



DUNDAS SQUARE

LIVE THE LEGEND

RYERSON UNIVERSITY

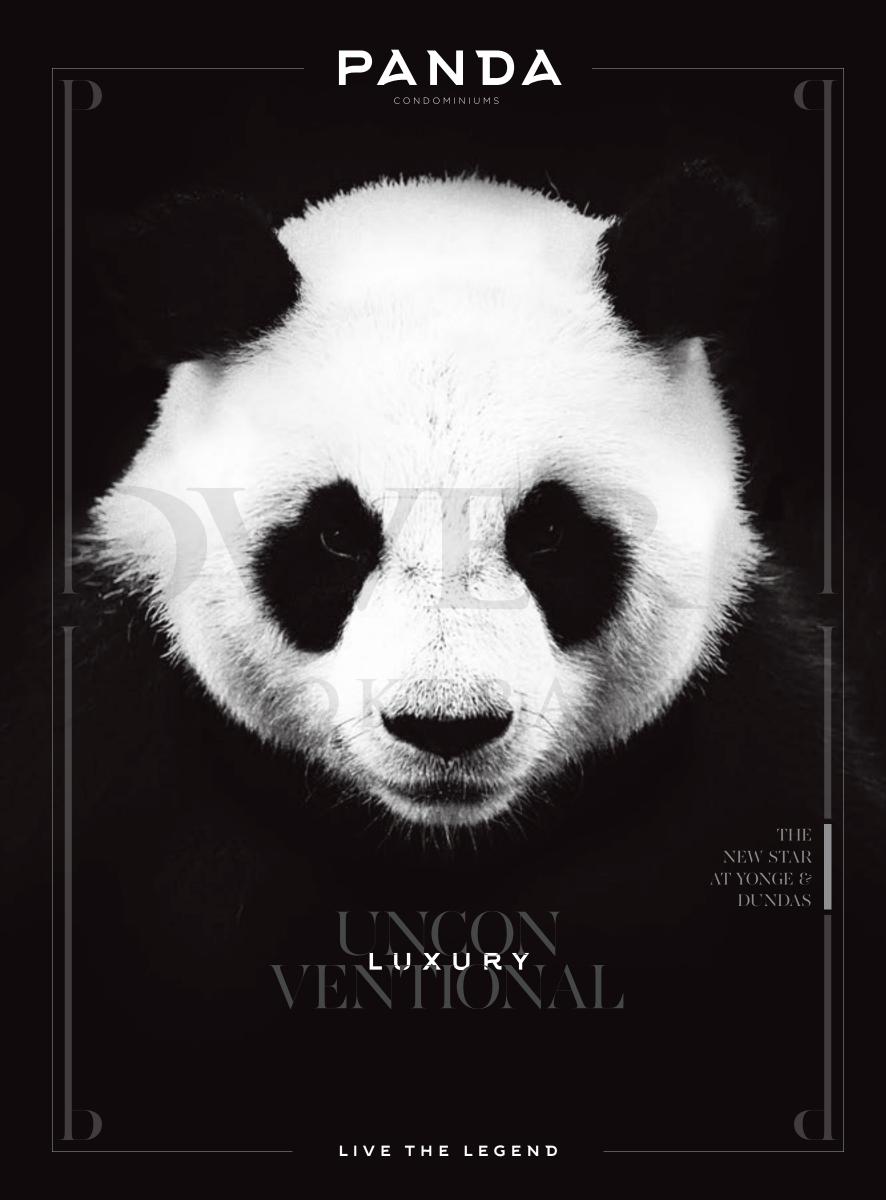
STORY OF A LIFETIME

SUITE INTERIORS

ACT



With fewer than 2000 in existence, pandas are a rare find. And with a limited number of suites, so are the residences at Panda. Welcome to Toronto's most exotically elegant new address. Catch one today.





LIVE THE LEGEND

This rare opportunity, a new level of refined living in the city's most vibrant neighbourhood. A place where you can walk to school, work, cafés, restaurants, shops, transit, and an array of exciting cultural institutions. This is a place where you can find everything on your doorstep and where your good fortune is written in black and white.







LEGEND

Celebrate, entertain, relax, stay fit. At Panda, you have a spectacular array of indoor and outdoor amenities to live an inspired life.

- 1. Party Room & Kitchen
- 2. Lounge
- 3. Prep Kitchen
- 4. Outdoor BBQ
- 5. Study & Meeting Area
- 6. Theatre
- 7. Outdoor Sports Court
- 8. Gym & Yoga Studio
- 9. Change Rooms
- 10. Outdoor Lounge

pandacondos.com

4



ACT

I AIN I DI REALESTATE LI

N E I G H B O U R H O O D

Art. Fashion. Restaurants. Sports. Business.
Culture. Entertainment. Panda puts you in the centre of it all, in a neighbourhood bursting with colour and verve. This is the heart of Yonge and Dundas, where style, technology, and creativity converge into a unique urban experience.











