

**thirty
six
zorra**

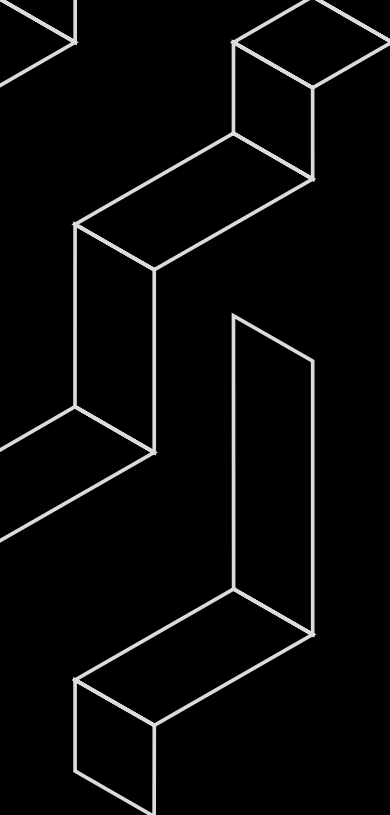






Illustrations are artist's concept.

thirty six zorra



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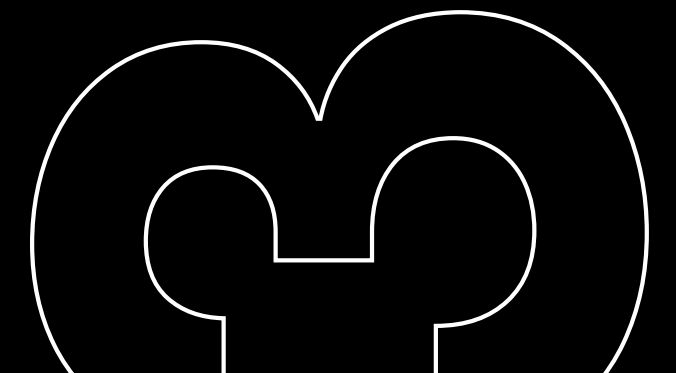
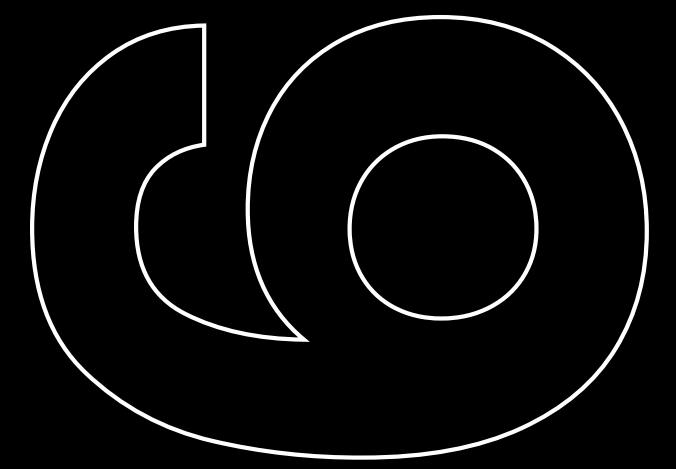
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suites

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discover vibrant condominium living

Introducing Thirty Six Zorra, 36 storeys of vibrant condominium living in the heart of Toronto's Etobicoke neighbourhood.

Designed with modern living in mind by Graziani + Corazza Architects, Thirty Six Zorra's innovative and textured façade ensures this building stands out in a thriving neighbourhood full of amenities.

Thirty Six Zorra gives you everything you need no matter what stage of life you're in—working professionals, young couples, growing families—there's a beautifully designed suite that's perfect for you.

