



**Sales Centre**  
62 Cumberland Avenue (*Ground Floor*), Toronto, ON M4W 1J5  
647.341.2433  
[TheoryCondos.com](http://TheoryCondos.com)



Specifications are subject to change without notice. All room measurements and sizes are approximate. Vendor may substitute materials for those provided in the plans and specifications. Decorative and upgraded items displayed in the sales office are for display purposes only and are not included in the purchase price E. & O. E. 2017

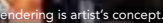
Any advertisements, promotional materials, websites, displays, sales office displays, renderings, proposed tenants or occupants any other materials whatsoever which depict the Building, any Building features such as courier delivery lockers or car share services, are all subject to change and modification and are not to be relied upon by the Purchaser and the Vendor makes no representation or warranty that any such features, facilities or services will in fact be available. Purchasers are advised to review the terms of this Agreement and the Disclosure Statement in respect of the features and amenities of the Building and the possible changes thereto.



**URBAN LIVING AT THE  
HEART OF U OF T.**









# THEORY URBAN LIVING AT THE HEART OF U OF T.

## Smart Living. Put Theory Into Practice.

Smart living comes to College Street and St. George beside the bustling University of Toronto Downtown Campus. Surrounded by Toronto's dazzling amenities, with transportation, shopping, dining and entertainment just steps away, this trend-setting building has views that go on forever!

Theory Condominiums. Live Smarter.





Rendering is artist's concept.



### An Outstanding Downtown Toronto Location.

**Theory** is poised at the centre of the U of T Downtown Campus – the perfect location for students as well as people who work in the Discovery District and anyone seeking a thoroughly urban lifestyle in a convenient and transit rich surrounding.





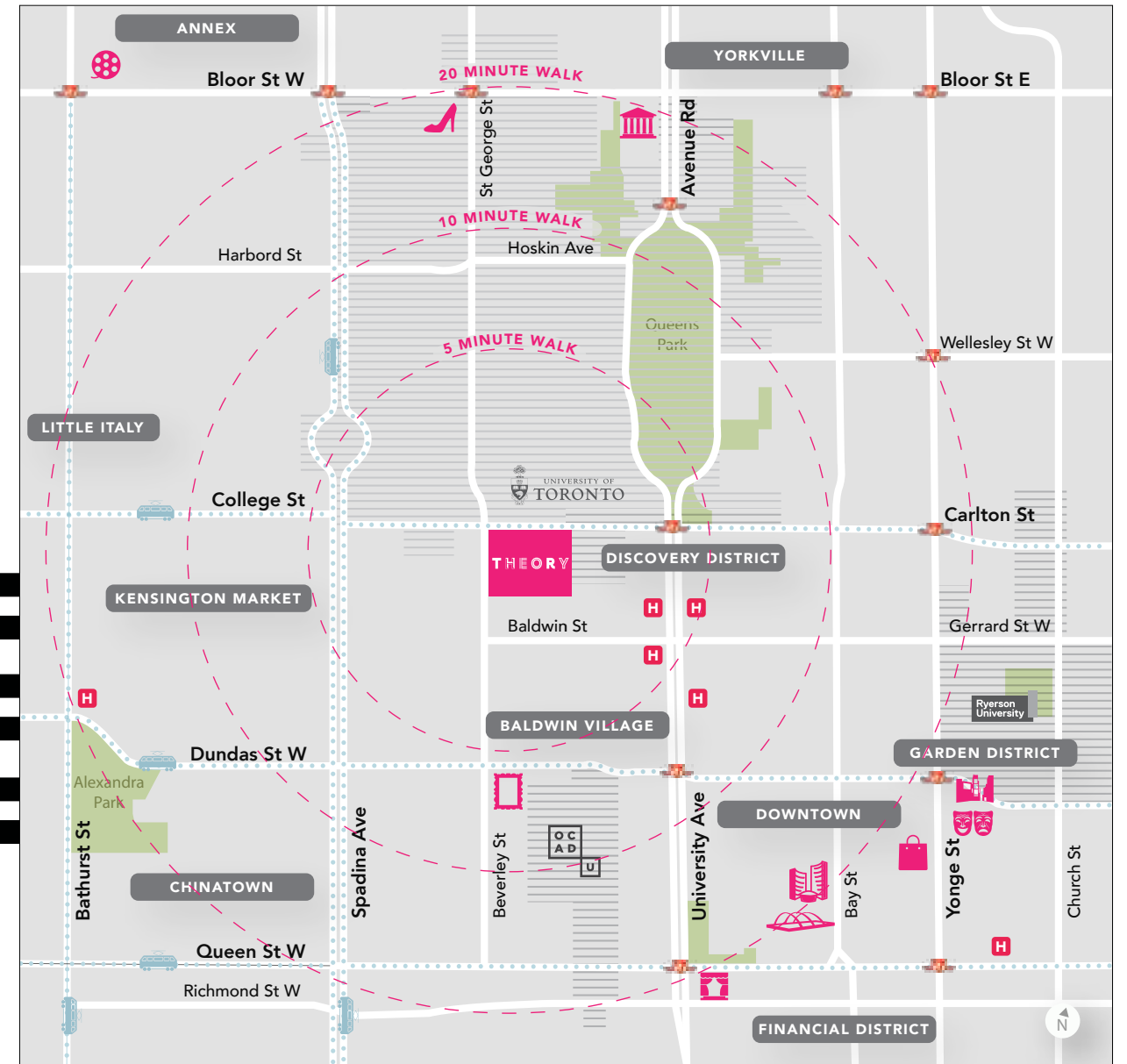
# The Neighbourhood





# VISIT THE BIG PICTURE

Right at the centre of Toronto's famed higher education precinct, **Theory** puts the best of the city at your doorstep.



Map is not to scale.

**University of Toronto**  
**Art Gallery of Ontario**  
**Bata Shoe Museum**  
**Ed Mirvish Theatre**  
**Four Seasons Centre**  
**for the Performing Arts**  
**Hot Docs Cinema**  
**Nathan Phillips Square**  
**City Hall**  
**CF Toronto Eaton Centre**  
**The ROM**  
**Yonge-Dundas Square**

## ACADEMIC

University of Toronto  
 Hart House Theatre  
 MaRS Discovery District  
 Mattamy Athletic Centre  
 OCAD University  
 Roberts Library  
 Ryerson University  
 The Great Library  
 Toronto Public Library  
 U of T Bookstore  
 Varsity Centre

## HOSPITALS

Mount Sinai  
 Princess Margaret  
 Sick Kids  
 St. Michael's  
 Toronto General  
 Toronto Western

## EAT

Crêpes à GoGo Spadina  
 Einstein Cafe & Pub  
 Fran's Restaurant & Bar  
 Fresh on Bloor  
 Future Bistro  
 Grasshopper Restaurant  
 Kinton Ramen  
 Mercatto  
 Mother's Dumplings  
 O'Grady's Tap & Grill  
 Red Room  
 Second Cup





South View from 29th Floor

### Views That Will Amaze.

**Theory** is at the front and centre of everything you love about Toronto. The views say it all – a kaleidoscope of magnificent parks, Toronto’s skyline and the eclectic beauty of Canada’s most liveable city.





North East View from 29th Floor

### So Close To U of T You Can Almost Touch It.

The University of Toronto is Canada's oldest institute of higher learning. This prestigious and world-renowned school is the country's largest with more than 88,750 students. The St. George Downtown Campus has over 60,000 students alone! International students from 168 countries and regions attend here and with university provided accommodation for only 6,500 students available, there is unlimited opportunity for high quality rental close to campus.







