

DANIELS & BAIE

# BEVERLEY

— AT THE THORNHILL —

*A Master-Planned Community on Bathurst*

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— AT THE THORNHILL —



*" Discover the next chapter in connected urban living at The Thornhill master-planned community on Bathurst. "*



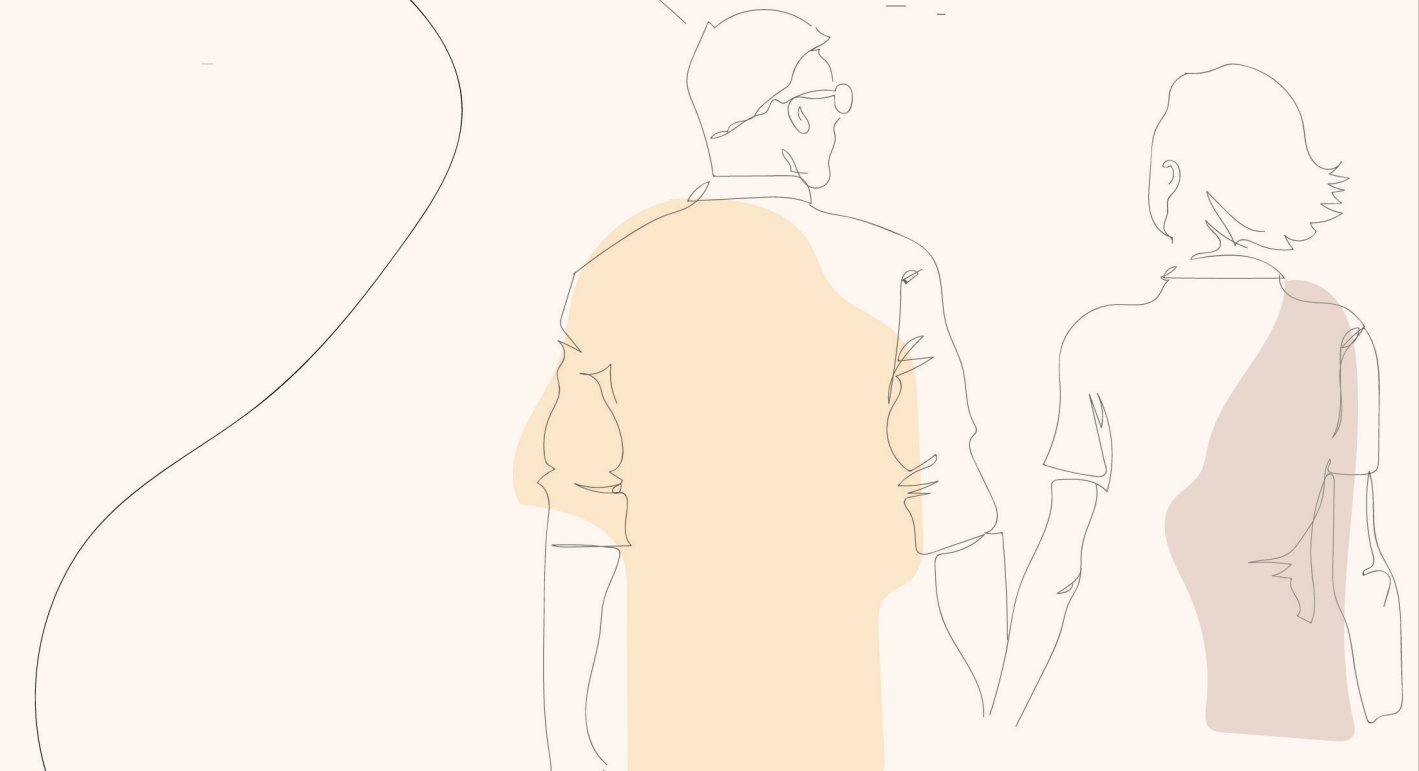
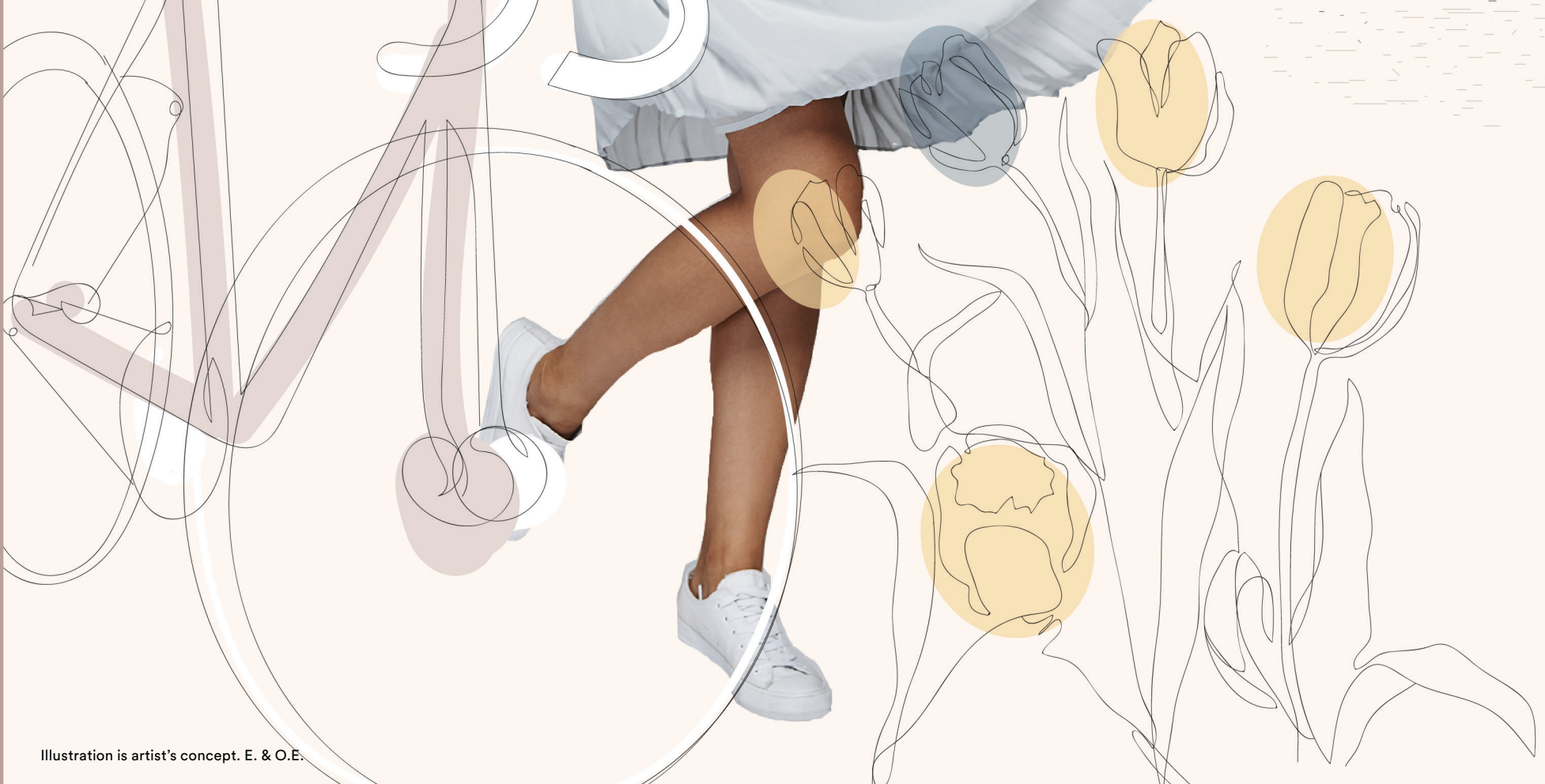
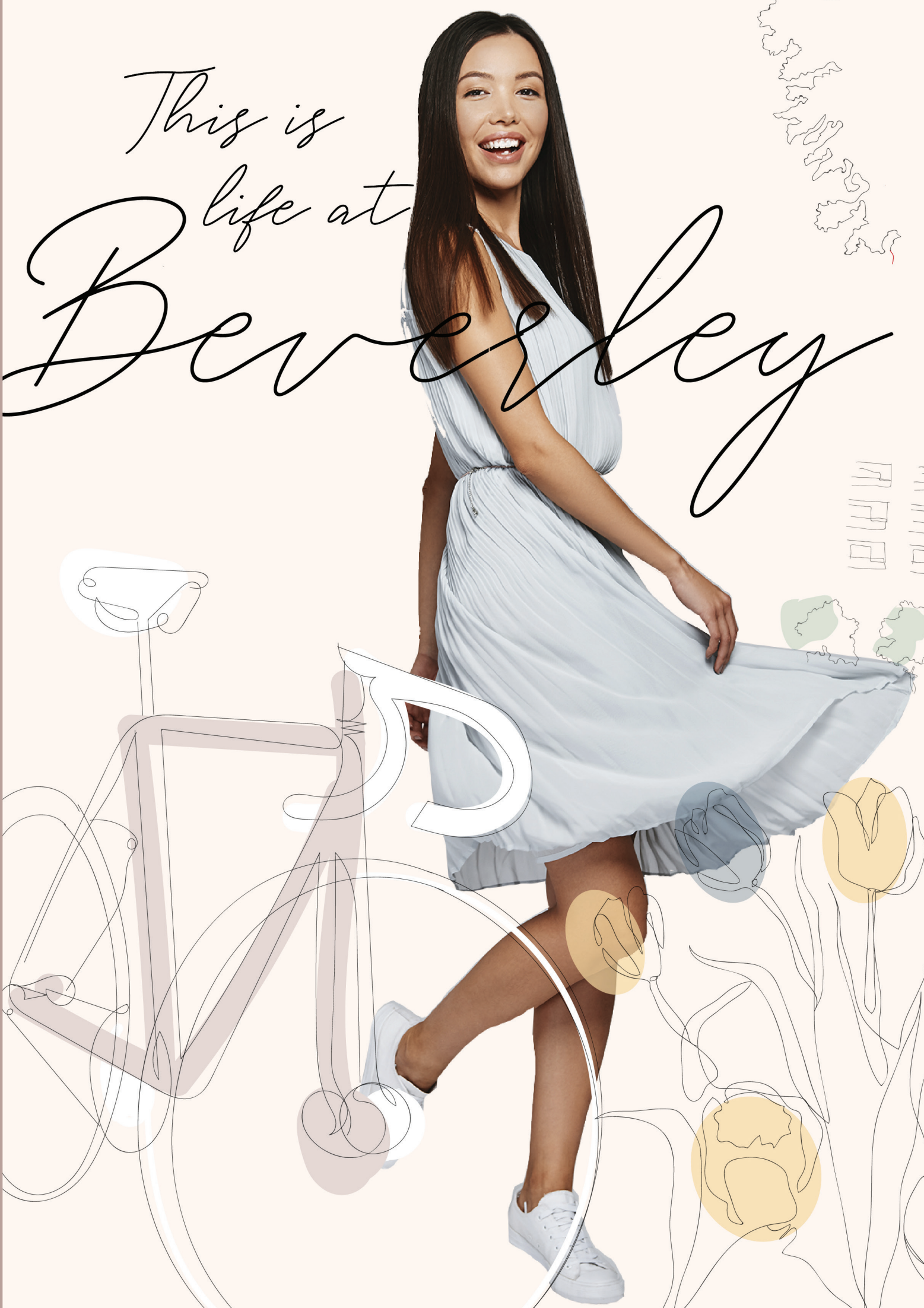
Timeless. Chic.  
Beautiful on the inside  
and out. It's time to  
meet *Beverley*

