



VALHALLA
TOWN SQUARE

By Edilcan



THE VALHALLA
La La Love Affair



BENCHMARK
SIGNATURE REALTY INC.

BENCHMARK SIGNATURE REALTY INC. BROKERAGE
1020 Denison Street Unit 113 Markham
Tel 905 604 2299 Fax 905 604 0622
www.benchmarksignaturerealty.com

OLD VALHALLA INN IN 1963



VALHALLA INN

1963

When the Valhalla Inn first opened in 1963, it was a striking landmark, with its distinctive conical roof and a bar modeled on a Viking war ship. The Inn's interior furnishing expressed the best in contemporary Scandinavian design, especially the Nordic Bar and the Mermaid Lounge. From the beginning, the Valhalla Inn was clearly animated by the very best and most au courant design styles of its period. That focus on superb contemporary design will be reprised in the architecture, interior design and landscape of Valhalla Town Square. Timeless heritage, repurposed with a modern interpretation.

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A MASTER- PLANNED COMMUNITY

A fabled past, a stylish future. Edilcan proudly introduces Valhalla Town Square. A brilliant, master-planned urban community, with three iconic towers clad in dark brick and glass, rising majestically above a beautifully landscaped, European-inspired courtyard garden. The symphonic interplay of the vertical, horizontal and curvilinear will make Valhalla Town Square a landmark on the Etobicoke skyline.

Envisioned by award-winning landscape architect Claude Cormier, the central plaza will be the heart and soul of the community. A vibrant garden court landscaped with lush greenery, winding walkways, a children's play area, dog park and a spectacular podium with a green roof. The streetscape will be enhanced with retail stores, planters and seating areas. A sculptural trellis covered in wisteria in the centre will be the Square's focal point, a place to mingle with neighbours, and foster a sense of community.

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ETOBICOKE'S NEWEST DESTINATION

Valhalla Town Square will be a 6.6-acre diverse, mixed-use residential community — an animated, pedestrian friendly and richly landscaped environment, a truly beautiful setting for urban living. The iconic towers, the podium and the central square together create a vibrant new destination—animating the community day and night with their stores, restaurants and cafes. Valhalla Town Square will offer modern condominiums, luxurious townhomes, Edilcan's signature amenities and convenient retail right at your doorstep. Residents will have exclusive use of the Valhalla Town Square Express shuttle to nearby subway and shopping. Come home to a whole new experience of cosmopolitan living in the heart of Etobicoke.

1 TOWN SQUARE

2 LANDSCAPE AMENITY TERRACE

3 PHASE ONE

4 PHASE TWO

5 PHASE THREE


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VALLELLA

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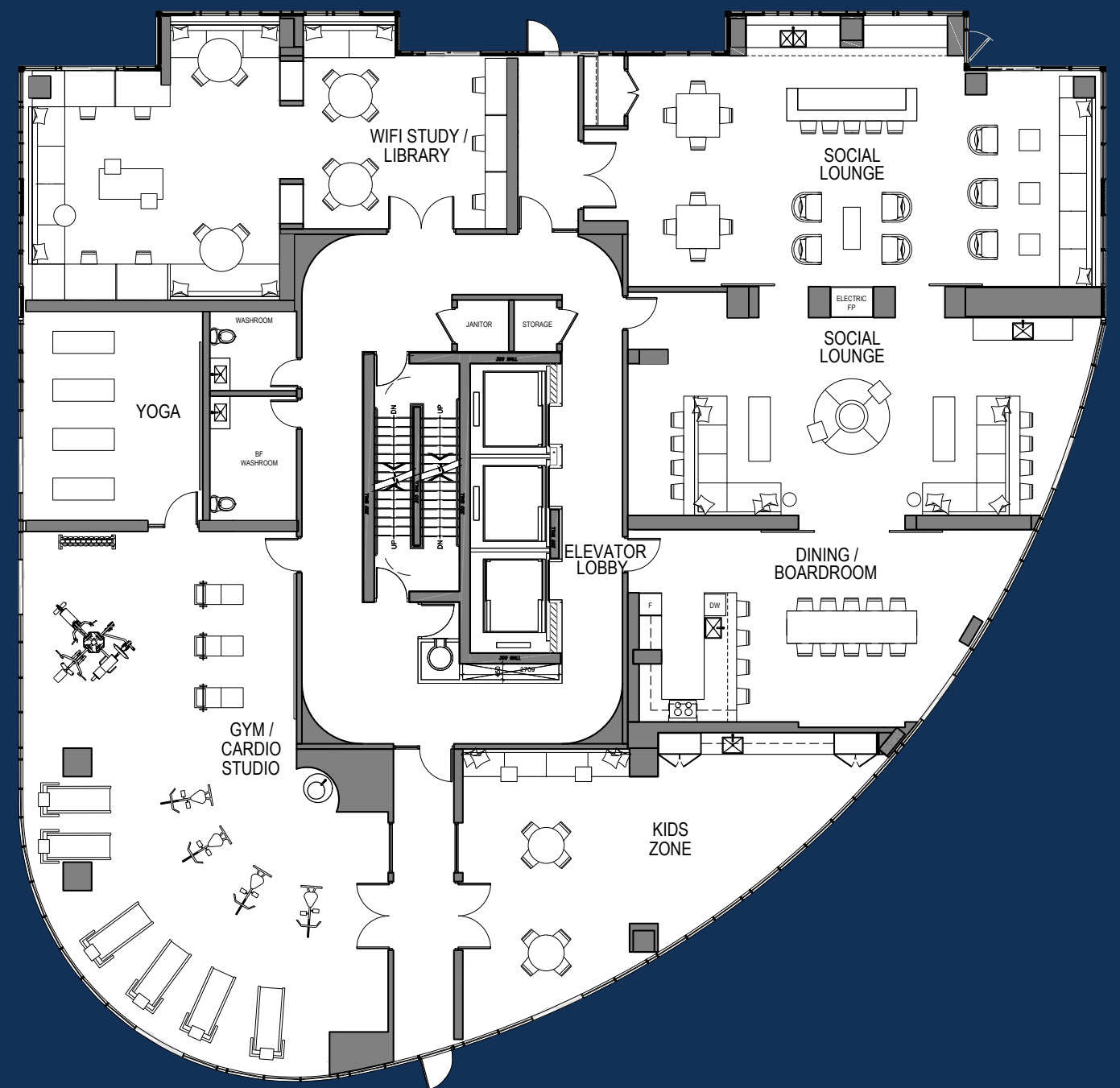
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BUILDING AMENITIES



