

The Residences at
Central Park



**“The richness I achieve comes from
nature, the source of my inspiration.”**

– Claude Monet

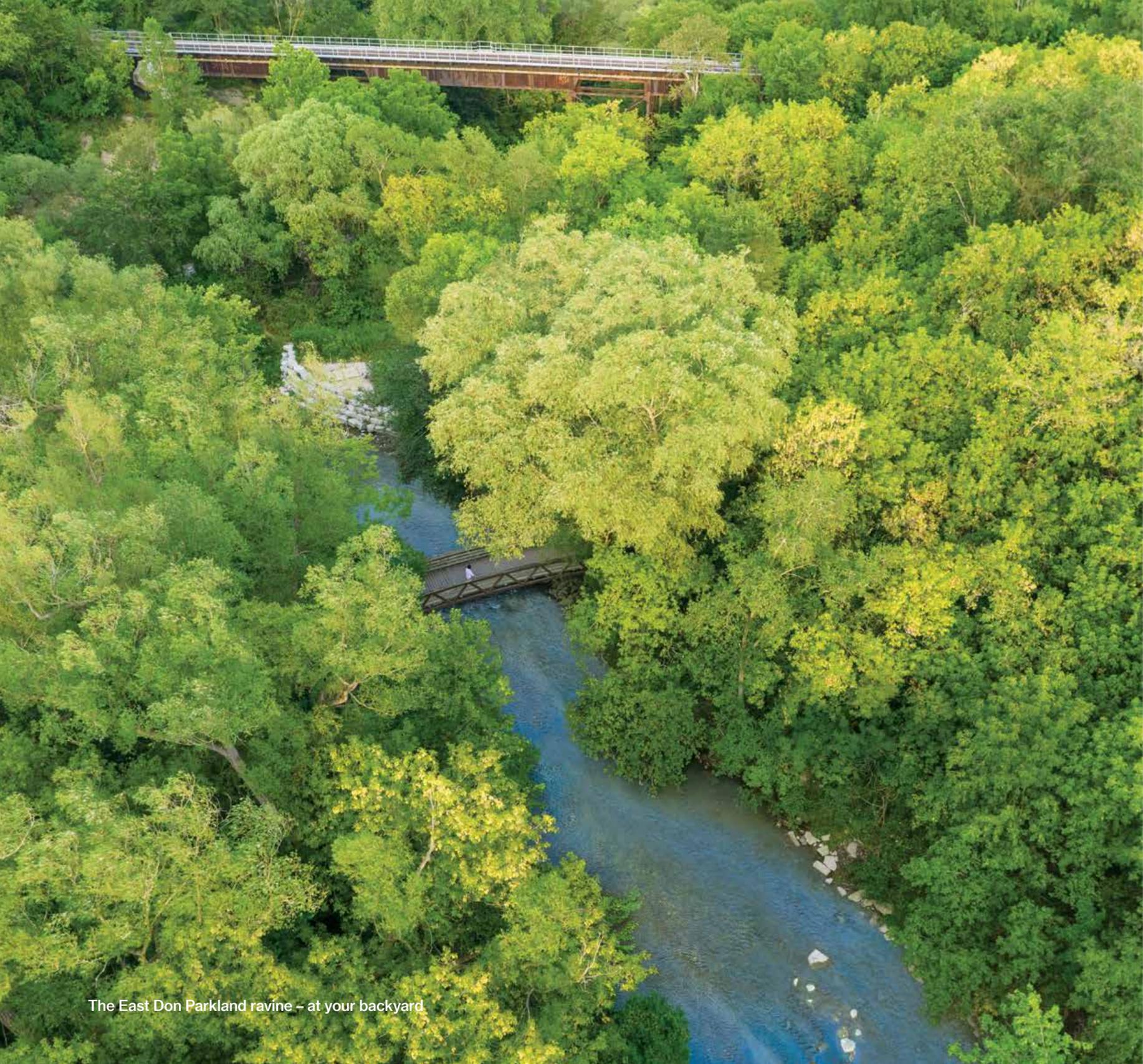


Where the urban and natural worlds connect

Contents

- 02 Where the Urban and Natural Worlds Connect
- 08 Connected to Nature
- 14 Central Park Common – a Vibrant Urban Park
- 24 Public Transit at Your Front Door
- 28 Location – At the Centre of It All
- 32 Visionary Architecture
- 38 Amenities Aplenty – The Park Club
- 62 Luxurious Residences
- 74 Endless Views
- 78 Environmental Sustainability
- 80 The Development Team
- 82 Features, Finishes – Luxury is Standard

The Residences at Central Park®



The East Don Parkland ravine – at your backyard



Welcome to The Residences at Central Park, Where the Urban and Natural Worlds Connect

The 31-storey tower is a soaring work of art located within The Residences at Central Park – a 12-acre, master-planned community overlooking the East Don Parkland ravine. Breaking away from the conventional, the tower's facades have been designed with organic, leaflike architectural details to inspire the imagination, expressing a harmonious coexistence between sparkling glass and nature, paving the way for a sensory experience like no other.

Central Park is a vibrant, environmentally sustainable community and a nexus between the urban and natural worlds. Located in the Bayview Village neighbourhood, the Leslie subway station, GO train and a range of conveniences are right at your doorstep. You are also nestled in the East Don Parkland, with direct access to its sprawling natural ravine that will make you forget you're living in the heart of the city.

**Urban Lifestyle, Nestled in Nature –
Green and Environmentally Sustainable**

The Residences at Central Park is an inspired, 12-acre, master-planned community redefining how you live, work and play. The contemporary architecture is timeless, graceful and respectful of its pristine setting above the natural treasures of the East Don Parkland ravine.

As part of the Bayview Village neighbourhood you are connected to chic retail and vibrant restaurants, with the subway and GO transit right at your front door – yet surrounded by the calming serenity of nature, with a network of walking and cycling trails to explore. Welcome to an exciting new address that brings the best of both worlds into perfect balance.

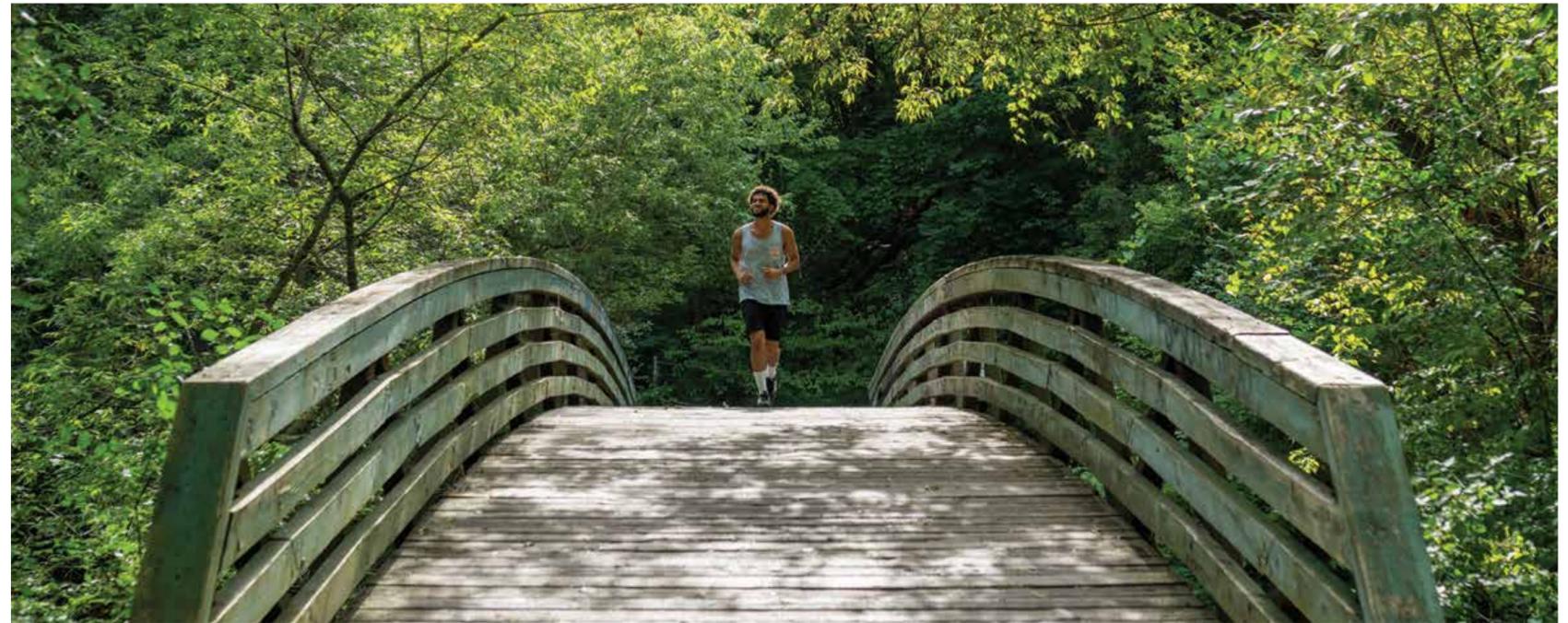


An inspired, 12-acre, master-planned community nestled in nature





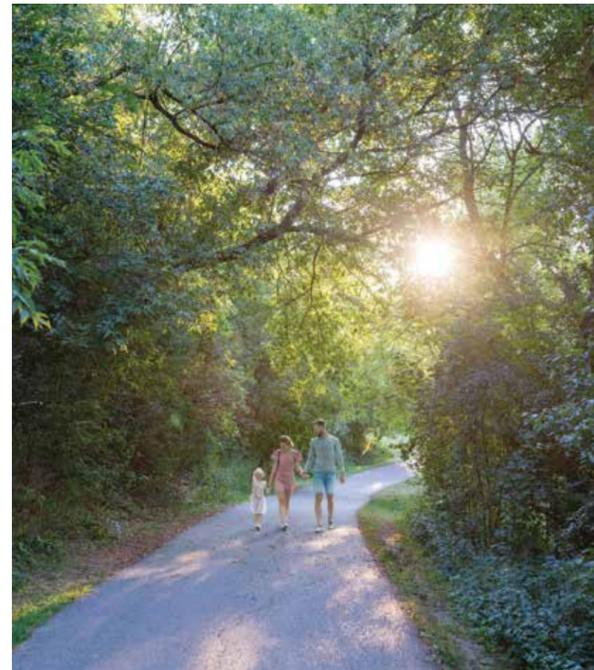
One of the staircases leading from Central Park to the ravine



