

LIVE AT YORKDALE



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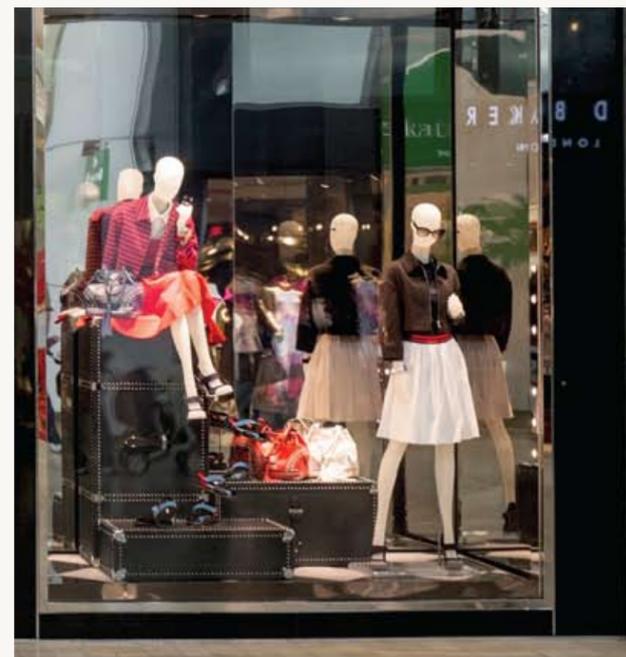
Known as Canada's premier shopping destination, Yorkdale Shopping Centre is home to some of the most prestigious boutique shops and major retailers in the world, but Yorkdale is about more than just shopping. It's a total lifestyle experience — the perfect synergy of luxurious living, dynamic energy and instant accessibility in one irreplaceable location.

Now, located at the south end of Yorkdale Shopping Centre, flanking Allen Road, The Yorkdale Condominiums is comprised of two stunning residential towers that reflect the vibrant urban energy of this distinctive location.

CANADA'S PREMIER SHOPPING DESTINATION



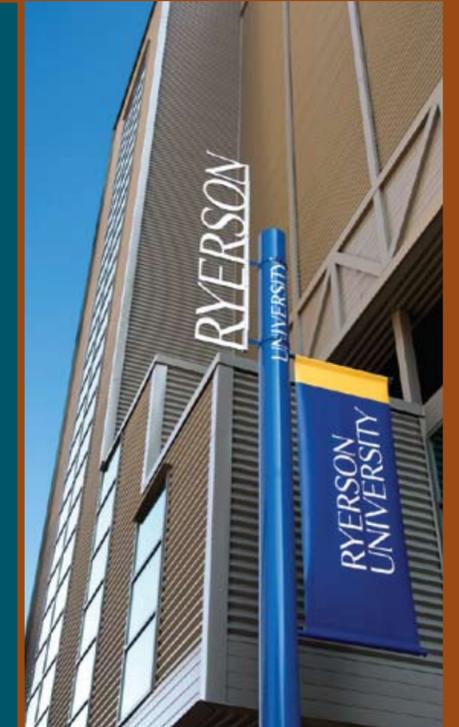
The Yorkdale Condominiums give you the chance to enjoy the best of residential living in mid Toronto. Enjoy gourmet restaurants, exciting entertainment and unbeatable urban convenience with TTC Subway, Allen Road, Hwy. 401 and the many shops of Lawrence Avenue all right at your front door.



