



live well

The Vic Towns is the latest development from Solotex Group, a well established builder in the City of Toronto with over 17 years of experience.

The Vic Towns is a modern interpretation of stacked towns, combining contemporary exterior detailing with large windows that provide city and green views. The Vic Towns is an intimate community in North York's emerging pocket along Victoria Park Avenue, between Lawrence Avenue East and Eglinton Avenue East, close to the planned Crosstown LRT (Light Rail Transit).

The suite designs include a combination of Flats and Multi-storey Homes ranging from 521 sf one bedrooms to 1,861 sf three bedroom suites with oversized rooftop terraces, as per plan.

Exquisitely appointed, the suites are well-proportioned for comfortable living, with features that include, up to 9ft high ceilings, spacious master bedrooms, walk-in closets, contemporary kitchens, stone countertops, stainless steel finish appliances and modern baths with double vanities. Outdoor spaces are one of the key design features at The Vic Towns, offering balconies, garden patios or spacious rooftop terraces. Add to this a beautifully manicured central courtyard that makes this community the perfect place to call home.

This is the master planned community of The Vic Towns.

THE
VIC TOWNS
north york





Rendering is an artist's impression.



communal courtyard

Welcome to The Vic Towns. An intimate community built around a central courtyard that embraces you when you arrive or leave for a busy day.



Rendering is an artist's impression.

bold and modern

A modern day community using a European approach to designing master-planned communities.

A vibrant place combining people in various phases of their lives with communal indoor and outdoor spaces to promote conversation and interaction with neighbours to build strong communities.

Welcome Home.





Rendering is an artist's impression.





Rendering is an artist's impression.



north york's master planned community

The Vic Towns is comprised of four intimate low-rise blocks of modern stacked towns.

Central to its core you will find a modern linear courtyard that runs the full length of the community. Come home to a green oasis that provides you an opportunity to escape the daily routine with a space that fosters relaxation.

Each block is topped off with a limited collection of well proportioned homes including large rooftop terraces – take advantage of the outdoors while at home; take in the sun while you barbecue the day away.

living among the treetops

Experience stunning city and green views from the oversized rooftop terraces, a feature of the generous open-concept two and three-bedroom suites.





Rendering is an artist's impression.



live large inside and out

Private rooftop terraces exclusive to two and three-bedroom suites.



Rendering is an artist's impression.

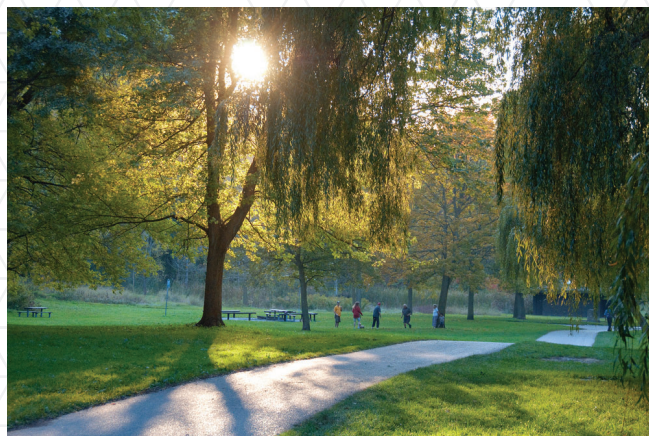
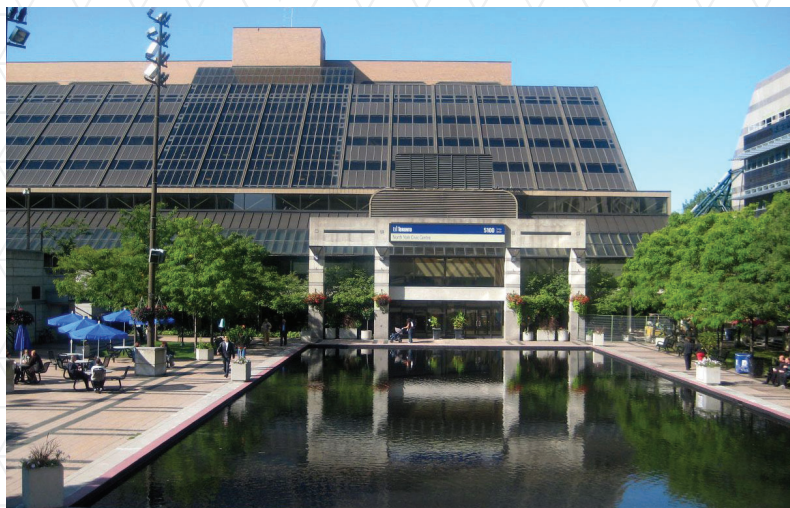
site plan

