

LSQ

almadev



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LSQ2





# The next destination in North York

**1,600,000**  
sq.ft.

master-planned community

**1,600+**  
residences

6 residential buildings

**489,000**  
sq.ft.

office & commercial-use buildings

**100,000+**  
sq.ft.

parkland, retail & social space





## even more **recreation**

LSQ welcomes exciting new retail and recreational offerings to Sheppard Ave. East in North York. Three new pedestrian friendly, tree-lined streets surround a central park space, while European inspired outdoor spaces serve as ideal gathering places for residents and the broader community.





Community Central Park



# North York's employment park

LSQ is situated within Consumers Road Business Park, one of the largest employment areas in the GTA outside of downtown Toronto consisting of over 4.5 million square feet of office space. LSQ will introduce additional business, offices, and co-working spaces to the area creating even more employment opportunities.

309K  
sq.ft. of existing office space

180K  
sq.ft. of new commercial space



Consumers Road Business Park is currently home to over 20,000 jobs and is set to undergo substantial employment growth under the projected goals of the ConsumersNext City Growth Mandate. Through the evolution of ConsumersNext, an additional 13,500 jobs are anticipated to be created in the community.

TODAY  
20K  
jobs within Consumers Park

FUTURE  
13.5K  
additional jobs anticipated







## even more **residences**

LSQ2 is the second residential tower in the LSQ community, featuring 30-storeys. LSQ2 offers a range of spacious 1, 2 & 3 bedroom suites designed for modern lifestyles and households of all sizes. LSQ2 features an abundance of social and wellness-inspired amenities, along with 5,000 sq.ft. of ground floor retail space, in a centrally located, true master-planned community.





