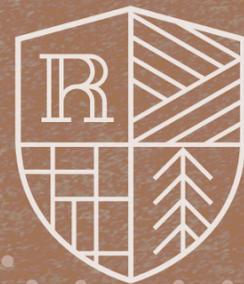


# RAGLAN HOUSE

CONDOMINIUMS



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# THIS HOUSE IS HOME



Home to a master-planned neighbourhood with an array of conveniences. Home to a charming urban community that's surrounded by parks, trails, and green spaces. Home to transit, any direction you want to go. And home to the coveted intersection of Bathurst & St. Clair West, the conduit to Cedarvale, Wychwood, Humewood, and Forest Hill. Raglan House condominiums is your homebase to the best of it all.





Parallax / Westdale  
19 / 18 Storeys

Camrost  
28 Storeys

Canderel / KingSett  
35 / 33 / 32 Storeys

Camrost  
26 Storeys

Hazelview  
29 Storeys

Madison  
28 Storeys

Goldman / Stafford  
24 Storeys

DiamondCorp  
35 Storeys

NJS  
15 Storeys

Block  
15 Storeys

Streetcar & Bus Routes  
33 / 90a / 126 / 512



\$4 Billion Coming To This  
Master-Planned Neighbourhood

ILLUSTRATION IS ARTIST'S CONCEPT. E. & O.E.

ST. CLAIR W & BATHURST FUTURE DENSITY

# CLASSIC AND MODERN ARCHITECTURE, PAIRED

— ◆ —

With 320 condominium suites across 28 storeys, Raglan House will be a prominent, yet refined addition to the area. Camroost's history of quality and craftsmanship is evident in the details, from the tower base that blends in with the neighbourhood's past to the private balconies, and shared terrace that provide residents with outdoor space.

