

PARK TERRACES

AT VALHALLA TOWN SQUARE

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THE G R E A T COMMUNITY



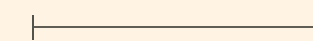
Take an unparalleled location close to everything you desire. Add a visionary master-plan that integrates nature with modern architecture. Bring in stylish interiors that meld seamlessly with expansive alfresco terraces. The result is one great community. Welcome to Park Terraces.

HOT ON THE HEELS OF THE SUCCESS OF VALHALLA TOWN SQUARE, EDILCAN PROUDLY INTRODUCES A COMMUNITY THAT NOT JUST ASPIRES TO GREATNESS, IT ELEVATES CONDOMINIUM LIVING TO A NEW HIGH. TWO INTIMATE BOUTIQUE MIDRISES CONNECTED BY A STUNNING GLASS-

ENCASED BRIDGE, ABOVE A BEAUTIFULLY LANDSCAPED PARK-PLAYGROUND. AWARD-WINNING PAGE & STEELE ARCHITECTS HAVE ENVISIONED A VISUALLY STRIKING COMPOSITION OF STEEL GREY SLABS, WHITE BALCONIES AND SHIMMERING GLASS, A BRILLIANT HARMONY OF FORM AND FUNCTION.





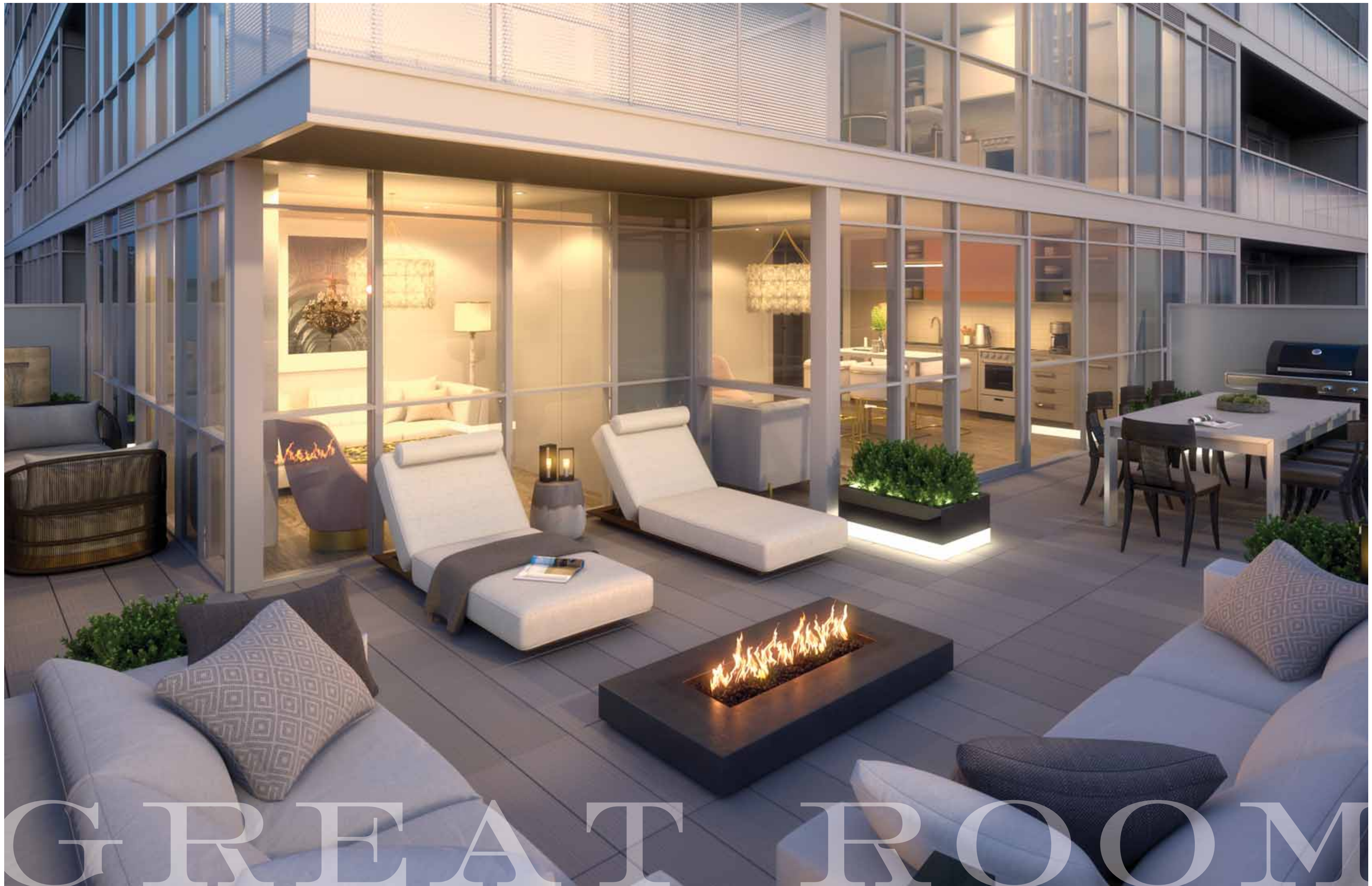


CONTEMPORARY AESTHETIC
WITH COMFORTABLE
SEATING, SOFT TONES
AND A RESPLENDENT
CHANDELIER.



MEL QUILANDRO & TANIA RICHARDSON
Founders of Tomas Pearce IDC

DESIGN VISIONARY, TOMAS PEARCE INTERIOR DESIGN, HAS CRAFTED A SPECTACULAR FIRST IMPRESSION WITH TWO STYLISH LOBBIES, BOTH EVOKING A COOL, CLEAN, CONTEMPORARY AESTHETIC WITH COMFORTABLE SEATING, SOFT BEIGE TONES AND A RESPLENDENT CHANDELIER. WELCOME HOME.



GREAT ROOM



THE G R E A T OUTDOORS



At Park Terraces, your home transcends four walls to encompass a beautiful 6.6-acre master-planned community. Here, celebrated landscape designer Claude Cormier has created a green urban oasis, a central plaza that will be the heart and soul of the community.

