

NORTH CORE



FLOOR PLANS



CONNECTED AT THE CORE
NOW AND IN THE FUTURE

NORTH CORE

NEIGHBOURHOOD

Uniquely situated in the heart of North York's City Centre, Northcore offers rare park side living steps from the energetic Yonge and Sheppard intersection. With unparalleled TTC access, including both Yonge and Sheppard lines, and a direct connection to a coveted urban greenspace, Albert Standing Park, Northcore offers connected community living at its finest.

FAST FACTS

Building Location | 53 Sheppard Ave. W

Occupancy | 2026

Presentation Gallery | 4822 Yonge Street

Developer | Fieldgate Urban & Westdale Properties

Architects | IBI Architects

Interior Design | Figure3

Sales | RDS

Solicitor | Minden Gross LLP

Building Height | 16 storeys

Residential Units | 352 Units

Size Range | Studios-3 Bed

Elevators | 3

Levels of Underground | 2

BUILDING AMENITIES

- Over 8,000 sq ft of indoor amenity area
 - 3,700 sq ft Fitness Centre
 - Yoga Room
 - 1,450 sq ft Co-working Space
 - 1,150 sq ft Creative Hub
 - 1,350 sq ft Social Lounge with Private Dining
- 24hr Concierge
- 2,000 sq ft of Ground Floor Retail facing Albert Standing Park
- 7,800 sq ft of Private outdoor amenity area

COMMUNITY

- Adjacent to Albert Standing Park
- Walking distance to
 - 15 parks
 - 9 health and fitness centres
 - North York Central Library
 - Mel Lastman Square
 - Douglas Snow Aquatic Centre
 - Meridian Arts Centre
 - Ski Lift at Earl Bales Park

LOCATION

- Located steps from Sheppard-Yonge subway traveling North, East, and South
- 3 minute drive to Highway 401
- Excellent proximity to transportation routes by TTC:
 - Bayview Village: 3 Minutes
 - Fairview Mall: 9 Minutes
 - Bessarion Community Centre & Library - 11 Minutes
 - Oriole GO Station: 11 Minutes
 - North York General Hospital: 12 Minutes
 - Yorkville: 22 Minutes
 - Yorkdale Mall: 23 Minutes (single bus without the need for transfers)
 - Union Station: 25 Minutes
 - Pearson International Airport: 30 Minutes (single bus without the need for transfers)
 - Toronto's top universities and colleges: 30 minutes

RETAIL

- Within 20 minutes walking distance:
 - Over 200 Restaurants
 - An IMAX Theatre
 - 3 Major Shopping Malls (Empress Walk, North York Centre, Yonge Sheppard Centre) featuring 250+ retail stores
 - 28 Coffee Shops
 - 7 Grocery Stores
 - The Willowdale BIA, which is composed of 1,078 businesses.

CANADIAN HEAD OFFICE

P&G, Ceridian, MPAC, Questrade, TDSB, Fieldgate Urban, Menkes, Nestle, Harris Sheaffer LLP, Starbucks Canada Corporate Office, Warner Bros Entertainment, Tarion, Hyundai Canada, Square Canada, Swift Offices Inc., Zycum Technology Inc., Miller Bernstein LLP, Franklin Templeton Canada, Chaitons LLP, Goldstein Financial Consultants, True North Mortgage, IVARI Life Insurance (CPP), Ontario Society of Professional Engineers, H&R REIT, KEB Hana Bank of Canada, Scotia Wealth Management, and Celestica.

