

LANDPOWER  
ELLIE  
REAL ESTATE LTD. BROKERAGE

LUXURY CONDOMINIUMS

LANDPOWER

ELLIE IS HOME

REAL ESTATE LTD. BROKERAGE



# IT'S ALL IN THE DETAILS

## LANDPOWER REAL ESTATE LTD. BROKERAGE

Inspired by the dynamic transformation of the Yonge Street façade, Ellie's sleek architectural details are reflected in its unique character with a revolutionary landscape that presents intimate building details juxtaposed with the welcoming public realm of the ground floor amenities.



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Designed to reflect the many uses of the project, Ellie's structure represents an exploration of the ways in which a building can reflect a **harmonious design** through distinctive common elements, while creating a union of towers above the beautiful elongated podium.



With the bustling convenience and connections of Yonge Street as its grand entrance, as well as the incredible amenities of the Retail/Commercial Centre and Pedestrian Mews, the mass of the building provides angular illustration to the façade, creating a dynamic flow in the residential and office tower, reflecting movement from each surface. This has been further enhanced into the canopy/cornice details that define this unique angled friction between the vision glass and the pedestrian pathway.



# CONNECTIONS

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## **In-Ground Access to Transit!**

**Don't feel like going outside on those cold winter days? Ellie residents will enjoy in-ground access to transit. Get anywhere in the city within minutes, right from the ease of your doorstep!**

- **In Ground Subway Access (North York Centre Subway)**
- **Minutes to Hwy. 401 & DVP**
- **Bus routes at your doorstep**



# CONVENIENCE



**Moments away from hundreds of shopping & dining venues, and more, Ellie offers a Perfect Walk Score! A wide array of grocery stores, cafes, boutique markets, theatres, and other shops/services are only steps away...**







Imagine stepping outside your door to a world of opportunity. With its highly coveted location in the heart of North York, Ellie offers its residents a lifestyle of convenience and ease.

# COMMUNITY

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You really **can** have it all.

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Whether you prefer a large grocery chain, or the intimate offerings of a fine foods market, with Ellie Condominiums, anything you desire is within your reach. The building's central location is a short walk to several cultural and entertainment venues, including arts and performance centres, movie theatres, museums, recreational clubs and sporting venues.

A quick walk to Toronto Centre for the Arts and Mel Lastman's Square, a short drive to Yorkdale Shopping Centre or Baviw Village, and a few subway stops to downtown, with Ellie, the choices are endless. With its central location, Ellie can also help you cut down on your commute time and get to work quickly and easily, regardless of your office location.

Ellie is also conveniently located in close proximity to some of the best public and private schools in Toronto, including Cardinal Carter Academy for the Arts, Havergal College and Toronto French School, and only a short drive (or a few transit stops) to York University, The University of Toronto, and Ryerson University.



LOCATION LOCATION LOCATION





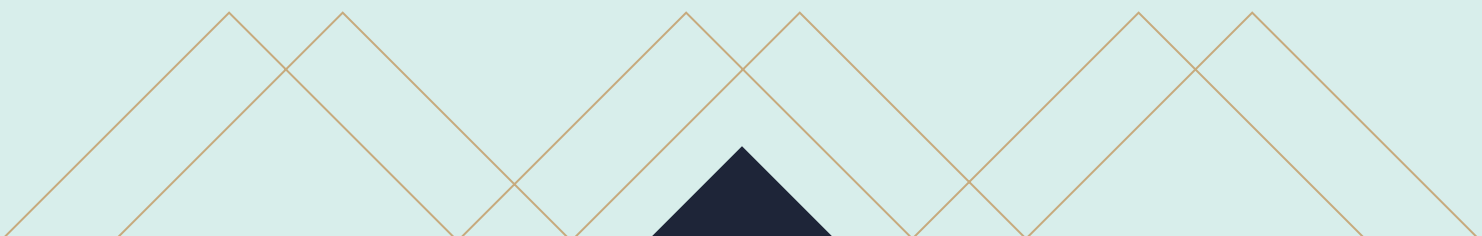
## THE LOBBY

**From the functional and beautifully appointed designs of the main lobby to the incredible recreational and entertainment amenity spaces, you will never have to leave home again.**

**LANDPOWER**  
What more could you ask for?  
REAL ESTATE LTD. BROKERAGE

### Open Concept Lobby

Spaciously designed with contemporary, luxurious materials, Ellie's stunning Lobby area is bright and inviting, allowing natural sunlight to stream through the dramatic window walls. With its open concept design, Ellie's unique Lobby is service oriented, and ready to greet you and your guests with the warmth of a striking first impression.



LANDPOWER  
REAL ESTATE LTD. BANGKOK





# LANDPOWER

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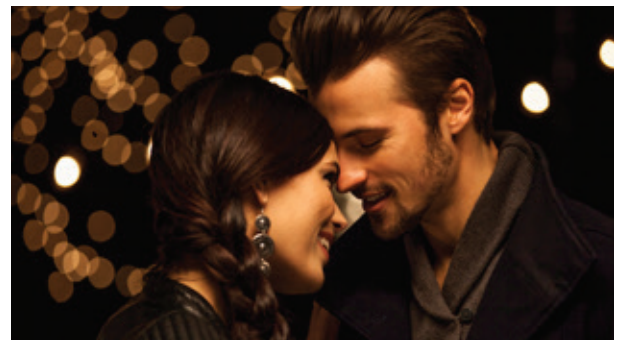
## Games Room

With billiards, table tennis & foosball, you can play, dream, and even just hang out and watch with a built-in banquette for spectators in Ellie's Games Room.



## Private Dining

Adjoining the Party Room is a private dining room where residents can enjoy full use of the kitchen, with a separate entrance that allows for privacy.





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REAL ESTATE LTD. BR

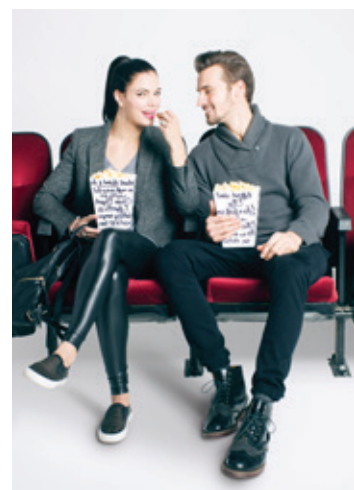
### Resident Party Room

Relax and unwind by the fireplace, catch up with a friend while reclining in the large, comfortable sectionals and lounge chairs, sneak away for some quiet time in the built-in banquette that offers extra seating in a quiet alcove, or entertain in a chef-inspired open concept kitchen that includes a large bar for sampling delicacies or drink pairings—with Ellie, nothing is overlooked.

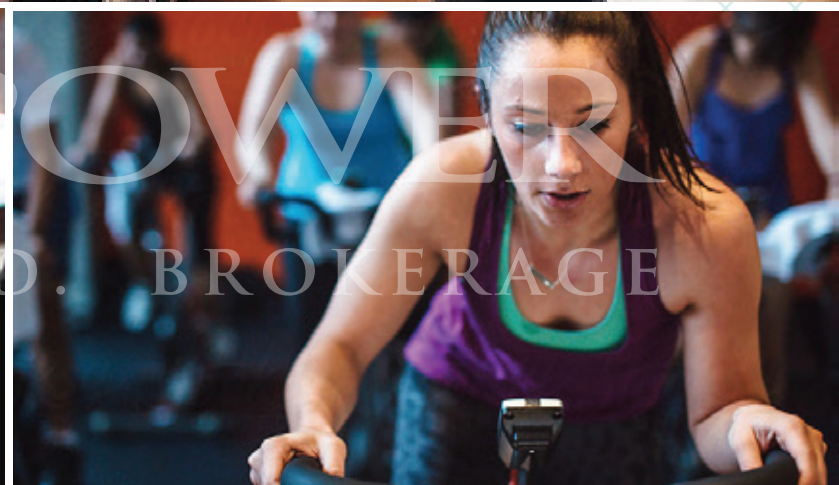


### Theatre

Enjoy large screen entertainment to showcase the latest and greatest film releases with comfortable two-tiered built-in seating in Ellie's private residents' Theatre.







### Weight Room

Integrated into the Exercise Room, the Weight Room is equipped with everything necessary to build or maintain your strength.



### Fitness Facility Extras

With convenient washrooms and change rooms that include sauna and shower facilities and are easily accessible from the Exercise Room, Yoga Room and Weight room, every day can feel like a spa day at Ellie.



## Exercise Room

Staying fit is no sweat for Ellie residents, with a fully equipped Exercise Room that offers a variety of elliptical machines, treadmills, an adjoining weights room, and a yoga/spin room. Stay hydrated and quench your thirst with Ellie's Water/Juice bar within the facility.



## Yoga & Spin Room

Rekindle your inner Zen in Ellie's serene Yoga & Spin Room, with its stunning window wall that allows users to look out onto the tranquility of the terrace.





- TTC STATIONS —
- ◆ FINCH
  - ◆ NORTH YORK CENTRE
  - ◆ SHEPPARD-YONGE
  - STARBUCKS
- PARKS —
- ◆ MITCHELL FIELD PARK
  - ◆ EDITHVALE PARK
  - ◆ DEMPSEY PARK
  - ◆ BEECROFT PARK
  - ◆ WILLOWDALE PARK

Yorkdale

SHOPPERS  
DRUG  
MART

EDITHVALE  
COMMUNITY  
CENTRE

mezza  
notte  
trattoria

St. Louis  
Bar & Grill

BURRITO  
BOYZ

TEA  
SHOP

Baton  
Rouge

HAN SA  
TANG

Ford CENTRE  
OF  
Performing  
Arts

WHOLE  
FOODS

HERO  
BURGER



THE CAPTAIN'S BOIL

GIBSON HOUSE museum

CINEX

Bayview Village

LCBO

LOBLAWS

JACK ASTOR'S

R.N.H

north york general hospital

SUSHI MOTO

SHEPPARD CENTRE

REXALL

KIYKA IZAKAYA

401

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## Bedroom

Spacious bedrooms that boast an abundance of natural sunlight offer 9-foot ceilings, extra large closet space for ample storage, and stunning views to perfect your sanctuary retreat.





### Kitchen & Living Area

Bright and airy open concept living areas with outdoor balconies are perfect for entertaining and maximizing spacious living. European Kitchen designs with sleek stainless steel appliances reflect on large floor to ceiling windows for incredible day and evening views.



West View

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VIEWS





East View



South View



North View



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# LUXURY FEATURES & FINISHES

## Imported Stone Countertops

- No two cuts of stone are ever alike. The elegant centerpiece of your future kitchen and bathrooms is guaranteed to be one-of-a-kind.
- Choose from an exquisite array of granite countertops for the kitchen (including breakfast bar where applicable) and bathrooms.

## A Grand Entrance

- The foyer features a 9' ceiling and mirrored closet doors. \*

## Gourmet Kitchens

- Stylish entertaining begins and ends in your gourmet Grand Palace kitchen, tastefully designed for your convenience and culinary pleasure.
- Custom-designed contemporary kitchen cabinetry features 42" uppers with extra depth over the Fisher & Paykel refrigerator, with cabinet doors available in your choice of 6 dramatic door profiles and 3 exciting colours.
- Get more done with the power of Whirlpool appliances. Designer Whirlpool kitchen appliances include an Energy Star® stainless-steel high-efficiency time-delay dishwasher, stainless-steel self-clean built-in combination oven, 30° electric ceramic glass cooktop, and a 30" wall-mount glass canopy hood or a 20 cubic-foot stainless-steel microwave/hood fan combo.
- Attractive backsplash options include your choice of modern mosaic or ceramic tiles.
- Under-mount sink offers a clean countertop to showcase the designer stone to dramatic effect.
- Under valance lighting.

## Laundry

- Whirlpool full-sized stacked front-loading dryer and Energy Star® high-efficiency front-loading washer.
- Premium ceramic flooring.

## Fisher & Paykel refrigeration

- The Grand Palace is proud to present the elite Energy Star certified Fisher & Paykel EZKleen stainless-steel "Active Smart" refrigerator, a brand long synonymous with style and cutting-edge innovation.

## Sense of Greatness

Smooth-finished 9' standard ceilings create an enhanced sense of spaciousness in the kitchen and all bathrooms.

## Prestigious Floor Coverings

- Luxury at your feet. Your suite features premium laminate flooring in the bedroom, living room, dining room, den – even the kitchen in all open-concept layouts.
- Should you desire, carpeting can be substituted in the bedroom.
- Premium

## Spa-Like Retreats

- Elegant full bathrooms offer modern luxury features including built in deep soaker tubs with a full-height ceramic surround.
- Ensuites include a separate shower with recessed lighting and frameless tempered glass enclosure.
- Custom double-door vanity, granite countertop and a medicine cabinet with mirrored door above.
- Convenient light in the shower.
- Dual-flush high-performance toilet saves water.

