



# LINEA

VIP BROKER PRESENTATION





WARDEN AVE.

DEANS DR.



# ALL LINES LEAD TO LINEA

On the path through life, there are no straight lines.

Welcome to LINEA, where you have the opportunity to enjoy that unique journey. Seize the opportunity to make your mark in the neighbourhood you've always wanted to live in – with front row seats as it becomes one that everyone is talking about. Here you'll find elegant architecture, stylish suites, proximity to everything you need, and easy access to everything you want in the most desirable building east of the DVP.

At LINEA, it's all closer than you think. LINEA is ideally situated for work, play, learning, and life, from everyday amenities to entertainment, education, and more.



MENDELSSOHN ST.

CLEANSIDE RD.

# PROJECT OVERVIEW

## LOCATION:

743 Warden Avenue (Warden Avenue & St Clair Ave E)

## DEVELOPER:

Stafford Homes & The Goldman Group

## ARCHITECT:

IBI Group & Kohn Architects

## INTERIOR DESIGNER:

Patton Design Studio

## SALES:

Baker Real Estate Incorporated

## MARKETING:

Terra Media Design Ltd.

## PRODUCT:

202 Condo Units  
4 Townhomes





TAYLOR CREEK PARK

GUS HARRIS TRAIL

TTC STATION

PROVIDENCE HEALTH CENTRE

TAYLOR MASSEY CREEK

TTC PARKING LOT

ST CLAIR RAVINE PARK

CLAIRLEA PARK

WARDEN HILLTOP COMMUNITY CENTRE

CLAIRLEA-BIRCHMOUNT

LINEA

The image features a solid orange background. A horizontal white line runs across the middle. On either side of this line, there are decorative, wavy patterns composed of many thin, parallel white lines that create a sense of movement and depth. The text 'WHY LINEA?' is centered on the white line.

**WHY LINEA?**

# LIFE IS BETTER



At LINEA, it's all closer than you think.

From every day amenities to entertainment, education and more, LINEA is perfectly suited for work, play, learning and life.

Exceptional transit access puts you at Union Station in just 40 minutes, and it's just getting better. Shops, movies, restaurants, and more are within 5 minutes' drive, and Lake Ontario is 10 minutes south.



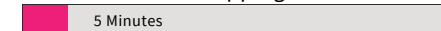




## FUN FACTS ...

- In the 19th century, St. Clair Ave East and Victoria Park was a small village named Moffat's Corners, the rest of the region was rural. Clairlea is considered one of the first parts of Scarborough to be developed into a Toronto suburb (in the 1950s).
- Large retail developments are now along what was once Scarborough's old Golden Mile of Industry on Eglinton.
- Young families continue to make this a very community focused neighbourhood.

Time to Closest Shopping Mall:



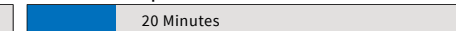
Time to TTC Station:



Time to GO Bus or Train Station



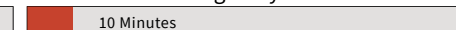
Time to Hospital:



Time to Pearson:



Time to Closest Highway:



SCARBOROUGH



Families are discovering the many positive attributes that this location has to offer:

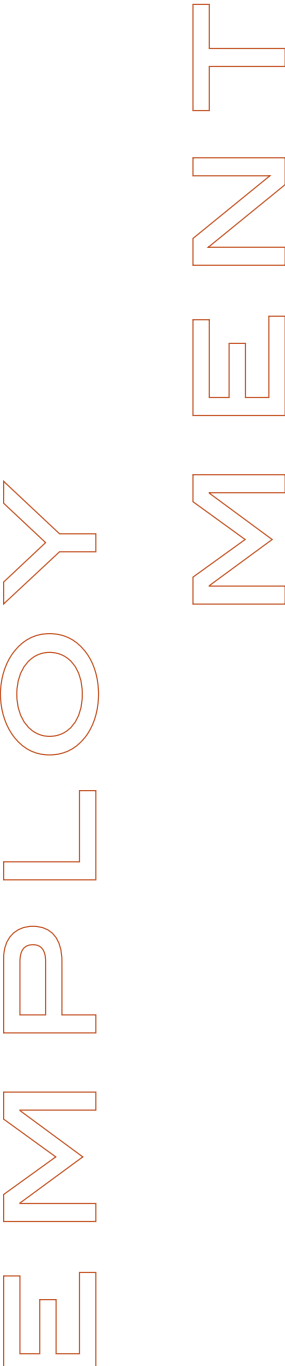
- Well designed and affordable new low-rise and mid-rise housing
- LRT, TTC & GO Stations nearby
- Easy access to Downtown Toronto
- Several nearby parks and a beautiful waterfront
- Highly regarded schools
- A revitalized shopping district
- Outstanding recreational amenities within walking distance

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From industry to healthcare to service industries, this location is thriving and the opportunities for employment are exceptional.

