

# Exclusive VIP Package

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THE GARDEN  
DISTRICT  
CONDOMINIUM

THE TOWER COLLECTION

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## Clean. Modern. Sophisticated.

Welcome to Toronto's incredible Garden District neighbourhood – it's where the past and present meet, where modern architecture is being combined with heritage preservation, to bring new life to the past.

At the centre of it all is **The Garden District Condominium**, a beautiful hybrid of old and new, that's setting the bar for this evolving downtown neighbourhood. This 32-storey, 234-suite residential condominium has three key elements – a base of heritage row homes dating back to the late 19th

century, a mid-rise podium – and a cantilevered modern glass tower filled with natural light.

The tower portion soars up and over the heritage buildings, offering the perfect counterpoint of old and new. The structure of the podium and tower highlights the presence of the heritage elements, with a recessed area that gives their traditional roofline room to shine.

And if you're looking for great amenities, you will love **The Garden District Condominium** which includes a sprawling

2-storey gym located in the heritage base and a modern 7th level **Garden Club** featuring indoor and outdoor facilities.

**The Garden District Condominium** also offers amenities for pets. There is a main level pet washing and grooming station and an outdoor pet relief area.

The location is unbeatable, too. With an incredible walk score of 99, transit score of 100, and bike score of 83, you can walk, bike, or take the TTC just about anywhere. It even has charging stations for electric cars, truly connecting old and new.

# History, reimagined.



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## Heritage Preservation Base

The facades of the heritage buildings on Shuter Street will be carefully restored and thoughtfully integrated into the condominium, serving as the base for the contemporary tower. The base will contain three 2-storey lofthouses with private entrances from Shuter. The corner building will also house a 2-storey fitness gym and a pet washing and grooming station (accessible from the exterior too).



**Standing tall.**

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## **Glass Cantilevered Tower**

Designed by Peter Clewes and Adam Feldmann of the acclaimed firm ArchitectsAlliance, **The Garden District Condominium** is inspired by the enduring shapes and timeless style of Mies van der Rohe. The sleek interiors are designed by Dochia Interior Design, with luxe finishes that exude modern sophistication. Contemporary yet classic, **The Garden District Condominium** takes the best of the past, and combines it with design and features that will take luxury city living into the future.



**In the heart  
of The Garden  
District  
community**

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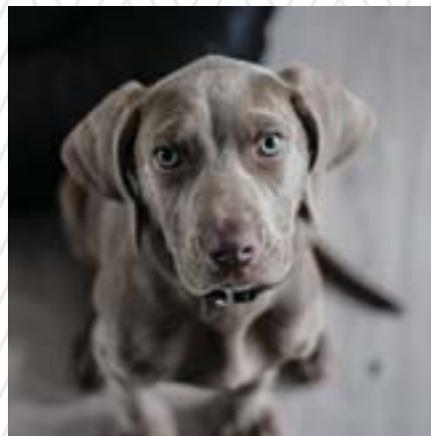
**THE GARDEN  
DISTRICT**  
CONDOMINIUM

## A fabulous first impression.



Your first view of the interior is via the grand lobby entrance on Mutual St. A stunning space that combines past and present with subtle touches and luxurious finishes. The exposed brickwork of the restored heritage feature wall gives the space an elegant touch of history feel, while the rich inlaid wood walls, sleek seating and gleaming marble floors keep the space firmly fixed in the present.

In addition to the luxurious lobby, the main floor includes the executive concierge service, a pet spa, a fully outfitted workshop, mail/parcel room, and three high-speed elevators.