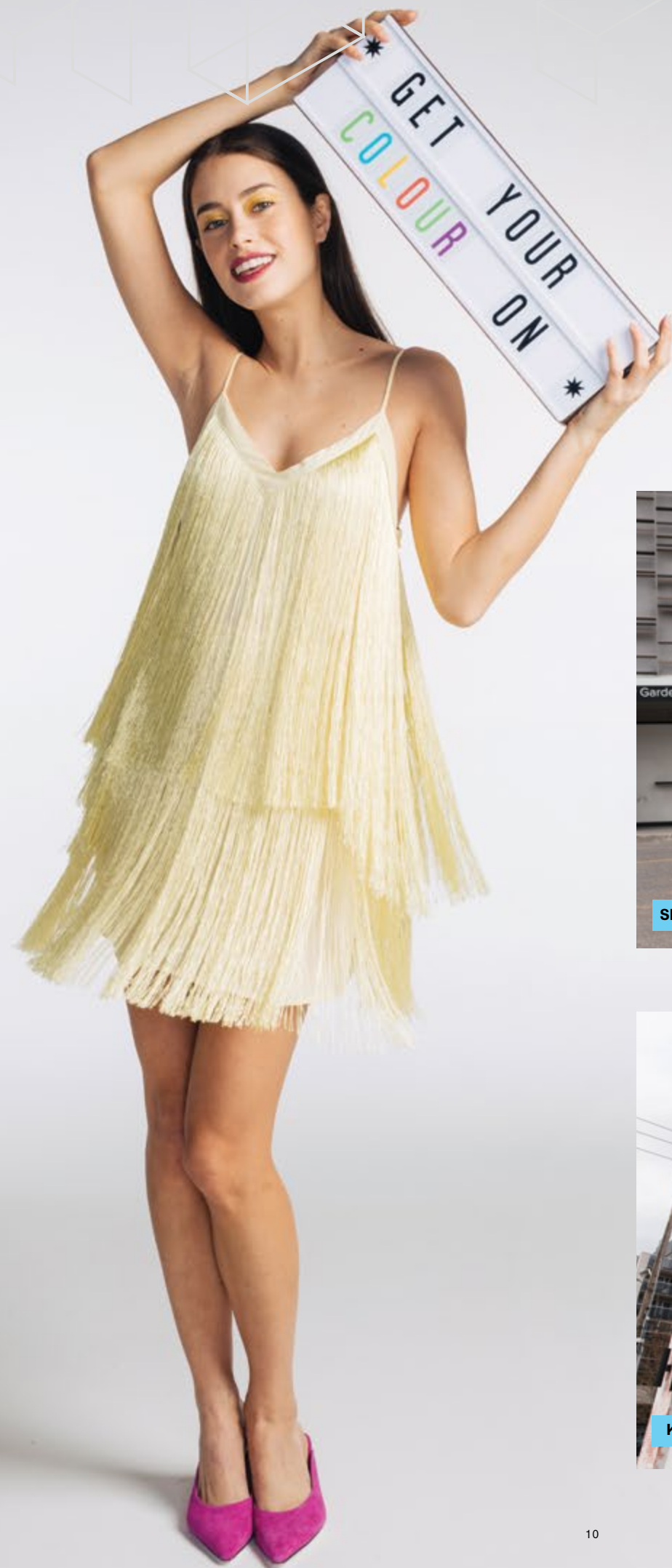
More than just a stunning and unique residence, Thirty Six Zorra is a lifestyle destination, packed with an array of indoor and outdoor amenities waiting to be discovered.

Get your colour on.



venture into
new territory and
get your colour on
in a neighbourhood
that's full of life





Long Live The Queensway

The Queensway has been an important neighbourhood since the days of Old Toronto, and as the city continues to grow, it's coming into its own as a great place to live. This location is a beloved home to many and a destination for people from all over the city.

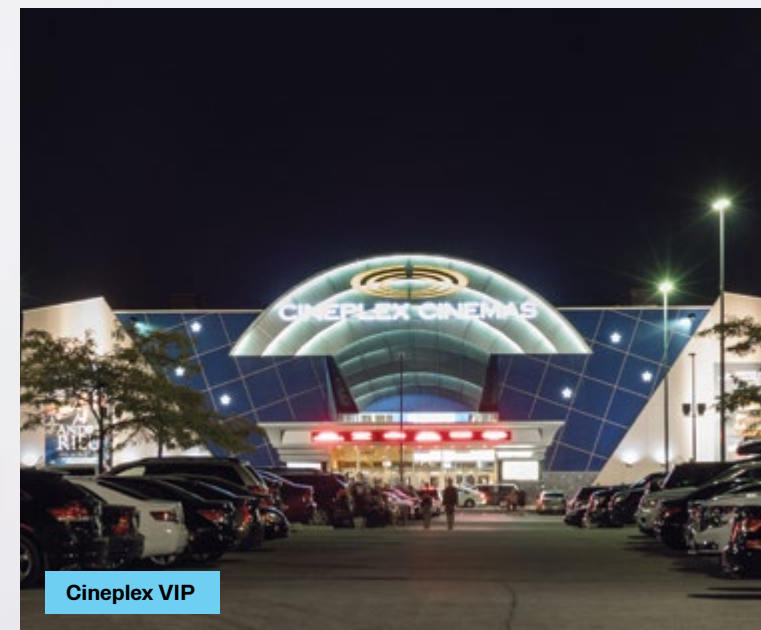
With plenty of options for driving and transit, The Queensway puts the whole city at your doorstep, connecting Toronto's many neighbourhood mainstays. Queen Street West, the city's fashion mecca, is only a short trip away. "Toronto's Village of Murals"

in Islington Village between Kipling Avenue and Montgomery Road is known for its small town feel, and is equally as accessible to wander through and explore from your home at Thirty Six Zorra.

The neighbourhood itself is packed with shopping and dining, and is surrounded by dozens of beautiful parks and greenspaces. It's a wonderful neighbourhood to call home.



