

L U M I N A

# LUMINA

EMERALD CITY

## life illuminated.

In an exquisite setting that magnifies life's brilliance, Lumina weaves an abundance of light and ambition into the tapestry of your life. The final building to join North York's wildly successful Emerald City master-planned community, Lumina surrounds you with an impeccable fusion of space and convenience, allowing you to embrace every day to the utmost.

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ELADCANADA





a reflection  
of brilliance.



Lumina is the ultimate reflection of the thriving community in which it resides—a haven that embodies Emerald City's vivacity with a modernist fusion of technical design and a unique sense of space. The planned thirteen-storey Tower and seven-storey Oasis Suites are nestled amid a vibrant neighbourhood, threaded within the lush landscaping.

Lumina's distinct design complements the sophistication of the area with architectural intent.

LUMINA  
EMERALD CITY





part of the  
community.



Unforgettable moments and the simple pleasures in every day. Life happens here. Surrounded by places to work and places to play, Lumina is in one of Toronto's most energetic and dynamic destinations.

Close to exceptional shopping, restaurants, movie theatres and a local community centre, Emerald City's prime location brings you the best of all worlds. Overlooking Parkway Forest Park which features plenty of sublime green space to retreat, it's no wonder the Fairview Mall community is quickly becoming one of Toronto's most flourishing areas.







## art of the community.



Canadian artist, Douglas Coupland, was commissioned to create a piece that would reflect the joyful atmosphere of the Emerald City community. His large, multi-coloured totem installation did just that. From the pedestrian plaza at the southeast corner of Don Mills Road and Sheppard Avenue to the new Parkway Forest Community Centre which features an aquatic facility, each vibrant level represents the variety of niceties found in the urban landscape.





let life shine.  
community at a glance.

Shopping & Dining

1.

Fairview Mall
2.

Bayview Village
3.

Shops At Don Mills
4.

Ikea
5.

MEC
6.

Winners
7.

Peanut Plaza
8.

Canadian Tire
9.

Mark's
10.

York Mills Gardens
11.

Yonge Sheppard Centre
12.

Empress Walk Shops
13.

No Frills
14.

Food Basics
15.

Foodland
16.

Galleria Supermarket
17.

The Keg
18.

Sashimi House
19.

Spoon & Fork
20.

Johnny's Hamburgers
21.

Tim Hortons
22.

Paramount Fine Foods
23.

Swiss Chalet
24.

Me-Va-Me Kitchen Express
25.

Dragon Pearl Restaurant
26.

King George's Arms Pub
27.

Esquire Plaza

Schools & Services

1.

Forest Manor Public School
2.

Shaughnessy Public School
3.

St. Mattias Secondary School
4.

Lescon Public School
5.

Dallington Public School
6.

Rene Gordon Public School
7.

George St. Henry Academy
8.

Georges Vanier Secondary School
9.

Woodbine Middle School
10.

St. Timothy Catholic School
11.

Fenside Public School
12.

Van Horne Daycare
13.

York University Markham Campus (planned)
14.

Toronto Public Library - Fairview
15.

North York General Hospital
16.

North York Zion School House
17.

St. Matthew the Apostle Oriole
18.

Shaughnessy Children's Centre
19.

Montessori Education Centre
20.

St Timothy's Catholic Church
21.

North York Toronto Christian School
22.

Seneca College - Newnham Campus
23.

Abu Huraira Center
24.

Lambton College
25.

Immanuel Baptist Church
26.

Oraynu Congregation for Humanistic Judaism
27.

Temple Emanu-El
28.

York University - Glendon Campus

Parks & Recreation

1.

Parkway Forest Community Centre
2.

Parkway Forest Park
3.

Betty Sutherland Trail
4.

Donalda Club Golf Course
5.

Bond Park
6.

East Don Parkland
7.

Villaways Park
8.

Oriole Arena & Swimming Pool
9.

Oriole Park Field
10.

Godstone Park
11.

Dallington Park
12.

Rosedale Golf Club
13.

Edwards Gardens
14.

Tam O'Shanter Golf Club
15.

Don Valley Golf Club
16.

Bayview Golf and Country Club
17.

Pleasantview Community Centre & Arena
18.

Muirhead Park
19.

Fenside Arena
20.

Goodlife Fitness
21.

Graydon Hall Park
22.

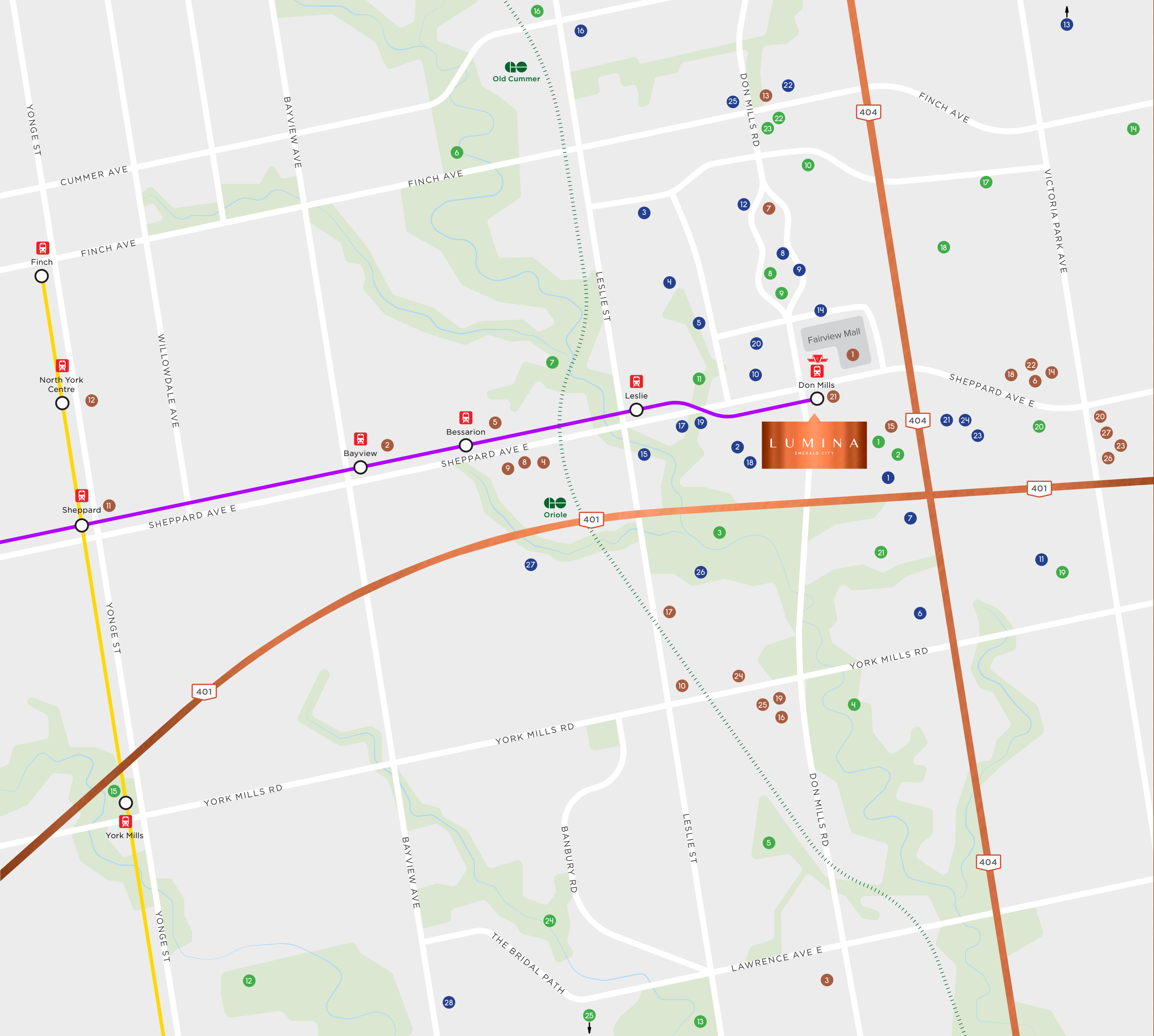
Seneca Hill Park
23.

Seneca Hill Tennis Club
24.

Windfields Park
25.

Sunnybrook Park
26.

Wilket Creek Park



# fairview mall. a shopping mecca.

Fairview Mall offers all the elements of a richly-endowed lifestyle close at hand, boasting over 170 stores and services, an extraordinary collection of big-brand retailers, luxury labels, and a cinema. Nearby, at Sheppard and Don Mills, Fairview Mall is an invitation to enjoy every day in your multifaceted mecca.



*YOUR NEXT-DOOR  
NEIGHBOUR HAS IT ALL*



- |                |                   |
|----------------|-------------------|
| ALDO           | J.CREW            |
| APPLE          | JEAN MACHINE      |
| ARDENE         | JACK & JONES      |
| AERIE          | LA SENZA          |
| AEROPOSTALE    | LA VIE EN ROSE    |
| ADORE          | LAURA SECORD      |
| ARITZIA        | LEGO              |
| AROMA          | LE CHATEAU        |
| AMERICAN EAGLE | L'OCCITANE        |
| B2             | LULULEMON         |
| BCBG MAX AZRIA | LUSH              |
| BIRKS          | MARCIANO          |
| THE BODY SHOP  | MAC               |
| BENCH          | MAPPINS           |
| BLUENOTES      | MICHAEL HILL      |
| CALL IT SPRING | NINE WEST         |
| CALVIN KLEIN   | PEOPLES           |
| CLUB MONACO    | PURDYS            |
| CHAMPS         | PANDORA           |
| DKNY           | ROOTS             |
| FEMME CARRIERE | RW & CO           |
| FOREVER XXI    | STEVE MADDEN      |
| GAP            | SWAROVSKI         |
| GARAGE         | SUNGLASS HUT      |
| GODIVA         | SEPHORA           |
| GUESS          | SPORT CHEK        |
| H & M          | TOMMY HILFIGER    |
| HUDSON'S BAY   | VICTORIA'S SECRET |
| HOLLISTER      | ZARA              |



the perfect  
equilibrium.

Minutes from Fairview Mall and Highway 401, Toronto's main east-west artery, Lumina allows homeowners to enjoy a vibrant and balanced life within the community and beyond. The well-established location connects you right to where you already are, illuminated with exceptional shops and brilliant restaurants. Meanwhile, the neighbouring TTC and 404/Don Valley Parkway quickly link you to and from the electric energy of downtown Toronto and afar.