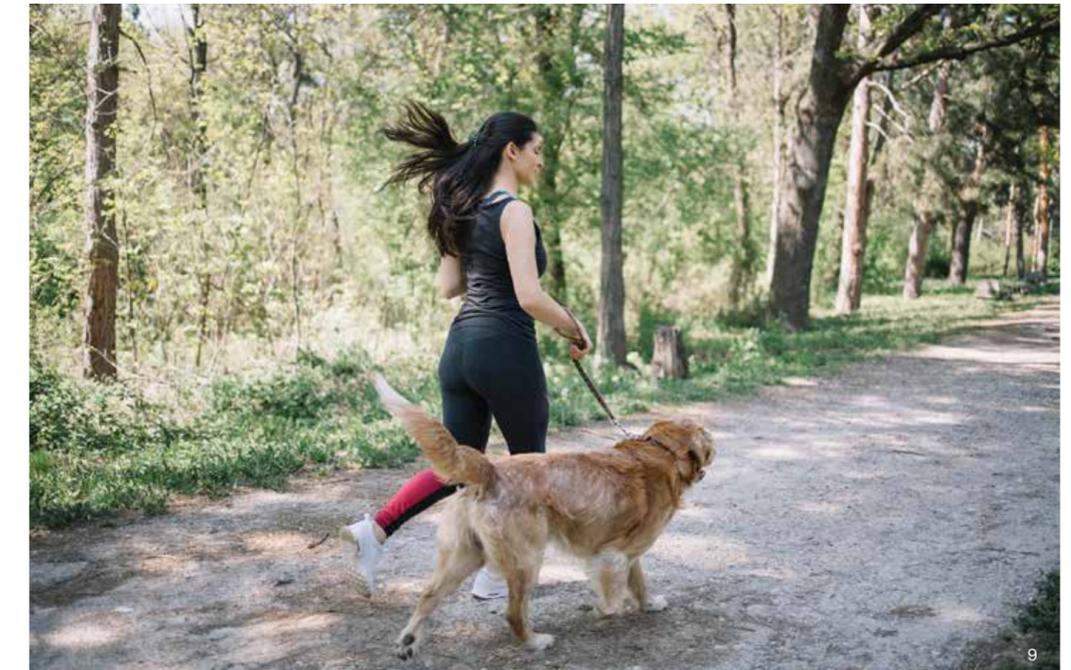
One of several bridges spanning the East Don River directly adjacent to Central Park; a network of trails follow the Don River, leading to downtown and the lakefront

A Lifestyle Like No Other

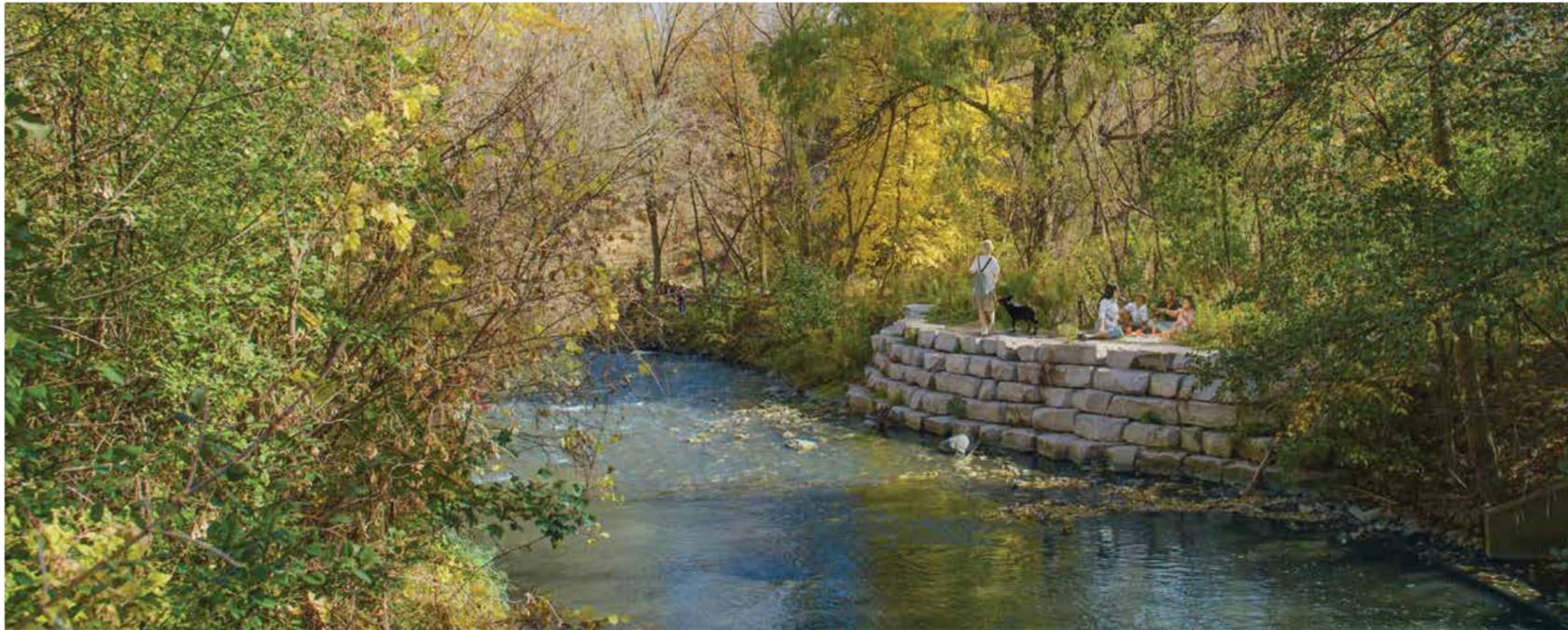
The exhilaration of city living and easy pleasures of a weekend retreat come together in harmony. Enjoy city life to the fullest – and when it's time to unwind, transport yourself into the restoring world of nature, just steps away on the staircases leading to a lush, forested ravine – part of the Don River Valley parklands comprising over 500 acres of urban forest. Central Park offers you access to a vacation haven – right in your own backyard.



Walking in the East Don Parkland, directly adjoining Central Park



Jogging along the East Don Parkland Trail at the foot of Central Park



Enjoying a picnic along the East Don River directly adjacent to Central Park

Just Steps Away, It's Another World

Cycle your way along the trails, walk your dog or enjoy an afternoon picnic – the cares of the world melt behind you as city sounds soon recede, hushed by the forest, replaced by birdsong and the gentle music of the river. The network of bike-friendly pedestrian bridges that crisscross the meandering East Don River will inspire wondrous exploration through the lush, forested ravine – part of the Don River Valley parklands comprising over 500 acres.



10
Parks for people – and their pets



Cycling the East Don Trail, directly adjacent to Central Park; a network of trails follow the Don River, leading to downtown and the lakefront



One of several bridges spanning the East Don River directly adjacent to Central Park



The fall foliage of the East Don Parkland – a breathtaking pageant of colour



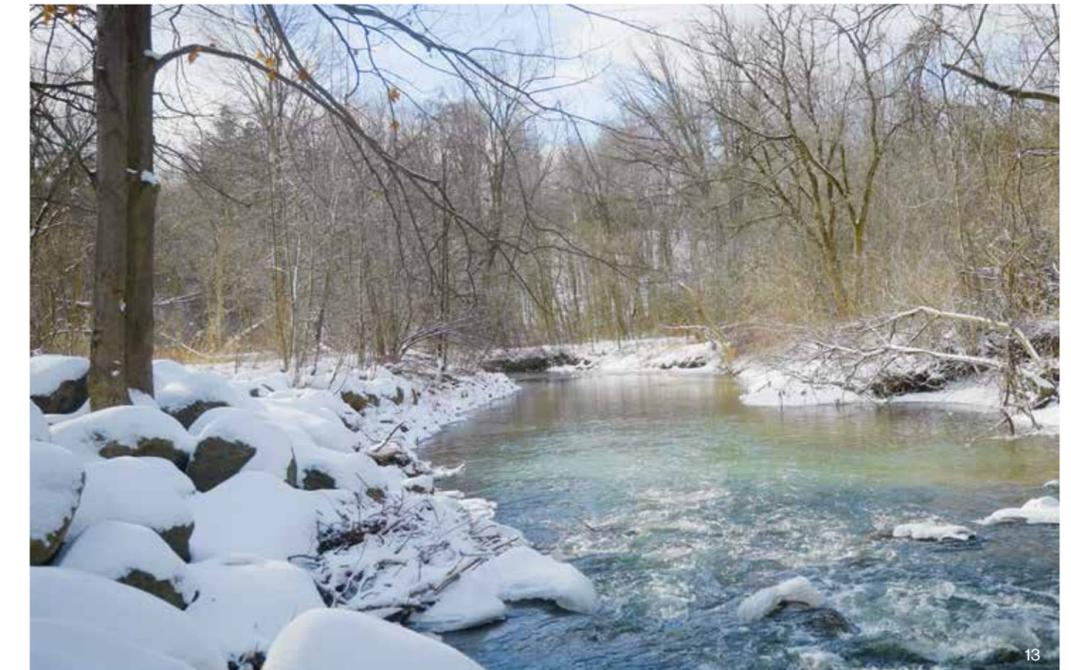
The East Don Parkland in winter, at the north end of Central Park

Immerse Yourself in Nature's Four Seasons

The fall brings a breathtaking pageant of colour, when the trees blaze with hues of yellow, red and gold. In winter, drifts of snow shroud the ground transforming the East Don Parkland into a picture postcard. You'll know it's spring when a kaleidoscope of butterflies begin to appear, a prelude to summer's panorama of greenery that unfolds and embraces the trails.



