

LIVE. PLAY. LAKE.

# LAKE SIDE

RESIDENCES

broker kit



waterfront. cityside.



Illustrations are artist's concept. E. & O. E.

*Hero building*

Imagine a development that lives both storeys high and along the shoreline.

Where the land and the lake merge now has a new name: home. Lakeside Residences is where you can witness your reflection in the tranquil waters, and bare witness to the hustle and bustle of a booming cityscape. It's raw and refined. Natural and urban. Home and a destination.

Lakeside Residences is truly changing the waterfront community as we know it.



## Developing iconic waterfront districts the world over.

Greenland Group is recognized worldwide for creating iconic landmark communities with dynamic architecture, public areas, cultural amenities, and retail spaces. Driven by a mission to ‘create a better life’, Greenland constantly makes positive contributions to the civic fabric in each city they build, through an immersion with the local arts and cultural identity unique to each place.

Greenland Group’s first Canadian project, King Blue by Greenland, is a 122-key luxury boutique hotel, including 44 and 48-storey residential towers that sits adjacent to the TIFF Bell Lightbox. The vibrant destination will become a new cultural anchor in the neighbourhood, providing a permanent home for Canada’s first theatre museum.

In 2012, Greenland Group embarked on a global expansion, and is now actively building dynamic projects in 13 of the world’s most-coveted destinations including Sydney, New York, London and Los Angeles.



## CECCONI SIMONE

Janet  
Rosenberg  
& Studio

HARIRI PONTARINI  
ARCHITECTS

## Cecconi Simone Inc.

Cecconi Simone Inc. is an award-winning interior-design practice based in Toronto, Canada, privately owned and operated by Elaine Cecconi and Anna Simone. Established in 1982, Cecconi Simone has designed some of the most beautiful and successful interior environments for the retail, corporate, hotel-hospitality and residential sectors in Canada, the United States, Anguilla, Italy, the United Arab Emirates, Qatar, India and China, including about 80 residential communities in the Greater Toronto Area. Cecconi Simone has positioned itself as an industry leader, designing intelligent, progressive and brand-specific interiors for a diverse cross-section of projects around the world.

Janet Rosenberg  
& Studio Inc.

Janet Rosenberg & Studio Inc. is one of Canada's most distinguished landscape architecture and urban design studios. The Studio is recognized for its extensive and award-winning portfolio of work that includes public, commercial, and institutional spaces as well as private residential gardens, green roofs, and condominium towers.

## Hariri Pontarini Architects

Hariri Pontarini Architects (HPA) is a full-service Canadian firm devoted to producing work of lasting value. Siamak Hariri and David Pontarini founded the Toronto office in 1994 motivated by a shared commitment to design quality. Today their 120-person practice has a diversely scaled, award-winning portfolio reflecting the HPA mission to craft architectural and urban solutions that exceed expectations, without excess. David Pontarini, Partner-in-Charge of the Lakeside Residences project, focuses on building better cities through quality urban developments that channel the best aspects of their site and program into finely executed architectural and public realm designs. Over the past 31 years, he has built an award-winning portfolio of complex, variously scaled, urban high-rise and mixed-use developments in cities across Canada and the United States. Pontarini's design-led approach to smart development solutions contributes to his reputation as one of Toronto's leading architects, and to the recognition of HPA, by the RAIC, as winners of the 2013 Architectural Firm Award.





Welcome.  
Inspired.

- a. [city suites \(floors 2-14\)](#)
- b. [park suites \(floors 2-15\)](#)  
[sky suites \(floors 16-39\)](#)  
[upper sky suites \(floors 40-49\)](#)
- c. [future residential building](#)
- d. [lake shore blvd. east](#)
- e. [lower sherbourne st.](#)
- f. [sherbourne commons](#)

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*15<sup>th</sup> floor Outdoor Pool*



Relax.  
Unwind.