DON MILLS TTC STATION



ORIOLE GO STATION



JUNCTION OF HWY 401 & DVP/HWY 404

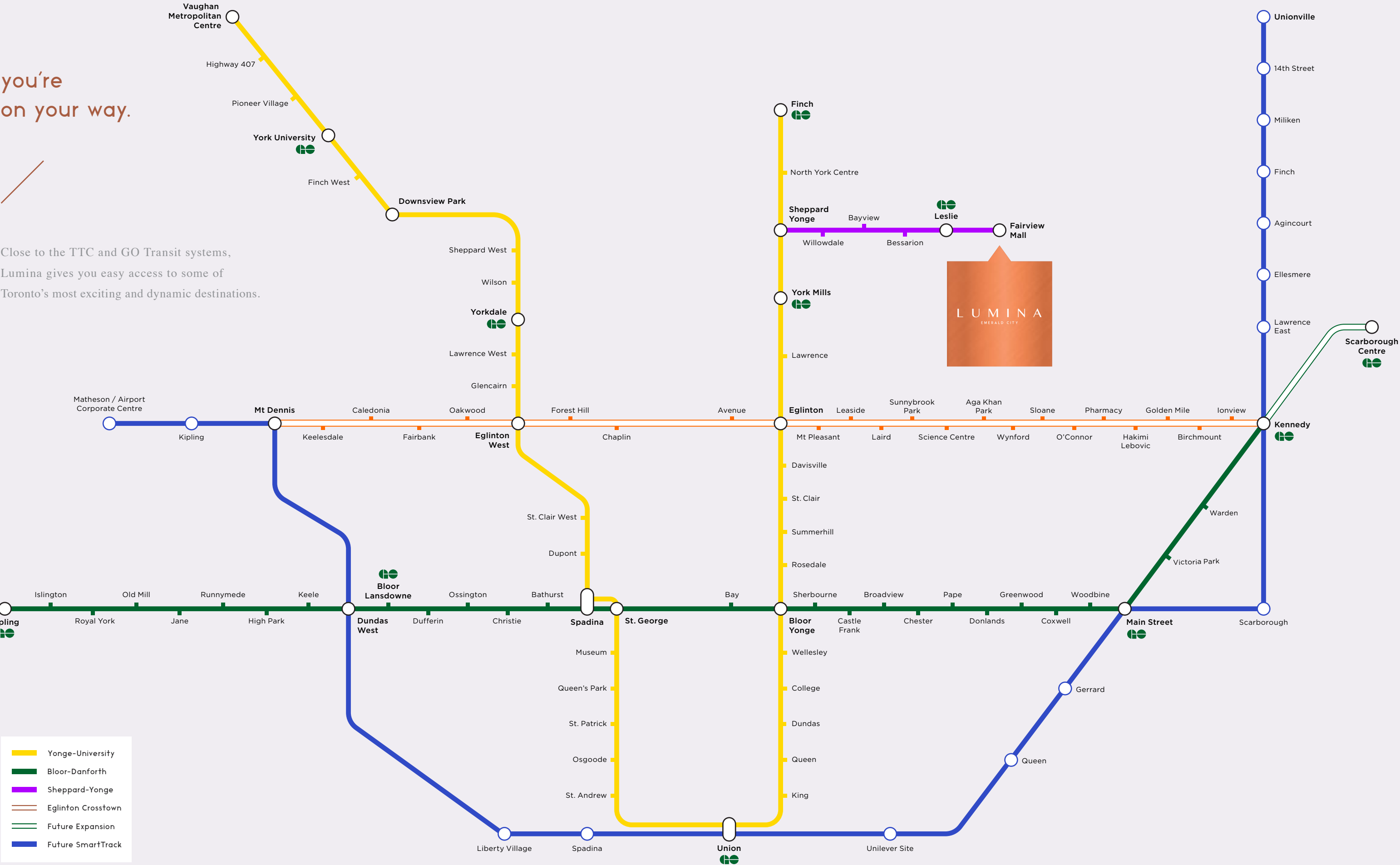


UP EXPRESS UNION STATION PLATFORM



you're  
on your way.

Close to the TTC and GO Transit systems,  
Lumina gives you easy access to some of  
Toronto's most exciting and dynamic destinations.

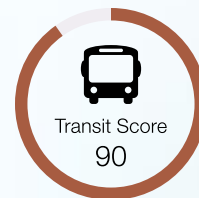




## absolute proximity.

With a walk score of 80 and a transit score of 90, Lumina is within a close radius to all the action.

Tasks can be accomplished and days can be filled with trips to the nearby IKEA, stunning Bayview Village or local Cineplex Cinemas.



Bayview Village



The surroundings of Lumina offer abundant outdoor recreation options, from exploring the Betty Sutherland Park to cycling along the East Don Parklands. Lifelong education is at hand with the Forest Manor Elementary Public School just around the corner. And residents can take comfort in knowing that Lumina is within proximity to North York General Hospital at Sheppard and Leslie.

In a location so superb, you'll begin to understand why Lumina brings you closer to a life illuminated.

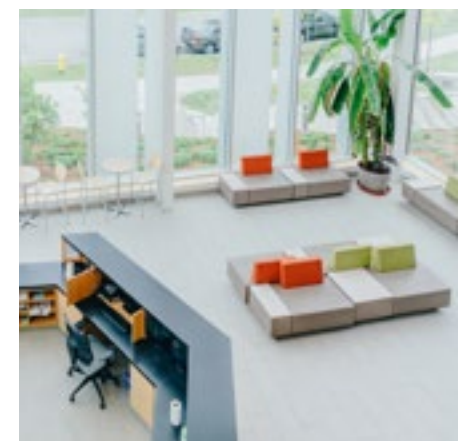
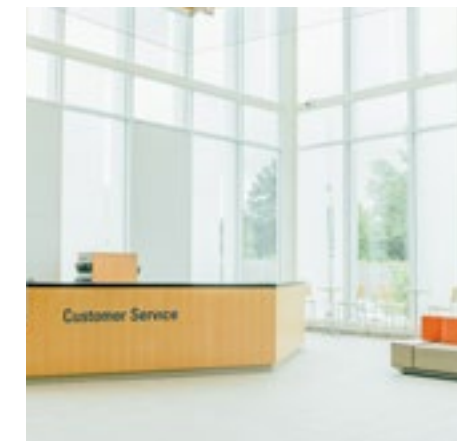




## keeping you centred.

The Parkway Forest Community Centre is part of the master-planned Emerald City Community. The 50,000-square-foot facility with a green roof, commercial teaching kitchen and an adjacent Rooftop Garden is the first of its kind.

The centre features all the goodies, including: a full-size gymnasium, running track, multi-purpose room, arts and crafts room, youth lounge, library, meeting room, weight room, aerobics and dance studio, and a YMCA-run daycare. And in the summer, the centre invites the community to enjoy an outdoor pool and pavilion as well as a 13-acre family park with children's playground.





# LUMINA

EMERALD CITY

the brightest light  
is always home.



By way of interior and exterior design, Lumina perfects the balance between privacy and community, remaining grounded and offering the epitome of tranquility and ease.

The building's diverse external finishes and a variegated palette of materiality and colouration create a rhythmic sense of dynamic interplay, giving each a unique aesthetic quality.

Spectacular yet modest, Lumina is distinct from its Emerald City neighbours – Lumina positively shines.





The Market

Breezo

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convenience discovered

Retail Facade





your destination

The Grand Portico





a grand entrance

The Lobby & Concierge





soak it all in

The Pool & Sauna  
Shared amenity located in The Peak





a soothing oasis

The Pool & Sauna  
Shared amenity located in The Peak





an elegant retreat

The Outdoor Terrace  
Shared amenity located on the Block.



all-star amenities.

Discretely positioned to heighten the sense of community and surround you with amenities, Lumina has shared access to the amenities at The Peak and The Point. Everyday, life is enhanced with a fitness and yoga studio. Moments requiring extra indulgences are satisfied with a pool, sauna and hot tub. Children are inspired and entertained by a family play lounge. And social evenings are met in the multipurpose room, private dining space and outdoor terrace.

Every solicitously selected luxury contributes to Lumina’s illuminated lifestyle.

1.

THE GRAND LOBBY WITH CONCIERGE
2.

GATHERING LOUNGE
3.

GUEST SUITE
4.

MULTI PURPOSE ROOM
5.

PRIVATE DINING
6.

FITNESS ROOM
7.

YOGA STUDIO
8.

THEATRE ROOM
9.

INDOOR POOL
10.

HOT TUB
11.

FAMILY PLAY LOUNGE
12.

OUTDOOR TERRACE

lumina



LUMINA  
EMERALD CITY



THE  
POINT  
EMERALD CITY

THE  
PEAK  
EMERALD CITY

shared amenities



# the floorplans

Contemporary elegance inspired by subtle cues of nature, each light-filled Tower Suites and Oasis Suites comes complete with a personal slice of the Emerald City vision. Lumina’s brilliantly spacious layouts provide views worthy of recognition and a life illuminated.



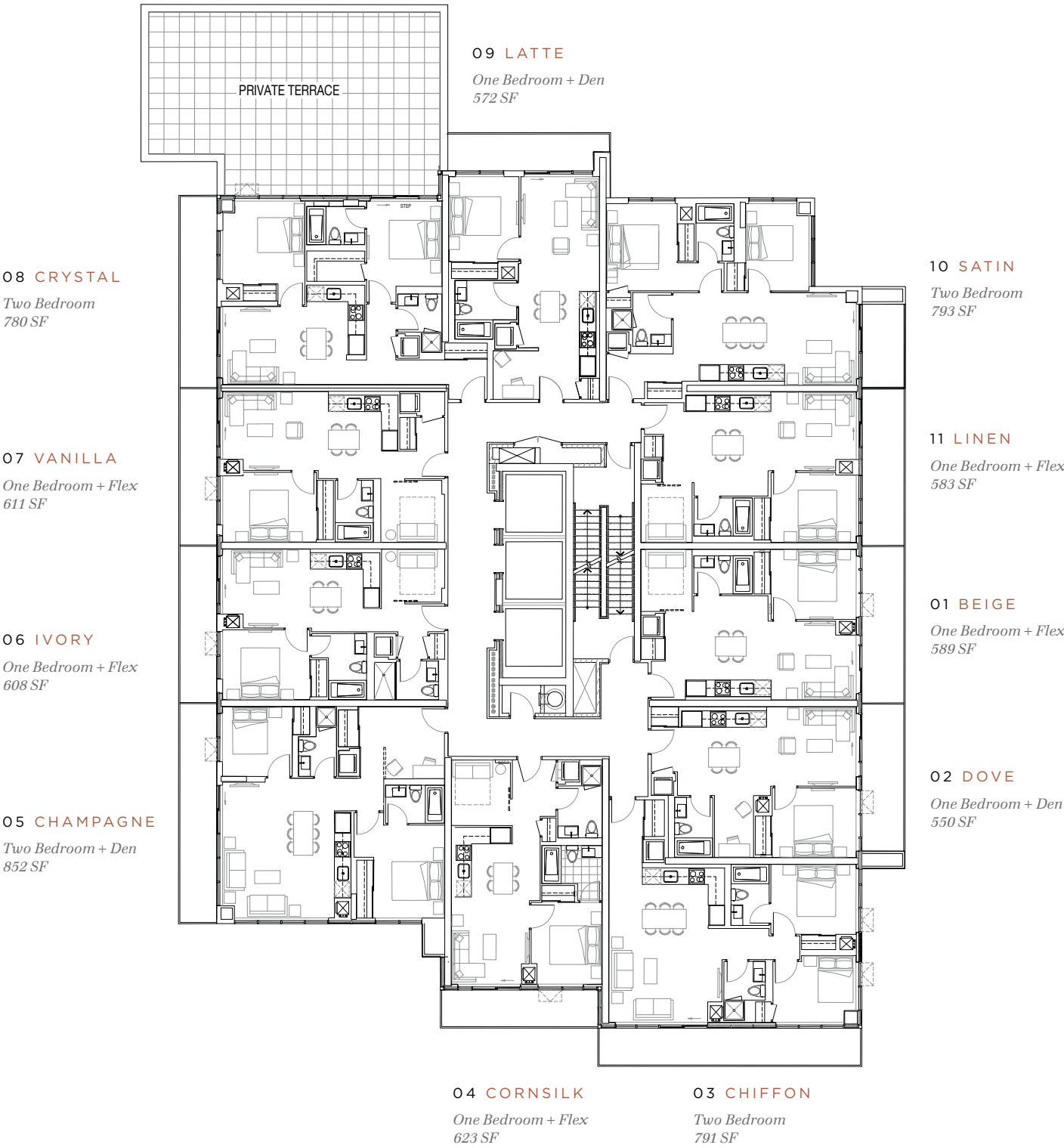
THE TOWER COLLECTION

FLOORS 8-13

<b>BEIGE</b> <i>One Bedroom + Flex   589 SF</i>	<b>VANILLA</b> <i>One Bedroom + Flex   611 SF</i>
<b>DOVE</b> <i>One Bedroom + Den   550 SF</i>	<b>CRYSTAL</b> <i>Two Bedroom   780 SF</i>
<b>CHIFFON</b> <i>Two Bedroom   791 SF</i>	<b>LATTE</b> <i>One Bedroom + Den   572 SF</i>
<b>CORNSILK</b> <i>One Bedroom + Flex   623 SF</i>	<b>SATIN</b> <i>Two Bedroom   793 SF</i>
<b>CHAMPAGNE</b> <i>Two Bedroom + Den   852 SF</i>	<b>LINEN</b> <i>One Bedroom + Flex   583 SF</i>
<b>IVORY</b> <i>One Bedroom + Flex   608 SF</i>	

