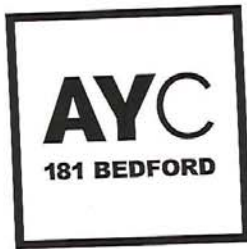




ANNEX YORKVILLE
CONNECTION





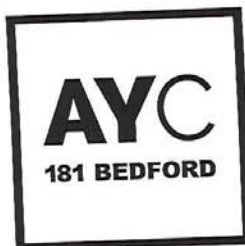
ANNEX YORKVILLE
CONNECTION



LIVE WHERE THE ANNEX & YORKVILLE
COME TOGETHER

AT 181 BEDFORD RD.





ANNEX YORKVILLE CONNECTION



CONNECT WITH LIFE AT TORONTO'S FINEST LOCATION.

At Annex Yorkville Connection, you enjoy the best of life in Toronto's two most amazing neighbourhoods. Each has its own distinct personality, but it's only when you bring them both together that you can enjoy Toronto's most

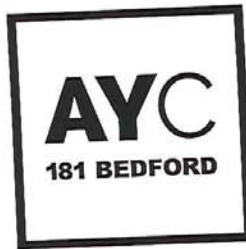
distinguished urban lifestyle. This is the essence of Annex Yorkville Connection, a new community of luxury condominiums and townhome residences that connects you with the life you've always wanted.

*"DAVENPORT AND BEDFORD OCCUPIES
A UNIQUE PART OF THE CITY
— BETWEEN THE INTERESTING
CULTURAL ZONE OF THE ANNEX AND THE
SOPHISTICATION OF YORKVILLE."*

PRISHRAM JAIN
TACT ARCHITECTURE INC.

AYCCONDOS.COM





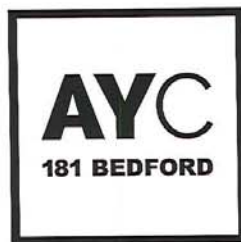
ANNEX YORKVILLE CONNECTION



FOREVER SPECTACULAR CITY VIEWS.

AYC is ideally situated to offer some of the finest unobstructed views in the city. With the established residential neighbourhoods of The Annex and Yorkville to the south, AYC residents can be confident

that their sightlines will remain the same for generations to come. With such truly remarkable views, you can discover a fresh perspective on elite Toronto living here.



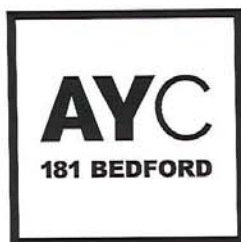
**ANNEX YORKVILLE
CONNECTION**



**THE CONDOMINIUMS + TOWNHOMES AT AYC ARE
THE EMBODIMENT OF WARM MODERNISM.**

AYCCONDOS.COM





ANNEX YORKVILLE CONNECTION

EXPLORING THE WARM MODERNISM OF AYC IN CONVERSATION WITH PRISHRAM JAIN, PRINCIPAL AT TACT ARCHITECTURE INC.

How would you describe your design process at AYC?

The design of AYC is rooted in the definition of Modernism. At TACT Architecture Inc. we practice a type of modernism that we call Warm Modernism. Many people associate conventional modernism with a certain clinical coldness, but you'll find this is not the case at AYC. At Tact, our designs are unequivocally modern yet through the use of natural materials, they are also warm. Inviting. Livable. The design of AYC is inspired by this approach to architecture. We see AYC as sophisticated yet approachable. Modern, yet comfortable.

To what extent does the neighbourhood setting inform your design process?

Davenport and Bedford occupies a unique part of the city — between the interesting cultural zone of The Annex and the sophistication of Yorkville. There is a playfulness in the tower design inspired by The Annex community while there is more of a classic grounded approach to the design of the towns. AYC was inspired by the mix of these two established communities.

Can you tell us a little about the building materials you chose for AYC, and why?

