



wellesley
ON THE PARK





Mark Li
Sales Representative



LEADING EDGE REALTY INC.
BROKERAGE*

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OFFICE
1994-13

It's time for something different.
Introducing 11 Wellesley.
It's a landmark condominium community on a lush and abundant city park, where you can easily connect, thrive, and flourish. Steps to the subway in the heart of Toronto, on Wellesley between Bay & Yonge, you can coexist with the simplicity of nature. It's a magnificent refuge that links the electricity of city living with the beauty of a substantial and spectacular park setting. Stunning suites, impressive amenities, and unparalleled views in every direction. **Live Well.**





AN ICONIC ADDRESS *TAKES* *ROOT*

A true architectural landmark, 11 Wellesley's sculptural design is inspired by a tall version of glass vases designed by the Finnish modern architect, Alvar Aalto. Between the curved corners, a series of changes in the balcony's geometry creates a strong visual effect reinforcing the bold and dramatic shape of the tower. The residential floors above the podium are designed as a series of terraces to make a graceful transition from the park. This is 11 Wellesley. Geometric. Organic. Iconic.





PODIUM

A NEW FORM OF LUXURY ON THE PARK

A public promenade wraps around the building, providing a seamless transition from the tower to the park. The promenade blends with the tree-lined streetscape on Wellesley. Landscaped with pathways and flower gardens, the 1.6-acre park offers inspiring experiences and social gathering spaces. A place to relax, refresh and recharge, the park elevates 11 Wellesley to a one-of-a-kind destination in the city.

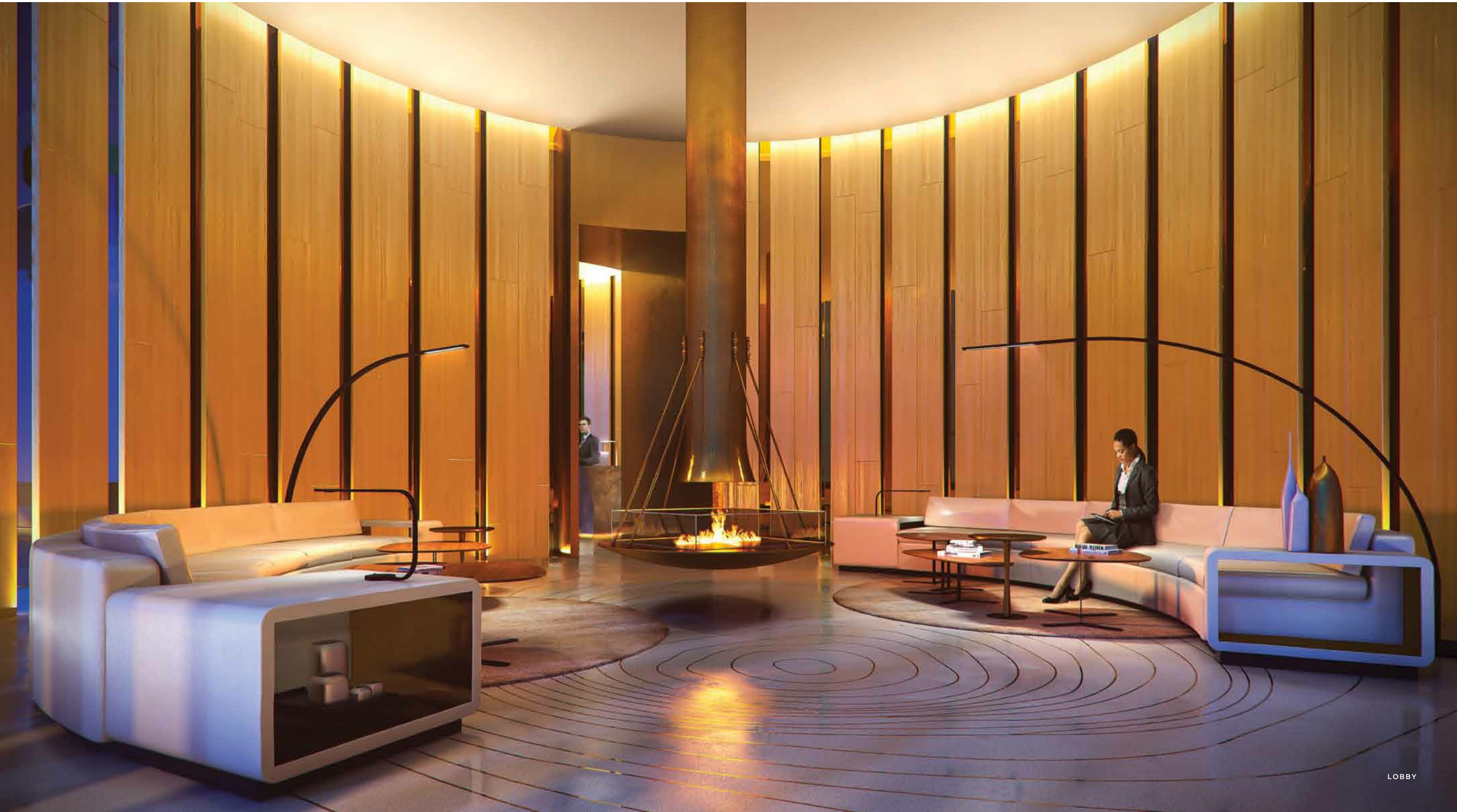


PORTE COCHERE

AN ELEGANT WELCOME HOME

Coming home to 11 Wellesley is nothing short of spectacular. A grand curving porte cochere driveway below an impressive canopy of polished stone and gleaming columns make a distinguished statement of arrival. The tall glass swivel doors open in to an immaculate lobby detailed with elegant finishes.

It starts with nature and evolves into something greater. A fresh new urban aesthetic defines the cosmopolitan ambience in the magnificent lobby of 11 Wellesley. Clean lines, geometric forms, organic shapes - the lobby décor takes inspiration from plants, rocks and natural elements. Bright, airy and spacious with double-height ceiling, the finishes reflect 11 Wellesley's vision to integrate nature and life.





The tower sits on a multi-level, mixed-use podium that will house a fine selection of retail stores, offices and building amenities, culminating in a marvelous 5th floor rooftop terrace exclusively for residents. Vibrant patios and storefronts will animate the Wellesley streetscape with new life and vitality. This is your front-row seat to the pulse of downtown.

A LIFE WELL CULTIVATED



It's about celebrating, about living life to the fullest. Relax by the stunning poolside after a busy day in the city. Host a special occasion in the well-appointed party room or the gorgeous wraparound terrace with alfresco lounge, stylish cabanas, bbq's and fantastic city views. Rock the digital world in the wi-fi enabled, multimedia entertainment lounge. Stay fit and healthy with all the latest bar-bells and whistles in the state-of-the-art fitness centre. At 11 Wellesley, living well is a way of life.



RELAXATION ROOM

Inspire body, mind and spirit in the invigorating Spa, detailed with teak walls, floor and ceiling for a holistic, soothing look. Stylish sconces and concealed lighting coves illuminate the room with a soft diffused radiance. The ambience is mellow, the feeling is fresh.

The 5th floor Terrace is an inviting space with comfortable seating integrated into the beautiful landscaping. Whether it's a social gathering with friends and family, or just a private moment amidst alluring nature, it's a great place to spend time in the great outdoors.

THE GREAT OUTDOORS

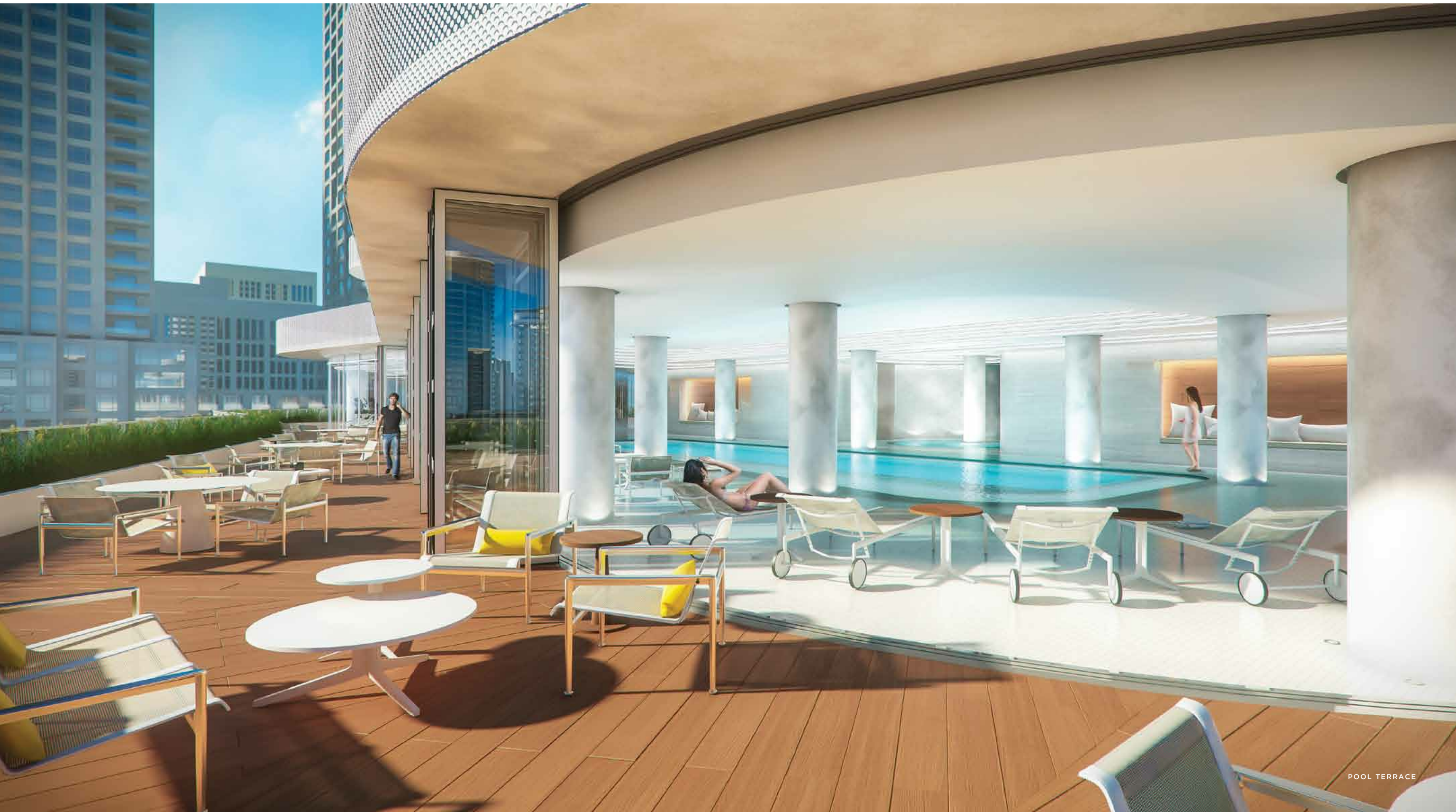




Make memories in the magnificent Party Room, decorated with white polished concrete floor tiles and warm douglas fir walls with modern brass accents. The elegant theme is carried through with a sleek brass fireplace, brass pivoting doors and stunning contemporary furniture. The dining room is accented with a gorgeous light fixture over the massive dining table.