- a. [outdoor pool with lake view](#)
- b. [rooftop terrace with bbq's](#)
- c. [rooftop and lounge areas](#)
- d. [fire pit](#)
- e. [cabanas](#)
- f. [women's sauna and steam room](#)
- g. [men's sauna and steam room](#)
- h. [lockers and change rooms](#)

Illustration is artist's concept. E. & O. E.



Discover.  
Recharge.

- a. [fitness](#)
  - treadmills
  - ellipticals
  - bikes
- b. [free weights](#)
- c. [yoga, pilates and dance](#)
- d. [party room](#)
  - piano lounge
  - fireplace lounge
  - kitchen and dining
- e. [media room](#)
  - games
  - theatre
- f. [meeting room](#)
- g. [kid's lounge](#)
- h. [washrooms](#)

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## Features and Finishes

### Building Features

- Hariri Pontarini designed master planned community
- Automated waste and recycling system with disposal chute access on each floor
- Abundance of resident bicycle parking available and allocated visitor bicycle parking
- Underground visitor parking
- Tastefully landscaped residential and public areas
- 24-hour concierge service
- Residents mail room
- Resident key and/or key fob access throughout all common areas
- Underground parking with security cameras

### Building Amenities

- Rooftop terrace with BBQ's, dining and lounge areas, landscaped outdoor pool overlooking Lake Ontario with sun lounging areas located on the 15<sup>th</sup> floor
- Fitness Centre with cardio machines, weight equipment and separate yoga studio

- His and Hers Change Rooms with sauna and steam rooms
- Party Room with kitchenette, private dining area and lounge seating
- Games Room with seating areas
- Residents Lounge area with meeting tables
- Indoor children's play room

### Suite Features

- Secure, solid core suite entry door with dead-bolt and security view-hole
- Contemporary styled swing interior doors painted in white semi-gloss with polished chrome hardware
- Approximately 9-foot smooth ceilings in principal rooms (with the exception of areas in which mechanical, electrical or structural elements are located, which areas may have lower ceiling heights as per plans).
- Floor to ceiling windows, as per plan
- Choice of designer-selected prefinished laminate flooring in living/dining, kitchen, bedroom and den areas, as per Vendor's standard samples
- Suites feature spacious balconies, patios or terraces, as per applicable plan
- Vinyl coated wire shelving in all closets

- Individually controlled year-round heating and cooling system

### Kitchen features

- State-of-the-art kitchen appliances including: Integrated 24" refrigerator and integrated 24" dishwasher, 24" electric cooktop, 24" stainless steel convection oven with hood fan exhausted to exterior, and stainless-steel freestanding microwave. All appliances connected and ready for use
- Choice of polished granite countertops, from Vendor's standard samples
- Custom kitchen cabinetry, in a variety of materials and colors
- Tiled backsplash
- Stainless steel under mount single basin sink with chrome pull out facet
- Ceiling mounted track lighting over kitchen and/or island, as per plan

### Bathroom Features

- Contemporary bathroom cabinetry designed in a variety of materials/colors
- Choice of polished granite countertops, from Vendor's standard samples



## Features and Finishes

### Bathroom Features - continued

- Porcelain vanity sink with chrome faucet
- Mirror with designer selected storage cabinets above vanity, as per plan
- High-efficiency, elongated dual flush toilets
- Choice of designer-selected porcelain tiles, from Vendor's standard samples
- 5' alcove tub with full height ceramic/porcelain wall tile surround
- Shower stall with glass enclosure and contemporary rain shower head, as per plan
- Chrome accessory package including towel bar and toilet paper holder, where applicable
- Privacy locks on all bathroom doors

### Laundry Features

- 24" stacked front loading washer and dryer combination
- Ceramic tiled flooring in laundry area, as per plan

### Electrical Features

- Individual service panel with circuit breakers, location as per plan
- Decora-style switches and receptacles
- Pre-wired for High-Speed Internet and Cable TV
- Switched outlet to be provided in living room and bedroom(s)
- Light fixtures provided in foyer, kitchen and bathroom(s)

