

# BLVD.Q

BLVD.Q | QUEENSWAY  
LIVING





# YOUR STORY



# STARTS HERE.





01  
BLVD.Q



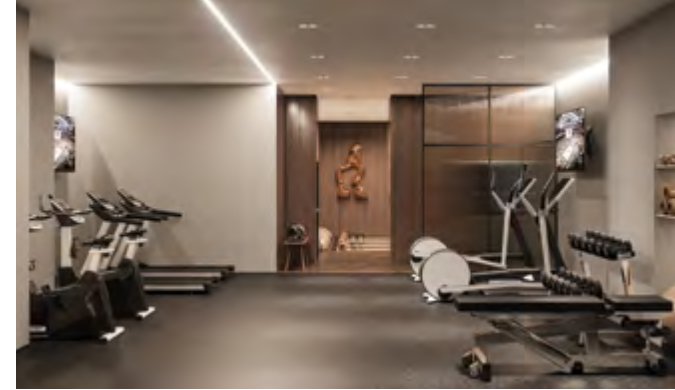
p. 04 – 09

02  
The  
Queensway



p. 10 – 23

03  
Building  
Amenities



p. 24 – 39

04  
The  
Suites



p. 40 – 49

05  
Team



p. 50 – 55



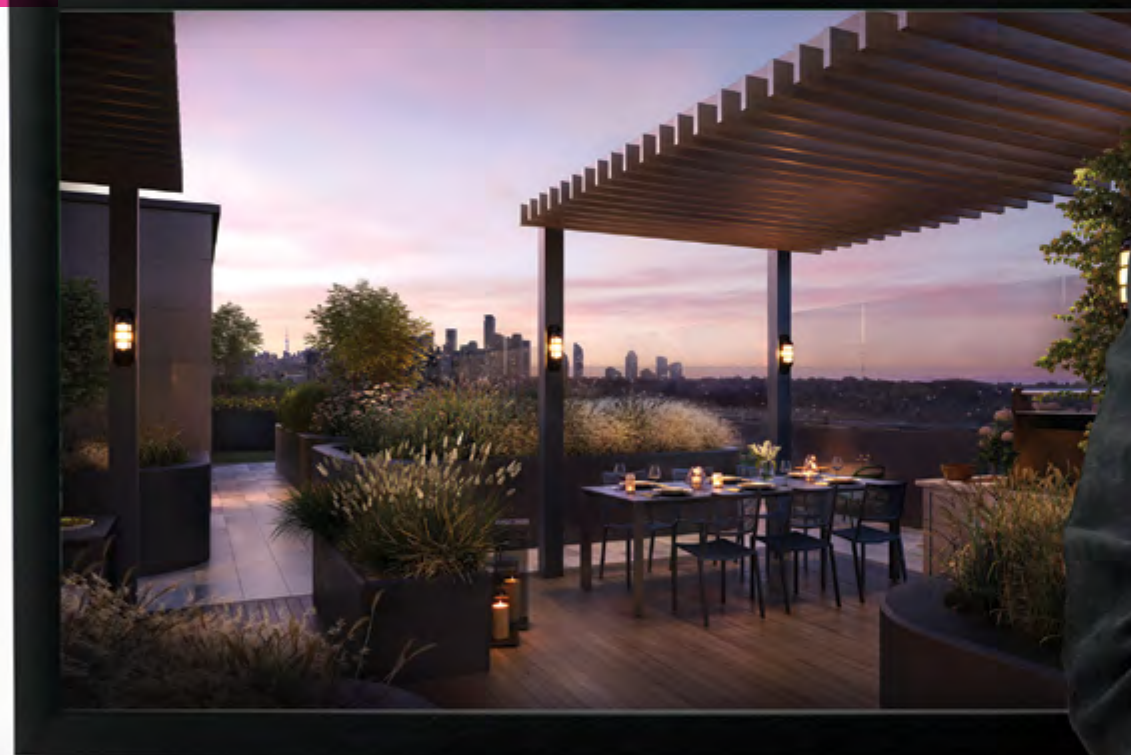
# BLVD.Q

## *This is BLVD.Q*

The Queensway is the heartbeat of South Etobicoke. This is where people come to shop, eat, be entertained, and gather with friends. With transit and highways keeping you connected, and with exclusive amenities that cater to your lifestyle, this is picture perfect living.



# A mosaic of moments.



Welcome home to BLVD.Q, an intimate collection of suites offering modern finishes, thoughtful amenities and so much more.

Make your own moments and experience your personal version of what Queensway living means.









