

GALLERIA

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GALLERIA

ON THE PARK

EXPERIENCE MODERN  
URBAN LIVING AT  
GALLERIA ON THE PARK.





Residences maximize sunlight, with views towards the park or facing the dynamic new Dupont.

## GALLERIA AN INSPIRED NEW NEIGHBOURHOOD

Spearheading positive changes on the new Dupont, Galleria on the Park is Toronto's most inspired new neighbourhood of condominiums, shops and places to gather next to an incredible eight-acre park. Galleria on the Park will bring premium lifestyle experiences to more than 6,000 residents living in

eight architecturally distinct high-rise towers. The first residential tower, Galleria 01 condominiums, will be built to coincide with the completion of a host of spectacular amenities for residents to enjoy — including a brand-new, 95,000-sq.ft. modern community centre with state-of-the-art equipment and programming.

Galleria 01 will offer sophisticated, modern design, a leading-edge technology package and a range of amenities curated for urban living. Suites come in carefully considered studio, one-bedroom, two-bedroom, and three-bedroom layouts, with sleek features and finishes. For true convenience, residents can easily access the recreational amenities on the third floor and wellness amenities on the 12th floor.

Rising in stacked layers, the building itself makes a strong statement, facing Dupont on the north side and the new community park on the south side. Its dark, steel, boxy base pays tribute to the gritty industrial-age glory of the neighbourhood, softened by design details that echo the natural beauty of the park.

## SOPHISTICATED LIVING



Taking its cue from both the adjacent green park and the new Dupont on the north side, Galleria 01 is a stunning modern high-rise residence.

Always a green magnet for the neighbourhood, the existing Wallace-Emerson Park will be expanded to eight acres, revitalized and redesigned to be even more enticing, and maximizing sunlight and south views of the Toronto skyline. The new design features three multi-functional spaces\*:

- The Community Heart** with a BMX/skateboard park, a multi-use sport court and skating pad, along with a skating trail;
- The Play Heart**, a multi-use green field with a hill that invites all Torontonians of all ages to gather and play; and
- The Nature Heart** with a treed canopy and meandering pathways for wandering and relaxing in a natural setting.



8 Acre New Community Park

## EXPANDED COMMUNITY PARK



Community Centre planned for Galleria on the Park.

# NEW COMMUNITY CENTRE

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The new 95,000 sq.ft. Wallace-Emerson Community Centre\* will be one of the largest in Toronto, offering a variety of spaces, indoor and outdoor options for play, and ways to rejuvenate and socialize. Along with a gym,

multi-purpose rooms, community kitchen, outdoor skating trail, swimming pools, dance studio, running track, and full fitness facilities, the new community centre will feature a child care centre and playground.

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Pedestrian-friendly streets lined with shops follow the curving ground floor of Galleria 01.

## PREMIUM RETAIL

Convenience and creativity come together at Galleria 01 with premium retail outlets on your doorstep. Almost 300,000 sq.ft. of retail space will offer a vibrant range of shops and services, including convenient retail and unique, one-of-a-kind boutiques and artisan shops.

Grab a coffee at a café just steps from your home. Meet a friend for ice cream on a patio. Or shop for a new outfit for that party you're attending on the weekend. No matter what you're looking for, you'll find it at Galleria's exclusive retail venues.

