




MINTO
YORKVILLE
PARK

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24 KARAT
LIVING



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The logo for Minto Yorkville Park, featuring a large, stylized letter 'M' inside a circle, with the word "MINTO" in a smaller font below it, and "YORKVILLE PARK" in a larger, bold font below that.

It is befitting that the most exclusive of condominiums, Minto Yorkville Park a joint partnership by Minto Group and North Drive, represents the ultimate in 24 karat living, bringing the gold standard of luxury to one of Canada's most iconic intersections of Bellair and Cumberland in the very centre of the country's most sought-after neighbourhood.



24 KARAT LIVING

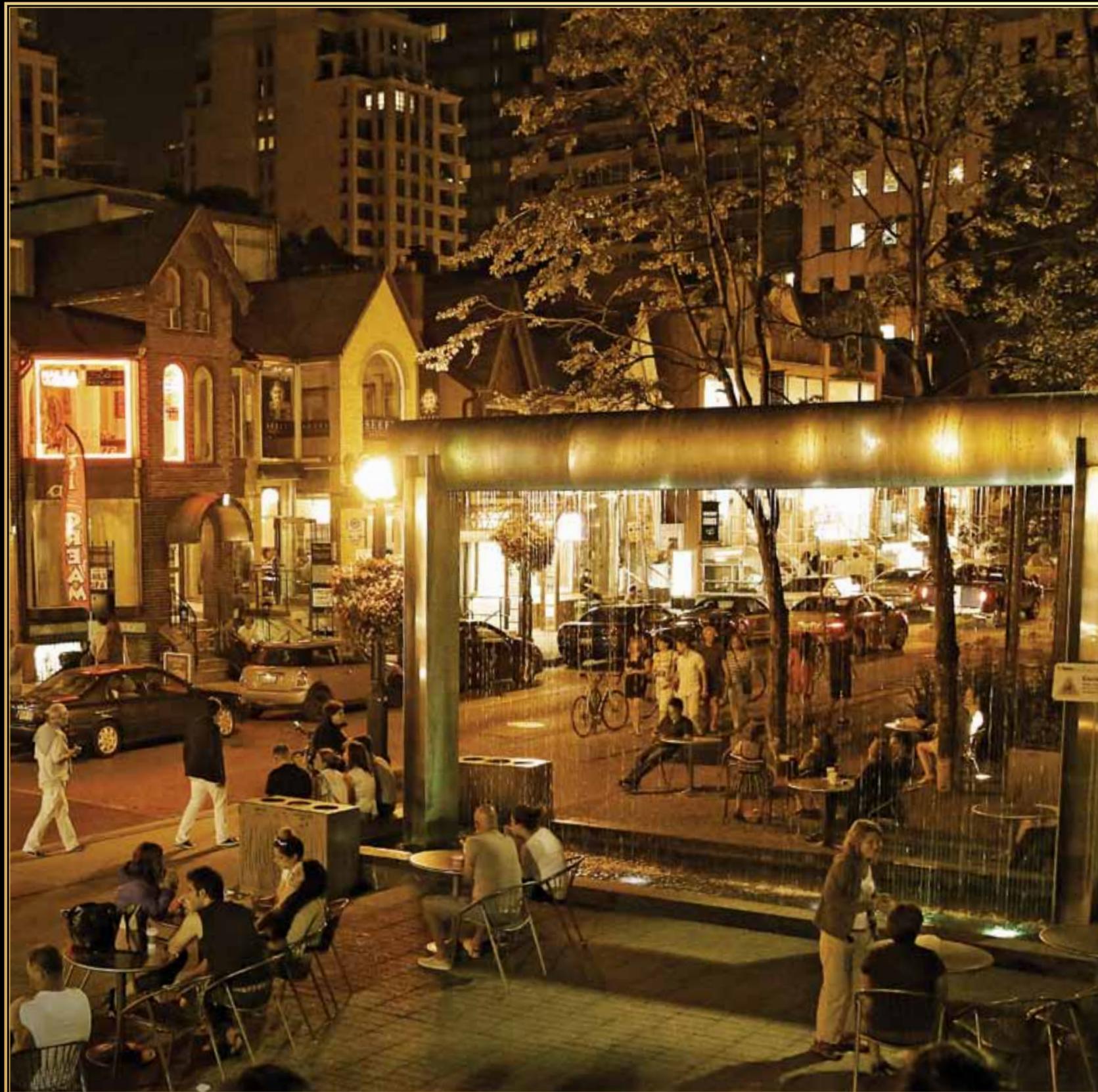


Rising 25 floors from a sophisticated two storey limestone and black granite retail podium, Minto Yorkville Park will be a seductive and modern undulating glass tower reflective of the many faces of its surrounding neighbourhood. The podium, though contemporary in design, responds to the scale and materials of the many charming and preserved Victorian storefronts lining Yorkville Avenue, Cumberland Street and Bellair Street.

The edges of the tower's glass façade are gently bowed and its corners curved in response to the Village of Yorkville Park, located just across the street.

