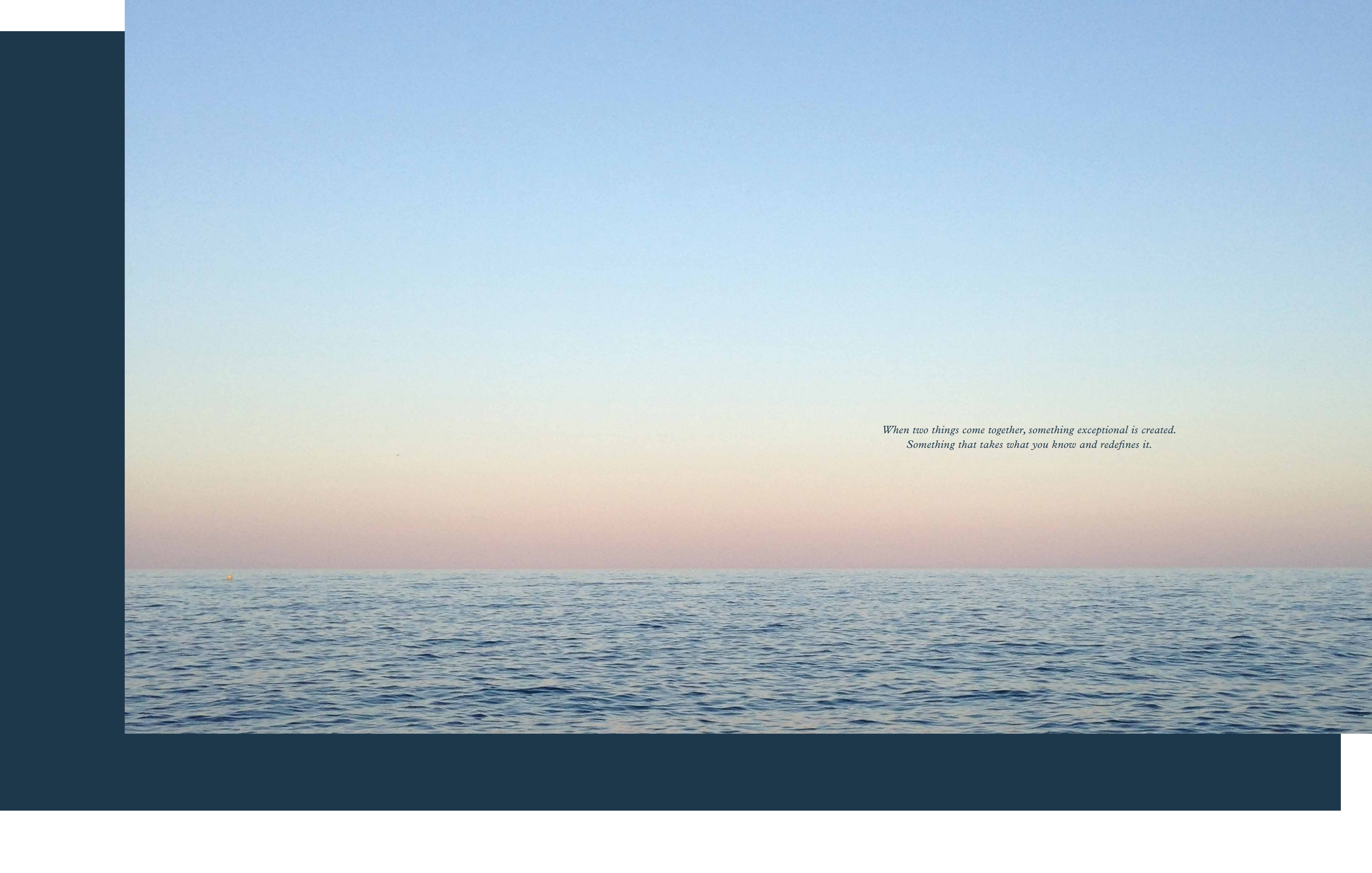




LAKE SIDE

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

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](#)

