

ABEJA DISTRICT

TOWER I



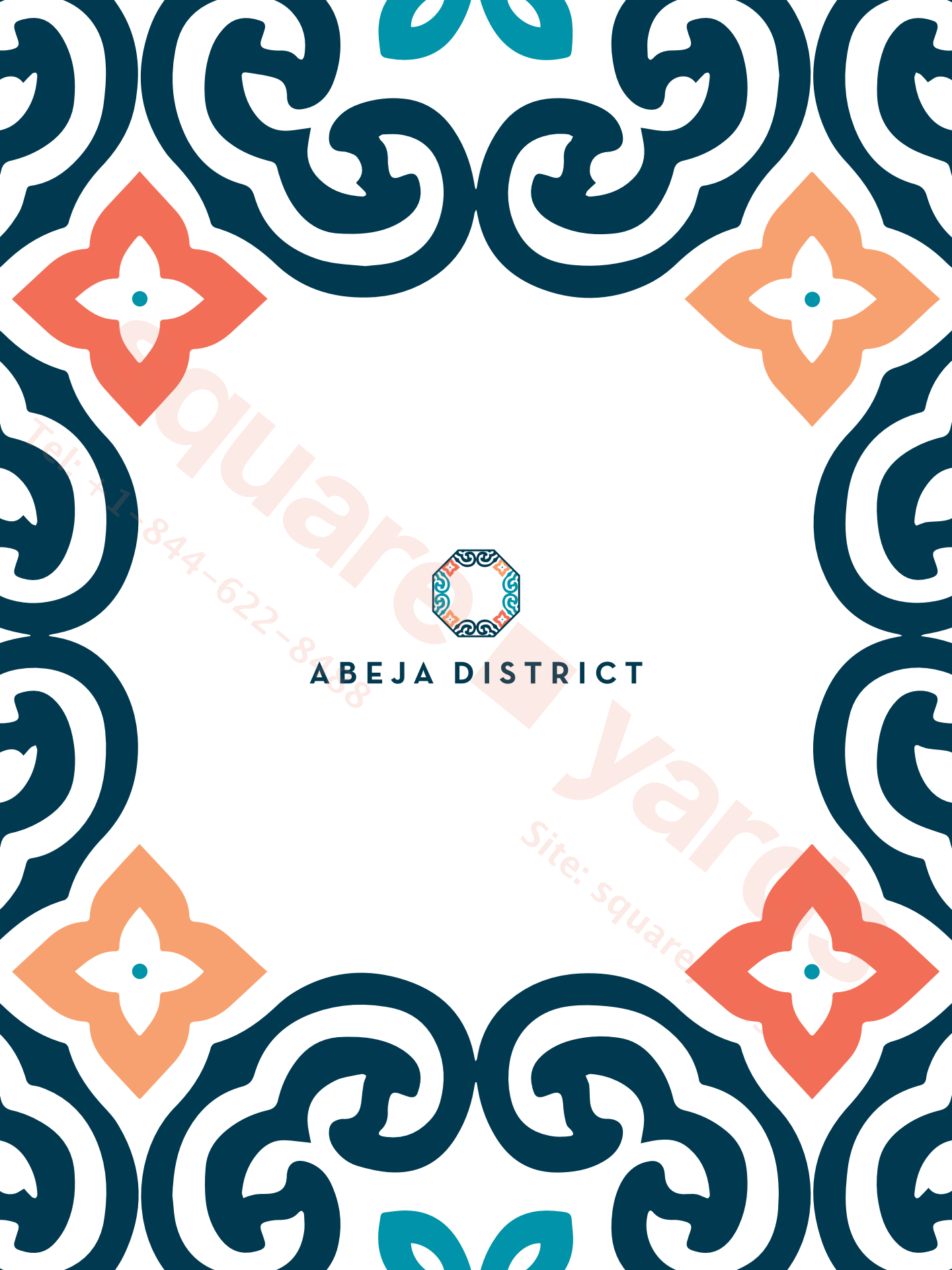
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ABEJA DISTRICT



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Unique – Única/Único

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Un·ique
adjective.

The state of being unlike anything else;
the only one of its kind.