THE QUEENSWAY





## *Live well in an area that inspires.*

Life in Etobicoke means opportunity and convenience. Enjoy a delicious lunch at one of the many family-run restaurants along The Queensway, shop at Sherway Gardens - one of the biggest shopping centres in the province, or head to one of the area's picturesque waterfront parks for a picnic.

This is what Queensway living is all about.



Illustration is artist's concept. E.&O.E.



# HAVE



Discover the tastes, styles, and hidden gems of the vibrant Queensway community. Enjoy your morning brew from Jimmy's coffee over a relaxing walk with a friend or explore the waterfront, which is just a few minutes away - the options are endless at BLVD.Q.



# IT ALL.





# Call The Queensway home.

Feel the pulse of South Etobicoke. Just moments away from the Gardiner Expressway/QEW and Highway 427, at BLVD.Q you'll have access to both the downtown core and Mississauga in under 20 minutes. For the trips where transit is the best choice, hop on the TTC or GO Transit and enjoy a car-free day.



## Nature

At BLVD.Q residents can enjoy walking to local spots such as Queensway Park and Jeff Healey Park, both located just north of The Queensway, and other Etobicoke green spaces like Centennial Park and Humber Bay Shores. The real gems when

it comes to parks in South Etobicoke are the tranquil spaces near the water. Humber Bay Park East is just a 9 minute drive from BLVD.Q.



# COMFORT



# CULTURE

# CONNECT



# IVITY

## WALK

1 min

TTC  
Stop

## BUS

12 min

Islington  
Station

## CAR

1 min

Gardiner  
Expressway

4 min

Mimico GO

6 min

Sherway  
Gardens

7 min

Kipling  
Terminal

7 min

Highway 427

9 min

Humber Bay  
Park East

13 min

Pearson  
Airport

14 min

Billy Bishop  
Airport

16 min

Downtown  
Toronto

16 min

Downtown  
Mississauga



## Dining

Local hotspots like Bua Thai, Mamma Martino's, and Three Brothers are sure to become fast favourites for residents of BLVD.Q - this is just a small sample of the many independently-run restaurants in the area.

## Shopping

Residents of BLVD.Q are lucky to live just minutes from Sherway Gardens, home to more than 200 stores across 1.2 million square feet of retail space. Anchor tenants include Hudson's Bay, and Saks Fifth Avenue.