# Ground Floor



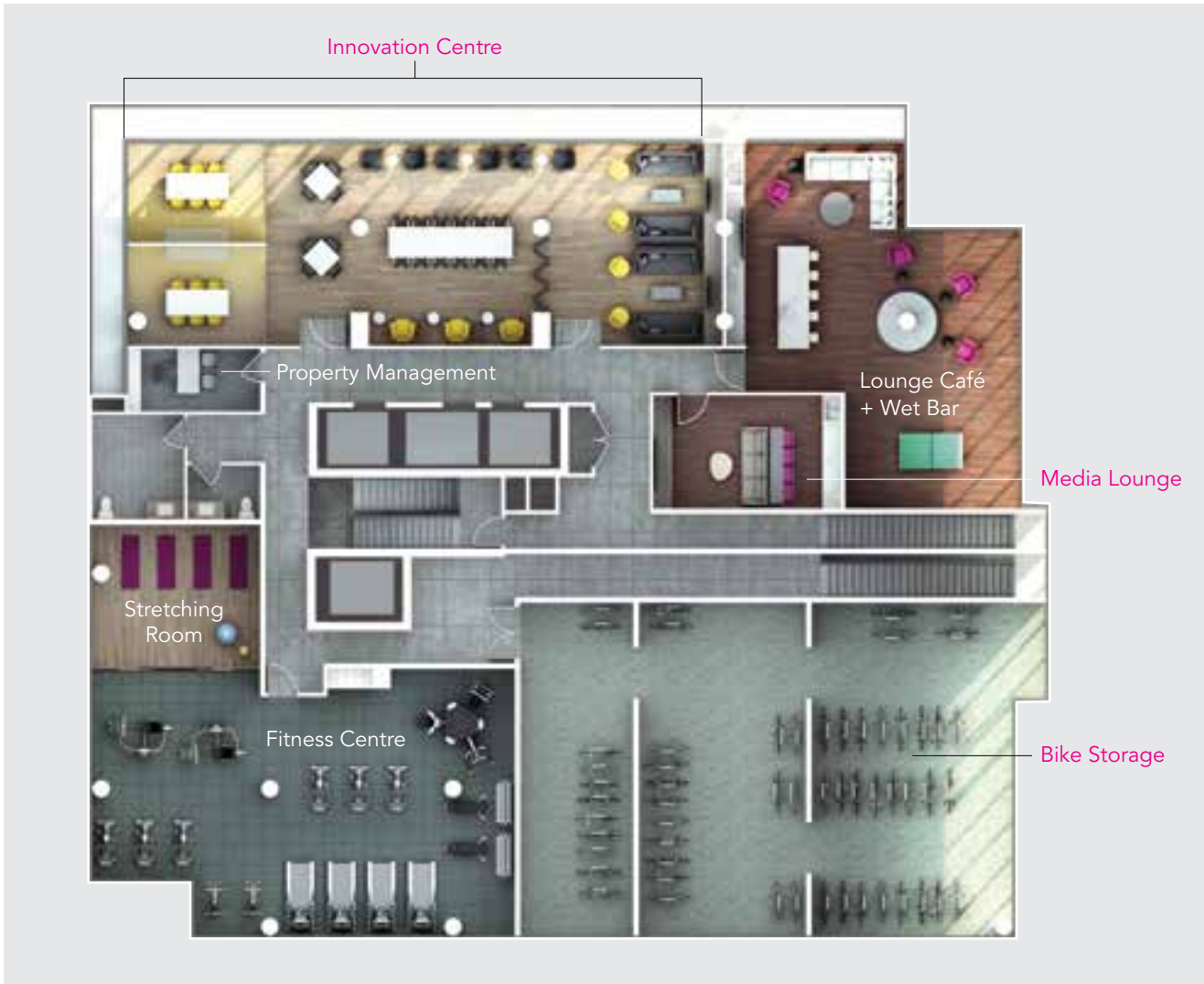
Rendering is artist's concept.



## A Friendly Urban Presence At College And Beverley.

A large Starbucks on the ground floor of **Theory** is destined to become a favourite meeting spot for residents and friends. Designed to accommodate today's contemporary lifestyles, **Theory** offers a convenient pick up and drop off area, lots of bike storage, convenient parcel delivery\*, underground parking and three high speed elevators to whisk you to your floor.

# 2nd Floor



Rendering is artist's concept.



## Amenities That People Will Actually Use.

The 2nd Floor Amenity Space at **Theory** is a cutting-edge example of responsive design. With over 4,800 sq. ft. of space, it provides everything necessary for a socially intense lifestyle. A well conceived Innovation Centre offers a place to work, study and collaborate. A Lounge Café and Wet Bar provides a place to gather and make connections, while a Media Lounge is the perfect place to do some karaoke with friends, watch a film or the big game. A fully equipped Fitness Centre with a separate Stretching Room makes it easy to de-stress and keep in shape, while loads of bike storage encourages residents to two-wheel it around the city.

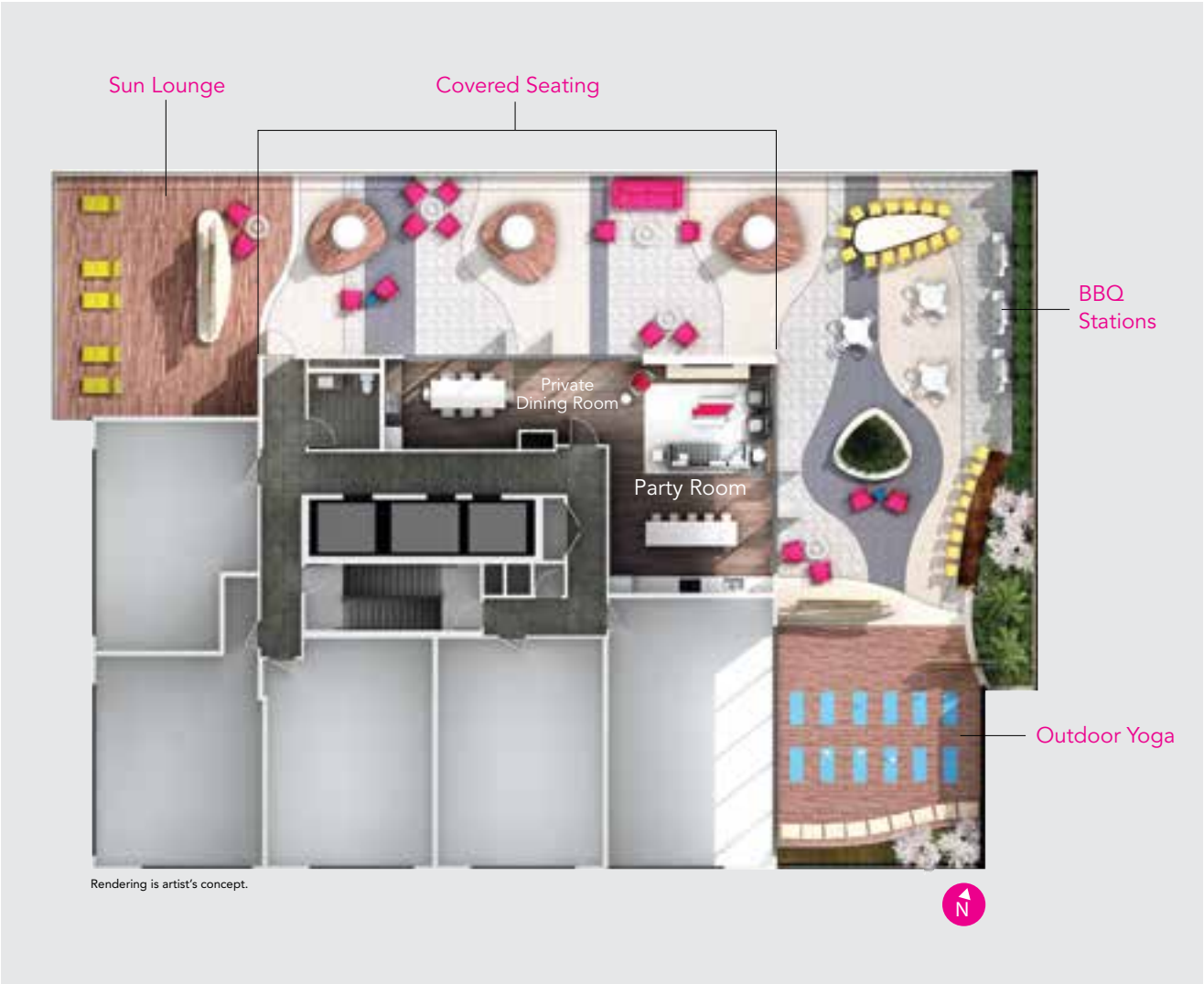


# 7th Floor



## Enjoy The Great Outdoors From The 7th Floor.

A fully furnished sun deck and covered patio combine with a convenient BBQ terrace to create a fabulous 4,269 sq. ft. outdoor destination. There's even an outside Yoga Area for residents to transcend their chakras. Indoors an elegant Party Room and Private Dining Room make entertaining a pleasure!