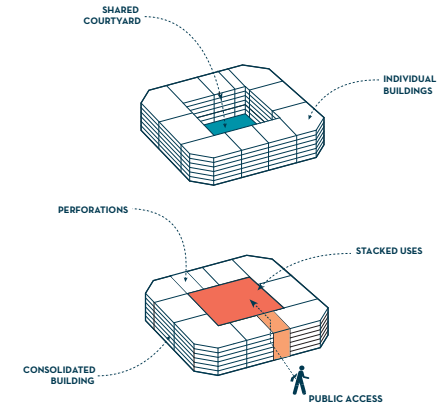


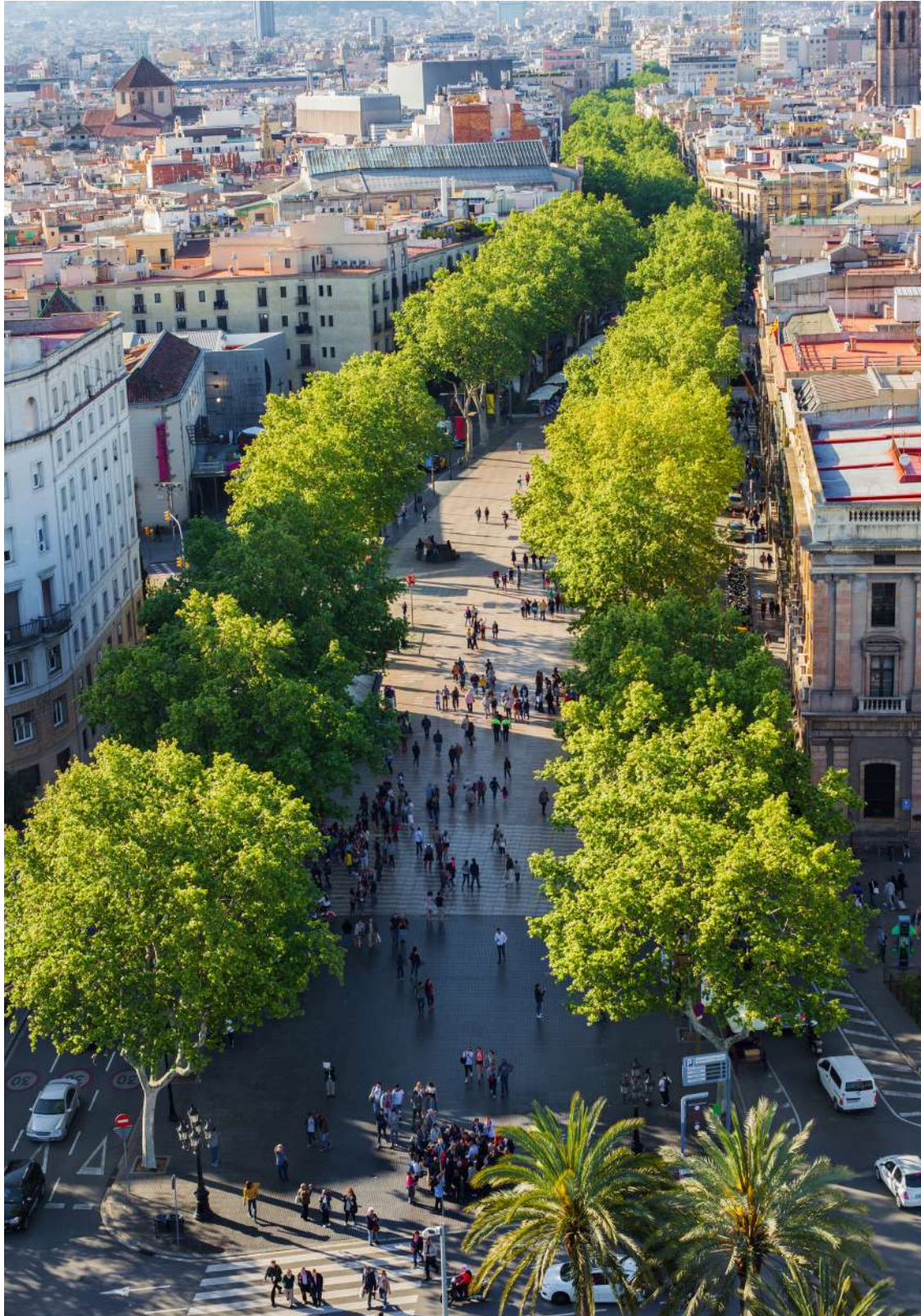
SOMETHING BEAUTIFUL

ABEJA DISTRICT is a brand new live/work community in Vaughan that is bringing unity to the unique. Inspired by the city of Barcelona – known for its city blocks, transit, accessibility, greenspace, and thriving culture – Abeja District will be a collection of towers surrounding an innovative greenspace known as Verde at Abeja District. This master planned community is poised to bring a vibrancy to Vaughan that has never been seen before.