LUMINA

EMERALD CITY

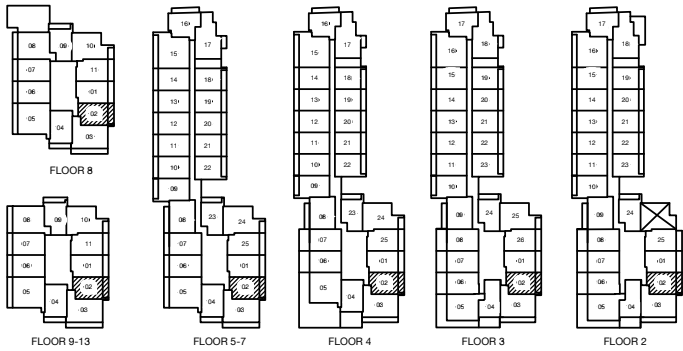
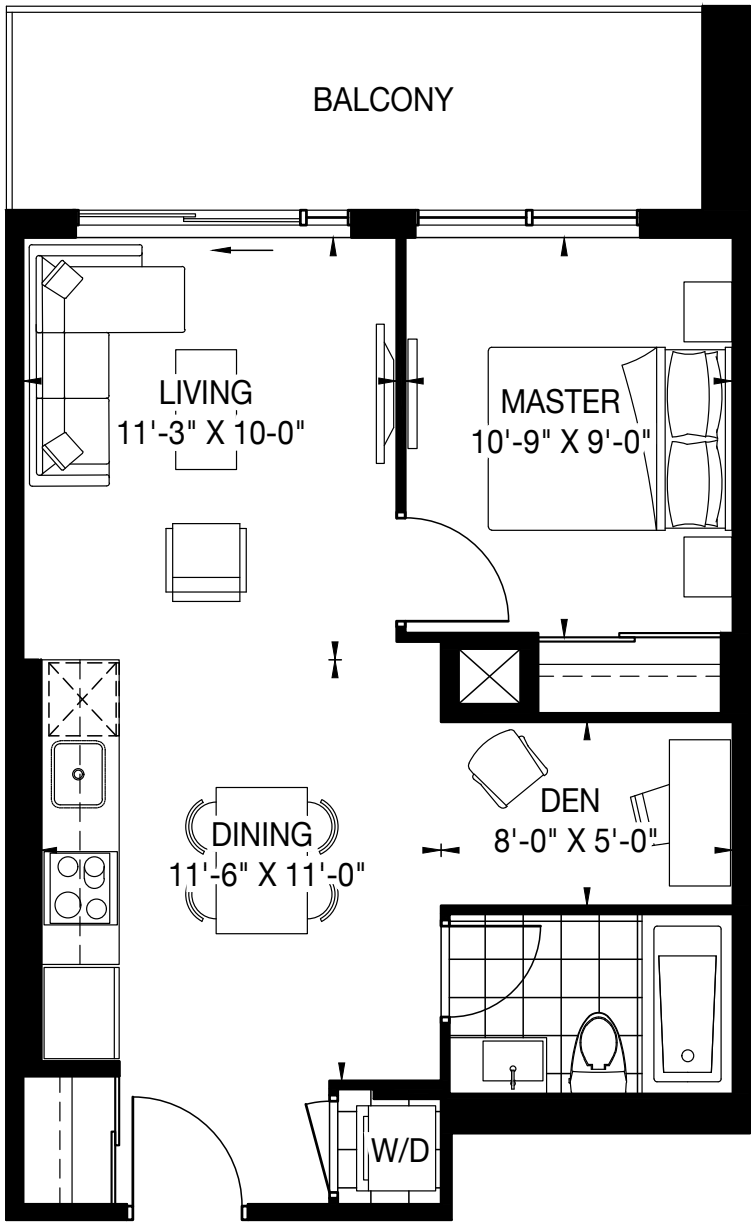


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DOVE

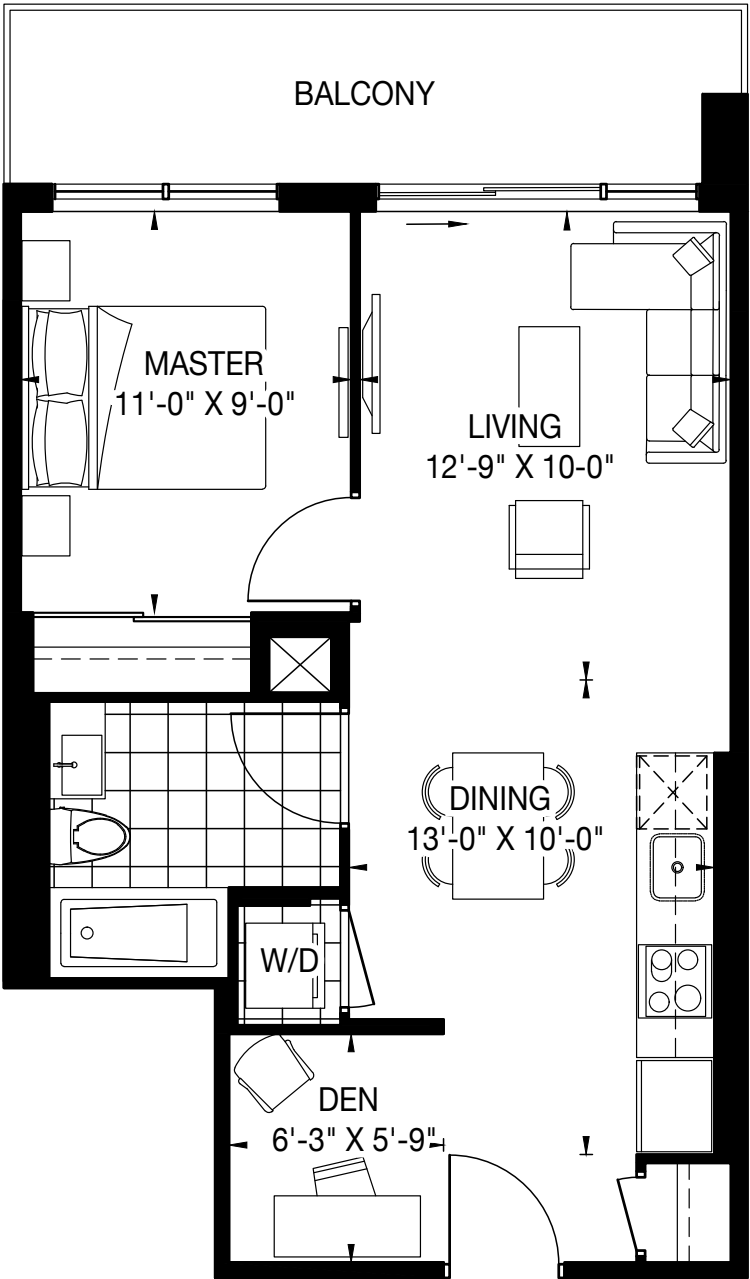
One Bedroom + Den | Living Space 550 SF | Balcony 106 SF



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LATTE

One Bedroom + Den | Living Space 572 SF | Balcony 99 SF

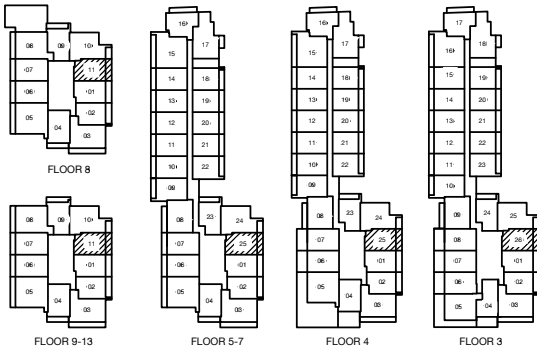
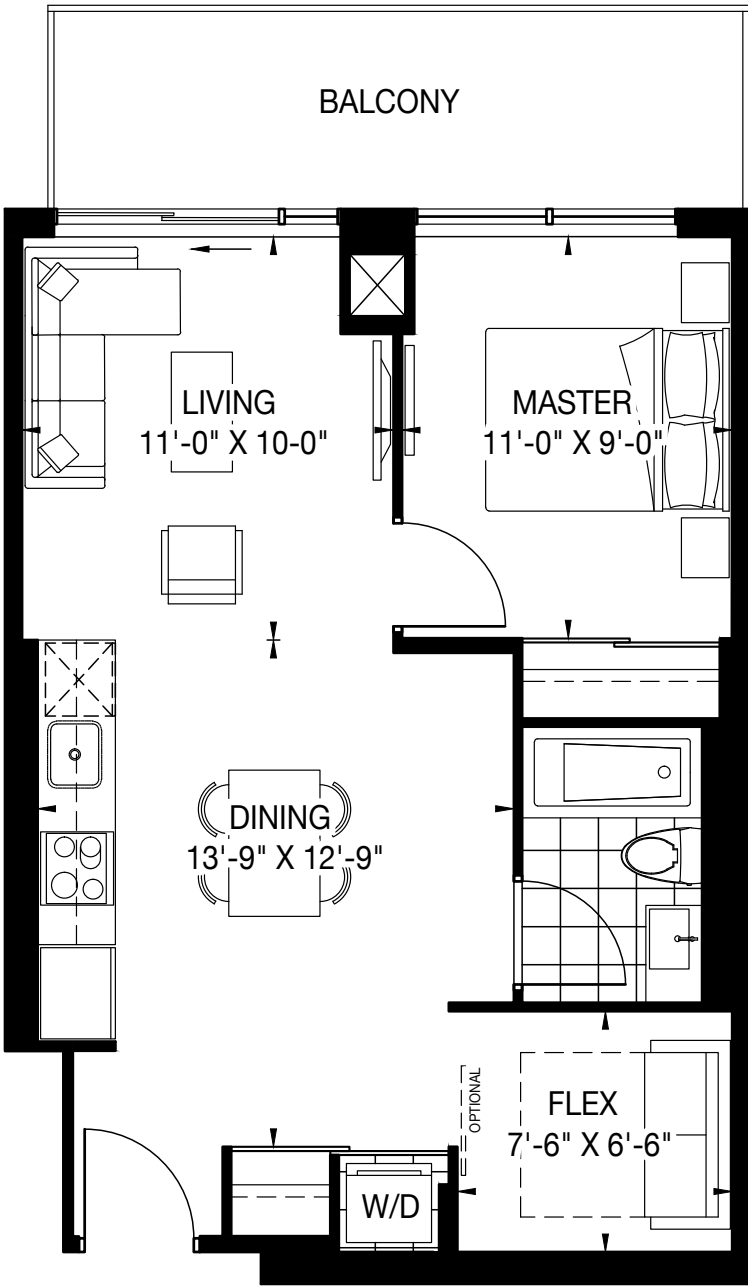


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LINEN

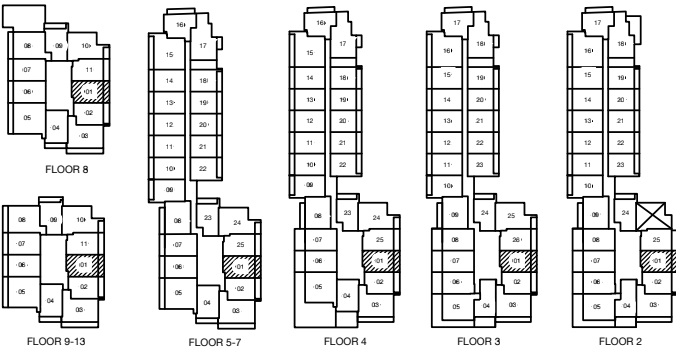
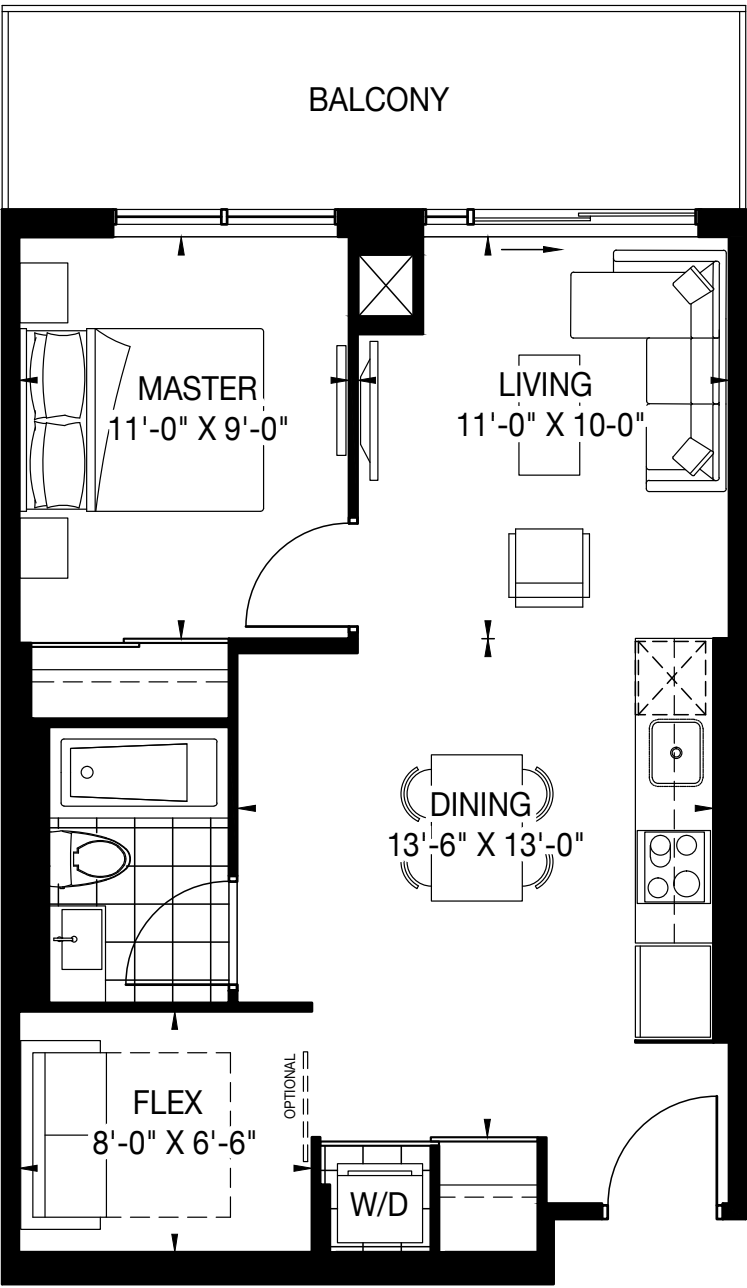
One Bedroom + Flex | Living Space 583 SF | Balcony 114 SF