## Water Saving Fixtures

- In the kitchen, premium fixtures include a double sink and single-level faucet with pull-out vegetable sprayer to double your convenience.
- In the bathrooms, enjoy temperature-and pressure-balanced fixtures throughout plus under-mount sinks and a 5' soaker tub.

## DESIGN & COMFORT DETAILS

### BASEBOARDS & CASINGS (PSC Certified)

- Architecturally designed modern 5" baseboards.
- Painted casings on interior doors.

### HARDWARE

- Lush brushed-metal hardware.

### PAINT

- Walls, baseboards, trim and doors to be professionally painted with primer and finished with two coats of off-white eggshell wall paints (no-or low-VOC).

### WINDOWS

- Architecturally designed aluminum window frames with thermally insulated low-e coated double-pane sealed glazed window units that conserve energy.

### COMFORT SYSTEMS

- Year-round in-suite individual climate control ensures your suite is heated or cooled to your personal comfort.

### COMMUNICATION SYSTEMS

- Pre-wired cable, television and telephone outlets throughout offer modern communication convenience. \*

### LIGHTING

- Artfully designed ceiling-mounted halogen track lighting and under-cabinet task lighting in the kitchen.
- Distinctive ceiling light fixtures in foyer, kitchen, den, hallways and walk-in closets. \*\*
- White Decora light switches and electrical outlets.
- Capped outlets in the dining room and bedrooms.

### Live in Grand Comfort & Peace of Mind

- Courteous concierge service will be available 24 hours a day, 7 days a week in the residential lobby.
- Easy-use security card access at all entrances keeps the building safe from unwanted visitors.
- Closed circuit television monitoring in underground parking for greater peace of mind.

### The Height of Elegance

- All penthouse suites feature soaring 10' ceilings.

### Relax Outside

- Perfect for outdoor entertaining, the spacious balconies and terraces come with an optional barbecue and gas line (must be purchased together), which must be selected at the time of your colour selection.

\*As per plan. \*\*As per vendor's standard samples. All dimensions, including ceiling height and area, if any, are approximate and may change. Actual living area may vary from any stated floor area. References to model types or model numbers refer to current manufacturer's models. If these types or models shall change, the Vendor shall provide an equivalent model and the Purchaser is bound to accept the same. The Vendor shall have the right to substitute other products and materials for those listed in this Schedule or described in other plans and specifications provided to the Purchaser by the Vendor, provided that the substituted products and materials are of a quality equal to, or better, than the products and materials so listed or so provided. The Purchaser acknowledges that some items displayed in the presentation centre of the Vendor may not be standard features and finishes and may (if available) be purchased from the Vendor at an extra cost. Selections of all features and finishes, where the Purchaser is given the option to select the model, style and/or colour, shall be made from the Vendor's predetermined standard selections. All features and finishes may vary from suite to suite. Prices and specifications are subject to change without notice. E.&O.E. May 2012



The essential utility and private communication tool for your community

**bazinga!**

All your home information is safe, secure and accessible on the bazinga! platform.

Can't remember that paint chip color? Check bazinga!

bazinga! is available on any device, from anywhere, at anytime.

Don't know how to run the gentle cycle on your washing machine? Check bazinga!

#### SMART HOME MANUALS

Access your online homeowner manuals and upload your own home documents

#### ALL HOME SPECS

View all your home specs including floorplans, paint details, parking & storage information

#### MANAGE YOUR INVESTMENT

Effectively manage your investment by keeping a historical record on your home

#### ECO-FRIENDLY

Go paperless by storing all your home documents on bazinga!

#### AMENITIES

Easily view and book amenities in your building

#### BOOK GUEST PARKING

Have a friend coming to town? Book guest parking through bazinga!

#### STAY IN THE LOOP

No matter where you are, you can access your minutes and get your building updates

#### LEVERAGE GROUP-BUYING

Sweeten your negotiations by offering bulk buys with other residents

#### THE NEIGHBOURHOOD

Stay connected and get local deals in your neighbourhood

#### COMPLETELY MOBILE

Stay on top of what is happening in your building no matter where you are

#### ORGANIZE COMMUNITY EVENTS

Meet your neighbours in a social setting, set up a BBQ and invite others through the loop

#### VIEW YOUR BYLAWS

Never miss a bylaw, they are all stored neatly on the cloud

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## CLUB ELLIE

- |   |                |  |                 |
|---|----------------|--|-----------------|
|  1 | Party Room     |  6 | Yoga / Spinning |
|  2 | Private Dining |  7 | Theatre         |
|  3 | Weight Room    |  8 | Billiards Room  |
|  4 | His/Her Sauna  |  9 | Games Room      |
|  5 | Exercise Room  |    | Rooftop Terrace |



FLOORPLANS

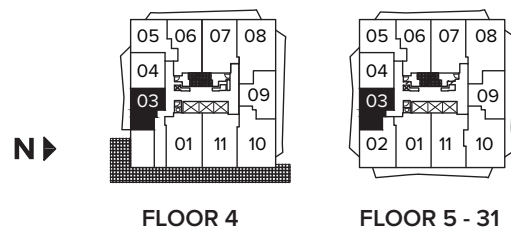
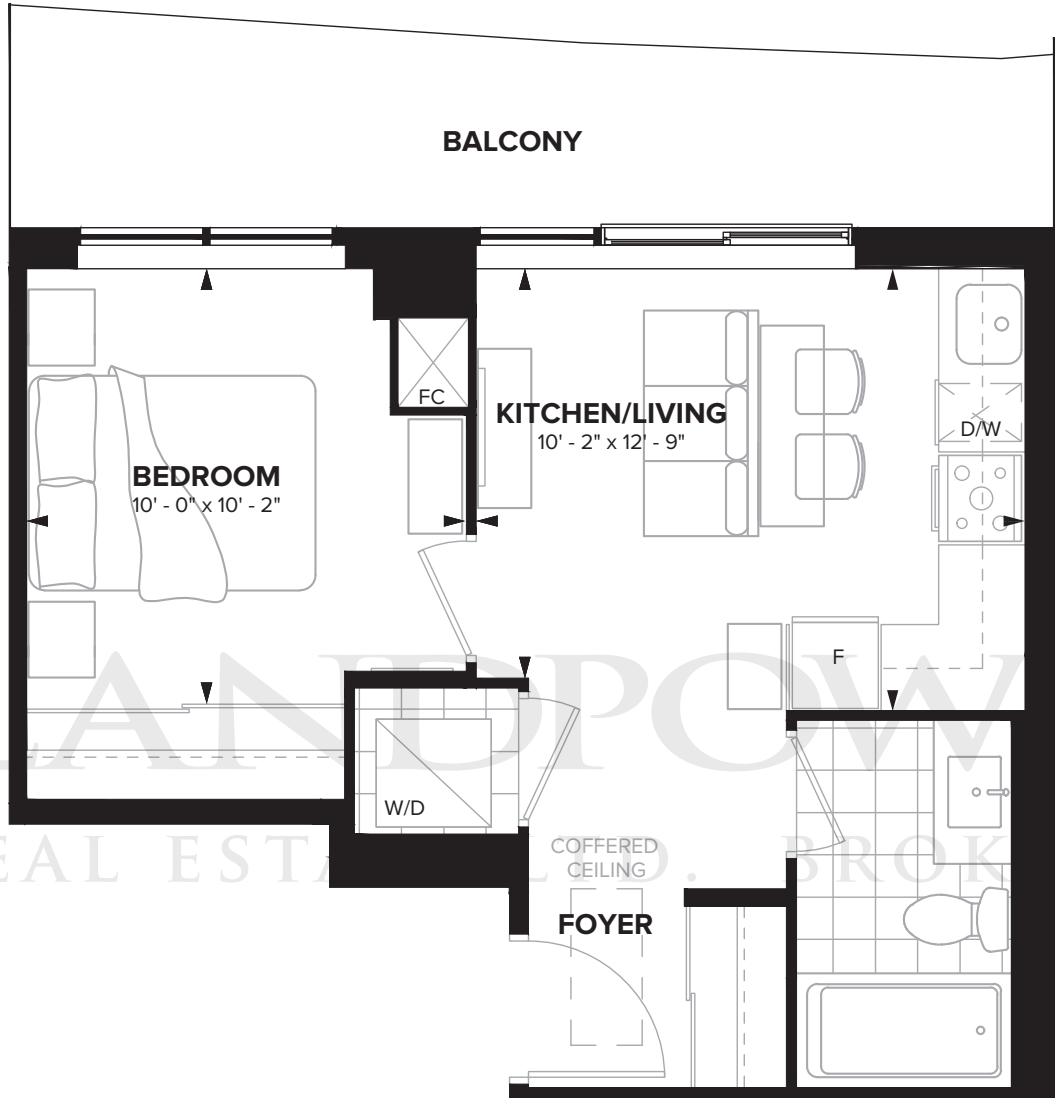


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# 1 BEDROOM

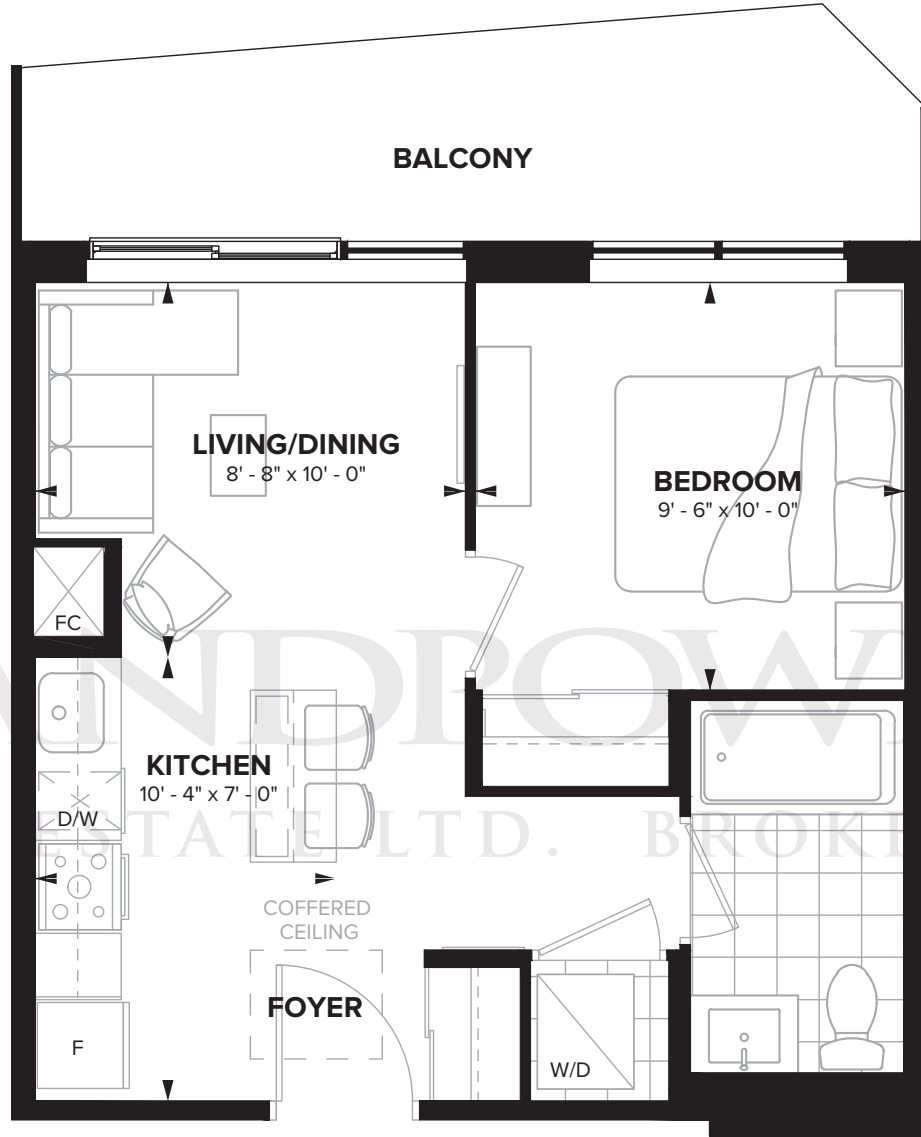
INTERIOR SUITE AREA  
428 SQ.FT.