FAQ'S

- Mortgage pre-approval required 30 days within signing the APS
- Preferred Lender | RBC
- No name changes permitted
- One unit per name
- Cheques made payable to: Minden Gross LLP in trust

Please speak to a Sales Representative for more details. All Prices, incentives, and specifications are subject to change without notice E. & O.E.
(t) 647-697-8757 (e) northcore@fieldgateurban.com
E.&O.E. October 2022



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NORTH CORE



Suite Type	Starting Price
1 Bedroom	High 600's
1 Bedroom + Den	High 700's
Two Bedroom	Mid 900's
Three Bedroom	High 1.1 Million

Please submit Wishlist Worksheets to portal.rdsre.ca/dashboard/northcore

BUILDING FEATURES

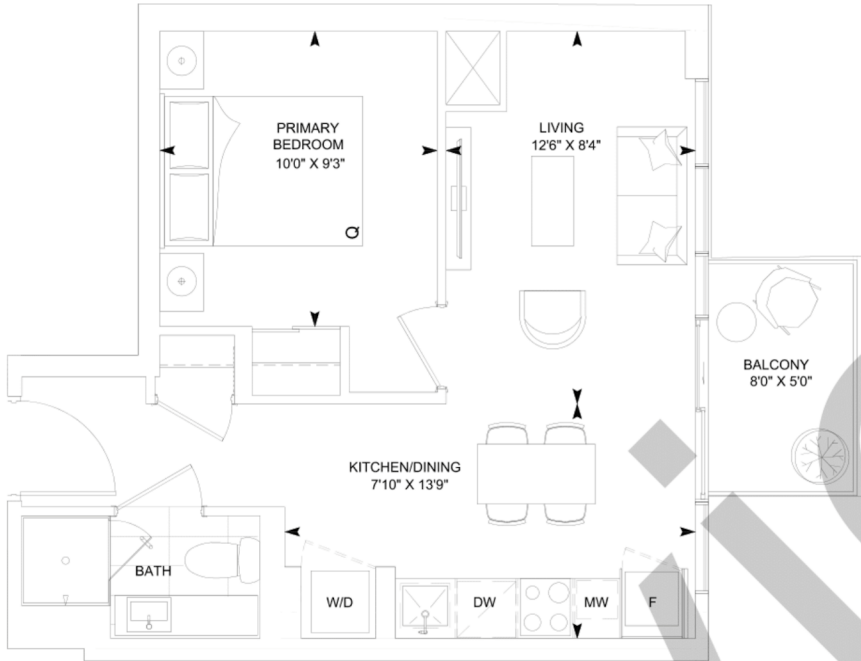
- Sixteen storey building with 2000 sq ft ground floor retail facing Albert Standing Park
- 24 hour Concierge
- Two levels with underground parking
- Three elevators accessible from parking garage to top floor
- Over 8,000 sq ft of indoor amenity area
 - 3,700 sq ft Fitness Centre
 - Yoga Room
 - 1,450 sq ft Co-working Space
 - 1,150 sq ft Creative Hub
 - 1,350 sq ft Social Lounge with Private Dining
- 7,800 sq ft of Private outdoor amenity area

Availability, features, promotions and prices are subject to change without notice. Some conditions apply.
Please consult an RDS Representative for details. E.&O.E. October 26, 2022

Presentation Gallery:

4822 Yonge Street, North York, ON, M2N 5M9
(t) 647-697-8757 (e) northcore@fieldgateurban.com

NORTH CORE



Low \$700's
View: East



All prices, figures, materials, areas and stated room dimensions are preliminary and are subject to change without notice. Please consult a Sales Representative for details.