The selection of the material palette was again inspired by our philosophy of warm modernism. A rich and vibrant natural stone for use at the base of the tower around the lobby. Softer natural stone material for the towns and the lower floors of the tower and podium. Wood accents for the canopies and entrance locations. By blending more conventional contemporary building

materials with these warmer organic elements, we were able to create spaces that are both welcoming and refined.

What are your favourite features of the Townhome design?

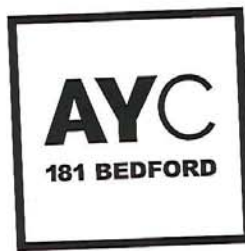
The townhouses are masculine and robust. They sit firmly on the ground and they are assertive with their character, yet they are also soft and sophisticated through the use of warm materials. In this way they are simultaneously confident, inviting and remarkably livable.

What are your favourite features of the AYC Condominium design?

AYC is unique in that it has a changing floor design as you move up through the building. This allows for a more interesting shape for the tower as it rises from its base. The careful location of balconies throughout the building, also create a unique pattern and aesthetic for the tower. The end result is a compelling, dynamic structure that creates a unique presence on the city skyline.

What is your ultimate goal when it comes to your work on AYC?

Designing a residential building in the city of Toronto is a challenging feat. There are many stakeholders involved with many, many issues on the table. If at the end of such a long and complex process, the building we originally conceived of is able to emerge unscathed, then we have succeeded as architects. AYC accomplishes just that.



ANNEX YORKVILLE CONNECTION



CONNECT WITH MODERN DESIGN.

AYC's spacious suites offer a sophisticated prestige lifestyle unlike any other.

At AYC the first thing we considered when we created our luxury suites was you, the future homeowner. It was our simple goal to design spaces that would anticipate and accommodate all of your needs

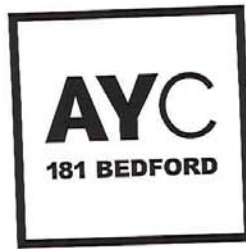
and desires. The end result is a truly singular collection of suites that are uniquely well suited to meet the demands of modern life. Open concept floor plans, well thought out storage spaces, large balconies, lavish master suites and gourmet kitchens have all been carefully crafted to maximize both style and comfort.

*"LIKE A GOOD TAILOR,
AS DESIGNERS, WE TRY
TO UNDERSTAND THE
WANTS AND NEEDS OF
THE CLIENT. TO PROVIDE
A FUNCTIONAL, INVITING
ENVIRONMENT
IN WHICH TO LIVE."*

BRYON PATTON
BRYON PATTON, INTERIOR DESIGNER
AT PATTON & ASSOCIATES

AYCCONDOS.COM





ANNEX YORKVILLE
CONNECTION



+ EXTERIOR ENTRANCE



+ PARTY ROOM



ANNEX YORKVILLE
CONNECTION



**SOPHISTICATED.
VIBRANT.
DESIGNED.**

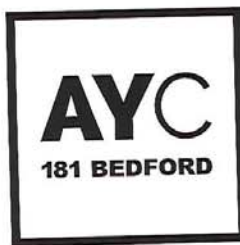
*Inspired by warm modernism,
AYC's amenities let you enjoy the
ultimate urban lifestyle.*

Enter AYC's opulent lobby and
find yourself instantly enveloped
in an atmosphere that is at once

exclusive, yet also warm and
inviting. This is the essence of the
AYC experience. It's a carefully
cultivated inner world of superior
style and sophistication that lets
you be a happier, healthier
version of yourself.

