

BACKYARD

NEIGHBOURHOOD
CONDOS
IN THE HEART OF SOUTH ETOBICOKE

+ THE VANDYK GUIDE
TO INSPIRED LIVING

Life
like it
should
be

IN THE HEART OF SOUTH ETOBICOKE
Backyard
NEIGHBOURHOOD CONDOS

Where it all comes together

Introducing **The King's Mill**, the final chapter at **Backyard Condos**. The vision for an authentic neighbourhood will come together where residents can start their own life stories. With inspired living spaces and naturally beautiful surroundings, Backyard Condos blend contemporary living with yesterday's pace and values. Real and simple – just like it used to be!

INTRODUCING

THE

KING'S MILL



AT BACKYARD CONDOS

NEWGTACONDOS.COM



CONTENTS

The VANDYK GUIDE to Inspired Living: The King's Mill at Backyard Condos / Issue 3

14

Welcome Home:
Introducing The King's Mill

THE
KING'S MILL
— — —
AT BACKYARD CONDOS



FEATURES

20 YOUR AMENITIES

Elevate your downtime with indoor and outdoor amenities

26 VANDYK DESIGN ADVANTAGES

Smart features and finishes for everyday life

COMMUNITY

8 THE BIG (BACKYARD) PICTURE

Get to know your new mixed-use neighbourhood

12 MEET YOUR NEIGHBOURS

Stay close to home with village style retail – The Shoppes at Stonegate

LOCATION

6 PANORAMIC PERSPECTIVE

Toronto's thriving west end at a glance

36 LOCAL GUIDE

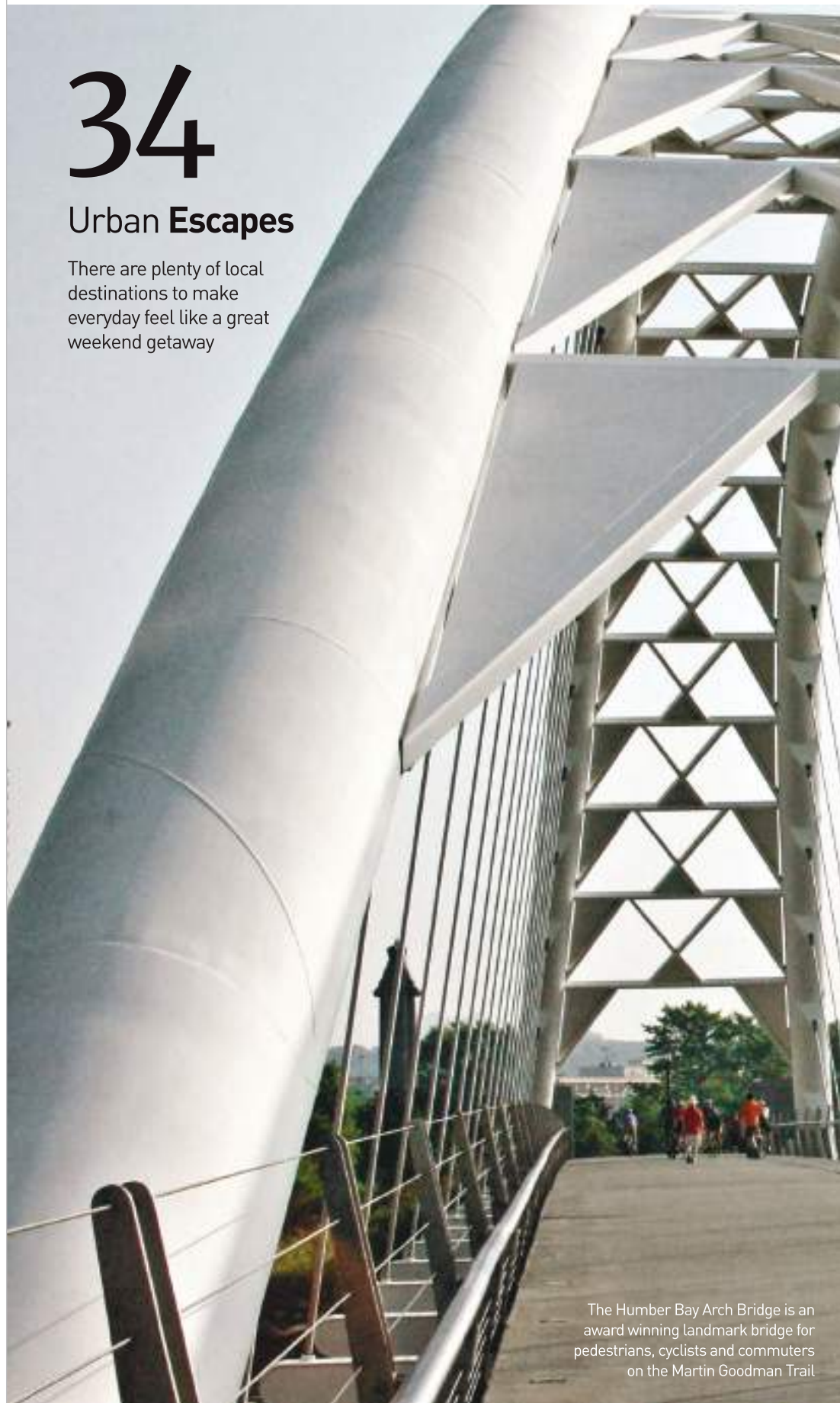
Everything's within reach with a central location



34

Urban Escapes

There are plenty of local destinations to make everyday feel like a great weekend getaway



The Humber Bay Arch Bridge is an award winning landmark bridge for pedestrians, cyclists and commuters on the Martin Goodman Trail