Yorkville Park residents can enjoy views of the park, the green canopy to the north and a beautiful city skyline from upper level residences. Expansive terraces and balconies are integrated into the building, becoming private extensions of residents' personal living spaces, and Yorkville Park's stature and height will allow an infusion of generous natural light into each suite. With its distinctive architecture and traditional and classic landscape design becoming a sculptural expression of its neighbourhood, Yorkville Park is destined to be a landmark residential address.



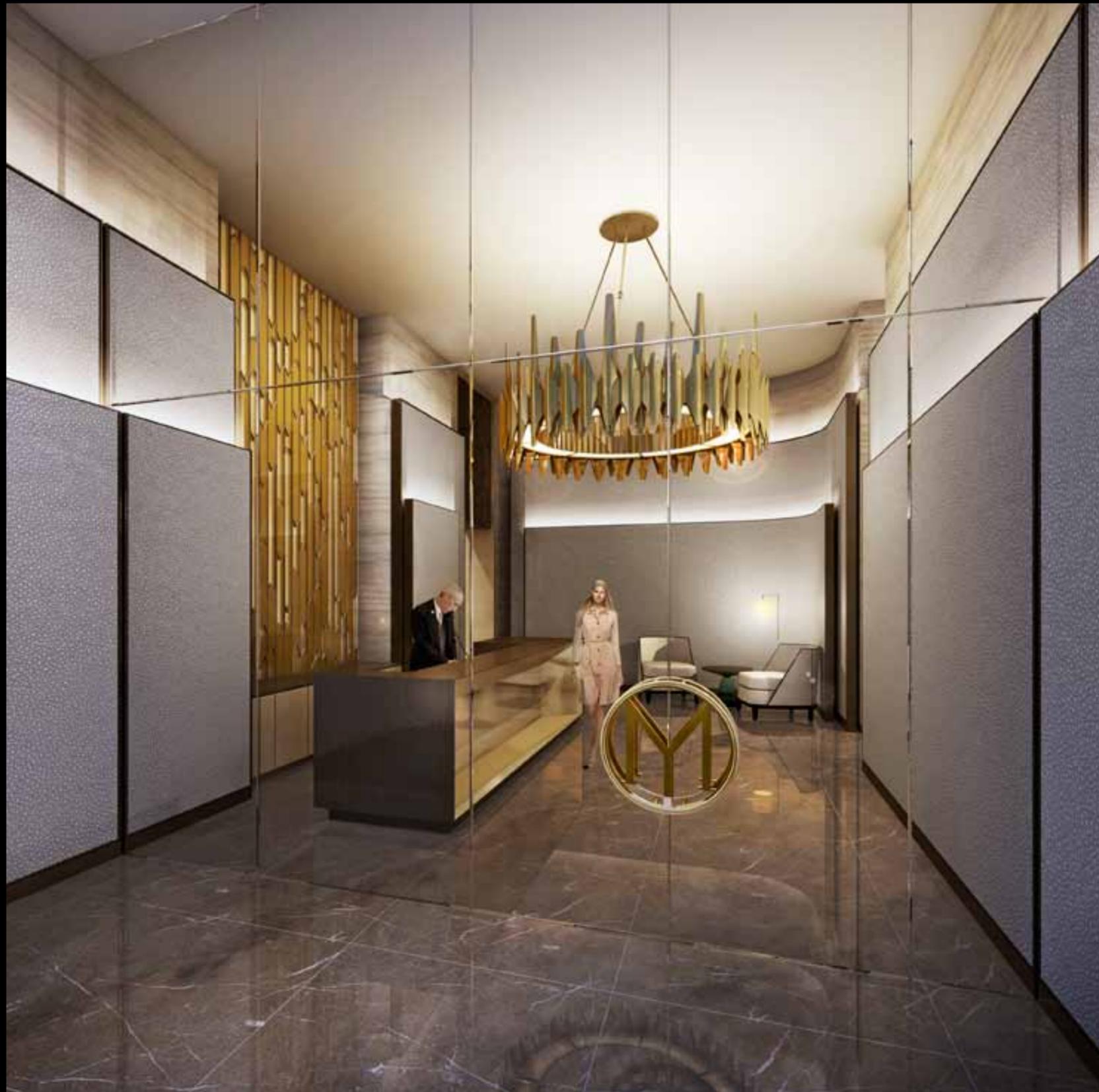


FOREVER YORKVILLE



There is only one heart of Yorkville - Minto Yorkville Park at the corner of Bellair and Cumberland, will command it. This is the absolute centre of Yorkville, surrounded by some of North America's most exclusive world renowned retail brands and destinations, the finest dining, bistros and patios, 5-star hotels, salons and spas, intimate galleries and boutiques, world class museums, secluded and historic laneways and mature treed parks. Minto Yorkville Park will be enveloped by the unmistakable and palatable vibe and feel of Yorkville, and represents the last and only opportunity to live at its very centre. An incredible address at an incomparable location.





THE NEW GOLDEN ERA



Within Minto Yorkville Park exists an array of amenities designed to accommodate your centred, healthy and social lifestyle, while providing calm, orderly sanctuaries for rest and rejuvenation.