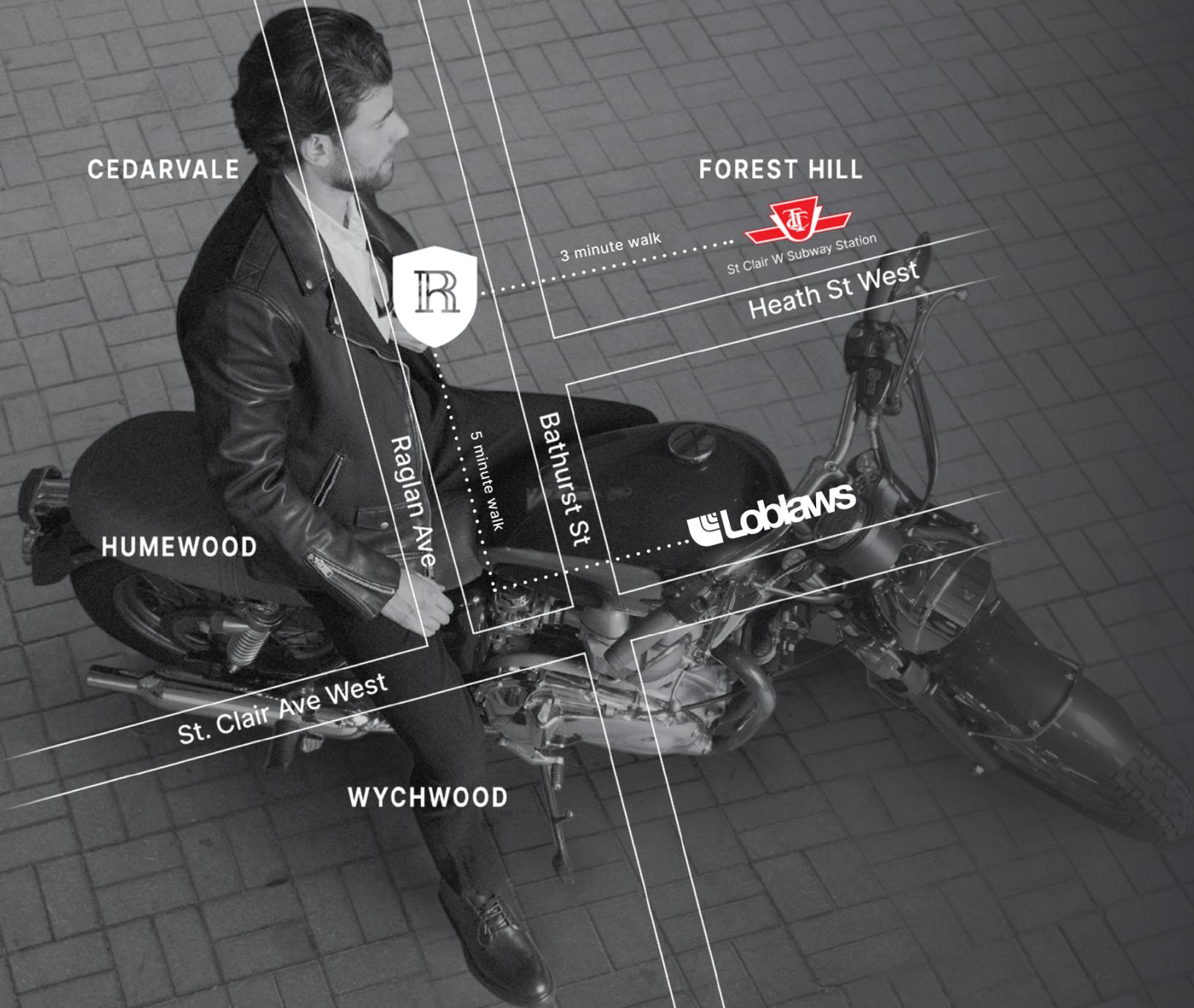


# ONE HOUSE, ONE MASTER-PLANNED NEIGHBOURHOOD



Coming home to Raglan House means standing at the intersection of five neighbourhoods. The corner of Bathurst and St. Clair West is a major hub for the city of Toronto - with transit connections to everywhere; groceries, parks, the city's best schools, and a ton of shopping. You'll find yourself standing at the boundary of five distinct areas of the city that are yours to explore when you step outside the door at Raglan House.

St. Clair West · Cedarvale · Wychwood · Humewood · Forest Hill



CEDARVALE

FOREST HILL



3 minute walk



Heath St West

HUMEWOOD

Raglan Ave

5 minute walk

Bathurst St



St. Clair Ave West

WYCHWOOD

## This Neighbourhood Is Made For You

With over \$4 billion coming to this master-planned neighbourhood from more than 15 buildings, the area around Bathurst and St. Clair West will be buzzing with city life. For residents of Raglan House, it's sure to become an important hub in their day-to-day lives. It's a neighbourhood made for people.

Partnering with the City of Toronto, Camrost has been able to continue their mission as a city builders to carefully help shape this master-planned neighbourhood in this coveted area.



St. Clair West Station

3 minute walk

512

Streetcar Stop

Bathurst St.

Raglan Ave.

## FIND CONNECTION IN EVERY DIRECTION



Pedestrian-friendly streets are getting friendlier; more and more trees are being planted; new green spaces and parks are being developed; and more room for cyclists and drivers to get around in harmony is being prioritized.

A new parkette between Raglan and Bathurst, built specially for this project and designed with consultation from the City of Toronto, will link Raglan House with St. Clair West Station. With the subway only a 3-minute walk away, you will have the entire city at your fingertips.