Abeja is the Spanish word for bee. Bees are mighty creatures that embody a sense of community and collectivity that is truly inspiring. The goal for Abeja District is to draw on the way that bees form their hives to create our own – designed for the movers, shakers, makers and tasters who are always looking for the most flavour from life and chasing *la dulce vida*. *Bienvenido a Abeja District.*

The architectural design of Abeja District was inspired by aerial views of Barcelona, as it reveals intricate city blocks woven together to create a mosaic of buildings and streets reminiscent of honeycomb in a beehive. The traditional Barcelona city block allows for densification while maintaining a shared interior courtyard; our blocks will do the same with an urban blend of retail, commercial and residential neighbourhood, designed to create and foster a sustainable, social, environmental, and economical community.

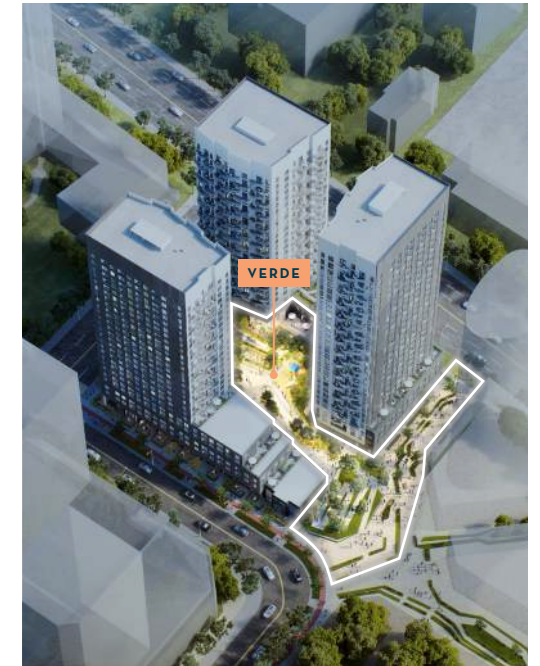




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The Spanish poet and playwright Federico García Lorca once said that La Rambla was the only street in the world which he wished would never end. In a city full of narrow, winding streets and corridors, the tree-lined pedestrian avenue offers a place for visitors and locals alike to stroll leisurely and enjoy the beauty of Barcelona. Known for its greenery, transit, food, and culture, La Rambla is a haven within the city, an urban oasis that has acted as the inspiration behind Abeja District. Walking along La Rambla takes you on a journey through the threads that have woven Barcelona into what it is today. The goal is for Abeja District to do the same, drawing a complete and beautiful picture of what it means to live in Vaughan.

CREATING COMMUNITY AT VERDE



A perfect embodiment of everything the community stands for, Verde at Abeja District is a hub for culture, connection and creativity.

A vibrant, lush park-like space, Verde at Abeja District provides nearby greenspace for all residents and visitors to access, complete with gardens, playgrounds, an amphitheater, and a community centre. The design makes a significant commitment to Privately Owned Publicly-Accessible Space via a ground level plaza, linked through a ramp system that weaves through multiple levels of on-structure space. It will offer a place for the community to come together and bond, while also creating visually engaging focal points – similarly to the courtyards that are a part of the way that many of Barcelona's city blocks take shape.



BLOCK 1

Cortel Group, in partnership with Quadrangle, is excited to bring the first block of Abeja District to Jane Street and Rutherford Road. Block 1 will be comprised of three residential towers, complete with a number of modern building amenities in a convenient, walkable location.

*artist's concept.



INHALE EXHALE

The buildings will inhale light during the day and exhale it at night, thanks to the carefully considered design elements.



Hexagonal balconies, an array of courtyards and outdoor spaces, and a thoughtful use of shape, texture and colour come together to create an artful balance of organic and industrial design. An arrangement of smaller windows and more metal paneling not only breaks the inefficient all-glass condo mould, but also allows for a subtle interplay of light and shadow as part of the overall design.