5TH FLOOR

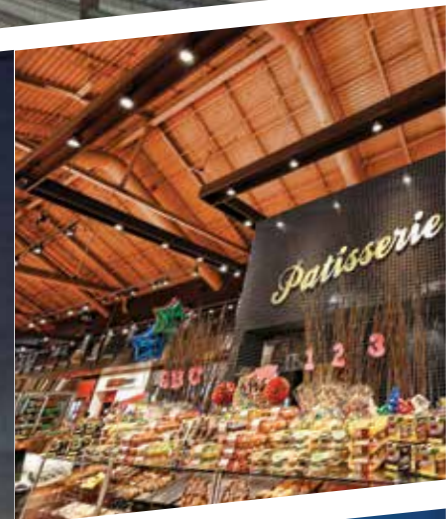
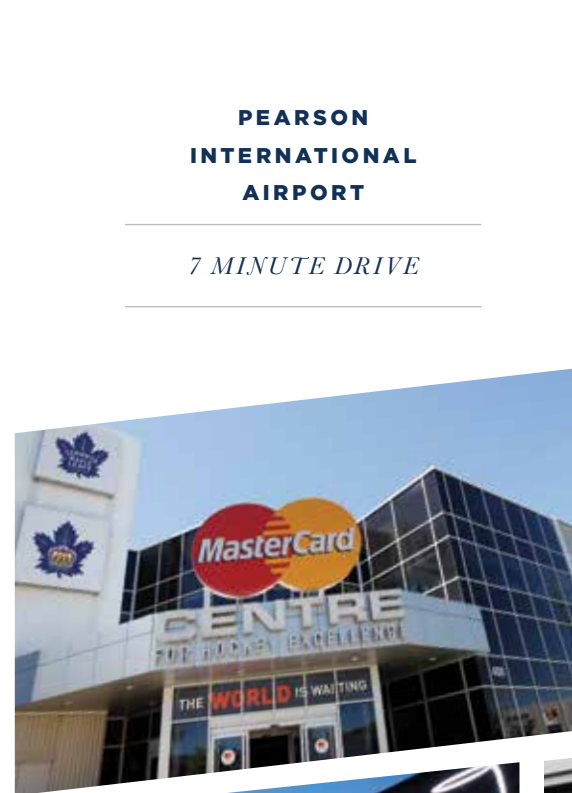
LIFE'S BEST...
AT YOUR DOORSTEP

Etobicoke

Living at Valhalla Town Square, you have an abundance of parks, shopping, dining, schools and other amenities at your doorstep. Highways 427, Gardiner and QEW make commuting a breeze. With easy connection to Highway 401, you can be at Pearson Airport in just minutes. Nearby parks include East Mall Park, Centennial Park, Tom Riley Park and King's Mill Park. Sherway Gardens and Cloverdale Mall offer top brand-name fashion shopping and gourmet dining. Bloor West Village and The Queensway offer a fascinating array of trendy boutiques, cafes and bistros. Enjoy the sophistication of urban living with the convenience and proximity to the area's exceptional lifestyle amenities.

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SHOPPING

CF Sherway Gardens
Saks Fifth Avenue/Pusateri's
Humbertown Shopping Centre
Josephson Opticians
Loblaws
Cloverdale Mall
Global Cheese
Pasquale Brothers
Salon Allure Spa
Cos Salon & Spa
Taz Hair Co.
Spa at the Old Mill Inn
Rogers/Fido
Etobicoke Smart Centre
Homesense
Winners
Walmart
Ikea
Costco Wholesale
LCBO
Shoppers Drug Mart
Metro

DINING

Victoria Garden Tea Room
McNies Fish & Chips
Pasta Gourmet
State & Main
Cobs Bread Company
Alex Farm Products
Caldenese Bakery
Magoo's
Patricia's Cake Creations
The Village Trattoria
Black Angus
Souvlaki Hut

Henry VIII Ale House
Azarias
The Crooked Cue
Sempre Pizza & Pasta
LA Veranda Osteria
Green Mango
Just Greek
Merlot
Casa Barcelona
Caffe Demetre
Apache Burger
Royal Meats Barbeque
Orwell's Pub
Gojima
The Squire
Chutneys Fine Indian
Ottimo Ristorante & Pizzeria
VIBO
Crème De La Crème Café
Momiji Japanese Restaurant
Gabby's
Joey's
California Sandwiches
Cora's
Spoon & Fork
Stoney's Bread Company
Kelseys
Montana's
Milestones
Sanremo Bakery
Sushi Kaji
Grappa

SCHOOLS

Central Etobicoke High School
Martingrove Collegiate Institute
Princess Margret Junior School
John G Althouse Middle School

St. Gregory Elementary School
Rosethorn Junior School
Etobicoke School of the Arts
St. Elizabeth Catholic School
Wedgewood Junior School
Bloorlea Middle School

PARKS & GOLF COURSES

The East Mall Park
West Dane Park South
Glen Agar Park
Ravencrest Park
Princess Margaret Park
Royal Woodbine Golf Course
St. George's Gold & Country Club
Weston Golf & Country Club
Lambton Golf & Country Club
Islington Golf Club

FITNESS & RECREATION

Barre Nouvelle Fitness & Dance
Goodlife
Kingsway Boxing Club
Crossfit Colosseum
Mastercard Centre for Hockey Excellence

ENTERTAINMENT

Cineplex
Kingsway Theatre
Humber Cinema
The EZone



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IKEA

10 MINUTE DRIVE



HUMBER BAY PARK

12 MINUTE DRIVE



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VALHALLA IS BEING BUILT BY EDILCAN, A WELL-RESPECTED TORONTO DEVELOPER WITH A LEGACY OF EXCEPTIONAL RESIDENTIAL AND PRESTIGE COMMERCIAL PROPERTIES IN THEIR PORTFOLIO. SINCE THE EARLY 1950’S, EDILCAN HAS HELPED SHAPE THE TORONTO LANDSCAPE AND SKYLINE WITH HUNDREDS OF BUILDINGS AND OVER 10,000 HOMES TO THEIR CREDIT. THE COMPANY’S PROJECTS RANGE FROM LUXURY RESIDENTIAL TO TRIPLE “A” COMMERCIAL DEVELOPMENTS AND INCLUDE SOME OF THE CITY’S MOST SOUGHT AFTER CONDOMINIUM ADDRESSES.



