



PLAY GROUND

CONDOMINIUMS AT GARRISON POINT

LIVE & PLAY. EVERYDAY.

CONDOMINIUMS ON A NEW 4 ACRE PARK
LOCATED WITHIN THE LIBERTY VILLAGE & KING WEST NEIGHBOURHOODS



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EXPERIENCE BEAUTY EVERYDAY

*DISCOVER MODERN
ARCHITECTURE AT ITS FINEST*

Surround yourself with spectacular urban architecture. At Playground, you will come home to the city's latest masterpiece in design everyday. We've collaborated with the acclaimed architectural team at Hariri Pontarini to give you an extraordinary aesthetic experience. Bold geometry. Captivating architectural details. Towering glass walls immersed in sunlight. This is the sublime urban experience that you have been waiting for.



RENDERINGS ARE ARTIST'S IMPRESSION.

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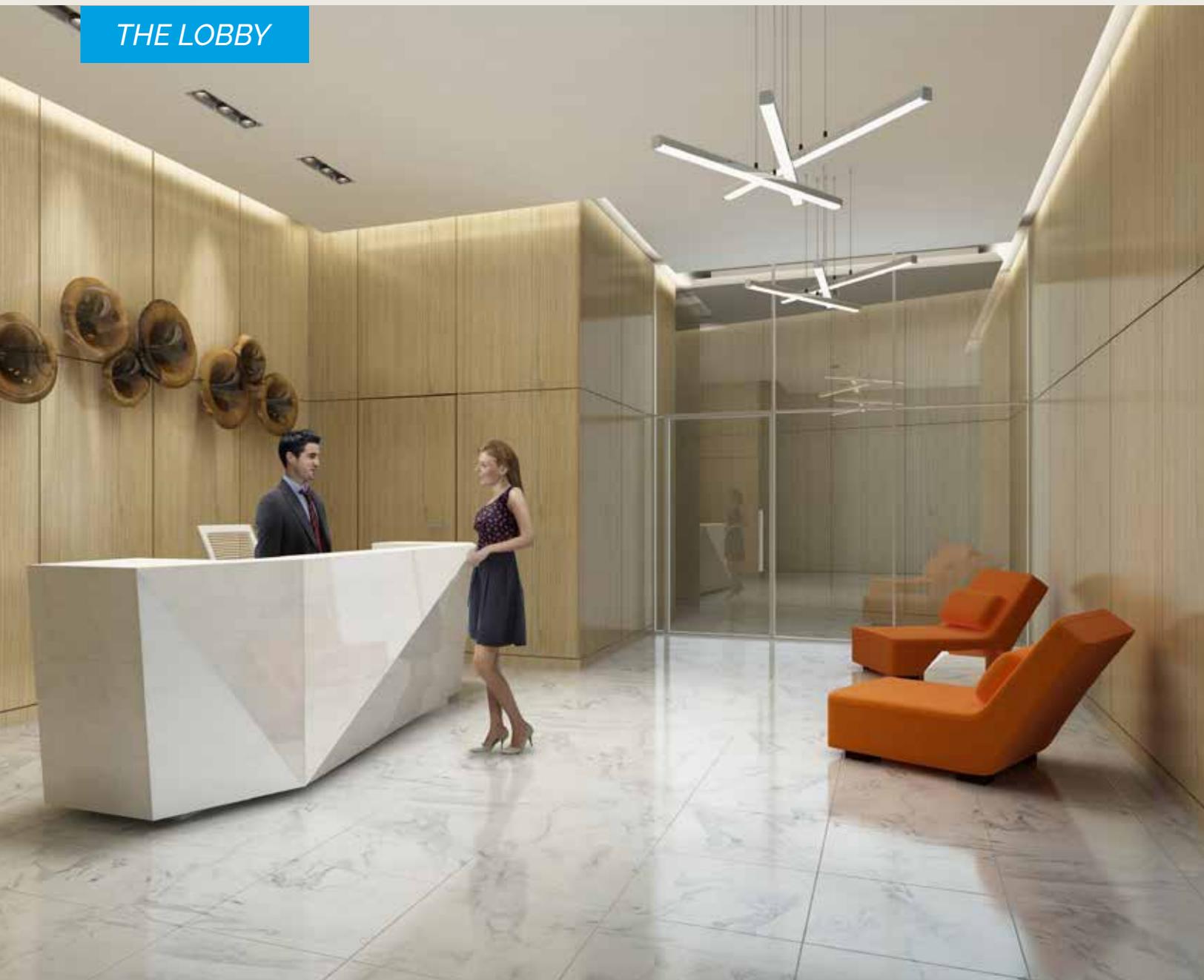


HAVE MORE FUN EVERYDAY

FEATURING INSPIRED BUILDING AMENITIES TO ENRICH YOUR LIFE

A condominium called Playground is bound to have some amazing amenity spaces. In the chic Munge Studio designed lobby, you will be greeted by a friendly and attentive concierge staff every time you come home. Once inside, you will have access to a comprehensive range of amenities including a spectacular fitness centre, sleek party room facilities, elegant outdoor spaces and much more.