The glittering and polished gold-adorned lobby will welcome you home and provide a subtle statement to your guests.

Your 24/7 concierge warmly greets you and assists with tasks to efficiently ease your everyday living.

The warm and stylish Yorkville Lounge on the 2nd floor, with fireplace, dining room, and chef's kitchen provides the perfect ambiance in which to host pre-event cocktails, knowing every detail has been meticulously taken care of. The lounge opens to an outdoor rooftop terrace for elegant summer entertaining.



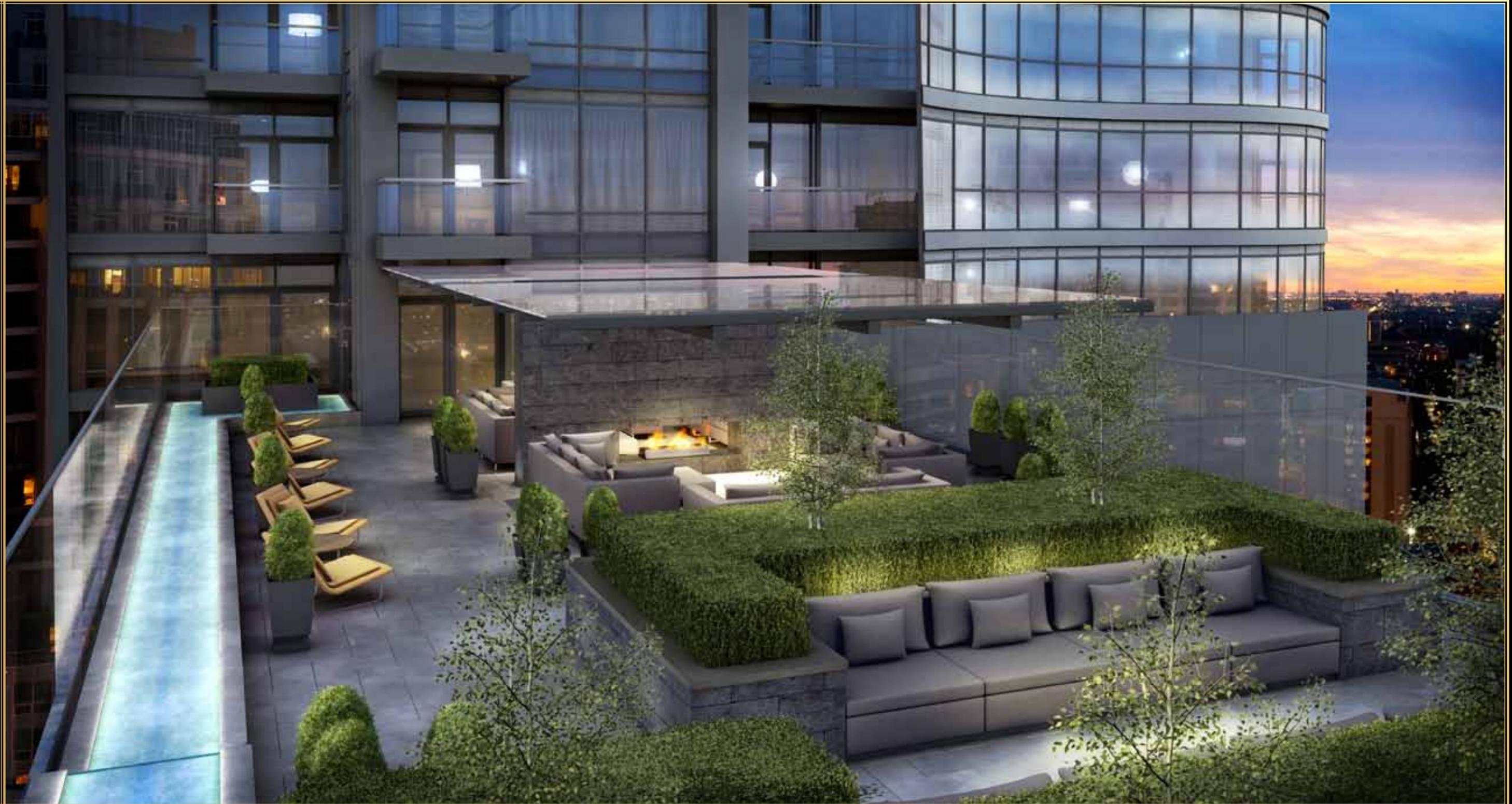
Bring in your favourite chef to the fully equipped catering kitchen and feature your own superb tastes by hosting dinner in the elegant dining area. From the gleaming stone floor to the sleek marble countertop to the over-the-range hood in a golden mirrored finish, the ambience exudes rich luxury and impeccable sophistication.



Inspired and imaginative entertainment is possible in the sophisticated and inviting dining room, the ideal atmosphere to entertain family, friends, clients and colleagues. The dining room is only one part of the 2nd floor amenities area, which also includes a fully equipped fitness facility complete with the latest cardio gym equipment, weights, personal training area, spin and stretch room. Also included is a furnished guest suite for your overnight visitors.