Culture – Cultura



Cul·ture

noun.

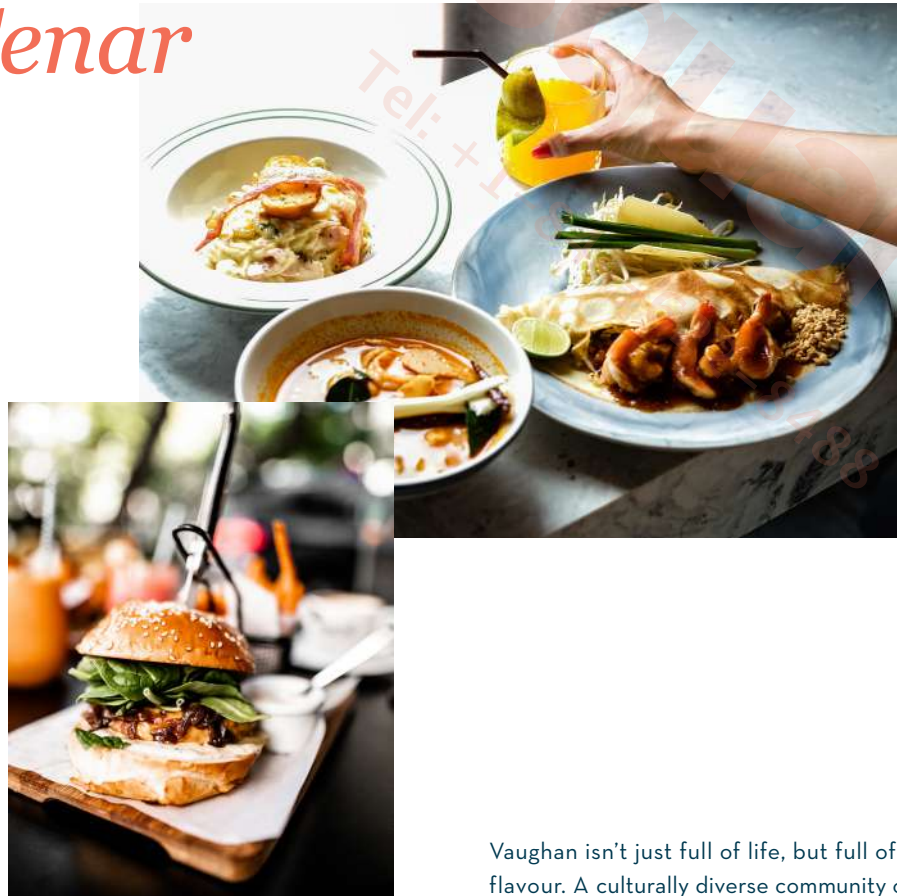
The achievements and customs of a particular social group, nation or people. The characteristic features of everyday life shared by people in a place or time.



STAY CONNECTED

Vaughan is one of the fastest-growing metropolitan areas in all of Canada. The more it grows, the more connected it becomes, making it increasingly easier to get around by foot, car, train, or bus. Abeja District is no exception, with Highway 400 just around the corner and The Vaughan Metropolitan Centre just minutes away. Stay connected with the TTC, Züm, Viva, and YRT transit systems.

Dine – Cenar



Vaughan isn't just full of life, but full of flavour. A culturally diverse community of some of the best thinkers, makers, and tasters results in a network of local dining experiences that will leave the most refined palates wanting more. The Keg, Marcello's Pizzeria, and Grazie Ristorante are only some of the top-tier options you'll find close to home. Whatever your taste buds crave, you can find it here.





SHOP



When it comes to getting what you need, the hardest challenge you'll face is deciding where to go, and how much time you can allow yourself to spend there. With Vaughan Mills within walking distance, Abeja District is surrounded on all fronts by shopping experiences rivalled by no other.

