



**ELLIE IS HOME**

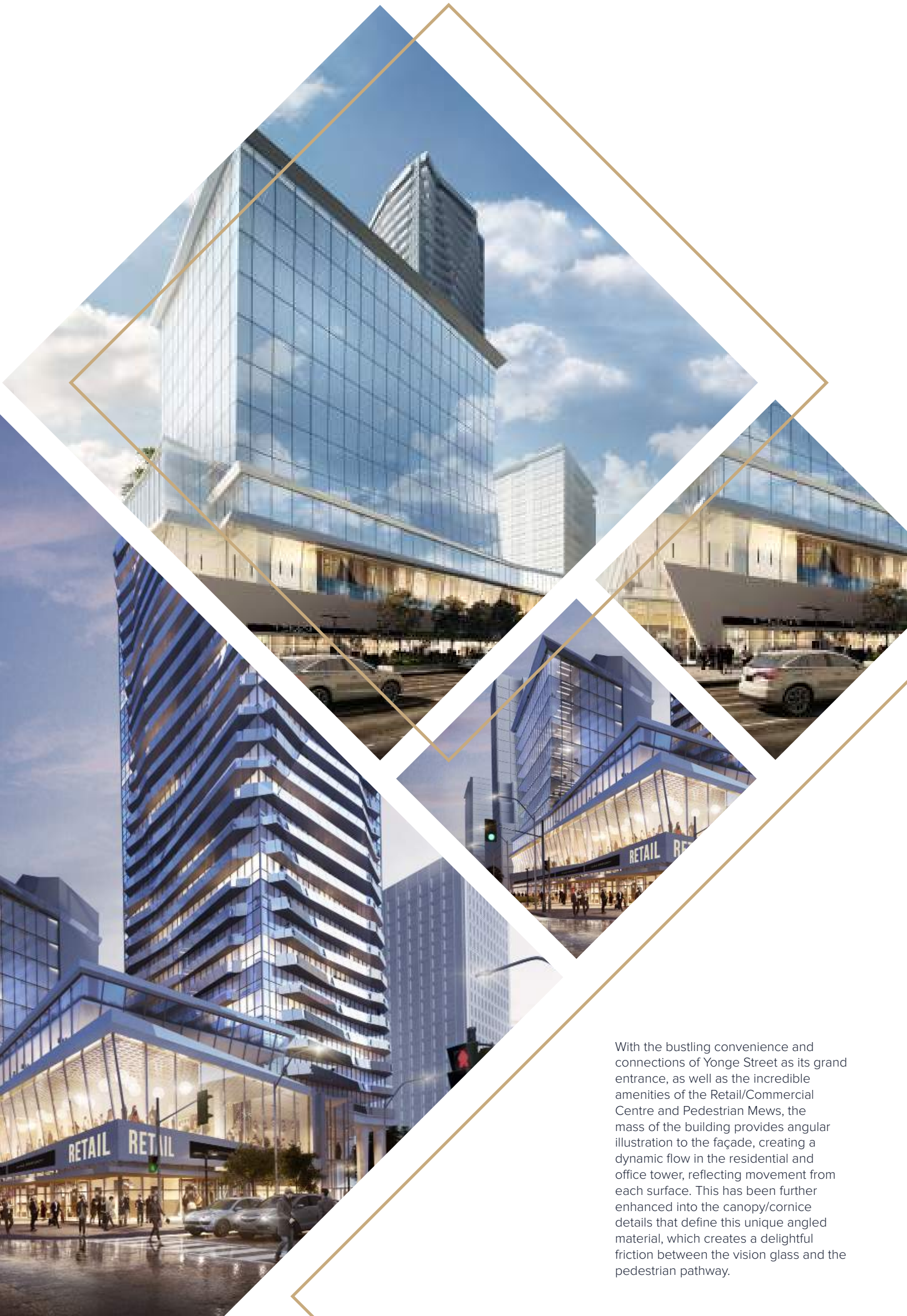
An aerial night view of a city street, likely Yonge Street, showing a grid of buildings and a road with traffic. A large, semi-transparent pink diamond shape is overlaid on the image, framing the central text. The buildings are illuminated with warm yellow lights, and the street is lit with streetlights and car headlights. The sky is dark, and the overall atmosphere is urban and vibrant.

# IT'S ALL IN THE DETAILS

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.



**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 material, which creates a delightful friction between the vision glass and the pedestrian pathway.



