

CHOOSE

CREATIVITY

OVER

CONFORMITY

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223 ST CLAIR WEST



ZIGGURAT

n. An architectural structure having
the form of a terraced step pyramid
of successively receding stories or levels.



A STEP ABOVE

STEP

OUTSIDE THE
ORDINARY



Inspired by the ziggurat form and designed with a nod to the modern, ZIGG Condo on St. Clair West between Avenue Road and Spadina will bring an upscale contemporary vibe to the traditional aesthetic of Forest Hill.



Rising eleven stories with 166 suites including 3 two-storey townhomes, the residences of ZIGG will feature thoughtfully designed layouts, integrated appliances and luxurious finishes. Take in the delightful vistas of the city to the north, east or west on your private terrace or balcony. Residents of the south-facing terrace suites will treasure the glorious views of the city skyline from sunrise to the twinkling lights of the dramatic skyline at night.

A STEP

UP





IN STEP... TOGETHER

Kirkor Architects and The Design Agency have collaborated to fashion ZIGG with a modern sensibility in a timeless style. The unique facade juxtaposes light and dark tones, clean lines and bold shapes that make an unforgettable impression that is destined to turn heads.



STEP INSIDE

A soaring two-storey lobby with its subdued colour palette instantly resonates that “you are home”.

The golden glow of a sleek, linear fireplace. A cluster of elegantly tailored chairs. Sculptural light feature that serves as a focal point.

A grand and yet intimate entry area to transition from the outside in.

STEP INTO A NEW LIFESTYLE

ST. CLAIR AVENUE WEST



Artist's Concept



- | | | |
|---|--|-------------------------------------|
| 1. Main entrance | 6. Elevators | 10. Kitchen |
| 2. Two-Storey lobby with linear fireplace | 7. Media lounge with large screen TV and modular seating | 11. Dining area |
| 3. Concierge desk | 8. Party room bar | 12. Lounge with suspended fireplace |
| 4. Pet washing station | 9. Games area | 13. Amenity washrooms |
| 5. Mailroom | | 14. Fitness centre |





Staying home can be as much fun as going out. Enjoy a casual get-together in the party room equipped with a bar and kitchen. Hang out in the adjacent lounge with large screen TV, perfect for cheering on the home team. Shoot some pool. Shake up a few cocktails and catch up with old friends into the night.

THE FIRST STEP TO A GREAT EVENING

STEP UP TO A ROOFTOP OASIS

ST. CLAIR AVENUE WEST



- | | | |
|-------------------------------------|--------------------------------|---------------------------|
| 1. Indoor bar area | 4. Outdoor dining area | 7. Linear outdoor firepit |
| 2. Reclining Lounges for sunbathing | 5. Raised planter | 8. Wraparound bench |
| 3. BBQ area | 6. Trellis-covered lounge area | 9. Bistro seating |
| | | 10. Open sitting area |





OUTDOOR CHIC RESIDES HERE

The roof top terrace at ZIGG is a sophisticated and versatile venue. Dine al fresco, sunbathe or entertain in a relaxed setting. With an indoor bar and distinct outdoor areas for seating or reclining, this terrace was created for optimal pleasure and comfort. Surrounded by stunning views, enjoy life atop of Forest Hill.