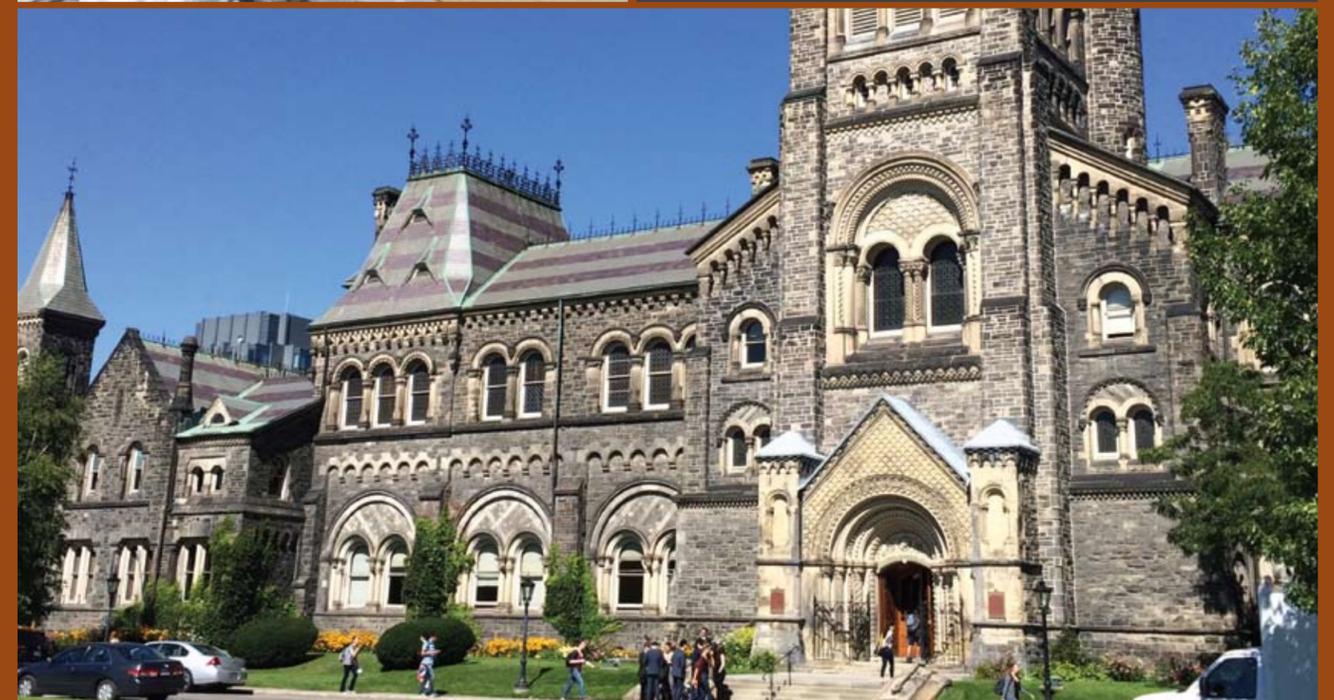
LIVE ON THE SUBWAY



MINUTES TO DOWNTOWN & 3 UNIVERSITIES



From the Yorkdale subway stop — a few steps from your front door — you can ride the subway north and be at York University in just ten minutes. The same distance south takes you to countless destinations in Toronto's downtown core. Located just 5 minutes south, the future Eglinton crosstown LRT line will even further enhance your connectivity to the rest of the city.





UNIVERSITY SUBWAY LINE

THE YORKDALE CONDOMINIUMS 2

THE YORKDALE CONDOMINIUMS 1

RANEE AVE



YORKDALE SHOPPING CENTRE

A 100-ACRE MASTER PLANNED COMMUNITY

LAWRENCE NORTH IS THE FIRST PHASE OF AN URBAN RENAISSANCE.



Located just south of Yorkdale Shopping Centre, The Yorkdale Condominiums is located in Lawrence North – which is the first phase of the 100 acre master planned community.

Anchoring Lawrence North is the proximity to Yorkdale Shopping Centre, steps to TTC subway access, Allen Road/401, transit access, and new parks, walkways, and bicycle paths. At its centre, Lawrence North will include a beautiful new 3 acre neighbourhood park framed by new tree lined streets. Lawrence North

is being developed by a private/public partnership, including a 45.9 million public investment in new infrastructure, a new network of local streets, utilities and parkland. In addition to The Yorkdale Condominiums, the community will feature a wide range of over 250 townhouses.