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**\*Note: The recreational and other amenities described will be located in the adjacent condominium building that is being concurrently constructed, but will form part of the shared services and facilities between the two corporations and will be available to residents of both condominium corporations, as further described in the Disclosure Statement**

As provided in Sections 4 and 28 of the Agreement of Purchase and Sale, the Vendor shall have the right to substitute other products and materials for those listed in this Schedule or in the plans and specifications relating to the Unit provided that the substituted products and materials are of a quality equal to, or better than, the products and materials originally disclosed to the Purchaser. The Purchaser acknowledges that variations from the Vendor's samples may occur in kitchen cabinets, vanity cabinets, floor finishes, wall finishes and other finishing materials as a result of normal production

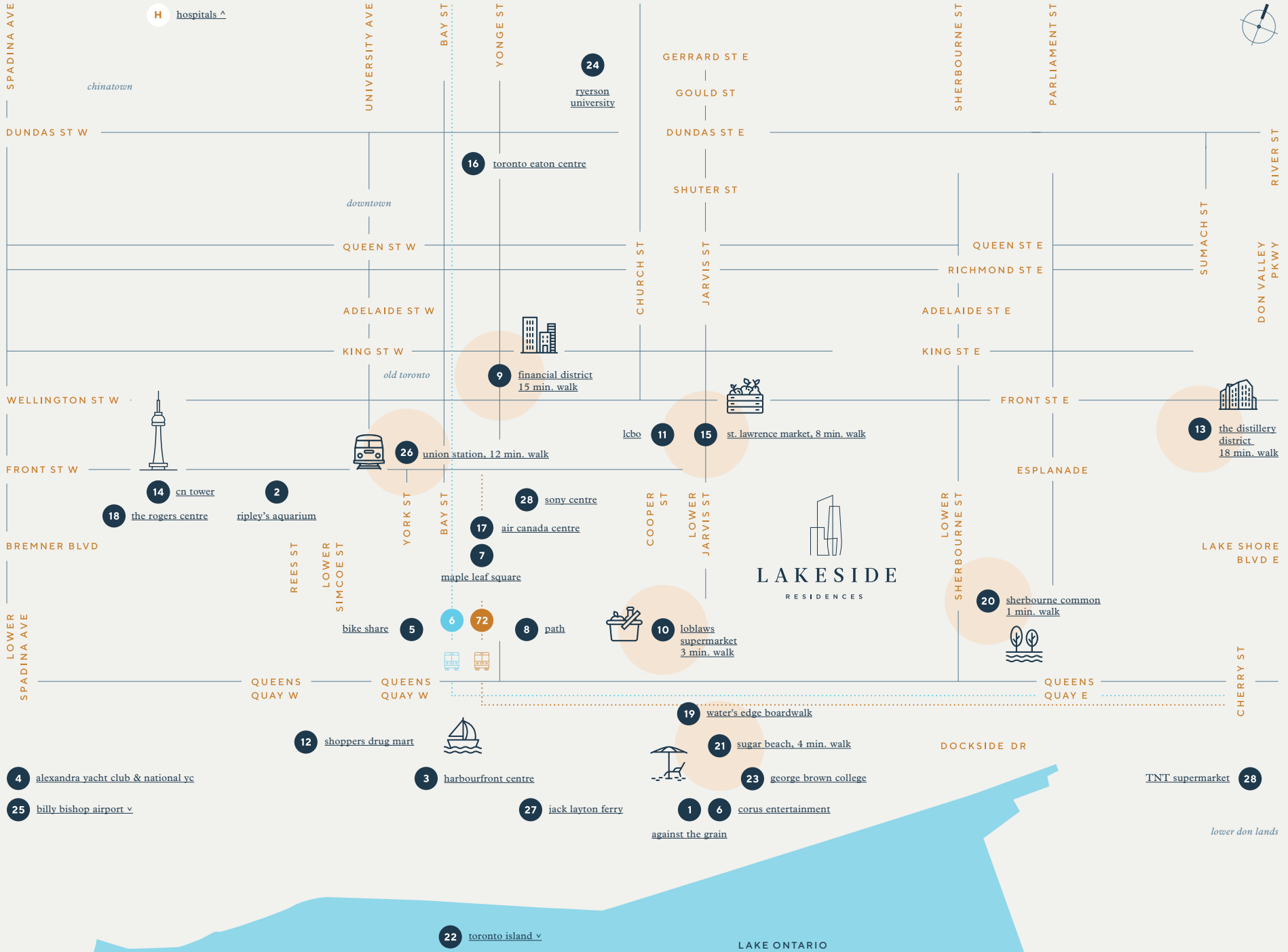
processes. In addition, natural stones and woods are subject to variations in colour, shade, grain, pattern and texture. Tile and broadloom are subject to pattern, shade and colour variations. Seams may be visible when broadloom is laid. Flooring and specific features will depend on the Vendor's package as selected As provided in Section 4 of the Agreement of Purchase and Sale, the Purchaser agrees to select the interior finish colour scheme for the Unit and finalize all other selections regarding finishing items from the Vendor's available samples within 10 days after notice has been given by the Vendor to the Purchaser regarding selection of finishing items. Subject to compliance with the regulations, by laws and bulletins issued by the Warranty Program, if the Purchaser fails to make his/her selections following notice from the Vendor, then the Vendor shall be entitled to select such finishing items and such selections by the Vendor shall be binding on the Purchaser. The Purchaser acknowledges that there shall be no reduction in the price or credit for any standard feature listed above which is omitted at the Purchaser's request. References to model types or model numbers refer to current manufacturer's models. If these types or models change, the Vendor shall provide an equivalent model. All dimensions, if any, are approximate. All specifications and materials are subject to change without notice. All features and finishes subject to change without notice. The Purchaser acknowledges and accepts that ceilings and walls maybe modified to accommodate boxed in areas for mechanical or other building systems, as per construction requirements. Any furniture layout shown on any brochure, plans, renderings, advertising, or schedules are artist's concept and are not included in the purchase price. Similarly, various decorative items including light fixtures, window coverings, wall coverings and other decorative and upgraded items shown in the sales office and/or model suite are not included in the purchase price.