The 7th floor Minto Yorkville Park Lounge amenity space is continued with a beautifully landscaped rooftop lounge and terrace, ideal for outdoor entertaining. The terrace features a cozy fireplace with lounge seating, the perfect atmosphere for end of day cocktails. The terrace also features a covered living and dining area which seamlessly integrates the indoor and outdoor amenity areas.



AMENITY PLANS



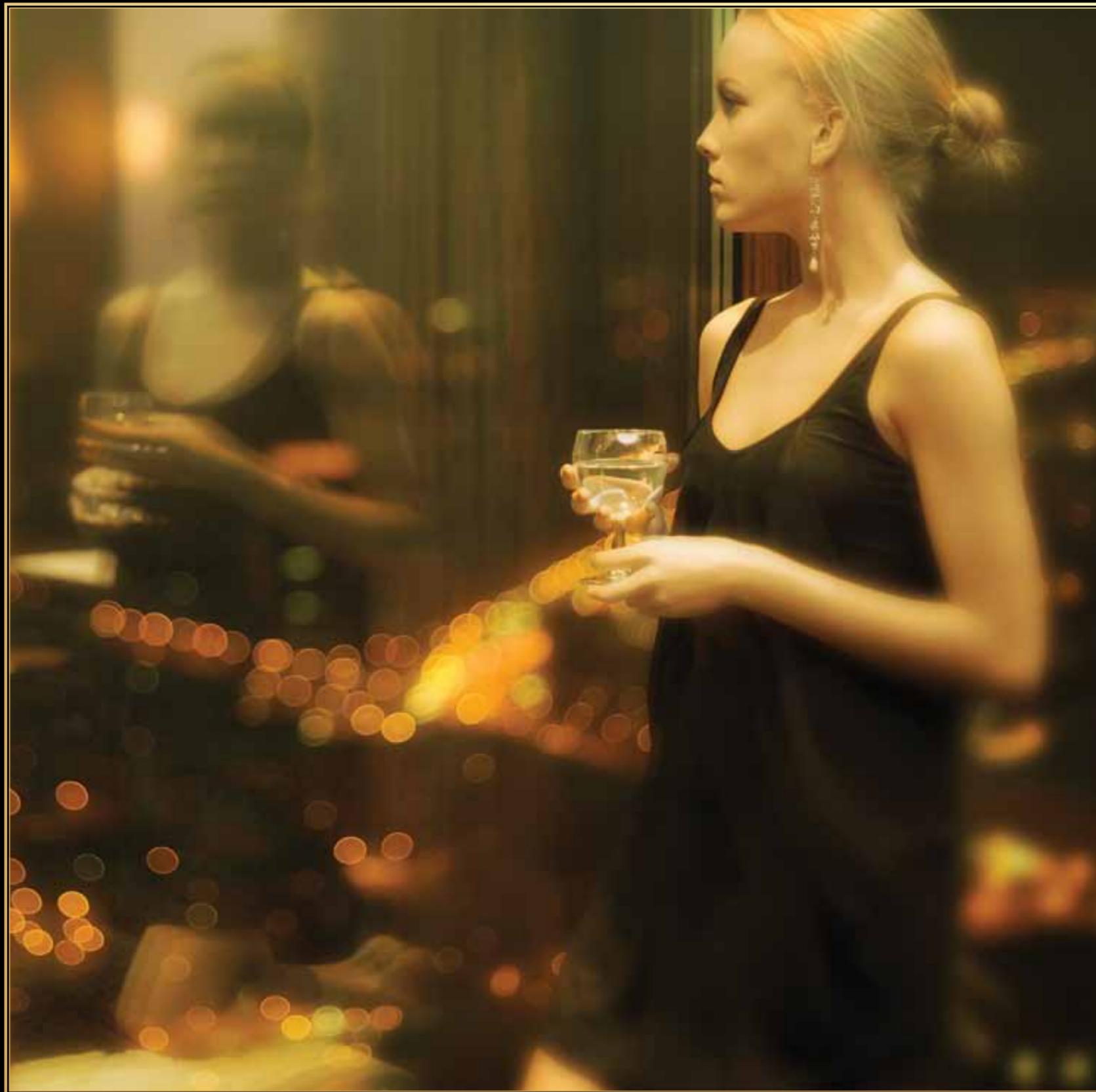
Yorkville Park Lounge - 7th Floor



Yorkville Lounge - 2nd Floor

- 1. 7th Floor Rooftop Terrace
- 2. Yorkville Park Lounge
- 3. 2nd Floor Rooftop Terrace
- 4. Dining Room
- 5. Chef's Kitchen
- 6. Yorkville Lounge
- 7. Fitness Facility
- 8. Spin and Stretching Room
- 9. Locker Lounge
- 10. Change Rooms
- 11. Guest Suite





