

# welcome to MILA.

Where Midland meets Lawrence.

Named for the neighbourhood it's built within, MILA is a master planned community.

A place to tell your own story. An opportunity to build your future, your way.

Presented by

**MADISON**  
GROUP

A clean slate.  
A fresh start.  
A chance to create something  
**beautiful.**

# The New Place to Live.

*"Here is a carefully planned, centralized community designed specifically for those people who want something just a little different...a little better than usual."*

*From the Midland Park Housing Brochure published circa 1959-60*

In 1959, developer Curran Hall and renowned architect Ted Ross collaborated to build something entirely unlike the tract housing going up across the expanding suburbs of Toronto. The result was Midland Park, an award-winning development featuring modernist design principles and what is now lovingly known as mid-century architecture. Midland Park became a community; and thanks to its residents it's a well preserved one even today.



# The Newest Place to Live.

*"Madison Group is very excited to bring this new community of homes to the Midland and Lawrence area. Involving the community from the early stages of planning, MILA was thoughtfully designed and inspired by the current neighbourhood and amenities in the area. We believe this is an opportunity to bring something exciting and special to Scarborough."*

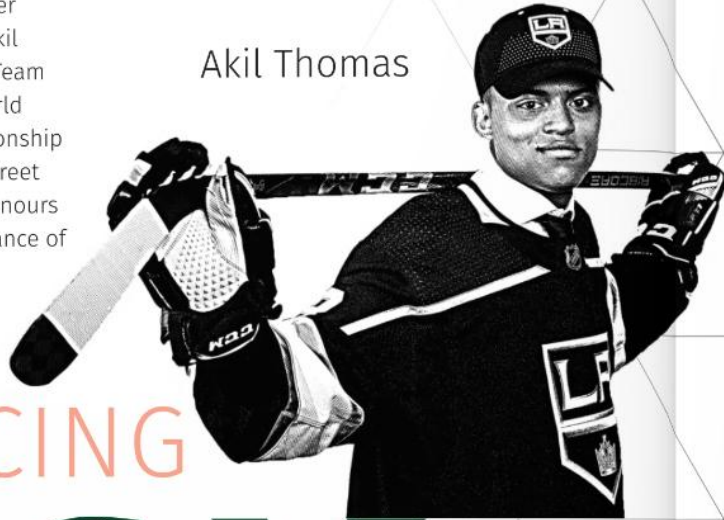
*David Singer  
Vice President, Low-Rise Communities*

The nearby community of Midland Park acts as a touchstone for Madison Group's MILA development. What they both share is a respect for people-centric design and modern architecture that feels dynamic and inspiring; a place that truly feels like home.



Hometown pride inspired Madison Group to name two streets within the MILA development after Scarborough's very own Akil Thomas and Liam Foudy, Team Canada members and World Junior Ice Hockey Championship players. With these new street names, Madison Group honours the passion and perseverance of these two young athletes.