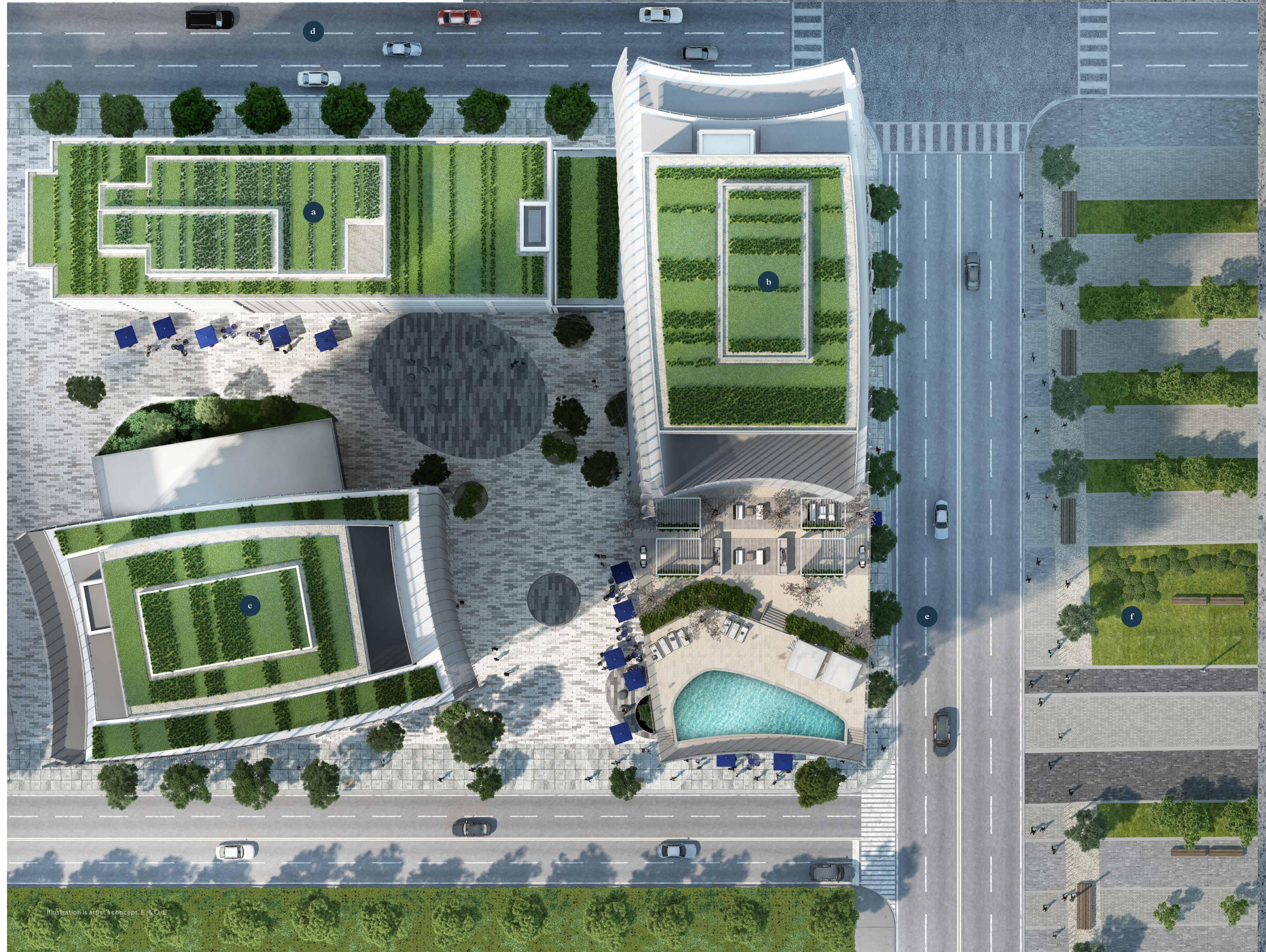




Illustration is artist's concept. E. & O. E.