Enjoying a winter's day in acres of snow-covered ravine behind Central Park



Winter along the East Don River, right in Central Park's backyard



The award-winning Central Park Common

Central Park Common – the Heart of this 12-acre, Master-planned Community

Central Park Common™ is more than an urban park – it's the heart of this master-planned community. Like the traditional village green, the Common is where you can connect with your friends. Saying "Meet me at the Common" will be as natural as saying "Hello."

This three-acre, award-winning, urban park is the perfect place to find a sweet spot to unwind, or spend some quality time with friends and family. Its pedestrian-friendly, open streets lined with trees and bicycle-friendly paths set a new standard for urban living. For outdoor meeting and mingling, it's the place to be – all year round.

Central Park Common – a Vibrant, Three-acre, Urban Park Celebrating Culture and Cuisine

The Common is a triumph of landscaped architecture – a sun-filled synergy of enchanting green spaces, original art installations, fountains and reflecting pools, with cafes and restaurants spilling onto the sidewalks. It's a welcoming space to gather for rest and recreation, where you can enjoy live music and browse the stalls of the farmers' market, street vendors and local artists – events that are all part of year-round programming.

The Common provides a captivating, landscaped gateway for a pleasant walk to and from the subway and GO station. In winter, lacing up your skates and sipping hot chocolate at the picturesque skating rink is destined to become a quintessential winter activity.







Enjoy year-round programming in Central Park Common



An array of choices for dining and socializing in Central Park

Celebrating Culture and Cuisine

Indulge your food fantasies at one of Central Park's fine eateries. The cafes and restaurants elevate dining to a new level, and the gourmet food market is sure to excite your senses. Street musicians entertain you with soft music as you enjoy a glass of wine under the summer stars, or lunch on the sunny terrace. As the sun sets, savour a chef-driven dinner in one of the bistros or trattorias – fostering a spirit of exploration by connecting people through food.



One of Central Park's chef-driven eateries



Central Park Common provides a captivating, landscaped gateway for a pleasant walk to and from the subway and GO station

Live, Work, Play – A Vibrant Pedestrian Experience

Central Park is the ideal place to live, work and play. It incorporates over 320,000 square feet of newly designed creative office space that feature a stimulating range of shops, cafes and services at street level, providing a vibrant pedestrian experience just beyond your front door. Driven to inspire and innovate, the newly designed office space includes sustainable green initiatives providing an exceptional work environment with forward-thinking features and smart technology.

Services will include a privately operated children's daycare, that features a spacious outdoor playground, catering to parents with toddlers and young children. Having this on-site convenience will make dropping the kids off at daycare feel like a "walk in the park."



Central Park incorporates newly designed creative office space with street-level services including a children's daycare



Central Park – steps away from the subway and GO station



The subway and GO station are just steps away from the indoor promenade at Central Park

Public Transit at Your Front Door

Unrivalled connections to all forms of public transit – right at your doorstep: the Leslie subway station, bus routes on Sheppard Avenue, and the relocated Oriole GO Transit station where you can board a train for a scenic, nonstop ride down to Union Station. Your public transit options are right at your front door.



The Leslie subway station, right at your doorstep



Ride the GO train nonstop to and from Union Station



TTC bus stop just steps away



Subway, GO train and TTC bus connections

Connected to Everything that Matters

Your options are endless with public transit right at your front door and direct access to everything that matters. When you need to head out of the Bayview Village neighbourhood, you are well connected with the subway and GO train to countless employment, education, shopping, dining and entertainment destinations.



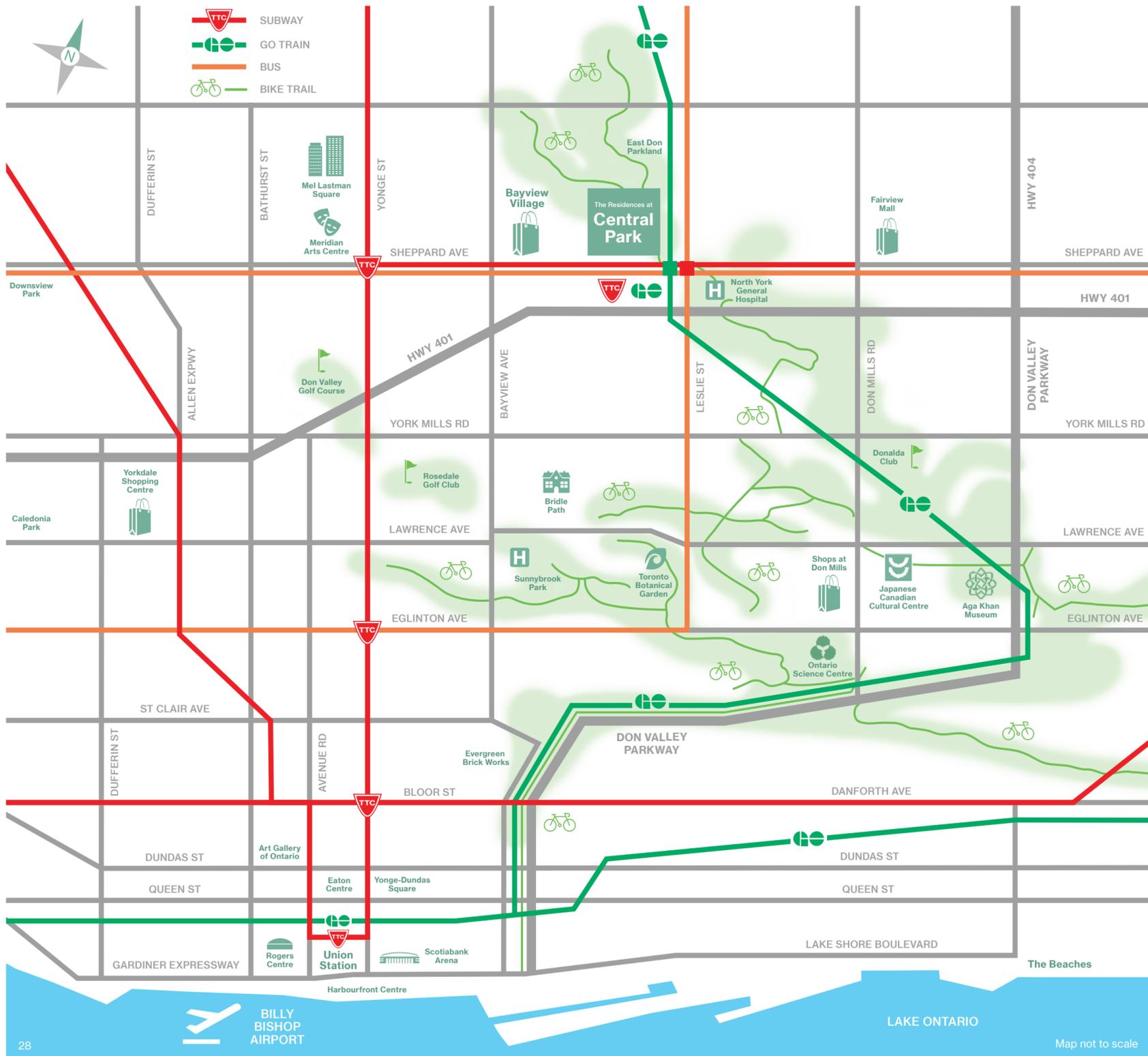
One of the walkways from Central Park Common to the subway and GO station



The prelude park along Sheppard Avenue creates an inviting entry to Central Park



The indoor promenade leading to and from the TTC and GO station



Oliver & Bonacini Café Grill at Bayview Village

Central Park – at the Centre of it All



Loblaws Supermarket at Bayview Village



Bayview Village – one of Canada's most prestigious shopping centres

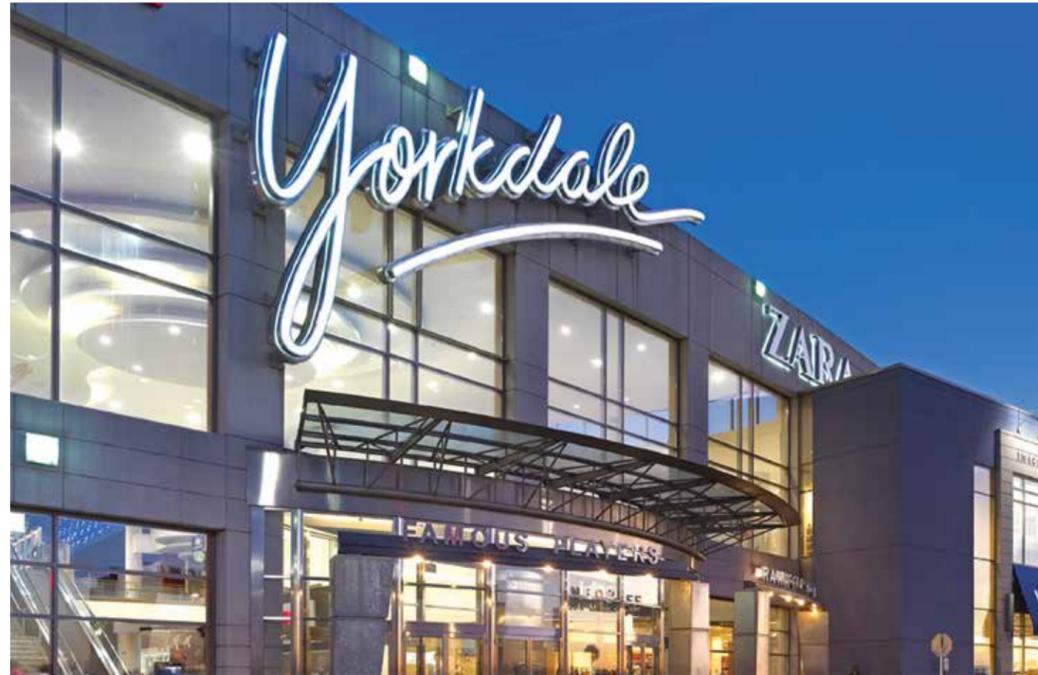
Located at the centre of all that Toronto boasts. Nearby Bayview Village shopping centre has enough haute designer brands to thrill any fashionista, and is home to a wide variety of other stores and services ranging from gourmet shops and restaurants, to lifestyle, wellness and groceries. The Bayview Village neighbourhood enjoys abundant employment opportunities and schools, with easy access to Highway 401, the DVP and Highway 404.



