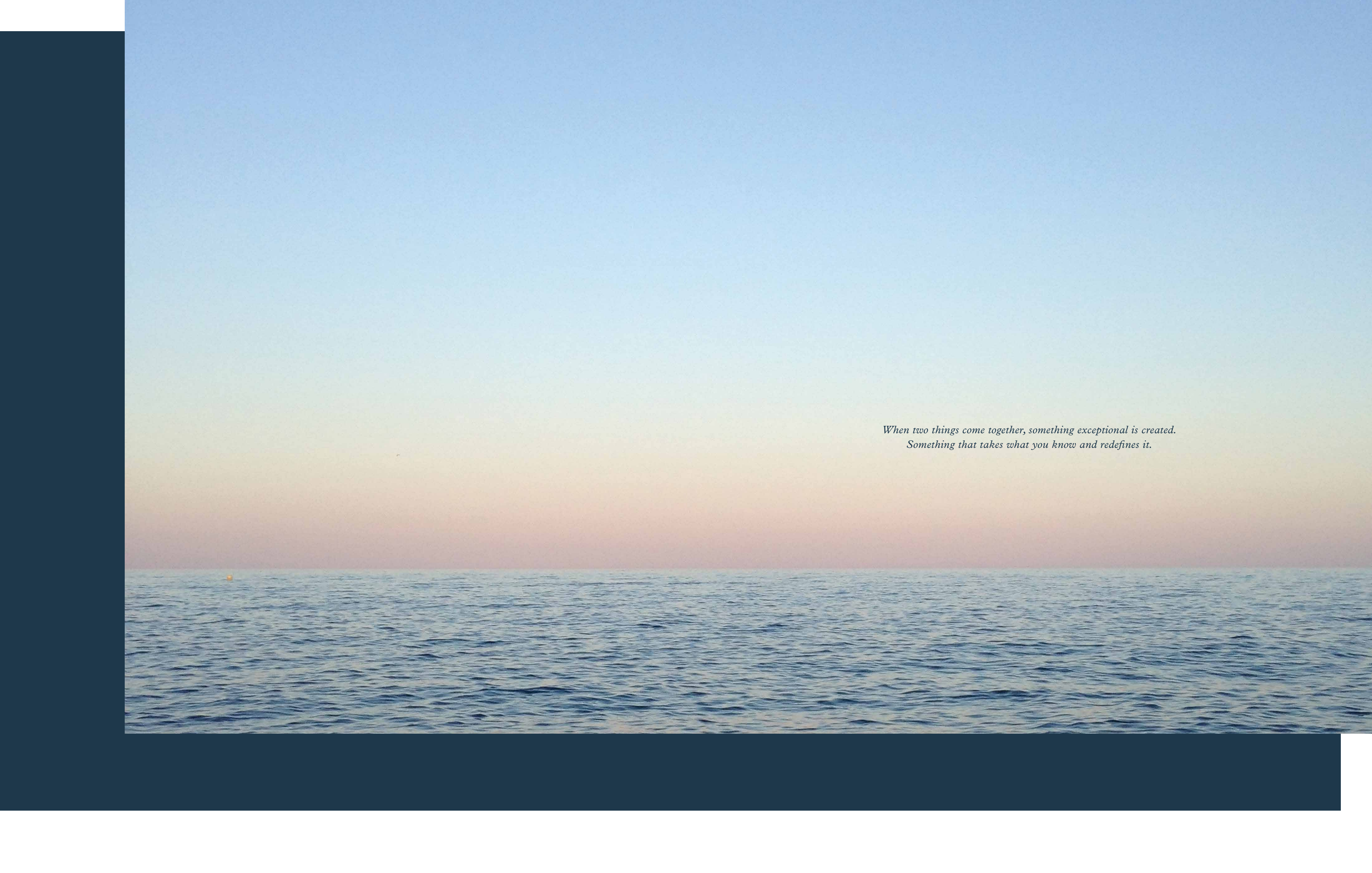




# LAKE SIDE

RESIDENCES



*When two things come together, something exceptional is created.  
Something that takes what you know and redefines it.*



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

*Lakeside Residences, night*

*When city life meets the tranquility of the lake, something exceptional is created. Perceptions of urban living will be forever changed.*

*Because when we think condo living, we envision a community of soaring towers sailing above an urban backyard, shaping a new waterfront skyline.*

*Imagine a neighbourhood that lives both in the sky and along the shoreline. A pairing that's exclusive and elemental.*

*Raw and refined. Natural and urban.  
Home and a destination.*

**welcome to lakeside.**

## 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 location.

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 sit 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.



