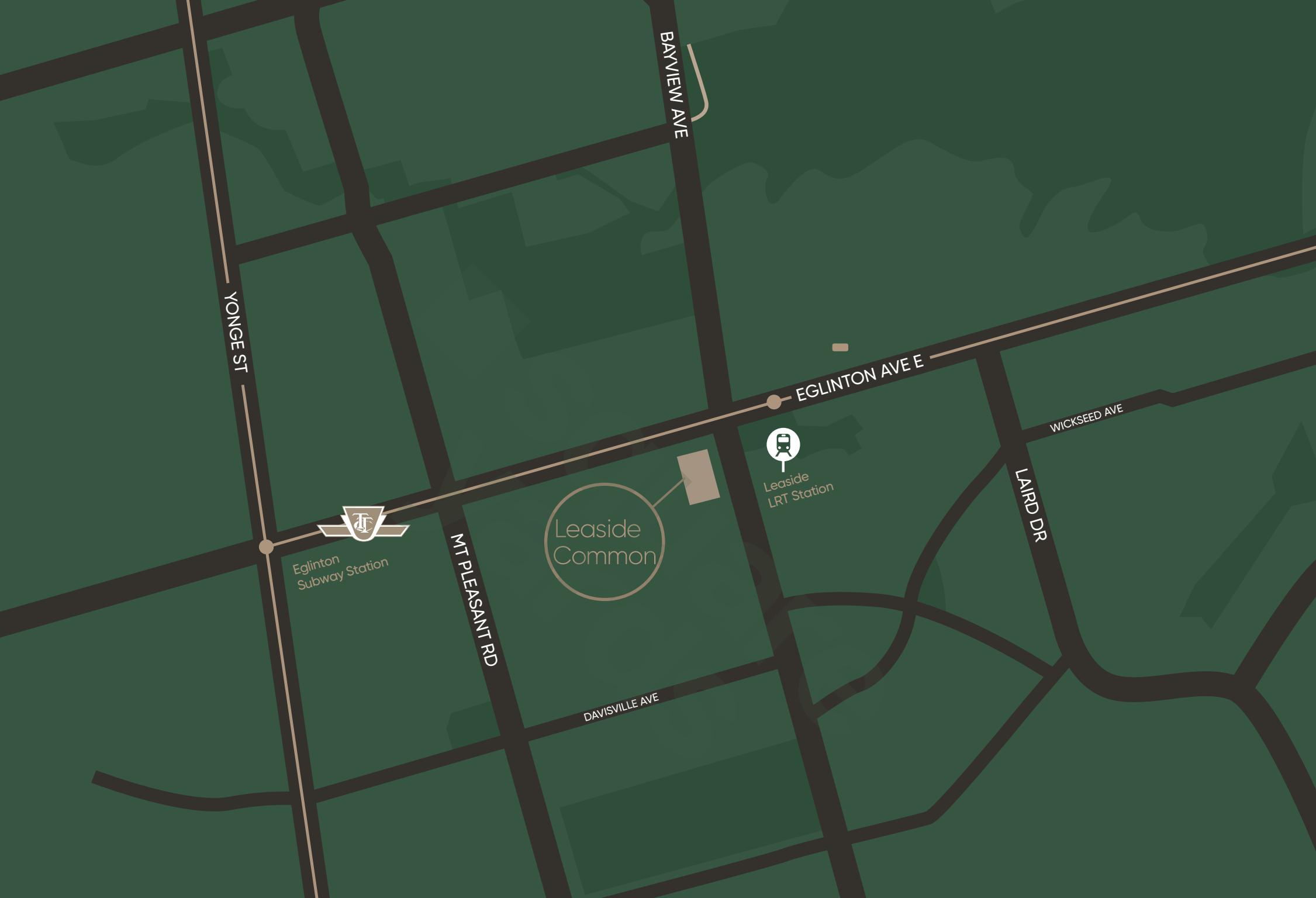


Leaside
Common

■ **square
yards**





Gairloch

At Gairloch, design and thoughtful execution are fundamental to our award-winning development approach. When we bring a building to life, every detail is considered, creating fundamental and meaningful connections between people and the spaces they inhabit.



BDP. Quadrangle

Designed by BDP Quadrangle – one of Canada’s leading architecture, design, and urbanism practices – Leaside Commons is comprised of 198 units, including 10 two-storey townhomes with retail at street level. Visually stunning, the exterior façade will feature a front-facing brick ranging from a lighter, executive iron spot brick in the north, and a darker desert iron spot to the south.