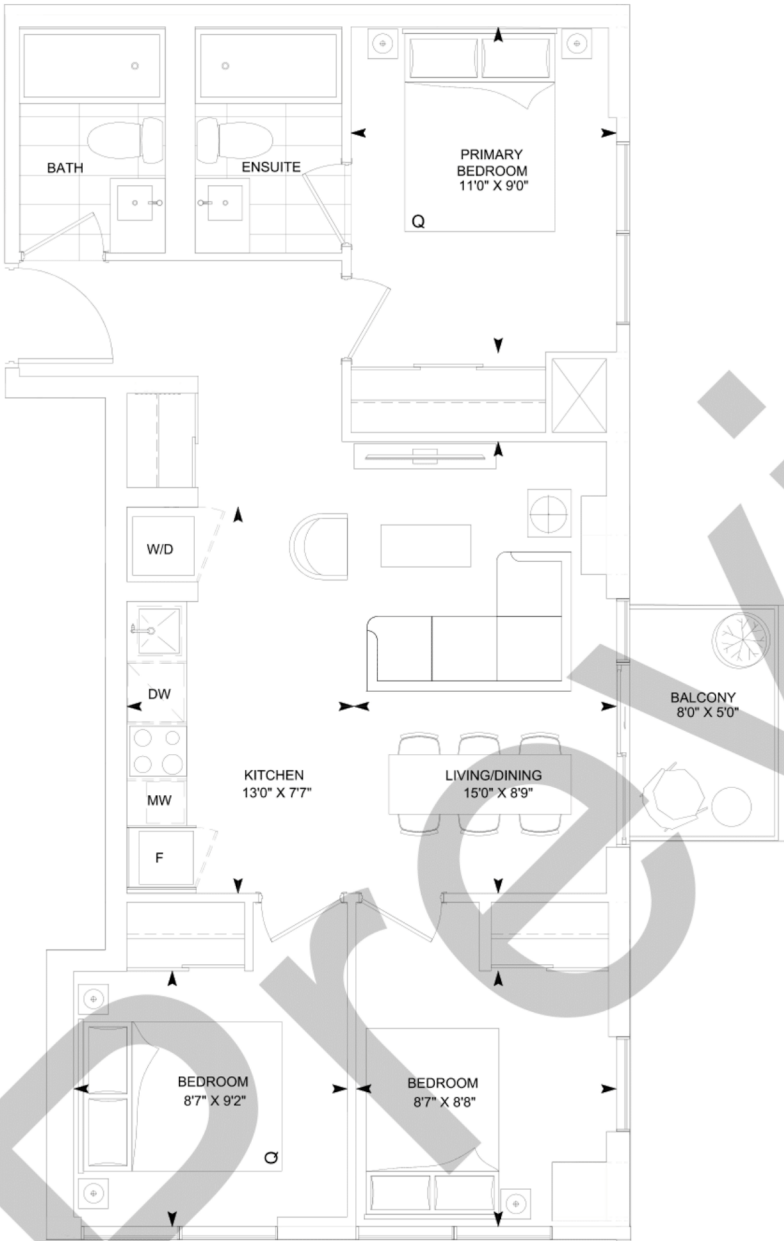
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RS

NORTH CORE



Mid \$1.1M
View: Southeast



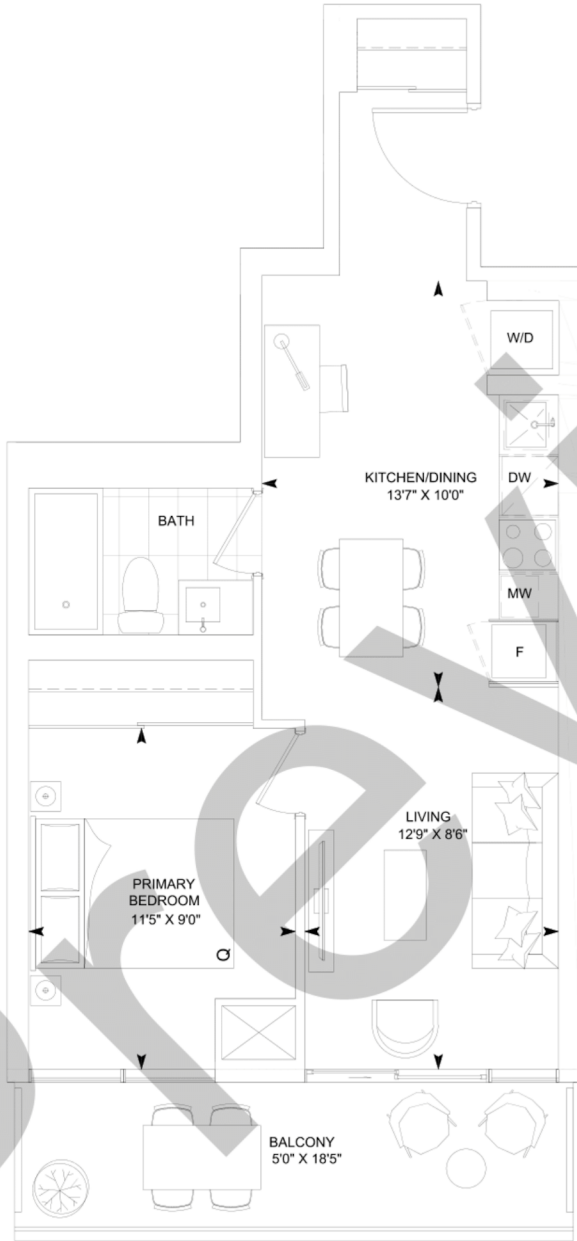
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NORTH CORE



