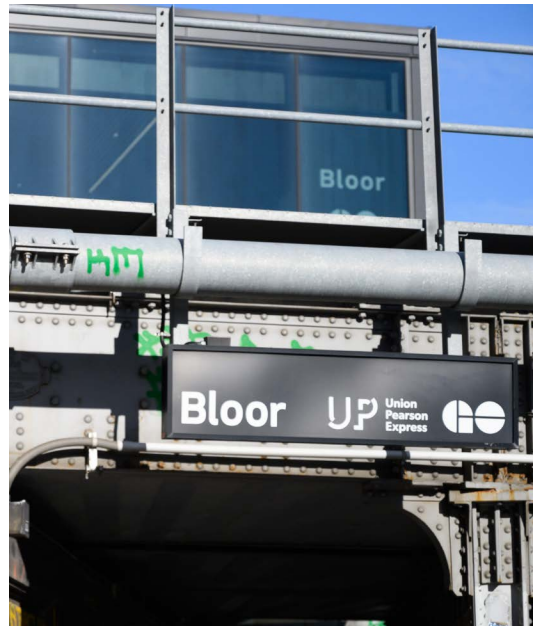
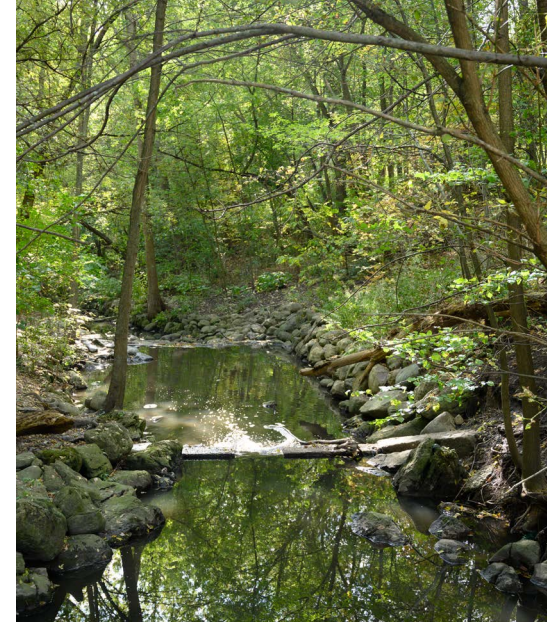
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THE NEIGHBOURHOOD

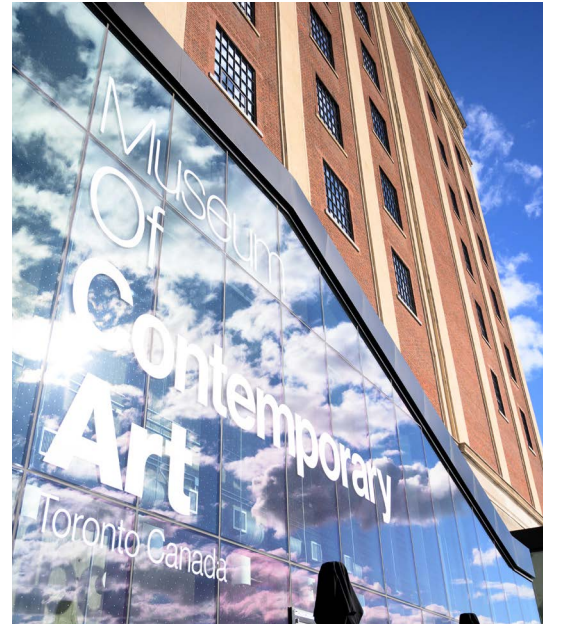
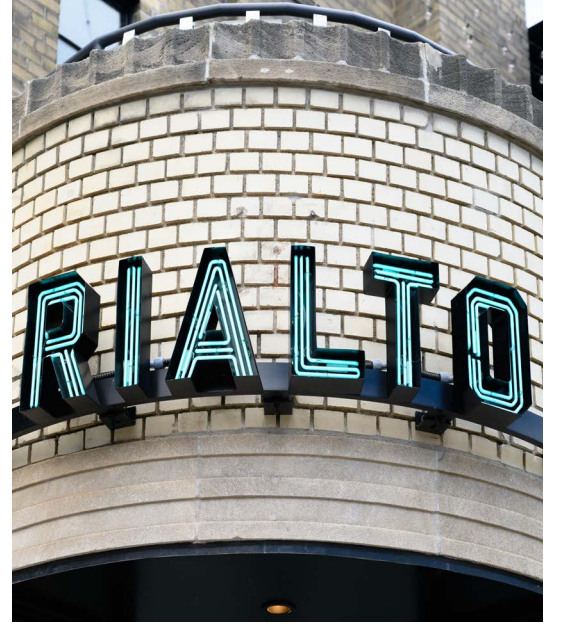
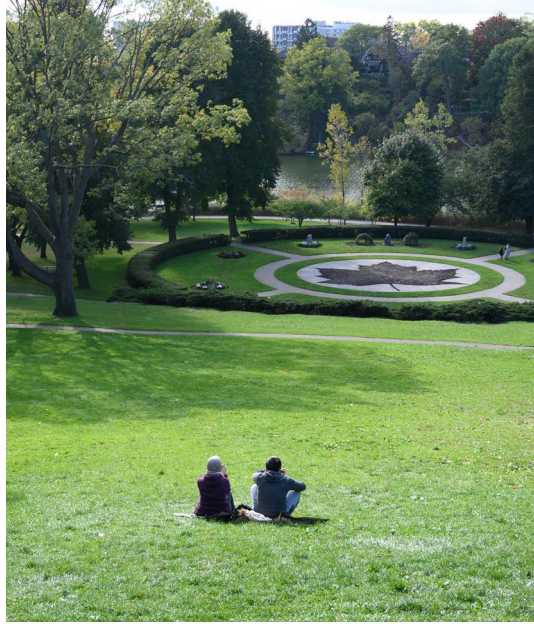
Westbend sits amid abundance. Just steps from High Park, there's a soothing escape right at your doorstep. And so are excitement and adventure. A stone's throw from numerous transit options, TTC, GO, and UP Express, the city and beyond are yours to explore. Surrounded by trendy indie stores, cozy cafes, and perfectly fabulous restaurants serving everything from khao soi to tacos, rich experiences are a mainstay of this vibrant and culturally textured neighbourhood. These infinite lifestyle options, the glorious contradictions of energy and tranquility living side by side allow for a life where special moments are commonplace.