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Developments such as One Valhalla, Triumph, Thunderbird in Etobicoke. The Met and Encore at 21 Carlton Street, elev’n21 at 1121 Bay Street, Monaco at 28 Byng Avenue and Signatures at 55 Bloor Street and The Clairmont on Yonge Street at St. Clair Avenue. The company has also been responsible for the construction of numerous other landmark condominiums, Manhattan Place, Hollywood Plaza and The Residences of Madison Centre in North York, Granite Gates and Canyon Springs in Mississauga and Marina Del Rey on the Etobicoke waterfront to name a few.

With each development Edilcan has excelled and succeeded in creating sophisticated urban life space for like-minded residents. At Valhalla Town Square, Edilcan is creating a signature master-planned community. A community that will set the standard for design and quality in Etobicoke. A community that will benefit from over six decades of experience and a dedication to quality that spans a lifetime.

Welcome to Valhalla Town Square.



Edilcan
BUILDING A BETTER FUTURE

A MEETING OF MINDS

MARKETVISION REAL ESTATE CORPORATION

Since 1993, MarketVision has been one of Toronto's premier real estate sales and marketing firms, with over 25,000 condominium residences sold throughout Canada and the United States. Some of their standout projects include One St. Thomas, The Met, 1, 5 and 9 Valhalla, Smart House, 88 Queen, Ivy and Waterworks. MarketVision is affiliated with Urbanation, the industry leader for market intelligence in the condominium industry.

CLAUDE CORMIER ET ASSOCIÉS INC, LANDSCAPE ARCHITECTURE AND URBAN DESIGN

Claude Cormier and Associates has built an internationally recognized office in Montreal that works in the fields of Landscape Architecture & Urban Design.

The practice extends far beyond the conventional realm of traditional landscape design to forge bridges between urban design, public art and architecture, resulting in beloved popular urban spaces such as Berczy Park, Sugar Beach, the Four Seasons Hotel and Residences, the Evergreen Brickworks, as well as new mixed-use developments like The Well in the heart of Toronto that are setting a new standard for city living.

PAGE+STEELE

The award-winning firm of Page+Steele (P+S) was established in Toronto in 1926. A successful pattern of growth has led to a diversified practice, now in its fourth generation. The practice is based in Toronto with projects in India, Prague, Amman, Moscow, China, Budapest and the USA. P+S recently merged with the IBI Group and is now known as Page+Steele/IBI Group Architects (P+S/IBI). P+S/IBI now benefits from the broad pool of talent and expertise within the IBI Group and is able to complete in the worldwide market for design and architecture.

A highly creative design team complements the traditional high level of service and expertise for which P+S/IBI is known. In recent years, P+S/IBI has received over 30 design awards and has won 6 design competitions.

P+S/IBI has developed the highest degree of expertise on Residential, Mixed Use, Office and Retail buildings in Toronto and GTA, including the successful One Valhalla Complex by the same developer.

With annual construction of approximately \$1 Billion P+S/IBI maintains a close association with the construction industry in order to keep abreast of state of the art materials, systems, and technology, which are constantly entering the Canadian and world markets.

THE MBTW GROUP

For over forty years, The MBTW Group has offered comprehensive and multidisciplinary consulting services. We are a design-oriented group with expertise in all aspects of landscape architecture, architecture, urban design and recreational planning. Our ability to create innovative, memorable and marketable design solutions that meet the objectives of our clients is a credit to our staff of over 50 professionals, whose practical management skills, award winning design abilities, technical expertise, and enthusiastic commitment allows projects to be completed in an efficient and effective manner.

MONTANA STEELE STRATEGIC ADVERTISING

Over the last 20 years, dedication, energy, and passion have guided Montana Steele Strategic Marketing to create real estate brands that are truly magnetic. This award-winning, Toronto- based advertising agency is today one of the foremost names in the new home development business. With an impressive client list that includes some of North America's largest developers, Montana Steele Strategic Marketing is an agency that's committed to creating original and effective communication.

TOMAS PEARCE INTERIOR DESIGN CONSULTING

Tomas Pearce Interior Design Consulting Inc. is based in downtown Toronto, Canada. Led by Principal Partners Melandro Quilatan and Tania Richardson, the team at TOMAS PEARCE is a collaboration of talented, energetic and experienced company of Interior Designers, Project Managers, Project Coordinators, Architectural Technologists, Stylists and Procurement Agents.

The firm offers a complete range of commercial and residential interior design services, space planning, project management and interior styling to a multi-national client base. The firm's list of luxury residences is expansive and includes homes in many of Toronto's desired communities and upscale condominium developments. The firm also undertakes bespoke private vacation homes, winter chalets, summer homes and exclusive ranches. Commercially, TOMAS PEARCE has been commissioned by Toronto's industry leading developers and builders to design their high-end sales offices, model suites, common amenities and corporate executive headquarters. Their conglomerate list of private clients encompasses projects worldwide.

The TOMAS PEARCE style is international, motivated by a love of good design, both modern and traditional. Opulence; simplicity; calm elegance; timeless aesthetics are integral to the vocabulary of their creations. Whether it's high formal tradition, classic contemporary or clean modern aesthetic, central to the TOMAS PEARCE design directive is the belief to marry their strong design philosophies with that of their client's own style wishes. Each time, polished elegance is the TOMAS PEARCE signature.

Sophisticated urban styling distinguishes the interiors at Valhalla Town Square, where Tomas Pearce Interior Design has created an incredible living environment through the use of rich materials and textures. Expect the very best in luxury living, with an exceptionally high standard of craftsmanship combined with contemporary styles, accents and upscale finishes. Gourmet kitchens with sleek counters and modular cabinetry inspire the master chef in you. Oversized living areas, spacious master bedrooms and sumptuous ensuites provide all the space and embellishments for an exclusive and luxurious lifestyle.

