



CHESTNUT HILL
DEVELOPMENTS

BUILDING COMMUNITIES SINCE 1981

THE
DYLAN
CONDOMINIUMS





Different is daring. It's the decision to stand out, to dazzle and delight. A determination to define what's cool and deliver what's unique. It's the debut of a new direction devoted to the individual, dedicated to design, and declaring to do it differently.



DYLAN DOES

“DISTINCTION”

DIFFERENTLY



Living at the Dylan is different. It's uniquely intimate and unquestionably original. A lifestyle hub designed to impress and express your individuality. A destination with a bohemian spirit, and style blending industrial chic with approachable comfort. More than any label, The Dylan is mostly different in the way it fosters a close-knit tribe and urban community.

Located in the lively New West Village at Glencairn Avenue and Marlee Avenue The Dylan is perfectly positioned just a 3-minute walk from Glencairn Subway Station and a few blocks north of the Eglinton LRT. Upon arrival you're met with a dramatic melding of traditional masonry accented by bold stone elements trimmed in dark metal panels. Inside it's another world, adorned with hits of warm tones, leather accents, unique textures, and designs. Definitely distinct.

DYLAN DOES
“DELUXE”
DIFFERENTLY



MAKE A DASHING ENTRANCE

LIVING “THE LIFE” MEANS DEFINING A NEW LEVEL OF DECADENCE. DELUXE OPPORTUNITIES TO **INDULGE YOURSELF** IN SWANKY SOCIAL SCENES, WELLNESS-INSPIRED SPACES AND NEXT LEVEL AMENITIES THAT ELEVATE YOUR LIFESTYLE TO THE MAX.

STEP INSIDE TO A **HOTEL-INSPIRED LOBBY** REMINISCENT OF ANOTHER TIME WHEN ENTRANCES WERE LAVISH AND GRAND. LOUNGE COMFORTABLY IN CONTEMPORARY CHIC STYLE, PLUG IN TO AN EXCLUSIVE TECH SPACE WHILE WAITING FOR YOUR UBER AND BE SURE TO SAY HELLO TO THE WORLD’S FRIENDLIEST CONCIERGE ANYWHERE.





CELEBRATE FROM DAWN TO DUSK

NEED A REASON TO CELEBRATE? LET'S BEGIN WITH A SOCIAL SCENE YOU CAN CALL YOUR OWN. AS AN UBER COOL HANGOUT OR EPIC PARTY CENTRAL, THIS **CONTEMPORARY CHIC SPACE** INVITES GOOD TIMES. THE MAIN PARTY ROOM IS THE PLACE TO GRAB A DRINK AT THE BAR, COZY UP BY THE FIREPLACE, MEET AND MINGLE WITH YOUR NEIGHBOURS OR HOST A DELUXE DINNER WITH FRIENDS. JUST AROUND THE CORNER HEAD TO THE BILLIARD LOUNGE AND SINK YOUR BEST SHOT.





Take life up a level and escape to another world on your Outdoor Terrace. A happening social scene, gather with friends in comfy lounges, and host an epic al fresco evening under the stars.





SOUTH TERRACE



WORK IT OUT DAILY

GOT EXTRA ENERGY TO BURN OFF OR NEED TO SIMPLY BREATHE AND BE STILL? **FIND A HEALTHY BALANCE** TO YOUR BODY, MIND, AND SPIRIT IN A STATE-OF-THE-ART FITNESS CENTRE COMPLETE WITH ALL THE LATEST EQUIPMENT INCLUDING A YOGA STUDIO TO PRACTICE YOUR DOWNWARD DOG.

AMENITY FLOOR

- 1 Kitchen/Bar
- 2 Lounge
- 3 Kids Zone
- 4 Fireplace Lounge
- 5 Outdoor Dining Terrace with BBQ
- 6 Billiards Lounge
- 7 Study
- 8 Meeting/Dining
- 9 Kitchenette
- 10 Management Office
- 11 Outdoor Terrace



GROUND FLOOR

- 1 Lobby Entrance
- 2 Lobby Lounge
- 3 Concierge
- 4 Elevators
- 5 Fitness Studio
- 6 Parcel Room
- 7 Mail Room
- 8 Vestibule
- 9 Bike Room
- 10 Pet Wash
- 11 Guest Suite



SITEPLAN

DREAMY DESIGNER DETAILS

MORE THAN JUST SPACE TO LIVE IN, THIS IS SPACE THAT INSPIRES LIVING. THOUGHTFULLY DESIGNED SPACIOUS LAYOUTS CREATE AN ORGANIC FLOW, ENHANCED WITH **CONTEMPORARY FEATURES AND FINISHES**, AND MODERN PALETTES JUST WAITING FOR A SPLASH OF YOUR PERSONALITY AND STYLE.