TORONTO'S NEXT GREAT NEIGHBOURHOOD

Featuring new parks, improved roads, cycling and pedestrian paths and stylish contemporary townhomes





THE SHOPS & SUBWAY RIGHT AT YOUR DOOR



OUTDOOR LIVING

Exclusive Residents' Courtyard With BBQ & Dining Area

THE YORKDALE CLUB



LOBBY



GYM

LOBBY

The refined lifestyle at The Yorkdale Condominiums extends well beyond the suites, with a beautiful lobby and great selection of building amenities available for residents to enjoy at The Yorkdale Club. Exclusive to residents, The Yorkdale Club features a state-of-the-art fitness centre with cardio room and locker rooms. You can also entertain friends and family in the party room, or have them stay over in one of the stunning hotel-inspired guest suites. If you're living the work-from-home lifestyle, you will love the convenient access to The Yorkdale Club's boardroom. All this and more awaits you at The Yorkdale Club.

NORTH-15TH FLOOR



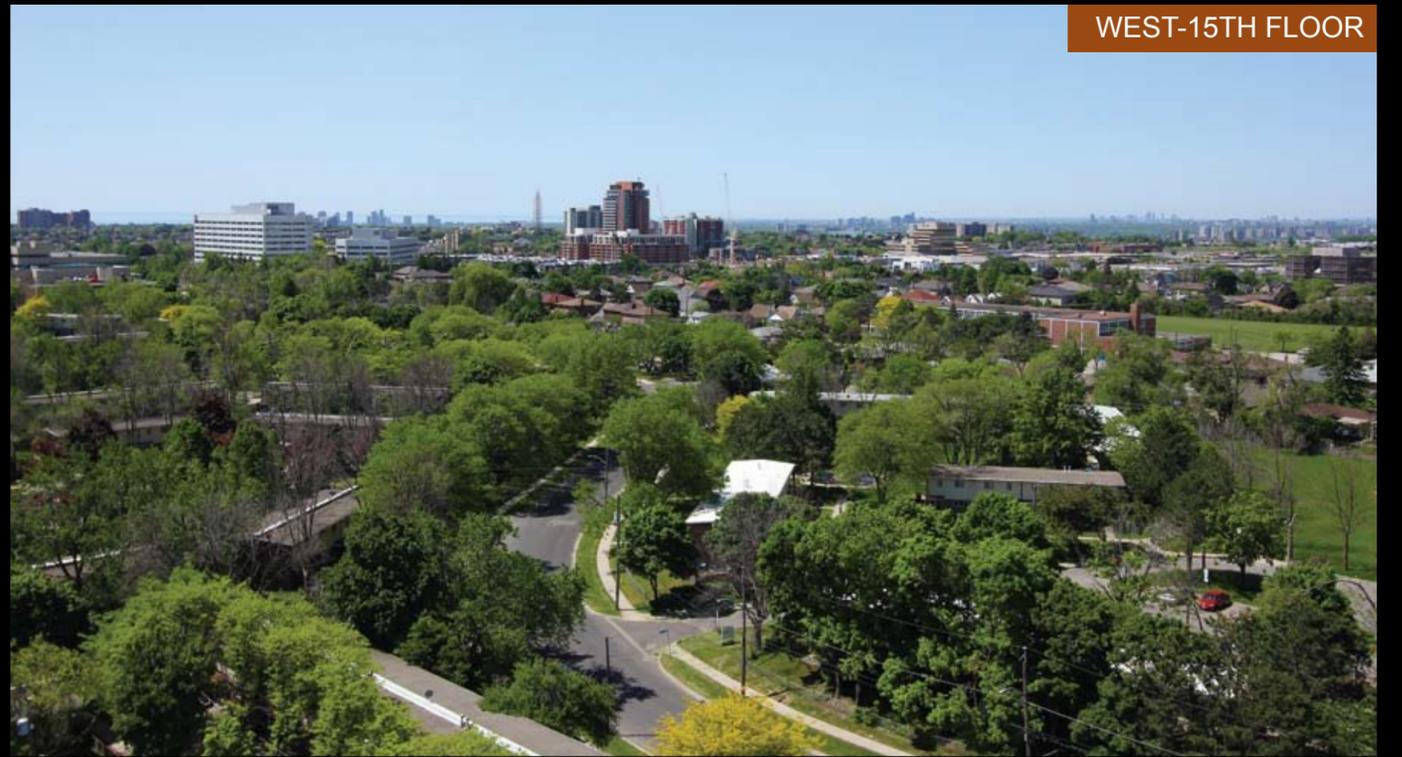
EAST-15TH FLOOR



SOUTH-15TH FLOOR



WEST-15TH FLOOR



WIDE OPEN SKYLINE & TREE LINED VIEWS



Suites feature large, bright windows and expansive balconies designed to live on. Interiors offer open concept, efficiently designed floor plans with chic kitchens, comfortable living and dining areas and intimate master suites.



FEATURES & FINISHES

THE FOLLOWING IS INCLUDED IN THE PURCHASE PRICE AND IS STANDARD TO ALL SUITES:

- Wide plank wood laminate flooring throughout foyers, kitchens, living and dining areas.
- Carpet in bedrooms.
- Porcelain tile flooring in bathrooms.