CARLTON ST

FRONT ST E

GARDINER EXPY

QUEEN ST E

WALK SCORE
Walker's paradise

BIKE SCORE

Flat as a pancake, some bike lanes

Schools & Library

- 1. George Brown College
- 2. OCAD University

3. Ryerson University

- 4. Ryerson University Library
- 5. University of Toronto

Fashion & Shopping

6. CF Toronto Eaton Centre

- 7. Hudson's Bay
- 8. LCBO
- 9. Metro
- 10. MUJI
- 11. Nordstrom
- 12. Saks Fifth Avenue
- 13. St. Lawrence Market

Entertainment & Recreation

- 14. Art Gallery of Ontario
- 15. Cineplex Cinemas

16. CN tower

- 17. Ed Mirvish Theatre
- 18. Elgin and Winter
 Garden Theatre
- 19. Massey Hall
- 20. Nathan Phillips Square
- 21. Rogers Centre
- 22. Royal Ontario Museum
- 23. Ryerson Community Park
- 24. The Path Dundas Square

STREETCAR

TTC SUBWAY



Dining, Cafés & Nightlife

- 25. Bannock
- 26. Carbon Bar
- 27. Chatime
- 28. Dineen Coffee Co.
- 29. Drake One Fifty
- 30. George Restaurant
- 31. La Bettola di Terroni32. Leña Restaurante
- 33. Lucullus Bakery
- 34. Pusateri's
- 35. Richmond Station
- 36. Starbucks
- 37. Terroni
- 38. The 3 Brewers
- 39. Black Canary Espresso Bar
- 40. The Chase Fish and Oyster
- 41. Uncle Tetsu's Angel Cafe

Hospitals

- 42. Mount Sinai Hospital
- 43. St Michael's Hospital

Transit & Airport

- 44. Billy Bishop Toronto City Airport
- 45. Dundas St West Station
- 46. Greyhound Canada
- 47. Osgoode Station
- 48. Queen St East Station
- 49. St Patrick Station

50. Toronto Union Station

Districts

- 51. Bay Adelaide Centre
- 52. Financial District
- 53. Yonge-Dundas Square

pandacondos.com

22

5

42

🏂 6 mins

₫ð 3 mins

EDWARD ST

46 27 41

Access the PATH System

20

44

by Subway

25

Stations

39

15

53

36

ST

YONGE

30

13

LAKE ONTARIO

10 8 24

34 6

7 12 32

35

40 28

COLLEGE ST

DUNDAS ST W

14

QUEEN ST W

KING ST W

FRONT ST W

GARDINER EXPY

QUEENS QUAY W

21 16

N

2 MIN WALK TRYERSON U

even for a lazy panda...

THE UNIVERSITY BUSINESS

INCUBATOR INDEX RANKED RYERSON

#1 in CANADA

AND #3 IN THE WORLD AMONG MORE THAN 400 INCUBATORS IN OVER 70 COUNTRIES

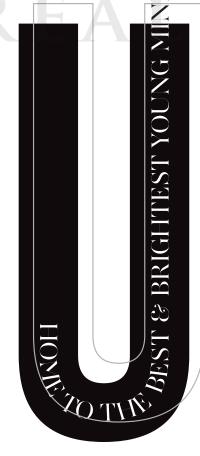
Ryerson University

RYERSON.CA









WITH OVER 43,000 STUDENTS, 100+ UNDERGRADUATE PROGRAMS AND OVER 900 **FACULTY, RYERSON IS ONE OF CANADA'S TOP UNIVERSITIES**

The history of Ryerson University is closely interlinked with the growth of Toronto into the

world-class city it is today. Right from the beginning, Ryerson's location in the heart of downtown, provided it with the resources and energy for a brighter future. Today, Ryerson University is internationally recognized as a leading institution for research and innovation, besides being

ranked the top institution for undergraduate research in Canada in 2014.

Named after Ontario's first Superintendent of Education, Egerton Ryerson, the university started out as a post-secondary institute designed to combine technical education with

academic theory. Today its innovative, career-driven courses are designed to prepare students for the challenges of a modern, global, wired economy.

JUST A 2 MINUTE WALK FROM PANDA! Ryerson's distinguished alumni include actors Nina Dobrev, Nia Vardalos, Hannah Simone and Eric McCormack; journalists Valerie Pringle, Christie Blatchford and Liza Fromer; politicians Adam Vaughan and Jack Layton; and Four Seasons Hotels founder, Isadore Sharp. Ryerson is consistently ranked

among the top three choices for Ontario high school graduates. The DMZ at Ryerson was ranked #1 in Canada and #3 in the world for university business incubators by University Business Incubator (UBI) Index. The innovative centre has helped create more than 1,605 jobs with nearly 200 startups.

pandacondos.com

THE YIN & YONGE OF IT

Gourmet Tastes

Gourmands take note, if you appreciate good food and good drink, you'll be spoiled for choice at Panda. There's Dineen Coffee Co., the neighbourhood's most popular indie café; Terroni, where Italians have been known to get their pasta fix; Uncle Tetsu's Japanese Matcha Café, where locals line up for homemade cheesecake and angel hats; and Drake One Fifty, the central outpost of Toronto's coolest hotelier and restaurateur.

High Fashion & Higher Education

When Oscar Wilde said, "You can never be over-dressed or over-educated," he must have been talking about Panda.
OCAD and Ryerson University are a heartbeat away - so are some of the world's most recognized names in retail including Muji, Nordstrom, Hudson's Bay, Saks Fifth Avenue, Uniqlo and the Toronto Eaton Centre, the city's premier urban shopping address.

A Culture Trip

From world-class exhibits at the Royal Ontario Museum, to rotating performances at Ed Mirvish Theatre and Massey Hall, outside the doors of Panda, all the world truly is a stage. Sink into the stadium seating at Cineplex and catch a box office debut. Or check out farmer's markets, the ice rink, and special events at Nathan Phillips Square.



Vibrant. Connected. Convenient. Toronto's unique underground

PATH system offers an incredible shopping and dining experience throughout the year. With over 1200 shops and services and easy connections to subway stations and more than 50 buildings and office towers downtown, it is one of the world's largest underground shopping complexes.





