

# VENTUS2

AT METROGATE

TRIDEL®  
BUILT FOR LIFE

A NEW KIND OF CITY LIVING  
IS IN THE AIR



**REVOLUTIONIZING CITY LIVING**  
**WITH NEW GREEN STANDARDS IN URBAN DESIGN.**



With Metrogate, a new standard of green living was born. Ventus 2 pushes the principles of smart growth, new urbanism and sustainable development to even more exacting standards. For green living lies at the very core of this neighbourhood.

**METROGATE**  
the birth of a green neighbourhood

The Metrogate neighbourhood is being built around a central eco-friendly urban park with gardens, trees, pathways and open green areas. And eco-friendly materials, features and finishes abound outside and inside. You live better and healthier, while spending less on utility costs and being friendly to the planet.

This is a Tridel **Built Green. Built for Life.**® community that is setting new standards towards building a better future.

Metrogate Park will not be complete or available for use at the time of Ventus 2 occupancy. The park will be completed in conjunction with future site development. Illustrations are artist's concept. Specifications and landscape design subject to change without notice. Tridel®, Tridel Built for Life®, and Tridel Built Green. Built For Life.® are registered trademarks of Tridel and used under license. ©Tridel 2010. All Rights Reserved. E. & O.E. June 2010





## RECLAIMING GREEN LEISURE SPACES.

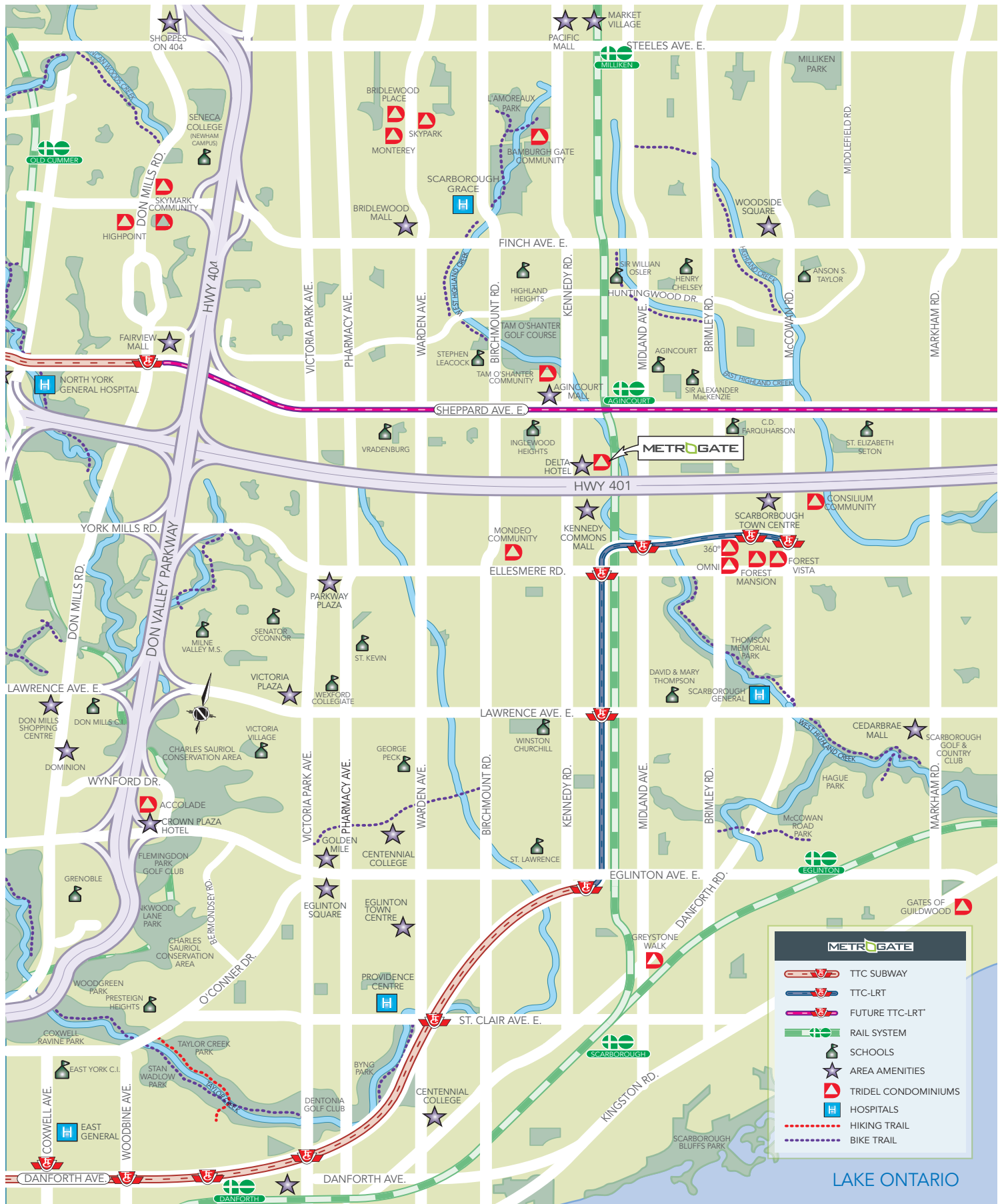
A community needs a place to meet and connect. The large central park at the heart of this neighbourhood provides opportunities to do just that.

Environmentally responsible in design, Metrogate Park features landscaping with an abundance of indigenous plantings for water conservation. Thoughtfully planned tranquil and active spaces provide wonderful areas to wander. Grand stairs and rolling slopes lead to colourful trees and beautiful gardens with vibrant seasonal flowers and the south-end boasts a public square and playground for children.

The many opportunities in this welcoming space lie just across the street from Ventus 2.

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# WELCOME TO THE NEIGHBOURHOOD.



\*Source: The City of Toronto Official Plan and the Agincourt Secondary Plan, a future bus and subway terminal or other transit related uses are proposed for this site.

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# RE-VITALIZING THE NOTION OF COMMUNITY WITH FUTURE FORWARD THINKING.



Metrogate's landmark green neighbourhood has been designed to enable residents to reconnect with what really matters. A state-of-the-art fitness and recreation centre, a community daycare centre and on-premise retail offerings help streamline day-to-day needs. Across the street, the lush green spaces of the community park provide a quiet refuge from the busy 9 to 5.

This is a whole new direction in city living - holistic, balanced, future-focused living at its finest.

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## ENTER VENTUS



The distinctive front entrance captures a modern mood.



The stylish main level elevator lobby.



**MAIN LEVEL ELEVATOR LOBBY**



**UPPER LEVEL CONCIERGE LOBBY**





A stunning lobby features modern clean lines, sparkling glass and a cordial Concierge.



**FOURTH FLOOR - CLUB VENTUS**



## CLUB VENTUS - REFRESHINGLY ENTERTAINING



The spacious Party Room offers a double-sided fireplace, a long bar and comfortable conversation lounges.



Sitting by the fireplace is the ideal place for a little conversation.

## FOR FITNESS AND FUN



The billiard table awaits for a game of 8 ball with your friends.



Enjoy a daily workout in the state-of-the-art Fitness Centre.