HERE, CELEBRATED LANDSCAPE DESIGNER CLAUDE CORMIER HAS CREATED A GREEN URBAN OASIS, A CENTRAL PLAZA THAT WILL BE THE HEART AND SOUL OF THE COMMUNITY. THIS VIVACIOUS GARDEN COURT IS LANDSCAPED WITH A SCULPTURAL TRELLIS COVERED IN WISTERIA IN THE CENTRE, SURROUNDED BY LUSH GREENERY, WINDING WALKWAYS, A DOG PARK AND A SPECTACULAR PODIUM WITH A GREEN ROOF. WELCOME TO THE GREAT OUTDOORS.





CLAUDE CORMIER ET ASSOCIÉS INC,
Landscape Architect and Urban Design

NOTHING BRINGS A COMMUNITY CLOSER THAN LIVELY COMMUNAL SPACES, AND YOU'LL FIND THEM APLENTY HERE, STARTING WITH THE CHARMING CHILDREN'S PLAY AREA BETWEEN THE TWO BUILDINGS. THE LITTLEST RESIDENTS OF PARK TERRACES CAN CLIMB, CRAWL, SWING AND PLAY TO THEIR HEART'S CONTENT, WHILE PARENTS CAN MINGLE OVER A HOT CAPPUCCINO FROM THE CAFE NEXT DOOR. THAT'S RIGHT, THE BUILDINGS WILL HAVE A VIBRANT SELECTION OF RETAIL AT GROUND LEVEL, ADDING TO THE EVERYDAY CONVENIENCE OF RESIDENTS. LIFE JUST DOESN'T GET ANY BETTER.





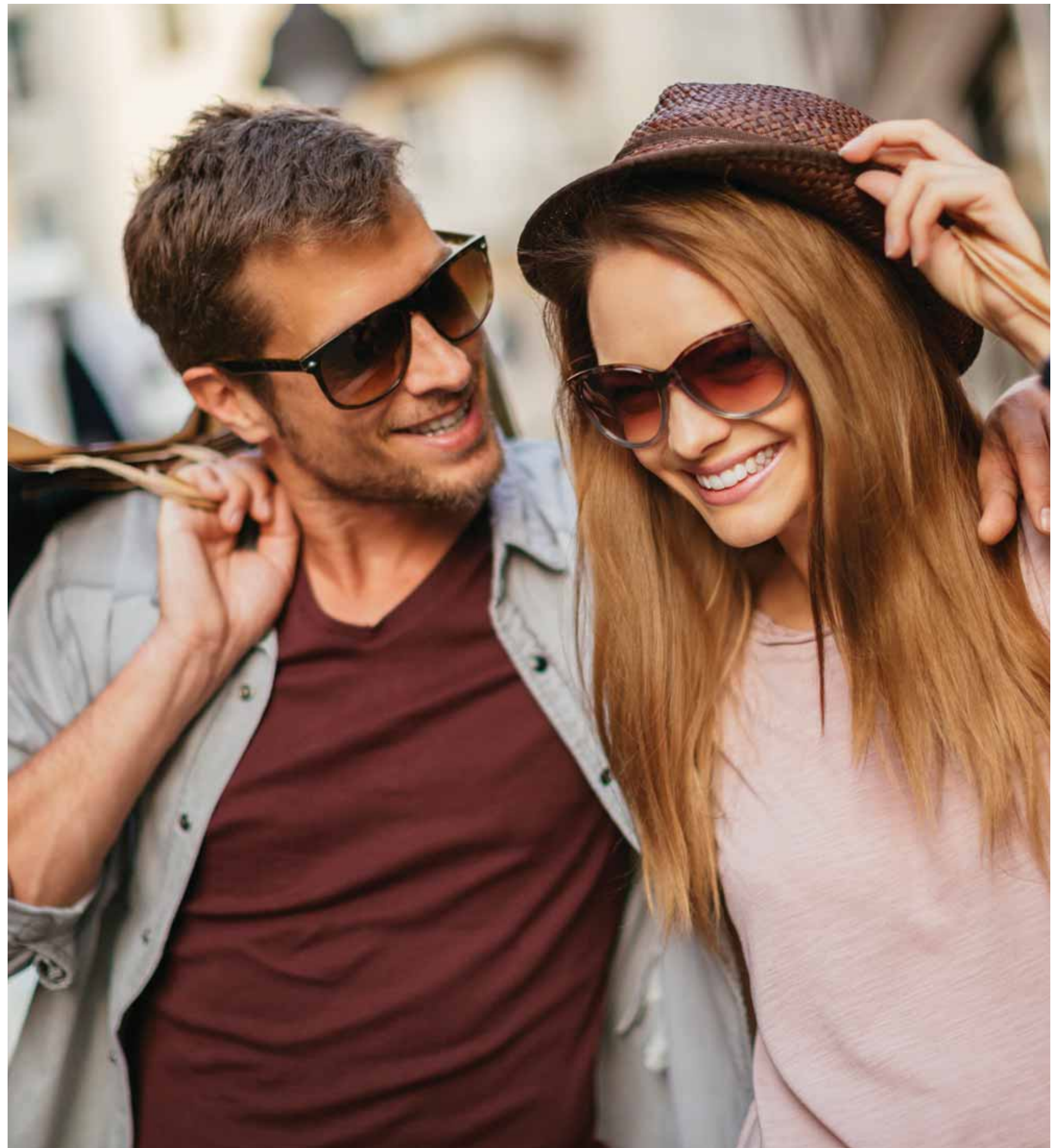
THE G R E A T LIFE



*From vibrant neighbourhood parks
to a great selection of schools, shopping and dining,
Park Terraces puts you in the centre of
everything your family desires.*