DYLAN DOES
“DESTINATION”
DIFFERENTLY

YOUR HOTSPOT HOOD

Discover an eclectic destination full of possibilities. Diverse places to see and be seen in, all embraced with character and charm. Kitschy cool with loads of local gems, plus, fabulous eats and lifestyle conveniences just around the corner.



LIVE CONNECTED

3 MINUTE WALK TO GLENCAIRN SUBWAY STATION

6 MINUTE WALK TO THE EGLINTON LRT

11 SUBWAY STOPS TO UNION STATION

LET'S GO SHOPPING!

270 RETAILORS IN YORKDALE INCLUDING CANADA'S LARGEST COLLECTION OF LUXURY BRANDS

6 ANCHOR STORES

50 EATERIES

120 SHOPS & SERVICES AT LAWRENCE ALLEN CENTRE

WHAT DO YOU CRAVE?

25 HOTSPOTS INCLUDING BAKERIES, CAFES, BURGER PUBS, FINE DINING & INTERNATIONAL CUISINE

GET OUTSIDE AND PLAY!

10 COMMUNITY PARKS

240 HECTARES DOWNSVIEW PARK WITH FORESTS, PONDS, TRAILS, GARDENS, SPORT FIELDS, KIDS' ZONE AND 45,000 SQ. METRE SPORTS COMPLEX

STUDY HARD!

3 TOP TORONTO SCHOOLS

- UNIVERSITY OF TORONTO ST. GEORGE CAMPUS
- YORK UNIVERSITY KEELE CAMPUS
- GEORGE BROWN COLLEGE CASA LOMA CAMPUS

DIRECTLY CONNECTED

Discover a neighbourhood with a non-stop vibe, that connects you to where you want to go in a flash.

GO FOR A
QUICK WALK



HOP ON...HOP OFF



3

MINS

TO GLENCAIRN
SUBWAY STATION

6

MINS

TO THE FUTURE
EGLINTON LRT

10

MINS

TO LAWRENCE
ALLEN CENTRE

3

MINS

TO GLENCAIRN
SUBWAY STATION

5

STOPS

TO ST. GEORGE STATION
CONNECTING YOU TO
THE BLOOR-DANFORTH
SUBWAY LINE

11

STOPS

TO UNION STATION

2

STOPS

TO YORKDALE MALL

3

STOPS

TO GEORGE
BROWN COLLEGE
CASA LOMA
CAMPUS

6

STOPS

TO YORK
UNIVERSITY
KEELE CAMPUS

6

STOPS

TO UNIVERSITY
OF TORONTO
ST. GEORGE
CAMPUS

6

MINS

WALK TO THE FUTURE
EGLINTON LRT –
EXPECTED COMPLETION
2022 – GETTING YOU
ACROSS THE CITY EAST
AND WEST 60% FASTER

HIT THE ROAD



3

MINS

TO LAWRENCE
ALLEN CENTRE

6

MINS

TO YORKDALE MALL

10

MINS

TO HUMBER RIVER
HOSPITAL

15

MINS

TO DOWNSVIEW
PARK

13

MINS

TO YONGE &
EGLINTON

7

MINS

TO EGLINTON WEST

20

MINS

TO YONGE &
BLOOR

20

MINS

TO PEARSON
INTERNATIONAL
AIRPORT

4

MINS

TO HIGHWAY
401, SEAMLESSLY
CONNECTING YOU
TO BOTH HIGHWAY
400 & 404 IN LESS
THAN 10 MINUTES



WANT IT, NEED IT, CRAVE IT, HAVE IT!
GO BIG AND GO SHOPPING AT TWO
OF TORONTO'S LARGEST MALLS RIGHT
IN YOUR HOOD! FROM **THE LATEST
FASHIONS**, FABULOUS FOOD AND
HANDY HOUSE STYLE – IT'S ALL JUST
STEPS FROM YOUR DOOR!