Gucci Tiffany Armani hanel Designs that have stood Timeless designs, trademark suits and little black dresses The "Power Suit", Armani is the The iconic blue box that every girl wants the test of time symbol of business professionals CHANEL.COM TIFFANY.COM G U C C I . C O M ARMANI.COM

Versace

Strong and fearless designs in the fashion world

VERSACE.COM

Louis Vuitton

One of the world's most valuable luxury brands

LOUISVUITTON.COM

TORONTO **EATON** CENTRE

Number of Stores - 235!

TODAY, CF TORONTO EATON **CENTRE IS NORTH AMERICA'S BUSIEST MALL!**

Eaton Centre now has over 200 stores and the world's most popular brands including Kate Spade, Coach, Apple, J. Crew, Harry Rosen, and the only Canadian outpost of Kleinfeld Bridal Boutique in the country's flagship Hudson's Bay. It is connected to Toronto's famous

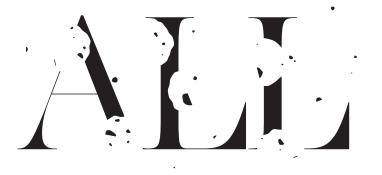
PATH underground pedestrian network and is served by two subway stations.

The Eaton Centre received almost 50 million visitors in 2015 - more than Disneyland and Walt Disney World combined, the Las Vegas Strip, or Central Park in NYC. It's also more than the passenger count at Toronto Pearson International Airport in the same year.



With its vaulted glass-ceiling galleria, the Eaton Centre was modelled after the Galleria Vittorio Emanuele II in Milan. Flightstop, an art installation by Canadian artist Michael Snow, shows 60 life sized suspended fiberglass Canada geese flying over the main section of the mall. A striking new bridge connecting Hudson's Bay and Saks Fifth Avenue with the rest of the mall will soon open, a vision of glass and geometry designed by British architectural firm WilkinsonEyre.

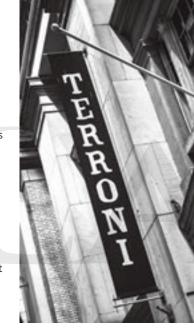




Terroni

From 1852-1900 the imposing building at 57 Adelaide Street East served as the York County Court House. These days the only thing being judged (and found guilty of being way too tempting) is the food. The east end station of Toronto's favourite Italian restaurant, Terroni, spreads over four levels, including a secret garden patio offering unforgettable al fresco dining in the heart of the city. Right from the beginning, Terroni has been committed to serving authentic, traditional, Italian homemade dishes prepared from the freshest quality ingredients. Their new Sala da Pranzo on the second floor can host up to 350 guests.

TERRONI.COM





Salad King is a Toronto institution and a celebrated neighbour for Panda. The Thai restaurant serves amazing pad thai, green curry, and other Asian favourites, most under \$10 a plate. Be sure to try their secret menu item - Thai Islamic Noodles!

Salad King

SALADKING.COM



Leña Restaurante

It's not just the food that's droolworthy at Lena, the restaurant's design includes original art deco accents like etched stained glass, oxidized copper cornices, and grand staircases, all lovingly

LENARESTAURANTE.COM

preserved in the multi-storey former Hudson's Bay (now Saks). With an emphasis on both décor and culinary experience, Lena features an octagonal bar on the main floor as well as luxe velvet booths and rich leather upholstery.

The Argentinian cuisine draws inspiration from executive chef Anthony Walsh's mother in-law Elena, who is of Latin American heritage. Besides the lower level bar, there are private and semiprivate dining rooms.

Sud Forno

Get a taste of la dolce vita at the newest location of Sud Forno, just 10 minutes from Panda. Drop by for a quick bite or take an Italian-inspired 3-hour lunch at

dining room. Sud Forno is a venture of renowned Italian restaurant, Terroni, and its diverse menu items include pizza, sandwiches and salads, as well as Sud Forno specialties. A coffee bar during the day turns into a cocktail bar in the evening, complete with a DJ and an eclectic music selection. The second floor space is richly decorated with leather

"Da Geppetto" the second floor

SUDFORNO.COM

banquettes and a dramatic central lighting feature.

The Chase Fish and Oyster

A Martha's Vineyard beach house vibe may not be what you expect to find just steps from Toronto's bustling urban streets, but step into The Chase Fish & Oyster and you'll wish you had brought your boat shoes. A great spot for seafood lovers and anyone who loves a great catch.

THECHASEFO.COM

Drake One Fifty

Bohemian meets business in the Financial District dining outpost of Queen West's favourite hipster hotel. The 180-seat restaurant

and bar includes revolving art installations, a stage for live performances, and photo booth!

DRAKEONEFIFTY.CA



Barberian's Steak House

Check out Toronto's premier steak house, Barberian's, a family-owned hot spot for visiting celebs and the city's top athletes since 1959. Some of the employees have been serving up the city's best steaks here for a quarter of a century!

BARBERIANS.COM

Tacos 101

The Tacos 101 mission? "Authentic Mexican tacos that won't break your bank." These scintillating circles of southof-the-border goodness are delightfully uncomplicated.

TACOS101.COM

St. Lawrence Market

Any list of must-sees in Toronto begins with the St. Lawrence Market, and with more than 120 vendors, there's always something new to try. Don't

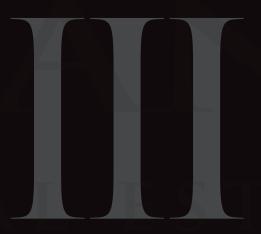
miss the veal sandwich at Uno Mustachio or the lobster rolls at Buster's Sea Cove. Save room for a sweet treat from Future Bakery too!