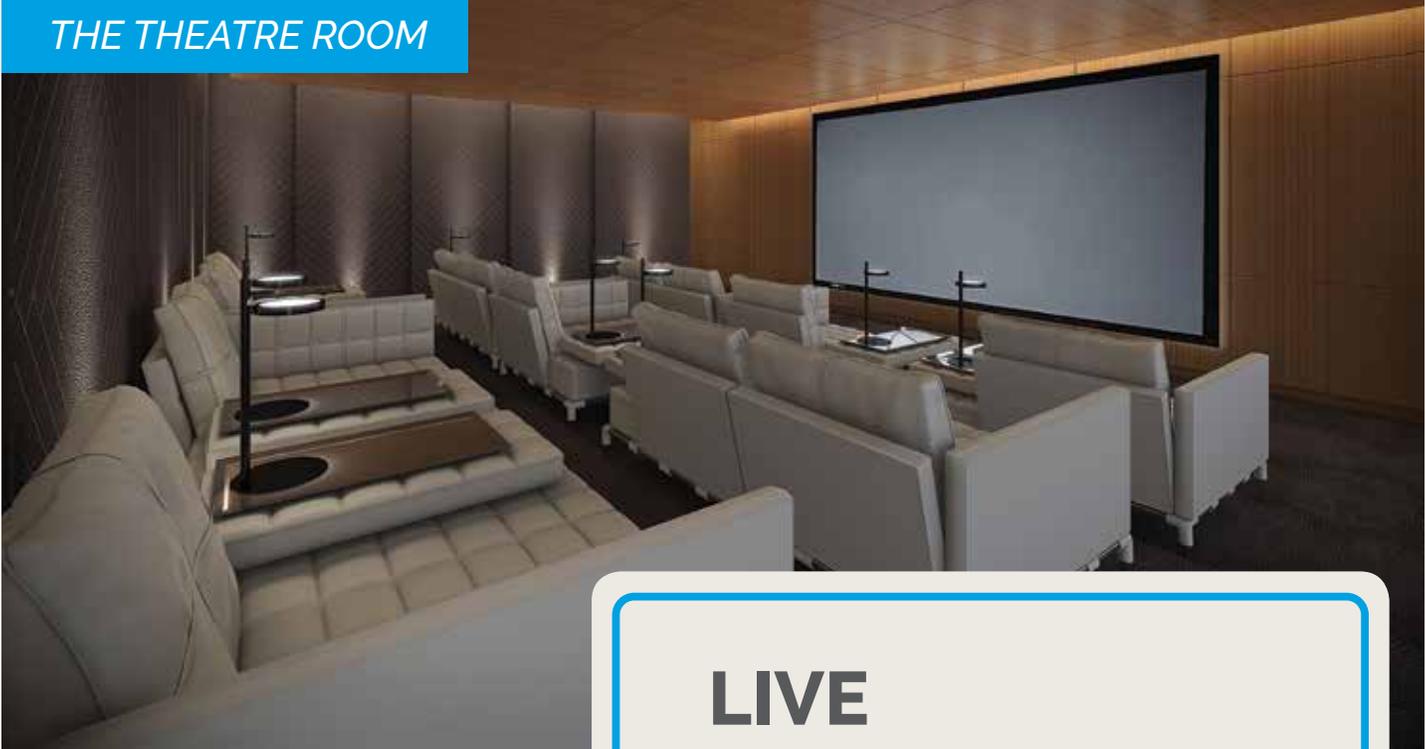
THE LOBBY



THE GYM



THE THEATRE ROOM



**LIVE
HEALTHIER.
PLAY BIGGER.** ”

The fitness centre at Playground rivals Toronto's most exclusive health clubs. Whether you prefer a great cardio burn using one of our state-of-the-art machines, or would rather hit the free weights, you can achieve all of your fitness goals here. After your workout, you can relax your muscles and your mind using the sauna, steam room and hot and cold plunge pools.

The theatre room is the perfect place to screen all of your favourites with friends and family, including big sporting events, award shows and gaming in a comfortable, big screen environment.



THE POOL



THE PARTY ROOM



**LOTS OF WAYS
TO RELAX
AND PLAY.**



Playground provides residents with numerous places to relax and entertain. Whether it's an intimate affair in the dining room, casual cocktails around the bar with friends, or your own exclusive networking event, Playground has the space to fit your occasion. Playground's modular party room features a caterer's kitchen, two wet bars and multiple lounge areas to accommodate even your largest social functions. These are just a few of the ways we make it easier to live and play at Playground.