Akil Thomas



Abel Makkonen Tesfaye  
a.k.a. The Weeknd



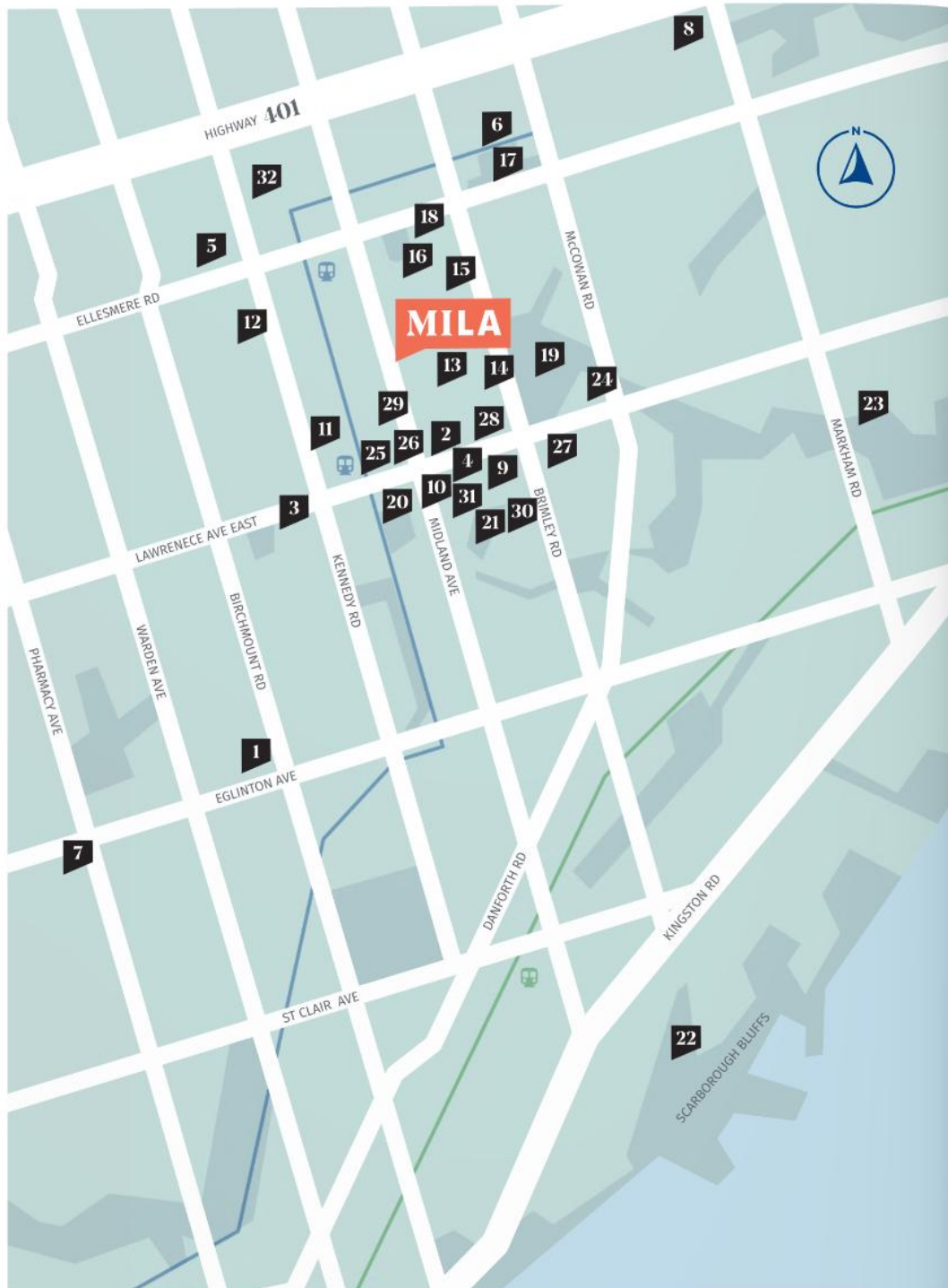
Andre De Grasse

# EMBRACING LOCAL TALENT

After his phenomenal Super Bowl halftime show, Grammy-winning musician The Weeknd was the reason "#Scarborough" was trending across Canada on Twitter in 2021. But residents know the list of Scarborough talent is long; comedian Lilly Singh, actor Mike Myers, artist Shary Boyle, and six-time Olympic medalist Andre De Grasse, among so many others.



Liam Foudy



# Life Planned. Your Way.

The intersection of Midland and Lawrence is surrounded by an extensive range of amenities essential to you and your family. Whether it's going out for groceries, a bite to eat, or running errands, MILA is close to it all. Schools, shopping, parks, and places of worship are conveniently located within walking distance of your new home. Life at MILA has become even more accessible with nearby TTC Transit stops and highway 401 access via a short drive away.

## SHOPPING & GROCERIES

- 1 Structube
- 2 Freshco
- 3 Shoppers Drugmart
- 4 Top Food Supermarket
- 5 Highland Farms
- 6 Scarborough Town Centre
- 7 Eglinton Square Shopping Centre

## RESTAURANTS & DINING

- 8 Keg
- 9 McDonalds
- 10 Tim Hortons
- 11 Starbucks
- 12 Anto's Restaurant

## SCHOOLS & LIBRARIES

- 13 David and Mary Thomson Collegiate Institute
- 14 Donwood Park Public School
- 15 Highbrook Learning Centre
- 16 Edgewood Public School
- 17 Toronto Public Library

## PARKS & RECREATION

- 18 Birkdale Ravine Park
- 19 Thomson Memorial Park
- 20 Arsandco Park
- 21 Hunters Glen Park
- 22 Scarborough Bluffs
- 23 Scarborough Golf Club