Rendering is artist's concept.

### Suites That Have It All.

The suites at **Theory** have been beautifully conceived to accommodate residents' needs within a compact and elegant footprint. Layouts are sensible. Space and light are maximized. Everything about these trendy designs have been carefully planned to offer the ultimate in liveability.



# Features & Finishes

## Building Features

- 30-storey point tower artfully designed by IBI Group
- Located directly adjacent to the University of Toronto’s St. George Downtown Campus and steps from Toronto’s Discovery District
- TTC streetcars at Theory’s doorstep and less than 400 metres to Queen’s Park Subway Station
- Steps from newly constructed Grange Park and the outdoor amenities of the University of Toronto
- Suite finishes, indoor amenity and lobby/common areas designed by award winning U31 Inc.
- Full time on-site property management, front desk concierge (88 hours per week) and 24/7 FOB secure access system\*
- Starbucks® located on ground floor
- New economy designed: lobby lockers for courier delivery\*\*, ride hailing waiting area adjacent to entrance, car share service on-site and extensive short and long-term bicycle storage

## Amenity Features

- Fitness Centre complete with free weights and cardio machines
- Separated yoga/dance studio overlooking west views
- Innovation and study area complete with high speed Wi-Fi, television monitor for group work and presentations, print/scan/copy facilities, communal working desks and break-out study rooms
- Lounge adjacent to a café and wet bar for casual entertaining
- Media centre with streaming, gaming and karaoke functionality
- Designer party room includes kitchen facilities, bar/lounge area and dining room
- Exterior amenity boasts sun deck, outdoor yoga/ stretching area, lounge seating, integrated al fresco dining area and three barbeques

## Suites

### Principal Living Areas

- 9’ ceiling heights in principal living areas (\*subject to bulkheads, ducts, dropped ceilings and structural beams)
- Higher ceiling heights in select suites, as per plan
- Smooth ceilings throughout
- Rogers Communications fibre optic technology including fibre direct to each suite includes Rogers Ignite™ 250u High-Speed Internet service including Rogers Advanced Wi-Fi Modem
- Laminate flooring throughout principal living areas, from builder’s standard samples
- Solid core suite entry doors with architectural hardware, contemporary lockset, deadbolt and privacy viewer
- Flat panel interior doors with modern design hardware
- Smoke detectors and sprinklers
- Painted baseboards, door frames and casings
- Stacked washer/dryer
- Individual climate controlled suite heating and air-conditioning, with dedicated thermostat
- Energy recovery ventilation in each suite, as per plan
- Individual metering of in-suite electrical and water consumption
- Tarion Warranty Corporation New Home Warranty Protection, as per Tarion Guidelines

### Kitchens

- Custom designed kitchen cabinetry in a variety of finishes
- Composite stone countertop with tile backsplash
- Chrome faucet with integrated pull-out spray and undermount sink
- Contemporary stainless-steel appliances: 24” refrigerator, 24” dishwasher, slide in 24” oven and range, free standing 24” microwave and slide in hood fan
- Optional island solid surface countertop with side storage cabinet in variety of finishes, metal frame construction

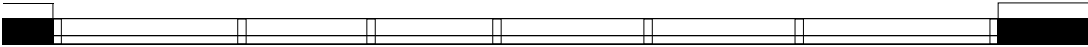
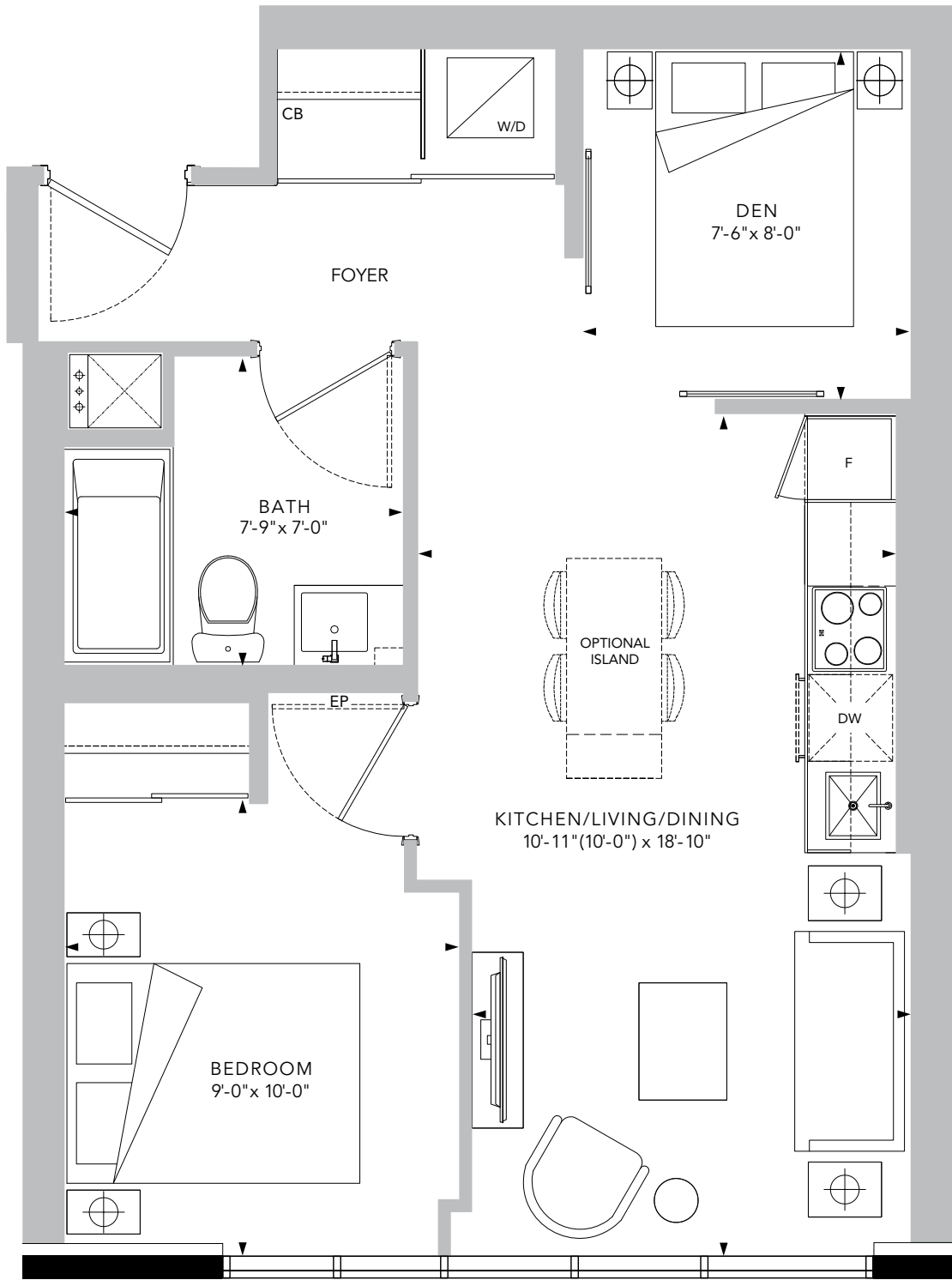
### Bathrooms

- Designer selected custom vanity in a variety of finishes
- Frameless vanity mirror with chrome accent wall light
- Composite stone surface countertop with integrated contemporary sink and single lever chrome faucet
- Designer selected tile flooring
- Tile tub and/or shower surrounds, as per plan
- Walk-in showers with glass doors and contemporary hardware, as per plan
- Designer selected accessories, including towel bar and toilet tissue holder
- High efficiency low flow toilet

## Suite 01

563 SF.

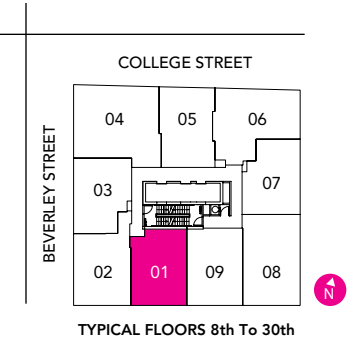
1 Bedroom + Den, 1 Bath



\*Subject to current lease agreement. \*\*Subject to availability of service.  
Any advertisements, promotional materials, websites, displays, sales office displays, renderings, proposed tenants or occupants any other materials whatsoever which depict the Building, any Building features such as courier delivery lockers or car share services, are all subject to change and modification and are not to be relied upon by the Purchaser and the Vendor makes no representation or warranty that any such features, facilities or services will in fact be available. Purchasers are advised to review the terms of this Agreement and the Disclosure Statement in respect of the features and amenities of the Building and the possible changes thereto.



