

EXCLUSIVE PROMOTIONS

EXTENDED DEPOSIT STRUCTURE BUY WITH ONLY 5% DOWN IN 2023

\$10,000 on Signing

Balance of 5% in 30 Days

~~2.5% in 150 days~~

2.5% in 300 days

~~2.5% in 260 days~~

2.5% in 450 days

5% in 600 Days

(5% on Occupancy)

FREE ASSIGNMENT

(Plus \$500 Legal Fee)

RIGHT TO LEASE DURING INTERIM OCCUPANCY

CAPPED DEVELOPMENT LEVIES

\$14,000 for studio

\$16,500 for 1 bedroom and 1 bedroom + den suites

\$18,000 for 2 bedrooms suites

\$19,000 for suites with 3 bedrooms

* Availability, features, promotions, and prices are subject to change without notice. Some conditions apply.

Please consult an RDS Representative for details. E.&O.E. April 13, 2023.

Presentation Gallery:

4822 Yonge Street, North York, ON, M2N 5M9

(t) 647-697-8757 (e) northcore@fieldgateurban.com

NORTH CORE

Fieldgate
Urban

westdale
PROPERTIES

RE
Exclusive brokerage

NORTHCORE

YONGE AND SHEPPARD AT THE 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 Space

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

COMMUNITY

- 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, Questtrade, TDSB, Fieldgate Urban, Menkes, Nestle, Harris Sheaffer LLP, Starbucks Canada Corporate Office, Warner Bros Entertainment, Tarion, Hyundai Canada, Square Canada, Swift Offices Inc., Zycom 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

NORTHCORE

Fieldgate
Urban

westdale
PROPERTIES

Exclusive brokerage

NORTH CORE

YONGE AND SHEPPARD AT THE CORE

Model	Starting Floor	Bedroom Type	View	Interior Size	Exterior Size	Total Size	Price
A2	10	Studio	North	333	37	370	\$510,000
A3	11	Studio	North	337	37	374	\$523,000
B13	11	1 Bedroom	South	489	53	542	\$711,000
B2	10	1 Bedroom	West	427	56	483	\$728,000
B5	10	1 Bedroom	South	442	-	442	\$737,000
B14	3	1 Bedroom	South	497	87	584	\$739,000
C11	2	1 Bedroom + Den	North	505	27	532	\$735,000
E1	11	2 Bedroom	North	613	37	650	\$898,000
E2	8	2 Bedroom	North	636	37	673	\$917,000
E3	8	2 Bedroom	North	618	37	655	\$917,000
E11	3	2 Bedroom	North West	648	30	678	\$930,000
E14	2	2 Bedroom + Den	South	762	-	762	\$989,000
E12	6	2 Bedroom + Den	South West	764	96	860	\$1,030,000

Penthouse Collection

Model	Starting Floor	Bedroom Type	View	Interior Size	Exterior Size	Total Size	Price
G3-T	18	3 Bedroom	North	840	256	1096	\$1,325,000
G4-T	18	3 Bedroom	North	861	256	1117	\$1,325,000
E10-T	19	2 Bedroom + Den	North West	787	253	1040	\$1,350,000
G6-T	18	3 Bedroom	North West	1026	858	1884	\$1,692,000

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

Deposit Structure	Incentives	Maintenance Fees
Deposit Structure \$10,000 on Signing Balance of 5% in 30 Days 2.5% in 300 Days 2.5% in 450 Days 5% in 600 Days 5% on Occupancy Occupancy Spring, 2026	Standard Parking: \$95,000 Available to Suites with 2 Bedrooms or Larger Standard Locker Price: Wait List Free Assignment: Assignment Fee: \$5,000 + Legal Fee Platinum Promotion: Free + \$500 Legal Fee Development Levies Capped at: Studio: \$14,000 1 Bedroom, and 1 Bedroom + Den: \$16,500 2 Bedrooms and 2 Bedroom + Den: \$18,000 3 Bedrooms: \$19,000 Right to Lease during Interim Occupancy	Approximately \$0.69 per square foot Includes: Common Elements, Concierge, Building Insurance, Amenities. Excludes: Hydro, gas, and water. Parking: \$79.95/month Locker: \$49.95/month Bell Smart One Smart Home System & Bulk High-Speed Internet: \$55+HST/month Property Taxes: See City of Toronto's Posted Rate

* Availability, features, promotions, and prices are subject to change without notice. Some conditions apply.
Please consult an RDS Representative for details. E.&O.E. May 24, 2023.

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

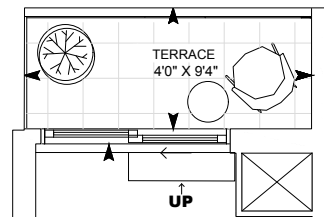
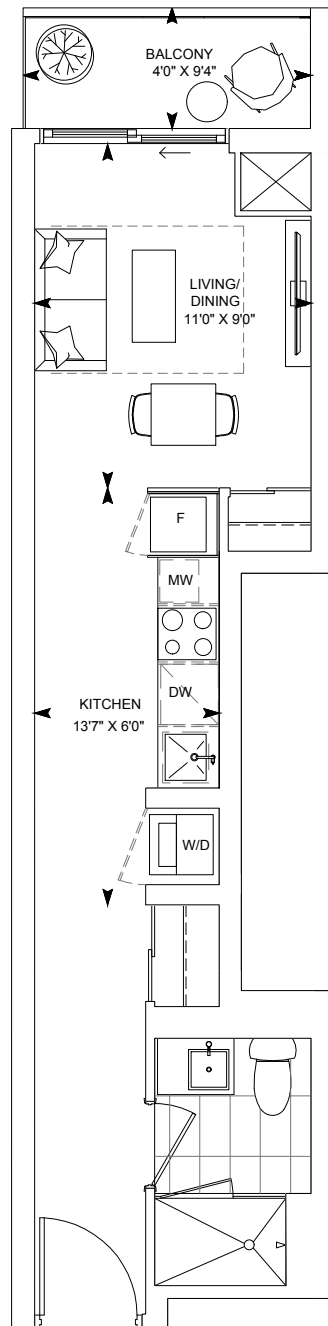
NORTH CORE

Fieldgate
Urban

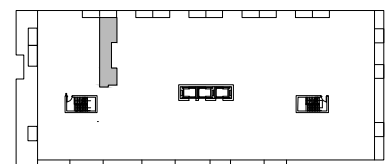
westdale
PROPERTIES

RG
Exclusive Brokerage

A2	INTERIOR: 333 sq.ft.	OUTDOOR: 37 sq.ft.	TOTAL: 370 sq.ft.
----	----------------------	--------------------	-------------------



FLOOR 3 TERRACE CONDITION

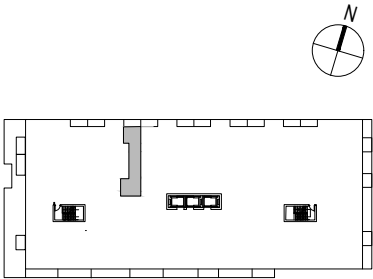
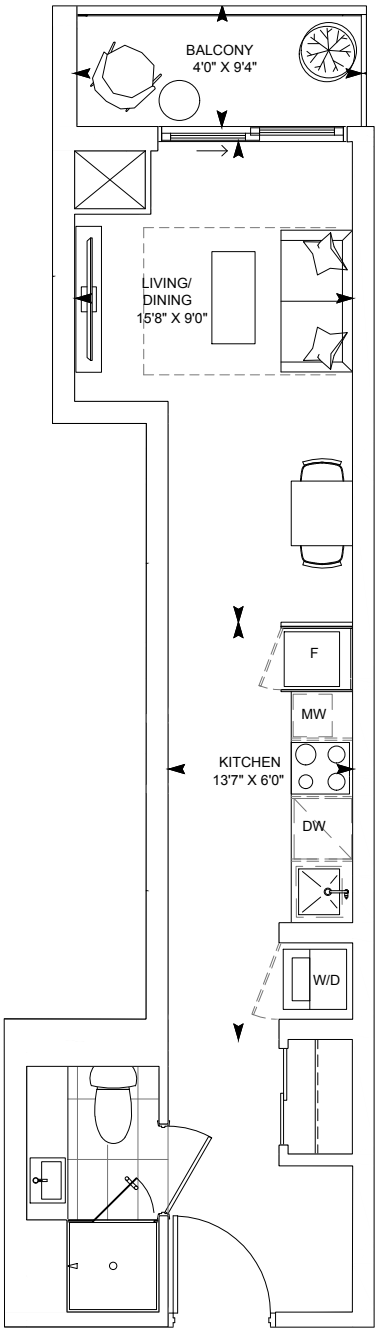


FLOORS 3 - 17



Dimensions, specifications, layouts and materials are approximate only and are subject to change without notice. Window sizes and locations may vary. Furniture is for illustration purposes only and does not necessarily reflect the electrical plan for the suite. Suites are sold unfurnished. Actual usable floor space within the unit may be different from stated floor areas or dimensions on this plan. For more information on the method used for calculating the floor area of any unit, please refer to Builder Bulletin No. 22 published by Tarion. Balcony and terrace area is approximate and not included in net suite area. The actual unit purchased may be reverse layout to the plan shown. E.&O.E.