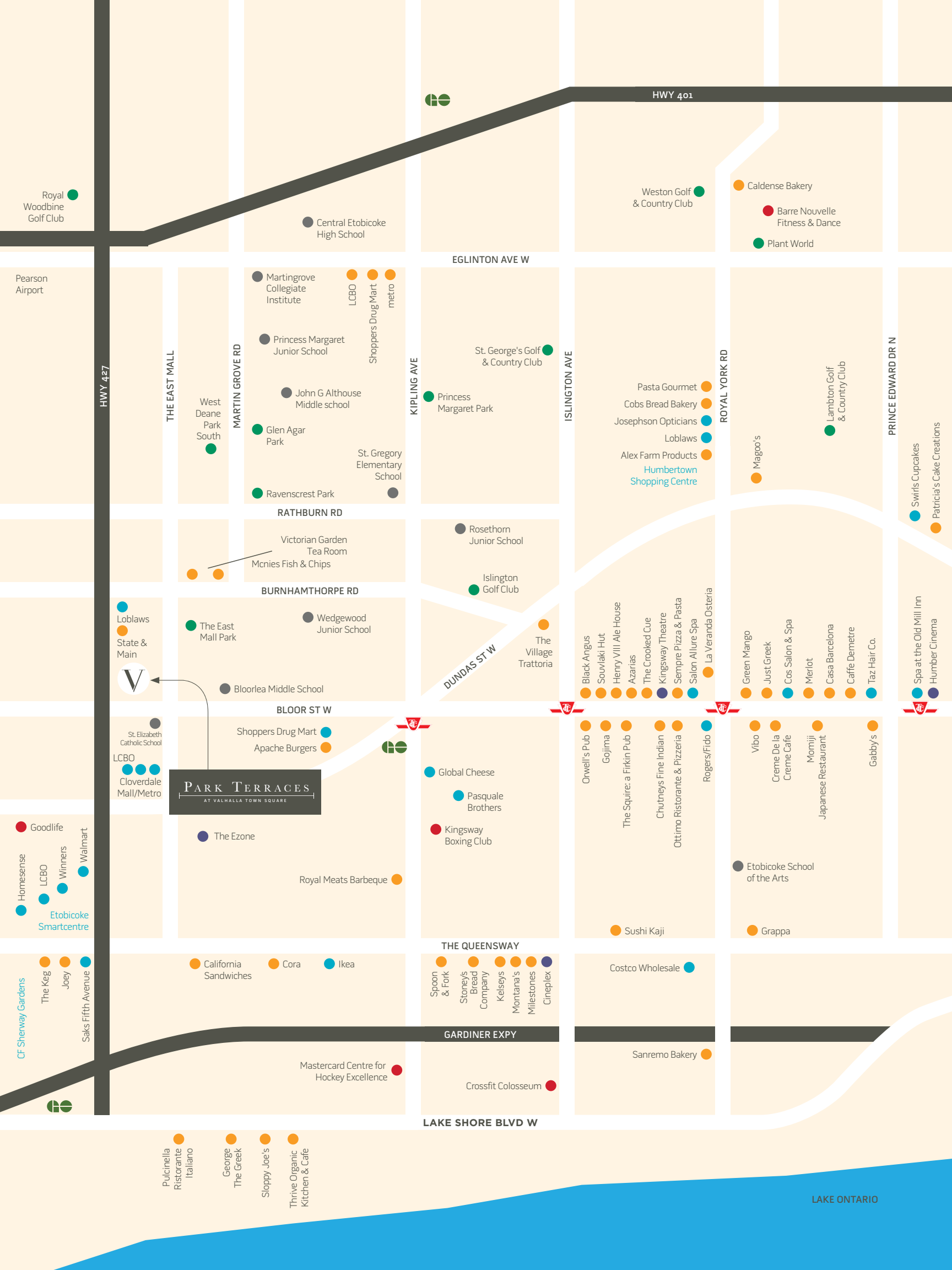
ENJOY THE WIDE OPEN
GREENSPACES OF EAST
MALL PARK, CENTENNIAL
PARK, TOM RILEY PARK AND
KING'S MILL PARK. FIND
THAT DESIGNER PERFUME
YOU'VE BEEN LOOKING

FOR AT SHERWAY GARDENS
OR AT CLOVERDALE MALL.
DISCOVER A WEALTH OF
SHOPPING AND GOURMET
DINING CHOICES AT BLOOR
WEST VILLAGE OR ALONG
THE QUEENSWAY.





COMMUTING IS ALSO A BREEZE AT PARK TERRACES. ENJOY THE CONVENIENCE OF A PRIVATE EXPRESS SHUTTLE THAT RUNS FREQUENTLY FROM THE COMMUNITY TO KIPLING SUBWAY STATION. FOR THOSE WHO PREFER TO DRIVE, HIGHWAY 427 IS RIGHT NEXT DOOR, OFFERING DIRECT CONNECTIONS TO THE GARDINER/QEW COMBINATION TO THE SOUTH, OR HIGHWAY 401 AND PEARSON INTERNATIONAL AIRPORT TO THE NORTH. CHOICE AND CONNECTIVITY HAVE NEVER BEEN SO CLOSELY INTERLINKED AS AT PARK TERRACES.



SHOPPING

CF SHERWAY GARDENS
SAKS FIFTH AVENUE/PUSATERI'S
HUMBERTOWN SHOPPING CENTRE
JOSEPHSON OPTICIANS
LOBLAWS
CLOVERDALE MALL
GLOBAL CHEESE
PASQUALE BROTHERS
SALON ALLURE SPA
COS SALON & SPA
TAZ HAIR CO.
SPA AT THE OLD MILL INN
ROGERS/FIDO
ETOBICOKE SMART CENTRE
HOMESENSE
WINNERS
WALMART
IKEA
COSTCO WHOLESALE
LCBO
SHOPPERS DRUG MART
METRO