AYCCONDOS.COM



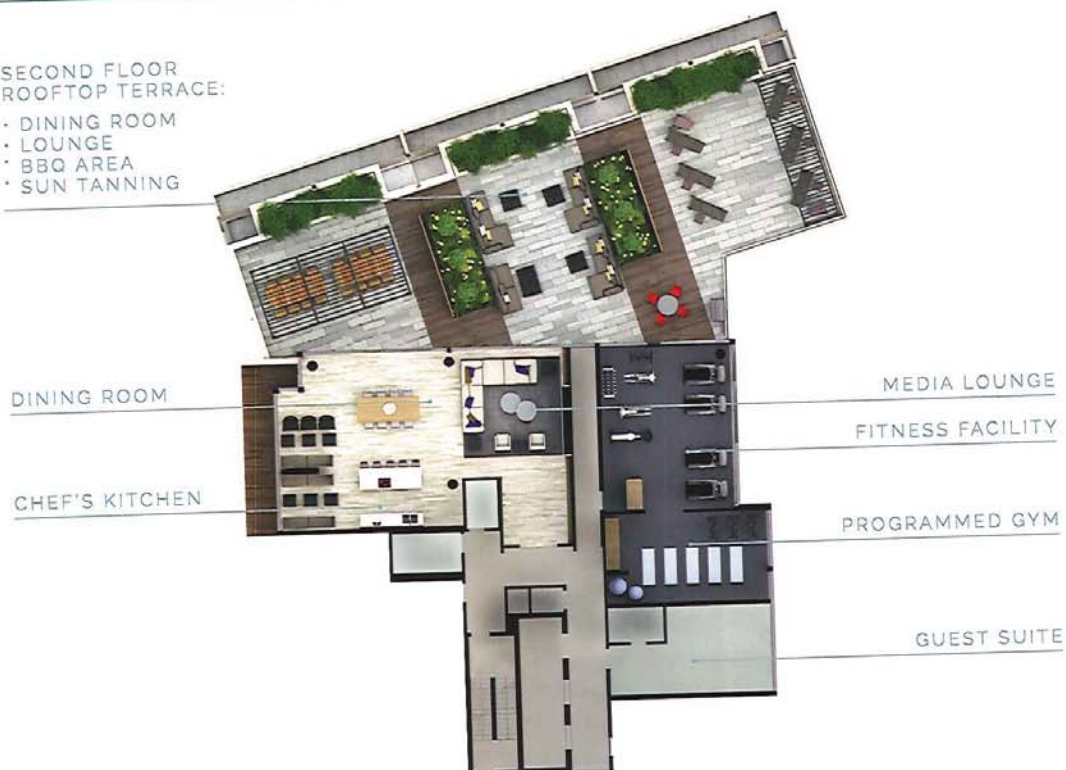


ANNEX YORKVILLE CONNECTION



SECOND FLOOR ROOFTOP TERRACE:

- DINING ROOM
- LOUNGE
- BBQ AREA
- SUN TANNING





ANNEX YORKVILLE CONNECTION



CONNECT WITH MORE OF EVERYTHING YOU LOVE.

There's a fitness centre to nourish your body with an exceptional selection of state-of-the-art cardio and resistance equipment. When you have visitors, you can offer them the use of our beautifully appointed guest suite, providing a true taste of the comfort and sophistication at AYC. There is also ample guest parking for your visitors' convenience. Our spectacular party room is the perfect setting for everything from more intimate soirées to lavish

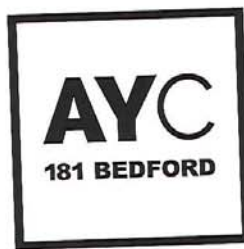
catered celebrations. Adjoining the party room, the spectacular rooftop terrace boasts a sun lounge and dining area that provide even more excellent venues for both social gatherings and private relaxation in a controlled outdoor setting. Beyond the lobby, additional main floor amenities include a billiards and bar area, executive lounge, and a boardroom/conference room to complete this truly comprehensive selection of amenities.