DECADENT & DESIRABLE

LAWRENCE ALLEN CENTRE

Newly upgraded and just a 10-minute walk up
the street enjoy big brand stores along with a great
selection of popular fashion and lifestyle shops.

- Homesense
- Marshalls
- Structube
- Canadian Tire
- PetsMart
- Fortinos



YORKDALE SHOPPING CENTRE

Shop for days with over 250 retailers, big
department stores and a huge selection of
tempting eateries when you need to take a break.

- Hudson Bay
- Holt Renfrew
- Nordstrom
- Sporting Life
- Restoration Hardware
- UNIQLO
- PLUS, Canada's largest collection of
luxury brands such as Burberry, Cartier,
Chanel, Gucci and more.



DIVERSE & DELICIOUS



FOR SOME EXOTIC FLAVOUR AND FLAIR, TRAVEL THE WORLD IN YOUR OWN NEIGHBOURHOOD TO EXPERIENCE A **DELUXE SELECTION OF INTERNATIONAL CUISINE**, GOURMET BISTROS, POPULAR BARS AND BELOVED COFFEE SHOPS.



- Amico Bakery
- Boccacio
- Demetres
- Joey's Yorkdale
- Moretti Cafe
- Pasta Goodness
- Pane Fresco
- Speducci Mercatto
- The Burger's Priest
- The Cheesecake Factory
- United Bakers
- Zito's Marketplace



DOWN-TO-EARTH

GET DOWN TO THE ART OF PARK IN A
**NEIGHBOURHOOD SURROUNDED BY PATHWAYS
AND PLAYGROUNDS,** FORESTS AND SPORTS FIELDS,
PLUS POOLS, ICE RINKS, PICNIC SPOTS AND MORE.

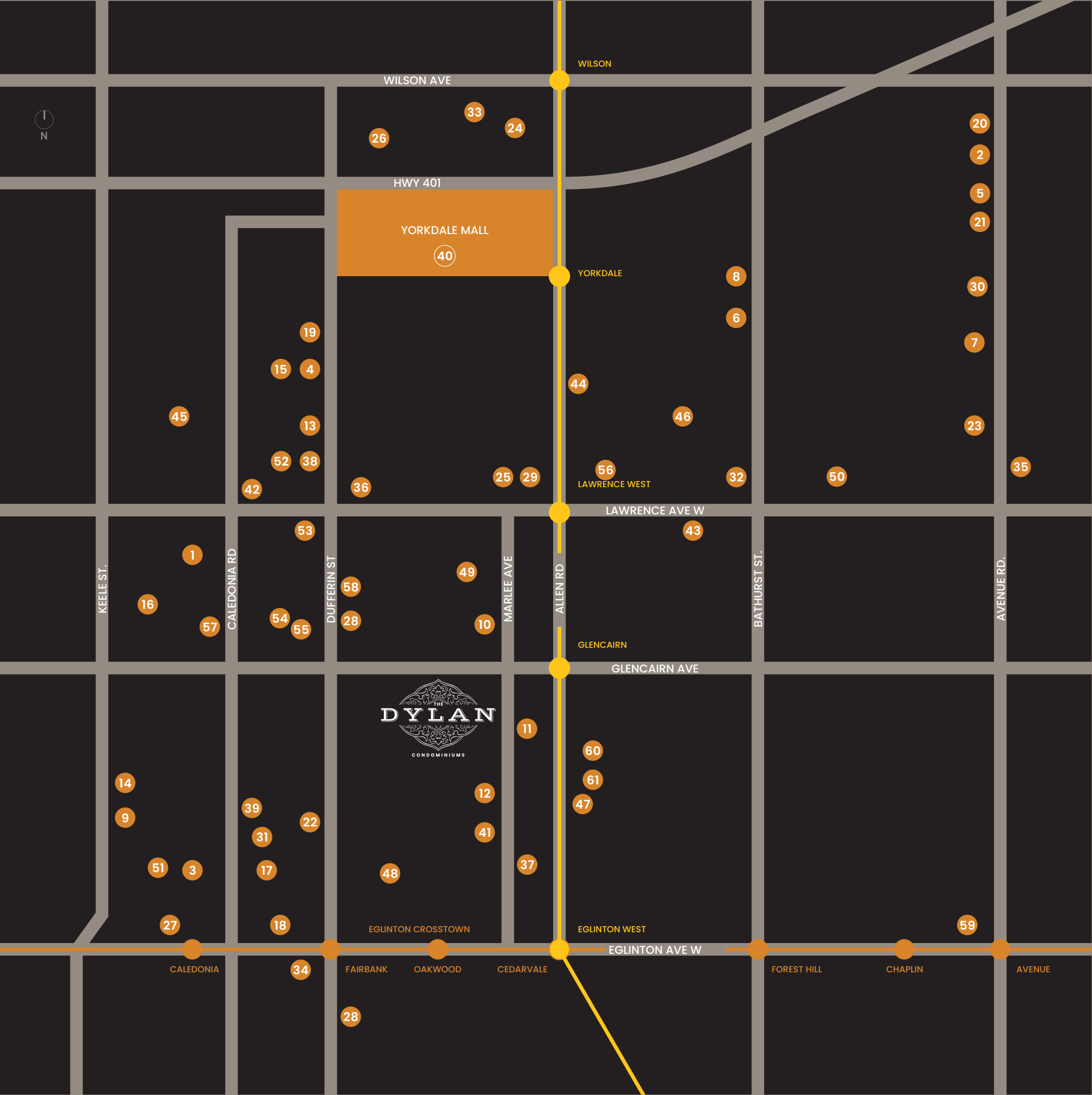
- Benner Park
- Charter Court Park
- Dell Park
- JT Watson Park
- Newgate Parkette
- Nicol MacNicol Parkette
- Viewmount Park
- Walter Saunders Memorial Park
- Wenderly Park
- York Beltline Trail