24 KARAT LUXURY

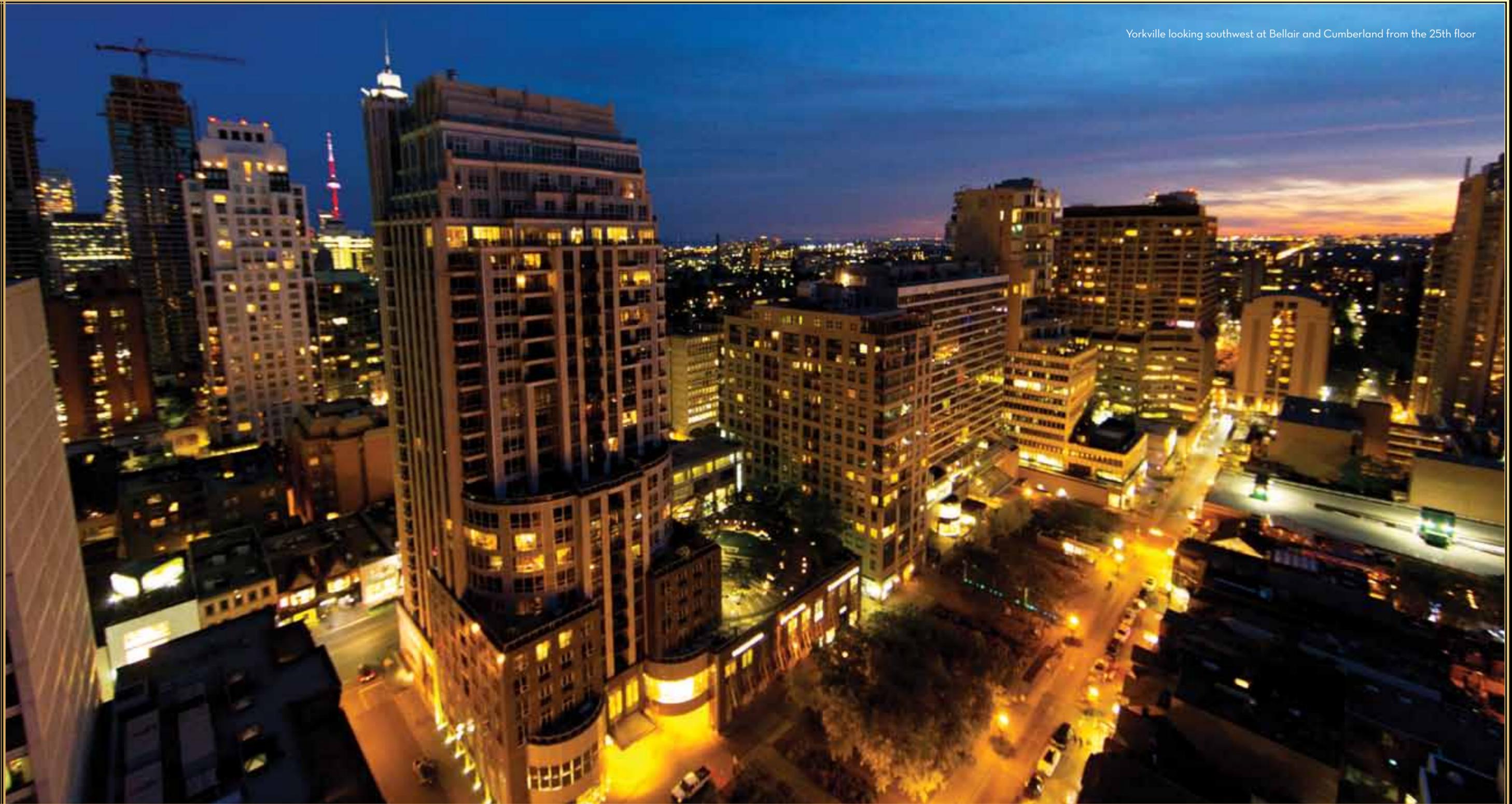


Interior finishes at Minto Yorkville Park were thoughtfully designed to reflect its residents and their lifestyles. Space that is intimate, luxurious with art deco thematic overtones. Interior design highlights include brass and gold details combined with contemporary rich materials and the use of subtle curves that guide the flow of the interior spaces.

Suite finishes are simply the finest available, with integrated kitchens, sublime stone countertops, modern and contemporary plumbing fixtures, rich wood flooring, cabinetry, hardware, lighting and the highest quality appliances, all creating an individual and unique feel to every residence.

Owners may choose to custom design their suites and Yorkville Park provides many finishing options to allow optimal flexibility in colour palettes and design tastes. Each suite features floor to ceiling windows allowing an infusion of natural light and stunning views of the surrounding neighbourhood. Yorkville Park reflects understated elegance in every residence.