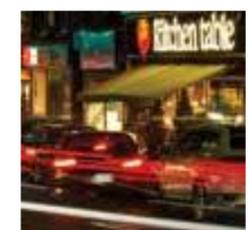


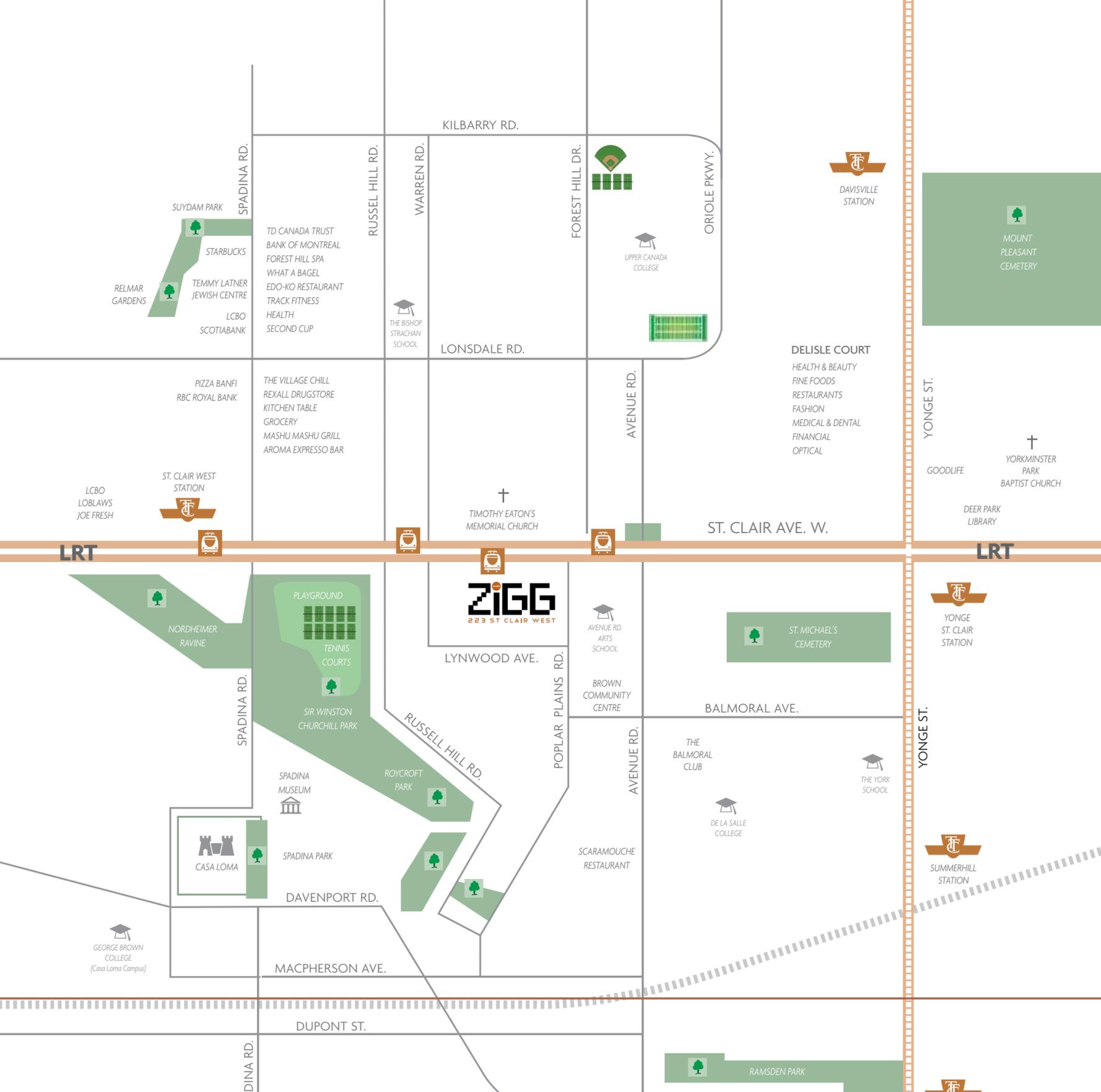
Artist's Concept

STEPS

AWAY FROM IT ALL

The shops and restaurants of Forest Hill Village are just a few blocks north. To the south, there's the exclusive shopping and dining of Yorkville, and to the east, the endless options of Yonge Street.





Hop on the streetcar outside your door. Enjoy the short walk to either the Yonge or University subway lines. Poplar Plains Road provides the perfect bike route into the heart of the city. Stroll along tree-lined, side streets past magnificent residences. Sir Winston Churchill Park offers a running track, dog park, playgrounds and wide open green spaces. Live in one of the most charming and exclusive neighbourhoods of Toronto and enjoy all the conveniences this central location has to offer.