## VENTUS 2 PRICE LIST

May 22, 2013

# Ready To Move In - Now Registered

Suite	Approx. Square Footage	View	Design Type	Starting Price*	Starting Floor	Estimated Maintenance Fees**	Estimated Property Tax per month***
1C1+DT	676	W	1 Bedroom plus Den and 1 Bath (9' ceiling) with Terrace	\$293,000	3 <sup>rd</sup> Only	\$311	\$188
1J+DT	707	SE	1 Bedroom plus Den with Terrace	\$298,000	4 <sup>th</sup> Only	\$325	\$191
2M-P	806	W	2 Bedroom plus 1 Bath with Patio (9' Ceiling)	\$321,000	Ground FL Only	\$370	\$206
2N-P	775	W	2 Bedroom plus 1 Bath with Patio (9' Ceiling)	\$314,000	Ground FL Only	\$355	\$201
2X	921	NW	2 Bedrooms and 2 Baths (9' ceiling)	\$382,000	2 <sup>nd</sup> Only	\$422	\$245
2D+D	807	W	2 Bedrooms plus Den and 2 Baths	\$337,500	6 <sup>th</sup> Only	\$371	\$218
2E+Dining	838	SW	2 Bedrooms plus Dining and 2 Baths	\$345,500	4 <sup>th</sup>	\$385	\$224
2F+D	840	SE	2 Bedrooms plus Den and 2 Baths	\$343,000	9 <sup>th</sup>	\$386	\$220

#### DEPOSIT STRUCTURE:

- 10% due on signing.

#### METERING:

Units are individually metered for electricity, heating, cooling and hot water.

**TENTATIVE OCCUPANCY DATE:** Immediate Occupancy

**PARKING:** One included in purchase price (\$25,000)

#### FLOOR INCREMENT:

\$500 per floor, excluding floors with 9ft ceilings\* and PH  
\*Ground, 2/F, 3/F features 9ft Ceilings

#### PRESENTATION CENTRE LOCATION:

52 Village Green Square  
Scarborough, ON

Tel: 416.293.5535  
Fax: 416.293.5755  
Email: [metrogate@tridel.com](mailto:metrogate@tridel.com)

#### HOURS:

Monday to Thursday: 11 a.m. – 7 p.m. ✓  
Friday: Closed  
Saturday, Sunday & Holidays: 12 noon – 6 p.m.

#### SALES REPRESENTATIVES:

✓ **May Tsui**  
Broker  
[mtsui@tridel.com](mailto:mtsui@tridel.com)

**Nicholas Hao Lin**  
Sales Representative  
[nlin@tridel.com](mailto:nlin@tridel.com)

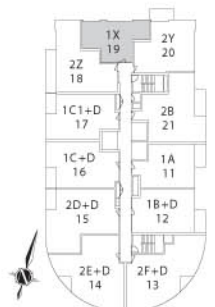
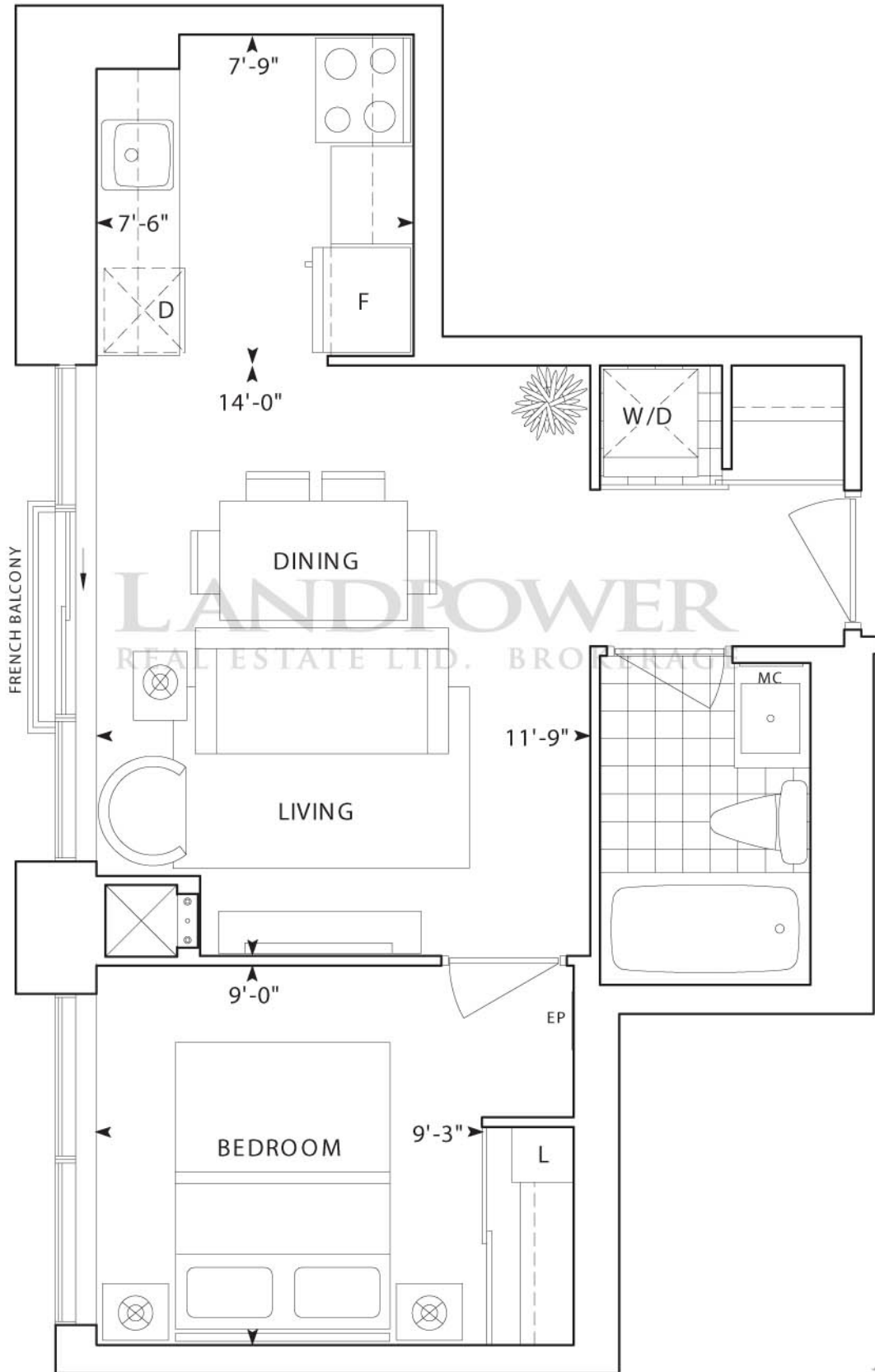
\* Prices and Specifications subject to change without notice, E. & O. E. May 6, 2013