Yorkville looking southwest at Bellair and Cumberland from the 25th floor



FEATURES AND FINISHES

BUILDING FEATURES

- A 25 storey landmark building imaginatively designed by Page + Steele/IBI Group Architects
- Amenity features designed by international interior designers Page + Steele/IBI Group Interiors
- Exterior amenities designed by landscape architect Paul Ferris + Associates
- Gallery style lobby with soaring ceiling heights and 24-hour concierge
- Ground floor pet wash station
- Second floor offers a collection of suites with expansive terraces overlooking the Village of Yorkville Park
- Second floor amenity includes a state-of-the-art health and fitness centre equipped with a yoga and spinning room and an event space with a private chef's kitchen and lounge that opens onto an integrated outdoor terrace with complementary fireplace
- Seventh floor lounge area and outdoor landscaped terrace with water feature
- Convenient locker access
- Cell phone signal amplifier for quality cell phone reception throughout the building
- High speed internet via fibre optic distribution
- High-speed elevators with custom designed cabs
- Furnished guest suite for residents' use on second floor
- Convenient underground parking
- Bicycle storage located on Ground Floor Mezzanine
- Select Terrace suites to receive hose bib and gas connection for bbq use*****

SUSTAINABLE FEATURES

- Committed to achieving LEED Silver certification through the Canada Green Building Council
- High performance thermal envelope minimizes unwanted solar gain and heat loss
- High efficiency mechanical equipment (condensing boilers/ VFDs) and smart building systems (BAS system)
- Programmable thermostat with 3 speed fan control
- Motion sensor controlled lighting in common areas to reduce common area electricity costs
- ENERGY STAR® appliances (refrigerator, dish washer and washing machine) use approximately 30% less energy
- LED lighting in kitchens and stairwells

- Heat recovery ventilation (HRV) delivers fresh air to the suite and reduces heating and cooling costs
- Paints with low levels of volatile organic compounds
- Minimized water use through the use of water efficient fixtures and water wise appliances
- Water efficient and native plant species selections with drip irrigation**
- Rainwater harvesting for landscape irrigation
- Tri-sorter disposal and recycling system
- Rough-in included for future Electric Car Charging Stations
- Bird friendly glazing and exterior light pollution reduction
- Green roof will combat the urban heat island effect and help to manage stormwater on site

COMFORT, SAFETY AND SECURITY

- Each suite to have individually controlled heating and cooling system that provides heat and air conditioning all year round
- Individual metering of electricity, water and gas**
- Entry phone system
- Computer controlled access system provided at main building entry points
- All residents will receive an electronic encrypted security fob for access to building, parking garage and residential elevators
- Encrypted security fob with emergency response feature within the underground parking garage
- All main entrances and exits monitored with closed circuit video surveillance system
- Motion sensor controlled lighting in parking garage and corridors
- Smoke, heat and carbon monoxide detector(s) as per Ontario Building Code
- EVC (Emergency Voice Communications) in suite as per Ontario Building Code
- Fire detection, protection and sprinkler systems as per Ontario Building Code

SUITE FEATURES

- 9' throughout except where dropped ceiling areas are required for mechanical building systems**
- 10' ceilings located on 2nd and 7th floors****
- White smooth painted ceilings throughout

- Full height low "e" argon filled double glazed windows with thermally broken aluminum frames and clear glazing
- Wide plank engineered hardwood flooring in all principal rooms with acoustic underlay*
- Attractive 7' solid core entry door with distinctive designer-selected lever hardware and security door viewer**
- Closets to receive single and double hanging systems with integrated linen shelving**
- One panel paint grade interior doors with brushed metal lever handsets and privacy handsets on bathroom doors**
- 5" high contemporary profiled paint grade baseboards
- 2 -1/4" wide contemporary profiled paint grade casings
- Porcelain tile in laundry area
- Finished circular concrete columns painted white**
- 24" high efficiency washer/dryer

KITCHENS

- Kitchens with breakfast bar or island**
- Designer vanity cabinet with a selection of woodgrain or solid colour finishes, with choice of hardware*
- Soft closing drawer system on cabinet drawers
- Caesarstone* countertop with 3/4" straight polished edge
- Imported ceramic tile backsplash*
- 24" or 30" fully integrated refrigerator-freezer with cabinetry matching front panels**
- 24" built-in contemporary cooktop
- 24" built- in contemporary wall oven
- Built-in microwave with trim kit in oven tower or microwave in upper cabinet on shelf**
- 24" dishwasher with cabinetry matching front panel
- Exhaust fan ducted to the exterior, integrated into cabinetry
- Single stainless steel under-mounted sink with pull down faucet
- Convenient undercabinet LED strip lighting***

MASTER ENSUITE OR MAIN BATH

- Large format porcelain floor tile
- Luxurious white soaker tub or shower as per plan with pressure balanced valve and volume control**
- Walk-in showers to receive rainfall shower head and handheld shower on slide bar**

- Imported ceramic tub and shower wall tile
- Designer vanity cabinet with a selection of woodgrain or solid colour finishes, with choice of hardware*
- Soft closing drawer system on cabinet drawers
- Choice of Caesarstone or marble* countertop with 3/4" square polished edge
- Rectangular porcelain white under mount basin(s) with two-piece single lever faucet**
- TOTO high profile white two piece dual flush toilet with soft close seat
- Frameless tempered glass shower enclosure**
- Vapour-proof ceiling light above bathtub or shower**
- Stylish vanity mirror above sink with lighting
- Designer selected bathroom accessories