STEP OUT

AND YOU ARE OFF



ACTUAL VIEWS



East View



North
View

South
View



West View

DETAILS

THAT ARE A STEP ABOVE

THE BUILDING

- Contemporary, eleven-storey, condominium residence at St. Clair Avenue West and Poplar Plains Road, with pedestrian entrance on St. Clair Avenue West, in the Forest Hill neighbourhood
- Local transit at doorstep, easy access to streetcars, buses, subways
- Double-height ground floor lobby
- Suites are designed with balconies or terraces with privacy screens, as per plan
- Underground parking for residents and visitors
- Specially designed bicycle storage areas in underground garage
- Separate indoor storage locker units available
- Mailroom conveniently located on ground floor
- Guest suite

THE AMENITIES

- Lifestyle amenities are located on ground floor and roof-top level.

ROOFTOP:

- Open, landscaped, rooftop terrace with spectacular downtown views
- Contemporary outdoor furnishings
- BBQs and dining areas
- Sitting/lounging areas
- Linear fireplace
- Indoor bar area

GROUND FLOOR:

- Private fitness centre with weight and cardio equipment
- Multi-purpose party room, complete with lounge seating, bar, billiard table, large-screen televisions
- Dining room with kitchen and suspended fireplace
- Convenient, pet-washing station with separate vestibule and street access near front lobby
- Complimentary WI-FI (limited to guest use capacity)

THE SUITES

- Ceiling heights of approximately 9' in principal rooms (excluding areas with dropped ceilings and bulkheads)*
- Expansive floor-to-ceiling windows, as per plan
- Energy efficient, aluminum-frame, thermal pane windows with low 'E' coating and argon gas filled
- Designer-selected, easy-care, high performance plank laminate flooring for the foyer, corridor, kitchen, bedroom(s), dining/living areas **
- Ceramic flooring in bathroom(s), powder room, laundry areas, as per plan
- Attractive, solid core entry door with designer-selected metal lever hardware and security door viewer
- Sliding and/or swing door to balconies or terraces, as per plan
- Contemporary, flat panel, interior doors with lever handle for bathroom(s), bedroom(s) and laundry rooms, as per plan
- Sliding glass door to master bedroom or secondary bedroom(s), as per plan
- Sliding doors or hinged doors on closets, as per plan
- All closets fitted with wire shelving
- White, textured ceilings throughout, except in kitchens, bathrooms, powder rooms and laundry areas which are smooth finished in white semi-gloss latex
- Designer-selected 4"baseboards, 3" door frames and casings
- All drywall and trim primed and painted in an off-white, low VOC latex paint
- Stacked washer/dryer with exterior venting, as per plan

THE KITCHEN

- Contemporary, designer-selected cabinet finishes including a bank of drawers**
- A convenient island or flush breakfast bar, as per plan
- Natural stone countertops with polished double square edge
- Undermount square, single basin, stainless steel sink with single lever pull-out faucet
- Designer series porcelain tile backsplash above counter**
- Ceiling mounted contemporary track lighting fixture, where applicable
- Under-cabinet task lighting, where applicable
- Upgraded hardware for base and upper cabinetry
- Quality appliance package includes a fully integrated refrigerator and dishwasher with cabinetry panel, built-in microwave oven and vent hood, drop-in, easy cleaning glass surface cook-top and built-in wall oven

THE BATHROOMS

- Contemporary, integrated vanity mirror, medicine cabinet, lighting fixture and bathroom cabinetry **
- Natural stone countertop with rectangular white under-mount porcelain sink and single lever faucet**
- Designer series ceramic tile on floors and tub surround and full-height on shower walls, as per plan**
- Frameless glass shower enclosure, as per plan
- White acrylic soaker tub, as per plan
- Low flow, dual flush white toilet
- Pressure balanced valve for tub and shower
- Water-saving showerheads
- Privacy door lock

LIGHTING, ELECTRICAL AND SUITE SYSTEMS

- Light fixtures provided in foyer, kitchen, bathrooms and walk-in closets
- Capped ceiling outlet in bedrooms and dining area, if applicable
- Duplex electrical outlet(s) at counter level in kitchen and bathroom(s)
- Under-cabinet task lighting in kitchen, where applicable
- All balcony areas to have one electrical outlet, as per plan
- Individual metering of electricity, gas, water
- Shut-off valves to kitchen, bathroom and powder room sinks and laundry areas, if applicable
- Waterproof shower ceiling fixtures, as per plan
- White Decora-style switches and matching electrical outlets
- Electric service panel with circuit breaker
- In-suite, energy efficient heating and cooling system
- Exterior exhaust venting of bathroom and kitchen fans and laundry dryer