even more  
**dining**

even more  
**socializing**

even more  
**amenities**

even more  
**recreation**

even more  
**entertaining**





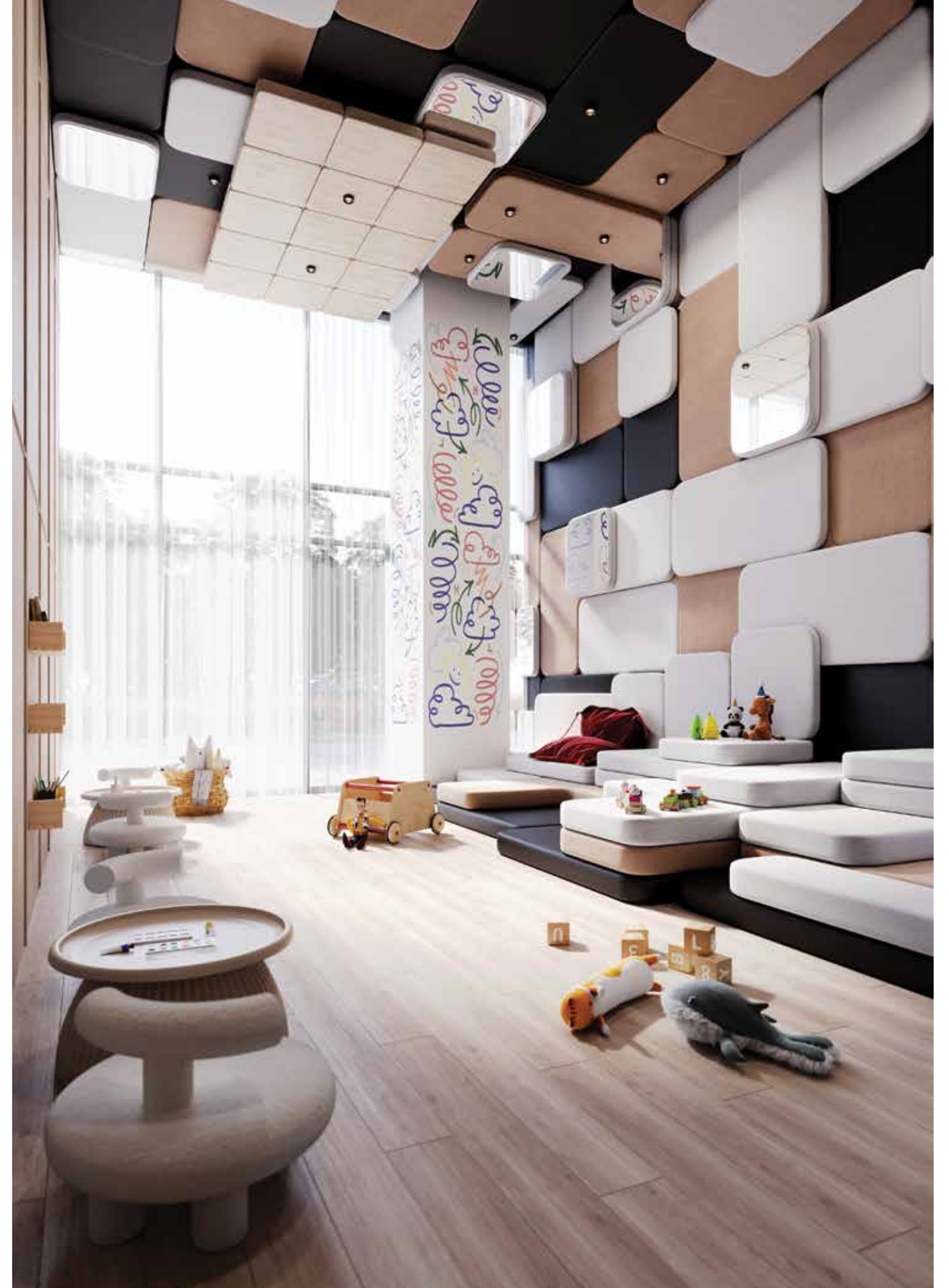
**a warm** welcome home

Step into a showstopping gallery lobby and lounge. Contemporary design with warm, natural finishes and a neutral colour palette serve as the perfect invitation home.



## play, laugh & grow

Specially created for the youngest residents at LSQ2, the Kids Club is a unique indoor play room. Featuring room to run, and plenty of toys and interactive features, the Kids Club is designed for little ones to explore, learn, and let their imaginations soar.





# lay down your next track

Lay down your next track, or record the latest episode of your podcast in the recording studio. Content creators of all types will find inspiration and creativity in the recording studio.





# it's game time

Sports Lounge



Gather with friends and neighbours to catch the big game, and find time for play with mixed-games in the games room and sports lounge designed for entertaining and fun for all ages.

Games Room





# make room for self care

Gym



Steam Room



Designed to support healthy active living, residents can enjoy state of the art fitness equipment and spa facilities right at home with multi-purpose wellness-inspired amenities.



Dining Room



next level nights in

Party Room



Gather together in the fully furnished party room featuring a kitchenette and lounge. Host dinner parties or simply dine with neighbours in the dining areas and on the outdoor terrace complete with an array of social amenities.





Level 4 Outdoor Dining & BBQ Area



Level 4 Outdoor Lounge



Level 5 Outdoor Lounge



**spend time together** outdoors

Gather with friends, family, and create meaningful connections with neighbours in the outdoor lounge and dining areas featuring bbq's, cooking stations, and social amenities.



# work days, the right way

Find your optimal work-life balance in the calm, contemporary co-working space. Reserve a private meeting room, or take calls and complete projects in the shared social workspace areas.





# amenity plans

- 1. Gym
- 2. Steam Room & Sauna
- 3. Indoor Party Room
- 4. Indoor Dining Room with Catering Kitchen
- 5. Outdoor Fitness Area
- 6. Dog Run
- 7. BBQ Area
- 8. Outdoor Lounge & Dining

Level 4 Amenity Plan



- 1. Co-working Space
- 2. Meeting Room
- 3. Outdoor Fitness Area
- 4. Outdoor Lounge & Kids Play Area

Level 5 Amenity Plan







even more  
residences

even more  
opportunity

even more  
**space**

even more  
**connection**

even more  
**for everyone**



# make yourself at home

Spacious one, two and three-bedroom suites feature stylish kitchen, dining, and living areas. Sophisticated and thoughtful design ensures every member of your household will find comfort.





