

KINGSWAY
CRESCENT

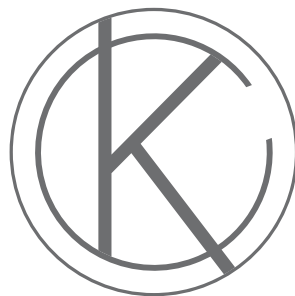


YOUR GATEWAY TO THE KINGSWAY

Located in the Kingsway neighbourhood, the west end's most exclusive enclave and one of the most beautiful communities in the city, Kingsway Crescent offers luxury city living at its very best.

The building's combination of traditional design and modern touches is an elegant fit with this historic area, with oversized suites and family-size townhomes that are perfect for local (and not-so-local) downsizers who want to live large in a luxury space.

This boutique development boasts great amenities, thoughtful design, and even an in-house art gallery – all in an unbeatable neighbourhood that has absolutely everything going for it.



KINGSWAY
C R E S C E N T



A Welcoming Neighbourhood

The Kingsway is truly one of those neighbourhoods that has it all. Quiet spaces, big swaths of green, riverside parkland, fantastic schools, gorgeous homes, and great shopping, dining and entertainment along Dundas and Bloor.

It's a peaceful spot that makes you feel like you're miles from the hustle and bustle of the city – even though you're right in the 416, just minutes away from downtown. You're close to charming Bloor West Village, with its fruit markets and delis, and hot-spot Roney, where you can see the influence of the area's historic character, mixed in with some of the hippest dining and shopping around. And don't forget the Junction, a quick jaunt east along Dundas...a hipster paradise of funky clothing shops, artisanal food producers, art galleries and more.



Nestled at the corner of Kingsway Crescent and Dundas, Kingsway Crescent Condominium overlooks historic neighbourhoods and expansive parkland. With 92 suites and 10 townhomes, it's an exciting opportunity to make your home in this incredible west-end community.





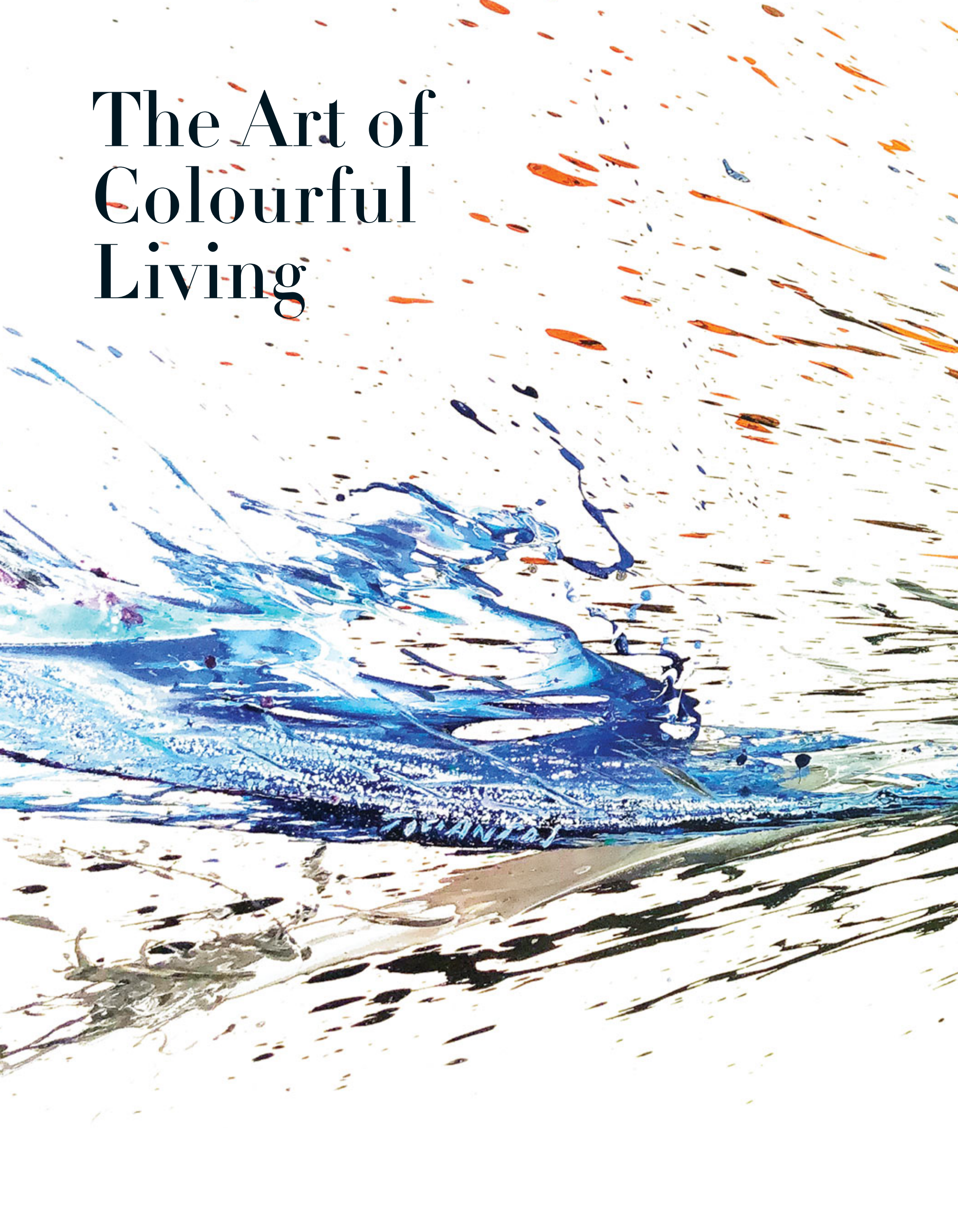
Clean and modern but never cold, the entryway sets the stage for the elegant design you'll see throughout the building. Warm woods meet industrial-inspired metal sculptures, creating a harmonious atmosphere that feels like home – a home that's always on trend, that is.