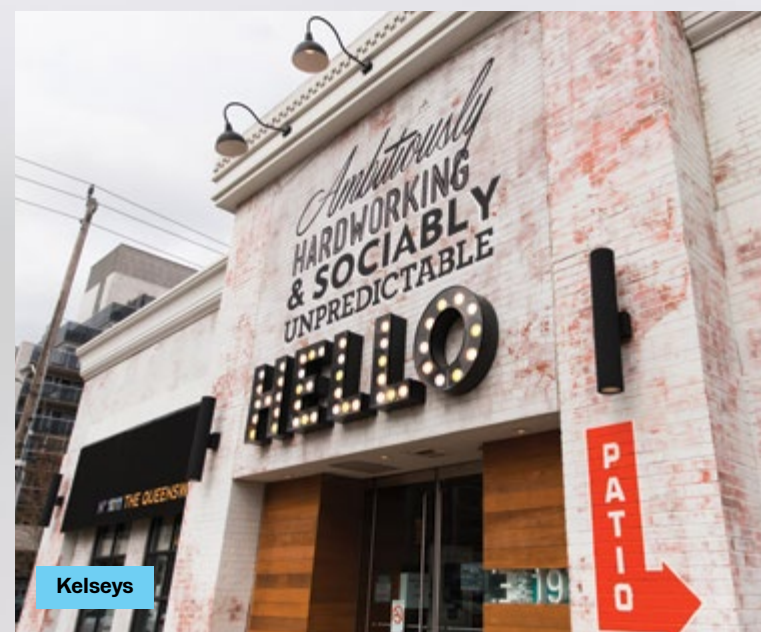
Sherway Gardens Mall



Cineplex VIP



Toronto Waterfront



Kelseys



Tom's Dairy Freeze



Cactus Club Cafe

invest in a bright future



top 3 reasons to

Love The Queensway

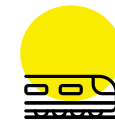
1

Connect to 3 main highways with easy access to the Gardiner, 427, and QEW.



2

An array of transit options get you to downtown Toronto in as little as 15 minutes.



3

Explore Toronto's Lakeshore and Humber Bay. Get to the waterfront in minutes.