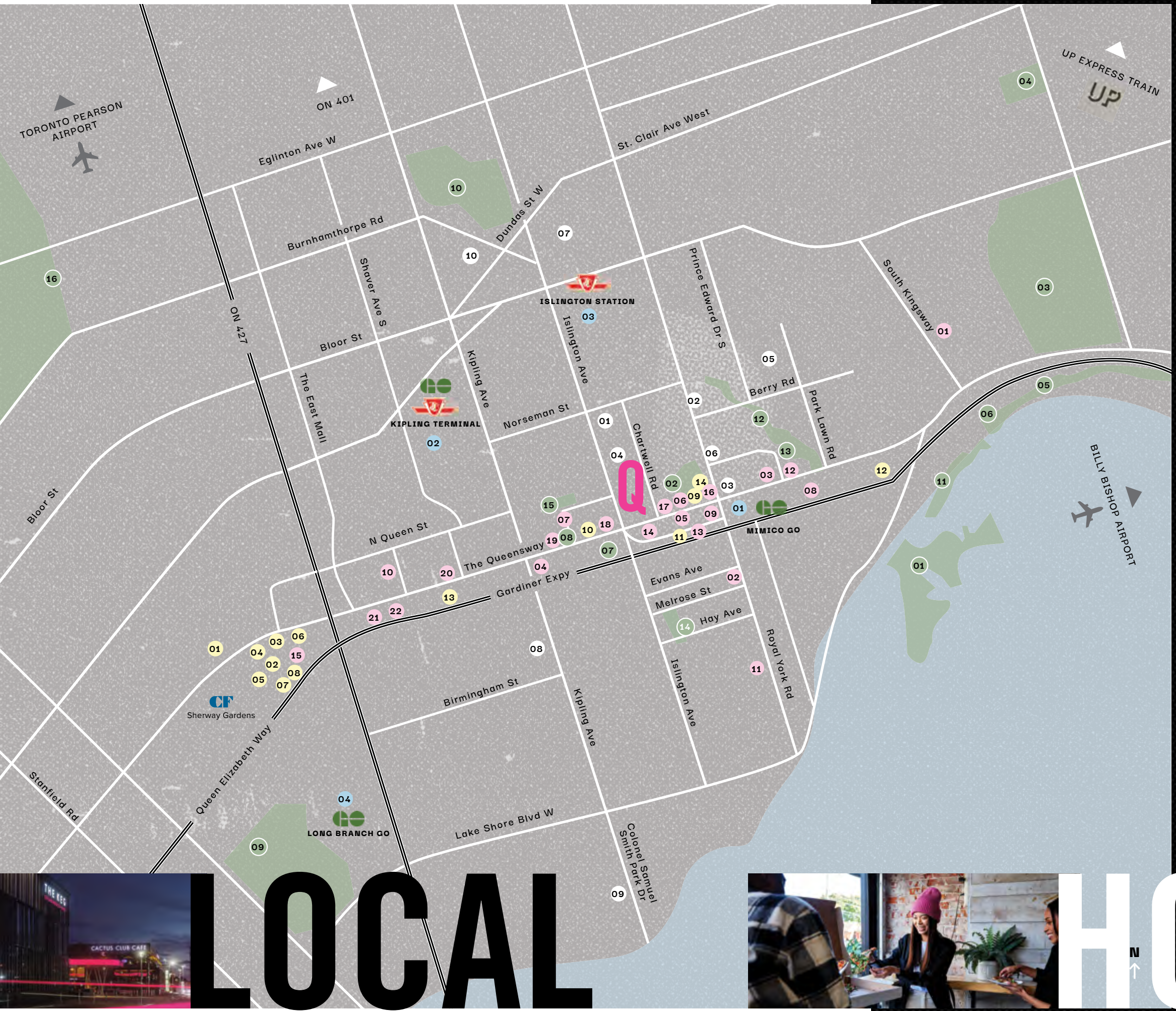




# WHAT'S NOT TO LOVE?

Embrace the energy of The Queensway and the surrounding area of South Etobicoke. What was once a suburb of Toronto has built a unique and strong identity, one with energy, beautiful greenspace, and all the charm of the west end of the city.





TRANSIT

- 1. Mimico GO
- 2. Kipling Terminal
- 3. Islington Station
- 4. Long Branch GO

PARKS & RECREATION

- 1. Humber Bay Park West
- 2. Queensway Park
- 3. High Park
- 4. Lithuania Park
- 5. Sunnyside Park
- 6. Humber Bay Arch Bridge
- 7. Cineplex Cinemas Queensway & VIP
- 8. Modo Yoga Etobicoke
- 9. Toronto Golf Club
- 10. Islington Golf Club
- 11. Humber Bay Shores Park
- 12. Berry Road Park
- 13. Jeff Healey Park
- 14. Ourland Park
- 15. Queensland Park
- 16. Centennial Park

RETAIL

- 1. Saks OFF 5TH
- 2. CF Sherway Gardens
- 3. Indigo
- 4. H&M
- 5. Sport Chek
- 6. Hudson's Bay
- 7. Apple Sherway Gardens
- 8. Saks Fifth Avenue
- 9. Beer Store
- 10. LCBO
- 11. Costco Wholesale
- 12. Sobeys
- 13. IKEA Etobicoke
- 14. No Frills

CAFÉS & RESTAURANTS

- 1. Cheese Boutique
- 2. The Bread Essentials
- 3. Tadka - Sizzling Indian Spices
- 4. Spoon & Fork
- 5. Starbucks
- 6. Sushi Kaji Restaurant
- 7. Buon Giorno Café
- 8. Bobacha Bubble Tea Etobicoke
- 9. Bua Thai Restaurant
- 10. Sunny Morning
- 11. Sanremo Bakery
- 12. Tom's Dairy Freeze
- 13. Great Lakes Brewery
- 14. The Pie Commission
- 15. Fresh Kitchen + Juice Bar
- 16. Dino's Wood Burning Pizza
- 17. Chaban
- 18. D Spot Dessert Cafe Etobicoke
- 19. K&B Sushi
- 20. RUDY
- 21. California Sandwiches
- 22. The Burger's Priest

SCHOOLS

- 1. Norseman Junior Middle School
- 2. Bishop Allen Academy
- 3. St. Louis Catholic Elementary School
- 4. Castlebar Junior School
- 5. Park Lawn Junior Middle School
- 6. Etobicoke School of the Arts
- 7. Etobicoke Collegiate Institute
- 8. Lakeshore Collegiate Institute
- 9. Father John Redmond Catholic Secondary School and Regional Arts Centre
- 10. Kingsway College School