A3	INTERIOR: 337 sq.ft.	OUTDOOR: 37 sq.ft.	TOTAL: 374 sq.ft.
----	----------------------	--------------------	-------------------



NORTH

CORE

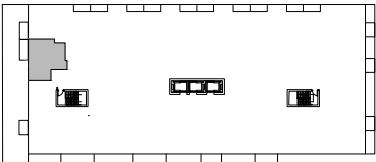
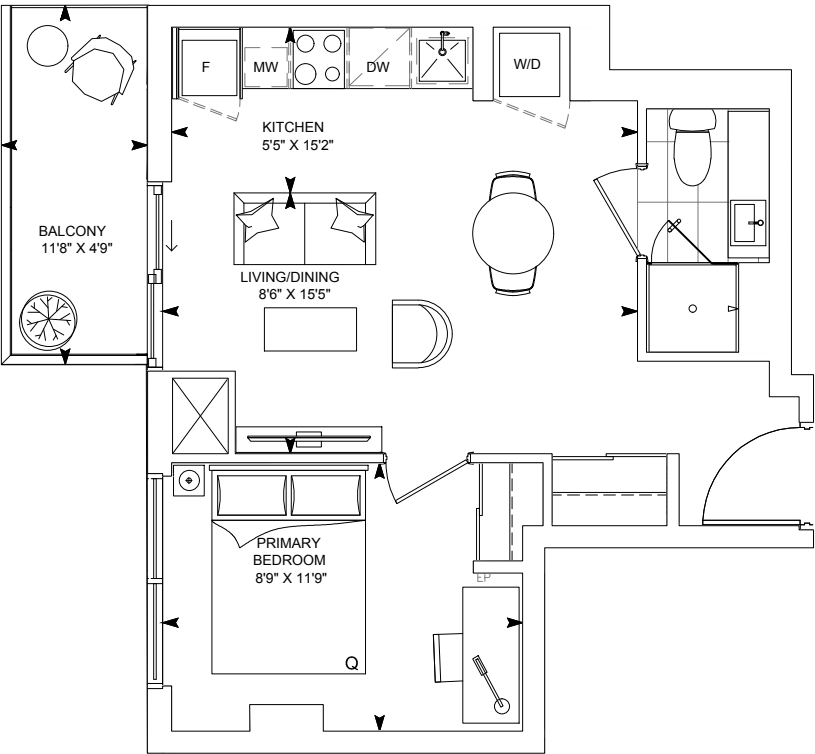
Fieldgate Urban

Westdale

FLOORS 8 - 17

Dimensions, specifications, layouts and materials are approximate only and are subject to change without notice. Window sizes and locations may vary. Furniture is for illustration purposes only and does not necessarily reflect the electrical plan for the suite. Suites are sold unfurnished. Actual usable floor space within the unit may be different from stated floor areas or dimensions on this plan. For more information on the method used for calculating the floor area of any unit, please refer to Builder Bulletin No. 22 published by Tarion. Balcony and terrace area is approximate and not included in net suite area. The actual unit purchased may be reverse layout to the plan shown. E.&O.E.

B2	INTERIOR: 427 sq.ft.	OUTDOOR: 56 sq.ft.	TOTAL: 488 sq.ft.
----	----------------------	--------------------	-------------------



FLOORS 9-17

NORTH

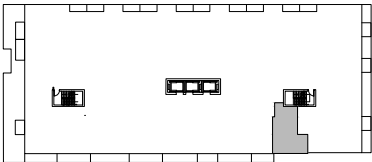
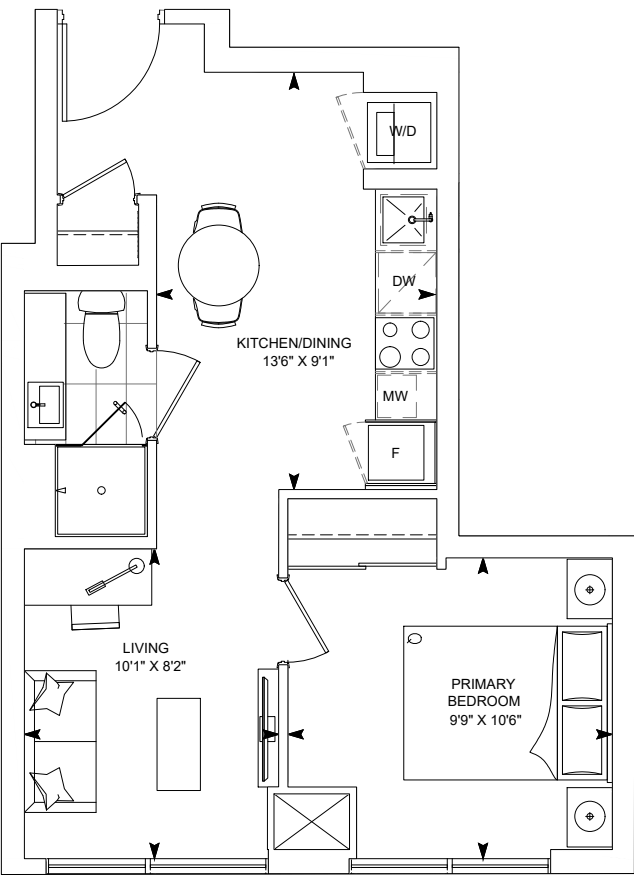
CORE

Fieldgate
Urban

Westdale
Residential

Dimensions, specifications, layouts and materials are approximate only and are subject to change without notice. Window sizes and locations may vary. Furniture is for illustration purposes only and does not necessarily reflect the electrical plan for the suite. Suites are sold unfurnished. Actual usable floor space within the unit may be different from stated floor areas or dimensions on this plan. For more information on the method used for calculating the floor area of any unit, please refer to Builder Bulletin No. 22 published by Tarion. Balcony and terrace area is approximate and not included in net suite area. The actual unit purchased may be reverse layout to the plan shown. E.&O.E.