# Welcome Home.

SHUTER STREET

## The Garden District Main Level

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MUTUAL STREET

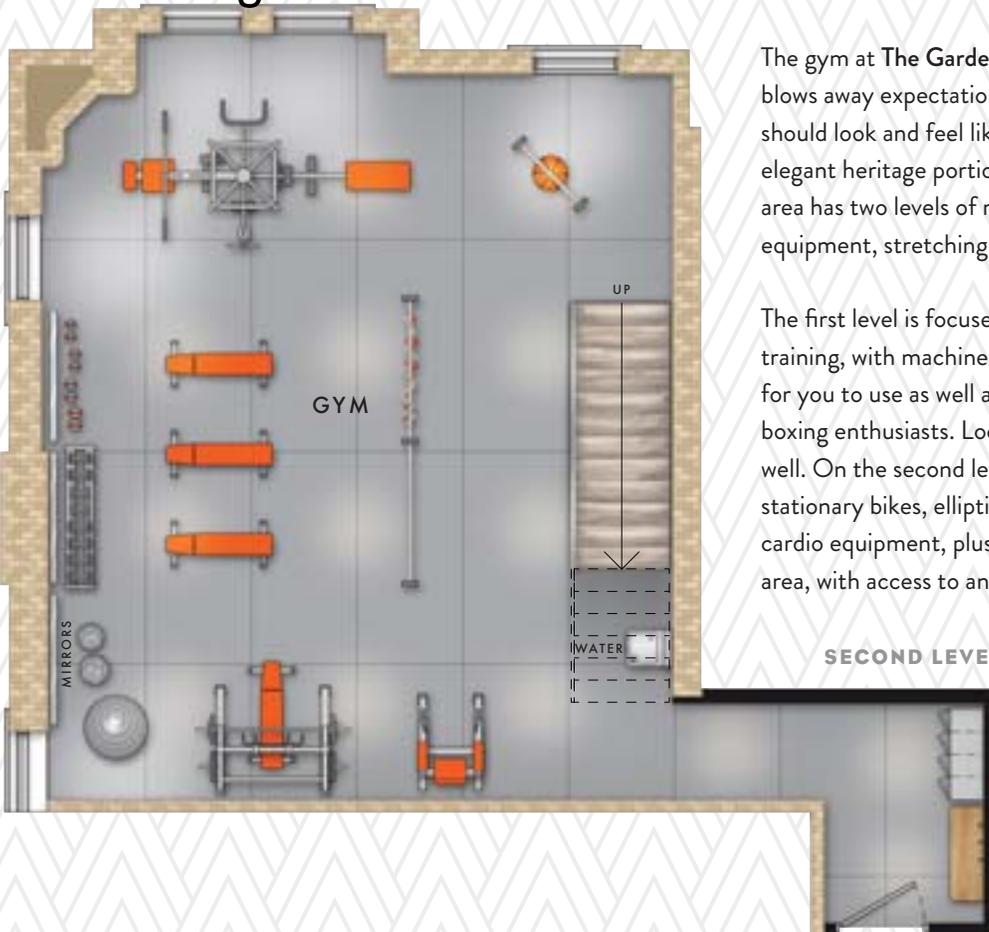


# Your two-storey gym.



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MUTUAL STREET



The gym at The Garden District Condominium blows away expectations of what a condo gym should look and feel like. Situated in the elegant heritage portion of the building, the area has two levels of machines, fitness equipment, stretching spaces and more.

The first level is focused more on strength training, with machines and free weights for you to use as well as a heavy bag for the boxing enthusiasts. Lockers are available as well. On the second level, you'll find treadmills, stationary bikes, elliptical machines and other cardio equipment, plus a yoga and stretching area, with access to an exterior terrace.

# A whole new level of amenities.

MUTUAL STREET



## The Garden Club

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Want to entertain, play, work, chat or just relax? Head to **The Garden Club** on the seventh level – it is a gracious shared space to be used as an extension of your home.

**The Garden Club** has a beautiful kitchen and dining area perfect for a quiet dinner or a bigger soiree, comfortable lounge areas, a media and games area with large-screen TV, and a safe, well-stocked children's play area little ones will love. Need to meet with clients, study for your exam, or hammer out that proposal? Head to the spacious communal work space and meeting room. Get things done in a professional, quiet area with high-speed wifi, comfortable seating and plenty of natural light.

## Luxury, indoors and out.



**The  
Garden  
Club**



The floor to ceiling south facing windows let the sun in year-round – and invite a warm breeze in the summer months. There's a bar, billiards table, media and games area, full kitchen and dining area, and plenty of comfortable seating.

The Indoor Amenity area consists of a children's playroom, an expandable lounge, kitchen and furnished dining area, games+media room with large screen TV, a bar area with wifi and a finished meeting room.

The open concept is fully expandable to accommodate larger groups – it's easily transformed into a single space that you can book for that big birthday party or family celebration.