All areas and stated room dimensions are approximate. Sizes and specifications are subject to change without notice. Actual living area may vary from floor stated areas. E.&O.E.

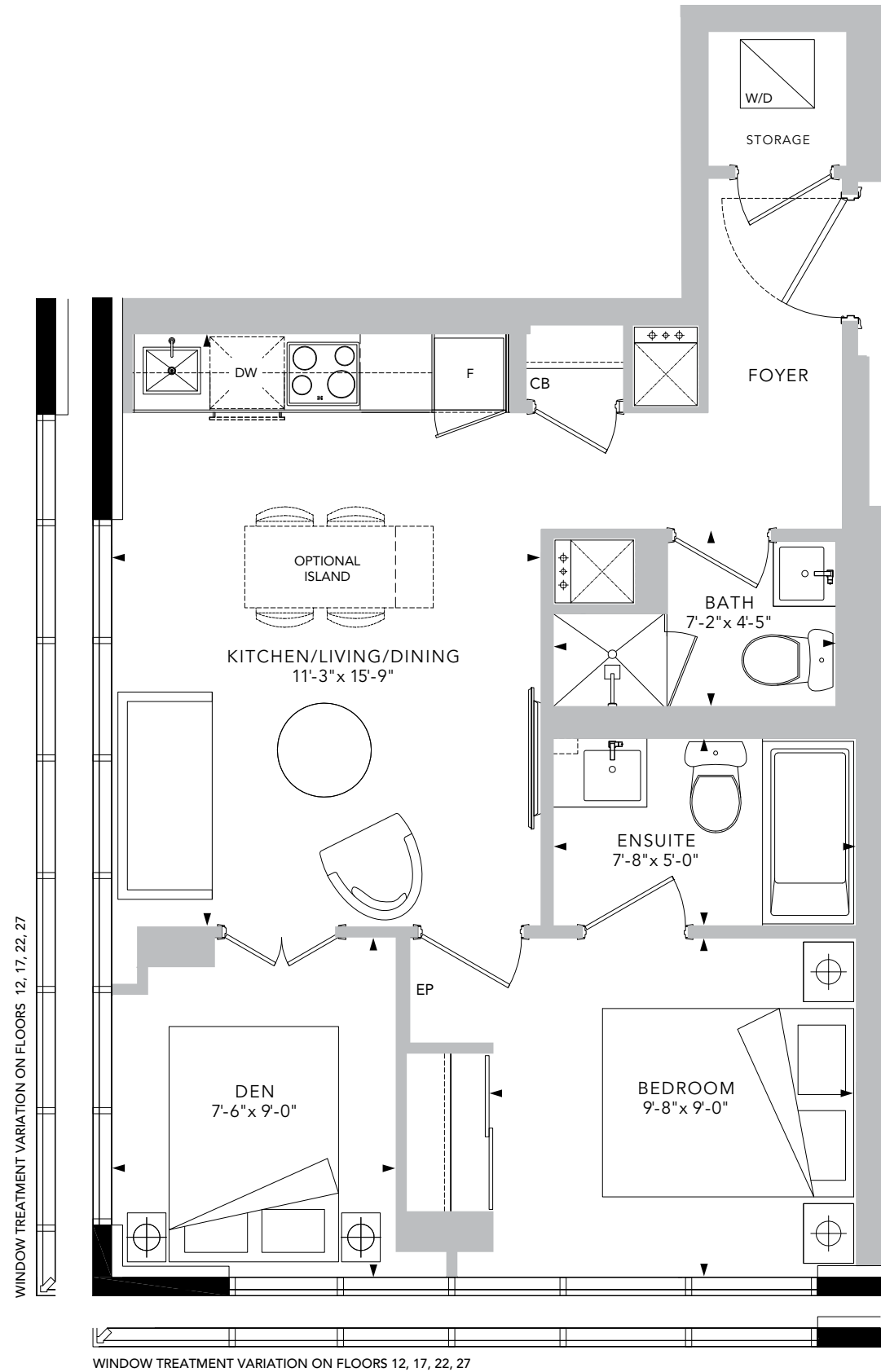




## Suite 02

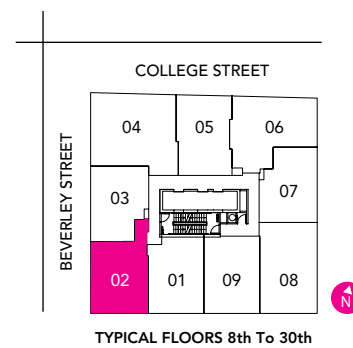
# 575 SF.

1 Bedroom + Den, 2 Bath



**THEORY**  
CONDOMINIUMS

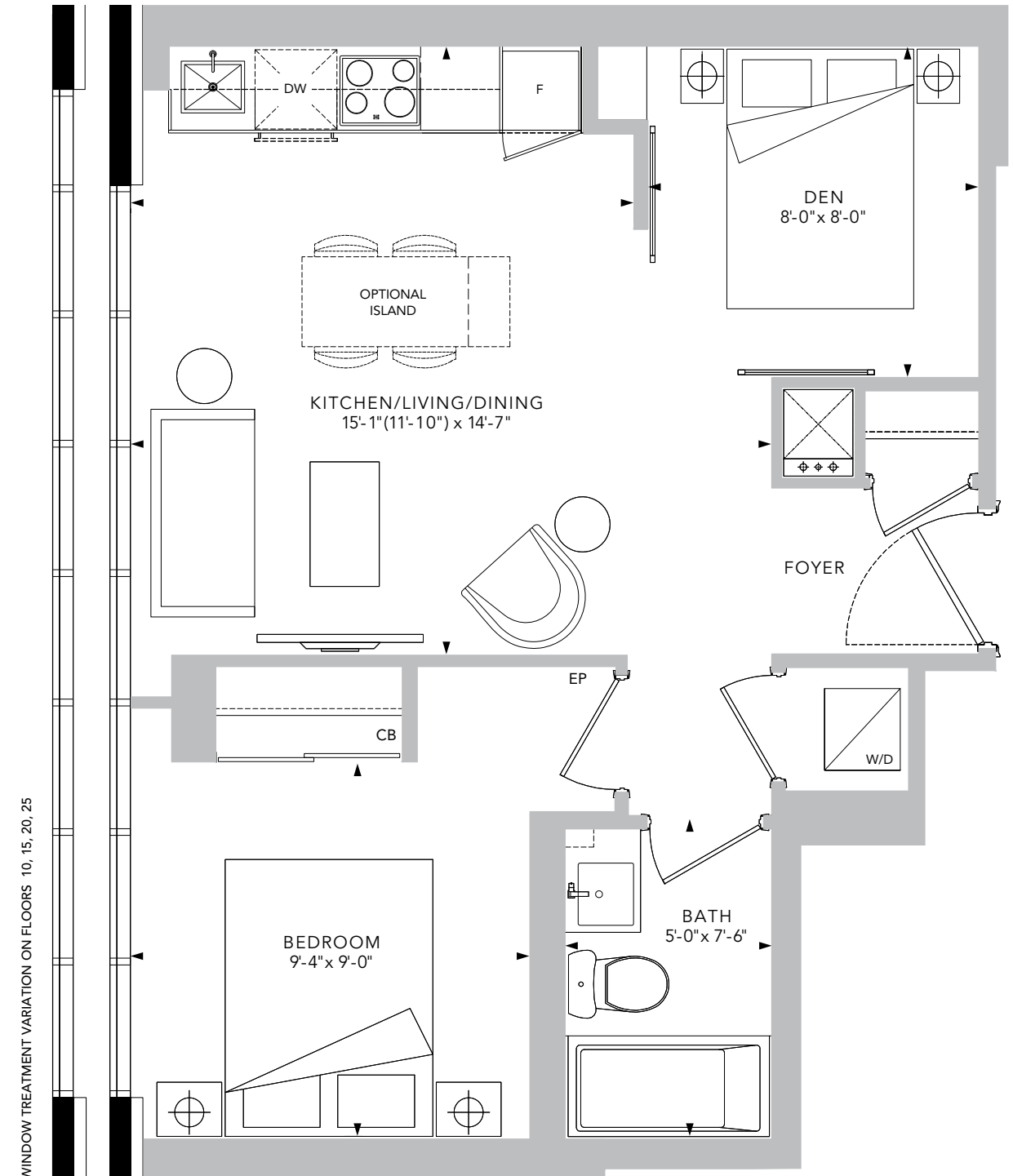
All areas and stated room dimensions are approximate. Sizes and specifications are subject to change without notice. Actual living area may vary from floor stated areas. E.&O.E.



