

*See the lake like never before.*

**LAKE SUITES**





*When you exceed an expectation the only thing left to do is to aim higher.*



### Rise and set with a panoramic perspective

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

The newest Lakeside tower is launching with the best views of the lake and city yet. 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 destination.

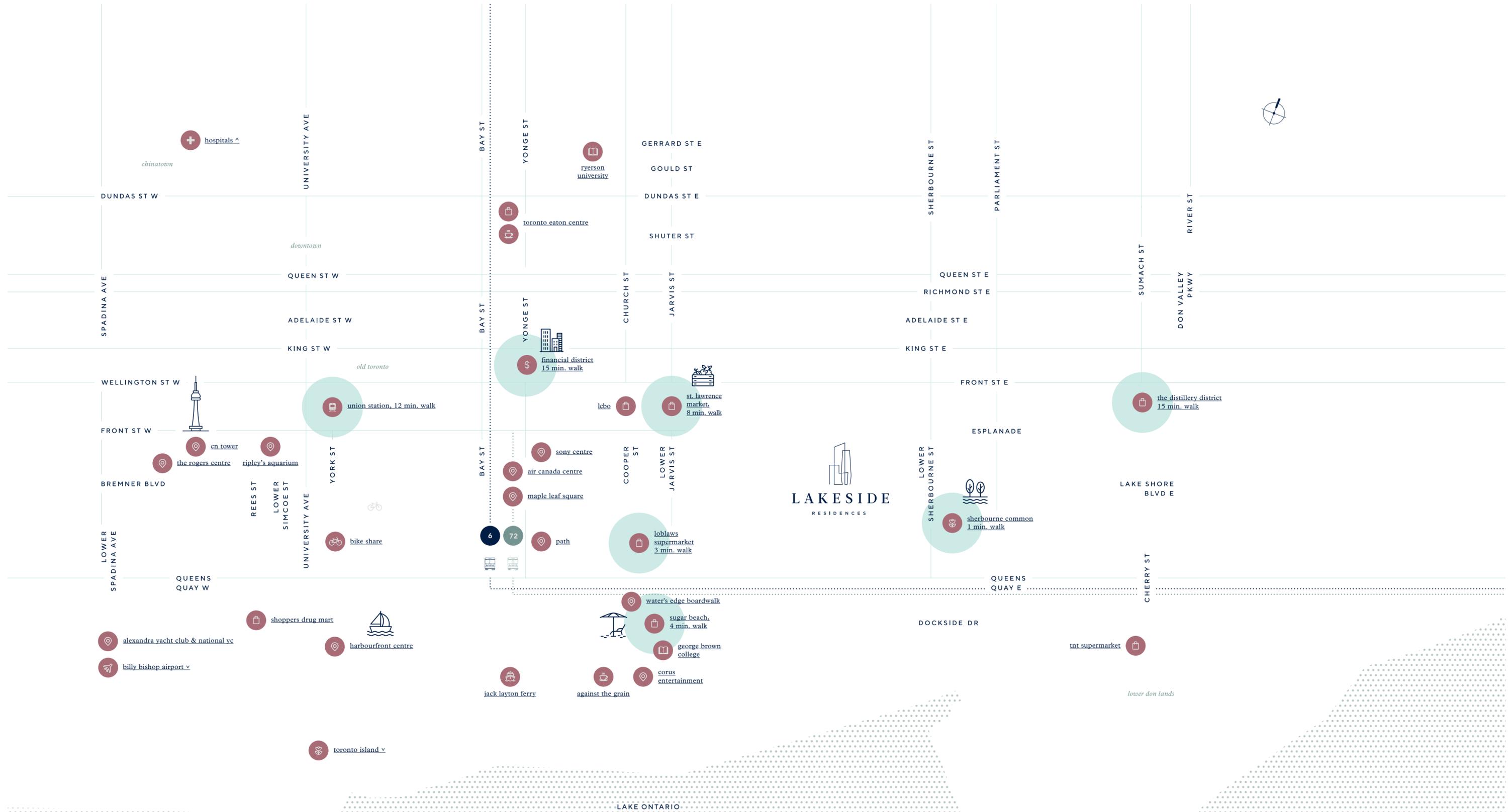
## THE NEIGHBOURHOOD



### This is where anywhere becomes possible

The city comes standard at Lakeside. It's a residence that places you right between beautiful lake views and engaging city attractions. Toronto's selection of world-class entertainment is always accessible and on demand. Enjoy eclectic public spaces, cutting-edge culinary experiences and exceptional shopping destinations, minutes from Lakeside's lobby doors.