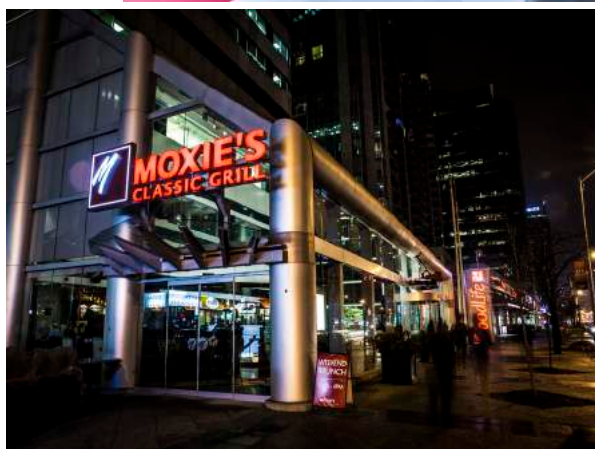
# S N O S C N E T I O N S C O N N E C T I O N S

Don't feel like walking? With convenient access to transit, Ellie can take you anywhere in the city:

- Minutes to 401
- Minutes to DVP
- Bus routes and subway access at your doorstep!



# CONVENIENCE



**Moments away from hundreds of shopping and dining venues, Ellie presents a perfect walk score, as all of your daily necessities – from grocery stores to coffee shops, boutique markets to movie theatres – are only a short walk away.**







# COMMUNITY



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.



You really **can** have it all.

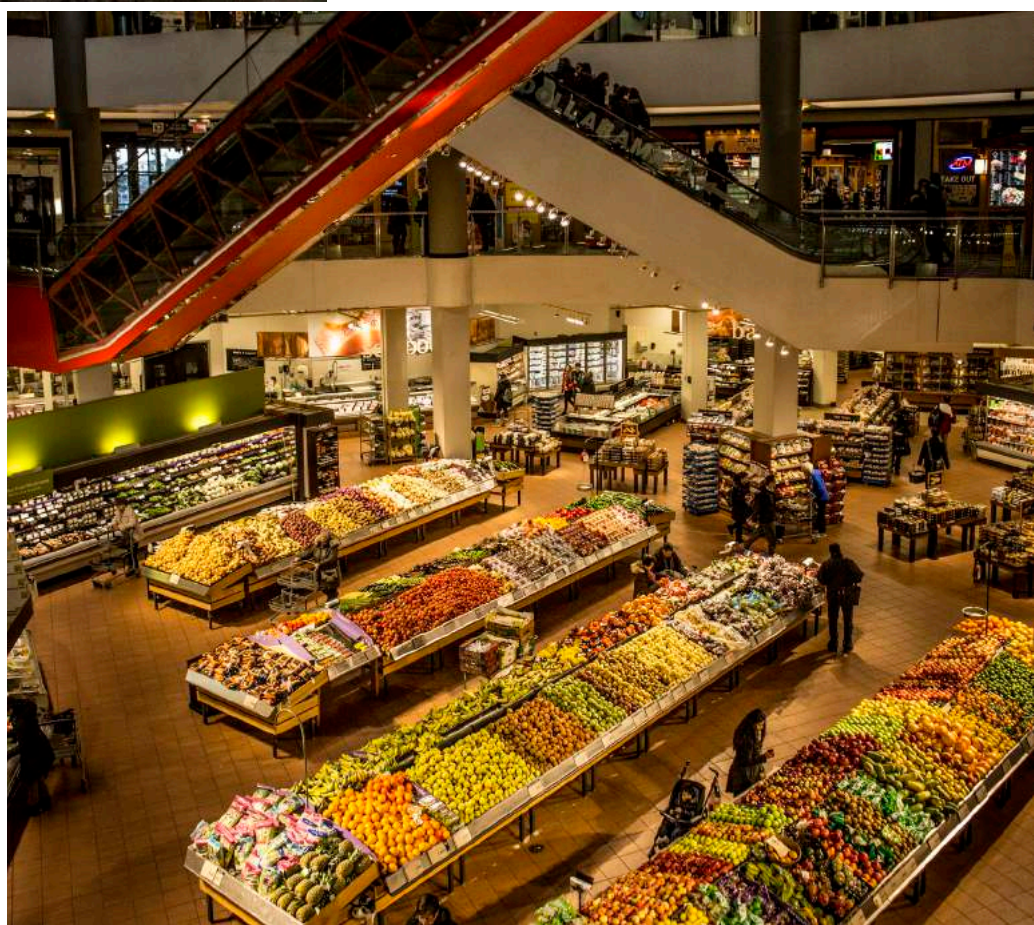


Whether you prefer a large grocery chain, or the intimate offerings of a fine foods market, with Ellie Condominiums, anything you desire is within your reach. The building's central location is a short walk to several cultural and entertainment venues, including arts and performance centres, movie theatres,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