AN OASIS OF WELL-BEING

The spectacular Poolside Lounge and Terrace is the ultimate social zone that's designed for both indoor and outdoor use. Extensive floor-to-ceiling glass seamlessly connects both spaces, allowing the pool and terrace to function as one amenity. With its teak plank flooring and contemporary lounge furniture, it's an exciting patio for the summer months, your favourite venue for parties and get-togethers.





POOL

The magnificent pool is an oasis of freshness and well-being with warm teak wood accents throughout and contemporary polished concrete walls and columns. The enchanting pattern of multicolored floor tiles is mirrored onto the ceiling, in the light bands.



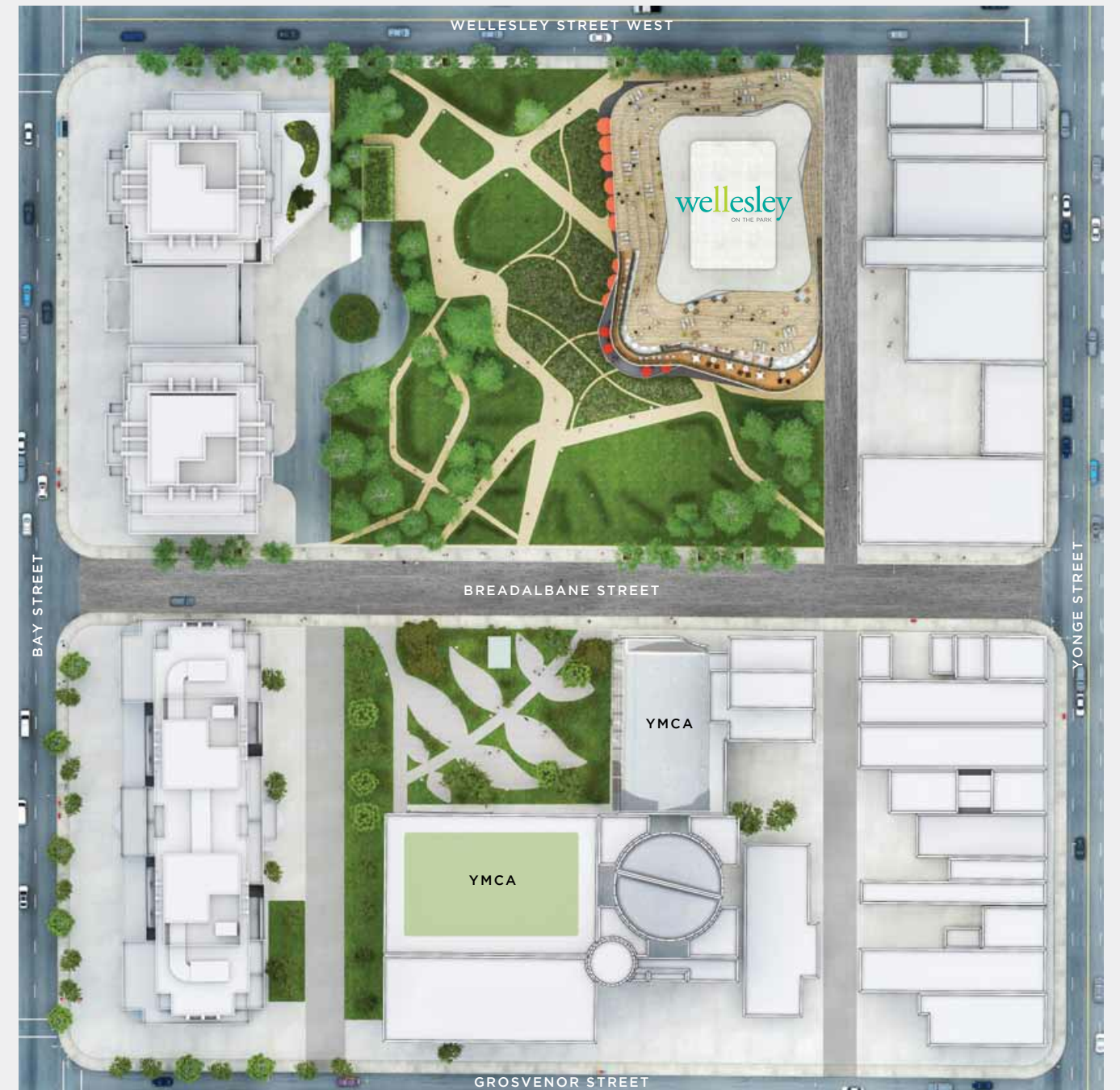
Light, bright and airy, the state-of-the-art Fitness Centre embodies the principles of health and wellness with the latest cardio, spin and weights equipment. Curvaceous lighting integrated into the ceiling mirrors the inlays in the flooring. Smooth sliding doors allow you to create an intimate Yoga studio. Tall expanses of glass offer panoramic views of the patio outside, which has additional lounge seating.



