

METROPOLIS

AT METRO PLACE



by:



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THE CITY OF THE FUTURE.

Metro Place is a landmark residential community in North York's up-and-coming Sheppard West neighbourhood. Featuring four stunning condominium buildings flanking Sheppard Avenue W. to the south and Allen Road to the east, Metro Place is a master-planned community par excellence.



Four luxury residential condominiums surround 1-acre of beautifully groomed green space at the master-planned community of Metro Place.



METROPOLIS
AT METRO PLACE

WELCOME TO YOUR FUTURE.

Metropolis is the newest building in the master-planned Metro Place community. This handsome Art Deco style condominium sits at the corner of Sheppard Avenue W. and Allen Rd., across the street from the subway station and the incredible 572 acre Downsview Park. Creating a contemporary urban streetscape, Metropolis will revitalize this busy urban corridor with boutique shops, delightful plantings and pedestrian friendly walkways.



Metropolis is just steps from the Downsview subway station and offers exceptional amenities, including luxurious entertainment, recreational and fitness facilities.



METROPOLIS
AT METRO PLACE

THE FUTURE IS NOW.

The Metro Place community will feature a wonderful central park area. This lushly landscaped one-acre green space offers a manicured lawn for community events as well as comfortable benches for quiet reflection. A charming gazebo and landscaped terraces create a compelling draw to the space, which is easily accessible from several interlocking pathways. A magnificent public art piece will provide a focal point for the one-acre green space, further ensuring the creative integrity of this exceptional community.



The stunning master-planned community provides the perfect balance between functional architecture, appealing amenities and useful green space.



A LOCATION AT THE CENTRE OF IT ALL.

Metropolis is at the heart of everything – schools, services, places of worship, Yorkdale Shopping Centre, movie theatres, Dufferin/Caledonia Design District, restaurants, cafes and culture.

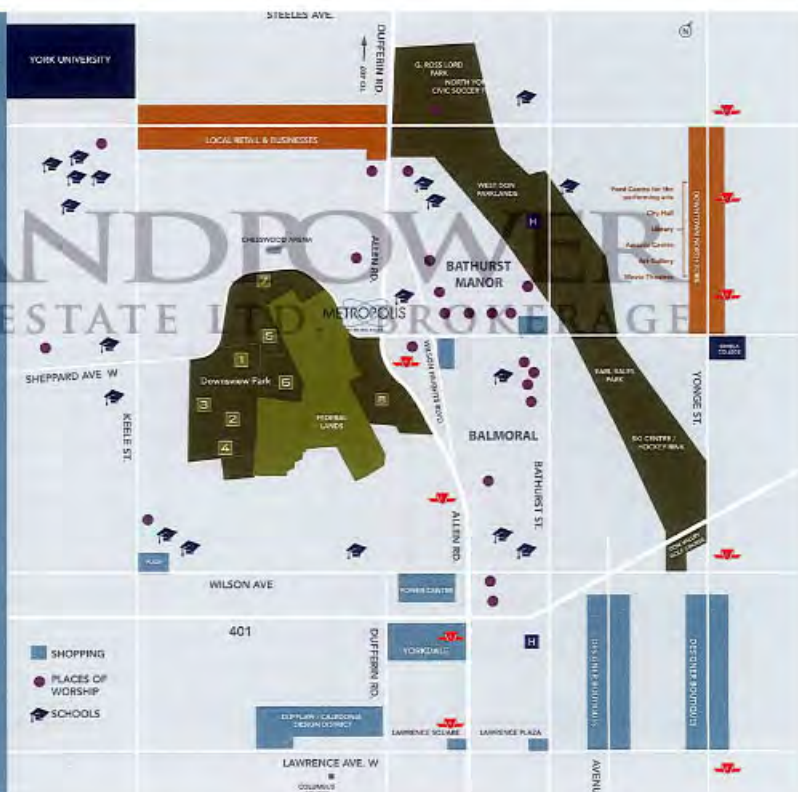
Across the street is Downsview Park – Canada's largest urban park. Here residents can walk, cycle, blade or run on the miles of groomed trails, enjoy the many sports offered, partake in the roster of art and recreational programs or simply enjoy an old fashioned picnic around the pond at the gateway to the park.

And best of all, steps from Metropolis is the Downsview subway station, offering quick access to points south – Yorkdale Shopping Centre is just 2 stops south and downtown Toronto is a mere 19 minutes away. The city is at your fingertips at Metropolis!

DOWNSVIEW PARK AT A GLANCE

- 1. ACTION ZONE**
Compelling landscape, rolling hills, concert splash pads and highly active recreation
- 2. PROMENADE**
Strolling, picnic areas, large pond and western gateway to the park
- 3. CANADA FOREST & THE MEADOW**
Trail for hiking, cycling, and horseback riding
- 4. CULTIVATION CAMPUIS**
Community gardening
- 5. CULTURAL COMMONS**
 - Renovated warehouse buildings creating a pedestrian village scale setting
 - Courtyards and public squares displaying vintage aircraft
- 6. ACTION SPORTS COMPLEX**
Renovated aircraft hangar for sports and beach volleyball
- 7. NORTHERN GATEWAY**
Ceremonial park entrance and future transit station
- 8. EASTERN GATEWAY**
Ceremonial entrance with sweeping views of park and runway

Downsview Park will mature and evolve over many years. Its tree-lined boulevards, art installations, recreation facilities, pedestrian paths, weekend markets and more will make Downsview Park the most "go to" sports, arts and cultural hub for all Canadians. It will be a vibrant place to live, work, play and visit.



METROPOLIS
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Granite countertops.*
 European-style cabinets.*
 Double stainless steel sink with single-lever faucet and vegetable spray.*
 Ceramic tile backsplash.*
 White or black appliance package including: 30" electric stove with self-cleaning oven, microwave hood fan vented to exterior, built-in 24" multi-cycle dishwasher, and frost-free refrigerator.*

Cultured marble countertops with integrated sinks and banjo.*
 Mirror over width of vanity and banjo.*
 White bathroom fixtures.*
 Ceramic tile on floors, tub surround and wall and shower floor (where applicable).**
 Choice of vanity cabinets from builder's standard samples.*
 Single-lever faucets for vanities.
 Pressure-balanced valves in tub and shower.
 White acrylic soaker tub.*
 Recessed medicine cabinet in master ensuite.*

Porcelain tile in foyer and kitchen.*
 Ceramic tile in bathroom(s) and laundry area.**
 Laminate flooring in living room, dining room and den (if applicable).**
 One choice of 40 oz. broadloom or sisal with foam under-pad in bedroom(s).*

Solid core entry door with brushed nickel hardware and stained finish.
 Contemporary interior 2-panel doors with brushed nickel lever hardware.
 Mirrored sliding closet doors in foyer, where applicable.*
 Contemporary white 5/8" baseboards and 2 1/4" trim casings.
 White textured ceilings throughout, except in kitchen, bathroom(s), and laundry areas which are finished with white semi-gloss latex paint.
 Interior walls painted with two coats of flat latex paint (kitchen, bathroom(s), all interior doors and all trim painted with semi-gloss latex paint).
 Glass and rail treatment on balconies.*
 6' High privacy screen dividing balcony and terrace where applicable.*
 Garden level suites with walk-out interlock patios.*
 Space-efficient stacking electric washer/dryer (white) vented to exterior.*
 8' ceilings on all levels with the exception of 9' ceilings on ground, 3rd, 14th and the lower (and not upper) storey of level 15.*

Full-time concierge
 Surveillance cameras in select areas of building and underground garage.
 Electronic access control system for recreation amenities, parking garage, and other common areas.
 Interphone and cameras located in lobby and visitor entrances allowing residents to view visitors through dedicated television channel.
 Suite entry doors (and exterior doors on ground floor suites) roughed-in for in-suite security alarm system.
 In-suite fire alarm speaker (with silencer) and heat detector connected to fire alarm annunciation panel.
 In-suite hard-wired smoke detector.

Suites pre-wired using CAT 5 wiring, for telephone outlets in living room, bedroom(s), kitchen and den (if applicable).*
 Suites pre-wired for cable television outlets using RG 6 wiring in living room, bedroom(s) and den (if applicable).*

Individually controlled central heating and cooling system (seasonal).
 Central domestic hot water system.
 White Decora-style receptacles and light switches throughout suites.
 Light fixtures provided in kitchen, bathroom(s), and walk-in closet (if applicable).*
 Cepped ceiling light outlets provided in all bedroom(s), dining room and den (if applicable).*
 Individual remote hydro metering for hydro consumption.
 Heavy-duty wiring and receptacle for washer/dryer.

Window system with Low-E glass coating.
 Individual suite metering for hydro consumption measurement capability, allowing purchasers to monitor their consumption.
 Carbon Monoxide (CO) detection system to minimize the operation of the exhaust fans in the parking garage.
 Automated refuse and recycling collection system with bi-sorting feature.
 Energy-efficient light fixtures in common areas and parking garage.
 Energy Star® rated appliances (select appliances only).

Engineered hardwood floor in living room/dining room & den (if applicable).**
 Upgraded 50 or broadloom or laminate flooring in bedroom(s).*
 Choice of marble, granite or 1st upgrade porcelain tile in foyer.*
 Corne moulding (medium as per builder's sample) in living room/dining room and den (where applicable).*
 Double "D" edge on standard granite countertop in kitchen.*
 Under-mount kitchen sink.
 Upgraded Stainless Steel appliance package including built-in "over the range" microwave, 21 cubic foot top mount refrigerator, 5 cycle built-in dishwasher and 30" electric smooth top stove with self-cleaning oven, and white washer and dryer.*
 Ceiling heights of 17' 10" (lower storey and 8' upper storey).*

Notes:
 * Indicates as per Vendor's samples.
 ** Indicates as per Vendor's plans.
 ** Some features will be upgraded from or substitute of standard unit features (i.e. over-mount kitchen sink will be substituted for under-mount kitchen sink), as applicable and per Vendor.