## Suite 03

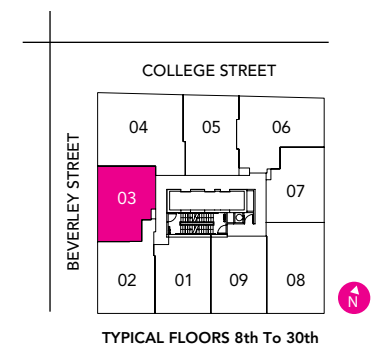
# 526 SF.

1 Bedroom + Den, 1 Bath



**THEORY**  
CONDOMINIUMS

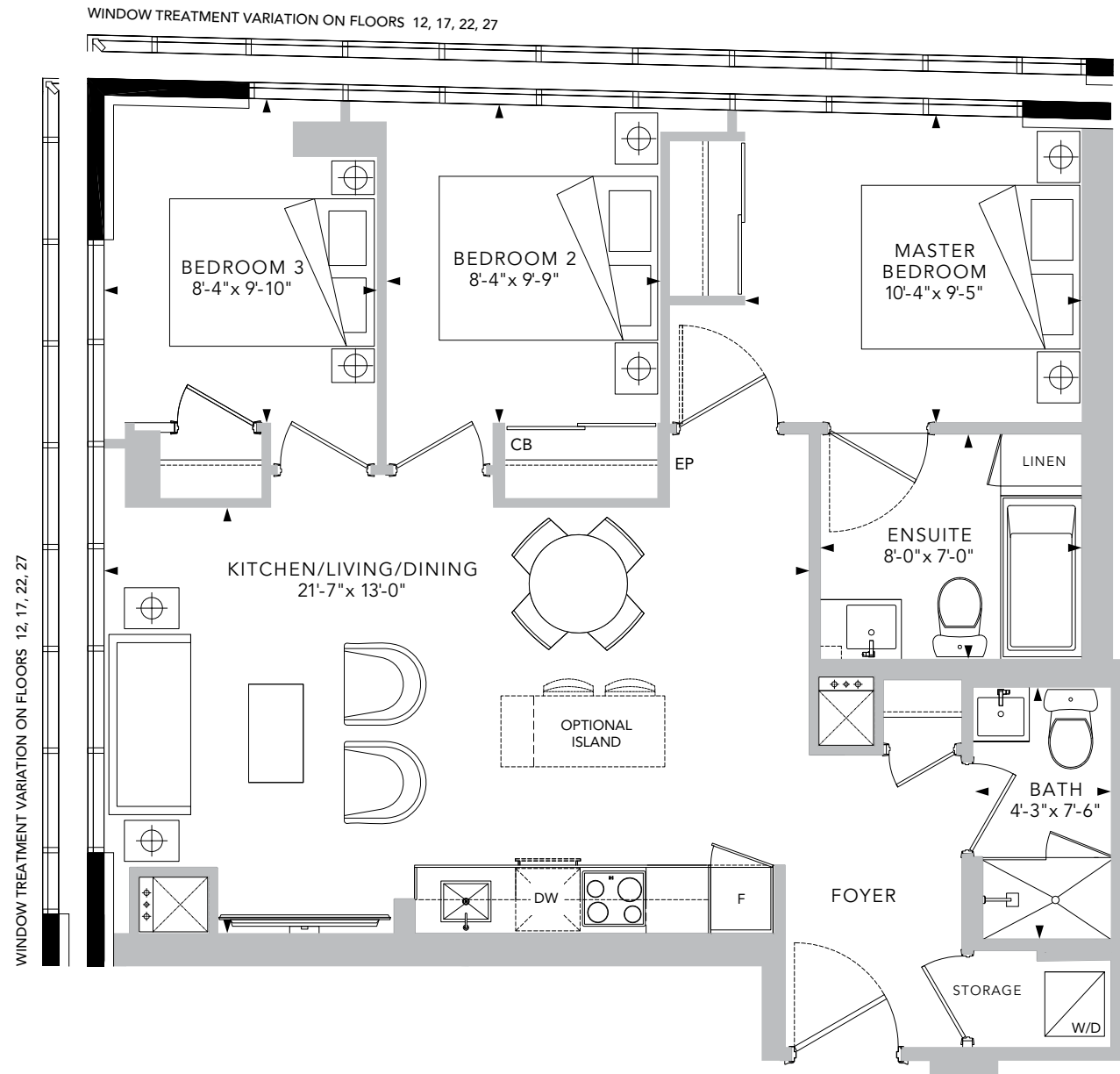
All areas and stated room dimensions are approximate. Sizes and specifications are subject to change without notice. Actual living area may vary from floor stated areas. E.&O.E.





