

EXPRESS 2:
COMMUNITY



TRANSIT



AREA GROWTH



EMPLOYMENT



EDUCATION



NATURE



DINING



SHOPPING



EXPRESS 2:
LIFESTYLE



BUILDING DETAILS



AMENITIES



SUITE INTERIOR



BUILDER STORY



PAST SUCCESSES

EXPRESS 2:
DETAILS

EXPRESS 2

A CONNECTED COMMUNITY


Following the success of Gramercy Park, Southside and Express now comes Express 2. An integrated development that will enhance the dynamic multi-layered landscape of the North York-Yorkdale neighbourhood. Located on Tippet Road, just steps from the Wilson Subway station, with a city plan that promotes connectivity, comfortable living both indoor and outdoor, Express 2 is your ticket to a great life.

Rising amid landscaped courtyards and a new park, it's designed to deliver an enviable living experience. Surrounded by a thriving neighbourhood abounding in opportunities, close to everyday conveniences, higher learning institutions, recreational facilities and parks, Express 2 reflects Malibu's vision for the Wilson-Tippet Master Planned Community. Complemented with unique suite designs and refined amenities, it's the home of things nice and easy.



EXPRESS 2 ANYWHERE IN THE GTA


Express 2 is centred around transit and connectivity. Here, opportunities, be it employment or education, are within easy reach. With quick access to Wilson Station, Yorkdale and the 400 series highways, every place in the City and beyond is either a short walk, a quick transit ride or drive away.



100
TRANSIT SCORE



2 MIN
WILSON SUBWAY STATION



GO TRANSIT
YORKDALE TERMINAL
1 SUBWAY STOP

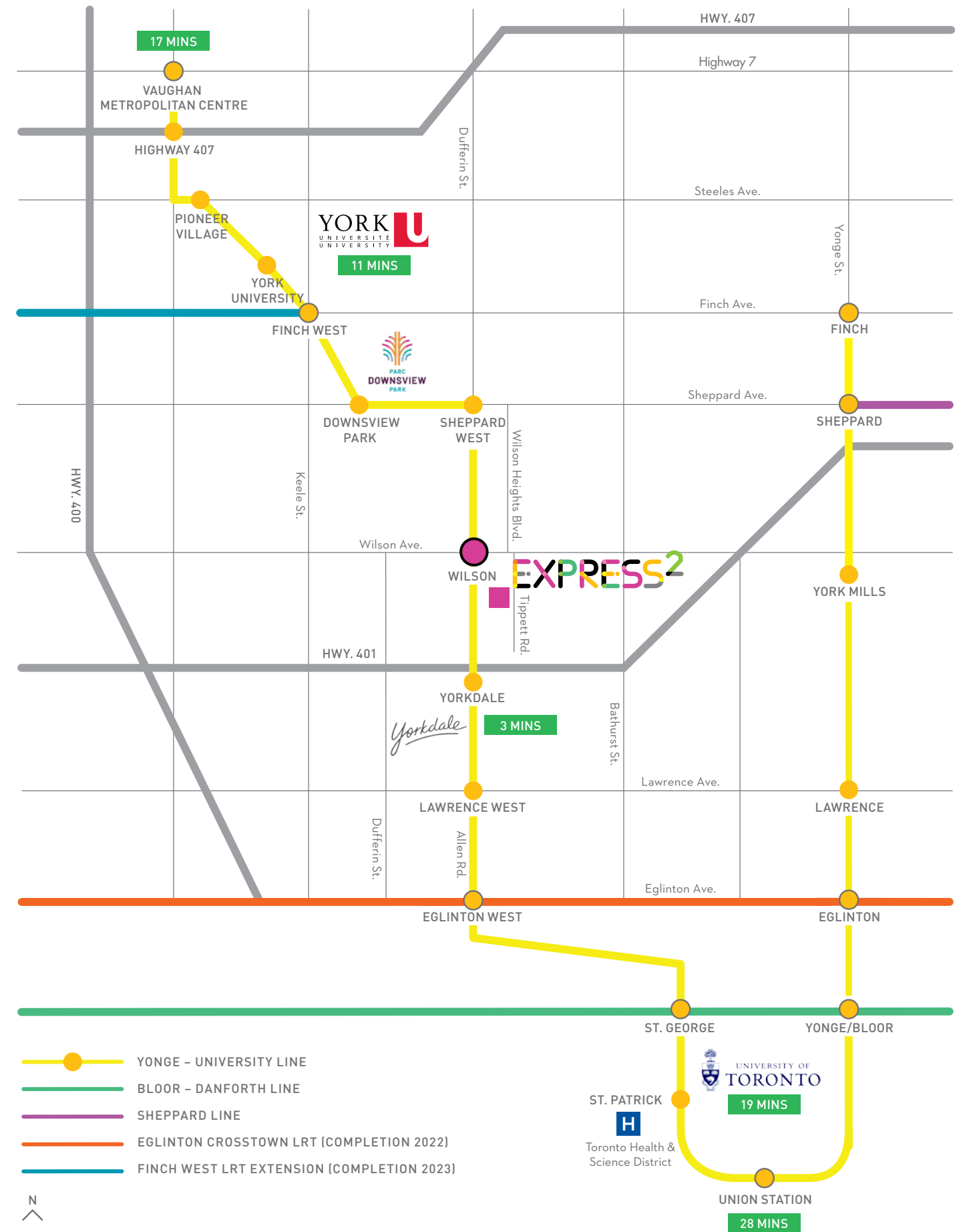
\$3.2B
INVESTMENT
IN TRANSIT
INFRASTRUCTURE