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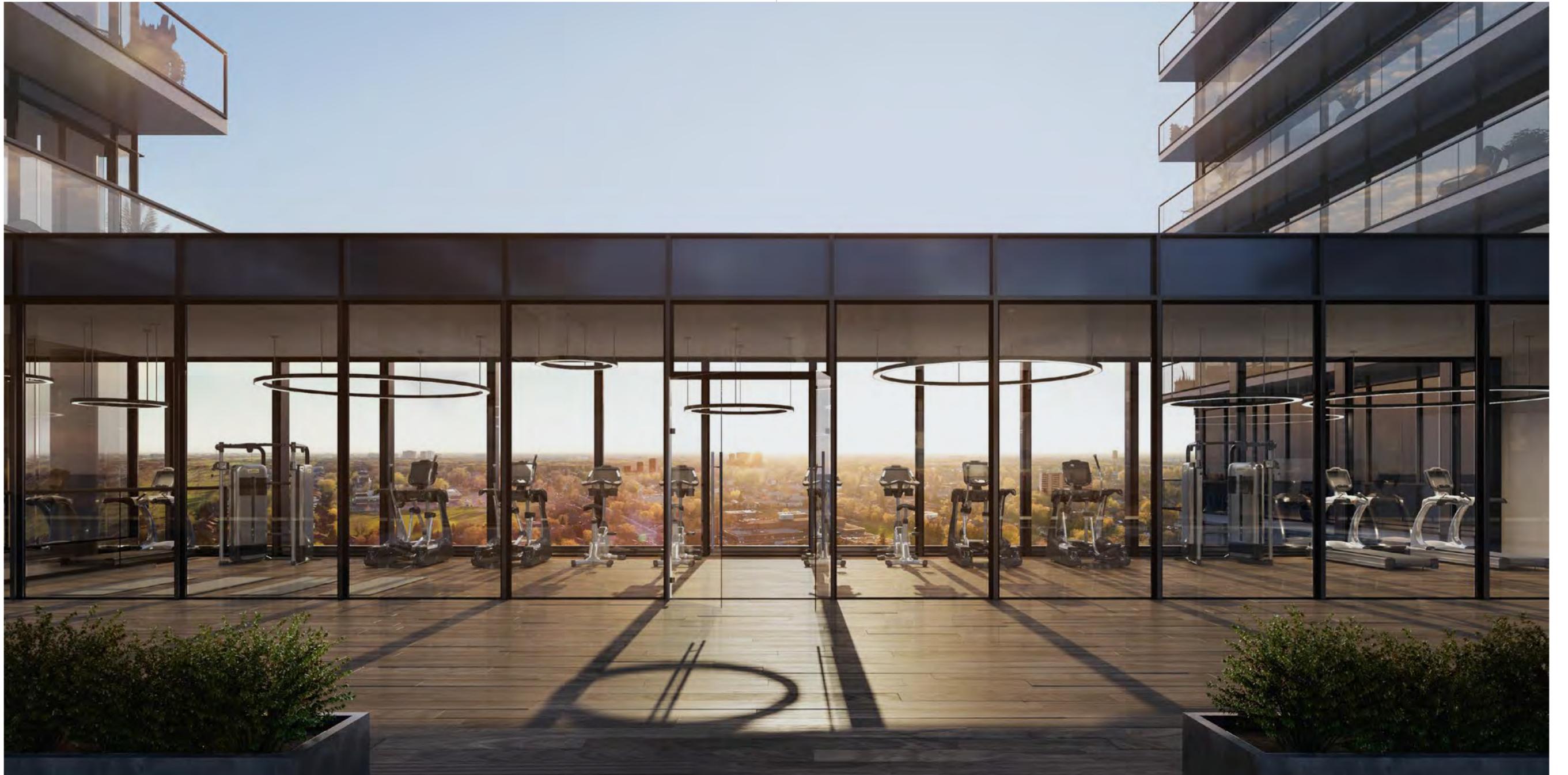
## A WELCOMING LOBBY

The black and white lobby of Galleria 01 encompasses hotel-style features such as a fireplace, sleek concierge area, lounge with contemporary plush seating — including an artist-inspired sculptural ottoman — and eye-catching, custom-designed lighting. This impressive entryway welcomes guests and encourages residents to meet friends there, catch up on emails, or relax before heading out.



## SWIMMING POOL

At the outdoor swimming pool deck, you can choose how to relax and unwind. Swim laps in the glistening clear water of the pool, lie back on the comfortable loungers, or alternate between both. However you spend your time there, the pool is a peaceful oasis where natural elements evoke feelings of serenity and relaxation.