B5	INTERIOR: 442 sq.ft.	TOTAL: 442 sq.ft.
----	----------------------	-------------------



FLOORS 2-17

NORTH

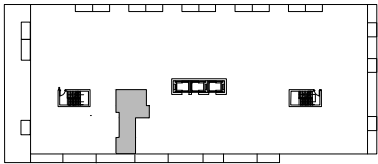
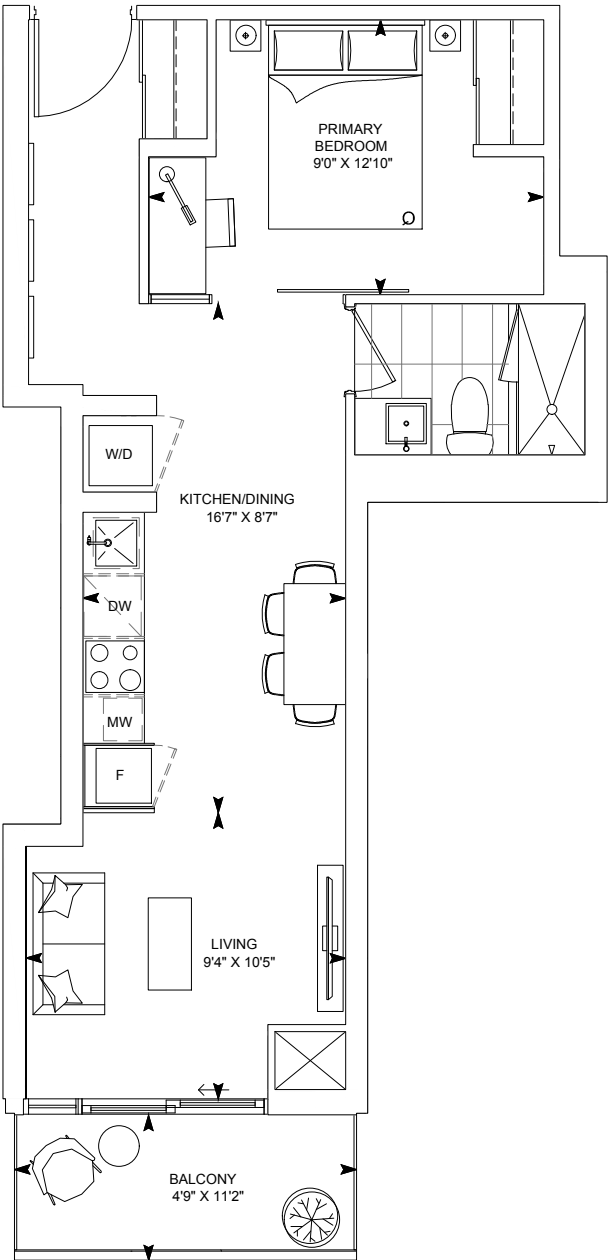
CORE

Fieldgate
Urban

Westdale
Residences

Dimensions, specifications, layouts and materials are approximate only and are subject to change without notice. Window sizes and locations may vary. Furniture is for illustration purposes only and does not necessarily reflect the electrical plan for the suite. Suites are sold unfurnished. Actual usable floor space within the unit may be different from stated floor areas or dimensions on this plan. For more information on the method used for calculating the floor area of any unit, please refer to Builder Bulletin No. 22 published by Tarion. Balcony and terrace area is approximate and not included in net suite area. The actual unit purchased may be reverse layout to the plan shown. E.&O.E.

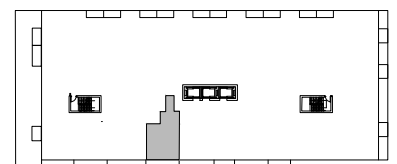
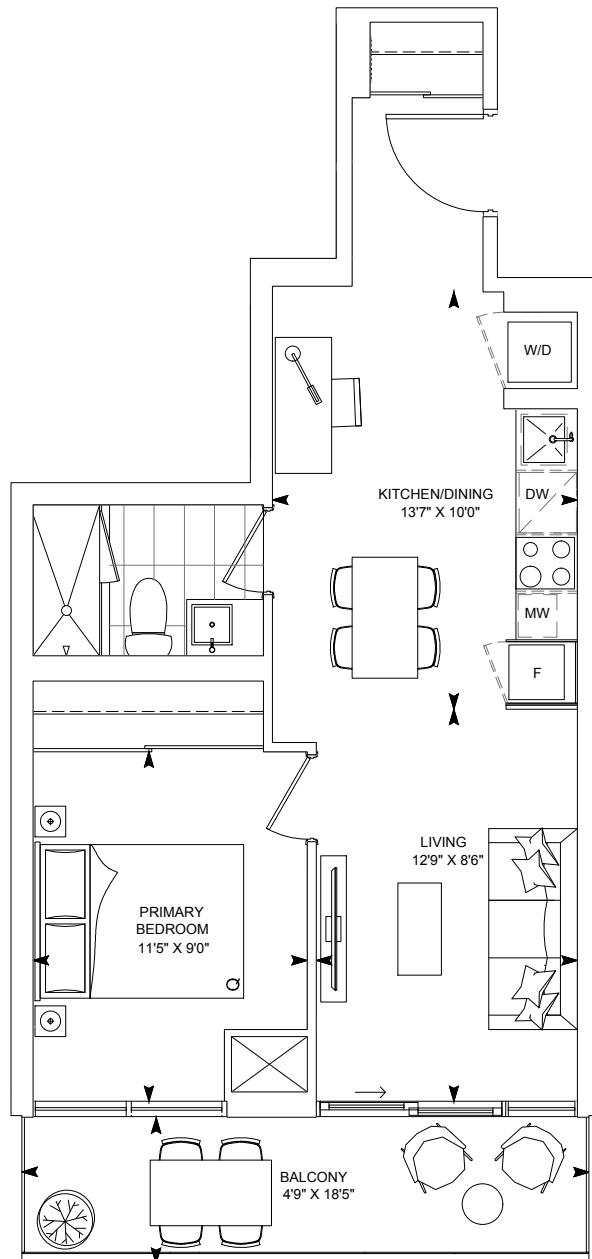
B13	INTERIOR: 489 sq.ft.	OUTDOOR: 53 sq.ft.	TOTAL: 542 sq.ft.
-----	----------------------	--------------------	-------------------



FLOORS 3-17

Dimensions, specifications, layouts and materials are approximate only and are subject to change without notice. Window sizes and locations may vary. Furniture is for illustration purposes only and does not necessarily reflect the electrical plan for the suite. Suites are sold unfurnished. Actual usable floor space within the unit may be different from stated floor areas or dimensions on this plan. For more information on the method used for calculating the floor area of any unit, please refer to Builder Bulletin No. 22 published by Tarion. Balcony and terrace area is approximate and not included in net suite area. The actual unit purchased may be reverse layout to the plan shown. E.&O.E.

B14	INTERIOR: 497 sq.ft.	OUTDOOR: 87 sq.ft.	TOTAL: 584 sq.ft.
-----	----------------------	--------------------	-------------------

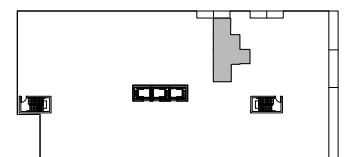
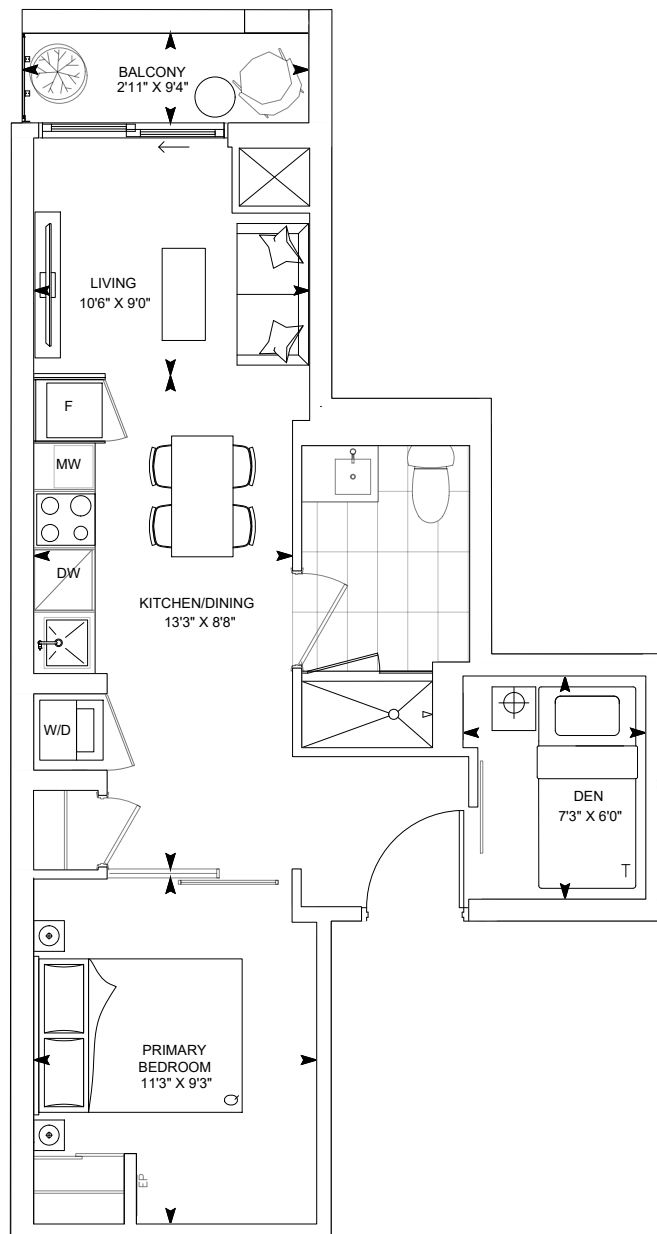