Purchasers shall select the colour and material from Vendor's standard samples only (one colour choice, one laminate/wood floor colour and one paint colour per suite).
 Purchasers may select upgraded materials from Vendor's samples and shall pay the upgrade costs at the time of colour and finishes selection.

Vendor reserves the right to make reasonable changes to the content of Vendor's plans and specifications if required and to substitute other materials or finishes of that provided for herein with material or finishes of equal or better quality than that provided for herein. The determination of whether or not a substitute material or finish is of equal or better quality shall be made by Vendor, in its sole, absolute and unfettered discretion, which determination shall be final and binding. Purchaser acknowledges that colour, texture, appearance, grain, veining, natural variations in appearance, etc. of features and finishes installed in the units may vary from Vendor's samples as a result of normal manufacturing and installation processes and/or as a result of any such finishes being of natural products (i.e., due to the inherent nature of the material itself) and Purchaser agrees that Vendor is not responsible for same. Vendor shall not be responsible for shade differences occurring in the manufacture of items ordered, but not limited to, finishing materials or products such as paint, tiles, granite, marble, porcelain, engineered hardwood, bath tubs, sinks and other sub-products where the product manufacturer establishes the standard for such finishes. Nor shall Vendor be responsible for shade differences in colour of components manufactured from different materials but which components are designed to be assembled into either one product or installed in conjunction with another product and in these circumstances, the product as manufactured shall be accepted by Purchaser. Purchaser acknowledges and agrees that carpeting may be stained in certain circumstances and said stains may be visible. Purchaser acknowledges and agrees that pre-finished wood flooring (if any) or any engineered wood flooring (if any) may react to normal fluctuating humidity levels including gassing and cupping. Purchaser acknowledges that marble and similar stones (if any) are very soft stones, which will require a substantial amount of maintenance by Purchaser and are very easily scratched and damaged.

(Where purchasers are required and where dropped ceilings are required, the ceiling height will be less than stated, as per Vendor's plans).

All plans, elevations, sizes and specifications are subject to change from time to time by Vendor without notice. E & O E.

Unit owners are covered by TARIION Warranty Program (formally known as UNIWIP). Vendor is not to be registered with TARIION Warranty Program.

MODEL	TYPE	SQ. FT.	VIEW	PRICED FROM	FLOOR AVAILABLE
GOTHAM	1S	525	W	\$201,000	1
UTOPIA	1B	555	N & W	\$214,000	2 - 3
POPULUXE	1A	560	W	\$217,000	4 - 15
CONTINUUM	1F	588	N	\$226,000	4 - 15
GALAXY	1C	610	W	\$222,000	2 - 3
ZATHURA	1E	625	NW	\$232,000	1, 2 - 3
RETRO	1D	635	N	\$239,000	2 - 3
ASTRO	1L	640	E	\$235,000	1
TECHNO	PH-Loft B	650	E	\$250,000	16
SKYWALK	PH-Loft A	650	E	\$250,000	16
CASSHERN	PH-Loft C	650	E	\$250,000	PH
ATLANTIS	1K + D	660	E & S	\$245,000	2 - 3, 4 - 15
AURORA	1G + D	670	E & S	\$249,000	4 - 15
APOLLO	1B + D	675	E & S	\$251,000	4 - 15
DIMENSION	1N + D	676	E	\$248,000	1
OPTIMUS	1A + D	685	N & W	\$255,000	2 - 3, 4 - 15
ZOOM	1P + D	708	E	\$259,000	1
CELESTINE	1H + D	710	E & S	\$259,000	2 - 3
ANDROMEDA	1F + D	720	E	\$264,000	2 - 3, 4 - 15
AQUARIUS	1J + D	715	E & S	\$262,000	2 - 3
ORION	1M + D	715	E	\$262,000	1
PYXIS	1E + D	730	N & W	\$269,000	1, 2 - 3
ATRIA	1D + D	740	N & W	\$272,000	2 - 3, 4 - 15
SOLAR	PH - 1M	825	W	\$308,000	PH
VE XOR	PH - 1N	870	N	\$333,000	PH
CALDARI	2A	900	NE/SW	\$322,000	2 - 3
GALLENTÉ	2D	975	NW	\$358,000	4 - 15
TARANIS	2C + D	1,010	NE & SW	\$373,000	4 - 15
SCIMITAR	PH - 2A	1,045	E & S	\$399,000	PH
AVATAR	PH - 2G	1,060	NE & SW	\$416,000	PH
ODYSSEY	PH - 2P	1,110	S	\$427,000	PH
AURIGA	PH - 2M	1,160	S	\$456,000	PH
ARCTURUS	2B + D	1,180	SE	\$421,000	2 - 3, 4-15
SEQUOIA	PH - 2E	1,190	N	\$454,000	PH
ARGONOS	PH - 2N	1,225	E	\$453,000	PH
EXCALIBUR	PH - 2F	1,215	NW	\$473,000	PH
MILLENNIUM	PH - 2L	1,282	S	\$504,000	PH
PROMETHEUS	PH - 2H	1,285	S	\$503,000	PH
MAGELLANIC	PH - 3A	1,565	SE	\$624,000	PH

Highlights¹

Deposit Structure:

\$5,000 with Offer
5% less \$5,000 in 30 Days
5% in 120 Days
5% in 270 Days
5% Due on Occupancy

Parking:

1 Standard parking spot is included in the purchase price

Monthly Maintenance Fees²:

\$0.43/Sq. Ft., plus Hydro (metered separately for each individual unit consumption)

Estimated Taxes²:

1.1% of purchase price per year

Tentative Occupancy⁴:

June 30, 2011 for M3

Floor Premiums: Floor Price Increments vary.

Please consult the sales consultants for details.

Suite Features³:

Granite kitchen countertops
European-style kitchen cabinets
Ceramic tile backsplash
6 appliances
Laminate flooring in living/dining room & den (if applicable)
Choice of 40oz broadloom or sisal with foam underpad in bedrooms
8' ceilings on all levels with the exception of 9' ceilings on ground, 3rd and 14th levels, and the lower (and not the upper) storey of level 15

Building Amenities³:

Guest suites, party room, and private membership in Club Liberty, which includes, large exercise room, swimming pool, whirlpool, sauna and change rooms/washrooms, and indoor golf simulator.

Number of Suites: 302

Number of Levels: 16

Sales Consultants: Nikki Caputo & Irene Schaefer

Hours: Mon - Thur: 12 p.m. - 7 p.m.; Sat, Sun & Holidays: 12 p.m. - 6 p.m.; Fri: Closed
Sales Office Address: 1100 Sheppard Ave W (NW corner of Allen Rd and Sheppard Ave W)
Phone: (416) 630-5575 Fax: (416) 630-5374

E-mail: info@metropoliscondos.ca Website: www.metropoliscondos.ca

¹Prices and availability subject to change without notice. All areas and stated dimensions are approximate. Actual living area, usable floor space and square footage may vary from stated floor area. All prices figures, sizes, specifications, information and choices of vendor's samples are subject to change without notice. ²Maintenance fees and taxes are approximations/estimations only and are finalized on condominium registration. ³Per Condominium Disclosure and subject to feature and finishes sheet Notes, vendor's plans and vendor's samples. ⁴As per respective Agreement of Purchase and Sale. ©Liberty Development Corporation, 2008. All rights reserved. International Home Marketing Group Limited is the sales and marketing consultant for Metropolis and Metro Place. Brokers Protected. E. & O. E. Sept. 25, 2008

1S-GOTHAM
STUDIO | 525 SQ.FT.

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1B-UTHOPIA

ONE BEDROOM | 555 SQ.FT.
+ BALCONY 45 SQ.FT.

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1A-POPULUXE

ONE BEDROOM | 560 SQ.FT.

+ BALCONY 80 SQ.FT.

+ TERRACE @ 4TH FLOOR 80 SQ.FT.

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4th-15th Floors

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1F-CONTINUUM
ONE BEDROOM | 600 SQ.FT.

- + BALCONY 80 SQ.FT.
- + TERRACE @ 4TH FLOOR 80 SQ.FT.

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1C-GALAXY
ONE BEDROOM | 605 SQ.FT.
+ BALCONY 46 SQ.FT.

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2nd-3rd Floors

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1E-ZATHURA

ONE BEDROOM | 620 SQ.FT.

- + BALCONY 45 SQ.FT.
- + PATIO @ 1ST FLOOR 45 SQ.FT.