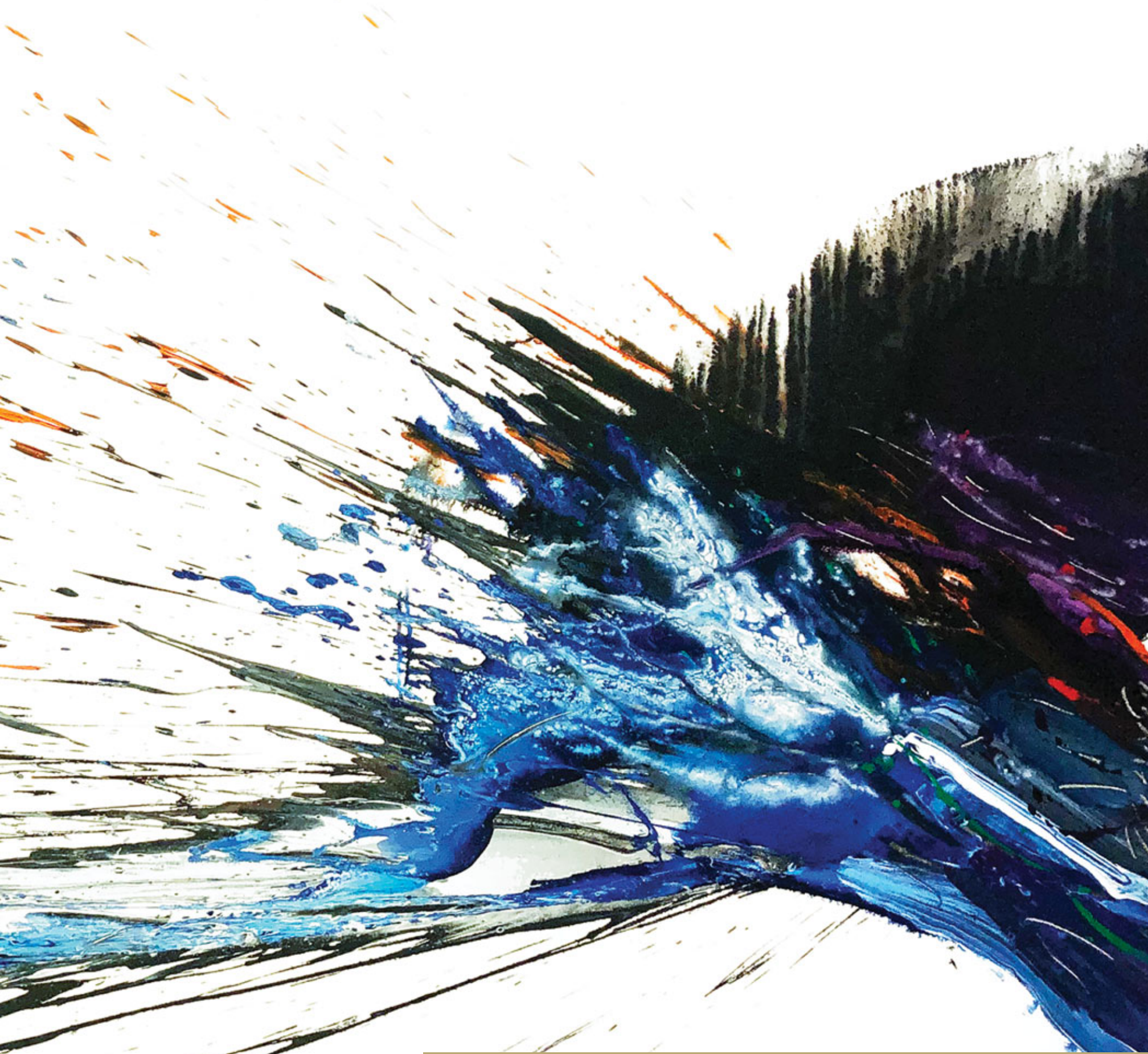
This beautiful 9-storey boutique building puts you at the heart of The Kingsway, one of the city's most gracious neighbourhoods. The exterior features real stone and faux-wood metal finishes inspired by the surrounding parkland, meticulously landscaped grounds, and large north- and south-facing terraces designed for enjoying the outdoors and views of the area's mature tree canopy.