KIDS CAN PLAY EVERYDAY



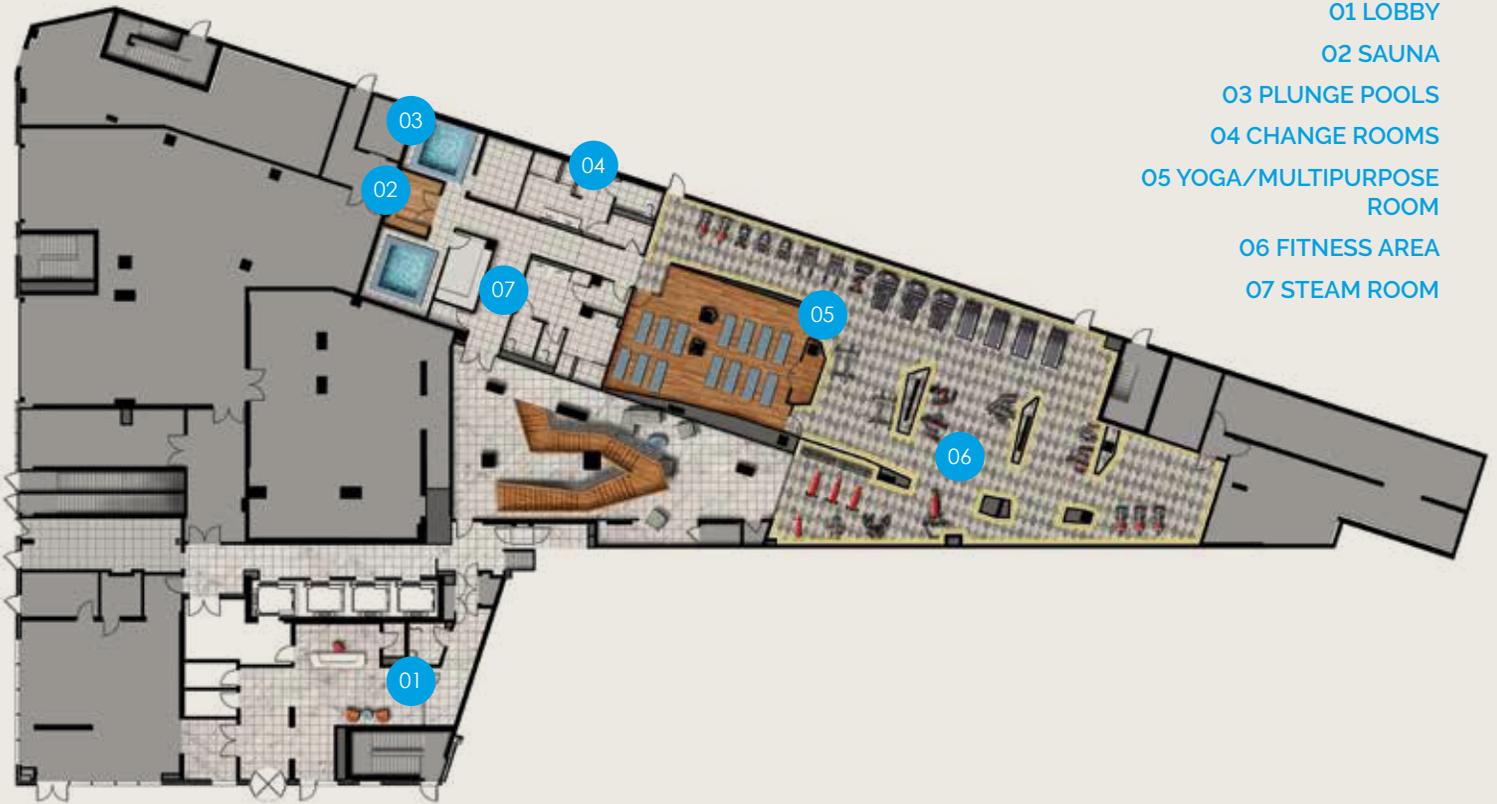
Playground has been specifically designed so that modern urban families can enjoy life here too. This includes the creation of exclusive kid-focused amenities, such as the exciting playroom shown here. With parent supervision, this is a great place to visit, do homework, play games and have your kids meet the other kids in the Playground community.