*Beverley, the exciting next chapter in The Thornhill master-planned community on Bathurst, follows the overwhelming success of the first residential tower of this new community. Rising 15 storeys and offering a range of thoughtfully designed one-, two- and three-bedroom suites with contemporary finishes and resident-exclusive amenities, Beverley is where modern connectivity meets an exciting urban lifestyle as unique as you are.*





This is  
life at  
*Beverley*





# Come home to endless

## *urban connections*

Nestled within an exclusive South Thornhill address on 3.5 acres of carefully groomed land, Beverley joins The Thornhill in the City of Vaughan's most coveted neighbourhood. Experience the benefits of an established community and the ultimate in modern conveniences. Adjacent to the York Region Transit and VIVA bus lines, and in close proximity to a network of commuter highways, enjoy central access to an effortless commute, wherever the day takes you. Thornhill is a thriving community and home to some of Vaughan's most desirable schools, cherished parks, golf courses and vibrant green spaces.



York Region Transit



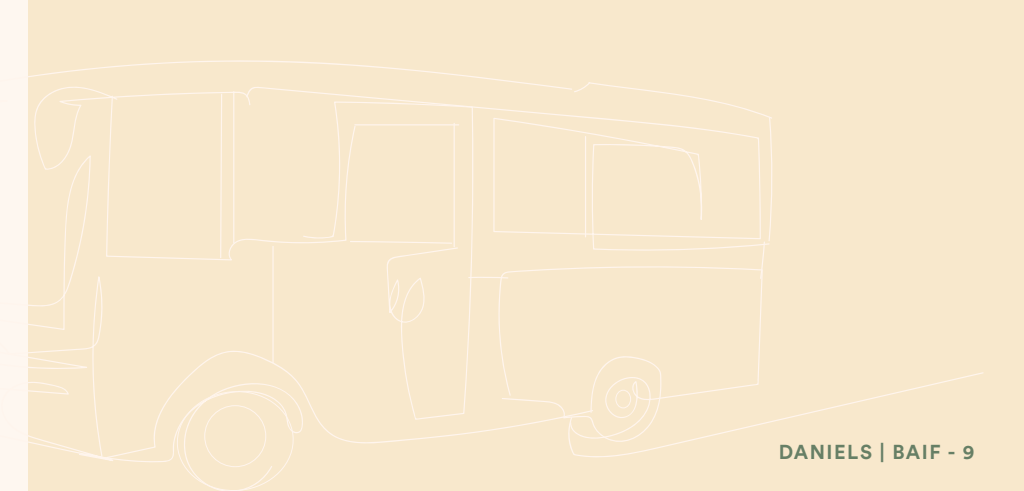
Starbucks



Highway Access



Westmount Collegiate Institute

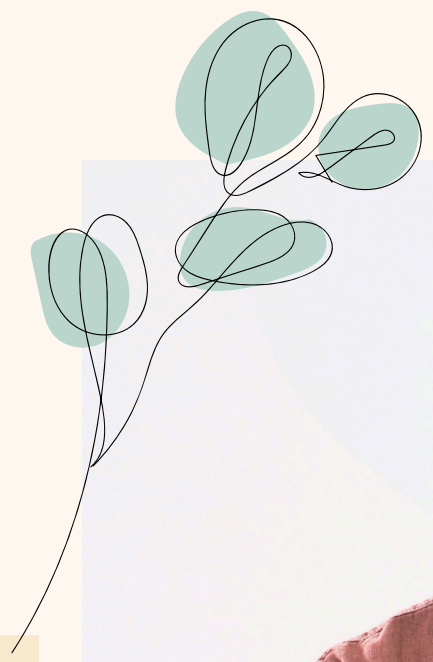
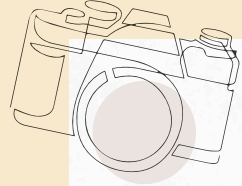
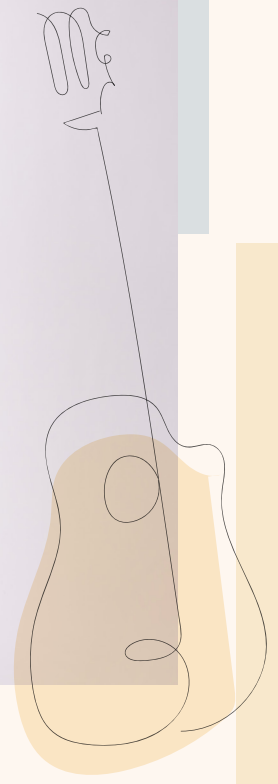




*Beverley is a seamless continuation of stunning architectural vision, inside and out. Designed with quality materials, functional layouts, contemporary interior finishes, and thoughtful amenity programs with a focus on lively green spaces, residents of all ages can indulge in a variety of personal and social activities. This is life at Beverley.*







# Everything you need to just be ... *You*

*Whether you're looking for a hand-crafted beverage,  
the unique finds of a local boutique, or the delicacies of  
freshly baked goods just a short stroll away, whatever  
you seek, find it at home, with life at Beverley.*

Illustration is artist's concept. E. & O.E.



# Location Map

## SCHOOLS

- Ventura Park Public School
- Westmount Collegiate Institute
- Rosedale Heights Public School
- Wilshire Elementary School
- Brownridge Public School
- St. Elizabeth Catholic High School
- Humber College North Campus
- York University Keele Campus

## RECREATION

- Richmond Hill Golf Club
- Uplands Golf & Ski Club
- GoodLife Fitness Thornhill
- The Thornhill Club
- Fit For Life Group
- Yonge North Recreation Centre

## GAS STATIONS

- Shell
- Esso
- Petro Canada
- Husky

## TRANSPORTATION

- Langstaff GO
- Finch Station
- VIVA Go

## COMMUNITY

- Schwartz/Reisman Centre
- North Thornhill Community Centre
- Rosemount Community Centre
- Thornhill Village Library
- Thornhill Community Centre
- Dufferin Clark Community Centre
- Yorkview Daycare Centre
- Patricia Kemp Community Centre
- Beth Chabad Israeli Community

## HIGHWAY

## PARKS

- Sugarbush Heritage Park
- Bayview Reservoir Park
- Bathurst District Park
- Royal Orchard Park
- Thornhill Green Park
- Rosedale North Park
- Pomona Mills Park
- Bathurst Estates Park
- Pierre Elliot Trudeau Park
- Promenade Green Park
- Beverley Glen Park

## SHOPPING

- Shoppers Drug Mart
- Beer Store
- HomeSense
- Walmart Thornhill Supercentre
- LCBO
- Promenade Mall
- The Home Depot
- Bulk Barn
- Rosedale Heights Plaza
- SmartCentres Thornhill
- Hillcrest Mall
- Bayview Village Mall
- Yorkdale Mall
- Fairview Mall