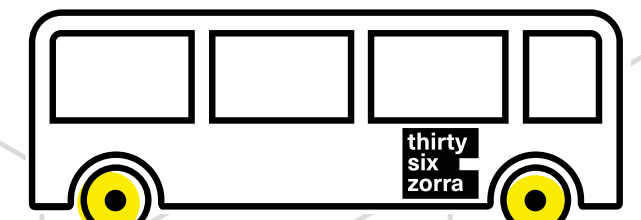


direct shuttle

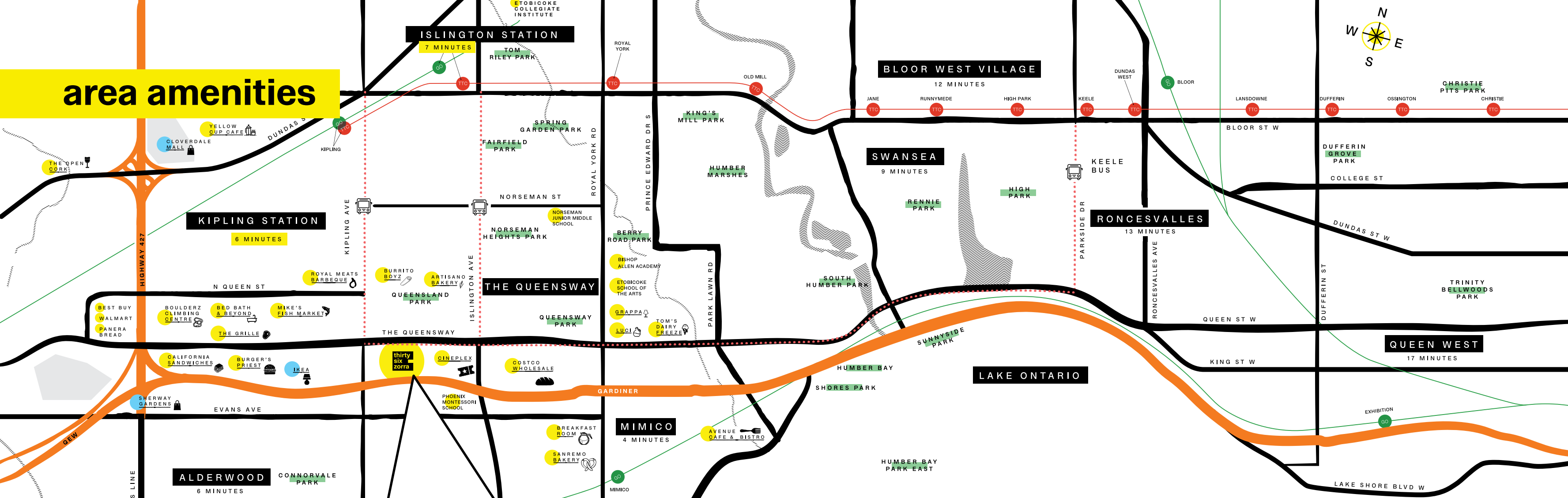
service to kipling

station **exclusive**

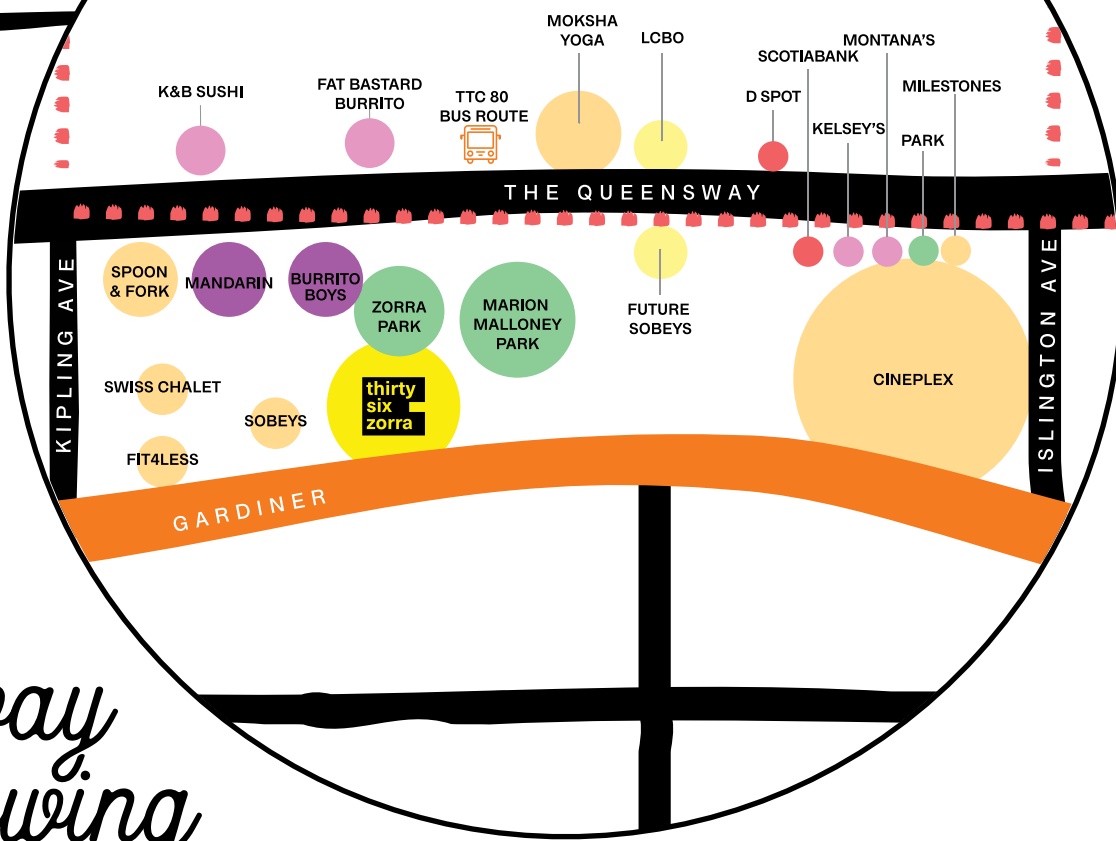
to all residents.



area amenities



a closer look



The Queensway is growing

entertainment

- Cineplex Theatre
- Boulderz Climbing Centre
- Mastercard Centre

major retail

- IKEA
- Sherway Gardens
- Cloverdale Mall

retail

- Mike's Fish Market
- Bed Bath & Beyond
- Best Buy
- Walmart
- Costco Wholesale

dining

- Burger's Priest
- California Sandwiches
- The Grille
- Royal Meats Barbeque
- Burrito Boyz
- Breakfast Room
- Tom's Dairy Freeze
- Luci
- Grappa
- The Open Cork
- 850 Degrees Pizzeria

parks & greenspaces

- Christie Pits Park
- Dufferin Park
- Trinity Bellwoods Park
- Tom Riley Park
- Spring Garden Park
- Fairfield Park
- King's Mill Park
- Rennie Park
- High Park
- Sunnyside Park
- Shores Park
- South Humber Park
- Berry Road Park
- Queensway Park
- Norseman Heights Park
- Etobicoke Valley Park
- Connorvale Park
- Queensland Park
- Mimico Waterfront Park
- Humber Bay Park West
- Humber Bay Park East
- Humber Marshes

bakeries & cafés

- Yellow Cup Café
- Sanremo Bakery
- Panera Bread
- Avenue Café and Bistro
- Artisano Bakery

schools

- Bishop Allen Academy
- Etobicoke School of Arts
- Humber College
- Phoenix Montessori School
- Etobicoke Collegiate Institute
- Toronto Police College
- Norseman Junior Middle School

welcome home

Enter into a place that's every bit as unique as you are. Thirty Six Zorra's expansive lobby features soaring ceilings, bright art, and a colourful ambience.

