

THE LEASIDE

INTRODUCING LEASIDE'S MOST ANTICIPATED
LUXURY RESIDENCE.

A STATEMENT OF STYLE AND
FOREVER QUALITY.

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THE LEASIDE

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AN EPIPHANY OF ELEGANCE





LEFT
The Leaside

Welcome to The Leaside, a modern luxury boutique condominium by EMBLEM Developments, Core Development Group, and Fiera Real Estate making an eloquent statement of style and glamour in one of Toronto's most desirable neighbourhoods. Surrounded by parks and ravines, fine shopping and dining, renowned schools, and superb connectivity this distinctively designed midrise residence offers effortless sophistication. The lifestyle you have aspired to live is now within reach.

Illustrations are artist's concept only. Actual may vary. E. & O.E



LEGACY OF PRESTIGE



THE LEASIDE

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LEFT
*Upscale Dining
 on Bayview Avenue*

The Leaside merges discretely into a prestigious pocket of Toronto that includes the established residential neighbourhoods of Leaside, Moore Park, Rosedale, and Bennington Heights. Leaside retains its charming atmosphere, having remained a small town until well into the twentieth century. Taking up residence at The Leaside enables an uncompromising lifestyle with great access to the city's most nature-infused parks upscale shopping and dining, and top-rated schools. Such a building is a rarity.