THE GREEN SCENE AT DOWNSVIEW PARK

Often compared to the great parks of the world, you're also just 10 minutes from Toronto's largest urban destination park Downsview. Host to year-round events with cultural festivals, concerts and nature walks, take a trail and explore its diverse landscape including local plants, gardens and wildlife habitats such as forests and ponds. The 240-hectare park is also home to:

- Sports fields
- Kids Play Zone
- Dog Park
- Rock-climbing
- Go-karting
- The Merchants market
- The Toronto Wildlife Centre
- Festival Terrace
- Scotiabank Pond Arena
- The Toronto School of Circus Arts
- Volleyball Canada
- The Hoop Dome
- Circuit Path Walking Trail



FOOD & DINING

- 1 Ace Bakery
- 2 Aroma Espresso Bar
- 3 Commisso Bros. & Racco Italian Bakery
- 4 Demetres Dufferin
- 5 Drums N Flats
- 6 Gryfe's
- 7 La Bamboche
- 8 Milk 'N Honey
- 9 O Patio Churrasqueira
- 10 Pasta Goodness
- 11 Pizza Nova
- 12 R Bakery Cafe
- 13 Red Lobster
- 14 Seara Bakery
- 15 Seoul House Restaurant
- 16 Speducci Mercato
- 17 Starbucks
- 18 Sushi Zuki
- 19 The Burger's Priest
- 20 The Copper Chimney
- 21 The Rolling Pin
- 22 Tim Hortons
- 23 Tutto Pronto

SHOPPING

- 24 Beer Store
- 25 Canadian Tire
- 26 Costco Wholesale
- 27 FreshCo.
- 28 Lady York Foods
- 29 Lawrence Allen Centre
- 30 LCBO
- 31 Lowe's Home Improvement
- 32 Metro
- 33 Michaels
- 34 No Frills
- 35 Pusateri's Fine Foods
- 36 Shoppers Drug Mart
- 37 Sobeys Urban Fresh Rosebury Square
- 38 Staples
- 39 The Home Depot
- 40 Yorkdale Shopping Centre
- 41 Zito's Marketplace

GREEN SPACES

- 42 Caledonia Park
- 43 Dell Park
- 44 Flemington Park
- 45 North Park
- 46 Prince Charles Park
- 47 Viewmount Park
- 48 Walter Saunders Memorial Park
- 49 Wenderly Park
- 50 Woburn Park
- 51 Woodborough Park