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BEIGE

One Bedroom + Flex | Living Space 589 SF | Balcony 114 SF

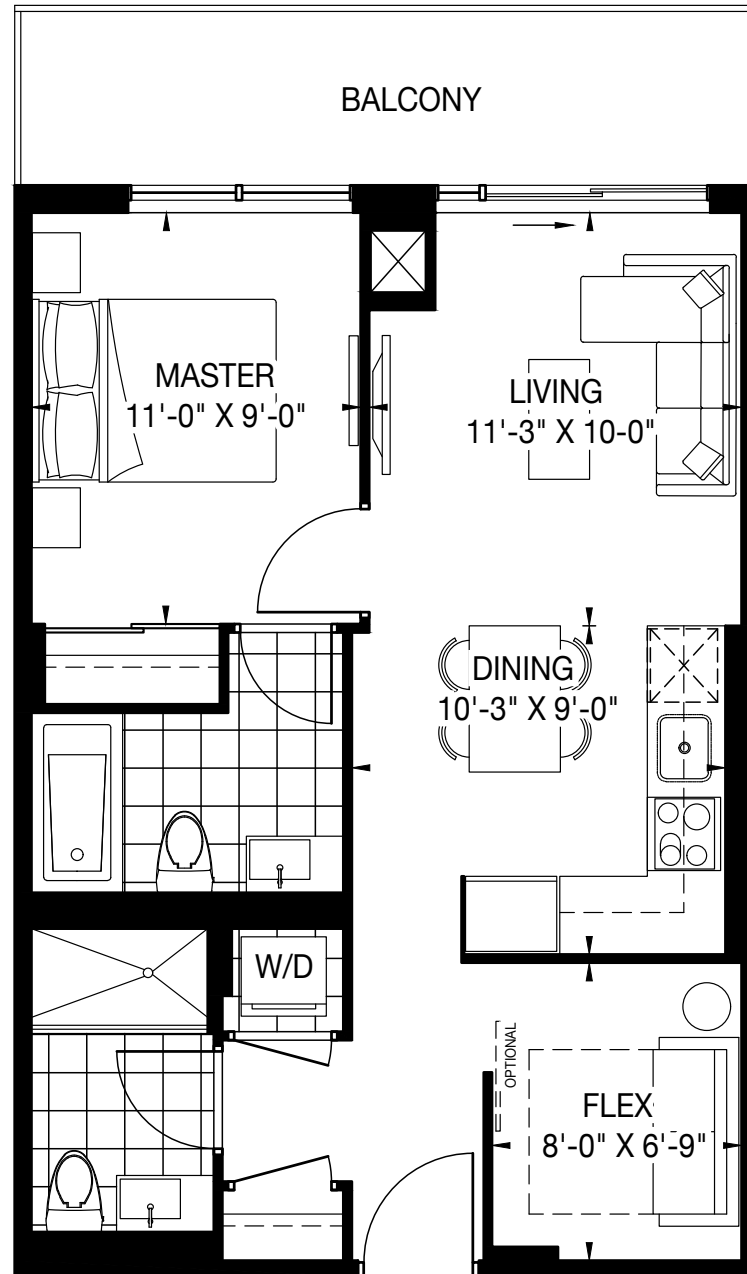


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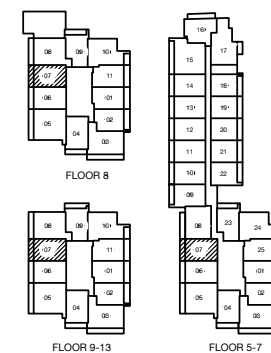
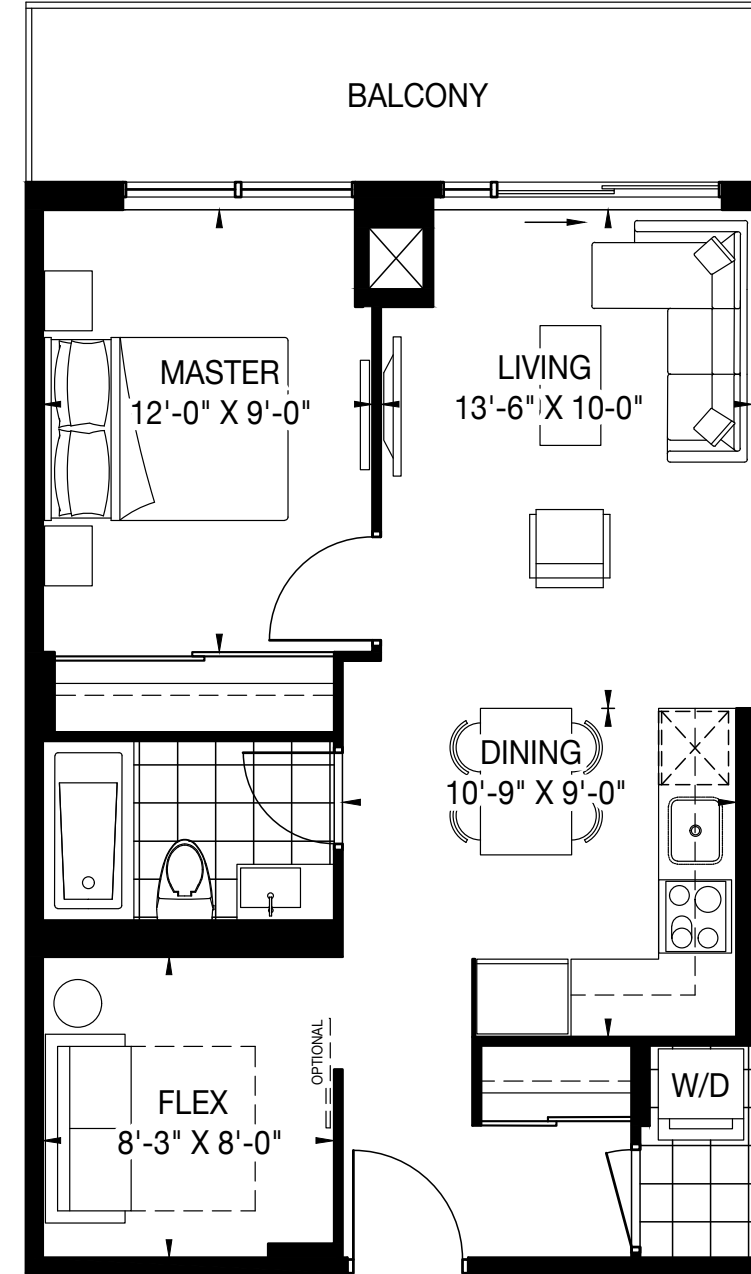
# IVORY

One Bedroom + Flex | Living Space 608 SF | Balcony 100 SF



# VANILLA

One Bedroom + Flex | Living Space 611 SF | Balcony 100 SF



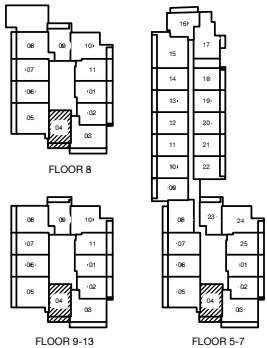
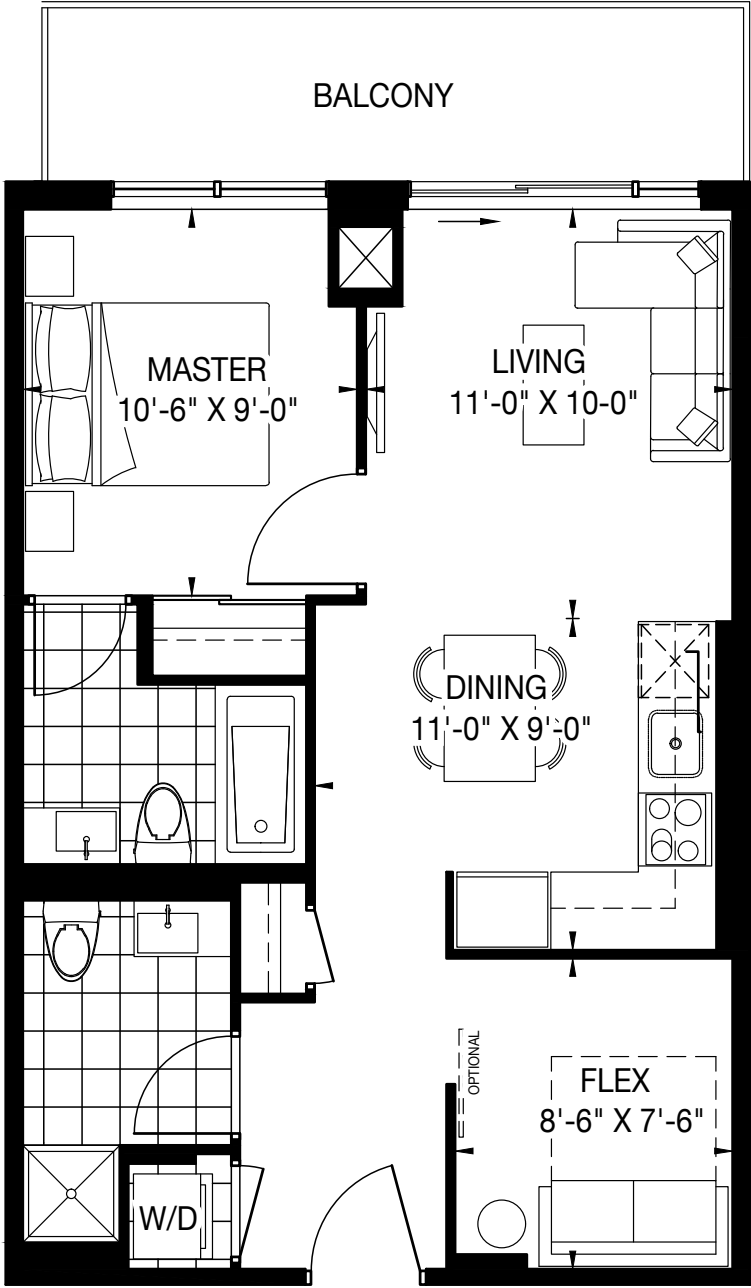
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CORNSILK