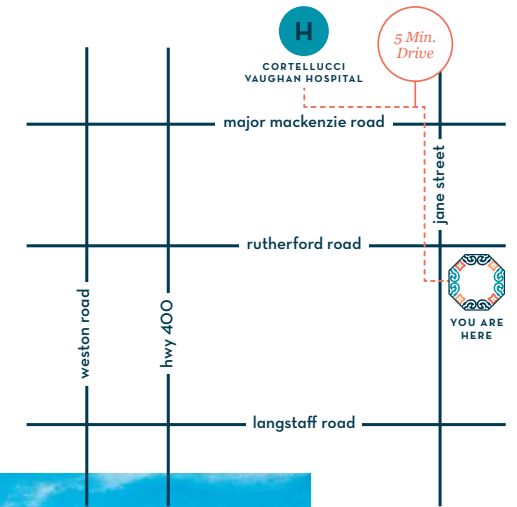
The City of Vaughan is a vast network of arenas, gyms, sport centres, public recreational facilities and studios. With the YMCA, Sports Village, and Canada's Wonderland in close proximity you can be sure you're covered, regardless of your preferred way to play.



Play – Jugar

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IN GOOD HEALTH



CORTELLUCCI VAUGHAN HOSPITAL

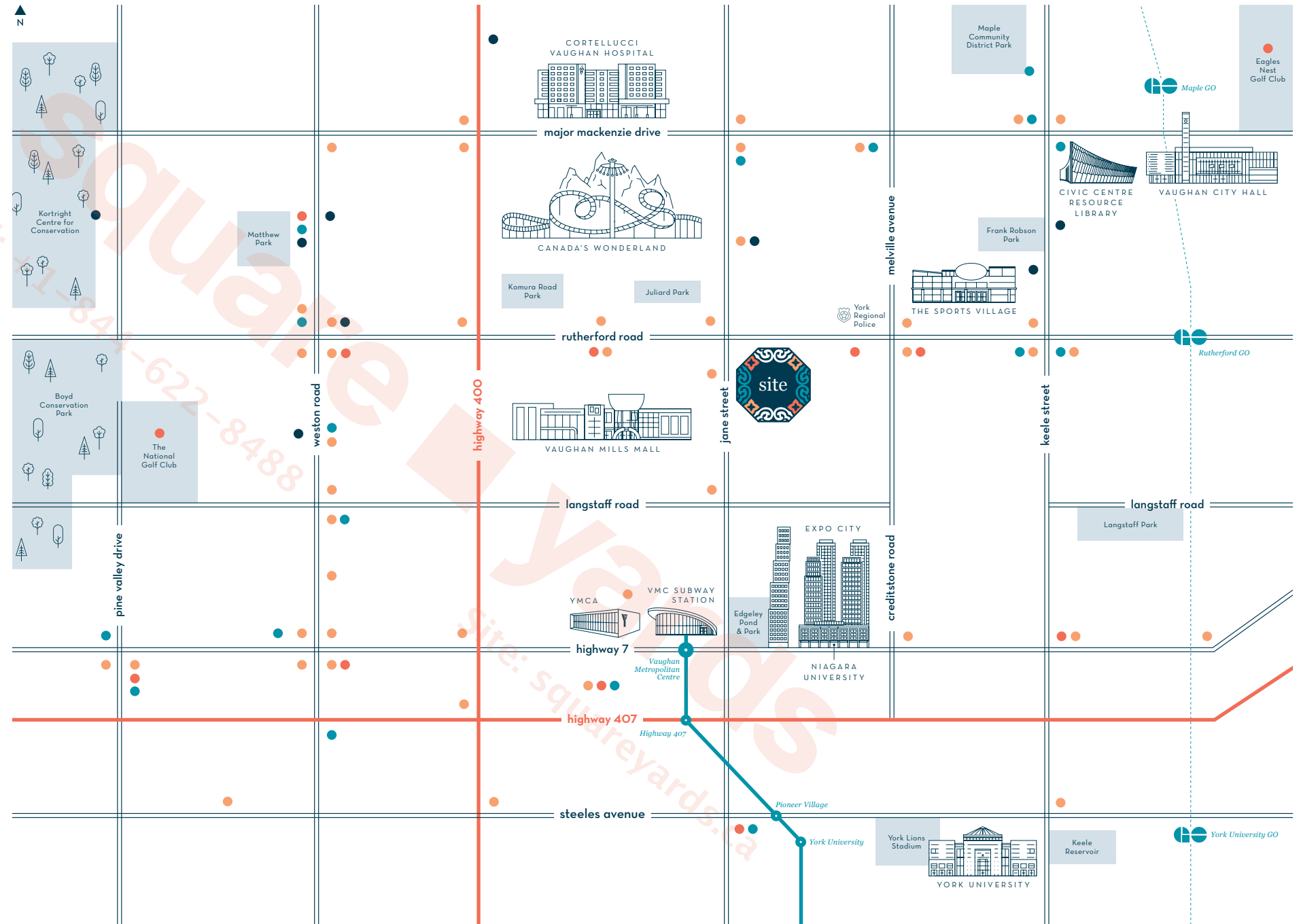
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Abeja District is surrounded by health and wellness amenities that make the pursuit of a healthy lifestyle much easier to attain. The Cortellucci Vaughan Hospital, only 5 minutes away, will be the first hospital in Canada to feature fully integrated smart technology systems. The opening of the new hospital, as well as the dozens of clinics and medical centres in the area, will mean residents of Abeja District will be only minutes away from some of country's top healthcare professionals.