KIDS PLAYROOM



FIRST FLOOR



- 01 LOBBY
- 02 SAUNA
- 03 PLUNGE POOLS
- 04 CHANGE ROOMS
- 05 YOGA/MULTIPURPOSE ROOM
- 06 FITNESS AREA
- 07 STEAM ROOM

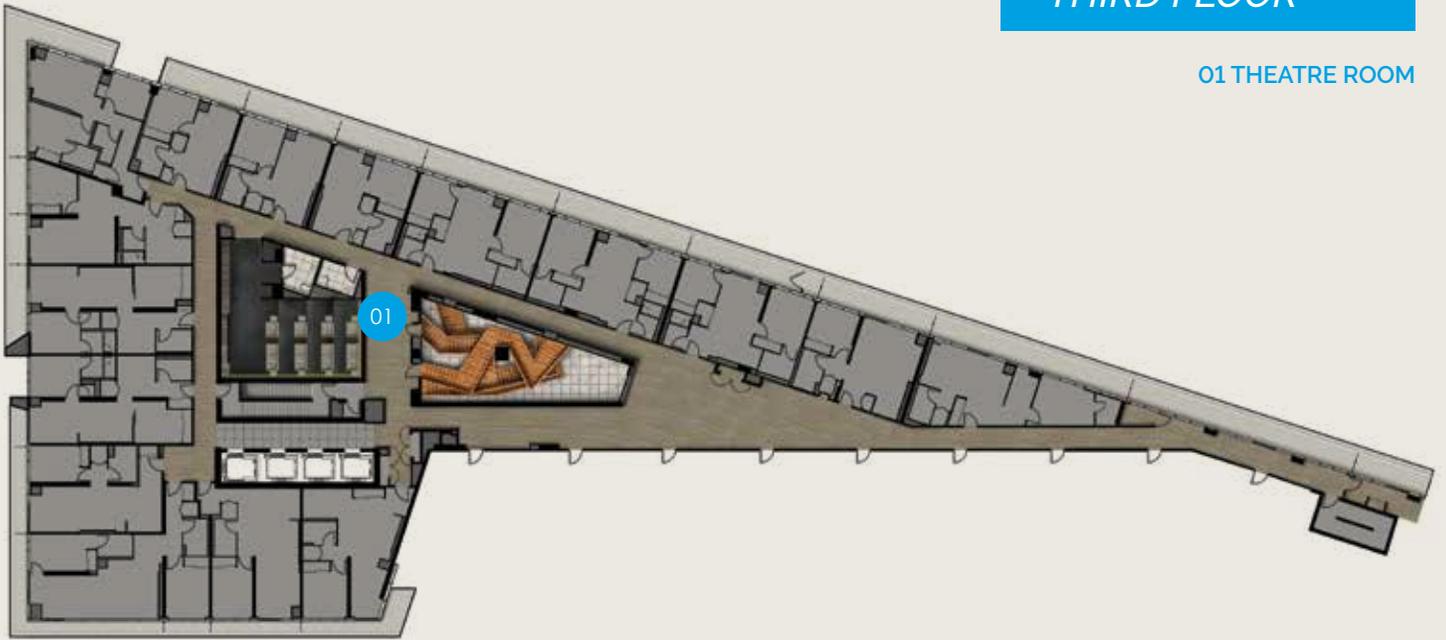
SECOND FLOOR



- 01 PARTY ROOMS
- 02 FIREPLACE LOUNGE
- 03 GAMES/PLAY AREA
- 04 CATERER'S KITCHENS
- 05 GUEST SUITES
- 06 DINING ROOM

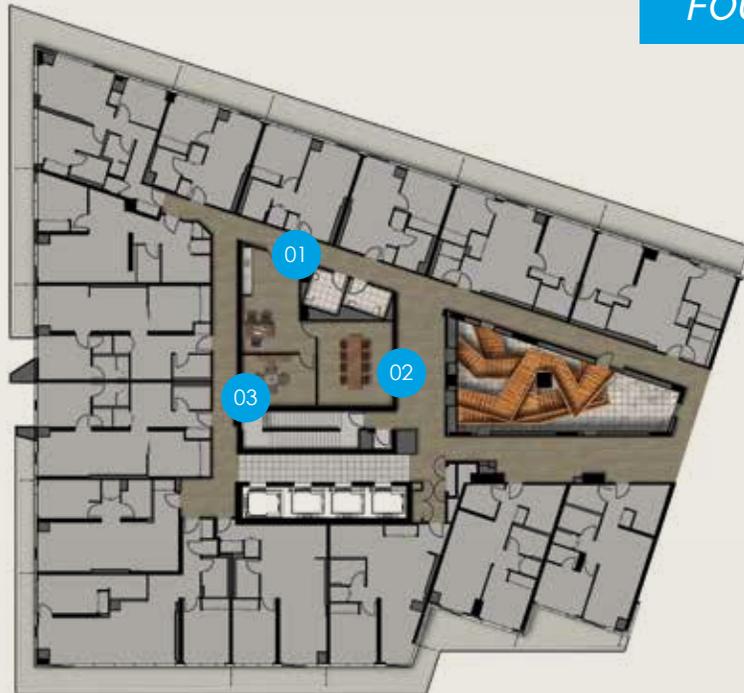
THIRD FLOOR

01 THEATRE ROOM



FOURTH FLOOR

01 PROPERTY
MANAGEMENT OFFICE
02 BOARD ROOM
03 MEETING ROOM



FIFTH FLOOR

01 CHILDREN'S PLAY AREA
02 CHILDREN'S SPLASH POOL
03 BBQ GRILLING AREAS
04 ROOFTOP POOL
05 SUN DECK



CONDOMINIUMS ON A NEW 4 ACRE PARK
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EAST VIEW



AMAZING CITY & LAKE VIEWS EVERYDAY

FIND BEAUTY EVERYWHERE YOU LOOK AT PLAYGROUND

Playground Condominiums is perfectly situated to offer some of the best views in downtown Toronto. South facing suites can bask in the beautiful sights of Lake Ontario, while the east, west and north facing suites can soak in the magnetic glow of Toronto's iconic skyline.



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SOUTH VIEW



WEST VIEW



NORTH VIEW



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ENJOY NATURE EVERYDAY

*WITH A NEW 4-ACRE PARK & BEAUTIFUL PEDESTRIAN
FOOTBRIDGES AT YOUR DOOR*

At Playground, you'll be able to refresh and recharge in an ocean of green right outside your front door. The 4-acre park at Playground is the perfect place to relax on a summer afternoon. Walk the dog. Enjoy a picnic with friends. Play with the kids.

This new park will also be connected to a broader network of greenspace by two beautiful pedestrian bridges known as Garrison Crossing. These bridges will provide a connection between Stanley Park extension to the north and Fort York to the south. There are endless ways to spend more time outdoors at Playground.



- 01 TRINITY BELLWOODS PARK
- 02 KING STREET
- 03 STANLEY PARK
- 04 FORT YORK
- 05 NEW 4 ACRE PARK
- 06 GARRISON CROSSING BRIDGING
KING WEST & FORT YORK
- 07 CORONATION PARK
- 08 STRACHAN AVENUE
- 09 MARTIN GOODMAN TRAIL
- 10 LIBERTY VILLAGE



RENDERINGS ARE ARTIST'S IMPRESSION.

