



**THE
CLOVE**



THE CLOVE



A NEW URBAN VILLAGE COMES TO LIFE IN ETOBICOKE

An Etobicoke legacy, reimagined. An animated hub of urban energy and exhilarating experiences. A love letter to a community and the diverse individuals that make it move. This is The Clove.

Cloverdale sets the scene for an ever-evolving community that mirrors the personal growth of its residents. Drawing infinite inspiration from the community's storied legacy of shared experiences, The Clove is designed to underscore the vital connections that inspire a community to flourish today, tomorrow and well into the future.

So, to the restless creators, uncompromising achievers and experience-hungry originals, welcome home. Welcome to The Clove.

All renderings, landscaping and images are Artist's Concept Only. Images depicted in Site Plan including schools, future residential, parks, and such other specifications are subject to change based on final approval from Government Authorities. Dimensions and locations not to scale. Mattamy Homes assumes no liability for inaccuracies, errors or omissions in the Site Plan as depicted. E. & O.E.

Cloverdale[®]



A ONCE IN A GENERATION MASTER- PLANNED COMMUNITY

Cloverdale's Visionary Urban Master Plan

Since opening its doors in 1956, Cloverdale Mall has served as an important gathering space for Etobicoke residents and visitors. The master-planned redevelopment of Cloverdale Mall will elevate this historic place into the city's new invigorating west gateway, providing an innovative, dynamic and sustainable mixed-use community, brimming with opportunities to work, live, shop and play. Reimagined as an enduring destination for public amenities, retail, arts, culture and residences, Cloverdale will continue its legacy as an inspiring urban hub for generations to come.

A BOLD COMMUNITY VISION

Life at The Clove

As the first project of Cloverdale's redevelopment, The Clove is truly a walkable mixed-use community. This transformative neighbourhood revels in its impressive blend of convenient access, elevated leisure and urban excitement. Designed to feel both familiar and novel, lively and safe, fully developed and close-knit, The Clove puts vitality at the heart of the community, inspiring and inviting all to benefit and enjoy.



COMMUNITY HIGHLIGHTS

- A dynamic **32-acre** community
- **9+ acres** of vibrant public space
- **3+ acres** of invigorating greenspace
- An interconnected community trail system
- **180,000 sq ft** of diverse new retail
- **23,000+ sq ft** of lively communal amenities
- **4 min** to Kipling Transit Hub with access to GO Transit, TTC Subway and Mi Way
- **1 min** to Dundas St. bus stop

A NEW VISION OF CONNECTED LIVING

The Clove

Built for those who seek the vitality of downtown living with a suburban sense of community, The Clove provides an inspiring, cosmopolitan haven that encourages growth and connection.

A central garden courtyard welcomes you and is wrapped by a 4-storey podium including retail and residential suites, along with a 9-storey mid-rise and a 33-storey tower. While the high-rise tower gracefully terraces down towards the new park to the north, the mid-rise section stretches along Dundas. Together, they serve as a distinct, welcoming landmark to this vibrant urban village.



FUTURE-FORWARD LIVING

Architecture & Design

Inspired by Cloverdale Mall's modern heritage, The Clove features contemporary, textured architecture with a welcoming podium and a standout tower.

The Clove creates a bold urban presence along Dundas Street and adds a graceful, curved shape to enhance the charm of East Mall Crescent. The eye-catching tower enhances the city skyline and gently slopes northward to blend with the nearby neighbourhood. Horizontal ribbons wrap around the tower's corners, contrasting with the strong vertical lines of the lower section, while the lush forecourt adds a welcome touch of nature.

The design aims to energize the new neighborhood and connect with surrounding areas. Distinctive materials like terracotta panels, metal accents and glass work together with continuous canopies and landscaped areas to create vibrant, communal spaces.



Illustration is artist's impression.



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Lobby Entrance
from Dundas St.

Retail Courtyard
from Dundas St.



Illustration is artist's impression.



DISCOVER NEW WAYS TO CONNECT & UNWIND

The Amenities

Immerse yourself in an assortment of inspiring amenities designed to enhance your every aspiration. Venture through The Clove, endlessly exploring one amenity after another before you find the perfect space to suit your mood. Perfect your wellness routine in the Fitness Studio or unleash your creative spirit in the Maker Space before heading up to the Entertainment Kitchen & Dining Area for an intimate dinner party.