Mental health is an important part of wellness. Thankfully, there are a number of resources at Abeja District to help residents unwind and recharge. Some of the best things to help you relax are fresh air, sunshine, and human connection. Vaughan has over 10,000 acres of green space to enjoy, including the upcoming Edgeley Pond and Park, and of course, Verde at Abeja District. When you're ready to stop and smell the flowers, it won't take long to find your favourite spot.



Community – Comunidad



Com•mu•nity

noun.

A group of people who live in the same place. A feeling of fellowship through shared goals, values, and identity.

- Wellness
- Play
- Experience
- Education



ABEJA DISTRICT

*IT'S WHAT'S INSIDE
THAT COUNTS*

Abeja District has been designed so everything you need is within your reach, with a variety of modern interior amenities intended to provide convenience and enjoyment. Unwind in the state-of-the-art wellness room and yoga studio, get your blood pumping in the gym, rise and grind in the work hub, and let loose in the party room. These artfully designed common spaces exist so that residents can gain the most from life – that's what we call inner beauty.

THE WORK HUB

**artist's concept.*

LOBBY LEVEL



- 1 Tower I Lobby
- 2 Tower II Lobby
- 3 Tower III Lobby
- 4 Commercial/Retail
- 5 Parking
- 6 Live/Work Units

LEVEL 3 + 4



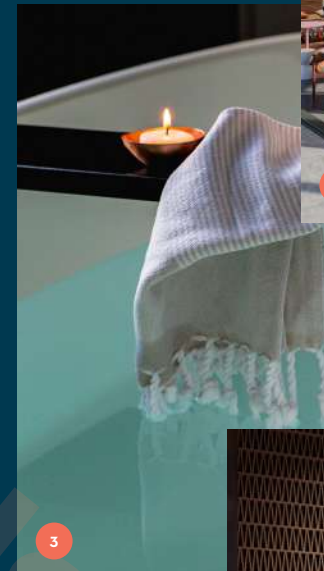
- 1 Level 3 – Artist Studio
- 2 Level 4 – Movie Theatre

LEVEL 5



*artist's concept.

- 1 Outdoor Terraces
- 2 Yoga Room
- 3 Wellness Spa
- 4 Fitness Room
- 5 Work Hub
- 6 Lounge/Party Room



Ambience – Ambiente



Am•bi•ence

noun.

The atmosphere of a space; the overall mood, character, flavour and feeling of a space.

SUITE FINISHES

- All suites have approximately 9' ceilings save and except Laundry Room, Bathrooms, and bulkheads.
- Individual climate control of centralized heating and air-conditioning in each suite.
- Solid core entry door with quality finish hardware.
- Classic interior doors with casing and baseboards.
- All trim painted in off-white semi-gloss.
- Semi-gloss off-white paint throughout Kitchen, Laundry, Powder Room and Bathrooms.
- Contemporary brushed hardware on interior doors.
- Laminate or upgraded engineered hardwood flooring with acoustic under-pad layer for Foyer, Kitchen, Bedrooms, Living Room and Den (to be determined by the Vendor).
- Tile from builder's samples for Laundry and Bathrooms.
- Smooth ceilings in all areas.
- Sliding/Swing glass doors to terraces or balcony as per plans.
- Terraces and Patios finished in both hard and soft landscaping per plans.