You'll know you're home the moment you walk through the doors. Enjoy the convenience of a 24/7 concierge to assist you. Have your packages delivered to the secure parcel room. Greet your friends and family in this impressive space that sets the tone for your vibrant lifestyle. First impressions count, and Thirty Six Zorra delivers.



Illustrations are artist's concept.



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- 1** main lobby
- 2** secondary lobby
- 3** gym
- 4** training / yoga room
- 5** mail room

Get your Sweat on

the training space

The completely outfitted modern gym with room for training or yoga is filled with options to get fit however you choose to do so.

Get your cardio on using the top-of-the-line equipment or use the open training space for stretching, home yoga practice, squats, and personal training.



Illustrations are artist's concept.



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it's more than just a place to call home

Every corner of Thirty Six Zorra invites you to get your colour on. This dynamic residence offers a series of indoor and outdoor perks in over 9,500 square feet of amenity space.

Whether you're looking for indoor fun or outdoor activities, you've got lots of options to choose from: a full demo kitchen, a rec room with fun activities and arcade games, a stunning rooftop pool with luxurious cabanas, grilling/BBQ areas, fire pits, and lots of room to entertain. A co-working and social space gives you a place to work as close to home as possible.

come home to more of what your unique life needs:

Indoor

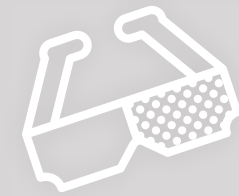
- 1. rec room
- 2. hobby room
- 3. children's club
- 4. guest suites
- 5. TV lounge
- 6. co-working/social club
- 7. demo kitchen
- 8. dining / meeting

Outdoor

- 9. BBQ with dining area
- 10. children's play area
- 11. fire pits with lounging areas
- 12. cabanas with sun loungers
- 13. pool
- 14. pool deck
- 15. dog run



Get your
game on



the rec room

Bring on the fun in a recreational space like you've never seen before.

Thirty Six Zorra's expansive rec room is a thoughtfully designed space, perfect for entertaining, gaming, and impressing your friends and family, or just relaxing on your own.

Start a friendly rivalry over foosball, old school arcade games, or ping pong. Stay close to home in a place made for hosting, socializing, and tons of friendly fun.



demo kitchen



social club/co-working



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social club/ co-working space

The social club and co-working space is a comfortable lounge space, outfitted with stylish, contemporary furnishings. When you're done working for the day, this ideal location converts from a quiet space for concentration and productivity to one fit for conversation and fun with your friends and family.

guest suites

Feel comfortable entertaining guests from near or far with Thirty Six Zorra's guest suites. Furnished perfectly for your family and friends to relax into their own space while remaining within minutes from your doorstep.

demo kitchen

The demo kitchen is a fully-equipped addition to your living space. Prepare gourmet meals, host a cooking class or world-class chef, or get things brewing for that annual family gathering with lots of space for prep. When everything's ready, entertain your guests here with lots of seating options, or prepare a quiet table for two on date night.