\*\* Excluding parking and locker maintenance, telephone and cable

\*\*\* based on 2012 Property Tax Rates by the City of Toronto

## RESIDENCE 1X

1 BEDROOM, LIVING/DINING ROOM PLUS FRENCH BALCONY  
APPROXIMATE 483 SQ.FT.

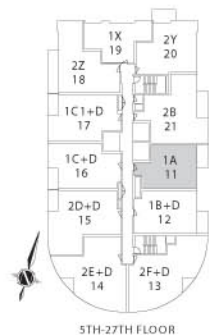
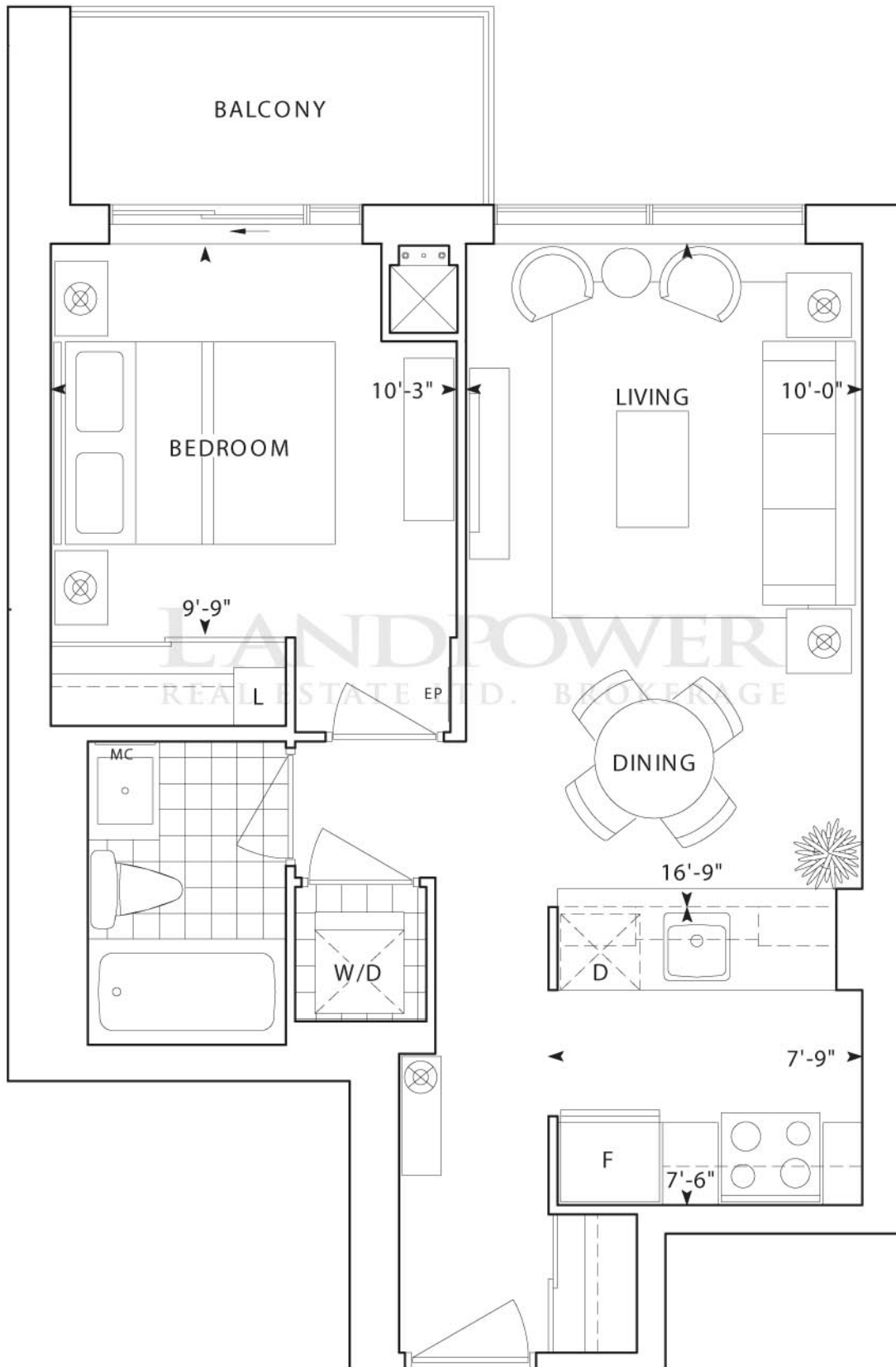


5TH-27TH FLOOR



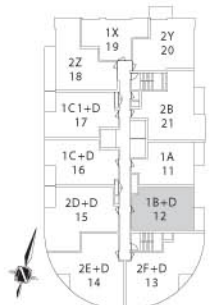
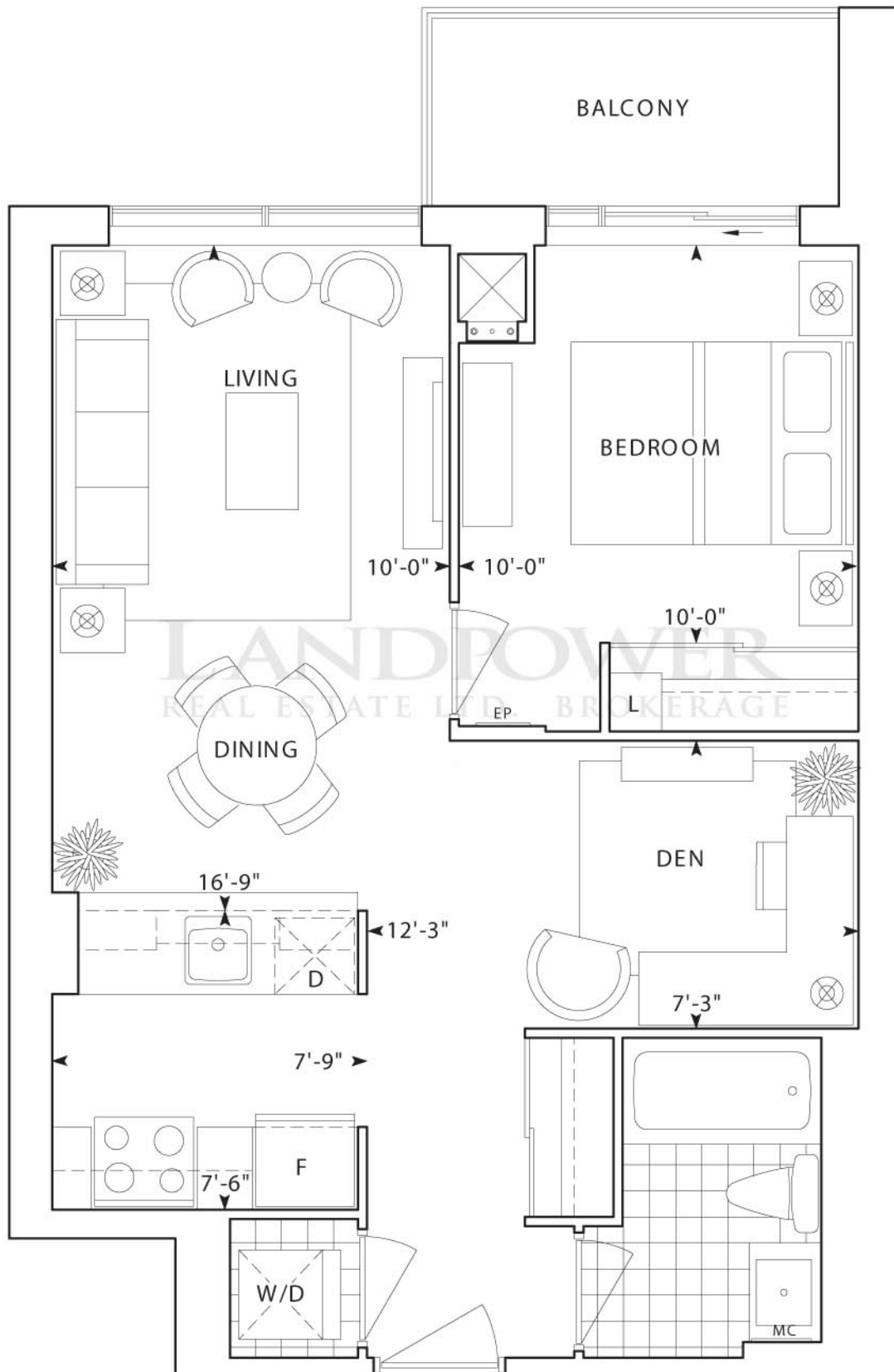
## RESIDENCE 1A