METROPOLIS

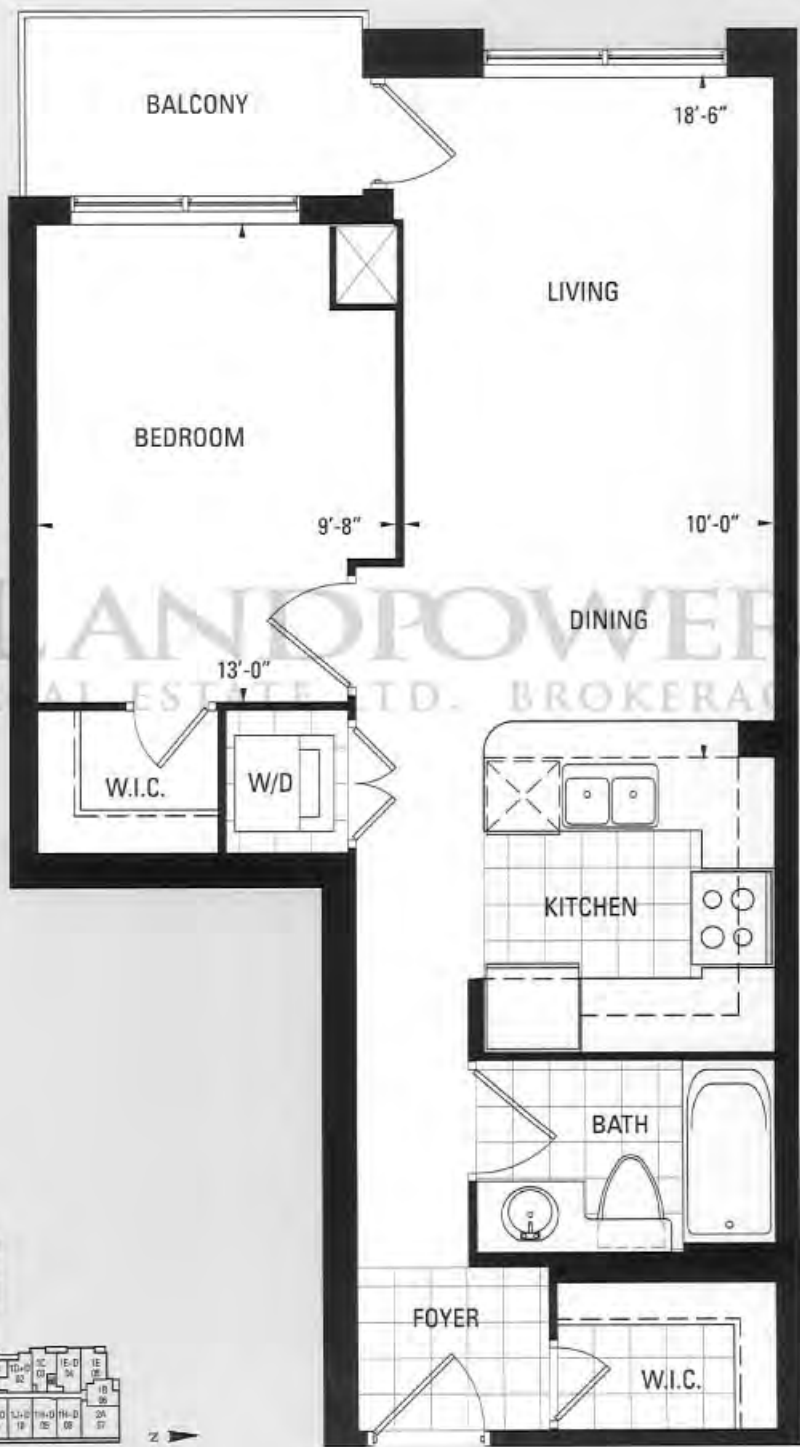
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1D-RETRO
ONE BEDROOM | 635 SQ.FT.
+ BALCONY 40 SQ.FT.

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+ TERRACE 100 SQ.FT.

AT METRO PLACE

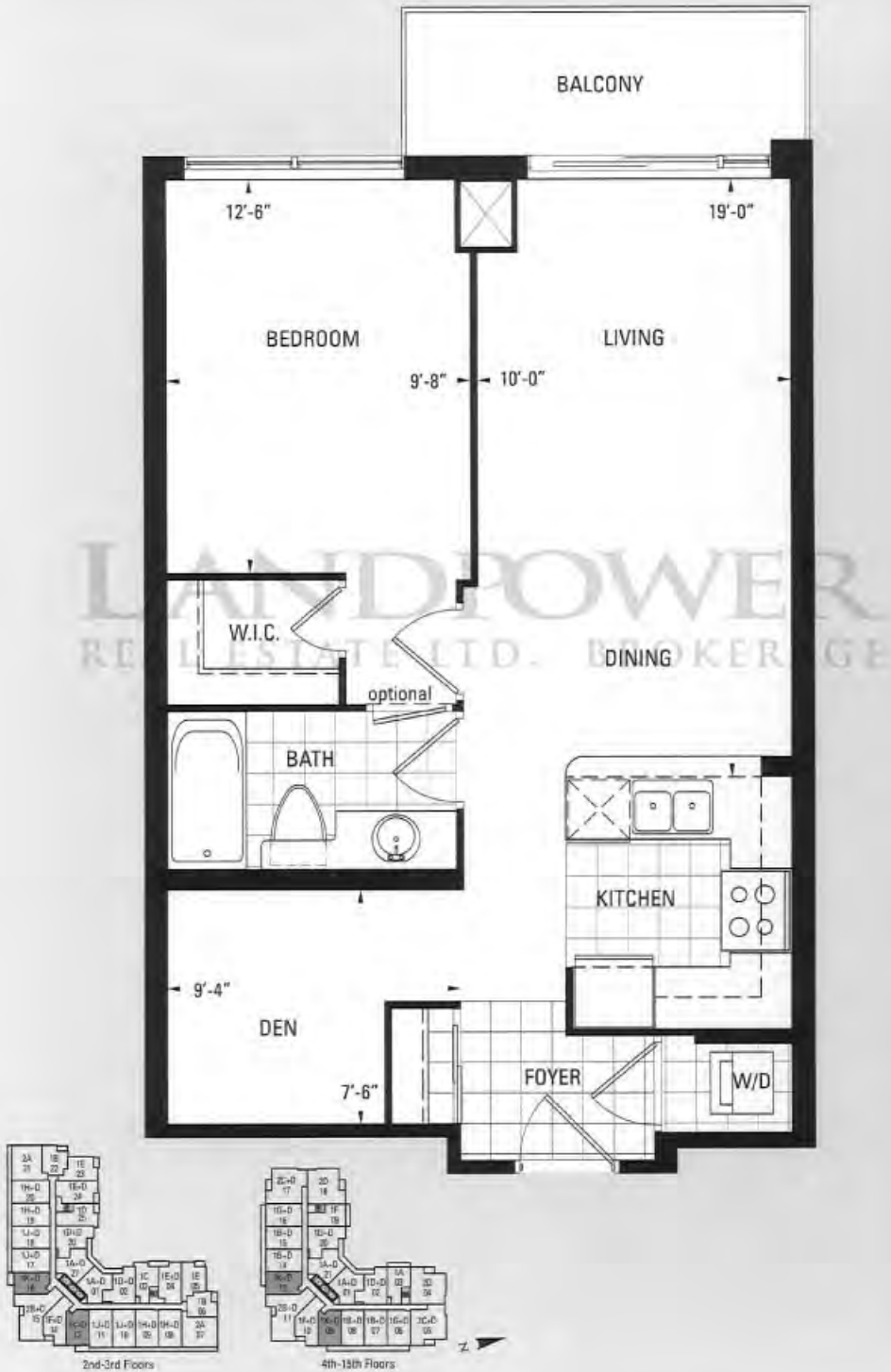


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1 K+D-ATLANTIS
ONE BEDROOM+DEN | 660 SQ.FT.

+ BALCONY 60 SQ.FT.
+ TERRACE @ 4TH FLOOR 60 SQ.FT.

METROPOLIS
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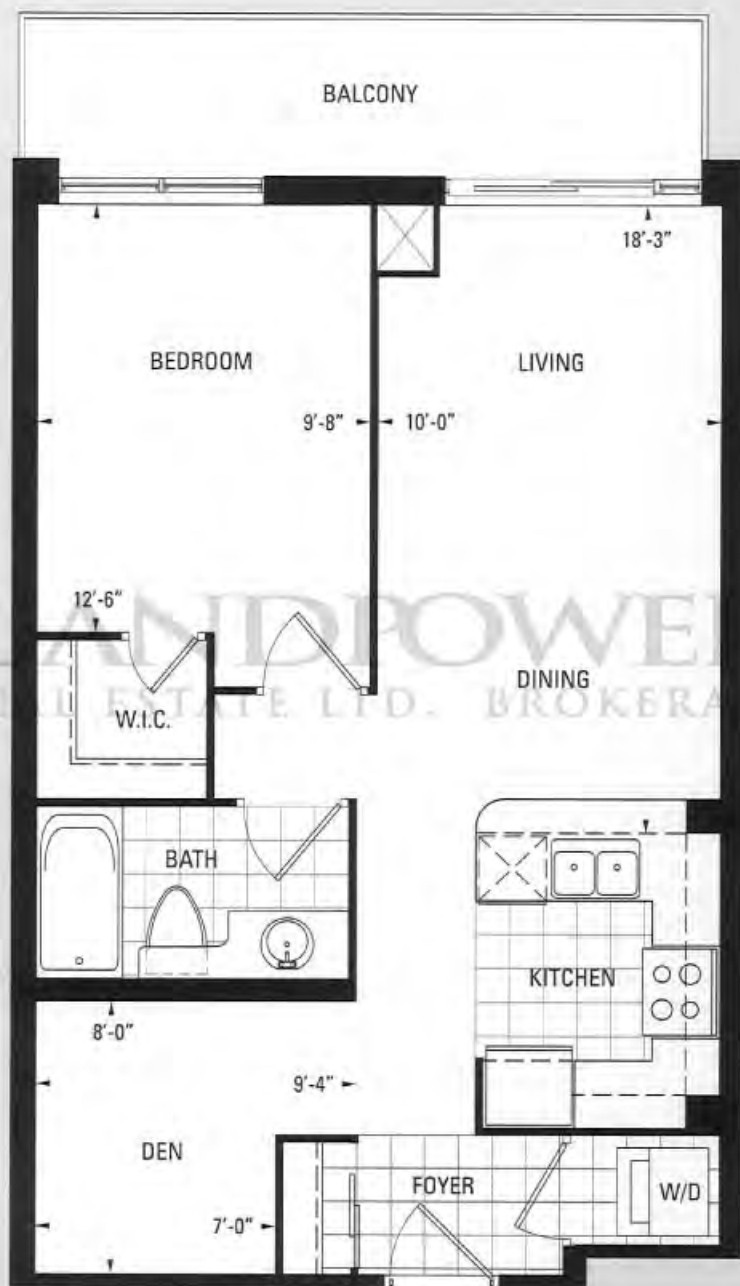
1 G+D-AURORA

ONE BEDROOM+DEN | 670 SQ.FT.