LIFE + STYLE

16 CONNECTED LIVING

Steps away from nature, trails, convenient shops and services

28 HOME SUITE HOME

Backyard's suites, kitchens and baths are design-forward living spaces

FIELD NOTES

39 MEET THE BACKYARD CREW

Building the vision for Backyard Condos through a natural collaboration

40 BUILDING EXCELLENCE

Showcasing VANDYK's past and present projects

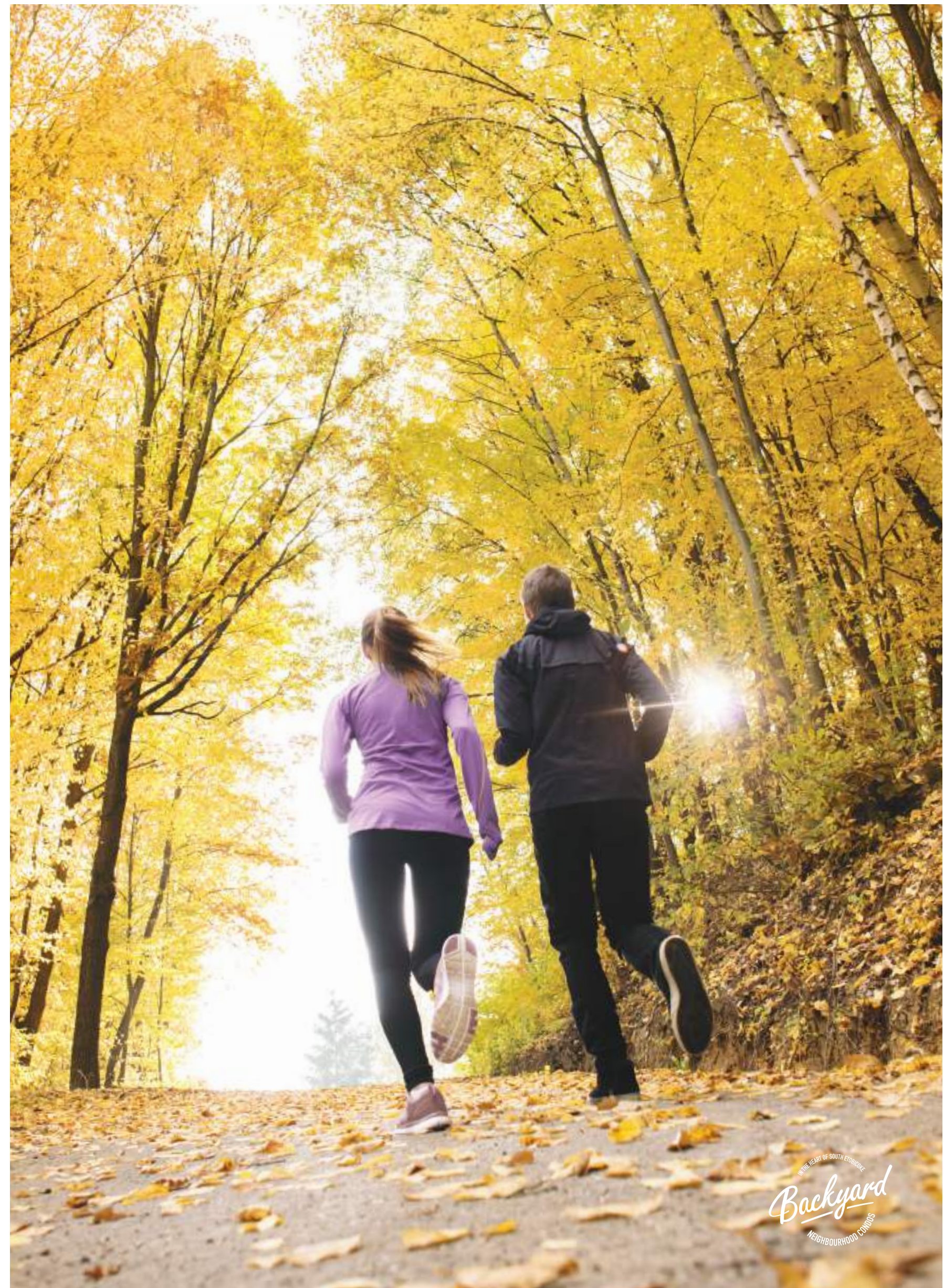
THINK. DESIGN. BUILD. LIVE.

For almost four decades, VANDYK has stood for excellence in the North American building industry, with its roots in custom luxury homes and commercial office and retail developments. VANDYK has continually expanded its operations to include the development of master-planned communities that feature elegant townhomes, condominiums and distinctive single family homes.

VANDYK builds premier new home communities in the most desirable residential areas in Southern Ontario and in the USA. Within the GTA alone, VANDYK communities include: Backyard Condos, The Craftsman Condominium Residences, Urban Progressive Towns™, Windows on the Green, Wyndham Place, Park 570, Indian Valley Estates, Sherwood Forest, The Manors of Prince John Boulevard, Mullet Creek Estates, The Estates of Doulton Drive, MeadowGreen on the Park, Highgrove Towne Manors and Brownstones on Trillium Lane.

The company's Think, Design, Build, Live philosophy continues to provide homeowners with the perfect blend of functional design and innovation in beautiful, livable communities throughout North America. Whether it's a master-planned single family community or a modern condominium residence, each VANDYK home is mindfully crafted to reflect excellence in every detail.

Experience it all at vandyk.com





THE FINAL CHAPTER

A message from President and CEO John C. Vandyk.



and walk-in clinic. The exciting addition of a grocery store, The Berry Road Food Co-op, will soon be right at your doorstep.

The second and third chapter – The HumberSide and The Queensview mid-rise condos resonated with young professionals, urban families and local rightsizers. They all share our authentic Backyard story and love that this will be a place where they can live, play, shop and truly find a sense of place.

The final chapter – The King's Mill – is where it all comes together. This perfectly scaled 10-storey mid-rise will offer spectacular views of King's Mill Park, Humber River and the waterfront. Our stunning ground floor amenities and rooftop terrace will naturally connect neighbours at every level. Suites will offer the same smartly designed living spaces with even more floorplan choices to perfectly suit your unique life story.

With The King's Mill you can be part of our Backyard story and discover life like it should be!

Your Neighbour,

John C. Vandyk



Every good story has an exciting beginning, anticipation-filled middle and satisfying end. For the final chapter of our Backyard Neighbourhood Condos story, we're proud to complete our vision – a real neighbourhood where people can now start their own life stories.