SANCTUARY

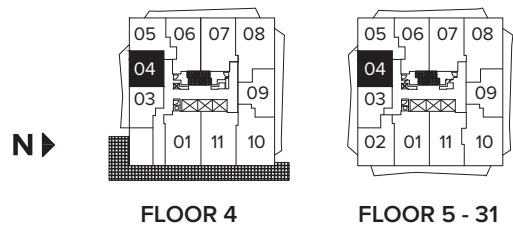


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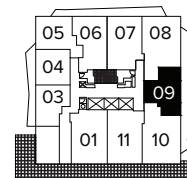
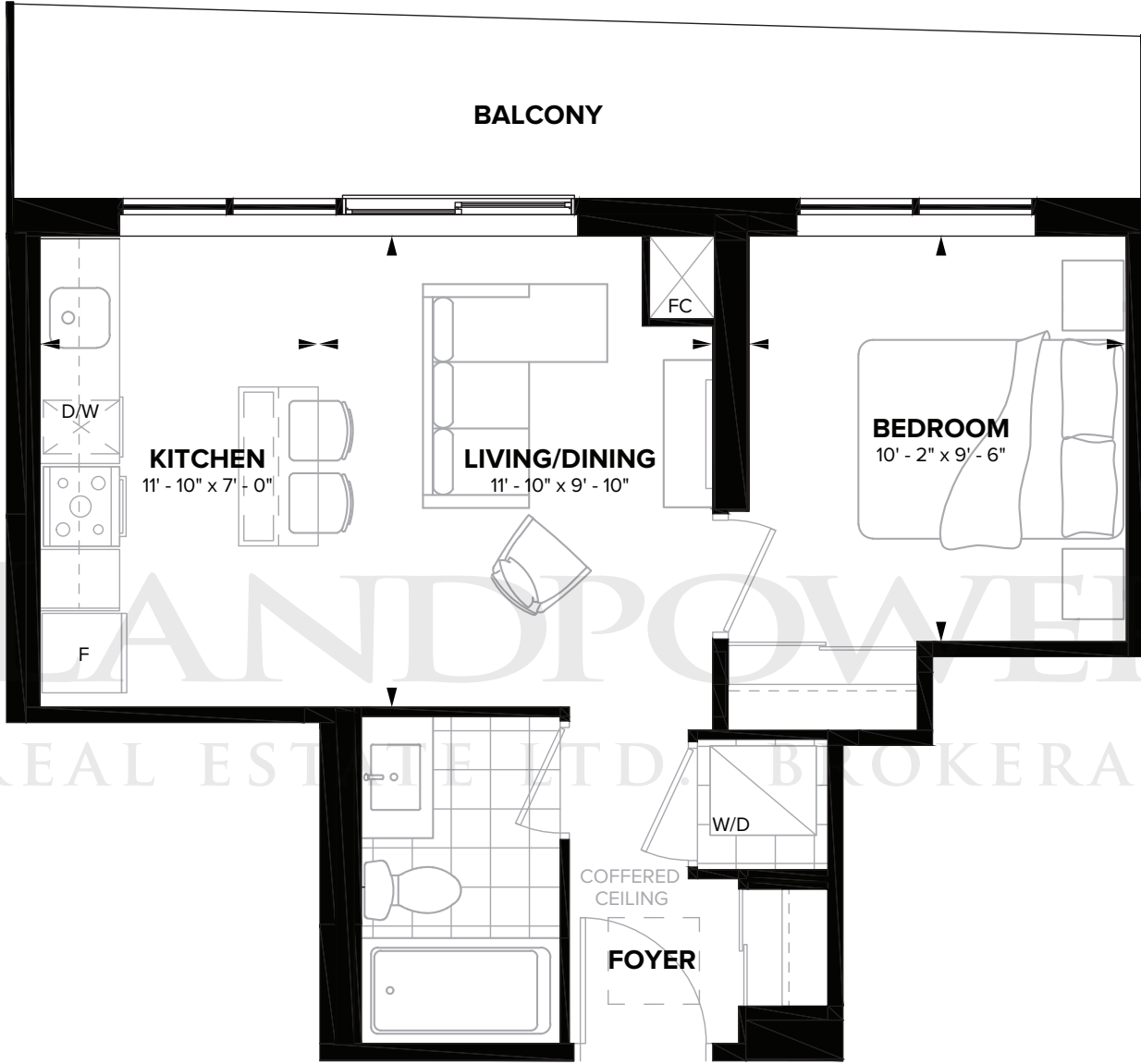
RETREAT



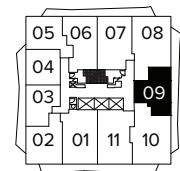
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FLOOR 4



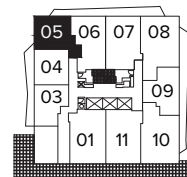
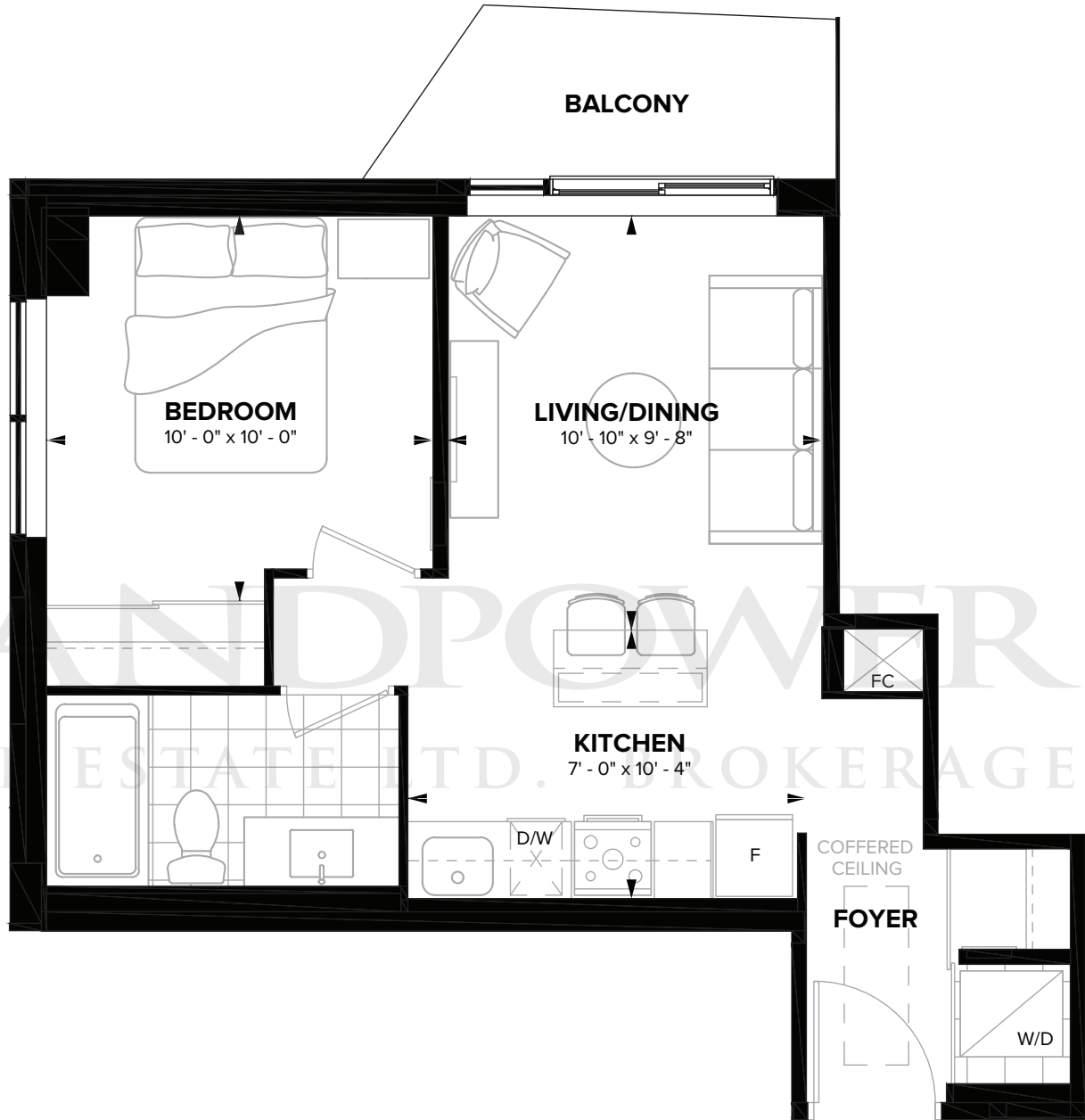
FLOOR 5 - 31

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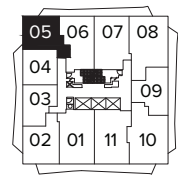


1 BEDROOM

INTERIOR SUITE AREA  
491 SQ.FT.



FLOOR 4



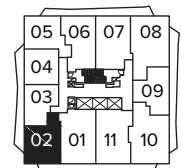
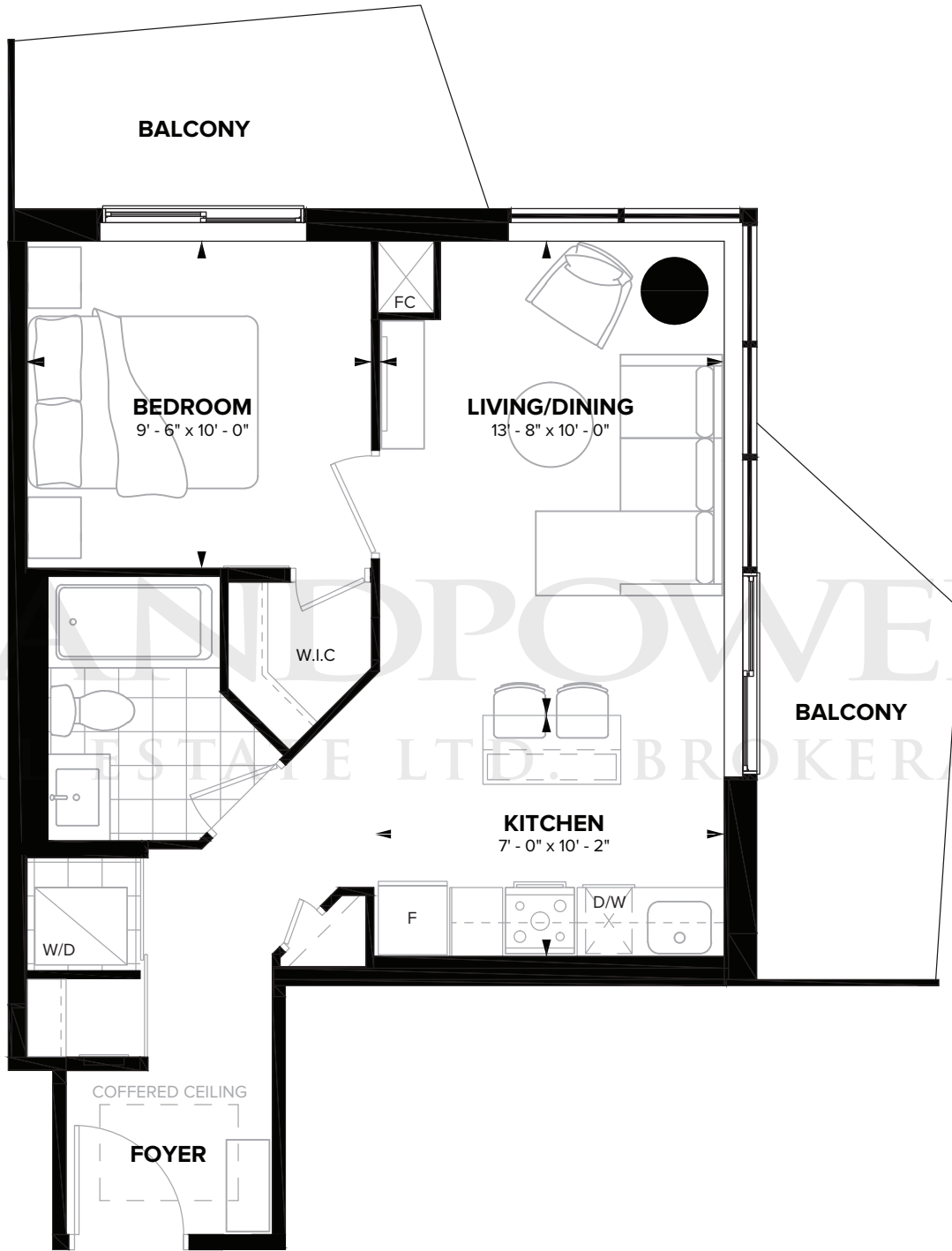
FLOOR 5 - 31

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# 1 BEDROOM

INTERIOR SUITE AREA  
542 SQ.FT.