STLAWRENCEMARKET.COM

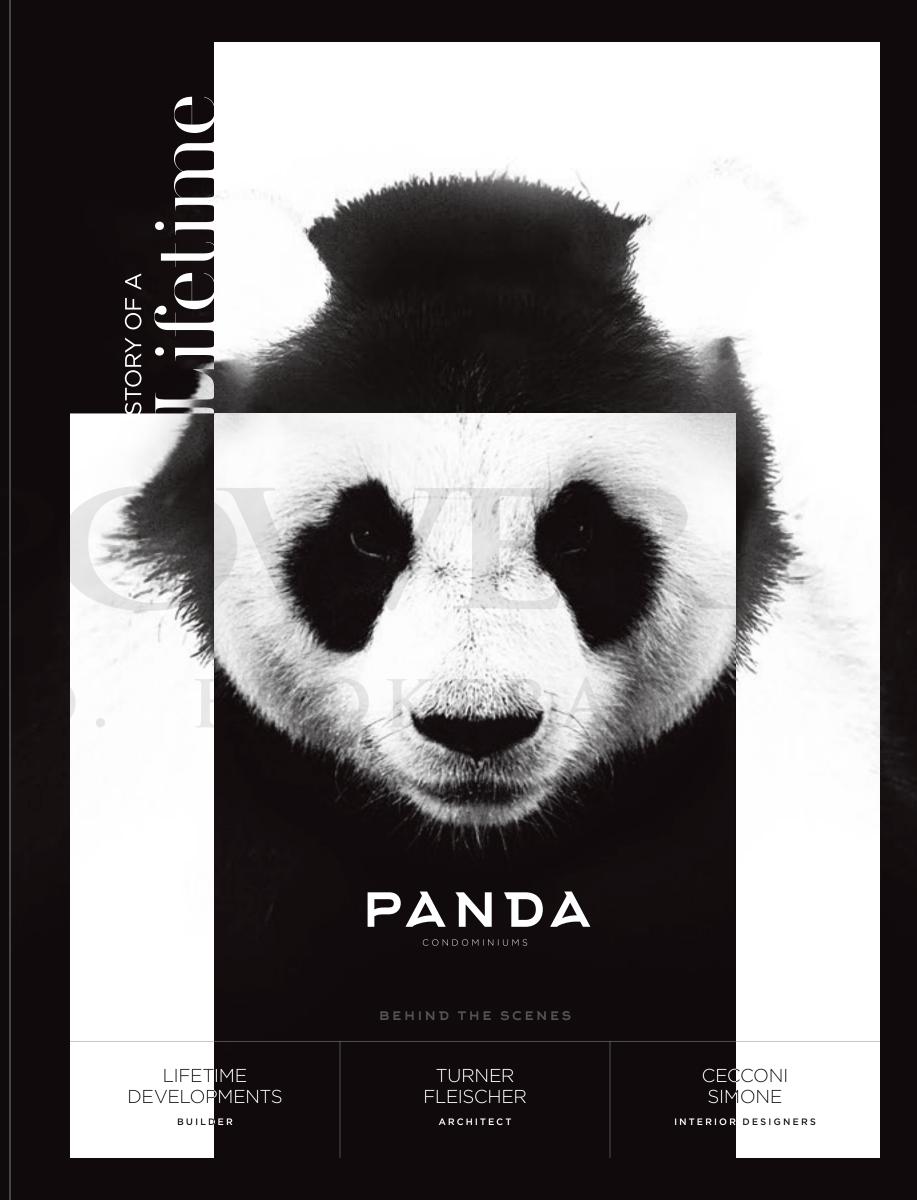
pandacondos.com

ACT



The TEAN

Creativity. Design. Style. Vision.
All come together in an exceptional team,
whose individual talents complement
each other to produce a truly
extraordinary residence – Panda.





STORY OF A LIFETHE

REAL

Por over three decades Lifetime
Developments has had the
foresight to know which land
to develop, the vision to select
neighbourhoods across the Greater
Toronto Area that are poised to thrive,
and the residential and commercial
expertise to create places where you
want to live, work and dream.













From conception to completion, Lifetime continues to set new benchmarks for design innovation, architectural excellence, and customer satisfaction. The company is responsible for some of the city's most notable residences including Bisha Hotel and Residences, Four Seasons Hotel and Private Residences Toronto, INDX Condos, The Code Condominiums, Karma Condos, The Bond Condominium, The Yorkville, WaterParkCity, Lumiere Condos, Liberty Market Lofts, Victory Condos, M5V Condominiums, Whitehaus, and now, Panda.







Q + A Architect

RUSSELL FLEISCHER STEVE NONIS





What's the first thing you do when designing a building?

We see every residential site as an opportunity to enhance our city and better the lives of the future building's inhabitants. With this base, we work with City planners and established guidelines to design creative and imaginative solutions that stand out, but respect their context, this is particularly true in an urban environment.

Describe the architecture:

Panda is designed to respect the history and context it's being built in. The building is a mid-century modern design that exemplifies thoughtful proportion, highly articulated form, and meticulous detailing. The white grid of the western façade and the ebony-striped sections of the eastern façade are separated by vertical reveals designed to accentuate the relationship between light and shadow, and lend a sense of sculpture to the building. The building will form a welcome addition to the urban fabric of the area.

How did the building's location factor into your design for Panda?

In the heart of Canada's largest city, Panda's location represents the definition of urban living. Considerations were given to the eclectic nature of the neighbourhood, which features everything from low-rise retail lining Yonge Street, to mid-rise and high-rise buildings along Edward Street.

The final design of the building takes its cues from those neighbouring structures, with a strong podium that transitions between the tower to the smaller-scale buildings.

Capitalizing on the cityscape that surrounds the site, Panda also integrated the pedestrian lane to the west with an open-air public square and ground level glass walls that create an animated visual interaction between the café and the flow of people outside.