Rising 9 storeys above ground and separated by a glass atrium, this unique architectural design creates a truly elevated boutique experience. Vertical black fins will anchor the building at grade and there will be 2 levels of underground parking.



SIXTEEN DEGREE STUDIO inc.

Priding themselves in creating clean, timeless projects, with a hint of playfulness, Sixteen Degree Studio's impeccable interior design ethos seamlessly captures the spirit of Leaside, forming a connection between the building and the neighbourhood by leveraging the atrium, to let in light that plays off the elegant interior details.





Harlo Capital is a Toronto based private equity company that takes an analytical approach to select best in class development projects and partners. Since its inception in 2018, Harlo Capital has reviewed over 200 development opportunities and is actively developing 15 projects. The meticulously selected projects are diverse and include, a 26- acre transit-oriented master-planned infill project in the 416; DTK condominiums in Kitchener, which will be the tallest residential building in Kitchener; a 1.5 million SF-4 tower retail mall to residential conversion, at the heart of Hamilton’s downtown core; a boutique mid-rise building in King West; and a purpose-built multi-family rental project in Vancouver.



With a team that has over 30 years of combined experience in Real Estate, RAD Marketing is one of the top Sales and Marketing Firms for pre-construction developments in the Greater Toronto Area and Canada. RAD Marketing has sold over \$3 billion in pre-construction condo developments in Toronto, Montreal, Vancouver and abroad, totaling more than 10,000 condominium suites. Their unique sales and marketing approach to pre-construction condominiums has led to these developments being high profile sellout successes.



An Uncommon Location

Steps from the Leaside LRT station and set in one of Toronto's most coveted neighbourhoods, Leaside Common offers an unparalleled location.

Dotted with boutiques, specialty food stores, cafes and renowned restaurants, Leaside offers all the urban amenities of downtown, while surrounded by the city's top schools, most prestigious sports clubs and extraordinary greenspaces.

And thanks to the \$12.5 billion Eglinton Crosstown LRT, the rest of the city is at your doorstep.





A View That's Anything But Common

Take in breathtaking, sweeping views of the verdant and bustling Leaside neighbourhood with spectacular vistas of Toronto's mid-town, tree canopy, and stunning downtown skyline.







Neighbourhood Map

Parks

- 1. Leaside Memorial Community Gardens
- 2. Charlotte Maher Park
- 3. Howard Talbot Park
- 4. Trace Manes Park
- 5. Sherwood Park
- 6. Sunnyside Park
- 7. Sunnybrook Park

Transit

- 8. Eglinton Subway Station
- 9. Leaside LRT Station

Schools

- 10. North Toronto Secondary
- 11. Leaside High School
- 12. Sunnybrook School
- 13. Bessborough Elementary & Middle School
- 14. St. Anselm Catholic School
- 15. Maria Montessori
- 16. Toronto French School

Restaurants

- 17. Green Canoe
- 18. Amsterdam Barrel House
- 19. Kintako Sushi

- 20. Darna Middle Eastern Kitchen
- 21. Aroma
- 22. Local Eatery
- 23. Originals Ale House
- 24. The Leaside Pub
- 25. LIT Espresso
- 26. Piano Piano
- 27. Rahier Patisserie
- 28. Tutto Pronto
- 29. Starving Artist
- 30. Mayrik
- 31. COBS Bread Bakery
- 32. Sophie's
- 33. Hollywood Gelato
- 34. Bomou Artisanal Bakery
- 35. EPI Bakehouse
- 36. Stock T.C