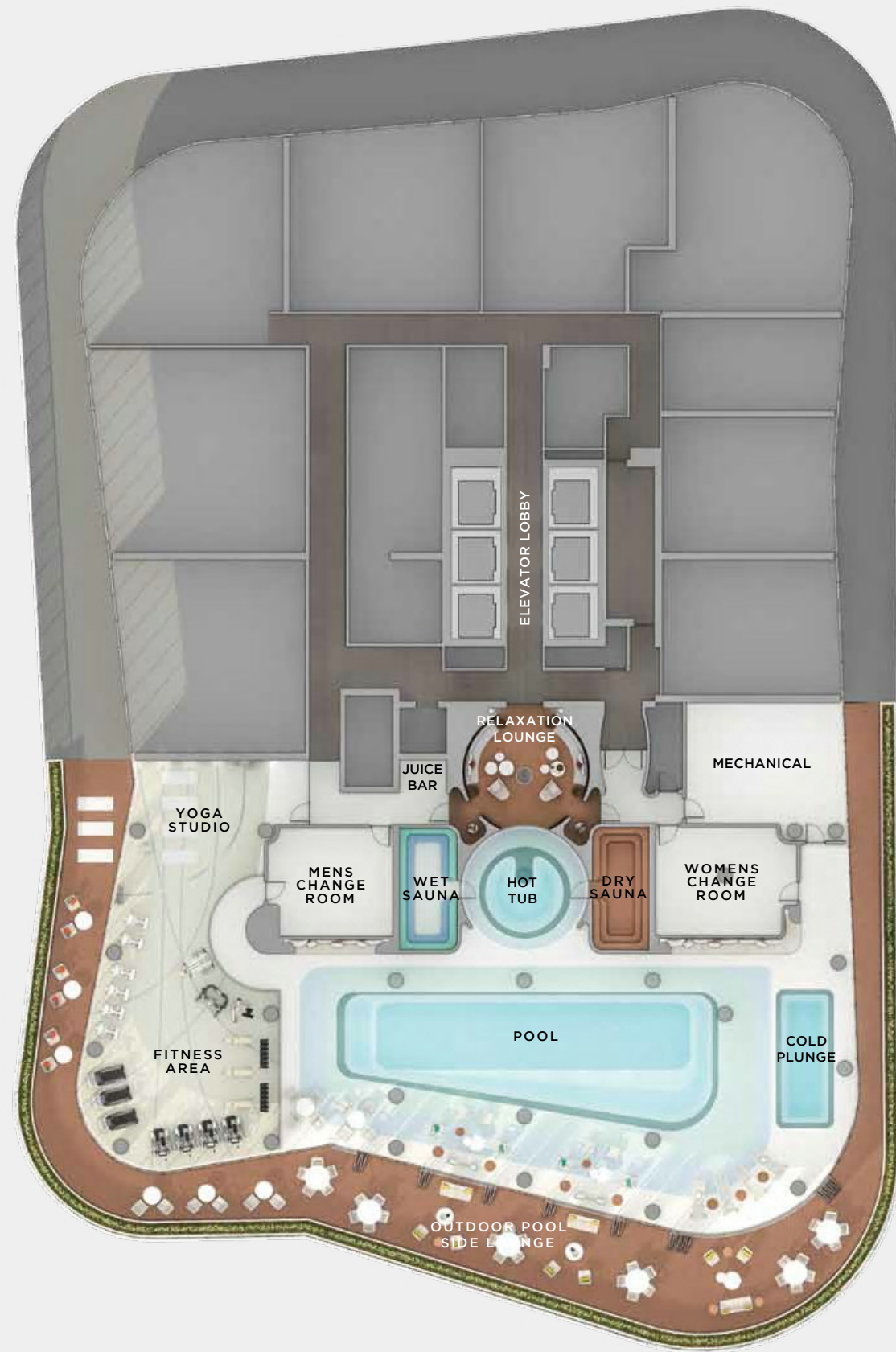
GROUND LEVEL PLAN



SITE PLAN



4TH FLOOR



5TH FLOOR





A BREATH OF FRESH AIR

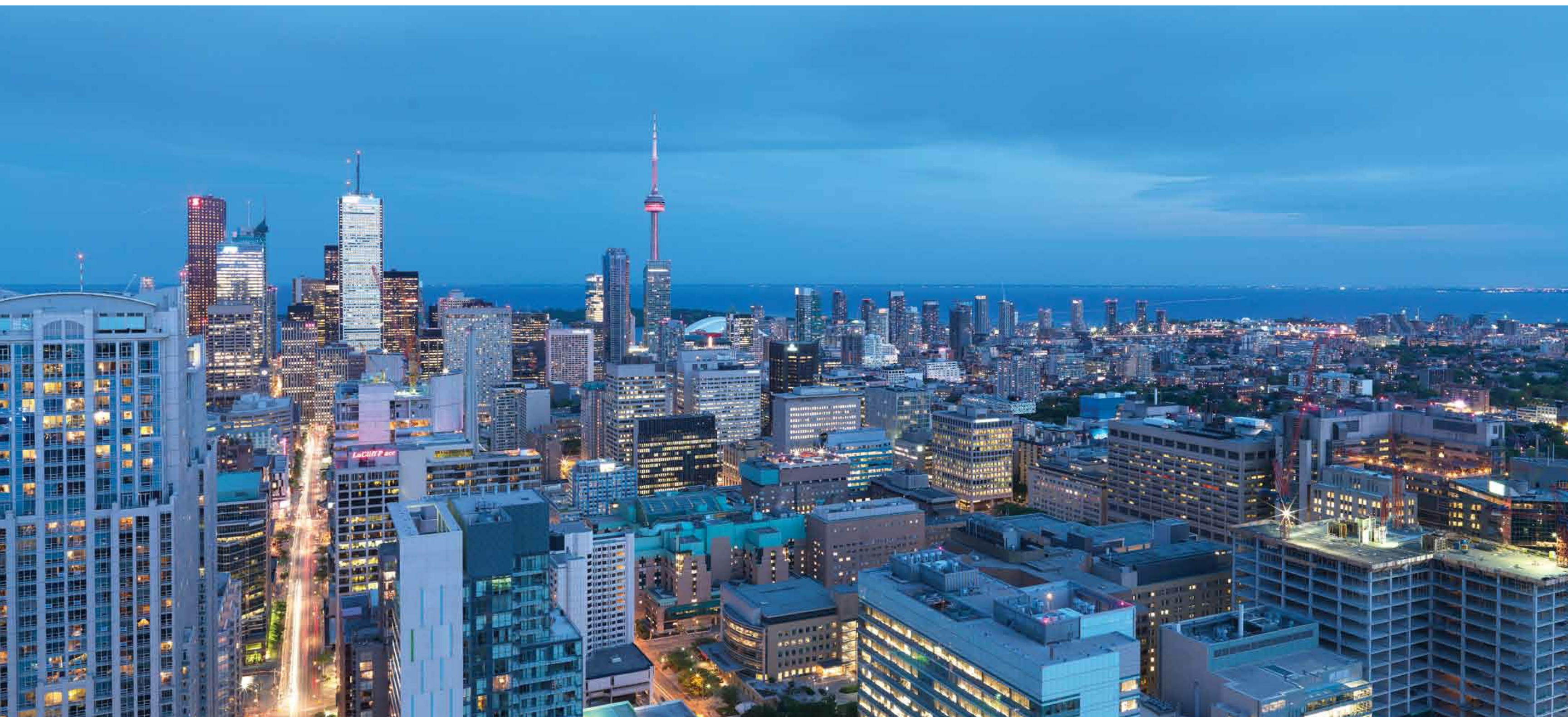
You couldn't ask for a more perfect location than 11 Wellesley. Live at the centre of an endless choice of transit, shopping, dining, art, theatre and educational opportunities. Walk to the subway and downtown campuses of the University of Toronto and Ryerson University or fashionable Bloor-Yorkville with its designer boutiques, five-star hotels and gourmet restaurants. Five minutes to the south is the Financial District, buzzing with activity day or night, while next door is the Entertainment District with its theatres, clubs and fine dining. This is city living at its best.

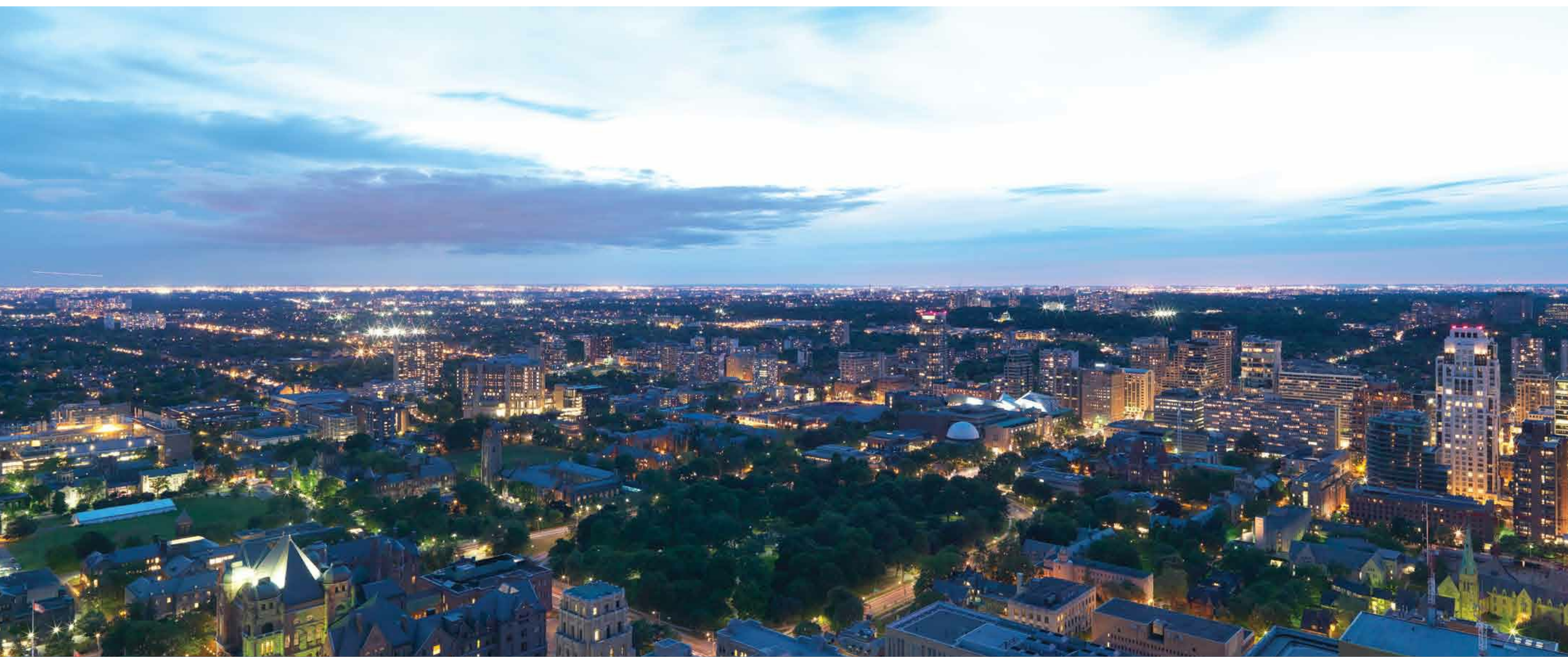












THE TRUE NATURE OF URBAN LUXURY



Style, meet substance. Introducing a superb collection of urban suites designed to elevate living. Clean, flowing spaces, fresh open concept layouts, natural organic finishes. Gorgeous terraces or balconies with forever city views. Bright and airy interiors that sparkle with premium features. This is what living well is all about.





SUITE

Downtown urban living just got a cosmopolitan makeover. Sleek layered wood accented with lacquer finishes for a rich contemporary look in the kitchen. Curved kitchen pantry doors that complement the graceful contours of the building. Modern chrome fixtures with matching hardware. At 11 Wellesley, design and craftsmanship are taken to the next level.



Features & FINISHES

BUILDING FEATURES

Ground level entry lobby

Six high speed elevators

Pet Spa –Mezzanine Level

24 Hour Concierge

FOURTH LEVEL AMENITIES INCLUDE:

- > Equipped fitness centre
- > Men and women washrooms and change rooms
- > Indoor pool, cold plunge and hot tub
- > Spa facility with dry sauna, steam room, showers and relaxing lounge > Yoga/Aerobic studio

FIFTH LEVEL AMENITY LEVEL INCLUDE:

- > Multi-purpose party room with kitchen facilities > Lounging outdoor terrace with BBQ
- > Management office
- > Meeting Room

Individual storage/bicycle lockers**

PROJECT FEATURES

Commercial Parking

Dedicated Parking Lobby & Elevator

Ground Floor Retail

Commercial Offices

SUITE FINISHES

Approximately 8.5’ ceilings. ***

Exterior glass sliding doors***

Solid core entry door with hardware and security viewer

Individually controlled heat pump heating and cooling system

40 Ounce broadloom and upgraded under pad in bedrooms***

Multi strip engineered hardwood flooring in den, living rooms, dining rooms, foyers and halls***

Mirror Sliders on closet doors**

In-suite smoke detector

In-suite carbon monoxide detector

Laundry with stacked washer/dryer vented to exterior

Ceramic flooring in laundry area

Interior walls painted off white quality latex*

KITCHEN

Choice of multi strip engineered hardwood flooring, porcelain or ceramic flooring*

Selection of designer series kitchen cabinetry*

Granite countertop*

Designer series mosaic or glass tile backsplash*

Stainless steel sink with single lever faucet and pullout vegetable spray***

Panelled refrigerator, panelled dishwasher and S/S range and oven, S/S microwave with built in fan hood vented to exterior

Ceiling mounted lighting fixture*

MASTER ENSUITE BATHROOM

Choice of marble, porcelain or ceramic flooring* ***

Medicine cabinet **

Marble counter with designer raised basin*

Safety pressure-balancing valve in tub**

5’ soaker tub or shower with glass panel with chrome faucets***

Designer selected plumbing fixtures and cabinetry**

Choice of marble, porcelain or ceramic wall tile in tub or shower area ***

Exterior vented exhaust fan

Entry privacy lock

MAIN BATHROOM

Choice of ceramic or porcelain flooring * ***

Laminate countertop with basin*

Safety pressure-balancing valve in tub**

5’ soaker tub or shower with glass panel with chrome faucets***

Designer selected plumbing fixtures and cabinetry**

Choice of porcelain or ceramic wall tile in tub or shower area ***

Exterior vented exhaust fan

Entry privacy lock

ELECTRICAL FEATURES

Rough in ceiling light outlets in dining room

Lighting fixtures in bathrooms**

Lighting fixture in hallway

Cable television outlets in den, living room and master bedroom**

Telephone outlets in living room and master bedroom**

Service panel with circuit breaker

SECURITY FEATURES

24-hour Concierge

24-hour Security cameras in select garage/parking areas

Closed circuit camera monitoring at select building entry points

Electronic communication system in lobby vestibule permits visitors to communicate with suite from building entrances

ENERGY EFFICIENCY FEATURES

Energy Star appliances

Dual flush toilets

Energy efficient light bulbs

Water conserving faucets

Individually metered hydro

Please see provisions in Schedule A relating to Purchaser's rights to select finishes and Vendor's rights to install substitute materials and finishes

* Colours and/or materials to be selected from Vendor's standard sample packages, as provided for below. Vendor shall not be responsible for shade differences occurring from different dye lots.

** If applicable

*** As per plan

**** Except bathrooms, laundry, bulkheads and drop ceilings for mechanical systems, as required

(1) The Vendor shall have the right to make alterations to the selection and specifications relating to Energy Efficient Features.