PLAYGROUND IS THE LATEST ADDITION TO THE MASTER-PLANNED GARRISON POINT COMMUNITY.

Playground is the latest addition to the master-planned Garrison Point community. Featuring luxury condominium towers, parkland, retail at street level and beautiful pedestrian bridges to the surrounding neighbourhood, Garrison Point is poised to become Toronto's new favourite neighbourhood.



- 01 GARRISON POINT
- 02 FUTURE DEVELOPMENT
- 03 NEW GARRISON COMMON PARK
- 04 NEW GARRISON CROSSING BRIDGING KING WEST & FORT YORK
- 05 STANLEY PARK EXTENSION
- 06 FORT YORK



CONDOMINIUMS ON A NEW 4 ACRE PARK
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GET OUTSIDE EVERYDAY

THERE ARE EVEN MORE PARKS & GREEN SPACES THAT YOU CAN EXPLORE WHEN YOU LIVE HERE

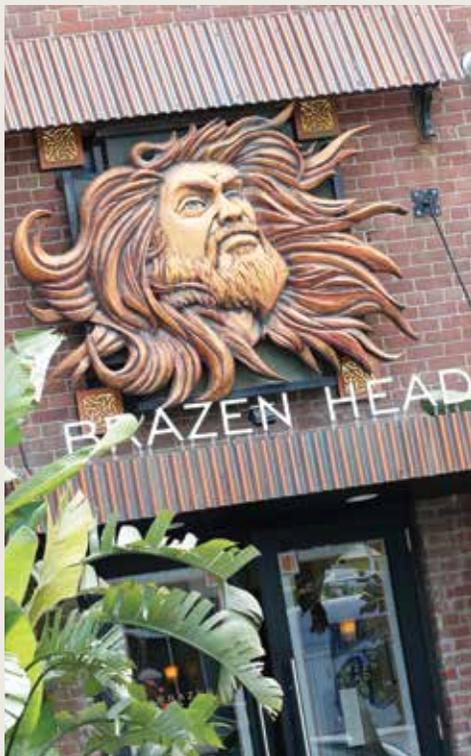
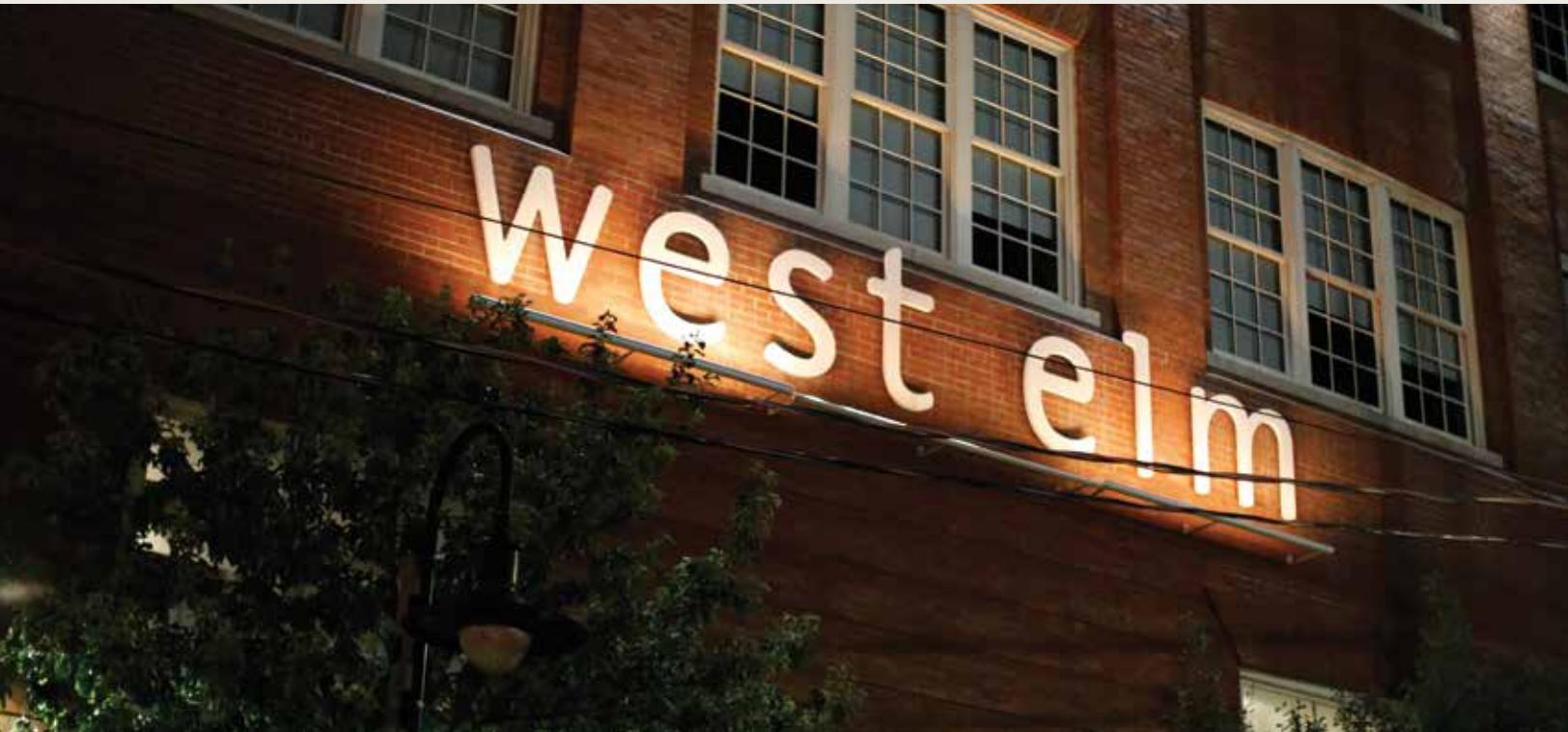
Take your favourite furry friend to Stanley Park's off leash dog park or take a leisurely stroll further north to Trinity Bellwoods Park. Trinity Bellwoods is more than just a west-end favourite place to hang on a sunny afternoon, it also hosts a Farmer's Market, craft fairs, musical performances and other cultural events throughout the year.