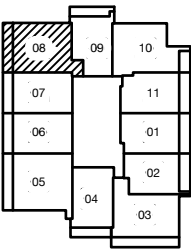
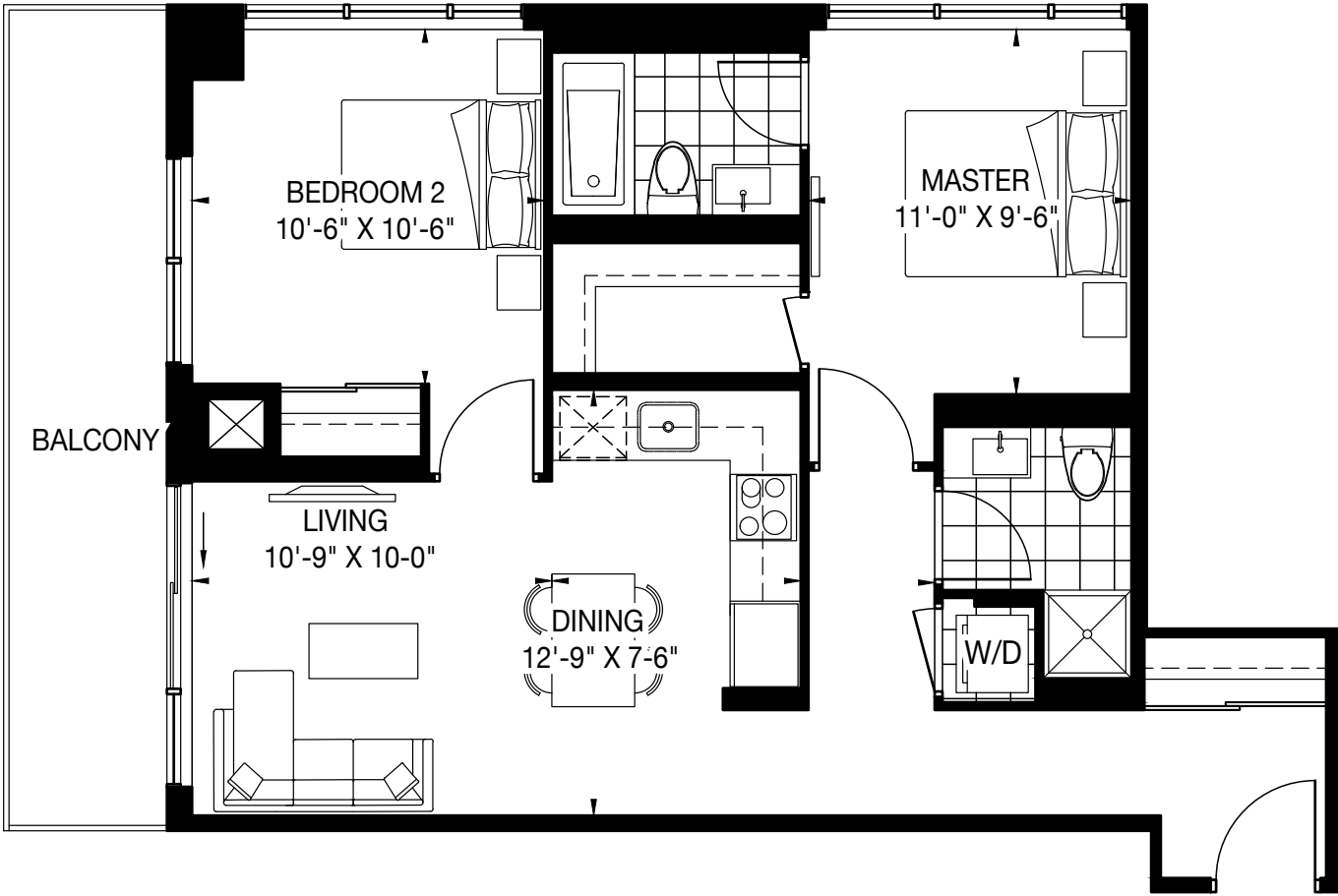
One Bedroom + Flex | Living Space 623 SF | Balcony 100 SF



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CRYSTAL

Two Bedroom | Living Space 780 SF | Balcony 123 SF

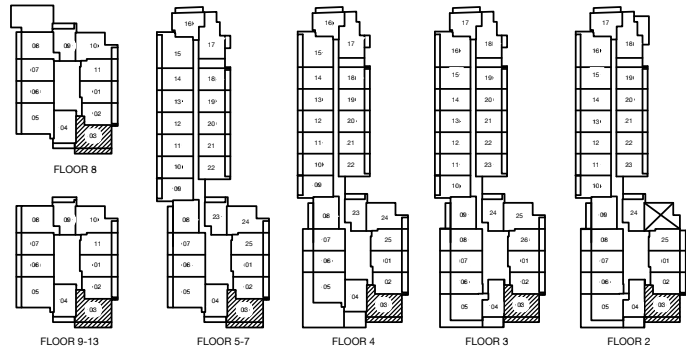
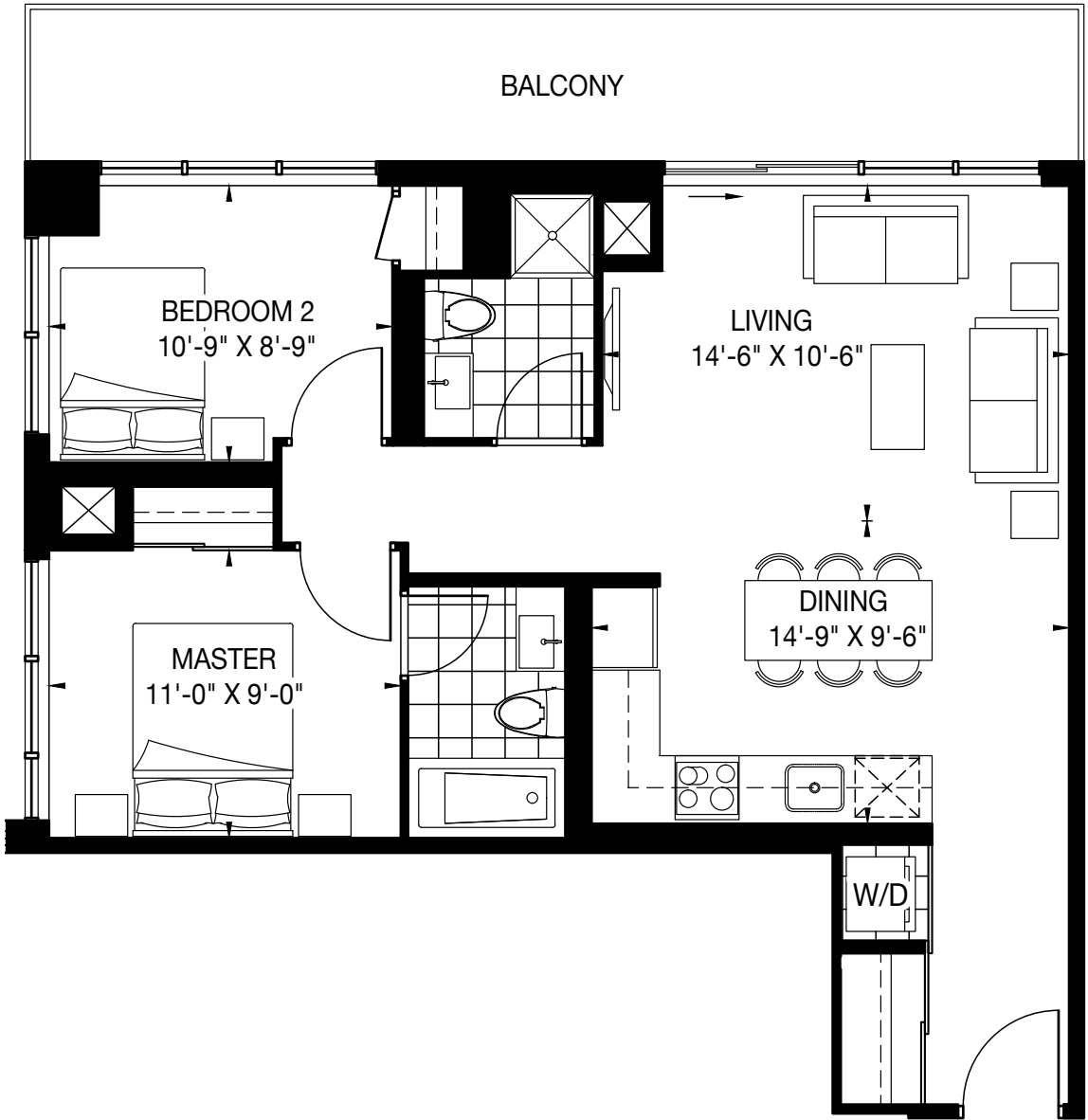


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# CHIFFON

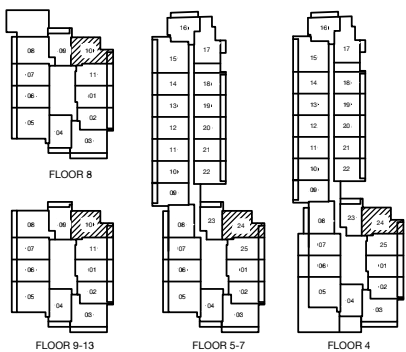
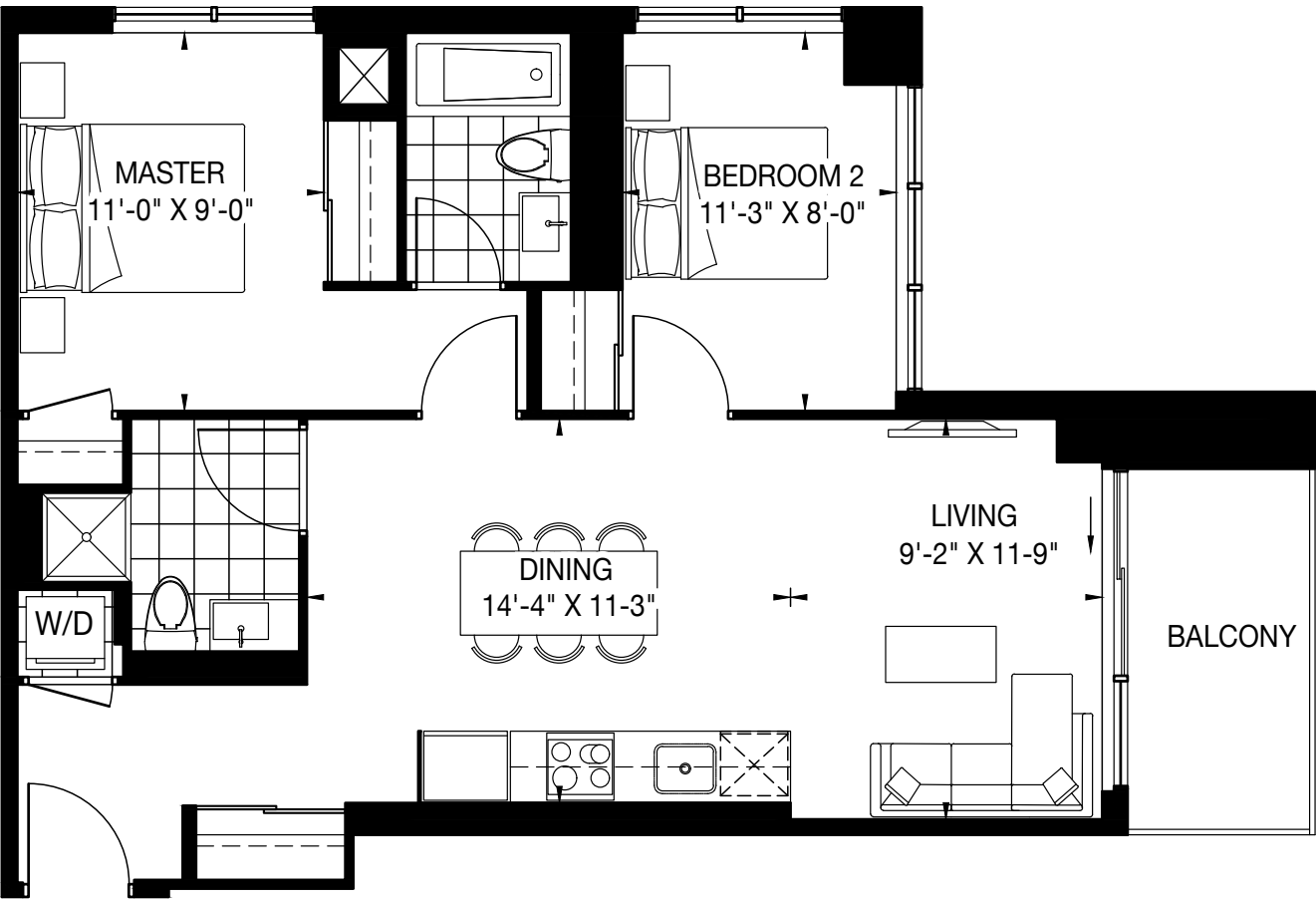
Two Bedroom | Living Space 791 SF | Balcony 168 SF