ABODE

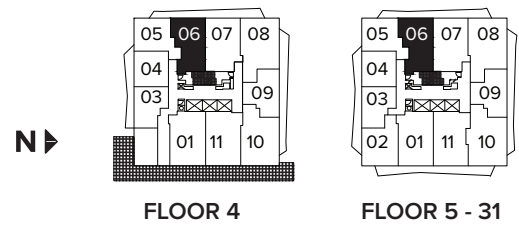
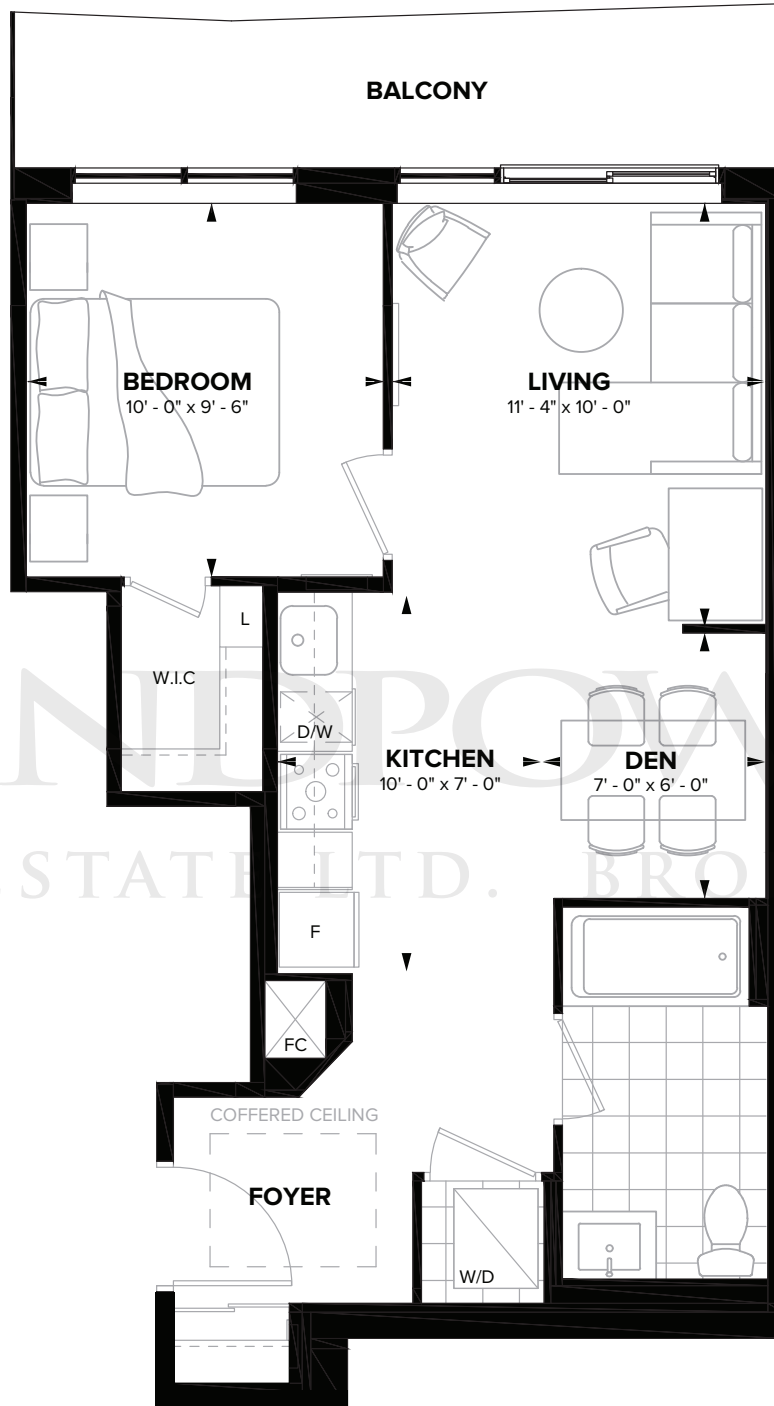


FLOOR 5 - 31

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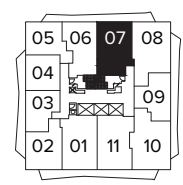
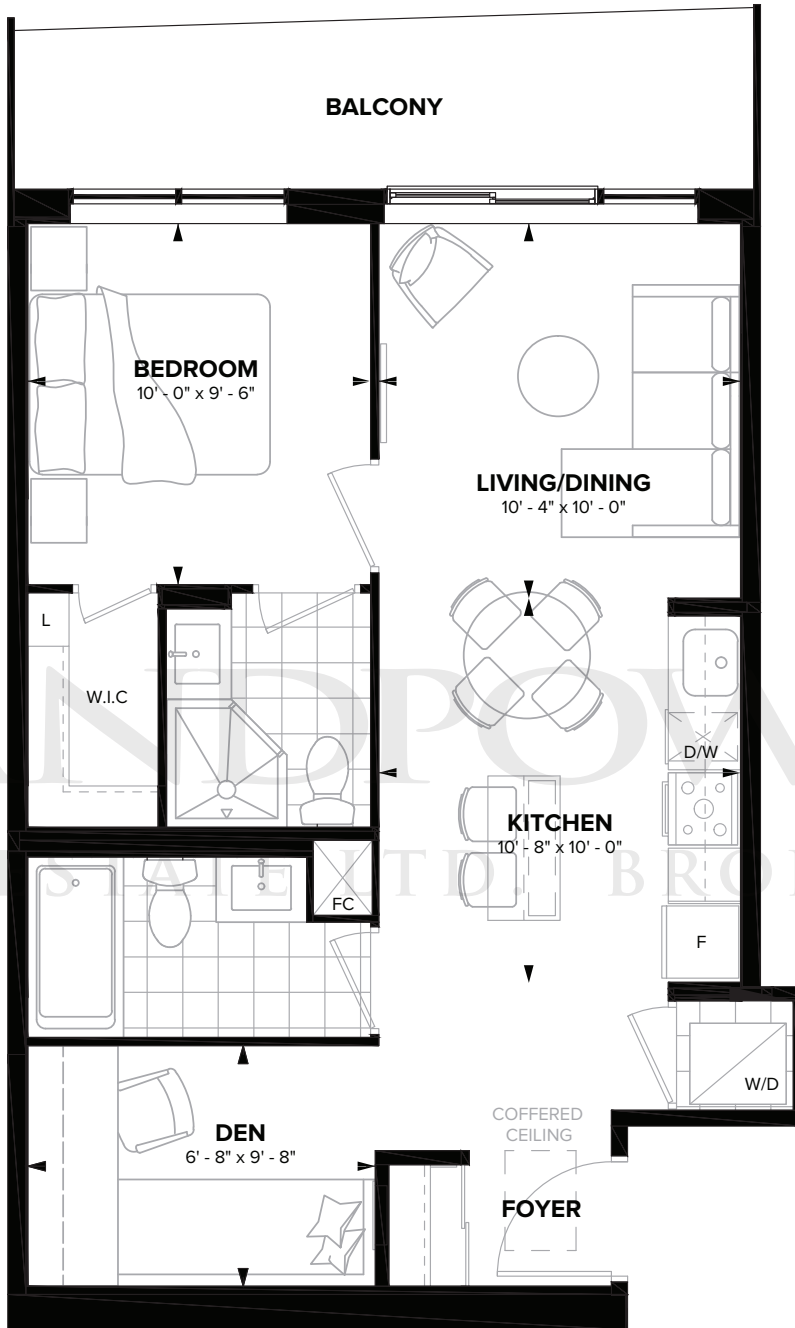
HACIENDA

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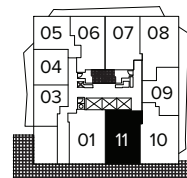
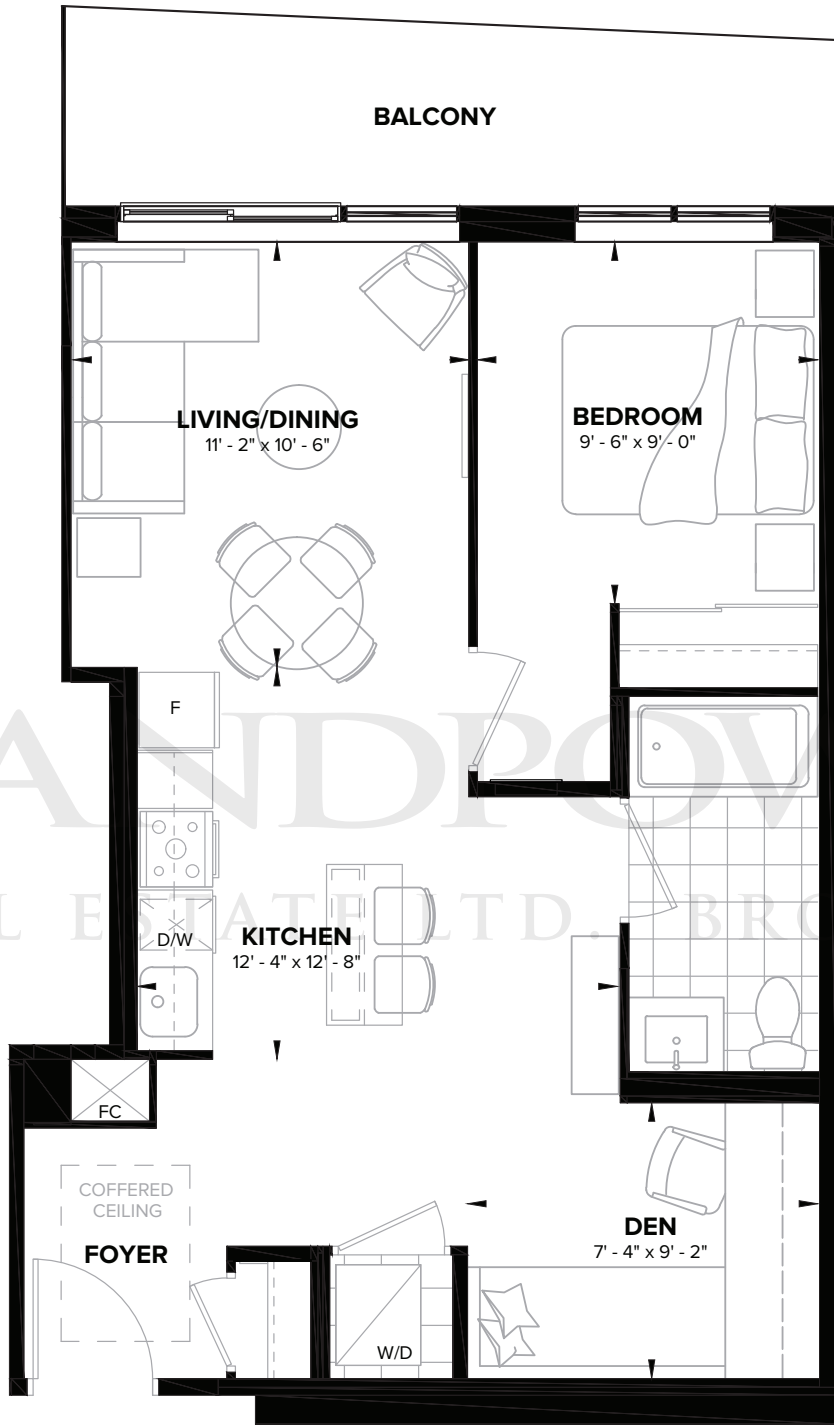


FLOOR 5 - 31

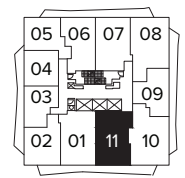
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CASTIA

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FLOOR 4



FLOOR 5 - 9

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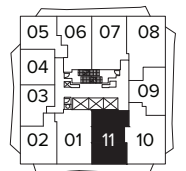
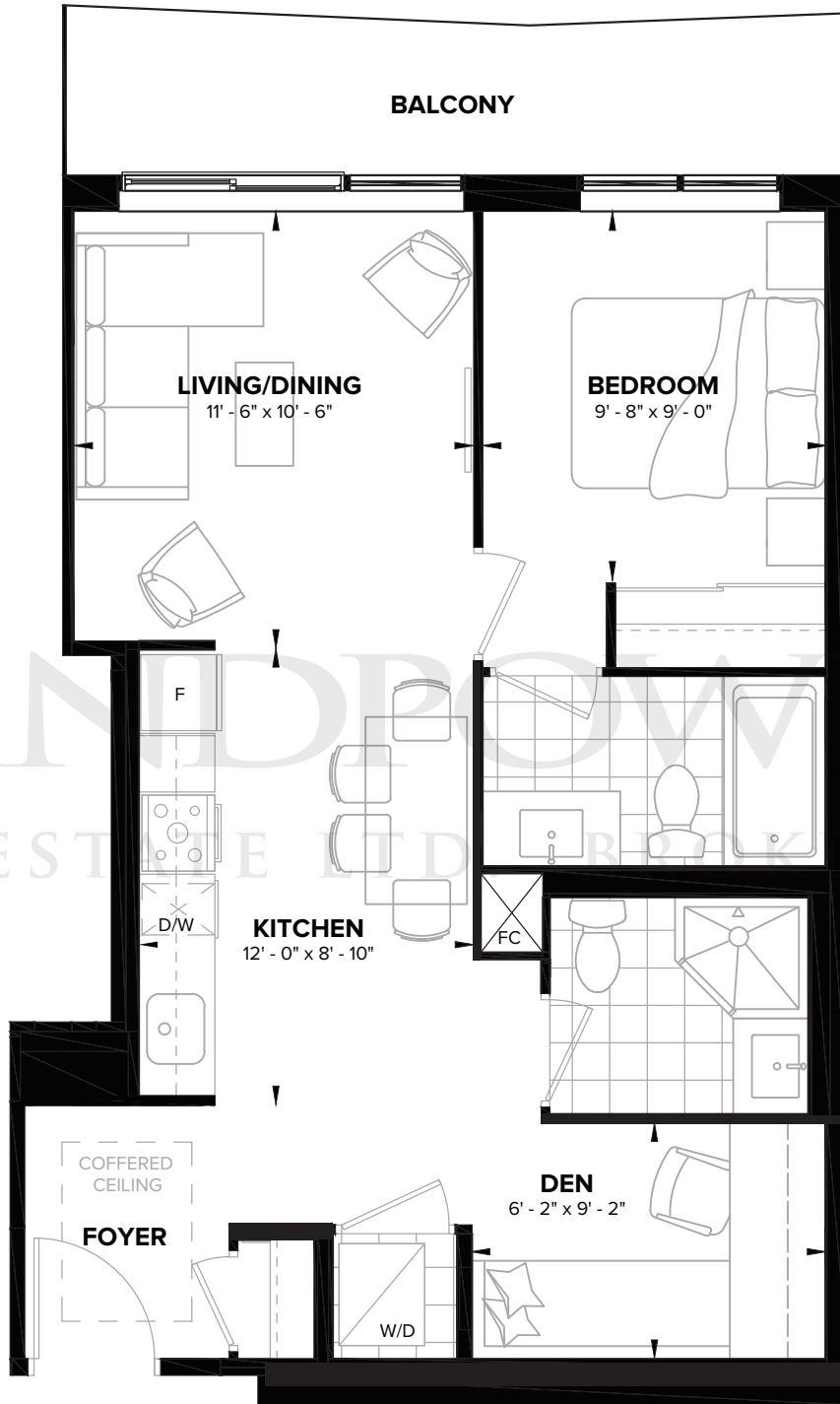
# 1 BEDROOM + DEN

INTERIOR SUITE AREA  
661 SQ.FT.