As a tribute to our historic neighbour, we have named the final chapter at Backyard Neighbourhood Condos, The King's Mill. Long gone are the Humber River's booming gristmills and lumber yards, but The King's Mill stone ruins live on as the foundation for one of Toronto's most storied landmarks, known as "The Old Mill".

I am inspired by those pioneering entrepreneurs who made Toronto what it is today by harnessing the sublime power of the Humber River. Well before our Backyard story began, I too saw the setting as an exceptional opportunity – a key location close by city amenities and nestled in the Humber River's chain of vast green spaces meandering through the neighbourhood providing an oasis for urban dwellers.

...The King's Mill – where it all comes together.

Today, my vision to reclaim the vibrancy and community spirit in this secret gem of a neighbourhood is swiftly becoming a reality at Backyard Condos. The first chapter of our story began by fostering deep connections with our community through the village-style Shoppes at Stonegate. Destination medical and community services are now available to the entire community along with a pharmacy



The HumberSide



The Queensview



Re-imagining neighbourhood living



PANORAMIC PERSPECTIVE

Toronto's West End is experiencing an unprecedented boom with exciting new communities, destination retail, tasty restaurants, lively venues and year-round events.

CITY MEETS NATURE, THE BEST OF BOTH WORLDS

The King's Mill location is at the centre of it all! Just far enough from the hustle and bustle of downtown but close enough to be connected.

Need nature? The King's Mill, Humber River and South Humber Park are a stone's throw away. High Park, Toronto's largest urban park has 339 acres of year-round wonderland to explore. Nearby Humber Bay Shores beckons with its beautiful lakefront promenade, beaches and wildlife sanctuaries.

Crave city culture? The Queensway screams new edge thanks to an array of indie shops popping up along the vibrant streets. Bordering The Kingsway, with its affluent homes, posh shops and fine foods, Bloor Street is closer than you think. Bloor West Village boasts an eclectic mix of retailers, services and style. The hot new Junction Triangle is not far off. Known for its mix of galleries, brew pubs and Drake Commissary, the formerly industrial Junction is transforming into an in-demand 'hood. Roncey is your hip neighbour with a bustling stretch of authentic old-world butchers, bakers, acclaimed new restaurants and nightlife.

COMMUTER-FRIENDLY CONNECTIVITY



Designated bike lanes make for a safer ride along Bloor, Queensway and King Street. Grab your helmet and get to where you need to go with ease. Take in the Toronto sights while reducing your eco-footprint on the environment.



A new and improved connection between the Queensway and Humber Loop is underway. Area residents can look forward to improved infrastructure, wider pedestrian walkways and accessible platforms, making commuting a breeze.



Mimico GO Station is only 7 minutes away by car or 10 minutes by bike. A new station with increased parking and improved connectivity through a proposed Greenway is underway. Getting to the downtown core for work or for a game is only two stops away!



"Backyard Condos bridges urban convenience with a village lifestyle."

buzzbuzzhome.com

THE BIG (BACKYARD) PICTURE

A community within a community.



Artist's concept.

1 The Shoppes at Stonegate

The tree-lined retail promenade is rich with life. Stroll down the European-inspired walkways to visit your conveniently located local shops and services.



Artist's concept.

DESIGNED TO MEET IN THE MIDDLE

Backyard Condos' refreshingly green outdoor spaces are designed to bring people together. The new community will have an old-fashioned village vibe by inviting condo residents and visitors to its welcoming 1-acre community park and charming independent shops and services.



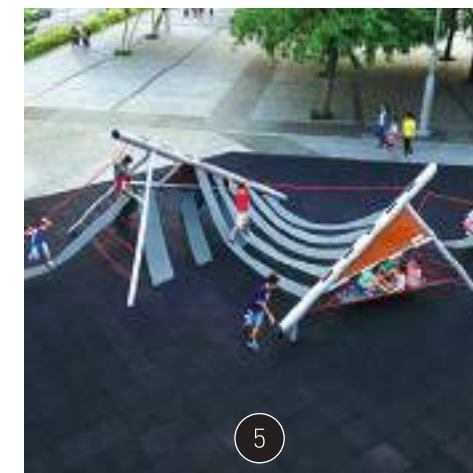
2 MAKE A SPLASH!
All ages will enjoy the beauty of the interactive water features with LED lighting in the heart of the park.



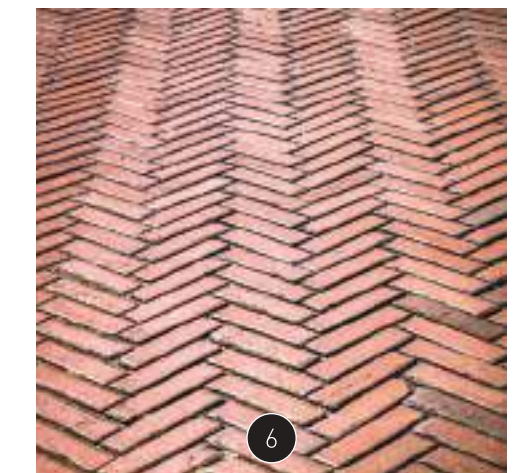
3 JUST FOR FUN
Grow and be active on kid-friendly soft turf, round mounds and interactive play stations.



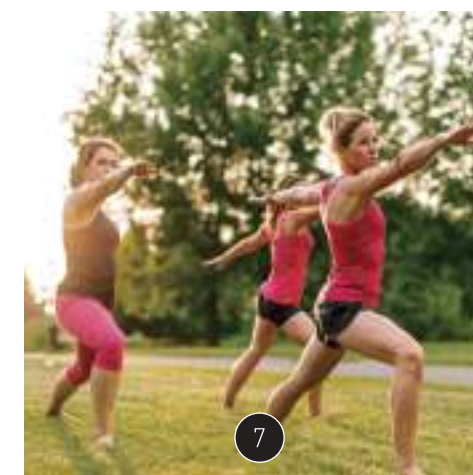
4 MADE IN THE SHADE
A sun shade structure makes a cool statement and provides a safe haven from the elements.