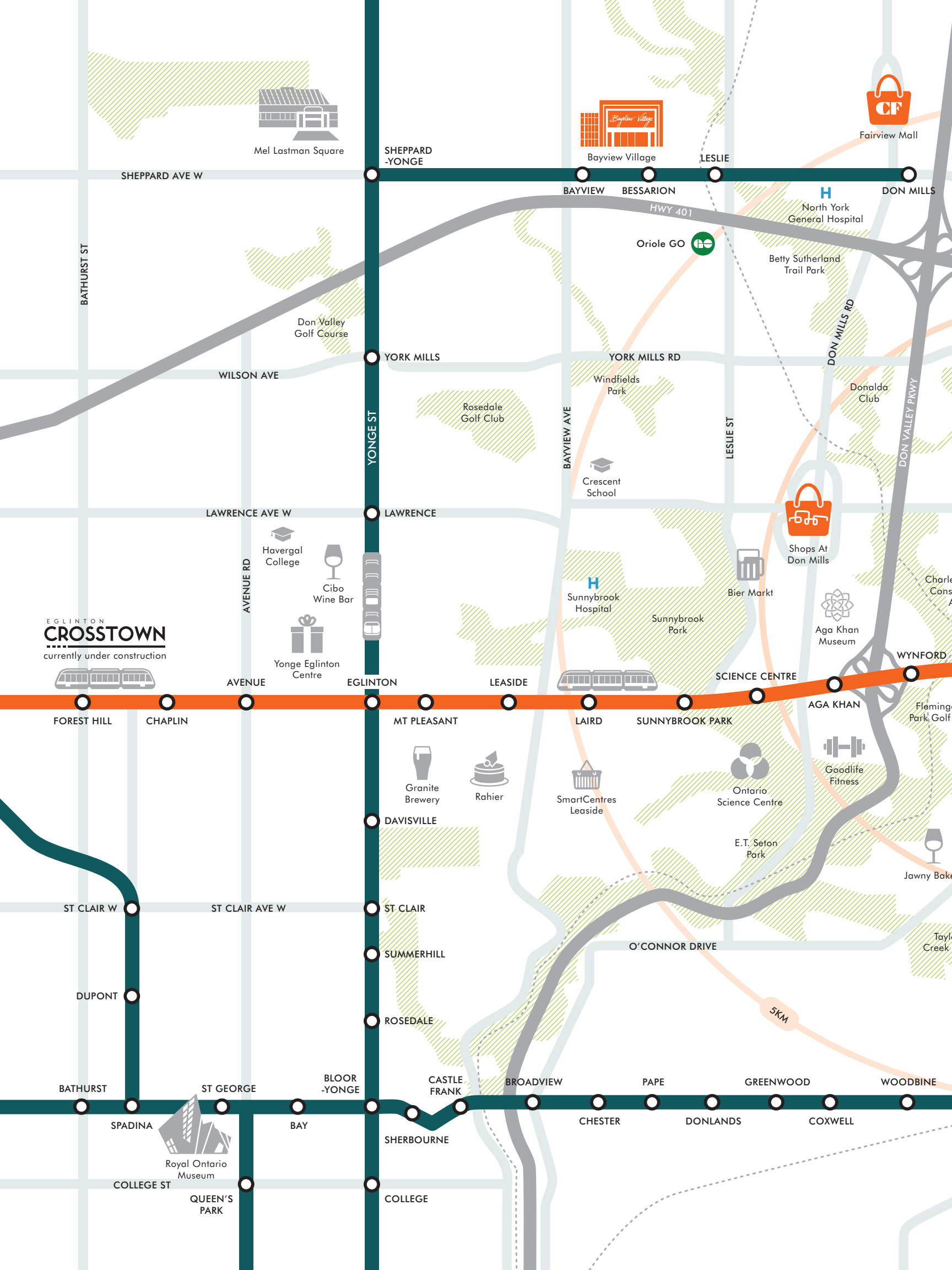


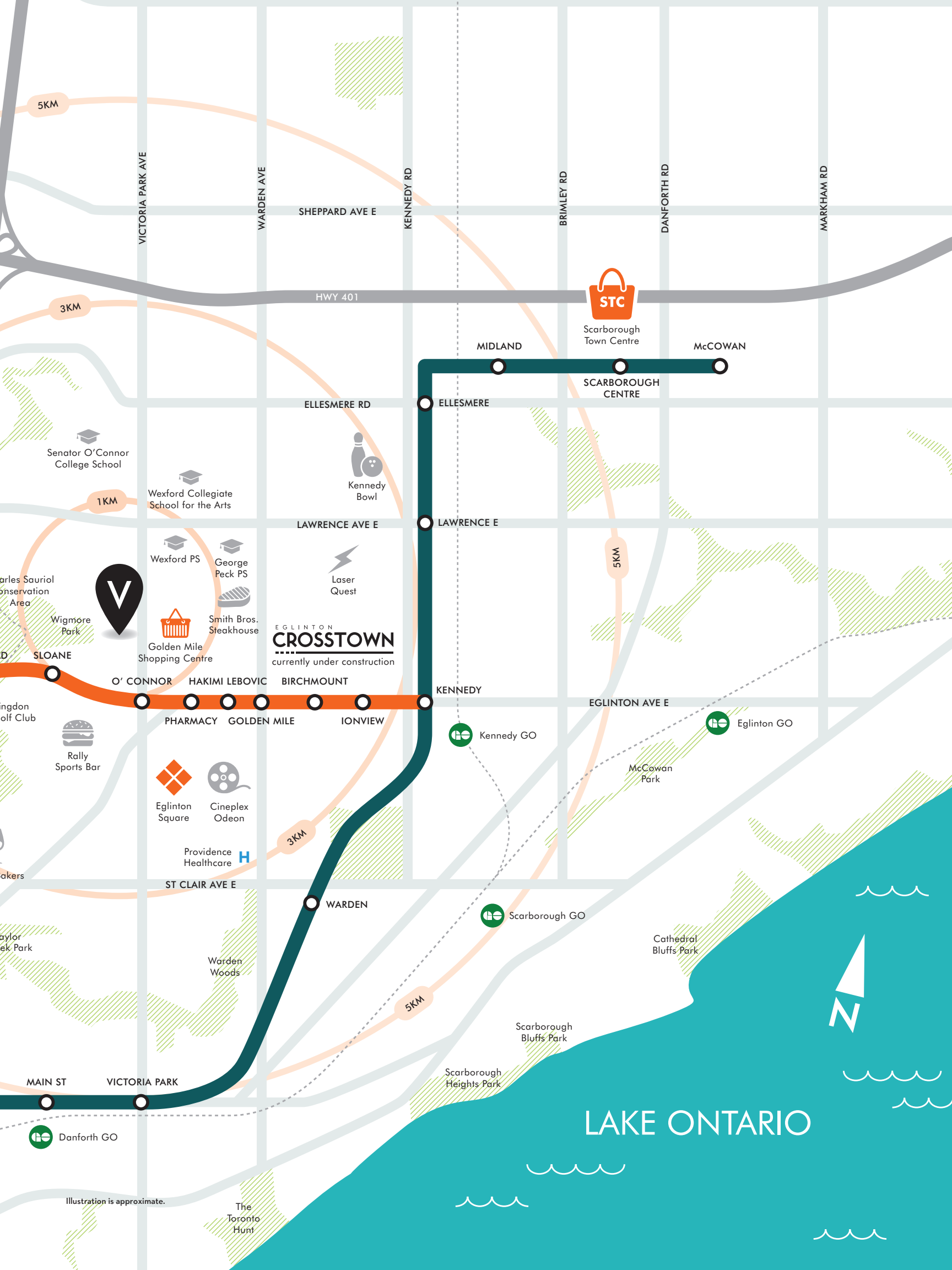


live in north york

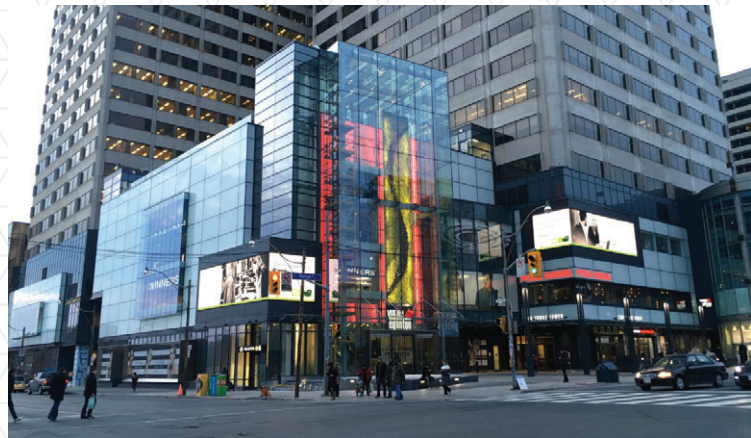
















wigmore park

Wigmore Park is a 4.5-hectare community park that features a huge green field, a baseball diamond, children's playground, a small creek and nature trails that connect to extensive Don Valley River trails.

To help to build a better community, Solotex will contribute \$850,000 towards the construction of a splash pad and new playground equipment at Wigmore Park and other park improvements in the neighbourhood.

bicycle parking

While The Vic Towns is a short walking distance to the proposed Crosstown LRT O'Connor stop, it also offers over 160 bicycle parking spaces on site for the residents and the guests so that you can choose to live car-free. Solotex is committed to promoting a healthy lifestyle.



SOLOTEX GROUP



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golden mile

The Golden Mile was a booming hub of industry in the 1950s and stood as a shining symbol of affluence after World War II. Characterized by strip malls, low-slung boxes, and parking lots, the Golden Mile was even visited by Queen Elizabeth II at its unveiling.

Today, the Golden Mile Shopping Centre is undergoing a sweeping renaissance for the modern age. A proposed new mixed-use community consisting of new retail, public spaces, commercial areas, and high and mid-rise residential has been proposed to replace the aging shopping mall. The proposed redevelopment encompasses 11 buildings ranging in height up to 32 stories. Located approximately 10 minutes from The Vic Towns, all of the new shops, exceptional dining, entertainment, services and more available at the revitalized Golden Mile will be a short walk away.

Designed by Giannone Petricone, the proposed master plan includes new open spaces comprising of a formal park, public squares, and private amenity space. A new Loblaws grocery store is proposed to be built as part of the first phase of this vibrant community, with residential towers and office space to follow. The pedestrian focused design will frame the site with a more urban street-level experience.