Pounded in 1974, and celebrating over 40 years in business, Turner Fleischer Architects has grown to become one of Canada's pre-eminent architectural firms. Our success is rooted in an unwavering progressive philosophy to bring the best staff, tools and knowledge to every job. We take pride in the attentiveness given to each project, working with enthusiasm and a sense of challenge. Our tech-driven and responsive ethos is based on our core commitment to our clients, a commitment that is paramount to the success of any job. We are leading experts in designing residential environments, our extensive experience in this sector has left the firm with the specialized knowledge to realize a project from initial concept to construction and beyond.

What does Panda bring to the Toronto skyline and to the area at Yonge & Dundas?

Situated close to one of Canada's most iconic intersections, Panda has a privileged location to help enhance the cityscape at Yonge and Dundas. The towers are articulated in two very distinct ways, creating an interesting visual contrast for the skyline. On site, the project acts as a hub, connecting exciting retail, world-class commercial amenities, and sophisticated residences. Here, residents have the opportunity to live in the vibrant core of the city, in a building that will bring help define the neighbourhood.

pandacondos.com :



How do you want people to feel when they step inside Panda?

We want them to feel like they're in a unique environment that feels familiar and intuitive, but memorable at the same time; an experience to be remembered for years to come.

For more than 35 years, Toronto-based Cecconi Simone Inc. has been reaching beyond local borders to revolutionize the world of interior design in places like the United States, Anguilla, Italy, the United Arab Emirates, Qatar, India. China, and of course here, in Canada. Led by principals Elaine Cecconi and Anna Simone, the firm has created some of the most beautiful and successful interior environments for retail, residential, corporate, and

hotel-hospitality. Thanks to their constant pursuit of excellence and intelligent design, Cecconi Simone is widely recognized as the arbiters of modern style, an industry leader, leaving a wake of beautiful spaces around the world.

How would you describe the style of the interiors?

In three words? Social. Timeless. Fashionable. We've put a lot of thought into designing collective spaces where people can gather and feel a sense of community. The textures and palettes we're using will look current now, and twenty years from now, allowing the building to evolve, adapt, and stay fresh.

People with an eye for quality and good design will love what they find at Panda.

What were the most important considerations when designing the amenity spaces at Panda?

We've created spaces that have a duality, a yin and a yang. For instance, the outdoor sports court is a great place to have fun as well as stay active and healthy, whether you're playing tennis or a game of basketball. Taking the time to consider all the potential ways a space might be used lets us maximize utility and ensure that every amenity will become part of the fabric of daily life at Panda.

What are you most excited for residents to see at Panda?

We don't think it's one thing or one space. We're excited to see how residents react to design that subtly challenges the norm and delivers more than they expect. We live in a world where we use social media and user experience design to connect and share; at Panda, we're applying those same principles to interiors, creating environments that are engaging and compelling and that become the backdrop for a new story every day.

ANNA SIMONE ELAINE CECCONI

Interior ____ Designers

Q + A

What's your spirit animal?

We haven't been asked that before – it's a woodpecker.

Woodpeckers like humans, have the power of rhythm in their blood. They can shake up the awareness of others and have the ability to grab people's attention with the simplest of words. Both understand the power of speech and use it sparingly and precisely to get their point across.

pandacondos.com

ACT

LANDPOLEE REAL ESTATE LTD. BROKERAGE

s U I T E S

Sleek elegant interiors. Bespoke finishes that elevate urban living. This is where style meets substance. This is your own personal space. Stylish, classic, refined. Just like you.





STUDIO / 356 SQ.FT.

Panda Features & Finishes

PANDA CONDOMINIUMS

20 EDWARD STREET, TORONTO, ON

DESIGN-INFUSED SUITES

- Soaring 9' ceiling heights (excluding areas with dropped ceilings and bulkheads)
- Floor-to-ceiling windows provide downtown views, as per plan
- Insulated double-glazed windows
- Choice of designer-selected engineered flooring in all principal rooms and bedrooms
- Smooth finished ceilings
- Solid entry doors with security view-hole
- Contemporary painted baseboards, doorframes and casings
- Spacious balconies, as per plan
- Parking and storage lockers available, as per plan

EXQUISITE EUROSTYLE KITCHENS

- Sleek, kitchen cabinetry, custom-designed by Cecconi Simone
- Choice of stone countertops, as per builder's samples
- Choice of tile backsplash, as per builder's samples
- Designer-selected under mount sink
- State-of-the-art integrated refrigerator, exhaust fan and dishwasher
- Modernistic microwave oven and stove

TIMELESS BATHROOMS

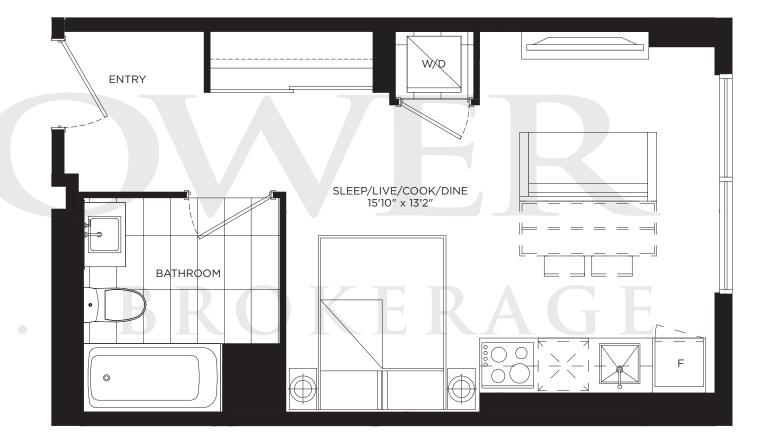
- Modern bathroom cabinetry, custom-designed by Cecconi Simone
- Designer selected Corian countertop and sink
- Wall-mounted vanity mirror and decorative light fixture
- Designer-selected tub and fixtures, as per plan
- Glass shower stall and designer-selected fixtures, as per plan
- Designer-selected accessory package

