

Lake & Town

South Etobicoke

L I F E B Y T H E L A K E





The charm of lakeside living.

The convenience of a big city.

L I F E B Y T H E L A K E



A Collection of Lakeside Urban Townhomes
North of Lake Shore Boulevard & Kipling Avenue.

Location & Lifestyle

At Lake & Town, you can discover life in South Etobicoke's most vibrant community. Life here is all about connections: connections to major employment centres in downtown Toronto and Mississauga, connections to ample parkland and beaches, and connections to local shops and restaurants. South Etobicoke has become a destination for urban professionals and families alike. It is the perfect home for anyone seeking to stay in the pulse of the GTA's most eclectic culture and dynamic workforce. Discover the charm of lakeside living and the convenience of a big city, all in one incredible new community.

A Place to Grow

South Etobicoke is growing fast, with its recent population growth outpacing Toronto at over 20.4% since 2006. Central to transportation options, residents can travel to downtown Toronto with the nearby streetcar, while the Mimico GO Station makes it easy to connect with employers in Mississauga and beyond. These are a few of the reasons young professionals are attracted to South Etobicoke. With 32% of South Etobicoke's population between the ages of 25-44, this demographic represents a group of people with stable employment who are seeking a neighborhood where they can settle down.



High Walkability



Excellent Transit



Biker's Paradise

South Etobicoke Outpaces GTA Growth

Key Population Growth Comparisons*



* From 2006-2016 Census Profile - Statistics Canada



Connected to Employment Opportunitites

Located between two major employment hubs with access to over 1 million jobs

Mississauga:
438,168 JOBS*



South Etobicoke:



Downtown Toronto:
600,560 JOBS†



* Mississauga 2018 Employment Profile
† "City of Toronto Employment Survey 2016 Statistics"



A Home for the Career-Focused

Lake & Town is central to major employment districts in downtown Toronto and Mississauga. In fact, Mississauga employed 438,168 people in 2018, and boasted 90,780* businesses. For those working locally, South Etobicoke is home to 10,460 jobs, primarily in the office sector, including the 1,644** faculty staff at the nearby Humber College.

* Mississauga 2018 Employment Profile
** "Top Employer Humber College."



An Environment for a Promising Future



Residents at Lake & Town will be surrounded by some of the best private and public educational institutions in the GTA. This includes day care centres, elementary and post secondary schools, and community centres. The community is in close proximity to Mildenhall Montessori, one of the most respected Montessori schools in Ontario. Aspiring young professionals also have access to excellent post-secondary programs and extracurricular activities.



ELEMENTARY SCHOOLS

- Second St Jr Middle School
- Lanor Junior Middle School
- Sir Adam Beck Junior School
- David Hornell Junior Public School
- John English Junior Middle School
- George R Gauld Junior School
- Seventh St Junior School
- Twentieth St Junior School

PRESCHOOL / DAYCARES

- Thriving Minds Preschool
- Thomas Berry Daycare

MONTESSORI / ACADEMIES

- Vincent Massey Academy
- Elder Tree Montessori
- Phoenix Montessori School
- The Mildenhall Montessori School

CATHOLIC SCHOOLS

- Father John Redmond Catholic School
- St. Leo Catholic Elementary School
- Saint Josaphat Separate School

COLLEGES

- Humber College
- Toronto Police College
- Lakeshore Collegiate Institute
- Imperial College of Toronto
- Liaison College Downtown

LEARNING CENTRES

- The Paula Cassin Learning Centre
- Oak Learners

MUSIC/ART SCHOOLS

- Sherway Academy of Music, Lesson & Classes
- Locomotion Music
- Ballet Creole

PUBLIC INSTITUTIONS

- YMCA
- Toronto Public Library

A Place for Aspiring Professionals

Humber College's Lakeshore Campus is minutes away from Lake & Town. A leader in post-secondary education, Humber offers career-focused learning across two GTA campuses.