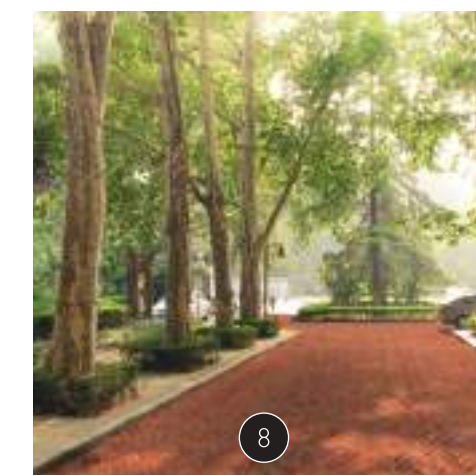
5 PLAY SCULPTURE
A unique play experience with the appeal of sculpture art. Interactive art designed to be played on!



6 PAVING THE WAY
Pedestrian-friendly streets with traffic calming pavers designed to enhance VANDYK's community vision.



7 GREEN SPACE
A designated open grassy area fosters both play and relaxation.



8 TREE-LINED BOULEVARD
Aesthetically pleasing and shade offering for an elegant and welcoming entrance.



9 STAY AWHILE
Park benches and seatwalls are the perfect place to perch and stay awhile.

The images shown on this page are for illustration purposes only and may not be exact representations of the actual design and materials used.



Artist's concept.

There's something for everyone at Backyard Condo's 1-acre community park. Stroll through the park and meet your neighbours or find a peaceful spot to read your favourite book. The mid-rise condos and market-style shoppes are harmoniously designed around this central social space and tied together by a European inspired paved boulevard.



The Shoppes at
STONEGATE
 BACKYARD CONDOS

MEET YOUR NEIGHBOURS

Stop by the Shoppes at Stonegate to meet your neighbourhood retailers and health service providers.

BEV LEAVER

Executive Director, Stonegate CHC

Stonegate Community Health Centre (SCHC) is a fixture in the neighbourhood providing primary care at every stage of life, health promotion and a variety of programs to the South Etobicoke community since its creation in 1992.

Stonegate CHC will continue to be the model of health and well-being in the community. The state-of-the-art space will anchor the second floor of The Shoppes at Stonegate. "With the 15,000 sq.ft. new facility, we are not only able to improve our community's health, but increase our engagement by providing a positive experience and uplifting environment with every visit," says Bev Leaver. "Our mission is to work with this community to improve its well-being every step of the way."

JAMES PARTANEN

Executive Director, Berry Road Food Co-op

At over 8,000 sq.ft., the Berry Road Food Co-op will offer locally farmed produce, sustainably-raised meat, artisan bakery, a fair trade café and naturally sourced health products. The co-op will host food education seminars, multicultural cooking classes and social co-working opportunities with exciting workshops.

"We're excited to launch the Berry Road Food Co-op at Backyard Neighbourhood Condos," says James Partanen, executive director of the co-op. "We are a not-for-profit cooperative. Our mission is to provide access to healthy, local and sustainable food to Etobicoke's diverse residents in a way that balances the interest of shoppers, local food producers, workers and community partners."

SUBHASH SODHA

Pharmacist, IDA Pharmacy

The Shoppes at Stonegate conceptualized at the perfect time for Subhash Sodha. The devoted pharmacist of 30 years was in the process of locating an ideal space for his fourth pharmacy when he discovered VANDYK's newest retail opportunity. "The Shoppes at Stonegate fit all our criteria. It's a stable multicultural community, has an urban location and a high quality retail environment," says Subhash Sodha. "The space is so very warm and welcoming for our customers, patients and staff that will be working here."

The 3,500 sq.ft. open concept IDA pharmacy provides patients, customers and local community members easy access to prescription refills, professional advice and a walk-in clinic.

"We are beyond excited to be in our new 15,000 sq.ft. state-of-the-art facilities at Backyard Condos."

- BEV LEAVER, EXECUTIVE DIRECTOR, STONEGATE CHC



Everyday Essentials



Convenient Services



Community Wellness



Local, Farm Fresh Food

Improving community well-being



Resident fresh food provider



Your friendly neighbourhood pharmacy



WELCOME HOME

Create your own life story
in an authentic new neighbourhood.



Artist's concept.

The final chapter at Backyard Condos, The King's Mill is a 10-storey residence of modern slate brick, cool white precast, warm accents and dramatic glazing for a perfect blend of traditional materials and modern design. The King's Mill will complete the vision for an authentic new neighbourhood that is truly unique to South Etobicoke.

CONNECTED LIVING

Two convenient street level entrances keep you connected. Get direct access to the Discovery Walk trails to the north, while the south entrance leads you to the welcoming central park, shops and services.



Artist's concept.

THE BRIGHT SIDE

Let the positive energy flow as you start your day with a welcoming reception.

Artist's concept.

Flooded with sunlight, your inviting lobby will greet you and your guests in style. This contemporary space takes cues from the outdoors through natural materials and organic shapes in the design elements.

ELEVATE *your* DOWNTIME

Retreat to your rooftop lounge with breathtaking views that are worth a thousand words.



Artist's concept.

Take a pause from your day as you delight in the sweeping views of Toronto's cityscape, the natural beauty of the Humber River and its parks and trails. The King's Mill rooftop terrace lounge is the perfect place to gather with friends around the fire pit and unwind from your day.

YOUR AMENITIES

A natural extension to your home. The King's Mill ground floor amenities are thoughtfully designed for entertaining, fitness or retreating for personal care.



Artist's concept.

FITNESS CENTRE Work out in a space designed to move and inspire you. Natural light streaming in from a wall of floor-to-ceiling windows is both energizing and motivating. Take advantage of the yoga/stretch studio where you can peacefully stretch, meditate and enjoy your yoga practice.



Artist's concept.

MILL SOCIAL Hang out with your friends, family and new neighbours at your very own social club. The Mill Social is a laid back space where you can shoot a game of pool, host a games night or just kickback on the comfy furniture and watch the game.