Mid \$700's
View: South



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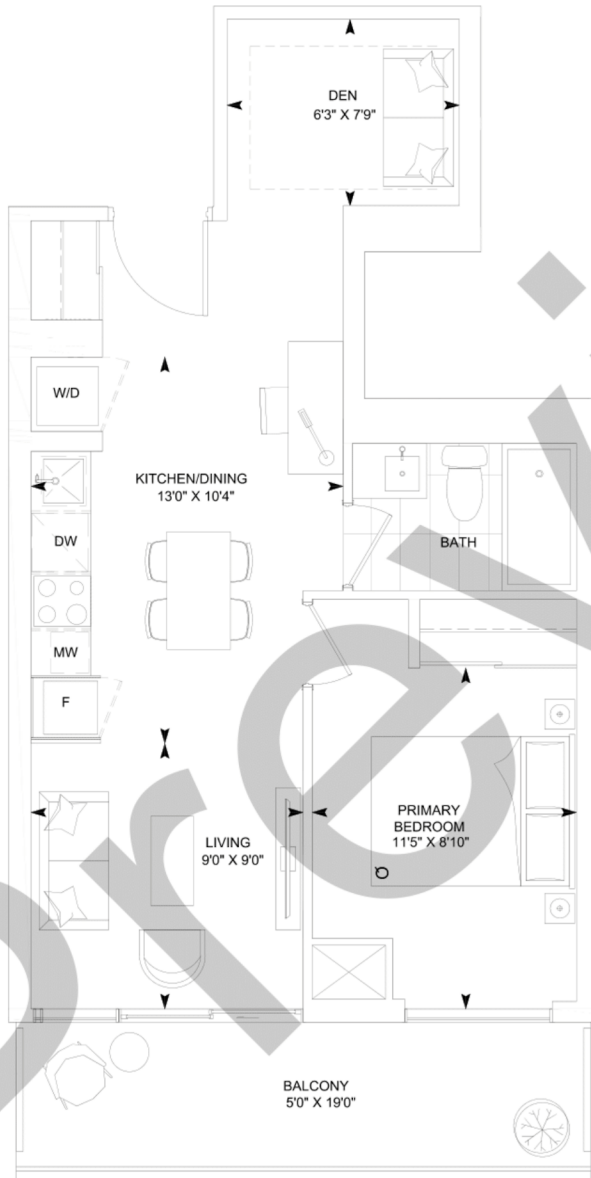
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NORTH CORE