Front Courtyard



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



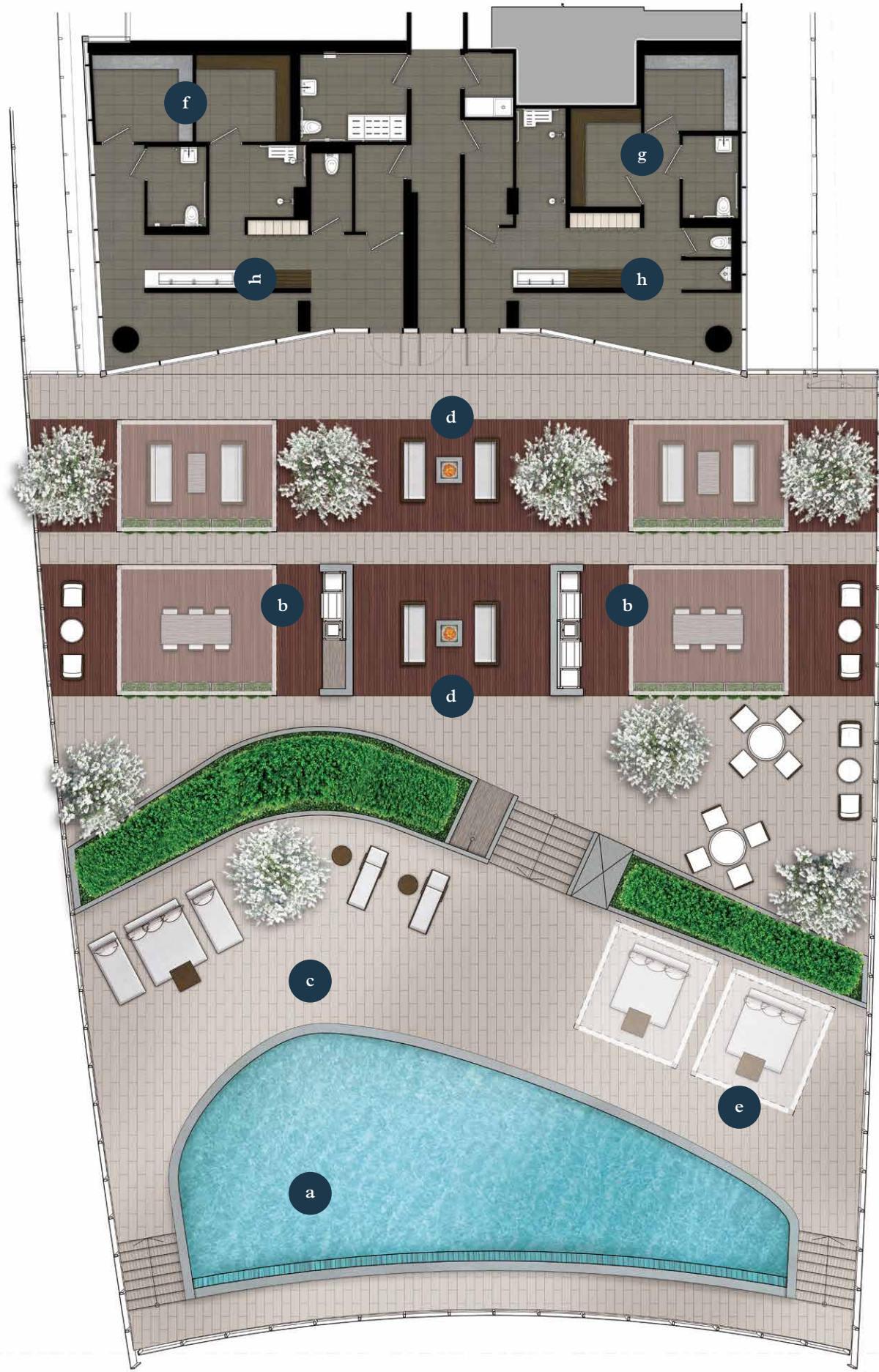
Illustration is artist's concept. E. & O. E.

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.

15th 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.