Artist's concept.





Artist's concept.

PARTY ROOM Perfect for large parties or more intimate affairs, the well appointed party room is directly accessible to the outdoor lounge areas and barbecue stations with comfortable dining. Entertain and relax with your guests indoors in sophisticated lounges and alongside modern fireplaces.



CLOSE-UP ON DESIGN DETAILS

At VANDYK, we integrate high-end designer style into our standard features and finishes offerings. We've considered everything to make you enjoy your home with smart everyday design essentials that add up to great style and long-term value. Take a look at our inspired design selections for your home at Backyard Condos.

1. Open Concept Living Spaces

An open concept approach allows for a fully functional space consisting of expansive windows and glass balconies creating a seamless indoor/outdoor living experience.

2. Colour Palette Choices

Choose from 3 distinctive designer finish packages, each with its own flavour: "Cloud Cover", "Modern Midnight" or "Soft Stone". Mix and match between these three for even more customization!

3. Smooth Ceilings

Smooth finish ceilings provide an upgraded and elegant appearance.

4. Wide Plank Laminate Flooring

We've got you covered with modern wide plank wood grain laminate flooring for seamless transitions from room to room.

5. Clean Lined Trim

Contemporary touches like flat-profile baseboards and trim have a modern aesthetic.

VANDYK DESIGN ADVANTAGES

Our features and finishes really add-up!

6. Entry Door System

Safe, secure home door system with modern hardware.

7. Contemporary Cabinets

Kitchens come complete with contemporary base cabinets and contrasting uppers for a designer style composition.

8. Kitchen Feature Wall

Elongated stacked subway backsplash tiles intersect texture and visual appeal in our elevated kitchen designs.

9. Stainless Steel Appliances

Euro-inspired appliances – these chic stainless steel appliances add contemporary glamour to your open concept kitchen.

10. Contemporary Faucet & Sink

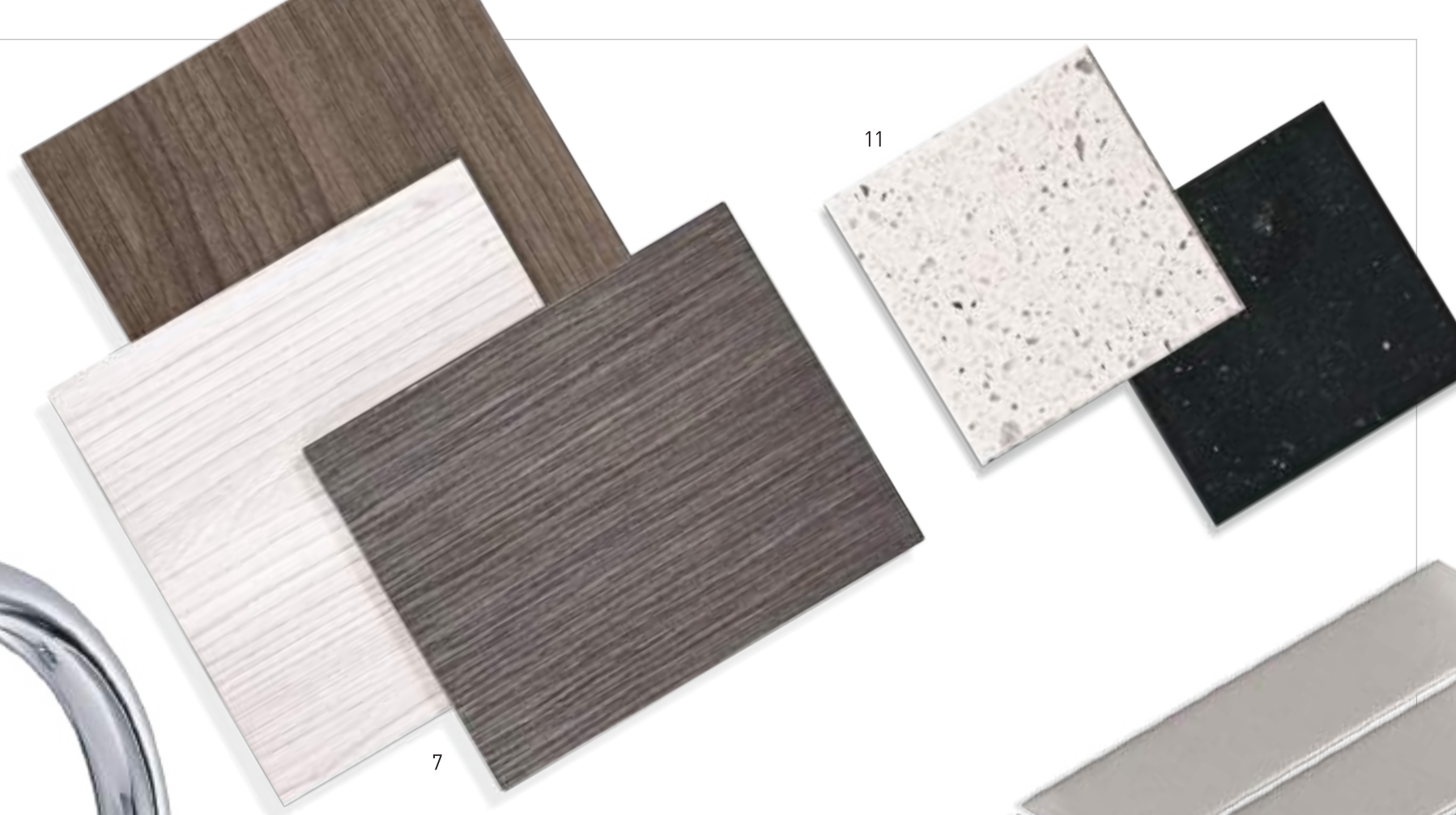
An attractive pull out faucet in polished chrome with an undermount stainless steel sink adds to the sophisticated feel of the kitchen.

11. Quartz Countertop

Quartz kitchen countertops add luxury as well as durability.