# AT HOME IN A REVITALIZED, MASTER-PLANNED COMMUNITY



85

Transit Score



82

Walk Score



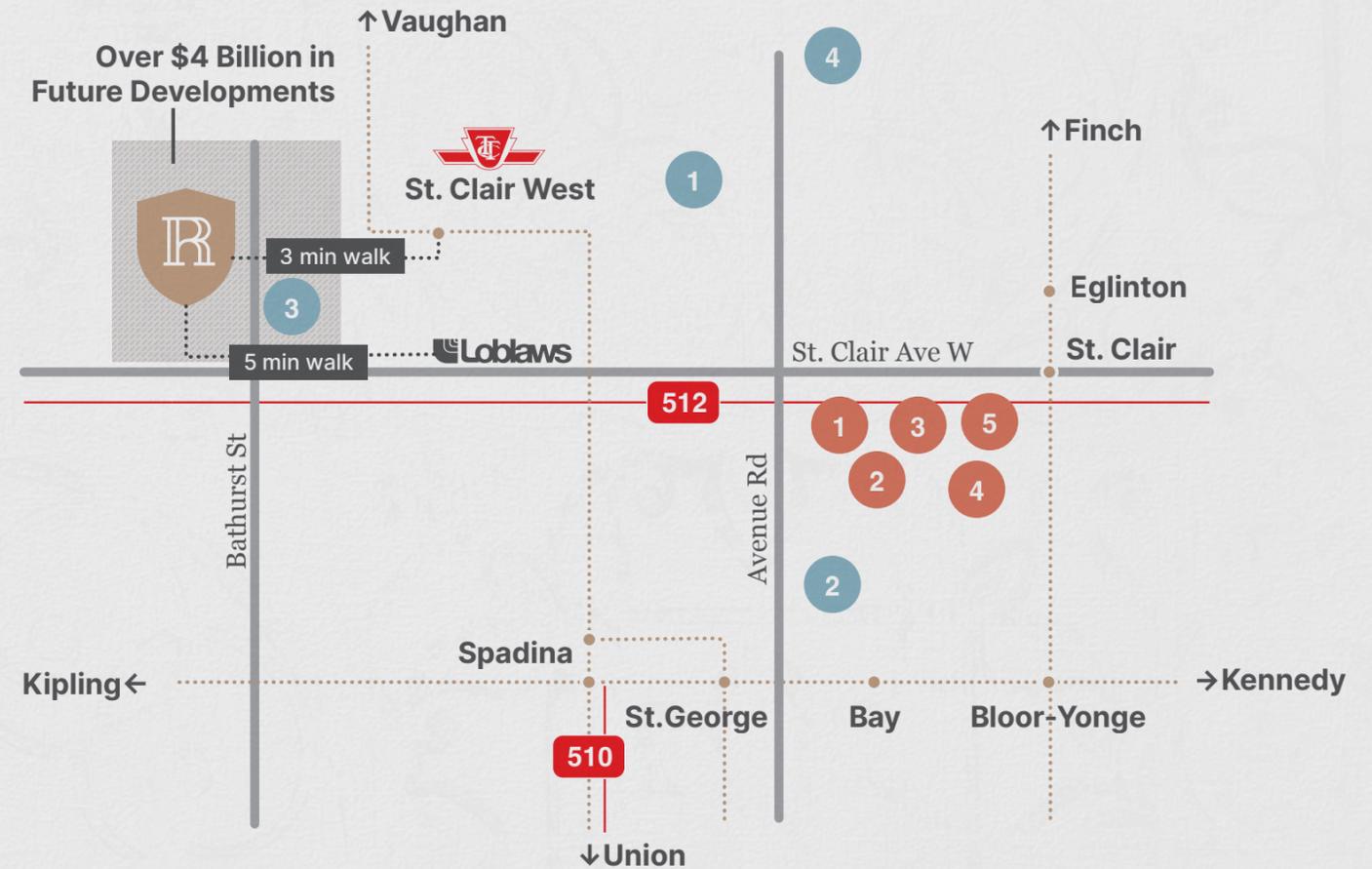
85

Bike Score

## Walk to:



- 5 minutes - Loblaws
- 3 minutes - St. Clair West Station
- 1 minute - Shopper's Drug Mart



- COMPLETED PROJECTS - CAMROST
  1. 99 Foxbar
  2. 101 Townhomes & 99 Foxbar Townhomes
  3. Imperial Plaza
  4. One O One Luxury Rentals
  5. Raglan House Presentation Gallery

- SCHOOLS
  1. Bishop Strachan School
  2. De La Salle College
  3. St. Michael's College
  4. Upper Canada College

- 512 — 512 Streetcar
- 510 — 510 Streetcar
- TTC Station
- Street

# GET AROUND

## Walk

- 3 minutes - St. Clair West Subway Station
- 4 minutes - St. Clair West Bus/Streetcar Stop
- 5 minutes - Loblaws Grocery Store & LCBO
- 10 minutes - Cedarvale Ravine
- 11 minutes - Wychwood Barns

## Ride

- 13 minutes - Bloor St. W and Bathurst
- 15 minutes - Bloor-Yonge Station
- 24 minutes - High Park
- 29 minutes - Toronto Island Ferry Terminal

## Drive

- 12 minutes - University of Toronto
- 14 minutes - Access to Highway 401
- 17 minutes - Toronto Metropolitan University
- 35 minutes - Pearson International Airport

## Public Transit

### SUBWAY / BUS / STREETCAR

- 9 minutes - Yorkdale Mall
- 10 minutes - University of Toronto
- 13 minutes - Yorkville
- 16 minutes - Union Station
- 25 minutes - St. Lawrence Market

# CLOSE TO HOME

## RESTAURANTS, BARS & CAFÉS

1. Annabelle Pasta Bar
2. Baker and Scone
3. Booyah
4. CANO Restaurant
5. Dutch Dreams
6. Emma's Country Kitchen
7. Greenhouse Juice Co.
8. JABS (Just Another Burger Spot)
9. Kibo Sushi House - St. Clair
10. Krave Coffee
11. Mabel's Bakery & Specialty Foods
12. Nodo Hillcrest
13. Pukka
14. Scaramouche Restaurant
15. Soul Provisions
16. Starbucks
17. The Rushton
18. Wychwood Pub