## HEALTHCARE

- 24 Scarborough General Hospital
- 25 Life Labs
- 26 CML Healthcare
- 27 MediServe Global Health Services

## PLACES OF WORSHIP

- 28 Midland Park Baptist Church
- 29 City of God Christian Ministry
- 30 St. Peter's Anglican Church
- 31 Jame Abu Bakr Siddique
- 32 Masjid Huzaifah



# It's All Around You.

Amenities abound. Nearby you'll find a state-of-the-art hospital and a newly constructed ultra-modern four-storey high school. Not to mention, residents can enjoy a wide variety of cultural attractions, top-rated restaurants and entertainment at the nearby Scarborough Town Centre. Let nature rejuvenate you at any of the nearby parks and outdoor recreational spaces.



## Birkdale Ravine Park

 PLAYGROUND

 OUTDOOR FITNESS EQUIPMENT

## Thomson Memorial Park

 BIKING TRAILS

 OUTDOOR FITNESS EQUIPMENT

 PLAYGROUND

 PICNIC AREA

 DOG OFF-LEASH AREA

 OUTDOOR TENNIS COURT

## Scarborough Bluffs

 BIKING TRAILS

 BEACH / OUTDOOR SHOWERS

 PICNIC AREA

 CHANGE ROOM / WASHROOM

# Parks.

Connect with nature at **Birkdale Ravine Park** and **Thomson Memorial Park**, which boasts over 40 hectares of community space, biking trails, dog parks, tennis courts, and children's playgrounds. Within the park, soak in some history and culture at the four heritage buildings that make up the Scarborough Museum.

Photo of  
Birkdale Ravine Park

# Scarborough Bluffs.

The Bluffs, as they're known to locals, is an escarpment stretching about 15 km along the eastern end of Toronto's waterfront. At its highest point the land rises 300 meters, providing breathtaking views of the lake.

Located less than 15 minutes away from MILA, the Scarborough Bluffs feature 11 parks, walking and biking trails, sports and recreation facilities, and Bluffer's Park Beach, complete with sandy shores and lake access. Go for a picnic, a bike ride, a kayaking excursion, or simply enjoy a relaxing day on the sand and in the water. The Bluffs are an enchanting and accessible getaway, making it easy to forget the city is quite literally just around the corner.