## Comfortable respite.

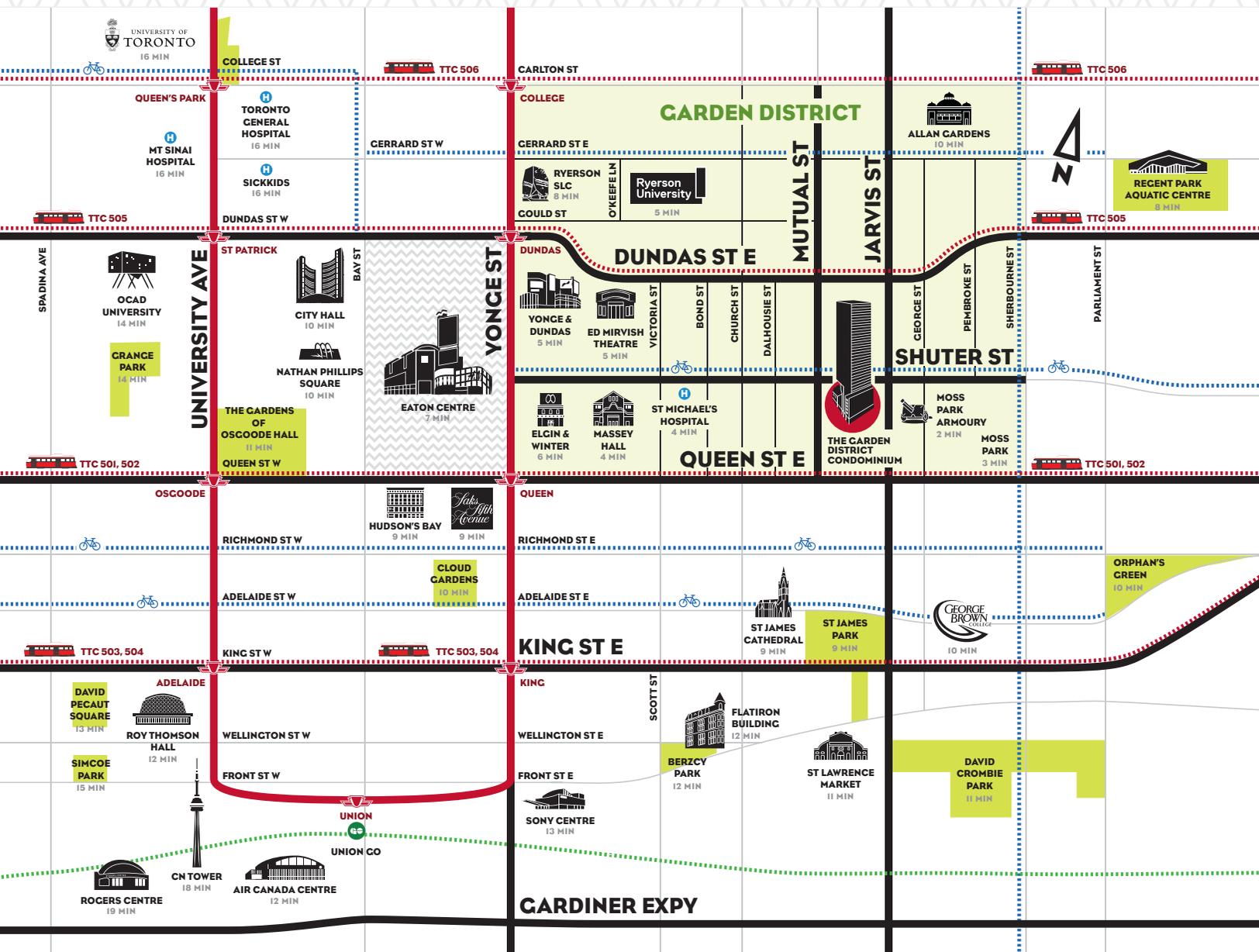


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The large doors open to a beautiful outdoor area with more seating, lush raised planters, firepits, barbecues, sunbathing loungers, an al fresco dining area and more. It's the perfect place to hang out and relax on your own or with friends, and the ideal spot to entertain.

# An incredible neighbourhood.



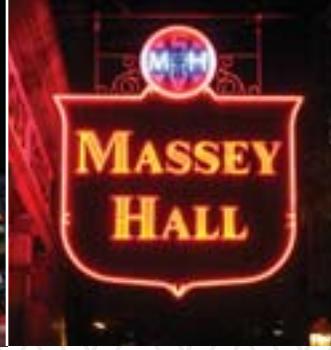
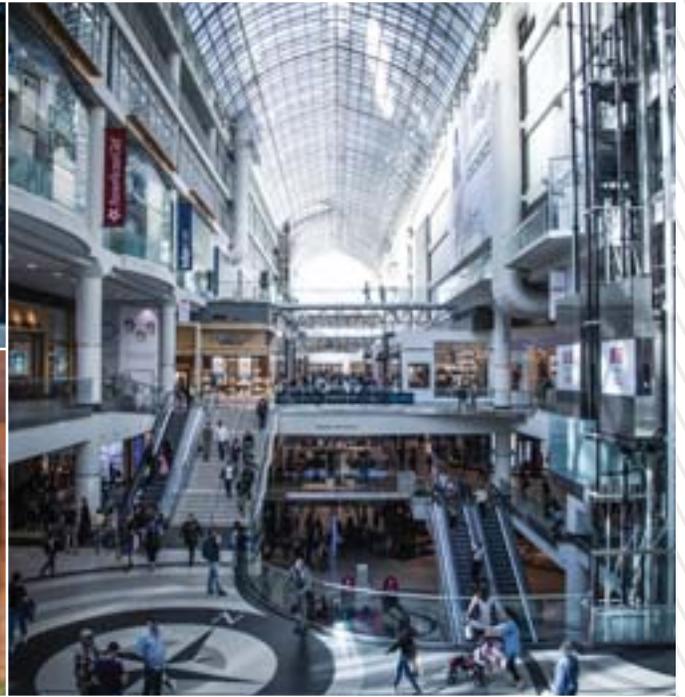
The Garden District Condominium is in the heart of Toronto's Garden District. Bordered by Yonge, Carlton, Sherbourne and Queen, this vibrant urban neighbourhood is in the downtown core, close to fabulous shopping, amazing entertainment, and plentiful dining. Shop at the landmark Eaton Centre, catch a concert at Massey Hall, or spend some time in a local park – they're all a short walk or bike ride away.

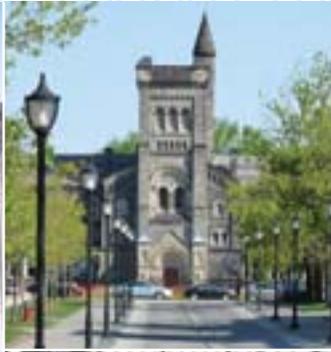
And no matter what school you need to get to, The Garden District Condominium is the perfect home base for students, faculty and staff. Ryerson University is a two-minute walk north, George Brown College is a few blocks to the south, and U of T is a quick bike or streetcar ride west.