PUT YOUR IDEAS INTO PRACTICE

The Maker Space

From passion projects to artistic endeavours, the Maker Space is dedicated to helping you scratch that creative itch. Hone your craft under optimal lighting while your imagination takes full advantage of the spacious desks, leaving behind a literal paper trail of artistry. Or find your voice in the Recording Studio where residents can take their talents to the next level.



GAME ON

The Family & Game Lounge

The Family & Game Lounge is designed to help you stay focused and inspired. A place to beat high scores, discuss series finales, meet deadlines and get lost in a book or two, this communal area provides space for both family-time and me-time.






FIND YOUR STRIDE

The Fitness Studio

Prioritizing health and indulging in self-care have never been easier. Lined with foliage and floor-to-ceiling windows, The Clove's Fitness Studio offers a stunning space that boasts a tranquil, modern finish. Unwind from each day with a rush of endorphins as your body benefits from the yoga space, infrared sauna, weights, cardio and training equipment.





LEVEL UP YOUR PLAY TIME

The Kids Lounge

Designed to let kids be kids, the Kids Lounge provides plenty of space for arts and crafts, games, creativity and endless learning. This stylish playroom also features an outdoor space, ensuring the little ones have more than enough room to let out their energy.



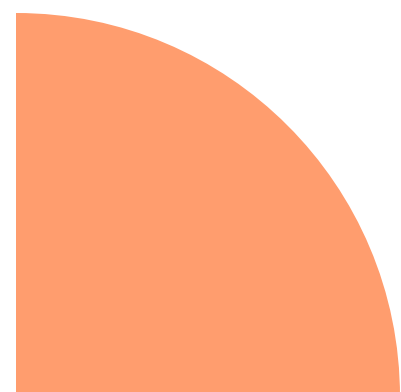


RISE TO EVERY OCCASION

The Entertainment Kitchen & Dining Area

A magnificent extension of your living space, The Clove's Entertainment Kitchen & Dining Area sets the stage for memorable events and unforgettable gatherings. Located on the 2nd floor, next to The Terrace, this beautifully furnished space features an exquisite dining and lounge area, complete with a fully equipped kitchen.





THE SKY'S THE LIMIT

The Terrace

Treat yourself to an intimate retreat, both day and night. Framed by lush greenery and expansive views, The Terrace offers multiple al fresco dining areas, grilling stations and lounge seating. Make an event out of the everyday as you discover the perfect balance between outdoor entertainment and relaxation.