10



7

11



4



15

12. Contemporary Vanity

Stylish vanity with a white solid surface integrated sink and vanity top.

13. Bright Light

The designer selected wall mounted vanity light really shines!

14. Mirror Mirror on the Wall

The vanity width wall mirror with polished edges is the fairest of them all.

15. Timeless Accents

Patterned ceramic tile in the shower adds the "wow" factor to your bathroom retreat.

16. Large-Scale Porcelain Tile

Bathroom floors feature large-scale porcelain tile in a stacked pattern for a chic hotel look.

17. Glass Shower

Shower enclosure is chrome framed with clean lines.

All materials and specifications are subject to change without notice E&O.E.

HOME SUITE HOME

Clean, crisp design-forward features we know you'll love.



Artist's concept.



Artist's concept.

ALL THE RIGHT INGREDIENTS

Enjoy design-forward features in your open concept kitchen such as contemporary floating upper cabinets, subway-style backsplash, quartz countertop and sleek stainless steel appliances.



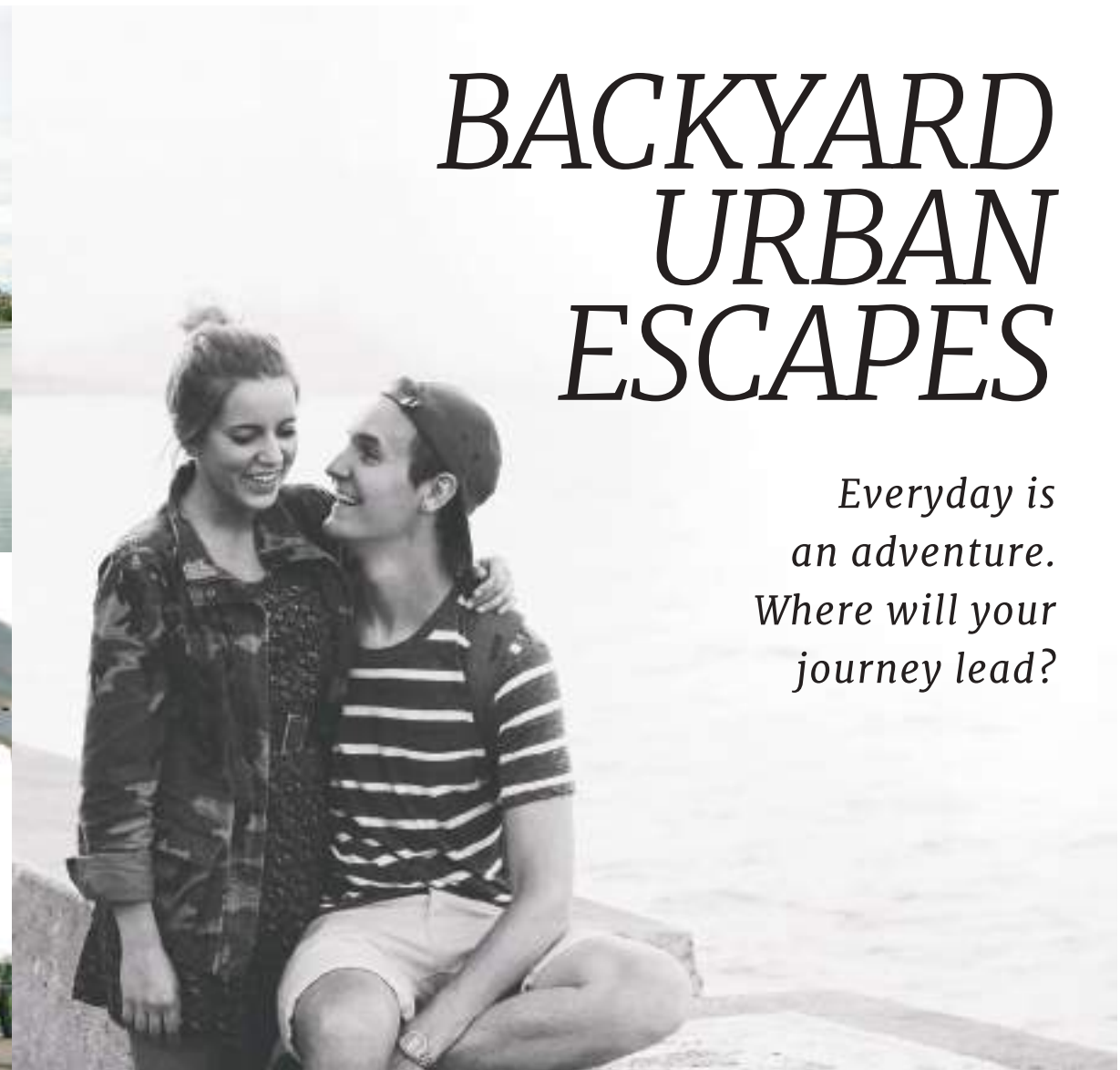
TREAT YOURSELF

Be pampered with spa-inspired details such as a contemporary vanity with integrated sink and glossy accent tiling in the shower.

Artist's concept.

BACKYARD URBAN ESCAPES

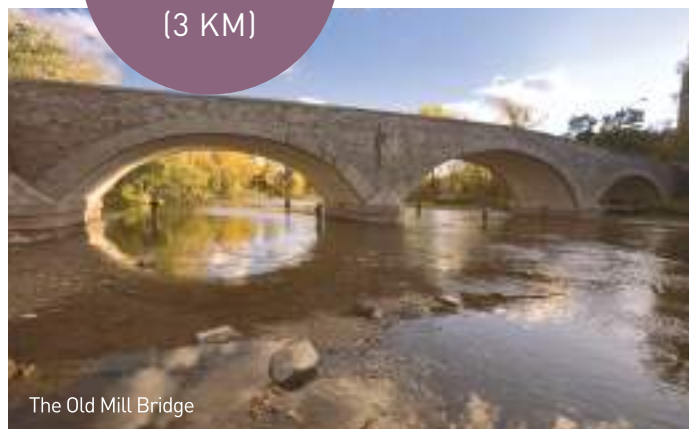
Everyday is
an adventure.
Where will your
journey lead?