## ENTERTAINMENT

- SilverCity Richmond Hill
- Imagine Cinemas
- Funland
- City Playhouse Theatre

## RESTAURANTS

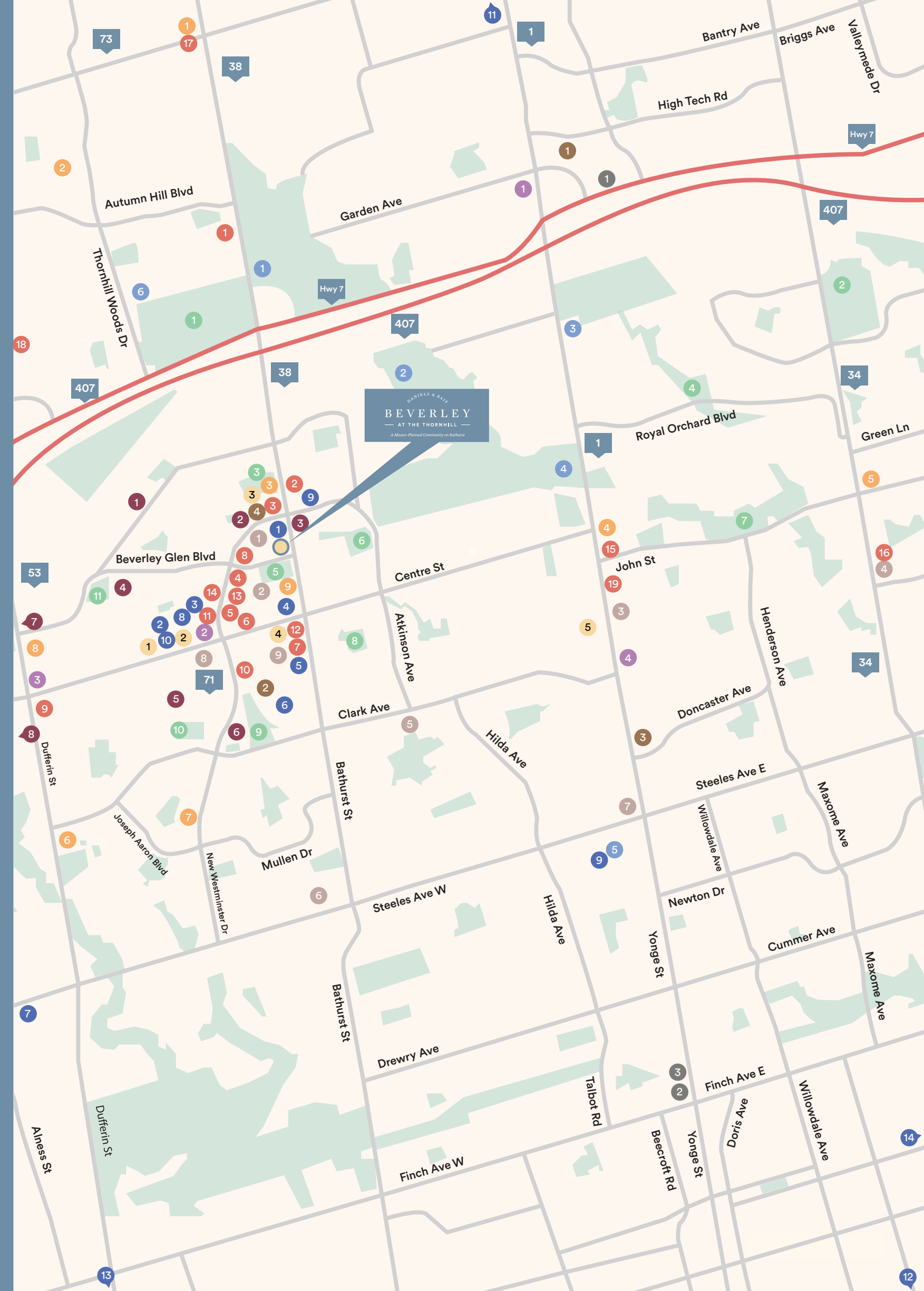
- Stonefire Bar & Grill
- Yummy Grill
- What A Bagel
- Marble Slab
- Bagel World
- Mezza Notte Trattoria
- Cynthia's Chinese Restaurant
- Starbucks
- Cora Breakfast
- Congee Wong Thornhill
- Kuu Sushi
- Bombay Touch
- Halibut House Fish and Chips
- Maple Sushi
- Frilu
- Ramona's Kitchen
- Me Va Me
- Dante's Pizzeria
- The Octagon

## GROCERY

- Organic Garage
- T&T Supermarket
- York Farmers Market
- Longo's Bayview
- Sobeys
- FreshCo
- Galleria Supermarket
- No Frills
- Nortown Foods

## BANKS

- RBC
- TD
- CIBC
- Scotiabank
- HSBC







Local Cafe



Mezza Notte Trattoria

# Beverley is *home*

Beverley is located close to family friendly conveniences and frequented daytime spots. Popular retailers like Shoppers Drug Mart, LCBO, Organic Garage, Walmart, and the future proposed revitalization of Promenade Mall make your daily errands a breeze. Restaurant hot spots like Mezza Notte, Frilu and Ramona's Kitchen provide the perfect backdrop for a drink, dinner, or celebrations.



Thornhill Green Park



Organic Garage



SilverCity Richmond Hill



Promenade Mall



Map is not to scale and is subject to change due to municipal and other regulatory approvals. Illustration is artist's concept. E.&O.E.

# Your *Neighbourhood*

Beverly puts you in the centre of it all, connecting you to your favourite conveniences. This is life at Beverly.