# OASIS

# LANDROVER

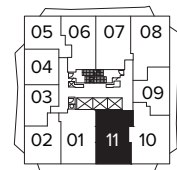
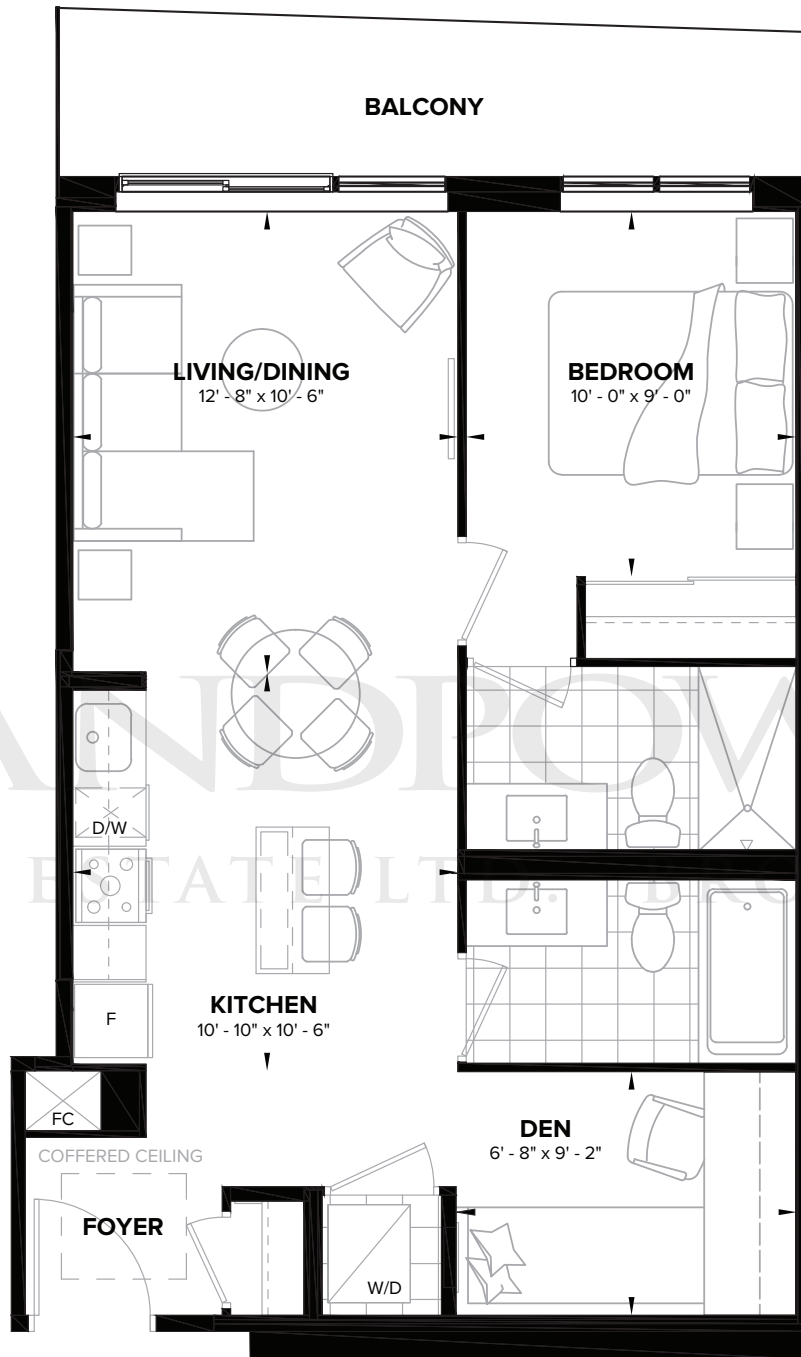
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FLOOR 10 - 18

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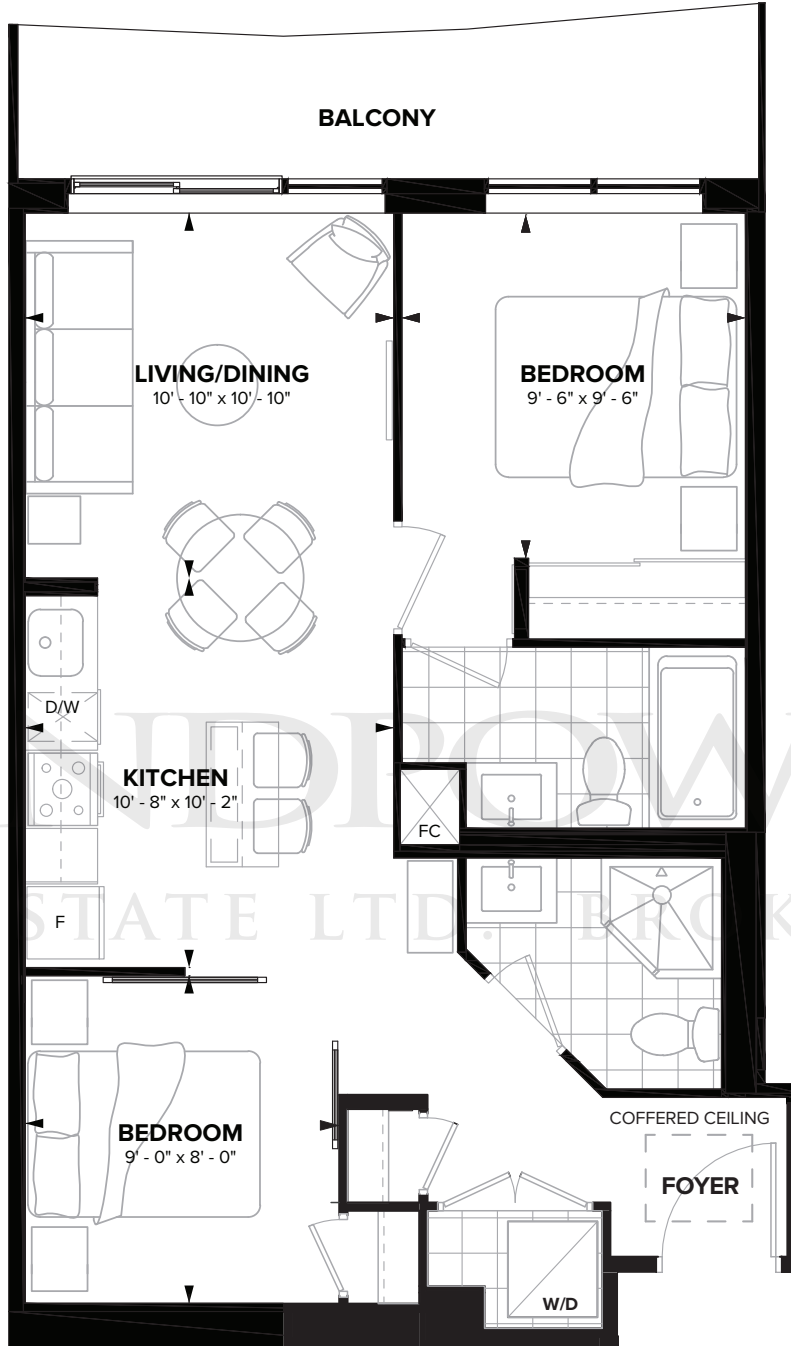
FLOOR 19 - 31

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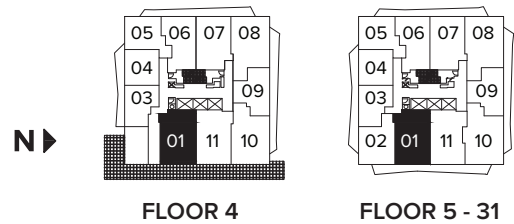
# 2 BEDROOM

INTERIOR SUITE AREA  
672 SQ.FT.

# COTTAGE



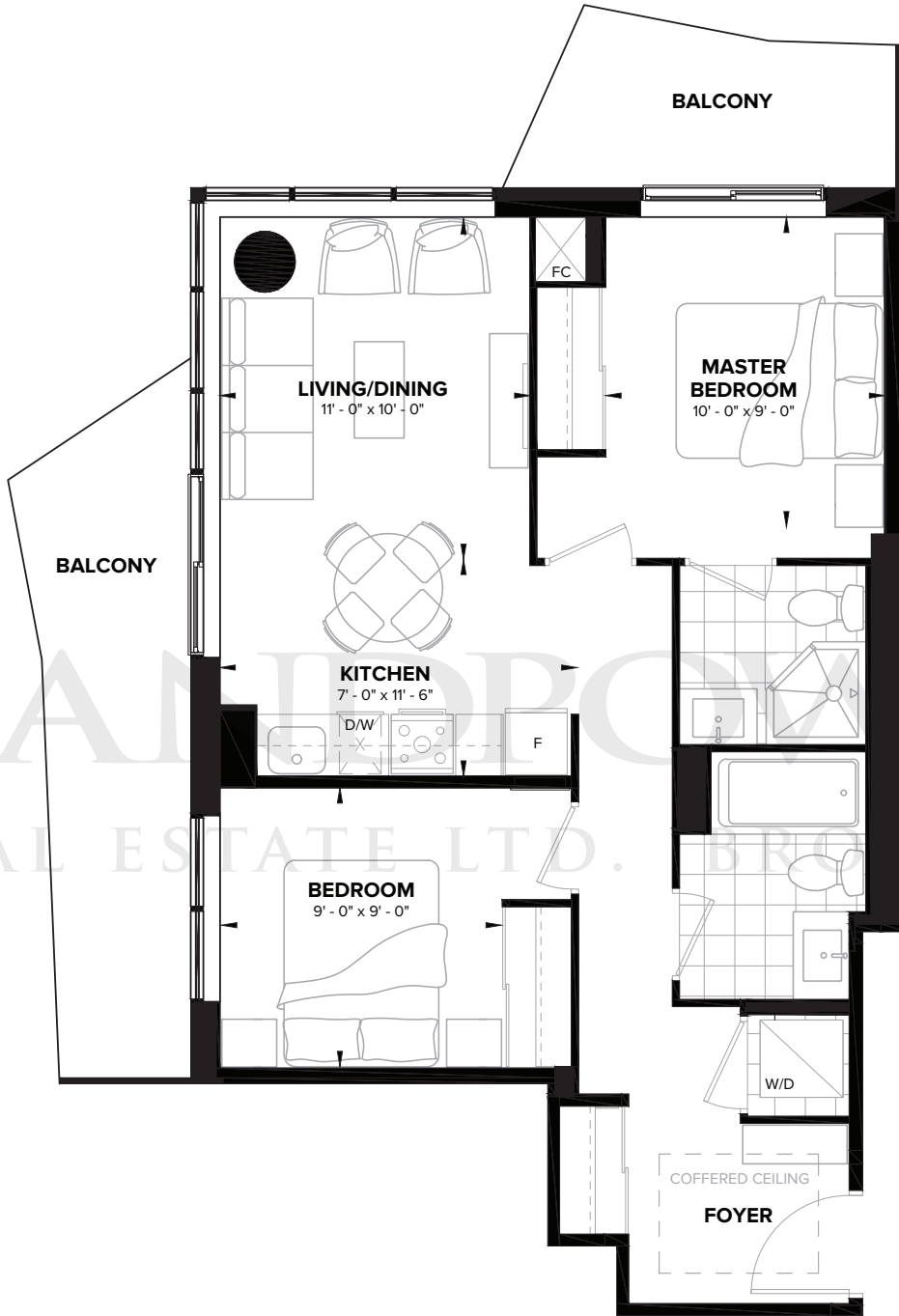
LA BROWER  
REAL ESTATE LTD. BROKERAGE



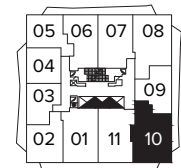
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CABIN