## SCHOOLS

1. De La Salle College
2. George Brown College - Casa Loma Campus
3. Holy Rosary Catholic School
4. Humewood Community School
5. St. Michael's College School
6. The Bishop Strachan School
7. Upper Canada College

## GROCERY

1. De La Mer
2. LCBO
3. Loblaws
4. No Frills
5. Roast Fine Foods

## HEALTH

1. Health Source Medical
2. Wychwood Family Health Centre

## SHOPS, CULTURE & FITNESS

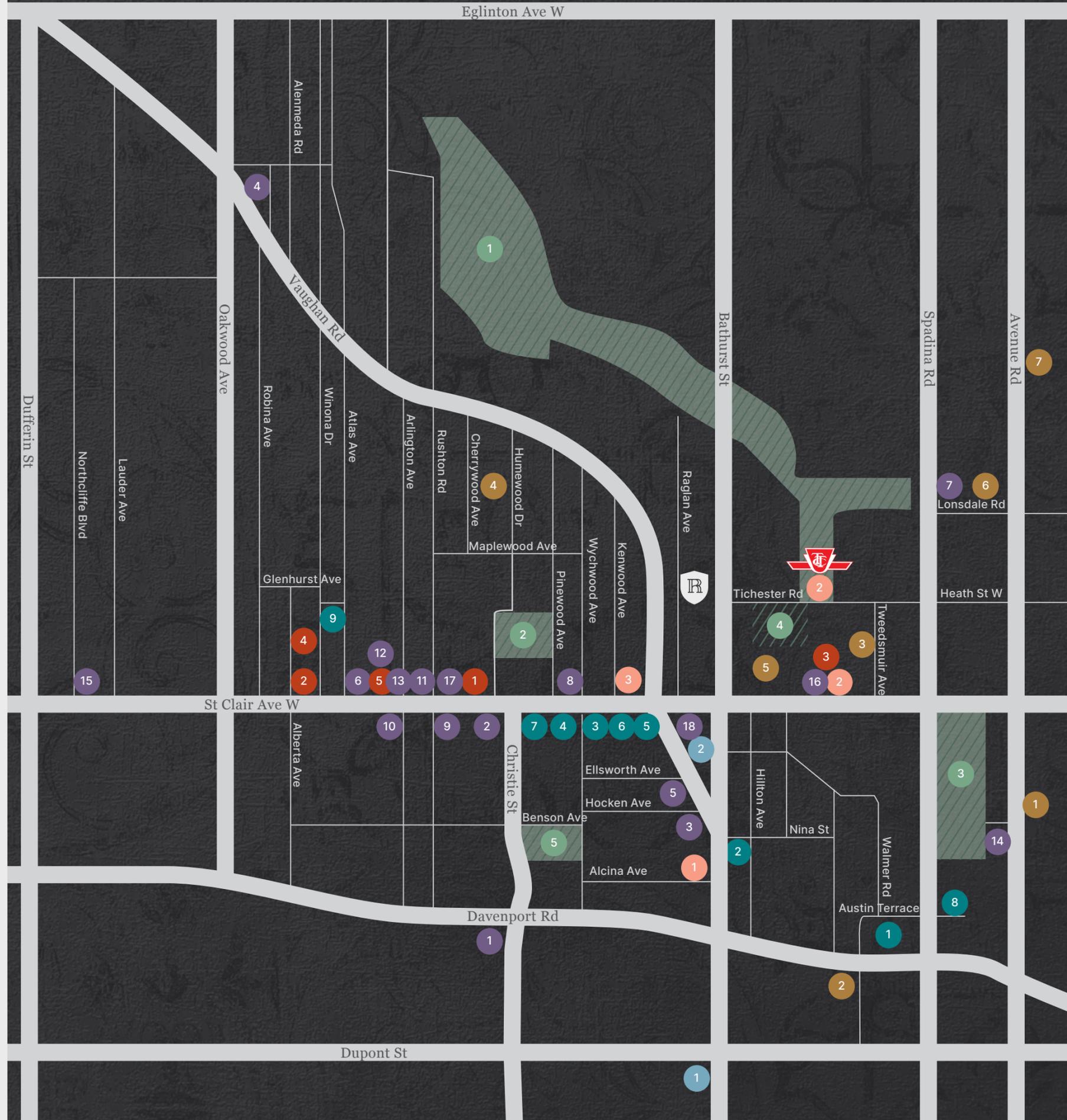
1. Casa Loma
2. Hillcrest Community Centre
3. Hone Fitness St Clair & Bathurst
4. Parpar Boutique
5. Pet Valu
6. Philosophy Fitness
7. Playful Minds
8. Spadina Museum
9. Woof, Waggle and Walk