DINING

VICTORIA GARDEN TEA ROOM
MCNIES FISH & CHIPS
PASTA GOURMET
STATE & MAIN
COBS BREAD COMPANY
ALEX FARM PRODUCTS
CALDENSE BAKERY
MAGOO'S
PATRICIA'S CAKE CREATIONS
THE VILLAGE TRATTORIA
BLACK ANGUS
SOUVLAKI HUT
HENRY VIII ALE HOUSE
AZARIAS
THE CROOKED CUE
SEMPRE PIZZA & PASTA
LA VERANDA OSTERIA
GREEN MANGO
JUST GREEK
MERLOT
CASA BARCELONA
CAFFE DEMETRE
APACHE BURGER
ROYAL MEATS BARBEQUE
ORWELL'S PUB
GOJIMA
THE SQUIRE
CHUTNEYS FINE INDIAN
OTTIMO RISTORANTE & PIZZERIA
VIBO
CRÈME DE LA CRÈME CAFÉ

MOMIJI JAPANESE RESTAURANT
GABBY'S
JOEY'S
CALIFORNIA SANDWICHES
CORA'S
SPOON & FORK
STONEY'S BREAD COMPANY
KELSEYS
MONTANA'S
MILESTONES
SANREMO BAKERY
SUSHI KAJI
GRAPPA

SCHOOLS

CENTRAL ETOBICOKE HIGH SCHOOL
MARTINGROVE COLLEGIATE INSTITUTE
PRINCESS MARGRET JUNIOR SCHOOL
JOHN G ALTHOUSE MIDDLE SCHOOL
ST. GREGORY ELEMENTARY SCHOOL
ROSETHORN JUNIOR SCHOOL
ETOBICOKE SCHOOL OF THE ARTS
ST. ELIZABETH CATHOLIC SCHOOL
WEDGEWOOD JUNIOR SCHOOL
BLOORLEA MIDDLE SCHOOL

PARKS & GOLF COURSES

THE EAST MALL PARK
WEST DANE PARK SOUTH
GLEN AGAR PARK
RAVENCREST PARK
PRINCESS MARGARET PARK
ROYAL WOODBINE GOLF COURSE
ST. GEORGE'S GOLF & COUNTRY CLUB
WESTON GOLF & COUNTRY CLUB
LAMBTON GOLF & COUNTRY CLUB
ISLINGTON GOLF CLUB

FITNESS & RECREATION

BARRE NOUVELLE FITNESS & DANCE
GOODLIFE
KINGSWAY BOXING CLUB
CROSSFIT COLOSSEUM
MASTERCARD CENTRE FOR HOCKEY EXCELLENCE

ENTERTAINMENT

CINEPLEX
KINGSWAY THEATRE
HUMBER CINEMA
THE EZONE



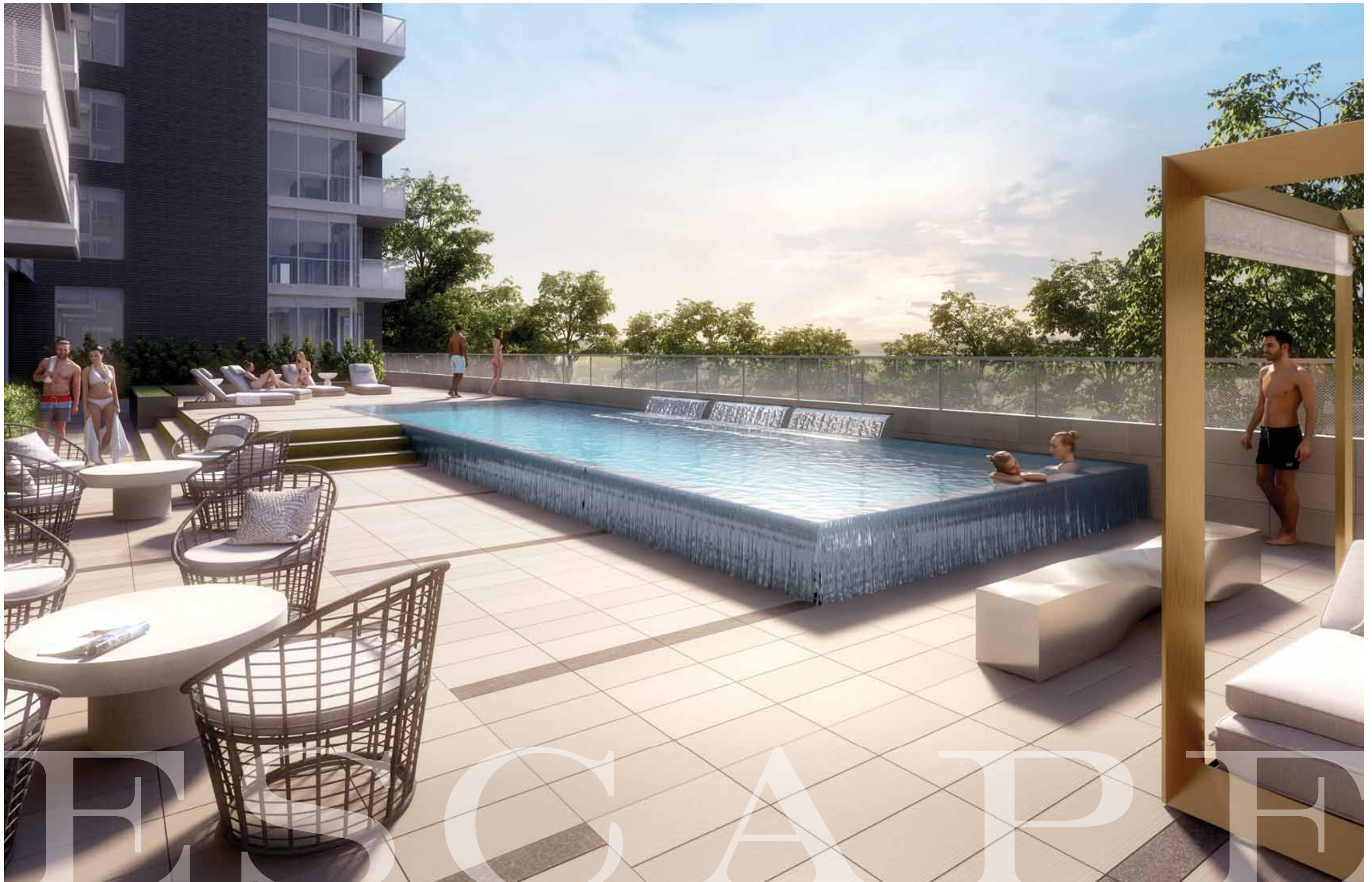


THE
G R E A T
ESCAPE



Whether you want to host a memorable occasion under the open sky or just chill poolside, Park Terraces offers a spectacular roster of lifestyle amenities to inspire mind, body and spirit.