Pusateri's Fine Foods at Bayview Village



CF Fairview Mall



Yorkdale Shopping Centre

**A Nexus to Everywhere You Want to Be,
and Everything You Want to Do**

Toronto's landmark shopping districts are within easy reach. Head west to Yorkdale Mall, where the world's most iconic brands have set up shop. Check out the neighbourhood stores at Yonge and Sheppard, or head east to Fairview Mall. Play a round of golf at the Don Valley Golf Course or the nearby Donalda Club, and explore surrounding green spaces and upscale neighbourhoods. If you are driving anywhere, enjoy quick access to Highway 401, the DVP and Highway 404.



Nearby affluent Bridle Path neighbourhood



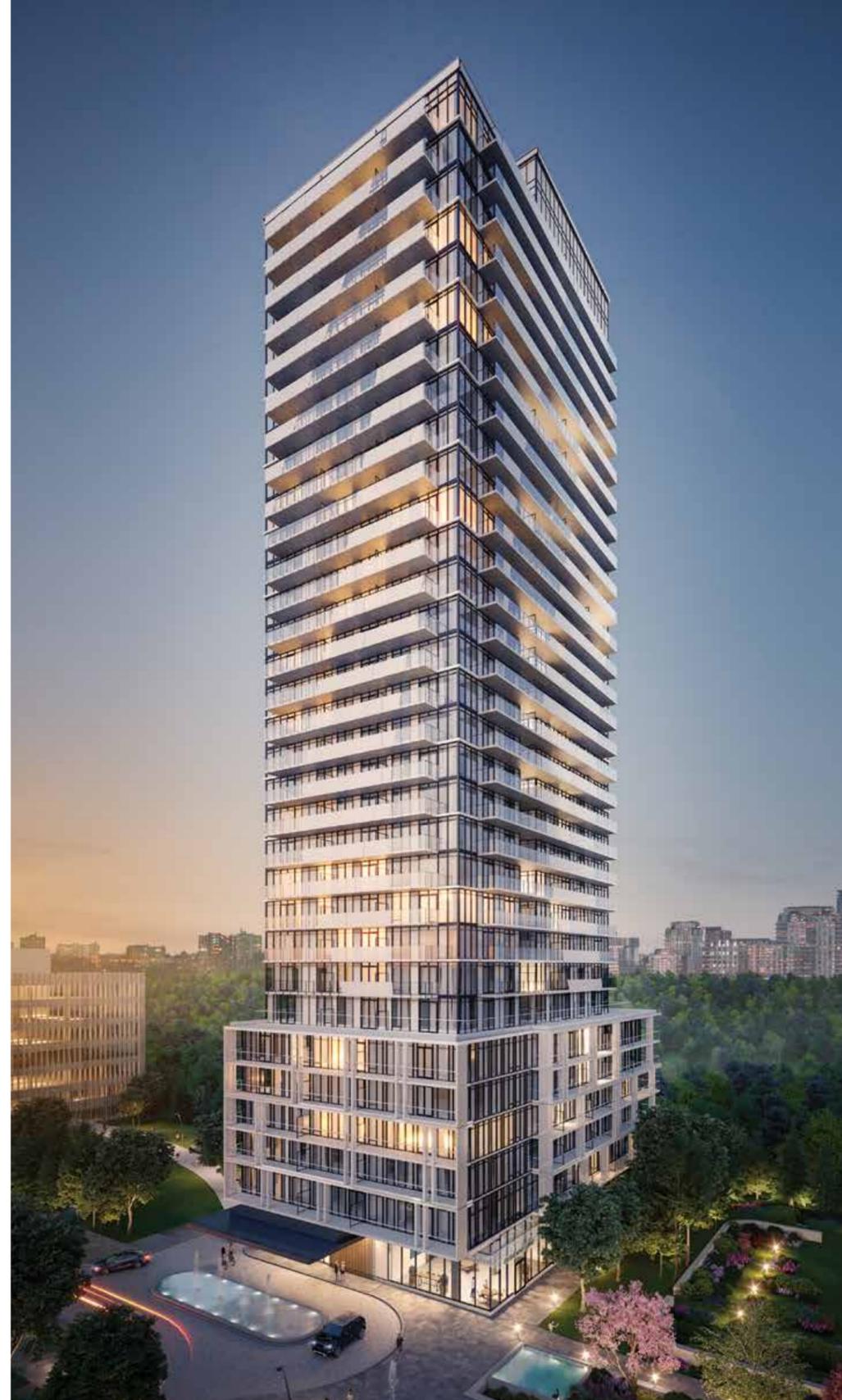
The Donalda Club – a few minutes away along the East Don Parkland ravine



The Don Valley Golf Course



World-class architecture and timeless design come together in harmony



With the East Don Parkland as its Backdrop, the Tower is an Unrivalled Fusion of Art, Architecture and Design

World-class architecture, environmental sustainability and timeless design come together in harmony, embraced by the lushness of the ravine. A modern synthesis of innovation and inspiration surrounds where you live, and how you live.

The floor-to-ceiling windows are designed to disappear into the background, blurring the line between the indoors and outdoors. The tower's visionary design is a union of ideal proportion and symmetry, subtly refined with facades featuring organic, leaflike architectural details.

A Grand Sense of Arrival

From the moment you arrive, the artfully landscaped drive and striking porte-cochère command your attention, introducing a five-star experience in accord with the prestige of the tower.

The sprawling, landscaped drive, complete with an artisan-designed fountain, fits seamlessly into its surroundings and furnishes easy entry and exit for the underground parking areas. A grand sense of arrival welcomes you home.





The luxurious lobby with warm wood panelling and luminous marble

The Luxurious Lobby

Inside this stunning entrance the stage is set with warm wood panelling, luminous marble and sumptuous, eclectic furnishings. The ambiance is nothing short of intoxicating. The concierge is devoted to catering to your every need.

A graceful transition from the outside world, a refined inner sanctum of sophistication where your senses are stimulated, soothed and satisfied – all in the same moment.

Amenities Aplenty

The Park Club™— 55,000 square feet of light-drenched, indoor amenity space on four floors, with an extensive offering of fitness, wellness, leisure and social amenities, and two expansive rooftop terraces: The South Terrace – a sun-and-swim experience with an outdoor saltwater pool, sundeck and cabanas; and The East Terrace with barbecue areas and secluded zen gardens.

Setting a new standard for lifestyle amenities, your options are unlimited and resemble an exclusive five-star resort. The Park Club is whatever you want it to be – your choice, your life, your style.





Your Rooftop Retreat

At The Park Club, you'll find extraordinary living becomes everyday life. Unwind on one of the rooftop terraces and enjoy an outdoor barbecue in the sun. It's the perfect place to gather and grill on a warm summer evening with friends. Or find some quiet time for yourself to relax in the cabanas or recharge in the zen gardens after a day at work, or after working out.

The spaces have been designed to stoke a sense of wellness, while immersing you in the splendour of nature. Here, tranquility and harmony prevail as you marvel at the beauty of the sunrise and sunset. Leave your cares behind and make carefree your new way of life.

The East Terrace – barbecue areas and secluded zen gardens



Taking Fitness to the Next Level

While you're on the treadmill, spinning, exercising in the studio, or working out with your personal trainer, you'll also be connecting with nature. The Park Club brings the outdoors in – panoramic windows illuminate and transform the spaces, maximizing sunlight, engaging your senses and calming your mind.

At The Park Club even the most committed exercise enthusiasts will be inspired by the spacious, sun-filled fitness club, numerous exercise studios, saltwater pools and juice bar. The Park Club – where extraordinary living becomes everyday life.