1 BEDROOM, LIVING/DINING ROOM PLUS BALCONY  
APPROXIMATE 557 SQ.FT.



## RESIDENCE 1B+D

1 BEDROOM, LIVING/DINING ROOM, DEN PLUS BALCONY  
APPROXIMATE 625 SQ.FT.

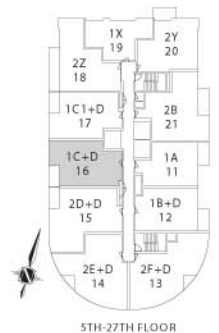
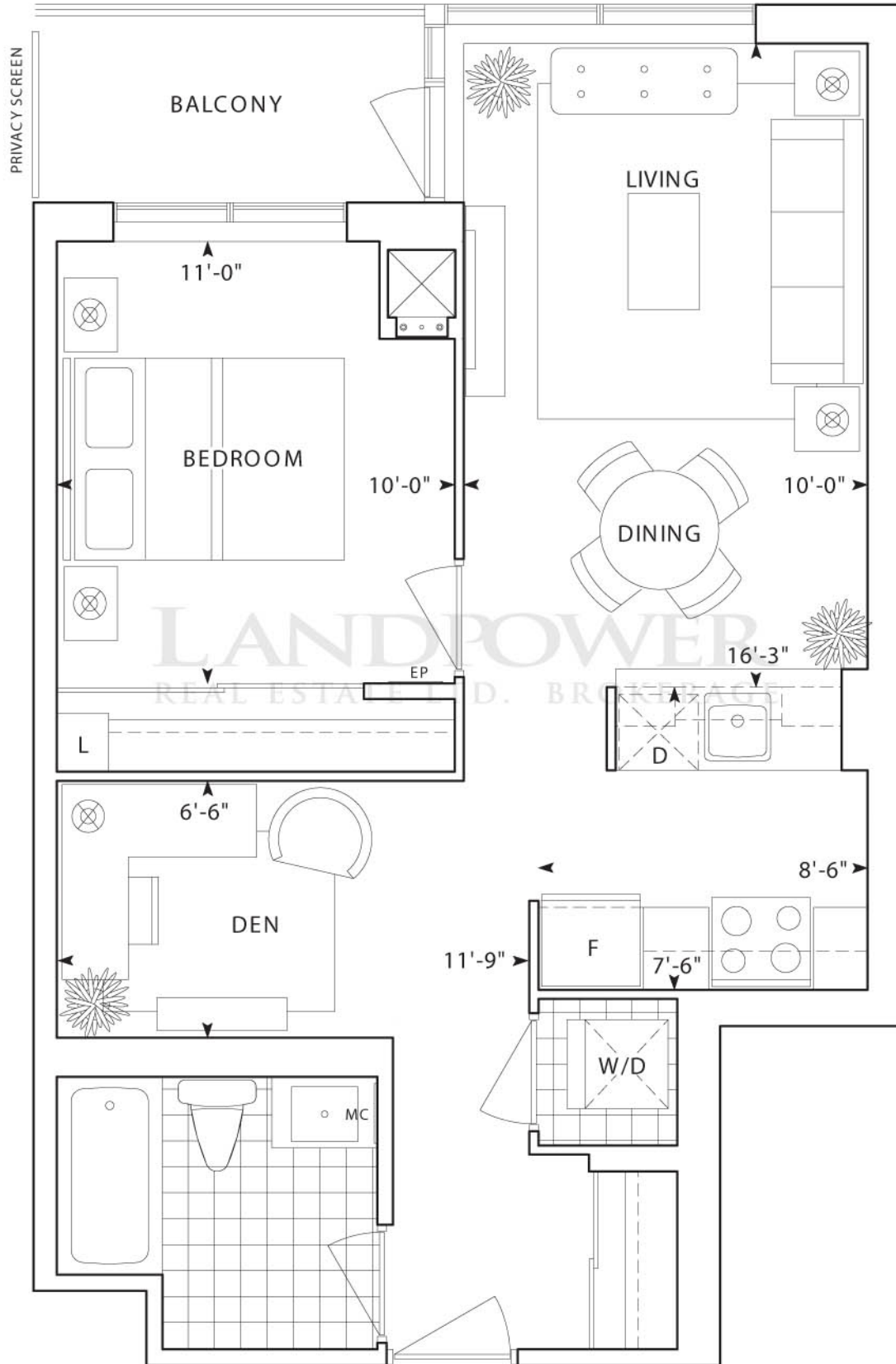


5TH-27TH FLOOR



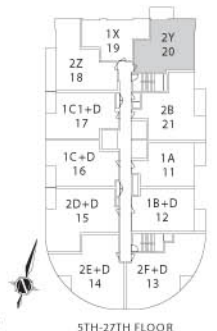
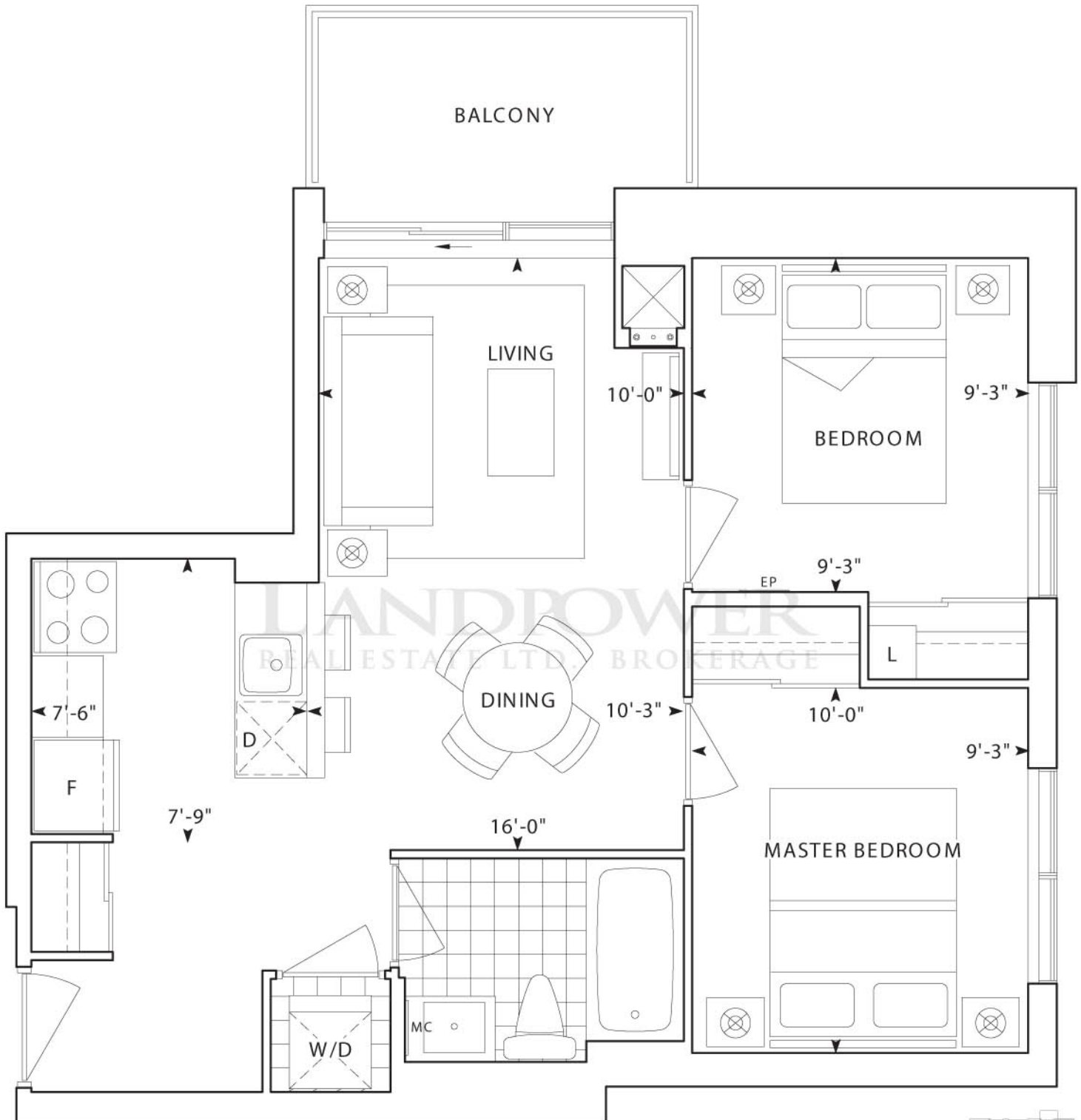
## RESIDENCE 1C+D