# views from the top

Penthouse suites offer breathtaking city and park views with large windows and expansive balconies. Elegant fixtures and finishes create an inviting and warm atmosphere for elevated living at home.







even more  
job growth

even more  
transit

even more  
**access**

even more  
investment

even more  
business



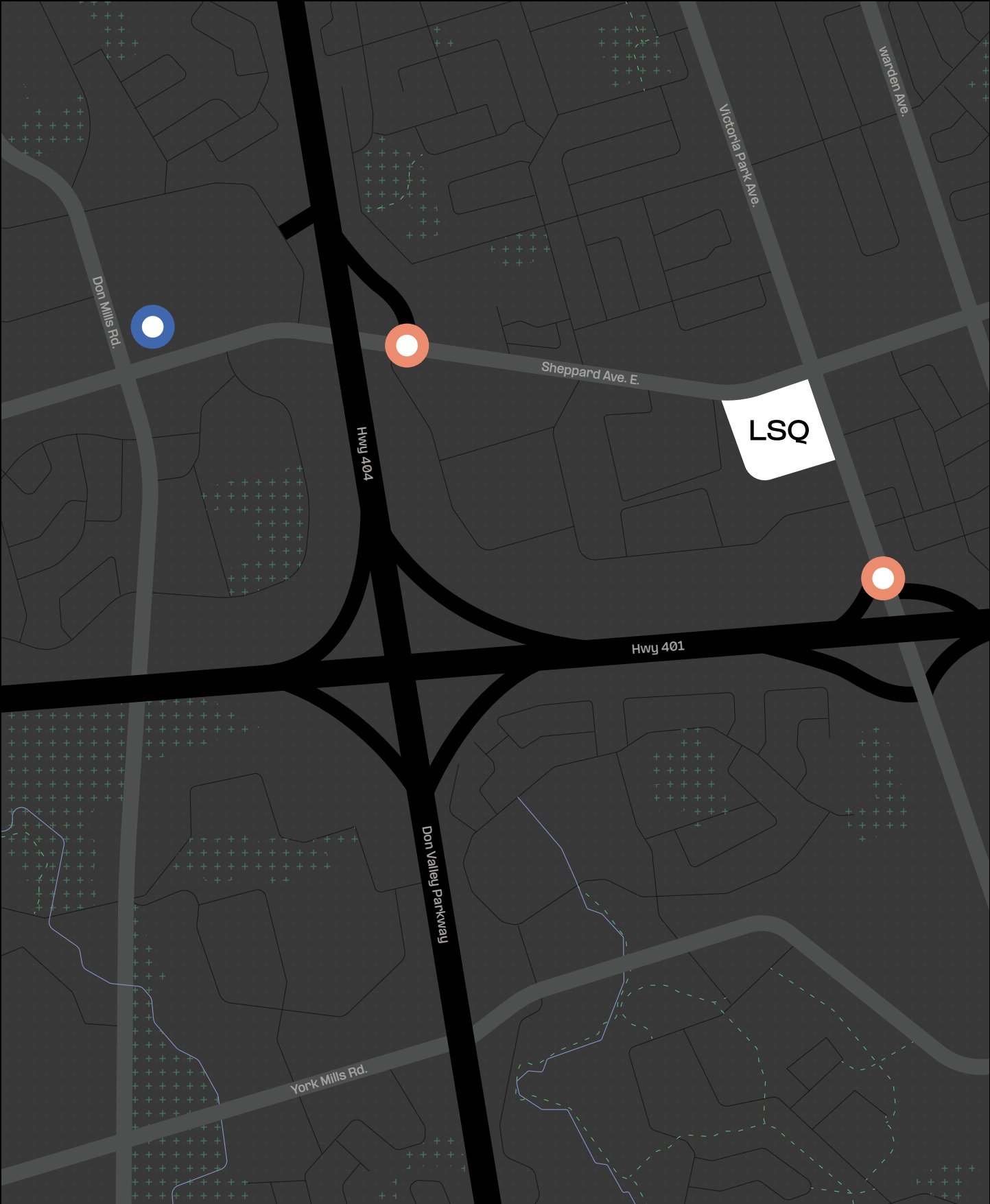


Fig. 1

Centrally located, LSQ offers easy access to nearby highways 401, 404, and the DVP, connecting the community to the rest of the GTA and beyond.

