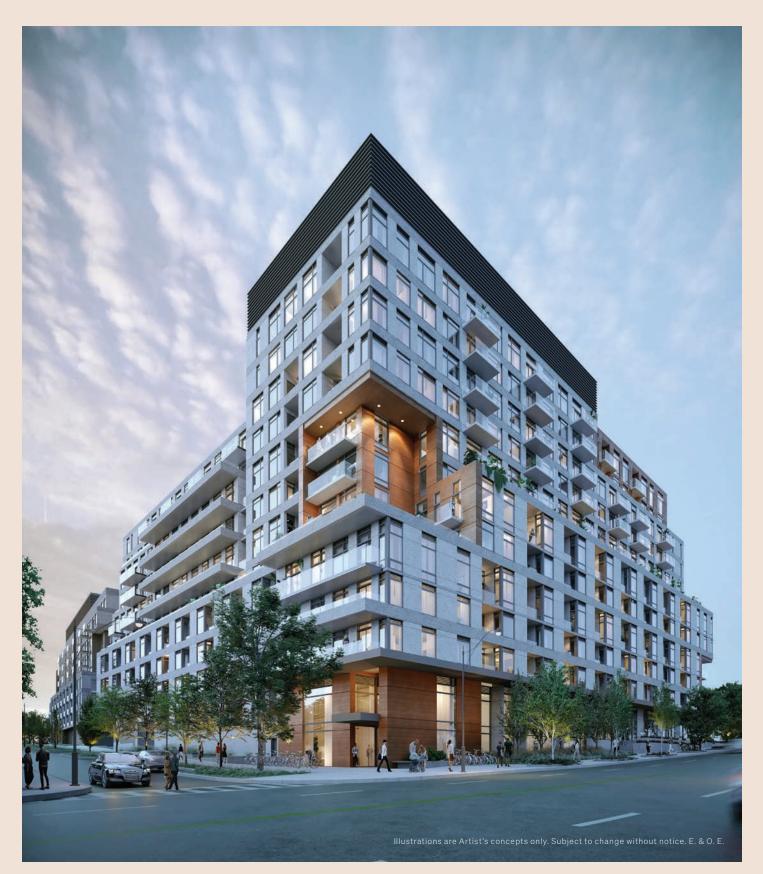
BIRCHLEY PARK



Birchley Park Four-Season Wellness Living

Inspired by Scandinavian design and surrounded by green space, Birchley Park offers four seasons of indoor and outdoor wellness amenities that go far beyond expectation. From retail at ground level to a sauna, indoor basketball half-court, yoga room, Zen Garden, all-season swim spa, and more, unparalleled comforts encourage a coveted lifestyle. Learn more about this exceptional mid-rise community of modern condominiums and townhomes.

Top 5 Reasons to Purchase at Birchley Park

- 1. Located only steps from transit, shopping, green space and the lake
- 2. Residents will enjoy four-season wellness living
- 3. Approximately 30,000 sq.ft. of indoor & outdoor amenities readily available
- 4. Discover the cohesive beauty of a 19-acre master planned community
- **5.** A truly premium lifestyle opportunity from an experienced development team

Birch Cliff: Standing Out in the Market

Birchley Park rises in Birch Cliff, Toronto's next great neighbourhood – an area coveted by young professionals.

AVERAGE HOUSEHOLD INCOME

\$65,829^t

RENT VS OWN IN BIRCH CLIFF

33%¹



1. https://www.toronto.ca/ext/sdfa/Neighbourhood%20Profiles/pdf/2016/pdf1/cpa122.pdf

3-12

665

Storeys

18.000 +

19

Residential suites

Sq.ft. of outdoor amenity space Acre community

5.5 Acre new public park

5.000

Sq.ft. ground

level retail

11,000+

Sq.ft of indoor amenity space

29,000+

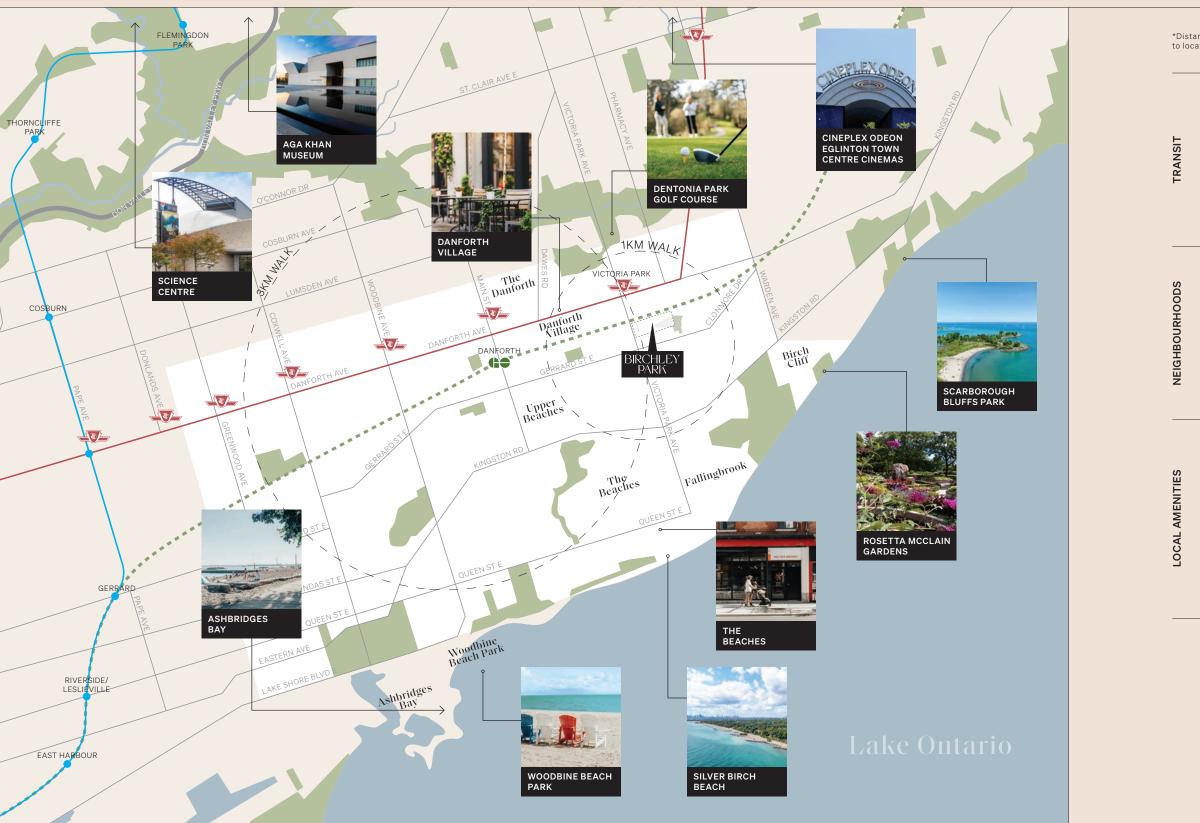
Total sq.ft. of indoor and outdoor amenity space

Birchley Park is a new 19-acre master planned condominium and townhouse community by Diamond Kilmer Developments, currently in pre-construction at 411 Victoria Park Avenue, Toronto. The development will feature two mid-rise residential buildings and 22 back-to-back townhomes, comprising 665 suites. Birchley Park suite sizes range from 374 square feet to 951 square feet.



- Building Type: Condo and Townhouse
- **Ownership:** Condominium
- Selling Status: Registration
- Sales Start: Spring 2023
- Construction Status: Pre-construction
- Builder: Diamond Kilmer Developments
- Architect: TACT Architecture Inc.
- Interior Designer: Patton Design Studio
- Landscape Architect: The MBTW Group
- Sales Company: Baker Real Estate

Built for Exploration



Fall in love with the exceptional convenience of Birchley Park's premium location. Here, residents will enjoy access to unique local restaurants, cafés and shops, and the natural assets of endless sandy beaches along the lakefront, parks, and amazing ravine hiking trails.

| | es are measured from Birchley Park ons mentioned. | 60 | Żн | | |
|---|---|--------|--------|---------|--------|
| | Future Ontario Line Subway | - | - | 10 min | 16 min |
| | DVP | - | - | 18 min | - |
| | Danforth GO Station | 6 min | 14 min | 4 min | 9 min |
| | Victoria Park Station | 3 min | 6 min | 1 min | 5 min |
| | Highway 401 | - | - | 25 min | - |
| + | Greektown | 11 min | 47 min | 10 min | 15 min |
| | The Beaches | 6 min | 10 min | 2 min | 8 min |
| | Danforth Village | 5 min | 14 min | 4 min | 10 min |
| | Taylor Creek Park | 6 min | 19 min | 4 min | 16 min |
| | Downtown Toronto | 35 min | - | 20 min | 30 min |
| T | Birchmount Community Centre | 10 min | 30 min | 6 min | 15 min |
| | Loblaws | 3 min | 2 min | 1 min | - |
| | FreshCo | 2 min | 2 min | 1 min | - |
| | Shoppers World Danforth Lowes / Metro / Local Restaurants | 2 min | 5 min | 2 min | - |
| | Michael Garron Hospital | 12 min | 50 min | 10 min | 20 min |

Times are approximate and subject to variances depending on time of day.





Walk Score

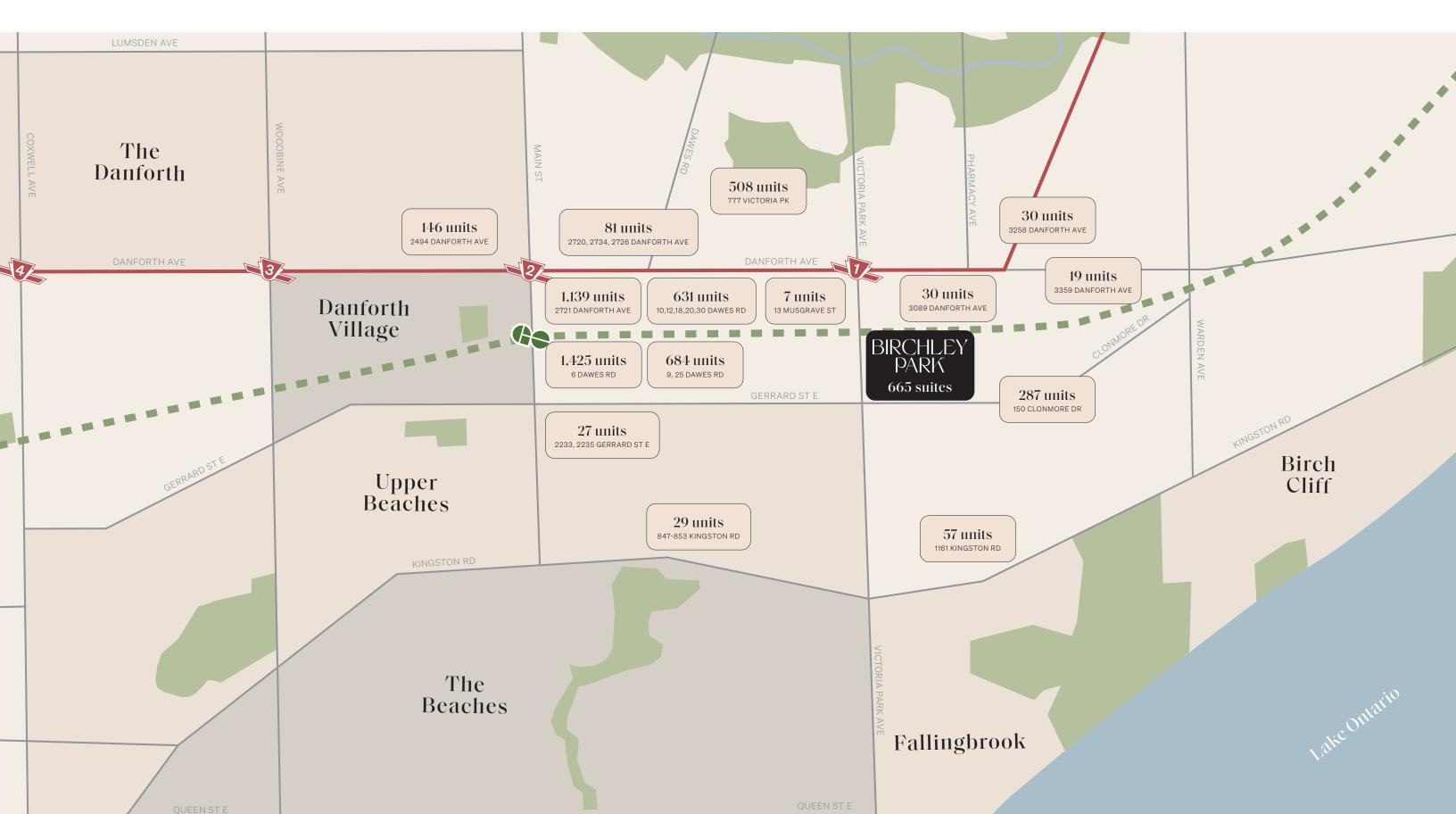


Bike Score



Transit Score

A Bright Future for Birch Cliff



PROJECTED GROWTH

16 New Developments



New Units

DIAMOND KILMER

DEVELOPMENTS

Materials and specifications subject to change without notice. Maps, building and views are not to scale. Illustrations are Artist's concepts only. Travel times and distances stated are approximate only and may vary. Some amenities, retail and parks may not be complete at time of occupancy. E. &. O.E. April 2023.