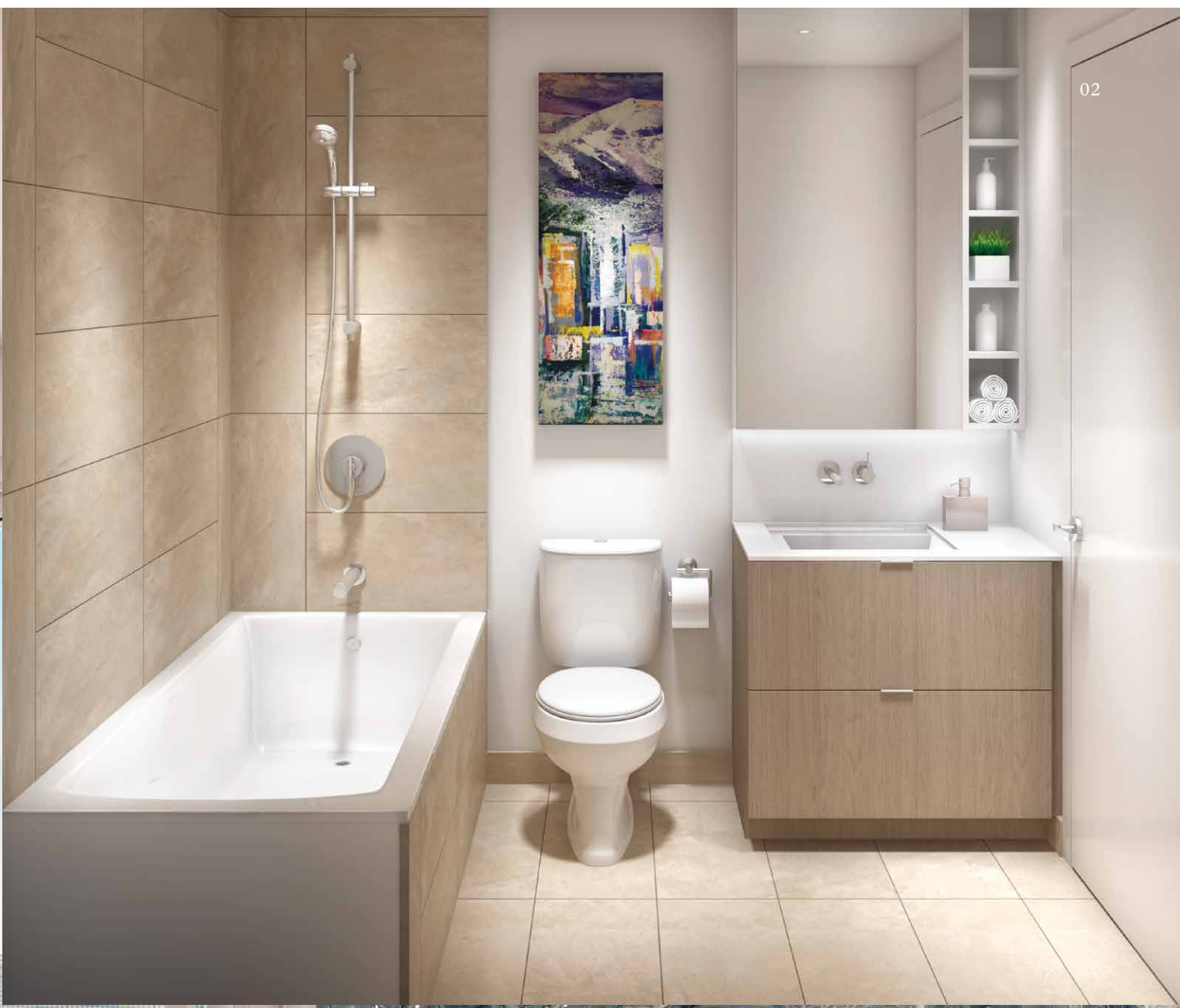
Living Space with Lake View



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 15th 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

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.