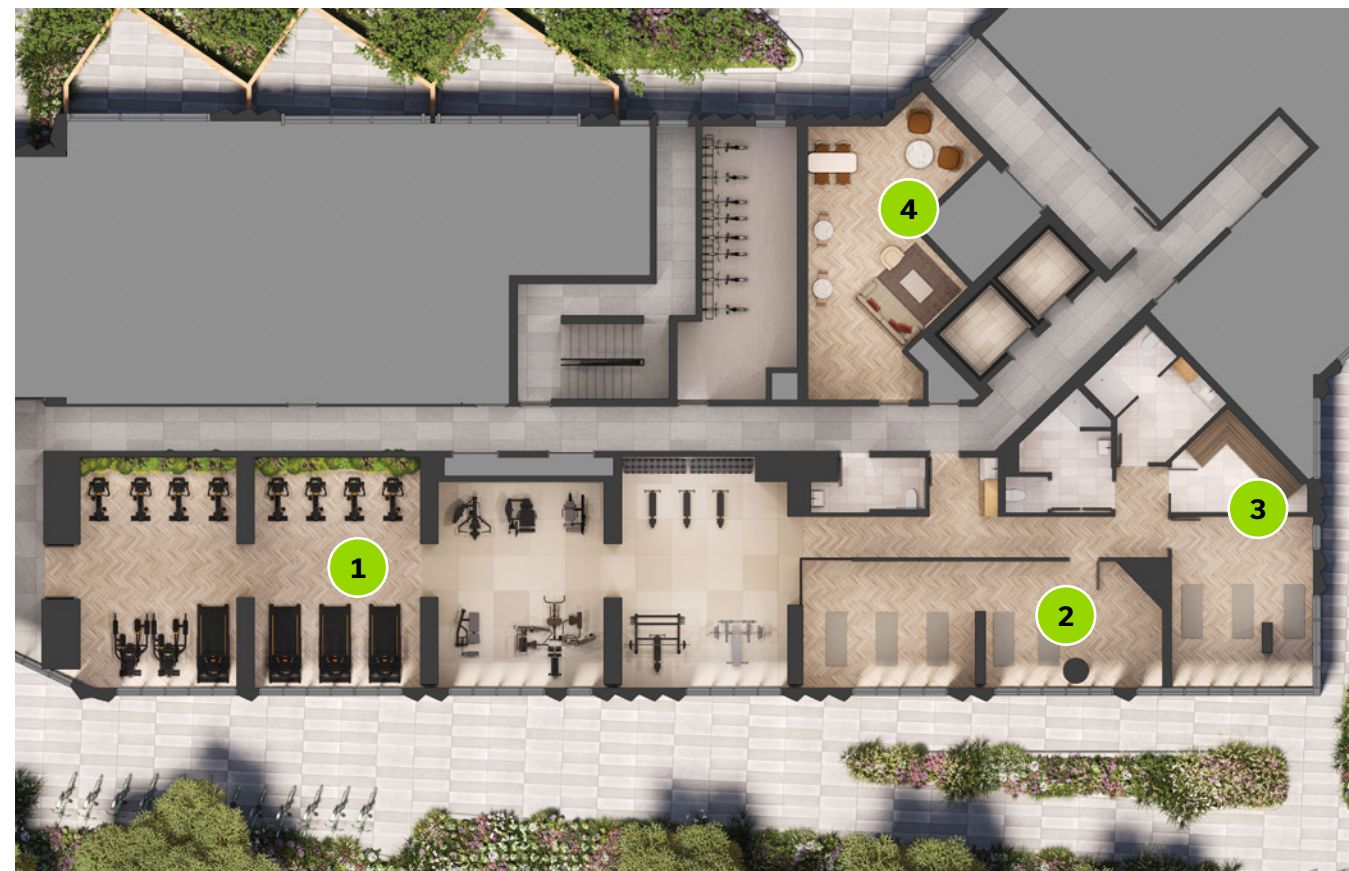




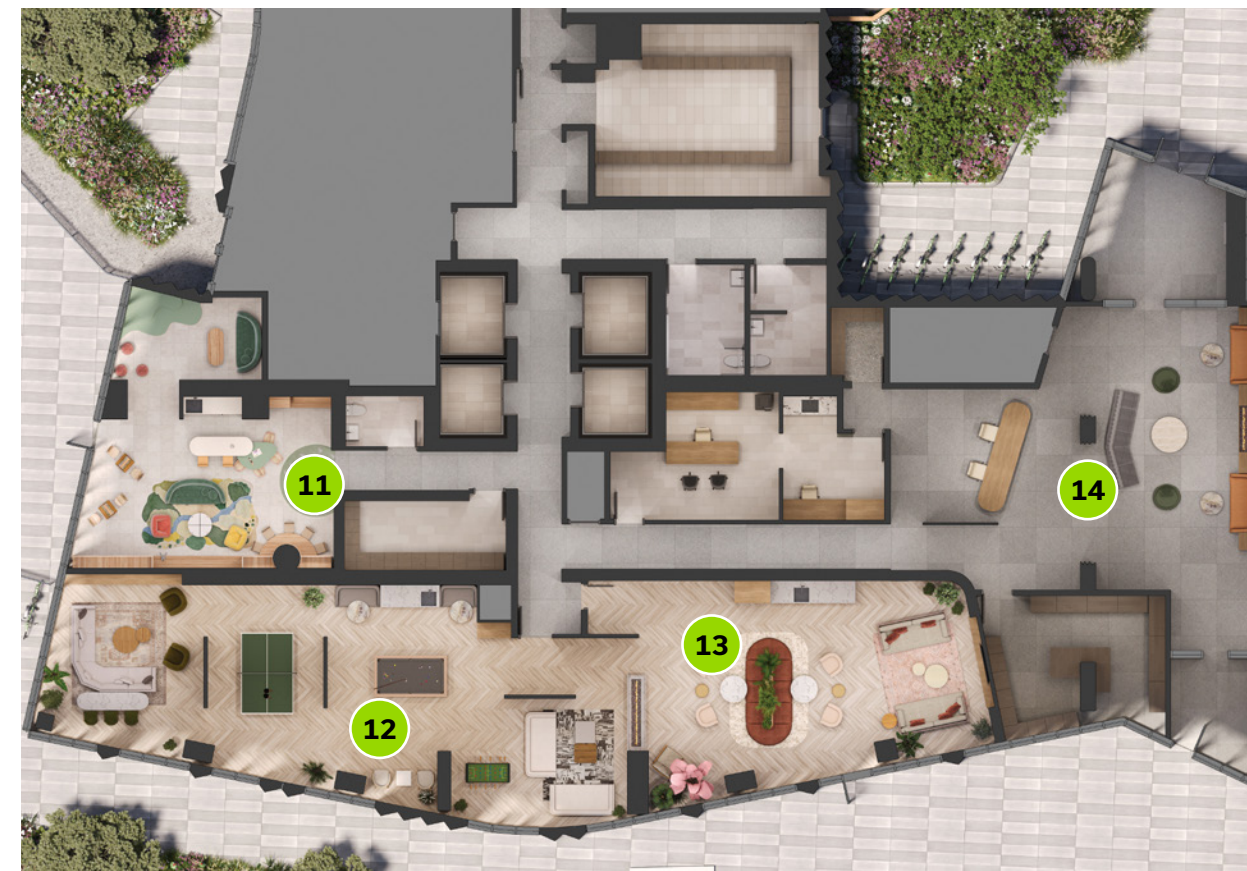
Ground Floor



2nd Floor



Ground Floor



Ground Floor

- 1. Fitness Studio
- 2. Yoga Space
- 3. Infrared Sauna
- 4. Library
- 5. Co-Working Space
- 6. Maker Space
- 7. Entertainment Kitchen
- 8. Dining Room
- 9. Social Lounge
- 10. 2nd Floor Terrace with BBQ
- 11. Kids Lounge
- 12. Games Lounge
- 13. Family Lounge
- 14. Lobby

A NEW URBAN OUTLOOK

The Suites

At The Clove, your everyday routine is enhanced with thoughtfully designed, innovative living areas. From inviting colour palettes and contemporary finishes to in-suite smart home technology, your home is a showcase of modern elegance.



SEAMLESS SUSTAINABLE LIVING

The Clove is designed with seamlessly integrated sustainable and smart home features***, including:



Geothermal Heating & Cooling

This renewable technology uses thermal energy from the ground to provide sustainable* heating and cooling to homes and buildings.



EV Smart Charging

Level 2 EV charging is available at select parking spots.



In-Suite ERV & Heat Pumps

Heat pump systems are more energy efficient than conventional systems** and ERVs (Energy Recovery Ventilators) use less energy by exchanging indoor air with fresh air from outside.



Smart Thermostat

Control your home's heating and cooling with your smartphone.

SMART BUILDING FEATURES



Digital Access Control

This allows you to use your smartphone to:

- Access to the lobby and amenities
- Lock and unlock your suite
- Organize and access your deliveries



Resident Communications App

You'll be able to check the bulletin board for new events and communications, and make amenity reservations directly through the app.



Automated Parcel Lockers

Smart parcel lockers provide a secure place for postal workers to drop off deliveries. You'll receive an automatic notification when your package arrives.

* Sustainability/Sustainable in the context of this display, refers to designing to a higher energy efficiency and lower carbon emissions of a building compared to minimum requirements set by the Ontario Building Code, using typical natural gas boilers and chillers under similar building conditions. The Clove has an estimated energy use reduction of 19% and carbon reduction of 26%. Source for this data was provided by EQ Building Performance in collaboration with Mattamy Homes. Source data are projections only and the parties are not liable if actual amounts differ. This data is based on what management of EQ Building Performance and Mattamy Homes believe are reasonable assumptions. There can be no assurance that such projections will prove accurate and actual results could differ from such projections.
** "Conventional" system refers to in-suite 4-pipe Fan Coil Units. Using in-suite heat pumps shows a 5% energy efficiency improvement, based on historical Mattamy average.
*** "Smart" home features in this context refers to features that improve accessibility and security as it pertains to buildings elements.