1 BEDROOM, LIVING/DINING ROOM, DEN PLUS BALCONY  
APPROXIMATE 656 SQ.FT.

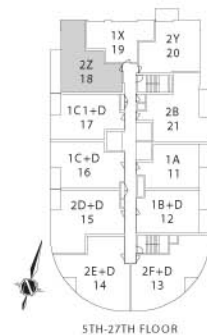
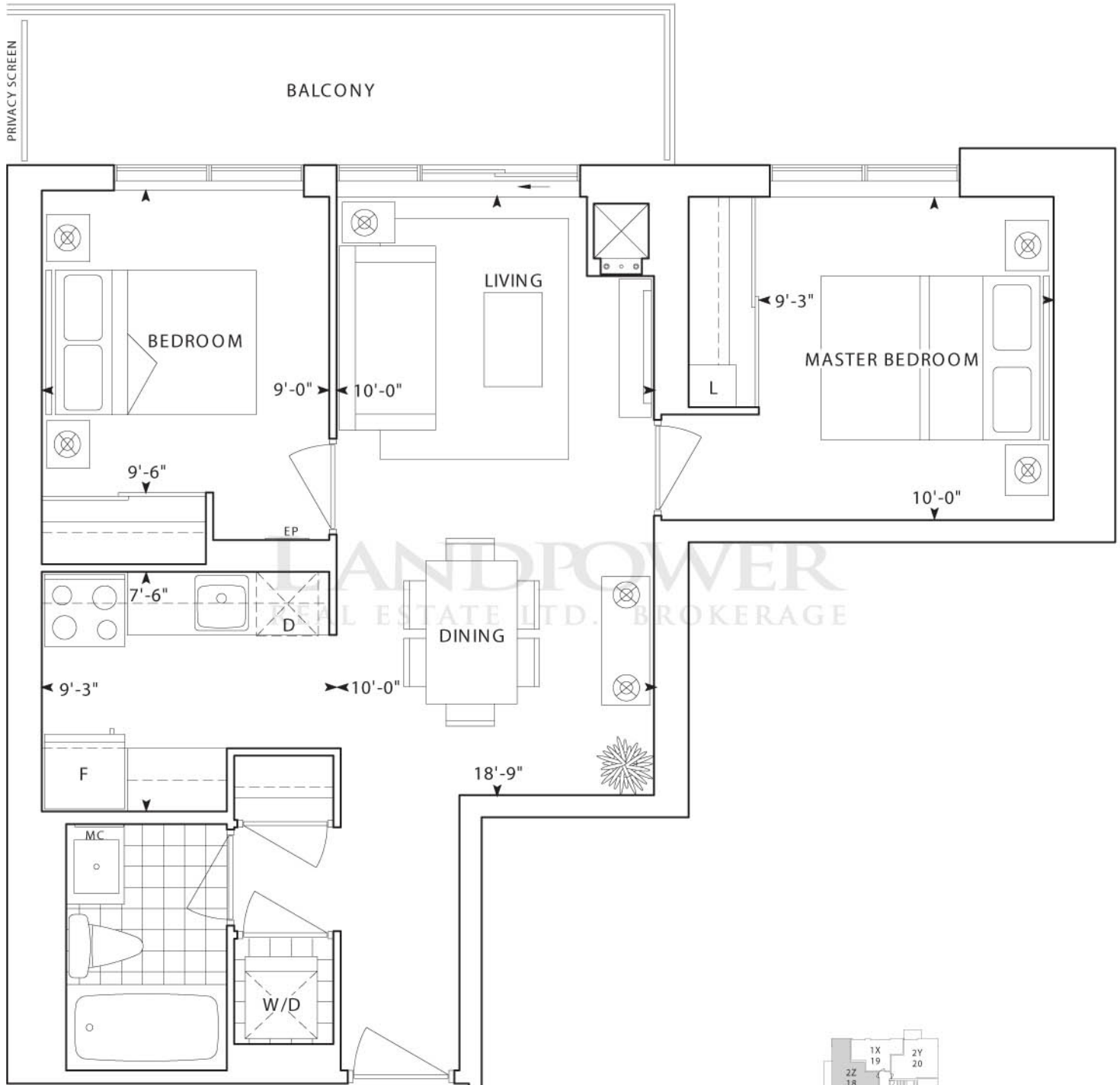


