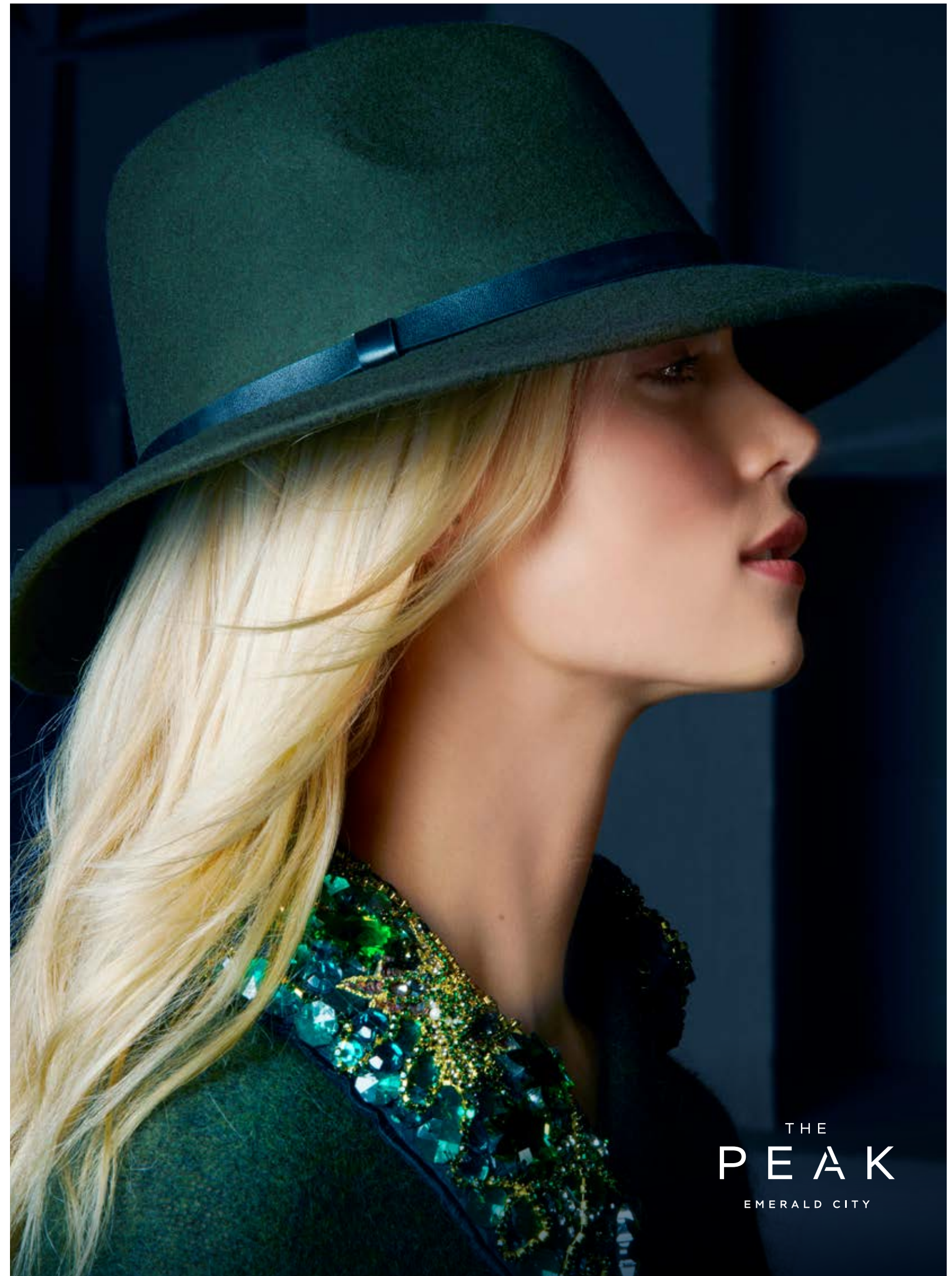


EXCLUSIVE BROKER PACKAGE

THE
PEAK
EMERALD CITY

Life above it all.



THE
PEAK
EMERALD CITY

EXPERIENCE ELEVATED LIVING
AT NORTH YORK'S PREMIER ADDRESS



Rendering is an artist's impression only. Certain design elements are subject to change without notice.

THE MOST ANTICIPATED PHASE IN THIS
SUCCESSFUL MASTER-PLANNED COMMUNITY

The Peak at Emerald City is a striking, 33-storey tower with spectacular amenities. Perched upon the highest elevation in North York, panoramic views in every direction are there to behold.

Choose your ideal upscale lifestyle from a variety of elegant suites complemented by outstanding entertainment and recreational amenities – from the party room and family play lounge to the pool and sauna.

MASTER-PLANNED COMMUNITY
OF EMERALD CITY



Rendering is an artist's impression. The rendering does not accurately represent the location of the Community Centre, which has been re-positioned for enhanced visibility. The Peak is the first of three buildings planned for the block.



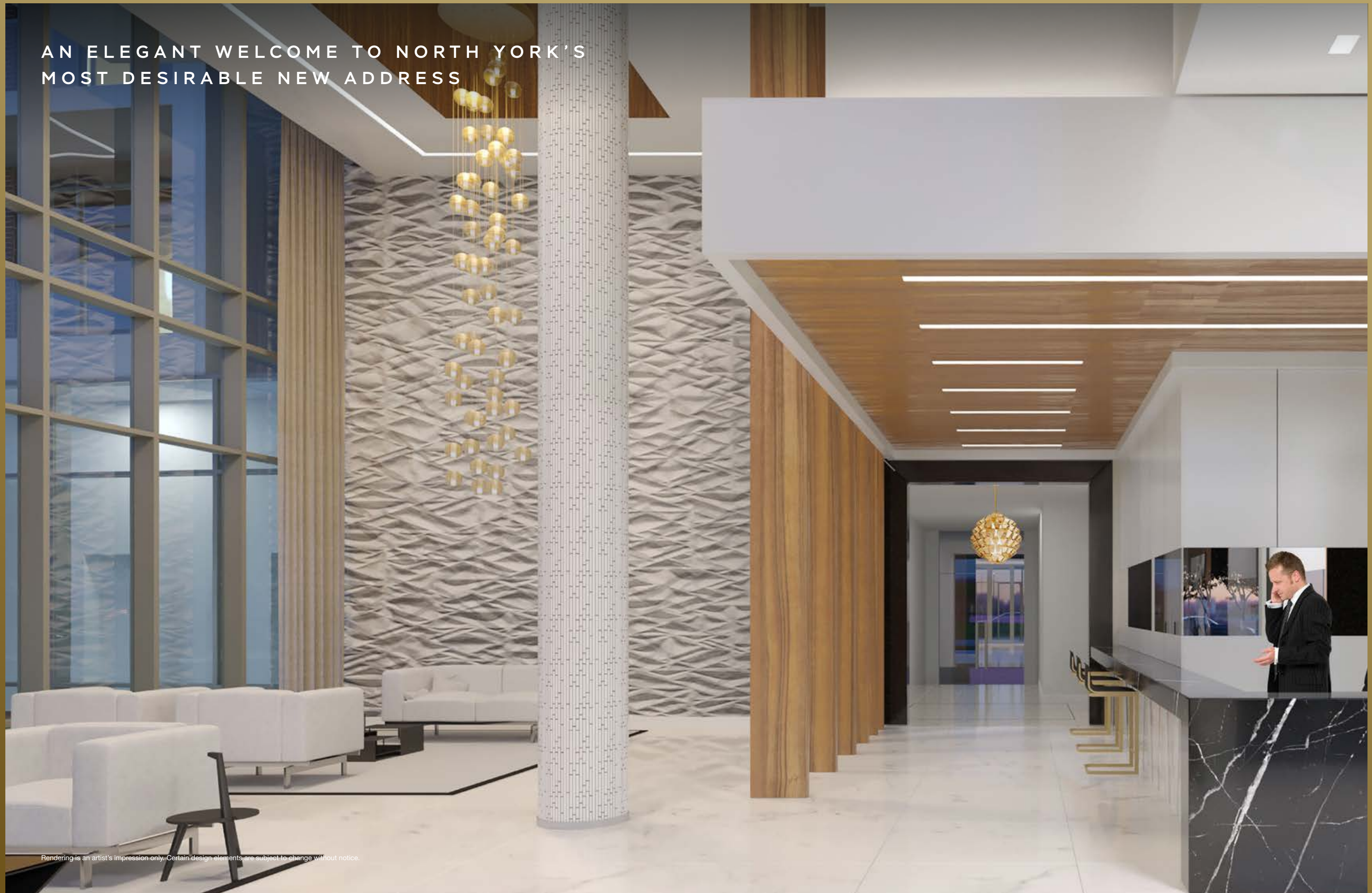
Rendering is an artist's impression only. Certain design elements are subject to change without notice. The Peak is the first of three buildings planned for the block. The rendering is not designed to represent or guarantee a view from any particular location or unit.

MOVE UP TO AN ELEVATED LIFESTYLE



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AN ELEGANT WELCOME TO NORTH YORK'S
MOST DESIRABLE NEW ADDRESS



Rendering is an artist's impression only. Certain design elements are subject to change without notice.

TEN REASONS TO OWN AT THE PEAK

One of the single largest purchases we'll ever make in life, it's always wise to compile a list of reasons to buy before purchasing a condo.

All of the reasons to own in The Peak at Emerald City – and there are many – were considered before we decided where, why, and how to create a meaningful way to experience exceptional upscale living in the city.