## TRANSIT

1. Alcina Ave Transit Stop - Bus 307 Bathurst
2. St. Clair West Subway Station
3. St. Clair West at Vaughan Rd Transit Interchange - Streetcar 512, Buses 90, 126 & 312

## PARKS

1. Cedarvale Park
2. Humewood Park
3. Sir Winston Churchill Park
4. Tichester Park
5. Wychwood Barns Park



# 01. Bathurst and St. Clair West

This bustling intersection stands as a neighbourhood in its own right. A connector hub for the whole city, and the go-to destination for daily necessities for residents of Raglan House. St. Clair West Subway Station brings transit to your door with subway and surface routes easily taking you wherever you want to go. Major grocery and pharmacy chains are nearby, and shopping options from independent retailers are almost endless. Fresh produce, home design and furnishings, food options from around the world, hidden fashion finds... anything you can think of is here.



# 02. Cedarvale

Anchored at St. Clair West Subway Station, the big draw of the Cedarvale neighbourhood for Toronto residents is Cedarvale Park. A massive urban park with an arena and large open green spaces for sports, dog walks and kite flying, as well as a popular toboggan hill in the winter. Cedarvale Park connects with the city's extensive network of nature trails through the Beltline Trail at the North end of the park, and Nordheimer Ravine to the South.

CASA LOMA

## 03. Wychwood

This is a dynamic, evolving neighbourhood in the St. Clair West area of Toronto. Residents enjoy the main commercial strip along St. Clair West, packed with cafés, bakeries, family restaurants, indie shopkeepers, and a lot of coffee. Artscape Wychwood Barns, located in Wychwood Park, is the pulse of the area—once a stable for TTC streetcars, now transformed into a complex of artist studios, public spaces and art exhibitions, with a popular weekly farmer's market and a community skating rink in winter.



ARTSCAPE WYCHWOOD BARNS



ST. CLAIR WEST



THE BISHOP STRACHAN SCHOOL



CEDARVALE PARK

## 04. Humewood

Often referred to as simply "The Woods", this green-dappled neighbourhood is covered with lush trees growing amongst a mix of old Toronto homes and new exciting developments. Humewood residents enjoy a mix of eclectic shopping and neighbourhood amenities along St. Clair and Eglinton Avenue West.

## 05. Forest Hill

Forest Hill is a storied neighbourhood of manicured lawns, aspirational schools & homes. Forest Hill residents enjoy some of the best boutique shopping in the city on St. Clair West and the Forest Hill Village strip. Once an independent village, Forest Hill is now one of the most desirable neighbourhoods in the City of Toronto.