Live Where You Study

In Demand Housing for in Demand Education

This sizeable student and faculty population offers a huge opportunity for Lake & Town homeowners. They provide a reliable tenant stream for today and the future. After all, 80% of Humber students find employment within 6 months after graduating. Humber offers more than 190 full-time programs in more than 40 areas of study.

HUMBER COLLEGE BY THE NUMBERS:



• Over **1,200** students at Lakeshore Campus with only **400** official residences!

• **33,000** Full Time Students



• Approx **6,000** international students

• International students from **30+** countries

• **100+** online courses & workshops



• Degree program partnership with University of Guelph

• **#1** applied to Ontario College for **15** consecutive years



Easy Travel to Humber College:

• 8 minute walk time

* www.humber.ca



Connectivity is Central to Lake & Town

Everything you need to travel with ease is right here at Lake & Town. The Lake Shore Streetcar provides direct service to downtown Toronto and beyond. A short bus ride north brings you to Kipling Subway Station where you can enjoy rapid transit connections across the Bloor-Danforth Line or take an express bus to Pearson International Airport. The Mimico GO Train is only two stops to Union station, with regular service getting you downtown in 15 minutes. Mimico GO currently has over 2,000 daily riders and it is expected to have 4,000 riders by 2031!*

* Metrolinx Partners with Private Developer for New Mimico Go Stations

New Kipling Bus Terminal

The future Kipling transit station will make travel more seamless in Toronto’s west end. When complete, it will feature new bicycle and vehicle connections for commuters. It will also better connect GO, TTC and MiWay services into a convenient new mobility hub.

Express Highway Access

Lake & Town is also in close proximity to the city’s best highways. The Gardiner Expressway is located just minutes north, providing rapid connections to popular downtown neighbourhoods. Hwy. 427 is also close by, which connects to Hwy. 401 and 407. Heading westbound, the QEW offers access to Mississauga, Oakville, Burlington, Hamilton and more.



Lake & Town Commuting Times

- 5 MINUTES *Mimico GO Station*
- 7 MINUTES *Mississauga*
- 8 MINUTES *Gardiner Expressway*
- 8 MINUTES *Highway 427*
- 8 MINUTES *Long Branch GO Station*
- 15 MINUTES *Downtown Toronto*
- 15 MINUTES *Pearson International Airport*



MIMICO GO has over 2000 daily riders with 4000 projected by 2031



Kipling Mobility Hub connects you to GO, TTC and MiWay

* TTC Launches New Mimico GO Shuttle





EDUCATION + LEARNING

- 01 Humber College
- 02 YMCA
- 03 Second St. Jr. Middle School
- 04 Toronto Police College
- 05 Lakeshore Collegiate Institute
- 06 Imperial College of Toronto
- 07 Toronto Public Library (Mimico)
- 08 Toronto Public Library (New Toronto)
- 09 Lanor Jr. Middle School
- 10 Vincent Massey Academy
- 11 Sir Adam Beck Jr. School
- 12 Fr. John Redmond Catholic S.S.

RESTAURANTS

- 01 LaVinia
- 02 Canadiana Dining Lounge
- 03 Mangoes Restaurant
- 04 Nimman Thai Cuisine
- 05 Mandarin
- 06 George the Greek
- 07 Pho Dong
- 08 Il Paseano Pizzeria
- 09 Jodies
- 10 Roll and Thai Sushi
- 11 Olive Kebob

SHOPPING + RECREATION

- 01 Lake Shore Arena
- 02 Etobicoke Yacht Club
- 03 Costco
- 04 IKEA
- 05 Sherway Gardens

PARKS + GOLF COURSES

- 01 Humber Bay Park
- 02 Toronto Golf Club
- 03 Colonel Samuel Smith Park
- 04 Lake Shore Village Park
- 05 8th Street Skate Park



MINUTES TO EVERYWHERE

VIA Rail Transportation

- VIA Rail

TTC

- Kipling
- Islington

Go Train

- Mimico Go Station
- Longbranch Go Station
- Kipling Go Station

The Comfort of Lakeside Leisure. The Convenience of City Living.