## Greenland Team.

Janet Rosenberg & Studio

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.



*Toronto Harbourfront*

## Inclusive. Inspiring.

### site map

- 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 common](#)

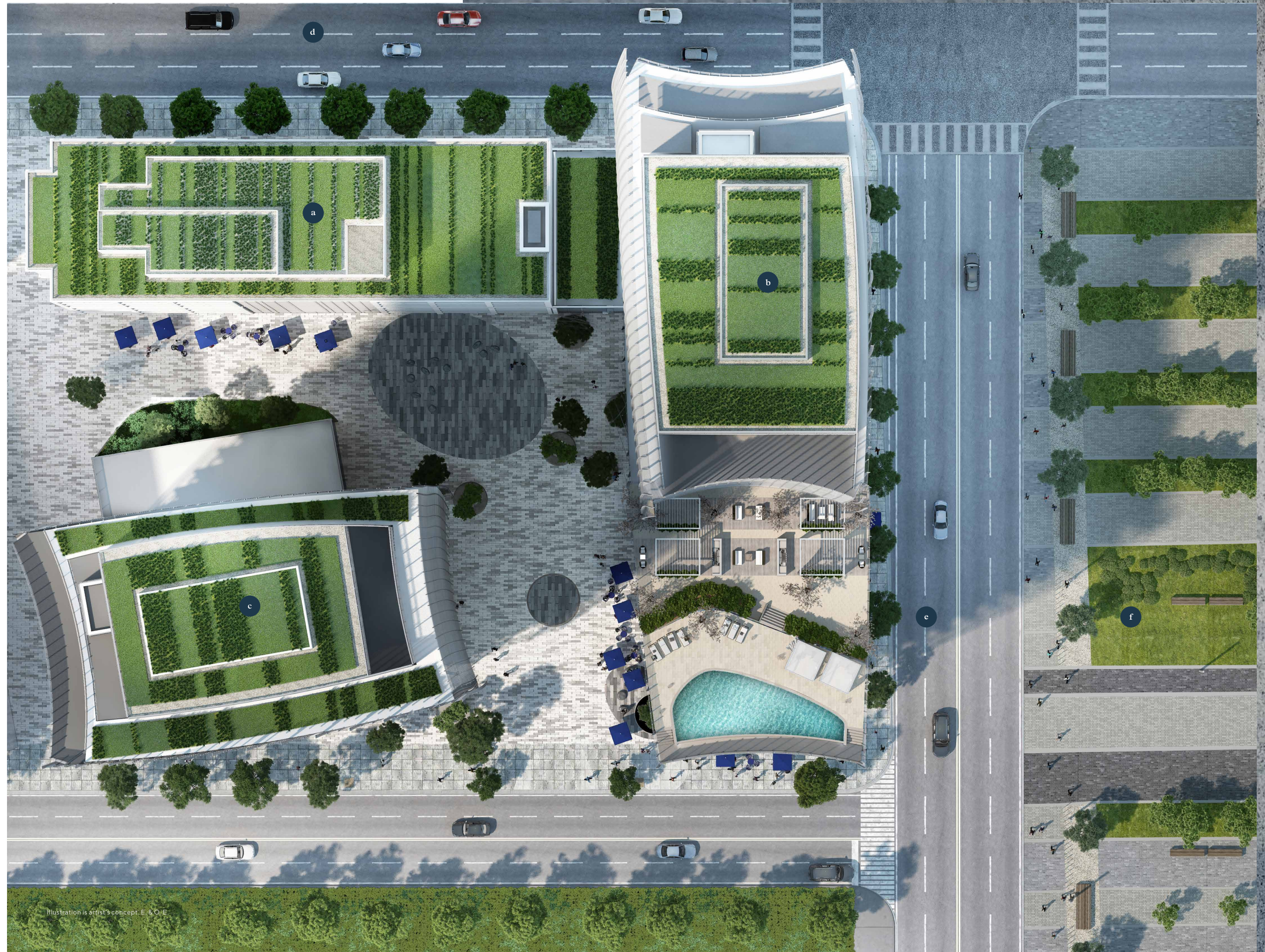




Illustration is artist's concept. E. & O. E.