Shoppers Drug Mart

*3 min*

Organic Garage

*4 min*

Starbucks

*4 min*

Promenade Mall

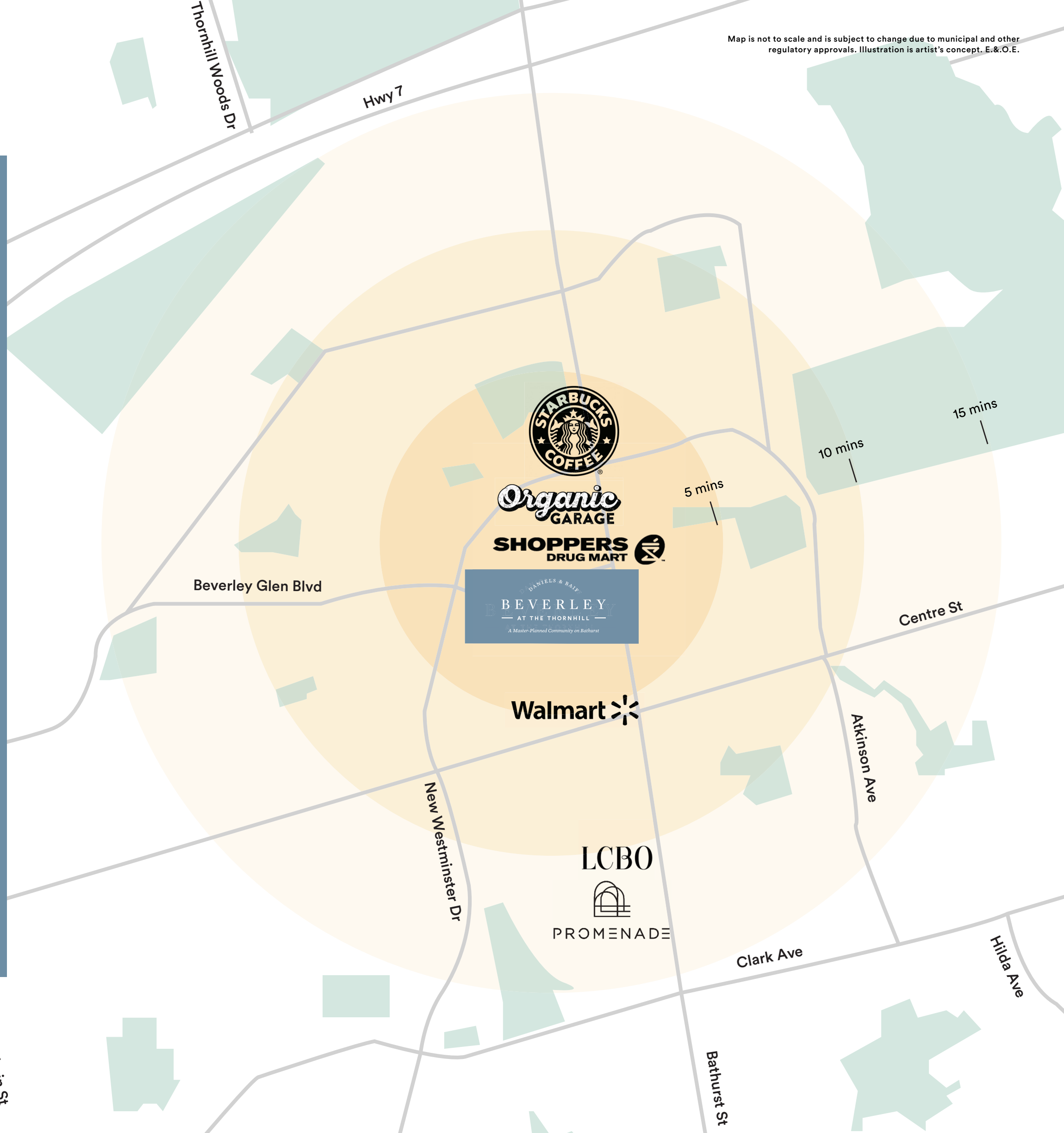
*12 min*

Walmart Supercentre

*6 min*

LCBO

*11 min*







Thornhill Woods Park



Uplands Golf & Ski Club



Oakbank Pond Park



Bathurst District Park

## Beverley is abundant with *outdoor* spaces

When you live at Beverley, you're living your best life, one filled with a plethora of indoor and outdoor options. South Thornhill plays host to several well-known parks complete with soccer fields, tennis clubs, community gardens, splash pads, and more. Fun with family and friends never looked so good.

1. Thornhill Woods Park
2. Sugarbush Heritage Park
3. Uplands Golf & Ski Club
4. Oakbank Pond Park
5. Bathurst District Park
6. Richmond Hill Golf Club





# A community envisioned for your life

Beverley is part of a growing community with a dynamic vision for lifestyles like yours.  
On-site retail, green spaces, and stunning modern design create a home unlike any other.



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Entrance of The Thornhill

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# Experience a unique *Sense of arrival*

*Beverley's enhanced public realm flows along Bathurst, with architectural details that reflect the vibrant activity along the street. The inner courtyard captures the warmth of the rich landscape and provides a quiet backdrop to the urban lifestyle of the neighbourhood. An inviting streetscape awaits, with a wide selection of thoughtfully designed spaces for both activity and tranquility.*





DANIELS & BAIF

# BEVERLEY

— AT THE THORNHILL —

Townhome Collection

## Beverley's

# Townhome Collection







*Spacious.  
Modern.*

**Room for  
your life.**

An exclusive series of two-storey townhomes, Beverley's Townhome Collection provides you with private, street-level access to your home. Residents of the townhomes will have 2 bedrooms, 3 bathrooms, spacious living spaces, and all the benefits of a condominium lifestyle. Enjoy access to all the amenities The Thornhill master-planned community has to offer: everything from the gym, co-working space, basketball court, and more are yours for the taking!