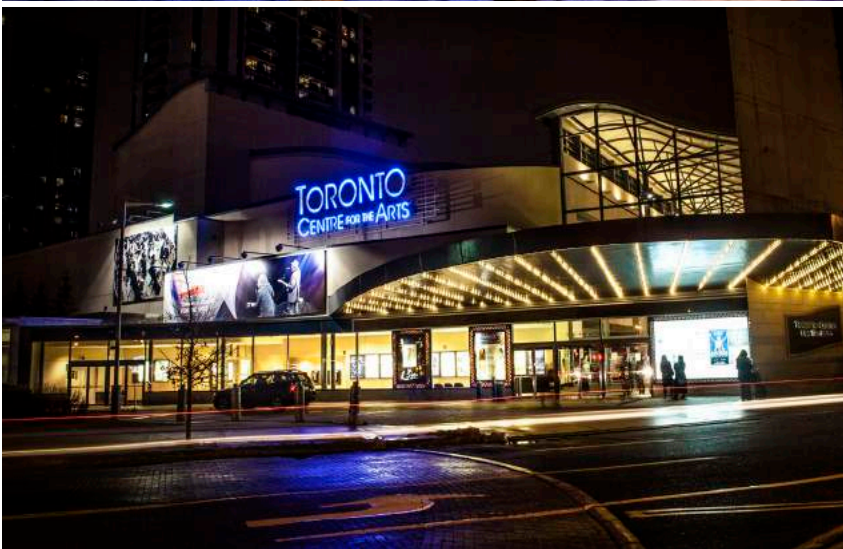
A quick walk to Toronto Centre for the Arts and Mel Lastman's Square, a short drive to Yorkdale Shopping Centre or Bayview Village, and a few subway stops to downtown, with Ellie, the choices are endless. With its central location, Ellie can also help you cut down on your commute time and get to work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

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LOCATION LOCATION LOCATION LOCATION LOCATION





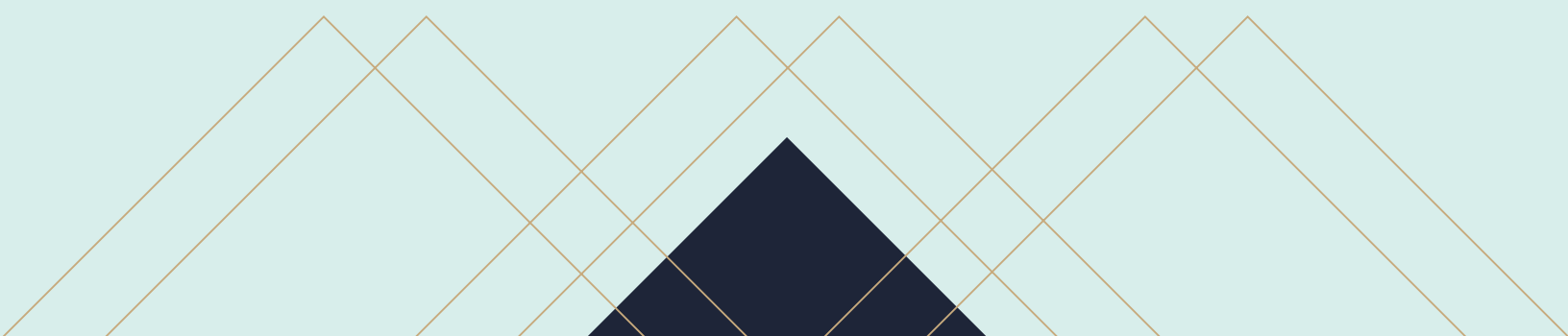
## THE LOBBY

**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.**

**What more could you ask for?**

### 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.







### 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.





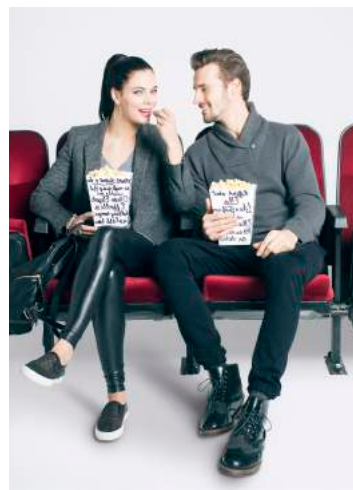
### Resident Party Room

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.