Upgrade Bathroom



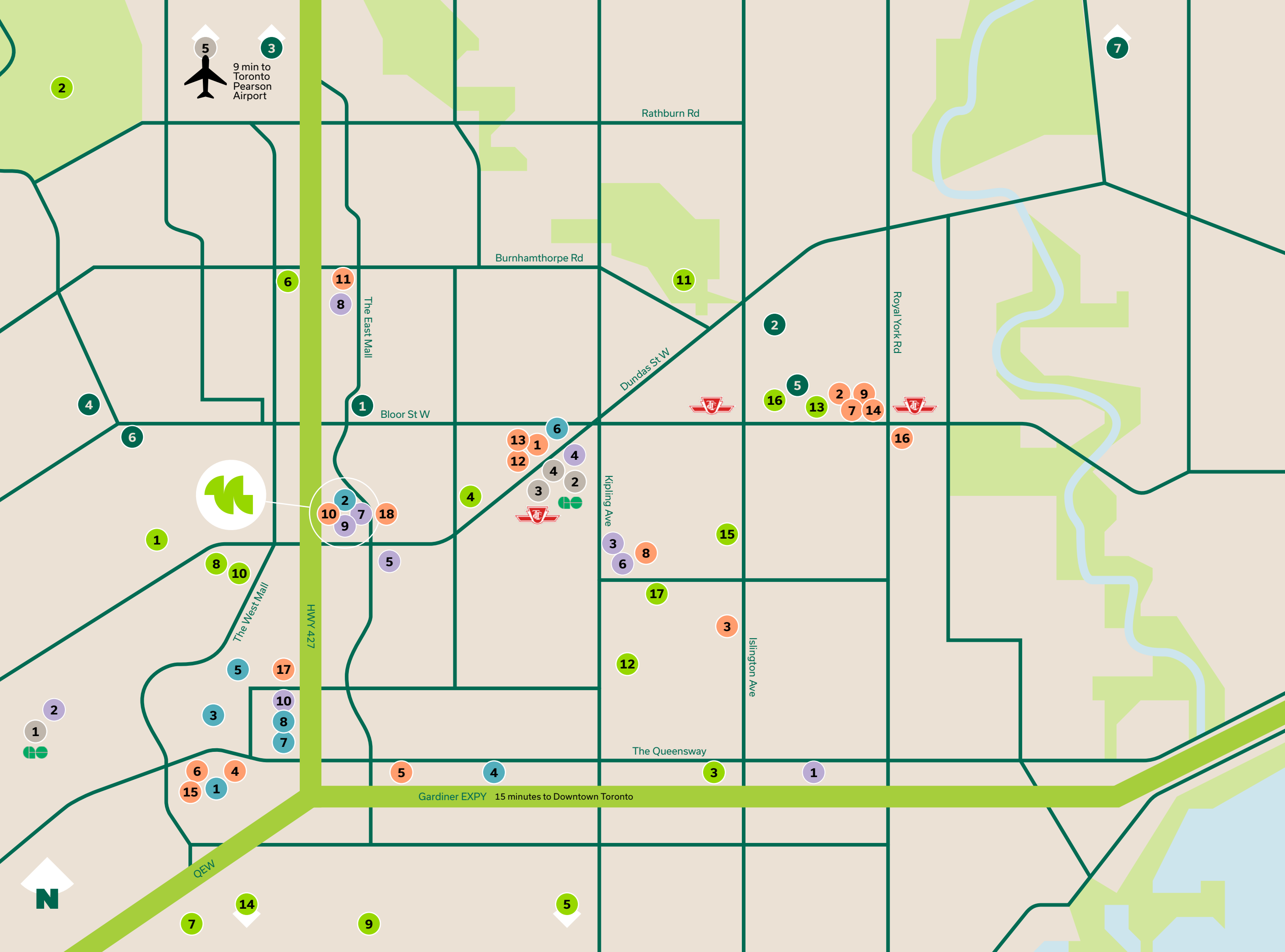
Upgrade Kitchen



UNRIVALED ACCESS

The Neighbourhood

Built on Cloverdale's legacy of bringing life, energy, inspiration and a strong sense of community to central Etobicoke, The Clove is a forward-thinking urban village designed to involve and inspire. Surrounded by enriching public spaces and new parkland, the neighbourhood offers enduring opportunities to discover and connect. Here, residents and visitors alike are invited to celebrate the good life and enjoy an eclectic array of shopping, entertainment and dining options.