E. & O.E. October 20, 2017

## Waterfront. Cityscape.

With unparalleled access to Toronto’s extensive waterfront, the world’s best food market voted by National Geographic, and culturally vibrant neighbourhoods, you’ll always be a stone’s throw from the water’s edge and nearby nightlife, entertainment, and commercial hubs.

- |   |   |
|---|---|
| 1. <a href="#"><u>against the grain urban tavern</u></a>                  | 16. <a href="#"><u>toronto eaton centre &amp; dundas square</u></a> |
| 2. <a href="#"><u>ripley’s aquarium of canada</u></a>                     | 17. <a href="#"><u>air canada centre</u></a>                        |
| 3. <a href="#"><u>harbourfront centre</u></a>                             | 18. <a href="#"><u>the rogers centre</u></a>                        |
| 4. <a href="#"><u>alexandra yacht club &amp; national yacht clubs</u></a> | 19. <a href="#"><u>water’s edge promenade and boardwalk</u></a>     |
| 5. <a href="#"><u>bike share</u></a>                                      | 20. <a href="#"><u>sherbourne common</u></a>                        |
| 6. <a href="#"><u>corus entertainment</u></a>                             | 21. <a href="#"><u>sugar beach park</u></a>                         |
| 7. <a href="#"><u>maple leaf square</u></a>                               | 22. <a href="#"><u>toronto islands</u></a>                          |
| 8. <a href="#"><u>path</u></a>  | 23. <a href="#"><u>george brown college</u></a>                     |
| 9. <a href="#"><u>financial district</u></a>                              | 24. <a href="#"><u>ryerson university</u></a>                       |
| 10. <a href="#"><u>loblaws supermarket</u></a>                            | 25. <a href="#"><u>billy bishop airport</u></a>                     |
| 11. <a href="#"><u>lcbo</u></a>   | 26. <a href="#"><u>union station</u></a>                            |
| 12. <a href="#"><u>shoppers drug mart</u></a>                             | 27. <a href="#"><u>jack layton ferry</u></a>                        |
| 13. <a href="#"><u>the distillery district</u></a>                        | 28. <a href="#"><u>tnt supermarket</u></a>                          |
| 14. <a href="#"><u>cn tower</u></a>                                       | ..... <a href="#"><u>6 bus line</u></a>                             |
| 15. <a href="#"><u>st. lawrence market</u></a>                            | ..... <a href="#"><u>72 bus line</u></a>                            |