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 

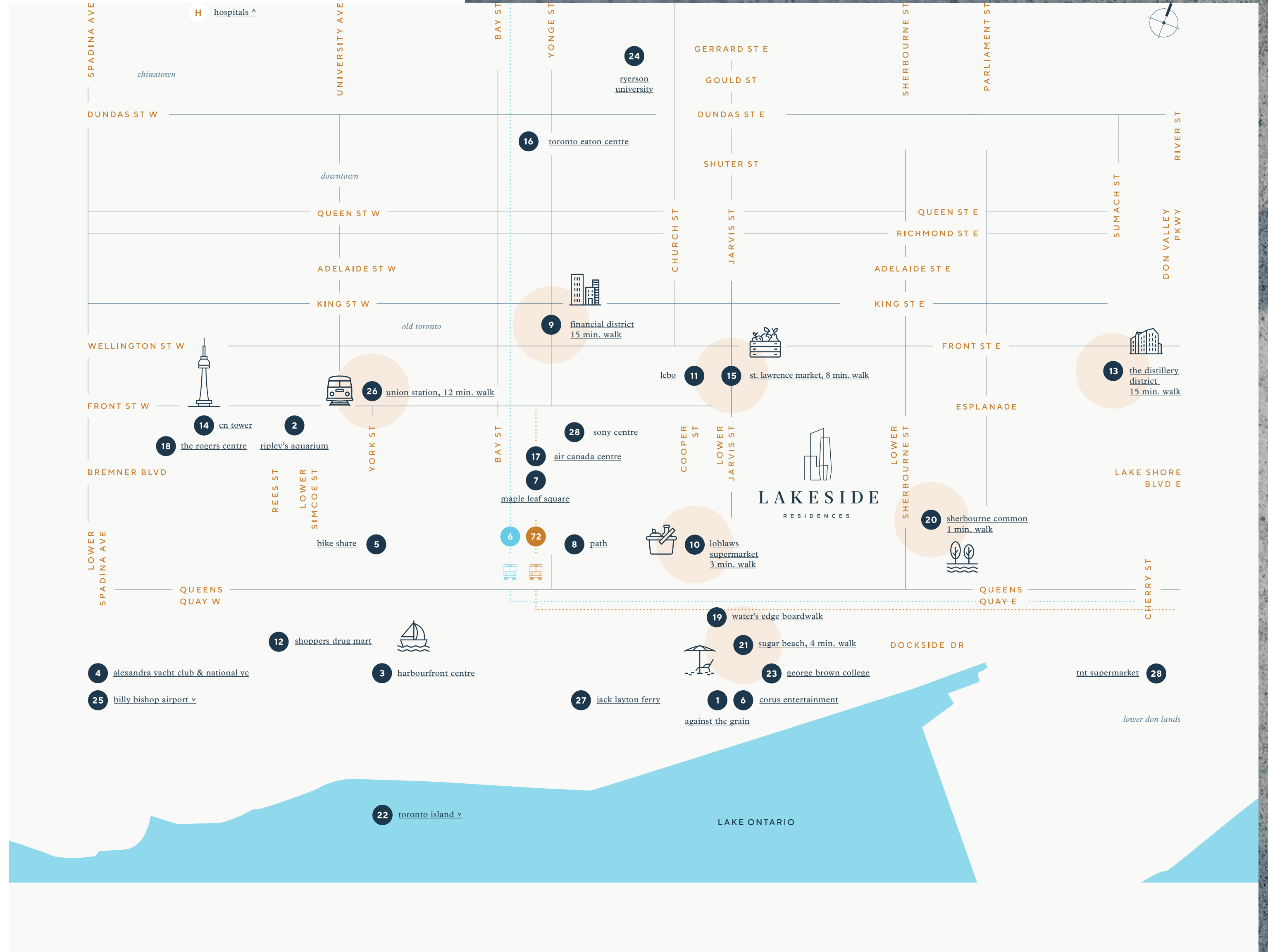
Easy walking access to No. 6 Bay and No. 72 Pape bus routes, Union Station, TTC Subway & GO Trains.

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

floorplans



LAKE SIDE

RESIDENCES

Frequently Asked Questions

Why should I buy from Greenland?

Greenland Group is one of few real estate developers in the world that are a part of the Global Fortune 500. A world industry leader with 23+ **ULTRA**-high rise buildings completed or under construction, some of these among the top ten highest buildings in the world, Greenland Group constantly refreshes city skylines across North America, Europe, Australia and Asia.

Greenland's tenet is to create better life. With a commitment to develop livable communities featuring first-class design, energy saving, emission reducing, sound amenities and beautiful environments, thus creating the perfect urban living space, Lakeside Residences will be the perfect emulation of the best of urban waterfront living.

What is the height of the building?

- Upper Sky Suites are located in a 49 storey tower

What is the total number of suites in the building?

- Approx. 591 suites in total

What section of the building is Upper Sky?

- Floors 40 - 49

What are the maintenance fees and what do they include?

- \$0.59/ sqft per month
- Maintenance Does Not include: Water and Hydro, this is individually meter to each suite
- Parking Maintenance- \$69.83/month
- Locker Maintenance- \$13.54/month

What will the deposit structure be?

A total of 20% deposit is required.

- 1st Deposit - \$5,000 on signing
- 2nd Deposit - Balance to 5% in 30 Days
- 3rd Deposit - 5% in 180 Days
- 4th Deposit - 5% in 365 days
- 5th Deposit - 5% in 720 days

Will there be parking available in the Upper Sky Building?

Yes, there is a total of 163 parking spots in our 49 storey tower. A Car share program will also be available in the building. Parking is subject to availability.

- Parking Cost: \$65,000

What transit options are in proximity to Lakeside?

- Approx. 10-12 minute walk to Union Station
- Approx. 10 minute walk to newly approved future Sherbourne/Queen Subway stop
- Multiple bus routes running along Sherbourne and Lakeshore Boulevard within a 1 minute walk
- Approx. 3-5 minute walk to future Path extension

- Immediate access to Lakeshore Boulevard
- Easy access to Gardiner Expressway and Don Valley Parkway
- Approx. 5 minutes to future Unilever Transit Hub

When will construction start?