## FITNESS ZONE

In the cardio area, whatever equipment you're using, you'll feel like you're floating above the park. Large multiple ring light fixtures create rhythm and can be seen from afar through the floor-to-ceiling windows. Inspired by the outdoor park, the design aesthetic reflects the neutral palette of the building. These elements are carried through into the yoga area, where you can stretch, strengthen, and enhance your physical and emotional well-being.



## KIDS' PLAY ROOM

A bright, open and airy space on the third floor, the kids' room is intended to inspire young imaginations, and provide a safe, fun recreational environment. Kids can look forward to playing in a bigger space outside their suite but conveniently located in the same building. Art niches, a peg wall, a cozy "fort," play kitchen and tool/construction structures promote play, and rubber and vinyl flooring create a softer feel underfoot and a safe place for active kids. A kitchen facilitates special events such as birthday parties.



## SOCIAL LOUNGE / CO-WORKING SPACE

This open and beautifully designed space can multitask as a lounge, social hub, and co-working area. Flexible designated tables and seating arrangements enable you to work outside of your suite. Continuing the neutral palette introduced in the lobby, white is predominant, and animated with eclectic furniture with brass accents. Natural materials such as white oak flooring, green marble accents and plants accentuate the connection to the park and outdoor terrace — designed to be your outdoor social hub whether you're barbecuing something delicious for a casual get-together or hosting a dinner.



## GAMES ROOM

Created to spark fun among residents of all ages, the games room takes a funkier, eclectic approach, with walls covered in large black and white photos of characters who reflect the diverse demographic of the neighbourhood. A refined-industrial edge is articulated in furniture and lighting selections, but natural white oak floors keep it grounded in the building's overall aesthetic. The space includes billiards, foosball, and air hockey tables.



1. MOVIE THEATRE AND VIDEO GAMING ROOM\*
2. KIDS' PLAY ROOM AND KITCHENETTE\*
3. SOCIAL LOUNGE\*
4. OUTDOOR TERRACE WITH BBQ AREA AND DINING\*
5. GAMES ROOM
6. CHEF'S KITCHEN AND DINING ROOM

Note: All the amenities on the amenity level will be shared between condominium and rental residences. The amenities are proposed at this time but subject to design changes that may be required by the City's review and approval process. The amenities noted with \* will be located in Galleria 01 and the balance in Galleria 02. Amenity spaces and features within the amenity space are subject to change without notice. Rendering is an artist impression.

## FLOOR 3 AMENITIES



- 1. SWIMMING POOL
- 2. OUTDOOR TERRACE AND CABANAS
- 3. YOGA STUDIO\*
- 4. FITNESS AREA\*
- 5. CARDIO ZONE\*
- 6. HIS & HERS CHANGE ROOMS WITH SAUNA\*

Note: All the amenities on the amenity level will be shared between condominium and rental residences. The amenities are proposed at this time but subject to design changes that may be required by the City's review and approval process. The amenities noted with \* will be located in Galleria 01 and the balance in Galleria 02. Amenity spaces and features within the amenity space are subject to change without notice. Rendering is an artist impression.

# FLOOR 12 AMENITIES



## BRIGHT, AIRY LIVING SPACE

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At Galleria 01, quartz countertops, flat paneled contemporary cabinets and built-in appliances go a long way to fashion modern, airy suites. Embellishing every suite, on-trend lighting and finishes anchor the design, creating an artistic vibe that mirrors the creative energy of the new Dupont outside. Windows with views of the neighbourhood imbue a feeling of spaciousness.

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# FEATURES & FINISHES

## BUILDING FEATURES AND AMENITIES

- Elegant ground floor lobby with mail room, parcel storage and stroller storage room
- Concierge services
- Garbage chute system with bi-sorter for refuse and organics, plus dedicated recycling chute
- Residential parking, electric vehicle charging stations and lockers, subject to availability
- Bike spaces
- Resident security access

## SUITE FEATURES

- Suites have approximately 9' ceiling heights\*
- Smooth finish painted ceilings throughout
- Off-white paint throughout suite interiors
- Solid core entry door with contemporary hardware
- Composite hollow core interior doors, painted, with contemporary hardware
- Sliding closet doors where shown on plans
- Elegant white décor style switches and receptacles
- Selection of laminate flooring in Living/Dining Room, Kitchen, Den, Flex Room, Bedrooms, Media area and Foyer, including Foyer closet where offered on plan
- Individual sub metering for hydro, water, heating and cooling
- Four pipe fan coil heating/cooling system