Low \$800's
View: South



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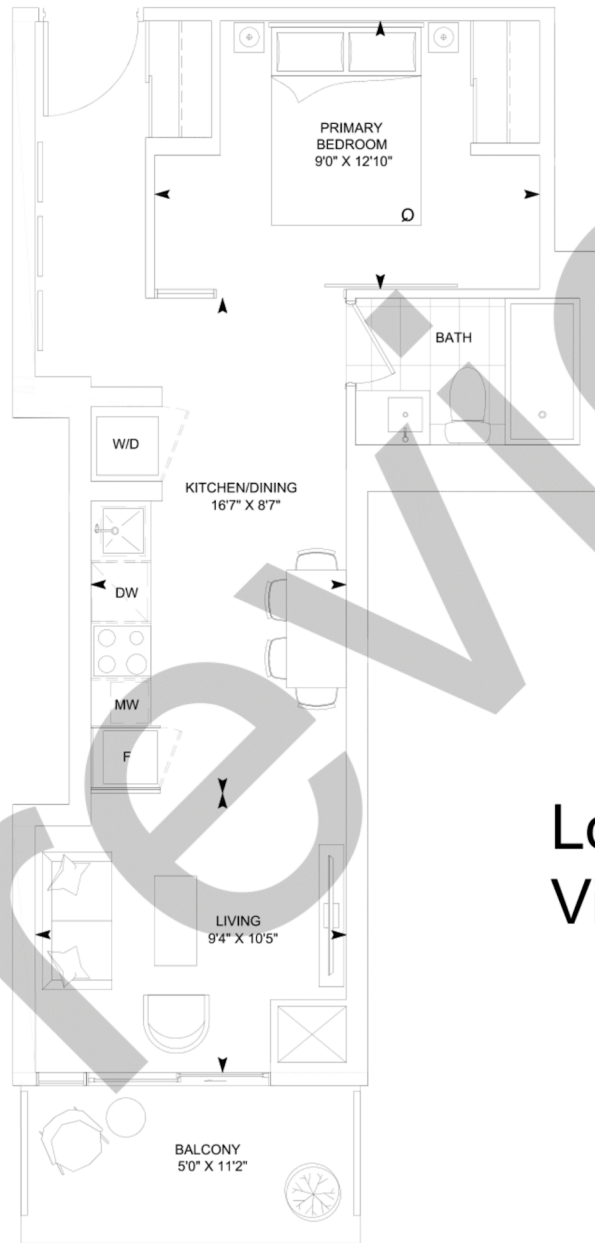
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NORTH CORE



Low \$700's
View: South



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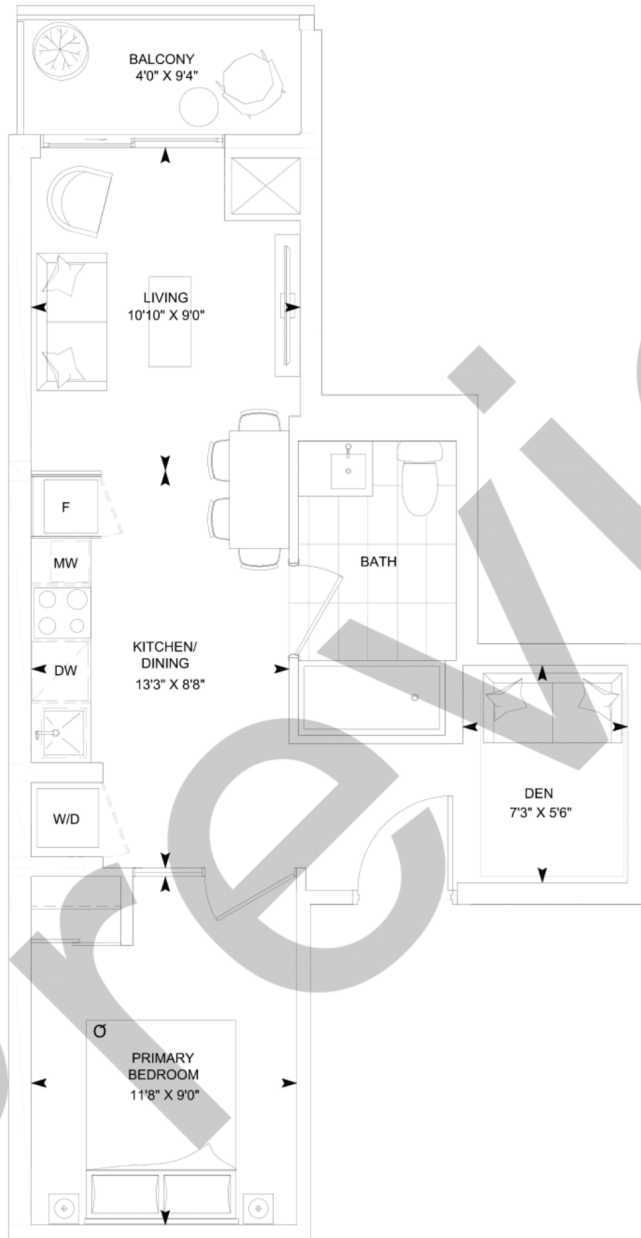
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High \$700's
View: North