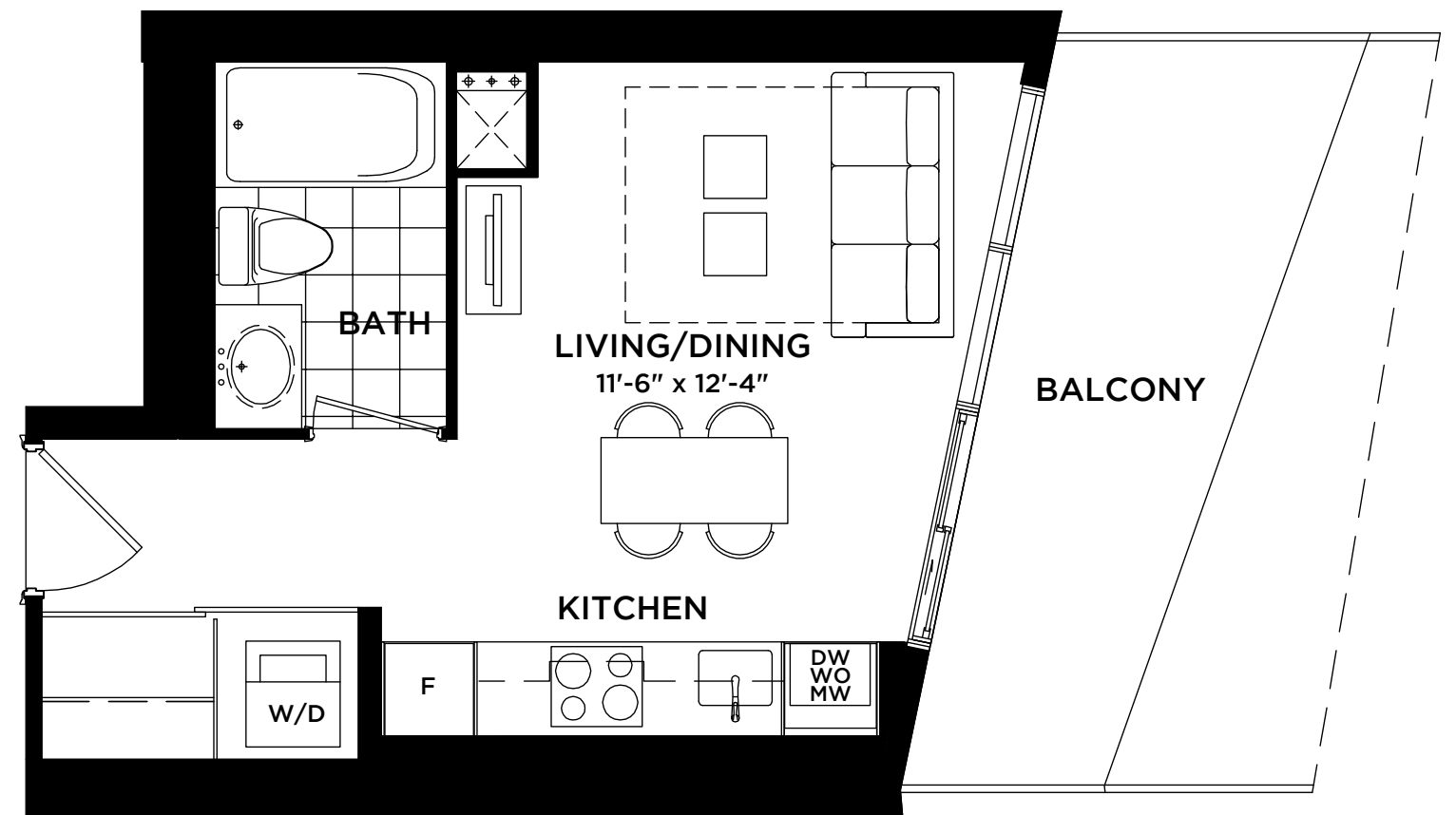
Dated: April 10, 2014

Br Y Nt I r K

studio 300 sq. ft.

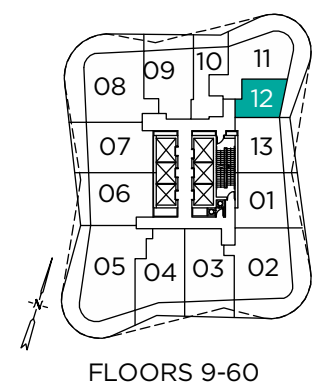
HARMONY OF FORM AND FUNCTION

At 11 Wellesley, form meets function and quality meets choice. A comprehensive selection of thoughtfully designed, liveable floorplans offers something for everyone, from singles and couples to families and empty nesters. Every plan is meticulously detailed to maximize living space. Expansive windows and balconies are positioned to offer bright, airy interiors. Clean fresh layouts take sophisticated urban living to the next level.



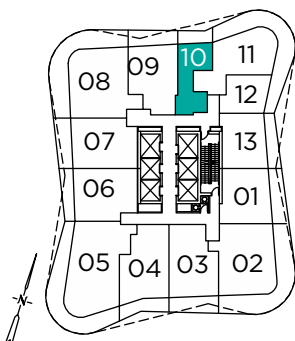
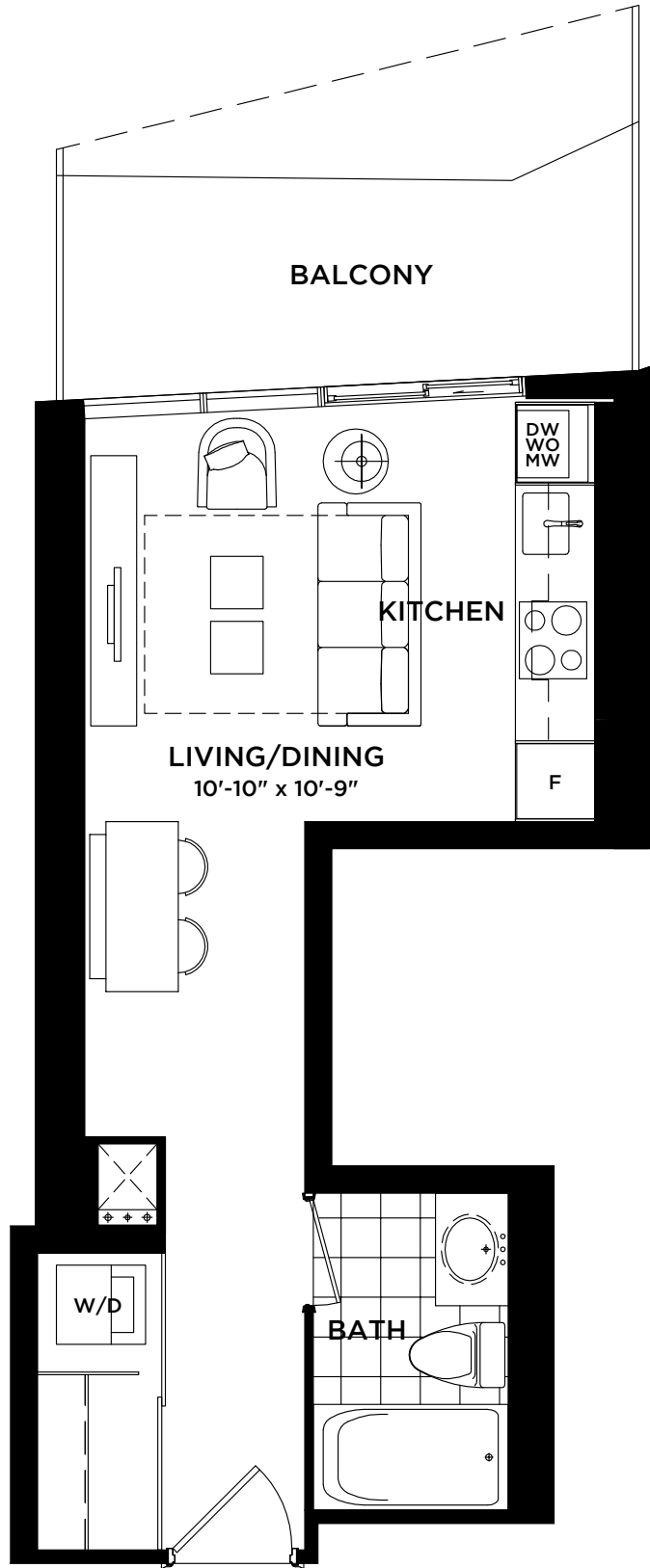
—— BALCONY LINE AT 9TH TO 20TH AND 38TH TO 60TH FLOORS
 - - - - BALCONY LINE AT 21ST TO 37TH FLOORS

All dimensions, specifications and drawings are approximate. Furniture not included.
 Actual square footage may vary from the stated floor plan. E. & O. E..



Be DFOr D IAr K

studio 343 sq. ft.



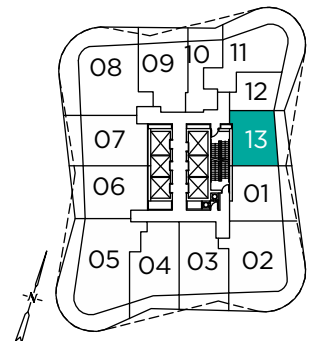
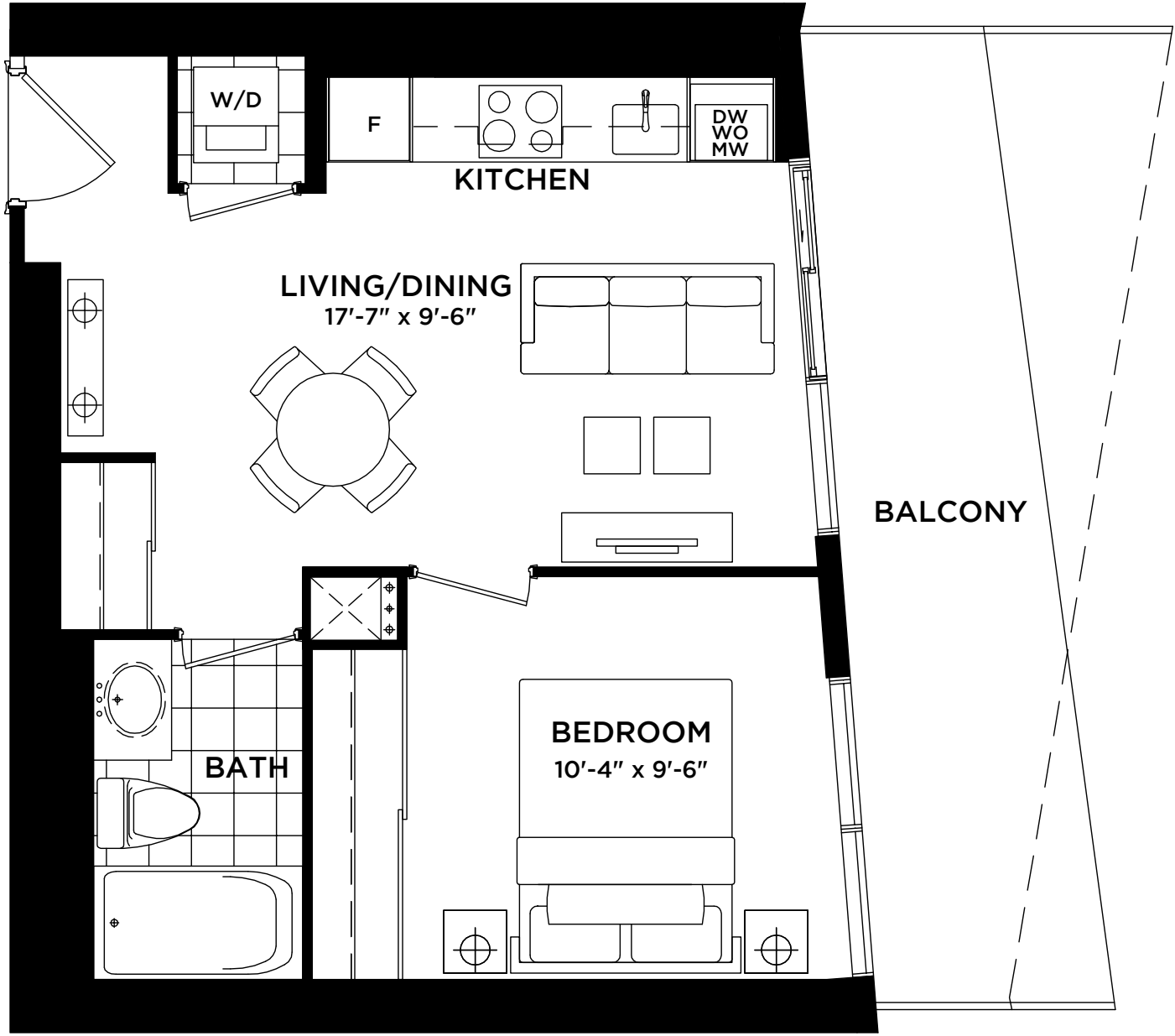
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ClY IAr K

one bedroom 446 sq. ft.