## RESIDENCE 2Y

2 BEDROOM, LIVING/DINING ROOM PLUS BALCONY  
APPROXIMATE 620 SQ.FT.

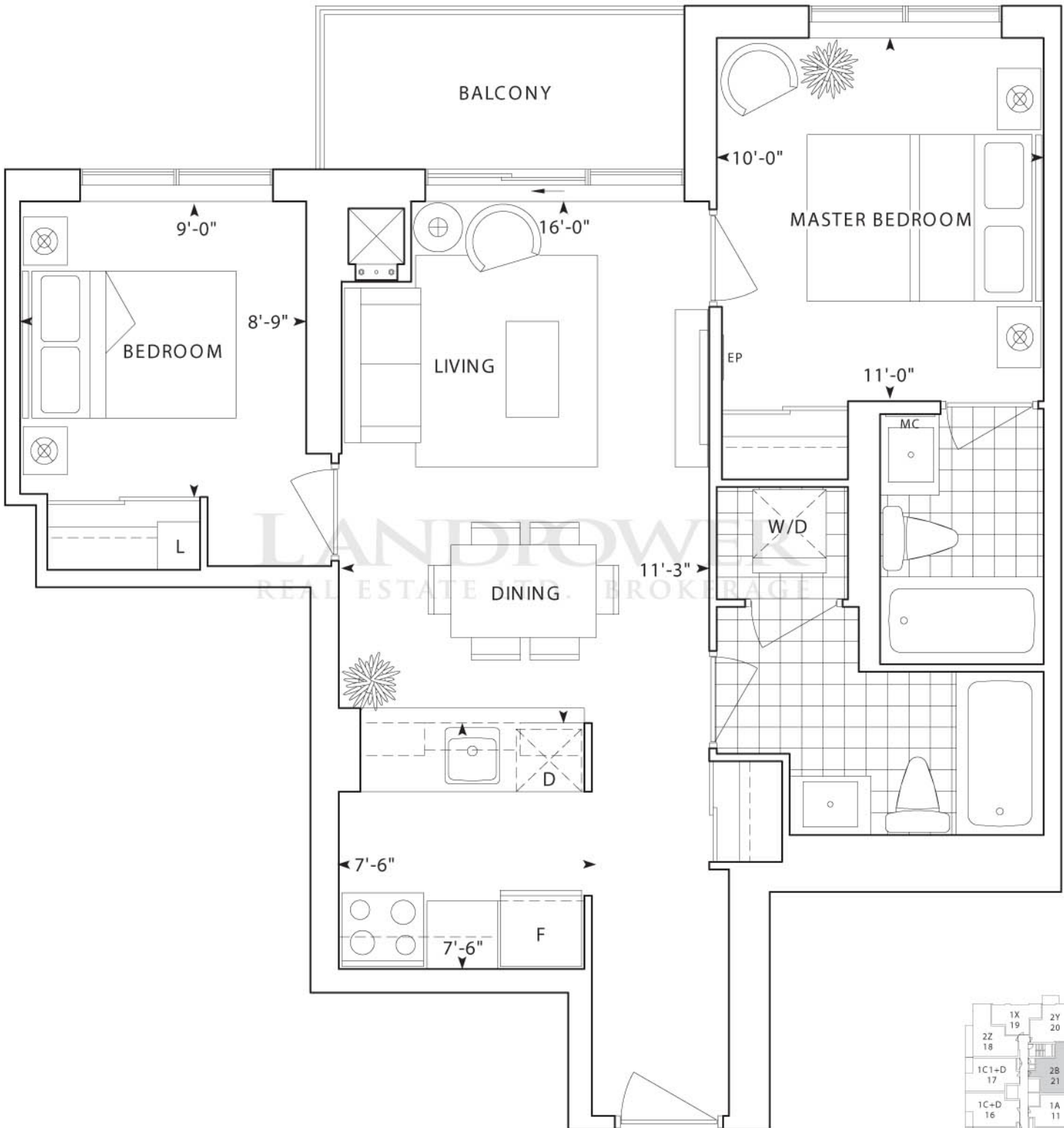






## RESIDENCE 2B

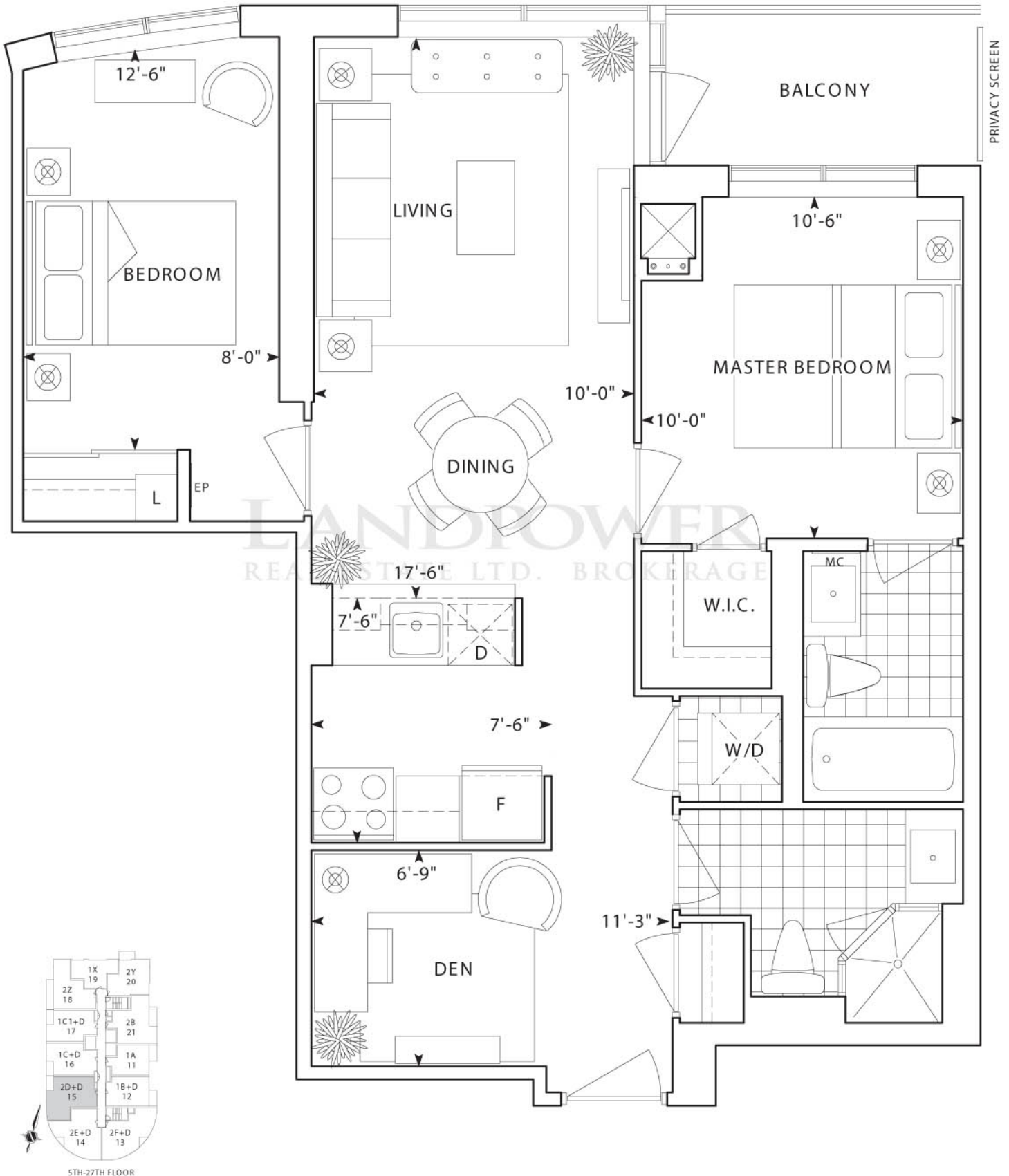
2 BEDROOM, LIVING/DINING ROOM PLUS BALCONY  
APPROXIMATE 753 SQ.FT.





## RESIDENCE 2D+D

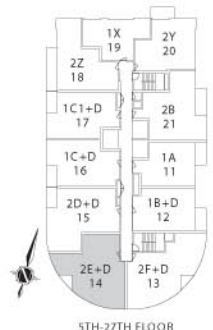
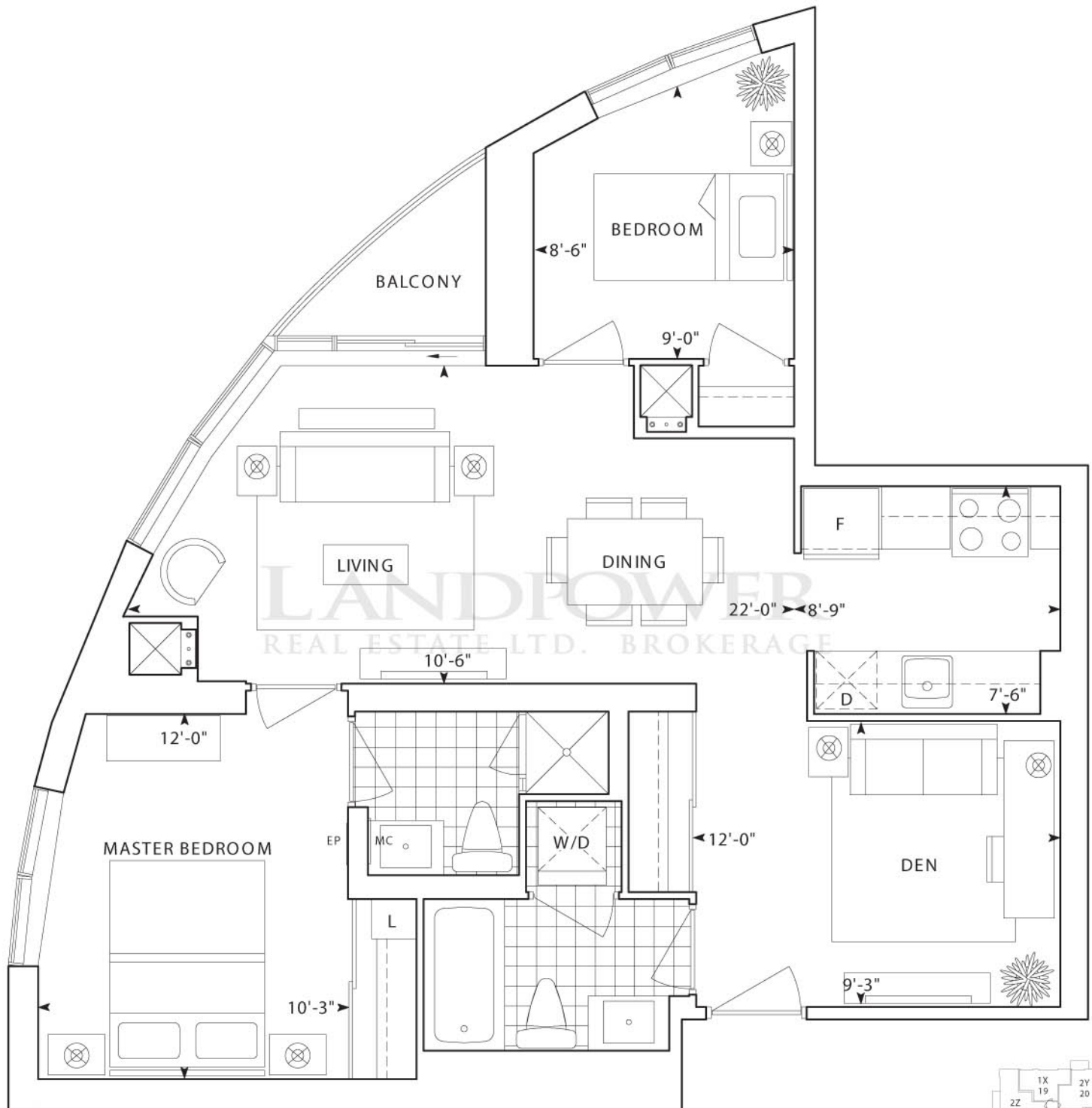
2 BEDROOM, LIVING/DINING ROOM, DEN PLUS BALCONY  
APPROXIMATE 807 SQ.FT.