Panoramic windows illuminate the spacious fitness club



The palatial, sun-filled fitness club



A refreshing sense of calm – the tranquil yoga studio



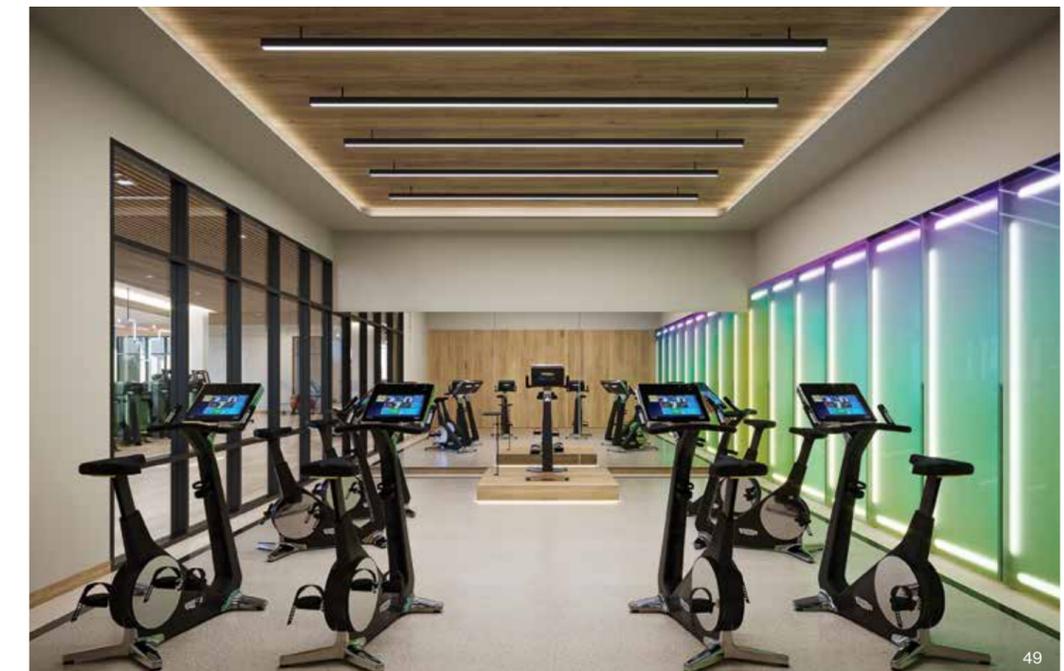
The artful Park Club reception

Fitness Fulfilled

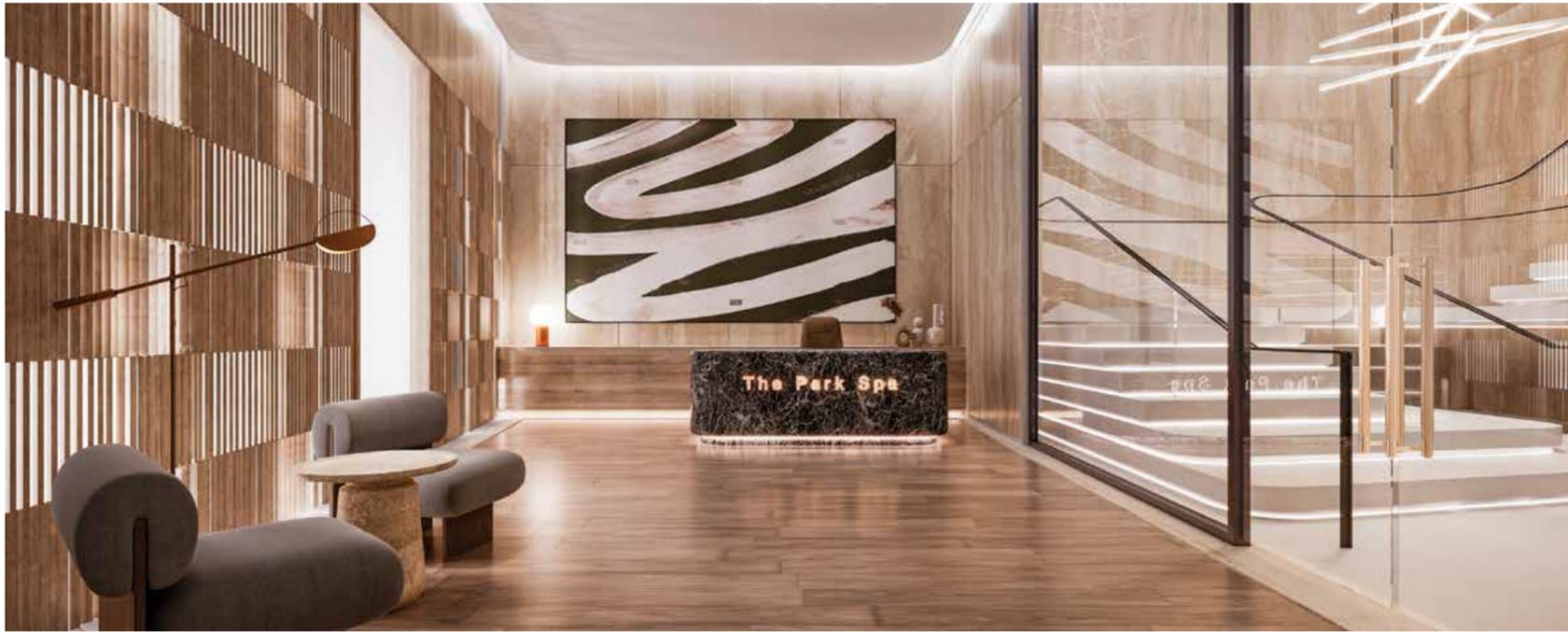
The attentive concierge, fitness team and personal trainers at The Park Club will ensure you meet your fitness and wellness goals. A morning workout, an afternoon spin class, or evening yoga session soothes your body and soul. After the sun sets and nighttime emerges, a late-night swim in the rooftop saltwater pool completes another perfect day.



Panoramic windows maximize sunlight



The spin studio



The Park Spa's luminous reception

Renew, Restore, Revitalize

At The Park Spa,™ wellness has never felt more natural. Indulge and rejuvenate in your personal sanctuary of serenity with a massage, a facial, or visit to the nail and hair bar. Relax in the infrared sauna or steam rooms. Unwind and sip some herbal tea in the spa lounge. You'll be immersed in an atmosphere of restful tranquility, soothing your body and soul, nurturing a healthier lifestyle and holistic well-being.



50

Indulge in a wide range of restorative treatments



The serene massage studio



The luxurious Park Spa lounge



Lounge, Relax, Connect

The Park Club lounges are the multipurpose hubs where you can gather and welcome. The lounges have been designed to foster intimacy and connection – places that invite you to relax and visit with friends and family for casual fun and good times.

Informed by a love of nature, the elegant furnishings celebrate glamour and refinement, while creating a warm and welcoming ambiance of relaxed luxury. Lose yourself in a novel in the library, or invite friends for a special celebration in the piano lounge, wine-tasting room or multipurpose lounge featuring original art installations and enchanting sitting areas.

One of The Park Club's elegant, multipurpose lounges



Your Coworking Space

At The Park Club working from “home” has never been easier. Grow your business in the spacious coworking space featuring flexible and productive work areas whenever you need them.

This expansive, cutting-edge, networking zone accommodates community and collaboration with hot desks, communal tables, private meeting rooms, a business centre and breakout spaces. Offering an exceptional work environment with forward-thinking features and smart technology, this truly flexible coworking space is designed to foster networking and productivity.





The children's playground



The pet daycare

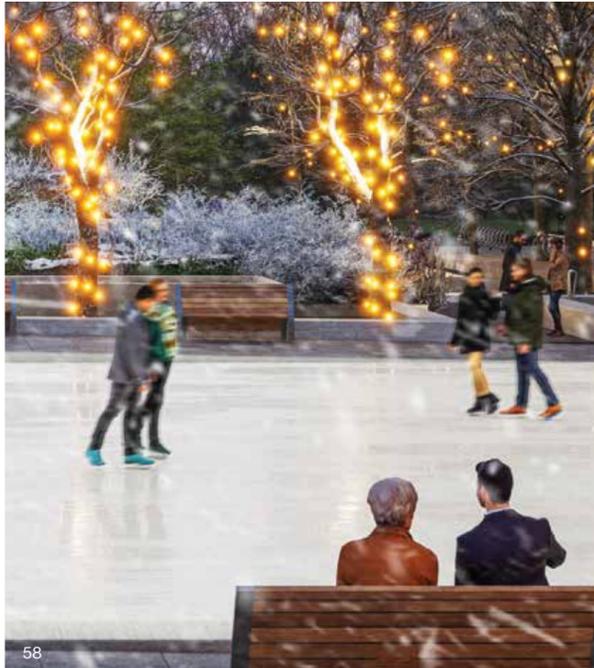


The kids' club at The Park Club

Central Park Has Something for Kids of All Ages – the Young, and the Young at Heart

Activities and Services are Unlimited

The Park Club includes a spacious kids' club, an arts and crafts studio, a full-service pet daycare and pet washing area, a state-of-the-art virtual golf simulator and a 10-pin bowling alley for family fun. A privately operated, full-service children's daycare – with a spacious outdoor playground – is available at the street level of the newly designed office building.



The ice rink at Central Park Common



The privately operated, full-service children's daycare within Central Park



The golf simulator



The bowling alley and lounge



The coworking space



The private event / dining room

Workout, Chill Out or Just Hang Out

The Park Club features more than 55,000 square feet of fitness, wellness, leisure and social amenities over four sunlit floors, and rivals facilities at the world's finest five-star resorts. Let the cares of the day disappear in the spacious fitness areas. Plunge into the saltwater pool after a yoga session or soak up the sun on the outdoor deck. Indulge in a fragrant aromatherapy massage to soothe both body and soul.

The Park Club is a social hub. A place to entertain your guests. A place to relax at the piano lounge, play a round of billiards or lose yourself in a novel in the library. A place to grow your business and collaborate at the coworking space. A place to host your out-of-town friends and family in the guest hotel suites. A place to cheer your team on to victory in the private screening room. A place to host a rooftop barbecue, catered party or dinner for friends. A place to enjoy an evening "out on the town" without ever having to step outside.