# Investing in Toronto's leading waterfront community.

Toronto's waterfront is the largest urban redevelopment project currently underway in North America, and **its revitalization is expected to take approximately 25 years and \$30 billion of private and public funding to complete.** This transformation will be home to over 40,000 residents, **one million sq. metres of employment space** and 300 hectares of parks and public spaces.



**1 MILLION**  
SQ. M OF  
EMPLOYMENT  
SPACE



FUTURE HOME  
TO OVER  
**40,000**  
RESIDENTS



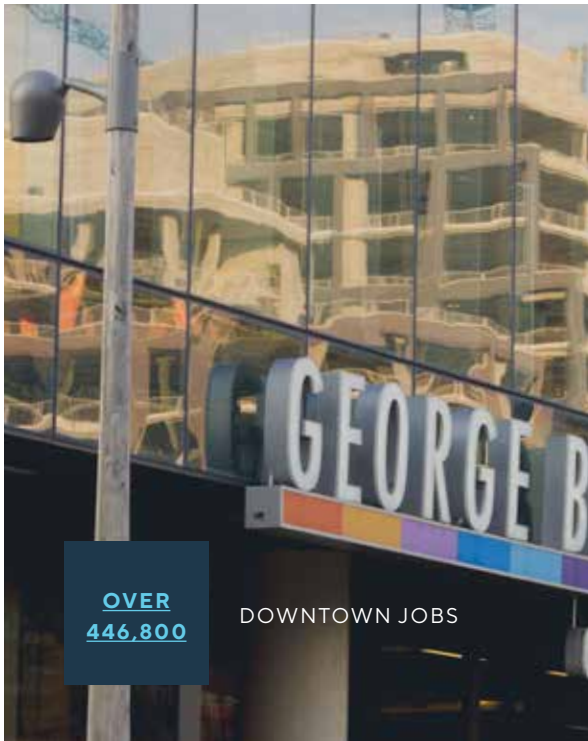
**300 HECTARES**  
OF PARKS  
AND PUBLIC  
SPACES



DOWNTOWN JOBS ARE GROWING BY **7.6%** OVER THE PAST 5 YEARS (OVER 30,000 JOBS)

A community rich with opportunity.

*East Harbour, a nearby, master planned, 60-acre mixed use development that will bring more than 50,000 jobs with office, retail and restaurant spaces.*