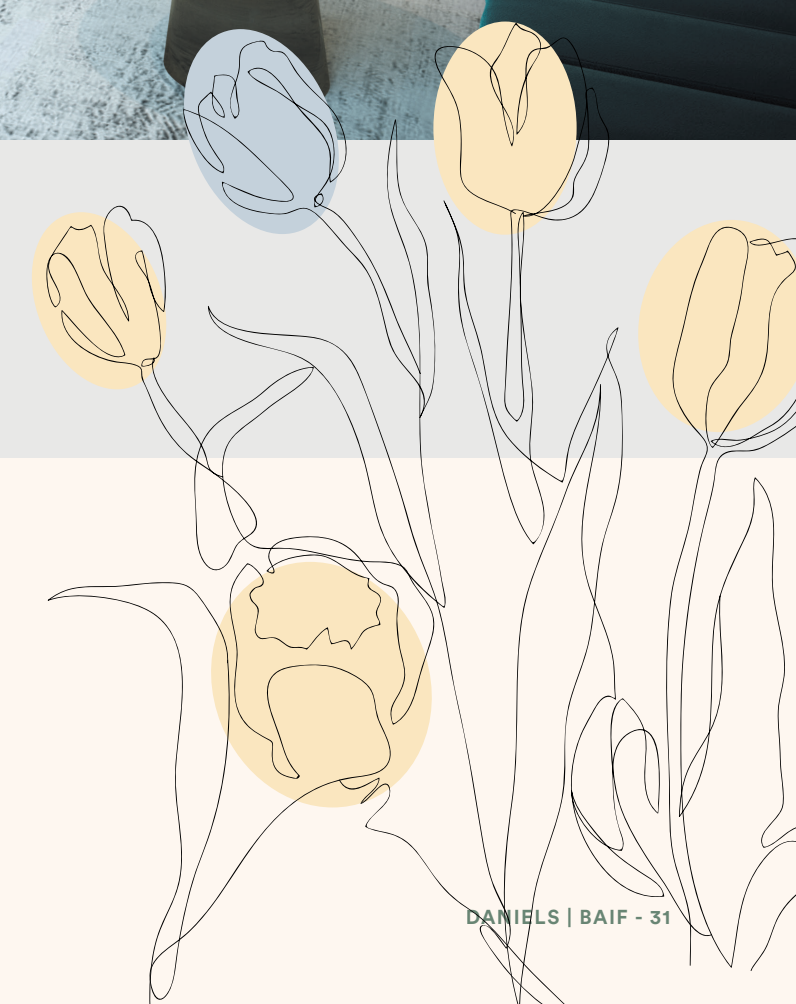


# Bright. Laid back. Never a dull moment. Get to know *Beverley*

Beverley is part of something truly special, and you feel it the moment you walk in the grand lobby. From the chic lighting to the contemporary furnishings and ample seating, to the comforts of a 24/7 concierge to greet you and your guests, you'll be sure to feel at home. The oversized parcel storage will also facilitate the arrival of your packages. Beverley's lobby is the perfect place to pass the time while waiting for your food delivery or Uber ride. And for your four-legged friend, access the convenient pet wash for a quick clean after some fun at the dog park.



Illustrations are artist concept. E. & O.E.





*The central exterior courtyard offers an abundance of areas for gathering, meeting, resting, or seeking the solace of an outdoor sanctuary. With thoughtful landscaping throughout the community, you'll find an assortment of outdoor seating and paths to stroll, ponder or relax.*



COMMUNITY COURTYARD

Illustration is artist's concept. E. & O.E.



# Beverley works *for you*

A modern office space is conveniently located at the Beverley front entrance off Bathurst St. Outfitted with meeting spaces, tables to spread paperwork out on, and other office conveniences, you really can work from home without the distractions. Host a conference with colleagues or take an important call at any time of day with the ease of a home office on the ground floor of your future home at Beverley.



GROUND FLOOR  
CO-WORKING SPACE



Illustration is artist's concept. E. & O.E.



GROUND FLOOR  
GYMNASIUM



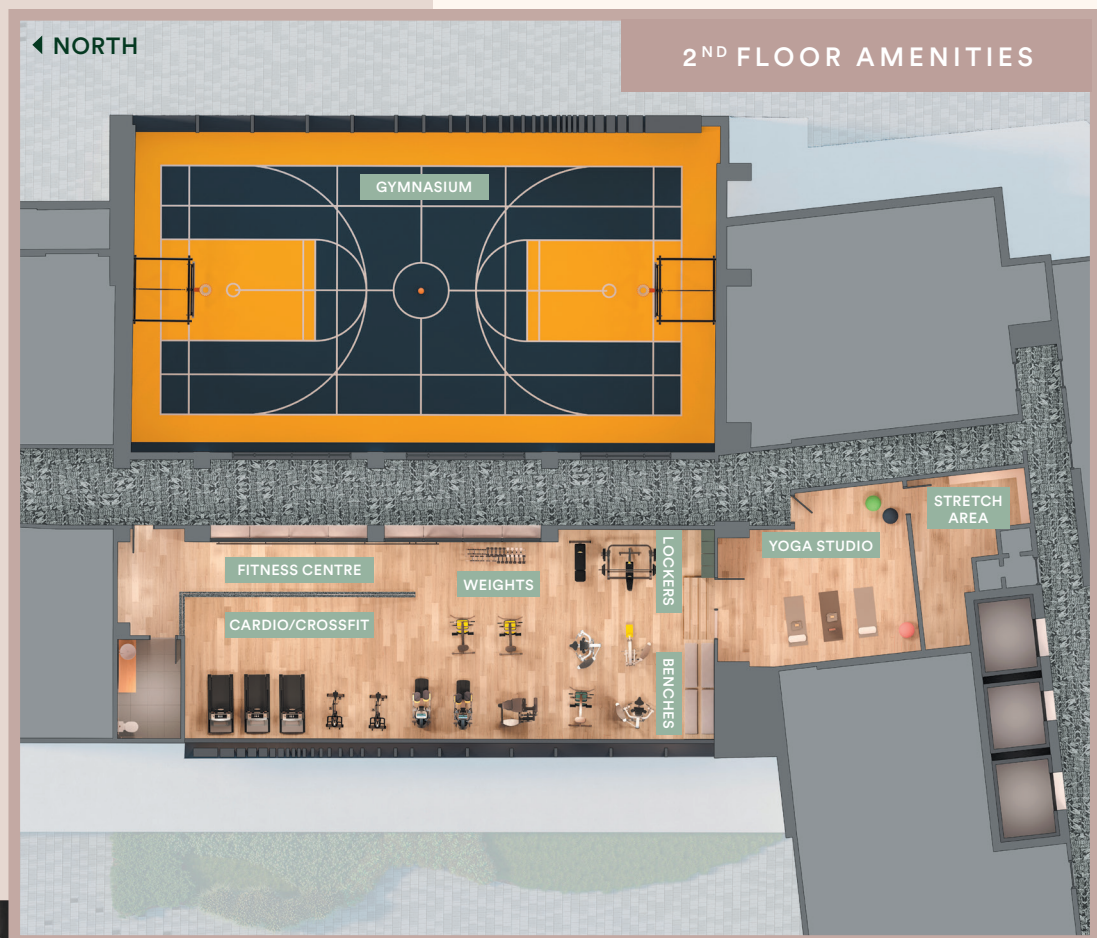
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*Find your freedom*

Beverley is home to an abundance of resident-exclusive indoor and outdoor amenities. Situated right next door to the Family Room and fronting Bathurst St. is the gymnasium, fit with beautiful floor-to-ceiling windows that provide warm natural light to this inspirational fitness space. Get your game on in the ground floor court, the ideal venue to fulfil your competitive streak, pass on your slick skills, or practise that NBA-worthy jump shot. From basketball to badminton, volleyball, and a wide range of fitness and recreational activities, the spacious gymnasium is open for your enjoyment.