- Demolition has already begun! Construction is expected to start in 2020!

Who is the Architect?

Hariri Pontarini, founded in 1994, is a multi-award winning full service Canadian architectural firm dedicated to producing work of lasting value. HPA's mission is to craft architectural and urban solutions that exceed expectations, without excess. Their focus is to build better cities through quality urban developments that channel the best aspects of their site and program them into finely executed architectural and public realm designs.

Is there a new home building warranty?

Yes, Lakeside will be covered by Tarion. For over 40 years, Tarion has provided new home warranty protection to more than two million Ontario homes. Tarion serves new home buyers and new home owners by ensuring that one of their life's biggest investments is protected.

What are the Amenities at Lakeside?

Resort worthy amenities include:

- Indoor amenities: fitness facility with yoga and pilates studio, an entertainment lounge with kitchen and dining facilities and piano lounge, media/games lounge, flexible meeting room, kids lounge and indoor his and her saunas/ steam rooms.
- Outdoor amenities: outdoor oasis with BBQs, dining and lounge areas with fire pits, cabanas and a crescent shaped pool offering views of Lake Ontario.

What are the neighborhood amenities?

The East Bayfront offers a rare opportunity that nowhere else in Toronto will ever be able to offer for the foreseeable future, if ever! Own today in a neighborhood on the cusp of massive and innovative growth. The East Bayfront will soon be a vibrant waterfront community and is one of not only Toronto's but the world's hottest neighborhoods to watch develop.

- Waterfront walking, bike paths and a vast number of parks
- Almost 100,000 + job opportunities
- Approx. 15 million square feet of Commercial Space
- An array of retail and restaurants at your front door
- Walker's and Rider's Paradise -- 90 Walk Score and 100 Transit Score in 2019!

493 Davenport Road

T: 416-968-9196 E: sales@lakesidetoronto.com

*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. October 24th, 2019.



LAKESIDE

RESIDENCES

UPPER SKY SUITES PRICING LIMITED TIME ONLY

Suite Type	Model	Size	Exposure	Outdoor Area	Starting Price	Starting PSF
3 Bedroom	3C	1044	North/West	464	\$1,267,990	\$1,214
2 Bedroom + Den	2C	894	South/East	334	\$1,325,990	\$1,483

*Six Appliances and **HST included in Purchase Price. Floor premiums vary. Suites may be subject to view premiums.

<u>Occupancy Date</u>	<u>Deposit Structure</u>	<u>Maintenance Fees</u>
January 2023		\$0.59/ sqft (excludes water and hydro)
<u>Parking</u> \$65,000 (Available for 2 Bedroom and larger ONLY)	\$5,000 on Signing Balance to 5% in 30 Days	<u>Property Taxes</u> The current City of Toronto Tax Rate is approximately 0.61% of total purchase price
<u>Locker</u> \$7,500	5% in 90 180 Days 5% in 270 365 Days 5% in 720 Days	

*Limited time offer. Some conditions apply. Pricing exclusive to Lake Suites units. **Please see a sales representative for full details. Prices, specifications and promotions subject to change without notice. Milborne Real Estate Inc. Brokers Protected. E. & O.E. April 6, 2020.

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

UPPER SKY SUITES INCENTIVES

Limited Time Only Pricing*

Extended Deposit Structure

\$5,000 on Signing
Balance to 5% in 30 days
5% in ~~90~~-180 days
5% in ~~270~~-365 days
5% in 720 days

Free Window Coverings
(Value \$2500)

Free Assignment*
(Value \$5000)

Right to Lease During Interim Occupancy

*Limited time offer. Some conditions apply. Deposit structure offered only for first two weekends of signings. Please see a sales representative for full details. Prices, specifications and promotions subject to change without notice. Milborne Real Estate Inc. Brokers Protected. E. & O.E. April 6, 2020.