Fig. 1







-  Highway Entrances
-  Don Mills Subway Station

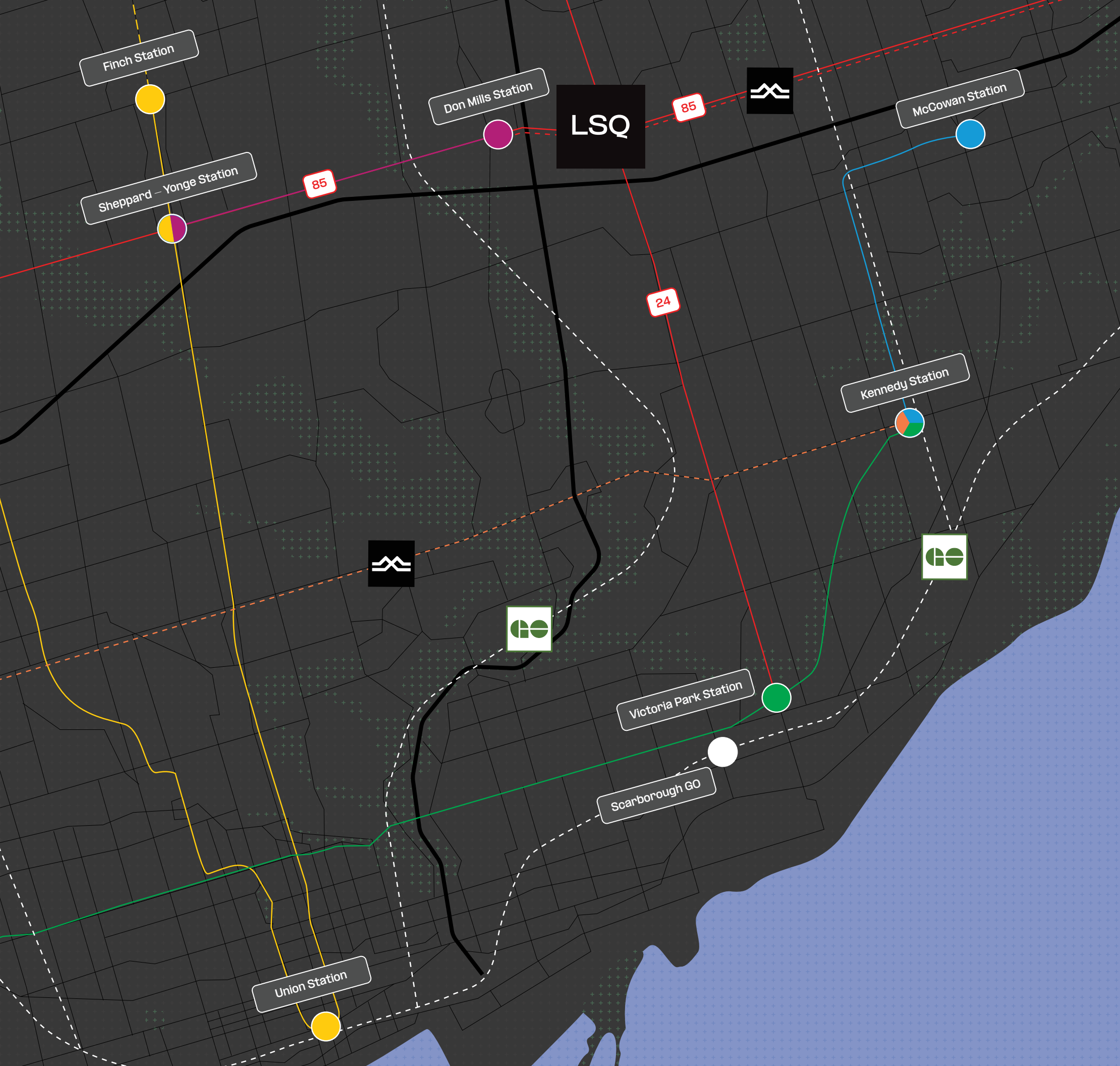


Fig. 2

Fig. 2

-  LSQ
- Drive durations (within)
  -  5–10 mins
  -  10–15 mins
  -  15–20 mins





# even more transit

Commute to and from LSQ via major TTC bus routes and nearby Don Mills Station which provides quick and easy access to the downtown core. The Metrolinx Regional Transportation Plan will include a Sheppard East LRT extension, making LSQ even more convenient and efficient as the community continues to grow.

