

ONE ROXBOROUGH WEST

"A city is a place where there is no need to wait for next week to get the answer to a question, to taste the food of any country, to find new voices to listen to and familiar ones to listen to again."

—Margaret Mead

I'm honoured to present developments that I believe both respect and enhance Toronto neighbourhoods. Having the opportunity to do so on behalf of North Drive—a developer that has demonstrated both passion and skill in their commitment to "Artful Luxury"—is a privilege. What's more, the team at Reflect Architecture has crafted a bold mixed-use building which will celebrate and enrich the very neighbourhood it occupies—as well it should, sitting as it does in the very heart of Summerhill.

This is an important building, in a cherished neighbourhood.

I appreciate your interest in One Roxborough West and look forward to exploring this unique collection of 27 residences with you in much finer detail.

Paul Johnston
Unique Urban Homes
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Salesperson, Right at Home Realty

The Model Suite

— 2,116 SQ F
— 2 Bedrooms
— 2.5 Baths



The Building

— Ground Floor: Boutique-sized retail
— 2nd Floor: Private offices with lobby access on Yonge Street
— 3rd to 12th floors: Residential suites, with 1 to 4 suites per floor

— Discrete residential entry from Roxborough Street with elegant reception lobby
— Executive concierge by The Forest Hill Group
— Secure underground parking and visitor parking
— EV ready parking stalls
— Valet service 16 hours per day

— 27 residences, with the ability to combine floor plans
— Each suite presents at least 2 exposures
— Ceilings in primary rooms at 9′-6″
— Finely detailed interiors with premium finishes
— Designer kitchens with Wolf and Sub Zero appliances
— Oversized stone islands with integrated dining detail

— Butler’s pantries with additional storage
— Premium 9.5" wide plank wood flooring throughout principal rooms
— Extensive lighting plan with premium optics pot lights and sconces
— Large bathrooms including primary ensuite with freestanding tub and dual vanities
— Linear and walk-in closets



An iconic address, where the high street meets home

One Roxborough West is a contextually responsive new project; a progressive building located in the intimate Summerhill community—at the confluence of tree-lined residential neighbourhoods and an iconic high street.



Twenty-seven carefully considered residences.

This is not a design that tries too hard to convince you of its worth. The quiet confidence and nuanced details are what stand out. Its quality is obvious, yet subtle. The duality of high street and home, rugged yet honest, of things made and things natural — these are the tenets of ORW.





Residences offer carefully considered, function-forward living delivered with a globally sophisticated aesthetic.



A diverse material palette balances honest and contemporary influences establishing contrasting pairings that emphasize texture and scale.





Designer kitchens feature Wolf and Sub Zero appliances, oversized stone islands with integrated dining detail, and butler’s pantries with additional storage.



Bedrooms are removed and private with a sense of both space and intimacy. The spa-like principal suite is complemented by walk-in closets and a generous bath area featuring an oversized shower and dramatic, premium materials all focused around a sculptural bathtub.