Travel south to enjoy Garrison Common and the many beautiful parklands along Lake Ontario. In every direction there are countless parks and parkettes to discover throughout this vibrant urban neighbourhood.



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PLAY MORE WITH AMAZING SHOPPING & DINING

LIBERTY VILLAGE, KING WEST & QUEEN WEST ARE ALL RIGHT HERE

Liberty Village's shopping district offers design hotspots like West Elm and EQ3 Toronto, as well as life's essentials with the Metro Supermarket, LCBO, Kitchen Stuff Plus, banks and much more. If you take a short walk north to Queen Street, you will find an endless array of boutiques, small and large. King St. also offers easy access to Shoppers Drug Mart, Independent City Market, the Wine Rack, and numerous other conveniences. There are also plenty of great restaurants to explore. Enjoy elevated pub cuisine at Weslodge or the famous Brazen Head Irish Pub. Indulge in the continental cuisine at Williams Landing, or taste the creative fare at Mildred's Temple Kitchen.



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MAKE WAVES EVERYDAY



Whether you're on a boat or on the beach, Toronto's waterfront is an amazing place to play, and it's just minutes away! The Martin Goodman Trail and Sunnyside boardwalk both provide kilometres of lakeside exploration opportunities. You can spend your days tanning on Sunnyside Beach, or exploring the new Trillium Park at Ontario Place. If you really want to get out on the water, you can park your boat just 5 minutes away from Playground at Ontario Place Marina, or several other popular marinas along the lakeshore.



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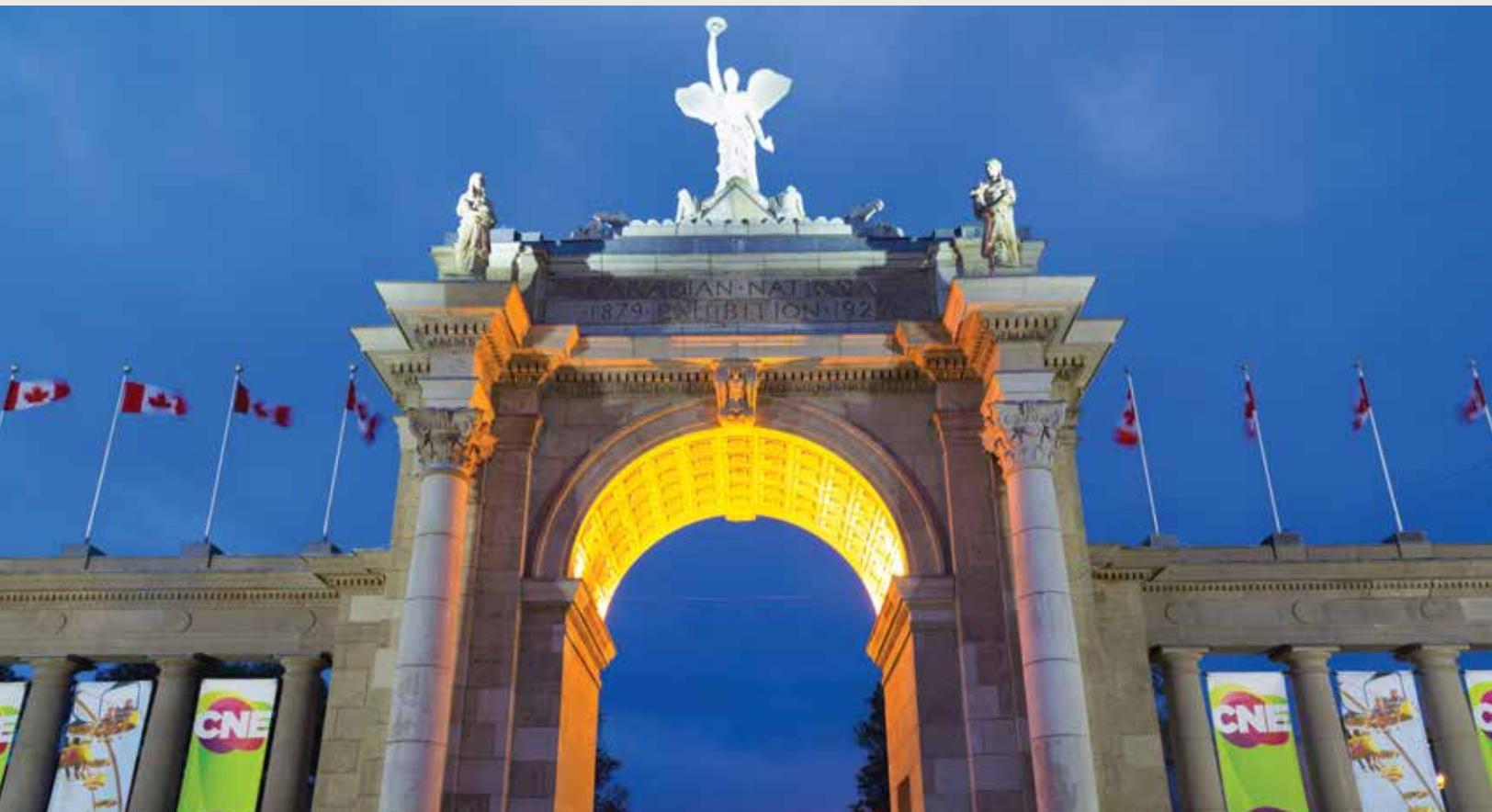
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GET IN THE GAME EVERYDAY