The piano / wine lounge



The spacious fitness club



The private screening room / theatre



The guest hotel suites for out-of-town friends and family

Fitness Amenities

- Outdoor saltwater pool
- Indoor saltwater pool
- Hot tub
- Fitness club with cardio and weight areas
- Interactive fitness equipment
- Multipurpose fitness studios
- Spinning studio / Pilates studio
- Yoga / meditation studio
- Martial arts / boxing studio
- Half-court basketball
- Private fitness training
- Outdoor fitness zones

Wellness Amenities

- The Park Spa
- Hair and nail bar
- Rooftop zen gardens
- Outdoor sundeck and lounges
- Luxurious change rooms, steam rooms, infrared saunas and marble showers
- Relaxation lounges
- Juice / beverage bar

Leisure Amenities

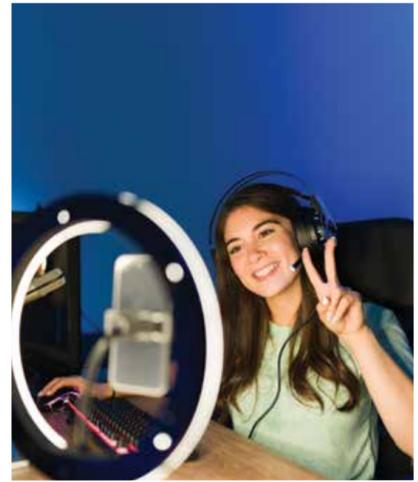
- Skating rink (refrigerated)
- Rooftop barbecue areas / cabanas
- Herb garden
- Bowling alley and billiards room
- Golf simulator / putting green
- Arts and crafts / hobby studio
- Children's playground
- Bike repair station
- Pet daycare
- Pet grooming / pet washing area

Social Amenities

- Coworking space with meeting rooms
- Business centre with smart technology
- Lobby lounges / library
- Private event / dining room
- Private screening room / theatre
- Recording / media / music studio
- Art display / event space
- Expansive event space / banquet room
- Event kitchen / show kitchen
- Piano lounge / wine lounge
- Kid's club
- Guest hotel suites
- Privately operated, full-service daycare within Central Park



The Park Spa lounge



The recording / media / music studio



The basketball half-court



The indoor saltwater pool



The rooftop saltwater pool and sundeck



The pet washing and grooming area



Nature-inspired contemporary residences that bring the outdoors in

Design-driven Residences

Inspired to create a new and fresh concept, the design-driven suites combine modern comfort and timeless luxury in an unprecedented way. Residences are designed as places to reflect and revitalize, with bright interiors that flow into the contemplative outdoors.

Beautiful layouts, warm colours, floor-to-ceiling windows, oversized balconies and impeccably detailed finishes evoke the allure and comfort of nature. Inspired contemporary spaces unite a love of nature, the outdoors and creative living. Thrilling design is made possible by the award-winning interior design firm II BY IV DESIGN.



Timeless Residences Designed for Today's Lifestyle

Design elements incorporate contemporary-inspired aesthetics in warm tones and textures, creating an expansive feel in each residence. Your home is an urban oasis, a conception of classic modernism, luxurious finishes, and meticulous attention to detail that celebrates refinement and indulgence.

A range of subtly balanced finishes enhances and harmonizes the essence of each space. The residences combine the richness of sophisticated design with the serenity of modernism, offering you tomorrow's urban lifestyle today.



Sophisticated design evokes the comfort of nature





70 Floor-to-ceiling windows and spacious balconies

Vistas and Views are Deeply, Soulfully Satisfying

Unlock your front door and the cares of the world melt behind you. Huge floor-to-ceiling windows and spacious balconies offer a breathtaking portal onto the outside world, and the views go on forever.

Living spaces have all been designed with flow-through floor plans to capture the mesmerizing panoramas. No matter which way you turn, the vistas and views are deeply, soulfully satisfying.



Spa-inspired bathroom and walk-in closet design combines modern comfort and timeless luxury

The Art of Living Has Been Raised to New Heights

Spacious balconies that become an extension of your home offer spectacular, inspiring views. Nine-foot window walls reveal breathtaking perspectives of the East Don Parkland, the city, and beyond. Spa-inspired marble bathrooms with custom-designed vanities, and fully built-out cabinets in principal bedroom walk-in closets combine modern comfort and timeless luxury.



72

Design elements incorporate contemporary-inspired aesthetics



Huge floor-to-ceiling windows offer a breathtaking portal onto the outside world



Spacious balconies offer spectacular, inspiring views

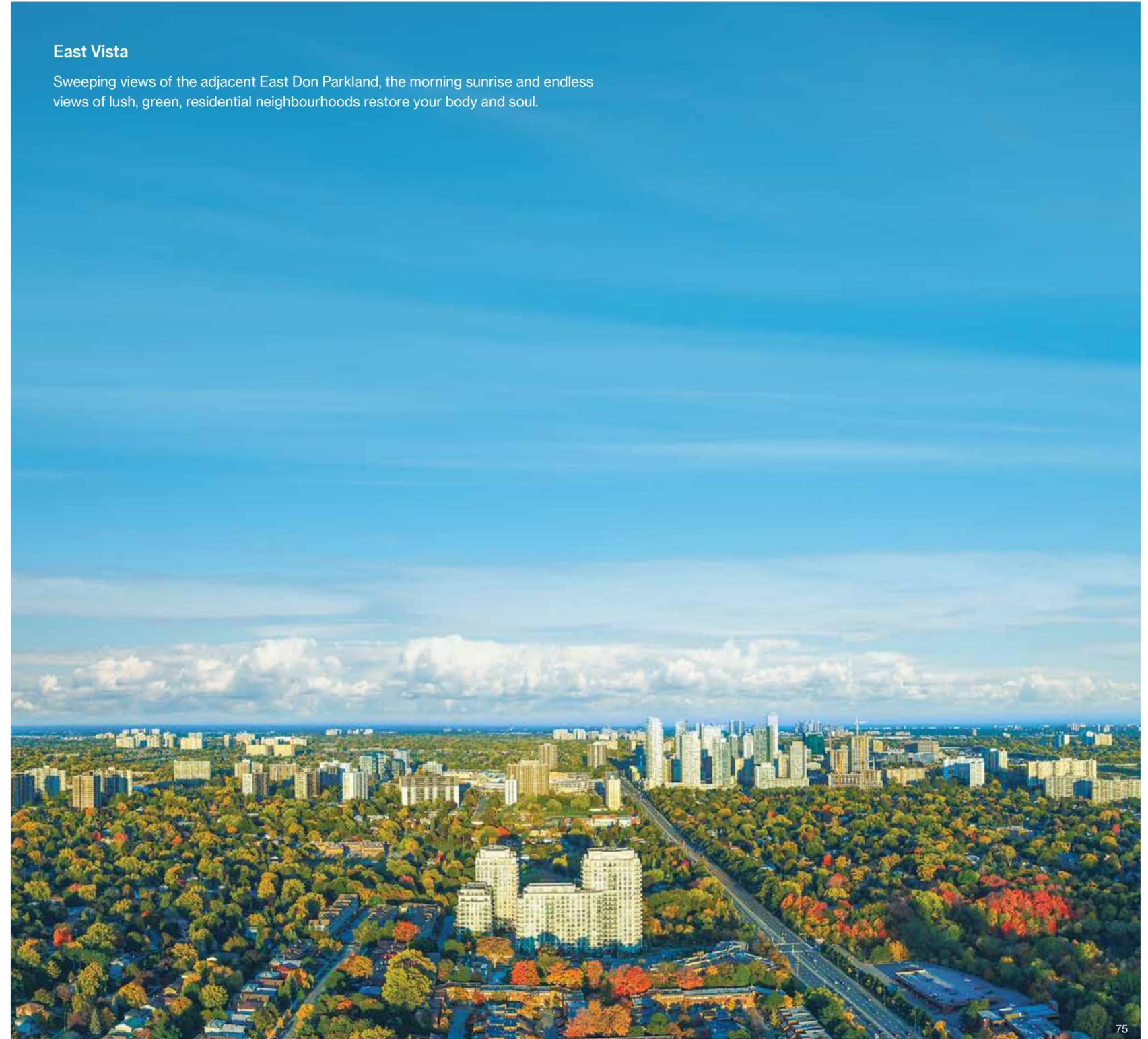
North Vista

Views of richly forested neighbourhoods as far as the eye can see, and acres of protected wilderness encompassing the East Don Parkland, keep you connected with nature.



East Vista

Sweeping views of the adjacent East Don Parkland, the morning sunrise and endless views of lush, green, residential neighbourhoods restore your body and soul.



South Vista

A panoramic view of the Toronto skyline and continuation of the vast, meandering, East Don Parkland ravine will inspire you.



West Vista

Expansive views of the forested Bayview Village neighbourhood, with the sunset painting the sky in shades of pink and peach, take your breath away.





Resident App



On-site bicycle-share service

Environmental Sustainability – Reducing Our Carbon Footprint

Central Park incorporates industry-leading environmental and sustainable initiatives for a clean, energy-efficient lifestyle. Green design is showcased throughout the architecture starting at the top: the tower is topped with a glass crown in which reflective solar panels generate the purest energy and green roofs reduce energy consumption and absorb rainwater. The thermal building envelope minimizes energy usage and next-generation mechanical systems incorporate advanced air flow and filtration systems.

EV (electric vehicle) charging stations are located throughout the parking areas in residential and visitor parking spaces, promoting safe, clean travel – free of emissions. The TTC subway and GO Transit are right at your doorstep to minimize driving, helping to reduce energy consumption – or go green with use of the on-site bicycle- or car-share service. The suites incorporate low water- and electrical-use systems and appliances, and provisions for cutting-edge automation, enabling residents to control temperature, lighting, multimedia or other items from their smartphone.