In a world
of plenty.





Discover your park.
Its groves of trees and twisted trails.
And a pacific pond that mirrors the light.
Slow down. Relax. Hit pause.
Lose yourself in its verdant lap.



**WESTBEND
NEIGHBOURHOOD GUIDE**

TRANSIT

Bloor GO Station
UP Express Bloor Station
Dundas West Station
(subway, streetcar, bus)
Keele Station
(subway, bus)

PARKS

1. Campbell Park
2. Dufferin Grove Park
3. High Park
4. Lithuania Park
5. Ravina Gardens
6. Sorauren Avenue Park
7. West Toronto Railpath

FOOD & DRINK

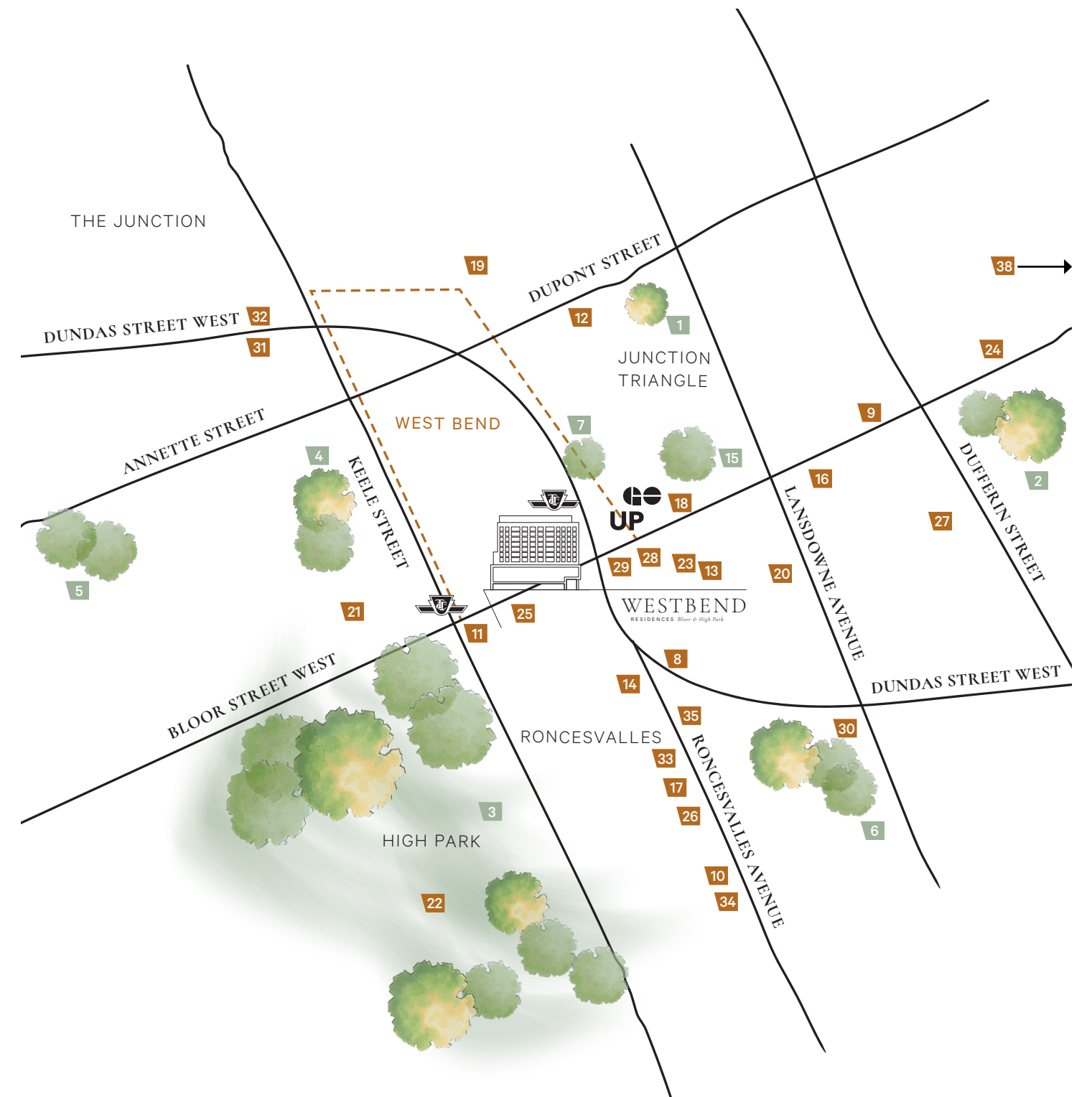
8. Bandit Brewery
9. Burdock Brewery
10. Cherry Bomb Coffee
11. Cosette Coffee
12. Defina Wood Fired
13. Henderson Brewing Co.
14. La Cubana
15. Propeller Coffee
16. Sugo
17. Sushi On Roncy
18. The Gaslight

RECREATION & LEISURE

19. Alison Milne Co.
20. Clint Roenisch Gallery
21. High Park Athletic Club
22. High Park Zoo
23. Museum of Contemporary Art Toronto (MOCA)
24. Paradise Theatre
25. Soul Fuel Fitness

SHOPPING & SERVICES

26. 313 Design Market
27. Dufferin Mall
28. LCBO
29. Loblaws
30. Mike's No Frills
31. Rabba Fine Foods
32. RBC Royal Bank
33. Scout
34. Willem & Jools Flowers
35. Likely General
36. Garden Foods
37. Sobeys
38. Village Market



An electric evening.
Charged with laughter.
More feeling. More fun.



THE AMENITIES

The best part.

RELAX. RECHARGE. REJOICE.

Engaging. Relaxing. And wonderfully convenient.
Westbend Residences is a sum of many pleasures.
Its thoughtful amenities provide for a soul-caressing experience.