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# SATIN

Two Bedroom | Living Space 793 SF | Balcony 61 SF

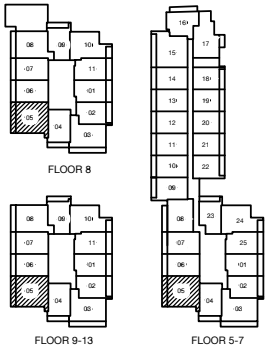
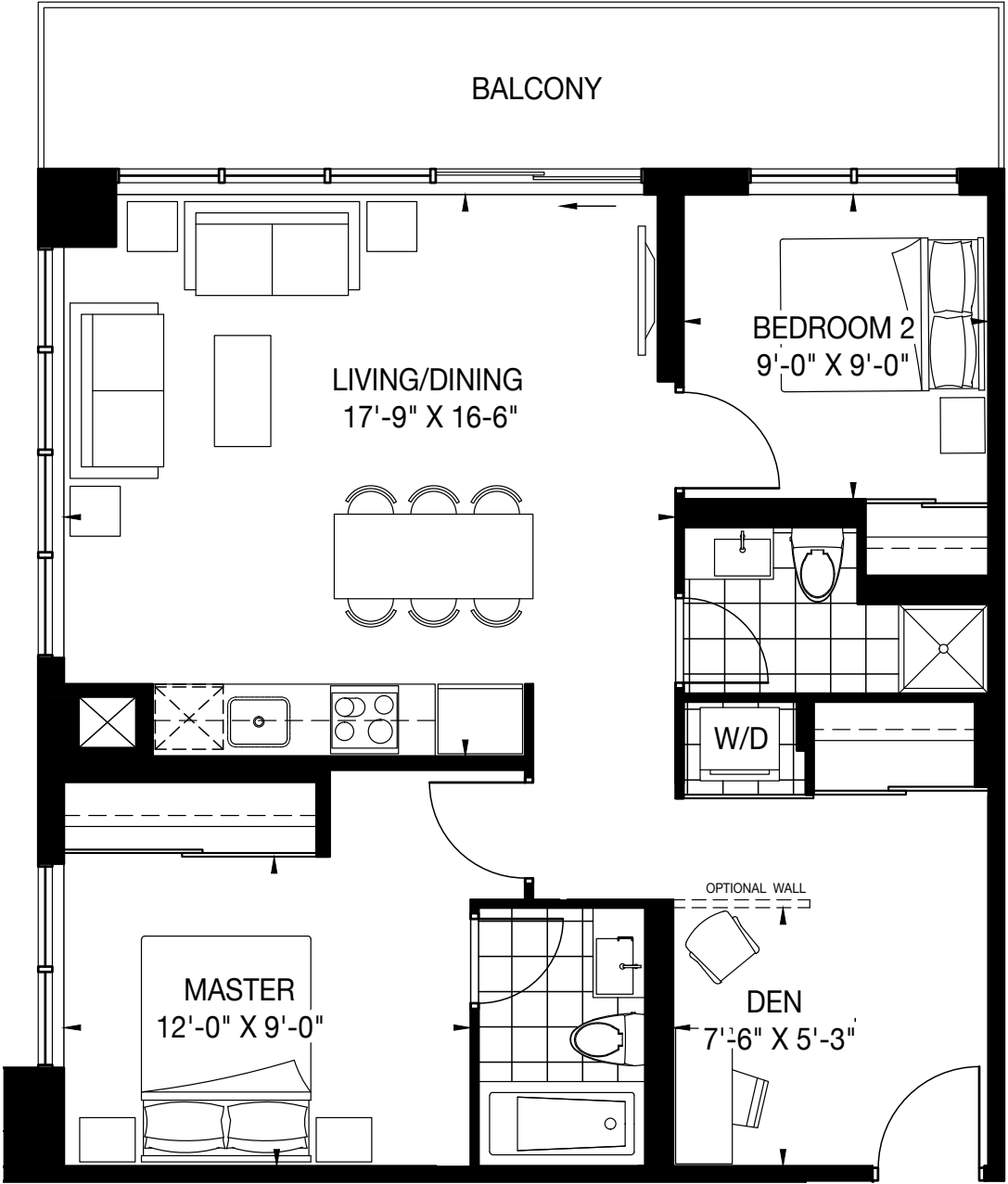


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# CHAMPAGNE

Two Bedroom + Den | Living Space 852 SF | Balcony 140 SF



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## THE OASIS COLLECTION

LEVEL A - FLOORS 1-7

### OPAL

One Bedroom + Den | 498 SF

### CLOUD

One Bedroom + Flex | 581 SF

### SNOW

One Bedroom + Flex | 581 SF

### MAGNOLIA

One Bedroom + Flex | 615 SF

### SEASHELL

One Bedroom + Flex | 620 SF

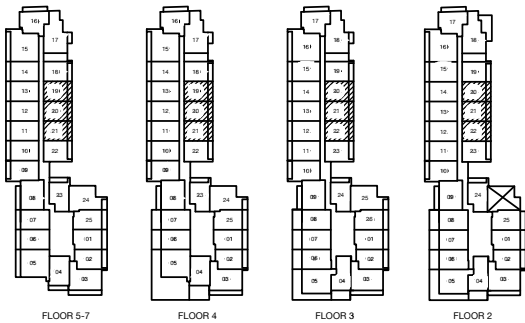
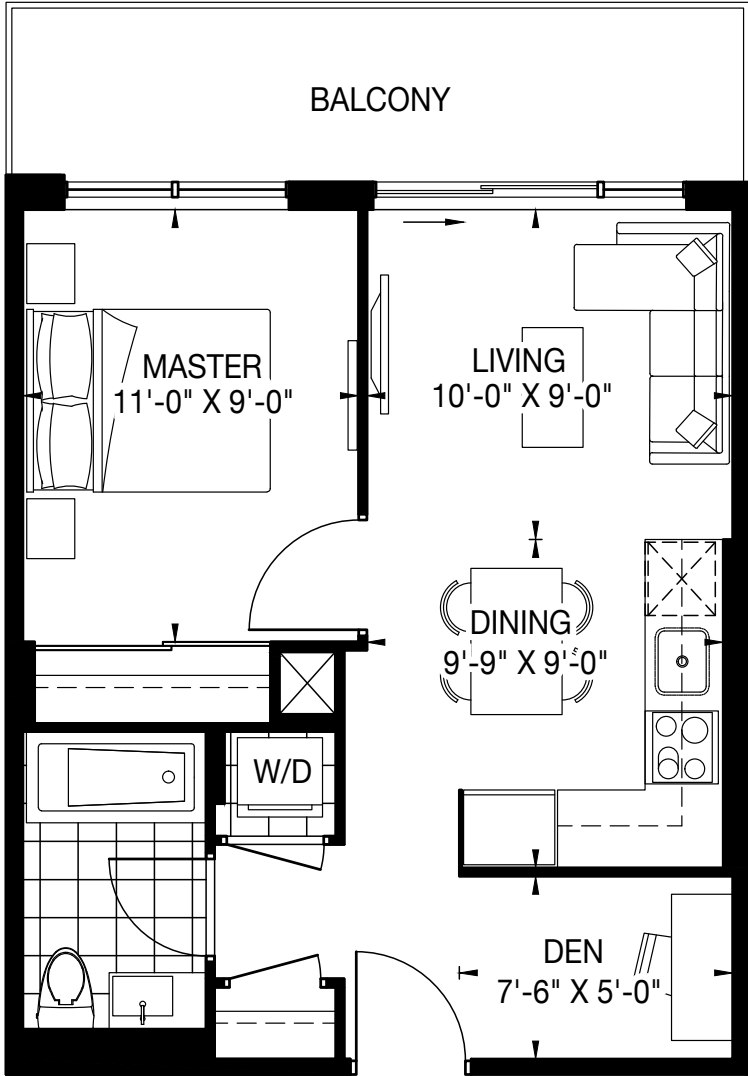
### DIAMOND

Two Bedroom | 781 SF



OPAL

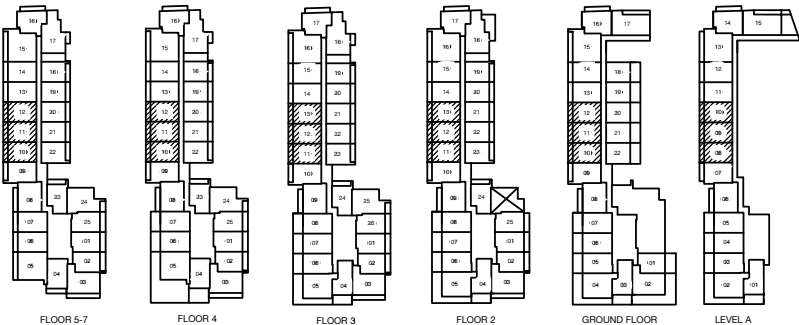
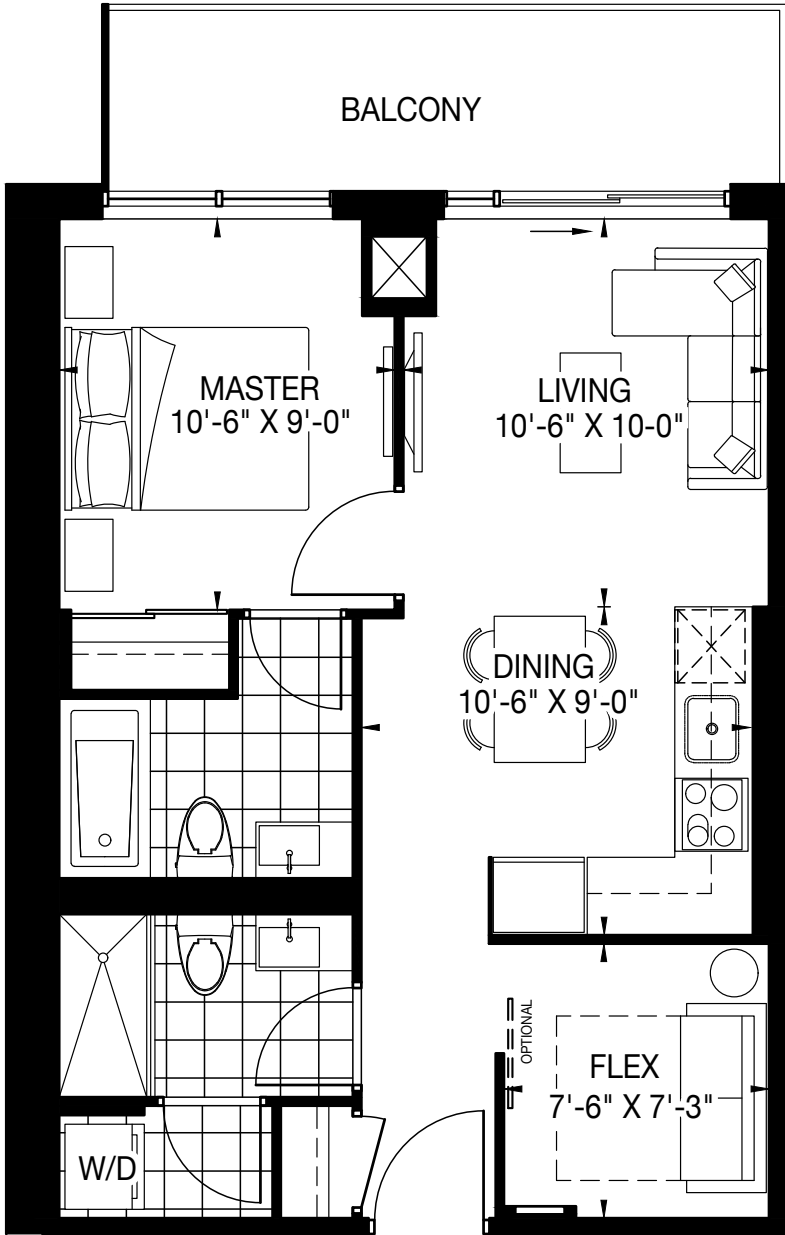
One Bedroom + Den | Living Space 498 SF | Balcony 100 SF