*"OUR LANDSCAPE
DESIGN INTEGRATES AYC
SEAMLESSLY WITHIN THE
ANNEX AND YORKVILLE
NEIGHBOURHOODS."*

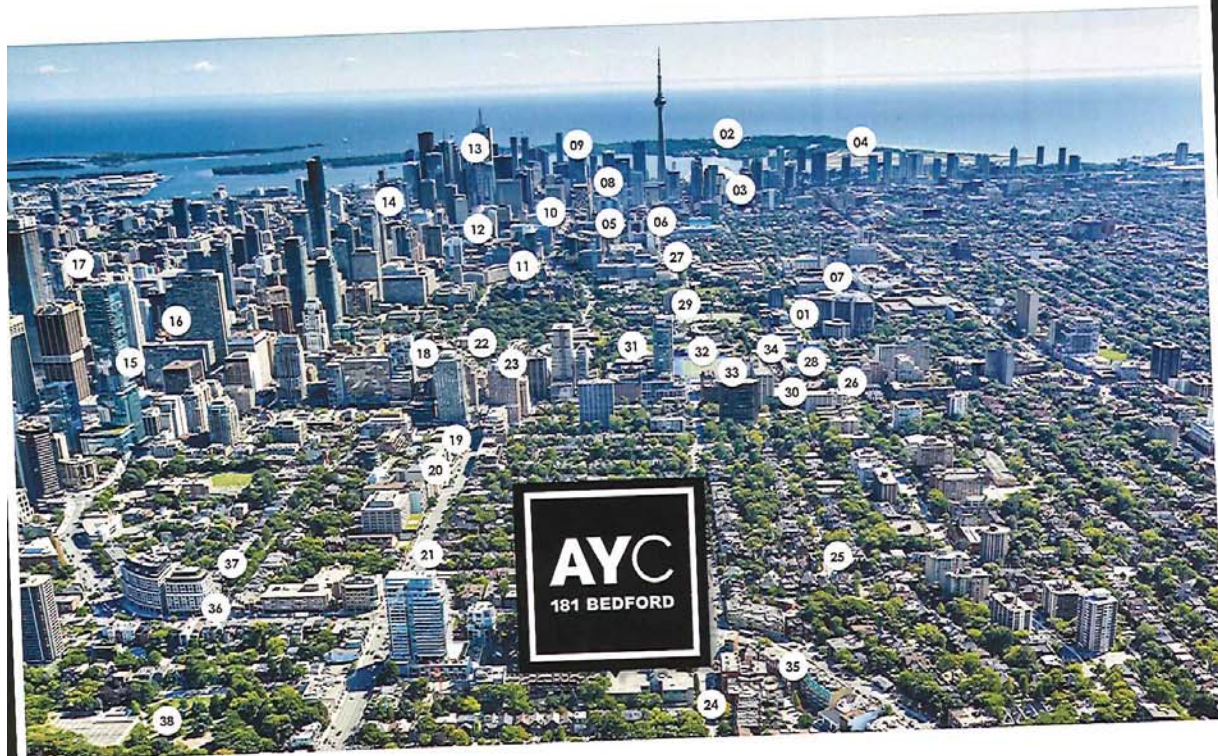
JANET ROSENBERG
LANDSCAPE DESIGNER

AYCCONDOS.COM





ANNEX YORKVILLE CONNECTION

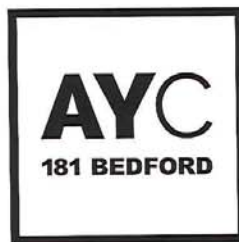


CONNECTING THE BEST TORONTO HAS TO OFFER.

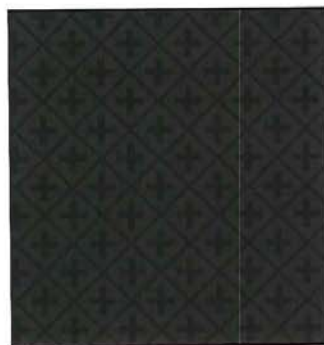
- 01 Rotman School of Business Management — U of T
- 02 Toronto Islands
- 03 Rogers Centre
- 04 Billy Bishop Airport
- 05 Art Gallery of Ontario
- 06 Ontario College of Art and Design (OCAD)
- 07 U of T - Robarts Library
- 08 Shangri-La Hotel
- 09 RCYC Island Club
- 10 University Street Hospital District, including: Princess Margaret Cancer Centre; Mt. Sinai Hospital; Hospital for Sick Children; Toronto General Hospital; +More
- 11 Queen's Park