BOUNDLESS CONNECTIVITY

THE LEASIDE

700m

to the new Crosstown LRT

8 min

drive to the Don Valley Parkway

10 min

on the LRT to Eglinton Station from Laird Station

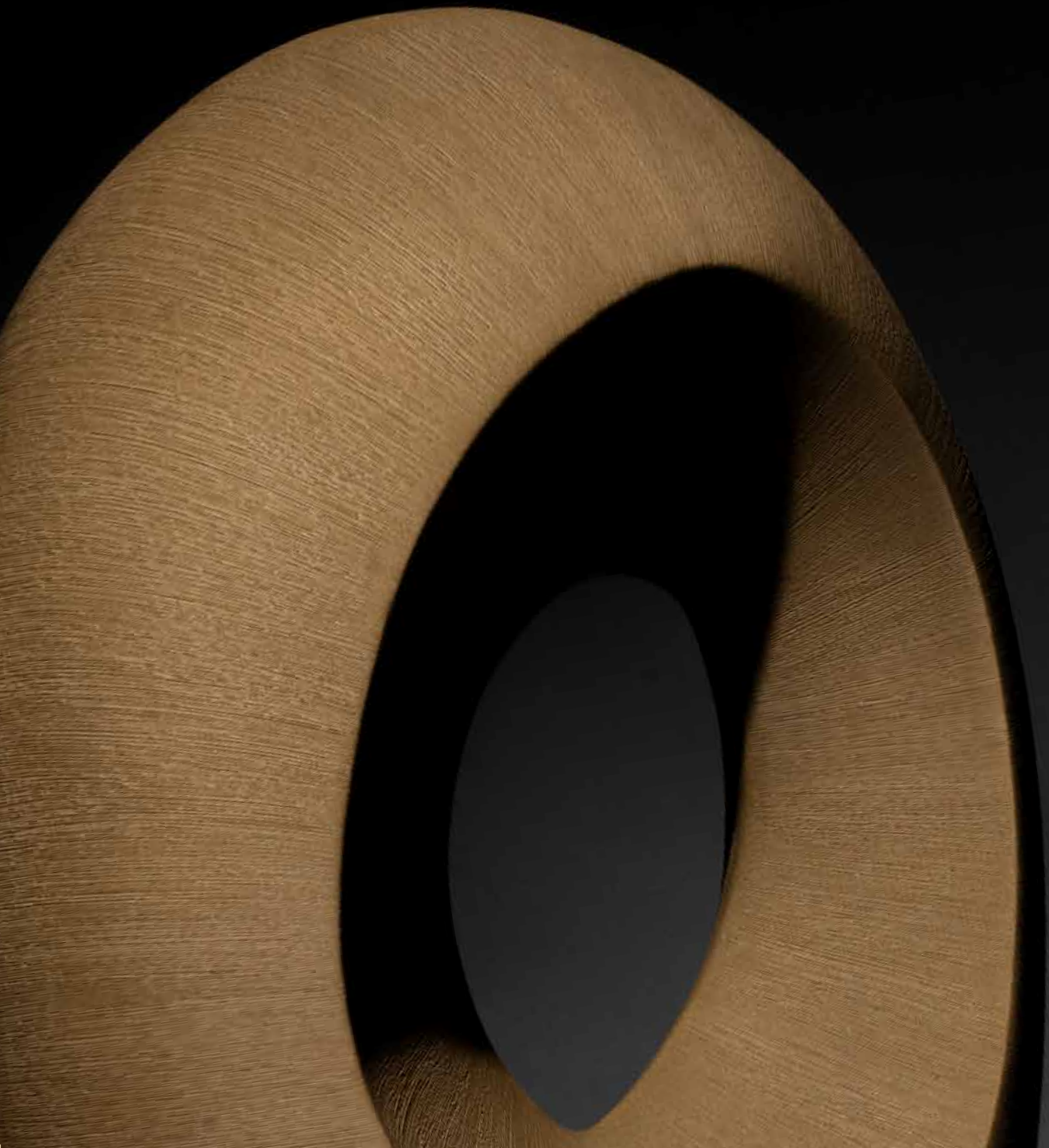
20 min

drive to downtown Toronto

The Leaside offers first-class connectivity, with the new Laird Station on the Crosstown LRT only a stone's throw from home. If you're a cyclist, you can make use of one of the station's 60 bike parking spots. At the Leaside, you can park your bike securely in any of the more than 200 dedicated bike parking spots. Residents who drive can get to the Don Valley Parkway quickly from The Leaside, and it's only a few minutes into downtown or north to the 400 highways for trips north to the cottage.



A LEGACY OF PRESTIGE.
A LIFESTYLE BEYOND THE EXPECTED.



TORONTO'S MOST UNEXPECTED LUXURY COMMUNITY.



PRODIGIOUS AMUSEMENTS

THE LEASIDE



AGA KHAN MUSEUM | MUSÉE AGA KHAN





Lined with pre-eminent specialty shops, cafes & bakeries, Bayview Avenue is a mere five-minute drive or twenty-minute walk from The Leaside. Only a short distance farther west, Rosedale and Summerhill beckon with exclusive retail offerings and delightful gourmet restaurants. For designer fashion, CF Shops at Don Mills satisfy the need to stay au courant.



LEFT
*Diwan at the
Aga Khan Museum*

TOP RIGHT
*CF Shops at
Don Mills*

BOTTOM RIGHT
*Kaiseki Yu-zen
Hashimoto*



SHOPPING

- 01 CF Shops at Don Mills
- 02 Cumbrae's
- 03 Longo's Leaside
- 04 McEwen Fine Foods
- 05 Merchant of Tennis
- 06 Olive Oil Emporium
- 07 Second Nature Boutique
- 08 Sobeys
- 09 Summerhill Market
- 10 Remenyi House of Music
- 11 SmartCentres Leaside
 - Roots
 - Sleep Country
 - Urban Barn
 - Winners
 - Sport Chek
 - Best Buy
 - Golf Town
- 12 Whole Foods Market

DINING

- 13 Amsterdam Brewery
- 14 Diwan
- 15 Kaiseki Yu-zen Hashimoto
- 16 LIT Espresso Bar
- 17 Local Public Eatery
- 18 Rahier Patisserie
- 19 Sophie's

ATTRACTIONS

- 20 Aga Khan Museum
- 21 Leaside Memorial Community Gardens
- 22 Leaside Tennis Club
- 23 Ontario Science Centre
- 24 Rosedale Golf Club
- 25 Toronto Lawn Tennis Club

PARKS & TRAILS

- 26 Beltline Trail
- 27 Charles Sauriol Conservation Area
- 28 Cullen Bryant Park
- 29 ET Seton Park
- 30 Evergreen Brick Works
- 31 Leaside Park
- 32 Lower Don Recreation Trail
- 33 Serena Gundy Park
- 34 Thomas Hauser Memorial Trailhead
- 35 Thorncliffe Park
- 36 Trace Manes Park
- 37 Wilket Creek Park

EDUCATION

- 38 Bessborough Drive Elementary & Middle School
- 39 Maurice Cody Junior Public School
- 40 Leaside High School
- 41 Northlea Elementary & Middle School
- 42 Rolph Road Public School
- 43 St. Anselm Catholic School
- 44 Whitney Jr. Public School
- 45 York University

SERVICES

- 46 Holland Bloorview Kids Rehabilitation Hospital
- 47 Sunnybrook Health Sciences Centre
- 48 Toronto Public Library



A RARE BUILDING IN
THE PERFECT NEIGHBOURHOOD.

DEVOTED TO CRAFTSMANSHIP
AND GRACEFUL REFINEMENT.



A VISIONARY TREASURE

Exhibiting contemporary flair and timeless elegance, The Leaside's two opulent buildings stand side by side, lavishly embellished with gold accents. The architects of Turner Fleischer have designed The Leaside to be an integral part of the neighbourhood, embodying the values of discrete luxury and attention to detail. The two lovely buildings face the street in all their glory, offering a feeling of comfort amidst the creativity of architecture that serves to enhance and meld with the illustrious area.