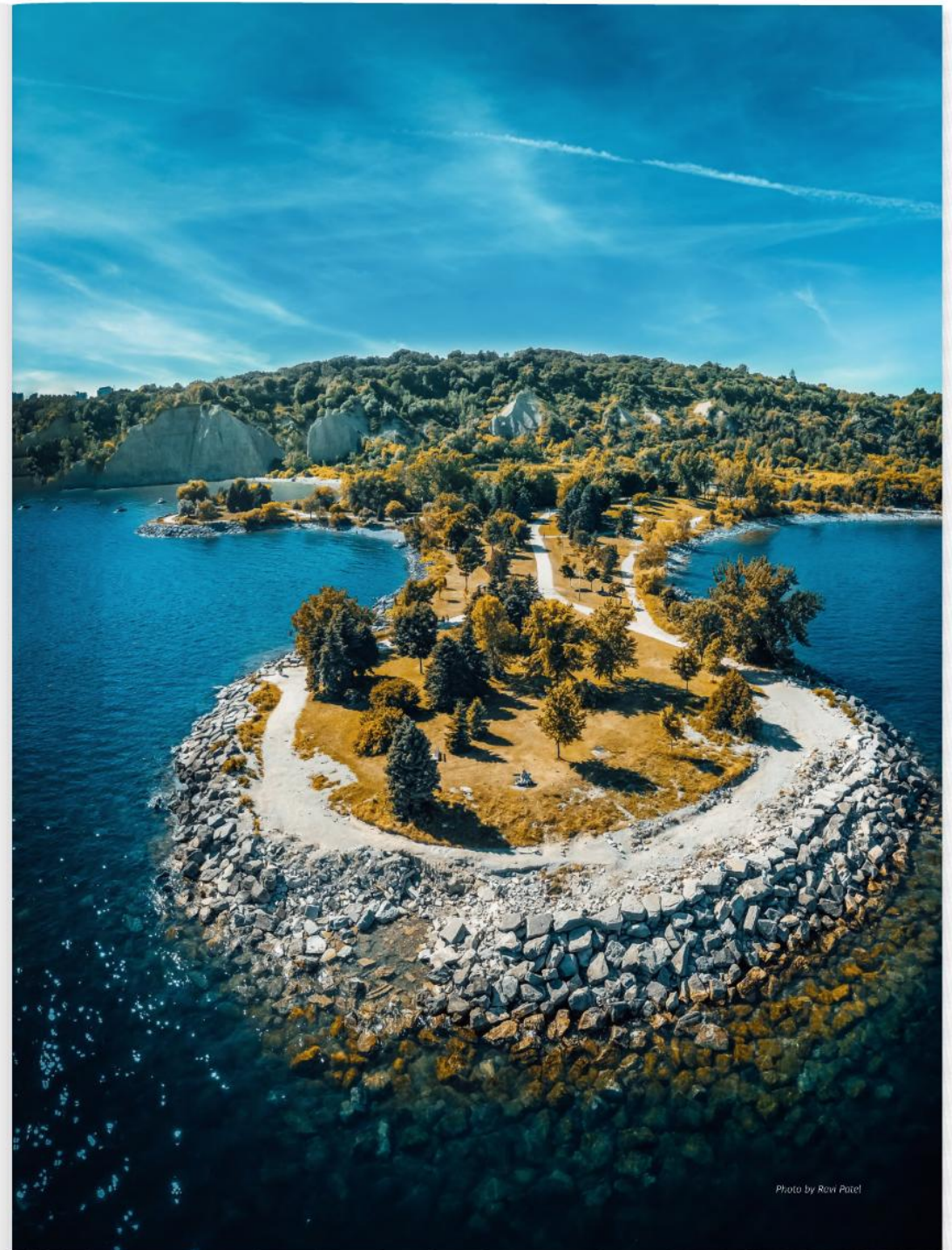


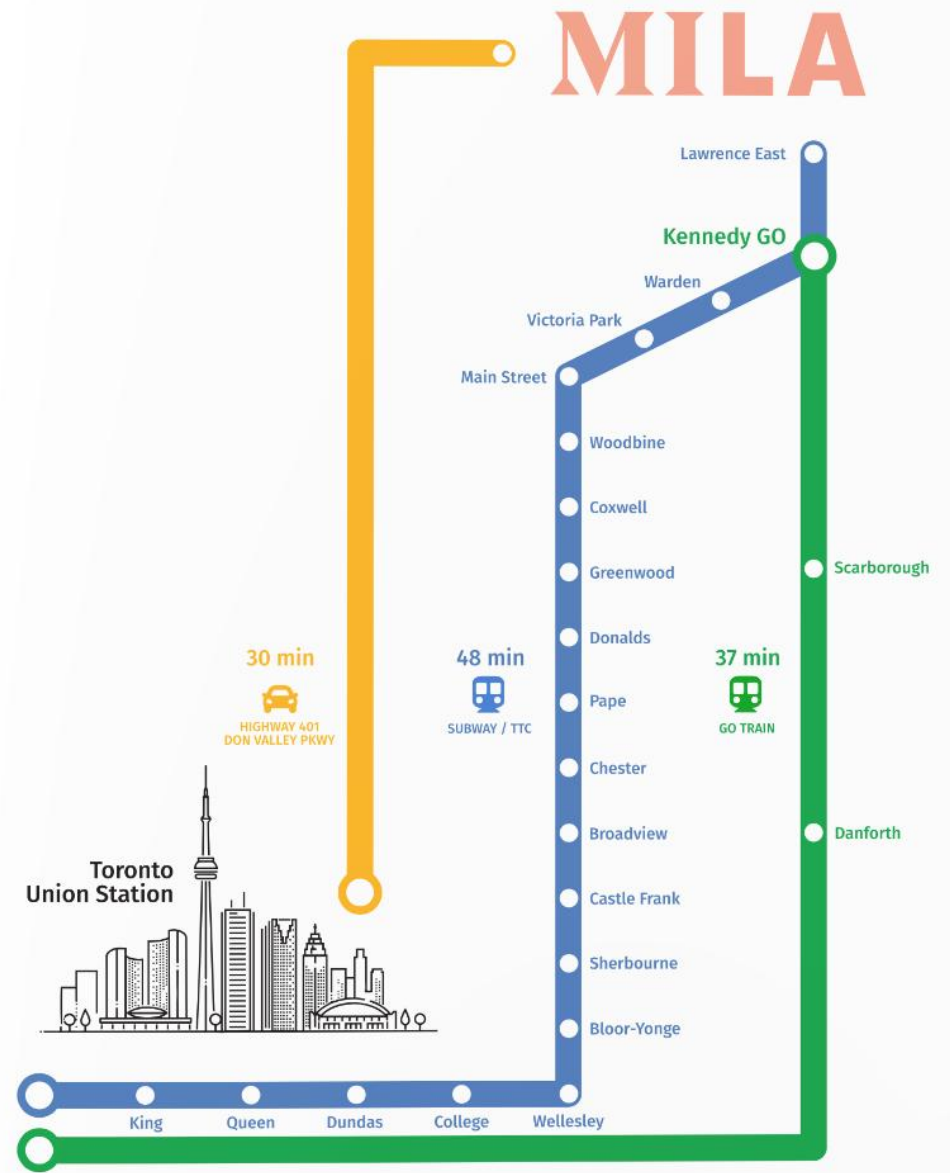
Photo by Ravi Patel

# Your Daily Connections.

Conveniently situated within walking distance of TTC Bus and Subway transit stops, MILA keeps you well connected to get you where you need to go.

A short 10 minute walk to the Lawrence East Station connects you to the TTC Scarborough Line 3 Subway. The many connecting bus routes, subway lines, and new Eglinton Crosstown LRT, can take you anywhere within Scarborough, Downtown Toronto, and the GTA.

Residents at MILA can also look forward to the new subway extension bringing 7.8 km of new subway service further into Scarborough.





# It's all in the Architectural Details.

From the ground up, Madison Group builds its' homes with quality, precision, and care leaving no detail overlooked. Bringing bold contemporary design and striking elevations to the community, MILA is taking the next step towards Scarborough's new and exciting future.





# City Towns

from 1,787 sq.ft.



# Street Towns

from 1,917 sq.ft.



**Semi Detached**

from 1,843 sq.ft.

**Single Detached**

from 2,036 sq.ft.



# A Warm Welcome Home.

**SEMI DETACHED**  
Amhurst Model / Family + Dining Room



**CITY TOWN**  
Berkwood Model / Kitchen + Family Room



**CITY TOWN**  
Beaumont Model / Kitchen + Breakfast Area



**SINGLE DETACHED**  
Glen Villa / Family Room + Kitchen & Breakfast Area





Designed with living in mind, Madison Group's open concept floorplans and modern interior design offer elegant living spaces for homeowners to enjoy. Every townhome, semi, and single detached home at MILA was thoughtfully planned to optimize your space.

Many of our homes come with the option to choose alternate floorplan layouts including additional bedrooms providing you the flexibility to create a home that best suits you and your family's lifestyle.



# OPAL

Named after the Opal gemstone, this collection invites light and freshness into the home. Its natural shades and textures emphasize familiarity and comfort, creating an overall peaceful environment.