*THERE IS ENDLESS EXCITEMENT AT
PLAYGROUND. WHERE YOU CAN LIVE STEPS
TO BMO FIELD, FORT YORK, THE CNE & MORE*

BMO Field, home to the Toronto FC and the Toronto Argonauts, is just a short walk south, as is The Canadian National Exhibition. Since 1879, this beloved Toronto tradition has brought visitors from all over the world. Today the CNE brings in approximately 1.5 million visitors every year with its wonderful selection of vendors, rides, great food, live entertainment and more. Another great historic destination is Playground's next door neighbour — Fort York and Garrison Commons! Today, this site's main draw is through the many major festivals and events that are held there. Playground is also just minutes from other major entertainment destinations, such as the Ricoh Coliseum, The Budweiser Stage and Echo Beach.



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TRAVEL WITH EASE EVERYDAY

*PEDESTRIAN BRIDGES, THE STREETCAR, GO TRANSIT AND
WORLD-CLASS CYCLING LANES MAKE THIS TORONTO'S BEST
PLACE TO GET AROUND*

A short walk north of Playground Condominiums will bring you to the King St streetcar. Providing rapid access to the downtown core, the King streetcar makes commuting a breeze. Playground is also located just steps from the Exhibition GO Station. You can take a 3 minute ride to Union Station, or travel further afield along the Lakeshore GO Train corridor. For those who prefer pedal power, there is a wonderful network of bike lanes to help move you around town.



WALK SCORE: 90
TRANSIT SCORE: 100
BIKE SCORE: 85



RENDERINGS ARE ARTIST'S IMPRESSION.



**DISCOVER
NEW THINGS
EVERYDAY**



**QUEEN WEST
SHOPPING AND DINING**
 Explore dozens of shops and restaurants including:

- The Drake Hotel and General Store
- The Dog & Bear Pub
- Nadege
- Anthropologie
- Wine Rack
- Oliver Spencer
- Fawn
- Oyster Boy
- The Devil's Workshop
- Nomad
- Australian Boot Company and more!

**KING STREET
SHOPPING AND DINING**
 Enjoy great local retailers and restaurants, including:

- Independent City Market
- Wine Rack
- Shoppers Drug Mart
- Buca
- The Spoke Club
- Lavelle
- The Citizen
- Patria
- Blowfish
- Brioche Doree
- WVRST
- Oretta and much more

**LIBERTY VILLAGE
SHOPPING AND DINING**
 Discover endless shops and restaurants steps from home, such as:

- Metro Supermarket
- Kitchen Stuff Plus
- LCBO
- West Elm
- Williams Landing
- Maurya East Indian Roti
- Thai Room
- Tim Hortons
- Merci Mon Ami
- The Local
- 3 Brewers
- The Craft Brasserie and Grille
- Ciao Europa Cafe
- Mildred's Temple Kitchen
- School

- 01 The Toronto Inukshuk Park
- 02 Trillium Park
- 03 Garrison Common
- 04 The Gore
- 05 Stanley Park
- 06 Trinity Bellwood's Playground
- 07 Little Norway Park

- 08 June Callwood Park
- 09 Alexandra Yacht Club
- 10 National Yacht Club
- 11 Budweiser Stage
- 12 Cinesphere
- 13 BMO Field
- 14 Canadian National Exhibition

- 15 Ricoh Coliseum
- 16 Fort York National Historic Site
- 17 TTC Streetcar
- 18 Exhibition GO Station
- 19 Garrison Crossing Bridge
- Waterfront Trail & Bike Path

TORONTO'S FINEST DEVELOPMENT TEAM BUILDS THE BETTER WAY, EVERYDAY

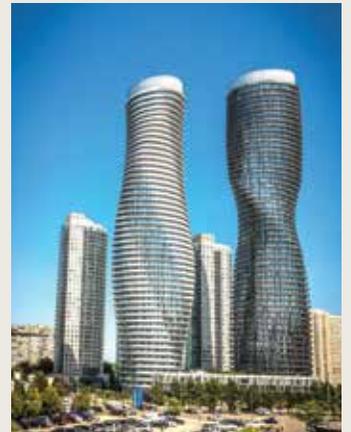
CITYZEN DEVELOPMENT GROUP

Cityzen Development Group is among Toronto's most recognized multi-faceted Real Estate Developers. Cityzen's unique comprehensive approach encompasses real estate experience that spans the entire spectrum of real estate sectors. With a passion for visionary urban design, Cityzen is committed to excellence, dedicated to creating beautiful and iconic design-driven developments that enhance the quality of life and place while remaining sensitive to community and environmental concerns. Cityzen has developed a well-earned reputation by working with award-winning architects and designers to further push the boundaries of creating innovative urban communities that are designed to enhance urban neighbourhoods.