Front Courtyard





01

- 01. [15th floor outdoor pool](#)
- 02. [hero building, day](#)



02

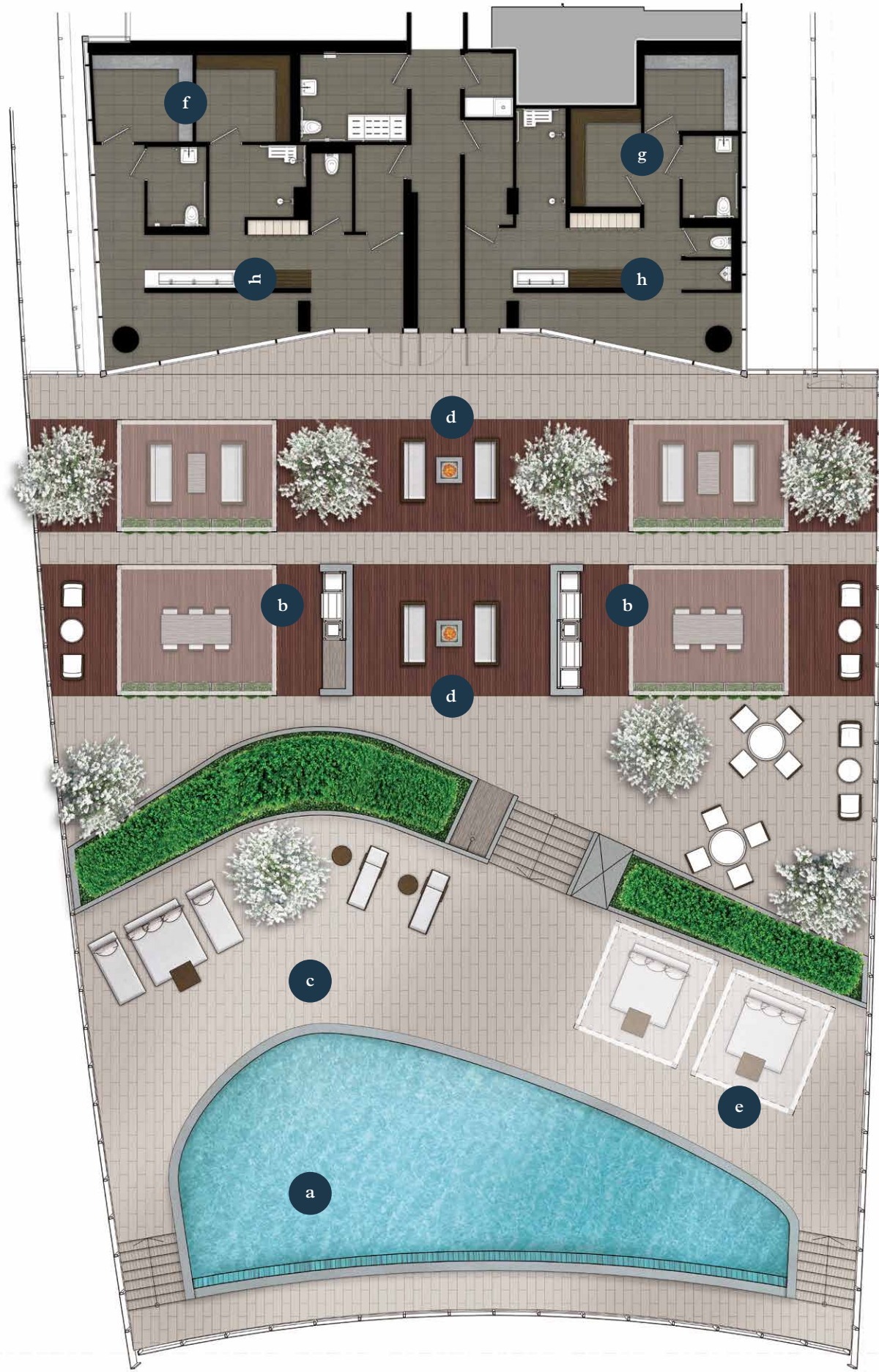
Illustration is artist's concept. E. & O. E.