LOCAL

HOTSPOTS





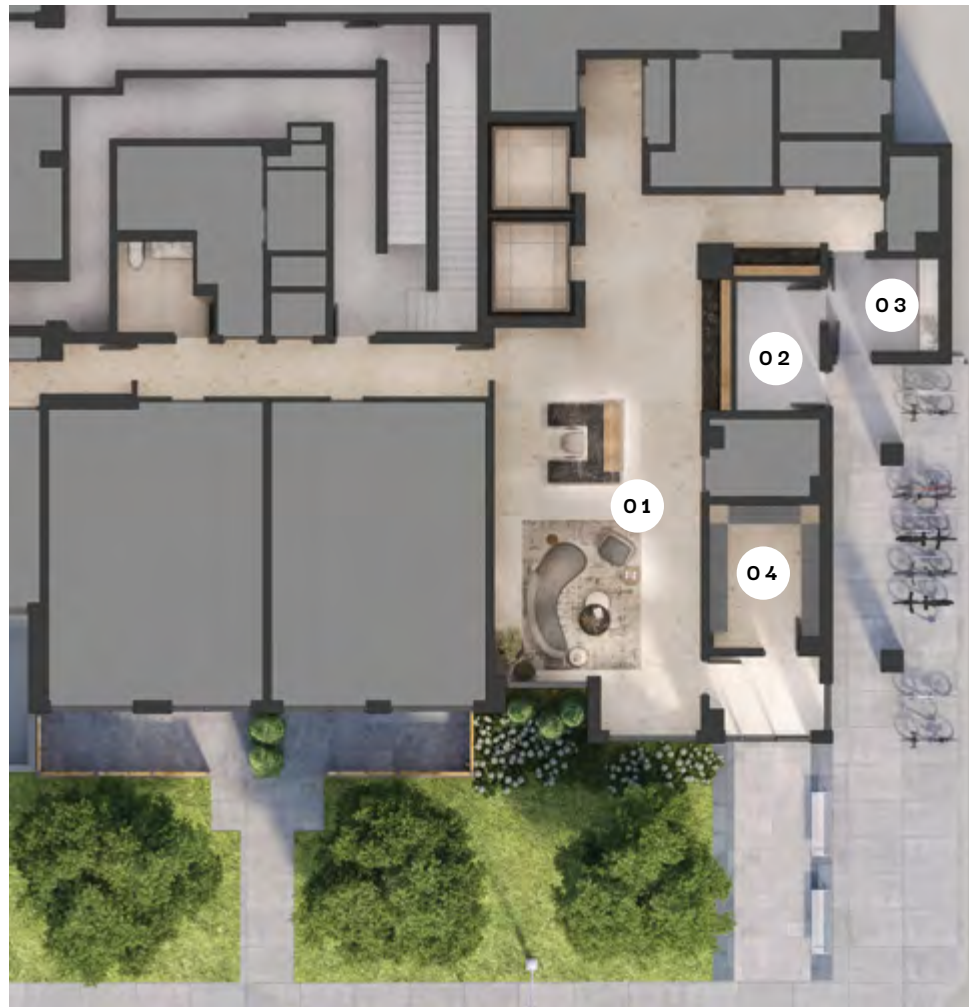
# BUILDING AMENITIES

Boutique building with  
a big personality.

BLVD.Q will soon become the most definitive condominium on the Queensway. It offers residents the best of two worlds: all the unmatched lifestyle benefits associated with big city living and the intimate feel of South Etobicoke.

With just 210 suites and three levels of five-star amenities, this is where life is a dream. Enjoy thoughtful indoor communal spaces, including a state-of-the-art gym, and two exquisite entertainment lounges.





GROUND LEVEL

# AMENITY

1. LOBBY
2. MAILROOM
3. PET SPA
4. PARCEL ROOM
5. MEDIA ROOM
6. EVENT SPACE
7. ENTERTAINMENT LOUNGE
8. CO-WORK
9. FITNESS CENTRE
10. OUTDOOR FITNESS
11. OUTDOOR LOUNGE
12. OUTDOOR DINING



MEZZANINE



6TH FLOOR

# PLAN



# THE FIRST



Illustration is artist's concept. E.&O.E.

INTERIOR - LOBBY

# IMPRESSION.



*From the moment you step into BLVD. Q, the excitement is palpable.*

It all begins with a grand lobby, enveloped with warm tones and a splash of colour to create a space that is both inviting and intriguing. Lounge seating will keep you comfortable as you wait for friends and family to arrive, or while you catch up with a neighbour. From day to night, the building is full of life. BLVD.Q will continually impress its residents and wow guests.