+ BALCONY 80 SQ.FT.

+ TERRACE @ 4TH FLOOR 80 SQ.FT.

METROPOLIS
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1 B+D-APOLLO

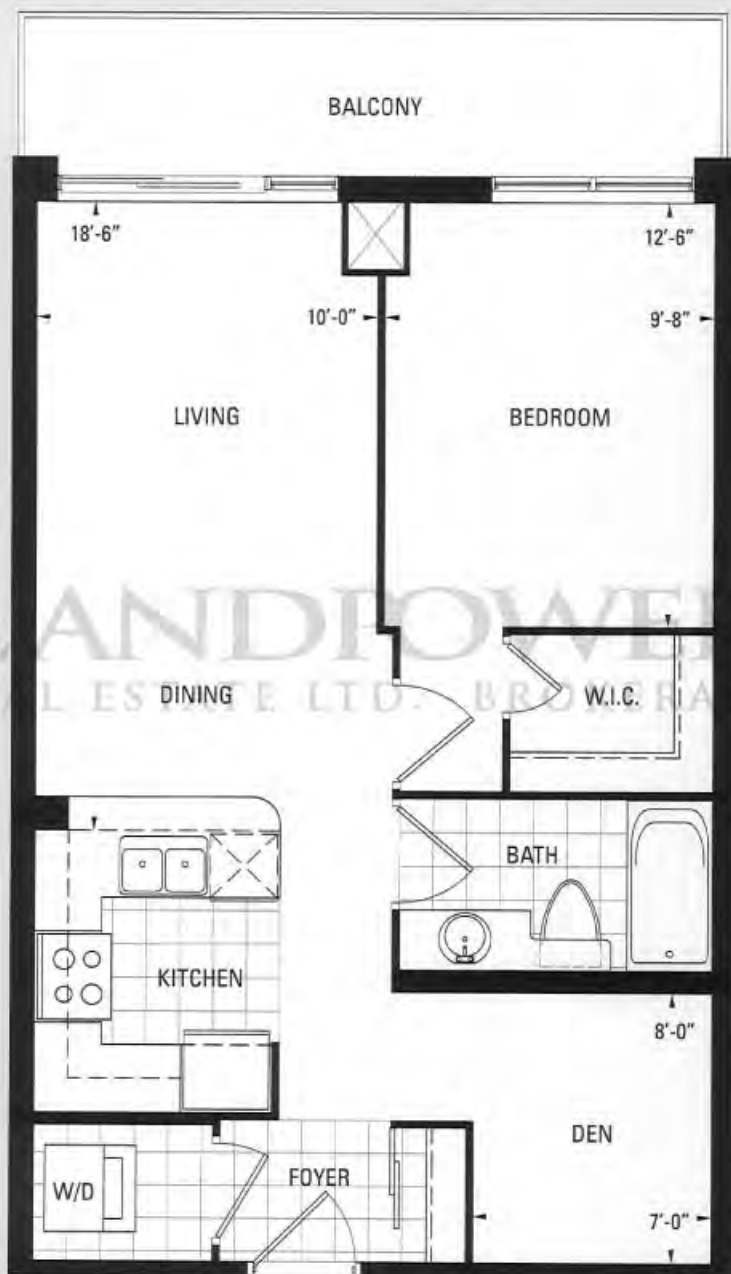
ONE BEDROOM+DEN | 675 SQ.FT.

+ BALCONY 80 SQ.FT.

+ TERRACE @ 4TH FLOOR 80 SQ.FT.

METROPOLIS

AT METRO PLACE

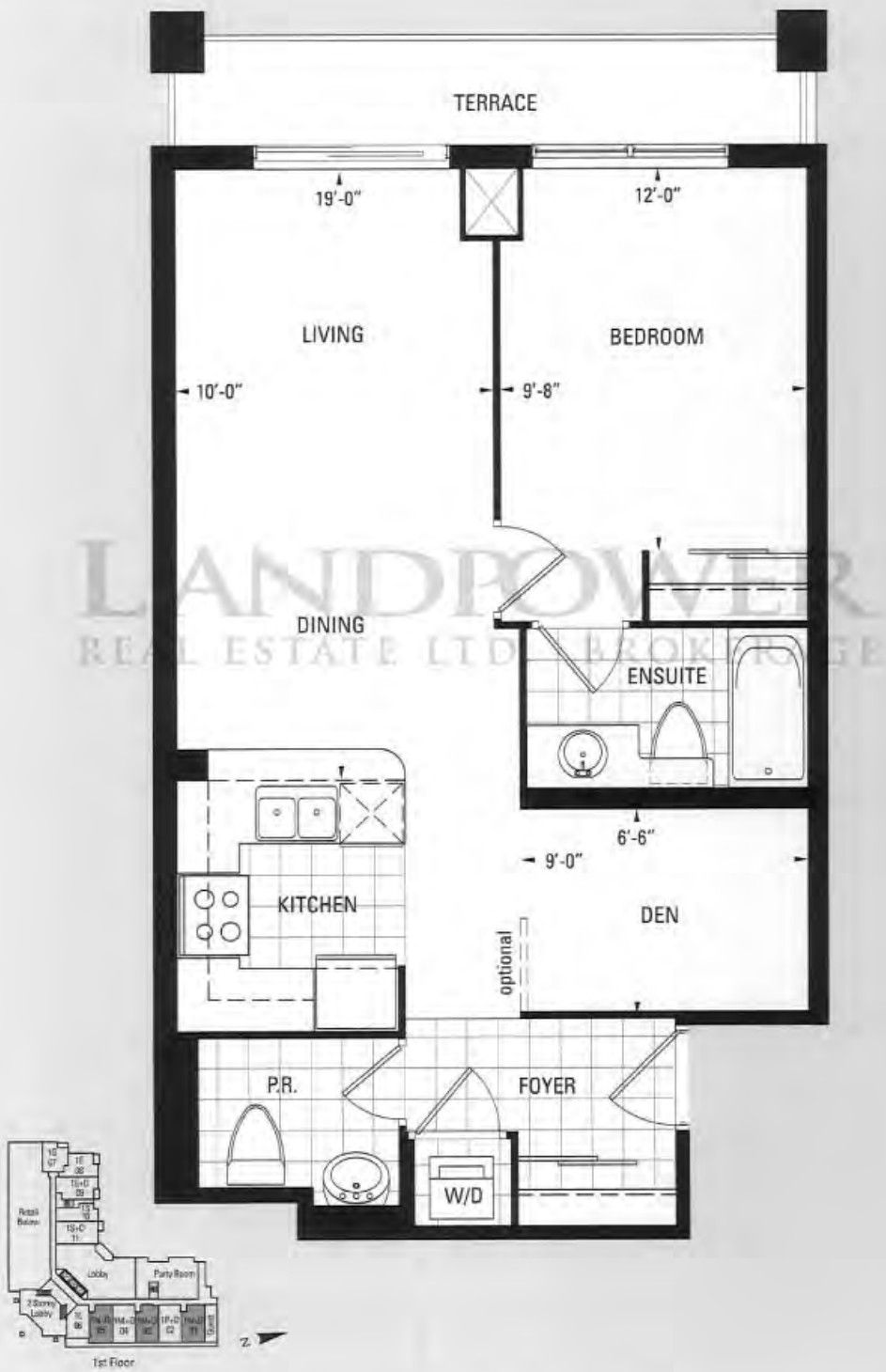


4th-15th Floors

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1 N+D-DIMENSION
ONE BEDROOM+DEN | 676 SQ.FT.
+TERRACE 70 SQ.FT.

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1 A+D-OPTIMUS
ONE BEDROOM+DEN | 685 SQ.FT.
+ BALCONY 70 SQ.FT.