EXPLORE THE NEIGHBOURHOOD

GROCERY

- 1/2 Costco Wholesale
- 3 Dimpflmeier Bakery
- 4 Farm Boy
- 5 Food Basics
- 6 Freebird Market
- 7 LCBO
- 8 Loblaws The East Mall
- 9 Metro
- 10 Walmart Supercentre

RESTAURANTS & COFFEE

- 1 Apache Burgers
- 2 Azarias Restaurant
- 3 Beertown Public House Etobicoke
- 4 Earls Kitchen + Bar
- 5 California Sandwiches
- 6 JOEY Sherway
- 7 Kingsway Fish & Chips
- 8 Mascot Brewery
- 9 Romi's
- 10 Starbucks
- 11 State & Main
- 12 Sushi 2 Go Dundas
- 13 Tim Hortons
- 14 The Crooked Cue
- 15 The Keg Steakhouse + Bar
- 16 ViBo Restaurant
- 17 Vivo Pizza+Pasta
- 18 Yellow Cup Cafe

PARKS & RECREATION

- 1 Canadian Ice Academy
- 2 Centennial Park
- 3 Cineplex Cinemas Queensway & VIP
- 4 Cloverdale Park Tennis Courts
- 5 Colonel Samuel Smith Park
- 6 Etobicoke Civic Centre
- 7 Etobicoke Valley Park
- 8 F45 Training Sherway
- 9 Franklin Horner Community Centre
- 10 GoodLife Fitness
- 11 Islington Golf Club
- 12 Kingsway Boxing Club
- 13 Kingsway Theatre
- 14 Marie Curtis Park
- 15 Power Yoga Canada
- 16 Tom Riley Park
- 17 Torque Barbell

SHOPPING

- 1 CF Sherway Gardens
- 2 Cloverdale Mall
- 3 HomeSense
- 4 IKEA Etobicoke
- 5 Michaels
- 6 Six Points Plaza
- 7 The Home Depot
- 8 Winners

CONNECTIVITY

- 1 Dixie GO
- 2 Kipling GO
- 3 Kipling Transit Hub
- 4 Kipling TTC Subway Station
- 5 Toronto Pearson International Airport

SCHOOLS

- 1 Bloorlea Middle School
- 2 Etobicoke Collegiate Institute
- 3 Humber College
- 4 Millwood Junior School
- 5 Our Lady of Sorrows Catholic School
- 6 Saint Clement Catholic School
- 7 York University



THE TEAM



Excitement is building in the GTA. Mattamy Homes has honed its skills and refined its craft for over four decades. The company has had the privilege of building homes for over 125,000 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, and 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.



As a leading global real estate company with deep roots in Canada, QuadReal Property Group is committed to creating thriving communities that enhance the lives of those that live, work, shop and play within them, now and for generations to come.

QuadReal's \$77.6 billion portfolio spans across North America, the United Kingdom, Europe and Asia Pacific and includes over 50,000 residential units. Our 1,900 employees are reshaping real estate investing by integrating in-house development, operations and investment management capabilities. We deliver on our long-term vision of creating vibrant communities by bringing together the expertise of our global teams, the experience of our partners and the feedback and interests of the communities of which we serve.

Giannone Petricone Associates Inc. Architects (GPA)

GPA is a Toronto-based design firm made up of over 40 architects, led by principals Ralph Giannone and Pina Petricone. Expanding the edges of our discipline – we design strategically to foster social relationships, inventively using materials to enrich the senses, and creating places of quality that improve everyday experiences.

We engage at every scale and do not separate urban design from building or interior design strategy. Ideas drive our work regardless of project size or typology, and we believe every project significantly informs the conceptual and rigorous underpinning of the next.

U31

U31 is an award-winning interior architecture and design studio led by creative principals Kelly Cray and Neil Jonsohn. The studio focuses on diverse projects, across a variety of sectors, including large scale multi-family communities, boutique condominiums, private luxury residences as well as commercial developments. With over 25 years of industry expertise, U31 consistently reimagines the built environment, crafting spaces that elevate lifestyle experiences.