FLOORS 3-17



Dimensions, specifications, layouts and materials are approximate only and are subject to change without notice. Window sizes and locations may vary. Furniture is for illustration purposes only and does not necessarily reflect the electrical plan for the suite. Suites are sold unfurnished. Actual usable floor space within the unit may be different from stated floor areas or dimensions on this plan. For more information on the method used for calculating the floor area of any unit, please refer to Builder Bulletin No. 22 published by Tarion. Balcony and terrace area is approximate and not included in net suite area. The actual unit purchased may be reverse layout to the plan shown. E.&O.E.

C11	INTERIOR: 505 sq.ft.	OUTDOOR: 27 sq.ft.	TOTAL: 532 sq.ft.
-----	----------------------	--------------------	-------------------

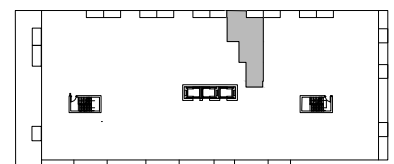
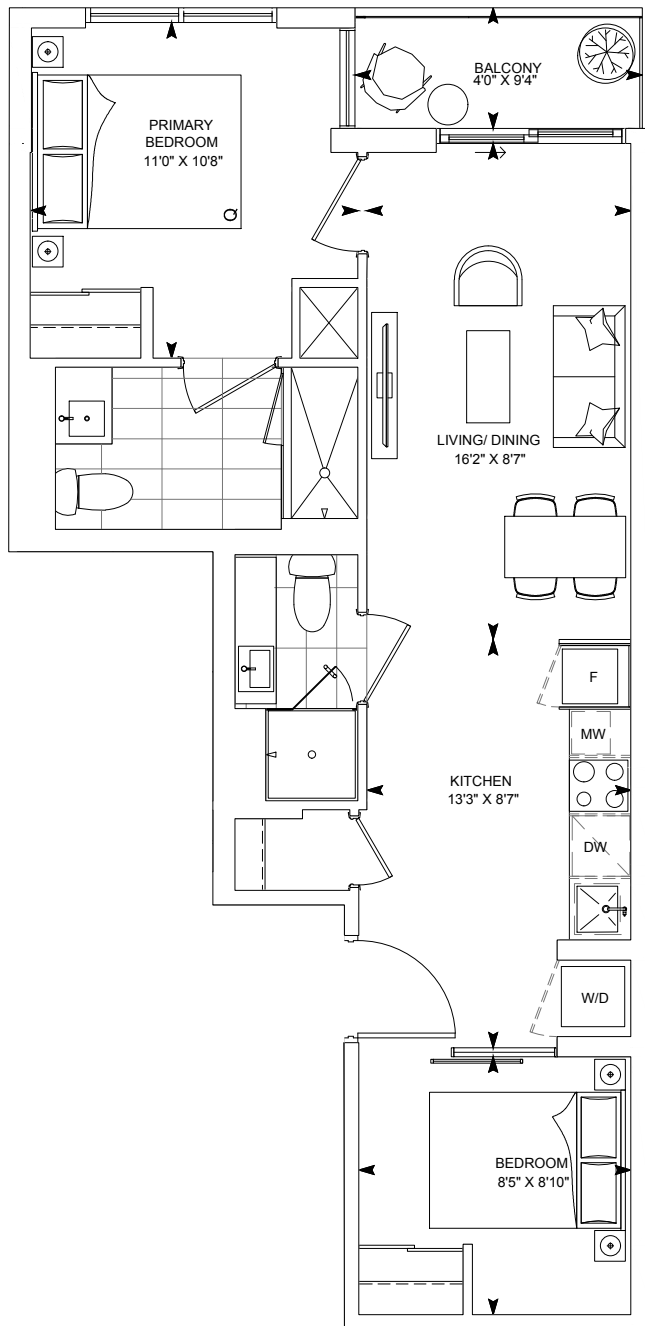


FLOORS 2



Dimensions, specifications, layouts and materials are approximate only and are subject to change without notice. Window sizes and locations may vary. Furniture is for illustration purposes only and does not necessarily reflect the electrical plan for the suite. Suites are sold unfurnished. Actual usable floor space within the unit may be different from stated floor areas or dimensions on this plan. For more information on the method used for calculating the floor area of any unit, please refer to Builder Bulletin No. 22 published by Tarion. Balcony and terrace area is approximate and not included in net suite area. The actual unit purchased may be reverse layout to the plan shown. E.&O.E.

E1	INTERIOR: 613 sq.ft.	OUTDOOR: 37 sq.ft.	TOTAL: 650 sq.ft.
----	----------------------	--------------------	-------------------

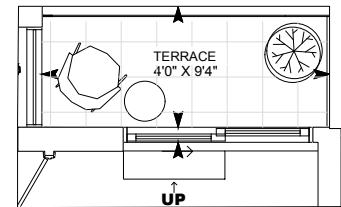
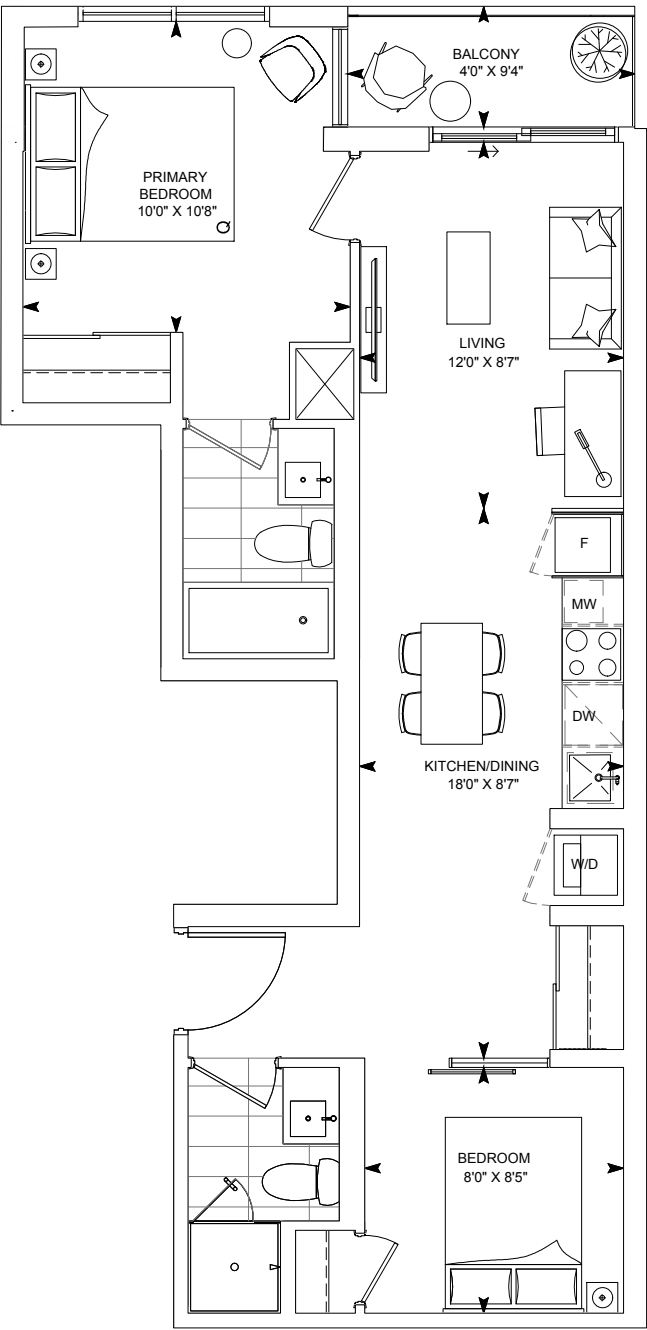