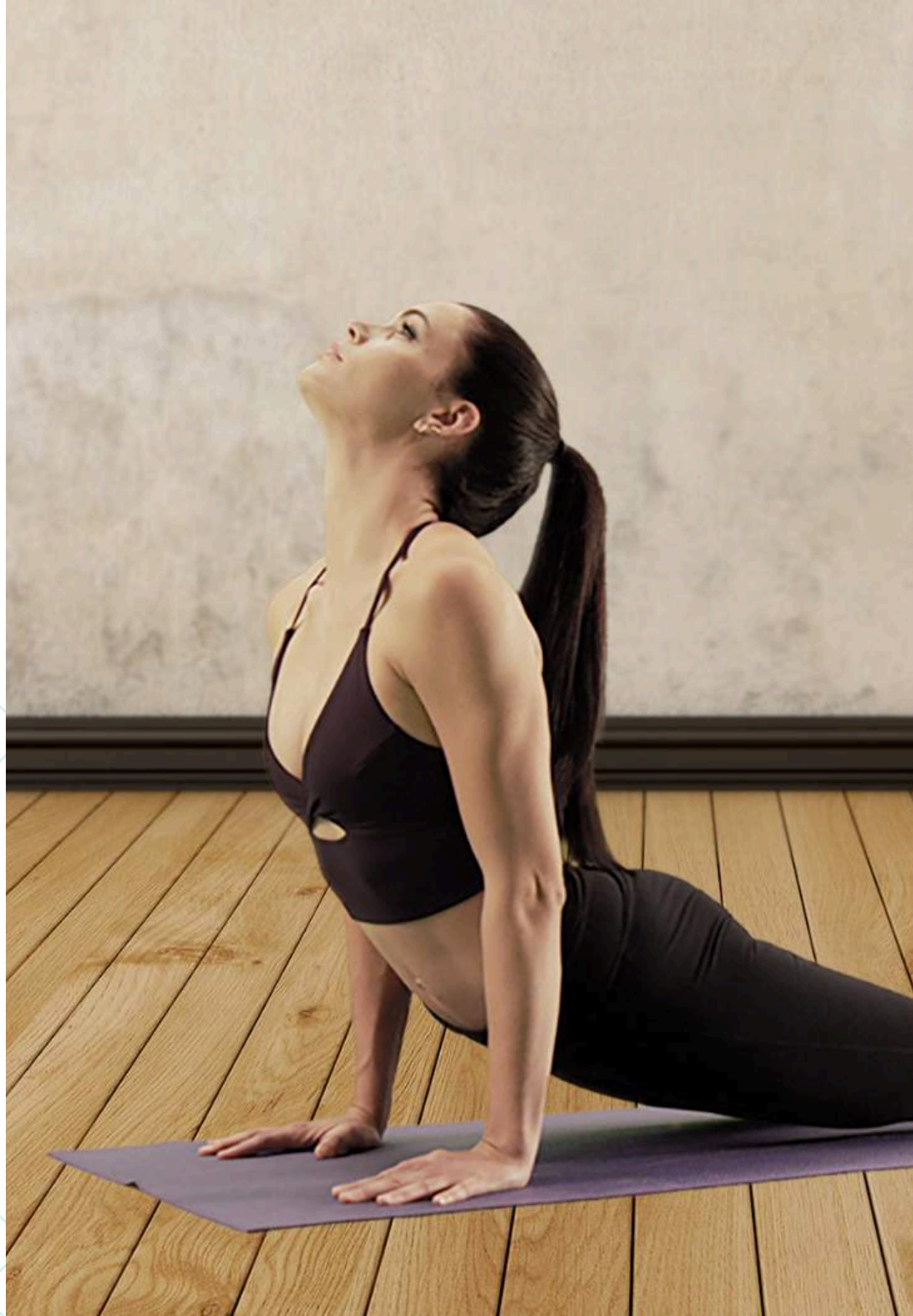
### Fitness Facility Extras

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 —
- ◆ a FINCH
  - ◆ b NORTH YORK CENTRE
  - ◆ c SHEPPARD-YONGE
  - STARBUCKS
- PARKS —
- ◆ 1 MITCHELL FIELD PARK
  - ◆ 2 EDITHVALE PARK
  - ◆ 3 DEMPSEY PARK
  - ◆ 4 BESCROFT PARK
  - ◆ 5 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





## Bedrooms

Spacious bedrooms that boast an abundance of natural sunlight offer 9-ft 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.