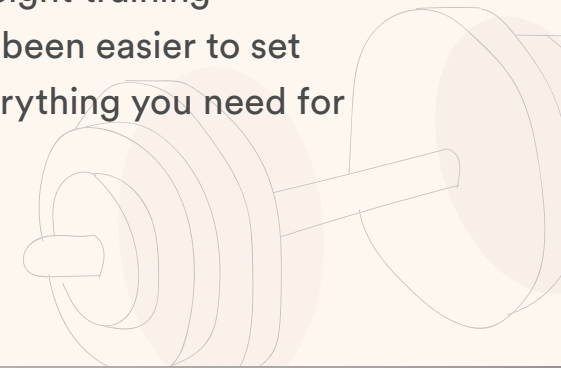






# Everything you need to be *your best*

The fully equipped Fitness Centre is designed to help you achieve your fitness goals. With modern and innovative cardio and weight training equipment, as well as a studio space for yoga, it's never been easier to set your intentions – and reach them. Beverley provides everything you need for a robust lifestyle.



2<sup>ND</sup> FLOOR FITNESS CENTRE





# Beverley is always the *life of the party*

It's time to entertain with ease. The Party Room is located on the 7th floor and is fully equipped with a catering kitchen, allowing you to extend your living space. Be sure to book it for your next gathering to host family and friends. Time together has never been so seamless. Dine in or take out? Whether you enjoy the indoor areas of the spacious Party Room for lively gatherings or intimate celebrations, venture outside to the adjacent Outdoor Terrace for taking in the views or soaking up the sunshine.



7<sup>TH</sup> FLOOR AMENITIES

7<sup>TH</sup> FLOOR PARTY ROOM







# A breath of *fresh air*

Bask in the sun or relax under the stars on the Outdoor Terrace, fitted with BBQs for that perfect grill, comfortable lounge spaces, natural landscaping and a dedicated kids' play zone for the little ones to work off their energy. Spacious lounge chairs and open-air cabanas provide options to unwind over dinner or stretch out with a book on a sunny afternoon. When you're throwing a family gathering or celebration, book spaces on the Outdoor Terrace right outside the Party Room to extend your options for a great time.







# *Urban Agricultural* **Commitment**

We work hard to incorporate urban agriculture opportunities into our new home communities where possible. Providing everything from community gardening plots and edible landscaping to container balcony gardening and even farmers' markets.

The Beverley will showcase our commitment to an environmentally sustainable and healthy lifestyle with a greenhouse and an array of gardening plots, where you'll be able to practice your green thumb.

Residents can come together to help maintain one another's plots, or share in homegrown vegetables, herbs, tips and tricks.

Urban agriculture is a wonderful way for residents to come together, establish a deeper sense of community, and connect to the earth in an interactive way.

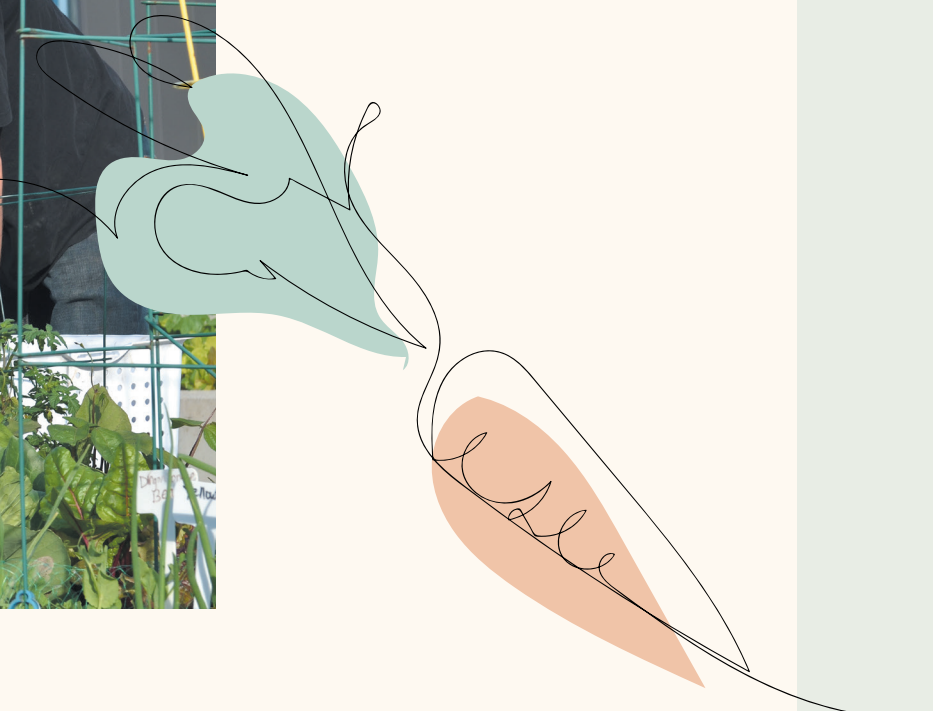






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*Beverley brings all the fine details together that make a home*

*A range of functional and thoughtful suite designs provide residents with a livable space filled with warm, natural light. Quality finishes and contemporary elements honour timeless craftsmanship, allowing you to enjoy the comforts and conveniences of your incredible new life at Beverley.*





## The parts that make a *home*

Enter into your tranquil bathroom oasis, fitted with a custom-designed bathroom vanity and sleek one-piece sink. All bathrooms include vibrant yet soothing lighting and modern finishes, from chrome details to the frameless mirror and the clear tempered glass shower. Relax and indulge yourself in the luxurious details.