“[This] will add 2,500 residential units - stacked townhouses, mid-rise apartments and towers - as well as 260,000 square feet of additional retail, green space, private and public community amenities and links to the two LRT stations that will serve the 410-metre-long parcel when the Eglinton Crosstown goes into service, expected in 2023.” – Globe and Mail (Feb 2017)

Proposed Project Timeline



- excerpts from an article that ran in *The Globe and Mail*, article “Scarborough Industrial Golden Mile set for mixed-use growth”

Eglinton Square, 1963. Toronto Star Archives



Renderings are an artist's impression.

eglinton square

Positioned at Victoria Park Avenue and Eglinton Avenue, Eglinton Square is undergoing an exciting proposed redevelopment as part of a huge wave of growth along Eglinton Avenue.

Spearheaded by Kingsett Capital and designed by Quadrangle Architects, the proposed redevelopment will leave the Eglinton Square Shopping Centre untouched, while the creation of a public piazza, 5 mixed-use towers, and townhouse rows are all part of the proposed plan to create a high quality, mixed-use community. New proposed street level retail and the inclusion of public spaces offer a pedestrian friendly experience.

The area has an excellent walk score of 86, and is located approximately 14 minutes away on foot from The Vic Towns. The Eglinton Square Shopping Centre is home to over 75 major retailers currently including The Hudson's Bay, Metro, Shoppers Drug Mart, and more. Spectacular shopping, restaurants, entertainment, and more are all a stroll away.

The completion of the Crosstown LRT is projected for 2021. Two stations at the northern corners of Eglinton Square at Victoria Park Avenue and Pharmacy Avenue will put Eglinton Square directly on the LRT line, making it more accessible than ever.

eglinton crosstown

The Crosstown LRT represents an exciting revitalization of transit in Toronto. It's the largest transit expansion in the city's history and is part of the first wave of The Big Move, a 25-year \$50 billion plan to enhance transit in the Greater Toronto and Hamilton Area. Proposed to open in 2021, The Crosstown is a light rail transit (LRT) line that will run across Eglinton Avenue between Mount Dennis Station (Weston Road) and Kennedy Station. The plan includes 25 proposed stations and stops, linking to 54 bus routes, 3 subway stations and GO Transit lines. There are 36 additional proposed stops for beyond 2021 approved by city council in 2016. This includes proposed connections to Pearson Airport and University of Toronto Scarborough Campus. It is estimated that there will be 100 million rides annually by 2031.

The Vic Towns is just minutes away from the future O'Connor Station. More connected to the city than ever before, travel times to downtown Toronto will be significantly reduced. The Crosstown LRT will provide fast, reliable, and accessible transportation to passengers all across Toronto.



light rail transit

Light rail transit (LRT) is a proven technology used all across the globe. The Crosstown offers many benefits to the community, including easing traffic and congestion by providing an efficient travel alternative. The Crosstown LRT is electrically powered, with near-zero emissions.

LRT vehicles carry many more passengers than the average 74 person capacity streetcar. Each Crosstown LRT vehicle has a capacity 163 people. One LRT train will consist of two or three vehicles, for a capacity of up to 490 people.

speed & comfort

The Crosstown will operate at an average speed of 28 km/hr, which is 4 km/hr faster than the TTC downtown subway. It will carry many more passengers and move up to 60 percent faster than the existing bus service on Eglinton Avenue. The Crosstown will replace 50 buses and travels underground for 10 km and in a dedicated lane, relieving gridlock and reducing traffic.

The line is fully accessible for wheelchairs and strollers, providing safe and smooth travel for all passengers. Stops are within walking distance with multiple entrances and low floors to ensure fast and accessible boarding.

- excerpts from City of Toronto decision adopted March 2016 and April 2016





SOLOTEX GROUP

Solotex is proud to introduce their latest development, the master planned community of The Vic Towns in North York. With their recent success, Upper Beach Manors and Upper Beach Townes, Solotex continues to set the bar higher and higher for urban living with their latest development.