LINE 1 SUBWAY EXTENSION
VAUGHAN METROPOLITAN CENTRE
↕
EXPRESS 2
↕
TORONTO

FINCH WEST LRT EXPANSION
UNDER CONSTRUCTION
11 KM LINE WITH 18 STOPS



SEAMLESS CONNECTIVITY WITH SUBWAY LINE 1



THE FEATURES OF A TRANSIT-ORIENTED DEVELOPMENT

Express 2 is a transit-oriented development. A transit-oriented development (TOD) is an urban planning and design strategy that clusters jobs, housing and services around public transport stations.

TRANSIT

Express 2 is close to TTC and GO Transit. It's minutes from Wilson Subway Station + Yorkdale Terminal and has easy access to surface bus routes.



CYCLE

Express 2 will have bicycle storage areas to prioritize non-motorized transport systems.



WALK

Wilson-Tippett is a walkable neighbourhood with enjoyable streets and paths offering desirable services.



MIX

Express 2 is a balanced mixed-use development with a residential and commercial component.



CONNECTIVITY

A network of new streets and pathways enhance connectivity within the community.

DENSITY

An intensification of residential and commercial developments around Wilson Station is attracting new businesses and services.






COMPACT

Wilson-Tippett master planned community offers numerous amenities within a short distance.