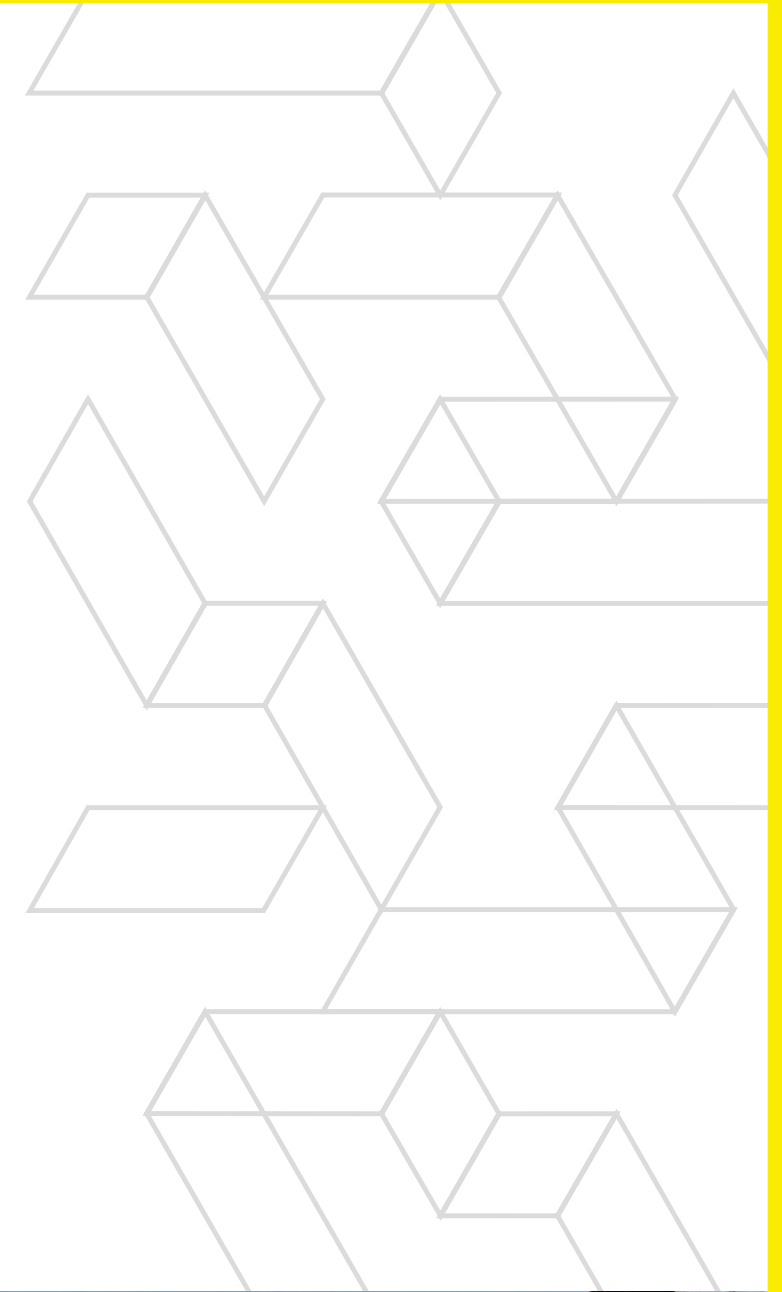


the luxury of outdoor living

Take in stunning city views on the 7th floor open-air deck at Thirty Six Zorra. Spend an afternoon taking a break on a sun lounger or spacious poolside cabana before going for a swim in the refreshing rooftop pool.

There's a beautifully designed play area for kids and families to have fun. Enjoy plenty of space to entertain in al fresco dining areas, complete with group table seating and BBQs for grilling up memorable meals with the people you love.

The rooftop fire pits with lounging areas are the prime spot to gather with friends and relax with the glowing vista of Toronto's skyline as your backdrop.



Experience The Sunshine



rooftop amenity



where the grass is greener

The Queensway is a neighbourhood packed with greenspaces, and Thirty Six Zorra enhances nature with a gorgeous park right outside your door. Situated right across from Marion Malloney Park, and part of the larger network of beautiful parks in your new neighbourhood, fun, fitness, and adventure await in this outdoor oasis.

Lush and green, with room to run, relax, and enjoy recreational time, Thirty Six Zorra's park brings together the beauty of nature and outdoor games available for daytime play with the kids and friends.