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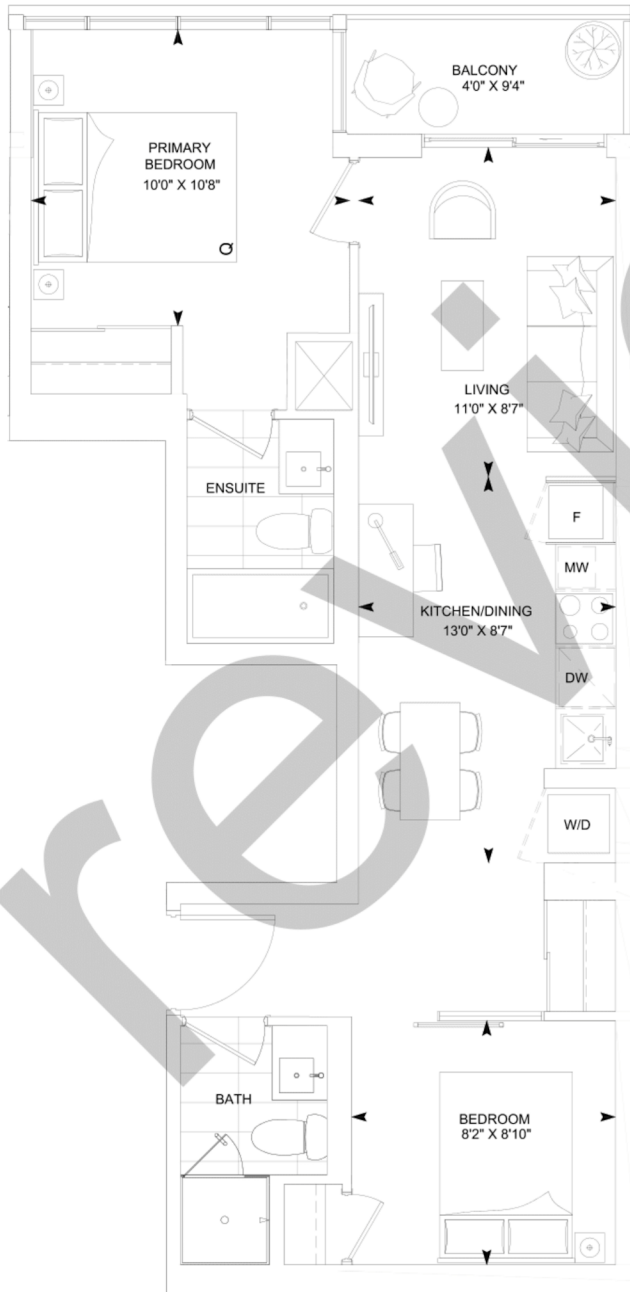
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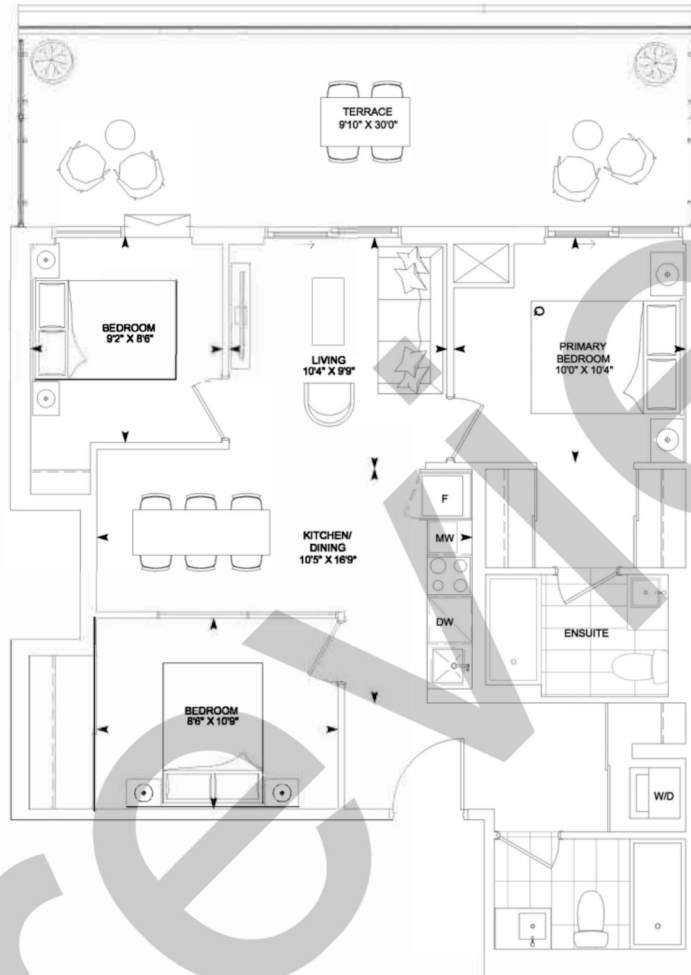
Mid \$900's
View: North