## Financial District

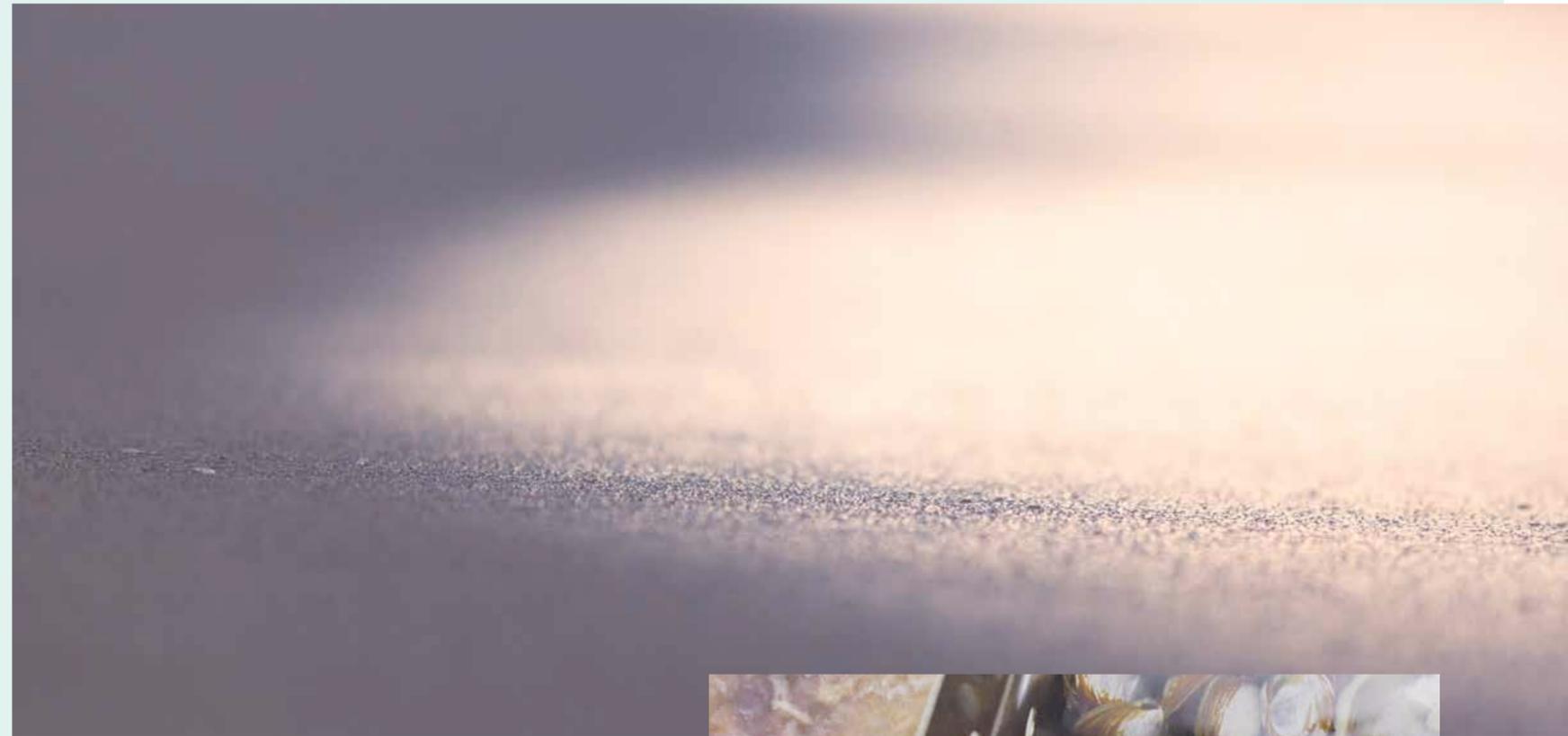
### FULL SERVICE CITY LIVING

Living in Canada's financial and cultural capital defines urbanism. The Financial District is a place of energy, connectivity, commerce and a whole lot more. It's home to the country's largest bank and the city's largest underground city. Tucked underneath the district's busy streets and buildings is a place known as the PATH, where 30 kilometers of tunnels and winding corridors connect you to some of Toronto's finest restaurants, shops and entertainment venues.

## Harbourfront Centre

### WAVES OF CREATIVITY

Experience year-round culture at one of the city's biggest art hubs. The centre works with over 450 community organizations to promote art, music, dance and theatre. Apart from being a revered performing arts centre, it also serves as host to countless multi-disciplinary visual art events, workshops, exhibits and galleries. Located moments away from Lakeside, Harbourfront Centre is a world-class destination capable of satisfying every cultural appetite.



Sugar Beach – 25 Dockside Dr



The Rogers Centre – 1 Blue Jays Way

Distillery District – 9 Trinity Street



Rec Room – 255 Bremner Blvd



St. Lawrence Market – 93 Front St E

### THE DOME: HEAD OVER AND GET UNDER

Getting to and from this city icon is simple – and within walking distance from Lakeside. No need to worry about traffic or parking. The Rogers Centre is a venue that hosts headlining entertainment and professional sports, in addition to shows and events on a massive scale.

### TAKE A TRIP THOUGH TIME

Historic, contemporary and lively. The lanes and corridors of the oldest preserved district in Toronto will inspire and amaze you. This classic city attraction is a great place to unwind and escape the chaotic streets of downtown. Living at Lakeside makes evenings strolls through this district's cobblestone streets a daily opportunity.