CONVENIENT LAUNDRY

- In-suite laundry closet with stacked washer and dryer, as per plan
- Durable ceramic tile flooring

TECH FEATURES

- Individual thermostat for suite temperature control
- Emergency voice communications system, smoke and carbonmonoxide detector, where applicable
- Pre-wiring for cable TV, high-speed Internet access and telephones, as per plan
- Card and key access throughout all common areas
- Enterphone in lobby entrance vestibule
- Remote control/access card for private garage entry



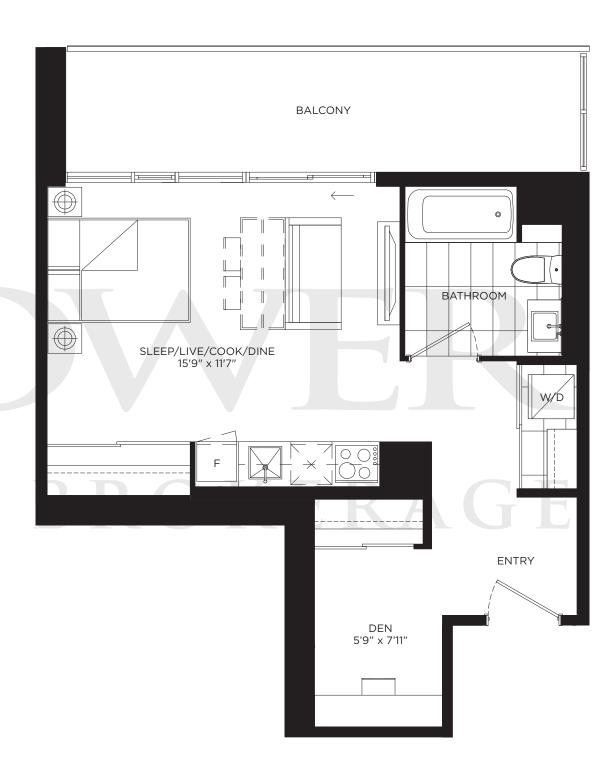


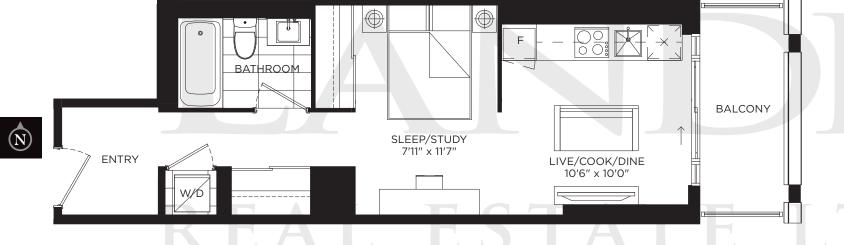
All dimensions, specifications and drawings are approximate. Actual square footage may vary from the stated floorplan. E. & O. E. Furniture not included. Refer to Keyplate for unit location and orientation.



STUDIO / 399 SQ.FT. BALCONY / 54 SQ.FT. P489

STUDIO + DEN / 489 SQ.FT. BALCONY / 125 SQ.FT.











FLOOR 27







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FLOORS 6-9

Lifetime

pandacondos.com

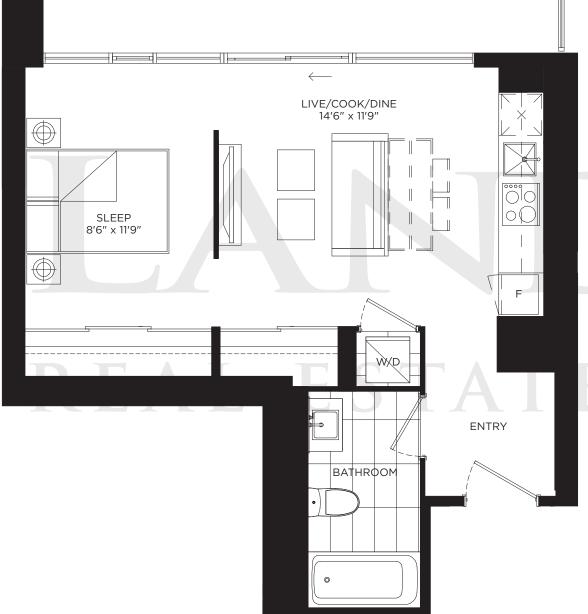
JR. ONE BEDROOM / 489 SQ.FT.

BALCONY / 125 SQ.FT.

P498

PANDA

BALCONY / 100 SQ.FT.













ENTRY





FLOOR 27



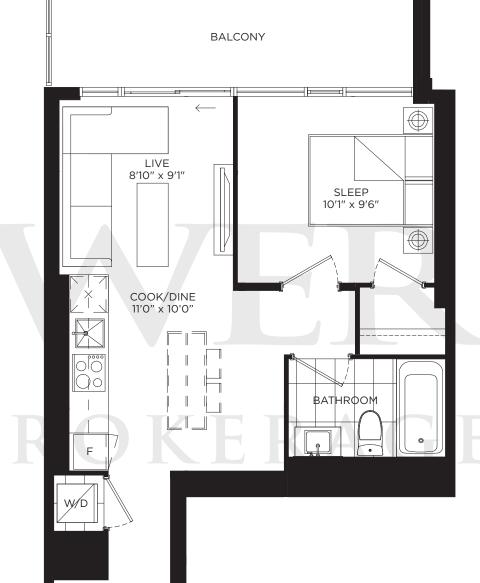
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FLOOR 27

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ONE BEDROOM + STUDY / 498 SQ.FT.