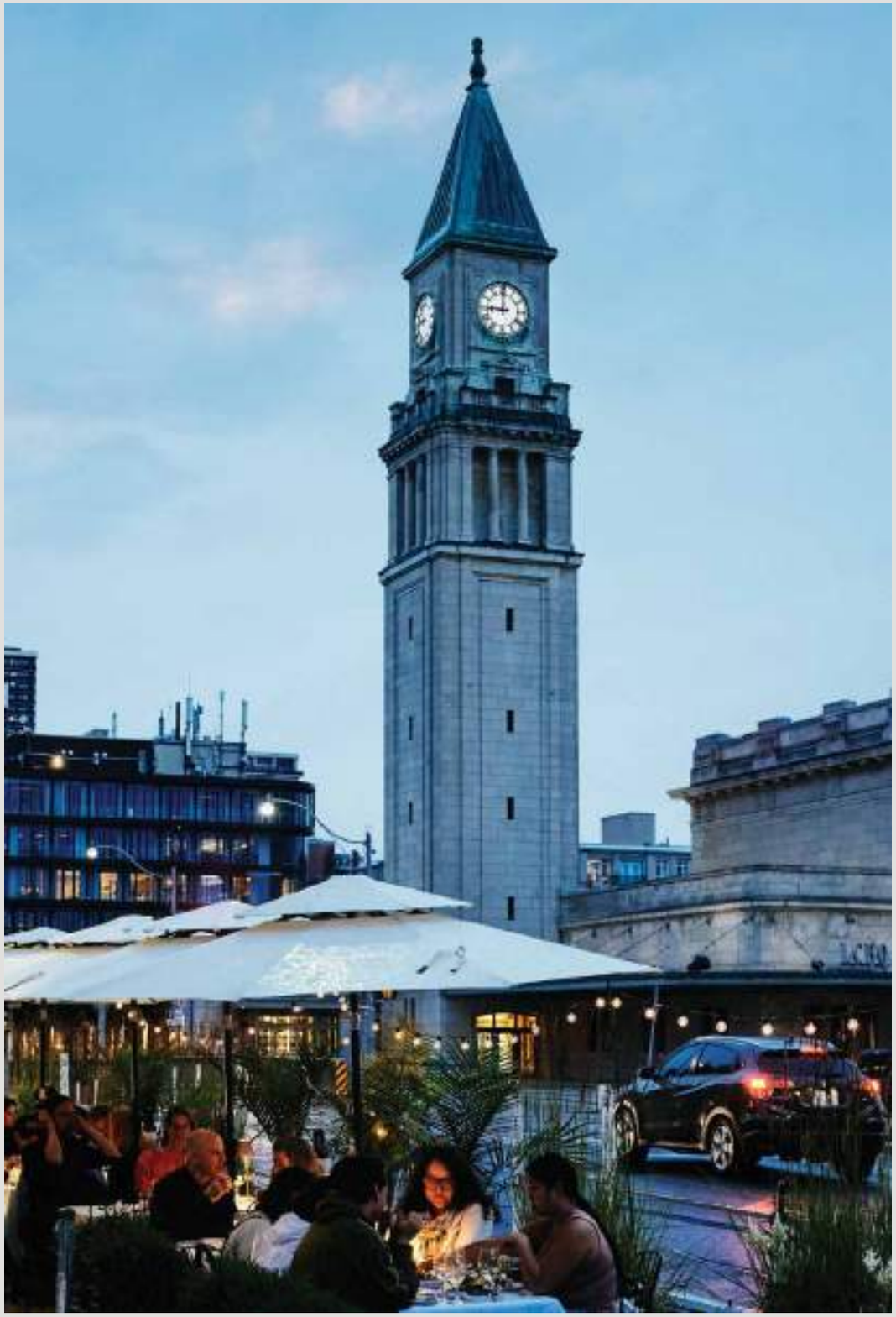




Residents enjoy the convenience of an amenity-rich urban neighbourhood from suites featuring corner exposures with compelling views of both the urban skyline and natural beauty of surrounding tree canopies.



The duality of high street and home is a concept that underpins the project and recurs as a formal and material design strategy.