*The Daniels Corporation in partnership with Baif Developments have come together to bring the vision for The Thornhill to fruition. With a long track record of building success and the development of mixed-use, master-planned communities across the GTA, Daniels and Baif are jointly committed to The Thornhill master-planned community as a new benchmark for connected urban living in South Vaughan.*

# About The Daniels Corporation



## 36 Years & Building Strong

The Daniels Corporation builds with a passion for creating vibrant communities in every sense of the word. Daniels looks beyond the bricks and mortar, including social, cultural and economic infrastructures that will create a unique sense of place. This commitment has been an integral part of Daniels' corporate philosophy for over 36 years. Daniels has built more than 30,000 award-winning homes and apartments, within master-planned, mixed-use communities, commercial and retail spaces, and has earned its standing as one of Canada's largest and pre-eminent builders/developers. Company founder John H. Daniels is a towering figure of the North American real estate industry. In a career that has spanned over 50 years, the former Chairman and CEO of Cadillac Fairview Development Corporation has left an indelible mark on the quality of the places in which people live, work, play, create and shop.

## Our Approach

Led by company President Mitchell Cohen and a creative team of visionary professionals, The Daniels Corporation's integration of residential and commercial divisions results in a stable turnkey operation, which earns the company a high level of industry and public trust. Daniels plans, designs, develops, builds, and manages all residential and commercial properties inhouse, enabling the ultimate in quality control and streamlined service. In essence, Daniels is an all-inclusive service provider - a company dedicated to seeing each project through to construction completion and beyond.

## Innovation In Master-Planning

Daniels transforms underutilized land into sought-after masterplanned communities that include residential, name-brand retail and commercial opportunities. Daniels' land-use planning is based on the principle of integration into the existing urban fabric, creating neighbourhoods that fit seamlessly into their surroundings, providing a broad customer

base of homebuyers, retailers and commercial businesses. For example, Daniels is partnering with Toronto Community Housing to revitalize 53 of the 69-acre Regent Park in Toronto's Downtown East, which is being looked at around the world as the gold standard by which challenged urban neighbourhoods can be re-imagined as healthy, sustainable communities. Daniels also partnered with renowned filmmaker Ivan Reitman to build TIFF Bell Lightbox, an international destination for the world of film. In addition to the iconic home of the Toronto International Film Festival, this mixed-use development includes restaurants, ground floor retail, a commercial parking garage and the 44-storey Festival Tower Residence. Daniels has also created iconic neighbourhoods throughout the GTA, providing residential, retail and commercial services within their Daniels Waterfront City of the Arts, NY Towers and HighPark Condominium communities in Toronto, as well as Daniels City Centre and Daniels Erin Mills communities in Mississauga.

## Building For Everyone

Dedicated to upholding a "people-first" philosophy, Daniels has long been a champion of affordable rental and ownership housing, and has built 3,600 affordable rental-housing units under several government programs. Daniels was the first developer to offer purpose-built rental housing in the Greater Toronto Area in 25 years through its Gateway Rental portfolio. In partnership with Sun Life Financial, Daniels is currently building a market rental building as part of its Daniels Erin Mills community in Mississauga. Daniels FirstHome™ communities across the GTA provide quality-built residences priced within the reach of first-time buyers, and at selected communities, Daniels is building seniors housing with Amica Mature Lifestyles Inc. On the commercial end of the spectrum, Daniels creates outstanding business opportunities for national brand companies as well as grassroots not-for-profit

organizations. Over the past 36 years, Daniels has embraced financial and hands-on generosity toward a number of charities and nonprofit organizations, including Second Harvest, Eva's Initiatives, Habitat for Humanity, and Covenant House Toronto.

## Weaving Arts And Culture Into The Community Fabric

Daniels has consistently demonstrated the value of embedding arts and culture into the fabric of new communities. In Regent Park, Daniels partnered with Artscape, Toronto Community Housing and members of the local community to create Daniels Spectrum – a 60,000 square-foot cultural hub. Setting Daniels apart even further, the company has established an art procurement program that identifies and purchases art from local and emerging artists for residential and commercial lobbies and amenity spaces, thus contributing enormously to the area's economic development.

## Sustainability

Long before "green" became an industry buzzword, The Daniels Corporation took a proactive approach to protecting the environment through innovation in its construction techniques. Daniels continues to build for efficiency and environmental sustainability through standards beyond the Ontario Building Code, and in some cases, to LEED Gold certification. Within the Canadian building industry, Daniels is also leading the urban food revolution through trailblazing urban agriculture initiatives that incorporate farmers' markets and urban allotment gardens into its residential communities.

**Daniels**  
love where you live™





# About Baif Developments

Baif Developments is a fully-integrated real estate development company founded by builders Sandy Hofstedter and Simon Minz in the early 1960s. Since its inception, Baif has built, through its homebuilding arms, over 20,000 new homes and executed both urban communities—like the original assembly and development of the Yonge-Eglinton Centre, one of Toronto’s first large-scale, mixed-use projects—and significant new suburban communities throughout the surrounding regions of the GTA.

A prominent community builder of masterplanned home developments in Richmond Hill, Vaughan, Newmarket, Oakville, Toronto, Whitby, Mississauga, Markham, and Brampton, Baif continues to make a lasting impact on the landscape of the GTA.

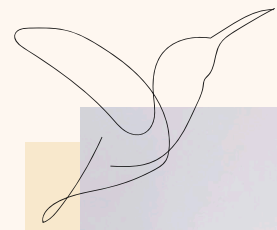
*The principals of Baif are known as thoughtful, forwardthinking developers who work collaboratively with municipalities to create outstanding communities.*

Those who have chosen to invest in these neighbourhoods continue to enjoy lasting value. Baif is proud to be partnering with The Daniels Corporation for their next project, a master-planned community, coming soon to South Thornhill.



Wynford Heights Crescent, Toronto





*This is  
life at*

*Beverly*