FOREST HILL VILLAGE

# GET OUTSIDE

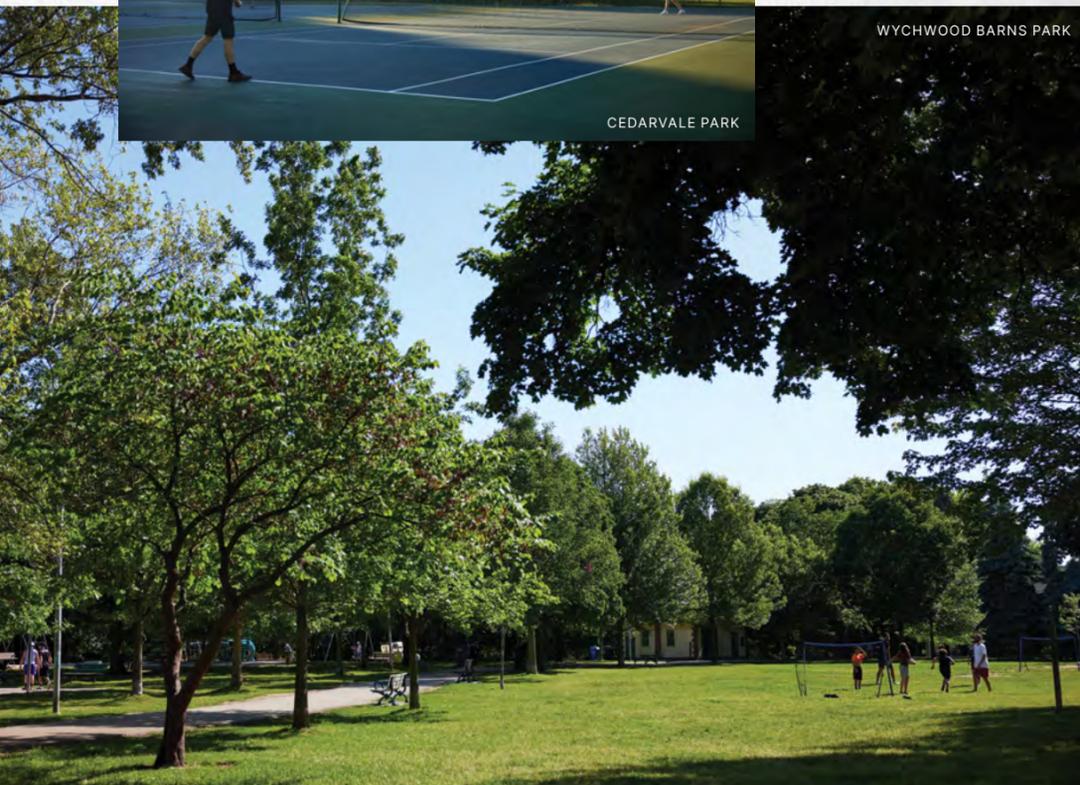


The area surrounding Raglan House has some of the best parks, urban wilds and green spaces in the city.



CEDARVALE PARK

WYCHWOOD BARNS PARK



- 1. Humewood Park
- 2. Tichester Park
- 3. Wychwood Barns Park
- 4. Cedarvale Park
- 5. Sir Winston Churchill Park
- 6. Casa Loma Parkette
- 7. Baldwin Steps
- 8. Hillcrest Park
- 9. Nordheimer Ravine
- 10. Kay Gardner Beltline Trail
- 11. Phil White Arena
- 12. Cedarvale Park Outdoor Skating
- 13. Cedarvale Ravine
- 14. Hillcrest Community Centre
- 15. Cedarvale Park Sport Field
- 16. Larry Grossman Forest Hill Memorial Arena

# AN IMPRESSIVE ARRAY OF AMENITIES



Raglan House will expand the boundaries of Home, with a big list of thoughtfully curated amenities and community spaces. The impressive portfolio of amenities at Raglan House is designed with your daily life in mind.