An incredible walk score of 99, transit score of 100, and bike score of 88 means you can walk, take the TTC, or bike just about anywhere. And with future forward charging stations for electric cars, The Garden District Condominium truly connects the old with the new.





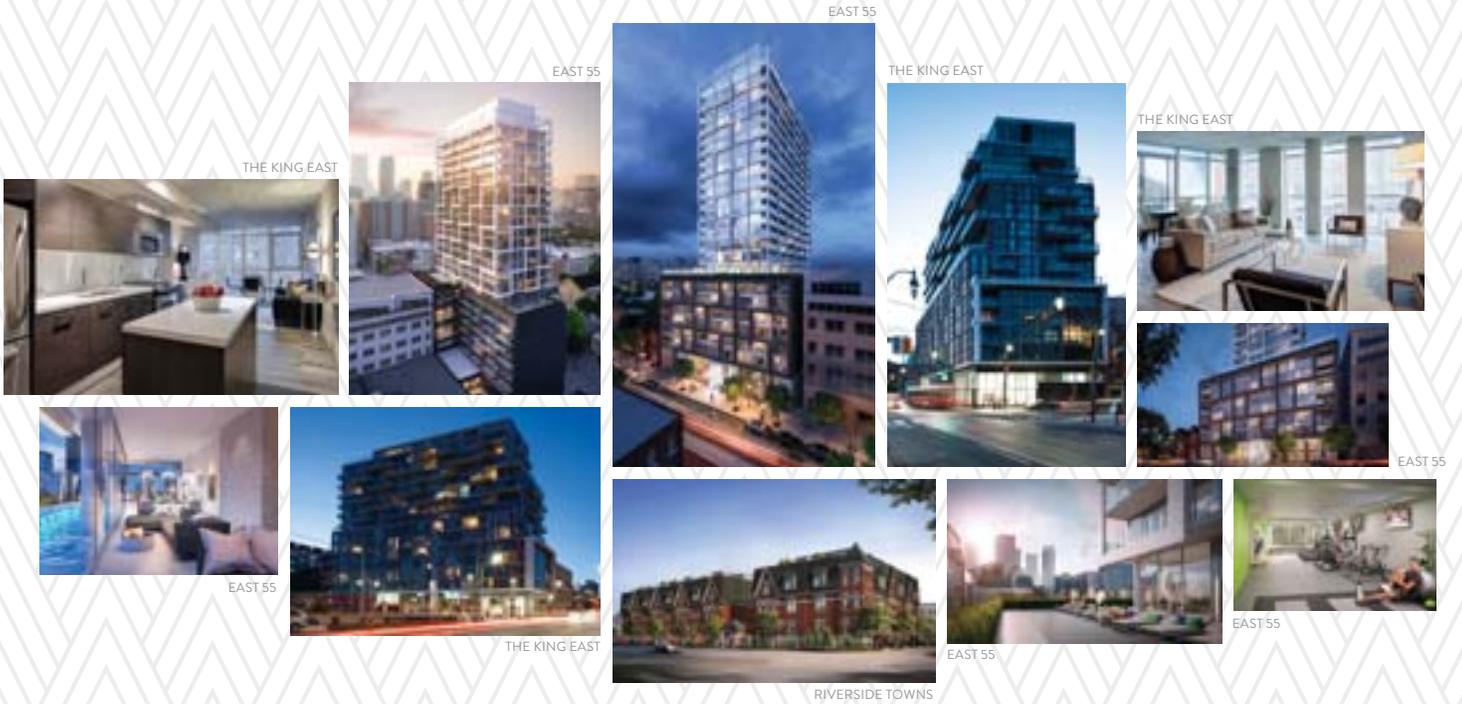


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# Development Team

A groundbreaking partnership between Hyde Park Homes and The Sher Corporation brings years of multi-faceted real estate experience to The Garden District Condominium. This team offers unparalleled expertise in engineering, an impeccable sense of design, and the in-depth real estate knowledge necessary to create residences that are truly incredible in every way.



The Hyde Park Homes Group has been involved in real estate investment, development and construction for many years. They have successfully completed all types of commercial and residential developments in the GTA, including retail, mixed residential/retail, single family, townhomes and stacked townhomes, and mid- and high-rise condo projects.

Since 2007, they have co-developed three projects with Lamb Development Corp in Toronto: The King East, a 14-storey, 215-unit residential/retail condominium, and Riverside Towns, a 63-unit stacked townhouse project. Their third project, East 55, a 273-unit, 24-storey high-rise condominium on Ontario St. is currently under construction.

[hydeparkhomes.com](http://hydeparkhomes.com)



Armed with a strong understanding of urban design and a future-focused approach to real estate, The Sher Corporation develops high-quality residences that add value to the architectural landscape. Sher is dedicated to creating outstanding residences that push the design envelope, while seamlessly weaving into the existing urban fabric.