### SPECIALISTS IN RECREATION

Upgrade your fun factor by 40,000 sq. ft. of great games, mouth-watering eats and amazing entertainment. The Rec Room elevates the play experience to new levels of excitement. Virtual reality and gaming are always current and offered with state-of-the-art equipment. Live music and Canadian-inspired dining turns this place into a well-rounded entertainment destination. It might have something to do with it being located in an old round-house, minutes from Lakeside Residences and adjacent to the Rogers Centre.

### FUN IN THE SUN AND SAND

A short and sweet walk to this beautifully landscaped beach will have you feeling miles away from the city.

Enjoy the sand and sun right on the water, nestled away at Toronto's iconic Sugar Beach.

### BRING LOCAL AND FRESH TO YOUR DINNER TABLE

Indulge your culinary delights at Toronto's biggest market. With over 120 vendors, merchants and artisans, the market is a place for chefs and foodies alike. The cultures and flavours of the city and surrounding farms are just blocks away from your kitchen.



Lobby



### Memorable entrances command distinction

The lobby's timeless design combines high grades of natural elements to create an intimate space that resembles that of a boutique hotel. Sleek marble tiles and crafted wood panels provide a sophisticated base and backdrop for the strongly sculpted concierge desk. The attractive contemporary appeal of the residence begins at the lobby and extends all the way to your suite.

## Elevated for your enjoyment

Facilities are optimized for function and leisure. Everything from the Media Lounge to the Fitness Centre have been designed for maximum enjoyment and utility.



### THIRD FLOOR AMENITIES

- a. Media Lounge with Bar/Kitchenette
- b. Fitness Centre
- c. Yoga Studio
- d. Washrooms
- e. Change Rooms



### FOURTH FLOOR AMENITIES

- a. Private Dining Room
- b. Lounge
- c. Washrooms

### Recreation beyond your walls

Step outside on the relaxing putting green or spark a flame for a barbecue. After hosting your outdoor dining event, cap off the evening over a warm fire at the Fireside Lounge.

### FOURTH FLOOR EXTERIOR AMENITIES

- a. Putting Green
- b. Lounge Seating
- c. Fireside Lounge
- d. Outdoor Dining and Barbecues





Living Area



### Reimagined for a new level of serenity

The suites are simply splendid. Most showcase the lake with panoramic floor-to-ceiling windows. Balconies and terraces are perfectly positioned for enhanced views of both lake and city. One, two and three bedroom designs are open concept layouts, many with spacious extended den options.



### Enhanced utility and function

Each kitchen features stunning backsplashes and surfaces made from porcelain and quartz. Designed for entertaining and exquisite experiences, modern appliances and integrated shelving facilitate all your cooking and hosting events.



Kitchen & Dining Area

Exquisitely designed and selected for contemporary living.

#### FEATURES AND FINISHES

##### Suite Features

- Secure, solid core suite entry door with dead-bolt and door viewer.
- Contemporary styled swing interior doors painted with 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 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

- Kitchen appliances including: Integrated refrigerator and integrated dishwasher, electric cooktop, stainless steel convection oven with hood fan exhausted to exterior, and stainless-steel freestanding microwave (24" nominal size). All appliances connected and ready for use
- Choice of polished countertops, from Vendor's standard samples
- Custom kitchen cabinetry, in a variety of materials and colours
- 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

- Bathroom cabinetry designed in a variety of materials and colours
- Choice of polished countertops, from Vendor's standard samples
- Mirror with designer selected storage cabinets above vanity, as per plan
- Porcelain vanity sink with chrome faucet
- 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 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)



Bathroom

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 may be 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 2018

## THE TEAM



### Developing iconic waterfront communities the world over

Greenland Group (Canada) is recognized worldwide for creating iconic landmark communities with dynamic architecture, public areas, cultural amenities, and retail spaces.

As part of their commitment to their home city of Toronto, Greenland takes on this latest, second Toronto project with great pride.

Greenland Group's last Canadian project, King Blue by Greenland, is a 122-key luxury boutique hotel, including 44 and 48-storey residential towers that sits 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. The Group's commitment to Lakeside Residences comes with even higher expectations as they anticipate great success for this homegrown project.

In 2012, Greenland Group embarked on a global expansion, and is now actively building dynamic projects in thirteen of the world's most-coveted destinations including Sydney, New York, London and Los Angeles.



Internationally renowned, II BY IV DESIGN was founded in 1990 by partners Dan Menchions and Keith Rushbrook. Both Dan and Keith dreamed of a creative firm that was deeply rooted in design and guided by a passion for constant innovation.

Continually travelling the world, we seek out art, architecture, fashion, theatre, food and culture to fuel our imaginations, while inspiring globally celebrated designs.

Credited with countless awards and esteemed publications II BY IV DESIGN is distinguished by our balanced approach that captures the essence of each client's vision. From concept to execution our entire team believes in delivering the highest level of design excellence.

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 award-winning complex, variously scaled, urban highrise and mixed-use developments in cities across Canada and the United States. His 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.



*A residence with the most exquisite lake views. Built for exquisite city experiences.*