



INTRODUCING LEASIDE'S HIGHLY ANTICIPATED
LUXURY RESIDENCE.

A STATEMENT OF
STYLE AND FOREVER QUALITY.

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AN EPIPHANY OF ELEGANCE

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.

01 Introduction

130 & 138 LAIRD DRIVE

STUDIOS TO 3 BEDROOM TOWNHOMES

2

TOWERS

8

STOREYS

109 & 132

UNITS

THE LEASIDE



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



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.





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EXCLUSIVE AMENITIES

- Executive Concierge & Lobby Lounge
- Coworking Space
- Zoom Room
- Meeting Room
- Party Room
- Gym
- Level 8 Terrace with Path and Kids Area
- Rooftop Barbeque and Lounge Area
- Dog Run

OVER 4,000 SQ.FT.

North Tower Amenity

OVER 5,000 SQ.FT.

South Tower Amenity



LIVING IN LEASIDE

THE LEASIDE



Leaside is one of the most popular neighbourhoods in Toronto. It is also one of the more expensive and luxury real estate areas of the city, comprised mostly of upper-middle-income families who value the rich charm this neighbourhood has to offer. The Leaside is surrounded by multi-million dollar homes. And just steps away are amenities such as The Leaside Smart Centre, consisting of 500,000 square feet of retail, food and other conveniences.

\$222,232

Average Leaside household income

\$62,000

Average Toronto household income

UP TO \$5+ MILLION

Price of Leaside homes



NEXT-LEVEL GREEN LIVING
WITH GEOTHERMAL TECHNOLOGY

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 fees are both predictable and structured to 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 LOCKER

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

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BOUNDLESS CONNECTIVITY

THE LEASIDE

With its setting in a green, leafy neighbourhood and its first-class connectivity, The Leaside merges the human needs for tranquility and for stimulation. Laird station on the new Crosstown LRT is within a stone's throw of home, and if you're a bicycling enthusiast you can make use of one of the 60 bike parking spots at the station. From there, it's only three stops to Eglinton station on the Yonge subway line, where you can either revel in the dining and entertainment mecca of Yonge and Eglinton or travel south to downtown. Drivers 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.

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FAST CONNECTIONS



06 Connectivity

12 MINS

to Yonge & Eglinton

13 MINS

to CF Shops at Don Mills

22 MINS

to Yonge and Bloor

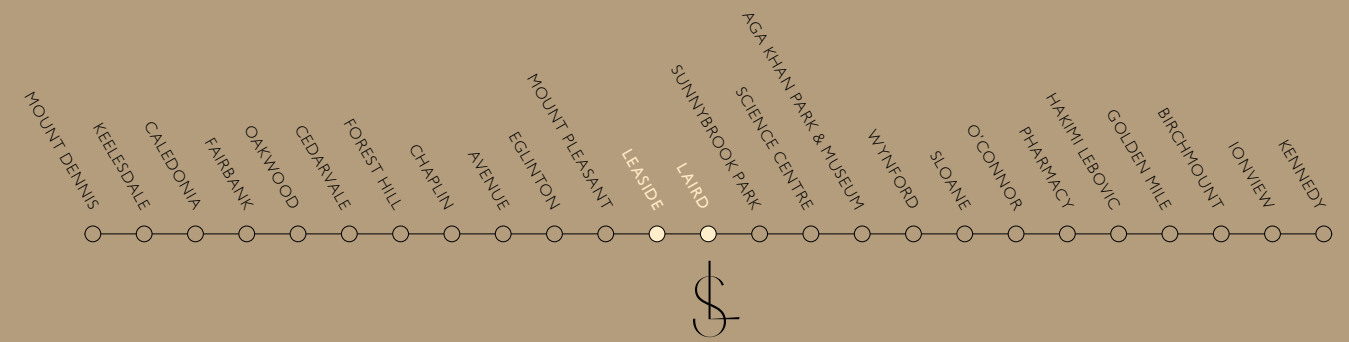
30 MINS

to King & Bay

50 METRES

to the nearest bus stop,
at Laird Dr. & Industrial St.

CROSTOWN LRT — 700 METRES FROM THE LEASIDE



25

STATIONS

19

KILOMETRES

LINK TO

3

TTC STATIONS

CROSS THE CITY

60%

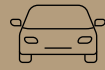
FASTER

LINK TO

57

BUS ROUTES

ACCESS FROM THE LEASIDE



8 MINS

drive to DVP (3.5 km)

12 MINS

drive to Gardiner Expy (10 km)

10 MINS

drive to Highway 401 (9 km)

10 MINS

drive to Highway 404 (9 km)

WITHIN 5 MINS

30 Restaurants

NEARBY HOSPITALS



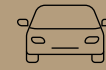
< 5 MINS

Leaside Hospital (1.6 km)

< 7 MINS

Sunnybrook Health Sciences Centre (3.1 km)