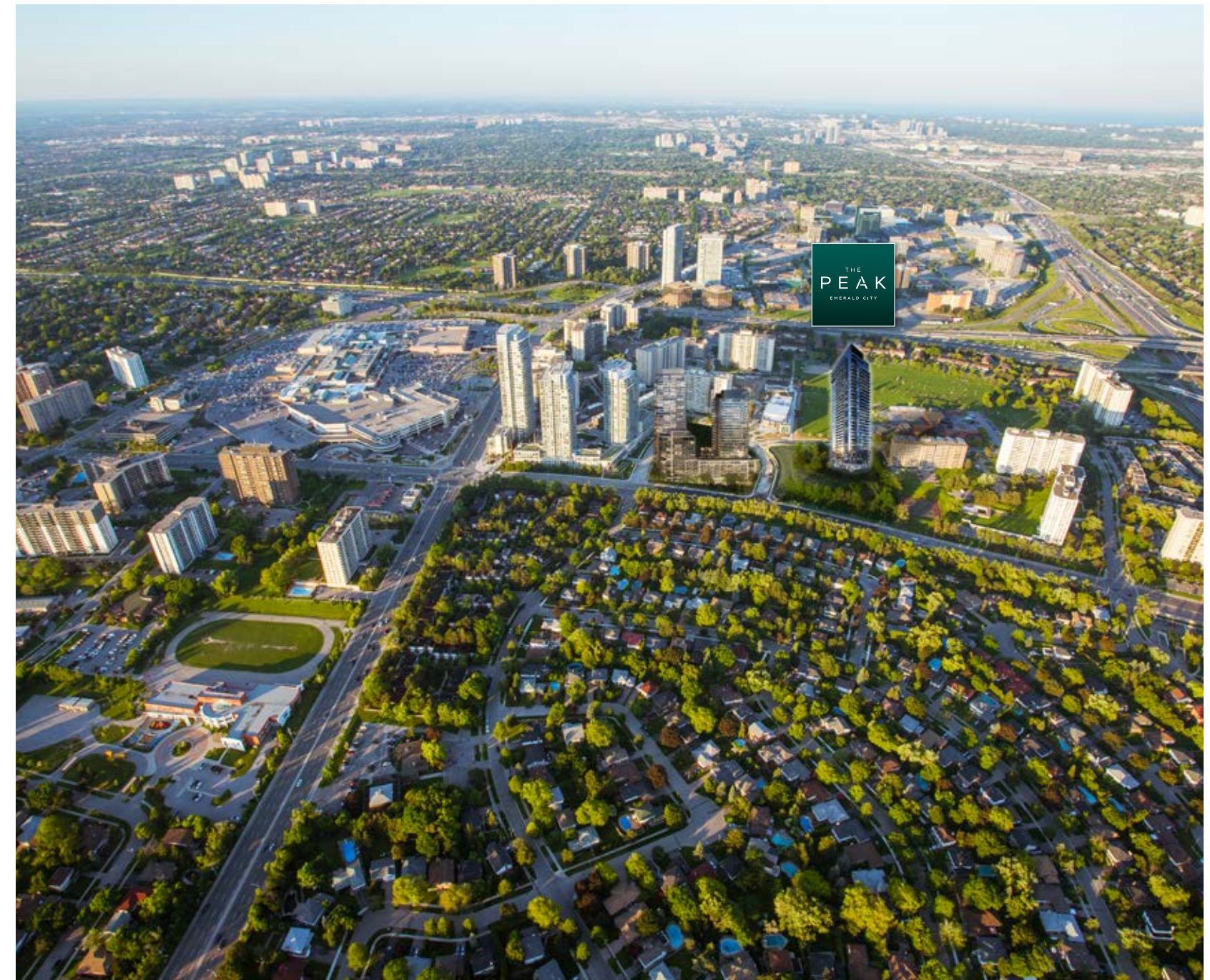


1 *Location. Full Stop.*

Clearly, location is often the first consideration when choosing any home or condo. It's also one of the key drivers of property value. The good news is, the Fairview Mall community is one of the prime areas for condominium price growth in Toronto.*

Think about the places where life really happens. Think work, school, shopping, playing, and meeting with friends. Emerald City's location offers the best of all worlds: near green spaces, adjacent to exceptional shopping places – with restaurants, movie theatres – and just moments to the DVP, Hwys. 404 & 401, plus the Don Mills subway station.

*(source: <http://www.theglobeandmail.com/report-on-business/economy/housingneighbourhoods-where-home-prices-have-gained-most-in-canadas-major-cities/article20568762/>)



2 *Proximity to highways*

Emerald City is just minutes away from the 404 / Don Valley Parkway, offering convenient connections to downtown, as well as the high-tech corridor of Markham. You're also near Hwy. 401, Toronto's main east-west artery. When you need to drive, or ride with a friend, Uber, or a taxi, you'll be on your way in no time.

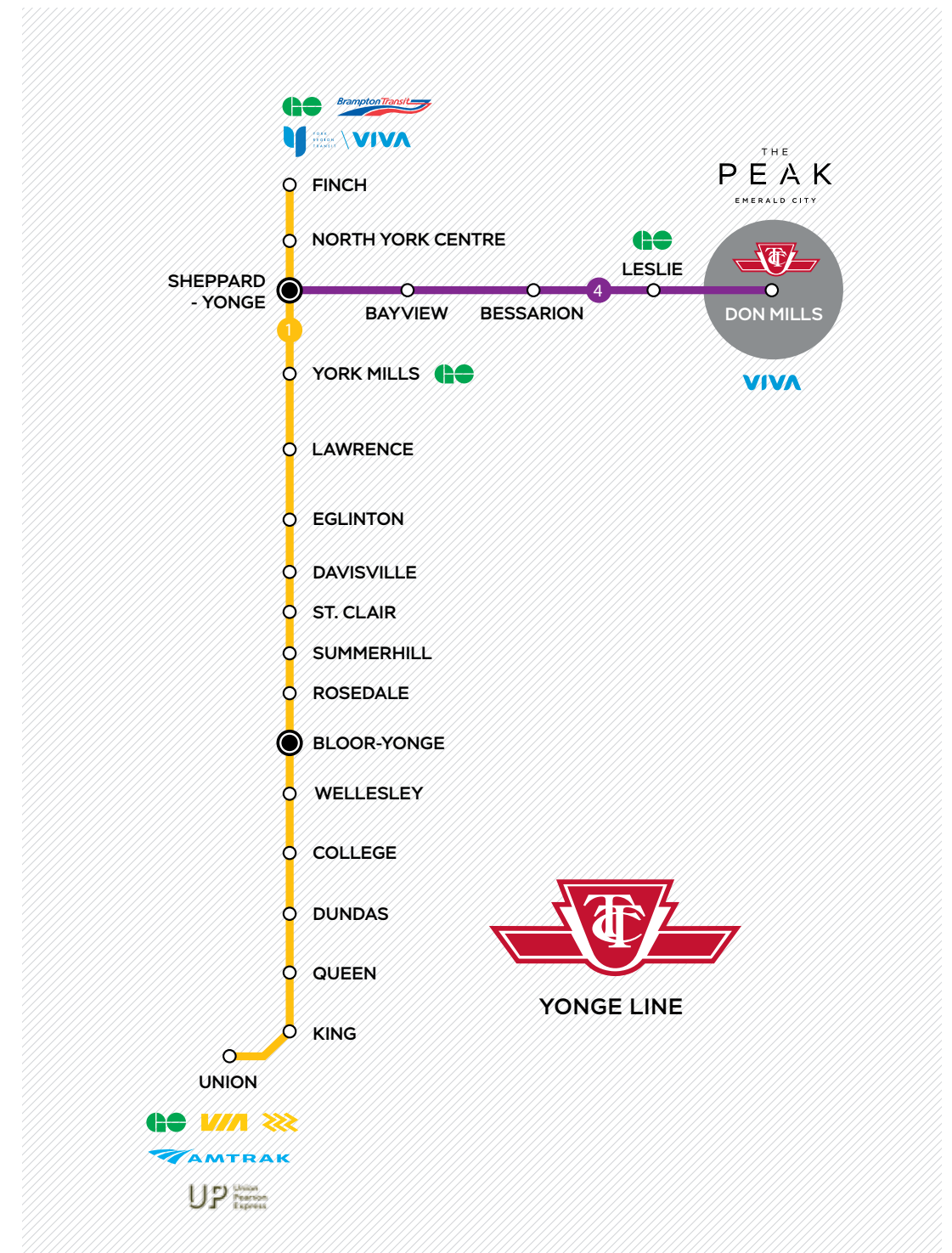


3

Convenience of TTC and Transit

With the Don Mills subway station mere steps away – plus connections to major surface routes – Emerald City offers enviable access to public transit. You can access the downtown core, even during rush hour, with efficiency and in comfort.

(Based on TTC Trip planner to Union Station departing Don Mills station at 7:32 am.)





4

Fairview Mall

Fairview Mall, one of Toronto's biggest lifestyle destinations, awaits just a short stroll across Sheppard Ave.

In minutes you can be shopping for your favourite designer label, eating dinner, or settling in for popcorn and a movie – often faster than you can find a parking spot. With 170 stores and services, an extraordinary selection of big-brand retailers, luxury labels, sought-after designers, and everything else you could ask for, expect to stop in to shop at the slightest whim.

FAIRVIEW MALL ADVANTAGES

From casual and elegant to chic and edgy, Fairview Mall has something for just about everyone. Among the city's premier shopping destinations, it's a sleek, light-filled, and thoroughly modern space offering a dynamic mix of great brands, casual and premium dining, plus spectacular entertainment at the SilverCity Cineplex.

Features 170+ stores and services

14.3 million visitors annually

Don Mills subway station is adjacent to the shopping centre

SilverCity Cineplex features 15 theatres, including six RealD 3D screens



5 *Master-planned community*

When purchasing, you do more than become the sole owner of your condo, you also acquire membership into a desirable community.