- Kitchen cabinets feature choice of two tone packages (dark lowers and fridge cabinet with white horizontal look uppers) or an all-white package with horizontal look uppers.
- Kitchens feature granite countertops, glass tile backsplash, single under-mount stainless steel sink, chrome single-hole lever faucet and chrome hardware.
- Appliance package includes a counter depth 24" stainless steel fridge, 24" electric stainless steel slide in range, 24" stainless steel dishwasher, 24" stainless steel under cabinet hood vent, and an appliance ready shelf in upper cabinets.
- Bathrooms include a vanity, stone countertop, chrome single lever faucet, under-mount white sink, and a white single flush two piece toilet and chrome hardware and accessories.
- Matching tile tub surround, tile shower wall (as per plans)
- Tile feature wainscoting behind vanity and toilet in suites with a single bathroom and in the master bathroom of two and three bedroom suites.
- Feature shelf above vanity and toilet between wall and tub or shower (as per plans) in suites with a single bathroom and in the master bathroom of two and three bedroom suites.
- Bathrooms with tubs only have a shower head, valve and diverter, and tub filler.
- Bathrooms with walk-in showers only (as per plans) have a shower head and valve.
- Custom framed mirror in all bathrooms.
- Approximately 8' ceiling heights in all main living areas except where bulkheads occur.
- Smooth plaster ceilings in foyers, kitchens, living and dining areas.
- White stacked apartment size washer and dryer.
- Painted drywall walls, flush/slab interior doors and baseboards.
- Individually controlled fan-coil heating and air-conditioning.