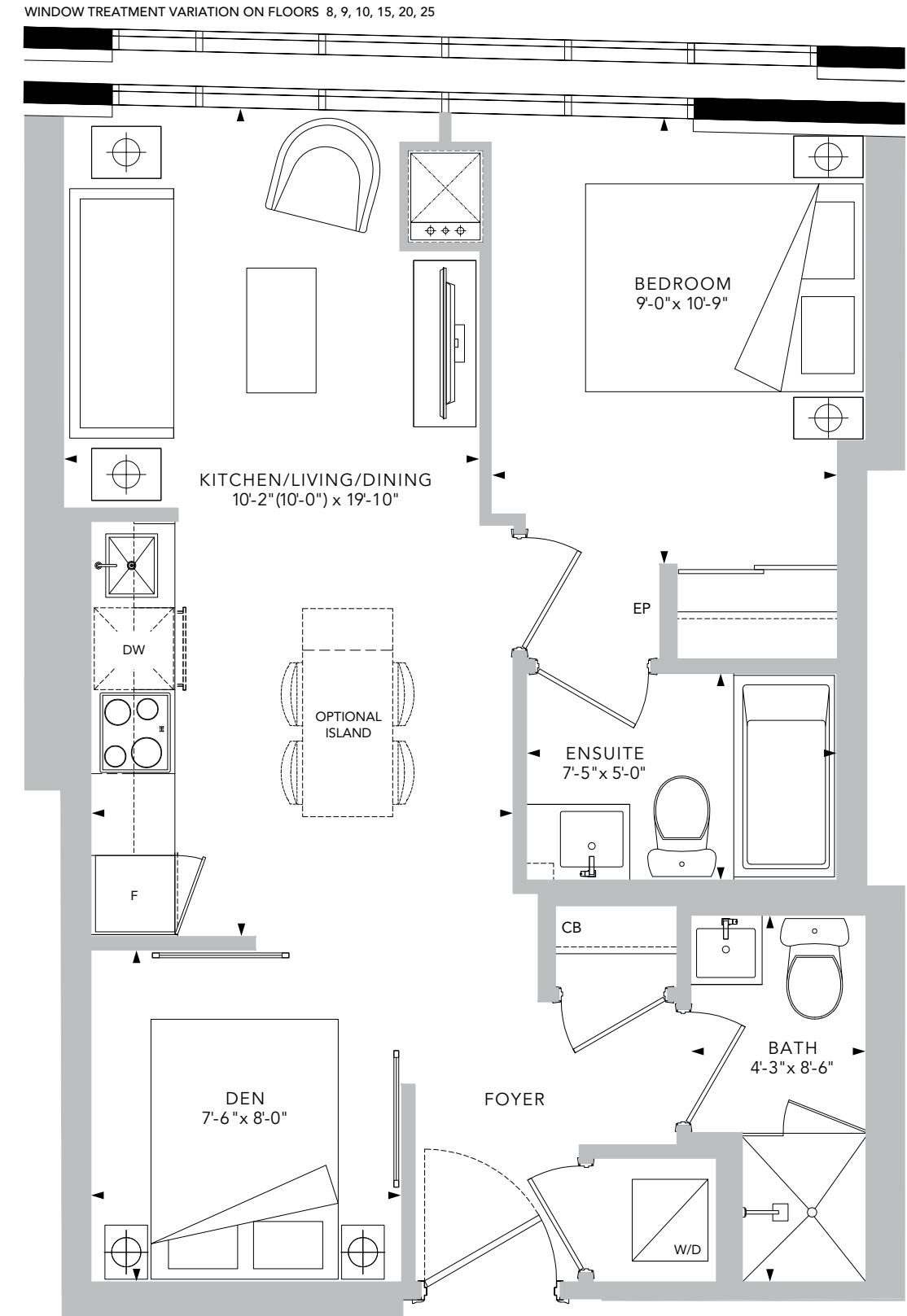
## Suite 04

**855 SF.**  
3 Bedroom, 2 Bath



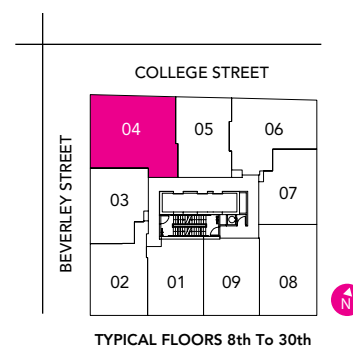
## Suite 05

**576 SF.**  
1 Bedroom + Den, 2 Bath



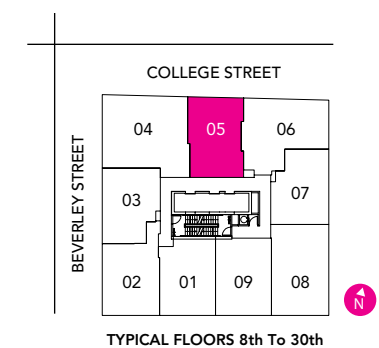
**THEORY**  
CONDOMINIUMS

All areas and stated room dimensions are approximate. Sizes and specifications are subject to change without notice. Actual living area may vary from floor stated areas. E.&O.E.



**THEORY**  
CONDOMINIUMS

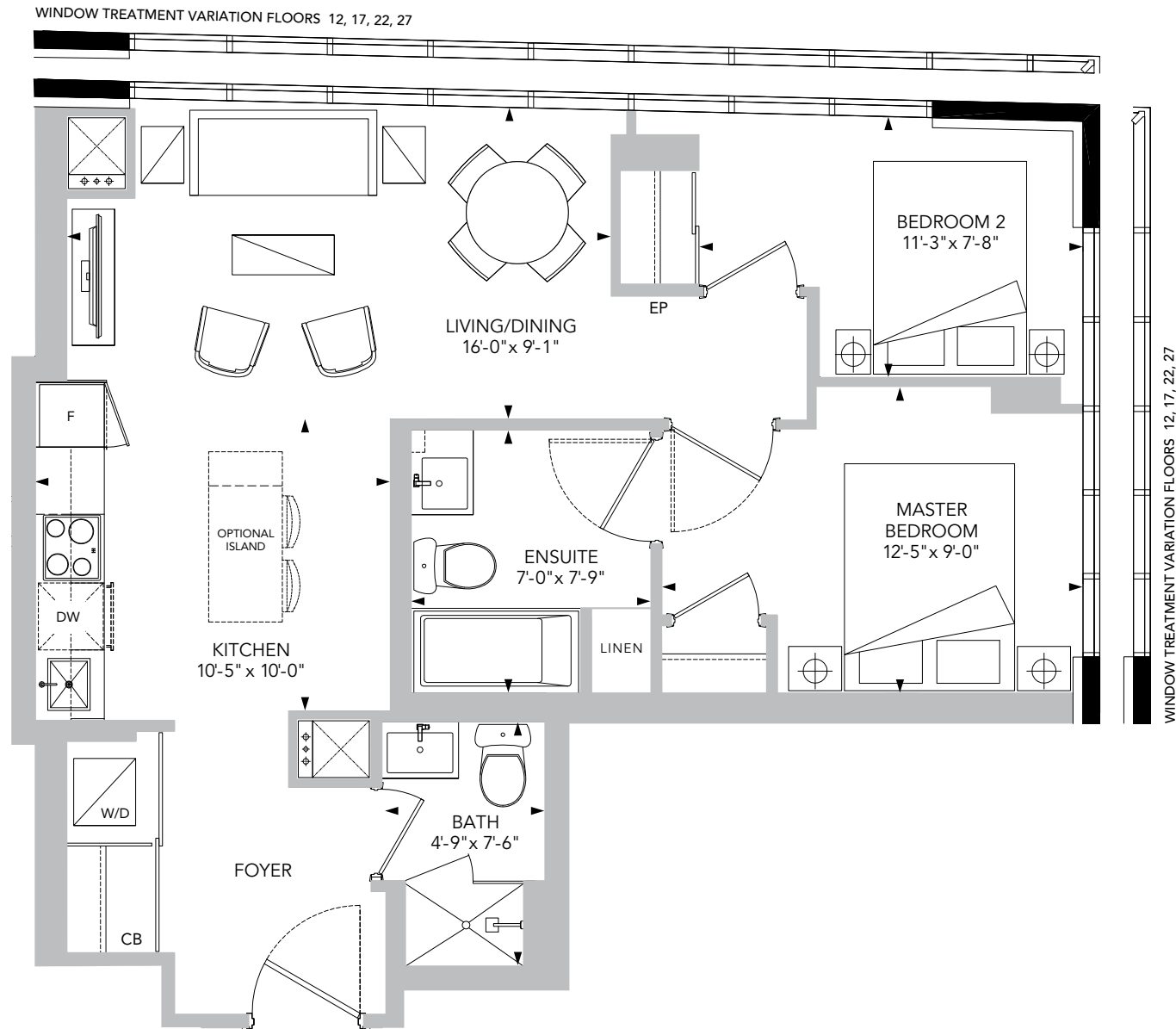
All areas and stated room dimensions are approximate. Sizes and specifications are subject to change without notice. Actual living area may vary from floor stated areas. E.&O.E.