SHIFT

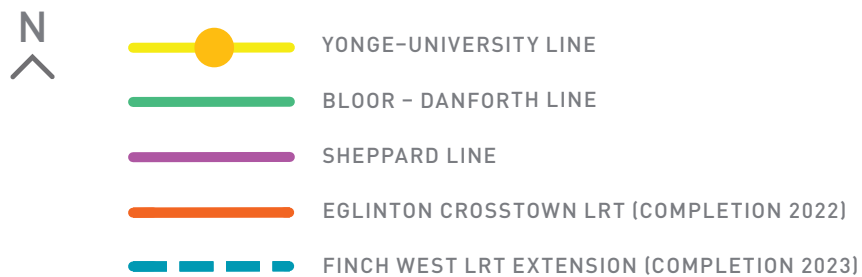
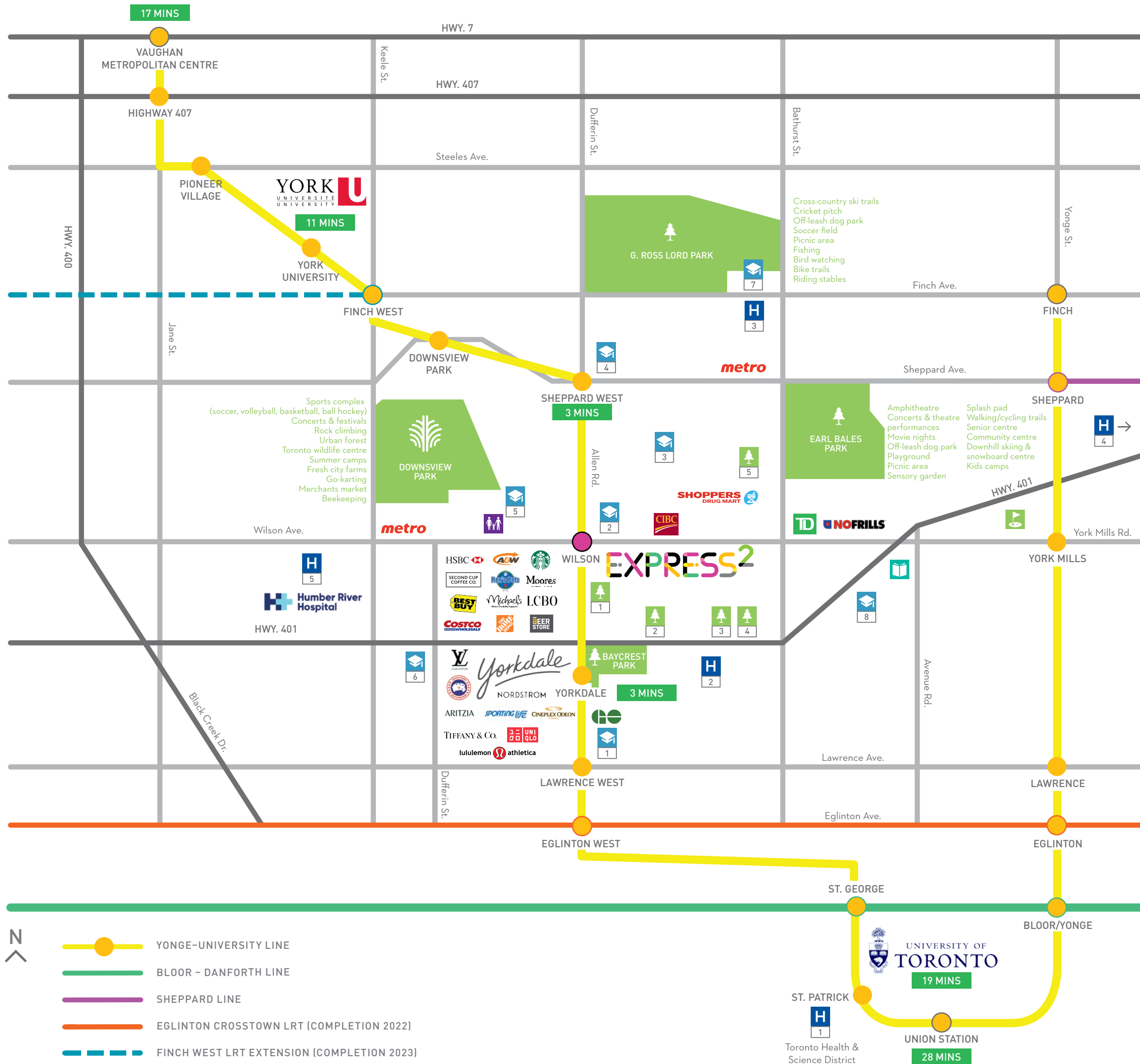
Industrial and surface parking lots in the community are being converted for residential and commercial use leading to more pedestrian-friendly streets.

CENTRALLY CONNECTED

-  **WALKING**
2 MIN Wilson Station
-  **TRANSIT**
3 MIN Yorkdale Shopping Centre
4 MIN Downsview Station
11 MIN York University
15 MIN Spadina and Bloor Station
19 MIN University of Toronto
17 MIN Vaughan Metropolitan Centre
28 MIN Union Station
-  **DRIVING**
15 MIN Lester B. Pearson International Airport
25 MIN Downtown
4 MIN Allen Rd.
7 MIN HWY. 401
15 MIN HWY. 400
2 MIN Big Box Stores