*With cascading towers and an adjoining canopy, Lakeside's vision for residential living is defined by seamless transition and meaningful connection. From indoor to outdoor, home to neighbourhood, and resident to resident.*



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

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



Relaxing. Refreshing.

**outdoor amenities**

- 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](#)

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



**indoor amenities**

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

## Relax. Unwind.

There's nothing quite like surrounding yourself with exquisite finishes, contemporary design, and expansive views, which only goes to show that when you reside at Lakeside home can become a destination.



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

*Living Space with Lake View*



01

Custom cabinetry with state-of-the-art appliances

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



02

- 01. [kitchen](#)
- 02. [bathroom](#)



# Features. 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 faucet
- 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
- 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" 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)

**\*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.



WALK SCORE:  
**93 of 100** 

A "Walker's Paradise" – within easy reach of employment centres, schools, retail, parks, car and bike shares, entertainment and public transit.

TRANSIT SCORE:  
**98 of 100** 

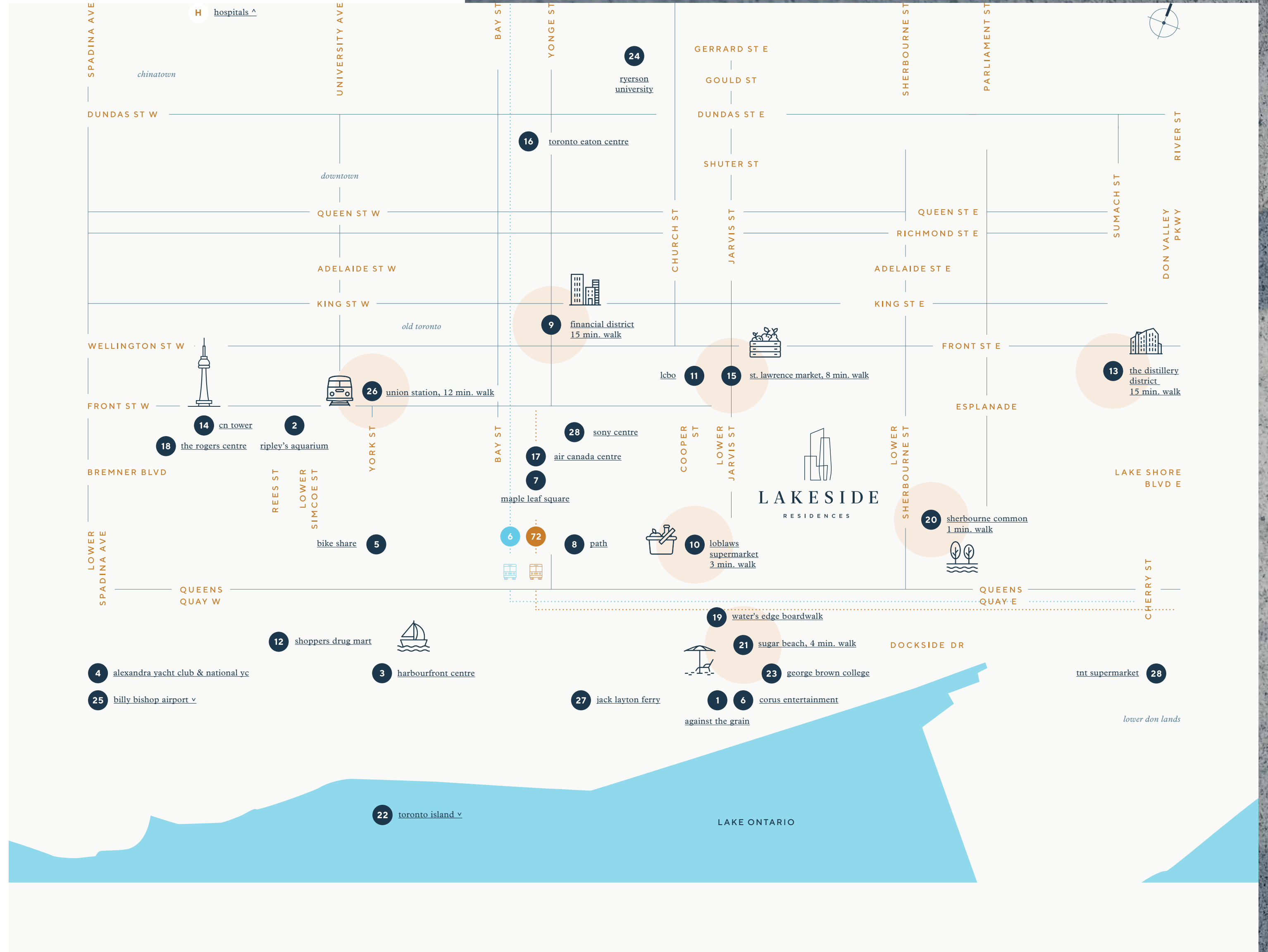
Easy walking access to No. 6 Bay and No. 72 Pape bus routes, Union Station, TTC Subway & GO Trains.