Solotex Group has emerged as a visionary developer of homes that stands behind its strong commitment to quality, value & design. With over 17 years of experience, the company specializes in the acquisition/rezoning of lands in select Toronto neighbourhoods for infill developments. By working closely with the city, Solotex Group ensures swift project and planning approvals consistently while delivering a superior end product.

















**features
and finishes**



The Vic Towns

- Contemporary elevations clad in brick, complemented with colour facades and prefinished metal flashings
- Glass railing in frame* and prefinished metal trellis* and privacy screens*
- Energy efficient thermopane vinyl clad window with insulated spacers, with screens on all operating windows
- Exterior insulated front door painted both sides
- Exterior front door entry package, door chime, grip set, and deadbolt
- Suite entry walkways paved with precast pavers*
- Landscaped interior courtyard and single level parking structure with elevator access*
- Illuminated walkways with path lighting fixtures
- Tier 1 Toronto Green Standard: greenhouse gas emission/energy efficiency building with EnerGuide 80 efficiency rating
- Large common area amenity room
- Exclusive use balcony*

Interior Suite

- Ceiling height up to 9ft* on living/dining level and up to 9ft* on bedroom level
- Sliding doors open onto the balcony*
- Smooth drywall ceilings painted white
- Builder white painted interior walls
- Contemporary style bedroom, bathroom, closet and washer/dryer room doors and hardware*
- Wire shelving in closets*
- Individually supplied and controlled forced air high efficiency gas heating with air conditioning system
- Full-sized, front-loading stacked clothes washer and dryer

GENERAL NOTES

All references to size, measurements, materials, construction styles, trade/brand/industry name or terms may be subject to change, substitution or variation within generally accepted industry standards and tolerances, without notice. Measurements may be converted from imperial to metric or vice versa and actual product size may vary slightly as a result.

All references to features are as per applicable plan and each item may not be applicable to every Residential Unit. The Purchaser acknowledges that colour, texture, appearance, grains, veining, natural variations in appearance etc. of features and finishes installed in the Residential Unit may vary from Vendor's samples as a result of normal manufacturing and installation processes and as a result of any such finishes being of natural products and the Purchaser agrees that the Vendor is not responsible for same. Natural products (i.e. granite, wood and stone) are subject to natural variations in colour and grain. Tile is subject to pattern, shade and colour variations. The Vendor is not responsible for shade difference occurring in the manufacture of items such as, but not

limited to, finishing materials or products such as carpet, tiles, bath tubs, sinks and other such products where the product manufacturer establishes the standard for such finishes. Nor shall the Vendor be responsible for the shade difference in colour of components manufactured from different materials but which components are designed to be assembled into either one product or installed in conjunction with another product and in these circumstances the product as manufactured shall be accepted by the Purchaser. Purchaser acknowledges and agrees that carpeting may be seamed in certain circumstances and said seams may be visible. Purchaser acknowledges and agrees that pre-finished wood flooring (if any) may react to normal fluctuating humidity levels inducing gapping or cupping. The Purchaser acknowledges that marble (if any) is a very soft stone which will require a substantial amount of maintenance by the Purchaser and is very easily scratched and damaged.

All features and finishes where Purchaser(s) are given option to select the style and/or colour shall be from Vendor's predetermined standard selections. If the unit is at a stage of construction which will enable the

Kitchen

- Contemporary designed kitchen cabinetry in a selection of door finishes^{*}
- Quartz countertop standard[†]
- Undermount contemporary double bowl stainless steel sink
- Single lever faucet set with pull-out spray feature
- Kitchen appliance package including full-size stainless steel refrigerator, electric range, dishwasher, and over the range built-in microwave with integrated exhaust

Floor Coverings

- Pre-finished laminate floors^{*} throughout with the exception of the bathroom(s), washer/dryer room, and mechanical room^{*}
- Floor tile^{*} in bathroom^{*}
- White ceramic floor tile in washer/dryer room and mechanical room^{*}