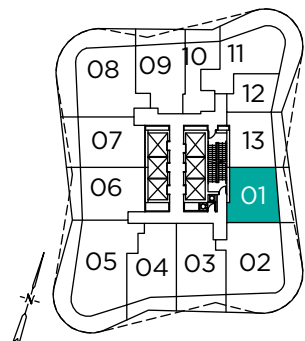
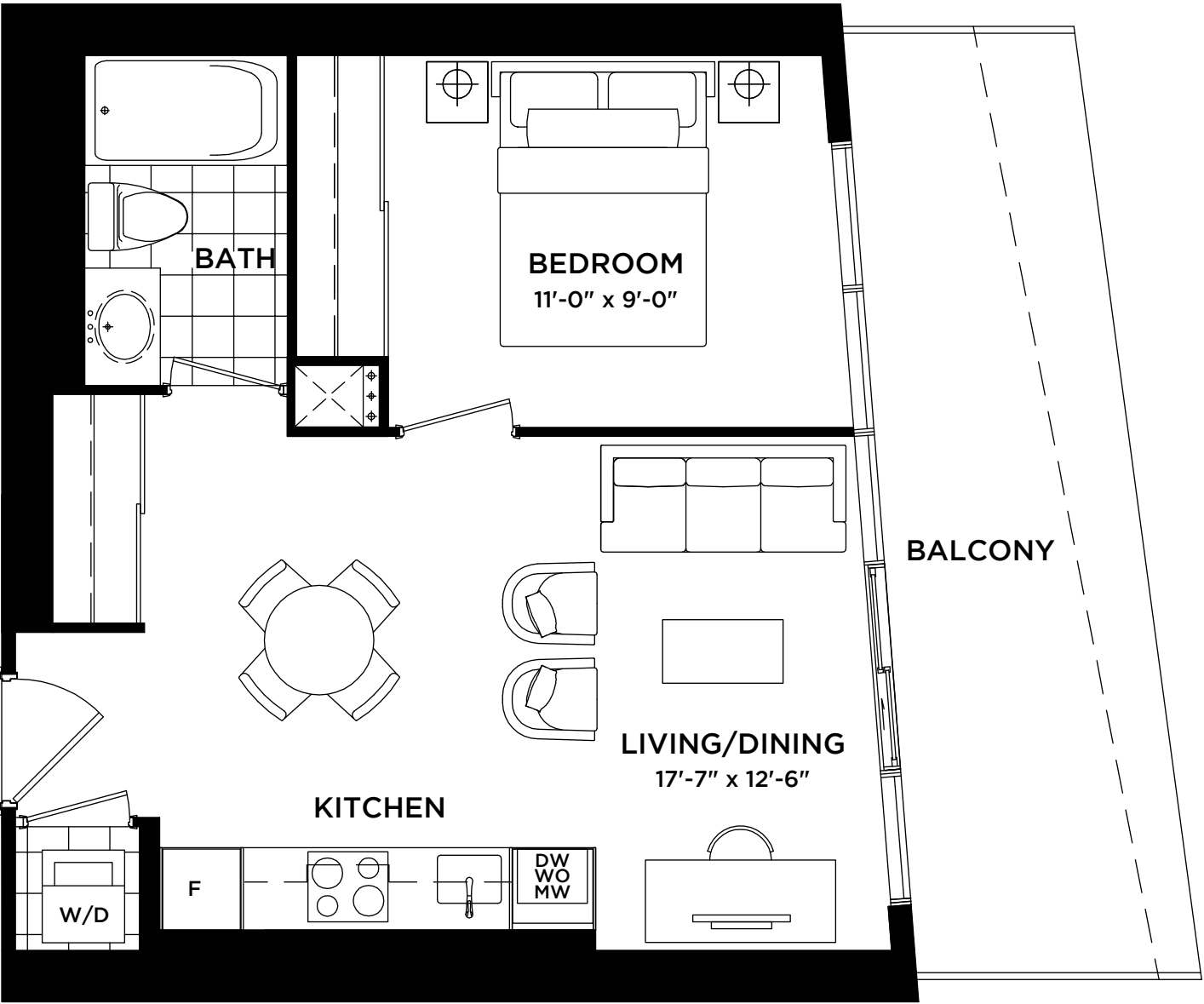
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st Me Yr K

one bedroom 489 sq. ft.



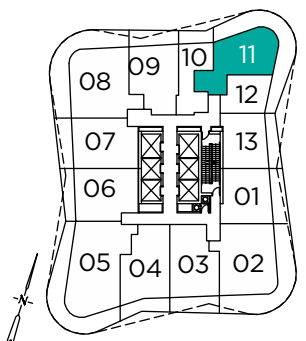
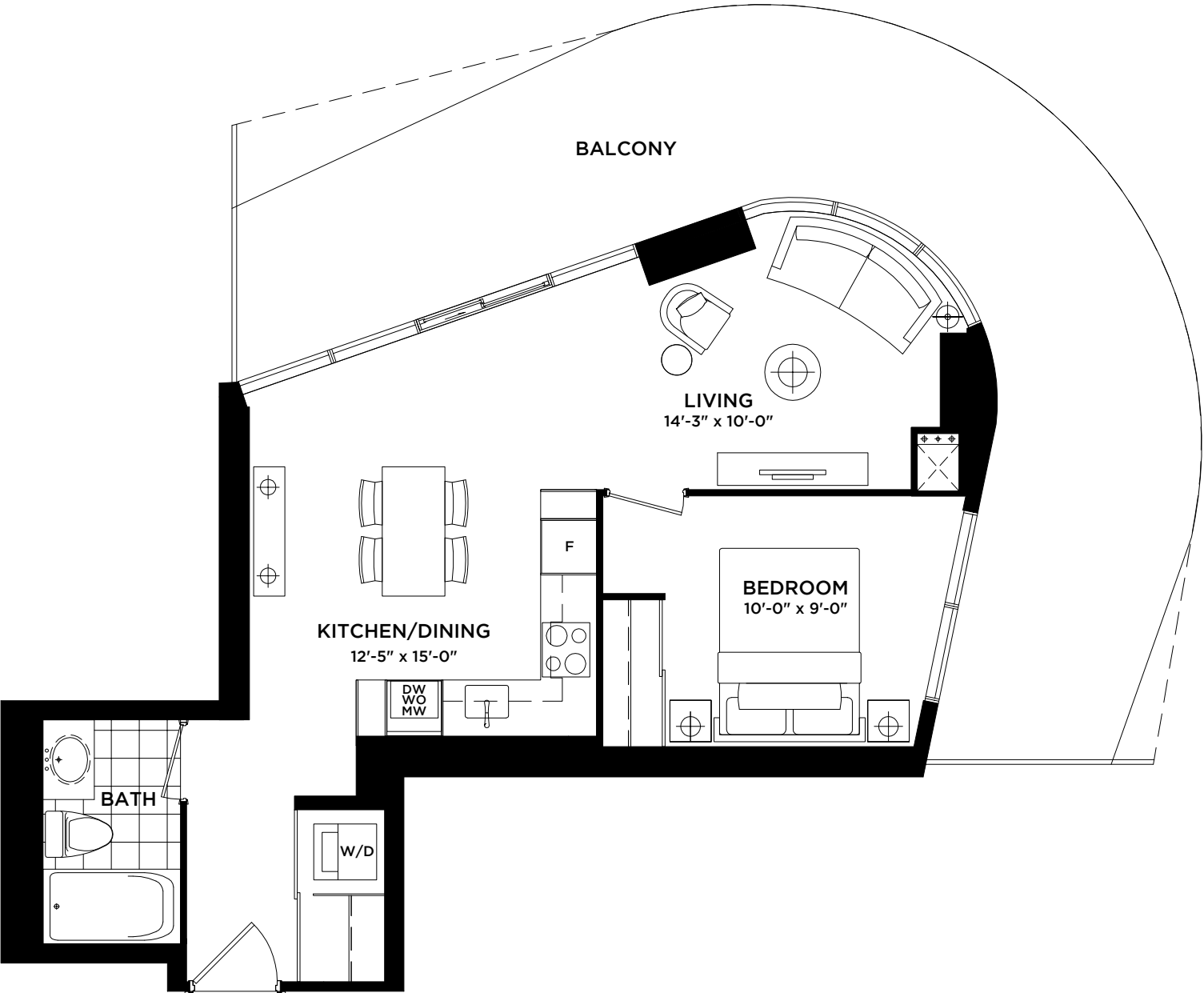
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BxBOx IxK

one bedroom 580 sq. ft.



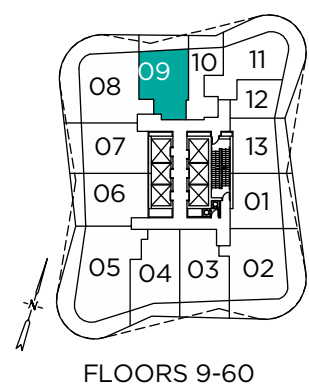
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t r INIt Y I r K

one bedroom + den 529 sq. ft.