## ELECTRICAL AND TECHNICAL FEATURES

- Light fixture in Foyer, Kitchen, Den, Flex room, Dining Room and Bedroom(s) as per plan
- Outlet for both cable and internet connections as per plan

## IN-SUITE LAUNDRY

- Stacked washer and dryer
- Pre-selected white ceramic or porcelain tile flooring

## KITCHENS

- Selection of flat-paneled contemporary cabinets and finishes
- Selection of quartz countertops
- Stainless steel undermount sink and single lever faucet and matching sidespray
- Choice of ceramic tile backsplash
- Appliances:

### Studio, 1 bed, 1 + den, 1 + flex and 2 bedroom suites:

- o Paneled 24" refrigerator
- o 24" built in oven, 24" ceramic cooktop
- o Paneled 24" dishwasher
- o Full-size countertop microwave in selected suites

### 3 bed and up:

- o Paneled 30" refrigerator
- o Paneled 30" built in oven and 30" ceramic cooktop
- o 24" dishwasher
- o Full-size countertop microwave, in selected suites

## BATHROOMS

- Contemporary vanity with above-counter sink
- Selection of porcelain tile flooring
- Vanity mirror
- Decorative light fixture
- Shower stall with framed glass door panel and tile base
- Soaker tub where offered on plan
- Selection of ceramic tile for tub or shower surrounds extending to the underside of ceiling
- Single lever faucet
- Shower/tub fixtures
- Contemporary accessories including toilet paper holder and towel bar

Vendor shall have the right to substitute materials provided that such materials are of quality equal to or better than the materials shown in the plan and specifications. Colour, texture, appearance, etc. of features and finishes installed in the unit may vary from vendor's samples as a result of normal manufacturing and installation processes. Floors and specific finishes will depend on vendor's décor packages as selected. Decorative and upgrade items are displayed in the model suite and are not part of the standard unit. Vignette and sales office are for display purposes only.

\*Ceiling heights are measured from the finished concrete floor slab to the underside of the concrete slab above. In areas where bulkheads or dropped ceilings are required, the ceiling height will be less than the specified 9'. E. & O.E.



## ELAD LINK

## SMART HOME TECHNOLOGY PACKAGE SIMPLIFIES YOUR LIFE

ELAD Link, Galleria's innovative smart home package is designed to make life easier for you, providing convenience, security, and peace of mind.

### EFFORTLESS SMARTPHONE FEATURES

We know how essential your smartphone is for everyday life. That's why our ELAD Link technology package includes several features that seamlessly connect with smartphones.

You can use your smartphone to access the Galleria 01 building entrances, parking garage and common areas. For anyone you need to give access to the building — babysitters, dog walkers, guests — you can create one-time use codes for them.

Most conveniently, you don't need keys to get into your suite. Simply use your smartphone to unlock and lock your door.

With the ELAD Link app, you can easily book and pay for use of Galleria 01's amenities, and make any necessary arrangements with the concierge. So if you want to book the party room while you're at work, you can quickly do that by using your smartphone. And if a package has arrived for you, you'll receive notification that it's in a smart locker waiting for your return home.

### EVEN MORE CONVENIENCE

At Galleria 01, we're introducing other convenient new technology features such as an online community board that will enable you to receive notifications and reminders about upcoming events such as board meetings, landscaping, window cleaning and more.

ELAD Link — it's all about simplifying your life and bringing you peace of mind.

### FUTURE-READY FEATURES

Galleria places a high priority on helping residents live a greener lifestyle, with amenities designed to save you money and energy. With electric charging stations available, our parking garage is future-ready. We also have secure indoor bicycle storage available. Plus, individual suite metering for hydro and water will enable you to monitor your consumption so you can save money and energy.