Legend

TTC Line 1

TTC Line 2

TTC Line 3

TTC Line 4

TTC Bus Routes

Future Sheppard East LRT

TTC Future Eglinton Cross Town

TTC Yonge Extension

GO Train



01



04



07



02



05



08



03



06



09



10

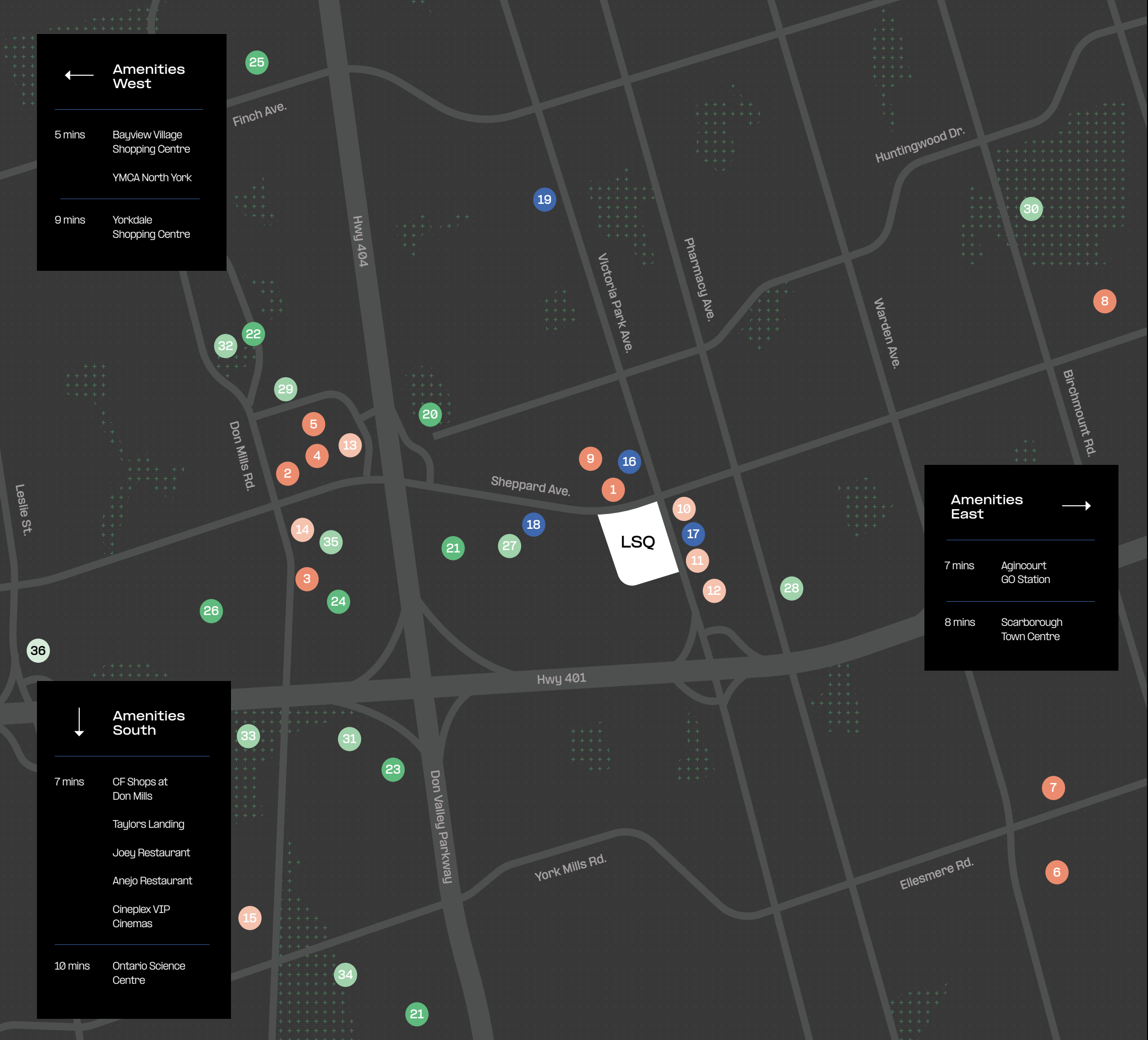


- 01. Fairview Mall
- 02. Shops at Don Mills
- 03. Bayview Village
- 04. Aroma Espresso Bar
- 05. Johnny's Hamburgers
- 06. Joey Don Mills Grill & Lounge
- 07. Seneca College Newnham Campus
- 08. Centennial College
- 09. Betty Sutherland Trail
- 10. Tam O'Shanter Golf Course

LSQ is centrally located with a wide array of shopping, dining, parks and amenities in the community, and has easy access to downtown Toronto and the rest of the GTA.

Fairview Mall, Bayview Village, and Shops at Don Mills are within 10–minutes drive, while Seneca College Newnham Campus, the Toronto Public Library Victoria Village Branch and local public schools are within a short commute from LSQ.





Amenity Map

- Grocery & Shopping**
  - Food Basic
  - T&T Supermarket
  - FreshCo
  - CF Fairview Mall
  - LOBO
  - Costco
  - Home Depot
  - Walmart Supercentre
  - Winners
- Dining & Café**
  - Johnny's Hamburger
  - Starbucks
  - Tim Hortons
  - Moxies Bar & Grill
  - Forest Cafe
  - The David Duncan House
- Finance**
  - BMO Bank of Montreal
  - TD Bank
  - Scotiabank
  - RBC Royal Bank
- Education**
  - Muirhead Public School
  - Lambton College in Toronto
  - Forest Manor Public School
  - George S Henry Academy
  - Woodbine Middle School
  - Seneca College Newnham Campus
  - Shaugnessy Public School
- Recreation**
  - F45 Training
  - Wishing Well Park
  - Toronto Public Library
  - Tam O'Shanter Golf Course
  - Graydon Hall Manor
  - Oriole Community Centre
  - Betty Sutherland Trail Park
  - Donalda Club
  - Parkway Forest Community Centre
- Health**
  - North York General Hospital



# smart home technology for lifestyle convenience

## almadev link

### Effortless smarthome features

Almadev Link technology seamlessly connects your smartphone to your home. Through your device, you can easily access the LSQ2 building entrance, parking garage and common areas. Give access to your guests by sending a one-time use code. And you never have to worry about losing your keys. Use your smartphone to unlock and lock the door to your suite.

