


LAKE SUITES



LAKE SIDE

RESIDENCES



*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.

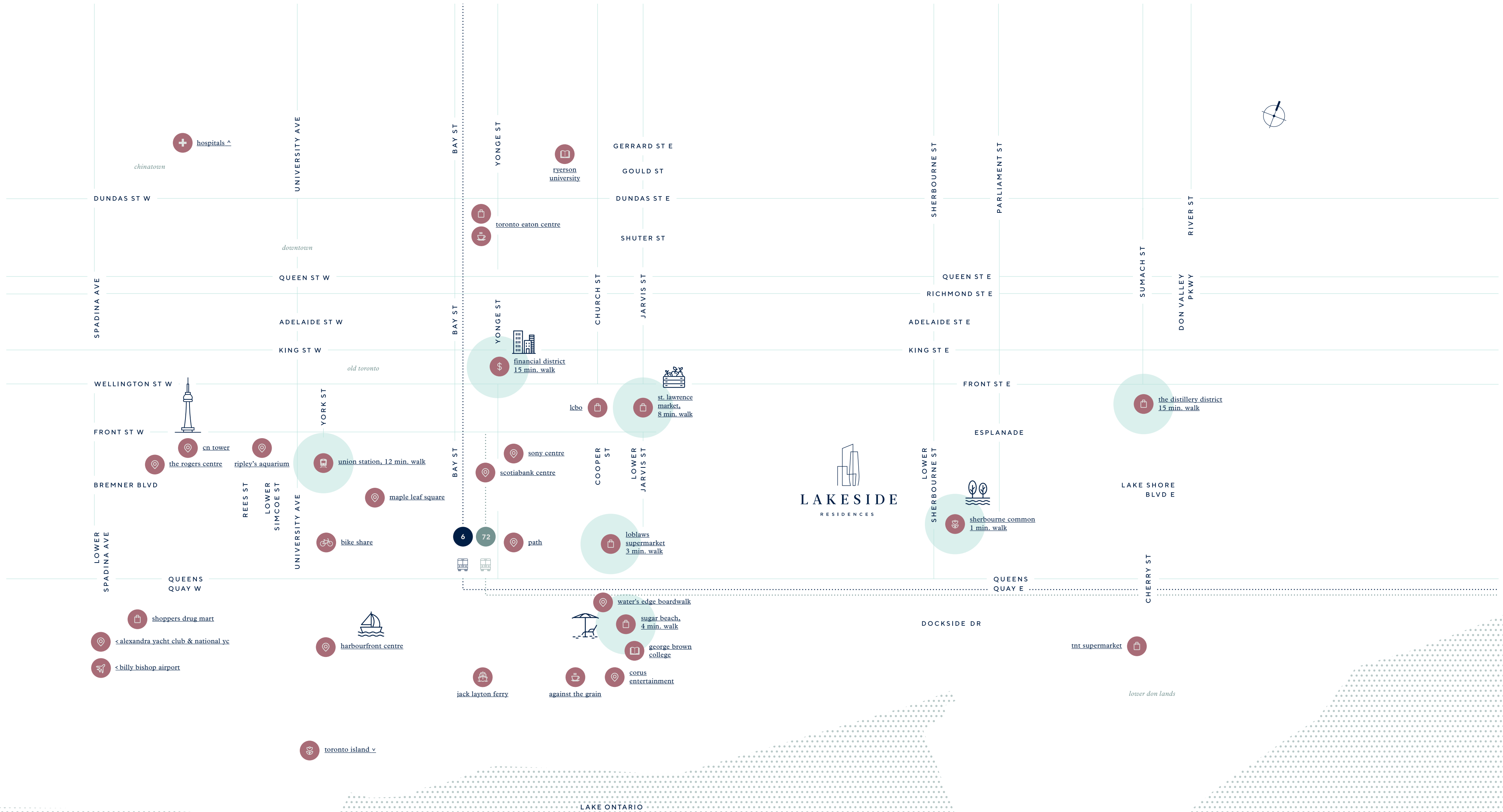
## THE NEIGHBOURHOOD



### 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.





# THE NEIGHBOURHOOD

## 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 banks 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 multidisciplinary 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 THROUGH 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.