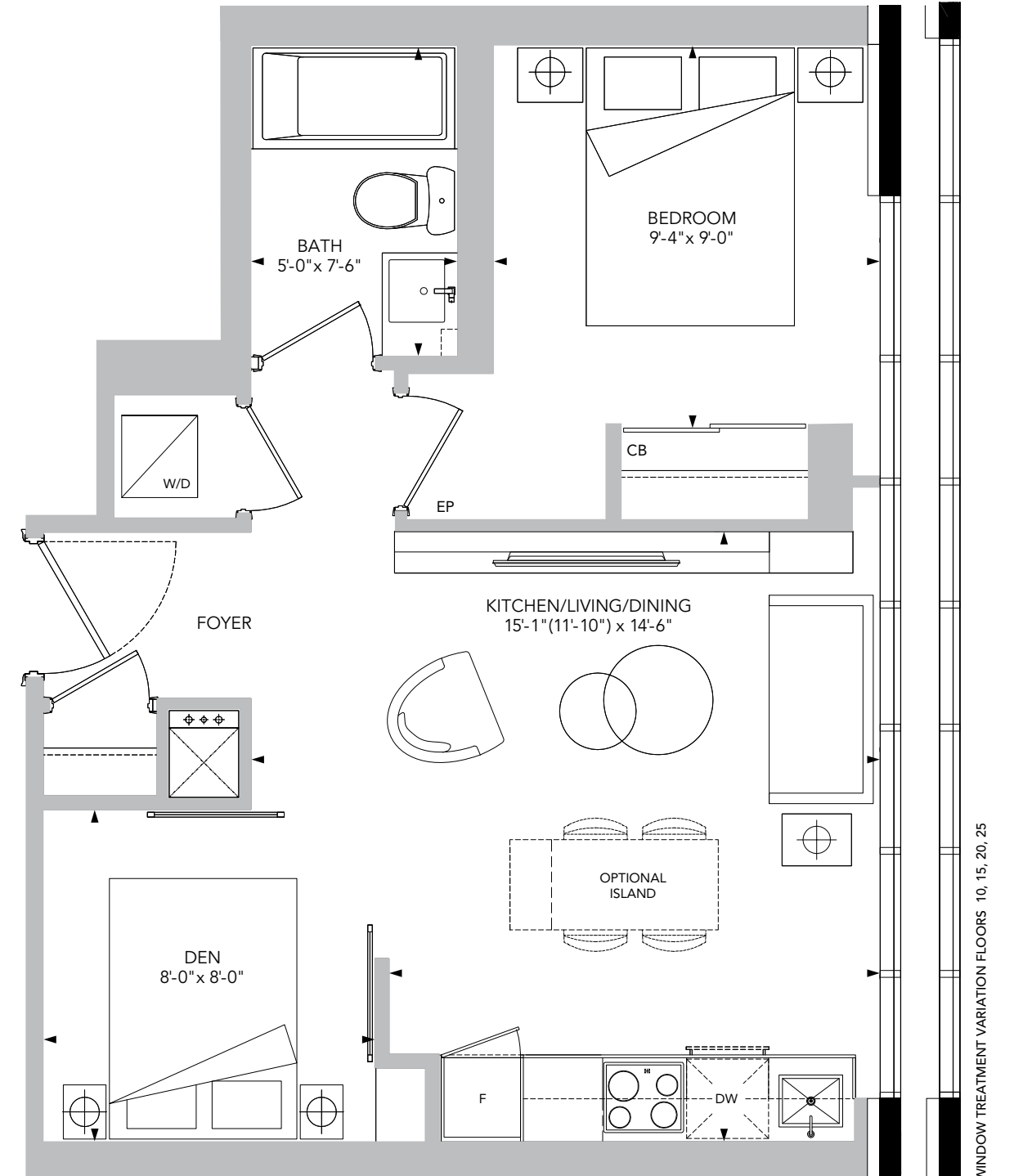
## Suite 06

**694 SF.**  
2 Bedroom, 2 Bath



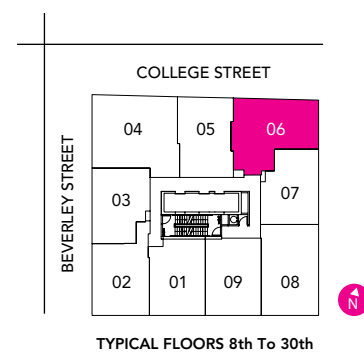
## Suite 07

**526 SF.**  
1 Bedroom + Den, 1 Bath



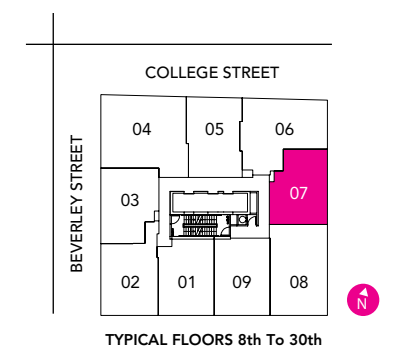
**THEORY**  
CONDOMINIUMS

All areas and stated room dimensions are approximate. Sizes and specifications are subject to change without notice. Actual living area may vary from floor stated areas. E.&O.E.



**THEORY**  
CONDOMINIUMS

All areas and stated room dimensions are approximate. Sizes and specifications are subject to change without notice. Actual living area may vary from floor stated areas. E.&O.E.