The realization of development projects and value enhancement forms the cornerstone of ELAD Canada's multi-billion dollar operations. Backed by extensive international capital and benefiting from experience and in-depth knowledge of the industry, ELAD has a proven track record with large scale, multi-phase projects and numerous office, industrial and retail properties throughout Canada and the US. With a best-in-class reputation for creative thinking and investing in the execution and delivery of untapped development opportunities, ELAD is highly skilled at seeking out sites with high potential, close to transit and major points of interest. Best known for its visionary approach at the award winning, master planned Emerald City in Toronto, ELAD also leads the way with innovative projects in Montreal. ELAD has recently acquired Lansing Square, a 400,000 sq.ft. office complex on approximately 15 acres, slated to be redeveloped as a mixed-use community.

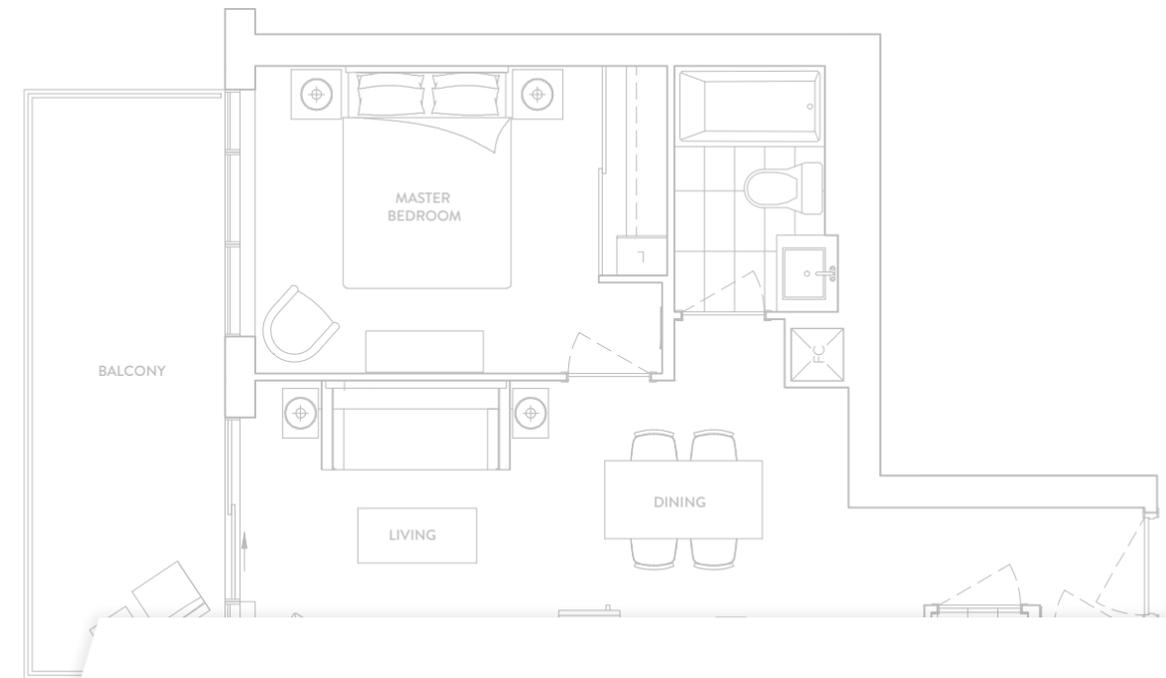


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1015 SQ.FT

1 BEDROOM + DEN  
1 BATHROOM

01  
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All renderings are artist's impression only. Certain design elements are subject to change. Some descriptions and renderings in the brochure include details or images of a planned building or feature within the development or associated with the development (such as the community park), which are still in the development stage and subject to further approvals. The inclusion of these descriptions and renderings demonstrates our current vision for the community but does not represent a guarantee that the final build-out will be the same as described or as shown.

(\*) This is the planned size of the new community centre. Certain parts of the park will be developed by the City of Toronto. The Community Heart is part of the Galleria development but the Play Heart and the Nature Heart are areas planned by the City for future implementation.

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