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CLOUD

One Bedroom + Flex | Living Space 581 SF | Balcony 100 SF

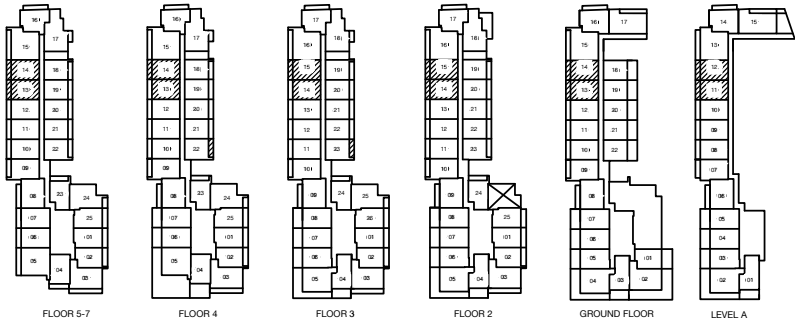
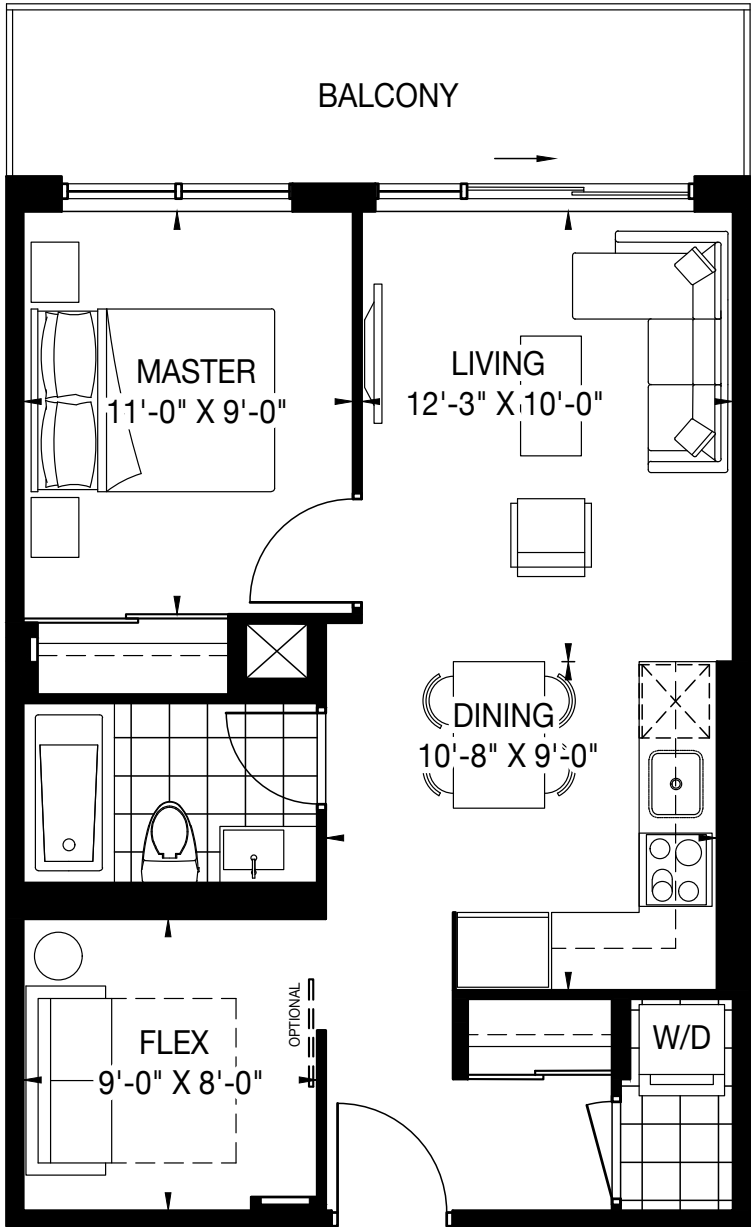


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SNOW

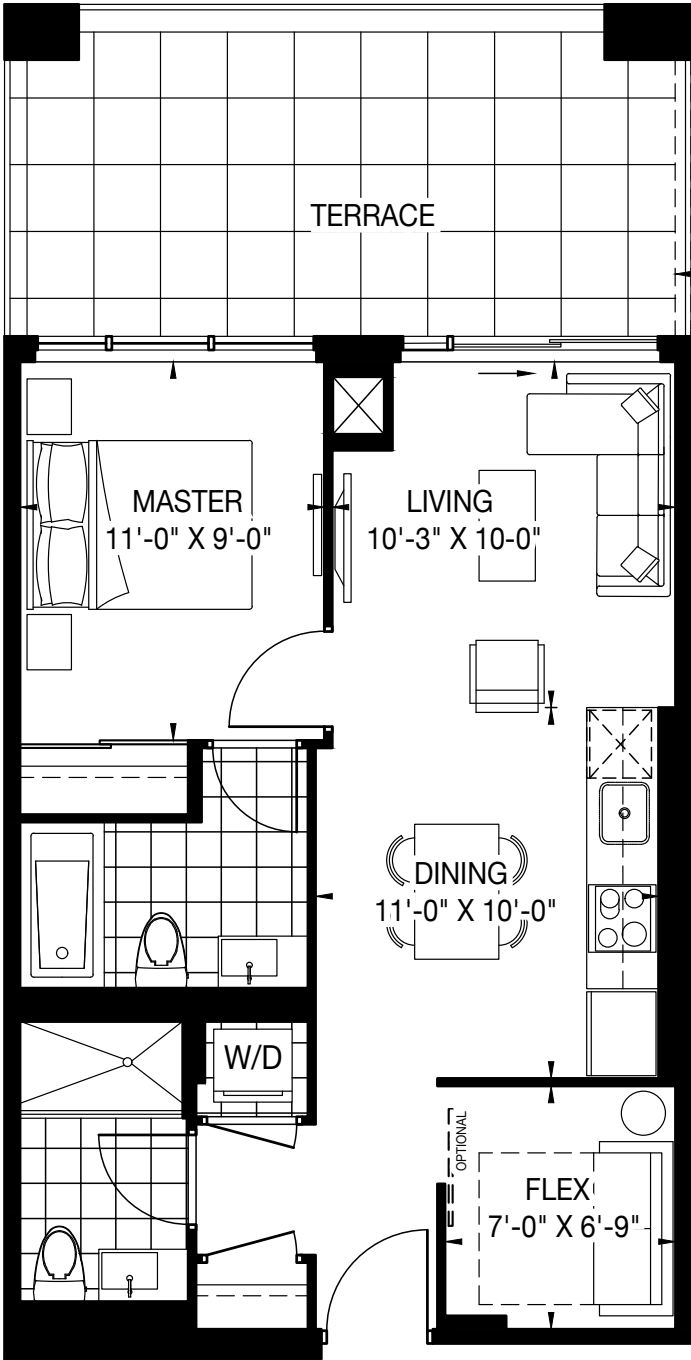
One Bedroom + Flex | Living Space 581 SF | Balcony 100 SF



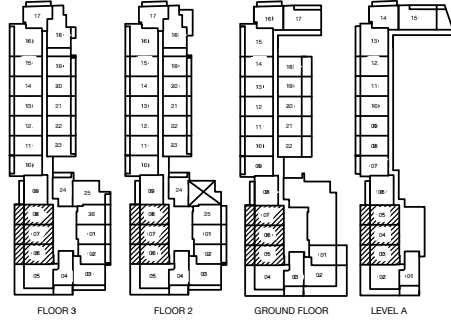
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MAGNOLIA

One Bedroom + Flex | Living Space 615 SF | Terrace 176 SF



WALL @  
UNIT 05 @ P1  
UNIT 07 @ GF  
UNIT 08 @ 2ND, 3RD

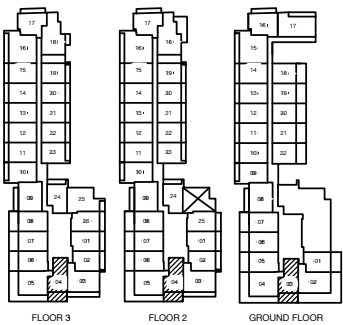
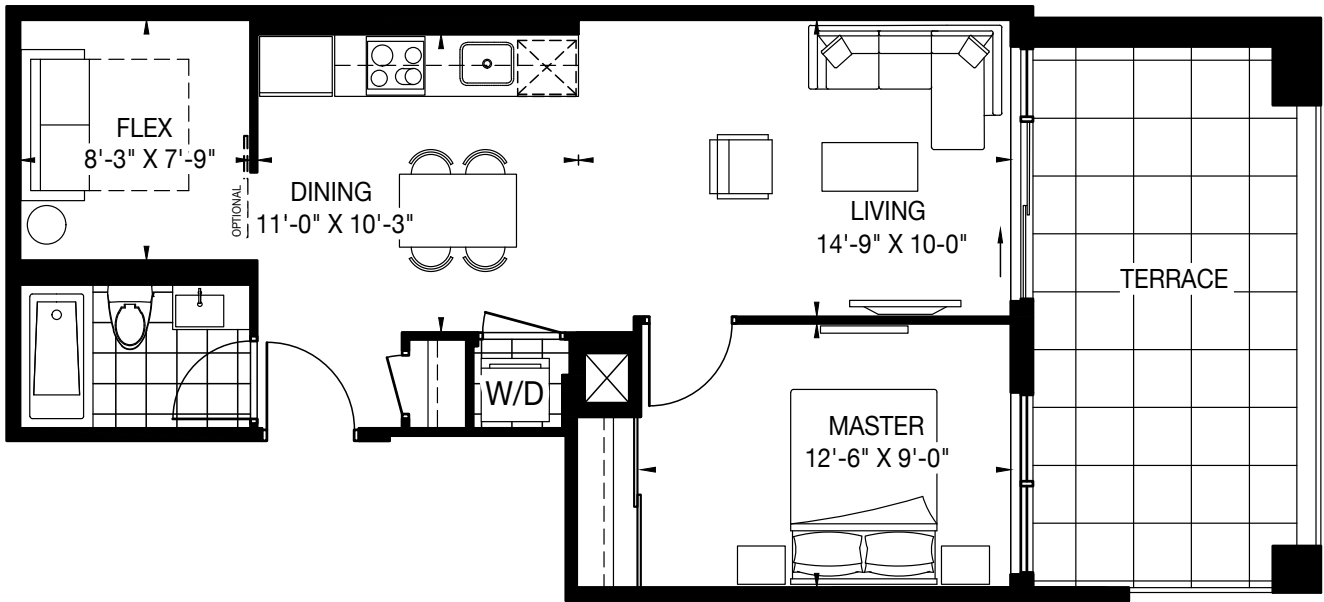