LIFESTYLE

- 52 Budo Canada - Fitness MMA Boxing
- 53 Columbus Centre
- 54 Glen Long Community Centre
- 55 Glen Long Rink
- 56 Lawrence Heights Community Centre
- 57 RedLeaf Fitness & CrossFit
- 58 San Lorenzo Latin American Community Centre
- 59 The Eglinton Grand
- 60 Viewmount Community Centre
- 61 Viewmount Park Tennis Club

EDUCATION

- 62 Beth Jacob Private School
- 63 Bialik Hebrew Day School
- 64 Dante Alighieri Academy
- 65 Forest Hill Collegiate Institute
- 66 Glen Park Public School
- 67 Our Lady of the Assumption Catholic School
- 68 North Preparatory Junior Public School
- 69 Regina Mundi Catholic School
- 70 St. Charles Catholic School
- 71 STS Cosmas and Damian Catholic School
- 72 West Preparatory Junior Public School

CHESTNUT HILL DOES
“DEVELOPMENT”
DIFFERENTLY

INSPIRED BY VISION DRIVEN BY VALUES



**CHESTNUT HILL
DEVELOPMENTS**

BUILDING COMMUNITIES SINCE 1981

At Chestnut Hill Developments, we create visionary communities that stand the test of time. Since 1981, our reputation for providing premium locations, brilliant design, and unprecedented value has earned us the trust of thousands of homeowners. Our track record of creating outstanding condominium projects throughout the gta is largely thanks to our precise understanding of the needs and wants of the community.



LOTUS CONDOS,
TORONTO



LIFE CONDOS,
TORONTO



SF3 TOWNHOMES,
PICKERING



UNIVERSAL CITY TOWER ONE,
PICKERING



UNIVERSAL CITY TOWER TWO,
PICKERING



SF3 CONDOS,
PICKERING



UNIVERSAL CITY TOWER THREE,
PICKERING

Our vision for all communities includes meticulous attention to detail, superior features, exciting amenities, and excellent craftsmanship, using the latest in technology and design advancements. Success after success, count on Chestnut Hill for connected, contemporary living.

THE DIFFERENCE IS TEAMWORK

IN2ITION REALTY

Founded by Debbie Cosic, In2ition Realty is recognized not only as an astute professional, but also as a fearless innovator in the industry. The company is an innovative real estate brokerage that specializes in marketing, merchandising, and selling of new home and condominium communities. In2ition has been able to meticulously understand opportunity while creating industry trends with award winning and profitable results for their clients.

KIRKOR ARCHITECTS

Kirkor Architects and Planners is recognized as one of the leading practices in Canada, undertaking large-site, urban intensification projects comprising of complex, mixed use programs. KIRKOR pursues a discipline of architecture that speaks directly to the context of its setting, while offering design solutions that create desirable, multi-faceted, sustainable communities. The firm is leading the field to exciting new possibilities.

TOMAS PEARCE INTERIOR DESIGN

Tomas Pearce Interior Design Consulting Inc. is based in Toronto, ON, Canada. Led by Principal Partners Melandro Quilatan and Tania Richardson, the TOMAS PEARCE team is comprised of experienced Designers, Decorators, Architectural Technologists, and 3D Renderers. They offer comprehensive turnkey Interior Design and Decorating services. The firms' list of luxury residences and commercial condominium towers is expansive and diverse. Tomas Pearce has extensive experience, knowledge, and understanding of the design process and will guide you through the entire process from concept to completion.



STUDIO TLA

STUDIO tla is an outgrowth of Terraplan Landscape Architects' 40-year history and is very much grounded in Terraplan's earned reputation for technical excellence and client service while providing a more comprehensive approach to the design and delivery of complex urban environments.

Our work focuses on multi-scale landscape infrastructures and the urban interface between architecture and open space. We design meaningful environments for mixed-use and residential projects, parks, streetscapes, and civic spaces. We create landscapes that are unique in their vision and representative of their context, technically excellent, and detailed with innovative methods and materiality.

MONTANA STEELE

Montana Steele is a full-service strategic marketing firm that brings over two decades of experience in all sectors of the real estate industry. A strong commitment to creativity and brand-building, deep insights and specialized market knowledge, and long-term strategic thinking capabilities have enabled Montana Steel to launch iconic real estate and destination brands for their varied clientele across North America. At Montana Steele, winning international awards goes hand in hand with winning market share for their clients. Montana Steele offers a comprehensive range of services available in-house and specialized expertise in all areas of real estate and destination marketing.