FERNBROOK HOMES

Fernbrook Homes is one of Canada's leading builders and is widely recognized for their outstanding commitment to creating distinctive communities. With a keen natural understanding of what makes a community a preferred place to live, Fernbrook has an exceptional reputation for architectural integrity, classic design, and outstanding customer service. Come discover a lifetime of satisfaction awaiting you here.



GREYBROOK REALTY PARTNERS

Greybrook Realty Partners is a Toronto-based asset management firm that invests equity in large-scale real estate development projects. Alongside its network of leading North American developer partners, Greybrook is responsible for building and shaping communities across the Greater Toronto Area, Greater Golden Horseshoe region, and South Florida markets. Greybrook has developed a strong reputation for its ability to create value for its investors, partners and communities. Ranging from single-family homes, condominiums and purpose-built rental, to ultra-luxury condominium residences and retail, Greybrook's diversified real estate portfolio includes more than 50 developments expected to result in the development of over 32 million square feet of residential and commercial density, with an estimated completion value of \$14 billion.



FEATURES & FINISHES

GENERAL

- 9' ceiling heights in principal rooms*
- 9.5' ceiling heights in principal rooms* on levels 1 to 4 inclusive, and level 32
- 10' ceiling heights in principal rooms* on levels 5, 33, 34, and 35
- Smooth ceilings throughout
- Engineered laminate flooring throughout except in tiled areas as per plan
- Sliding doors to balcony as per plan
- Solid core entry door with designer hardware and security viewer
- Hollow core interior doors and closet doors as per plan
- 4", paint finish, contemporary styled wood baseboards with matching door trim
- Interior walls painted with white quality latex paint
- Stacked washer and dryer (white)

KITCHEN

- Choice of contemporary, designer kitchen cabinetry
- Choice of granite countertops
- Choice of porcelain tile backsplash
- Under cabinet task lighting
- Single, stainless steel undermount sink
- Single lever faucet and pullout spray
- Blomberg appliances including: fully integrated panel ready frost-free refrigerator, electric wall oven, glass ceramic electric cooktop, fully integrated panel ready top control dishwasher and over the range built-in microwave with integrated exhaust fan

BATHROOMS

- Choice of contemporary, designer cabinetry
- Choice of granite countertops
- Undermount sink
- Chrome, single lever faucet
- Choice of porcelain tile floors

- Deep soaker tub in ensuite or main bathroom as per plan
- Separate shower stall with framed tempered glass enclosure and ceramic tile enclosure as per plan
- Light bar lighting and mirror above vanity
- Ceiling with exhaust fan vented to exterior

SECURITY

- 24 hour concierge
- All main entrances and exits are monitored with closed circuit television system
- Card access throughout all common areas
- Enter phone and cameras at visitor entrances
- All parking with security alarm stations and security monitoring by concierge
- Suite intrusion alarm system with personal keypad and door contact at all suite entries
- Emergency voice communication system, smoke and heat detectors

ELECTRICAL & MECHANICAL FEATURES

- Individually controlled fan coil system providing in suite heating and cooling
- Individual electrical service panel with circuit breakers and copper wiring throughout
- Ceiling mounted track lighting in kitchen
- Ceiling mounted light fixtures in foyer, hallways, bedrooms, dining room and den as per plan
- Switched controlled split outlets in living room
- Ground fault electrical outlets in all bathrooms
- In-suite personal coded security system

INTELLIGENT COMMUNITY AND NETWORK CONNECTION

- Fibre-to-the-home internet service
- IPTV service
- Full featured fibre home phone service

All finishes to be chosen are as per plan and may vary per suite. All finishes shall be chosen from a selection of Vendor's standard samples. Principal Rooms consist of the Living Room, Dining Room, Kitchen and Bedrooms. All features and finishes specifications and prices are subject to change without notice. *Please note: The ceiling heights stated are approximate. The height is measured from the upper surface of the concrete floor slab. Where ceiling bulkheads are installed or where drop ceilings are necessary such as kitchen, foyer, closets, bathrooms, laundry rooms and hallways, the ceiling height will be less than 9'. All areas and stated room dimensions are approximate. Floor area measured in accordance with Tarion bulletin #22. Actual living area will vary from floor area stated. Builder may substitute materials for those provided in the plans and specifications provided such materials are of quality equal to or better than the material provided for in the plans and specifications. Decorative and upgraded items displayed in the furnished model suites and sales office are for display purposes only and are not included in the purchase price. The provisions of Schedule "X" of this Agreement, including section 6, apply to this Features List, and where there is any conflict between the above provisions and the provisions of Schedule "X", Schedule "X" shall govern. E. & O. E.