- 12 City Hall
- 13 Financial District
- 14 Dundas Square/Eaton Centre
- 15 Yonge Street
- 16 Yonge + Bloor Subway Transit Hub
- 17 Four Seasons Hotel
- 18 Bloor St. Boutiques
- 19 Yorkville Avenue
- 20 Yorkville Village Shopping Centre: Featuring Equinox Fitness Centre, Whole Foods Market & Over 30 More Exclusive Retailers
- 21 Avenue Road
- 22 Windsor Arms Hotel
- 23 The Park Hyatt Hotel
- 24 Bedford Road

- 25 The Annex
- 26 St. George Street & Bloor Street
- 27 Discovery District
- 28 York Club
- 29 St. George Campus — U of T
- 30 Royal Canadian Yacht Club
- 31 Royal Ontario Museum
- 32 Varsity Stadium
- 33 Goldring Centre for High Performance Sport
- 34 Bata Shoe Museum
- 35 Designers Walk
- 36 Davenport Road
- 37 Hazelton Avenue
- 38 Ramsden Park

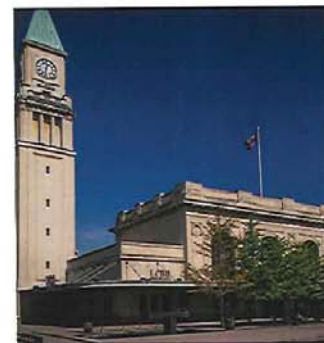


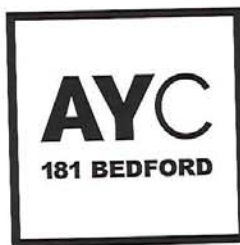
ANNEX YORKVILLE CONNECTION



THE NEIGHBOURHOODS WE LOVE COME TOGETHER AT AYC

*By offering the best of life in
The Annex and Yorkville, AYC gives
you the freedom to live life your way,
at the location you love.*





ANNEX YORKVILLE CONNECTION



CONNECT WITH ELITE GOURMET DINING & DELICIOUS CASUAL CUISINE

Everything from casual dining to haute cuisine is available here!

Great food comes in so many different forms, and you can discover them all at AYC. The Annex offers an abundance of selection from the Mexican inspired delicacies of Playa Cabana to the more relaxed atmosphere of Rose and Sons and Fat Pasha. For healthier midweek meals, you can try Live Organic Foodbar and Fresh. There's also Joso's Restaurant, La Paradis and Mistura.

When you're looking for the ultimate upscale dining

experiences, you can discover them in Yorkville. Choose from elite dining destinations such as Sotto Sotto, Nao Steakhouse, Café Nervosa, and Morton's Steakhouse. But that's just the beginning, from the exquisite views of the Roof Lounge at the Park Hyatt to the delicious cuisine of Jacques Bistro Du Park and One Restaurant, there's virtually no limit to the delicacies that can be enjoyed here, so just let your taste be your guide and enjoy. Bon appetite.



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AYC
181 BEDFORD

**ANNEX YORKVILLE
CONNECTION**



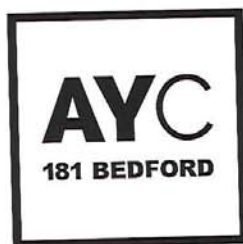
ELITE FASHION MEETS TIMELESS STYLE

*Exclusive boutiques. World famous brands.
Need we say more?*

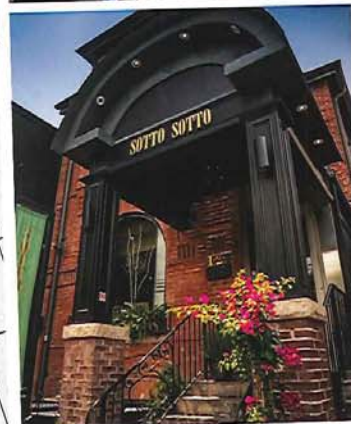
When you live where two of the city's hottest fashion neighbourhoods come together, you are sure to find something that fits your personal style. Yorkville offers some of the most exclusive shopping in the city. Enjoy a positively elite selection with countless premium brands such as Gucci, Tiffany, Prada and more all close at hand. Yorkville also offers numerous well curated designer boutiques that offer