Public transit reduces our carbon footprint



Programmable comfort system



EV (electric vehicle) charging stations in residential and visitor parking spaces promote safe, clean travel – free of emissions

Amexon's Green Development Standard™ incorporates industry-leading sustainable green features into the development

In the suite:

- Individually metered electrical and water usage, providing control over energy and water consumption
- Architecturally designed, thermally insulated, energy-efficient and Low-E (low-emissivity) aluminum windows
- High-performance thermal building envelope minimizing unwanted solar gain and heat loss
- Conserved water use through the design of low-waste systems and a selection of water-wise fixtures for showers, sinks and dual-flush toilets
- Individually controlled and programmable comfort systems to control heating and cooling from your smartphone
- WiFi remote programmable thermostat
- Next-generation mechanical system with improved air flow and air filtration
- Energy Star®-rated appliances with minimal energy consumption
- Environmentally friendly Low-E suite finishes
- Significant usage of hard-surface flooring for easy maintenance and to minimize dust and allergens
- Paints with low levels of volatile organic compounds

In the building:

- Green roofs reduce energy consumption and absorb rainwater
- Solar power panels supplement the building's power needs
- EV (electric vehicle) charging stations conveniently located throughout the parking areas in residential and visitor parking spaces
- Energy-efficient LED light fixtures and motion sensors in corridors and common areas
- Keyless / touchless entry for elevators and doors
- Intelligent building automation system for heating and cooling controls in common areas
- Next-generation building mechanical systems featuring improved air flow and HEPA filtration systems
- Intelligent Destination Control Elevators optimizing trip durations
- Selection of high-efficiency building mechanical equipment
- Tri-sorter disposal and recycling system
- Environmentally friendly Low-E building materials
- Central building water filtration system
- On-site car-share service with use of app – convenient and abundant dedicated car-share spaces
- On-site bicycle-share service
- Convenient and abundant bicycle parking facility for residents and visitors
- Convenient access to TTC subway, GO Transit and bus
- Resident App incorporating ongoing green initiatives
- On-site privately run children's daycare minimizing driving trips to and from daycare



Solar panels supplement the building's power needs



Green roofs reduce energy consumption



Convenient, on-site car-share service with abundant dedicated spaces



Low-waste systems conserve water use



Central Park incorporates industry-leading sustainable green features



The Development Team – Experience, Expertise

Amexon Development Corporation® has received the following prestigious awards:



WINNER “BEST HIGH-RISE ARCHITECTURE” for Canada awarded by the International Property Awards

WINNER “BEST MIXED-USE ARCHITECTURE” for Canada awarded by the International Property Awards



WINNER “AWARD OF EXCELLENCE” awarded by the Council on Tall Buildings and Urban Habitat



WINNER “MOST OUTSTANDING HIGH-RISE BUILDING” awarded by the Ontario Home Builders' Association

WINNER “BEST INTERIOR DECORATING” awarded by the Ontario Home Builders' Association



WINNER “BEST MIXED-USE ARCHITECTURE” awarded by the Canadian Property Awards

WINNER “BEST RESIDENTIAL HIGH-RISE ARCHITECTURE” awarded by the Canadian Property Awards

Amexon is widely recognized as one of Toronto's most prominent real estate developers. Amexon Development Corporation has been synonymous with building excellence and client satisfaction for over 45 years. Amexon is responsible for the development and management of over five million square feet of commercial, residential, industrial and hotel properties across Canada. They bring their highly successful expertise, extraordinary vision and lifetime passion for outstanding buildings and spectacular interior design to this luxury residential development.

With The Residences at Central Park Amexon is creating a unique master-planned community in collaboration with a carefully selected team of award-winning architects, interior designers, landscape architects and construction managers. Setting new standards in the condominium industry, Amexon has earned a stellar reputation for their dedication to delivering superior-quality properties distinguished by refined design, elegant finishes, and first-class amenities.



The developer, Amexon Property Development Corporation, reserves the right, with respect to any aspect of construction, to make substitutes and changes to the information contained herein without notice.

CORE Architects

Deni Poletti is a founding partner of internationally renowned CORE Architects. Deni's commitment to excellence has played a significant role in establishing the firm's reputation for leading-edge architectural design.

CORE's extensive portfolio includes condominium, retail, recreational, and hospitality developments. Many of Deni Poletti's projects have been featured in numerous publications and have garnered prestigious awards. CORE's experience with urban design and development has been sought after in both the public and private sectors. A leading Canadian architect, Deni Poletti has been instrumental in expanding the firm's portfolio both nationally and internationally.

CORE Architects has won over thirty-five prominent architectural and design awards.

II BY IV DESIGN

With their fusion of experience and creative vision for the next defining trend in interior design, this internationally acclaimed design firm has won over 450 awards for interior design in condominium developments, hotels, restaurants, retail, exhibits, as well as showroom and office projects. Named “Designers of the Year” five times, their work has been featured in TV productions and in countless publications around the world.

With a vast portfolio of condominium projects throughout Toronto, across Canada and abroad, their focus has remained fixed on providing innovative and profoundly functional design. II BY IV DESIGN is creating that magical feel at The Residences at Central Park, demonstrating an inspired interpretation of current and emerging consumer attitudes and expectations.

Cosburn Nauboris Landscape Architects

Cosburn Nauboris is an award winning landscape architectural firm that has become an instrumental force in the industry through their design of innovative and creative landscape environments. This renowned firm builds on links between architecture and landscapes to create spaces that engage both nature and urbanism. The development of their designs has continuously pushed the boundaries to produce sustainable and inspired, evocative spaces.

With The Residences at Central Park, Cosburn Nauboris demonstrate their commitment to the principle of “designing with nature” in creating timeless urban parks while respecting the surroundings. Their innovative landscape designs connect people to each other and to the natural world.

Toddglen Construction

Toddglen is widely recognized as an industry-leading construction company in the high-rise condominium building sector throughout Canada, and has been for decades. The Toddglen team has overseen the completion of over 50,000 residential units and over two million square feet of commercial space.

Toddglen brings together the skills and talents necessary not only to build remarkable projects but also to ensure end-user loyalty and confidence. Toddglen's attention to detail has earned the company a stellar and enviable reputation in the condominium industry for quality control and customer satisfaction.



Deni Poletti, CORE Architects

Dan Mencións (left), and Keith Rushbrook, II BY IV DESIGN



Features, Finishes – Luxury is Standard

The Residences at Central Park takes the quality of living to new heights.

Architecture and Interiors

- Soaring 31-storey glass tower within The Residences at Central Park, designed by renowned architect Deni Poletti of CORE Architects Inc.
- Interior design by internationally acclaimed II BY IV DESIGN
- Flow-through floor plans designed to capture the maximum effect of naturally lit spaces and beautiful views
- Floor-to-ceiling window walls
- Oversized outdoor balconies

Environmental Sustainability

Industry-leading environmental sustainability initiatives showcased throughout for a clean, energy-efficient lifestyle, reducing the carbon footprint.

Residential Lobby

The elegant ground-floor residential lobby establishes a gracious and inviting sense of arrival, and the lobby concierge is committed to making your life simpler.

Original art will be displayed in the residential lobby.

Next-generation Elevators

Intelligent next-generation Destination Control Elevators optimize trip durations.

Parking

- Underground parking with EV (electric vehicle) charging stations conveniently located throughout the parking areas in residential and visitor parking spaces
- Secured, common bicycle-designated spaces at parking levels
- Bike wash and bike repair area
- Automated car wash

Car Share / Bike Share

- Automated onsite car-share service with the use of an app in convenient and abundant dedicated parking spaces
- Bike-share stations available at street level with use of an app

Avant-garde Restaurants and Food Markets

Diverse cuisine choices at cafes, restaurants and food markets

Creative Office Space

Central Park incorporates over 320,000 square feet of newly designed creative office space with street-level shops, cafes and services. Exceptional work environments with forward-thinking features and smart technology.

Private Children's Daycare

Central Park will include a privately operated, full-service daycare – with its own spacious, outdoor playground – available at street level in the newly designed office building, that will make taking kids to daycare a “walk in the park.”

Unparalleled Public Transit

Convenient connection to the TTC subway station, GO Transit and bus at the front door.

World-class Lifestyle Amenities – The Park Club

Fitness Amenities

- Outdoor saltwater pool
- Indoor saltwater pool
- Hot tub
- Fully equipped fitness club with cardio and weight areas
- Interactive fitness equipment
- Multipurpose fitness studios
- Spinning studio
- Pilates studio
- Yoga / meditation studio
- Martial arts / boxing studio
- Half-court basketball
- Private fitness training
- Outdoor fitness zones

Wellness Amenities

- The Park Spa
- Hair and nail bar
- Rooftop zen gardens
- Outdoor sundeck and lounges
- Juice / beverage bar
- Luxurious change rooms, steam rooms, infrared saunas and marble showers
- Relaxation lounges

Leisure Amenities

- Skating rink (refrigerated)
- Rooftop barbecue areas / cabanas
- Herb garden
- Bowling alley
- Billiards room
- Golf simulator / putting green
- Arts and crafts / hobby studio
- Children's playground
- Bike repair station
- Pet daycare
- Pet grooming area
- Pet washing area

Social Amenities

- Coworking space with meeting rooms
- Business centre with smart technology
- Lobby lounges / library
- Private event / dining room
- Private screening room / theatre
- Recording / media / music studio
- Art display / event space
- Expansive event space / banquet room
- Event kitchen / show kitchen
- Piano lounge / wine lounge
- Kids' club
- Guest hotel suites

Sophisticated Residences

- Tall, nine-foot-high smooth-finish ceilings in principal rooms (exclusive of bulkheads required for mechanical purposes)
- Large windows with dramatic views
- Oversized balconies with weatherproof electrical outlets
- Sliding glass doors to balcony as per plans
- High-efficiency individually controlled air conditioning and heating system
- Next-generation mechanical system with improved airflow and air filtration
- Fashionable range of designer laminate flooring throughout (except bathrooms and laundry)
- Individual metering of electricity and water
- Custom-designed, solid-core suite entry doors
- Architecturally designed baseboards, door frames and casings
- Frosted or clear glass sliding doors where applicable, as per plans
- Designer contemporary door hardware
- Premium latex paints on walls and drop ceilings
- Fully built-out laminate cabinets in principal bedroom walk-in closet, as per plans
- Wire shelving in all other closets
- Stacked washer and dryer in laundry area with porcelain tile flooring