5TH-27TH FLOOR

## RESIDENCE 2E+D

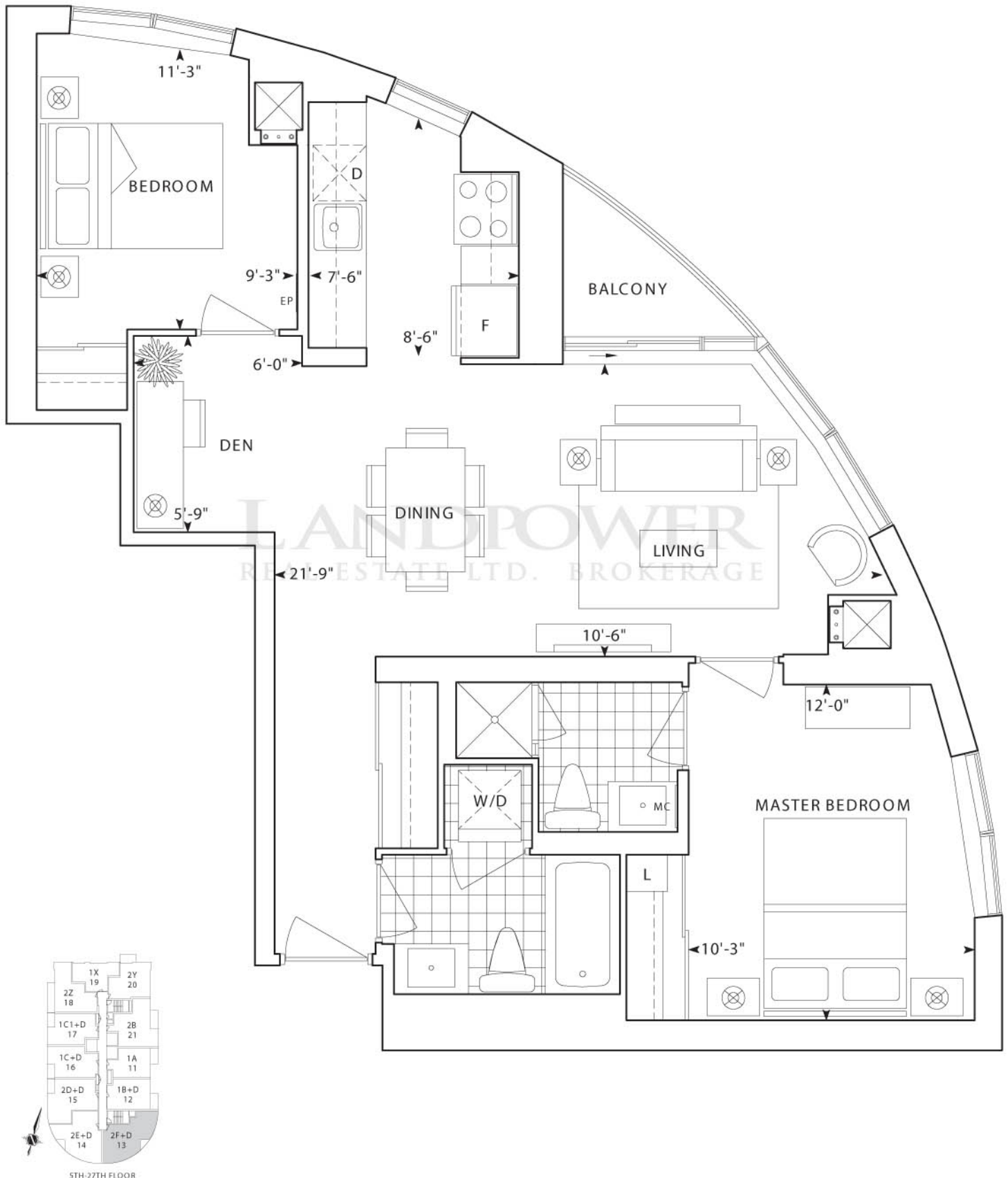
2 BEDROOM, LIVING/DINING ROOM, DEN PLUS BALCONY  
APPROXIMATE 838 SQ.FT.





## RESIDENCE 2F+D

2 BEDROOM, LIVING/DINING ROOM, DEN PLUS BALCONY  
APPROXIMATE 840 SQ.FT.



## THE BUILDING & COMMON AREAS

- › Facing Metrogate's vibrant central park, Ventus' two dramatic curved 30 storey towers feature the latest in sustainable green building design.
- › Entering from a landscaped round-about drive to the distinctive front entrance, Ventus welcomes you into a stylishly modern main level elevator lobby.
- › Take the elevator or a short flight of stairs to the stunning upper lobby of modern clean lines and a comfortable seating lounge, overseen by an attentive Concierge.
- › This is an ultra modern design statement, ushering residents and guests to their residences and the Club Ventus recreational amenities.

## CLUB VENTUS RECREATION CENTRE

- › On the upper level, Club Ventus awaits your pleasure with a handsomely finished Party Room featuring a double-sided fireplace, comfortable seating lounges and a stylish long bar.
- › An elegant dining area is serviced by a fully-equipped caterer's kitchen.
- › A billiards table awaits for a game of 8 ball with your friends.
- › The fourth level Fitness Centre is your way to wellness and fitness featuring the latest in exercise technology.
- › The beautifully landscaped outdoor terrace with seating areas is your private oasis offering an alfresco alternative during your evenings entertainment or your fitness regime.

## RESIDENCES OF IMPECCABLE STYLE

- › White stippled ceiling finish to all areas except the kitchen, laundry, storage\* and bathroom(s) which feature a smooth white paint finish.
- › Interior walls are primed and then painted with two coats of off-white, quality latex paint (kitchen, bathroom(s) painted satin off white, and all woodwork and trim painted with durable white semi-gloss paint). Paints have low levels of volatile organic compounds (VOCs).
- › 6'-8" interior slab doors with brushed chrome lever hardware.
- › 4", paint finish, contemporary styled baseboards in all areas except bathroom and laundry/storage areas which are to have tile base.
- › Smooth white cultured marble window sills.
- › Thermally broken aluminum window frames with, double pane, sealed glazed units, with operable awning windows.
- › White bathroom fixtures throughout.
- › The ceiling height of the unit will be approximately 8', measured from the upper surface of the concrete floor slab to the underside of the concrete ceiling slab, provided however that various areas of the dwelling unit may contain (or be subject to) ceiling bulkheads and/or dropped ceilings, in order to facilitate the installation of structural components, mechanical systems and/or ductwork, and accordingly in those areas of the unit that are subject to said bulkheads and/or dropped ceilings the overall ceiling height will be reduced accordingly.
- › All balcony areas to have one exterior electrical receptacle.
- › On the Ground, 2nd, 3rd, 12th, 22nd, and 30th floor units, the ceiling height of the unit will be approximately 9', measured from the upper surface of the concrete floor slab to the underside of the concrete ceiling slab, provided however that various areas of the dwelling unit may contain (or be subject to) ceiling bulkheads and/or dropped ceilings, in order to facilitate the installation of structural components, mechanical systems and/or ductwork, and accordingly in those areas of the unit that are subject to said bulkheads and/or dropped ceilings the overall ceiling height will be reduced accordingly. 9' ceiling height units to include 42" upper cabinets in kitchen. Units located on the 3rd and 28th floors will require a step at the entrance to Balcony and Terrace spaces.