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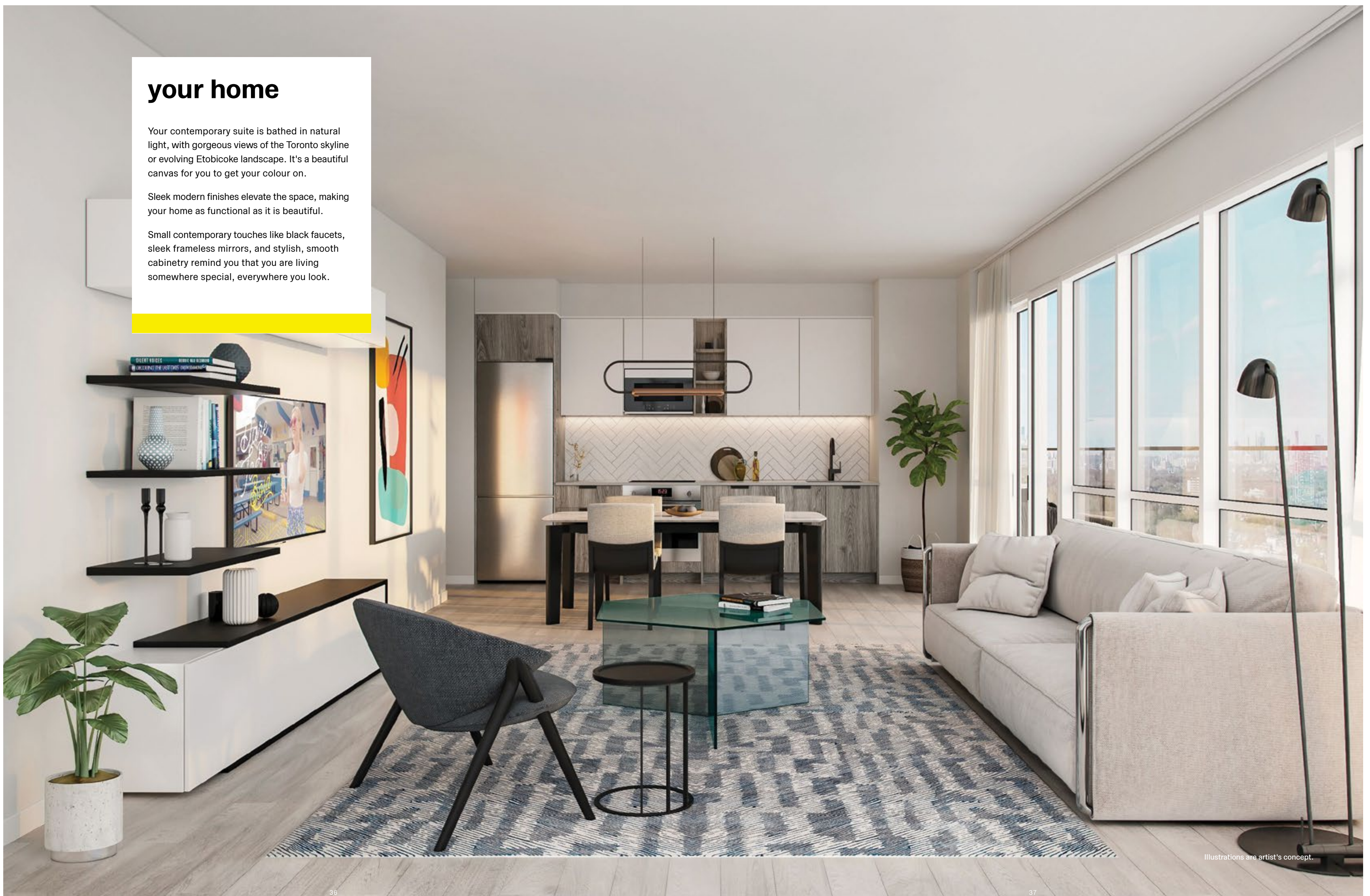


your home

Your contemporary suite is bathed in natural light, with gorgeous views of the Toronto skyline or evolving Etobicoke landscape. It's a beautiful canvas for you to get your colour on.

Sleek modern finishes elevate the space, making your home as functional as it is beautiful.

Small contemporary touches like black faucets, sleek frameless mirrors, and stylish, smooth cabinetry remind you that you are living somewhere special, everywhere you look.



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Find **bright**
new beginnings



Actual views may vary





developers



ALTREE

As a full service development firm, Altree provides unmatched insight and expertise throughout the full spectrum of development. Led by third-generation developer Zev Mandelbaum, Altree consistently goes above and beyond expectations, enhancing neighbourhoods and connecting communities.

A visionary for creating dynamic residences, Altree has brought thousands of units to market across the GTA. Built with integrity, Altree continues to create unparalleled and iconic projects that branch out from the ordinary.

EllisDon

EllisDon Capital, a member of the EllisDon family of companies, is a leading developer, investor, and asset manager of infrastructure and real estate projects. With over \$2 billion in residential projects across 24 towers currently underway, EllisDon Capital provides integrated plans that deliver and manage both private and public assets.

EllisDon Capital has honed its capabilities to deliver leading expertise and best in class buildings. Backed by the power of EllisDon, EllisDon Capital is recognized as Canada's premier high-rise residential builder.



the team



GRAZIANI
CORAZZA
ARCHITECTS

ARCHITECTS

Our creative vision is to design structures of memorable modern forms that satisfy programmatic needs. We are passionately committed to innovative thinking and advancing the evolution of design.

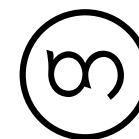
Our design principles are founded in using materials that complement the urban and natural environment to produce sustainable settings for those who live, work, and play in the space we create. Our ultimate satisfaction comes in seeing our buildings embraced by their owners, occupants and local community.



INTERIOR DESIGN

U31 is an award-winning interior architecture and design studio led by creative principals Kelly Cray, Neil Jonsohn and financial principal, Nancy Dyson. The firm focuses on diverse commercial, residential, and hospitality projects for clients across the globe, including luxury homes and large scale mixed-use developments.

With over twenty years of industry experience, U31 continuously challenges convention, while seeking to satisfy clients' needs and rise above expectations.



MARKETING

Gladstone Media is a boutique creative advertising and multimedia production agency based in Toronto. The agency provides strategic marketing solutions that are meaningful and effective, helping brands to stand out and connect with their audiences.