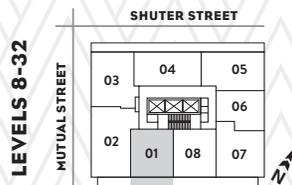
With over 25 years of experience in the real estate market, principal Shakeel Walji brings an unparalleled understanding of development that is uncommon in today's marketplace. Possessing both a strong background as a professional engineer and a creative flair for design, he fully understands the development process from concept to execution.

The Sher Corporation is devoted to enriching the lives of homeowners with high-quality spaces that incorporate the latest trends in architecture and design with timeless forms. An incredible portfolio and an excellent reputation with clients keeps Sher closely attuned to the real estate landscape.

[shercorp.ca](http://shercorp.ca)

# 01 / ONE BEDROOM AND FLEX

692 SF TOTAL / 584 SF INTERIOR PLUS 108 SF EXTERIOR



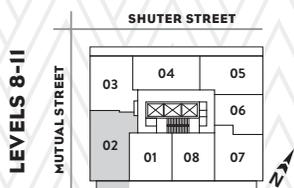
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# 02A / THREE BEDROOM

921 SF TOTAL / 838 SF INTERIOR PLUS 83 SF EXTERIOR



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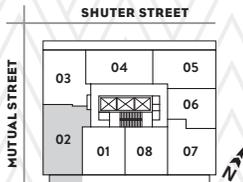
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# 02 / THREE BEDROOM

921 SF TOTAL / 838 SF INTERIOR PLUS 83 SF EXTERIOR



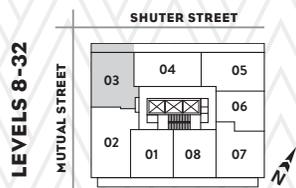
LEVELS 12-32



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# 03 / TWO BEDROOM

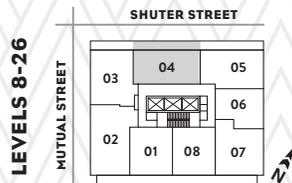
802 SF TOTAL / 696 SF INTERIOR PLUS 106 SF EXTERIOR



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# 04A / TWO BEDROOM AND STUDY

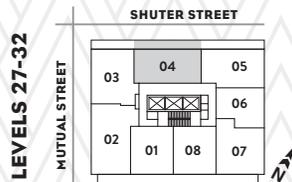
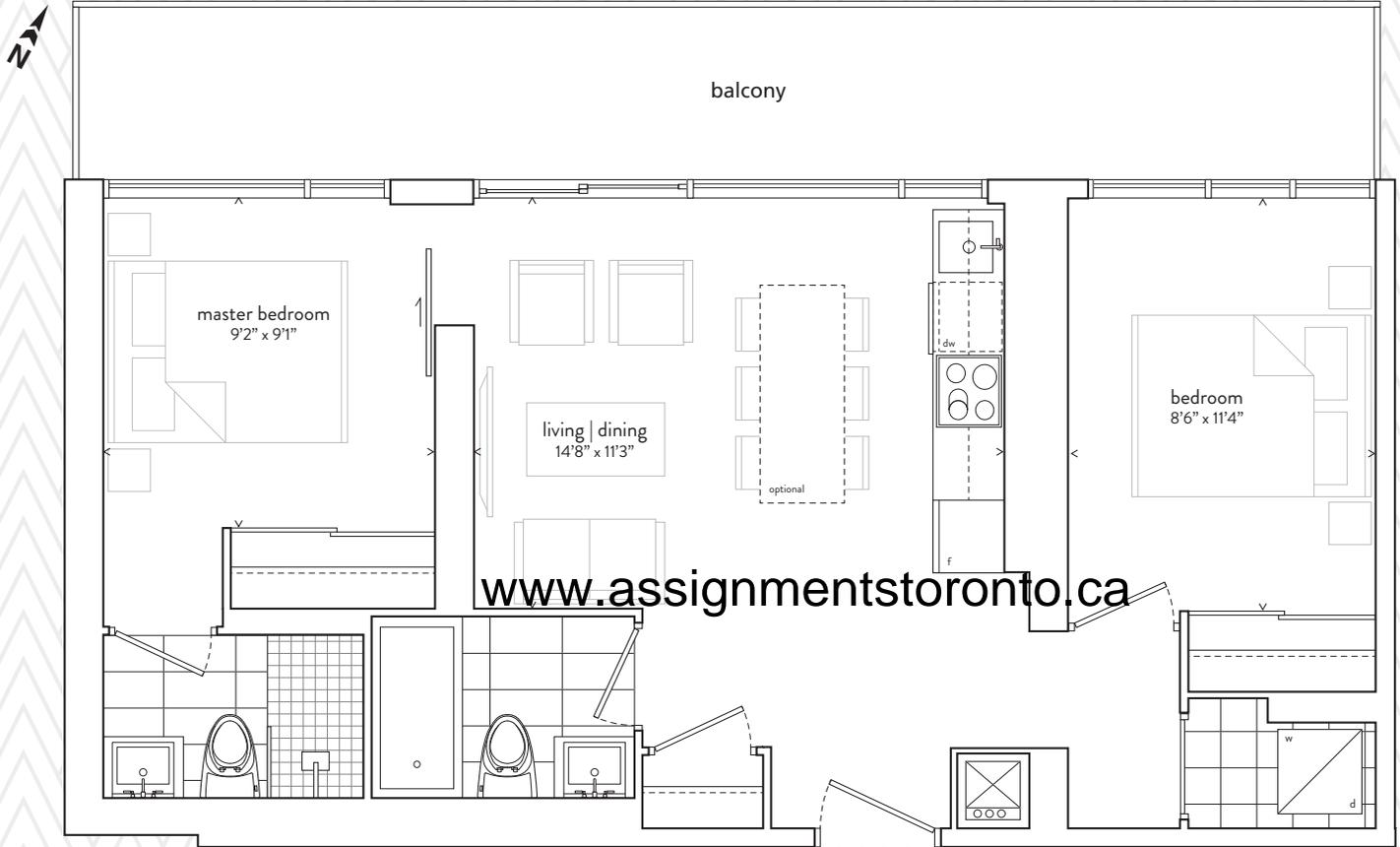
831 SF TOTAL / 660 SF INTERIOR PLUS 171 SF EXTERIOR