- The major employer is Providence Healthcare Hospital
- The unemployment rate is 5%, which is lower than the national average
- Headquarters: Toyota, Enterprise, Bell Media, Royal Doulton, Telus, Yellow Pages, Pizza Pizza, Pizza Nova, CTV, TSN, Amazon Opening North of Scarborough





## RAIL LINES

- 2 LINE 2 (BLOOR - DANFORTH) (0.7 km - Warden Station)
- 3 LINE 3 (SCARBOROUGH) (2.2 km - Kennedy Station)
- LE Lakeshore East (2.3 km)
- ST Stouffville (2.4 km)



## BUS LINES

- 68 WARDEN (0.1 km)
- 70 O'CONNOR (0.6 km)
- 69 WARDEN SOUTH (0.7 km)
- 9 BELLAMY (0.7 km)
- 102 MARKHAM RD. (0.7 km)
- 16 McCOWAN (0.7 km)
- 135 GERRARD (0.7 km)
- 17 BIRCHMOUNT (0.7 km)



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## BUT WAIT THERE'S MORE...

- Shopping Centres, Major Plazas & Big Box Stores; Walmart, Lowes, BestBuy, Staples
- Neighbourhood Grocery Stores, Bakeries, Super Markets, Hardware & Pet Stores, Spas, Fitness
- Restaurants, Patios, Cafes, Lounges, Pubs, Sushi, Pizza, LCBO, The Beer Store
- Parks, Trails, Creeks, Bluffs & Waterfront
- Rouge Park, Toronto Zoo, Cineplex, Library, Community Centre

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## AT YOUR DOORSTEP

- Medix College – 0.6km (4min drive)
- Bond International College – 1.4km (7min drive)
- Centennial College – 1.7km (2 min drive)
- triOS College – 2.2km (8min drive)
- Toronto College of Dental Hygiene & Auxiliaries – 14.6km (23min drive)
- CDI College – 9.7km (16min drive)
- York University – 16.3km (25min drive)

EDUCATION REPORTS

## AREA STATISTICS

80

TRANSIT  
SCORE

50

WALK  
SCORE

61

BIKE  
SCORE

- Eglinton Crosstown light-rail line with a stop at Birchmount Road and Eglinton Avenue
- GO
- TTC
- Population grew 24% (2001-2011)