FEATURES & FINISHES

- Ceiling heights of approximately: 8'-0" on floors 7 to 14 & 16; 8'-6" on floors 17 to 30; and 9'-0" on floors 6, 15, 31 to 33; except in bathrooms or for structural or mechanical reasons
- Wide plank laminate floating floor with underlay, in foyer, kitchen, den, hallways, living and dining room and bedrooms*
- White ceramic tile flooring in laundry, mechanical and storage rooms, as per plan
- Mirrored sliding closet doors or slab doors, as per plan
- White décor rocker type light switches and receptacles throughout
- In-suite laundry facilities with stacked, front load Energy Star® washer and front load dryer
- Lever door hardware for interior doors
- Aluminum awning windows

KITCHEN

- European-style kitchen cabinetry with full height pantry or shelving, as per plan, in a combination of designer finishes, in choice of finish package *
- Stone kitchen countertop with designer ceramic tile backsplash, in choice of finish package *
- Stainless steel, single bowl undermount kitchen sink with designer selected single lever faucet, as per plan
- Stainless steel, brand name appliances including slide-in self-clean range with glass-ceran cooktop, Energy Star® frost-free refrigerator-freezer, Energy Star® multi-cycle dishwasher, built-in exhaust fan vented to exterior and counter-top microwave oven
- Overhead track lighting
- Under cabinet lighting

BATHROOMS

- Bathroom cabinetry with designer appointed stone vanity top with rectangular, undermount sink *
- Full-width vanity mirror
- Soaker bath tub or shower enclosure, as per plan
- All white plumbing fixtures and designer selected polished chrome single lever faucet
- Pressure balanced and temperature controlled tub/shower controls in polished chrome finish
- Frameless glass shower enclosure, as per plan
- Exhaust fan vented to exterior
- Porcelain floor tile *
- Porcelain and ceramic tile tub/shower surround *
- Single decorative light fixture above vanity mirror
- Recessed light in shower enclosures, as per plan

SYSTEMS & SECURITY

- Concierge Service, 7 days a week
- Valhalla Town Square Express shuttle to nearby subway and shopping
- Underground and above-ground parking garage painted white with fluorescent lighting
- CCTV security cameras strategically located throughout parking garage and at access doors for added safety and security
- Wall mounted 'panic' stations with two-way voice communication with Concierge Station located throughout underground parking garage
- Personal remote transmitter for parking garage door access complete with integrated panic alarm button provided with each parking space

- Security viewer at suite entry door
- Suite intrusion security alarm system with suite entry door contact and personally encoded keypad at Foyer, connected to Concierge Station
- Hard-wired smoke alarm detector(s) in all suites
- Carbon monoxide detector(s) in suites, where applicable
- Controlled door access throughout public/common areas
- Long-life electrical service panel with circuit breakers in each suite
- Electrical receptacle on balcony, as applicable
- Direct natural gas BBQ connection, water hose bib, and electrical outlet on townhouse patios, as per plan
- Pre-wiring for telephone and cable outlets in living room, bedrooms and den
- State-of-the art, high speed internet connectivity in every suite
- Individually controlled fan coil units deliver centralized air-conditioning and heating
- Individual metering for in-suite electrical and water consumption
- Energy Recovery Ventilator in each suite for superior air quality, comfort and energy savings
- Waste management and recycling system with garbage chute access on each floor
- Mail-room conveniently located beside front lobby

Purchase price includes the above (save and except parking and lockers, unless otherwise noted) from the Vendor's standard samples and may not necessarily be the same as those contained in the vignettes, sample boards and/or models which may be available for viewing. The Vendor reserves the right to substitute any materials used in construction of the unit provided that such substituted materials are of equal or better quality than those represented to the Purchaser. The determination of whether or not a substituted material is of equal or better quality shall be made by the Vendor's architect whose determination shall be final and binding. Colour, grain, texture and appearance, etc. of features and finishes installed in the Unit may vary from Vendor's samples as a result of normal manufacturing and installation processes. Sizes and specifications subject to change without notice. E. & O. E. September 7, 2017.

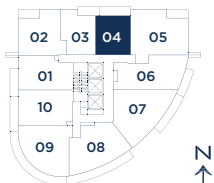
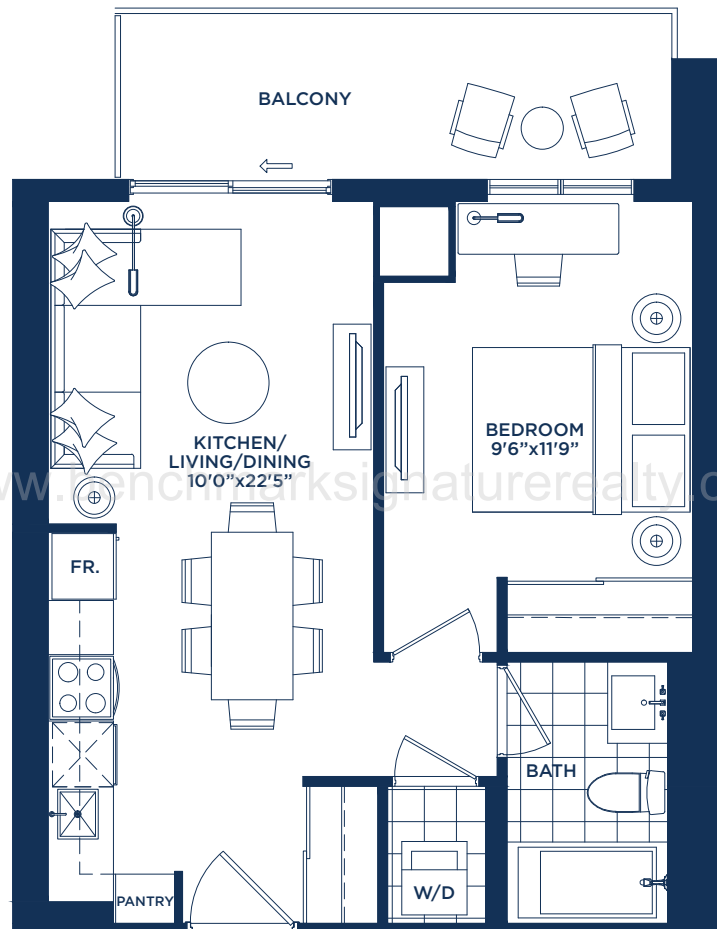
* From Vendor's Standard Samples & availability determined by unit design



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One Bedroom

A1 — SUITE: 488 SQ.FT. BALCONY: 89 SQ.FT.