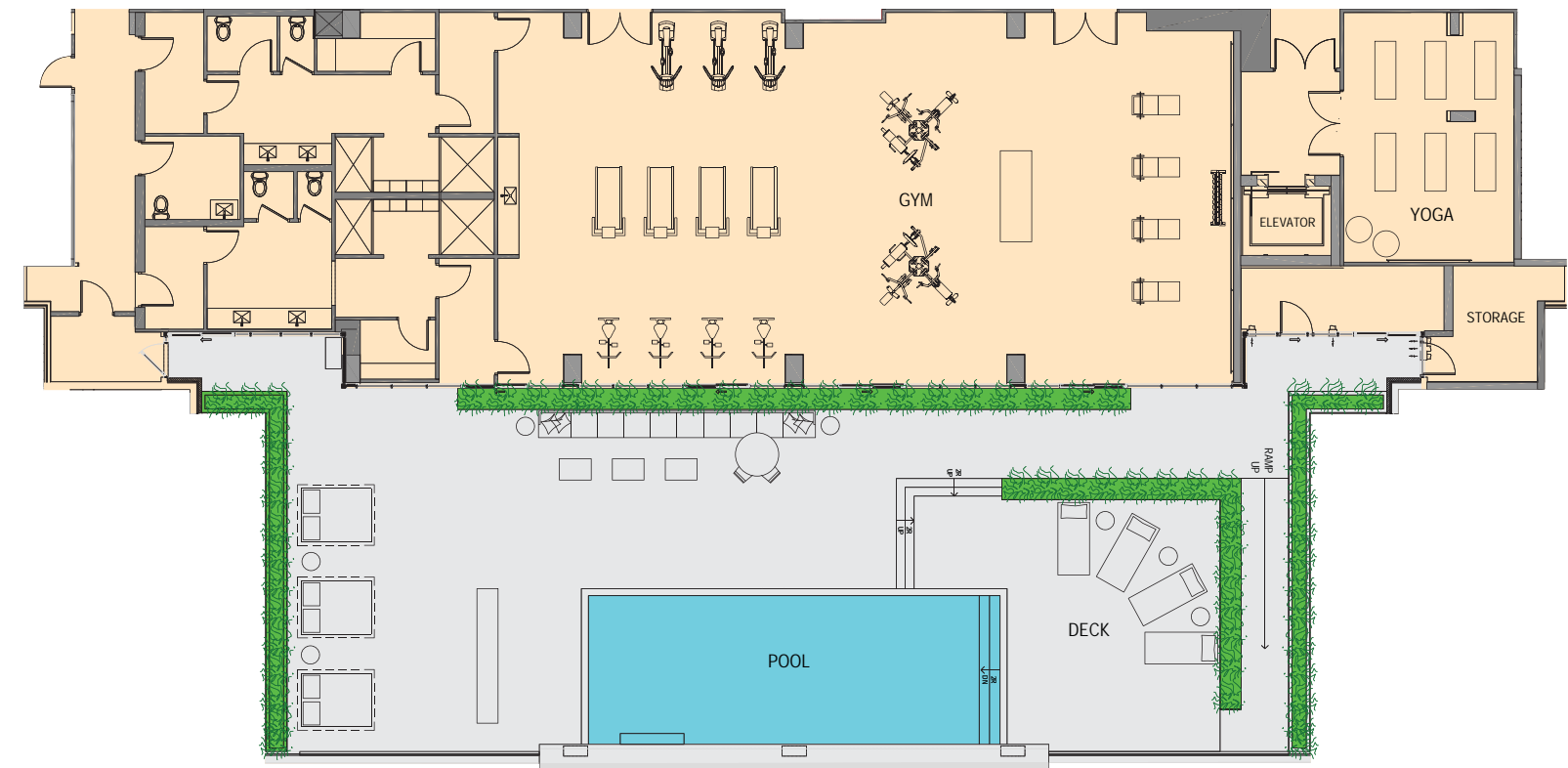
CHOOSE FROM 6 SPECTACULAR LANDSCAPED OUTDOOR AMENITY TERRACES WITH COZY LOUNGE-STYLE SEATING, FIREPITS AND BARBECUE STATIONS. OR IF YOU WANT TO CELEBRATE INDOORS, HEAD OVER TO THE ELEGANTLY APPOINTED PARTY ROOM, A VAST, WELL-LIT SPACE WITH A STUNNING FIREPLACE, RECTANGULAR BAR AND CATERER'S KITCHEN. WHEN IT COMES TO MAKING MEMORIES, PARK TERRACES HAS IT ALL.



NORTH BUILDING
2ND FLOOR



SOUTH BUILDING
3RD FLOOR



STAYING FIT AND HEALTHY IS A BREEZE WITH THE STATE-OF-THE-ART FITNESS CENTRE, COMPLETE WITH A YOGA STUDIO, TREADMILLS, ELLIPTICAL AND SPIN BIKES.



STRENGTH TRAINING WITH WEIGHTS AND MEN'S AND WOMEN'S CHANGE AREAS. AFTER A BRISK WORKOUT, COOL OFF IN THE BEAUTIFUL, OUTDOOR SWIMMING POOL, FLANKED BY COMFORTABLE LOUNGING DECK CHAIRS. OTHER FINE AMENITIES INCLUDE A LIBRARY LOUNGE AND ADJOINING KIDS LOUNGE, AND A FORMAL MEETING ROOM, PERFECT FOR CONFERENCES AND MEETINGS. LIFE AT PARK TERRACES — IT'S THE ULTIMATE EXPRESSION OF LEISURE AND RECREATION.