A dedicated gallery space facing into the amenities area and out onto Dundas features the colourful, high-impact work of renowned artist Peter Triantos, creating both a friendly street presence and an engaging interior vibe.



The Art of Colourful Living





About Peter Triantos

Triantos is an innovative, prolific artist who lives and works in Toronto. His paintings enhance private collections, model suites, and corporate lobbies across North America, Europe and Asia.

He creates radiant worlds of colour of each canvas, with explosive energy and vibrant emotion. Through paint-splash techniques, gestural brushstrokes, and liberal use of impasto, he produces large-scale, impactful works that articulate his core belief: that art is passionate, beautiful and filled with joy.

learn more: PeterTriantos.com

Every home needs a little colour, and Kingsway Crescent will have plenty of it with an art installation from neo-abstract expressionist artist Peter Triantos. Located on the ground floor, the gallery features his striking work on massive, colourful canvases.



BLACK & WHITE #3



JELLY BEAN



CIRCLE #5



SP# #107



NAPA VALLEY #104



Rendering is an artist's impression.

Welcome to The Neighbourhood

Incredible parkland. Riverside trails. Gracious English-inspired homes. Elegant shops. Great golf. Excellent schools. Easy transit access. The Kingsway *really does have it all*.

Originally developed by Robert Home Smith as an ideal “Garden City” community in the 1930s, the neighbourhood featured leafy, winding streets with tastefully appointed Arts and Crafts homes aimed at affluent homebuyers.

Smith also built the Old Mill Restaurant – its Tudor Revival facade and well-appointed interior inspired much of the English architecture in the community. Today that restaurant is also an elegant inn and spa, drawing visitors from around the globe. Today, you can have high tea (or a fantastic

Sunday Brunch) in the beautiful restaurant, a massage in the luxury spa – and a walk through some of the city’s most picturesque parkland along the Humber River, just a stone’s throw from the hotel.

The area also boasts the prestigious **Lambton Golf and Country Club**, the 10km **Humber River Trail**, and **James Gardens**, a botanical garden with broad lawns, flowers, rock gardens, nature trails, ponds, streams and a lawn bowling club.





THE OLD MILL AND THE KINGSWAY

These neighbouring areas both ooze charm, history and prestige. The Kingsway is one of Toronto's wealthiest enclaves, with stately homes built as an English-inspired garden suburb in the early 19th century.

The nearby Old Mill neighbourhood is built around the ruins of an historic mill, with Arts and Crafts and Tudor homes and miles of parks. It's the backdrop for the famous (*and wonderful*) Old Mill restaurant, hotel and spa.

In the mood for a bike ride through some amazing parkland? Home Smith Park is one of the many parks that follows the Humber River and is part of the 10km paved trail that extends all the way down to the lake.



JAMES GARDENS

James Gardens, a former estate on the west bank of the Humber River, is known for its flower gardens, stone pathways and spring-fed pools and streams. The park features the historic James Gazebo, along with “Red Gables,” the estate’s original home, which is now a community centre specializing in preschool, arts and fitness programs.