Avg price 2020: \$831,501

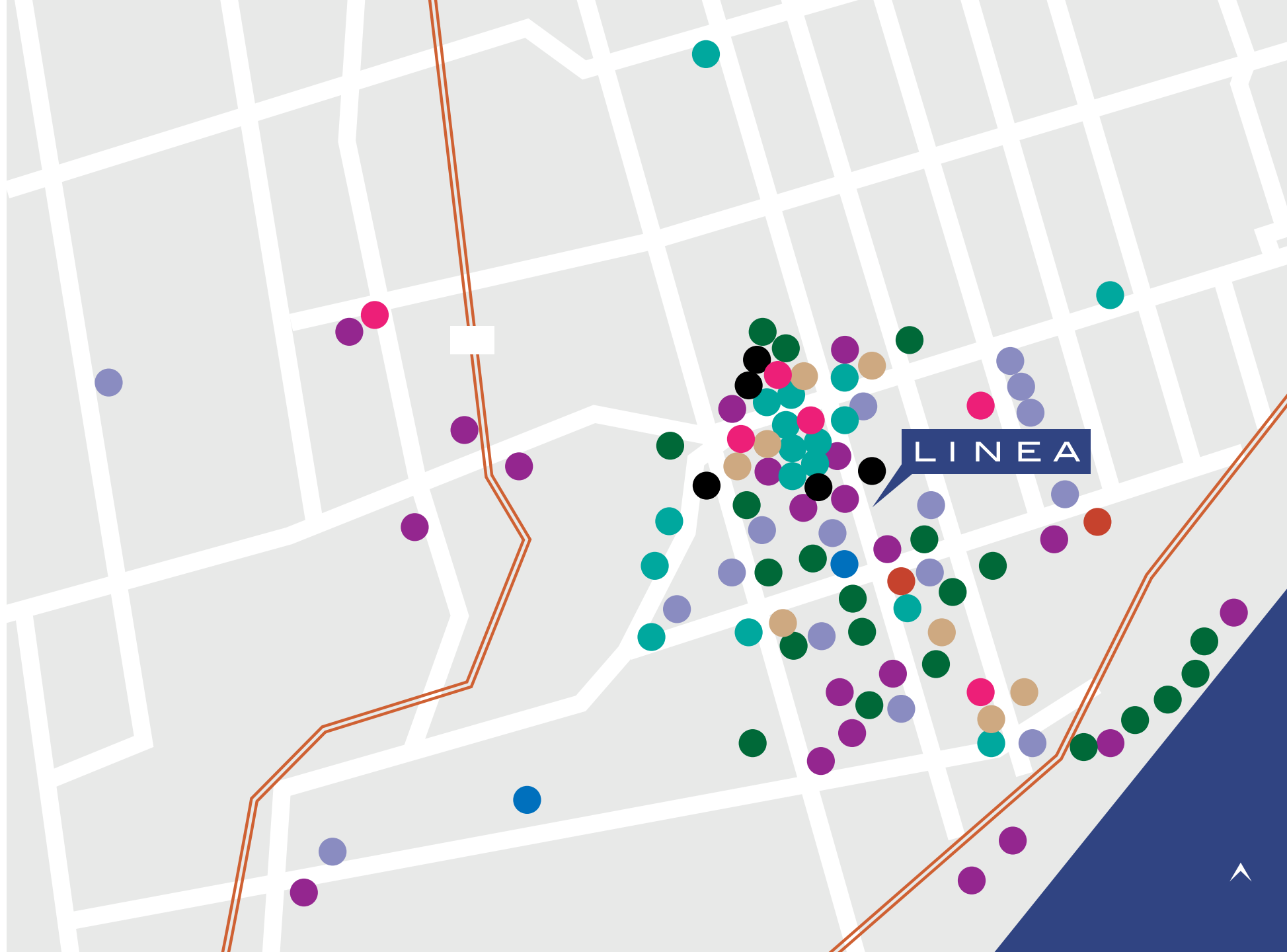
Estimated Unemployment Rate: 5%

Population: 632,098

AREA

STREET





LINEA

The image features a dark blue background with a central white horizontal line. On either side of this line, there are decorative, wavy, multi-layered lines that create a sense of depth and movement. The text 'ABOUT LINEA' is centered on the white line.

**ABOUT LINEA**



## MODERN DESIGN

The attention to detail in the design of LINEA has created a beautiful addition to the skyline in this emerging neighbourhood.

From the exterior, this nine storey building with tiered terraces flanked with greenery, sleek modern windows and bold white precast facia, makes a statement on the streetscape. It strikes a balance between downtown sophistication and innovative urban design.

With families in mind, the interiors offer open concept living with the most efficient use of space. The on-site amenities enable family gatherings and the ability to do so many things right at home!

The image features a solid light-brown background. A central horizontal white line is flanked by two decorative, wavy, light-brown line patterns that resemble stylized waves or smoke. The text 'BUILDING AMENITIES' is centered on the white line.