TYPICAL FLOOR

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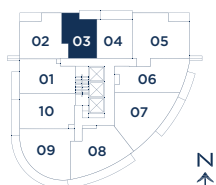
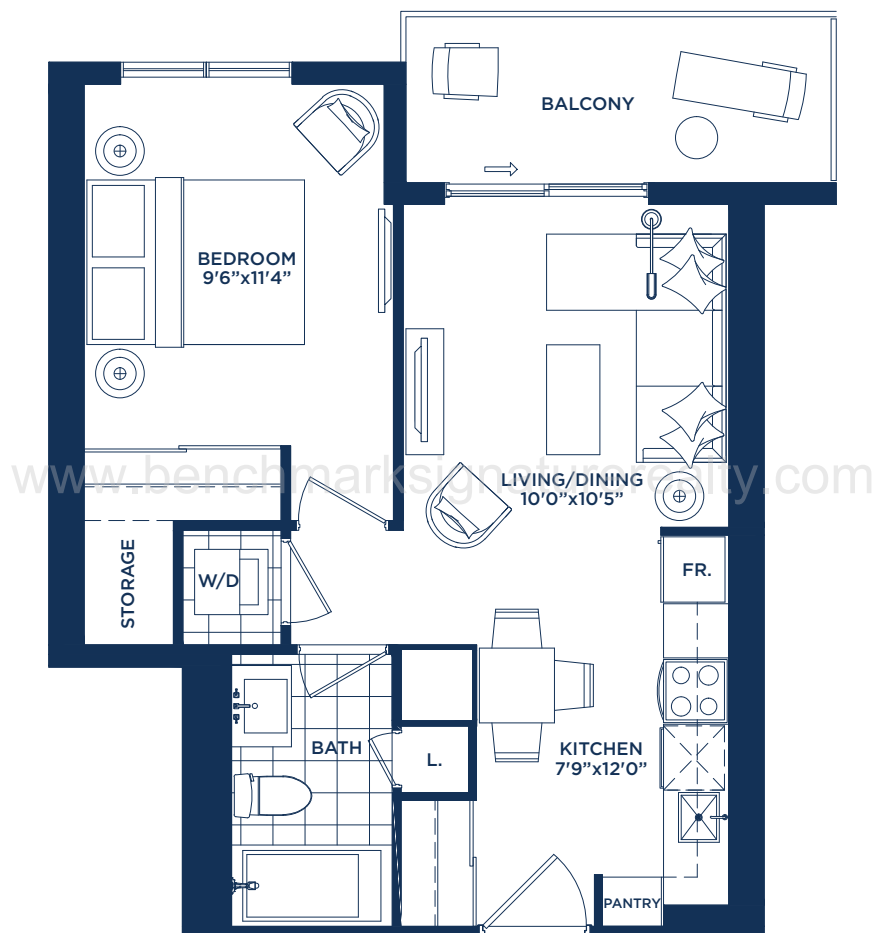
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Edilcan
BUILDING A BETTER FUTURE

One Bedroom

A2 — SUITE: 492 SQ.FT. BALCONY: 68 SQ.FT.



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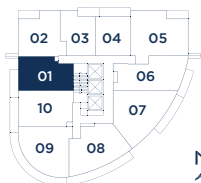
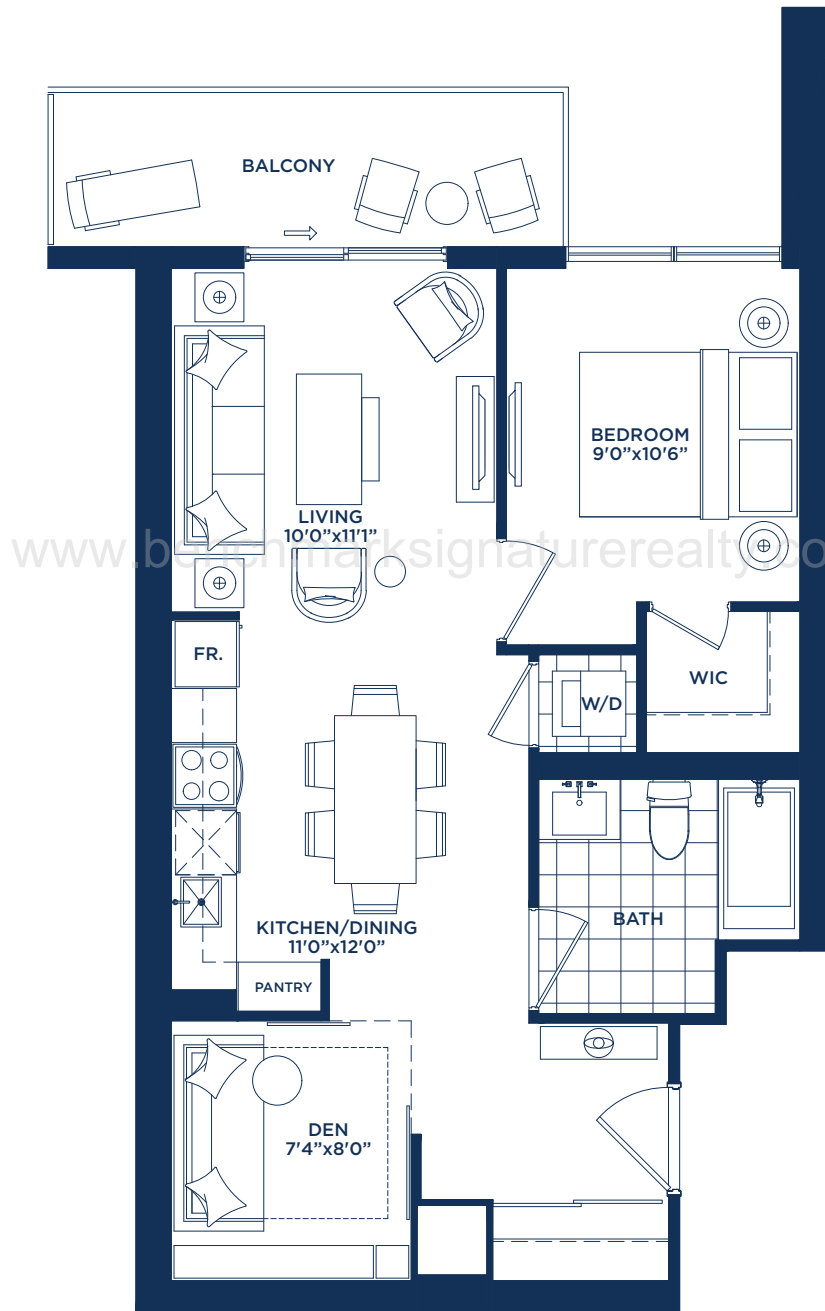
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One Bedroom + Den

B1 — SUITE: 633 SQ.FT. BALCONY: 73 SQ.FT.