EVERYTHING CLOSE BY

-  **HOSPITALS**
1 Toronto Health & Science District
2 Baycrest Health Sciences
3 Branson Ambulatory Care Centre
4 North York General Hospital
5 Humber River Hospital
-  Armour Heights Library
-  Ancaster Community Centre
-  **PARKS**
1 New Tippet Park
2 Champlain Parkette
3 Touraine Parkette
4 Delahaye Parkette
5 Clanton Park
-  Don Valley Golf Course
-  **EDUCATIONAL INSTITUTES**
1 John Polanyi Collegiate Institute
2 Faywood Arts-Based Curriculum School
3 Dublin Heights Elementary & Middle School
4 William Lyon Mackenzie Collegiate Institute
5 St. Norbert Catholic School
6 Yorkdale Secondary School
7 Northview Heights Secondary School
8 St. Margaret Catholic School



A GROWING NEIGHBOURHOOD

The Wilson & Tippett area is undergoing a dynamic transformation. The City's growth plan for the Wilson-Tippett Master Planned Community will increase the desirability and livability of the neighbourhood.

WILSON-TIPPETT MASTER PLANNED COMMUNITY
 Steps to Wilson Station
 Community Park
 SmartCentres & Shops
Over 45,859 SF of commercial spaces*

WILSON AVE STREETSCAPE MASTER PLAN
 Urbanize the streetscape of Wilson Ave
\$2 Million investment*

ALLEN DISTRICT
 New office & retail spaces
3500
new residential units*

DOWNSVIEW
 Over 291 acres of parks & open spaces*
 Over 11 Million SF of employment space*
41,500
new jobs for the area*

YORKDALE BLOCK MASTER PLAN
 New residential units*
 New retail space & hotel*
2 Million SF
of office space*

GROWTH OVERVIEW MAP



SOURCES
 createto.ca
 id8downsview.ca
 thealldistrict.ca/
 toronto.ca

Disclaimer: *The statistics are proposed and estimated and are subject to change without notice.

OPPORTUNITIES UNLIMITED

Express 2 is close to core Toronto employment areas and a Provincially Significant Employment Zone (PSEZ).

PSEZs are areas of high economic output, and are strategically located to provide stable, reliable employment. There are currently 29 PSEZs in the region, of which 11 are in the City of Toronto.

MAJOR EMPLOYERS




HIGHER LEARNING

Express 2 is perfectly situated near top-rated post secondary institutions.

YORK UNIVERSITY


3rd Largest
Canadian University


7,000+
Faculty Staff Members


94%
of York Grads
Get Jobs Within
2-Years


55,000+
Students Enrolled
200+
Undergraduate & Graduate
Degree Programs


10,000+
International Students
172
Countries

“York University Posts Top Scores in Times Higher Education Global Impact Ranking 2021”

#1 IN ONTARIO Global Collaborative Research Publications

Schulich School of Business is among the leading business schools in the world
#1 IN CANADA

Osgoode Law School Ranked **#6 IN CANADA**





CENTENNIAL COLLEGE (DOWNSVIEW CAMPUS)



- Home to the Bombardier Centre for Aerospace and Aviation
- Opened in 2019 | \$72 Million Dollar Project
- 38,000 SF of Instruction & Research Space
- Houses the School of Transportation's Aviation Programs
- School of Engineering Technology & Applied Science's Programs in Aerospace Manufacturing

EDUCATIONAL INSTITUTIONS



TRAVEL TIMES



SUBWAY



GEORGE BROWN COLLEGE
CASA LOMA CAMPUS



UNIVERSITY OF TORONTO

RYERSON UNIVERSITY



BUS



BAYCREST HEALTH SCIENCES

20 MINS

EXPRESS 2

A LIFESTYLE COMMUNITY

The area around Express 2 is a flourishing neighbourhood that is home to singles, couples, young families, downsizers, students and more. With its proximity to first class shopping, dining, city parks and recreational amenities, it offers the perfect blend of liveliness and tranquility, all in one vibrant community.



RETAIL CONVENIENCE

From everyday necessities to designer brands, Express 2 is conveniently placed minutes from the City's best shopping.



YORKDALE MALL

- Anchored by Hudson's Bay, Nordstrom, Holt Renfrew, Uniqlo, Restoration Hardware & Sporting Life
- Home of the first global standalone Canada Goose store
- Houses numerous designer brands like Louis Vuitton, Yves St Laurent



DINE-IN. DINE-OUT.

From chef-driven to fan favourites, the options are limitless at Express 2.