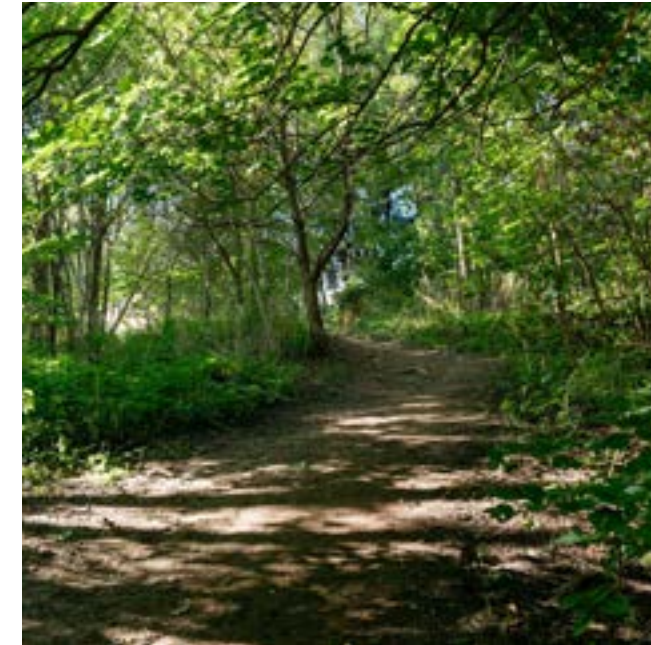
Shops

- 37. Loblaws
- 38. Boutique La Muse
- 39. Longo's
- 40. Whole Foods
- 41. Winners
- 42. LCBO
- 43. Canadian Tire
- 44. Westcoast Kids
- 45. The Home Depot

- 46. Metro
- 47. Must Boutique
- 48. Source Menswear
- 49. Yonge Eglinton Centre
- 50. Cumbrae's
- 51. Craig's Cookies
- 52. Merchant of Tennis
- 53. The Flower Nook
- 54. De La Mer
- 55. Summerhill Market

Lifestyle

- 56. The Ten Spot
- 57. Leaside Tennis Club
- 58. Aphrodite Spa and Nails
- 59. Leaside Lawn Bowling Club
- 60. Leaside Badminton Club
- 61. Ontario Science Centre
- 62. Sunnybrook Hospital
- 63. Granite Club
- 64. GLAM Bar
- 65. F45 Leaside
- 66. 9Round Fitness
- 67. McMaster Fitness
- 68. Paradigm Fitness
- 69. Beauty Boost Bar
- 70. Blo Blow Dry Bar
- 71. Sporting Life



Walk Score – 87 1 minute to LRT 7 minutes to DVP 15 minutes to downtown

The Eglinton Line

Eglinton Crosstown LRT Project



Toronto's Best Schools

Live minutes away from some of the highest rated public and private schools in the province, including:

- Bessborough Drive Elementary & Middle School
- Leaside High School
- Saint Anselm Catholic School
- Upper Canada College
- York University Glendon
- Leaside High School
- Maria Montessori School
- Children's Garden Nursery School Ltd.
- Curious Caterpillars
- Northlea Elementary & Middle School
- TFS – Canada's International School
- Crescent School
- Northern Secondary School
- The York School





Curated Retail

Enjoy the convenience of ground-floor retail, including a premium grocery store, to take the stress out of your daily routine.

Leaside Common
Vardare



Building Amenities

- Party Room
- Outdoor Terrace
- Fitness Centre
- Co-working Space
- 24 Hour Concierge
- Nest
- Bike Repair
- Pet Washing Station
- Childrens Play Room
- Curated Retail on Ground Floor





Amenities Designed For Your Best Life

When amenities are thoughtfully considered, they enhance your lifestyle in a way that will make you wonder how you ever lived without them. Leaside Common has considered every aspect to bring common spaces to life in a way that make them feel like they're your own. Find your fit in the fitness centre, prepare for that next big meeting in the co-working studio or relax and rejuvenate in the party room or outdoor terrace.

Living The Suite Life

Whether you choose a 2- or 3-bedroom townhome or a 1-3-bedroom suite, each home is just waiting for your personal touch. To complement the superior design, we use top notch materials in a modern palette with clean yet highly functional



Premiere Collection

Floors 2-7

Some key features of the Premiere Collection are:

- Exposed 9ft concrete ceilings
- Premium Engineered Hardwood Flooring
- Full size washer/dryer
- Gas/Water Connection on all Terraces
- Gas/Water Connection upgrade available for Balconies
- Islands as per plan
- Gas Cooktop
- Energy Recovery Ventilation System
- Italian Kitchen
- Engineered Quartz Countertop
- Smart Building Features

Prestige Collection

Floors 8-9

Additionally, the Prestige Collection found in the Penthouses in the uppermost two floors features:

- 10ft Smooth Painted Ceilings
- Upgraded Premium Engineered Hardwood Flooring
- Gaggenau Appliance Package with Speed Oven
- Brushed Nickel Designer Faucet (Kitchen)
- Island as per Plan
- Matte Black Designer Faucet (Bathrooms)
- Gas & water connection on all terraces
- Smart Building Features