COMMUNICATIONS, TECHNOLOGY AND SECURITY

- Executive Concierge
- Complimentary WI-FI (limited to guest use capacity) on main floor
- Electronic access control system for amenity areas, parking garage and other common areas
- Electronic communication system in lobby vestibule for direct communication with individual suites
- Surveillance cameras in key areas of underground garage and at select building entry points
- Cable television outlets in living room, den, master bedroom and secondary bedrooms, if applicable
- Telephone outlets in living room, den, master bedroom and secondary bedrooms, if applicable
- In-suite smoke/heat/carbon monoxide detectors as per Ontario Building Code
- Water sprinkler system in residential units

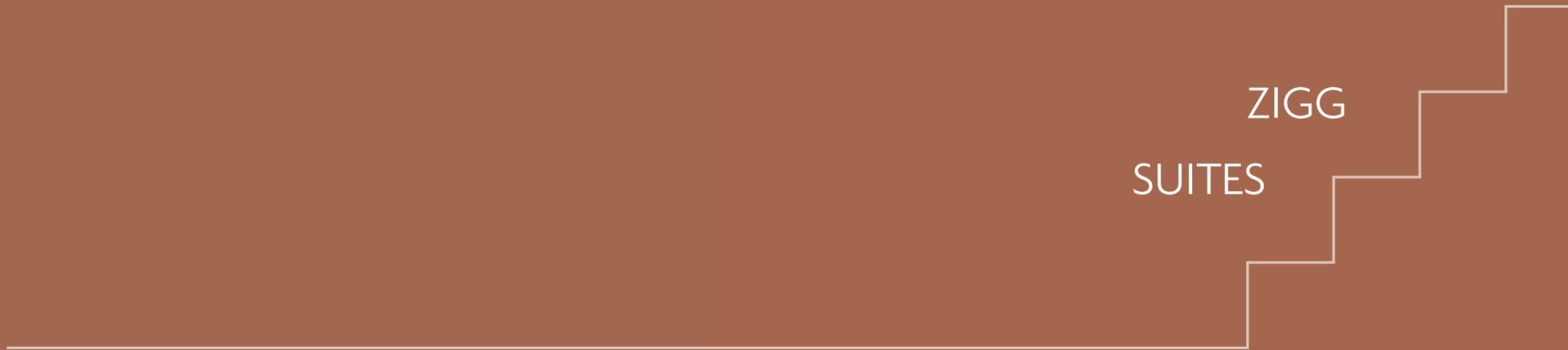
*Ceiling heights are measured from the upper surface of the concrete floor slab to the underside of the concrete ceiling slab, provided that various areas of the unit may contain (or be subject to) ceiling bulkheads and/or dropped ceilings in order to facilitate the installation of structural components, mechanical systems and/or duct work.

** From Vendor's samples pre-arranged in coordinated design packages. No mixing or substitutions of samples between or outside of coordinated packages will be permitted.

Madison Homes and Fieldgate Homes (collectively, the "Builder") are members of the Building Industry and Land Development Association (BILD) of Toronto. All suites are protected under the Taron Warranty Corporation. All interior floor, wall finishes and materials are to be chosen with assistance of the Builder's interior design consultant. All materials and other selections for which the Purchaser is entitled to make a selection are to be chosen from Builder's samples, and are per Builder's specifications. Purchaser shall only be entitled to make such selections provided that the items are not already ordered or installed. Size, specifications, features and finishes are subject to change without notice. E. & O.E. September 22, 2014.



ZIGG
SUITES





The suites at ZIGG embody an upscale urban vibe with functional layouts, expansive windows, clean lines and superior finishes. Kitchens feature custom cabinetry and integrated appliances while bathrooms convey a sense of refined luxury.