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GRACEFUL REFINEMENT

Signalling a devotion to craftsmanship and elegant style, The Leaside's spaces confer a mood of repose and rejuvenation. Contrasts of dark and light, hard and soft, convey visual appeal.



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THE LEASIDE'S INTERIORS ARE SHOWCASES
OF RADIANT SOPHISTICATION.



A FEELING OF TRANQUILITY IS CONVEYED
THROUGH MATERIALITY DERIVED FROM NATURE.



A CELESTIAL MASTERPIECE

THE LEASIDE





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Poised above the affluent neighbourhood of Leaside, the penthouses offer poetry embodied in views, space, & breathtaking design. Natural light flows in to bathe the open concept living area in a warm glow.



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GOURMAND'S SANCTUARY

The play of light that streams in through the kitchen windows create an atmosphere of culinary creativity, resulting in satisfying and memorable meals.

THE ULTIMATE RETREAT

Generous space considerations bestow a feeling of calm & freedom from cares. The primary bedroom bequeaths a journey of dreams enveloped in the utmost comfort.



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LIFE IS A BLANK CANVAS AWAITING TRANSFORMATION.



THE LEASIDE PRESENTS A MYRIAD OF OPPORTUNITIES
FOR ENRICHING AND ENHANCING EVERY DAY.



YOUR EVERYDAY WILL BE RARE TO OTHERS

The art of building luxurious living spaces is on display in The Leaside's transformative amenities, designed to offer residents and their guests venues for relaxation, renewal, and connection. Featuring contemporary design, show-stopping lighting, and the latest life-enhancing tech accoutrements, every space closes the gap between your needs and their fulfillment. The Leaside touches every moment of your life, presenting you with well considered amenities that create meaningful moments in time. To bring an even more luxurious feel to The Leaside's spaces, they will feature furnishings by Restoration Hardware.



FEATURING FURNISHINGS BY RH

This luxury building amenity exudes elegance. Creating a refined and sophisticated ambiance for residents and visitors, the carefully curated space boasts a tasteful selection of RH furnishings, showcasing impeccable craftsmanship and timeless designs.



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The furniture pieces depicted are for illustrative purposes only and may not necessarily be the ones procured for the project. In that event, furniture pieces of comparable style and quality will be procured.



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EXQUISITE ENTRANCE

Upon entering The Leaside, visitors and residents are welcomed by the amiable concierge & enveloped in a tranquil ambiance. In this impressive space, exquisite natural-looking materials harmonize with leading-edge design and craftsmanship.



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CALM SOPHISTICATION

Any occasion at The Leaside — birthday celebration, quiet family dinner, or energizing party — is destined to be a memorable gathering in this suavely designed dining room.



INSPIRATIONAL AMBIANCE

Superlatively configured for productivity and inspiration, the business lounge is optimized for working from home or spending time on cherished personal projects.

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IMMERSIVE FITNESS

Equipped with Peleton cardio equipment, weights, and a variety of stretching and yoga accessories, the gym in the South tower is dedicated to attaining your fitness goals.

Equipment specifications subject to change without notice. In the event that substitutions are made, the equipment will be of equal or greater value to those proposed. E.&O.E.

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AL FRESCO EUPHORIA

Hosting is a pleasure on the outdoor rooftop terrace with its fireplaces, BBQs, landscaping, and comfortable seating. Take in the views and bask in this inviting space.



NEXT-LEVEL GREEN LIVING
WITH GEOTHERMAL TECHNOLOGY

THE LEASIDE

CAFE THE TEA ROOM

The Leaside is helping usher in the era of zero carbon emissions in Toronto – a goal set by the Toronto Green Standard (TGS). The development team’s goal is to incorporate sustainability and green initiatives within The Leaside. To that end, heat and air conditioning are provided by the leading-edge Aura™ GeoExchange system by Subterra Renewables.

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HOW AURA™ WORKS

Ten feet below the ground, the temperature remains the same throughout the year. Aura™ works by transferring the heat between the building and the earth, using ground loops that circulate fluid.

In winter, the system extracts heat from the earth to generate warm air for the building, and in summer it's the reverse; heat from the building is transferred from the building to the ground.



SAVE MONEY

The Aura™ GeoExchange system is an economical form of heating and cooling. Monthly resident rates protect residents against fluctuating, conventional energy prices.

ZERO EMISSIONS

Aura™ is the most energy-efficient cooling and heating system in the world and does not generate any greenhouse emissions.

PROVEN TECHNOLOGY

Aura™ has enhanced 7,380,000 square feet of living space in the GTA and is proven technology you can rely on year-round.

MAXIMIZE MARKET VALUE

With Aura™, the Leaside represents an incredible opportunity to invest in the next generation of sustainable living and maximize market value.