METROPOLIS
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2nd-3rd Floors



4th-15th Floors



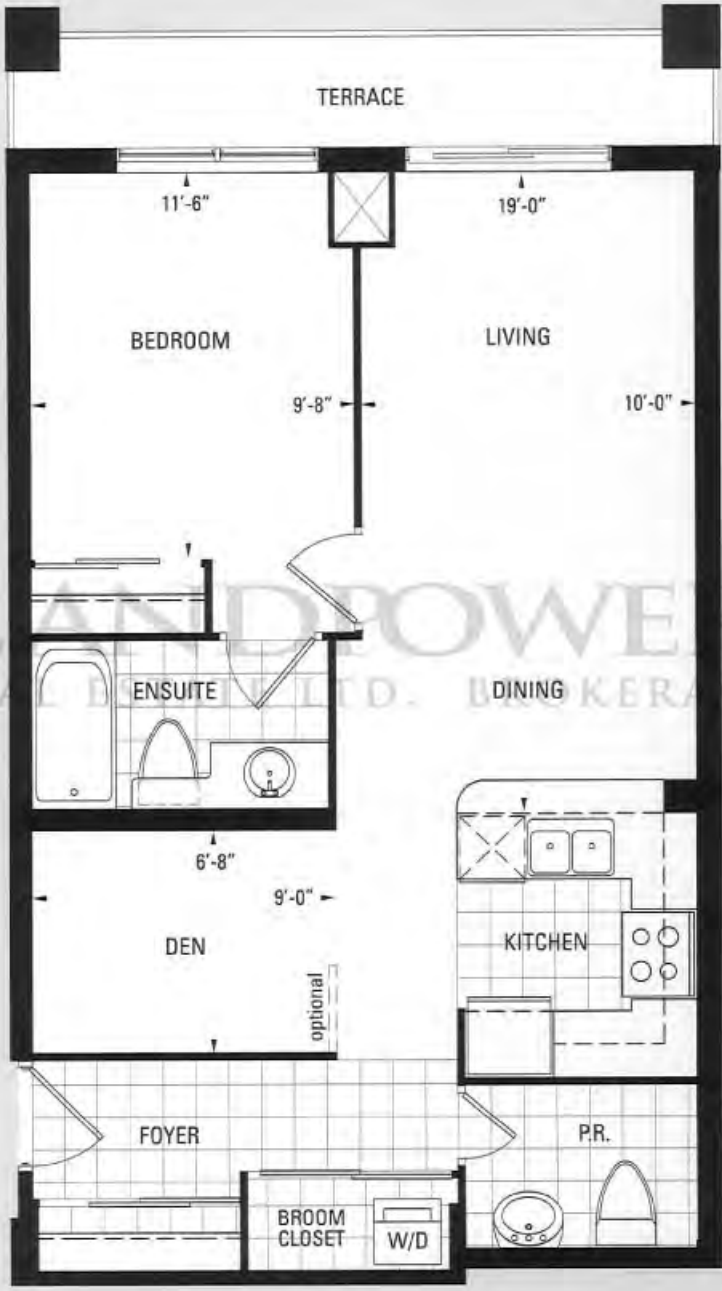
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1 P+D-ZOOM

ONE BEDROOM+DEN | 705 SQ.FT.

+ TERRACE 70 SQ.FT.

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1 H+D-CELESTINE

ONE BEDROOM+DEN | 710 SQ.FT.
+BALCONY 120 SQ.FT.

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1 F+D-ANDROMEDA
ONE BEDROOM+DEN | 715 SQ.FT.
+ BALCONY 40 SQ.FT.

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1 J+D-AQUARIUS

ONE BEDROOM+DEN | 715 SQ.FT.

+ BALCONY 80 SQ.FT.

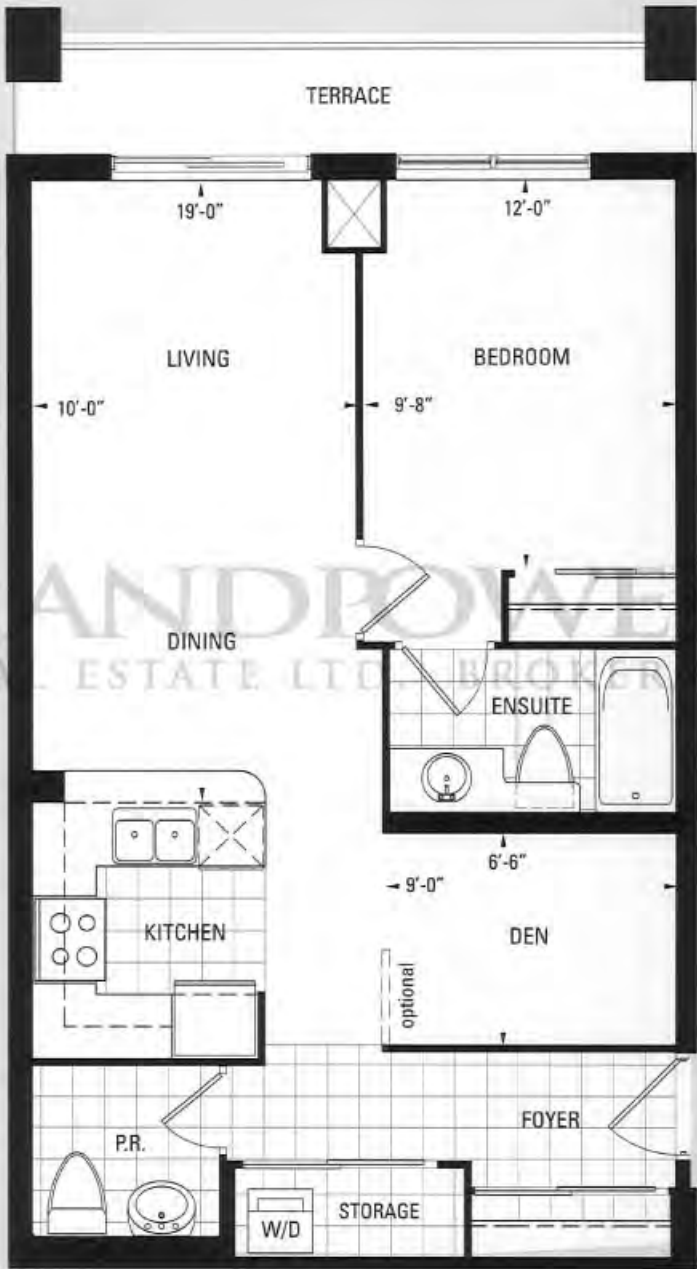
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1 M+D-ORION
ONE BEDROOM+DEN | 715 SQ.FT.
+ TERRACE 70 SQ.FT.

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1 E+D-PYXIS

ONE BEDROOM+DEN | 736 SQ.FT.

+ BALCONY 45 SQ.FT.

+ PATIO @ 1ST FLOOR 45 SQ.FT.

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1 D+D-ATRIA

ONE BEDROOM+DEN | 740 SQ.FT.

+ BALCONY 40 SQ.FT.

+ TERRACE @ 4TH FLOOR 40 SQ.FT.

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2A-CALDARI
TWO BEDROOM | 900 SQ.FT.
+ BALCONY 120 SQ.FT.

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2D-GALLENTÉ
TWO BEDROOM | 975 SQ.FT.

- + BALCONY 46 SQ.FT.
- + TERRACE @ 4TH FLOOR 700 SQ.FT.

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2C+D-TARANIS

TWO BEDROOM+DEN | 1010 SQ.FT.

+ BALCONY 40 SQ.FT.

+ TERRACE @ 4TH FLOOR 900 SQ.FT.

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4th-15th Floors



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2B+D-ARCTURUS

TWO BEDROOM+DEN | 1180 SQ.FT.

+ BALCONY 40 SQ.FT.

METROPOLIS

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2nd-3rd Floors

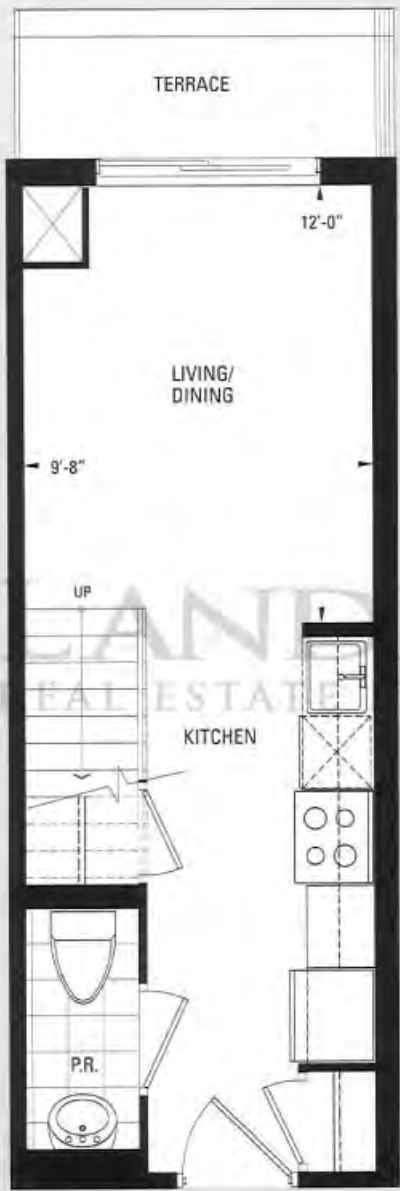


4th-15th Floors

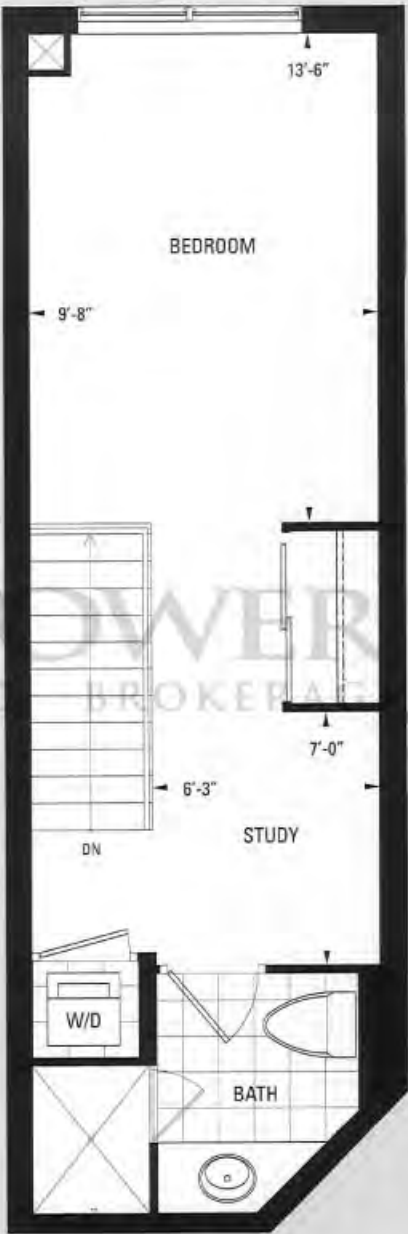
Note: All prices, figures, sizes, specifications and information are subject to change without notice. E.&O.E. All areas and stated dimensions are approximate. Actual usable floor space, living area and square footage may vary from stated floor area. All illustrations are artist's concept only. The unit shown may be the reverse of the unit purchased.