Local Destinations

YOU'RE SURROUNDED BY STYLE, SHOPS, RESTAURANTS AND RECREATION. MEET SOME OF YOUR VIBRANT AND ECLECTIC NEIGHBOURS.

BLOOR WEST & THE KINGSWAY (3 KM)



The Old Mill Bridge

Stylish, independent shops of Bloor West and The Kingsway

Specialty services, bakeries, butchers, bars, retro cinema and lively community street events make Bloor West Village and The Kingsway a desirable destination and great neighbour.

City Canteen – Artisan food market

This artisan food market and cooking studio is for the foodie in you! From artisan food made by small batch makers, grab and go gourmet sandwiches to cooking classes, demos and tastings. Bon Appétit!

citycanteen.ca

The Old Mill Bridge – A neighbourhood icon

Since 1916, the stone arched bridge carrying Old Mill Road over the wide Humber River has been a favourite destination for nature-loving Torontonians. Nestled among the thickly wooded banks of the Humber River, the romantic rustic stone bridge garners the attention of anglers, hikers and bird watching enthusiasts.

Bliss Yoga Studio – It's all about community

Bliss Yoga caters to the Bloor West community, offering relaxing yoga classes and workshops to improve mental and physical strength. Everyone is welcome! Namaste.

blissyogastudio.net



Artisan food market on Bloor West



HUMBER BAY SHORES (3.8 KM)



PHOTO COURTESY OF DIANA LEE

Waterfront playground

Toronto's sprawling lakefront provides endless opportunities for outdoor fun. Whether it's kayaking and canoeing on The Humber River; stand-up paddle boarding at Sunnyside, sailing, cruising or competitive racing at The Etobicoke Yacht Club or Mimico Cruising Club, there are ample opportunities to enjoy life at the water's edge.

The Queensway is full of surprises. From sushi to the all new Sherway Gardens!

Sushi Kaji – World-class dining

Mitsuhiro Kaji is a Sushi Master. Sushi Kaji is the #1 spot for Sushi in TO! Master Kaji chose his secret hideaway restaurant on The Queensway in Etobicoke to focus on high quality food and fresh ingredients from the nearby food terminal. Kaji artistry is on display - with only 13 spots you can watch this master create your meal!

sushikaji.com

Sherway Gardens – A blossoming retail destination

A recent multi million-dollar expansion has raised the stakes in retail and placed Sherway Gardens at the forefront of leading fashion destinations. Fifty new stores, including, Nordstrom, Zara and Indigo to unique speciality stores like BonLook Optical and Squish Candies, offer something for everyone.

cfshops.com



THE QUEENSWAY (850 M)

Sushi Kaji

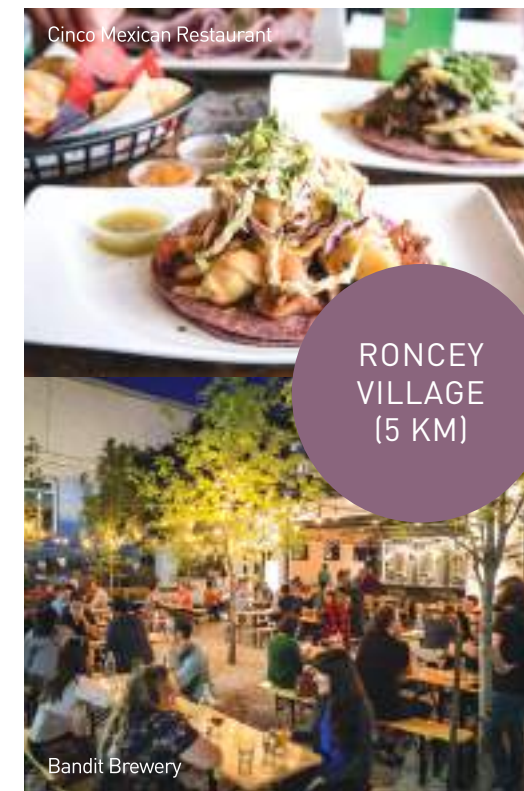
Cineplex VIP Queensway – Watch a movie in style

The Queensway is transforming into a vivacious restaurant and entertainment hub. The new Queensway Cineplex VIP Cinema with a licensed lounge and full service options elevates the movie going experience. Forget about long lines at the popcorn counter!

cineplex.com



Good taste



Cinco Mexican Restaurant

Bandit Brewery

RONCEY VILLAGE (5 KM)

Authentic hospitality, cafe and culture, bistros and bars

With its small-town family feel and dozens of restaurants, boutiques, and cafes; Roncesvalles Village seamlessly blends old and new. Mix in poplar pubs like Bandit Brewery, second-run flicks at Revue Cinema and weekend brunch at The Ace and you've got yourself a buzzing neighbourhood that's no longer one of Toronto's best kept secrets.

Cinco Mexican Restaurant – Modern Mexican

Enjoy authentic Mexican food with a modern flare! This gem pulls flavours from all over Mexico for their mouth watering gourmet tacos, in-house hot sauces, salsas and a seriously good guacamole!

cinco.restaurant



Daily Ritual



SHERWAY GARDENS (8 KM)



Fashion Forward



LOCAL GUIDE

PARKS + RECREATION

1. Humber Bay Arch Bridge
2. Humber Bay Park West (Farmers Market)
3. Humber Bay Butterfly Habitat
4. Mimico Cruising Club
5. Etobicoke Yacht Club
6. Mimico Waterfront Park
7. Lakeshore Yacht Club
8. Colonel Sam Smith Dog Park
9. Lakefront Promenade Park
10. Cineplex Cinemas Queensway & VIP
11. Bowlerama West
12. Lambton Golf & Country Club
13. Humber Marshes Park
14. Toronto Humber Yacht Club
15. Historic Old Mill Bridge
16. Étienne Brûlé Park
17. Humber Cinemas
18. High Park Zoo
19. Gus Ryder Sunnyside Swimming Pool

