

# LINEA

 Stafford

 THE GOLDMAN GROUP





WARDEN AVE.

DEANS DR.





## ALL LINES LEAD TO LINEA

On the path through life, there are no straight lines.

Welcome to LINEA, where you have the opportunity to enjoy that unique journey. Seize the opportunity to make your mark in the neighbourhood you've always wanted to live in – with front row seats as it becomes one that everyone is talking about. Here you'll find elegant architecture, stylish suites, proximity to everything you need, and easy access to everything you want in the most desirable building east of the DVP.

At LINEA, it's all closer than you think. LINEA is ideally situated for work, play, learning, and life, from everyday amenities to entertainment, education, and more.





MENDELSSOHN ST.

CLEANSIDE RD.



# PROJECT OVERVIEW

## LOCATION:

743 Warden Avenue (Warden Avenue & St Clair Ave E)

## DEVELOPER:

Stafford Homes & The Goldman Group

## ARCHITECT:

IBI Group & Kohn Architects

## INTERIOR DESIGNER:

Patton Design Studio

## SALES:

Baker Real Estate Incorporated

## MARKETING:

Terra Media Design Ltd.

## PRODUCT:

202 Condo Units  
4 Townhomes





TAYLOR CREEK PARK

GUS HARRIS TRAIL

TAYLOR MASSEY CREEK

ST CLAIR RAVINE PARK

CLAIRLEA PARK

TTC STATION

TTC PARKING LOT

WARDEN HILLTOP COMMUNITY CENTRE

PROVIDENCE HEALTH CENTRE

CLAIRLEA-BIRCHMOUNT

WARDEN AVE.

ST CLAIR AVE E

DEANS DR

CLEANSIDE RD

**LINEA**  
743 WARDEN AVE.

MR. MARCO ROSEN  
58.4959

MEMORANDUM FOR MARK ROSEN  
DATE: 16 FEB 1984  
BY: 4959

**WHY LINEA?**

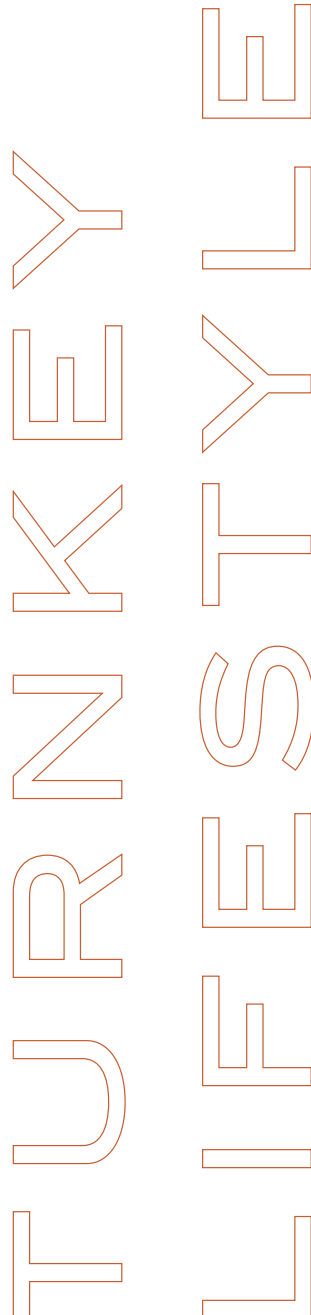
# LIFE IS BETTER



At LINEA, it's all closer than you think.

From every day amenities to entertainment, education and more, LINEA is perfectly suited for work, play, learning and life.

Exceptional transit access puts you at Union Station in just 40 minutes, and it's just getting better. Shops, movies, restaurants, and more are within 5 minutes' drive, and Lake Ontario is 10 minutes south.



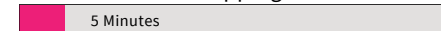




## FUN FACTS ...

- In the 19th century, St. Clair Ave East and Victoria Park was a small village named Moffat's Corners, the rest of the region was rural. Clairlea is considered one of the first parts of Scarborough to be developed into a Toronto suburb (in the 1950s).
- Large retail developments are now along what was once Scarborough's old Golden Mile of Industry on Eglinton.
- Young families continue to make this a very community focused neighbourhood.

Time to Closest Shopping Mall:



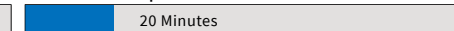
Time to TTC Station:



Time to GO Bus or Train Station



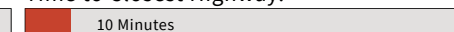
Time to Hospital:



Time to Pearson:



Time to Closest Highway:



SCARBOROUGH



Families are discovering the many positive attributes that this location has to offer:

- Well designed and affordable new low-rise and mid-rise housing
- LRT, TTC & GO Stations nearby
- Easy access to Downtown Toronto
- Several nearby parks and a beautiful waterfront
- Highly regarded schools
- A revitalized shopping district
- Outstanding recreational amenities within walking distance

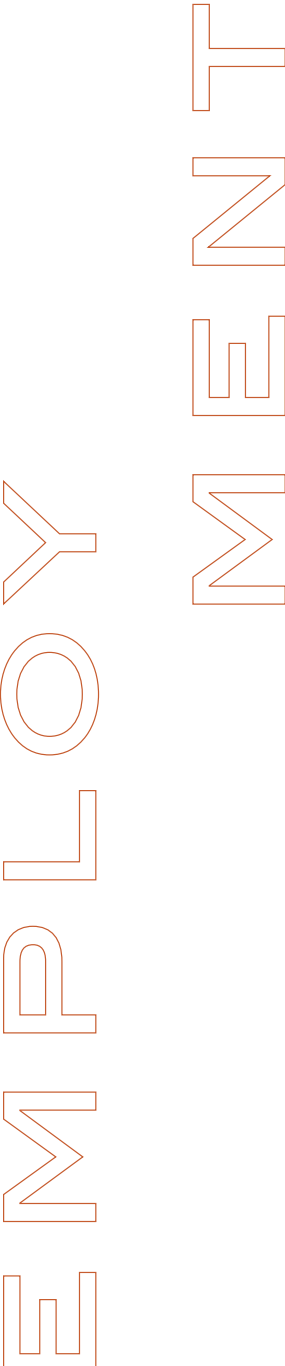
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From industry to healthcare to service industries, this location is thriving and the opportunities for employment are exceptional.

- The major employer is Providence Healthcare Hospital
- The unemployment rate is 5%, which is lower than the national average
- Headquarters: Toyota, Enterprise, Bell Media, Royal Doulton, Telus, Yellow Pages, Pizza Pizza, Pizza Nova, CTV, TSN, Amazon Opening North of Scarborough





## RAIL LINES

- 2 LINE 2 (BLOOR - DANFORTH) (0.7 km - Warden Station)
- 3 LINE 3 (SCARBOROUGH) (2.2 km - Kennedy Station)
- LE Lakeshore East (2.3 km)
- ST Stouffville (2.4 km)



## BUS LINES

- 68 WARDEN (0.1 km)
- 70 O'CONNOR (0.6 km)
- 69 WARDEN SOUTH (0.7 km)
- 9 BELLAMY (0.7 km)
- 102 MARKHAM RD. (0.7 km)
- 16 McCOWAN (0.7 km)
- 135 GERRARD (0.7 km)
- 17 BIRCHMOUNT (0.7 km)







## BUT WAIT THERE'S MORE...

- Shopping Centres, Major Plazas & Big Box Stores; Walmart, Lowes, BestBuy, Staples
- Neighbourhood Grocery Stores, Bakeries, Super Markets, Hardware & Pet Stores, Spas, Fitness
- Restaurants, Patios, Cafes, Lounges, Pubs, Sushi, Pizza, LCBO, The Beer Store
- Parks, Trails, Creeks, Bluffs & Waterfront
- Rouge Park, Toronto Zoo, Cineplex, Library, Community Centre

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## AT YOUR DOORSTEP

- Medix College – 0.6km (4min drive)
- Bond International College – 1.4km (7min drive)
- Centennial College – 1.7km (2 min drive)
- triOS College – 2.2km (8min drive)
- Toronto College of Dental Hygiene & Auxiliaries – 14.6km (23min drive)
- CDI College – 9.7km (16min drive)
- York University – 16.3km (25min drive)

EDUCATION REPORTS

## AREA STATISTICS

80

TRANSIT  
SCORE

50

WALK  
SCORE

61

BIKE  
SCORE

- Eglinton Crosstown light-rail line with a stop at Birchmount Road and Eglinton Avenue
- GO
- TTC
- Population grew 24% (2001-2011)

Avg price 2020: \$831,501

Estimated Unemployment Rate: 5%

Population: 632,098

AREA

STREET



### FASHION & SHOPPING

1. Shops at Don Mills
2. Eglinton Square Shopping Centre (Hudson's Bay, The Beer Store)
3. SmartCentres Scarborough (Walmart, Winners, LCBO, SportChek, Home Sense)
4. Eglinton Town Centre (Canadian Tire, Lowe's, Marshall's, Roots, RONA Home & Garden, Michaels, Party City)
5. Birchmount Plaza
6. Kennedy Park Plaza

### DINING & RESTAURANTS

1. Rise & Dine Eatery Toronto
2. Swiss Chalet
3. Rally Restaurant and Bar
4. The Gingerman Restaurant
5. Italian Espresso Bar
6. Bakery On The Go
7. Affy's Premium Grill Steak House
8. Bharuchi's
9. Burger Factory
10. Minerva Tiffins
11. Scotty Bons Caribbean Grill
12. East Side Mario's
13. Starbucks
14. Freshii
15. Kelsey's
16. Black Forest Steak House & Tavern
17. Blackhorn Steakhouse

