



QuadReal



**THE  
CLOVE**



# THE CLOVE



All renderings, landscaping and images are Artist's Concept Only.



# INTRODUCING CLOVERDALE'S VISIONARY URBAN MASTER PLAN



For generations, Cloverdale Mall has served as a beloved gathering place for the Etobicoke community. Now is your chance to be a part of its ever-unfolding legacy.

## CLOVERDALE MALL IS SET TO BECOME A MAGNETIC 32-ACRE MASTER-PLANNED COMMUNITY

Discover a complete reimaging of urban living in the city's west nexus.

**This dynamic urban hub** will feature a collection of modern residences surrounded by **public parks, enriching amenities, engaging retail and unique culinary experiences.**

Over the course of this exciting process, Cloverdale Mall will remain open, ensuring the community has uninterrupted access to services, retailers and vibrant activations.







# THE FIRST PHASE OF A BOLD NEW VISION

Cloverdale

**32-ACRE  
MASTER-PLANNED COMMUNITY**

**9+ ACRES**  
of vibrant public realm

**180,000+ SQ FT**  
of new retail space

**3+ ACRES**  
of parkland

**20,000+ SQ FT**  
of community amenities

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# A NEW URBAN VILLAGE COMES TO LIFE IN ETOBICOKE

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.

## BUILDING DETAILS

**33 AND 9-STOREY**  
residential buildings

**606** suites

**26,000 SQ FT**  
of amenities



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Entertainment Kitchen & Dining Area