493 Davenport Rd, Toronto ON, M4V 1B7
T: 416.968.9196 E: sales@lakesidetoronto.com

two-bedroom + den

Upper Sky Suites - 2C

interior area:

894 SF / Suite 03

exterior area:

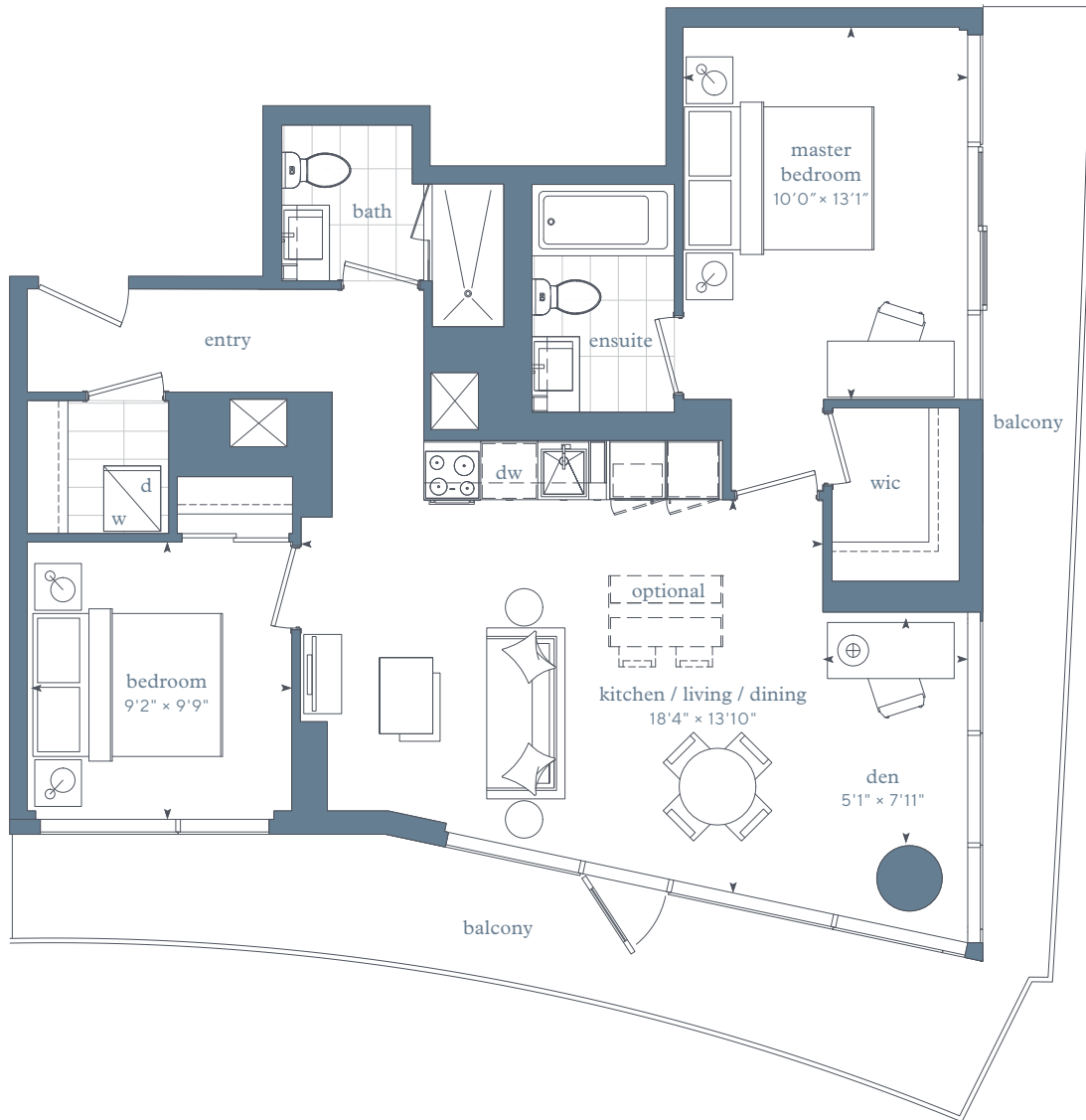
MIN 276 SF

MAX 334 SF

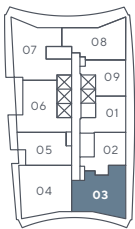
LIVE. PLAY. LAKE.