PH LOFT-C-CASSHERN
ONE BEDROOM+DEN | 630 SQ.FT.
+ TERRACE 45 SQ.FT.

METROPOLIS
AT METRO PLACE



Lower Level



Upper Level

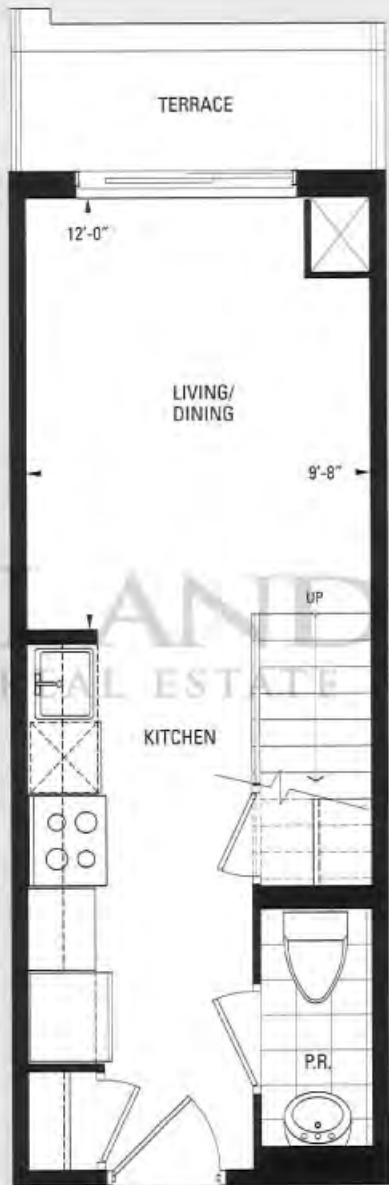


PH - Floor 16

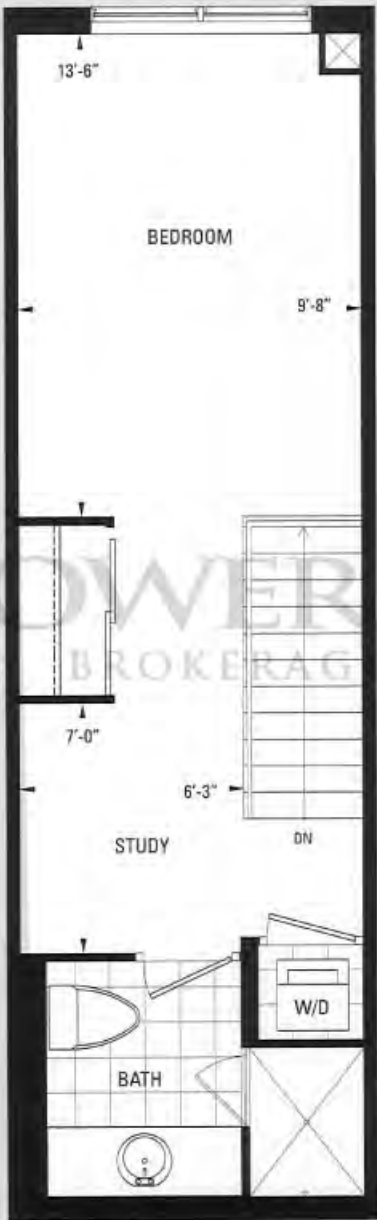
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PH LOFT-B-TECHNO
ONE BEDROOM+DEN | 645 SQ.FT.
+ TERRACE 45 SQ.FT.

METROPOLIS
AT METRO PLACE



Lower Level



Upper Level



PH-Floor 16



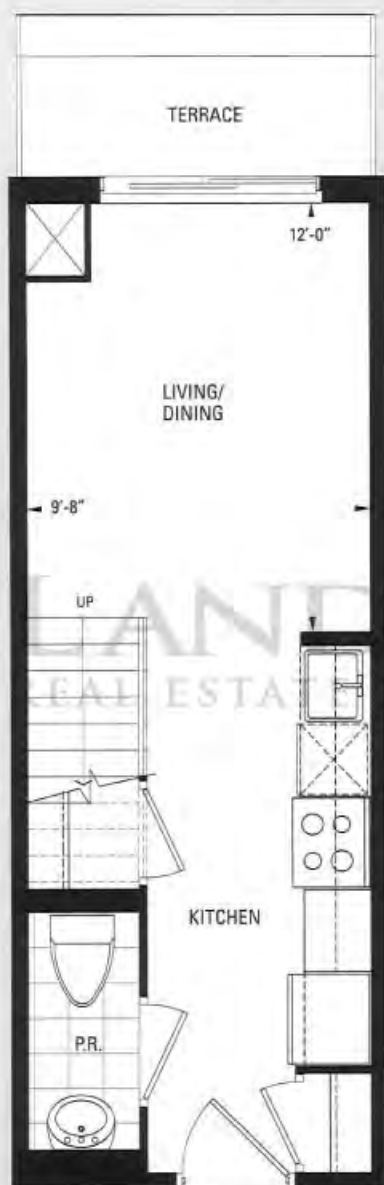
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PH LOFT-A-SKYWALK

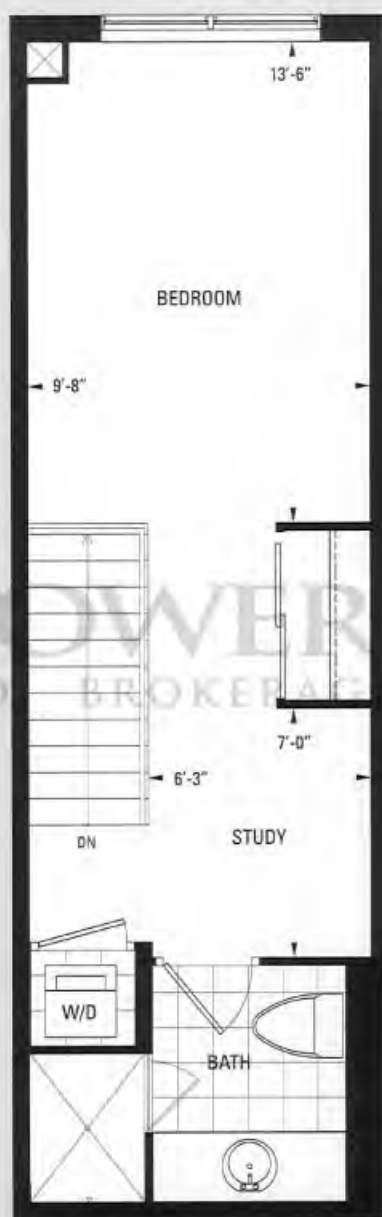
ONE BEDROOM+DEN | 650 SQ.FT.

+ TERRACE 45 SQ.FT.