the finest fashion selections from across the globe. In The Annex, you can discover the many elite interior design institutions of Designer's Walk, such as Primavera Interior Furnishings, KROFT, Eton of Sweden and more. The Annex also offers book and craft stores, charming boutiques and numerous specialty food stores to discover.





ANNEX YORKVILLE CONNECTION



FITNESS • WELLNESS

- 01 CrossFit YKV
- 02 DAVIDsTEA
- 03 Miles Nadal Jewish Community Centre
- 04 Kula Yoga Studio
- 05 The Spa At The Hazelton
- 06 New You Spa
- 07 Pure + Simple
- 08 AXI the spa
- 09 Salon Daniel Spa Yorkville
- 10 bluSPA
- 11 Goldring Centre for High Performance Sport
- 12 Stillwater Spa

TRANSIT • CONVENIENCE

- 01 Toronto Public Library
- 02 Bloor Street United Church
- 03 LCBO
- 04 Loblaws
- 05 Whole Foods Market
- 06 Dupont Subway Station
- 07 Bay Subway Station
- 08 St. George Subway Station
- 09 Bedford Entrance to St. George Subway
- 10 Bloor-Yonge Transit Hub

BOUTIQUE SHOPPING

- 01 Tiffany & Co.
- 02 Louis Vuitton
- 03 Hermès
- 04 Gucci
- 05 Chanel
- 06 Michael Kors
- 07 MoRoCo Chocolate Boutique
- 08 Pink Tartan
- 09 La Boutique Noire
- 10 LeatherFoot
- 11 Ferrari of Toronto
- 12 Designers Walk
- 13 Yorkville Village
- 14 Holt Renfrew

GOOD FOOD

- 01 One Restaurant
- 02 By The Way
- 03 Green Beanery
- 04 Mistura
- 05 Hemingway's Restaurant
- 06 Insomnia
- 07 Sassafras
- 08 Cibo Wine Bar
- 09 Hey Lucy Pizza & Wine Bar
- 10 NAO Steakhouse
- 11 Rose and Sons
- 12 Joso's
- 13 Morton's The Steakhouse
- 14 Playa Cabana
- 15 Opus Restaurant
- 16 Kasa Moto
- 17 Park Hyatt Toronto
- 18 Gabby's
- 19 Coco Lezzone
- 20 Sotto Sotto Ristorante
- 21 Duke Of York
- 22 Chadwicks Craft Kitchen & Bar
- 23 The Bedford Academy
- 24 Zaza Espresso Bar
- 25 Madison Avenue Pub
- 26 Avenue Diner
- 27 Buca Osteria & Bar

CULTURE

- 01 The York Club
- 02 Gardiner Museum
- 03 Art Gallery of Ontario
- 04 Royal Ontario Museum
- 05 Bata Shoe Museum
- 06 Mira Godard Gallery
- 07 Heliconian Club
- 08 Heffel Fine Art
- 09 Casa Loma
- 10 Bloor Hot Docs Cinema
- 11 Al Green Theatre, Miles Nadal JCC
- 12 Varsity Stadium

CITY • NATURE

- 01 Paul Martel Park
- 02 Taddle Creek Park
- 03 Ramsden Park
- 04 Sir Winston Churchill Park
- 05 St. Clair & Spadina Reservoir



ANNEX YORKVILLE CONNECTION



THE RIGHT LOCATION FOR A GREAT EDUCATION.