BALCONY / 103 SQ.FT.

ONE BEDROOM + STUDY / 524 SQ.FT. BALCONY / 77 SQ.FT.









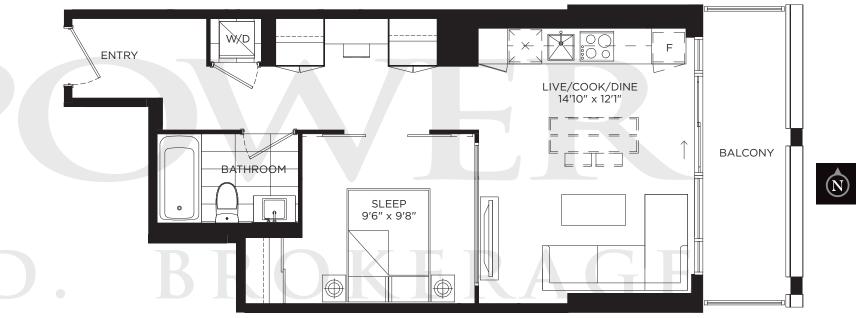


FLOOR 27

FLOOR 28













FLOORS 6-9

FLOORS 10-26

FLOOR 27

FLOOR 28



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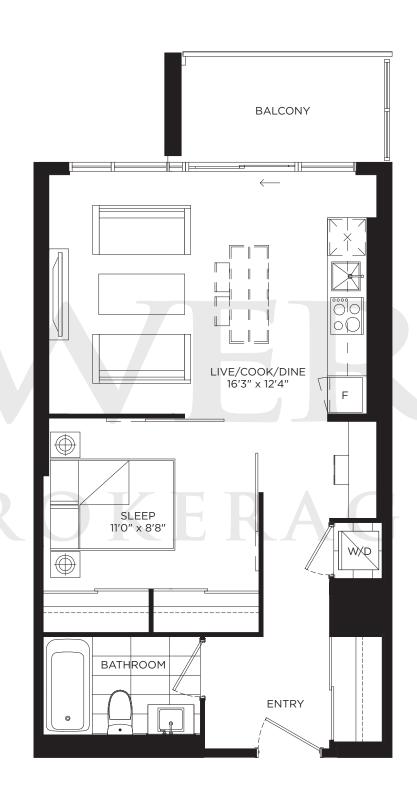
ONE BEDROOM + STUDY / 539 SQ.FT.

BALCONY / 96 SQ.FT.

P544

ONE BEDROOM + STUDY / 544 SQ.FT. BALCONY / 57 SQ.FT.

BATHROOM







ENTRY





FLOOR 27









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FLOOR 27



P595

SLEEP 8'7" x 7'6"

ENTRY

TWO BEDROOM / 595 SQ.FT. BALCONY / 93 SQ.FT.

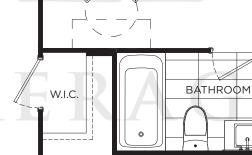
COOK/STUDY 12'11" x 10'9" W.I.C.

LIVE/DINE 9'4" x 13'2"

BALCONY



LIVE 10'0" x 10'1"



COOK/DINE 12'9" x 10'0"









BALCONY

SLEEP 8'6" x 11'6"















Lifetime



pandacondos.com

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FLOOR 27

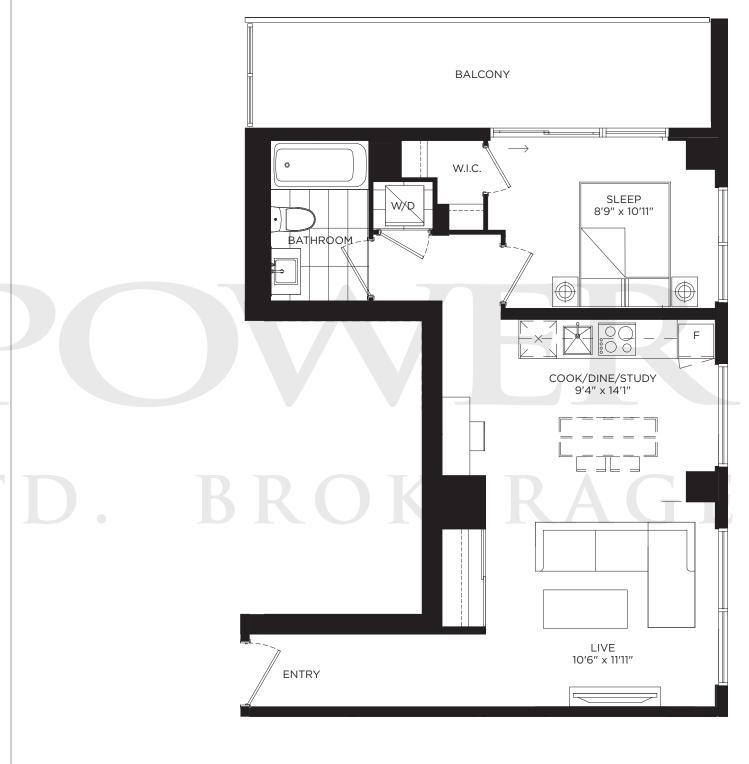


FLOOR 27

ONE BEDROOM + DEN / 597 SQ.FT.

BALCONY / 93 SQ.FT.