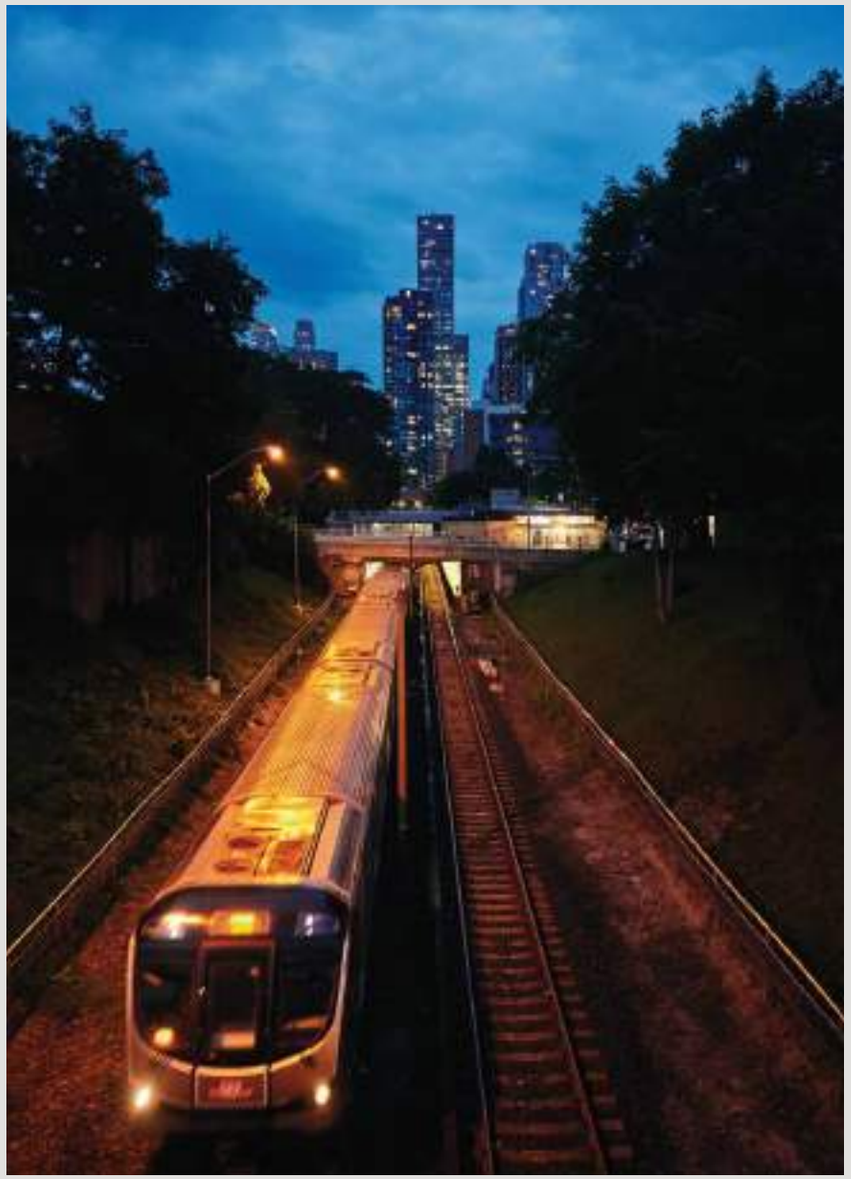




The project comes to life with a deep appreciation for the Summerhill neighbourhood and an approach rooted in the unique qualities of the site and area.











Responding to the needs of a contemporary lifestyle blending seamlessly with a timeless architectural aesthetic.











NORTHDRIVE

Northdrive creates one-of-a-kind offerings that are architecturally ambitious, contextually responsive and transit-oriented—legacy buildings, impeccable interiors and classic developments that are tailored to meet the needs and expectations of selective buyers.

Recent Projects:

10 Prince Arthur – Under Construction
36 Birch – Completed 2022
One Forest Hill – Completed 2021
4 The Kingsway – Completed 2020
88 Cumberland – Completed 2020
Picnic / The High Park II – Completed 2019
The High Park – Completed 2017
2 Post Road – Upcoming



Reflect Architecture

Reflect Architecture is driven by a process of discovery considering the unique qualities of each client and project's context to imagine and deliver progressive, responsive, and experiential spaces. Committed to honest materials, communications, and principles—we produce architecture that speaks to the way we live today and imagine tomorrow.



Paul Johnston

Led by Paul Johnston, the Unique Urban Homes team focuses on great spaces that make Toronto a more exciting and engaging place to live. With an emphasis on select new home developments, Paul specializes in urban markets across Toronto—and the special places we love to call home.

Model suite artwork provided by
Nicholas Metivier Gallery.



Prices and specifications subject to change without notice. Illustrations are artist's concept only. E.&O.E. January 2024.