Emerald City is a master-planned community, envisioned and established as modern, sustainable, forward-looking, and connected. The ability for people to walk and stroll comfortably was paramount in the design. Beginning with the pedestrian plaza at the southeast corner of Don Mills Road and Sheppard Avenue, colourful public art and landscaped walkways guide you to the new state-of-the-art Parkway Forest Community Centre, aquatic facility, and adjacent parkland.

6 *Enjoy spectacular building features & amenities*

The Peak offers beautiful features and amenities. These spectacular amenities include a towering, 2-storey grand lobby with a welcoming sitting area, plus convenient mail room and parcel storage. Fun happens at the indoor swimming pool and sauna, complete with his & hers change rooms, party room, plus a landscaped outdoor terrace with a BBQ and sitting area. There's also a pets room, and a family play lounge with TV and Wi-Fi access. You'll also be supported by concierge services, secured onsite bike access and a management office.

7 *Convenient community & public services*

From young singles to families to seniors, Emerald City's location means you have access to some of the newest community services in North York.

Young families will appreciate the new YMCA-run daycare at the Parkway Forest Community Centre. This modern facility offers childcare for infants through preschool, a rare find in the GTA.

Forest Manor Elementary Public School sits just south of the new community centre, with classes from JK to Grade 6.

The Fairview Library was recently upgraded to include a new public space on the main floor. The second floor was also reconfigured to admit more natural light, and outfitted with new program areas, express checkout terminals, and more.

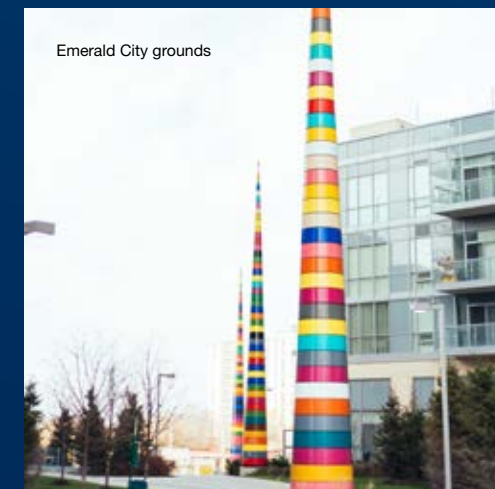
Located nearby at Sheppard Avenue and Leslie Street, North York General Hospital is a genuine community hospital. As one of Canada's leading community academic hospitals, it offers care for individuals and families of all ages.



Community artwork in local highway underpass



Close to hiking and jogging trails



Emerald City grounds



Parkway Forest Community Centre

8 *Personalized décor choices*

A home should always be the best expression of the owner's tastes and lifestyle. That's why The Peak offers a variety of finishes and upgrades that allow you to make your suite your very own.

Put your signature flourish on your very own gourmet kitchen with solid surface countertops, designer ceramic backsplashes, selection of flat-panelled contemporary cabinets, a combination of stainless steel appliances, and quality fixtures. You may also select from a variety of finishes to create an inviting bathroom ambience.

A selection of designer laminate flooring options are also offered to let you enhance your overall décor.

All finishes have been selected by professional interior designers.

9 *Choose from exclusive suite designs*

The Peak's spectacular suite designs make the most of natural light. All suites provide access to the outdoors with balconies or terraces, as per plan, for you to enjoy. Some suites offer innovative features, like our flex rooms which, when equipped with the upgrade of a sliding door, create a private space for guests or even a private office.

10 *A developer with a track record*

Emerald City Developers has a demonstrated history of dependability with Tarion, for Emerald City phases 1, 2, and 3. All three towers were delivered to purchasers on time. On the recent anniversary of the delivery of phase 1, Emerald City had no outstanding claims with Tarion. Emerald City 2 and Dream Tower are also conciliation-free with no builder breaches reported to-date.

Staking its claim as among the most popular and successful new communities in the GTA, we hope you'll put The Peak at the top of your list.

The information and views expressed in this presentation are those of the author and do not necessarily reflect the views and opinions of Emerald City or its related, affiliated, or parent companies. Neither Emerald City nor its related, affiliated, or parent companies nor any person acting on their behalf may be held responsible for the use which may be made of the information contained herein. Emerald City does not make any warranties about the completeness, reliability, or accuracy of the information in this presentation.



**FAIRVIEW MALL WELCOMES YOU
IN MANY FASHIONS**

Some of the great shops you'll find:

<p>ADORE AERIE AEROPOSTALE ALDO APPLE STORE ARIT MOSS BAGUETTE BENCH BIRKS BLUENOTES ARITZIA AROMA ESPRESSO BAR AMERICAN EAGLE OUTFITTERS B2 BCBG MAX AZRIA BEDO BEN CALL IT SPRING CALVIN KLEIN</p>	<p>CLUB MONACO FEMME CARRIERE FOREVER XXI GODIVA CHOCOLATIER GUESS DANIER DKNA H & M HUDSON'S BAY J. CREW L'OCCITANE LA SENZA LA VIE EN ROSE LAURA LAURA SECOR MOXIE'S CLASSIC GRILL NINE WEST NORMA REED RW & CO. PANDORA SEARS</p>	<p>SEPHORA STEVE MADDEN M FOR MENDOCINO MARCIANO MELANIE LYNE MICHEL'S SUZY SHIER SPRING ROLLS ST. LOUIS BAR & GRILL STARBUCKS COFFEE JACK & JONES TELUS TEAVANA THE SOURCE TIP TOP TAILORS TOMMY HILFIGER VICTORIA'S SECRET VILLA MADINA ZARA Z-TECA BURRITOS</p>
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YOUR COMMUNITY

at a glance

SHOPPING & DINING

1. FAIRVIEW MALL
(Cineplex Cinemas, Shoppers Drug Mart, Starbucks, Hudson's Bay, Sears, Moxie's, St. Louis Wings, Spring Rolls, Saphora, Aroma, Booster Juice, LCBO, Hero Certified Burgers, GAP, Tommy Hilfiger, Godiva Chocolatier, Le Chateau, Apple Store)
2. PEANUT PLAZA
(Beer Store, Dollarama, Fine Indian Grocers, Tone Tai Supermarket, Subway, Don Valley Health Food)
3. IKEA
4. THE KEG
5. BAYVIEW VILLAGE
(Teatro Verde, Oliver & Bonacini, Pusateri's, Banana Republic, Brooks Brothers, Chapters Indigo, Loblaws, Il Fornello, Pearl Chinese Cuisine, Mirabelli, Pink Tartan, Davids, Brian Bailey, Telus)
6. WINNERS
7. SHOPS AT DON MILLS
(Joey Restaurant, McEwan's, Fabrica, Coach, Anthropologie, Michael Kors)
8. LONGO'S
9. SHEPPARD CENTRE
10. NO FRILLS
11. CANADIAN TIRE
12. MARK'S
13. TIM HORTON'S
14. JOHNNY'S HAMBURGERS
15. SWISS CHALET
16. PARAMOUNT FINE FOODS
17. FOOD BASICS
18. SASHIMI HOUSE
19. ESQUIRE PLAZA
(Esquire Souvlaki, Great Eastern Hakka Cuisine, Athens Pastries)
20. KING GEORGE'S ARMS PUB
21. FOODLAND
22. DRAGON PEARL RESTAURANT
23. SPOON & FORK
24. ME-VA-ME KITCHEN EXPRESS
25. EMPRESS WALK SHOPS
26. MEC

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
15. NORTH YORK GENERAL HOSPITAL
16. NORTH YORK ZION SCHOOLHOUSE
17. ST. MATTHEW THE APOSTLE ORIOLE CATHOLIC CHURCH
18. SHAUGHNESSY CHILDREN'S CENTRE
19. MONTESSORI EDUCATION CENTRE
20. ST. TIMOTHY'S CATHOLIC CHURCH
21. NORTH YORK CHRISTIAN SCHOOL
22. SENECA COLLEGE NEWNHAM CAMPUS
23. ABU HURAIRA CENTRE
24. LAMBTON COLLEGE
25. IMMANUEL BAPTISTE CHURCH
26. ORANYU CONGREGATION FOR HUMANISTIC JUDAISM
27. TEMPLE EMANU-EL
28. YORK UNIVERSITY GLENDON CAMPUS