ENTERTAINING



THE G R E A T INDOORS



Park Terraces offers alfresco living at its finest. Many suites come with spacious terraces that extend your living space to the great outdoors.

ENTERTAIN YOUR GUESTS, CULTIVATE YOUR GREEN THUMB, ENJOY SOME QUIET TIME UNDER THE STARS. YOUR PRIVATE OUTDOOR TERRACE IS A COOL, URBAN OASIS THAT WILL RELAX, REJUVENATE AND INSPIRE YOU IN A MILLION DIFFERENT WAYS.





CONTEMPORARY



WHILE THE TERRACES ARE DEFINITELY INVITING, THE INDOORS ARE NO LESS
SUBLIME. HERE, TOMAS PEARCE INTERIOR DESIGN HAS CREATED AN INCREDIBLE
LIVING ENVIRONMENT THROUGH THE USE OF RICH MATERIALS AND TEXTURES.
GOURMET KITCHENS SPARKLE WITH SLEEK COUNTERS AND MODULAR CABINETRY
INSPIRE THE MASTER CHEF IN YOU. OVERSIZED LIVING AREAS, SPACIOUS
MASTER BEDROOMS AND SUMPTUOUS ENSUITES PROVIDE ALL THE VERY BEST
IN CONTEMPORARY LUXURY LIVING. SUITES RANGE FROM STYLISH 1-BEDROOM
TO SPACIOUS 3-BEDROOMS, ALL EMBELLISHED WITH QUALITY FEATURES AND
FINISHES DESIGNED FOR A SOPHISTICATED URBAN LIFESTYLE.



THE
G R E A T
LEGACY



Park Terraces is being built by Edilcan, a well-respected Toronto developer with a legacy of exceptional residential and prestige commercial properties in their portfolio.

SINCE THE EARLY 1950'S, EDILCAN HAS HELPED SHAPE THE TORONTO LANDSCAPE AND SKYLINE WITH HUNDREDS OF BUILDINGS AND OVER 10,000 HOMES TO THEIR CREDIT.

THE COMPANY'S PROJECTS RANGE FROM LUXURY RESIDENTIAL TO TRIPLE "A" COMMERCIAL DEVELOPMENTS AND INCLUDE SOME OF THE CITY'S MOST SOUGHT AFTER CONDOMINIUM ADDRESSES.