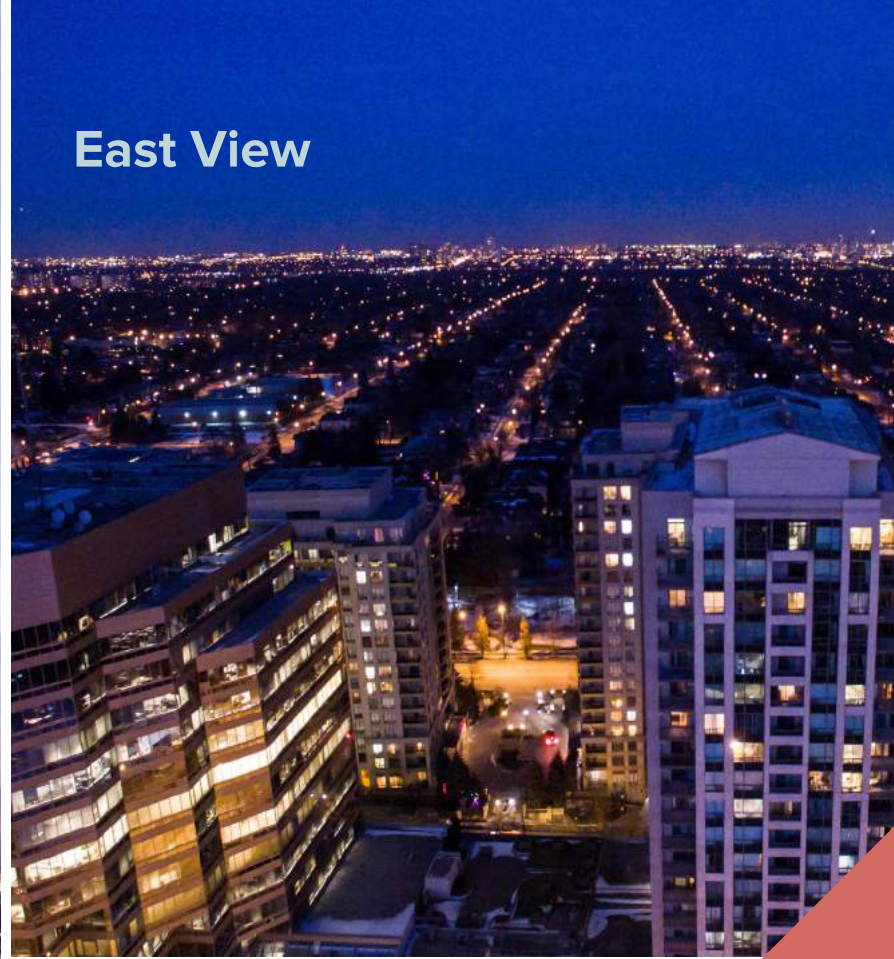
West View



VIEWS



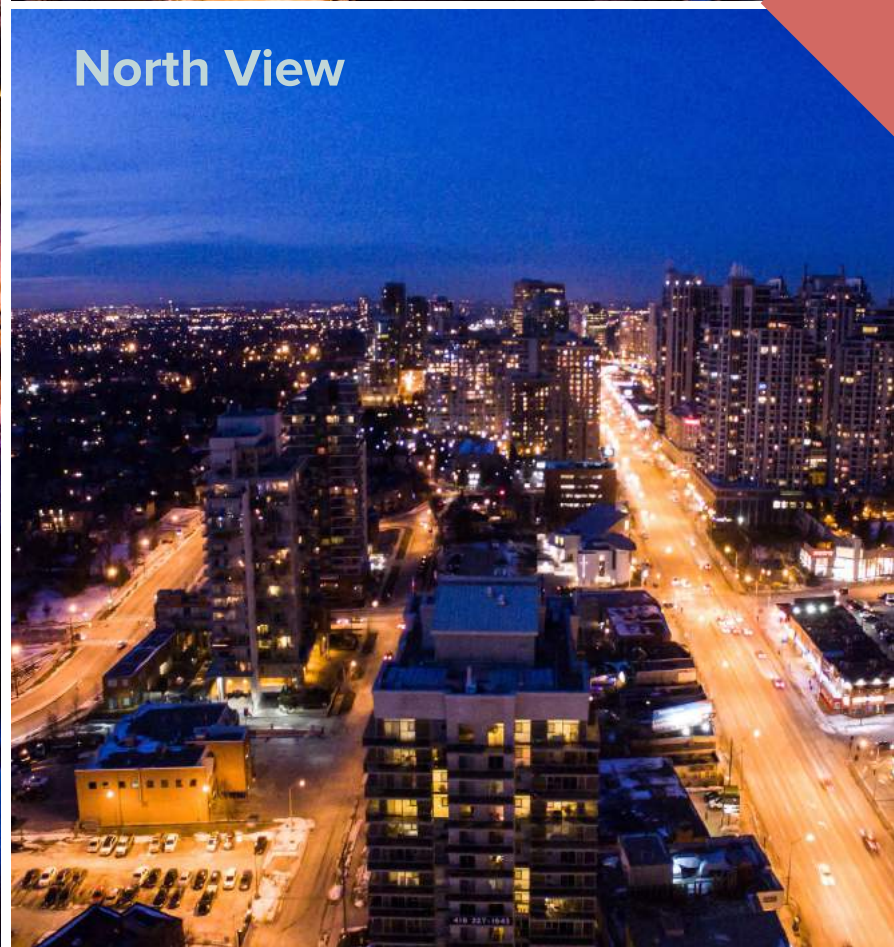
East View



South View



North View





# LUXURY FEATURES & FINISHES

## GOURMET KITCHEN FEATURES

- Choice of beautiful imported granite kitchen countertops\*\*
- Designer appointed cabinetry with a range of colours\*\*
- Choice of Designer backsplashes\*\*
- Single stainless steel under-mount sink with pull-out faucet
- Smooth-finished ceiling in kitchens and bathrooms with contemporary light fixture

## KITCHEN APPLIANCES

- Name brand appliance package includes:
  - Stainless-steel refrigerator
  - Stainless-steel dishwasher
  - Stainless-steel electric range
  - Stainless-steel over the range microwave/hood fan combo

## LAUNDRY

- Stacked front-loading washer and dryer
- Premium ceramic flooring\*\*

## BATHROOM FEATURES

- Choice of elegant granite countertops\*\*
- Designer series single lever faucet
- Contemporary water-efficient toilet
- Custom double-door vanity
- Medicine cabinet with a mirrored door
- Convenient light in the shower\*
- Luxury deep soaker tub
- Chrome-finish pressure balanced valve for bathtub and shower

## LIVING AREA FEATURES

- Floor to ceiling height of 9 feet\*\*\*
- Premium laminate flooring\*\*
- 4" Baseboards with co-ordinating 2" door casings
- Painted casings on interior doors
- Professionally painted with no or low VOC off-white eggshell wall paint
- Solid core entry door with brushed chrome hardware
- Energy Efficient Low-E coated double-pane glazed windows

## TECHNOLOGY

- Pre-wired cable for television and phone outlets for communication
- Weatherproof electrical outlet located on balcony
- Individual suite hydro meter
- 250u High-Speed Internet service
- White Decora light switches and matching electrical outlets
- Capped outlet in the dining room
- Distinctive ceiling light fixtures in foyer, kitchen, den, hallways & walk-in closets\*\*

## COMFORT & PEACE OF MIND

- Courteous 24 hours concierge service 7 days a week
- Easy-use security access card to all entrances
- Underground parking security cameras
- Entry phone access system in building
- Suite equipped with smoke detector, heat detector and circuit breaker
- Four pipe fan coil system

## THE HEIGHT OF ELEGANCE

- All penthouse and lower penthouse suites feature soaring 10' high ceilings\*\*\*

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\* As per plan

\*\* As per vendor's standard samples.

\*\*\* Ceiling heights are subject to bulkheads, exposed ducts, dropped ceilings and structural beams. 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 material 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. November 2017.