## THE BUILDING

### 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



## THE BUILDING

### 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.

## THE BUILDING



### Enhanced utility and function

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



Kitchen & Dining Area

## THE BUILDING

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 undermount 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



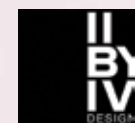
### Developing iconic waterfront communities the world over

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 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. 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.

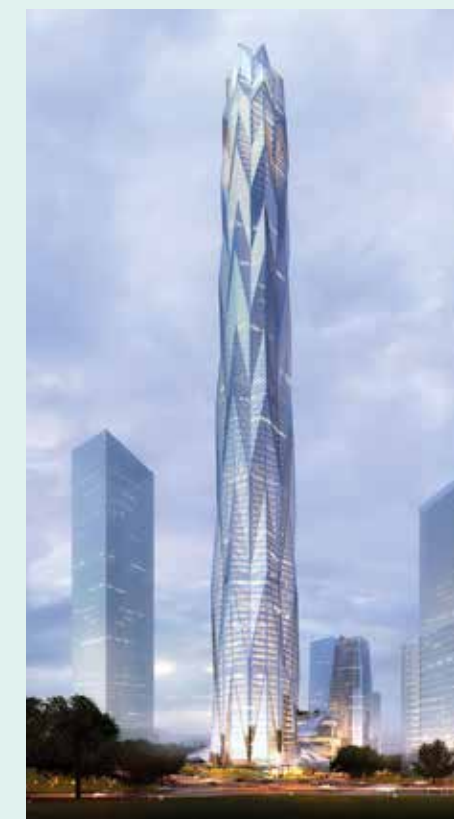
Credited with countless awards and esteemed publications, II BY IV DESIGN is distinguished by our balanced approach that captures the essence of each client's vision. From concept to execution, our entire team believes in delivering the highest level of design excellence.

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.

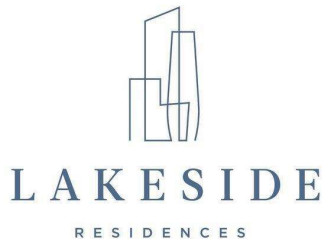
### HARIRI PONTARINI ARCHITECTS

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 firely executed architectural and public realm designs. Over the past 31 years, he has built award-winning 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.*

*See the lake like never before.*



## LAKESIDES

### BUILDING FEATURES

The **Lake Suites Tower** rises above the waterfront, with every storey a floor-to-ceiling glass vision, reflecting the calming waters of Lake Ontario. 39 storeys encompass suites designed with the best views of the lake and city along with enjoyable amenities, perfect for entertaining and exquisite experiences. Elevate your enjoyment with our outdoor dining and barbecues, a fireside lounge, putting green, world-class fitness centre, yoga studio, media lounge and private dining room.

### SUITE FEATURES\*

- Approximately 9-foot high smooth finished ceilings
- Floor to ceiling windows including bedrooms, as per plan
- Suites feature balconies, patios or terraces, as per applicable plan
- Designer-selected prefinished laminate flooring throughout
- Contemporary kitchen cabinetry, stunning tiled porcelain backsplash, polished stone countertop and single basin stainless steel under-mount sink
- Integrated refrigerator, integrated dishwasher, electric cooktop, stainless steel convection oven with hood fan exhaust to exterior and stainless steel microwave
- Contemporary bathrooms featuring chrome accessory package, polished stone countertops, mirror with designer selected storage cabinets above vanity, as per plan
- Individually controlled year-round heating and cooling system
- Light fixtures provided in foyer, kitchen and bathroom(s)
- Pre-wired for High-speed Internet and Cable TV

Model	Suite Type	Size	Exposure	Outdoor Area	Starting Price	Starting PSF
Kimber	2 Bed + Den	845	South	141	\$1,227,990	\$1,453
Rosseau	3 Bed	960	South East	327	\$1,185,990	\$1,235
Redstone	3 Bed	1101	South West	244	\$1,399,990	\$1,272

<p><b><u>Occupancy Date</u></b> June, 2024</p> <p><b><u>Parking</u></b> \$65,000</p> <p><b><u>Locker</u></b> \$7,500</p>	<p><b><u>Deposit Structure</u></b> \$5,000 on Signing Balance to 5% in 30 Days 5% in <del>90</del> 180 Days 5% in 365 Days 5% on 11 April 2024</p>	<p><b><u>Maintenance Fees</u></b> \$0.59/sq ft (excludes water and hydro)</p> <p><b><u>Property Taxes</u></b> The current City of Toronto Tax Rate is approximately 0.61% of total purchase price</p>
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\*As per plan from Vendor's Standard Samples and/or as provided in Agreement of Purchase and Sale. Six Appliances and HST included in Purchase Price. Floor premiums vary. Suites may be subject to view premiums. Limited Time Offer. Some conditions apply. Pricing exclusive to Lake Suites units. Please contact a sales representative for full details. Prices, specifications and promotions subject to change without notice.  
Milborne Real Estate Inc. Brokers Protected. E. & O.E. March 30<sup>th</sup> 2021.

PRESENTATION GALLERY HOURS  
Monday – Thursday 12PM-6PM  
Saturday-Sunday 12PM-5PM  
493 Davenport Road, Toronto ON, M4V 1B7  
T: 416.968.9196 E: sales@lakesidetoronto.com





# LAKESIDE

RESIDENCES

## **LIMITED TIME ONLY!**

### **at LAKE SUITES!**

\$5,000 on Signing

Balance to 5% in 30 days

5% in 180 days

5% in 365 days

5% on 11 April 2024

### **Free Assignment\***

(Valued at \$5,000)

### **Right to Lease During Interim Occupancy**

### **Capped Development Levies**

**(\$12,000 for 1B-1B+D, \$15,000 for 2B-3B)**

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# LAKESIDE

RESIDENCES

## LAKE SUITES

### FAQs

- **Developer:** Greenland Group
- **Architect:** Hariri Pontarini Architects
- **Interior Design:** II BY IV Design
- **Building Height:** 39 Storeys
- **Total Number of Residential Suites in Building B:** approx. 371
  - Suite Sizes Range from 477 sqft 1B to 1101 sqft 3B+D
- **Price of Parking:** \$65,000
  - Parking Maintenance Fee: \$69.93
- **Price of Locker:** \$7,500
  - Locker Maintenance Fee: \$13.73
- **Tentative Occupancy Date:** June 10, 2024
- **Levy Caps:** \$12,000 1B to 1B+D; \$15,000 2B+
- **Deposit Structure:**
  - \$5,000 on Signing
  - Balance to 5% in 30 days
  - 5% in ~~90~~ 180 days
  - 5% in ~~270~~ 365 days
  - 5% on 11 April 2024
- **Floor premiums vary** from \$1,000-\$5000 per floor, depending on suite size.
- **View premiums vary** from \$30,000-\$150,000 depending on suite.
- **Maintenance Fees:** \$0.59/ sqft
- **Lake Suites Incentives:** Right to Lease During Interim Occupancy, Free Assignment, Extended Deposit Structure, Capped Development Levies.

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# LAKESIDE

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## Features & Finishes

- 9ft high Smooth Ceilings in principal rooms
- Floor to Ceiling Windows, as per plan
- Designer Selected Pre-Finished Laminate Flooring (ceramic tiles in laundry area as per plan)
- Porcelain Tiled Flooring in bathrooms
- Stone countertops in kitchen and bathrooms
- 24" integrated refrigerator – 24" integrated dishwasher – 24" electric cook top – 24" convection oven with hood fan – stainless steel freestanding microwave
- Individually controlled year round heating and cooling

## Amenities

- Media Lounge with Bar/Kitchenette
- State of the Art Fitness Centre
- Yoga Studio
- Private Dining Room
- Private Lounge with Games Area
- Outdoor terrace with gas barbecues, fire pits and lounge area
- Putting Green

\*Some conditions apply. Details and specifications approximate. Incentives, deposits and pricing are subject to change without notice. Please refer to the Agreement of Purchase and Sale and Condominium Documents for full details. E.&O.E. September 14, 2019.

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# LAKESIDE

RESIDENCES

## Neighbourhood

- 93 Walk Score, 98 Transit Score, 100 Bike Score
- Toronto's Waterfront Revitalization: \$30 Billion Dollars in Funding, Approx. 25 years of Transformation, 40,000 Residents, One million sq. metres of Employment space and 300 hectares of Parks and Public spaces.
- Smart City: 50,000 Job Opportunities, 3.3 million square feet of Residential, Office and Commercial Space over 12 acres immediately next door
- East Harbour: a 60-acre master planned community bringing 50,000 plus Job Opportunities, 11 million square feet of Commercial/Office/Retail Space and a brand new Transit Hub.
- Don River Park Revitalization: or Port Lands Flood Protection Program will be one of the biggest infrastructure projects undertaken in Toronto. With more than \$2 billion dollars of funding and a completion of approx. 7 years, the Don River Park Program will bring more than 80 acres' worth of new parks, roads, bridges, river valleys and an island just east of the downtown core.

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LIVE. PLAY. LAKE.

# LAKESIDE

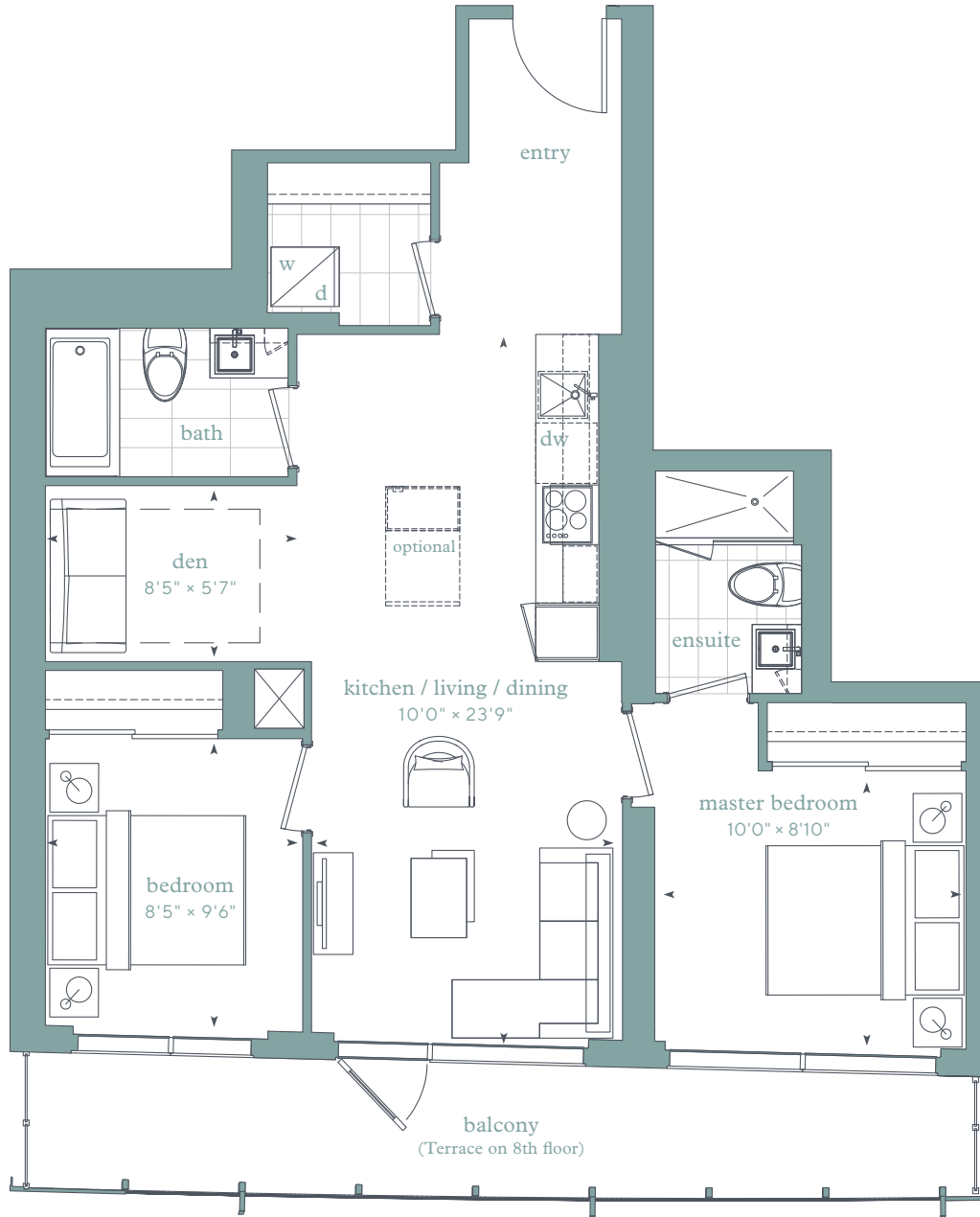
RESIDENCES

## Kimber

two-bedrooms + den

interior area:  
845 SF / Suite 4

exterior area:  
MIN 138 SF, MAX 144 SF



Terrace conditions will require curbs and steps to access. 8th floor units may have curbs.



LIVE. PLAY. LAKE.

Floor 8



Floors 9-37



Any stated areas and/or dimensions shown are approximate only and subject to normal construction variances. Actual usable floor space may vary from any stated or depicted floor area and the unit shall be measured in accordance with the provisions set out in Tarion Builder Bulletin 22. The layout of the suite may be reversed depending on the location of the unit within the project. Any furniture depicted is for illustration purposes only and does not necessarily reflect the fixtures, finishes, appliances, and/or electrical plan of the unit and is not included in the purchase price. Ceiling heights are subject to bulkheads, exposed ducts, dropped ceilings and structural beams, as applicable pursuant to the plans. The view from or through the windows to the exterior cladding of the building and may be partially obstructed by materials affixed to the exterior cladding of the buildings as part of the architectural design elements and/or interior structural columns that may be required pursuant to the recommendations of the project's engineers. Glazing and structural columns, etc. may be sloped as part of the architectural design. Any and all materials, measurements, dimensions and/or specifications are subject to change without notice. All illustrations are artist's concept only. E. & O. E. October 2018.

LIVE. PLAY. LAKE.

# LAKE SIDE

RESIDENCES

## Rosseau

three-bedrooms

interior area:

960 SF / Suite 3

exterior area:

MIN 325 SF, MAX 327 SF



LIVE. PLAY. LAKE.

Floor 8



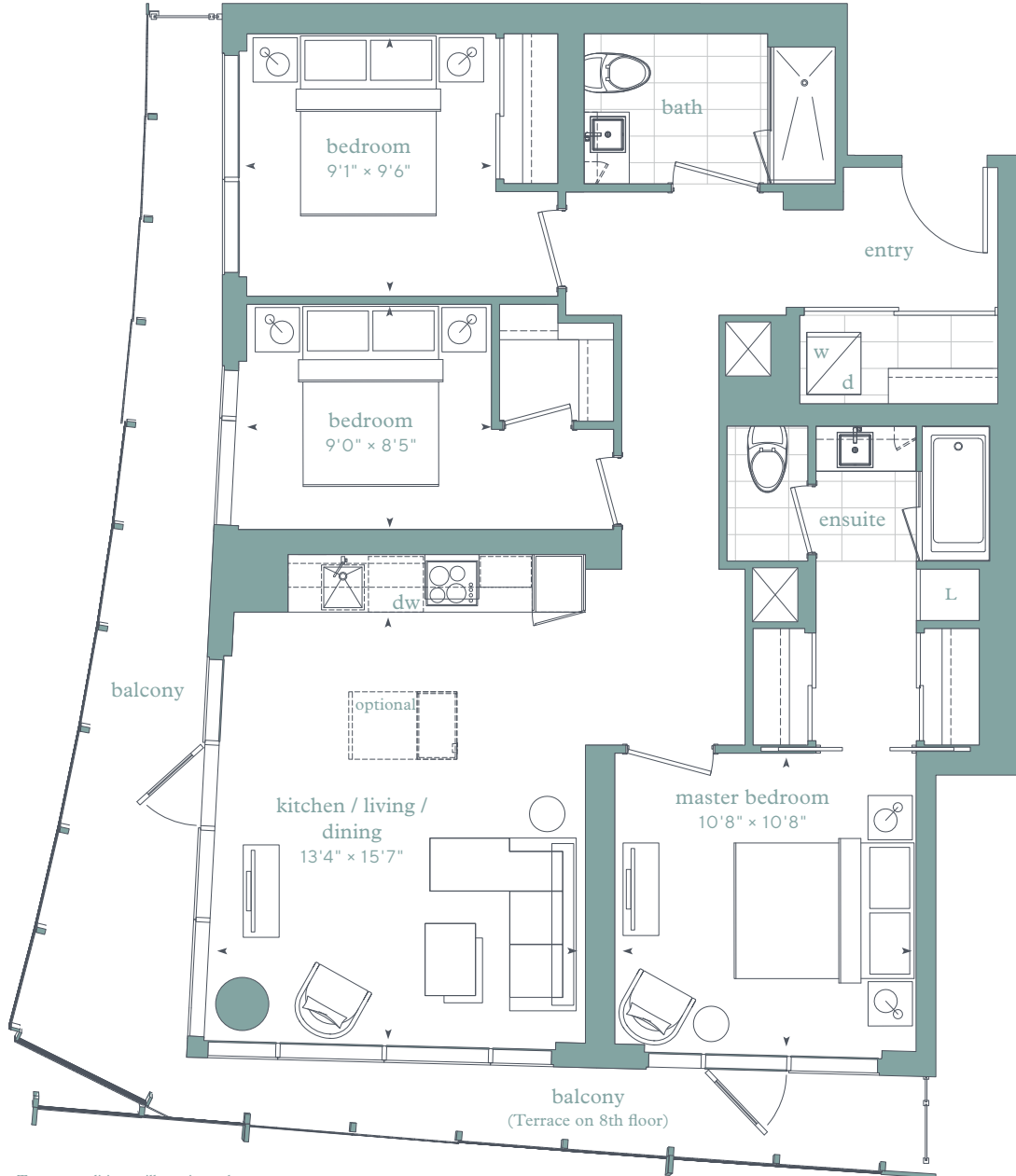
Floors 9-37



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**Redstone**  
 three-bedrooms

interior area:  
 1101 SF / Suite 7  
 (Excludes floors 11, 21 & 30)  
 exterior area:  
 244 SF



Terrace conditions will require curbs and steps to access. 8th floor units may have curbs.



Floor 8

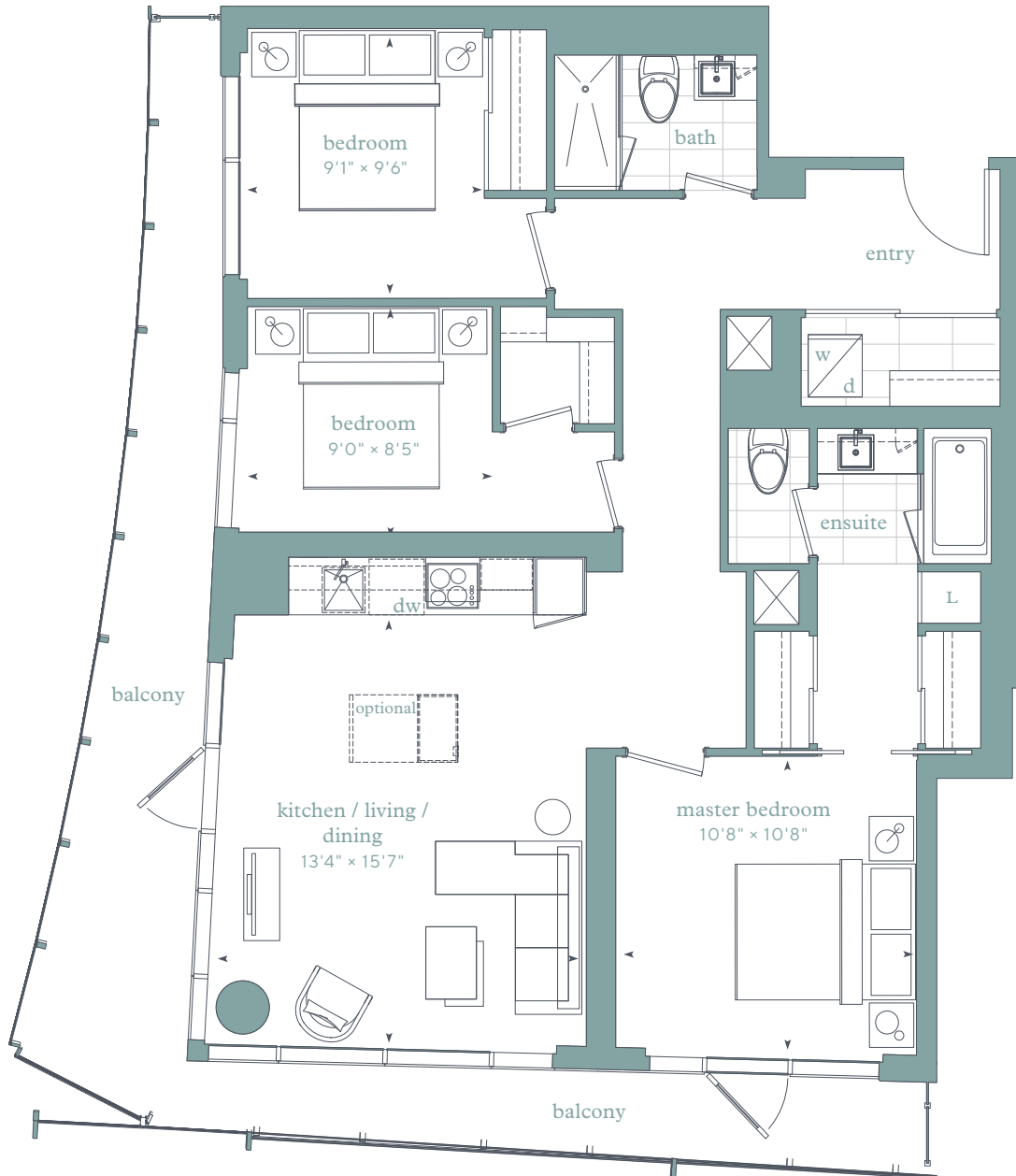
Floors 9-37



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**Redstone**  
 three-bedrooms

interior area:  
 1085 SF / Suite 7  
 exterior area:  
 245 SF



Floors  
 11,21,30



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# Lake Suites Worksheet-Local Buyer



**LAKESIDE**  
RESIDENCES



DATE		
1st Choice	Model	Level(s)- HIGH/MEDIUM/LOW
2nd Choice	Model	Level(s)- HIGH/MEDIUM/LOW
3rd Choice	Model	Level(s)- HIGH/MEDIUM/LOW
Parking \$65,000 (Please circle YES		NO
For 2 beds + larger ONLY		
Locker \$7,500		YES NO

**PURCHASER 1:**

\_\_\_\_\_

FULL LEGAL NAME \_\_\_\_\_

SIN # \_\_\_\_\_

DOB (MM/DD/YY) \_\_\_\_\_

ADDRESS \_\_\_\_\_ SUITE # \_\_\_\_\_

CITY \_\_\_\_\_ PROVINCE \_\_\_\_\_

POSTAL CODE \_\_\_\_\_

INVESTOR OR END USER\* \_\_\_\_\_

OCCUPATION & EMPLOYER\* \_\_\_\_\_

CELL \_\_\_\_\_

HOME \_\_\_\_\_

OFFICE \_\_\_\_\_

E-MAIL \_\_\_\_\_

RESIDENCY: \_\_\_\_\_

**PURCHASER 2:**

\_\_\_\_\_

FULL LEGAL NAME \_\_\_\_\_

SIN # \_\_\_\_\_

DOB (MM/DD/YY) \_\_\_\_\_

ADDRESS \_\_\_\_\_ SUITE # \_\_\_\_\_

CITY \_\_\_\_\_ PROVINCE \_\_\_\_\_

POSTAL CODE \_\_\_\_\_

OCCUPATION & EMPLOYER\* \_\_\_\_\_

CELL \_\_\_\_\_

HOME \_\_\_\_\_

OFFICE \_\_\_\_\_

E-MAIL \_\_\_\_\_

RESIDENCY: \_\_\_\_\_

**CLEAR & VALID GOVERNMENT ID AND YOUR BUSINESS CARD MUST ACCOMPANY THIS WORKSHEET IN ORDER TO RECEIVE AN ALLOCATION**

**NOTES**

**COOPERATING BROKER (Fill in or attach business card)**

AGENT \_\_\_\_\_

BROKERAGE \_\_\_\_\_

ADDRESS \_\_\_\_\_

PHONE \_\_\_\_\_

MOBILE \_\_\_\_\_

EMAIL \_\_\_\_\_

**PURCHASER PROFILE**

Marital Status: \_\_\_\_\_

# of Dependents: \_\_\_\_\_

Rent or Own: \_\_\_\_\_

Deciding Factors: \_\_\_\_\_

PLEASE MAKE CHEQUES PAYABLE TO:  
**HARRIS SHEAFFER LLP In Trust**