**BUILDING AMENITIES**



# LEVEL 2

ENTERTAINMENT NOOK, PRIVATE DINING,  
CATERING KITCHEN, OUTDOOR TERRACE,  
EVENT LOUNGE, KID ZONE, FITNESS CENTRE



# LEVEL 9

SKYVIEW LOUNGE +  
ROOFTOP TERRACE

# A SPACE TO ENTERTAIN





# PRIVATE DINING



# KID ZONE





# FITNESS CENTRE



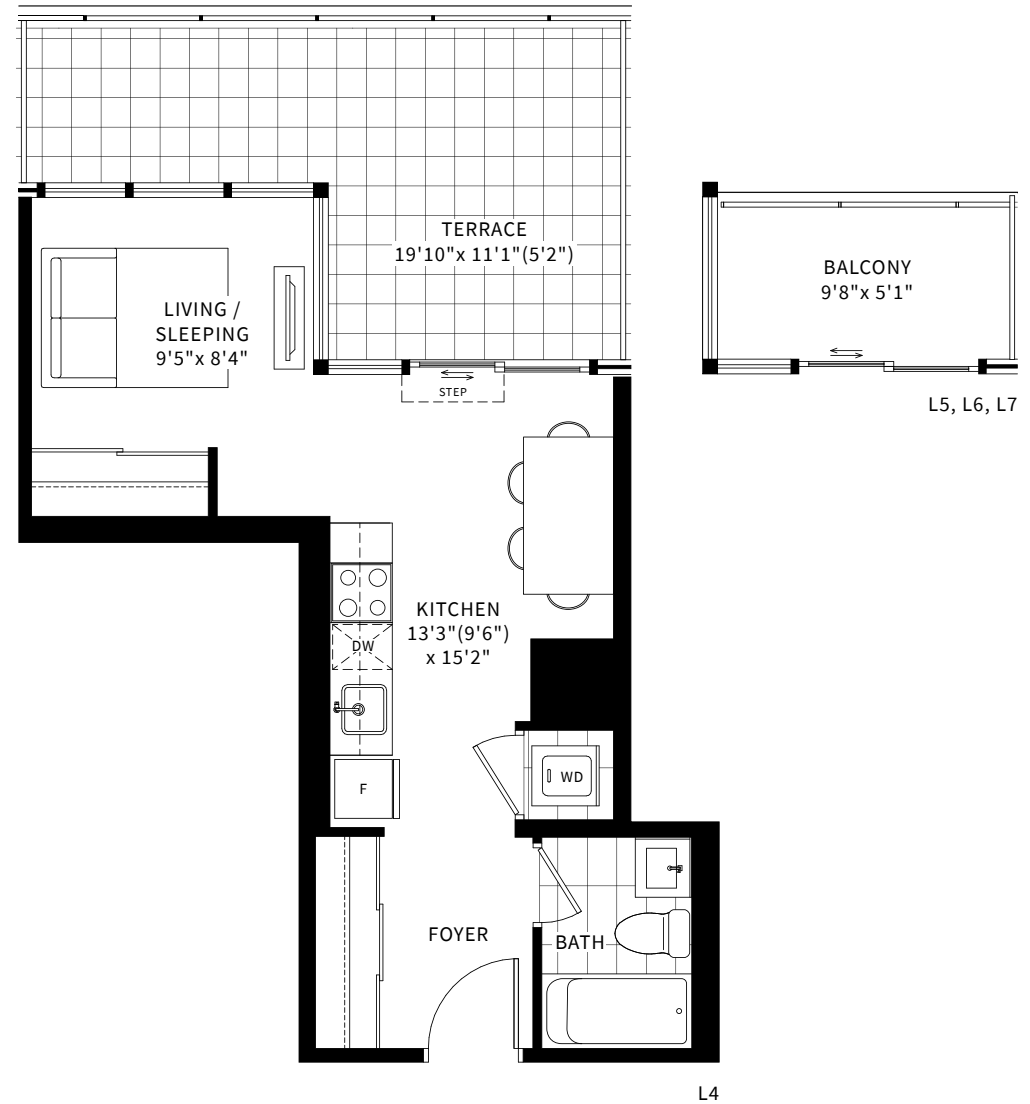
# SKYVIEW LOUNGE



The background features a solid light orange color with decorative wavy lines in a slightly darker shade of orange. These lines are composed of many thin, parallel curves that create a sense of movement and depth. A thin white horizontal line runs across the center of the page, with short segments extending from the text area to the left and right edges.

# THE SUITES

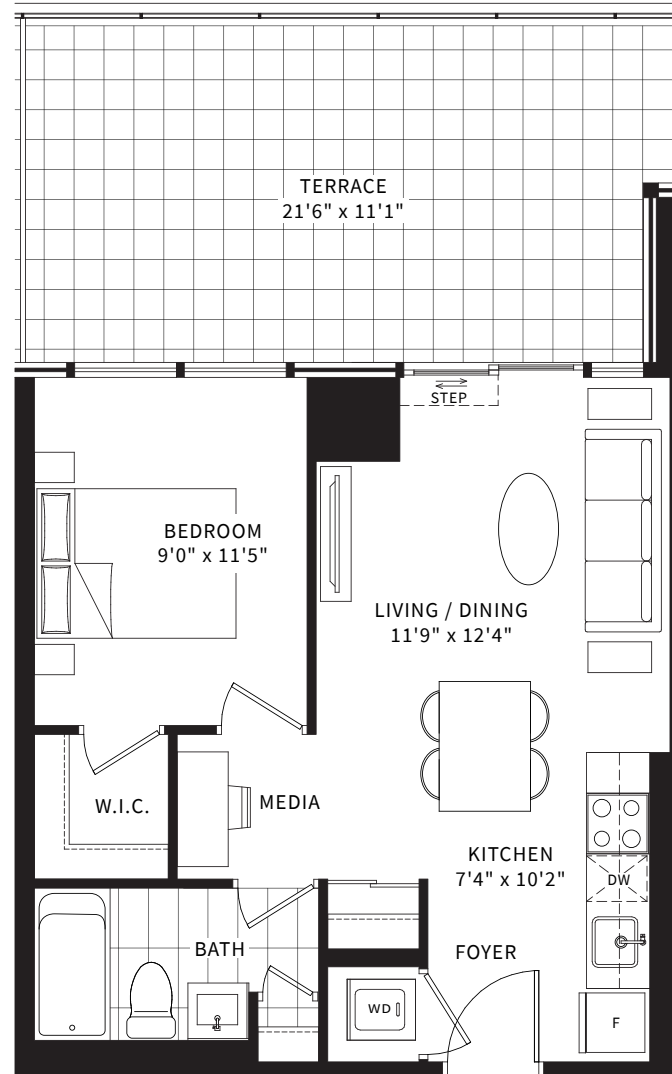
# STUDIO



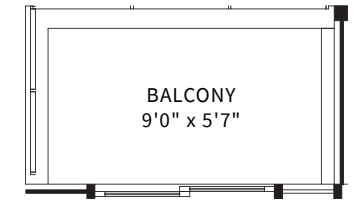
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# 1 BEDROOM