# bazinga!

The essential utility and private communication tool for your community



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

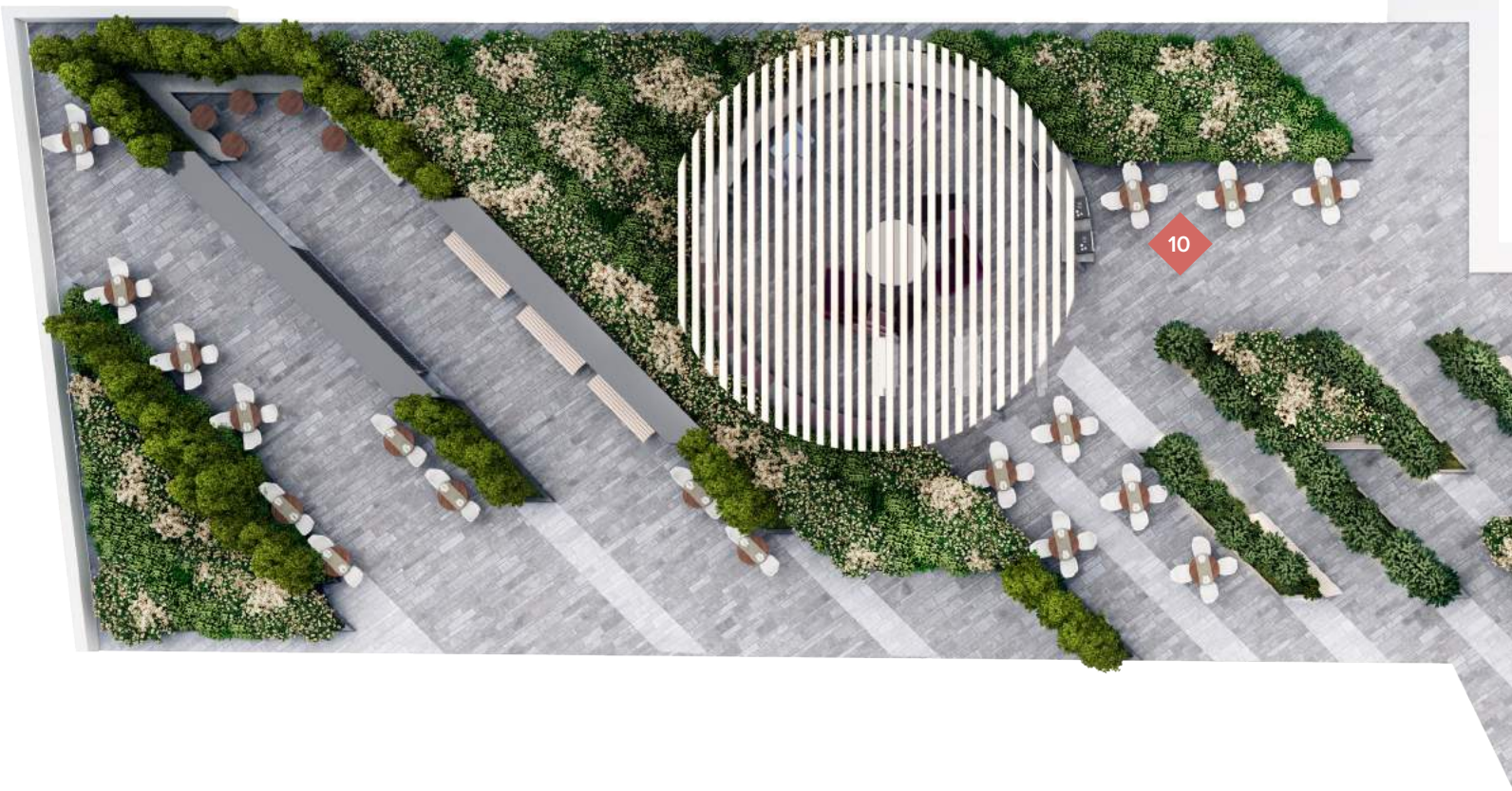
Stay on top of what is happening in your building no matter where you are

#### 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



# CLUB ELLIE

- |   |                |  |                 |
|---|----------------|--|-----------------|
|  1 | Party Room     |  6  | Yoga / Spinning |
|  2 | Private Dining |  7  | Theatre         |
|  3 | Weight Room    |  8  | Billiards Room  |
|  4 | Saunas         |  9  | Games Room      |
|  5 | Exercise Room  |  10 | Rooftop Terrace |



# INITIATIVES GREENS

## 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



**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 enfolded 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.