FLOORS 3-17

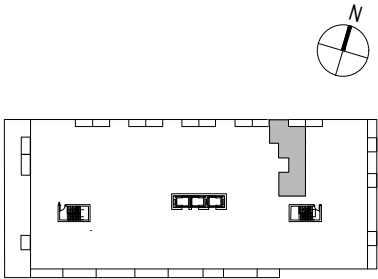


Dimensions, specifications, layouts and materials are approximate only and are subject to change without notice. Window sizes and locations may vary. Furniture is for illustration purposes only and does not necessarily reflect the electrical plan for the suite. Suites are sold unfurnished. Actual usable floor space within the unit may be different from stated floor areas or dimensions on this plan. For more information on the method used for calculating the floor area of any unit, please refer to Builder Bulletin No. 22 published by Tarion. Balcony and terrace area is approximate and not included in net suite area. The actual unit purchased may be reverse layout to the plan shown. E.&O.E.

E2	INTERIOR: 636 sq.ft.	OUTDOOR: 37 sq.ft.	TOTAL: 673 sq.ft.
----	----------------------	--------------------	-------------------



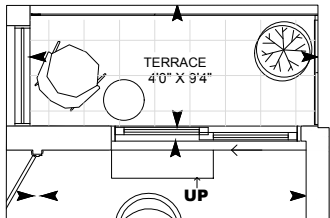
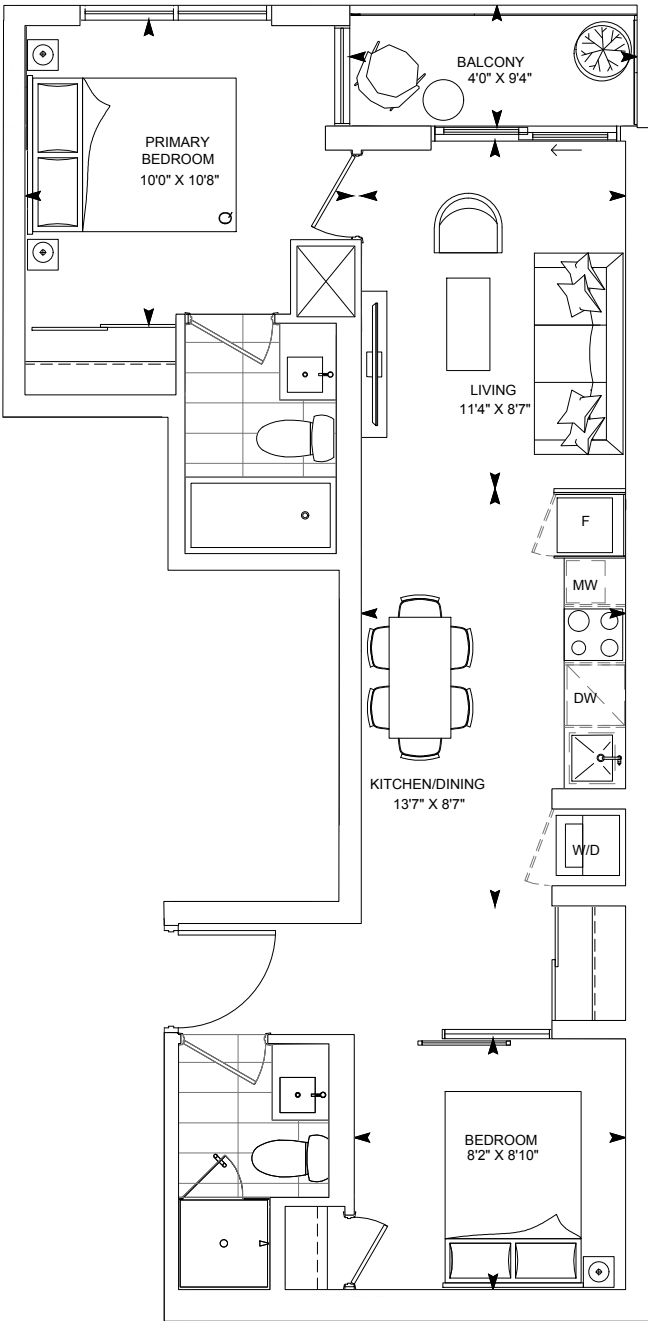
FLOOR 3 TERRACE CONDITION



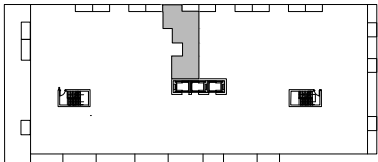
FLOORS 2-17

Dimensions, specifications, layouts and materials are approximate only and are subject to change without notice. Window sizes and locations may vary. Furniture is for illustration purposes only and does not necessarily reflect the electrical plan for the suite. Suites are sold unfurnished. Actual usable floor space within the unit may be different from stated floor areas or dimensions on this plan. For more information on the method used for calculating the floor area of any unit, please refer to Builder Bulletin No. 22 published by Tarion. Balcony and terrace area is approximate and not included in net suite area. The actual unit purchased may be reverse layout to the plan shown. E.&O.E.

E3	INTERIOR: 618 sq.ft.	OUTDOOR: 37 sq.ft.	TOTAL: 655 sq.ft.
----	----------------------	--------------------	-------------------



FLOOR 3 TERRACE CONDITION



FLOORS 3-17

NORTH

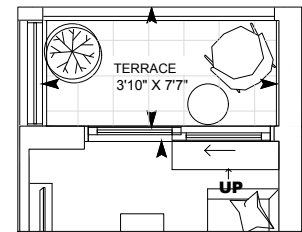
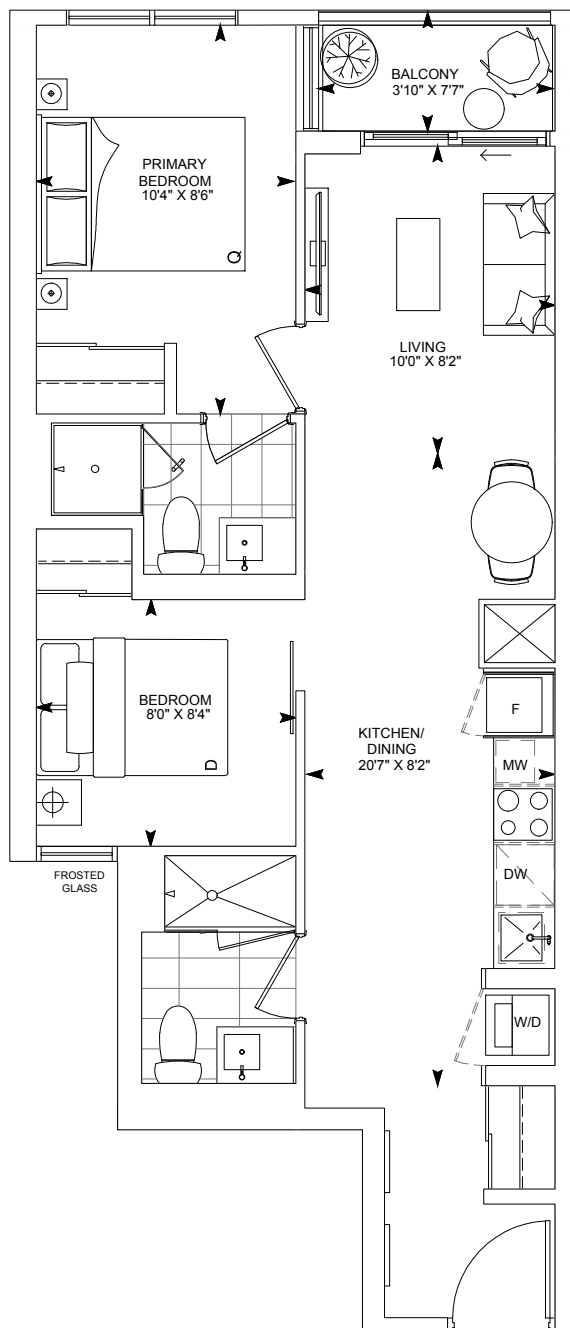
CORE