METROPOLIS
AT METRO PLACE



Lower Level



Upper Level

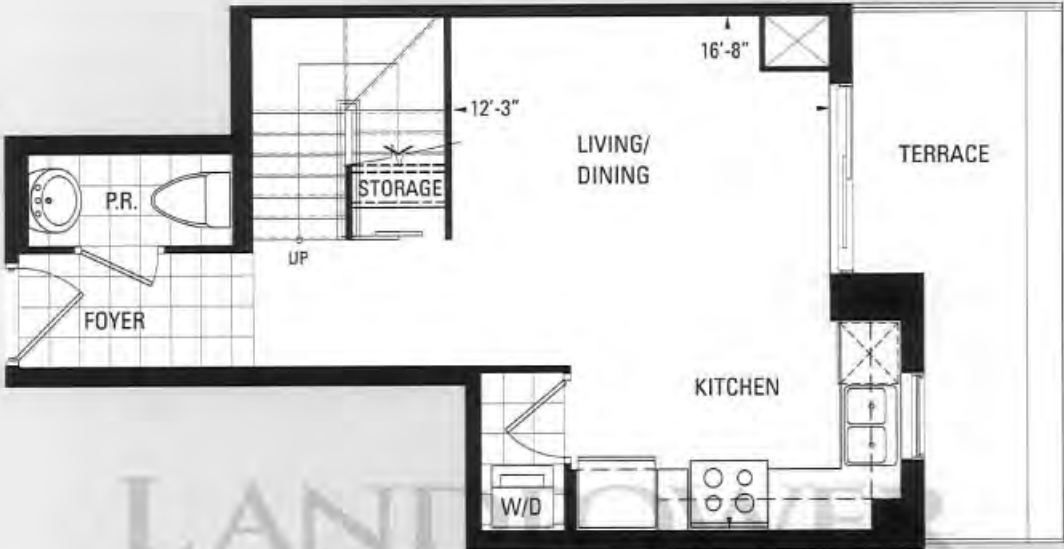


PH - Floor 18

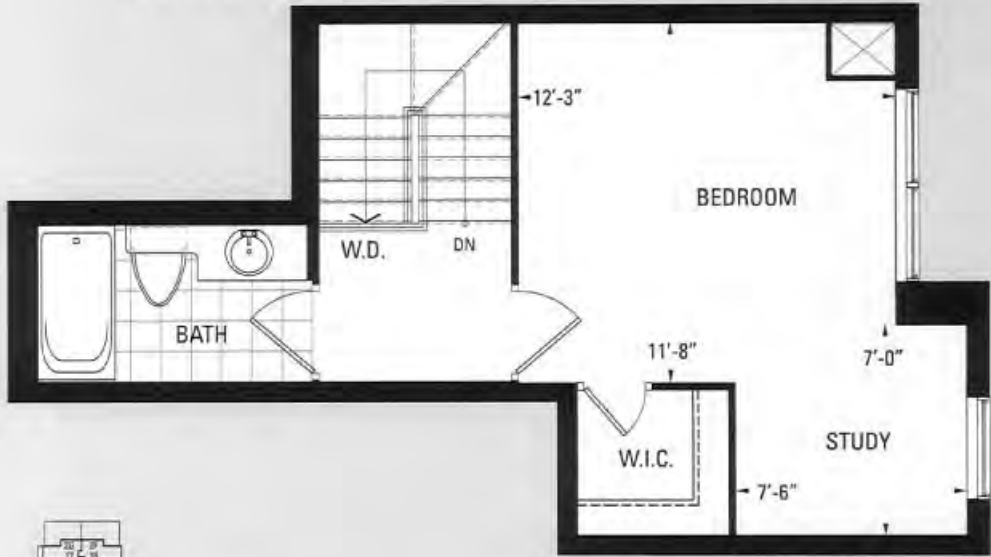
Note: All prices, figures, sizes, specifications and information are subject to change without notice. E.&O.E. All areas and stated dimensions are approximate. Actual usable floor space, living area and square footage may vary from stated floor area. All illustrations are artist's concept only. The unit shown may be the reverse of the unit purchased.

PH LOFT-1M-SOLAR
ONE BEDROOM+DEN | 810 SQ.FT.
+ TERRACE 75 SQ.FT.

METROPOLIS
AT METRO PLACE



Lower Level



Upper Level



PH - Floor 16



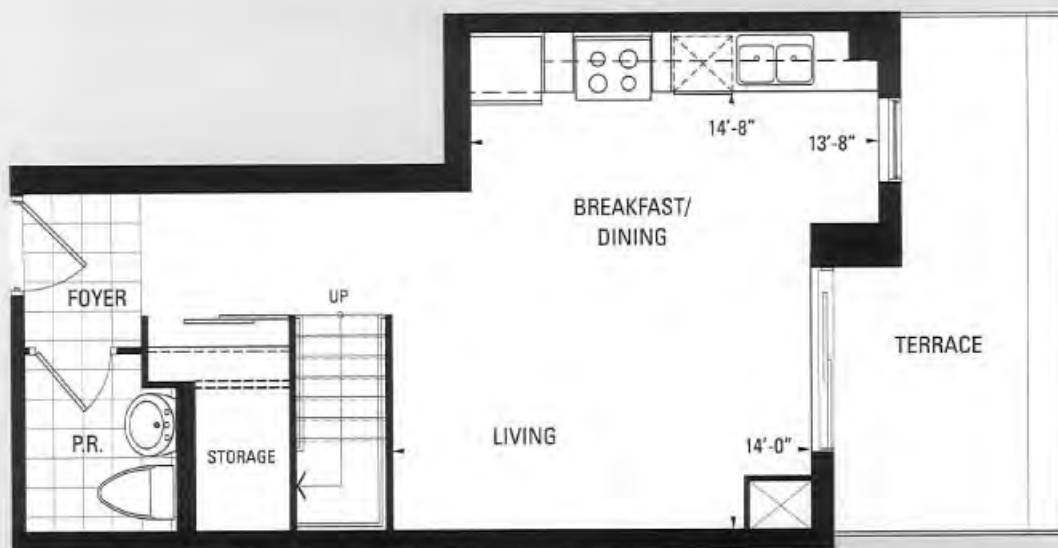
Note: All prices, figures, sizes, specifications and information are subject to change without notice. E.&O.E. All areas and stated dimensions are approximate. Actual usable floor space, living area and square footage may vary from stated floor area. All illustrations are artist's concept only. The unit shown may be the reverse of the unit purchased.

PH LOFT-1N-VEXOR

ONE BEDROOM+DEN | 870 SQ.FT.

+ TERRACE 90 SQ.FT.

METROPOLIS
AT METRO PLACE



Lower Level



Upper Level



PH - Floor 15

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PH LOFT-2A-SCIMITAR
TWO BEDROOM | 1045 SQ.FT.

- + TERRACE 110 SQ.FT.
- + BALCONY 40 SQ.FT.

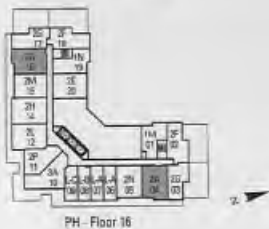
METROPOLIS
AT METRO PLACE



Lower Level



Upper Level



PH - Floor 16

Note: All prices, figures, sizes, specifications and information are subject to change without notice. E.&O.E. All areas and stated dimensions are approximate. Actual usable floor space, living area and square footage may vary from stated floor area. All illustrations are artist's concept only. The unit shown may be the reverse of the unit purchased.

PH LOFT-2G-AVATAR
TWO BEDROOM | 1060 SQ.FT.

+ TERRACE 500 SQ.FT.
+ TERRACE 40 SQ.FT.

METROPOLIS
AT METRO PLACE



PH - Floor 16

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PH LOFT-2P-ODYSSEY
TWO BEDROOM+DEN | 1110 SQ.FT.
+ TERRACE 80 SQ.FT.

METROPOLIS
AT METRO PLACE



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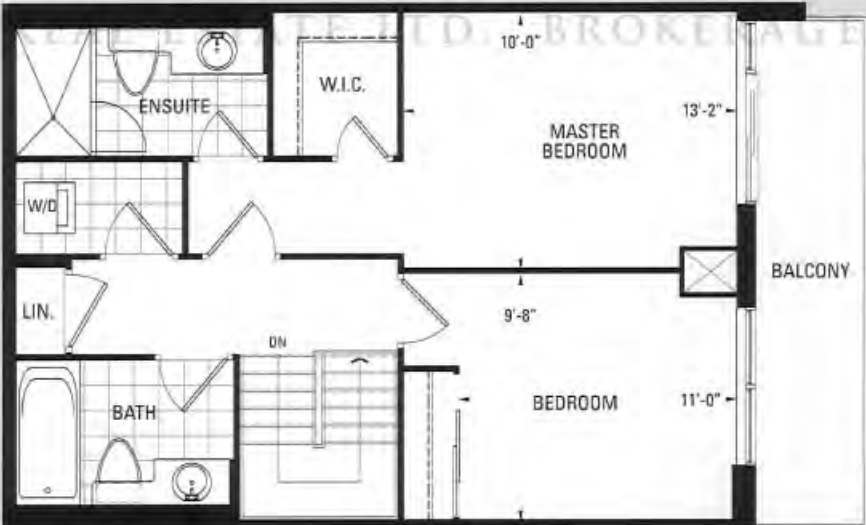
PH LOFT-2M-AURIGA
TWO BEDROOM+DEN | 1160 SQ.FT.

+ TERRACE 130 SQ.FT.
+ BALCONY 80 SQ.FT.

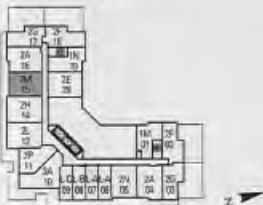
METROPOLIS
AT METRO PLACE



Lower Level



Upper Level



PH - Floor 16

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PH LOFT-2E-SEQUOIA
TWO BEDROOM+DEN | 1190 SQ.FT.
+ TERRACE 75 SQ.FT.

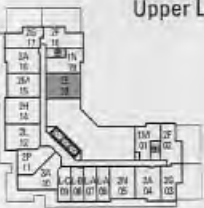
METROPOLIS
AT METRO PLACE



Lower Level



Upper Level



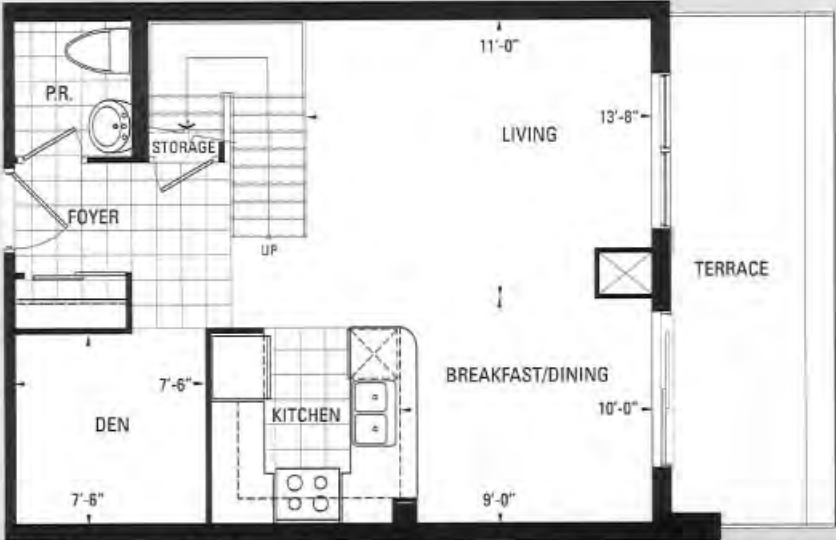
PH - Floor 16

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PH LOFT-2N-ARGONOS
TWO BEDROOM+DEN | 1215 SQ.FT.

+ TERRACE 120 SQ.FT.
+ BALCONY 80 SQ.FT.