Kid's Lounge



Terrace

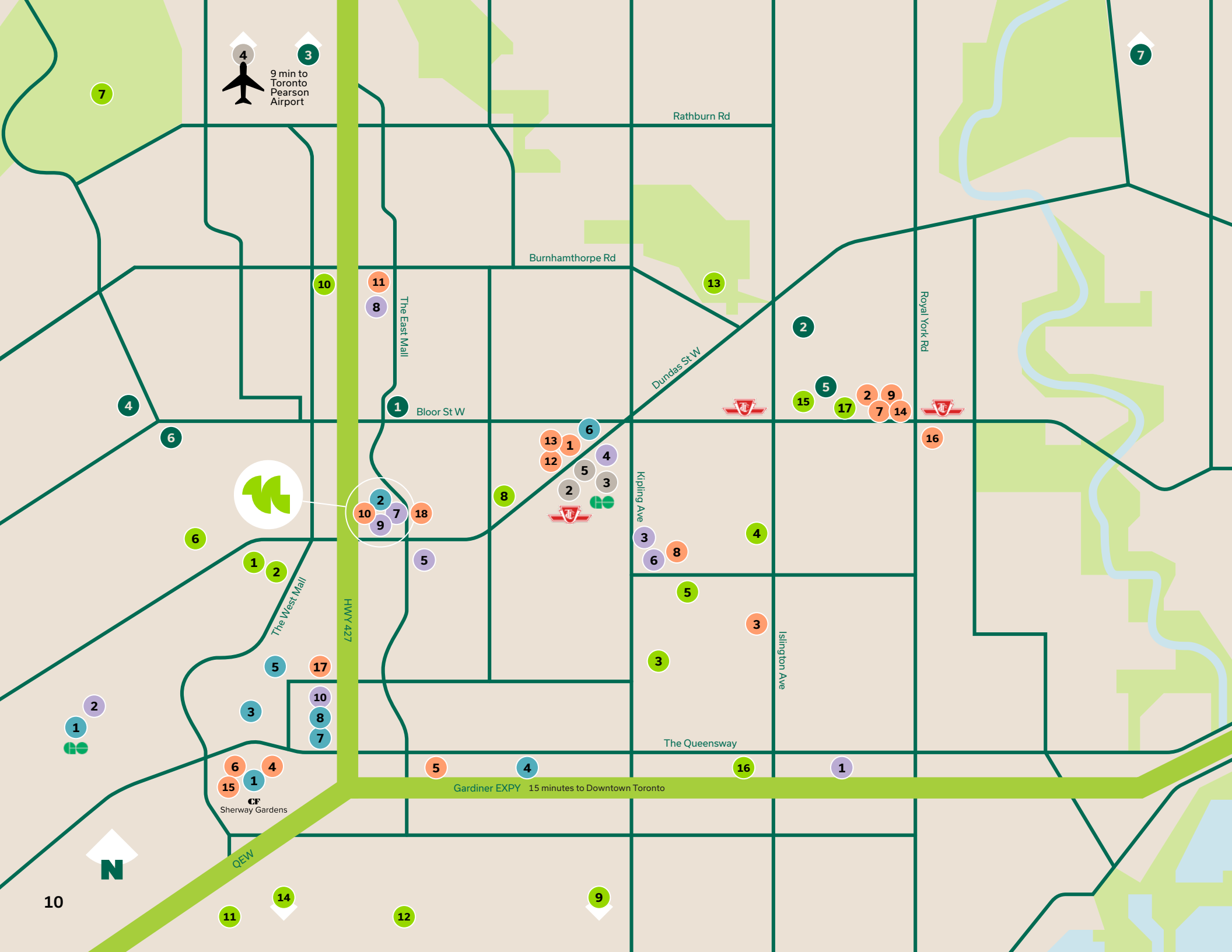


# AREA AMENITIES

As a pedestrian-first hub of cultural activity, Cloverdale is dedicated to fostering a sustainable community where diverse families can establish roots and thrive through various life stages. Enveloped by an extensive network of nearby trails, robust bike lanes, vibrant public spaces and new parkland, the community offers elevated leisure and ample opportunity for physical activity to promote a healthy, balanced life.







# 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

## 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

## PARKS & RECREATION

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

## SHOPPING

- 1 CF Sherway Gardens
- 2 Cloverdale Mall
- 3 HomeSense
- 4 IKEA Etobicoke
- 5 Michaels
- 6 Shoppers Drug Mart
- 7 The Home Depot
- 8 Winners

## CONNECTIVITY

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



# ETOBICOKE GROWTH



ETOBICOKE  
CIVIC CENTRE

KIPLING  
TRANSIT HUB

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**ETOBICOKE  
CENTRE**

Project Count **64**  
Total Buildings **110**  
Total Suites **30,415**

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Source:  
Urbanation.ca



# ETOBICOKE CIVIC CENTRE

The new Etobicoke Civic Centre (ECC) at **3755 Bloor Street West** (formerly the Westwood Theatre Lands) is a state-of-the-art mixed-use building comprising of a wide range of community-focused programs and services, including municipal offices, a non-profit childcare centre, a public library, health clinic, recreation centre, retail spaces and a civic square.

As the first civic centre to be built in the last 50 years, the new civic centre features **508,000 sq ft of accessible public-facing space** that will include:

## PODIUM 300,000 SQ FT

- **Community Centre**
  - Lane and Leisure Pools
  - Multi-Purpose Rooms
  - Fitness Studios
  - Gymnasium
  - Walking Track
- **Community Services including:**
  - Art Gallery
  - Childcare Services
  - Civic Counter Strategy
  - Toronto Employment & Social Services
  - Toronto Public Health Clinic
  - Ceremonial Rooms
  - Public Meeting Rooms
- **Toronto Public Library**
- **Constituency Offices & Council Chambers**
- **Retail**
- **Bicycle Parking**



## OUTDOOR CIVIC SQUARE 47,000 SQ FT

- **Event Plaza**
- **Landscaped Garden**
- **Bike Share**
- **Parking Lobbies**
- **Café Terrace**

## OFFICE SPACE 210,000 SQ FT

- **Multiple City divisions, agencies and corporations**
- **Meeting Rooms**
- **Collaboration & Social Spaces**
- **Multi-Faith Room**
- **Parent Room**
- **Lunchroom**
- **Outdoor Terrace**



Source:  
Toronto.ca



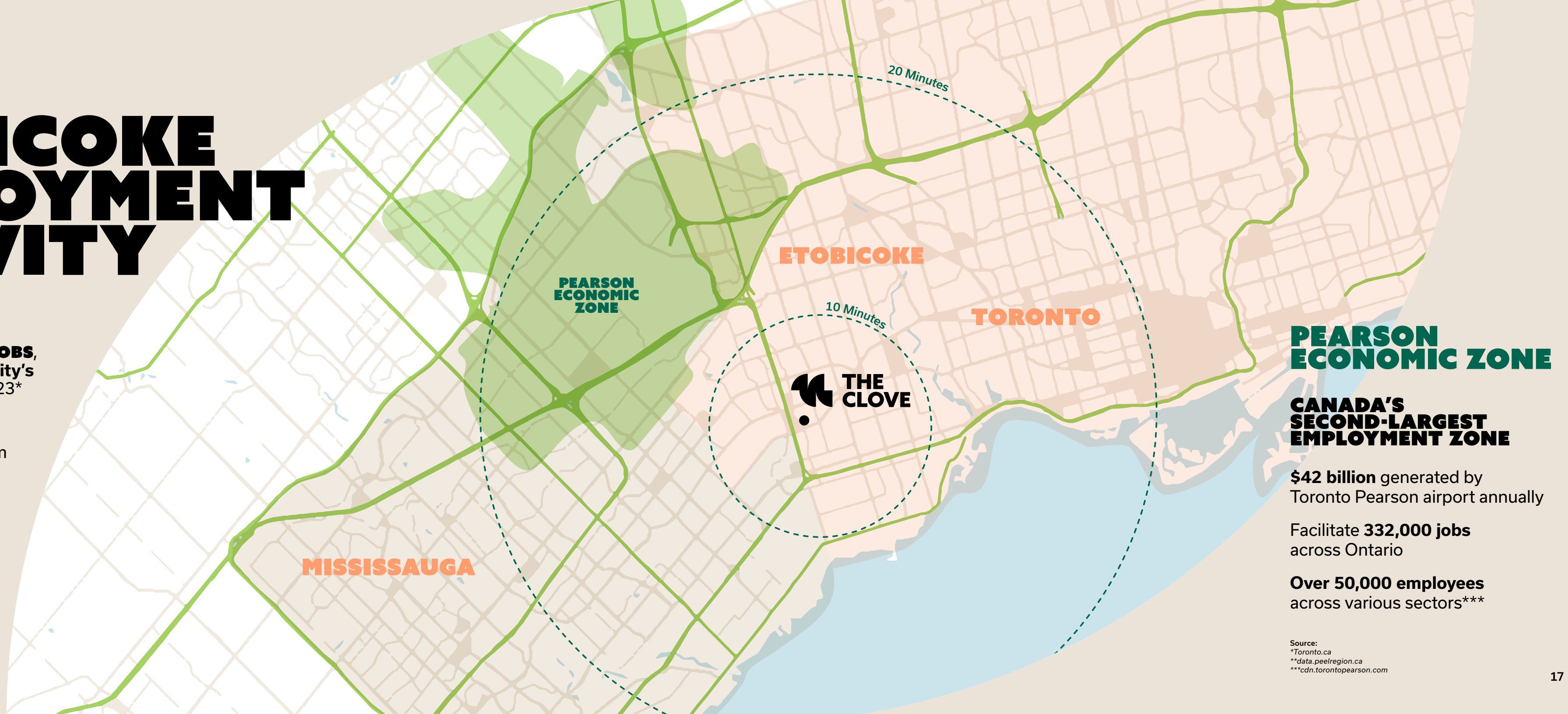
# ETOBICOKE EMPLOYMENT ACTIVITY

Toronto's Downtown and Centres contain **674,760 JOBS**, that's approx. **44% of the city's total employment** as of 2023\*

**OVER 1 MILLION JOBS**  
within **15-minute drive** from  
The Clove

**500,000 EMPLOYEES**  
in Mississauga

**600,000+ EMPLOYEES**  
in Toronto\*\*



**PEARSON  
ECONOMIC ZONE**

**CANADA'S  
SECOND-LARGEST  
EMPLOYMENT ZONE**

**\$42 billion** generated by  
Toronto Pearson airport annually

Facilitate **332,000 jobs**  
across Ontario

**Over 50,000 employees**  
across various sectors\*\*\*

Source:  
\*Toronto.ca  
\*\*data.peelregion.ca  
\*\*\*cdn.torontopearson.com





# UNRIVALED ACCESS

## HIGHWAYS

- 1 min to Hwy 427
- 4 min to Hwy 401
- 2 min to QEW
- 7 min to Lakeshore Blvd
- 9 min to Pearson Airport

## TRANSIT

- 1 min to Bus Stop along Dundas St.
- 4 min to Kipling Transit Hub
- Kipling GO Station – Milton Line
- Kipling TTC Subway Station – Line 2
- Kipling TTC Bus Terminal
- MiWay – Bus Routes
- Express Bus to Pearson Airport

## DUNDAS BUS RAPID TRANSIT (BRT)

- The proposed Dundas BRT will bring over **40 kilometres of dedicated Bus Rapid Transit (BRT) lanes along Dundas Street**—from **Highway 6 in the City of Hamilton** through to the **Kipling Transit Hub** in the City of Toronto.
- This extensive BRT route will also seamlessly connect with the **TTC subway Line 2, the Milton Go line, and the 18-kilometer Hazel McCallion LRT on Hurontario St.**, which is currently under construction.
- Once these two new transit lines are completed, Etobicoke residents will have the opportunity to travel swiftly to various destinations in the west GTA.



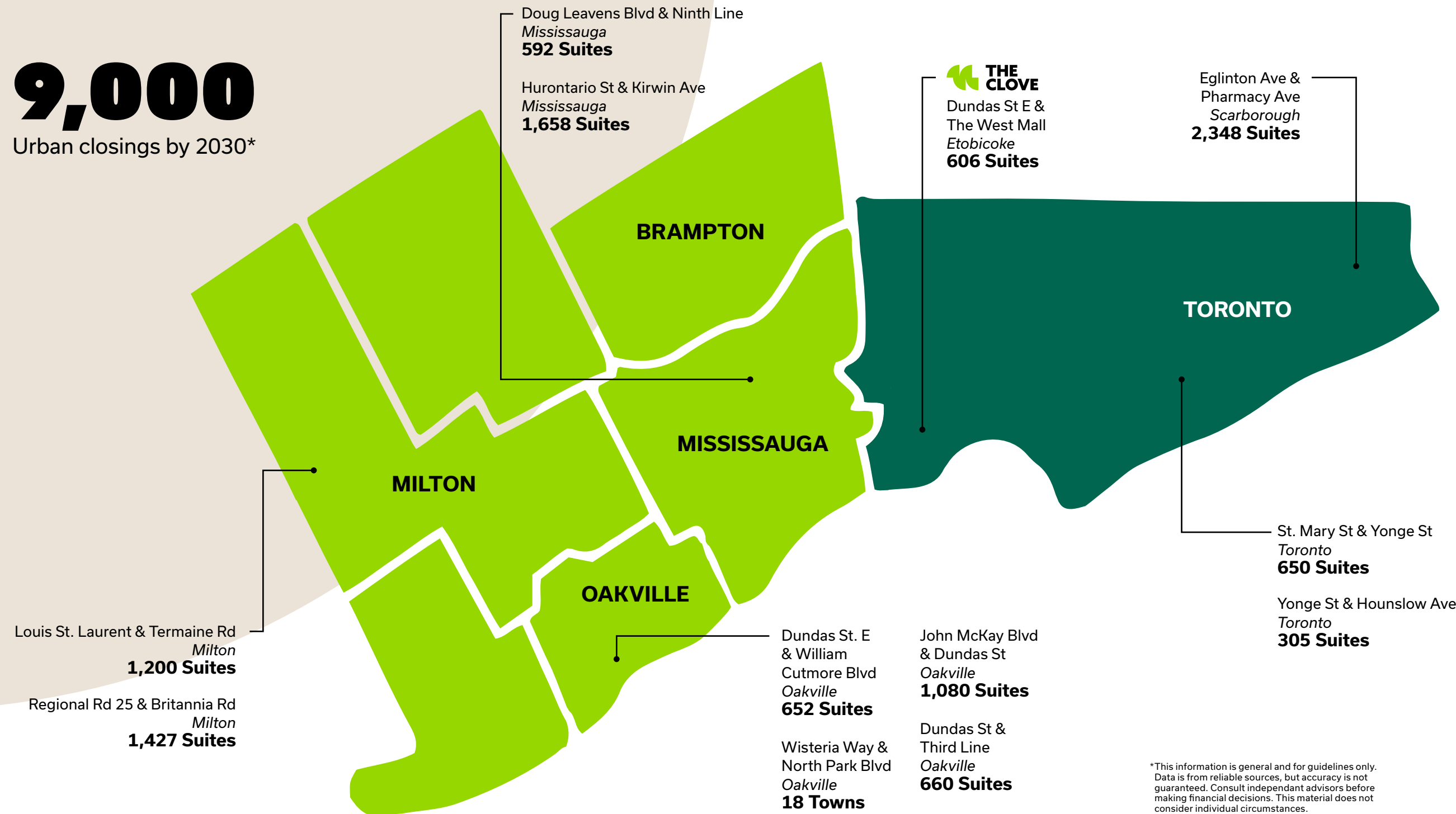
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Retail Courtyard from Dundas St.



# 9,000

Urban closings by 2030\*



Dundas St E &  
The West Mall  
Etobicoke  
**606 Suites**



Mattamy Homes is the largest privately owned homebuilder in North America with over 45 years of industry-leading experience.

As a company committed to delivering high-quality homes across North America, Mattamy continues to invest in the GTA real estate market to meet its growing demand for increased density and affordable housing options. Over the past 24 months, Mattamy has successfully launched nine buildings for sale in the Greater Toronto Area (GTA), all of which are either under construction or approved to begin.

- **Largest privately-owned homebuilder** in North America
- **Over 45 years** of creating places people are proud to call home
- **125,000+** homes built

\*This information is general and for guidelines only. Data is from reliable sources, but accuracy is not guaranteed. Consult independent advisors before making financial decisions. This material does not consider individual circumstances.





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.



Featured QuadReal community:

## ASSEMBLY PARK

- **83-acre** mixed-use, master-planned community in Vaughan Metropolitan Centre
- **17,500** residential units proposed
- **25+ acres** of parks and open space
- **400,000 sq ft** non-residential space
- Cultural hub home to future City of Vaughan Performing & Cultural Arts Centre
- 2 Elementary Schools



Featured QuadReal community:

## OAKRIDGE PARK

- Canada's largest redevelopment endeavour
- A **28-acre** world-class master-planned community
- **2,600** residential units
- **500,000 sq ft** of office space
- **1 million sq ft** of retail, 140 global brands
- **9-acre** park
- Largest library in Vancouver's West Side
- Indoor/Outdoor Performance Venues
- Goh Ballet Academy

Illustrations are artist's concept. Community features and specifications subject to change without notice. E.&O.E.





# THE TEAM



QuadReal Property Group and Mattamy Homes have partnered to bring to life this new vision for Cloverdale—a true collaboration between two industry leaders working tirelessly with the Etobicoke community to create a dynamic, sustainable and innovative urban masterpiece for generations to come. Designed to seamlessly integrate into the surrounding neighbourhoods, the reimagined Cloverdale will be a thriving urban sanctuary with an enduring connection to nature, history and urban vitality.





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