## Cabinetry

Walden  
Classic  
White

## Cabinetry

Bowery  
Dolce

## Countertop

Dekton  
Bergen

## Hardwood

Mirage  
Hickory  
Desert  
Rose

## Tile

Ceratec  
Paros  
White

## Backsplash

Centura  
Triangolo  
White  
Glossy

Centura  
Triangolo  
White  
Matte

Centura  
Triangolo  
Sky  
Blue  
Glossy

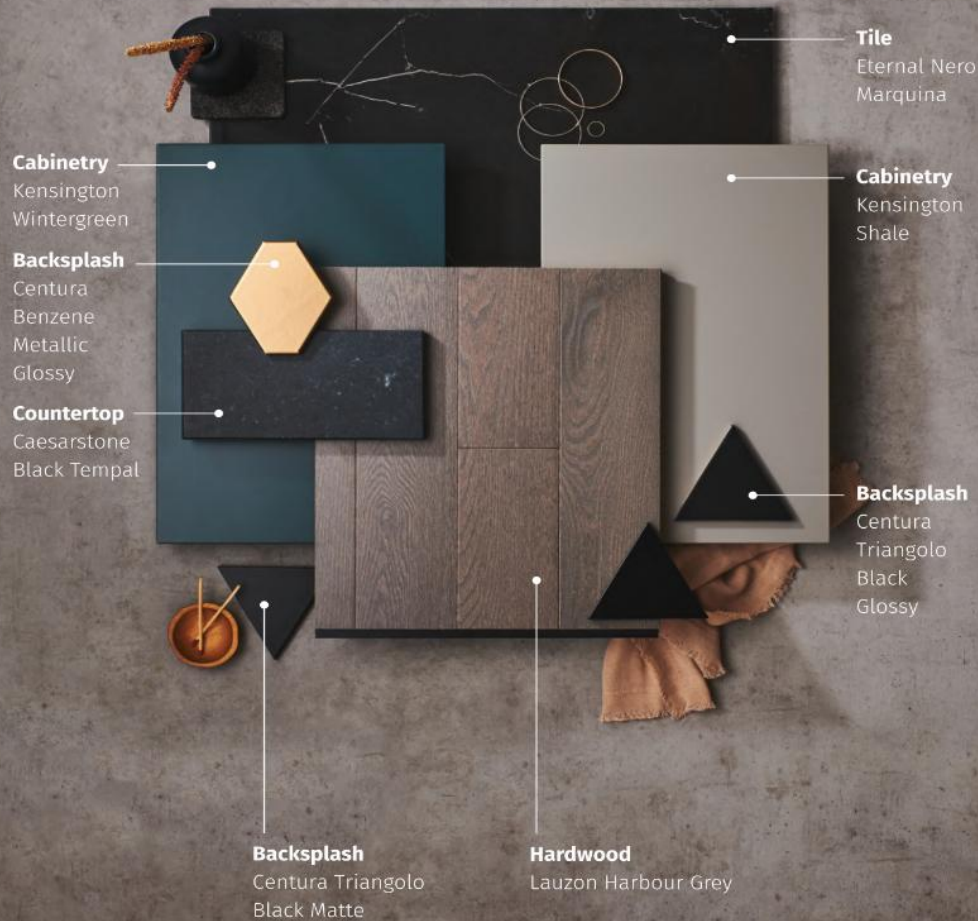
# DESIGN STUDIO.

We believe every home should tell a story, and we know choosing your interior finishes is part of that story. One of the most exciting elements of a new build home is the opportunity to customize your space, and Madison Group will work with you every step of the way. To help inspire your inner designer, we've assembled three mood boards featuring materials and colours that complement the modern design of the exterior architecture.



# EMERALD

Aspiring to be bold yet approachable, Emerald makes a sophisticated statement through its formality. Designed to be memorable, the palette maintains balance by complimenting the dark tones with gentle warm touches.