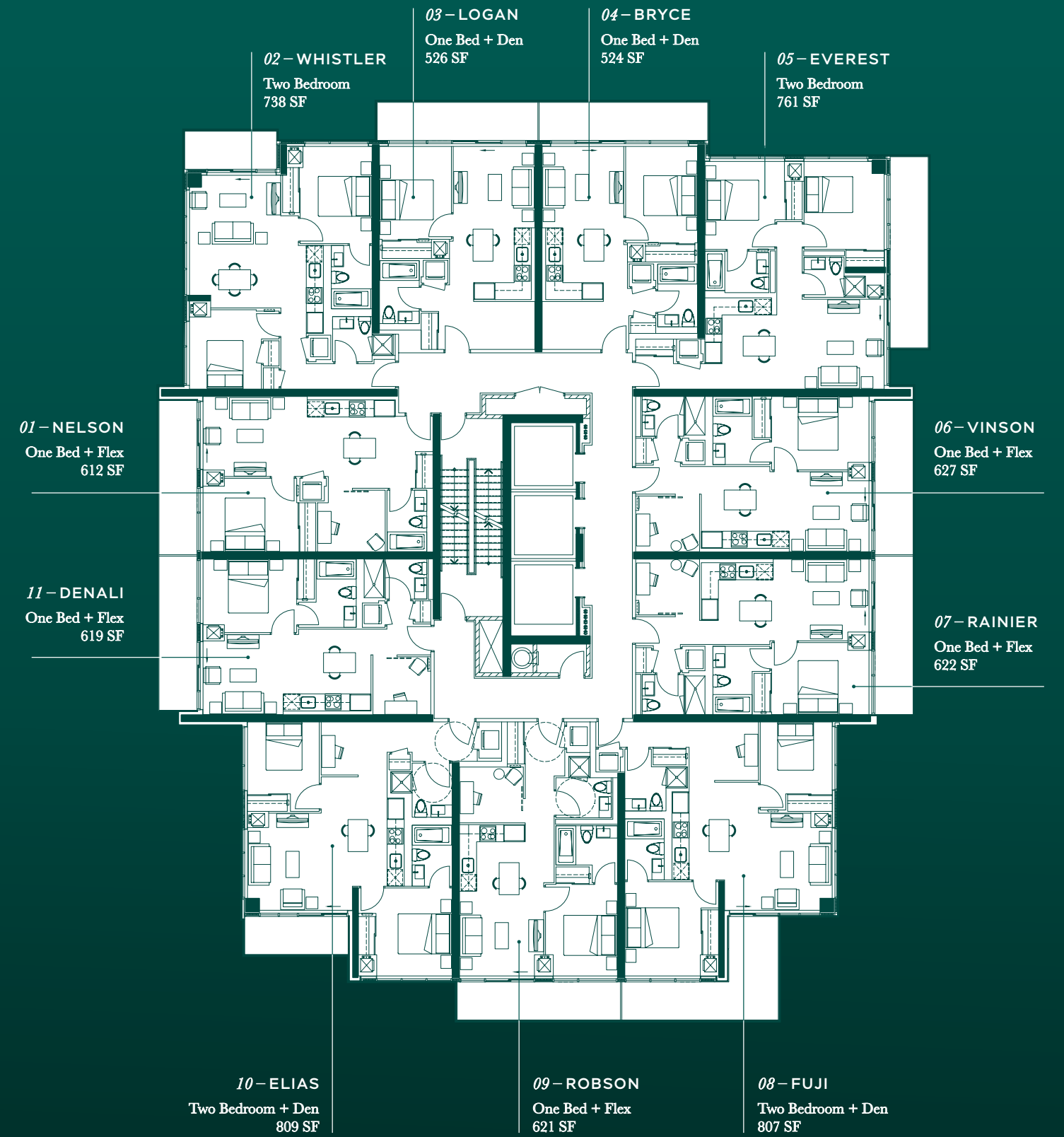
PARKS & RECREATION

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. VILLAWAY 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. PLEASANT VIEW 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



THE TOWER COLLECTION

FLOORS 6-30



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The Peak is the first of three buildings planned for the block.

THE TOWER COLLECTION

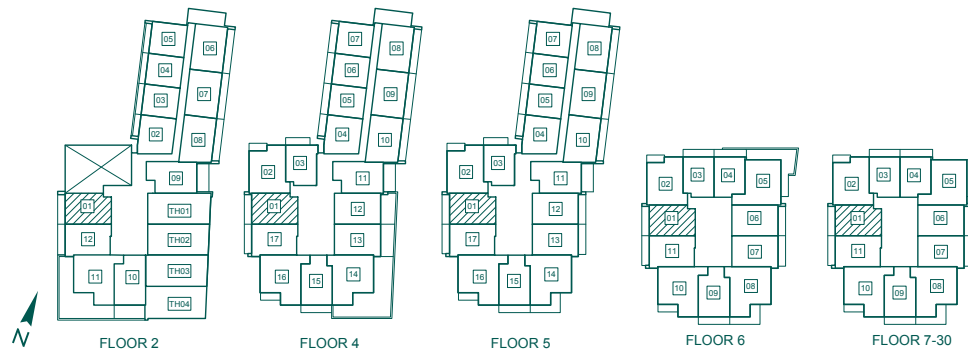
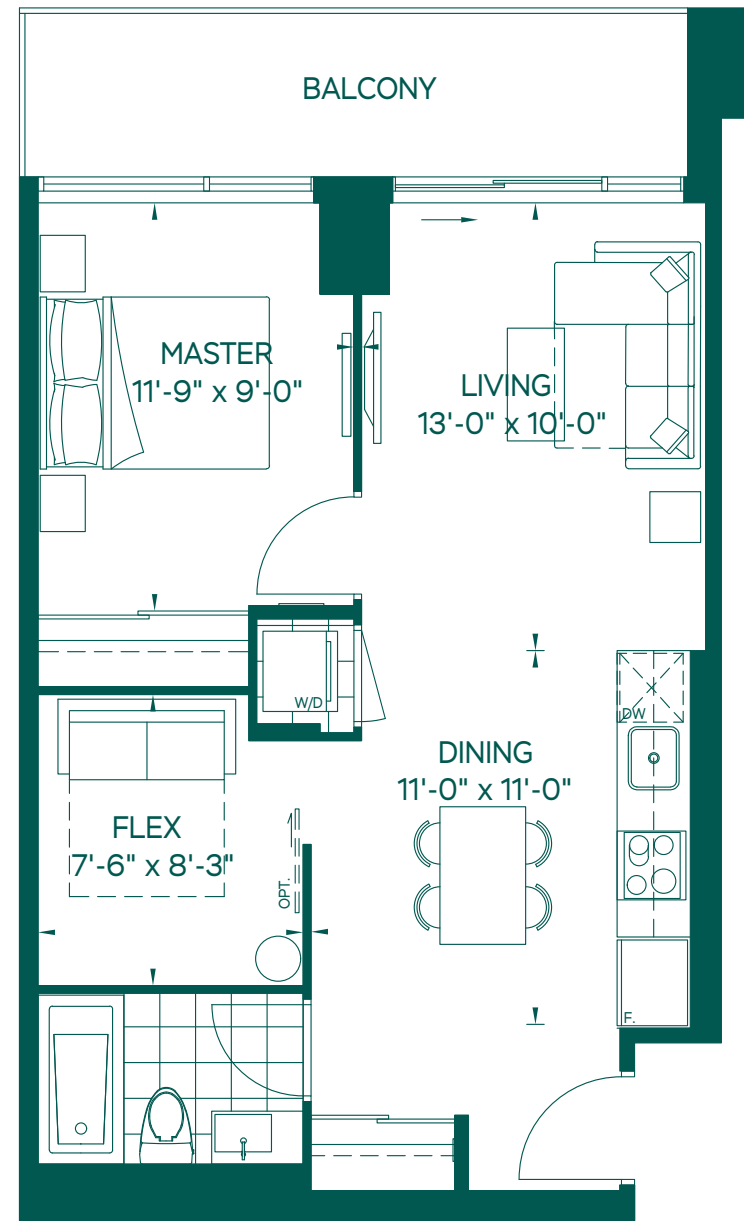
FLOORS 6-30

SUITE	DESCRIPTION	INTERIOR	BALCONY
01 - NELSON	One Bedroom + Flex	612 SF	95 SF Balcony
02 - WHISTLER	Two Bedroom	738 SF	58 SF Balcony
03 - LOGAN	One Bedroom + Den	526 SF	100 SF Balcony
04 - BRYCE	One Bedroom + Den	524 SF	105 SF Balcony
05 - EVEREST	Two Bedroom	761 SF	119 SF Balcony
06 - VINSON	One Bedroom + Flex	627 SF	95 SF Balcony
07 - RAINIER	One Bedroom + Flex	622 SF	99 SF Balcony
08 - FUJI	Two Bedroom + Den	807 SF	150 SF Balcony
09 - ROBSON	One Bedroom + Flex	621 SF	102 SF Balcony
10 - ELIAS	Two Bedroom + Den	809 SF	64 SF Balcony
11 - DENALI	One Bedroom + Flex	619 SF	96 SF Balcony

THE
PEAK
 EMERALD CITY

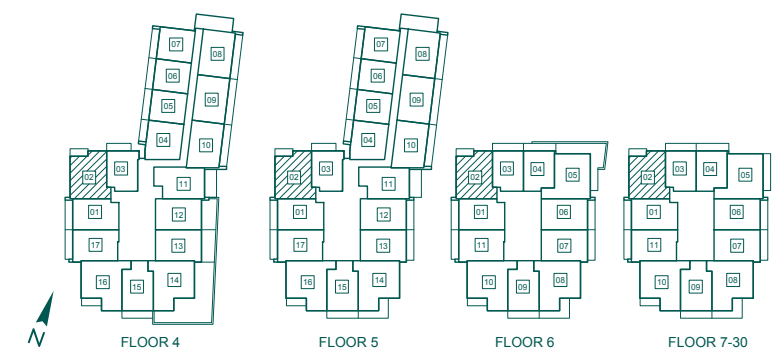
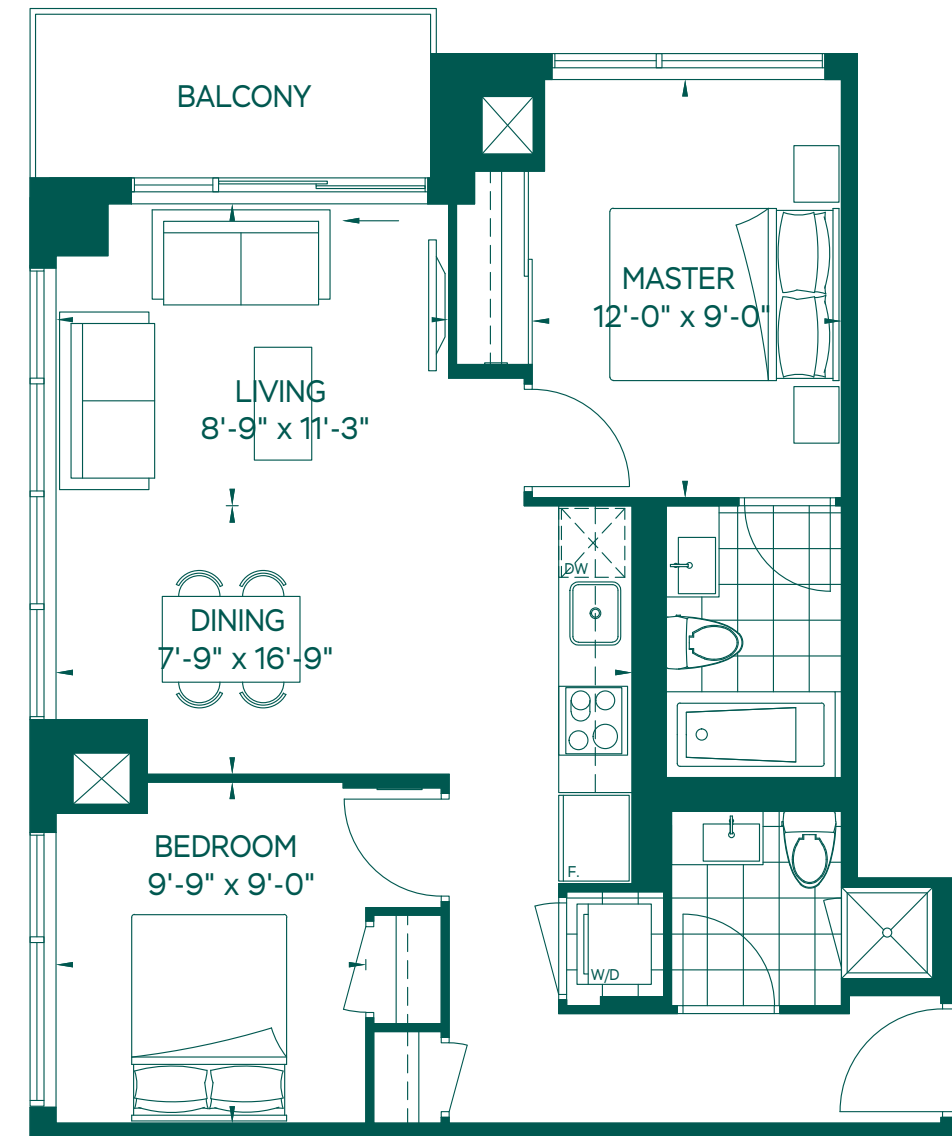
NELSON