Handsomely layered, dressed in richly textured furnishings
and accented with warm natural materials and ceramic details,
the interiors are chic and inherently comfortable.
Open, inclusive spaces designed to serve every element
of your day, be it work, play, exercise or relaxation.



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Call it your home office, design studio, or collaboration pod, the Co-working Lounge has your work-life all sorted. And the adjoining Social Lounge is the perfect break-out zone. Stylish and eclectic, it's a great place to take a breather over a relaxing cup of tea, or exchange notes with like minds.



Illustration is artist's impression.

Prioritizing wellness, Westbend's fully equipped Fitness Centre, Yoga Studio and rooftop Meditation Deck will do wonders for your physical and mental well-being.



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Perched above the treetops, the rooftop Social Lounge and Entertainment Lounge are showstoppers. Crowned with spectacular views of the glistening lake, the verdant canopy of High Park, and inspiring cityscape, they present a wonderful stage to up your hosting game, be it an elegant dinner or a laid-back lunch.



The Rooftop Terrace is the ultimate chill zone. Here you can fire up the BBQ and invite friends for alfresco meals on warm summer days. Soak in the rays, stargaze or be wowed by the breathtaking views. With an Outdoor Lounge, Dining Space with BBQs, a secluded Meditation Deck and a community Games Area, it's the perfect escape.