RESTAURANTS

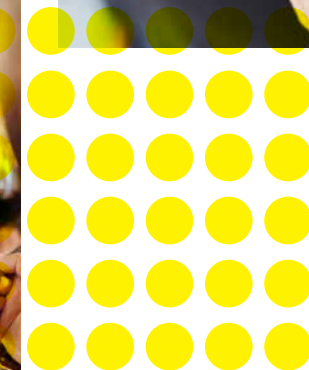
- The Cheesecake Factory
- Moxie's Grill & Bar
- Joey's
- Pickle Barrel
- Yu Seafood
- Tora
- Freshii
- Jollibee
- A&W
- Pizza Pizza
- Subway
- Vivo Pizza & Pasta
- Osmow's Shawarma
- Pür & Simple

LOCAL FAVOURITES

- Bagel World
- Wilson's House of Lechon
- The 5th Taste Sushi Restaurant
- Republika Resto Bar & Grill
- Sampaguita Village Family Restaurant
- Harina Bakeshoppe
- The Greek Freak
- PizzaCafe
- Chungchun Rice Dog
- Kabalen Restaurant
- Top Silog
- Food Trip

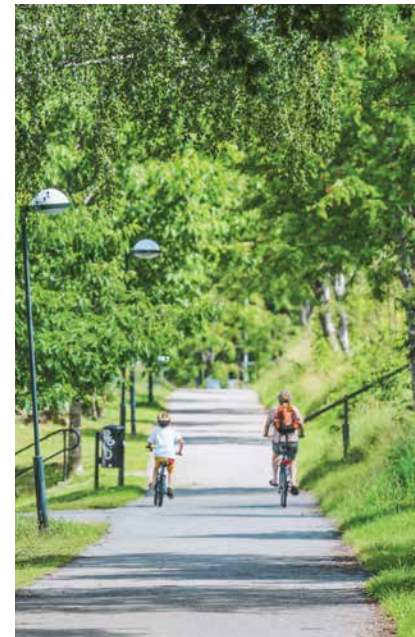
COFFEE SHOPS

- Starbucks
- Second Cup
- Aroma Espresso Bar
- Tim Hortons



PARKS + RECREATION

Express 2's proximity to parks offers residents the opportunity to enjoy the great outdoors in all seasons.



DOWNSVIEW PARK

- 291 Acres of Greenspace
- The Hangar - 485,000 SF of Indoor and Outdoor Sport Facilities
- Indoor Rock-Climbing Facility
 - Walking Trails
- Merchants + Farmers Market
- Toronto FC's Training Facility + Youth Academy

EARL BALES PARK

- 4th Largest Park in the City | 127 Acres
 - Kids' Playground
 - Splash Pad
 - Amphitheatre
 - Ski + Snowboarding Centre
 - Bike Trails
 - Fire Pit Area
 - Picnic Area
 - Off Leash Dog Run

NEW TIPPETT PARK

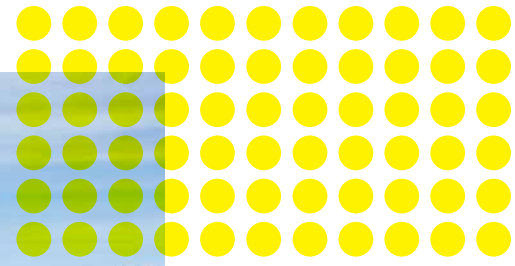
- A Landscaped and Inviting New Neighbourhood Park, Steps from Express 2
 - Active Play Lawn
- Children's Play Area + Splash Pads
 - Outdoor Fitness Area



A breath of fresh air, the new Tippet Park with its kids' play area, walkway that connects to Wilson Subway Station, trees and benches is just steps from Express 2.



SUBWAY ENTRANCE



EXPRESS 2

THE BEST OF ALL WORLDS

Express 2 is the latest step in creating a community along Tippet Road. Its architectural design complements the other Malibu developments, Gramercy Park, Southside Condos and Express. With unique suite designs, reimagined amenities and services, it offers the best of the best.