One Bedroom + Flex | Interior 612 SQ | Balcony 95 SQ



WHISTLER

Two Bedroom | Interior 738 SQ | Balcony 58 SQ

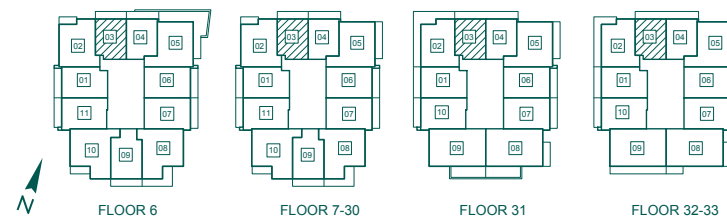
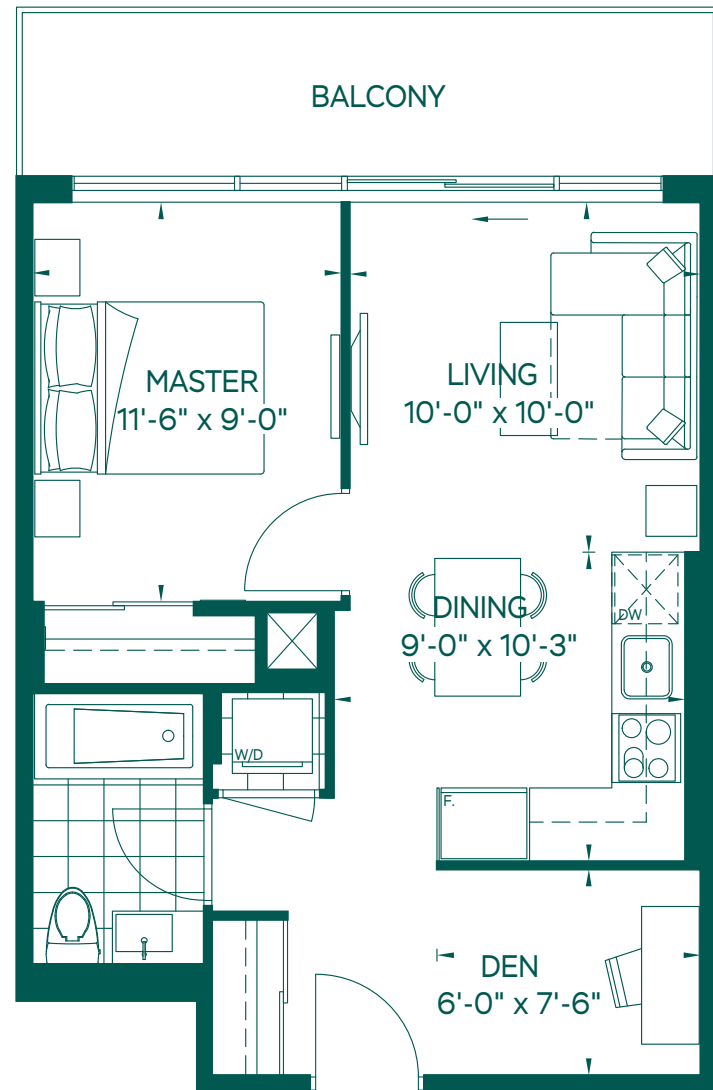


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LOGAN

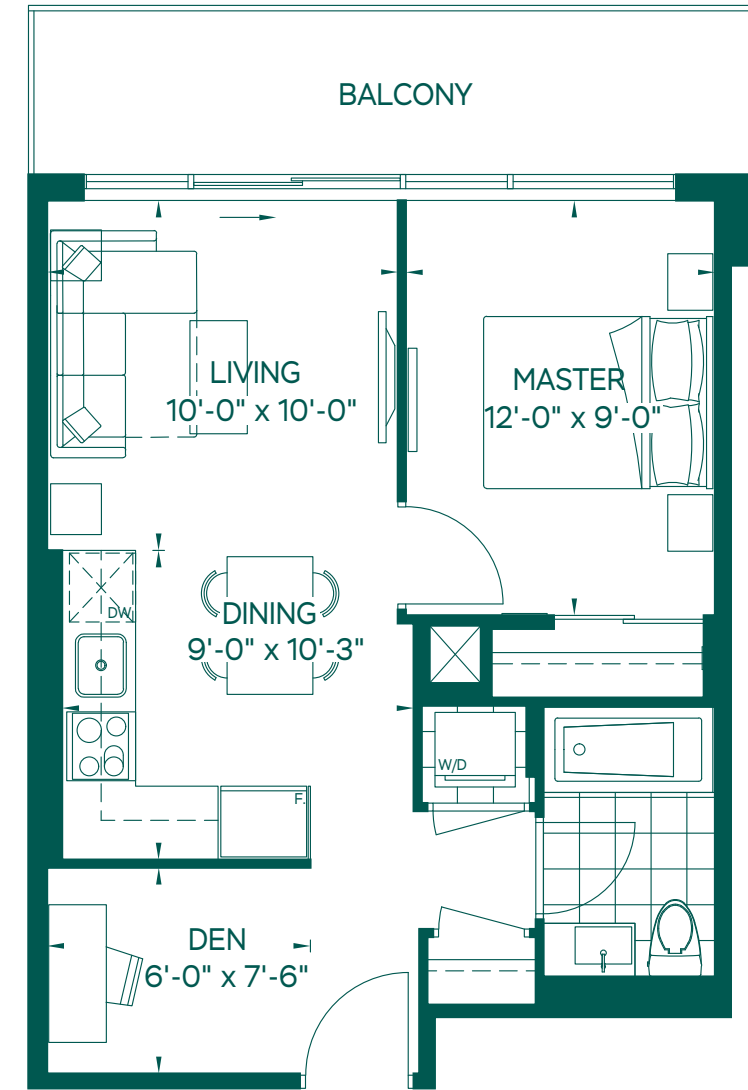
One Bedroom + Den | Interior 526 SQ | Balcony 100 SQ