Envision your next home on the lake in a community that boasts over 675 acres of greenery including: ample parkland, that is waiting to be explored, beautiful hiking and biking trails all along Lake Ontario, or skating on the outdoor ice trail each winter at Colonel Samuel Smith Park. Enjoy outdoor sports with many local baseball diamonds, basketball courts and tennis courts, and keep cool all summer long with local outdoor pools and splash pads for the whole family. This is what Lake & Town is all about.





A Wealth of Retail Amenities Nearby

Lake & Town puts you in the heart of excellent retail amenities. As a South Etobicoke resident, you have access to stores and services including big box retailers, grocery stores and one of the GTA's most popular and prestigious shopping centres, Sherway Gardens.

NORDSTROM



BIRKS





A Taste of the Good Life

You'll never wonder where to dine at Lake & Town. South Etobicoke is home to over 100 restaurants. Whether you are looking for fine dining or more casual fare, you can find it here. There is a vast array of popular chains and signature local eateries to explore.



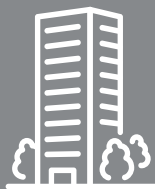


A Place to Grow

When you compare to other GTA markets, your money goes further in South Etobicoke. Just look at the transit, the excellent supply of local renters from Humber, the amenities, and the proximity to downtown Toronto. All this makes one thing clear: There continues to be great opportunity and growth potential in South Etobicoke.