BUILDING FACTS

LOCATION: Tippet Road & Wilson Avenue
BLDG. STATS: A 6 storey podium with two towers of 13 and 16 storeys
TOTAL SUITES: 383
SUITE TYPES: Junior 1 Bed, 1 Bed, 1 Bed + Den, 2 Bed, 2 Bed + Den, 3 Bed

AMENITIES:

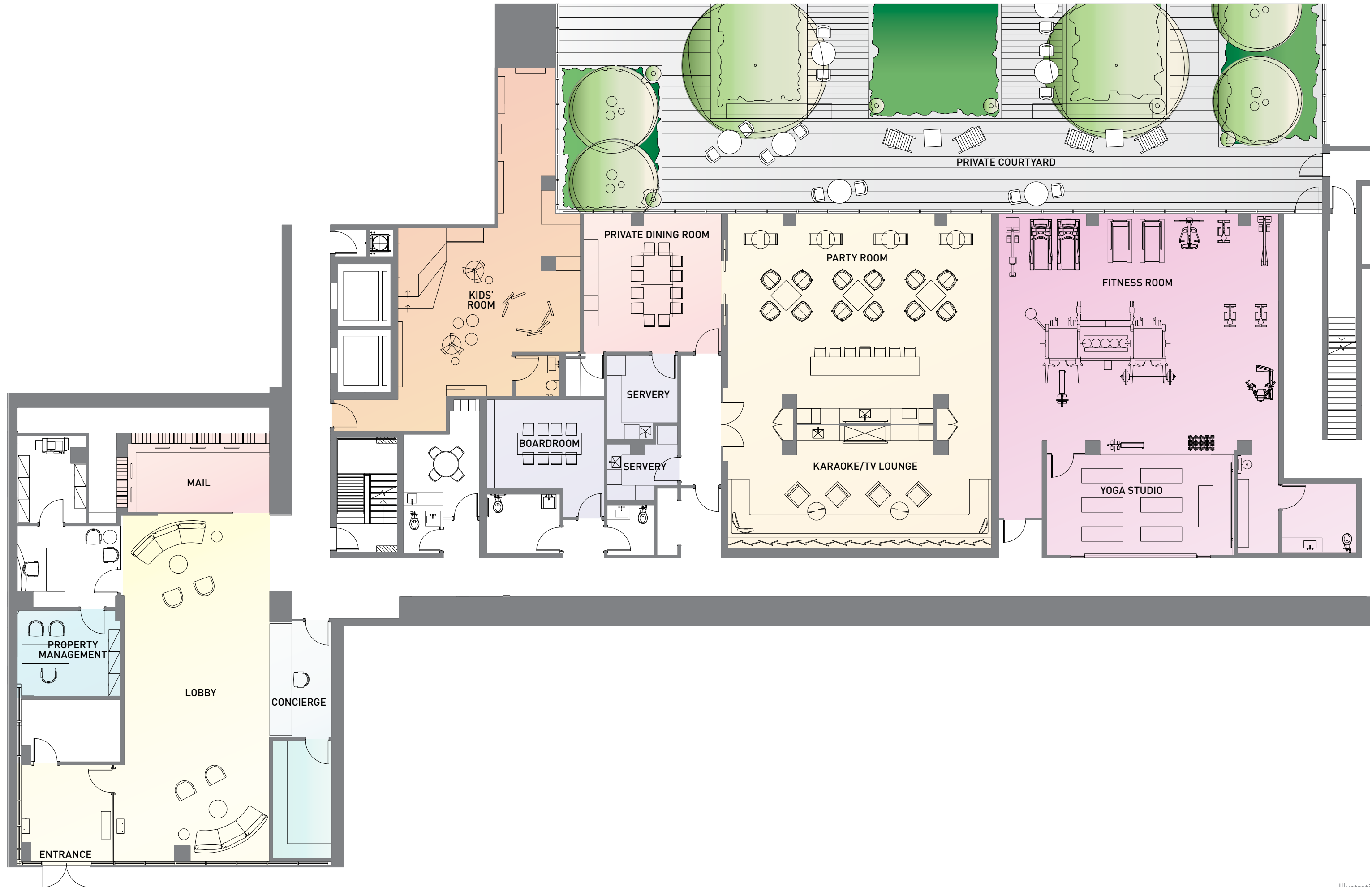
- Lobby with 24/7 concierge
- Management Office
- Boardroom
- Pet Spa
- Kids' Indoor Playroom
- Party Room with Karaoke Lounge
- Private Dining Room with servery
- Fitness Room with cross fit training/boxing equipment, separate Yoga studio
- 7th floor Sky Lounge with water wall, butterfly meadow, loungers + seating
- 7th floor Wi-Fi Lounge in each tower overlooking Sky Lounge
- Guest Suite
- Private Courtyard with BBQs
- Bike Repair Room
- Steps to new neighbourhood park with kids' playground, water zone, fitness area, open lawn + walkway to subway station