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BRYCE

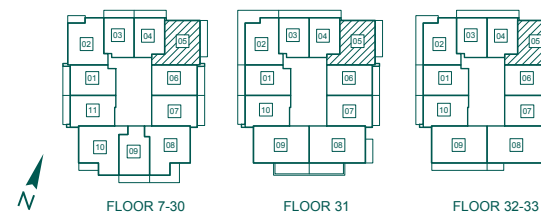
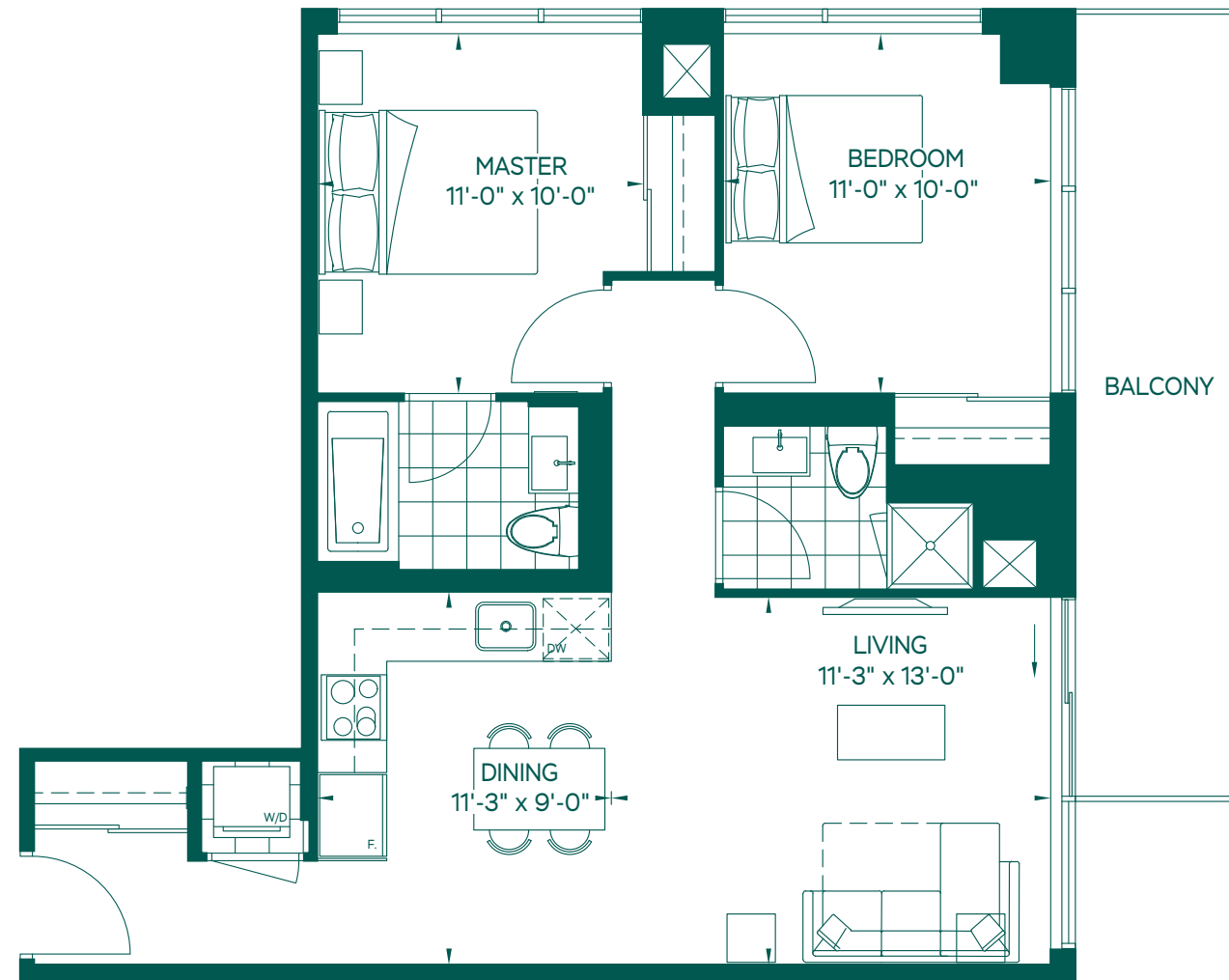
One Bedroom + Den | Interior 524 SQ | Balcony 105 SQ



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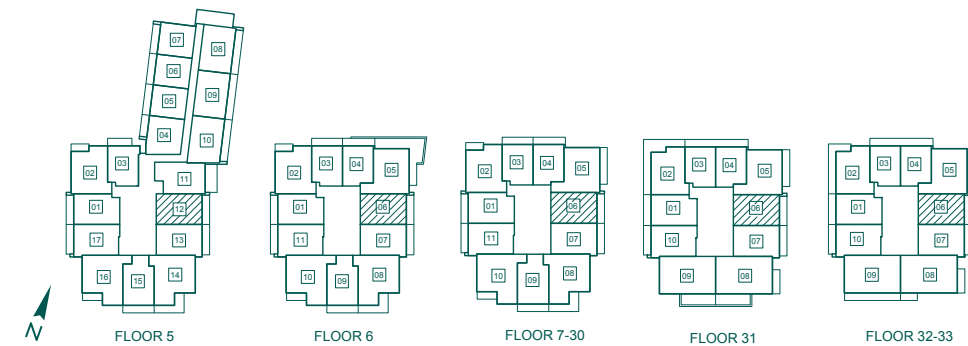
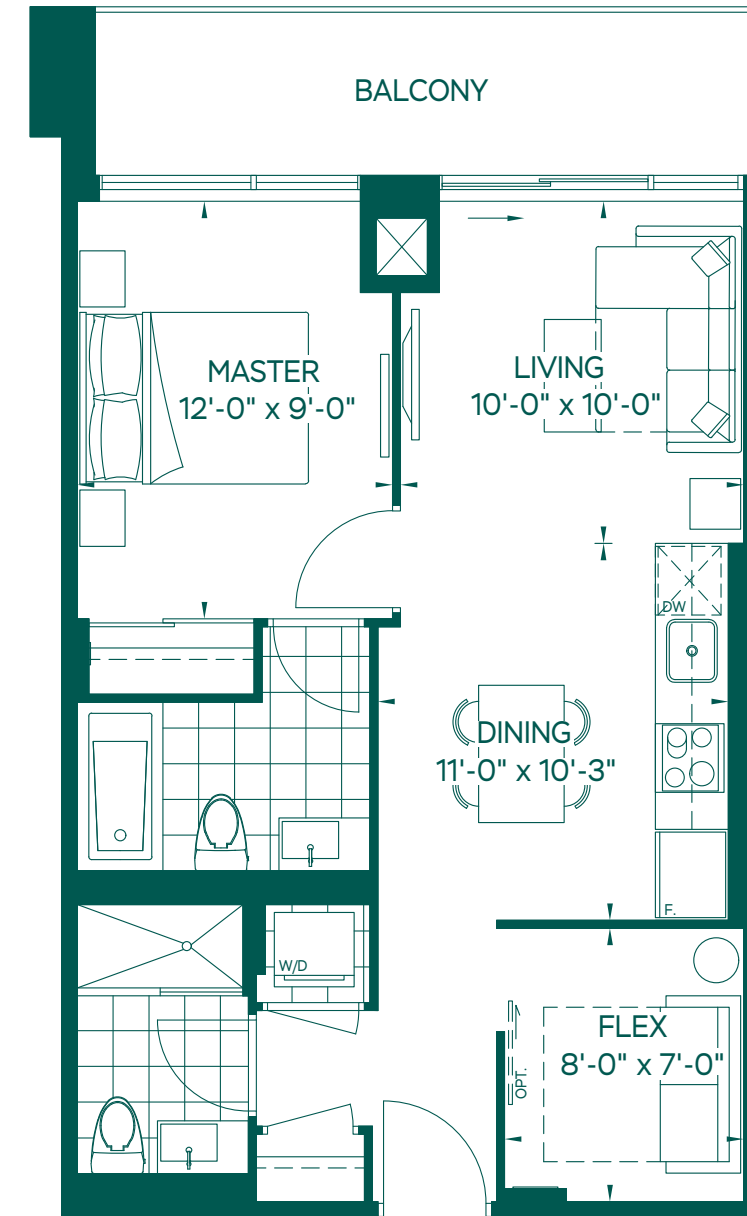
EVEREST

Two Bedroom | Interior 761 SQ | Balcony 119 SQ



VINSON

One Bedroom + Flex | Interior 627 SQ | Balcony 95 SQ

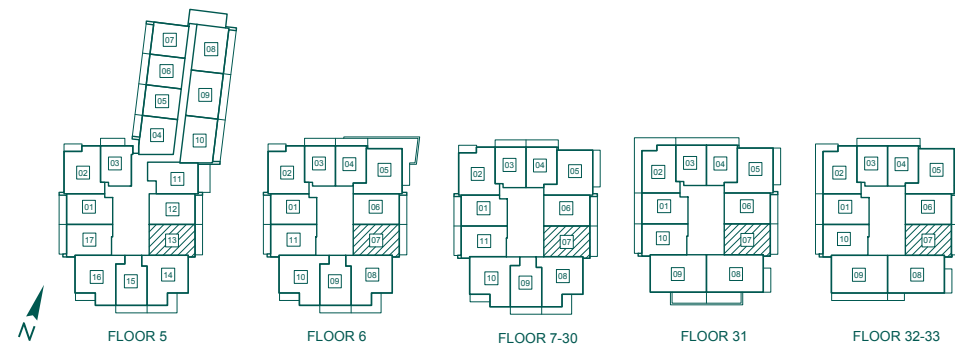
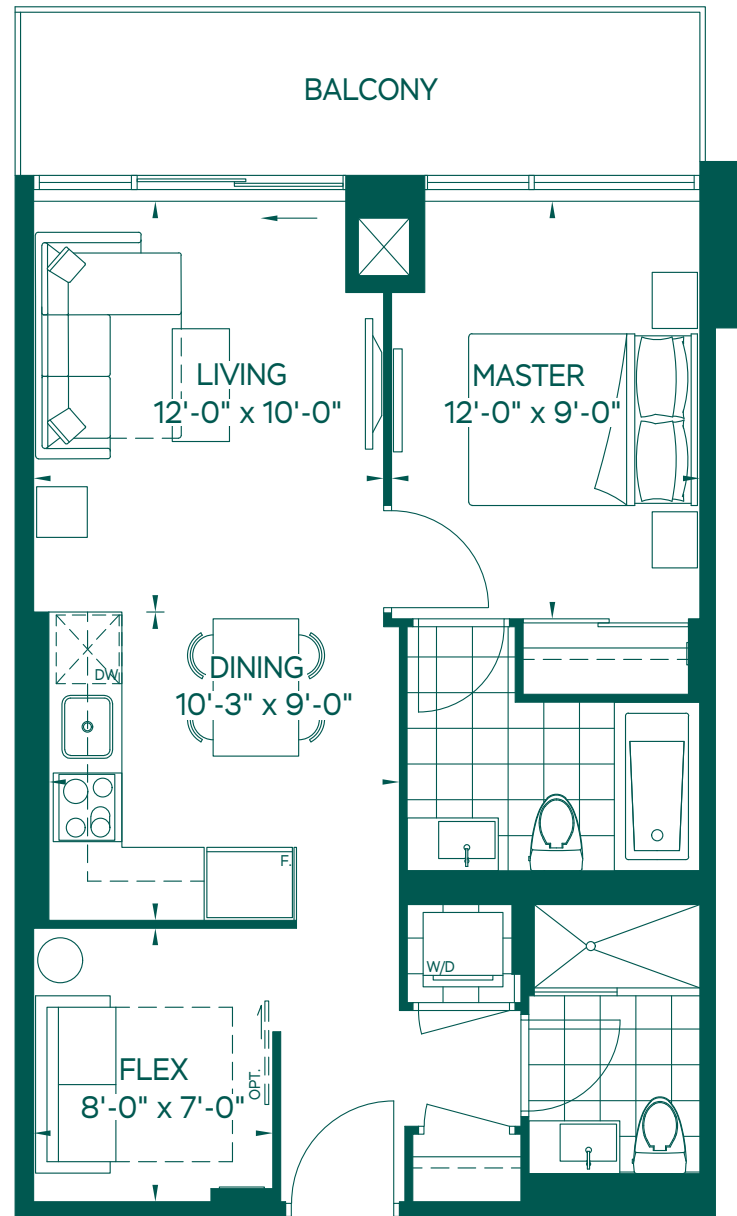