OVER **446,800**

DOWNTOWN JOBS



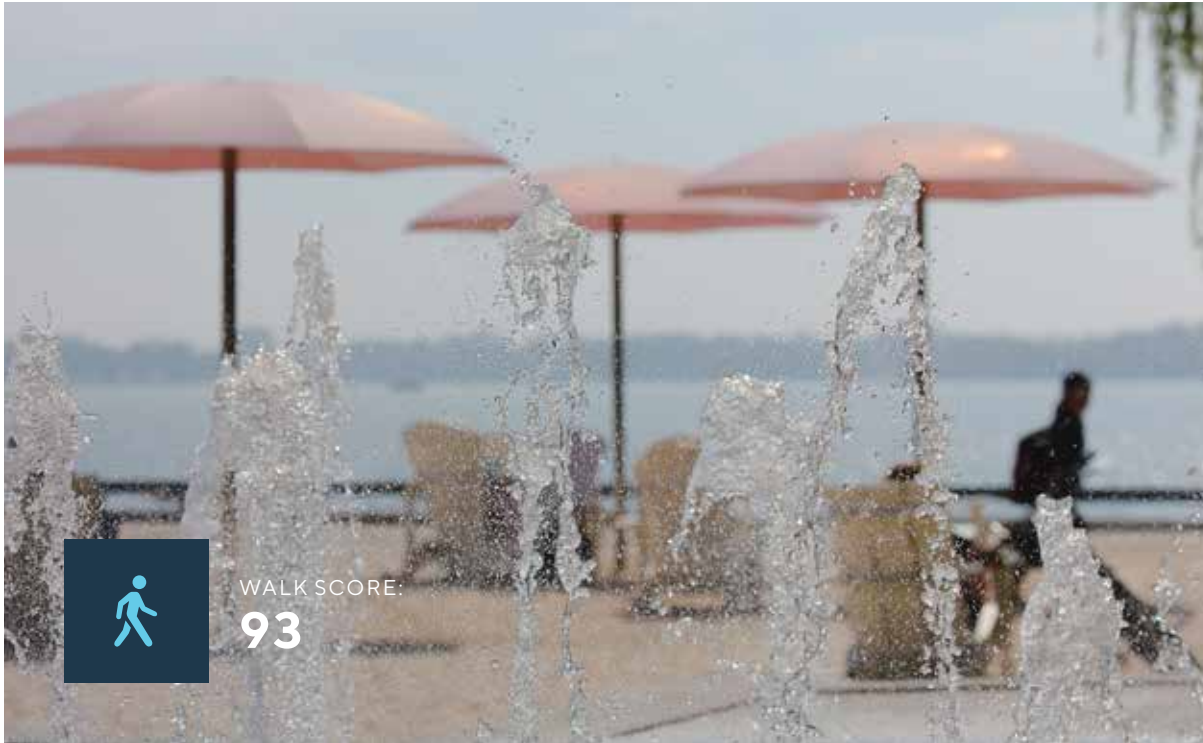
**1 IN 3**

MAKES UP **1 IN 3** JOBS IN THE CITY

It will be larger than Yorkdale Shopping Centre and have easy access to bike trails, transit, highways and the Lakeside Residences.

**The waterfront community's proximity to Downtown Toronto:**

- 77% of residents reported living in high rise buildings
- **1 in 5** households have annual earnings above \$100,000 - the highest in household income
- **97%** of single residents living Downtown are employed full time



WALK SCORE:  
**93**

## Walk Score at *Toronto's East Bayfront.*

### **Bayfront WalkScore: 93**

The Bayfront community will have a Walk Score of 93 (out of 100 points). This means it is a “Walker’s Paradise”, within easy walking distance of employment centres, schools, retail, groceries, outdoor places, car and bike shares, entertainment and public transit.