## PREMIUM QUALITY FLOOR COVERINGS

- › Plank laminate floating floor with underlay in kitchen, living room, dining room, den\*, hallway(s)\* and foyer.
- › 35 oz. cut pile carpet combined with underpad in bedroom(s).
- › Ceramic floor tiles in bathroom(s).
- › White ceramic floor tiles in laundry/storage areas.

## GOURMET KITCHENS

- › Kitchen cabinetry, with deep upper cabinet above fridge, and one bank of drawers.
- › Granite kitchen countertop with polished square edge and drop-in stainless steel sink.
- › Polished chrome, single lever kitchen faucet, complete with pull down spray.
- › ENERGY STAR® high efficiency dishwasher in black.
- › ENERGY STAR® high efficiency, approx. 19 cubic foot refrigerator with top mount freezer in black.
- › Microwave exhaust hood fan in black, vented to the exterior.
- › 30 inch range with ceran top in black.
- › Ceramic tile backsplash.

## THE BEAUTIFUL BATHROOMS

- › Cabinetry with cultured marble\* top complete with integrated basin.
- › Vanity mirror in clear finish, complete with centre mounted sconce lighting above mirror.
- › 5' soaker tub with polished chrome faucet.
- › Ceramic tiles in tub and shower\* enclosure.
- › Shower light in ceiling\*.
- › Pressure balanced and temperature controlled shower faucet.
- › High pressure, low-flow shower head(s).
- › Polished chrome single lever vanity faucet.
- › Dual flush, low consumption toilet(s).

## CONVENIENT IN-SUITE LAUNDRY FACILITIES

- › Heavy-duty wiring and receptacle for dryer.
- › Dryer vented to exterior.
- › Stacked front loading dryer and ENERGY STAR® high efficiency front loading washer (complete with stainless steel braided hose connections). Stacked laundry appliances are white in colour.

## FOR YOUR PEACE-OF-MIND

- › A Concierge monitors community access systems including two-way communication from selected zones in underground garage and entry areas.
- › Personally encoded suite intrusion alarm system, suite door contact and keypad connected to Concierge station.
- › Access control system located in the lobby vestibule and at visitors main entry points permits guests to communicate with residents from the building entrance(s). Guests in the lobby vestibule can be viewed on the resident's television.
- › Surveillance cameras in selected locations in the points of access to the building and garage may be monitored by the Concierge.
- › Emergency response key chain pendants, usable in selected areas within the underground garage, will alert the Concierge of a distress call (2 pendants per unit).
- › Heat detector(s) connected to fire annunciation panel.
- › Hard wired smoke alarm(s).

## COMFORT SYSTEMS

- › Vertical fan coil heating and air conditioning system, with supplementary heating coil for year round seasonal comfort control.
- › Individual metering of electricity, domestic hot water, space heating and cooling consumption.
- › Central building water filtration system.
- › Building is designed with an energy recovery system.
- › Air filter media for use in fan coil.

## ELECTRICAL SERVICE AND FIXTURES

- › Individual service panel with circuit breakers.
- › Designer series receptacles and switches throughout.
- › Light fixtures in foyer, hallway(s), walk-in closet(s)\*, bedroom(s), kitchen, breakfast area\* and den\*.
- › Capped ceiling light outlet in dining room.
- › Lighting fixtures designed to fit long lasting energy saving (CFL) lamps.

## COMMUNICATIONS

- › Central high-speed wiring connection point.
- › Advanced, star design in-suite structured wiring. Each telephone, cable or multi-port outlet within a suite connects directly to the central connection point.
- › Pre-wired cable outlet in living room, bedroom(s), and den\*.
- › Pre-wired telephone outlet in living room, bedroom(s), and den\*.
- › One multi-port outlet (telephone and cable connections located on the same faceplate), location determined by Vendor.
- › Category 5 telephone wiring to all telephone outlets and multi-port.
- › RG-6 coaxial cable to all cable outlets and multi-port.

\*- denotes availability determined by suite design.

All features and finishes subject to change without notice, E. & O.E. June 14, 2010.



A TRIDEL  
**BUILT GREEN.  
BUILT FOR LIFE.®**  
COMMUNITY



As the largest builder of sustainable condominiums, Tridel is committed to building communities that are environmentally responsible, energy efficient, and healthy places to live. Tridel **Built Green. Built for Life.®** communities are high performing, meaning they use less energy to run while providing superior comfort to the resident. In turn, homeowners pay less money to operate the building and their own condominium suites.

Metrogate is registered to pursue LEED® for Neighbourhood Development Certification. This community was selected from over 300 communities across North America after a rigorous qualification process that incorporated aggressive LEED® sustainability candidate requirements.

Historical in its undertaking and resonate with the GREEN mandate of local, provincial, national and global collaboration for sustainability, the LEED® for Neighbourhood Development (LEED® ND) is a rating system that integrates the principles of smart growth, new urbanism and green building into the first international standard for neighbourhood-community design.

Tridel takes their leadership role and responsibility seriously. That's why we are committed to building communities that are healthier, more efficient and environmentally friendly places to live.



Award Winning Communities.

It's where you belong.

**TRIDEL®**  
BUILT FOR LIFE



## Of all the Things We've Built, Your Trust is Valued the Most.

### **2009 Highest in Customer Satisfaction by J.D. Power and Associates.**

Four consecutive years of offering the "Highest in Customer Satisfaction" demonstrates our tradition of offering the most responsive and caring customer service experience.

### **2010 Ontario High-Rise Builder of the Year by Tarion.**

An exceptional achievement in after-sales service, the Tarion Award of Excellence acknowledges Tridel's ongoing commitment to your satisfaction long after you have taken possession of your new home.

### **2010 High-Rise Green Builder of the Year by Building Industry and Land Development Association (BILD).**

As Canada's largest builder of sustainable communities, Tridel builds condominiums which provide you with energy-efficient and healthy living environments that help preserve our planet for future generations.

### **2009 Home Builder of the Year by the Ontario Home Builders' Association.**

Recognition by our peers, the voice of the residential building industry in Ontario, a Tridel Built for Life® community means your assurance of quality, value and service.

## **Relax, it's a Tridel**

**Canada's leader in sustainable condominium living  
with over 20 communities pursuing LEED® designation.**

Tridel ranked "Highest in Customer Satisfaction With New Condominium Builders in the Greater Toronto Area (GTA) Four Consecutive Years" by J.D. Power and Associates 2009 Canadian New-Condominium Builder Customer Satisfaction Study™. Tridel received the highest numerical score in the Greater Toronto Area (GTA) in the proprietary J.D. Power and Associates 2006-2009 Canadian New Condominium Builder Customer Satisfaction Studies™. 2009 study based on 745 responses from new condominium owners in the GTA, measuring 8 builders and measures opinions of owners who registered their new condominium in January-December 2008. Proprietary study results are based on experiences and perceptions of consumers surveyed in March-May 2009. Your experiences may vary. Visit [jdpower.com](http://jdpower.com). \*Prices and specifications subject to change without notice. See sales representative for complete details. Tridel®, Tridel Built for Life® and Tridel Built Green. Built for Life® are registered trademarks of Tridel Corporation and used under license. Illustrations are artist's concept only. ©Tridel 2010. All Rights Reserved. E.&O.E. June 2010



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