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# 04 / TWO BEDROOM

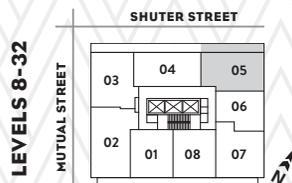
831 SF TOTAL / 660 SF INTERIOR PLUS 171 SF EXTERIOR



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# 05 / TWO BEDROOM

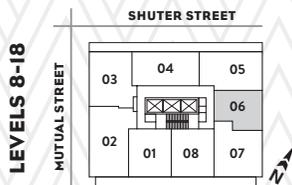
834 SF TOTAL / 676 SF INTERIOR PLUS 158 SF EXTERIOR



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# 06 / ONE BEDROOM AND STUDY

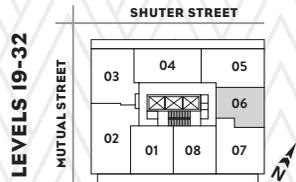
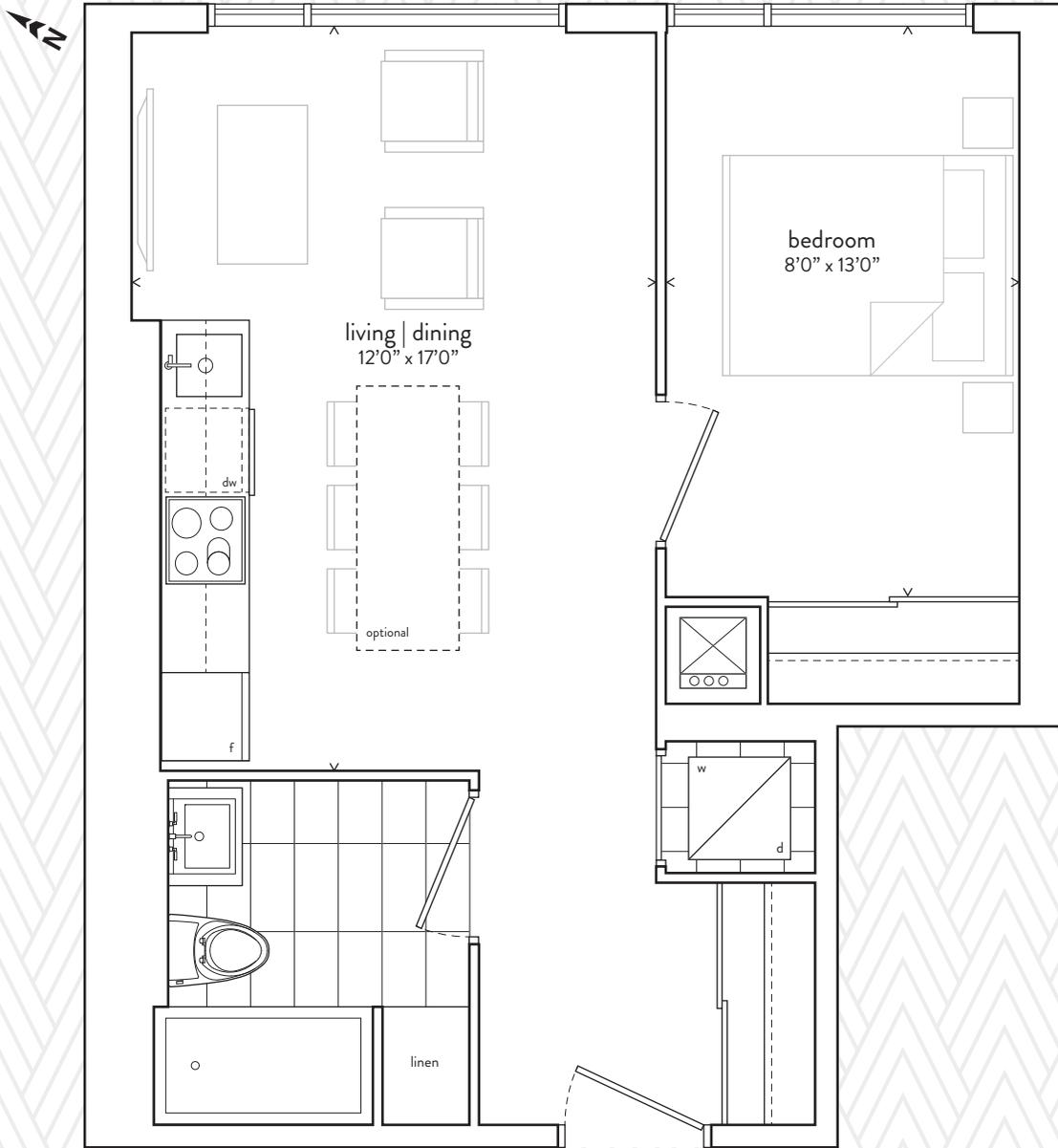
504 SF INTERIOR