Designer Kitchens

- European-inspired custom laminate cabinetry designed by II BY IV DESIGN with a selection of contemporary finishes*
- Soft-closing precision kitchen cabinet drawers and doors
- Kitchens incorporate a kitchen island where applicable, as per plans
- Fully-integrated Liebherr refrigerator-freezer with cabinetry matching front panels, as per plans
- Built-in electric Ceran cook top
- Integrated dishwasher with cabinetry matching front panels
- Concealed range hood
- Stainless steel under-mount sink with single-lever Kohler faucet and vegetable spray
- Built-in stainless steel oven
- Built-in stainless steel microwave oven
- Granite or quartz-surface slab countertops
- Granite, marble or quartz tile backsplash
- Contemporary built-in under-cabinet integrated lighting
- Energy Star-rated appliances throughout

Lighting Designs

- Recessed LED lights within bulkheads
- Ceiling-mounted fixture outlets where applicable, as per plans
- Dimmer controls installed in select areas, as per plans
- Contemporary energy-saving lights

Spa-inspired Bathrooms

- Custom-designed laminate vanities by II BY IV DESIGN
- Soft-closing precision vanity cabinet drawers and doors
- Granite, quartz-surface or marble slab countertop
- Stylish designer-selected vanity mirrors
- Marble or natural stone flooring including base and walls in shower areas in principal bathrooms, as per plans (porcelain or ceramic in second bathrooms)
- Kohler designer undermount sink and faucet
- Designer accessory package
- Kohler bathroom toilets in contemporary styling
- Freestanding tub or deck-mounted soaking built-in tub, as per plans, and wall-mounted bath filler with hand-held spray
- Frameless glass-enclosed shower with marble or stone tile interior where applicable, as per plans, in principal bathrooms (porcelain or ceramic in second bathrooms)
- Contemporary rainfall showerhead and handheld body spray in principal bathrooms, handheld body spray in second bathrooms
- Safety pressure-balancing valve in tub or shower

In-suite Technology

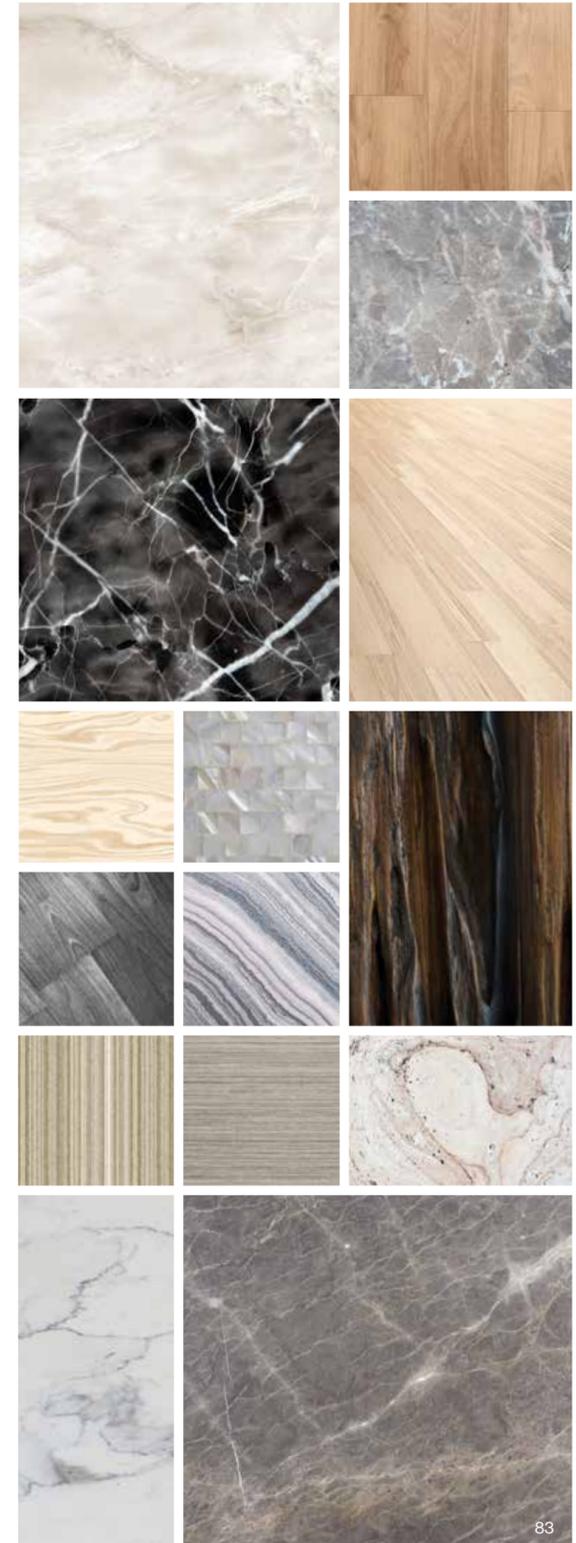
- Provisions for cutting-edge automation systems enabling residents to control temperature, lighting, multimedia or other items in their home, from any mobile device, where applicable
- Automated temperature control system
- Smart dimmer controls installed in select areas, as per plans
- State-of-the-art mechanical system for improved airflow and air filtration
- Extreme-speed Internet connection
- State-of-the-art design allowing easy and reliable connection to the latest entertainment and information services
- Individual service panel with circuit breaker

Peace of Mind

- 24-hour concierge monitoring system includes strategically placed surveillance cameras and two-way voice communication stations with call buttons in common areas and garage
- Life safety system includes sprinklers, smoke detectors, carbon monoxide detectors and fire alarm speakers
- Security fob for common areas, doors and elevators

Tarion Home Warranty

The Residences at Central Park is enrolled in the Tarion Warranty Program and is registered under the Home Construction Regulatory Authority. The comprehensive Tarion Warranty Program guarantees the builder warranties.



* From Vendor's standard sample selection

This brochure is not an offer to sell a residential unit in the condominium. All renderings are artist impressions only and are subject to change at any time. No representation is made with respect to current or proposed construction or final plans for the development or otherwise. Design elements in the residential units and common areas are subject to change at any time. Descriptions and renderings in the brochure include details or images of proposed buildings or features within or associated with the development and are at the predevelopment stage and are subject to further approvals and subject to change. The geographic areas depicted in the brochure, including surrounding areas are generally artist conceptual renderings and no representation is made with respect to their accuracy or completeness. The inclusion of descriptions and renderings reflect the current vision of the developer for the project. There is no representation made with respect to the description, furnishings, renderings or as to the final buildout as being the same, similar or as described or as shown in the brochure. The developer may substitute materials, eliminate features and change specifications in its sole discretion. The specifications and other terms contained in the Agreement of Purchase shall govern. The brochure includes decorative features, furnishings, appliances, counters, floor coverings and other such items with reference to model suites, proposed amenities, common areas and other elements and features of the residential units and the development which are conceptual in nature and may not be included in the development as built and will not be part of the standard unit or included in the common areas and other parts of the development. Changes to the common areas and amenities may be made at any time in the discretion of the developer. The features and presentation details shown in vignettes, sales offices, the presentation centre and in marketing material, are subject to change at any time and may not reflect or be implemented in the units or common areas as built. Colour, appearance and other features and finishes in the proposed residential units and common areas may vary from samples as a result of manufacturing and installation processes or otherwise. Floors and specific finishes will depend on décor packages as determined by the developer in its sole discretion. All other specifications, elements, features, descriptions and materials in the brochure, including residential units, common areas and other features and in the model suites and other marketing material are subject to change without notice. E.&O.E.

The Residences at Central Park

1200 -1208 Sheppard Avenue East | Toronto | Canada | 416 252 3000

centralparktoronto.com

As part of the Metrolinx GO expansion program, the existing Oriole GO station is proposed to be relocated at the existing Leslie subway station site. No representation is made as to when and whether the Oriole GO station relocation will be completed. The final municipal address including the street name are subject to change in accordance with The City of Toronto's street naming guidelines for new developments. All renderings are artistic impressions only and are subject to change at any time. No representation is made with respect to current or proposed construction plans by the developer as to any matter. Some descriptions and renderings in the brochure include details or images of proposed buildings or features within or associated with the development which are at the predevelopment stage and subject to further approvals and change. There is no representation made with respect to the description, renderings or that the final buildout will be the same as described or as shown in the brochure. Architectural and design features and items relating to the towers such as height, location and number, may be changed by the developer or as required by planning authorities, at any time. The developer may substitute materials and change specifications in its discretion at any time. The specifications and other terms contained in the Agreement of Purchase shall govern. The decorative features and finishings displayed in the brochure and in the model suite are not part of the residential units or common areas. Floors and specific finishes will depend on décor packages as determined by the developer. Amenities and their components are subject to change at any time based on developer, governmental, construction or other requirements. Certain recreational facilities and amenities are to be used in common with The Park Club – Commercial and will be located in the commercial component of the development. All specifications, elements and renderings in the brochure, the model suites and other marketing material are subject to change in the sole discretion of the developer without notice. E.&O.E. The Residences at Central Park, The Park Club, The Park Spa, Central Park Common and other Central formative marks are trademarks of Amexon Property Development Corporation, or its affiliates. Photo of Don Valley Golf Course: <https://creativecommons.org/publicdomain/zero/1.0/deed.en>. Photo of Yorkdale: Oxford Properties, <https://creativecommons.org/licenses/by-sa/3.0/deed.en>. Photo of GO Train: Lord of the Wings, <https://creativecommons.org/licenses/by-sa/2.0/deed.en>. All third party trademarks and company names are the property of their respective owners. Their use herein does not necessarily imply any affiliation with, sponsorship or endorsement by them of the products or services offered herein by Amexon Property Development Corporation, or its affiliates.

© 2022 Amexon Property Development Corporation, All Rights Reserved.





This book is made with paper containing recycled content and printed using environmentally friendly low-VOC and/or vegetable-based inks, reducing waste and our carbon footprint.

centralparktoronto.com