Gladstone Media's dynamic team provides unique insights and diverse skillsets in the areas of strategy and planning, design and production, digital and social, and targeted marketing communications.



MILBORNE
GROUP

SALES

Milborne Real Estate Inc. has been responsible for the marketing and sales of over 725 developments worth \$30 billion. With more than 43 years of experience, Hunter Milborne is well-known for his entrepreneurial style, creative problem solving and innovative market penetration strategies. He has firmly established Milborne Real Estate as the dominant force in Canadian condominium marketing.



HIRSCH
+ ASSOCIATES

CONSULTING

Hirsch + Associates' comprehensive experience in Toronto's real estate market has accounted for the successful sales and marketing of over 25 condominium project launches worth over \$3 billion in sales and counting.

At Hirsch + Associates, Cara Hirsch brings over a decade of real estate experience. Cara's team operates on the values of agility, organization, and teamwork. In her years of strategic planning, Cara has earned a reputation for providing consistent and robust sales programs that work.

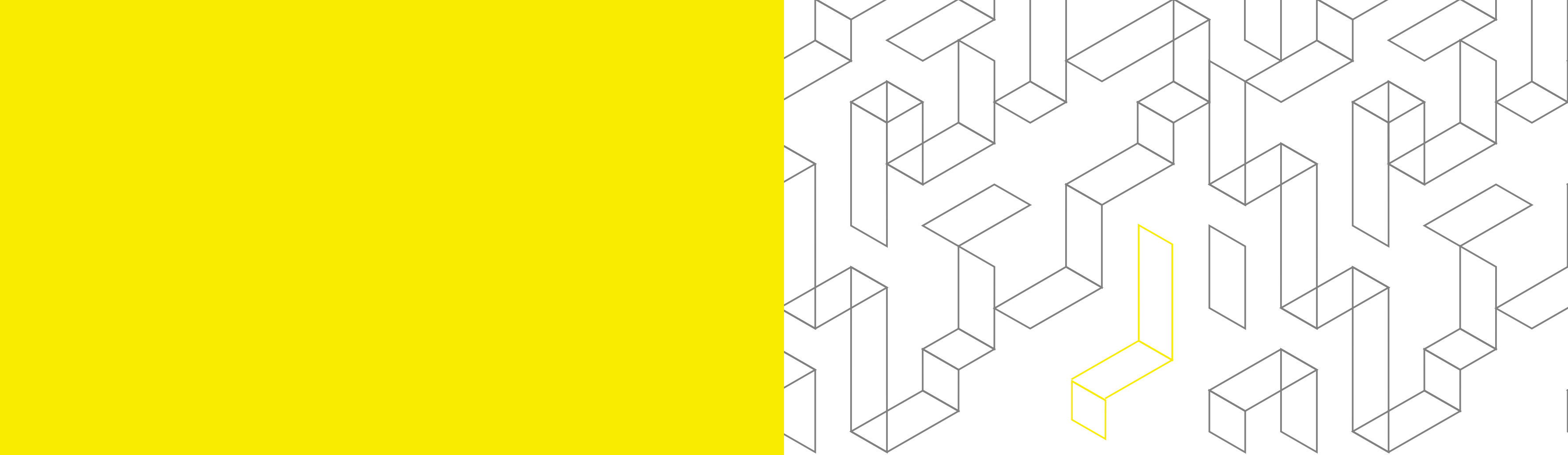


LINDA MITCHELL
MARKETING INC.

CONSULTING

Linda is a marketing expert in the Toronto condo development industry with four decades of experience launching over 70 condo buildings in North America. Linda directs her clients and their architects with the optimal mix of suite types, sizes and layouts. In addition, Linda will provide guidance as to the right suite features and building amenities.

Linda's experience allows her to set the sales team in motion to ensure a smooth transition for a successful building launch.



AL TREE



Drawn maps and renderings are Artist's concept only. Construction of dwelling may not be exactly as shown. Exterior elevations, renderings or sketches are subject to architectural controls, the availability of materials to the Builder during the construction of the building and suites, and site conditions. Accordingly, all details, dimensions, treatments, specifications and features shown may be changed by the Builder, the Municipality, the Developer or the Builder's control architect, in their sole and unfettered discretion at any time without notice. Site plan generally depicts a draft plan submitted to the Municipality for development approvals. Aerial photographs were taken from various angles and heights in order to generally illustrate the relative location of the condo and surrounding features. Renderings are not to scale and may not reflect the actual buildings, businesses and structures in existence at the time of development. The developer makes no representation or warranty with respect to the actual views or locations of such features from the suites once fully constructed. Listed travel times are general in nature and may vary depending upon traffic and personal variables such as fitness and mobility level. E&O.E. August 2019.