Warm and welcoming, the lobby reflects the harmonious living experience that awaits at Express 2. With a 24/7 concierge to greet both visitors and residents, the space is sophisticated and timeless.



GROUND FLOOR AMENITIES



The 7th floor Sky Lounge at Express 2 is an escape from the busyness of life. With a stunning water wall, lush landscaping, lounge and casual seating, a sun deck and butterfly meadow, it's a place designed for relaxation.



7th Floor Sky Lounge

Illustration is artist's impression.

Light and bright, the suites at Express 2 offer the best of open planned living. The carefully designed kitchen with island and the expansive balconies make these homes inviting. The intuitive designs complement your lifestyle.





Forward-thinking and urban-minded, with an understanding of how progress, architecture and community meld, Malibu has claimed its place in Toronto's ever-changing skyline. For almost two decades, its iconic buildings have enhanced the character of neighbourhoods where they rise while providing residents with modern amenities that complement their lifestyles.

Malibu's developments have been the catalyst in the rejuvenation of many neighbourhoods. From Malibu Harbourfront and LTD Condominiums in the Fort York neighbourhood to Smart House in the downtown core, to Boutique Condos and Tableau in the Entertainment District, its residential designs are distinctly urban. Beginning with Gramercy Park in the Wilson-Tippett community, followed by Southside and Express, Malibu's ongoing revival of the neighbourhood continues with Express 2.

Infusing quality construction with smart urban design, Malibu has set the highest standards for all of its developments.

WILSON-TIPPETT MASTER PLANNED COMMUNITY



Gramercy Park | Wilson & Tippett



Southside Condos | Wilson & Tippett



Express | Wilson & Tippett

ENTERTAINMENT DISTRICT



Tableau Condominiums | Richmond & Peter



Boutique Condominiums I and II | Next to the Shangri-La Hotel

DOWNTOWN



Smart House | Queen & University

ETOBICOKE

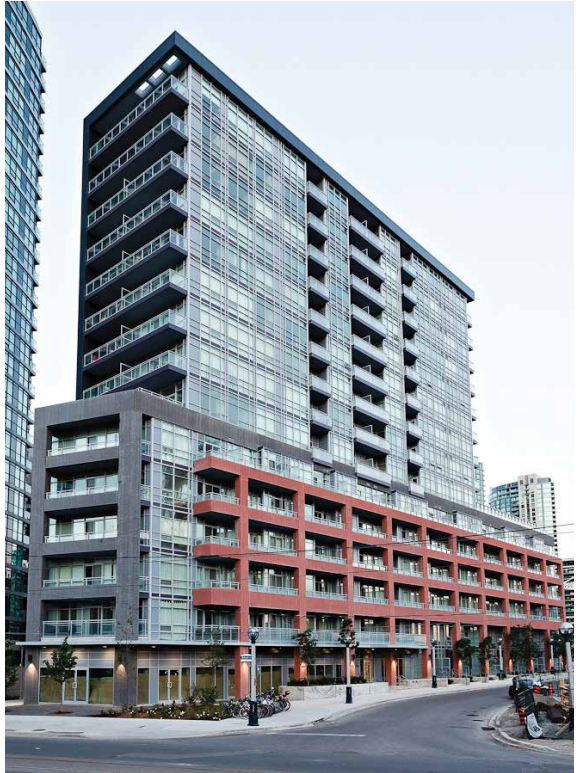


St. Andrew on the Green | Overlooking the Islington Golf Course

FORT YORK NEIGHBOURHOOD



Malibu at Harbourfront | Bathurst & Lakeshore



LTD | Bathurst & Lakeshore





Illustrations are artist's impressions. Information subject to change.
Brokers protected. E. & O.E.