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# 06A / ONE BEDROOM

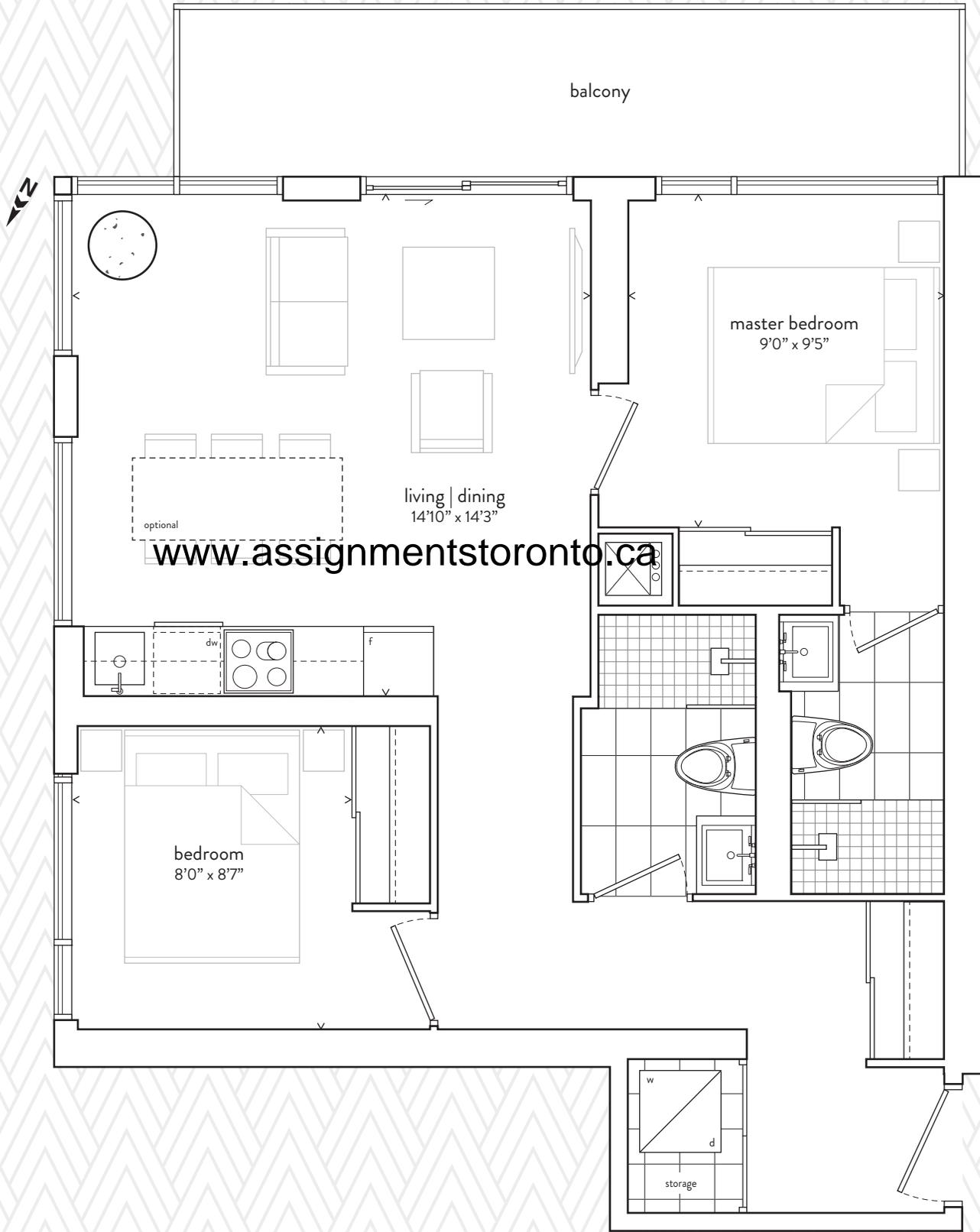
504 SF INTERIOR



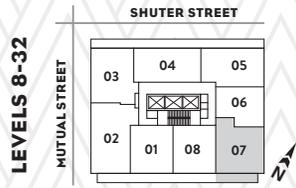
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# 07 / TWO BEDROOM