## YOUR HOMEBASE TO IT ALL

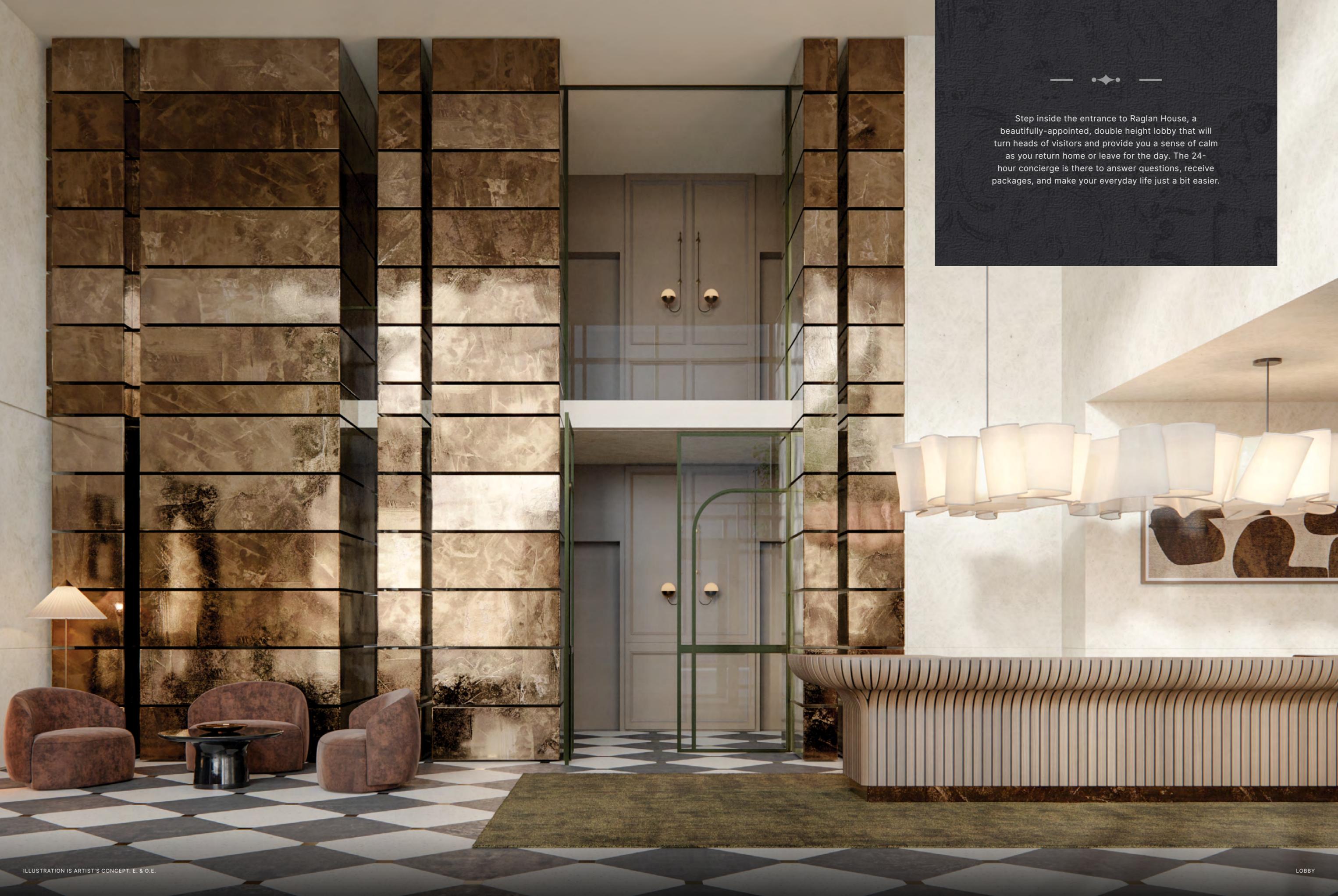
- 3 minute walk to St. Clair West Subway Station.
- With 2 levels of outdoor amenity space, a new parkette and thoughtful streetscaping.
- Beautiful red brick and limestone exterior up to 9th floor.
- Elegant porte-cochère at the building entrance.
- Soaring double-height lobby with 24/7 Concierge Station.
- Billiards Room
- Co-working space with private work-from-home pods.
- Lounge & social gathering room.
- Private dining room with show kitchen and bar.
- Ground level covered outdoor space with associated seating and garden.
- Outdoor roof garden patio with gas BBQs and associated seating.
- Fitness auditorium with circuit training, cardio equipment and yoga room.
- Outdoor rooftop pet relief area & pet run.



# GROUND FLOOR

- 1. Billiards Room & Library
- 2. Barbershop
- 3. Lobby Lounge
- 4. Building Entrance
- 5. High Speed Elevators
- 6. 24h Concierge & Reception
- 7. Mail Room
- 8. Private Work From Home Pods
- 9. Ground Floor Covered Garden Lounge





— ◆ —

Step inside the entrance to Raglan House, a beautifully-appointed, double height lobby that will turn heads of visitors and provide you a sense of calm as you return home or leave for the day. The 24-hour concierge is there to answer questions, receive packages, and make your everyday life just a bit easier.

*"Raglan House embodies and elevates the exciting rebirth  
of Bathurst and St. Clair Avenue West as a meticulously  
planned and eminently livable part of Toronto."*

- JOSEPH FELDMAN,  
COO & EXECUTIVE VICE PRESIDENT





ILLUSTRATION IS ARTIST'S CONCEPT. E. & O.E.

BILLARDS ROOM AND LOUNGE



— ◆ —

Hang with friends for a few games of pool or just kick back in the lounge - these are just some of the ways that residents can extend their living area beyond the doors of their private suite.

# EMBRACE THE OUTDOORS



Let your eyes gaze over the beautiful trees of the neighbourhood as you take in a breath of fresh air in the tranquil outdoor spaces at Raglan House.

# MEZZANINE

- 1. Outdoor Dog Run
- 2. Fitness Auditorium
- 3. Wellness Room
- 4. Yoga Studio
- 5. Day Lockers
- 6. Sauna
- 7. Private Change Rooms And Showers



# 9<sup>TH</sup> FLOOR

- 1. Terrace Lounge
- 2. Private Dining Room
- 3. Kitchen
- 4. Outdoor BBQs & Seating
- 5. Social Gathering Space
- 6. Co-working Space





# SUITES DESIGNED FOR LIVABILITY



Raglan House was designed from the inside out to give its residents a refined, comfortable sense of home, and that's evident in the selection of beautiful one and two bedroom suites available. From the efficient floorplans to the elegant colour packages and modern European appliances, no detail has been overlooked to create attractive living spaces.