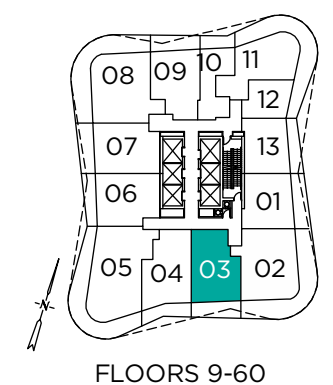
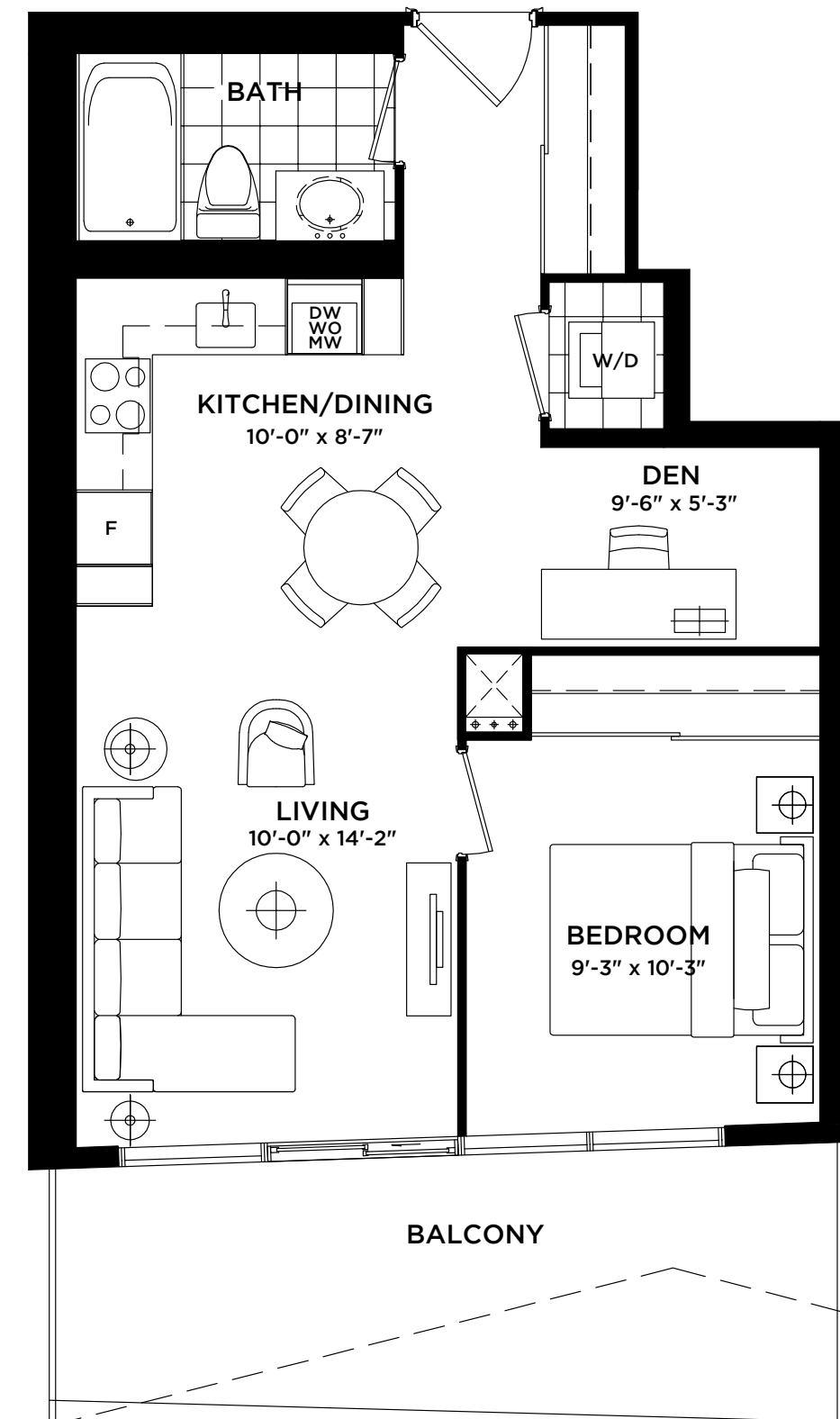


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HIGH I r K

one bedroom + den 567 sq. ft.

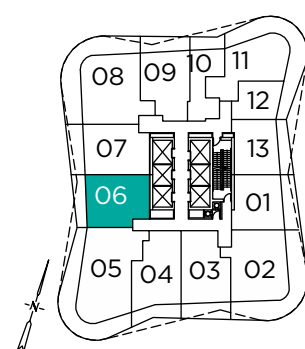
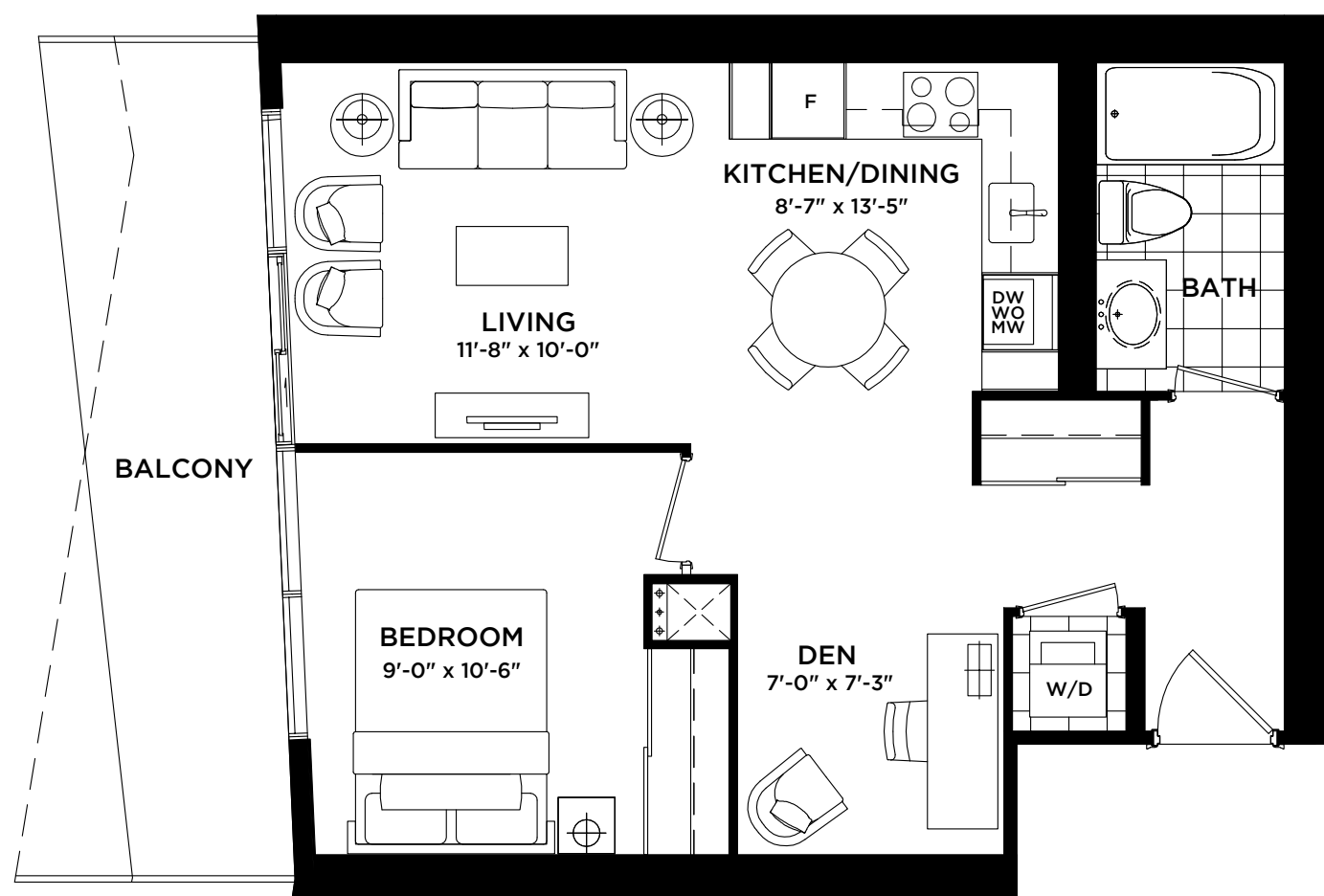


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As Per Inner K

one bedroom + den 575 sq. ft.



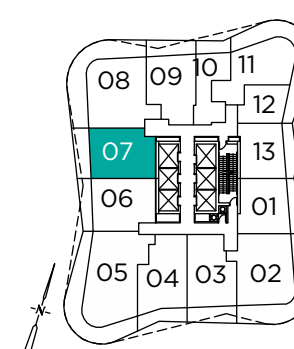
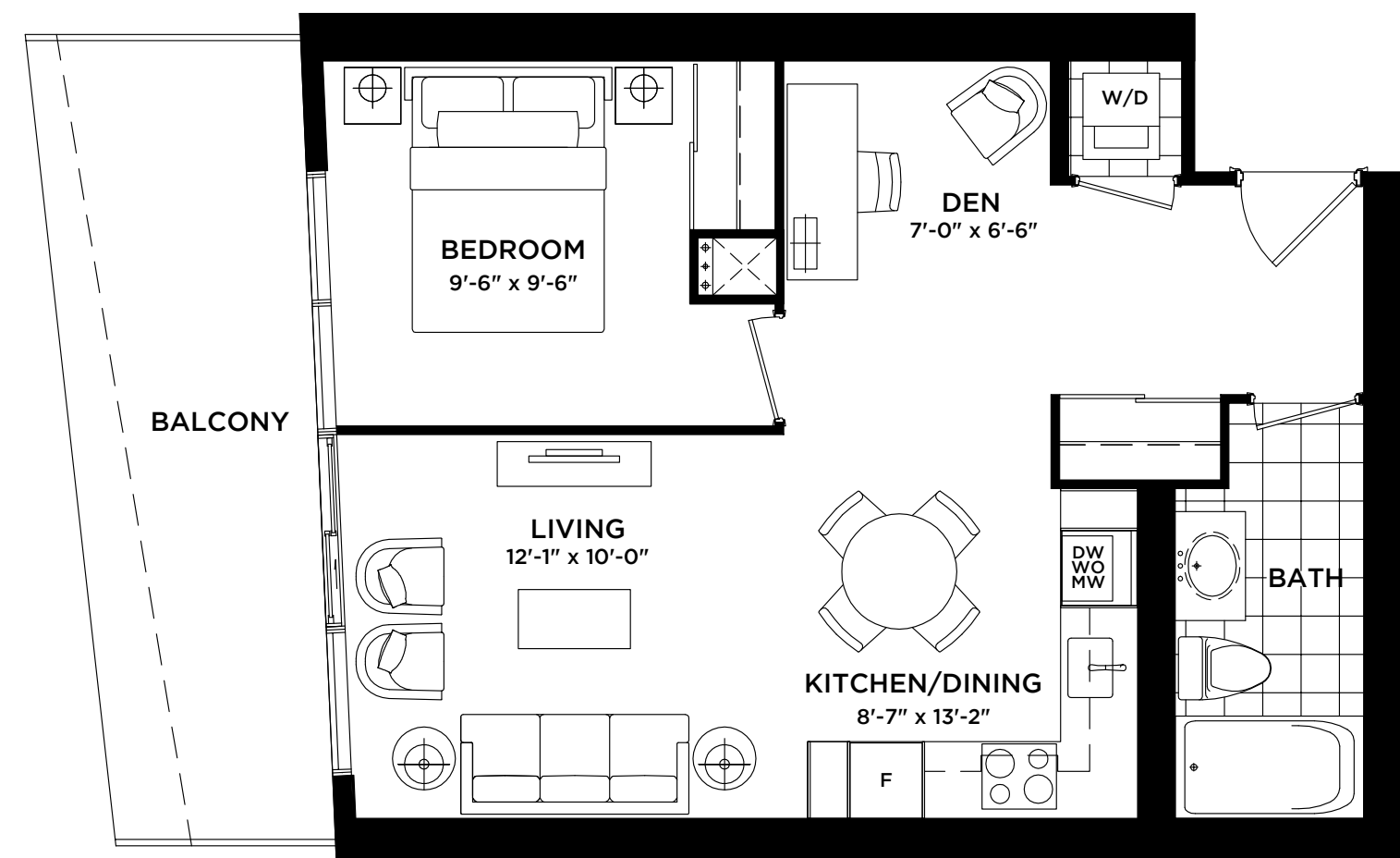
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Cute N Inner K

one bedroom + den 579 sq. ft.