METROPOLIS
AT METRO PLACE



Lower Level



Upper Level



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PH LOFT-2F-EXCALIBUR
TWO BEDROOM | 1215 SQ.FT.

- + TERRACE 600 SQ.FT.
- + TERRACE 60 SQ.FT.

METROPOLIS
AT METRO PLACE



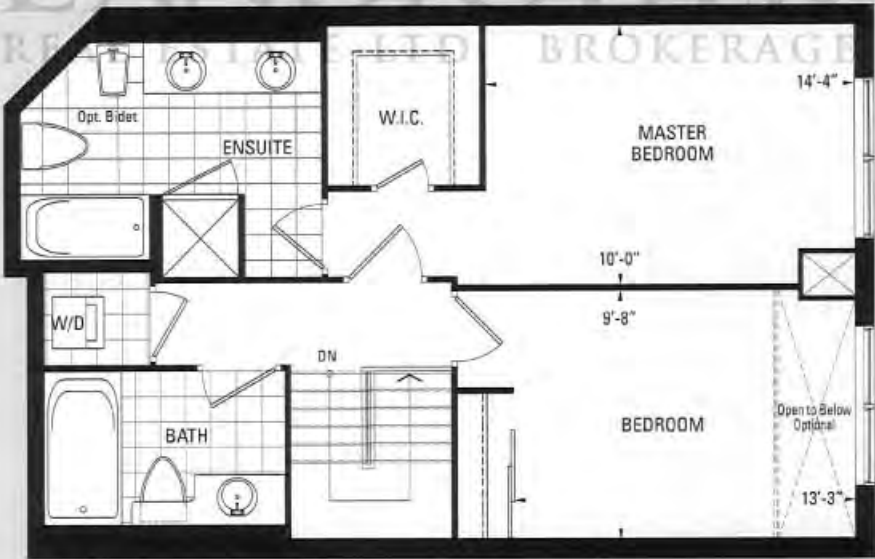
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PH LOFT-2L-MILLENIUM
TWO BEDROOM+DEN | 1270 SQ.FT.
+ TERRACE 90 SQ.FT.

METROPOLIS
AT METRO PLACE



Lower Level



Upper Level



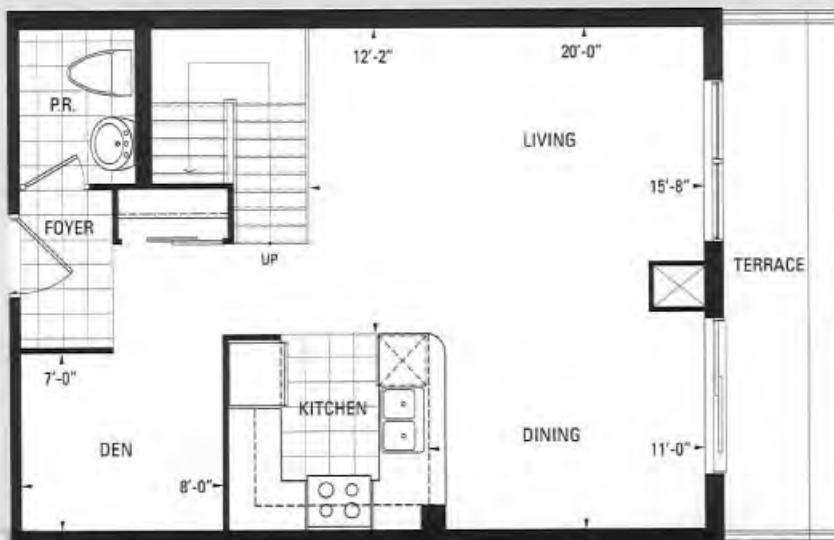
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PH LOFT-2H-PROMETHEUS

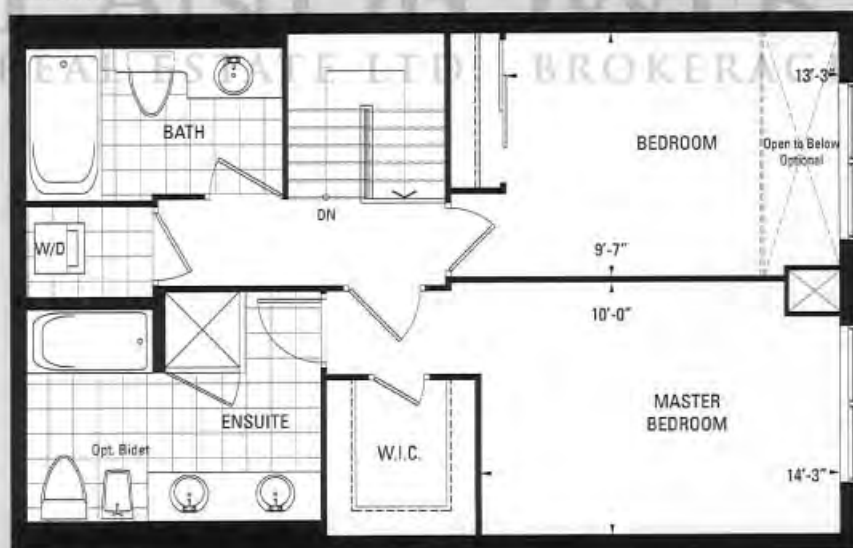
TWO BEDROOM+DEN | 1285 SQ.FT.

+ TERRACE 93 SQ.FT.

METROPOLIS
AT METRO PLACE



Lower Level



Upper Level



PH - Floor 16

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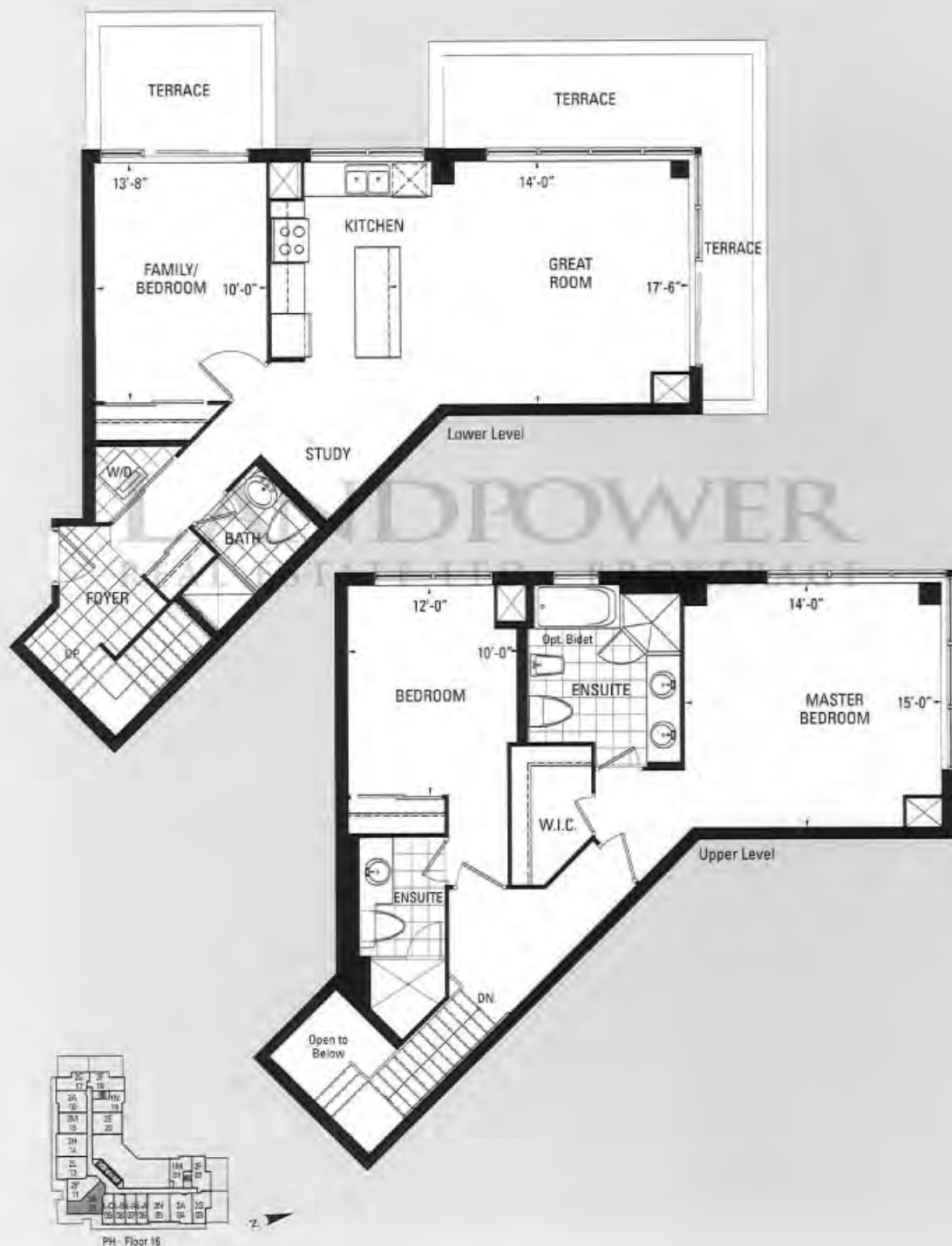
PH LOFT-3A-MAGELLANIC

TWO BEDROOM+DEN | 1565 SQ.FT.

+ TERRACE 180 SQ.FT.

+ TERRACE 90 SQ.FT.

METROPOLIS
AT METRO PLACE



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METROPOLIS
LANDPOWER
AT METRO PLACE
REAL ESTATE LTD. BROKERAGE

by:

