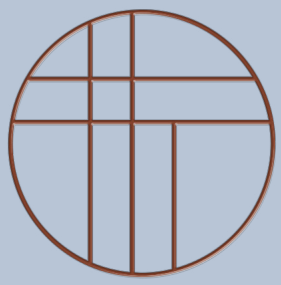


THE TAILOR

QUEENSWAY RESIDENCES

Nothing is better than a life that's made for you. Where everything is just the way you want it. A singular statement that places quality over quantity, and value in rarity. A place where you're a neighbour, not a number. Where the concierge knows your name, and greets you like a friend. Find your perfect fit in an intimate collection of boutique residences that offers both privacy and community. Connection and escape, away from yet close to the heart of the city. Minutes from your favourite shops, and only moments from the lake. A home that's away from the crowd, and far from ordinary. Modern living that puts you in select company. With Marlin Spring's penchant for imagination, innovation and inspiration, we invite you to be one of a few, rather than one of many.

The Sydney Grind: *Head down under for some Sydney-style coffee and treats at this beautifully designed, Aussie-owned café.*

Neighbourhood Overview

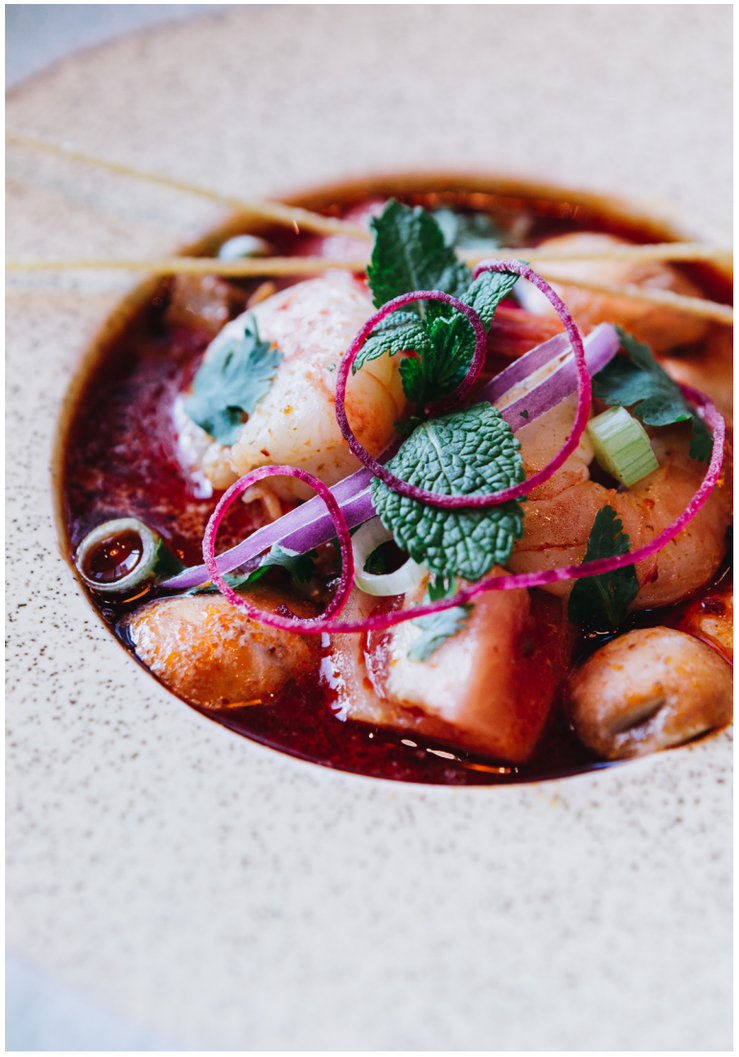
Via Allegro: *Savour world-class Italian cuisine at this Toronto landmark known for its 5,000-bottle wine cellar.*

Soren Custom Suits: *Find your perfect fit and suit up in style with a made-to-measure masterpiece that captures the essence of cool.*

Steps Away From Everything You Need

You'll find just what you need only minutes away at Sherway Gardens, or charming shops and restaurants just steps from your home. Play around or take a stroll through Queensland Park. Enjoy a slice from The Pie Commission, some fresh sashimi from Sushi Kaji or a pint or two at Great Lakes Brewery. Explore the scenic streets of Swansea and head down to Sunnyside Beach to savour stunning lakefront views.

Sushi Kaji: *Head to the best Japanese restaurant in town and experience the mastery of renowned chef Mitsuhiro Kaji.*



Chiang Mai: *Experience a taste of Thailand close to home at this stylish spot serving flavourful dishes and cocktails.*

COMMUNITY IN THE CITY

Find your perfect place away from yet close to the heart of the city. Ideally located along The Queensway in Etobicoke, The Tailor residences offer both quiet and connection. Enjoy your personal sanctuary at home or be downtown in only 15 minutes.

ILLUSTRATIONS
a. Toronto Pearson Airport
b. Sherway Gardens
c. Toronto Golf Club
d. Downtown Toronto
e. Costco
f. Mimico

SHOPPING
1. CF Sherway Gardens
2. Cloverdale Mall
3. Winners
4. Soren Custom Suits
5. IKEA Etobicoke

SHOPS
6. Farm Boy
7. Sobeys Kipling
8. Mike's Fish Market Vansco
9. Sandowm Market West

SERVICES
10. CrossFit Etobicoke
11. Modo Yoga
12. Kingsway Boxing Club
13. Head Candy Salon
14. Grease Monkey Barber Garage
15. Cineplex Cinemas Queensway & VIP
16. BMO Bank
17. RBC Bank
18. Scotiabank
19. TD Bank

RESTAURANTS & BARS
20. Vivo Pizza & Pasta
21. Luci Restaurant
22. Sushi Kaji Restaurant
23. The Pie Commission
24. Via Allegro
25. K&B Sushi
26. Great Lakes Brewery
27. Henry VIII Ale House

SCHOOLS
28. Park Lawn Junior Middle School
29. The Mildenhall Montessori School

PARKS
30. Queensland Park
31. Queensway Park

TRANSIT
Kipling GO
44 Bus
110 A/B/C Bus
80 Bus
Islington Subway Station
Kipling Subway Station

A MORE PERSONAL SIDE OF THE CITY

The Queensway is undergoing substantial growth and transforming Etobicoke as we know it. New developments like The Tailor are introducing modern design to the area with boutique residences encouraging a more connected, curated lifestyle. With decades' worth of developments planned, including modern retail and a myriad of neighbourhood amenities, Etobicoke's future has begun. As more people seek the feeling of community outside of the downtown core, The Tailor is setting the tone and leading the way with a place that embodies what it means to be a neighbour, not a number.

THE FUTURE OF THE QUEENSWAY

1. 1306 The Queensway
2. 30 Zorra St
3. 16 Zorra St
4. 1185 The Queensway
5. 1061 The Queensway
6. **1045 The Queensway** by Marlin Spring
7. 1001 The Queensway
8. 892 The Queensway
9. 880 The Queensway
10. 859 The Queensway
11. 784 The Queensway
12. **801 The Queensway** by Marlin Spring

The Residence

In a quest for quality over quantity, discover the value in rarity. In a place where the concierge knows your name, and greets you like a friend. A curated collection of 141 boutique residences with contemporary interior design that suits you perfectly, and modern amenities tailored to your unique lifestyle. We invite you to be one of a few, rather than one of many.

Be A Neighbour, Not A Number

Life tailored for you begins the moment you step into the lobby. A private entry leads to a professional concierge who is available throughout the day for whatever you need. A welcoming lounge lets you relax in style while you wait for your Uber or Lyft. Pick up a parcel from the locker, refresh at the water bar, cross off some items on your to-do list in the co-working space, or enjoy some retail therapy with direct and secure indoor access to the ground-floor shops.

Always A Warm Welcome

Suits You To A *T*

A curated selection of premium amenities lets you live the life you want on every level. Enjoy the view and dine al fresco on the private outdoor rooftop terrace. A private event space with an equipped kitchen, TV and fireplace, and outdoor dining space lets you entertain friends and family in style, or mingle with your neighbours. If you need some quiet time, find your focus in the cozy library and study area, with its own outdoor terrace to keep you inspired.

Designed in collaboration with the team at Fuel Training Club, residents at The Tailor can stretch and strengthen in the wellness centre with the latest, high-end suspended training equipment and a group fitness or meditation area with plenty of natural light. Get your reps in with the weighted fitness area, or get your heart pumping in the circuit training section.

Fitness That Fits You

Let's take this outside. The rooftop at The Tailor is a place to connect, entertain or simply enjoy the view. A host of truly elevated amenities include a partially covered dining and barbecue area, an outdoor lounge, and a beautifully landscaped space where you can relax and catch some rays during the day or gaze up at the stars at night.

Seek Higher Ground

ROOM TO YOURSELF

Your private retreat and personal sanctuary, the spa-inspired bathrooms and generous bedrooms at the Tailor feature an array of elegant features and finishes made to inspire and pamper. Surround yourself in comfort and style, from a striking bathroom vanity with quartz countertop, vessel sink and artistic mirror, to a resting space rich in natural-toned materials and elevated details.

Living in Good Taste

The heart of your suite, the kitchen and living area at The Tailor features sophisticated, modern finishes offered in three designer-curated colour palettes to perfectly complement your personal style. Large windows and oversized Juliet balcony doors fill suites with fresh air and the warmth of natural light.

MARLIN SPRING

Marlin Spring is a fully integrated real estate company that strategically acquires, develops, constructs and re-positions assets throughout North America. Their commitment to creating smart, ethical communities is compatible with their long-term vision to create the very best neighbourhoods for generations to come.

HARBOUR EQUITY

Harbour Equity is focused on providing equity capital by way of joint ventures to experienced real estate developers across Canada. The company participates in developments on an equity basis and also provides acquisition, development, and financing expertise to augment that of its partners. Since 2011, Harbour Equity has made 50 joint venture investments in 13 cities.

mason studio.

Mason Studio is a renowned interior design firm focused on creating meaningful and inspiring human experiences. Based in Toronto, with a practice that spans the world, Mason Studio specializes in a wide array of work. From award-winning luxury hospitality, retail, and multi-unit residential design projects to experimental exhibitions, with every project, their goal is to enrich the lives of everyone they touch.

GRAZIANI + CORAZZA ARCHITECTS

Graziani + Corazza Architects is an award-winning architecture firm with a creative vision to design structures of memorable modern forms that satisfy practical needs. Our team is passionately committed to innovative thinking and advancing the evolution of design. Our design principles are founded in using materials that complement the urban and natural environment to produce sustainable settings to live, work and play.

MILBORNE GROUP

Milborne Group is Canada's leading marketer of urban, master-planned, multi-phase communities. Our breadth of experience covers every facet of the new condominium marketplace. With unparalleled expertise, creative problem solving and an unbeatable track record, Milborne is the dominant force in condominium marketing and sales today.

NAK design strategies

NAK Design Strategies is widely recognized as one of North America's leading landscape architecture and urban design practices. With work spanning the public and private sectors, significant public spaces, community master plans and unique private commissions, NAK has an established reputation for design creativity, along with an approach that contributes to the health and viability of the communities we live and work in.

COMMUNITY® by Design

Community stands for something new; a new way of seeing things, doing things, and a new perspective on what some refer to as advertising, but what those who know call connecting. We don't sell. We speak, write and draw. We interpret, design and build. Honestly. Strikingly. Strategically. And in the end, we always create something meaningful. Something that creates dialogue. A moment that stays with you.

The People Behind The Tailor