LANE POWER  
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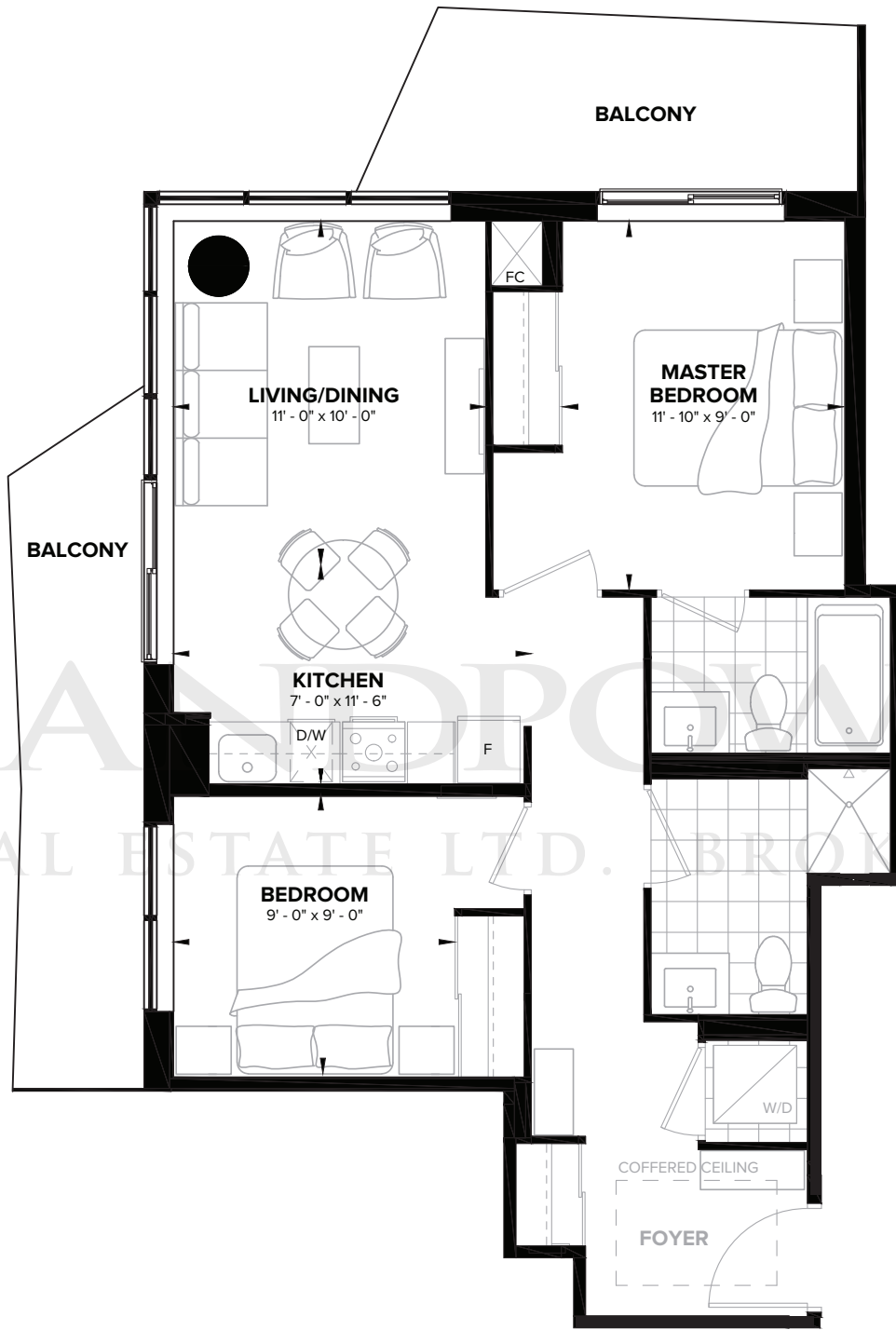
FLOOR 19 - 31

Prices & specifications are subject to change without notice. Maintenance and taxes are estimations only and are finalized on condominium registration. Contact presentation centre for details. All dimensions are approximate and subject to normal construction variances. Dimensions may exceed the useable floor area. Sizes and specifications subject to change without notice. Provincial Sales Tax applicable not included in price. Furniture is displayed for illustration purposes only and does not necessarily reflect the electrical plan for the suite. Suites are sold unfurnished.

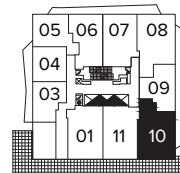
# 2 BEDROOM

INTERIOR SUITE AREA  
738 SQ.FT.

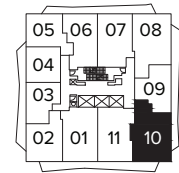
FIVE



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FLOOR 4



FLOOR 5 - 18

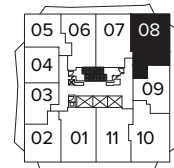
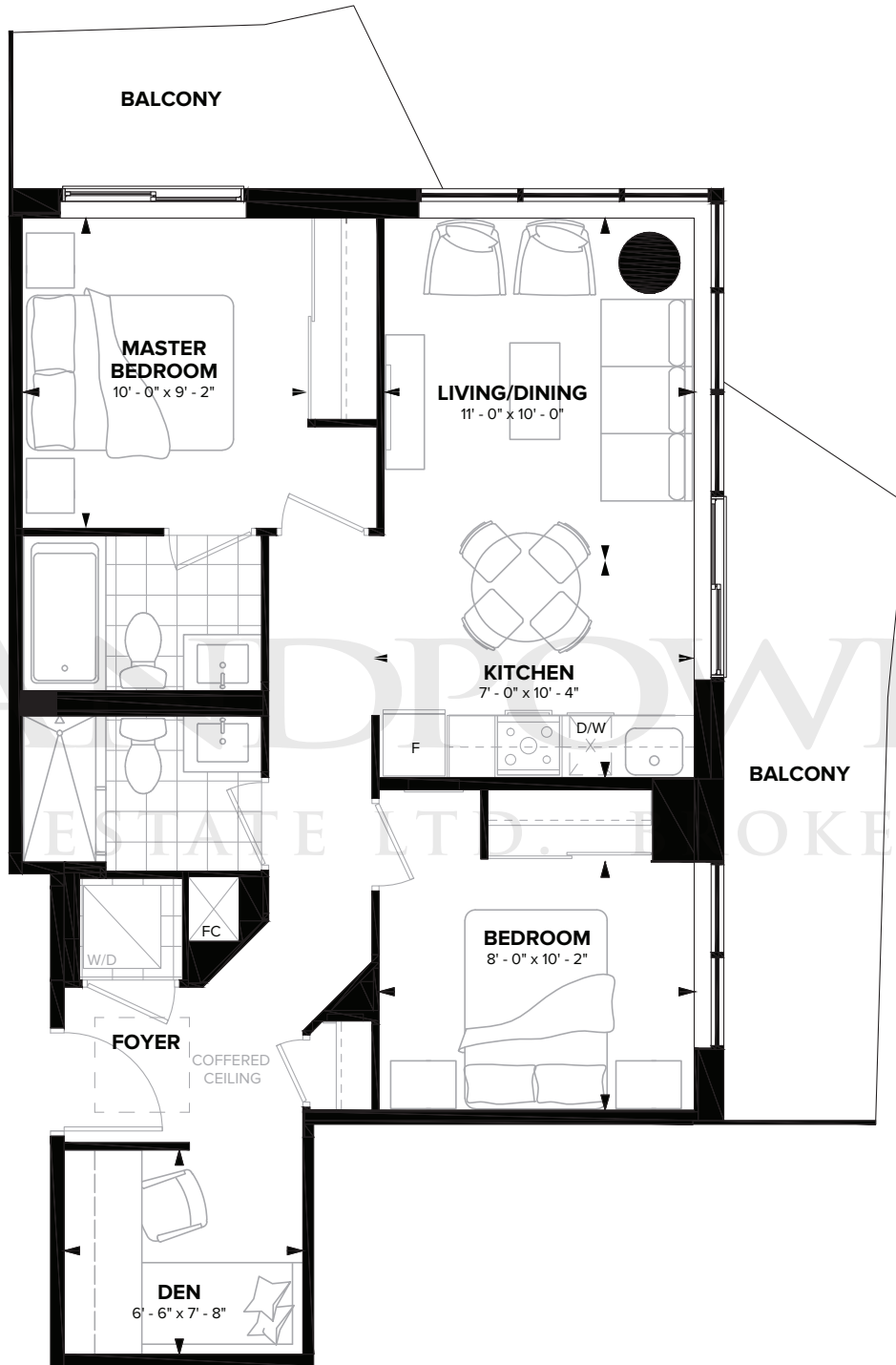
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2 BEDROOM + DEN

INTERIOR SUITE AREA  
751 SQ.FT.

HAVEN

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FLOOR 5 - 31

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PENTHOUSES

# LANDPOWER

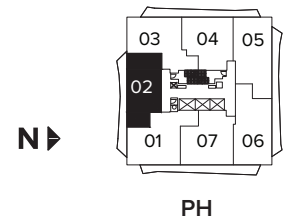
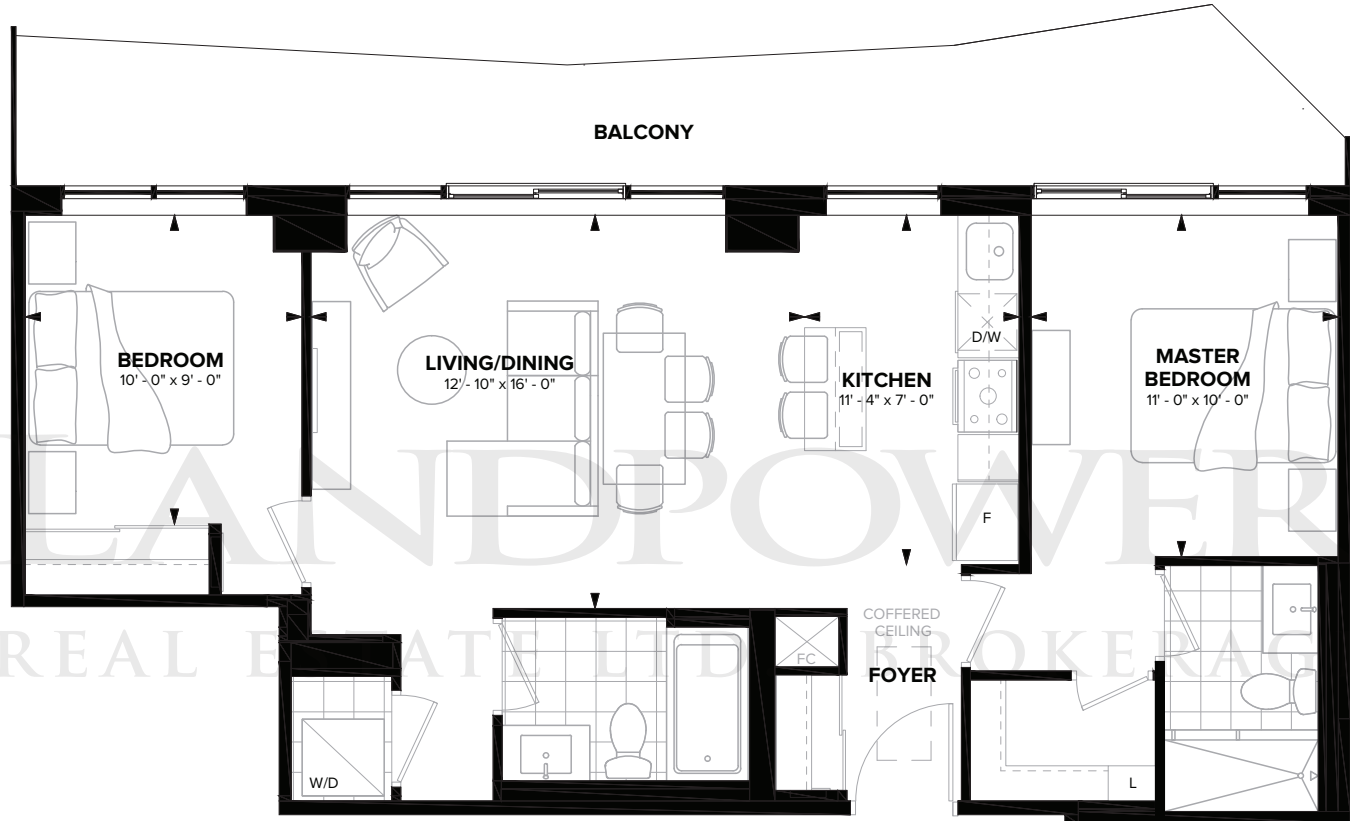
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# 2 BEDROOM

INTERIOR SUITE AREA  
835 SQ.FT.