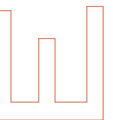


L4

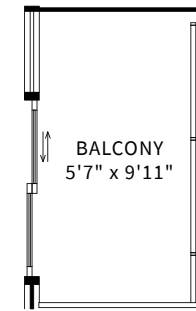


L5, L6, L7, L9

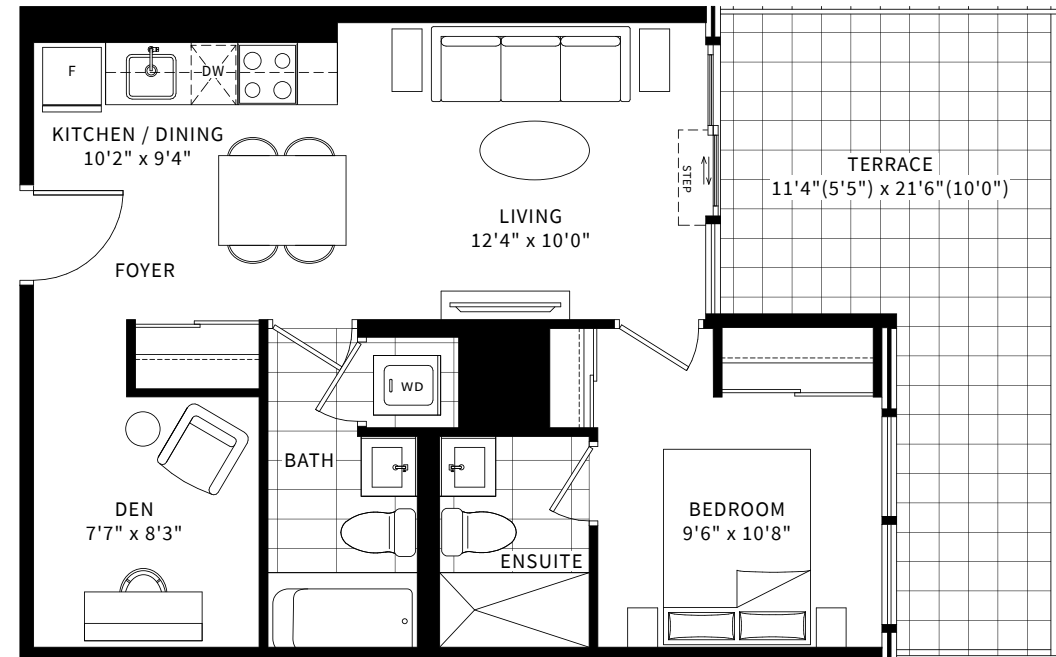
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# 1 PLUS DEN



L5, L6, L7, L8



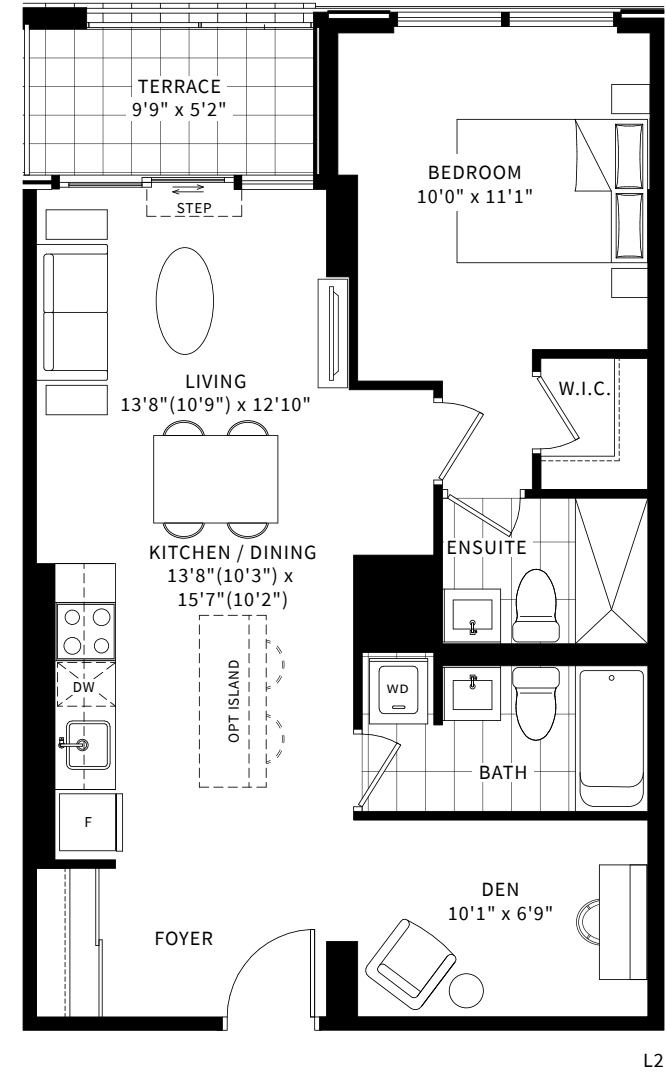
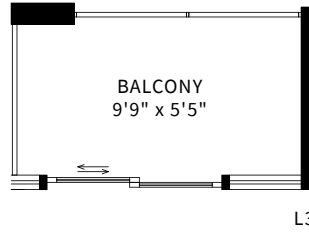
L4