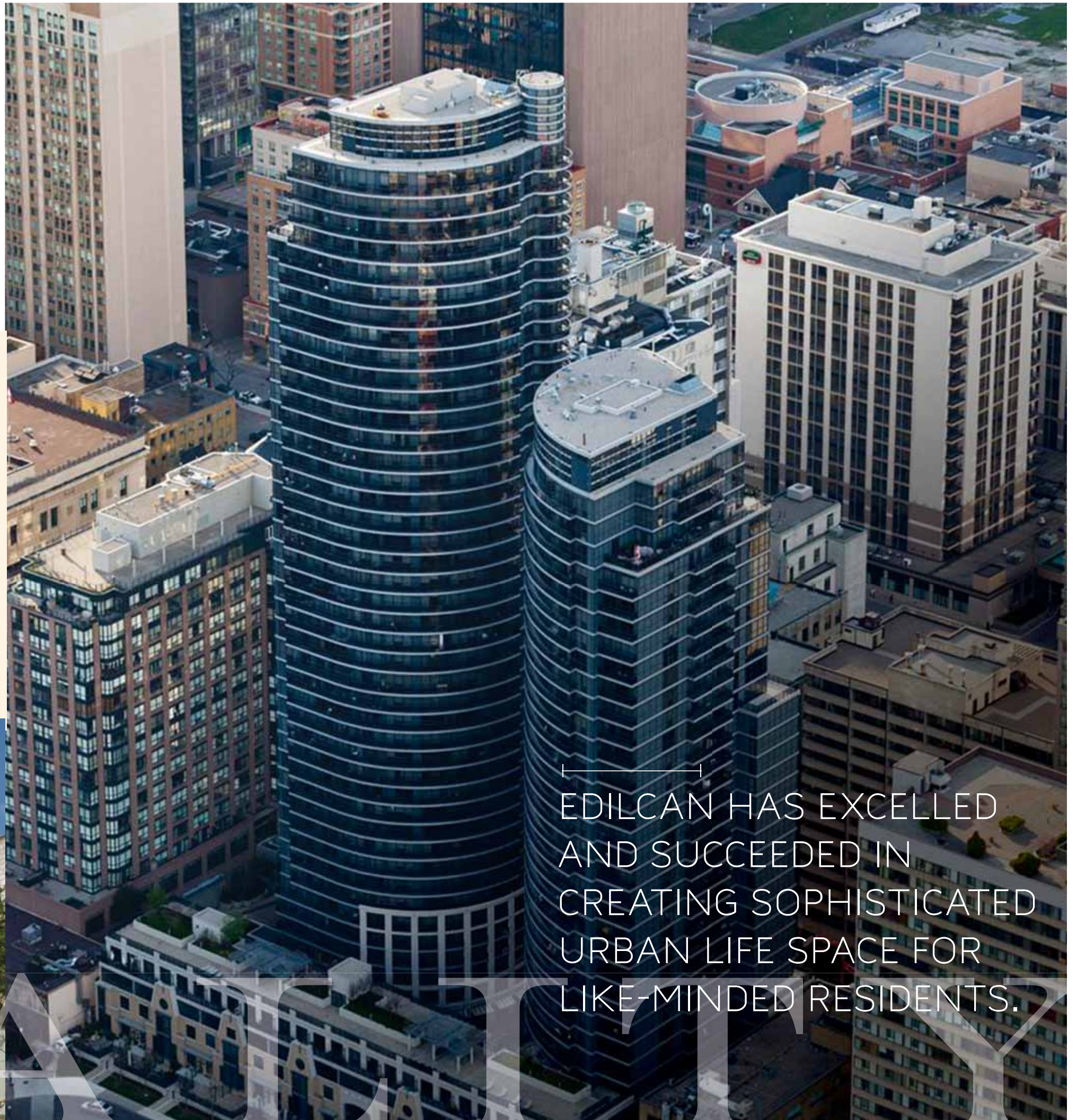
Edilcan
BUILDING A BETTER FUTURE



DEVELOPMENTS SUCH AS ONE VALHALLA, TRIUMPH, THUNDERBIRD IN ETOBICOKE. THE MET AND ENCORE AT 21 CARLTON STREET, ELEV'N21 AT 1121 BAY STREET, MONACO AT 28 BYNG AVENUE, SIGNATURES AT 55 BLOOR STREET AND THE CLAIRMONT ON YONGE STREET AT ST. CLAIR AVENUE. THE COMPANY HAS ALSO BEEN RESPONSIBLE FOR THE CONSTRUCTION OF NUMEROUS OTHER LANDMARK CONDOMINIUMS: MANHATTAN PLACE, HOLLYWOOD PLAZA AND THE RESIDENCES OF MADISON CENTRE IN NORTH YORK, GRANITE GATES AND CANYON SPRINGS IN MISSISSAUGA AND MARINA DEL REY ON THE ETOBICOKE WATERFRONT, TO NAME A FEW.

WITH EACH DEVELOPMENT EDILCAN HAS EXCELLED AND SUCCEEDED IN CREATING SOPHISTICATED URBAN LIFE SPACE FOR LIKE-MINDED RESIDENTS. AT PARK TERRACES AT VALHALLA TOWN SQUARE, EDILCAN IS CREATING A SIGNATURE MASTER-PLANNED COMMUNITY. A COMMUNITY THAT WILL SET THE STANDARD FOR DESIGN AND QUALITY IN ETOBICOKE. A COMMUNITY THAT WILL BENEFIT FROM OVER SIX DECADES OF EXPERIENCE AND A DEDICATION TO QUALITY THAT SPANS A LIFETIME.

WELCOME TO PARK TERRACES AT VALHALLA TOWN SQUARE.



EDILCAN HAS EXCELLED
AND SUCCEEDED IN
CREATING SOPHISTICATED
URBAN LIFE SPACE FOR
LIKE-MINDED RESIDENTS.



THE G R E A T MINDS



*Park Terraces is the culmination
of the unique talents and experience of an
exceptional team of visionaries.*

EACH ONE IS A RESPECTED LEADER IN THEIR FIELD, AND
TOGETHER THEY FORM A SYNERGY THAT ELEVATES PARK
TERRACES TO A COMMUNITY THAT'S TRULY EXTRAORDINARY.

MARKETVISION REAL ESTATE CORPORATION

Since 1993, MarketVision has been one of Toronto's premier real estate sales and marketing firms, with over 25,000 condominium residences sold throughout Canada and the United States. Some of their standout projects include One St. Thomas, The Met, 1, 5 and 9 Valhalla, Smart House, 88 Queen, Ivy and Waterworks. MarketVision is affiliated with Urbanation, the industry leader for market intelligence in the condominium industry.

CLAUDE CORMIER ET ASSOCIÉS INC, LANDSCAPE ARCHITECTURE AND URBAN DESIGN

Claude Cormier and Associates has built an internationally recognized office in Montreal that works in the fields of Landscape Architecture & Urban Design.

The practice extends far beyond the conventional realm of traditional landscape design to forge bridges between urban design, public art and architecture, resulting in beloved popular urban spaces such as Berczy Park, Sugar Beach, the Four Seasons Hotel and Residences, the Evergreen Brickworks, as well as new mixed-use developments like The Well in the heart of Toronto that are setting a new standard for city living.

PAGE + STEELE

The award-winning firm of Page+Steele (P+S) was established in Toronto in 1926. A successful pattern of growth has led to a diversified practice, now in its fourth generation. The practice is based in Toronto with projects in India, Prague, Amman, Moscow, China, Budapest and the USA. P+S recently merged with the IBI Group and is now known as Page+Steele/IBI Group Architects (P+S/IBI). P+S/IBI now benefits from the broad pool of talent and expertise within the IBI Group and is able to complete in the worldwide market for design and architecture.

A highly creative design team complements the traditional high level of service and expertise for which P+S/IBI is known. In recent years, P+S/IBI has received over 30 design awards and has won 6 design competitions.

P+S/IBI has developed the highest degree of expertise on Residential, Mixed Use, Office and Retail buildings in Toronto and GTA, including the successful One Valhalla Complex by the same developer. With annual construction of approximately \$1 Billion P+S/IBI maintains a close association with the construction industry in order to keep abreast of state of the art materials, systems, and technology, which are constantly entering the Canadian and world markets.

MTBW GROUP

For over forty years, The MBTW Group has offered comprehensive and multidisciplinary consulting services. We are a design-oriented group with expertise in all aspects of landscape architecture, architecture, urban design and recreational planning. Our ability to create innovative, memorable and marketable design solutions that meet the objectives of our clients is a credit to our staff of over 50 professionals, whose practical management skills, award winning design abilities, technical expertise, and enthusiastic commitment allows projects to be completed in an efficient and effective manner.

MONTANA STEELE STRATEGIC ADVERTISING

Over the last 20 years, dedication, energy, and passion have guided Montana Steele Strategic Marketing to create real estate brands that are truly magnetic. This award-winning, Toronto- based advertising agency is today one of the foremost names in the new home development business. With an impressive client list that includes some of North America's largest developers, Montana Steele Strategic Marketing is an agency that's committed to creating original and effective communication.

TOMAS PEARCE INTERIOR DESIGN CONSULTING

Tomas Pearce Interior Design Consulting Inc. is based in downtown Toronto, Canada. Led by Principal Partners Melandro Quillatan and Tania Richardson, the team at TOMAS PEARCE is a collaboration of talented, energetic and experienced company of Interior Designers, Project Managers, Project Coordinators, Architectural Technologists, Stylists and Procurement Agents.