BIKE SCORE:  
**100 of 100** 

Bike lanes on Martin Goodman Trail, Queens Quay E and W; connects to Kew Beach, Port Lands, Toronto Islands, Harbour Square Park, Harbourfront Centre, Toronto Music Garden, Exhibition Place, etc.

neighbourhood

1. [against the grain urban tavern](#)
2. [ripley's aquarium of canada](#)
3. [harbourfront centre](#)
4. [alexandra yacht club & national yacht clubs](#)
5. [bike share](#)
6. [corus entertainment](#)
7. [maple leaf square](#)
8. [path](#)
9. [financial district](#)
10. [loblaws supermarket](#)
11. [lcbo](#)
12. [shoppers drug mart](#)
13. [the distillery district](#)
14. [cn tower](#)
15. [st. lawrence market](#)
16. [toronto eaton centre & dundas square](#)
17. [air canada centre](#)
18. [the rogers centre](#)
19. [water's edge promenade and boardwalk](#)
20. [sherbourne common](#)
21. [sugar beach park](#)
22. [toronto islands](#)
23. [george brown college](#)
24. [ryerson university](#)
25. [billy bishop airport](#)
26. [union station](#)
27. [jack layton ferry](#)
28. [tnt supermarket](#)
- .... [no. 6 bay st. and no. 72 pape bus lines](#)







Financial District

## 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. East Harbour, a nearby master-planned, 60-acre development will bring in more jobs and will be larger than Yordale Mall – with easy access to bike trails, transit, highways and 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



1 IN 3

Jobs Located Downtown



7.6% GROWTH

Job Growth for Last 5 Years  
(= 30,000 jobs)



OVER 446,800

Employment Opportunities Downtown



40,000  
Future Home to 40,000 Residents



30 HECTARES  
Parks and Public Spaces



50,000 JOBS  
East Harbour to Create Over 50,000 Jobs



Toronto Harbourfront



## A community rich with opportunity.

Google's sister company, Sidewalk Labs, announced 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 square feet of residential, office and commercial space and a new headquarters for Google Canada.

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



Water's Edge Promenade and Boardwalk



GOOGLE  
New Headquarters  
for Google  
Canada



12-ACRE SITE  
From Parliament  
to Bonnycastle  
Street



3.3M SQ. FT  
Office, Residential  
and Commercial  
Spaces



waterfront.

queens quay terminal restaurants, 17 min. walk



cityside.

car and bike share, 17 min. walk



LIVE. PLAY. LAKE.

floorplans