With the Almadev Link app, book and pay for use of the amenities at LSQ2, and coordinate necessary arrangements with the concierge. Expecting a package? You'll receive a notification that it's safely stored in the parcel room waiting for pick-up.

### Even more convenience

At LSQ2, we're introducing new technology features to keep you connected. An online community board will enable you to receive notifications and reminders about upcoming events, such as board meetings, landscaping, window cleaning and more.

### Future-ready features

LSQ2 prioritizes a greener lifestyle with amenities designed to help you save money and energy. The parking garage features electric charging stations available for your convenience. There's also secure indoor bicycle storage. Individual suite metering for hydro and water allows you to easily monitor your consumption.





Galleria on the Park | Toronto, ON

# almadev

Almadev is a multi-billion dollar real estate development, investment and asset management company with best-in-class master-planned communities and mixed-use properties across Canada and the United States.

Its world-renowned large-scale, multi-phase development projects include Emerald City and Galleria on the Park in Toronto and Cit  Nature in Montreal. Among its latest project acquisitions is a 12-acre mixed-use site at Rutherford Road in Vaughan. Together with Agellan Commercial, the company owns over seven million square feet of industrial, commercial and retail properties.

For over two decades, Almadev has shaped and enriched communities through leadership and collaboration with a focus on delivering value and maximizing returns on income-producing properties. Almadev builds master-planned communities and manages assets to foster a future where we can live, work and grow.



Emerald City | Toronto, ON



Cit  Nature | Montreal, QC

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