AYC puts you in the perfect location to enjoy a world class education. In addition to the nearby campuses of U of T and George Brown College, there are also several exceptional public, Catholic and private schools close at hand. The iconic Upper Canada College is just a short drive

from AYC, as is the prestigious York School, Blyth Academy and many others. There are also several well regarded public schools, such as Jesse Ketchum Junior and Senior Public School, Harbord Collegiate Institute, Hillcrest Community school and more.

PRIVATE SCHOOLS

- 01 Upper Canada College
- 02 The York School (Junior School Campus)
- 03 George Brown College - Casa Loma
- 04 The Bishop Strachan School
- 05 The Rosedale Day School
- 06 Waldorf Academy
- 07 FutureSkills High School, Toronto Campus
- 08 Blyth Academy Yorkville
- 09 Royal St. George's College
- 10 The York School (Middle & Senior School)
- 11 Branksome Hall
- 12 The Mabin School
- 13 University of Toronto Schools

PUBLIC SCHOOLS

- 01 Hillcrest Community School
- 02 Jesse Ketchum Junior and Senior Public School
- 03 Deer Park Junior and Senior Public School
- 04 Huron Street Junior Public School
- 05 Brown Junior Public School
- 06 Cottingham Junior Public School

UNIVERSITIES/COLLEGES

- 01 University of Toronto - St. George Campus
- 02 Rotman School of Management
- 03 Robarts Library
- 04 Varsity Centre
- 05 Ryerson University



ANNEX YORKVILLE CONNECTION

METROPIA

METROPIA HAS A CLEAR VISION FOR THE FUTURE OF URBAN CANADA

Metropia is a privately owned and highly respected real estate developer creating authentic Communities in both the Greater Toronto Area and Calgary.

Metropia focuses on community building, urban renewal and design innovation. Our communities offer a wide range of housing options with an emphasis on affordability and an abiding responsibility to the environment.

Metropia is a product of Howard Sokolowski's vision to create one of Canada's leading real estate development companies. Howard has a proven ability to see beyond current trends to plan and build successful and award winning communities. Joining the executive team is David Spiegel, the industry's foremost authority on low rise and high rise project execution. Over the past 30 years Howard and David have led the development of over 25,000 homes and set a new standard for customer satisfaction in the industry.

Metropia is involved in acquiring land, securing approvals, designing communities and homes, and delivering exceptional customer satisfaction. Building on the company's strong strategic partnerships and our team's industry-leading experience, we give back to the neighbourhoods we develop in, by contributing socially, economically and physically to the benefit of the overall community.





ANNEX YORKVILLE CONNECTION

DIAMONDCORP

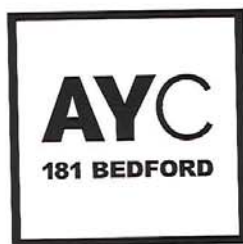
CREATING JEWELS ON TORONTO'S LANDSCAPE

Diamond Corp. has a strong commitment to developing high-quality, innovative and award-winning residential and mixed use projects.

Diamond Corp. is a Toronto real estate development company with a strong commitment to developing high-quality, innovative and award-winning residential and mixed use projects. Diamond Corp. has established itself as a visionary leader in the development industry in the Greater Toronto Area. The company is committed to building on the legacy created by A.E. Diamond and to progressive city building rooted in a legacy and tradition of quality and innovation. Diamond Corp. has a proven track record in planning and real estate development, with an expertise in achieving rezoning approvals for complicated sites that translates into highly sought after communities which integrate seamlessly into the existing community.

Diamond Corp. has a wealth of experience in the rezoning and redevelopment of iconic high rise mixed use projects and prestigious low rise communities, including The Well (Front & Spadina), Garrison Point, 159 Wellesley Street East, 210 Simcoe Street, 129 St. Clair Avenue West, 5 St. Joseph Street, 592 Sherbourne Street and Southshore (Etobicoke). With expertise in project development, the municipal approvals process, community consultation, brownfield remediation, financial analysis, and budgeting, Diamond Corp. has been the driving force behind the development of several marquee urban communities.