RESTAURANTS + GROCERY

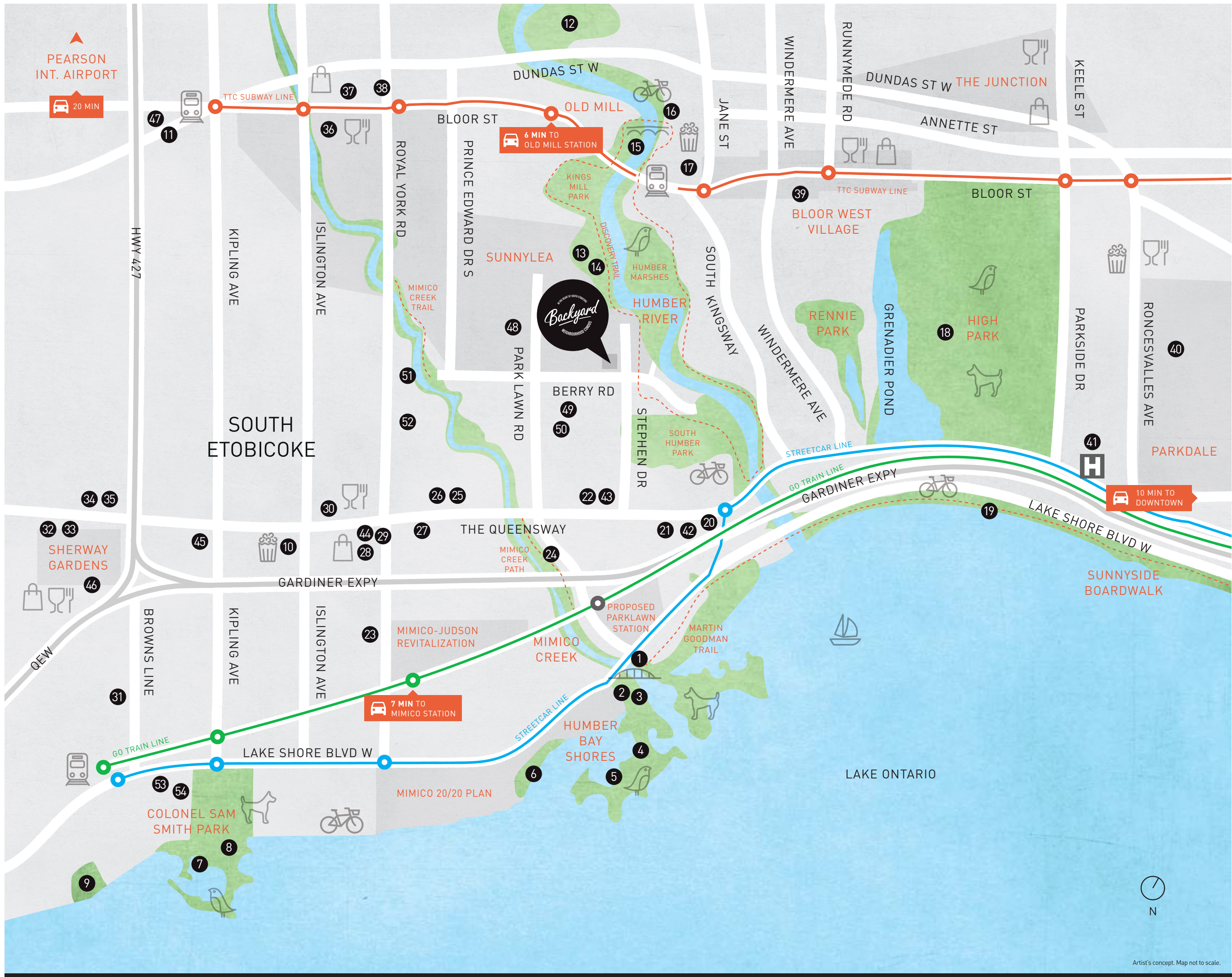
20. Sobey's
21. LCBO
22. Rocco's Plum Tomato Trattoria
23. Sanremo Bakery
24. Starbucks
25. Tom's Dairy Freeze
26. Grappa Ristorante
27. AG Macarons
28. Costco
29. Bua Thai
30. Sushi Kaji
31. Il Paesano Pizzeria
32. The Keg
33. JOEY
34. Jack Astors
35. Red Lobster
36. Black Angus Steakhouse
37. Crooked Cue
38. La Veranda Osteria

SHOPS + SERVICES

39. Bloor West Village
40. Roncesvalles Village
41. St. Joseph's Health Care
42. Lakeside Medical Walk-In Clinic
43. Park Lawn Dental
44. South Etobicoke Animal Hospital
45. IKEA
46. Sherway Gardens
47. Cloverdale Mall

SCHOOLS

48. Park Lawn Junior Middle School
49. Étienne Brûlé Junior School
50. St. Mark Catholic School
51. Bishop Allen Academy
52. Etobicoke School of the Arts
53. Humber College
54. Father John Redmond Secondary School



Artist's concept. Map not to scale.



CONTRIBUTORS

MEET THE BACKYARD CREW

A visionary developer, a local architect and green thumb landscaper have come together to lay the groundwork for a fresh new kind of condo community in the city.



John C. Vandyk

President & CEO
VANDYK Group of Companies

"Our vision for Backyard Condos is to create a landmark community where people can have a balanced life with smart designs, attainable luxury and great indoor/outdoor spaces to reconnect to what really matters."



Andrew Muffitt

Principal Architect
Kohn Partnership Architects Inc.

Local resident Andrew Muffitt brings pride and neighbourhood insight into the design of Backyard Condos. Taking design cues from the surrounding landscape and mid-century architecture, Kohn is injecting a classic and contemporary style into a well-established neighbourhood.



Tim Turner

Landscape Architect
Baker Turner Inc.

Tim brings his vision and natural design sensibilities to the creation of Backyard Condos' masterful site planning. The connectivity and purposeful design of the central community park at Backyard Condos is visually appealing with tree-lined streets and European-inspired pavers while offering a range of community oriented uses throughout.