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RAINIER

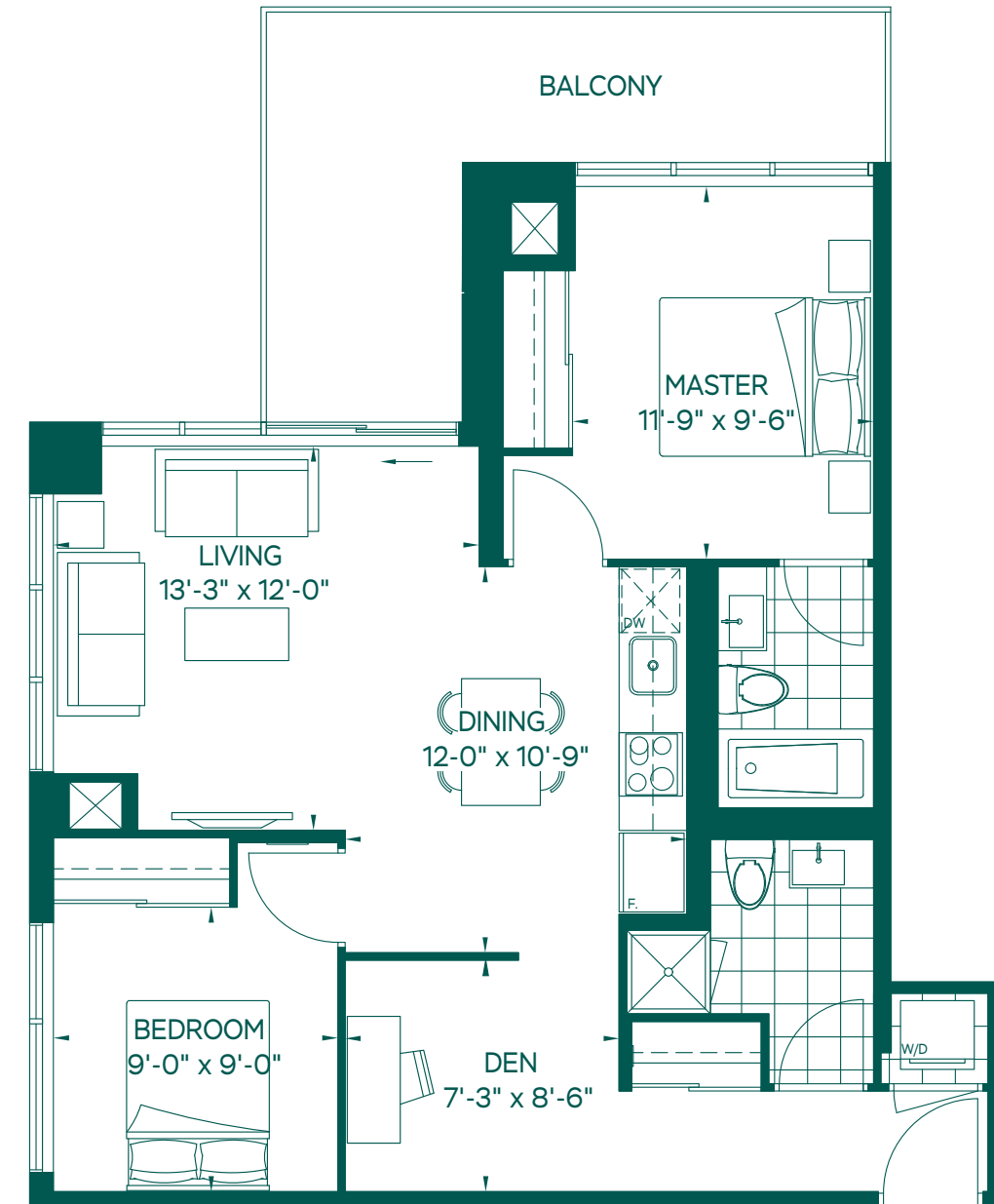
One Bedroom + Flex | Interior 622 SQ | Balcony 99 SQ



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FUJI

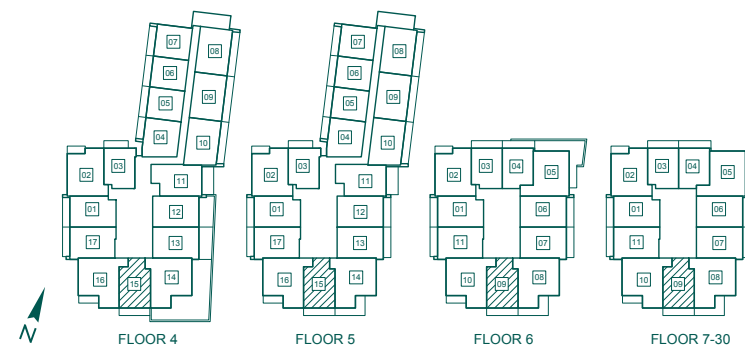
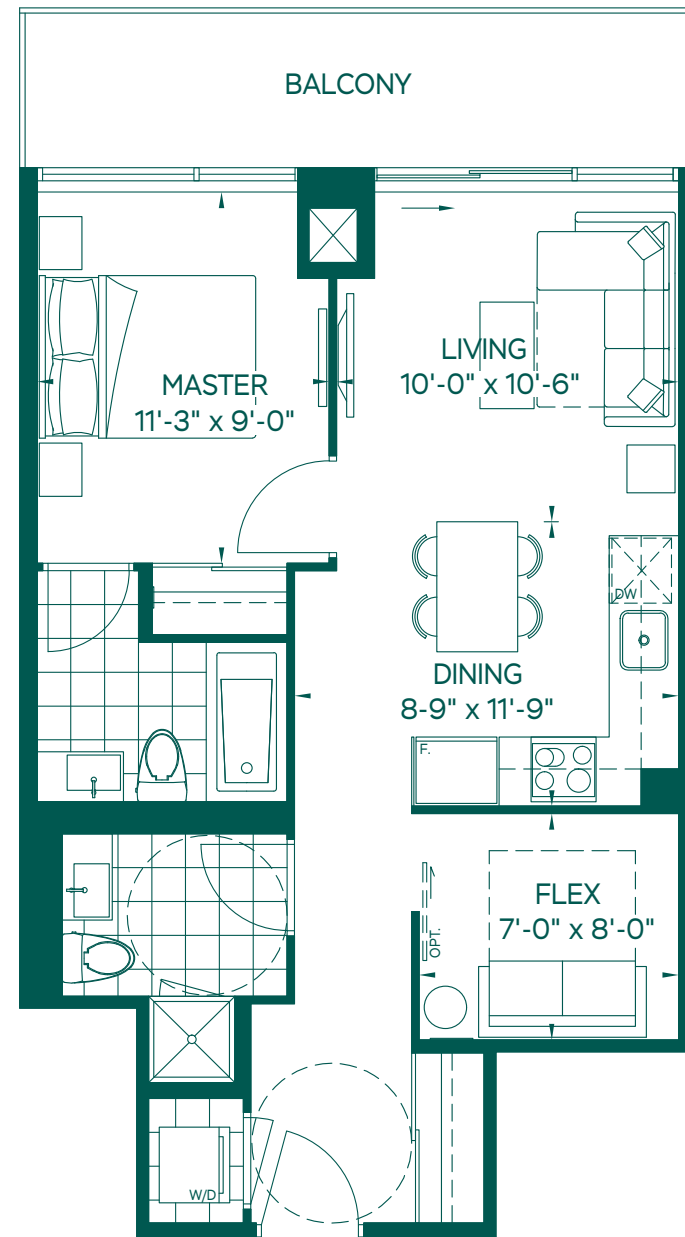
Two Bedroom + Den | Interior 807 SQ | Balcony 150 SQ