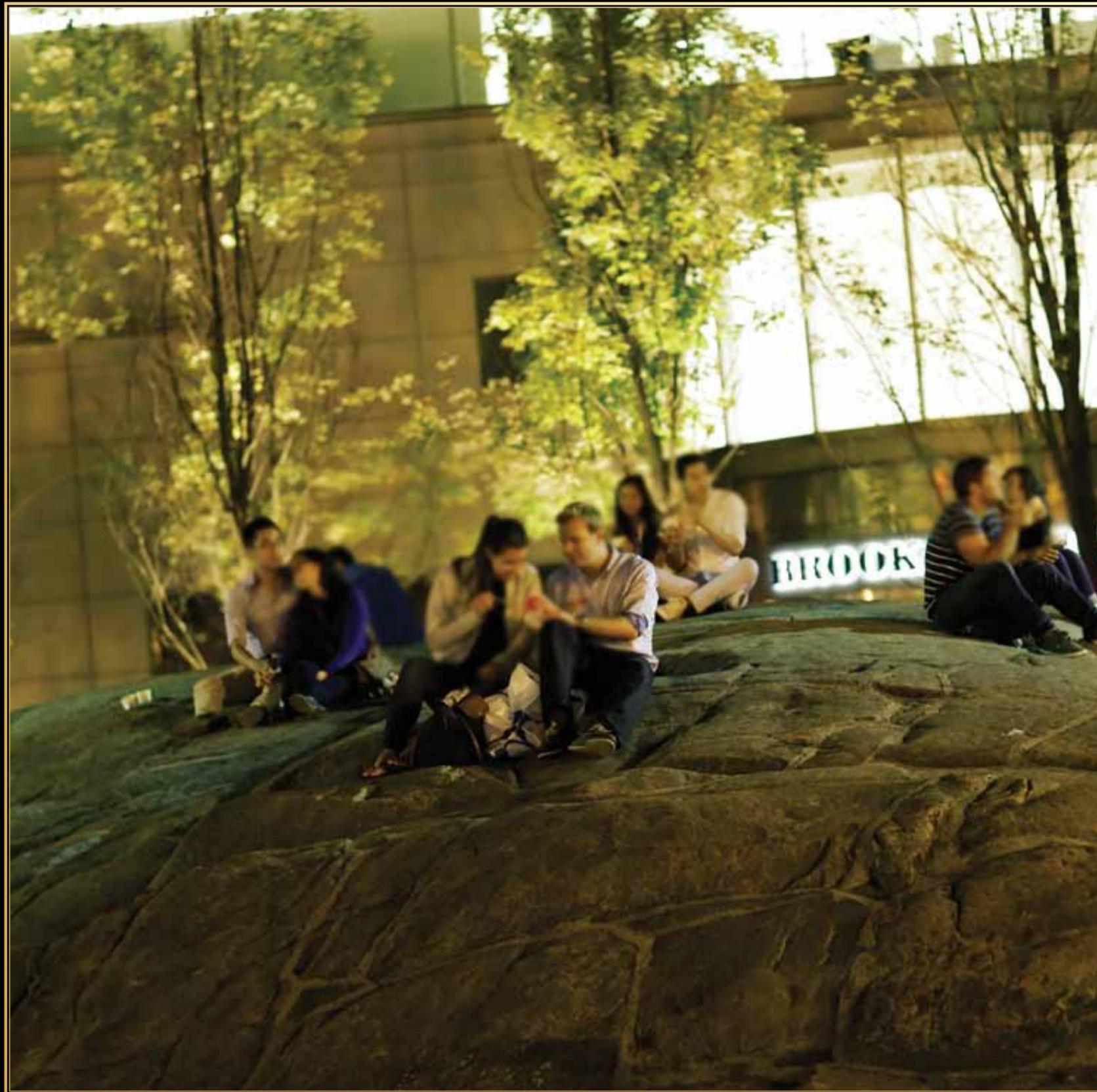
2ND BATHROOMS

- Large format porcelain floor tile
- Luxurious white soaker tub with pressure balanced valve with volume control**
- Imported ceramic tub and shower wall tile
- Designer vanity cabinet with a selection of woodgrain or solid colour finishes, with choice of hardware*
- Soft closing drawer system on cabinet drawers
- Choice of Caesarstone or marble* countertop with 3/4" square polished edge
- Rectangular porcelain white under mount basin with single lever faucet
- TOTO high profile white two piece dual flush toilet with soft close seat
- Vapour-proof ceiling light above bathtub
- Stylish vanity mirror above sink with lighting
- Designer selected bathroom accessories

LIGHTING AND ELECTRICAL

- White decora switches and receptacles throughout
- Pre-wired for telephone, cable, internet and in-suite alarm
- Switched ceiling fixtures in foyer, hallways, bedroom(s), and walk-in closets
- Switched electrical receptacles in living room and den
- Suites with balcony or terraces to receive electrical outlet