Fieldgate
Urban

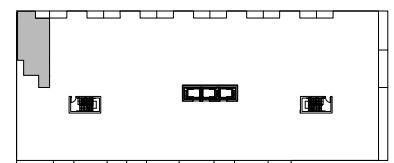
Westdale
Institutional

Dimensions, specifications, layouts and materials are approximate only and are subject to change without notice. Window sizes and locations may vary. Furniture is for illustration purposes only and does not necessarily reflect the electrical plan for the suite. Suites are sold unfurnished. Actual usable floor space within the unit may be different from stated floor areas or dimensions on this plan. For more information on the method used for calculating the floor area of any unit, please refer to Builder Bulletin No. 22 published by Tarion. Balcony and terrace area is approximate and not included in net suite area. The actual unit purchased may be reverse layout to the plan shown. E.&O.E.

E11	INTERIOR: 647 sq.ft.	OUTDOOR: 30 sq.ft.	TOTAL: 677 sq.ft.
-----	----------------------	--------------------	-------------------



FLOOR 3 TERRACE CONDITION

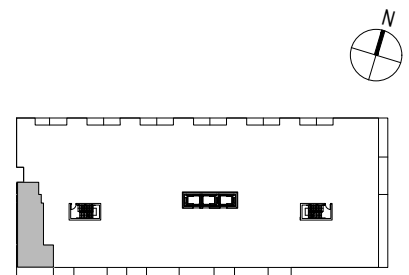
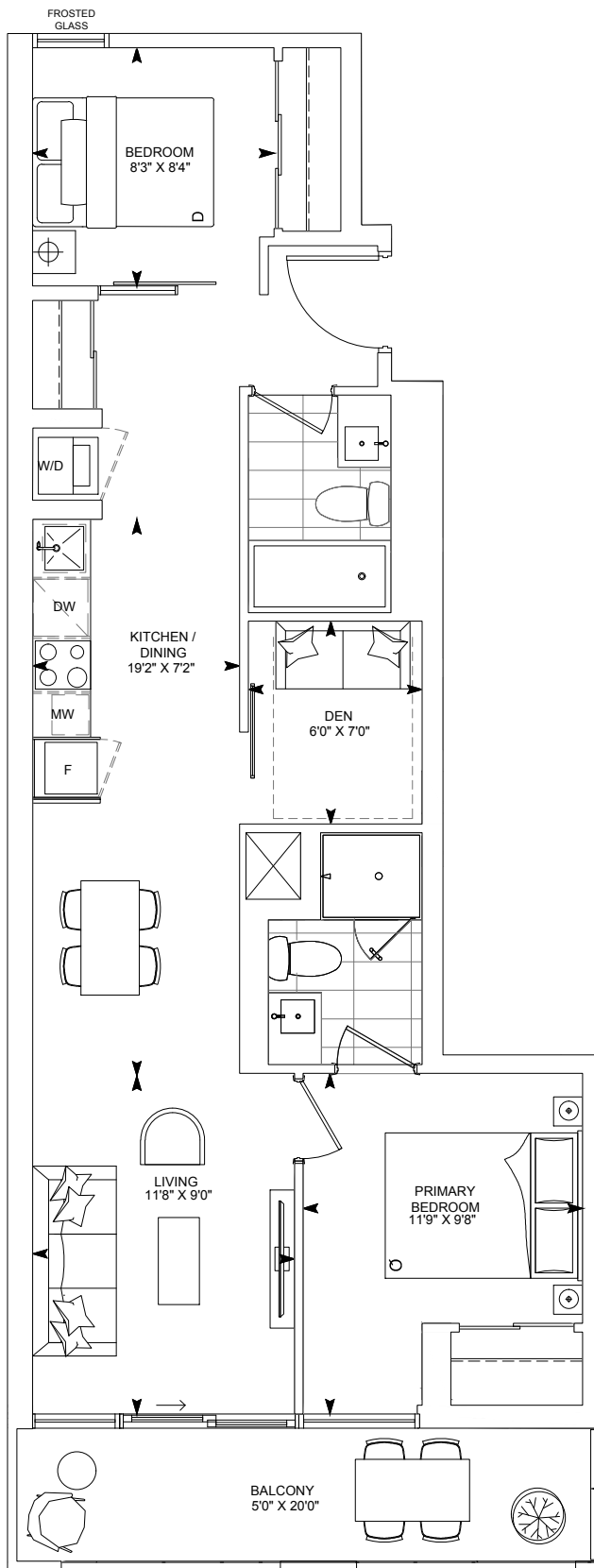


FLOORS 3-7



Dimensions, specifications, layouts and materials are approximate only and are subject to change without notice. Window sizes and locations may vary. Furniture is for illustration purposes only and does not necessarily reflect the electrical plan for the suite. Suites are sold unfurnished. Actual usable floor space within the unit may be different from stated floor areas or dimensions on this plan. For more information on the method used for calculating the floor area of any unit, please refer to Builder Bulletin No. 22 published by Tarion. Balcony and terrace area is approximate and not included in net suite area. The actual unit purchased may be reverse layout to the plan shown. E.&O.E.

E12	INTERIOR: 764 sq.ft.	OUTDOOR: 96 sq.ft.	TOTAL: 860 sq.ft.
-----	----------------------	--------------------	-------------------

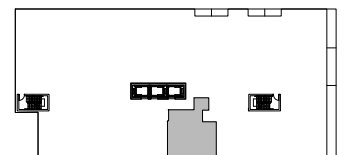
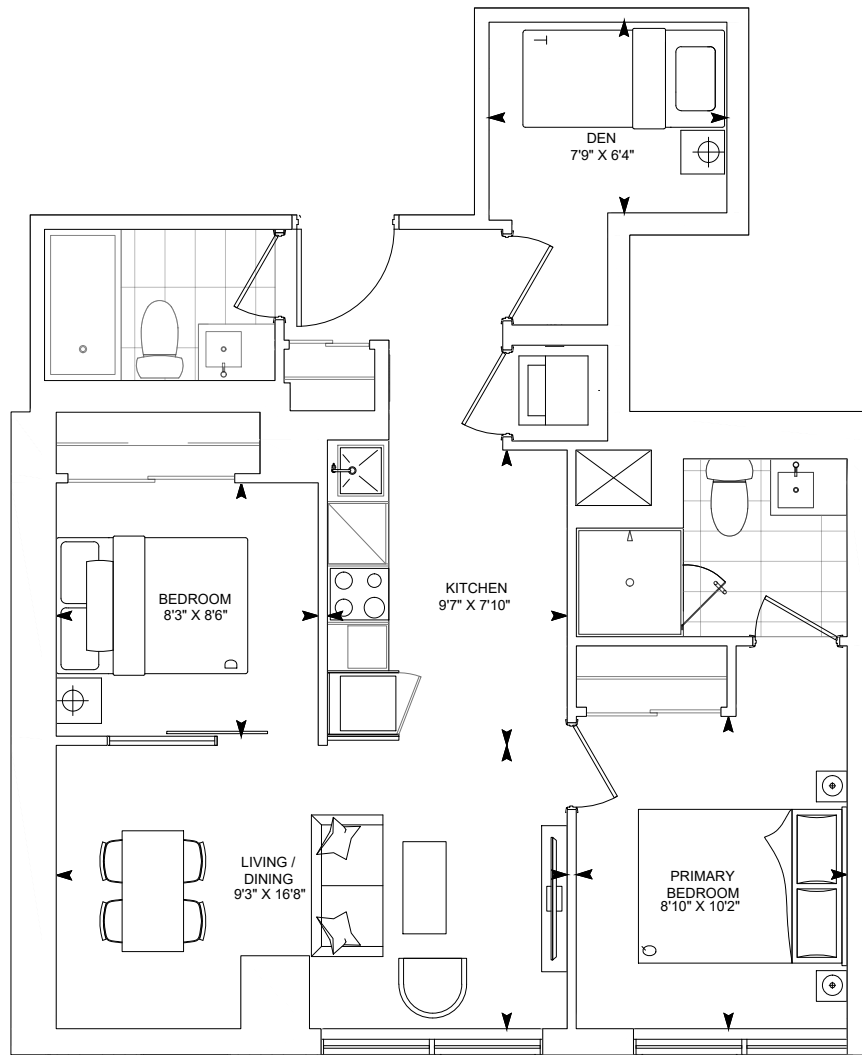