SCHOOLS IN LEASIDE



4 MINS

13 MINS

St. Anselm Catholic School

4 MINS

13 MINS

Bessborough Drive Elementary and Middle School

4 MINS

13 MINS

Rolph Road Elementary School

4 MINS

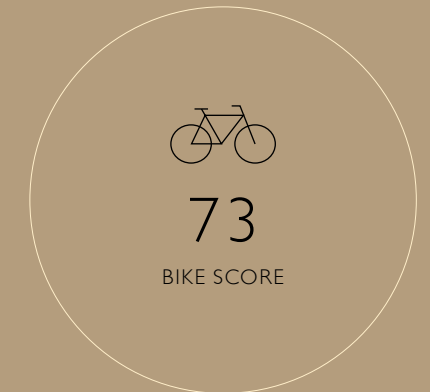
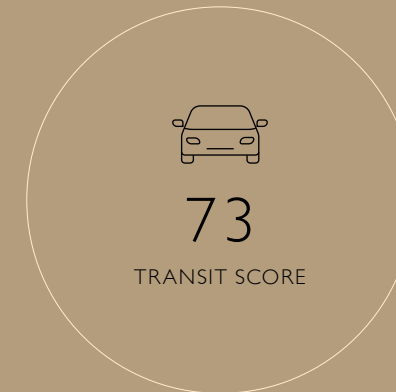
15 MINS

Leaside High School
#3 best high school in Toronto for 2023

4 MINS

17 MINS

Children's Garden School



AN ABUNDANCE OF GREEN SPACE



- | | | |
|--|---|---|
| 01 Don River
<i>Within 3 min drive</i> | 05 Leaside Park
<i>Within a 3 min drive</i> | 09 Toronto Botanical Garden
<i>Within a 6 min drive</i> |
| 02 Crothers Woods & Sun Valley
<i>4 min drive</i> | 06 Thomas Hauser Memorial Trailhead
<i>Within a 3 minute drive</i> | 10 Trace Manes Park and Community Centre
<i>2 min drive / 8 min walk</i> |
| 03 Ernest Thompson Park
<i>5-6 min drive</i> | 07 Cullen Bryant Park
<i>7 min drive</i> | 11 Howard Talbot Park
<i>4 min drive / 18 min walk</i> |
| 04 Trace Manse Park
<i>2 min drive / 8 min walk</i> | 08 Thornecliff Park Tennis Club
<i>4 min drive</i> | 12 Leaside Memorial Gardens Arena and Pool
<i>2 min drive / 7 min walk</i> |



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 Sobeyes
- 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





TORONTO AT A GLANCE

SAFEST CITY IN THE WORLD

The fourth iteration of the Economist looks at 60 cities across 76 indicators, covering digital, health, infrastructure, personal, and environmental security.

#1 "BRAIN GAIN" DESTINATION

Toronto created over 57,000 more jobs than graduates over the previous five years, making it the #1 "brain gain" in North America.

GLOBALLY RECOGNIZED

Toronto has been recognized as a global city of the future, and has been celebrated for its economic potential, higher education, technology and business, and for the quality of life it provides.

STABLE REAL ESTATE MARKET

Canada is one of the fastest-growing countries in the world. In addition, record immigration and a growing population continue to bump prices and demand upwards. The federal government has a target of bringing in 1.45 million immigrants over the next three years, most of whom will reside in Ontario.

FAST GROWING TECH MARKET

Greater growth than New York, Seattle, and Boston combined. Third strongest tech market overall according to CBRE's tech talent report in North America.

A TOP 10 MOST LIVABLE GLOBAL CITY

Thirty different factors were considered, including stability, healthcare, culture and environment, education and infrastructure.

SCARCITY

Lack of supply in Toronto's housing market remains high. The demand outweighs supply, keeping dollar value up and contributing to all-time low vacancy rates. This also heightens rental demand.

BLEND OF CULTURE AND ENTERTAINMENT

Aside from being a financial hub, the city offers countless restaurants, parks, trails, and public facilities, scattered all over the city. Toronto is walkable, bikeable and convenient.

800,000

Businesses with diverse mix of companies and ventures

180

Languages spoken. One of the world's most multicultural cities

6.4M

In GTHA population. Fastest-growing region in North America

1.2M

People immigrating over the next three years to Canada

\$11.3B

In arts and culture to the city's GDP

\$4.4B

In venture capital investments in 2020

8th

Most global 500 head offices in the world

8

World-renowned universities



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INTRODUCING THE LEASIDE TEAM

THE LEASIDE



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.



TOP RIGHT
ALLURE
 43 STOREYS
 Coming to King St. E. & Sherbourne, in Toronto's downtown core

BOTTOM LEFT
THE DESIGN DISTRICT
 31 STOREYS
 Furnished by Louis Vuitton
 A multi-tower project

BOTTOM RIGHT
ARTE
 18 STOREYS
 Located south of Square One at Hurontario and Dundas

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TOP RIGHT
ARTFORM
 17 STOREYS
 Located in Mississauga, south of Square One

BOTTOM RIGHT
1 JARVIS
 15 STOREYS
 Located in Hamilton
 Sold out within weeks



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.



BOTTOM LEFT
1233 QUEEN
 9 STOREYS
 Located in Leslieville,
 at Leslie and Queen St. E.

TOP RIGHT
1111 DANFORTH
 9 STOREYS
 Located in Danforth,
 at Danforth and Byron

BOTTOM RIGHT
THE WHITFIELD
 39 STOREYS
 Located in Toronto,
 at Front and Sherbourne

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TOP RIGHT
775 VAUGHAN
 38 STOREYS
 Located in Vaughan,
 at Vaughan and Northcliffe

BOTTOM RIGHT
64 MAIN STREET EAST
 18 STOREYS
 Located in Hamilton,
 at John and Bowen



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.



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

GEOTHERMAL 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.