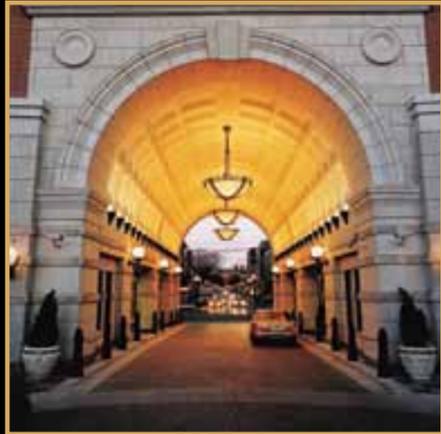
* as per builder's samples ** as per applicable plan ***applicable to suites over 750 square feet ****ceiling heights are approximations *****applicable to suites 201, 202, 205, 704, 705, 1106, 1107, 1108. 1. The Vendor reserves the right, with respect to any aspect of construction, finishing or equipment, to make substitutes and changes to the information contained herein without notices; so long as in the Vendor's sole and unreviewable discretion any substituted materials and/or changes are of at least comparable quality. 2. Floors and specific finishes will depend on Vendor's packages as selected. The Purchaser upon request by the Vendor shall meet with the Vendor or its representative and shall select certain colours and materials from Vendor's finish packages. 3. Without in any way limiting the generality of Paragraph 11(a) of the Agreement, the Vendor shall not be responsible for shade differences occurring from different dye lots or characteristics of natural material, including with respect to tiles, carpets, hardwood flooring, kitchen cabinets, trim and doors as the case may be. Details of the entry doors and other design features may not be exactly as shown on renderings. 4. All dimensions are subject to normal construction variances. Dimensions including ceiling heights, sizes, specifications, layouts and materials are approximate only and subject to change without notice. 5. The installation of some features and finishes may vary by suite design and normal construction variances. 6. Illustrations are artists concepts. E.&O.E.



24 KARAT GREEN

The luxury of Minto Yorkville Park also comes with the knowledge and confidence that your building has been designed to provide superior performance delivering lower costs, improved comfort and healthier living. The fixtures and equipment throughout the building have been selected to conserve energy and water, which saves money. In addition, your suite will be individually metered for water and electricity, so you only pay for what you use. A well-insulated building envelope and in-suite heating/cooling controls ensure your home delivers comfort year round. Your suite features carefully selected finishes and a dedicated outdoor air supply delivering superior indoor air quality. Minto Yorkville Park is targeting LEED certification to demonstrate its Leadership in Energy and Environmental Design. The Canada Green Building Council will verify that these and many other features are incorporated into the design and construction of your building. There is a satisfaction in knowing the elegance and excellence of your residence is matched by a commitment to conservation and wellness.





MINTO

Winner of the prestigious 'Ontario Home Builder of the Year' Award in 2012 and 2014, Minto Group has grown to become an integrated real estate development, construction and management company with operations in Toronto, Ottawa, Calgary and Florida.

Celebrating its 60th anniversary in 2015, Minto enjoys a well-earned reputation for building homes of exceptional design and outstanding quality, with exemplary service. A leader in innovation and sustainability, Minto has also been named 'Green Builder of the Year' for two consecutive years, as they continue to take an industry leading role in reducing the environmental impact of its properties.

Currently, Minto has developed more than 70,000 new homes, manages more than 17,000 rental apartments and has a commercial portfolio of more than 3 million square feet of office, retail and industrial space.



NORTH DRIVE

North Drive specializes in contextually responsive urban developments with a commitment to creating legacy buildings.

From modest beginnings as bricklayers, the Fidani and Morassutti families have built, owned and managed over 75 million square feet of office, industrial, retail and multi-residential properties.

North Drive has been recognized within the industry as a winner at the 2014 International A'Design Awards in Italy and winner of the 2014 BILD Awards for best model suite.

North Drive is truly excited to be Minto's partner in this iconic development.



TEAM

Minto Yorkville Park is a joint venture by Minto Group and North Drive, with dramatic and elegant architecture and design by award-winning Page + Steele/IBI Group Architects and Interiors, and landscape design from Ferris + Associates.

Page + Steele/IBI Group Architects and Interiors

Page + Steele/IBI Group Architects and Interiors has extensive experience in the design of residential, hotel, office and retail properties and the company has emerged as the pre-eminent Canadian firm engaged in the design of mixed-use developments.

A highly creative design team are behind such timeless landmark properties as Yorkville's Hazelton Hotel, Four Seasons Hotel and the Windsor Arms Hotel and Residences. With a tradition of a high level of service and expertise, excellence and professionalism and thoughtful and inspired design, Page + Steele/IBI Group Architects and Interiors has received many awards in recognition of its industry-leading achievements.

Ferris + Associates

Ferris + Associates is a well-respected Toronto landscape architectural firm with thirty years' experience in the practice of landscape architecture and urban design. The majority of the firm's international and Canadian projects have been large scale public and private endeavours, each of which requires a multi-disciplinary and collaborative approach to detail an integrated design of all component parts. Ferris + Associates demonstrates superior competence in developing creative and innovative solutions to any space they design and build and have played a major role in the successful creation of new urban neighbourhoods.