FLOORS 3-7



Dimensions, specifications, layouts and materials are approximate only and are subject to change without notice. Window sizes and locations may vary. Furniture is for illustration purposes only and does not necessarily reflect the electrical plan for the suite. Suites are sold unfurnished. Actual usable floor space within the unit may be different from stated floor areas or dimensions on this plan. For more information on the method used for calculating the floor area of any unit, please refer to Builder Bulletin No. 22 published by Tarion. Balcony and terrace area is approximate and not included in net suite area. The actual unit purchased may be reverse layout to the plan shown. E.&O.E.

E14	INTERIOR: 762 sq.ft.	OUTDOOR:	TOTAL: 762 sq.ft.
-----	----------------------	----------	-------------------

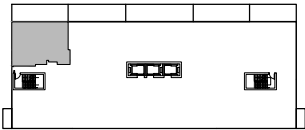
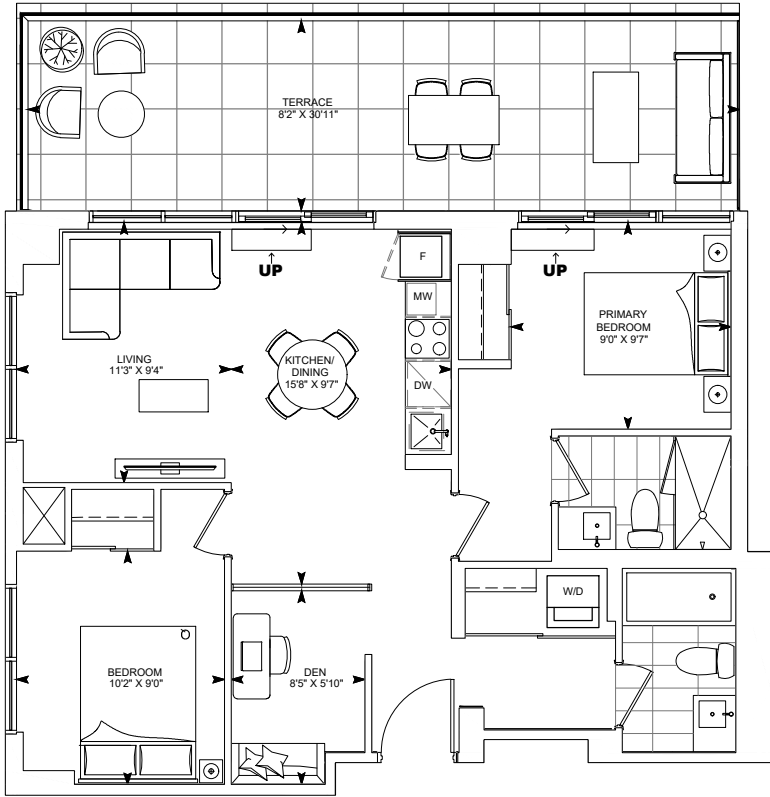


FLOORS 2



Dimensions, specifications, layouts and materials are approximate only and are subject to change without notice. Window sizes and locations may vary. Furniture is for illustration purposes only and does not necessarily reflect the electrical plan for the suite. Suites are sold unfurnished. Actual usable floor space within the unit may be different from stated floor areas or dimensions on this plan. For more information on the method used for calculating the floor area of any unit, please refer to Builder Bulletin No. 22 published by Tarion. Balcony and terrace area is approximate and not included in net suite area. The actual unit purchased may be reverse layout to the plan shown. E.&O.E.

E10-T	INTERIOR: 787 sq.ft.	OUTDOOR: 253 sq.ft.	TOTAL: 1,040 sq.ft.
-------	----------------------	---------------------	---------------------



FLOOR 19

NORTH

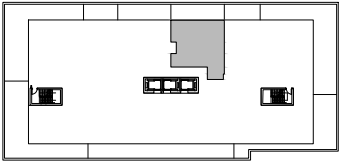
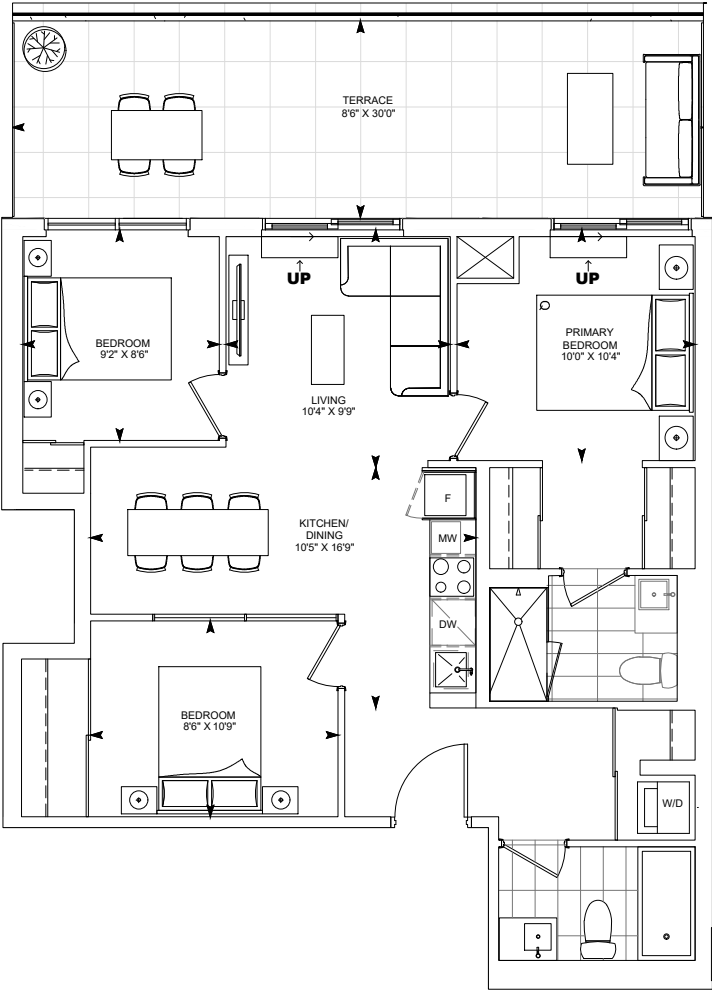
CORE

Fieldgate
Urban

Westdale
Residential

Dimensions, specifications, layouts and materials are approximate only and are subject to change without notice. Window sizes and locations may vary. Furniture is for illustration purposes only and does not necessarily reflect the electrical plan for the suite. Suites are sold unfurnished. Actual usable floor space within the unit may be different from stated floor areas or dimensions on this plan. For more information on the method used for calculating the floor area of any unit, please refer to Builder Bulletin No. 22 published by Tarion. Balcony and terrace area is approximate and not included in net suite area. The actual unit purchased may be reverse layout to the plan shown. E.&O.E.