### ENTERTAINMENT & RECREATION

1. Cineplex VIP Cinemas Don Mills
2. IMAX Ontario Science Centre
3. Danforth Music Hall
4. Aga Khan Museum
5. Flemingdon Park Golf Club
6. Fit4Less
7. Cineplex Odeon Eglinton Town Centre
8. R3 Fitness Studio
9. F45 Training Golden Mile
10. Mind-Set Strength & Conditioning
11. LA Fitness
12. Warden Hilltop Community Centre
13. Warden Woods Community Centre
14. West Scarborough Neighbourhood Centre
15. Warden Woods Off-Leash Dog Park
16. Dentonia Park Golf Course
17. Fox Theatre
18. The Toronto Hunt
19. Scarborough Heights Park Off-Leash Dog Park
20. Scarborough Bluffs Sailing Club
21. MLS Arena / Major League Sportsplex / Pure Sports Hockey
22. Tam O'Shanter Golf Course
23. Cineplex Cinemas - Scarborough

### GROCERY STORES

1. Metro
2. ABC Euro Delicatessen
3. Adonis
4. Al Premium Food Mart
5. John's No Frills
6. Red Rose Halal Meat
7. Tasteco Supermarket
8. Sun Valley Market

### SCHOOLS

1. York University Glendon Campus
2. Centennial College Theatre Arts and Performance
3. Selwyn Public School
4. Victoria Park Public School
5. Clairlea Public School
6. Regent Heights Public School
7. SATEC @ W.A. Porter Collegiate Institute
8. Taylor Creek Public School
9. Khairul Ummah Academy
10. St Joachim Catholic Elementary School
11. General Brock Public School
12. JG Workman Public School
13. Salaheddin Islamic School
14. St Maria Goretti Catholic School
15. Corvette Junior Public School
16. Norman Cook Junior Public School
17. Centennial College (15 minute drive)
18. University of Toronto Scarborough (20 minute drive)

### SERVICES

1. Service Ontario
2. Loblaws Pharmacy
3. Walmart Pharmacy
4. Eglinton Town Pharmacy
5. Toronto Fire Station 222

### HOSPITALS

1. Michael Garron Hospital
2. Providence Healthcare

### TRANSPORTATION

1. Warden TTC Station
2. Scarborough GO Station Eglinton LRT

### PARKS

1. Warner Park
2. Taylor Creek Park
3. Edge Park
4. Jim McPherson Park
5. Regents Park
6. Byng Woods
7. Moreau Trail Park
8. Warden Woods
9. Clairlea Park
10. Oates Park
11. Ashtonbee Reservoir Park
12. Wexford Park
13. Maidavale Park
14. Saint Clair Ravine Park
15. Dunlop Parkette
16. Danforth Gardens Park
17. Rosetta McClain Gardens
18. Scarborough Heights Park
19. Scarborough Crescent Park
20. Bluffer's Park
21. Scarborough Bluffs



The image features a solid blue background with decorative wavy lines in a lighter shade of blue. A thin white horizontal line runs across the middle of the page, with short vertical bars at its ends. The text 'ABOUT LINEA' is centered on this line.

# ABOUT LINEA

MR. MARK ROSEN  
416.668.4959





## MODERN DESIGN

The attention to detail in the design of LINEA has created a beautiful addition to the skyline in this emerging neighbourhood.

From the exterior, this nine storey building with tiered terraces flanked with greenery, sleek modern windows and bold white precast facia, makes a statement on the streetscape. It strikes a balance between downtown sophistication and innovative urban design.

With families in mind, the interiors offer open concept living with the most efficient use of space. The on-site amenities enable family gatherings and the ability to do so many things right at home!



The image features a solid tan background with decorative wavy lines in a lighter shade of tan. A horizontal white line is centered across the page. In the background, there is a faint watermark that reads "MR. MIK ROSEN" and "9.4959".

# BUILDING AMENITIES





## LEVEL 2

ENTERTAINMENT NOOK, PRIVATE DINING, CATERING KITCHEN, OUTDOOR TERRACE, EVENT LOUNGE, KID ZONE, FITNESS CENTRE



## LEVEL 9

SKYVIEW LOUNGE + ROOFTOP TERRACE

# A SPACE TO ENTERTAIN

You set the tone for fun with two unique spaces to entertain guests. The **Entertainment Nook** is the ultimate hangout spot to unwind with friends after a long week. Or take it up a notch in the **Event Lounge**; perfect for screening the Oscars or the big game.





# PRIVATE DINING

Who says you can't have the whole family over for a special dinner when you live in a condo? The private dining area has a catering kitchen for ease when serving and access to the gorgeous 2nd-floor outdoor terrace.



# KID ZONE

Little ones have a lot of energy, and the Kid Zone is here for it (and for you). With space to host Birthday parties, game nights or a jewelry-making session, this room is every parent or grandparent's dream come true.







# FITNESS CENTRE

When you move into LINEA, you can cross your monthly gym membership off your expenses. The fitness center here will meet your highest expectation. Created for your cardio, physical and mental health, this space has it all.



## SKYVIEW LOUNGE

You don't have to live right downtown to enjoy a beautiful rooftop lounge. The Skyview Lounge located on LINEA's ninth floor brings the experience home to you. It is the perfect spot to watch the sunset over the city while dining with friends or neighbours or just tuck into a cozy corner for intimate conversation under the stars.