ANNEX YORKVILLE CONNECTION

TACT ARCHITECTURE INC.

TACTFULLY REDEFINING TORONTO'S SKYLINE

An intimate understanding of the processes behind the residential housing industry has been integral to the success of TACT Architecture Inc.

Founded in 2008, TACT Architecture is a young, multi-award winning design firm specializing in residential architecture in Canada. The studio practices a type of Modernism that it refers to as Warm Modernism, where its designs are unequivocally sophisticated yet remain approachable, friendly and entirely livable. TACT is a leader within the design community for progressive designs that ultimately respond to the Purchaser. TACT Architecture is headed by Principal Prishram Jain, whose distinctive sense of design and extensive working knowledge of the development industry inform all of the firm's work.

PATTON & ASSOCIATES

A PASSION FOR EXCELLENCE, AN EYE FOR DESIGN

For over 3 decades, Patton & Associates has created engaging interior spaces for both residential and condominium projects.

The Patton Team specializes in working with developers on high rise residential buildings, interpreting market wants, needs and functions and marrying that with creative, novel concepts, up to date functional design materials and details. Their projects include some of the most prestigious condominiums in Toronto such as The Chedington The Prince Arthur and The Benvenuto. In addition, the company's portfolio contains some of the finest residences in the city and cottage country as well as in Palm Beach, Jackson Hole, Turkey and France.

Well known for their international, modern style, Patton & Associates has designed the AYC interiors to be chic and sophisticated, yet comfortable, offering wonderful materials and textures, classic furnishings and fabulous art.

JANET ROSENBERG & STUDIO

ENHANCING THE LANDSCAPE OF THE ANNEX & YORKVILLE

Janet Rosenberg & Studio Inc. is one of Canada's most distinguished landscape architecture and urban design studios.

The Studio is recognized for its extensive and award-winning portfolio of work that includes public, commercial, and institutional spaces as well as private residential gardens, green roofs, and condominium towers. They are creative thinkers who develop out-of-the-box solutions as a collaborative team. Drawing from individual strengths, they create treasured, ecologically-responsible landscapes that respond to the demands of the urban environment, and engage, excite and enhance the quality of life for those who inhabit them.

AYCCONDOS.COM



FEATURES & FINISHES

REFINED CONTEMPORARY LIVING AREAS

- Spacious ceiling heights of approximately 9'0" on floors 2-20. (Where bulkheads are required for mechanical or other purposes — such as kitchen and bathroom exhausts, heating and cooling duct work — ceiling heights may be reduced.)
- Smooth finished ceilings
- Purchaser's choice from a selection of designer pre-finished engineered flooring throughout (except in bathroom and laundry)
- Secure and stylish solid core entry door
- Architectural finishes including modern flat profile baseboards and contemporary trim
- 5" baseboards and 3" casing to be painted white
- Stacked washer and dryer, size indicated as per plan
- Balcony or Terrace, as per plan
- In suite fan coil cooling and heating system
- Prewired for technology and communication

SPA INSPIRED BATHROOMS

- Custom designed cabinetry available in a variety of finishes and colours, from the Vendor's standard samples.
- Ultra-modern solid surface countertop with sink and single lever faucet
- Mirror with sconce lighting
- Choice of porcelain tile flooring
- High efficiency low flow toilet
- Designer selected high-end plumbing fixtures
- Lavish soaker tub, as per plan
- Frameless glass shower, as per plan
- Soothing rain shower head
- Bathroom accessory package

EXQUISITE CHEF'S KITCHEN

- Custom designed kitchen cabinetry in choice of finishes and colours, from Vendor's standard samples.
- Designer quartz countertop with tile backsplash, from Vendor's standard samples
- Contemporary Track Lights, as per plan
- Single undermount stainless steel sink with contemporary design faucet with integrated pull-out spray
- Kitchens in suites from floors 2-20 to contain integrated 24" refrigerator, built-in oven with cook top, microwave & hood fan combination (OTR), and integrated dishwasher