G3- T	INTERIOR: 840 sq.ft.	OUTDOOR: 256 sq.ft.	TOTAL: 1,096 sq.ft.
-------	----------------------	---------------------	---------------------

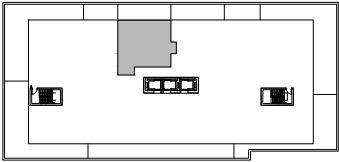
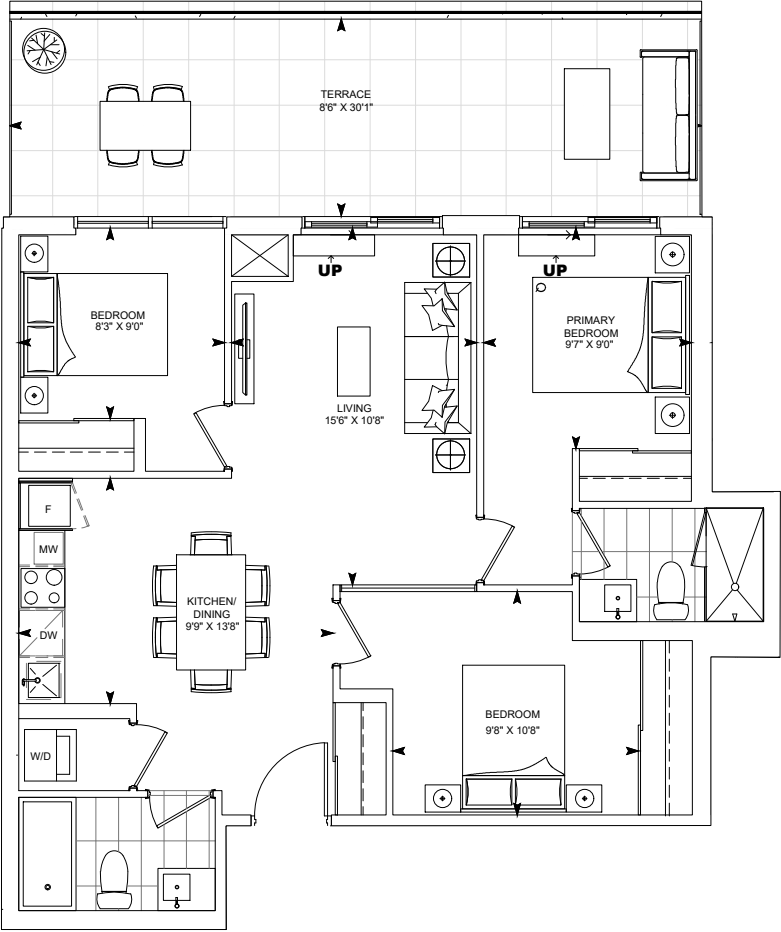


FLOOR 18



Dimensions, specifications, layouts and materials are approximate only and are subject to change without notice. Window sizes and locations may vary. Furniture is for illustration purposes only and does not necessarily reflect the electrical plan for the suite. Suites are sold unfurnished. Actual usable floor space within the unit may be different from stated floor areas or dimensions on this plan. For more information on the method used for calculating the floor area of any unit, please refer to Builder Bulletin No. 22 published by Tarion. Balcony and terrace area is approximate and not included in net suite area. The actual unit purchased may be reverse layout to the plan shown. E.&O.E.

G4 - T	INTERIOR: 861 sq.ft.	OUTDOOR: 256 sq.ft.	TOTAL:1,117 sq.ft.
--------	----------------------	---------------------	--------------------



FLOOR 18

NORTH

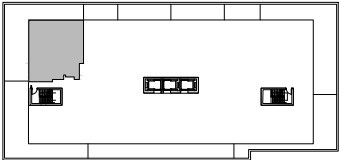
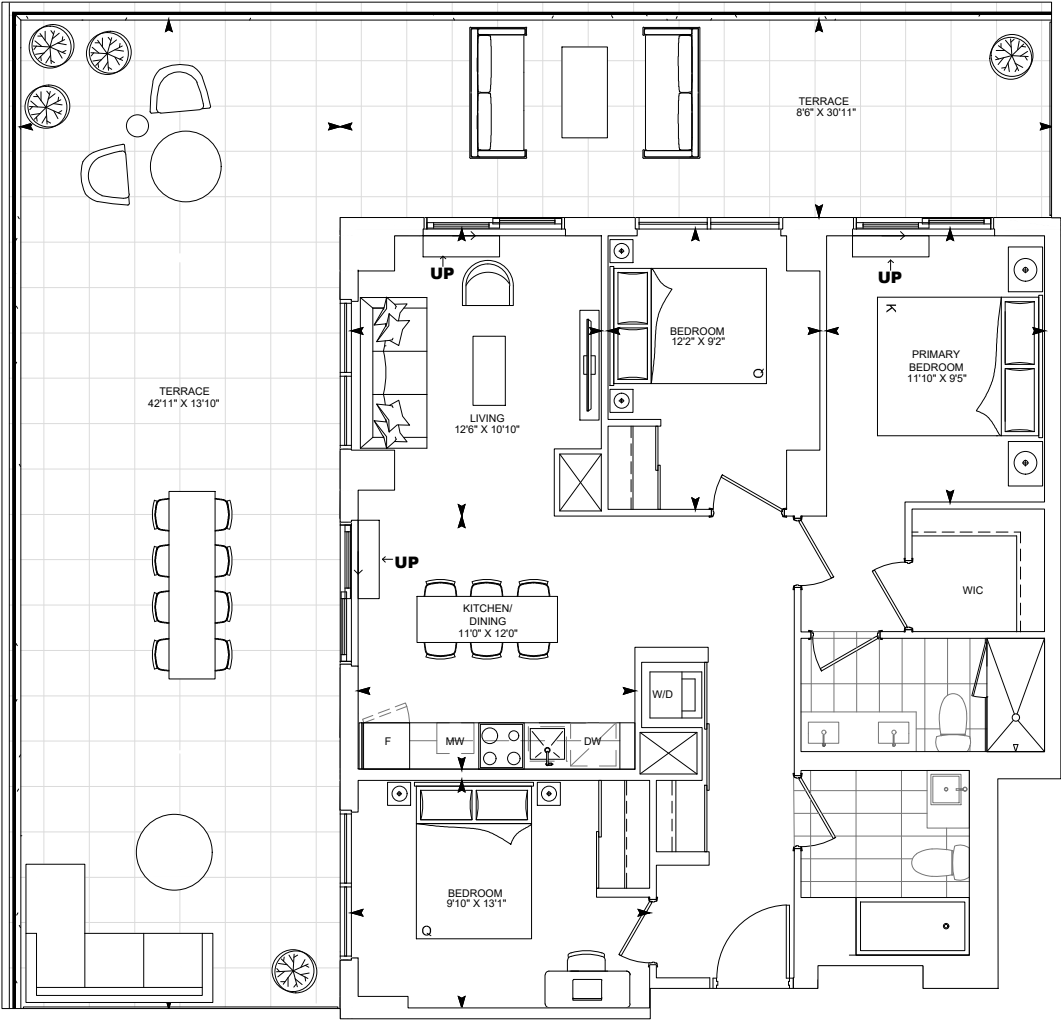
CORE

Fieldgate
Urban

Westdale
Residential

Dimensions, specifications, layouts and materials are approximate only and are subject to change without notice. Window sizes and locations may vary. Furniture is for illustration purposes only and does not necessarily reflect the electrical plan for the suite. Suites are sold unfurnished. Actual usable floor space within the unit may be different from stated floor areas or dimensions on this plan. For more information on the method used for calculating the floor area of any unit, please refer to Builder Bulletin No. 22 published by Tarion. Balcony and terrace area is approximate and not included in net suite area. The actual unit purchased may be reverse layout to the plan shown. E.&O.E.

G6 - T	INTERIOR: 1,026 sq.ft.	OUTDOOR: 858 sq.ft.	TOTAL: 1,884 sq.ft.
--------	------------------------	---------------------	---------------------



FLOOR 18

NORTH

CORE

Fieldgate
Urban

Westdale
Residential

Dimensions, specifications, layouts and materials are approximate only and are subject to change without notice. Window sizes and locations may vary. Furniture is for illustration purposes only and does not necessarily reflect the electrical plan for the suite. Suites are sold unfurnished. Actual usable floor space within the unit may be different from stated floor areas or dimensions on this plan. For more information on the method used for calculating the floor area of any unit, please refer to Builder Bulletin No. 22 published by Tarion. Balcony and terrace area is approximate and not included in net suite area. The actual unit purchased may be reverse layout to the plan shown. E.&O.E.