DWELL

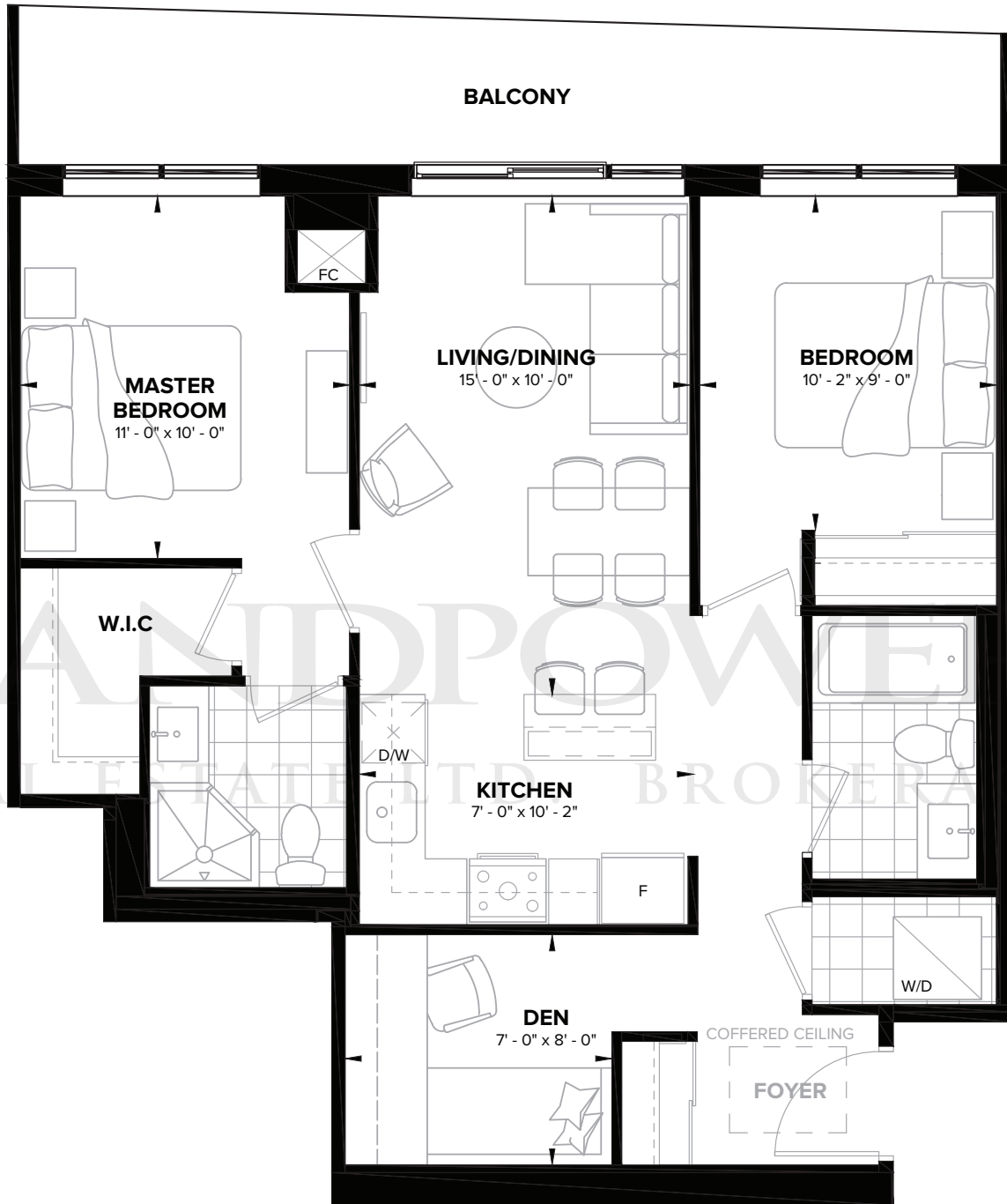


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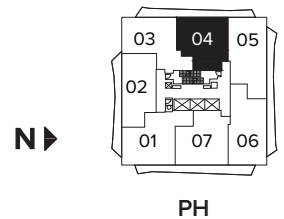
# 2 BEDROOM + DEN

INTERIOR SUITE AREA  
849 SQ.FT.

# MAISON



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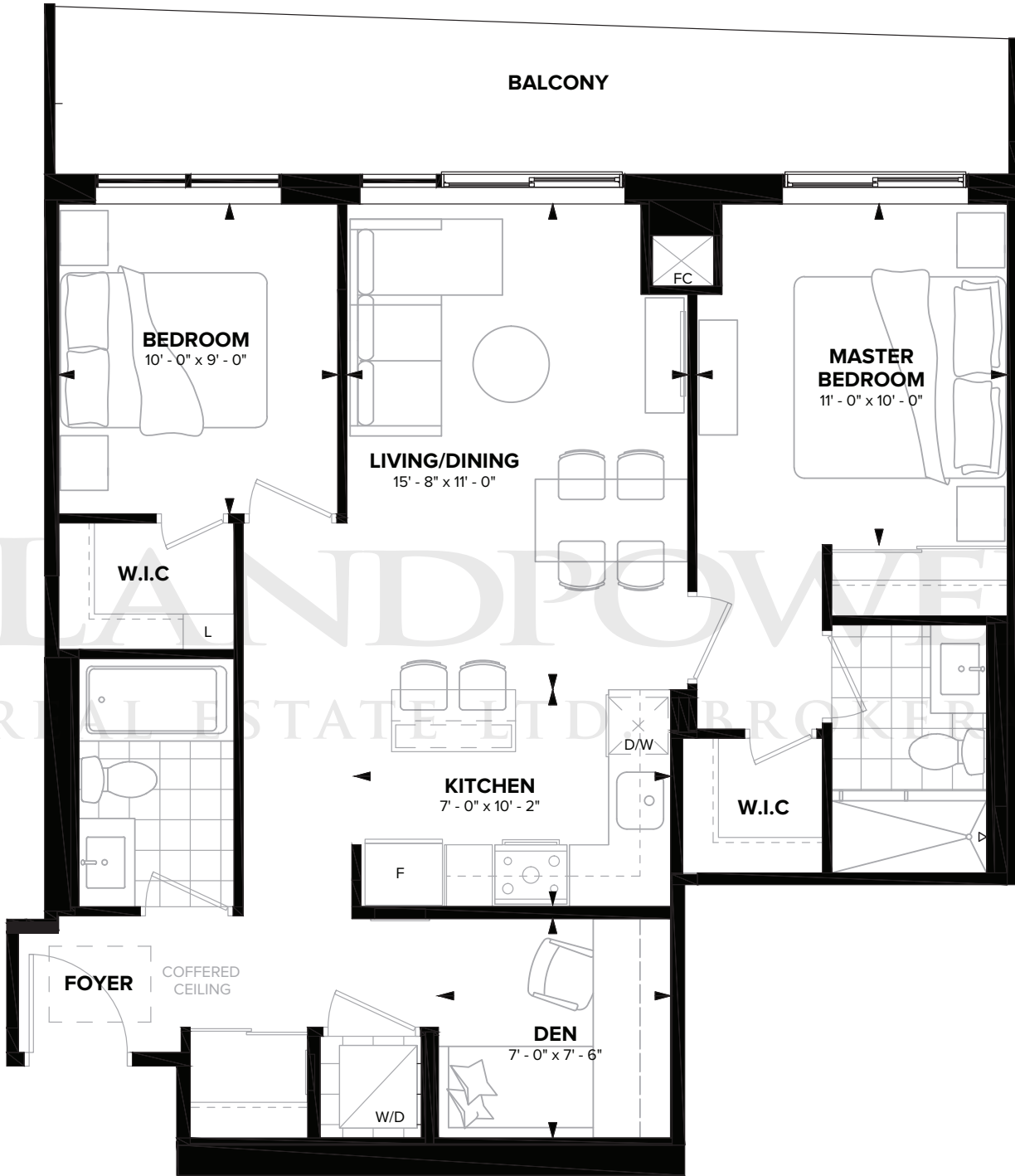


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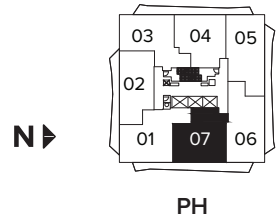
2 BEDROOM + DEN

INTERIOR SUITE AREA  
906 SQ.FT.

ABBEEY



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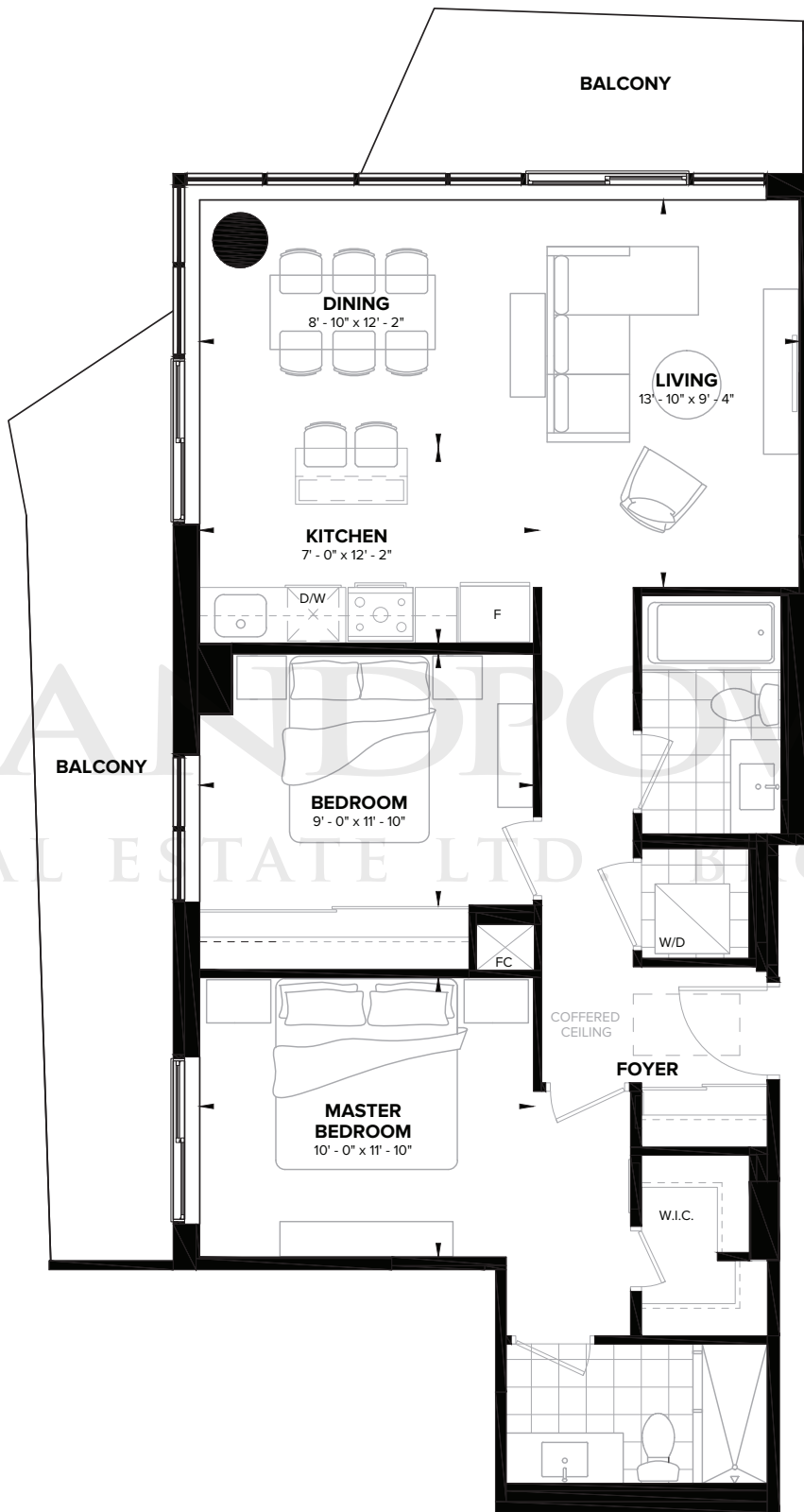




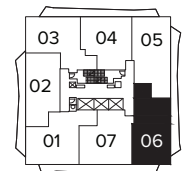
# 2 BEDROOM

INTERIOR SUITE AREA  
969 SQ.FT.