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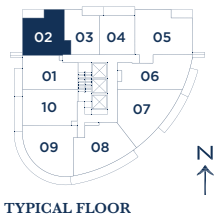
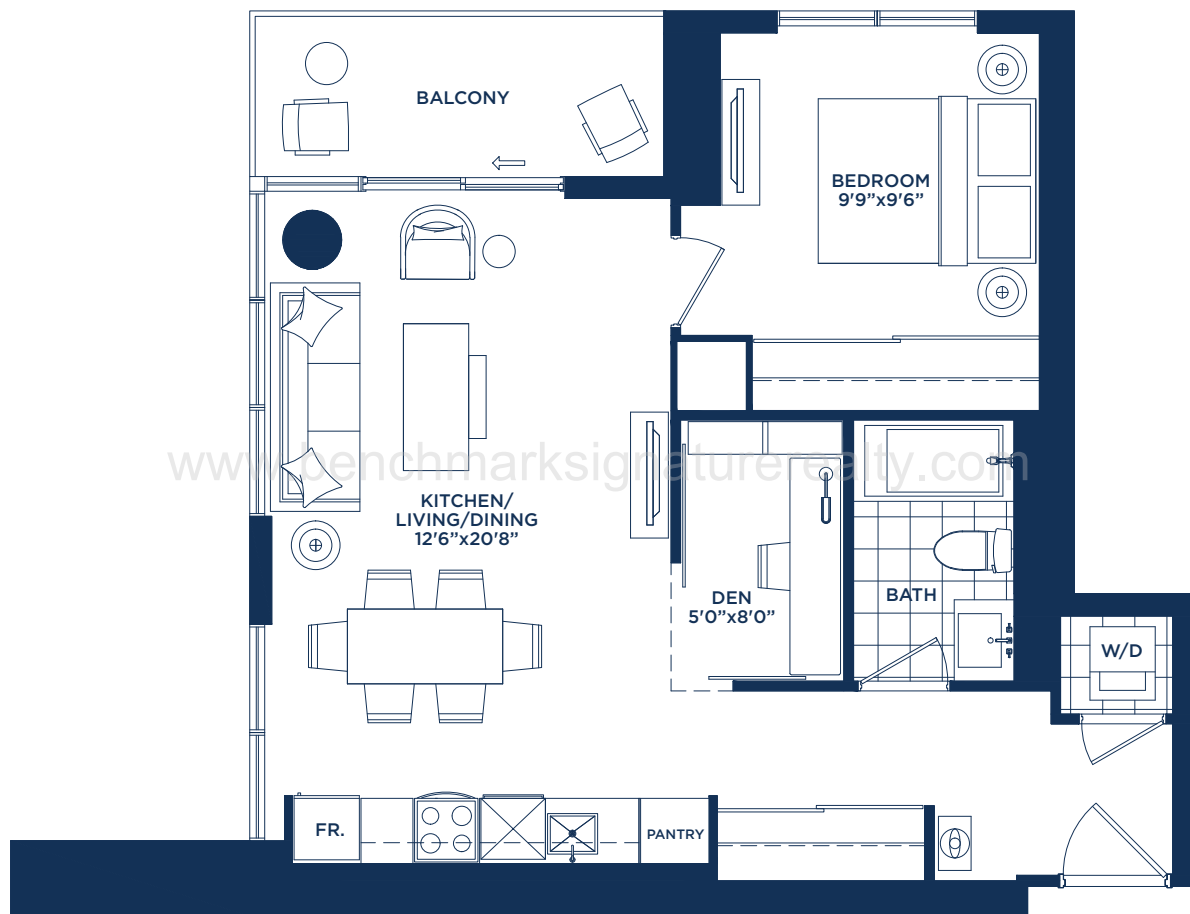
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One Bedroom + Den

B2 — SUITE: 653 SQ.FT. BALCONY: 64 SQ.FT.



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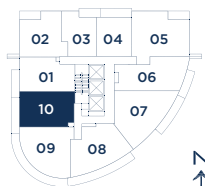
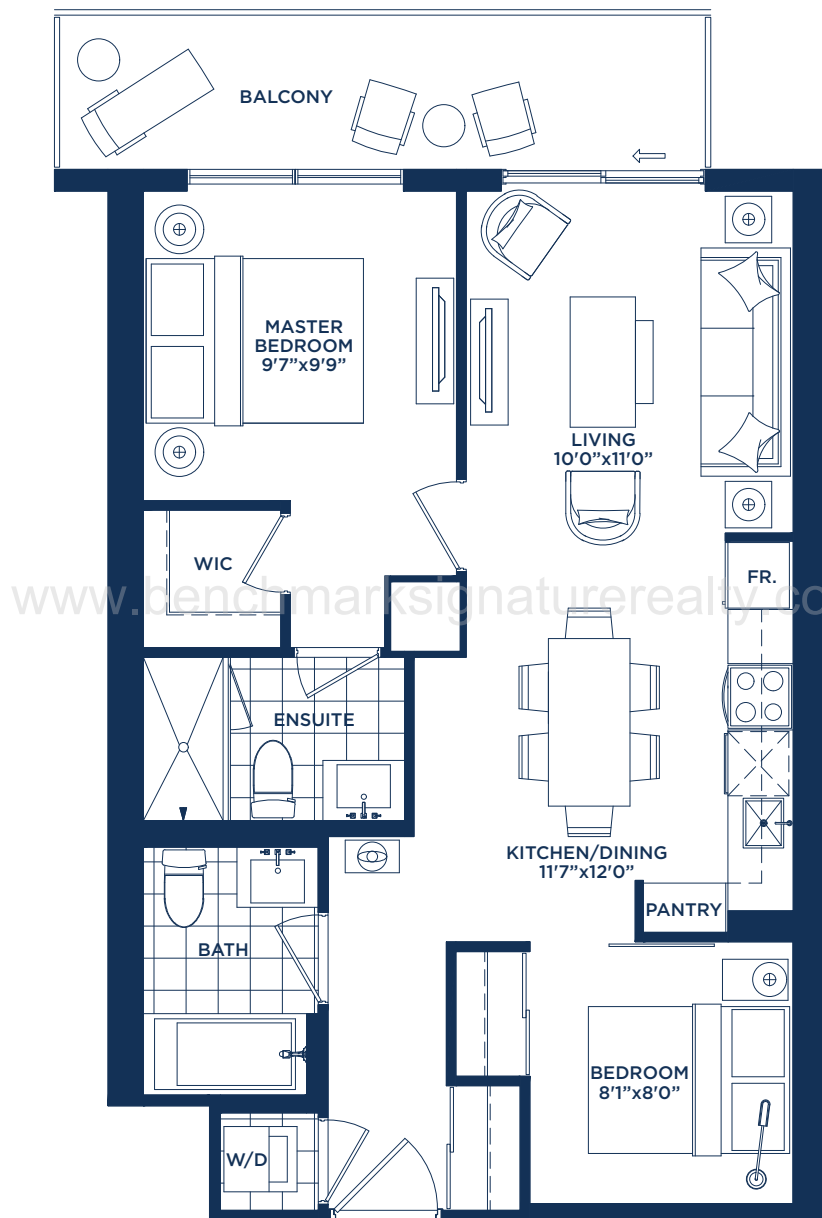
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Two Bedroom

C1 — SUITE: 680 SQ.FT. BALCONY: 96 SQ.FT.