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GROUND LEVEL
AMENITY

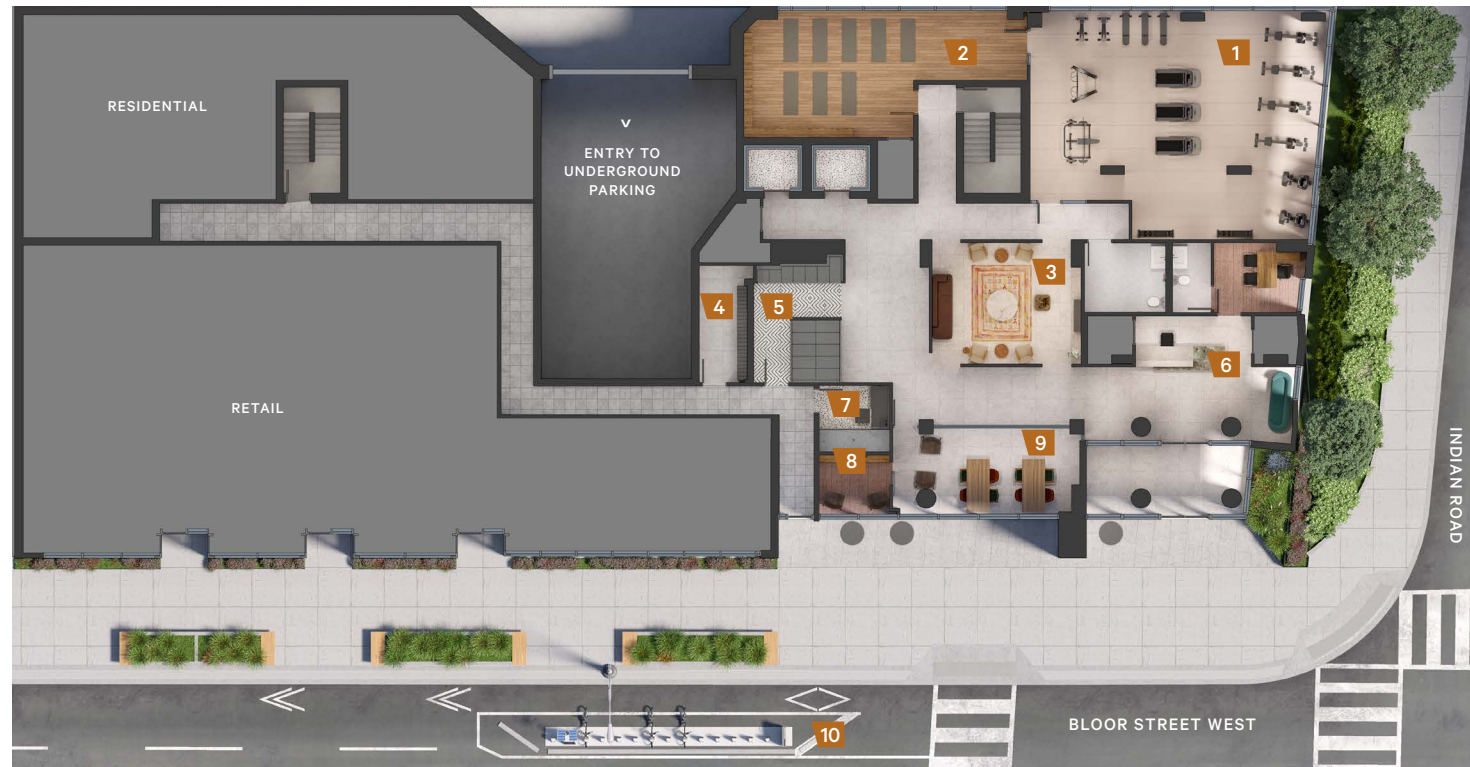


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- 1. Fitness Centre
- 2. Yoga Studio
- 3. Social Lounge
- 4. Mailroom
- 5. Automated Parcel Storage
- 6. Concierge
- 7. Pet Spa
- 8. Private Media Lounge
- 9. Community Co-Working Space
- 10. Bike Share Toronto

ROOFTOP
AMENITY



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- 1. Community Games Area
- 2. Shaded Lounge Space
- 3. Dining/Social Lounge
- 4. Entertainment Lounge
- 5. Meditation Deck
- 6. BBQ/Dining Area
- 7. Co-Working Space
- 8. Fireside Lounge



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THE SUITES

All the feels.