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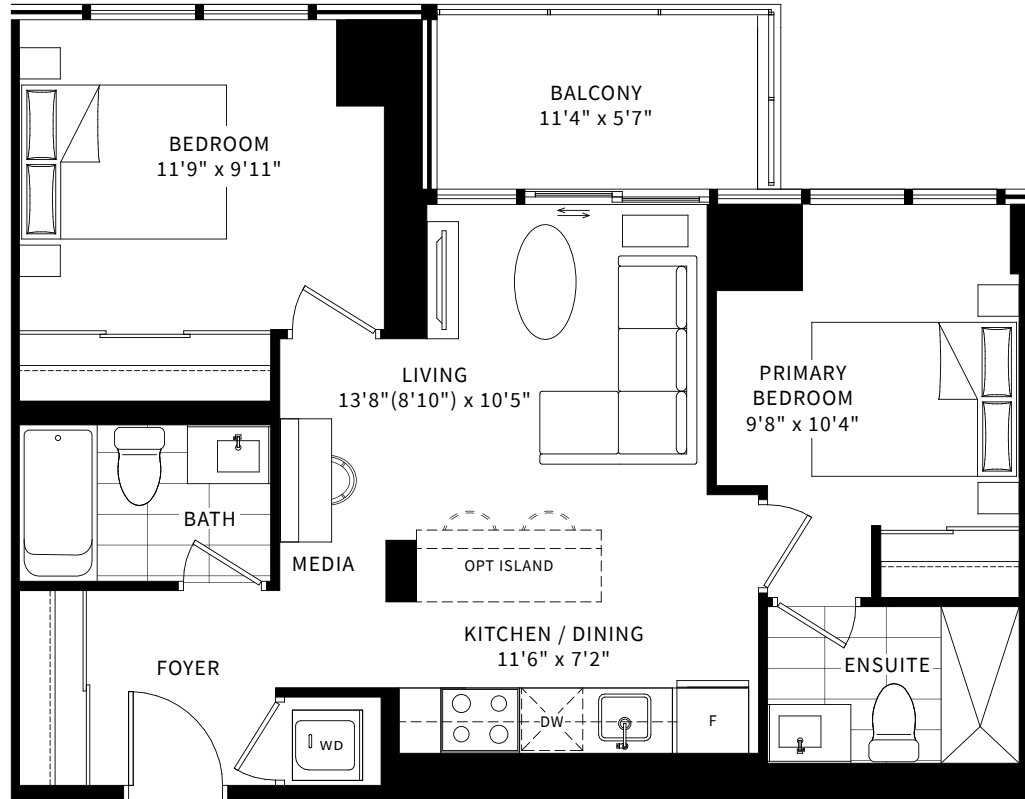
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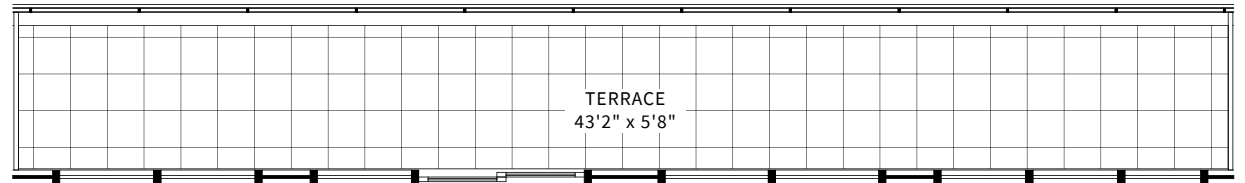
# 2 BEDROOM



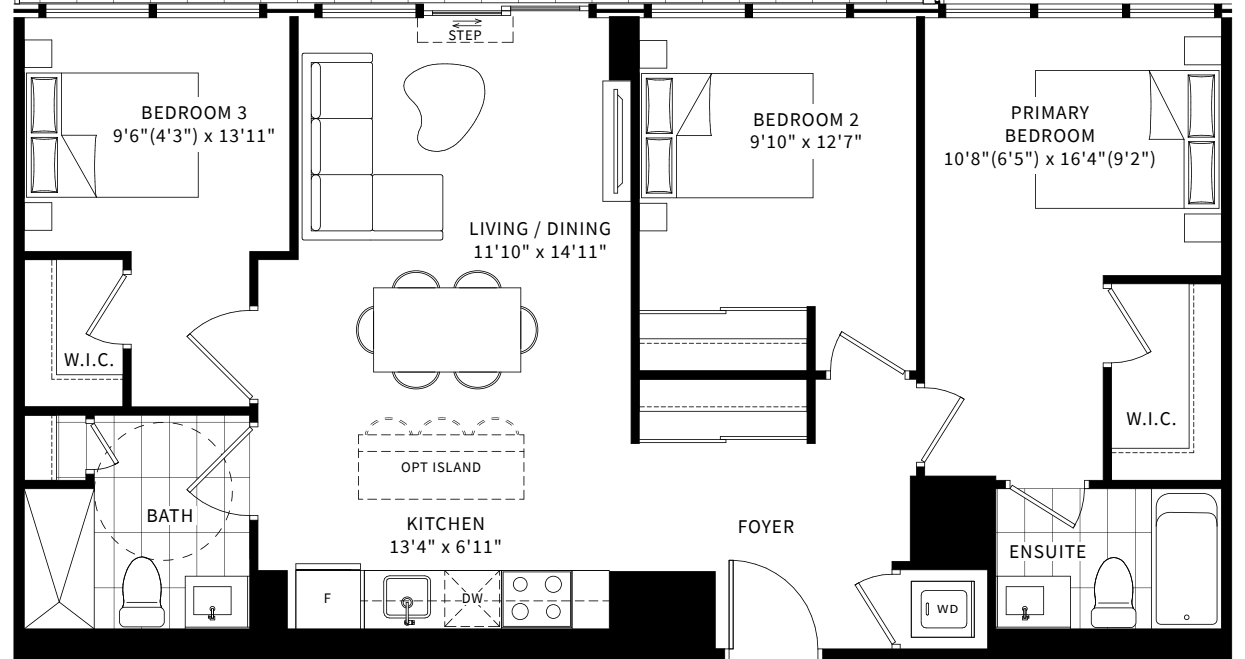
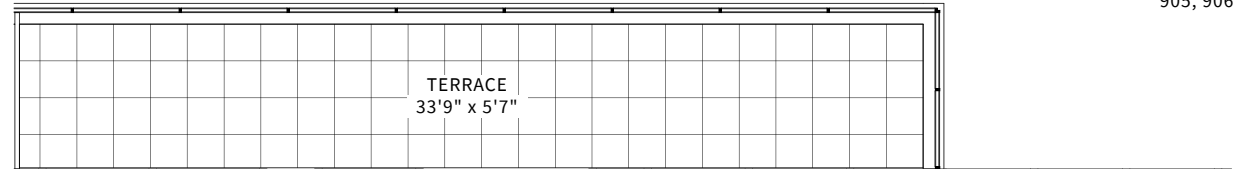
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# 3 BEDROOM