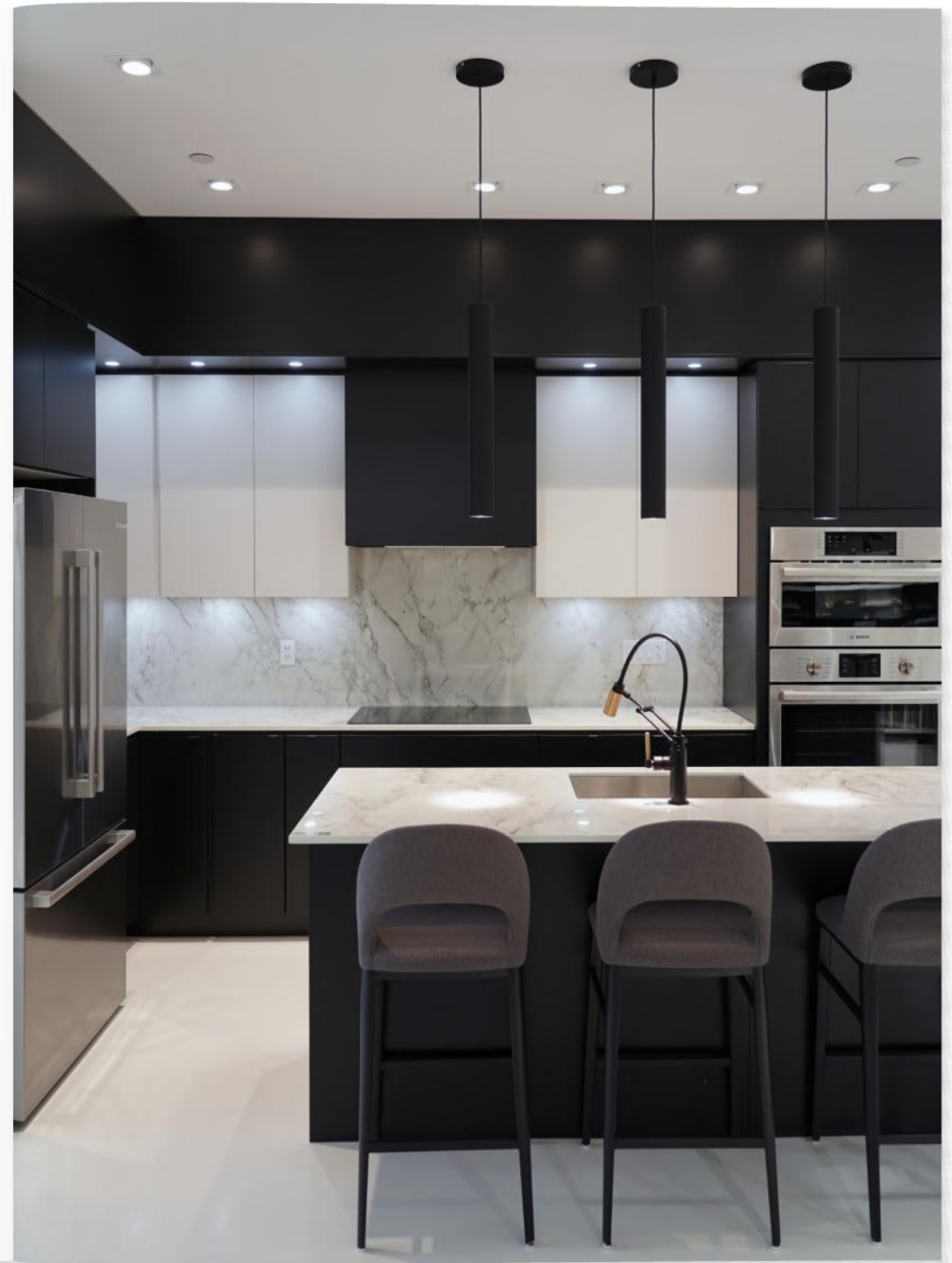
# SAPPHIRE

Movement is the goal with the Sapphire collection. The subtle twist of geometry and precise balance of colour generates a diverse look that is playful and universal.



# YOUR DESIGN STUDIO EXPERIENCE

Madison Group's newly reimagined Design Studio is waiting for you to explore. Choose from an extensive selection of finishes while working with an expert consultant who will guide you through the design process.



# MADISON GROUP

Madison Group has evolved from a successful family business into a multi-faceted company that owns, develops, and manages landmark residential and commercial properties. Madison's extensive portfolio includes low-rise master planned communities, mixed-use high-rise projects, office, retail, prestige industrial, rental, and retirement properties throughout Toronto and New York.

Madison continues to set the standard for value, design, and customer service across the Greater Toronto Area. The company is dedicated to creating vibrant, integrated communities rooted in highly desirable locations that elevate the lifestyle of their residents.

Developments are brought to life with innovative architecture and thoughtful design, resulting in dynamic destinations including Greensborough, and Upcountry in Markham; Jefferson Forest in Richmond Hill; Vellore Woods, Legacy; Thornhill Ravines and Real Towns in Vaughan; Frenchman's Bay and NuTowns in Pickering and Briar Hill City Towns in Toronto, as well as High-rise projects such as The Madison at Yonge & Eglinton; ZIGG St. Clair West, Nobu Residences Toronto and most recently The Capitol Residences and Alias in Toronto .



# MADISON GROUP & COMMUNITY

Madison Group is invested in the rejuvenation of Scarborough.

Over the past few decades, Madison has expanded their portfolio and has developed numerous commercial and retail properties within the Golden Mile district. Together with the City of Toronto, Scarborough and Canada's top design talent, planning is underway to redevelop this area as a future master-planned neighbourhood that will one day offer state-of-the-art commercial space and be home to thousands of new residents.

Rooted in community and inspired by its residents, Madison Group is a proud supporter of the Scarborough Health Network. On behalf of every homeowner at MILA, a donation will be made to the Scarborough General Hospital which will be used towards the new Diagnostic Imaging Concourse. Madison Group believes in contributing to the communities we build in and is committed to creating a better future for our homeowners.