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Penthouse
High \$1.3M
View: North



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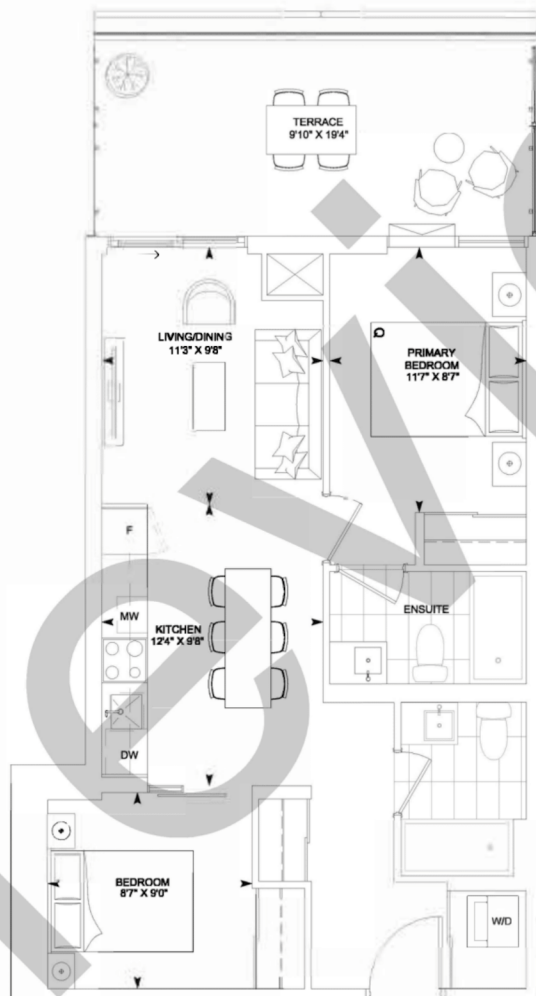
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NORTH CORE