KITCHEN & LAUNDRY FEATURES

- Contemporary Kitchen cabinetry in a variety of builder's samples.
- Soft close drawers.
- Brushed finished hardware.
- Stainless steel sink with chrome finish and contemporary single lever faucet as per plan.
- Premium stainless steel standard appliance builder package (dishwasher, fridge, stove).
- Kitchen may contain a hood fan or combination microwave hood fan (to be determined by the Vendor).
- Space efficient washer and dryer in suite.
- Choice of a variety of designer quartz or upgraded stone Kitchen countertop finishes.
- Tile backsplash.
- Electrical outlets installed at counter level for countertop appliances.

BATHROOM FEATURES

- Vanity mirror with contemporary finished faucet set.
- Modern solid surface material vanity.
- Choice of tiles from builder's samples.
- Accessory package includes towel bar, toilet paper holder where possible.
- 5', deep soaker tub or shower as per plan.
- Tile to ceiling in tub enclosure/shower stall as per plan.
- Temperature controlled pressure balance valve in all showers.
- Privacy lock.
- Bathroom fixtures throughout.
- Exterior vented exhaust fans.

ELECTRICAL FEATURES

- Service panel with circuit breakers and copper wiring throughout.
- Prewired for cable television in Living Room, Master Bedroom and Second Bedroom or Den as per plan.
- Smoke and carbon monoxide detectors as per code.
- Decora-style switches and receptacles.
- Provision for high speed internet access available.
- Telephone outlets in Living Room, Bedroom(s) and Den(s) as per plan.
- Enterphone system for Garage and Lobby.
- Controlled access security system with enterphone facilities at the Building Entrance and Parking Lobby.
- 24-hour video surveillance (DVR) monitoring system for Lobby.

Notes

- Finishing specifications are from the vendor's samples.
- Floors and specific finishes will depend on Vendor's packages as selected. The purchaser shall be requested to meet with the Vendor or its representative to select certain colours and materials from the Vendor's finish packages. The purchaser agrees to meet with the Vendor for such purpose in accordance with the terms of the agreement.
- Colour, texture and appearance of features and finishes installed in the suite may vary from Vendor's samples as a result of normal manufacturing and installation processes.
- All feature and finishes subject to change without notice E. & O. E.



Quadrangle 

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MAKING THE HIVE

Quadrangle, one of Canada's most recognized and dynamic full-service architecture and interior design firms, has been in the business of creating beautiful spaces since 1986. Not only are the experts at Quadrangle responsible for designing the spaces where people live, work and play, but they are also devoted to building these spaces in

a way that speaks to the insights gained through exploration and observation. Quadrangle has worked tirelessly to incorporate the energy and flair of Abeja District into every component of its design. As the community continues to unfold, it will be incredible to witness the ways in which Quadrangle has brought unity to the unique.

UNITED WE STAND

Bees can thrive alone, but are far more powerful in groups. Our devoted team has drawn on that power and connection in the development of Abeja District, in hopes of that energy extending into every part of the community as it begins to come together.

- +  **ImpactNorth**
BEYOND MARKETING
- +  **LOOPSTRA NIXON LLP**
BARRISTERS AND SOLICITORS
- +  **SIGMUND SOUDACK & ASSOCIATES INC.**
- +  **tarra**
Engineering & Structural Consultants inc.
- +  **KRCMTR**
- +  **M.V. SHORE ASSOCIATES (1993) LIMITED**
- +  **STUDIO tla**
- +  **VALDOR ENGINEERING INC.**

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THE LOBBY

*artist's concept.

EXPO CITY + NORD CONDOS
DEVELOPEMENT IN VAUGHAN



FROM THE GROUND UP

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Cortel Group is about more than just building homes. We are a collective of businesses that work together to help build communities in a comprehensive and complete way.

From developing infrastructure to supporting non-profit initiatives, we are devoted to being a part of the greater community in as many ways as we can. For a number of years, we have been dedicated to helping build a better future by giving back to local charities and organizations that make it their goal to improve lives in our communities – from the Cortellucci Vaughan Hospital to the Vaughan Metropolitan Centre YMCA.

Our logo is a seed, not only because we aim to be as environmentally responsible as possible, but to represent the passion that each company under the Cortel Group umbrella has when it comes to growing and nurturing the communities we are involved in. We thrive on being able to watch communities adapt to and accommodate modern innovation, and we are proud to have such an important role in building lifestyle, culture, innovation, and technology from the ground up.



Ready to join the hive?

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