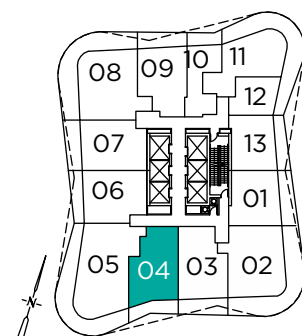
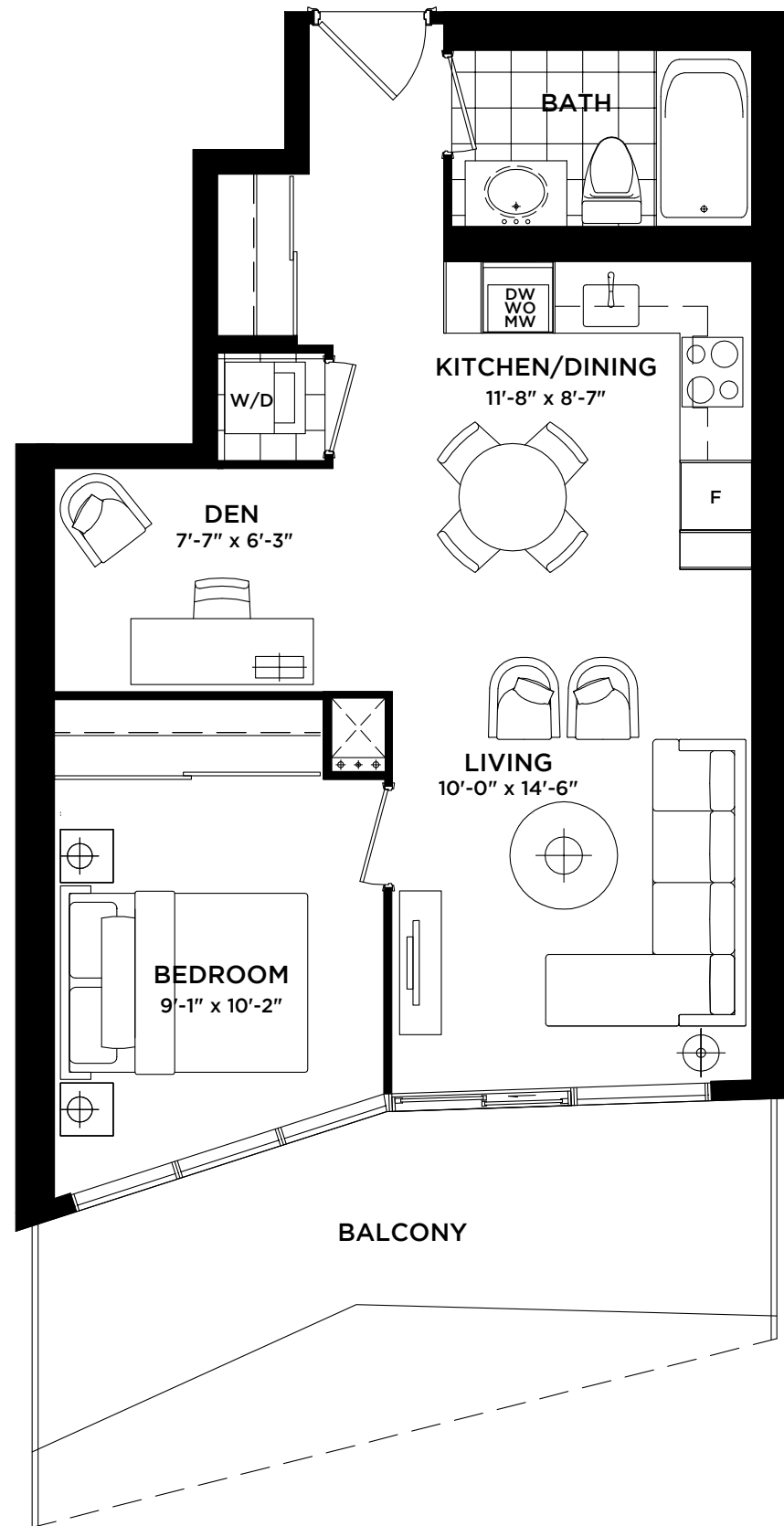
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Griffith Park

one bedroom + den 579 sq. ft.



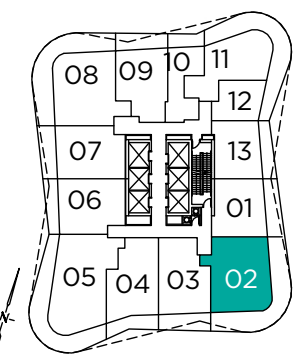
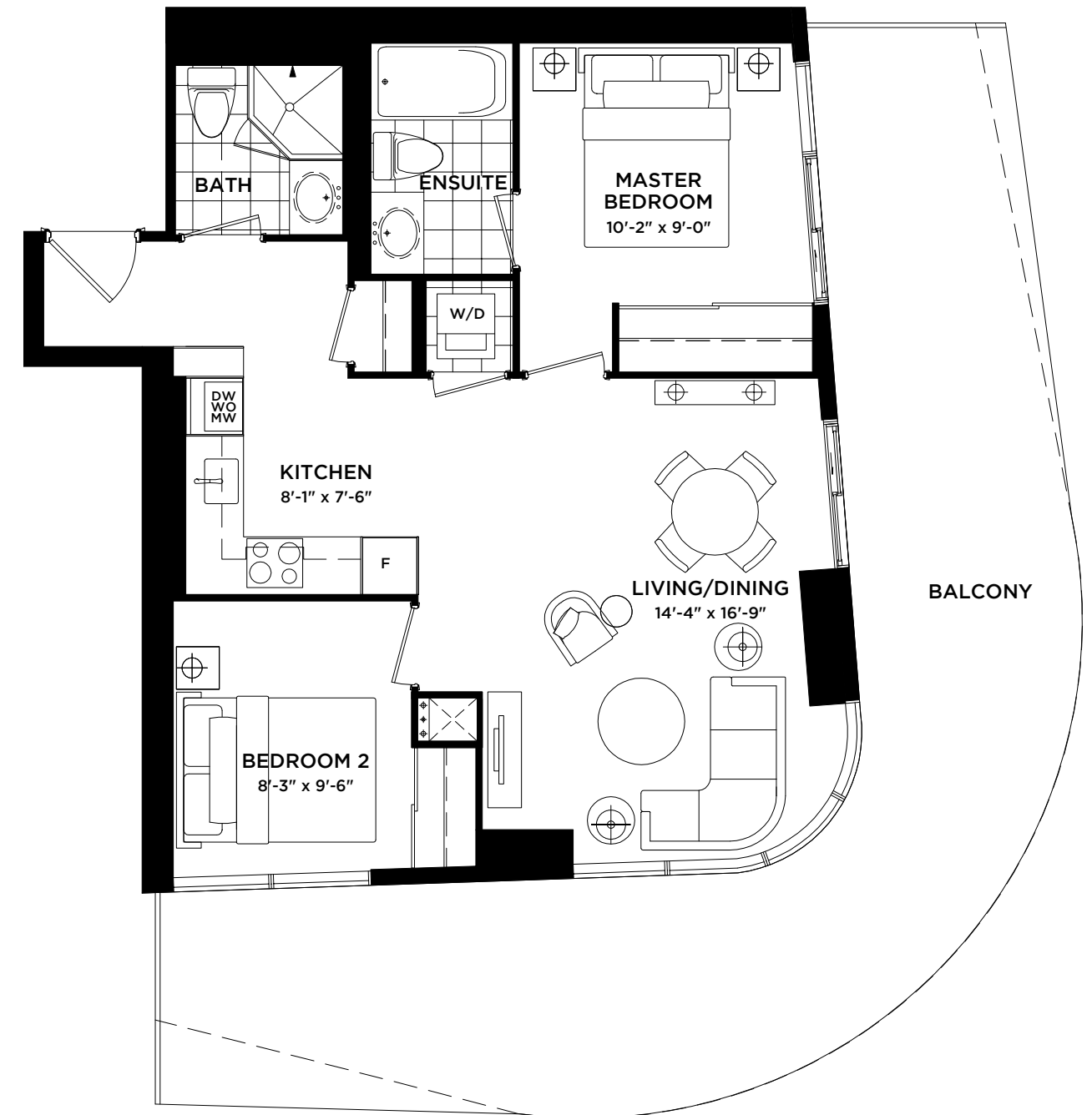
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Incon Park

two bedroom 712 sq. ft.