*Entertainment awaits.*



INTERIOR - EVENT SPACE

No matter what day of the week it is, the sleek entertainment lounge and event space is ready for your intimate gatherings with family and friends. This communal space is perfect for an impromptu movie night, or throwing a surprise birthday party.

Illustration is artist's concept. E.&O.E.







“

BLVD.Q's interiors combine warm wood tones with dark neutrals, both of which work with the abundant light of the spaces to enhance the resident experience.

Stanley Sun, Co-Founder & Creative Director  
Mason Studio, Interior Design

”



# CHALLENGE

BLVD.Q offers residents an exclusive, world-class space to help you sweat out your day or simply enjoy a zen moment in the yoga studio. BLVD.Q's fitness studio will inspire you to reach your potential - both inside and outside of these walls.

*Dare to thrive at BLVD.Q.*

# YOUR-SELF.

INTERIOR - GYM

Illustration is artist's concept. E.&O.E.



*Outdoor spaces that  
pair comfort with  
expansive views.*

Bring together friends for a summer party on the stunning outdoor terrace lounge and take in the peaceful views of Etobicoke's lush green landscape. It's the perfect backdrop for forging deep bonds and creating lasting memories that define a life well lived.



BLVD.Q's outdoor spaces are meant for more than just entertaining and dining al fresco - retreat here for your morning meditation or a quiet evening drink. You never know what life has in store for you, but one thing's for certain: the future of The Queensway is bright.



# THE GOOD TIMES AWAIT.



“

The vision for **BLVD.Q** is to create a place of future cultural significance. It's important that the common spaces of the building, both interior and exterior, reflect the neighbourhood's fabric, both past and present. We want to add to The Queensway in a fluid manner that locals will be pleased with.

Ashley Rumsey, Principal & Co-Founder  
Mason Studio, Interior Design

”

EXTERIOR - TERRACE DINING

Illustration is artist's concept. E.&O.E.





THE SUITES







Illustration is artist's concept. E.&O.E.

Rendering reflects upgraded finishes

INTERIOR - LIVING ROOM



## *Your home awaits.*

Infused with modern flair, the suites at BLVD.Q balance comfort and sophistication. With bright interiors and thoughtful layouts, enjoy an open living space with plenty of natural sunlight. Functional design extends to the kitchen and spa-like bathrooms, with playful touches inspired by the elements of nature nearby. This is your urban oasis - a place to recharge for your next adventure.



INTERIOR - BATHROOM

Rendering reflects upgraded finishes



INTERIOR - KITCHEN

Rendering reflects upgraded finishes

Illustration is artist's concept. E.&O.E.









INTERIOR - BEDROOM

Illustration is artist's concept. E.&O.E.

*The comforts of home.*



**TEAM**





Mattamy Homes is the largest privately owned homebuilder in North America and Canada's largest new home construction and development firm with over 45 years of industry leading experience. Mattamy Urban is rising to new heights.

Within 5 years, Mattamy's portfolio of multi-family homes will match the number of single-family homes.

# OUR STORY







## AUSTIN BIRCH

At Austin Birch, we take pride in our elevated, integrated and detailed approach to our premium development marketing services. From market research and consulting at the start of the process, to marketing, product development, launch strategy and execution, we do everything to ensure optimal results for our clients. Our team is knowledgeable and experienced. From our comprehensive capabilities to our hands-on style of working, we go above and beyond the functions of a traditional marketing and sales team.



## mason studio.

Toronto-based interior design firm Mason Studio is known for creating award-winning luxury hospitality, retail and multi-unit residential design projects for clients across the globe. With every project, the firm seeks to broaden their insights and enrich the lives of everyone they touch. Founding partners Ashley Rumsey and Stanley Sun bring international experience and a distinct perspective to the design process that combines art and science. No matter the project scale, or the location, their belief that design can create meaningful experiences remains steadfast.

# THE

## TACT

TACT Architecture Inc. is a specialized design and land approvals firm based in Toronto, focusing on effective and efficient development while maintaining a strong design-centric focus. TACT's steady growth in the past decade has led the firm to be amongst Toronto's top residential architectural practices. With established positive relationships with municipalities, politicians and resident groups, TACT has an established and proven track record of success.



## gladstone media inc.

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 skill sets in the areas of strategy and planning, design and production, digital and social media, and targeted marketing communications.



# TEAM



*Picture perfect living awaits.*