You Can Get More for
\$650,000



Downtown Toronto:
1 BED + DEN CONDO



Lake & Town:
URBAN TOWNHOMES



South Etobicoke: A Sound Investment

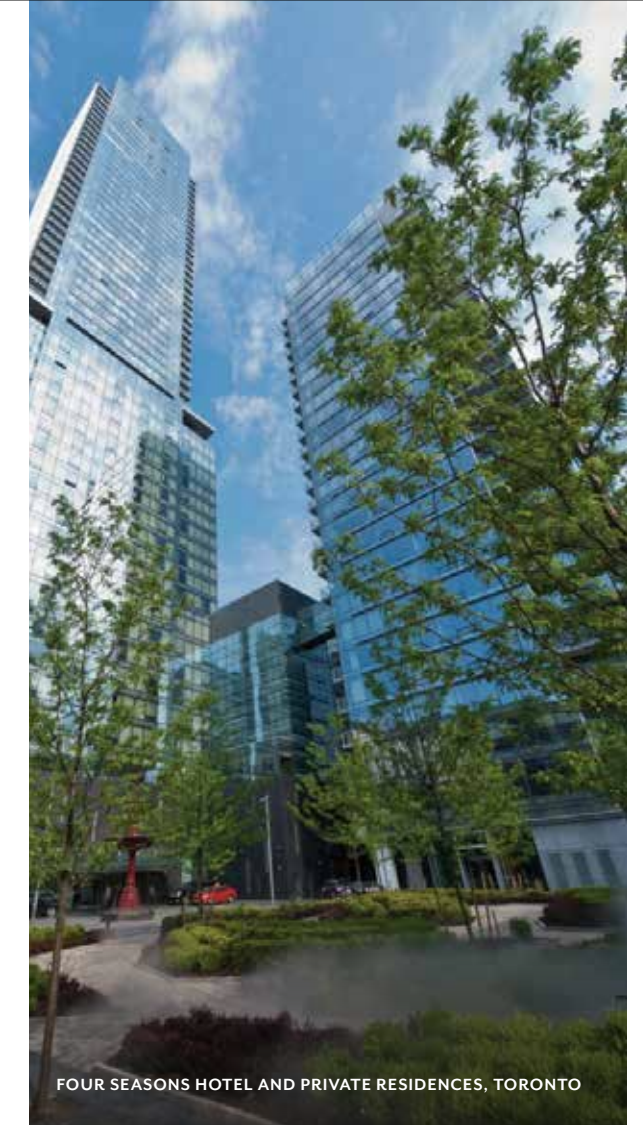
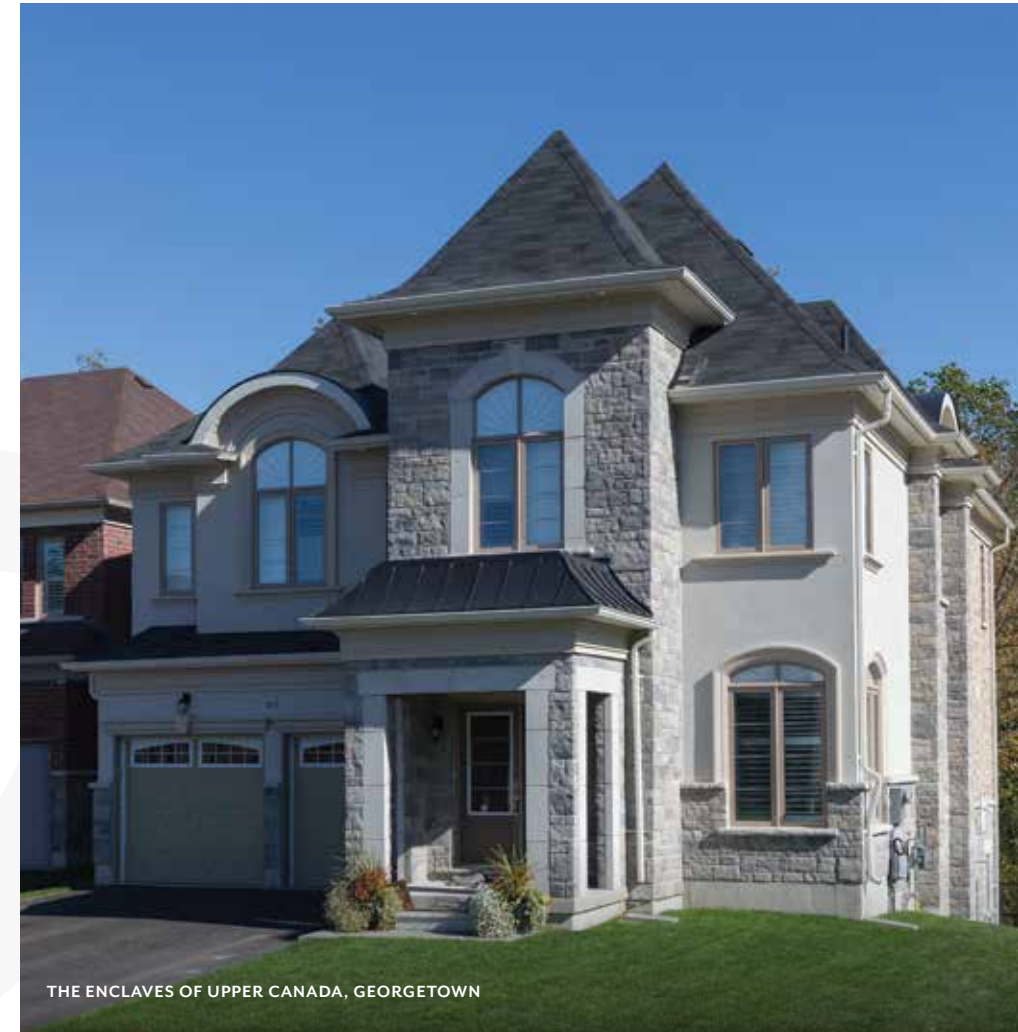
Get the best of urban living at a more affordable price point than Downtown Toronto. Invest where you can live and grow in a lively and picturesque lakeside community with the benefits of both nature and city living in one phenomenal package.





With a history that spans over 60 years, Menkes is known for its high quality and innovative developments. From elegant homes to complete master-planned communities, to luxury condominiums and commercial buildings, it has left an indelible mark on the GTA landscape. Brilliant architecture, exceptional interior design and luxurious amenities come standard with every Menkes home.

A fully integrated, multidisciplinary real estate development company, Menkes continues to raise the standard for outstanding quality design and superior value. As a result, the company is continuously recognized by many esteemed awards, including TARION, Summit International Awards and the BOMA Awards.





menkes.com