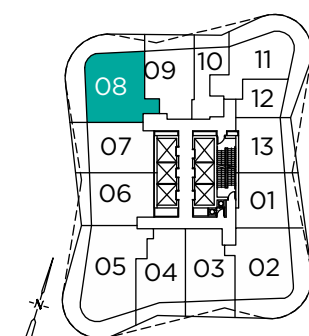
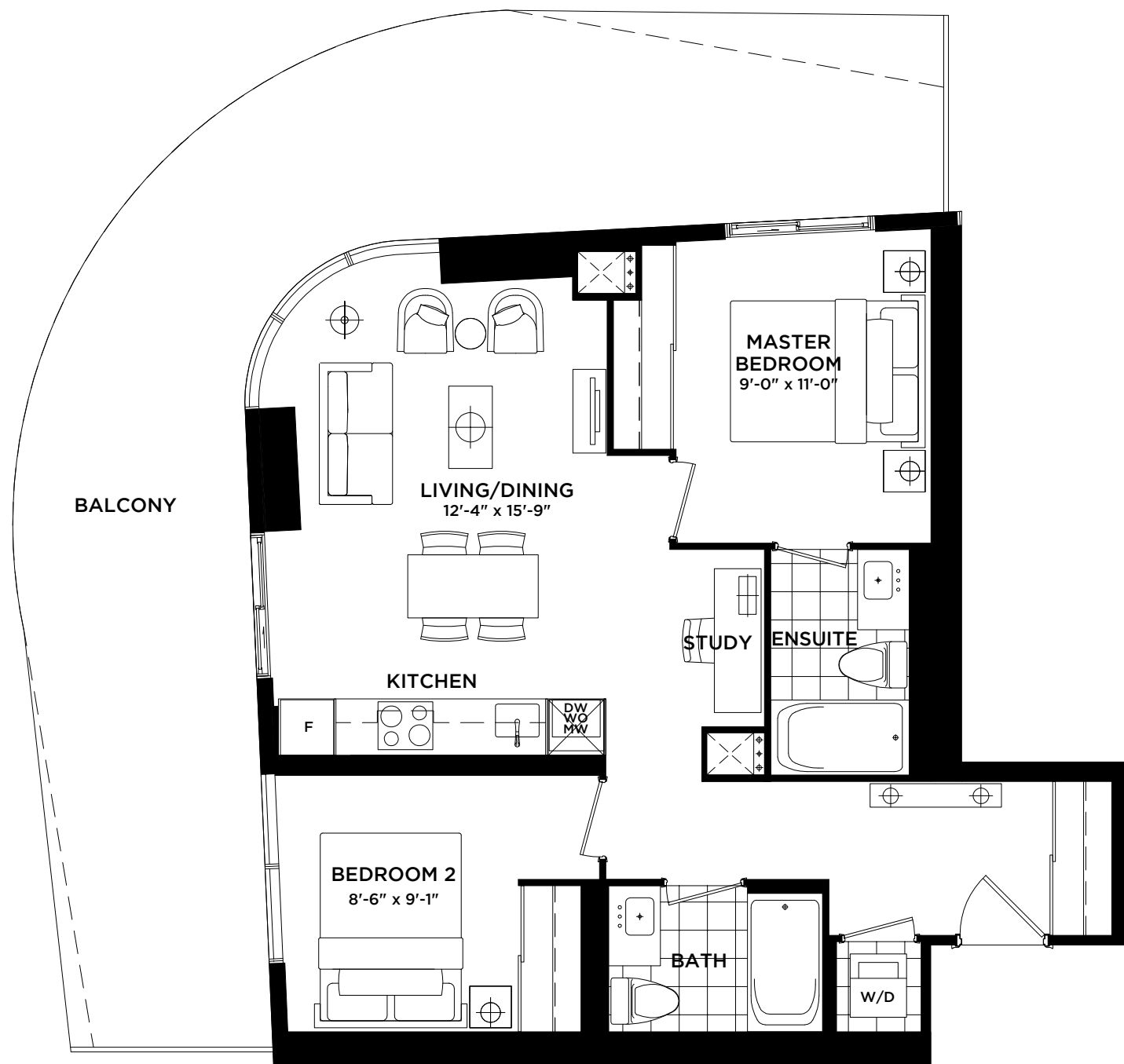
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Queen's Park

two bedroom + study 738 sq. ft.



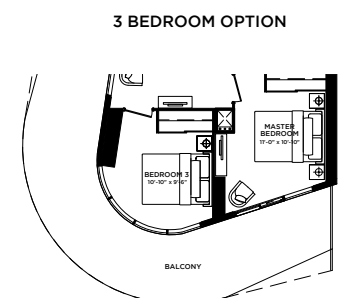
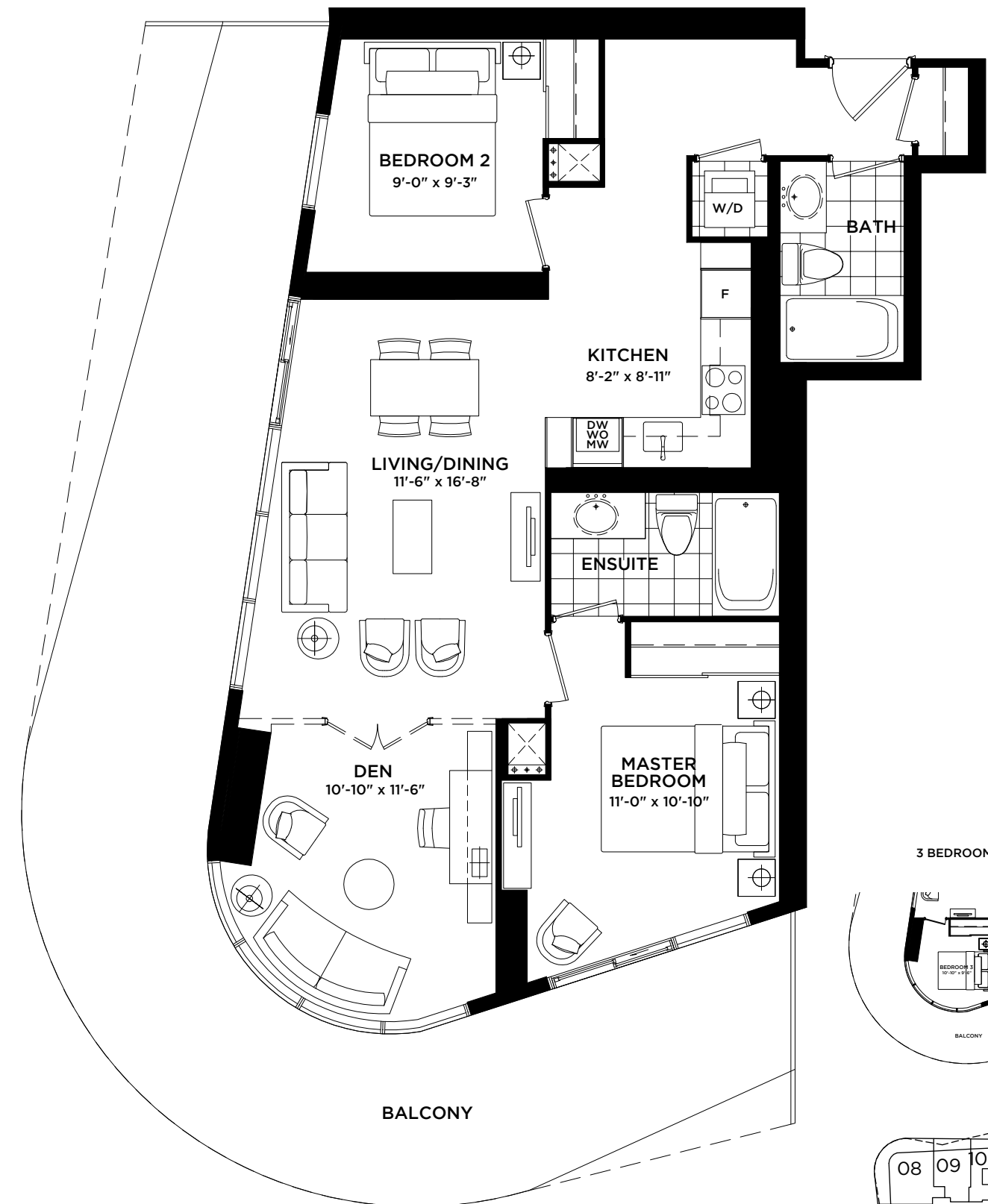
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Center Park

two bedroom + den 878 sq. ft.



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3018 YONGE IN
LAWRENCE PARK



TREVISIO



ONE
BEDFORD



THE RESIDENCES OF
MAPLE LEAF SQUARE



THE BRITT



ICE
CONDOMINIUMS



A BUILDER WITH HISTORY

Within a single decade, multi-award-winning Lanterra Developments has established a reputation as a company that creates landmark residential communities admired for their exceptional architecture, brilliant interior design and an array of amenities that make urban living truly exciting and vital. Led by Chairman Mark Mandelbaum and President and CEO Barry Fenton, Lanterra Developments is firmly committed to delivering state-of-the-art urban environments with exceptional value.

The firm has been honoured locally by the Greater Toronto Home Builder Association (now BILD) as Project of the Year for Toy Factory Lofts, Project of the Year for The Residences of Maple Leaf Square, Best Model Suite for Neptune at WaterParkCity, and earned international recognition at the prestigious Nationals for Murano, Toy Factory Lofts, The Residences of Maple Leaf Square, and ICE Condominiums at York Centre.

LANTERRA
DEVELOPMENTS



KPMB Architects

KPMB was founded in 1987 by Bruce Kuwabara, Thomas Payne, Marianne McKenna and Shirley Blumberg. The firm has since earned hundreds of awards for architectural excellence including 12 Governor General's Medals, Canada's highest honour. In the last decade, KPMB has played a major role in the development of Toronto as an internationally recognized centre with projects for the Bell Lightbox for the Toronto International Film Festival, Canada's National Ballet School, the Gardiner Museum, the Young Centre for Performing Arts and the Royal Conservatory TELUS Centre. KPMB has also contributed to projects across Canada including the Canadian Museum of Nature in Ottawa, Manitoba Hydro Place (LEED Platinum) in Winnipeg and the forthcoming Remail Art Gallery of Saskatchewan in Saskatoon. KPMB is currently working on projects for Princeton University, Boston University, Northwestern University, the University of Pennsylvania, the Aga Khan Foundation of Canada and is part of the consortium to design and build the 2015 Pan American Games Athletes' Village.



Page+Steele/IBI Group Architects

Founded in 1926, Page + Steele has established an award winning tradition of excellence and professionalism. The firm has recently become a subsidiary of IBI Group (www.ibigroup.com), a multidisciplinary global practice headquartered in Toronto, and is now known as Page + Steele/IBI Group Architects (P+S/IBI). The firm has extensive expertise in the design of hotel, residential, office and retail uses. P+S/IBI's experience in these areas has led to the emergence of the firm as the pre-eminent Canadian firm engaged in the design of mixed-use developments for some of the largest developers in North America. For Treviso, architects Vladimir Losner and Henry Burstyn have created a truly exceptional master plan inspired by the architecture and lifestyle of Italy within a singularly important location in the heart of North York.

WELL ROUNDED *te m*

Munge Leung



Established in 1997, Munge Leung is an international award-winning interior design firm, specializing in providing sophisticated design solutions to a diverse palette of projects, including five-star hotels and resorts, luxury condominium developments, exclusive private residences, restaurants and nightclub venues. Munge Leung has received prestigious awards and recognition from Hospitality Design Magazine, International Interior Design Association, Best of Canada Design Awards, and Contract Interiors Awards.

NAK Design



Located in Toronto, NAK Design Group is one of the largest landscape architectural practices in Ontario, working across Canada and around the world in places like China and Thailand, the US and in the Caribbean. The founding principals believe the design process combines a thorough synthesis of the site characteristics with a deep understanding of the programme requirements and, of course, creative thinking and problem solving. Among their many projects are Gardiner Museum of Ceramic Arts, Bell Lightbox and Festival Tower, the garden at the HQ of the Canadian Opera Company and such residential projects as The Cheddington and One Post Road in the exclusive Bridal Path district of Toronto. For their outstanding creative work, NAK Design Group has won national design awards and under the supervision of senior partner Robert Ng, NAK has conceived and executed an extremely site-sensitive landscape programme for ICE Condos at York Centre.





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