HOME

With form and function considered in equal measure, every suite at Westbend is meticulously proportioned and designed to provide the best living experience. The bright and airy open concept living space makes every day delightful. Floor-to-ceiling windows invite natural light while expansive balconies usher the indoors out. The kitchen, with its designer-selected cabinetry, modern stainless steel appliances, and quartz countertops, is efficiently designed for culinary ease and effortless living. And when it's time to unwind, the spa-inspired baths soothe your senses. Everything considered, your Westbend home is easy on your soul.



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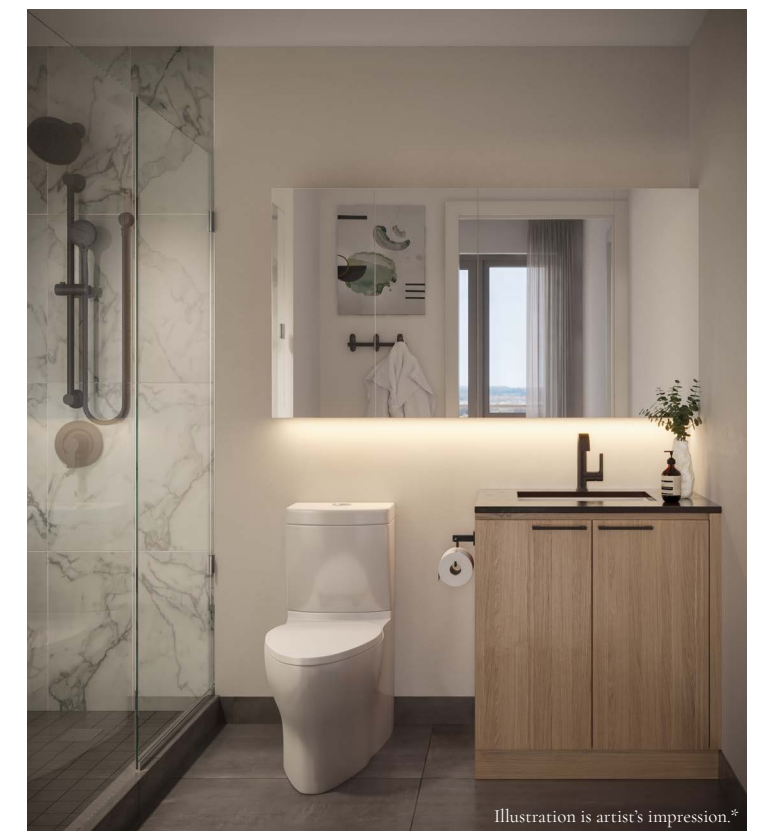


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The Mattamy Story.

Excitement is building in the GTA. For over four decades, Mattamy Homes has honed its skills and refined its craft. The company has had the privilege of building homes for over 100,000 families, while quietly growing its world-class condominium portfolio.

Now, Mattamy is expanding its focus and increasing its urban presence. It continues to evolve and grow the high-rise multi-family business while continually improving and applying the same customer-first thinking, passion, and attention to detail our homeowners expect from the Mattamy name.

Mattamy Homes builds responsibly, thoughtfully and innovatively, changing the landscape of condominium buildings as we know. What started as a simple idea to design homes for how people live has made it the largest privately-owned homebuilder in North America, and the company genuinely believes that the best is yet to come.

PAST PROJECTS



ARCHITECT + INTERIOR DESIGN:

BDP QUADRANGLE

BDP Quadrangle is one of Canada's leading architecture, design and urbanism practices. Based in Toronto, Canada, its design portfolio features the full spectrum of the built environment, including mixed-use, residential, workplace, retail, transit, media environments, education and health.

LANDSCAPE ARCHITECTS:

FERRIS + ASSOCIATES INC.

Ferris + Associates provide a full range of services in landscape architecture, urban design and site development. In business for more than thirty-five years, its innovative design solutions have shaped many downtown Toronto landmark locations. Committed to providing excellence, the firm has a proven track record for implementing large-scale landscape architectural projects for both private and public sector clients.

BRANDING:

L.A. INC.

L.A. is one of North America's foremost companies specializing in branding, marketing and communications for real estate developments. Inspired by its motto, 'creativity is the only advantage,' the Toronto-based firm has created memorable brands and award-winning marketing programs for developments across Canada and the United States.

SALES:

MILBORNE REAL ESTATE INC.

Milborne is one of Canada's leading real estate brokerage firms. The company has successfully sold over 125,000 residential units in over 740 developments in Toronto, where they are headquartered, and throughout North America. This achievement represents over \$35 billion in sales. Milborne has an industry-wide reputation as being the dominant force in Canadian sales and marketing of urban and resort condominiums and communities, residential/hotel condominiums and commercial condominiums.