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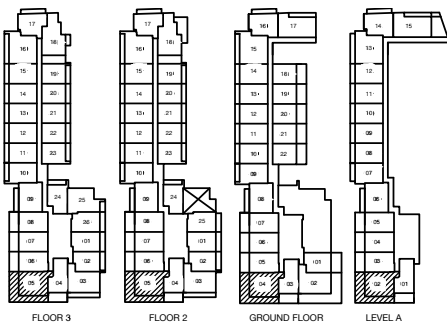
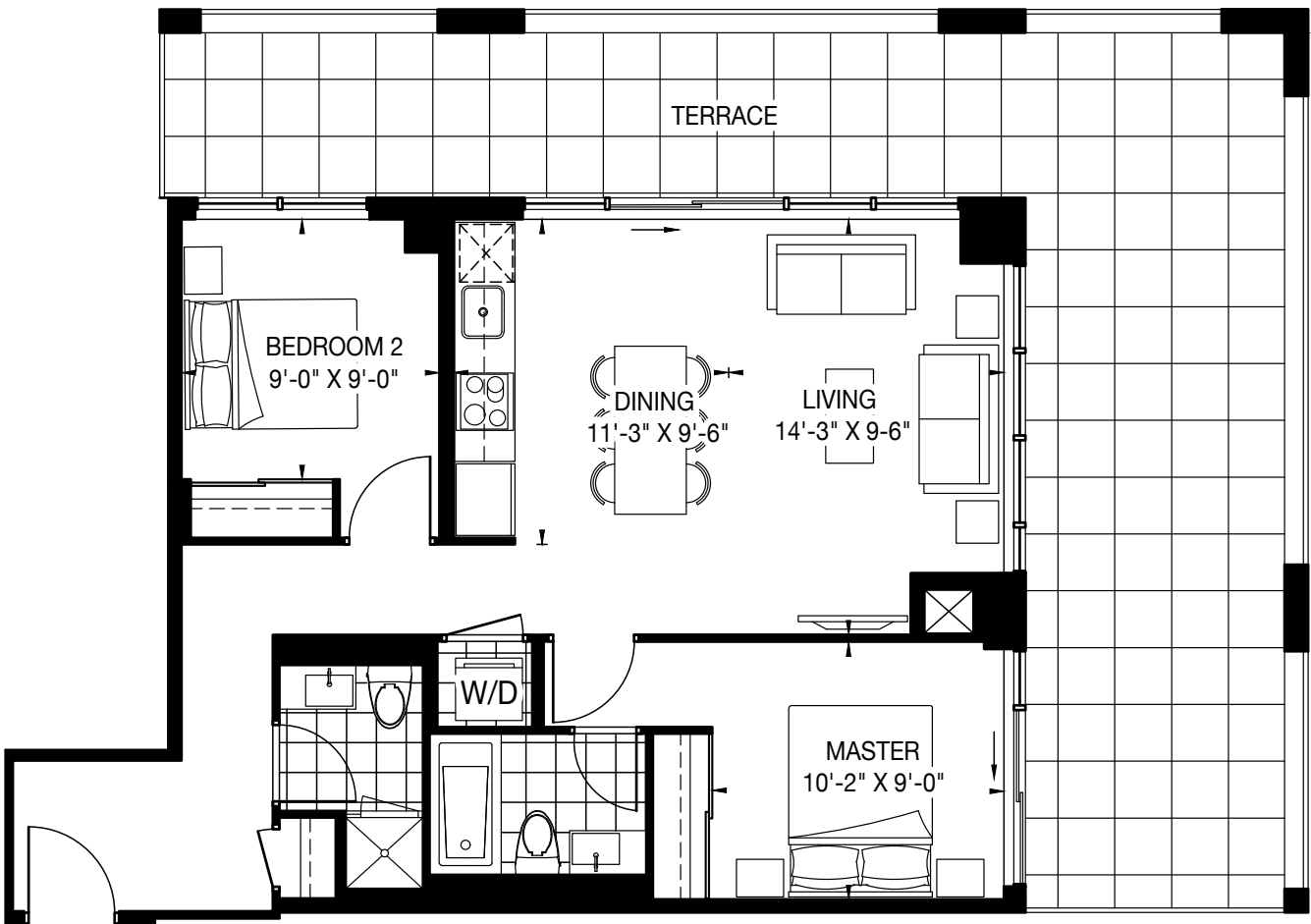
SEASHELL

One Bedroom + Flex | Living Space 620 SF | Terrace 300 SF



DIAMOND

Two Bedroom | Living Space 781 SF | Terrace 451 SF



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FEATURES & FINISHES

BUILDING FEATURES AND AMENITIES

- Elegant ground floor lobby with sitting area, mail room and parcel storage
- Concierge services
- Gathering lounge
- Guest suite (to be shared with proposed condominiums on block)
- Garbage chute system with tri-sorter for refuse and recycling
- Residential parking and lockers, subject to availability
- Management office
- Secured bike storage onsite
- Resident security access

SUITE FEATURES

- Suites have approximately 9’ ceiling heights. In areas where bulkheads or dropped ceilings are required, the ceiling height may be less than specified\*\*
- White stippled ceiling throughout except in bathrooms
- Latex off-white paint throughout suite interiors
- Solid core entry door with contemporary hardware
- Composite hollow core interior doors, painted, with contemporary hardware
- Sliding closet doors where shown on plans
- Flex sliding door (optional) where offered on plan
- Elegant white décor style switches and receptacles
- Selection of laminate flooring in Living/Dining Room, Kitchen, Den, Flex, Bedrooms, Media Area and Foyer, including foyer closet where offered on plan
- Individual sub metering for hydro, water, heating and cooling
- Fan coil heating/cooling system

ELECTRICAL AND TECHNICAL FEATURES

- Switched ceiling fixture in Foyer, Kitchen, Den, Flex Room, Dining Room and Bedroom(s) as per plan
- Outlet for both cable and internet connections as per plan

KITCHENS

- Selection of solid surface countertops
- Selection of flat paneled contemporary cabinets and finishes
- Stainless steel under-mount sink and single lever chrome faucet
- Choice of ceramic tile backsplash
- Stainless steel appliances including 30” refrigerator, 24” wall oven, 24” cooktop, dishwasher and 30” microwave combo hood fan located above the stove, in selected suites

BATHROOMS

- Vanity mirror
- Decorative light fixture
- Shower stall with framed or in-line glass door panel of glass and acrylic base where offered on plan
- Soaker tub where offered on plan
- Selection of ceramic tile for tub or shower surrounds extending to the underside of ceiling
- Contemporary vanity with below sink storage
- Single lever chrome faucet
- Chrome shower/tub fixtures
- Contemporary accessories including toilet paper holder and towel bar
- Selection of porcelain tile flooring

IN-SUITE LAUNDRY

- Stacked washer and dryer
- Pre-selected white ceramic or porcelain tile flooring

SHARED AMENITIES IN PROPOSED CONDOMINIUMS \*

- Indoor pool, his and hers change rooms, showers, sauna and hot tub
- Family play lounge with TV, WIFI access and table tennis
- Theatre room with seating
- Yoga studio and fitness room
- Landscaped outdoor terrace with outdoor dining and barbeque area
- Multipurpose room with common lounge and billiard table
- Private dining room with warming kitchen
- Guest suite (to be shared with proposed condominiums on block)

\*Amenities to be shared by residents of all three (3) condominiums proposed to be constructed on the block, including residents of Lumina. These amenities are proposed at this time but are not guaranteed as the designs for the condominiums are still in progress and subject to review and approval by the City. This list of proposed amenities is subject to change without notice.

Please note: prices and specifications are subject to change without notice. Vendor shall have the right to substitute materials for those provided in the plans and specifications provided that such materials are of quality equal to or better than the material provided for in the plan and specifications. Colour, texture, appearance, etc. of feature and finishes installed in the unit may vary from vendor’s samples as a

result of normal manufacturing and installation processes. Floors and specific finishes will depend on vendor’s décor packages as selected. Amenities and their components are subject to change based on vendor, governmental or construction requirements.

\*\*Ceiling heights are measured from the finished concrete floor slab to the underside of the concrete slab above. In areas where bulkheads or dropped ceilings are required, the ceiling height will be less than the specified 9’.

Decorative and upgrade items are displayed in the model suite and are not part of the standard unit. Vignette and sales office are for display purposes only.

E. & O.E.

DISCLAIMER FOR THIS BROCHURE:

All renderings are artist’s impressions only. Certain design elements are subject to change without notice. Lumina is the third of three buildings planned for the block. Views are not guaranteed. Certain amenities are still in the design stage and subject to change without notice. Features, finishes and materials shown in amenities spaces are subject to change without notice. Some renderings include a freehold commercial component which is not part of the condominium. Any commercial use depicted illustrates one possible use only. Reference should be made to the vendor’s disclosure documents for further information.



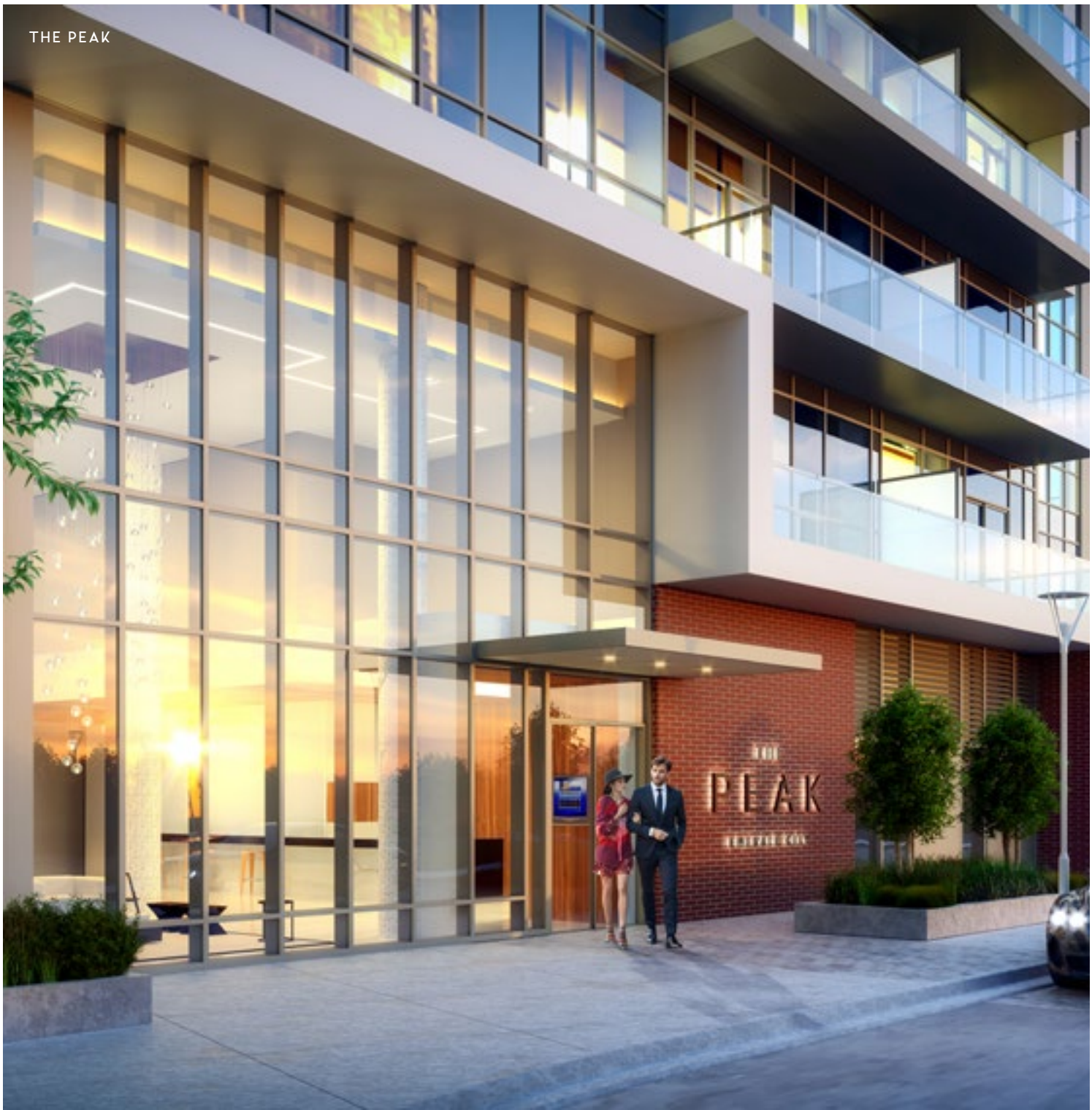


# ELAD CANADA

## a visionary approach

Best known for their visionary approach to the award-winning Emerald City master-planned community, now an icon in Toronto, as well as the Cité Nature condominium development next to the Olympic Village pyramids and the redevelopment of the historic Nordelec building in Montreal, ELAD Canada is committed to developing long-term relationships with the communities they build.

Recognizing that communities are constantly evolving and striving to ensure their projects are in tune with these ever-changing needs, ELAD Canada leads the way with innovation in development.



# WZMH ARCHITECTS

WZMH is an award winning architectural partnership established in 1961 in Toronto. With a reputation of great design, technical expertise and dynamic leadership, the architects were commissioned to work with ELAD to bring The Parkway Forest Community and Emerald City to fruition. Responsible for designing spaces from the inside out, WZMH panned the residential buildings on the site, including 10 towers, 4 midrise and 3 townhouse complexes.





ELAD CANADA