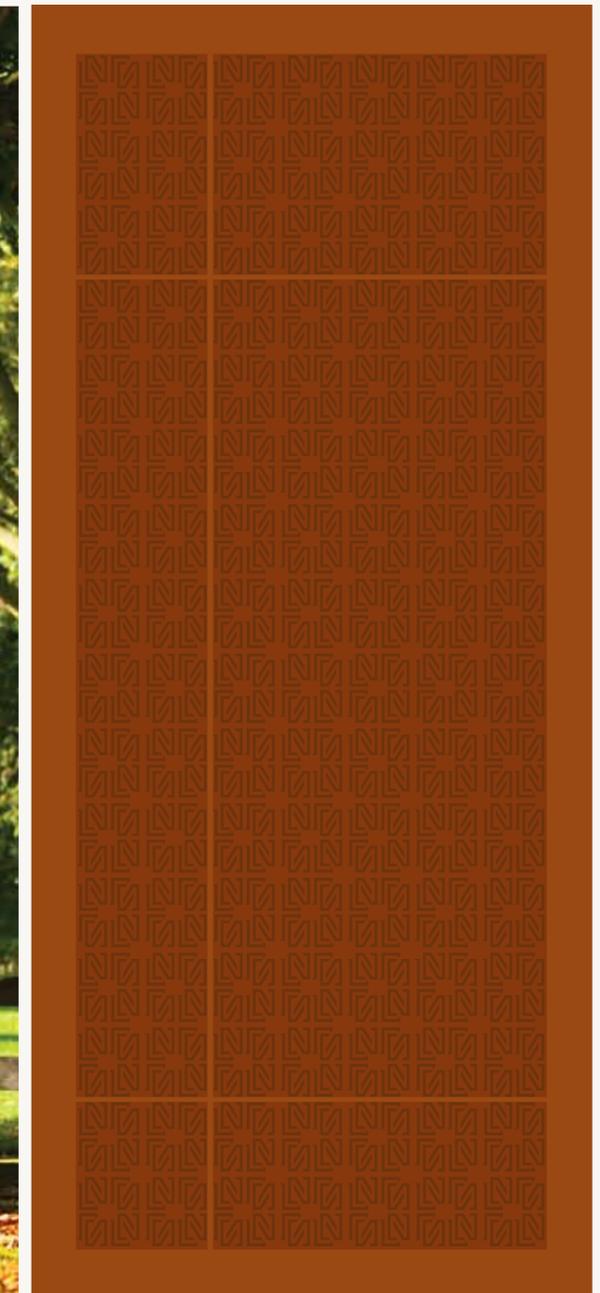


GREEN FEATURES

The Yorkdale Condominiums offers an extensive selection of the latest green building features for increased energy efficiency and environmental sustainability. The buildings are surrounded by lushly landscaped greenspaces, a new linear park and Yorkdale Park.

FEATURES INCLUDE:

- Efficient landscaping irrigation systems.
- Drought resistant vegetation in rooftop landscaped areas.
- Easily accessible recycling and organic waste facilities within building.
- Recycling of construction waste reduce landfill waste.
- Optional sun screening window shades reduce summer solar heat gain.
- Orientation of building is conducive to passive solar heating in cool weather; continuous balconies provide sun shading in warm weather.
- High efficiency boilers and chillers.
- High efficiency fans, pumps and motors.
- Energy Star appliances.
- Floor to ceiling windows minimize artificial lighting usage by enhancing penetration of daylight to interior spaces.
- Energy efficient thermal glazed aluminum windows — thermally insulated Low-E double-glazed glass.
- High efficiency lighting in corridors, garages and emergency exits.
- Individual suite electricity metering.
- Walking proximity to public transit and all amenities including grocery stores, schools, and parks.
- Locally manufactured kitchens.



AN INSPIRED COLLABORATION BETWEEN TORONTO'S LEADING DEVELOPERS

Context is Toronto's most award-winning design-focused developer.

Metropia is Canada's leading community-focused developer.

*Together they are proud to be the driving force behind
The Yorkdale Condominiums at Lawrence North.*



A PERFECT CREATIVE PARTNERSHIP BETWEEN CANADA'S TOP ARCHITECTURAL FIRMS

KPMB Architects



KPMB was founded in 1987 by Bruce Kuwabara, Thomas Payne, Marianne McKenna and Shirley Blumberg. The firm has since earned hundreds of awards for architectural excellence including 14 Governor General's Medals, Canada's highest honour. In the last decade, KPMB has played a major role in the development of Toronto as an internationally recognized centre with projects for the Bell Lightbox for the Toronto International Film Festival, Canada's National Ballet School, the Gardiner Museum, the Young Centre for Performing Arts and the Royal Conservatory TELUS Centre. KPMB has also contributed to projects across Canada including the Canadian Museum of Nature in Ottawa, Manitoba Hydro Place (LEED Platinum) in Winnipeg and the forthcoming Remai Modern Art Gallery of Saskatchewan in Saskatoon. KPMB is currently working on projects for Princeton University, Boston University, Northwestern University, the University of Pennsylvania, the Aga Khan Foundation of Canada and is part of the consortium to design and build the 2015 Pan American Games Athletes' Village.