P598











FLOOR 27













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FLOOR 27

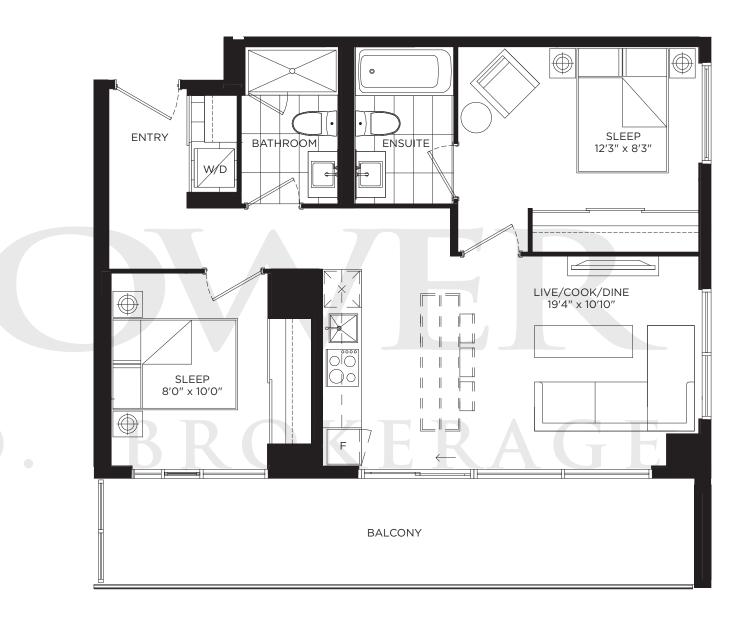


TWO BEDROOM + STUDY / 673 SQ.FT.

BALCONY / 84 SQ.FT.

P679

BALCONY / 163 SQ.FT.









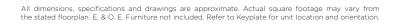


FLOOR 27





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FLOORS 6-9

TWO BEDROOM / 712 SQ.FT.

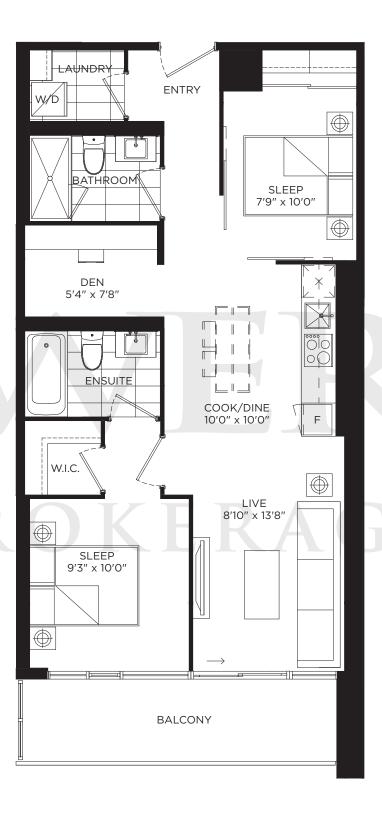
BALCONY / 111 SQ.FT.

P727

TWO BEDROOM + DEN / 727 SQ.FT. BALCONY / 88 SQ.FT.



FLOOR 27







FLOORS 6-9

















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FLOOR 27

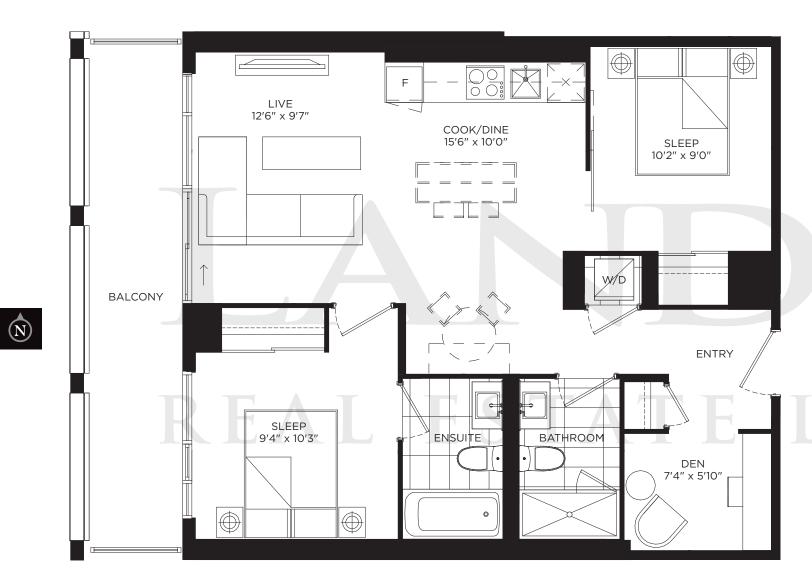
Lifetime

BALCONY / 118 SQ.FT.

P826

BALCONY / 47 SQ.FT.

TWO BEDROOM + DEN / 755 SQ.FT. TWO BEDROOM + DEN / 826 SQ.FT.













FLOOR 27









FLOOR 27





All dimensions, specifications and drawings are approximate. Actual square footage may vary from the stated floorplan. E. & O. E. Furniture not included. Refer to Keyplate for unit location and orientation.

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THREE BEDROOM / 941 SQ.FT.

BALCONY / 305 SQ.FT.

PANDA

BALCONY / 163 SQ.FT.

ВАТНКООМ

ENTRY

SLEEP 8'4" x 10'4"







SLEEP 11'9" x 11'7"

SLEEP 9'4" x 8'4"

FLOOR 27

BALCONY





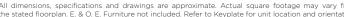
All dimensions, specifications and drawings are approximate. Actual square footage may vary from the stated floorplan. E. & O. E. Furniture not included. Refer to Keyplate for unit location and orientation.

FLOORS 10-26

FLOOR 27

FLOOR 28

FLOORS 6-9



LIVE/COOK/DINE 19'0" x 15'5"

N