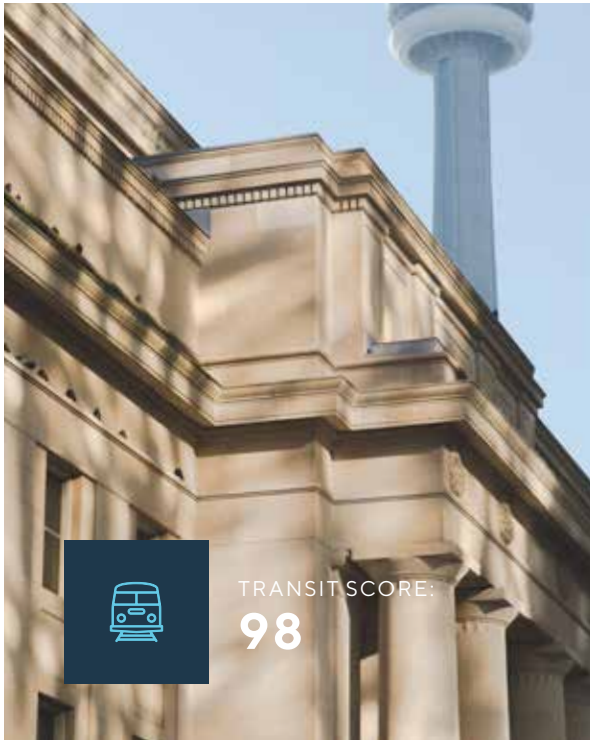
### **Transit Score: 98**

Easy walking access to No. 6 Bay Street bus, No. 75 Sherbourne bus, No. 72 Pape bus and No. 65 Parliament bus routes, Union Station, TTC Subway & GO trains.

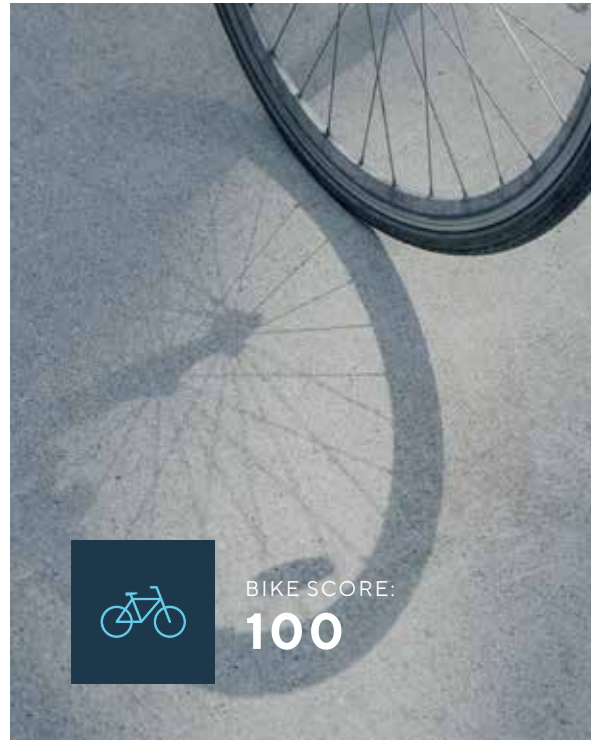
### **Bike Score: 100**

Excellent bike lanes on Martin Goodman Trail, Don Valley conservation network, Queens Quay East and West. Great biking destinations to Kew Beach, Tommy Thompson Park, Port Lands, Toronto Islands, Harbour Square Park, Harbourfront Centre, Toronto Music Garden, Ireland Park, Coronation Park, Exhibition Place, and Sunnyside Beach.

For further information, visit: [www.walkscore.com](http://www.walkscore.com)



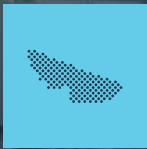
TRANSIT SCORE:  
**98**



BIKE SCORE:  
**100**

“Sidewalk Toronto” will be an ambitious “smart city” that combines technology and urbanism on the waterfront.

Google’s sister company, Sidewalk Labs announce plans for Toronto’s Quayside neighbourhood in partnership with Waterfront Toronto. The 12-acre site immediately next door on Lake Shore runs from Bonnycastle Street to east of Parliament and will include **3.3 million sq ft of residential, office and commercial space and a new headquarters for Google Canada.**



**12-ACRE SITE**  
FROM PARLIAMENT  
TO BONNYCASTLE  
STREET



**3.3 MILLION SQ. FT**  
RESIDENTIAL, OFFICE,  
AND COMMERCIAL  
SPACE



**NEW  
HEADQUARTERS**  
FOR GOOGLE  
CANADA



# LAKE SIDE

RESIDENCES