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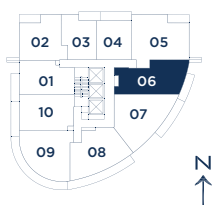
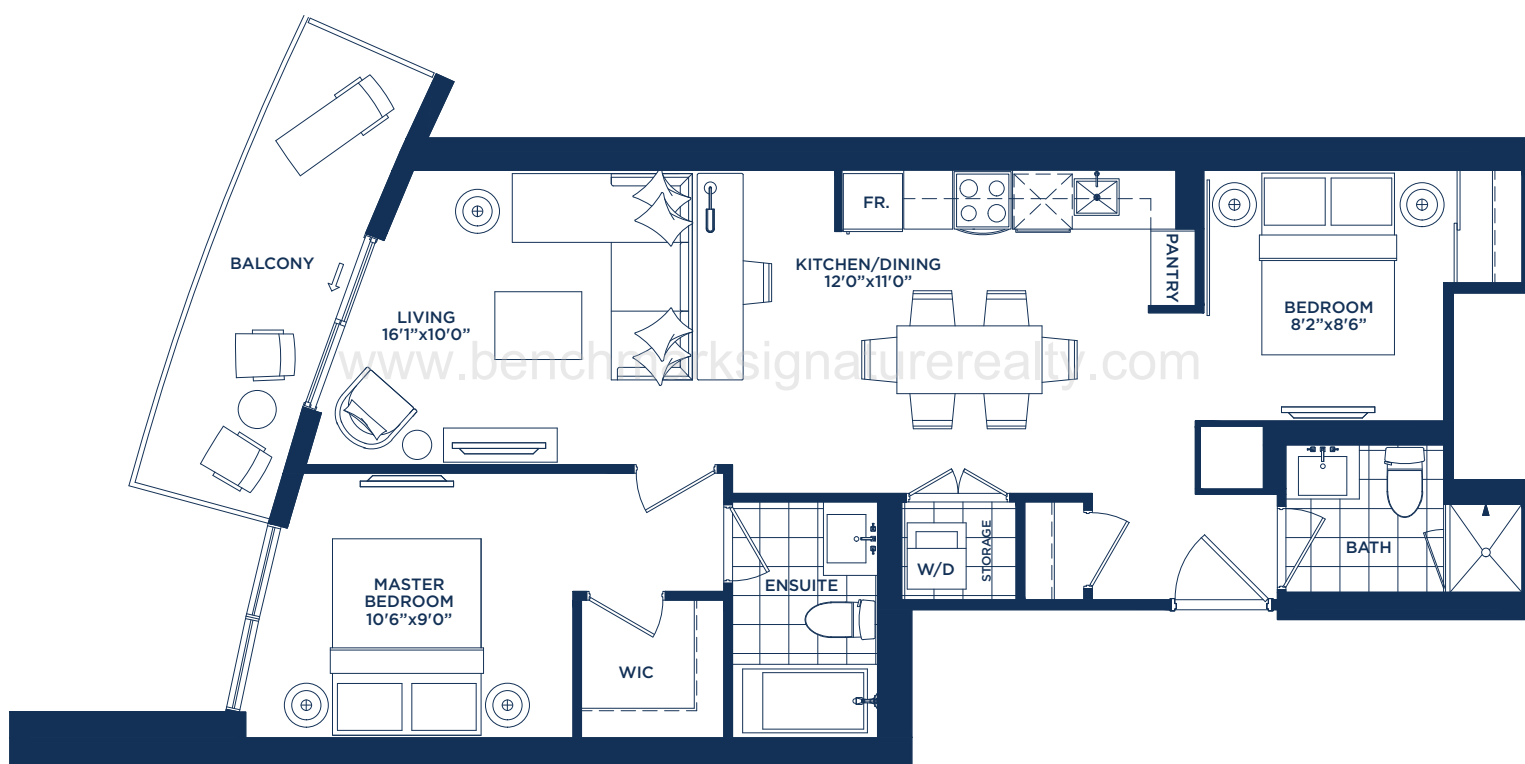
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Two Bedroom

C2 — SUITE: 747 SQ.FT. BALCONY: 79 SQ.FT.



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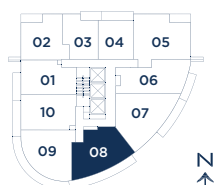
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Two Bedroom

C3 — SUITE: 782 SQ.FT. BALCONY: 199 SQ.FT.