# ESTATE



LANDSPLOOVER  
REAL ESTATE LTD. BROKERAGE



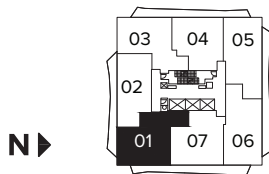
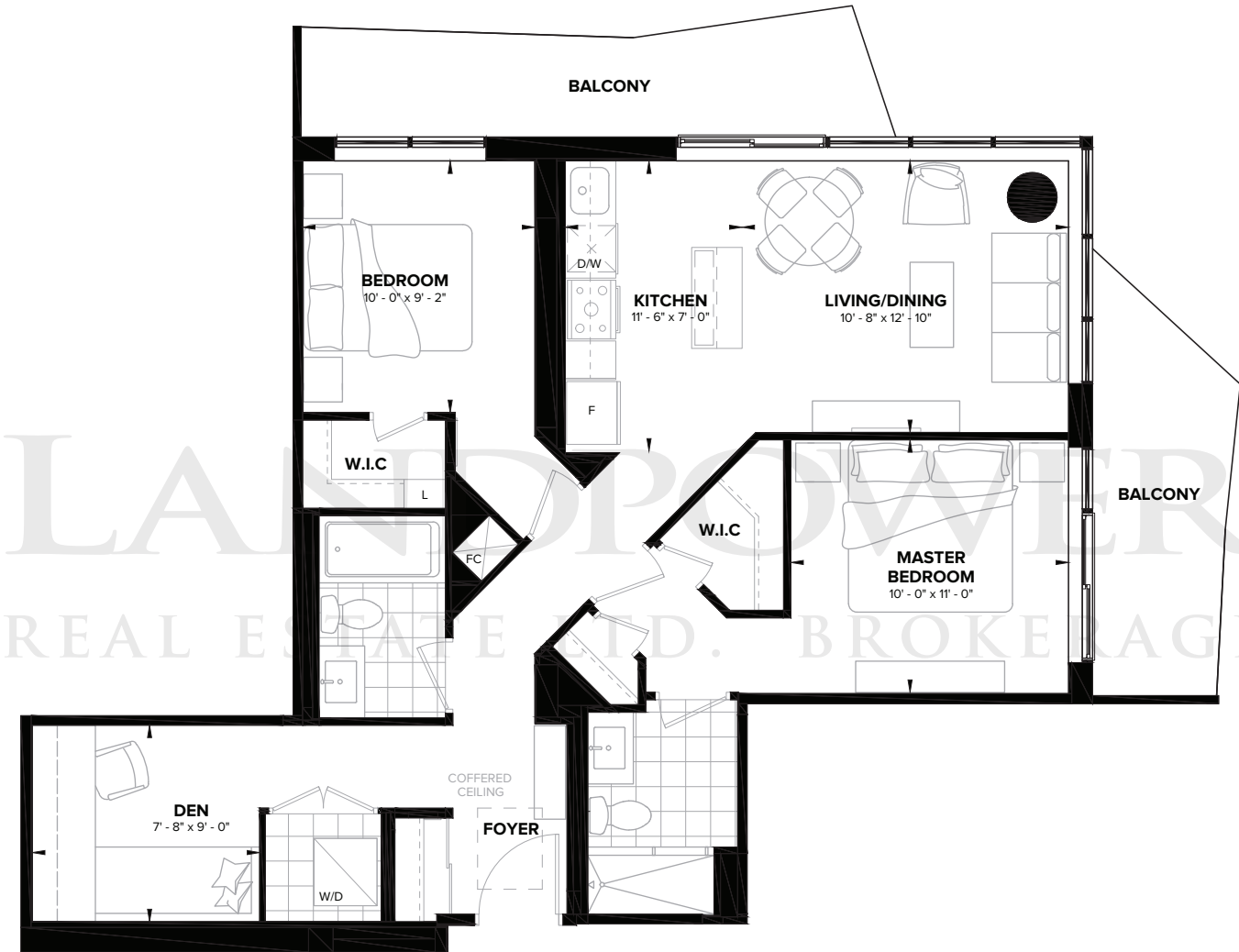
PH

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# 2 BEDROOM + DEN

## INTERIOR SUITE AREA 974 SQ.FT.

# CASTILLO



PH

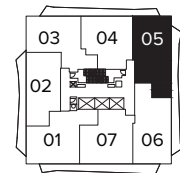
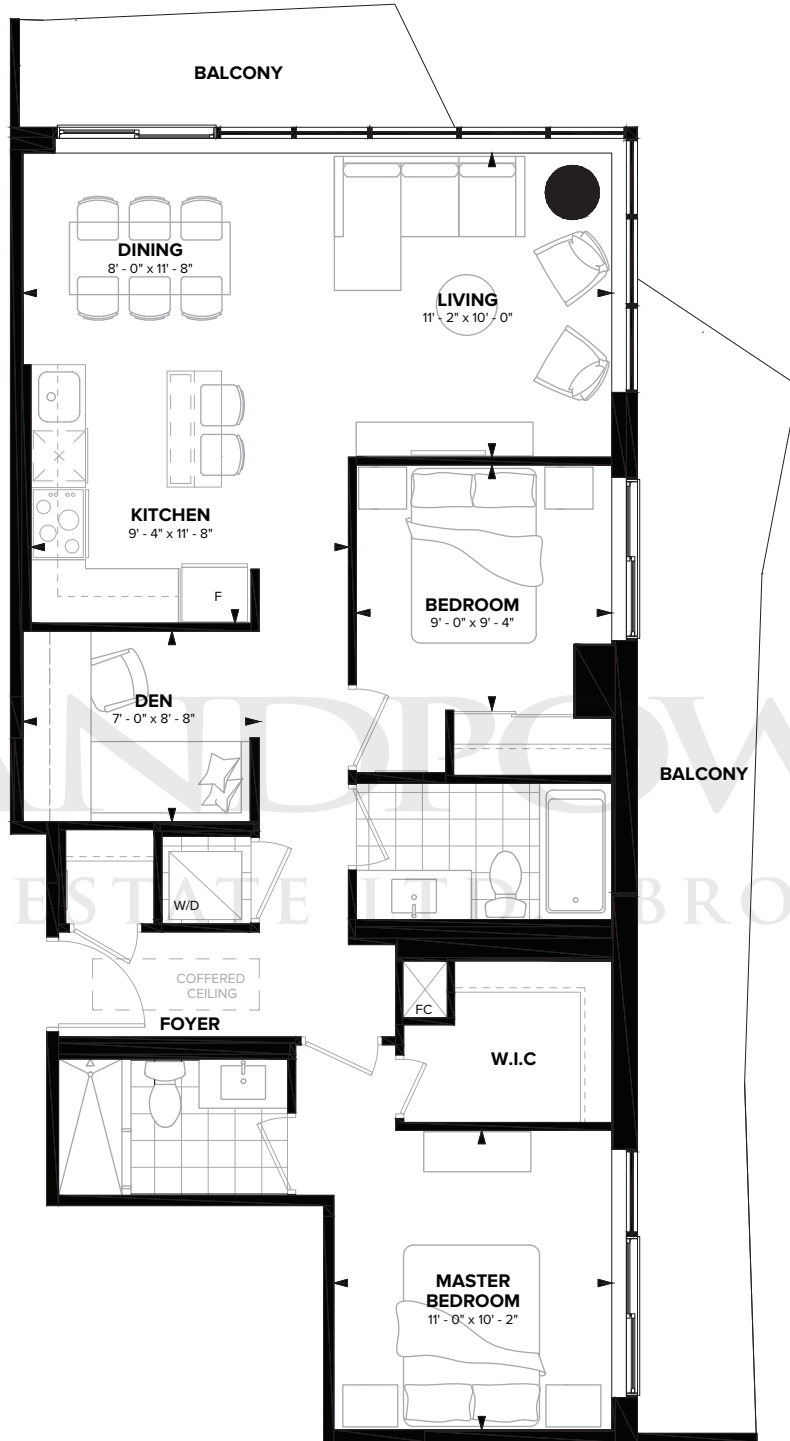
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2 BEDROOM + DEN

INTERIOR SUITE AREA  
996 SQ.FT.

PALAZZO

LANDPROVER  
REAL ESTATE LTD. BROKERAGE



PH

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well-connected. When I first met Ellie  
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Elegant Ellie's home. Effortless. There's sou

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# GREENS INITIATIVES

## RAISING THE BAR FOR A GREENER COMMUNITY

G Group Development Inc. is committed to building high quality residential and commercial properties that exceed expectations. Dedicated to the communities that extend beyond their projects, G Group Development strives to responsibly safeguard the environment with the implementation of eco-conscious building practices that ensure a greener tomorrow.

Incorporating a number of features to achieve Tier 2 of the Toronto Green Standards, Ellie will feature: high albedo pavement material, a green roof to mitigate the urban heat island effect, on-site storm-water retention, drought-tolerant landscaping to reduce potable water demand, low reflectance glazing, bicycle storage, electric vehicle charging stations, in-suite thermal energy meters, and high efficiency appliances and water fixtures.



Ellie will have many benefits which relate to the Tier 2 of the Toronto Green Standards. Ellie residents and the environment will benefit from:

### ENHANCED URBAN HEAT ISLAND (UHI)

- Green roof which will beautify and insulate the building from excess summer heat and reduce air conditioning and energy costs to owners and decrease common element fees

### ENHANCED ENERGY EFFICIENCY

- 25% more energy efficient building than required by Ontario Building Code which will reduce resident monthly energy bills, reduce the common element fees for owners and is better for the environment

### EFFICIENT IRRIGATION SYSTEM

- 50% less water used for all outdoor areas which not only reduces water consumption, but also reduces common element fees for owners

### WATER EFFICIENT FIXTURES & APPLIANCES

- 30% more water efficiency from appliances and fixtures which decreases hydro bills, common expenses and saves water

### IN-SUITE THERMAL ENERGY METERS

- Allows for exact measurement of water usage for each individual suite

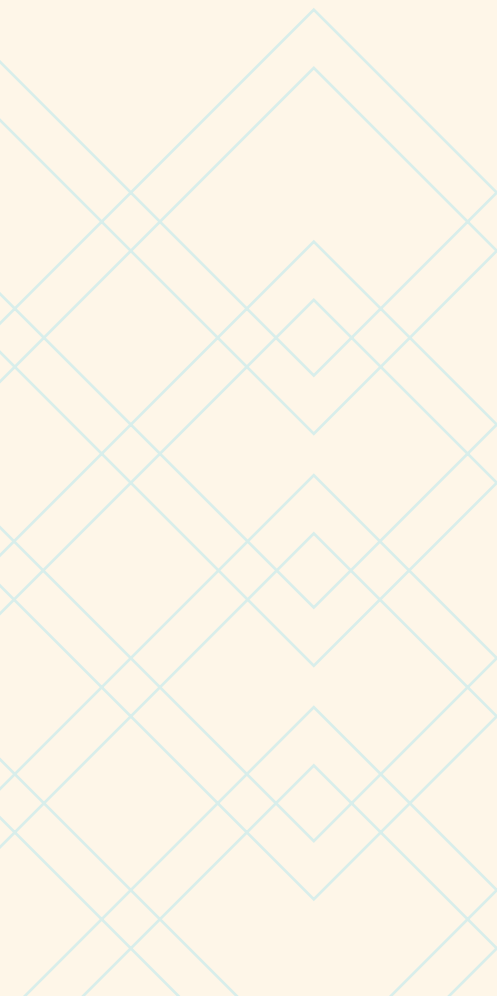
### WASTE SORTING

- Enhanced waste storage and sorting so proper care is taken with recycling

### BUILDING VERIFICATION

- Third party inspection to verify the mechanical system to ensure that these additional energy and water efficiency requirements have been met

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# TEAM

INTEGRITY. INGENUITY. INNOVATION.

## ABOUT G GROUP DEVELOPMENT

G Group Development Inc. is a real estate development firm with decades of combined experience and strong roots in Toronto and the GTA. Built on a passion for development and a desire to produce innovative residential, commercial, and industrial projects, principals Stefano Guizzetti, Jack Scivoletto, and Albert Gasparro are committed to creating communities built on integrity and honesty. Past projects include the highly successful Grand Palace and Grand Genesis condominiums on Yonge Street.





#### **KIRKOR ARCHITECTS + PLANNERS**

With a focus on the creation of responsible, sustainable, economically viable developments, Kirkor's expertise in urban design principles of intensification, mixed-use development and public transportation, ensures holistic, healthy building practices. Kirkor is an authority in urban densification with award-winning smart build projects across North America.

#### **TANNER HILL DESIGN**

Tanner Hill Associates Incorporated is a multi-faceted firm specializing in the Interior Design of condominium developments, model suites, sales offices and hotels. Tanner Hill has worked extensively with major developers on condominium projects throughout the Greater Toronto Area, Montréal and Ottawa, along with projects across the United States and Europe.



#### **LAND ART DESIGN**

Land Art Design is a boutique design studio focusing on urban spaces. With an approach that is dedicated to crafting unique designs that incorporate the input of clients and interest groups, Land Art Design's mission is to create original, beautiful and functional living spaces by enfold intelligence and artistry in every design. Known for creating spaces that both surprise and delight those engaging with them, Land Art Design strives for each space to garner community and social interaction and well-being.

#### **GLADSTONE MEDIA INC.**

Gladstone Media Inc. is a boutique-style multimedia production house that specializes in innovative marketing solutions for the development and real estate community.





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