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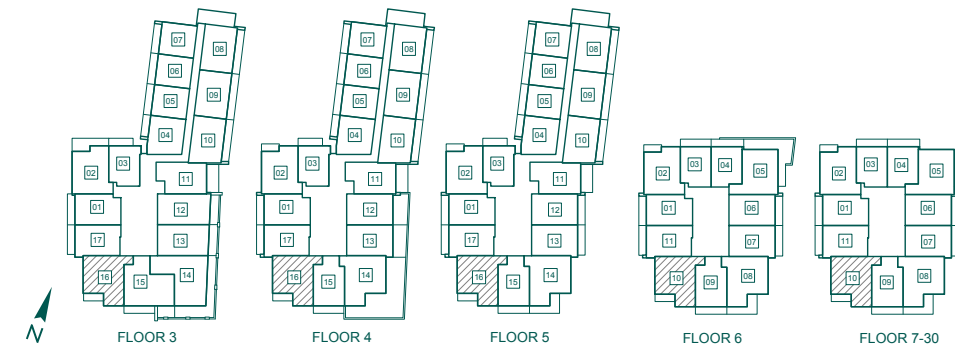
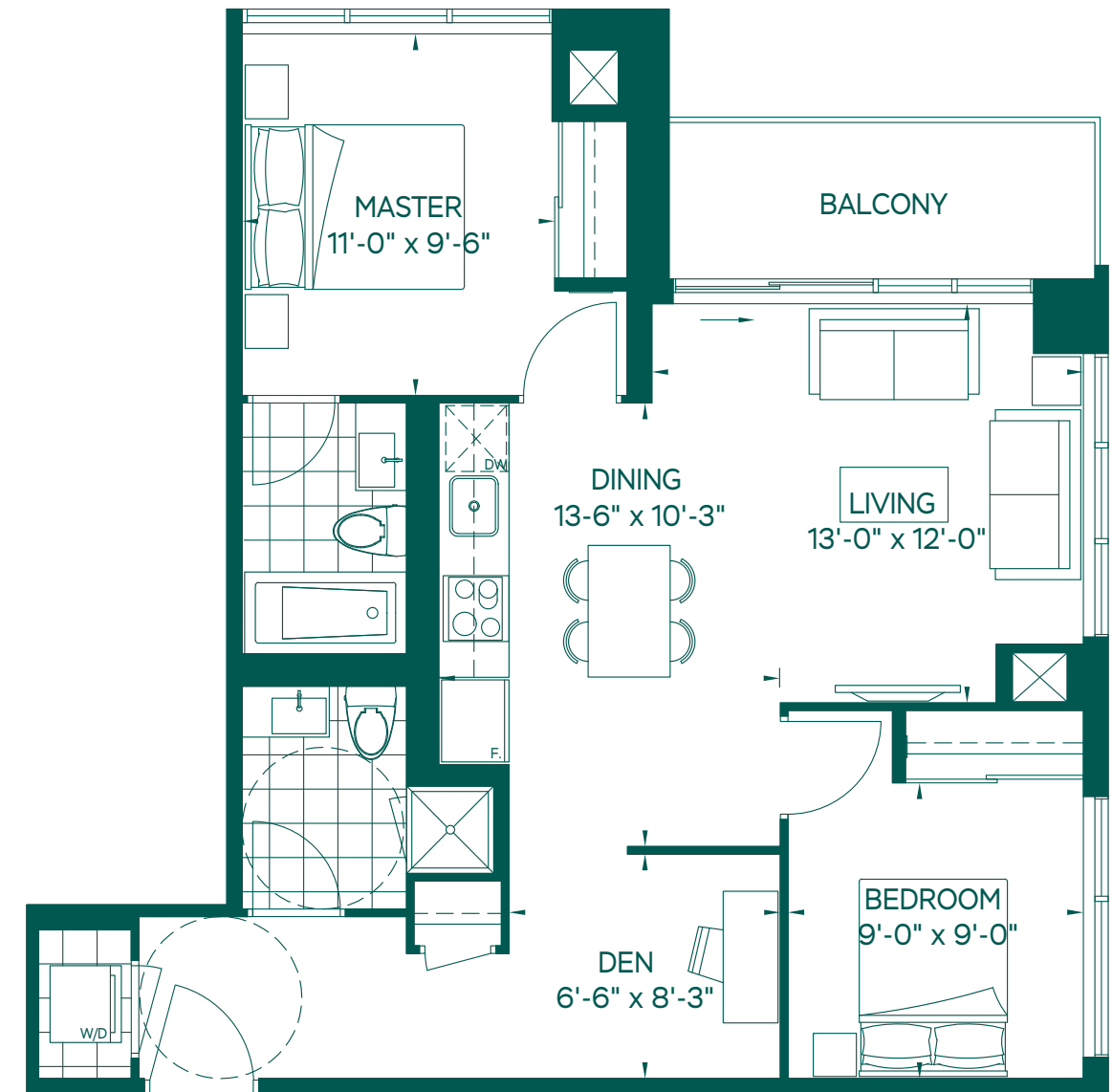
ROBSON

One Bedroom + Flex | Interior 621 SQ | Balcony 102 SQ



ELIAS

Two Bedroom + Den | Interior 809 SQ | Balcony 64 SQ



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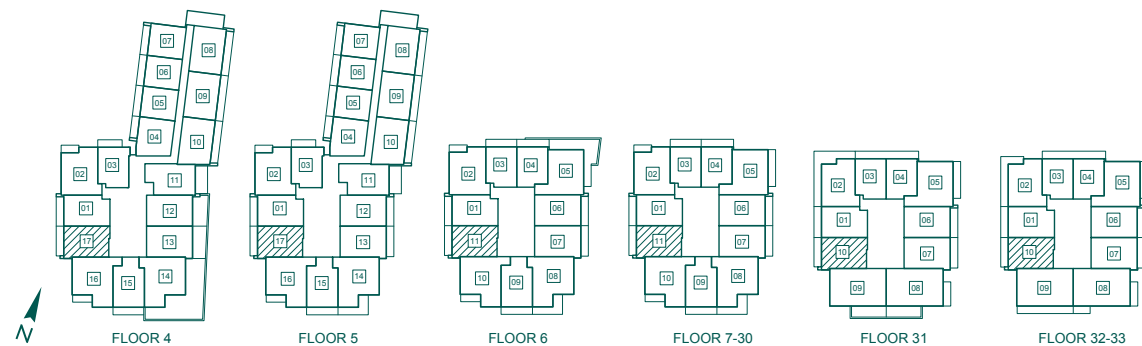
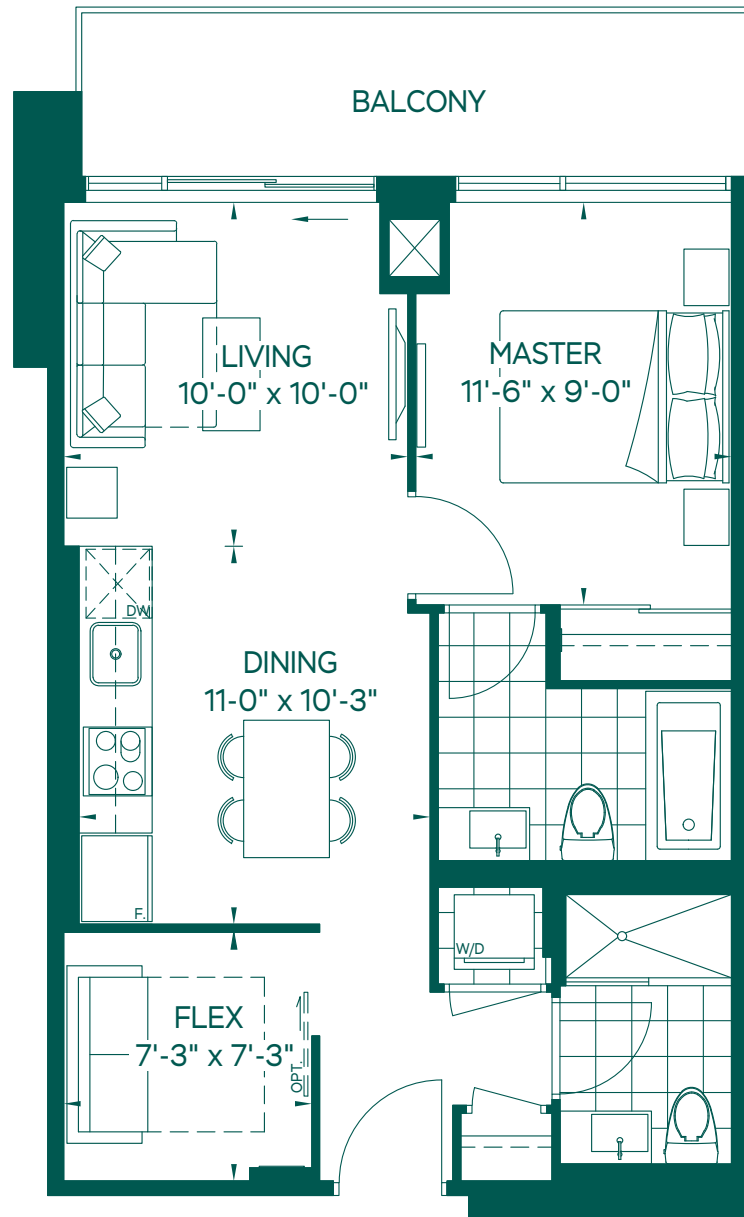
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DENALI

One Bedroom + Flex | Interior 619 SQ | Balcony 96 SQ

THE PEAK AT EMERALD CITY

features & finishes



BUILDING FEATURES AND AMENITIES

- Elegant ground floor lobby with sitting area, mail room and parcel storage
- Pets room
- Party Room
- Concierge services
- Amenities featuring indoor pool, his and hers change rooms, showers, sauna and hot tub (to be shared with future proposed condominiums on block)
- Landscaped outdoor terrace with outdoor dining and barbeque area (to be shared with future proposed condominiums on block)
- Family play lounge with TV, Wi-Fi access and table tennis (to be shared with future proposed condominiums on block)
- Management office
- Garbage chute system with tri-sorter for refuse and recycling
- Residential parking and lockers, subject to availability
- 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 the 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 submetering for hydro, water and heating/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 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

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 features 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.

**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.

AMENITIES IN FUTURE PROPOSED CONDOMINIUMS*

- Fitness room and a yoga studio
- A multi-purpose room with common lounge and billiard table
- Private dining room and warming kitchen
- Theatre room with seating

*Amenities to be shared by residents of all three (3) condominiums proposed to be constructed on the block, including residents of The Peak. These amenities are proposed at this time but are not guaranteed as the designs for the future 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.

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ELADCANADA