*"Walking into Raglan House feels like stepping into the embrace of your own home."*

- SALLY POLLOCK, MAED COLLECTIVE, INTERIOR DESIGN



# EXPAND THE BOUNDARIES OF HOME



With each suite having its own private balcony or terrace, you can dine al fresco, catch up with friends over a drink on a summer evening, or just take in the fresh air. This private residential Outdoor Terrace at Raglan House is your very own slice of the outdoors. This expansive social space will be a resident favourite for enjoying nice weather and relaxing on the weekend, all while taking in the picturesque views of the downtown core.





ILLUSTRATION IS ARTIST'S CONCEPT. E. & O.E.

SUITE - BEDROOM

## FEATURES & FINISHES



Expertly-designed layouts optimize your space, while sophisticated finishes and thoughtful details add a patina of classic style to your bright, modern surroundings. Your suite at Raglan House is the foundation where you will build a home that is truly yours.

- 1 & 2 Bedroom Suites
- All Suites w. Private Balcony Or Terrace
- LATCH Smart Door Access
- Bright, Sunny Interiors w. Incredible City Views From Upper Floor Suites
- Intelligent Floor Plans
- Imported Italian Trevisana Cabinetry
- Kohler Fixtures
- European Appliances: Stove-Top, Convection Oven, Panelled Refrigerator with Bottom-Mount Freezer, Panelled Dishwasher
- Stack Full-Size Washer/Dryer \*\*
- Porcelain Tile
- Quartz Countertops

\*\* In applicable suites.

# BUILDING EXCELLENCE FOR 45+ YEARS

CAMROST  
FELCORP  
EST 1976

Camrost Felcorp has established its place as one of the foremost names in the development industry since 1976 by consistently leading the way in creating landmark condominiums, and is behind many of the Greater Toronto Area's most distinctive and memorable residential communities and commercial properties. Unique in design, each is built on a similar foundation of superior craftsmanship, a pre-eminent address, and a timeless style that is ahead of the industry.

With an impressive portfolio that includes over 80 buildings, with 20,000 residences and more than 2 million square feet of office and retail space, Camrost Felcorp continues to complete substantial high-rise projects in Toronto and throughout the GTA.



## IN COLLABORATION WITH ...



### **IBI Architects - Architecture**

IBI Group is a proud leader in the emerging application of technology in the design and planning of smart cities. Formerly known as Page + Steele Architects, IBI Group is renowned for its extensive residential expertise, and has shaped the Toronto skyline with many of the City's most exclusive, high-end developments, including The Ritz Carlton Hotel and Residences, The Avenue, The Delta Hotel, The Four Seasons Hotel and Residences, Upper East Village, and more. With projects that span Canada, the United States, the United Kingdom, the Middle East, and India, IBI's multidisciplinary approach - from the creation of connected schools and hospitals, to the use of social media and smart devices to improve urban mobility - has defined the cities of tomorrow.



### **IBI Architects - Landscape**

With a portfolio of internationally recognized projects, IBI Group's unique approach to placemaking has helped them shape inspiring places and spaces. Their projects focus on people and the environment, both natural and manmade, and the connections between them. IBI Landscape combines elegance, simplicity, ecology, art, and sciences to make meaningful and uplifting places for people to live, work and play. Their designs strive to enrich the user experience while exploring amenities and design language that contributes to a distinct sense of place, personal comfort, and landscape beauty.

MAED.

### **MAED Collective - Interior Designer**

Since its inception in the Fall of 2017, MAED Collective has grown into an all-female design firm, continuing its legacy as the "Next-Gen" design collective built on reputation and loyal client base. Corinne Huard and the powerhouse team of multi-disciplinary designers and artisans have decades of practical training and mentorship at leading international design studios. The collective has developed a reputation for sustainable and engaging spaces by working with prominent global innovators and leaders in hospitality. Every environment is meticulously curated to respect and highlight its unique identity with the goal of exceeding client and end user aspirations. The team's collaborative nature has been the driving force in the successful execution of all projects and building client relationships.



### **Camcorp Construction - Construction**

Built on experience. A member of the Camrost Group of Companies, Camcorp Construction offers a full complement of services in all aspects of the construction process, execution and delivery. Known for a hands-on approach amongst the trades, and for a meticulous attention to detail, Camcorp Construction has enabled Camrost Felcorp to be directly involved in all stages of the development process.



St. Clair West · Cedarvale · Wychwood · Humewood · Forest Hill

[RAGLANHOUSE.COM](https://raglanhouse.com)

CAMROST  
FELCORP.  
EST. 1976

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