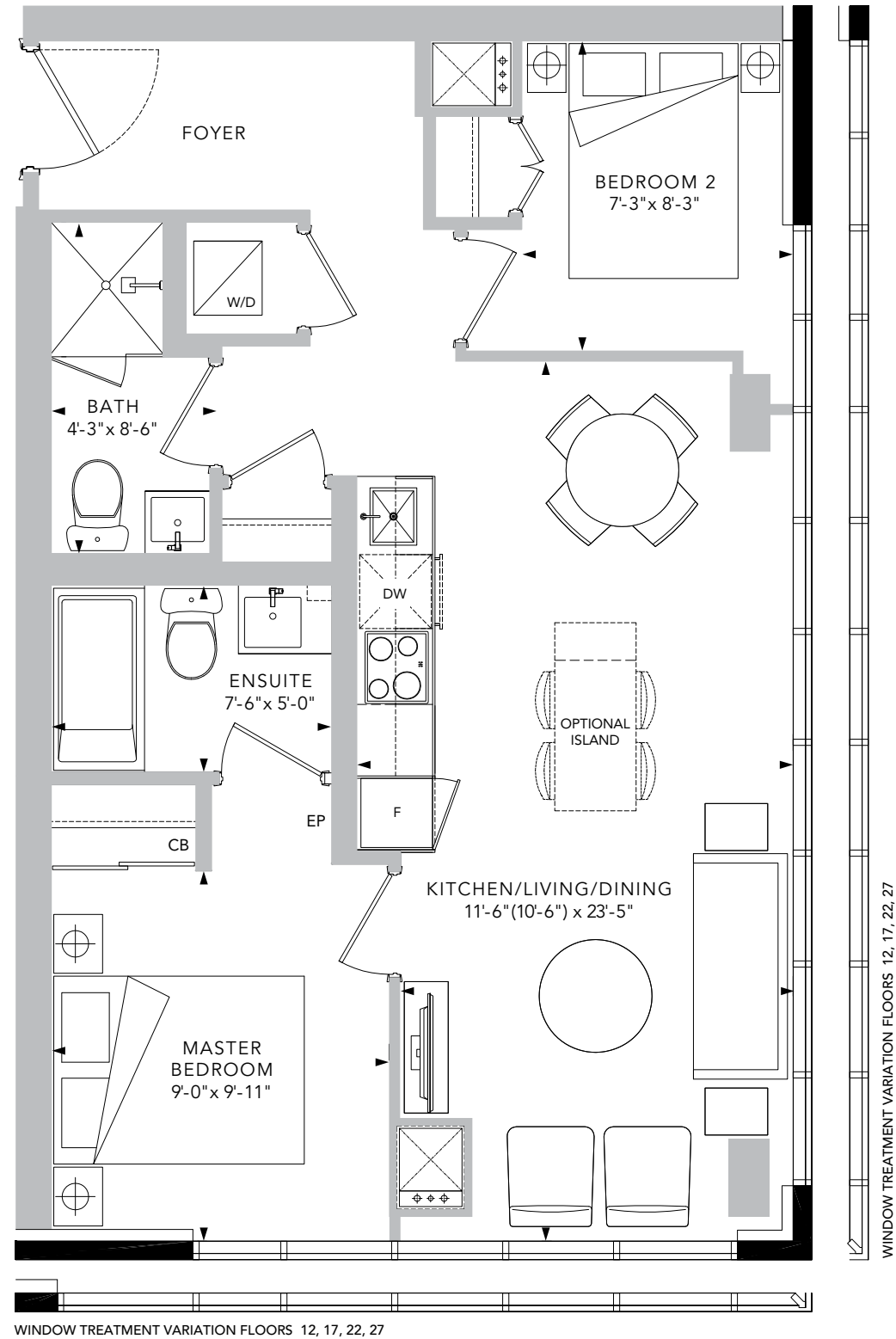




## Suite 08

# 683 SF.

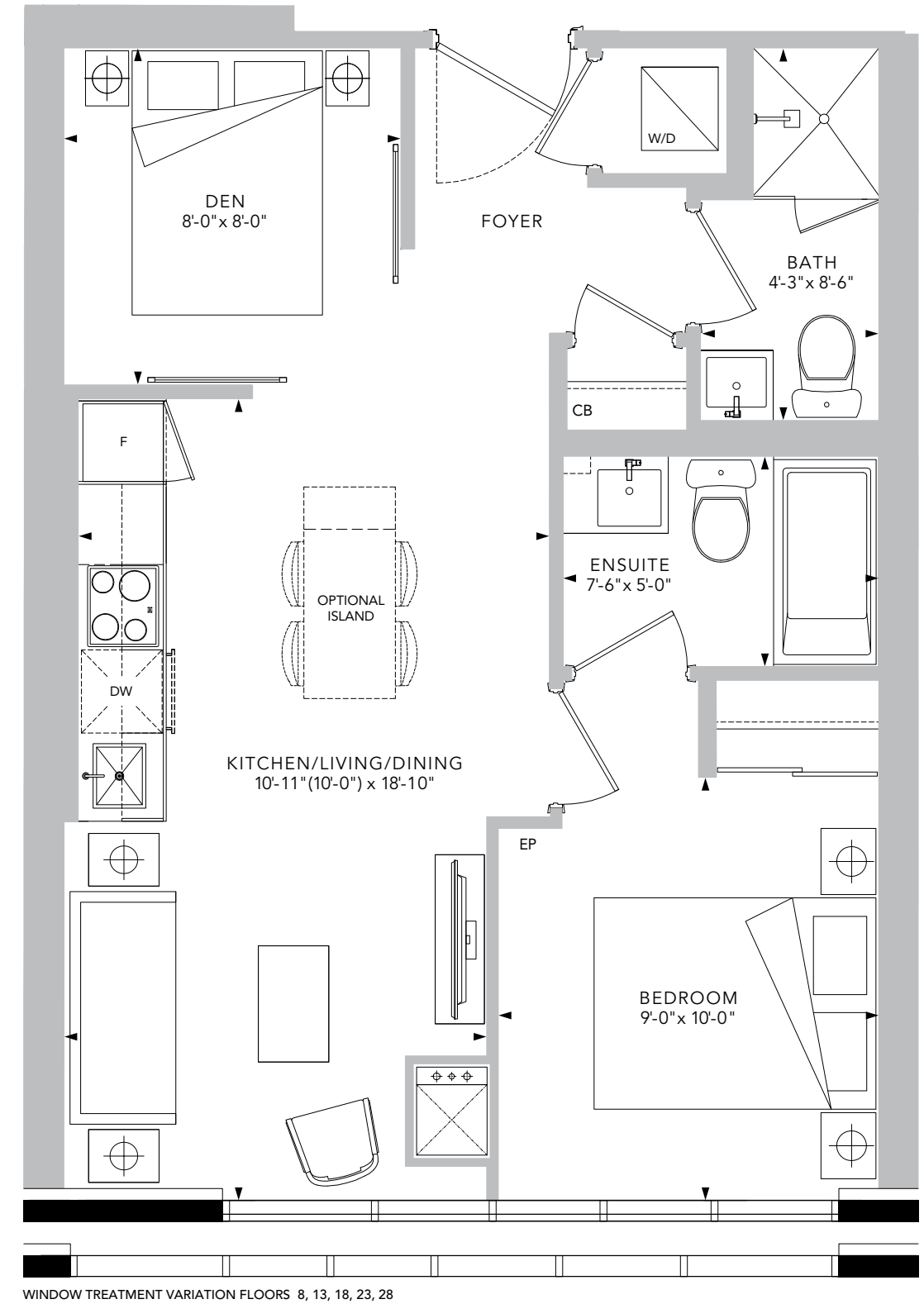
2 Bedroom, 2 Bath



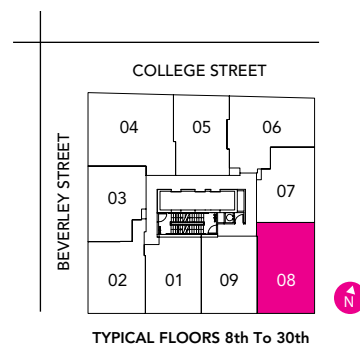
## Suite 09

# 570 SF.

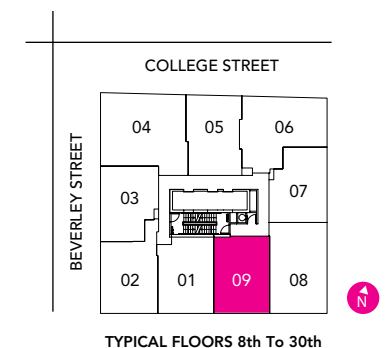
1 Bedroom + Den, 2 Bath



All areas and stated room dimensions are approximate. Sizes and specifications are subject to change without notice. Actual living area may vary from floor stated areas. E.&O.E.



All areas and stated room dimensions are approximate. Sizes and specifications are subject to change without notice. Actual living area may vary from floor stated areas. E.&O.E.





# The Visionaries

## Parallax Development Corporation

With over 35 years developing across a range of asset classes in multiple jurisdictions, Parallax is a flexible and value driven company unconstrained by market niches or geographies. By drawing upon our breadth of experience, Parallax looks at each opportunity from multiple angles, thereby conceptualizing and executing to maximize value. Founded in 1981 with an original focus on developing retail shopping plazas, Parallax has since built and repositioned such diverse assets as street front retail, high-rise and mid-rise residential condominiums, office buildings, mixed use facilities and public-private partnerships.

## Westdale Properties

For more than 60 years, Westdale has owned, managed and developed real estate across Canada. Westdale is committed to creating positive experiences for thousands of people who call their buildings home, and for those who work and shop at their properties. This commitment extends to Westdale partners, suppliers and team of over 200 dedicated employees.

With a core business in multifamily residential real estate, Westdale has expanded to include a portfolio of retail, office, and industrial properties. We are also actively involved in a number of significant urban residential developments across the country, including projects in Toronto, Calgary and Halifax.

## Milborne Group

Milborne Group is the industry leader in the promotion and sale of new condominium projects.

Their track record includes small boutique buildings up to large point towers, resort and recreational properties, hotel condominiums, freehold and stacked townhomes as well as large masterplanned communities. They have succeeded in all market conditions throughout Toronto and beyond.

The first company to market a multi-phase project, Milborne Group has the greatest experience in large-scale urban masterplanned, mixed-use multi-phase communities.

## U31

U31 is a multi-disciplinary design firm based in Toronto specializing in hospitality and condominium developments, as well as private residences. Led by Creative Principals Kelly Cray and Neil Jonsohn, U31 has established a solid reputation for design excellence throughout North America and the Caribbean, and has been the recipient of numerous prestigious awards, including: The Building & Land Development (BILD) Award, Canadian Interiors Annual ‘Best of Canada’ Design Competition Award, The National Home Builder’s MIRM Award; The International Council of Interior Architects and Designers’ RING Award; the American Society of Interior Designer’s Best of Competition and ARIDO’s Gold Award of Excellence. U31’s proven track record reflects an authenticity and passion for compelling design.

## IBI Group

IBI Group is a global firm of architects, engineers, designers and technology professionals who create vibrant, livable and sustainable urban environments. IBI Group Architects is recognized as leaders in residential, hospitality, retail and mixed-use design. Under the leadership of Design Principal Mansoor Kazerouni the firm has recently completed such award winning projects as the Delta flagship hotel in downtown Toronto and L’Avenue, a 50-storey mixed use project in Montreal, both recognized as landmark buildings. IBI has designed many of Toronto’s exclusive high-end developments such as the Hazelton Hotel and Residences and Museum House and numerous other condominium developments across the GTA. The firm is currently working in major cities across Canada, the United States, the UK, Middle East and India.