FUTURE PROOF

The Leaside is future proof, ready for the new net-zero world and part of the solution. Experience the feeling of knowing you are participating in the city's transition to new, better technology.



STREAMLINING YOUR LIFE

The Leaside streamlines every day by offering a number of convenient features. From smart home technology to safe places to park your vehicle, every moment of your day has been thoughtfully considered.



SMART HOMES FEATURE

For the ultimate convenience of residents, The Leaside offers a suite of innovative smart & security technology features. Life is streamlined and simpler with this effortless system, activated through your smartphone. Enjoy keyless building entry for you and your guests, safe parcel delivery, concierge communication amenity bookings, control of your suite temperature & more.

UNDERGROUND PARKING

Security-monitored, below-grade parking at The Leaside makes your departures & arrivals safer. As well, within the well-lit garage, your vehicle is secure and sheltered from inclement weather year-round.

PARCEL STORAGE

Whenever parcels arrive for you, if you are not home, they will be safely & securely stored for you in the convenient parcel storage room. You can then retrieve them at your leisure.

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A close-up photograph of two cylindrical objects, possibly pens or pencils, against a dark background. The object on the left is a smooth, solid gold color. The object on the right is a textured gold color, resembling cracked leather or a similar material. The lighting is soft, highlighting the textures and the metallic sheen of the gold.

A DREAM ENVELOPED IN GOLD, THE LEASIDE
FULFILLS THE PROMISE OF ATTAINABLE LUXURY.
DISTINCTIVE. RELEVANT.

CLOSING THE GAP BETWEEN
WISHES AND THEIR FRUITION.



INTRODUCING THE LEASIDE TEAM

EMBLEM Developments, Core Development Group and Fiera Real Estate are three acclaimed companies that have come together to create The Leaside, benefiting from the synergy of their combined years of experience and illustrious expertise. These companies are proud to be working together to offer a prestigious new condominium residence to seekers of an elevated lifestyle.



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EMBLEM

EMBLEM Developments is one of the most active real estate development firms in the GTA with a focus on high-rise residential buildings. EMBLEM has been recognized by the building industry's most respected organizations with awards that stand as a testament to its approach and commitment to crafting homes of the finest calibre for residents and the community. EMBLEM's current portfolio consists of 4,500+ residences representing \$3.6 billion of development value.



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RIGHT
Allure, Toronto

Core Development Group

Core Development Group is a Toronto-based real estate developer of unique urban projects that combine innovative architectural design with high quality construction, setting a high benchmark in contemporary living with thoughtfully designed communities spanning from low-rise to high-rise projects throughout the GTA and the Golden Horseshoe. With a focus on sustainable development by incorporating green technologies into its projects, Core's current portfolio consists of 4,100+ units representing over \$3.5 billion in development value.



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RIGHT
The Whitfield, Toronto

FIERA REAL ESTATE

Fiera Real Estate is a leading investment management company with offices in North America and Europe and a team of over 130 employees. The firm globally manages over \$8 billion of commercial real estate through a range of investment funds and accounts as of December 31, 2022. It is an entrepreneurial team working within an institutional framework, enabling clients to benefit from a unique combination of creativity and innovation supported by industry-leading expertise and investment analysis – the best of both worlds. The highly diverse nature of its portfolio – in terms of both geographies and types of properties – combined with a range of best-in-class strategies provides investors with exceptional opportunities to diversify their exposure and customize their investment experience within the real estate asset class.



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RIGHT
Maestria, Montreal

Building a luxury condominium such as The Leaside is a feat that requires discipline, dedication, and a vast amount of skill and talent. EMBLEM Developments, Core Development Group, and Fiera Real Estate are proud to be relying on an outstanding team of individuals who are all experts in their fields. These dedicated professionals are focused on creating a design-forward community that will be appreciated for generations.

ARCHITECT
Turner Fleischer Architects Inc.

INTERIOR DESIGN
Truong Ly Design Inc.

LANDSCAPE ARCHITECT
Ferris & Associates

CONSTRUCTION MANAGER
SKYGRiD Construction Inc.

MECHANICAL ENGINEERS
Reinbold Engineering Group

ELECTRICAL ENGINEERS
Nemetz & Associates

CIVIL ENGINEER
Lithos Group

STRUCTURAL ENGINEERS
Stephenson Engineering –
A Salas O'Brien Company

GEO THERMAL DESIGNER
Subterra Renewables

SHORING ENGINEER
Tarra Engineering

FIRE PROTECTION
Fire Cube Inc.



AN EPIPHANY AND A REVELATION.

ATTAINABLE LUXURY ARISES THROUGH
IMMACULATE ATTENTION TO DETAIL.