Penthouse
High \$1.0M
View: North



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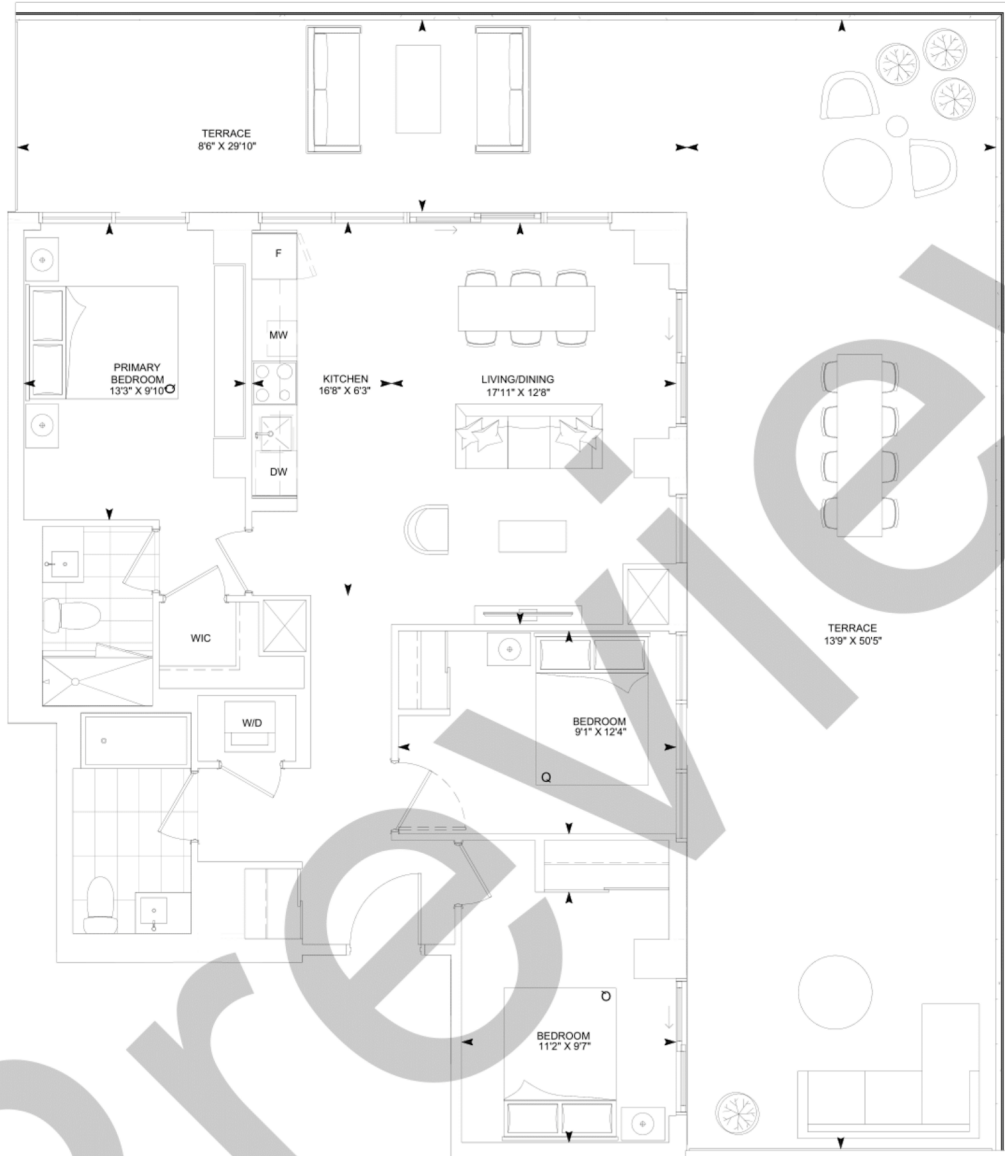
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NORTH CORE



Penthouse
High \$1.7M
View: Northeast

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Why PreCon



Calltoddsmith.ca
I'll Be Your
RE-Location Advocate

Todd Smith, REALTOR®
Civil Engineering Technologist
ABR | SRS | CNE | SRES | SRS | RENE



Uniquely licensed salesperson with all three independently owned & operated brokerages above. For more information email: todd@calltoddsmith.ca

todd@calltoddsmith.ca