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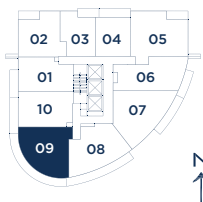
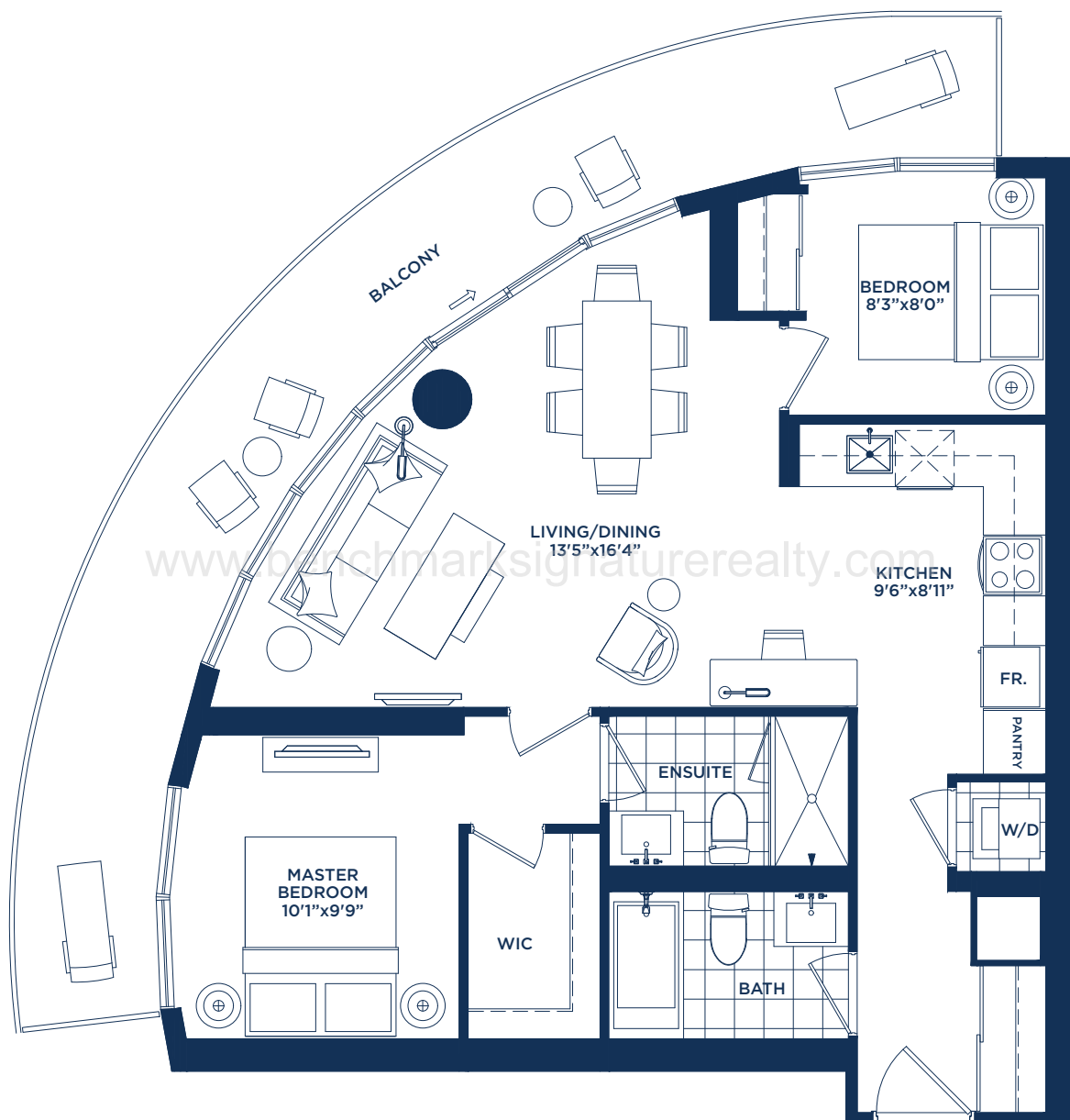
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Edilcan
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Two Bedroom

C4 — SUITE: 788 SQ.FT. BALCONY: 242 SQ.FT.



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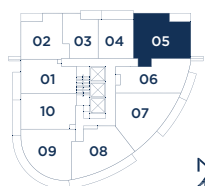
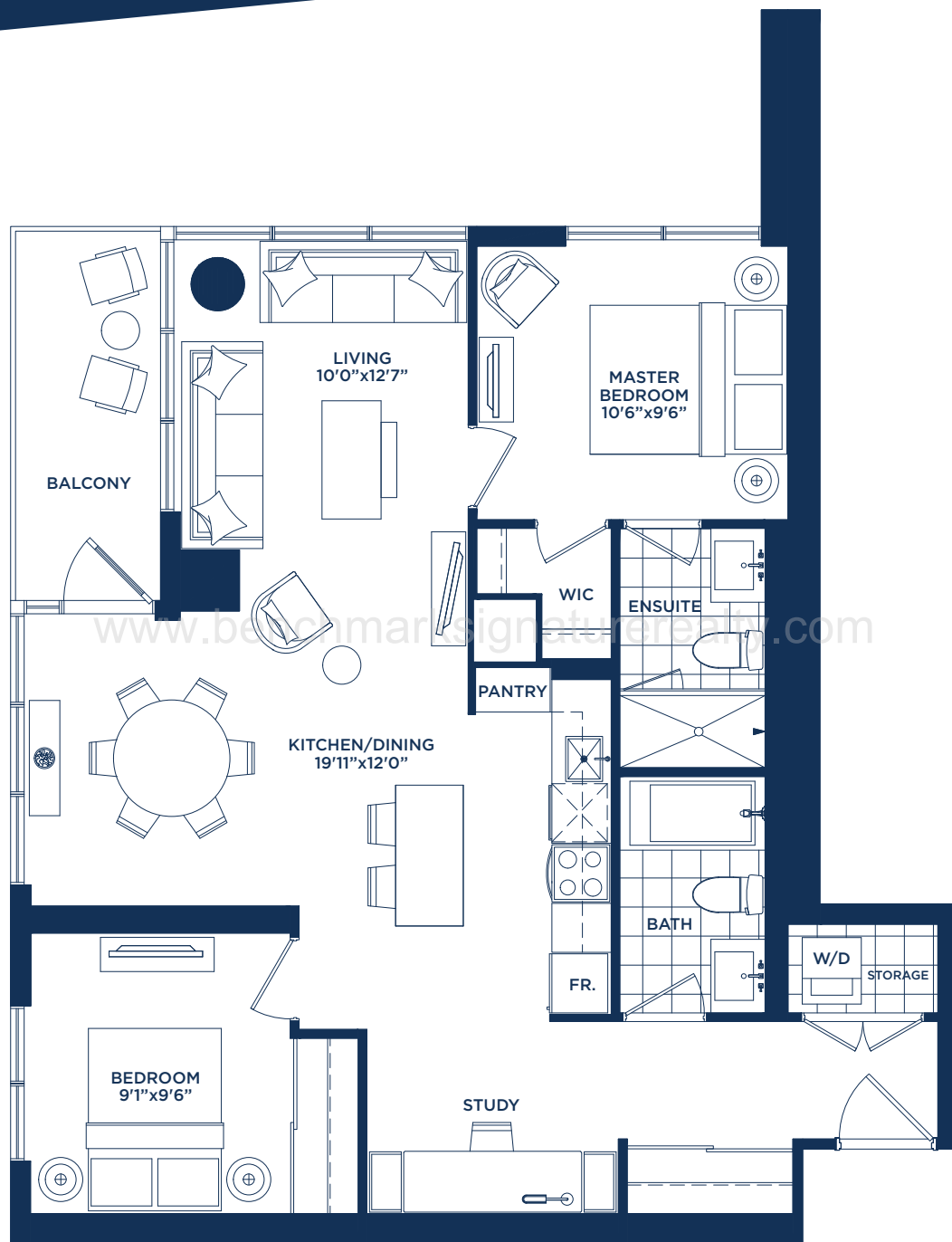
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D1 — SUITE: 902 SQ.FT. BALCONY: 64 SQ.FT.



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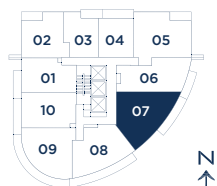
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E1 — SUITE: 868 SQ.FT. BALCONY: 117 SQ.FT.



TYPICAL FLOOR

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