905, 906

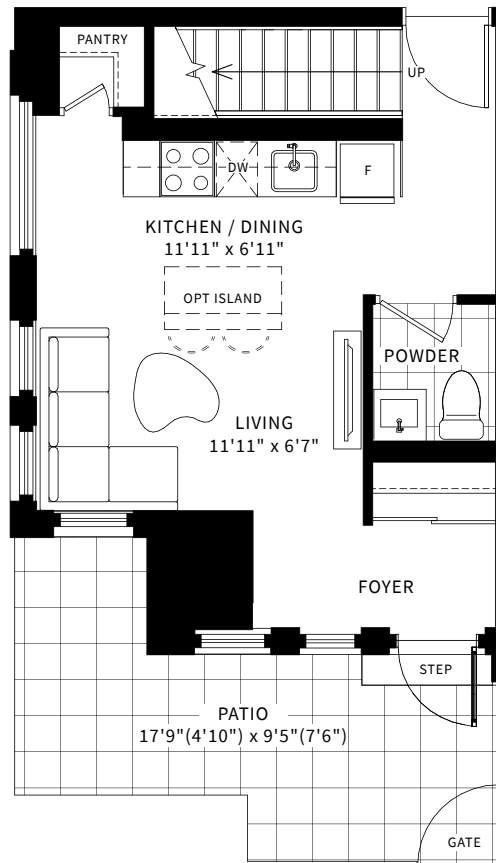


903

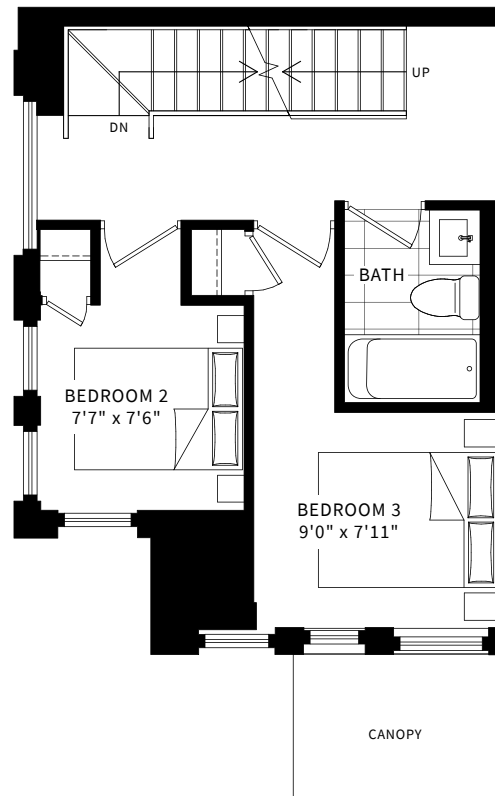
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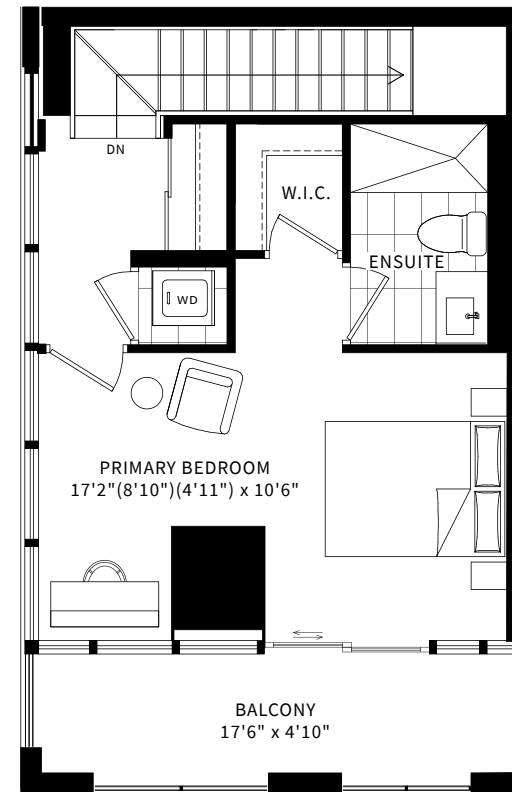
# TOWN