The firm offers a complete range of commercial and residential interior design services, space planning, project management and interior styling to a multi-national client base. The firm's list of luxury residences is expansive and includes homes in many of Toronto's desired communities and upscale condominium developments. The firm also undertakes bespoke private vacation homes, winter chalets, summer homes and exclusive ranches. Commercially, TOMAS PEARCE has been commissioned by Toronto's industry leading developers and builders to design their high-end sales offices, model suites, common amenities and corporate executive headquarters. Their conglomerate list of private clients encompasses projects worldwide.

The TOMAS PEARCE style is international, motivated by a love of good design, both modern and traditional. Opulence; simplicity; calm elegance; timeless aesthetics are integral to the vocabulary of their creations. Whether it's high formal tradition, classic contemporary or clean modern aesthetic, central to the TOMAS PEARCE design directive is the belief to marry their strong design philosophies with that of their client's own style wishes. Each time, polished elegance is the TOMAS PEARCE signature.

- Ceiling heights in South Building of approximately: 8'-6" on floors 4 to 6 and 9; 9'-0" on floors 3, 7, 8 and 10; except in bathrooms or for structural or mechanical reasons;
- Ceiling heights in North Building of approximately: 8'-6" on floors 3 to 5, 8 and 9; 9'-0" on floors 2, 6, 7 and 10; except in bathrooms or for structural or mechanical reasons;
- Wide plank laminate floating floor with underlay, in foyer, kitchen, den, hallways, living and dining room and bedrooms*
- White ceramic tile flooring in laundry, mechanical and storage rooms, as per plan
- Mirrored sliding closet doors or slab doors, as per plan
- White décor rocker type light switches and receptacles throughout
- In-suite laundry facilities with stacked, front load Energy Star® washer and front load dryer
- Lever door hardware for interior doors
- Aluminum awning windows

KITCHEN

- European-style kitchen cabinetry with full height pantry or shelving, as per plan, in a combination of designer finishes, in choice of finish package *
- Stone kitchen countertop with designer ceramic tile backsplash, in choice of finish package *
- Stainless steel, single bowl undermount kitchen sink with designer selected single lever faucet, as per plan
- Stainless steel, brand name appliances including slide-in self-clean range with glass-ceran cooktop, Energy Star® frost-free refrigerator-freezer, Energy Star® multi-cycle dishwasher, built-in exhaust fan vented to exterior and counter-top microwave oven
- 24" or 30" range, as per plan
- 18" or 24" dishwasher, as per plan
- Overhead track lighting
- Under cabinet lighting



BATHROOMS

- Bathroom cabinetry with designer appointed stone vanity top with rectangular, undermount sink *
- Full-width vanity mirror
- Soaker bath tub or shower enclosure, as per plan
- All white plumbing fixtures and designer selected polished chrome single lever faucet
- Pressure balanced and temperature controlled tub/shower controls in polished chrome finish
- Frameless glass shower enclosure, as per plan
- Exhaust fan vented to exterior
- Porcelain floor tile *
- Porcelain and ceramic tile tub/shower surround *
- Single decorative light fixture above vanity mirror
- Recessed light in shower enclosures, as per plan

SYSTEMS & SECURITY

- Concierge Service, 7 days a week
- Valhalla Town Square Express shuttle to nearby subway and shopping
- Underground and above-ground parking garage painted white with fluorescent lighting
- CCTV security cameras strategically located throughout parking garage and at access doors for added safety and security
- Wall mounted 'panic' stations with two-way voice communication with Concierge Station located throughout underground parking garage
- Personal remote transmitter for parking garage door access complete with integrated panic alarm button provided with each parking space
- Security viewer at suite entry door
- Suite intrusion security alarm system with suite entry door contact and personally encoded keypad at Foyer, connected to Concierge Station
- Hard-wired smoke alarm detector(s) in all suites
- Carbon monoxide detector(s) in suites, where applicable

- Controlled door access throughout public/ common areas
- Long-life electrical service panel with circuit breakers in each suite
- Electrical receptacle on balcony, as applicable
- Direct natural gas BBQ connection, water hose bib, and electrical outlet on terraces, as per plan
- Pre-wiring for telephone and cable outlets in living room, bedrooms and den
- State-of-the art, high speed internet connectivity in every suite
- Individually controlled fan coil units deliver centralized air-conditioning and heating
- Individual metering for in-suite electrical and water consumption
- Energy Recovery Ventilator in each suite for superior air quality, comfort and energy savings
- Waste management and recycling system with garbage chute access on each floor
- Mail-room conveniently located beside front lobby

Purchase price includes the above (save and except parking and lockers, unless otherwise noted) from the Vendor's standard samples and may not necessarily be the same as those contained in the vignettes, sample boards and/or models which may be available for viewing. The Vendor reserves the right to substitute any materials used in construction of the unit provided that such substituted materials are of equal or better quality than those represented to the Purchaser. The determination of whether or not a substituted material is of equal or better quality shall be made by the Vendor's architect whose determination shall be final and binding. Colour, grain, texture and 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. Sizes and specifications subject to change without notice. E. & O. E. January 17, 2018.

* From Vendor's Standard Samples & availability determined by unit design

THE
G R E A T
FINISHES



Sophisticated urban styling distinguishes the interiors at Park Terrace, where Tomas Pearce Interior Design has created an incredible living environment through the use of rich materials and textures.

EXPECT THE VERY BEST
IN LUXURY LIVING, WITH
AN EXCEPTIONALLY
HIGH STANDARD OF
CRAFTSMANSHIP COMBINED
WITH CONTEMPORARY STYLES,
ACCENTS AND UPSCALE
FINISHES. GOURMET KITCHENS
WITH SLEEK COUNTERS AND

MODULAR CABINETRY INSPIRE
THE MASTER CHEF IN YOU.
OVERSIZED LIVING AREAS,
SPACIOUS MASTER BEDROOMS
AND SUMPTUOUS ENSUITES
PROVIDE ALL THE SPACE AND
EMBELLISHMENTS FOR AN
EXCLUSIVE AND LUXURIOUS
LIFESTYLE.

FINISHES

PARK TERRACES

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Edilcan
BUILDING A BETTER FUTURE