The award winning firm Page+Steele was established in Toronto in 1926 and merged with IBI Group to form Page+Steele/IBI Group Architects (P+S/IBI) in 2008.

In recent years, P+S/IBI has become the pre-eminent Canadian firm engaged in the design of mixed-use developments, with the completion of some of the most prestigious residential and hotel projects across the country. A highly innovative design team complements the high level of service and technical expertise for which P+S/IBI is known, reflected in the more than 30 design awards received by the firm to date.

P+S IBI has a proven record of creating landmark projects that withstand the test of time.

PUBLIC WORK



PUBLIC WORK is an urban design and landscape architecture studio focused on one of the foremost public topics today—the intelligent evolution of the contemporary city. We aim to produce transformative works that invigorate the public realm, optimize and enhance the performance of urban and natural systems, and support public life by adding new layers of experience to the city. At the core of our practice is one question: How can every urban project—public or private—contribute to the quality of life and urban experience in the city.



MARKET WHARF

LIBRARY DISTRICT CONDOMINIUMS

SPIRE CONDOMINIUM



TIP TOP LOFTS

DISTRICT LOFTS

THE LORETTO

IDEAL LOFTS

RADIO CITY TOWNHOMES



Context is a real estate development company formed in 1997 by Stephen Gross and Howard Cohen. The company is focused on the development of innovative, design driven residential condominiums in Toronto's urban center.

In a short period of time, Context has built a reputation for creating a consistently high caliber of buildings with distinct market appeal based on striking contemporary design. Context's projects have consistently been awarded City of Toronto Urban Design Awards, and have been critically lauded as artful and efficient solutions to the urban design challenges of complex urban sites. All of Context's projects have been well received by the market and have consistently appreciated in value while outperforming market norms due to their innovative suite lay-outs and unique appeal.

Past projects include: the pioneering **20 Niagara**, the new urbanism of **Upper East Side** townhouses, the adaptive re-use of a

former George Brown College campus in **Kensington Market Lofts**, the innovative **District Lofts**, the contextual "main-street" **Ideal Condominium**, the mixed use **MoZo** condominium, the terraced luxury building **Home** on High Park, **Radio City** in conjunction with the National Ballet School of Canada, the renovation and sensitive addition to an iconic Toronto art deco building in **Tip Top Lofts**, the striking 45 storey **Spire** adjacent to St. James Cathedral, and the sensitive restoration of the Annex landmark **The Loretto**. Context has recently completed **Market Wharf**, a complex mixed use development south of St. Lawrence Market, and **Library District Condominiums** in the Railway Lands, overlooking historic Fort York.



Metropia was created out of a shared purpose and vision to become one of Canada's leading real estate development companies by focusing on urban renewal and design innovation.

Our communities offer a wide range of housing options with an emphasis on affordability and a responsibility to the environment.

Metropia's founder, Howard Sokolowski, has a rich history in residential development. As cofounder and CEO of Tribute Communities for over 25 years, Howard led the development of more than 30,000 homes. One of the things Howard takes great pride in is working closely with the families and administrations that have a deep, vested interest in the outcome of the communities being developed. Under Howard's leadership, Tribute won numerous community and development awards from

J.D. Power, the Ontario Home Builders Association and Toronto's Building Industry and Land Development Association (BILD) including Project of the Year, Community of the Year and Builder of the Year.

Partnering with Howard is Tony Moro, former President and CEO of Deltera/Tridel Builders. Tony brings with him over 35 years experience as Canada's leading builder of condominium communities, during which time he developed over 40,000 condominium units. Under Tony's leadership, Deltera/Tridel Builders won numerous awards including J.D. Power and Hi-Rise Builder of the Year.



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All renderings are artist's concept.