800 SF TOTAL / 693 SF INTERIOR PLUS 107 SF EXTERIOR



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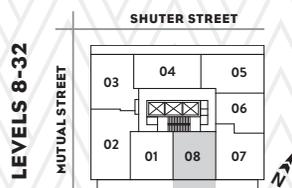
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# 08 / ONE BEDROOM AND FLEX

692 SF TOTAL / 584 SF INTERIOR PLUS 108 SF EXTERIOR



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## Features and Finishes

### The Garden District Condominium

- Main floor lobby reception and concierge
- Pet washing and grooming area with direct (non-lobby) exterior access
- Two-storey cardio fitness & weight training gym, with stretching area and adjacent outdoor terrace
- Seventh floor indoor amenity area consisting of a children's playroom, and expandable multi-purpose rooms including: a lounge, kitchen and furnished dining area, games and media room with large screen TV, bar area with wi-fi and a furnished meeting room
- Contiguous outdoor terrace consisting of built in BBQ's with adjacent dining areas, fire pits and lounge seating, and decorative raised planter gardens
- Year-round outdoor pet relief area
- Ramp to three level secure underground parking
- Two AutoShare vehicles found on P1
- All main entrances and exits surveillance video monitored
- Fob security controlled access at all main building entry points and in common areas
- Mailroom conveniently located off main lobby
- Convenient main floor visitor bike parking with direct (non-lobby) exterior access
- Electronic "enterphone" lobby communication system for guest access

### Suite Features

- 8 1/2 ft or 9 ft exposed concrete ceilings as per plan \*\*
- Choice of wide-plank European designed luxury wood inspired laminate flooring\*
- Exposed concrete feature walls and circular columns†
- Square profile baseboard with coordinating door casings
- Solid core suite entry door with deadbolt lock and security viewer
- Contemporary "slab style" interior doors
- Sliding doors and/or swing doors in bedrooms†
- Brushed chrome contemporary hardware†
- Wire shelving in all closets†
- Flat off-white paint throughout all areas with the exception of semi-gloss paint in laundry and bathrooms
- Spacious balconies with sliders or door for access†

### Sustainability

- Occupancy sensors in selected common areas to reduce hydro consumption
- Electric car charging station rough-in on each parking level
- Ensuite light fixtures to fit long-lasting energy-saving lamps
- Low VOC paints and finishes
- Water efficient fixtures and energy saving appliances to reduce consumption
- Architecturally designed aluminum window frames with double pane sealed glazing
- Building recycling system
- Energy recovery ventilation (ERV)

### Contemporary Kitchens

- Choice of European designed two-tone kitchen cabinetry in a range of colours†\*
- Kitchen island†\*
- Choice of quartz surface kitchen and island countertop†\*
- Back painted glass backsplash†\*
- Single bowl undermount stainless steel sink, with single-lever faucet

### Appliances

- Integrated panelled 24" refrigerator and dishwasher
- 24" electric cooktop and wall oven
- Concealed hood fan
- Stainless steel microwave with trim kit†
- Stacked washer-dryer

### Designer Bathrooms

- Choice of designer vanity cabinetry in a range of colours\*
- Choice of quartz surface countertop\* with undermount sink† and single lever faucet
- Vanity mirror and light
- Contemporary water-efficient toilet, lavatory faucet and showerhead
- Tub or shower†, with porcelain tile surround†
- Rectangular design, white soaker tub†
- Frameless glass enclosure with door for shower†
- Choice of porcelain floor tile†\*
- Pressure balanced valves in all bathtubs and showers
- Privacy lock on bathroom doors

### Mechanical and Electrical Systems

- Ensuite thermostat controlled heating and cooling utilizing fan coil system
- Separate suite metering for hydro and water consumption
- Pre-wired telephone, high-speed internet and cable outlets in living room, den and bedrooms
- Individual ensuite electrical panel with circuit breakers
- White decora style switches and receptacles in living areas, and bedrooms, with light fixture(s) in foyer, track or fixture lighting in kitchen\* and bathrooms\*

† as per plan

\* from vendor's samples

\*\* ceiling heights are subject to bulkheads, dropped ceilings and structural beams and all bathrooms, washer-dryer closets and suite foyers will have smooth drywall ceilings

Drawings are not to scale. Prices and specifications are subject to change without notice. Window sizes and locations are approximate only and may vary. Suite purchased may be mirror image of suite layout illustrated. Square footages and dimensions (where shown) are approximate only. Actual usable floor space may vary from the approximate floor area shown. Approximate square footages shown are calculated in accordance with Tarion Builder Bulletin 22. The exact location of any balcony (if applicable) in relation to the unit layout may differ from that shown. Balcony area finishing material and any dividers, where applicable, may vary from suite to suite based on design and material specifications. Balcony dimensions, configuration and location are estimates only and may not be exactly as shown. E.&O.E.