GROUND FLOOR



SECOND FLOOR

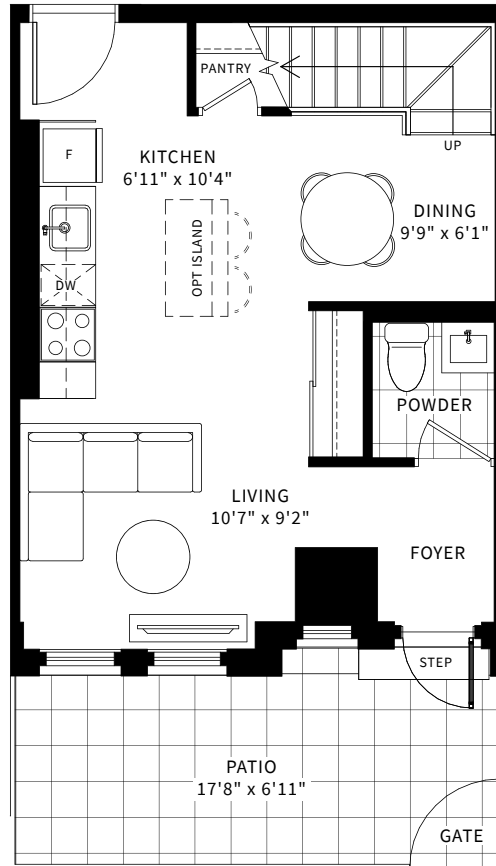


THIRD FLOOR

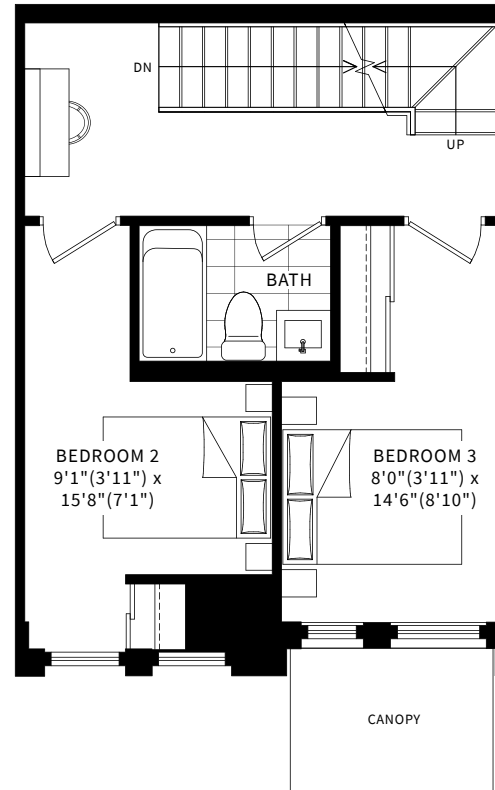
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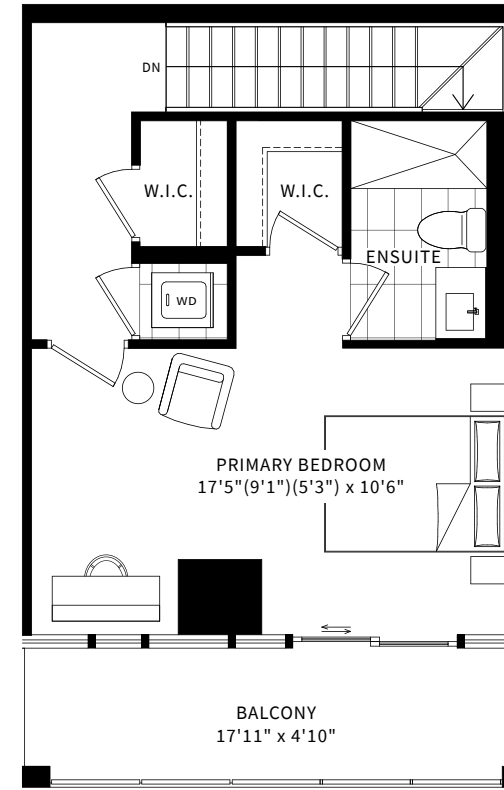
# TOWN



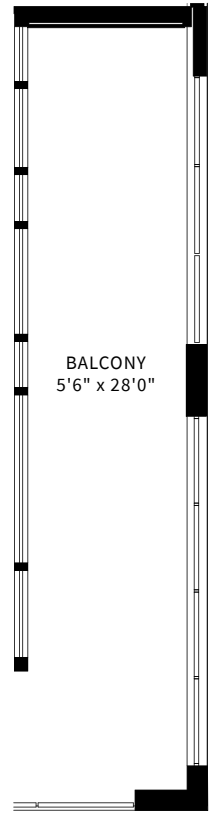
GROUND FLOOR



SECOND FLOOR



THIRD FLOOR



END UNIT ONLY



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The background features a solid dark blue color. A series of thin, light blue wavy lines flow horizontally across the middle of the page, creating a sense of motion and depth. Two thin white horizontal lines are positioned symmetrically on either side of the central text, extending towards the left and right edges of the frame.

# THE DEVELOPERS



# STAFFORD HOMES & THE GOLDMAN GROUP

## CORPORATE STORY