LAKE SIDE

RESIDENCES



Upper Sky Suites – floors 40-45



Upper Sky Suites – floors 46-48



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 building 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. May 2018.



three-bedroom

Upper Sky Suites – 3C

interior area:

1,044 SF / Suite 07

exterior area:

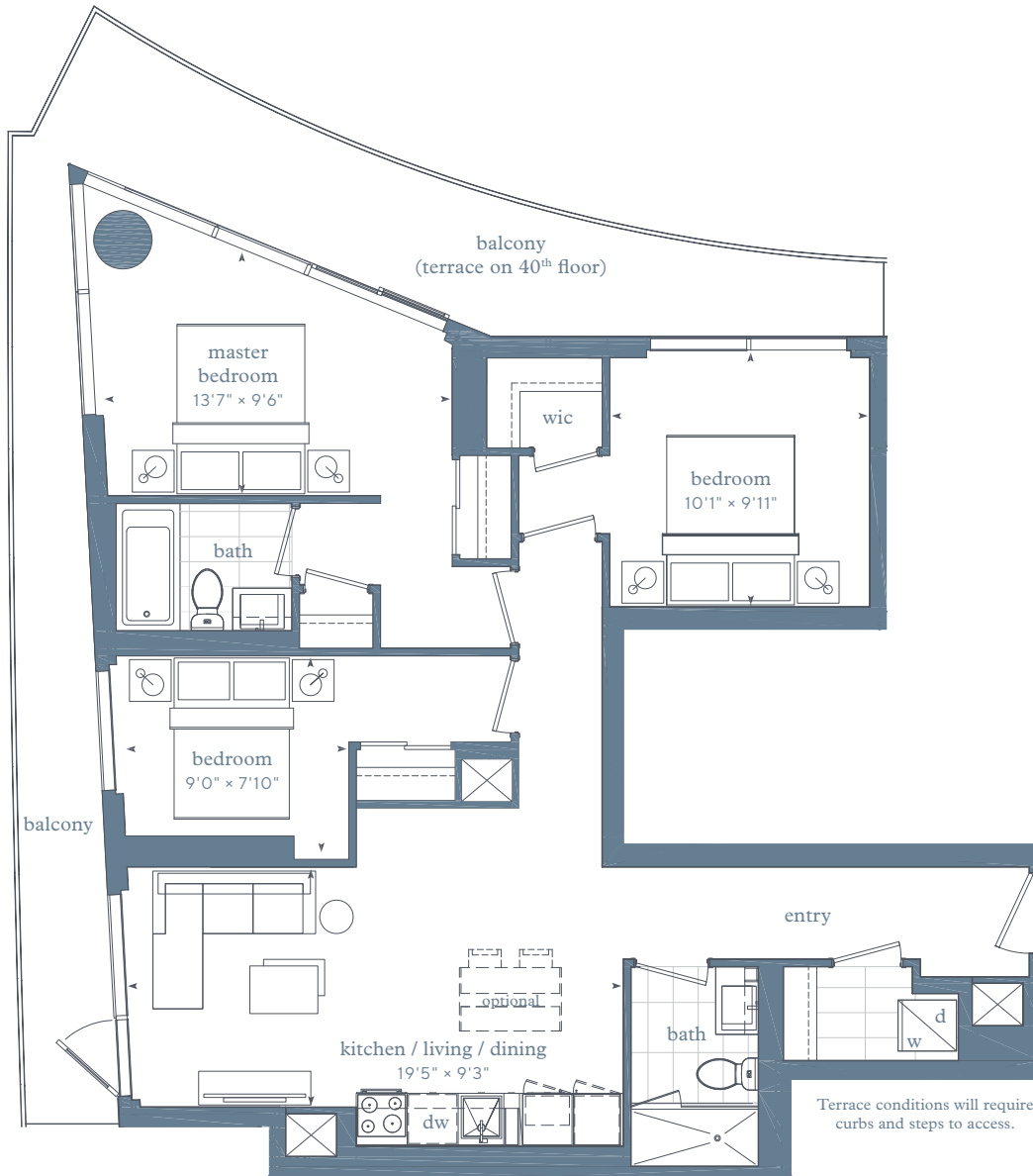
MIN 276 SF

MAX 464 SF

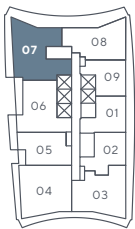
LIVE. PLAY. LAKE.

LAKE SIDE

RESIDENCES



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Upper Sky 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 _____

PURCHASER 2:

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: _____

OCCUPATION & EMPLOYER*

CELL _____

HOME _____

OFFICE _____

E-MAIL _____

RESIDENCY: _____

HOW DID CLIENT/S HEAR ABOUT LAKESIDE:

HOW DID AGENT HEAR ABOUT LAKESIDE:

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 Dependants: _____

Rent or Own: _____

Deciding Factors: _____

PLEASE MAKE CHEQUES PAYABLE TO:
HARRIS SHEAFFER LLP In Trust