Bathrooms

- Custom designed bathroom cabinetry in a selection of door finishes^{*}
- Quartz surface counter top[†]
- Rainshower head
- Vanity mirror
- Under mount basin sink^{*}
- Glazed ceramic tile[†]
- Contemporary bathroom fixtures
- Soaker bathtub
- Pressure balanced mixing valve in the bathtub and shower^{*}
- Exhaust fan vented to the exterior

Safety and Security

- Pre-wired for a personally encoded suite intrusion alarm
- Intercom system for garage access
- Pre-wired for building surveillance cameras in the garage and on buildings
- Key fob controlled pedestrian access system to parking garage
- Individual suite hydro meter and gas meter
- Smoke, carbon monoxide and heat detectors provided in all suites

Electrical Fixtures

- Individual 100 amp electrical panel with circuit breakers
- White 'decora style' receptacles and switches throughout
- Ceiling mounted track lighting in kitchen^{*}
- Ceiling mounted light fixtures in bedrooms, foyer^{*} and hallways^{*}
- Designer-style light fixture over vanity in den, bathroom(s) and powder room^{*}
- Capped ceiling light fixture outlet in dining room^{*}

Multi-media Technology

- Structured high speed wiring infrastructure to support the latest entertainment and high speed communications services
- Pre-wired telephone, cable television, data and communication outlets. Category 6 telephone wiring to all telephone outlets. rg-6 coaxial cable to all cable television outlets.

^{*} denotes availability determined by suite design

[†] denotes finishes to be selected from the vendor's samples

Vendor to permit the Purchaser to make colour and material choices from the Vendor's standard selections, then the Purchaser shall have until the Vendor's date designated by the Vendor (of which the Purchaser shall be given SEVEN (7) days prior notice) to properly complete the Vendors colour and material selection form. If the Purchaser fails to do so within such time period, the Vendor may irrevocably exercise the Purchaser's rights to colour and material selections hereunder and such selections shall be binding upon the Purchaser. No changes whatsoever shall be permitted in colours or materials so selected by the Vendor, except that the Vendor shall have the right to substitute other materials and items for those provided in this Schedule provided that such materials and items are of quality to or better than the materials and items set out herein Vendor will not allow the Purchaser to do any and/or supply any material within the unit before the title transfer date.

The Vendor shall have the right to make reasonable changes in the opinion of the Vendor in the plans and specifications if required and substitute other material for that provided for herein with material that is of

equal or better quality than that provided from herein. The determination of whether or not a substitute material is of equal or better quality shall be made by the Vendor whose determination shall be final and binding.

Ceiling height is approximate and is measured from the upper surface of the concrete floor slab or Plywood Flooring to the under surface of the ceiling slab and or wood joists. Ceiling heights will be less than the stated ceiling height where ceiling bulkheads are installed and where dropped ceilings are required.

Purchaser acknowledges that finishings, materials, furniture & accessories contained in any model suite may be for display purposes only and may not be of the same grade or type or not necessarily included in the residential unit purchased herein.

All dimensions, if any, are approximate. Wall locations are approximate and walls, or portions of walls, may be furred out, or have a vertical box installed altered to accommodate structural and/or mechanical requirements. Actual useable floor space may vary from

the stated floor area, if so stated. The number of exterior steps at front and rear may vary from that shown according to grading conditions and municipal requirements

Features and finishes, specifications and choice of Vendor's samples are subject to availability and may be changed without notice. References to model types or model numbers refer to current manufacturers models. If these types or models change, the Vendor shall provide an equivalent model. Purchaser may be required to reselect colours/materials from Vendor's samples as a result of unavailability or discontinuation. Variation from Vendor's samples may occur in finishing materials, kitchen and vanity cabinets, door and wall finishes due to normal production and installation process. Some features may vary by suite design.

All suites protected by the Tarion New Home Warranty Program. All specifications and materials are subject to change without notice E.&O.E.

live well





CROSS SECTION FOR BLOCK A AND BLOCK B