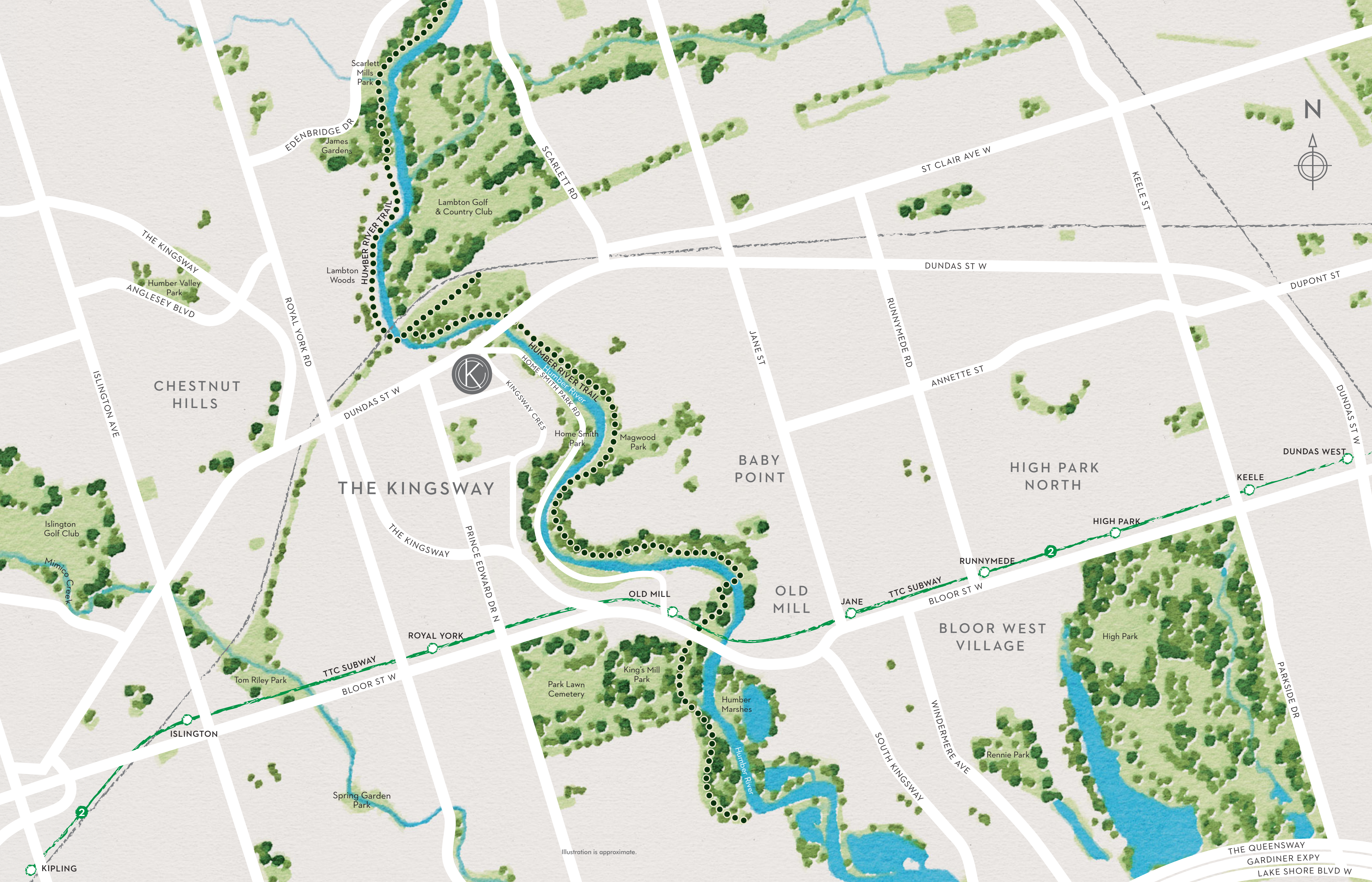
It’s a great place to go lawn bowling, cross-country skiing, and do wedding and special event photography: the scenic lookout over the Humber Valley has a fabulous view of downtown Toronto. Every year, thousands of flowers (*including 75,000 tulips!*) are planted in the famous gardens, with designs changing each year.











THE KINGSWAY

CHESTNUT HILLS

BABY POINT

HIGH PARK NORTH

OLD MILL

BLOOR WEST VILLAGE

Scarlett Mills Park

James Gardens

Lambton Golf & Country Club

Lambton Woods

Humber Valley Park

DUNDAS ST W

HUMBER RIVER TRAIL

Home Smith Park

Magwood Park

Islington Golf Club

THE KINGSWAY

HIGH PARK

OLD MILL

JANE

TTC SUBWAY

BLOOR ST W

Tom Riley Park

TTC SUBWAY

BLOOR ST W

ISLINGTON

Spring Garden Park

Park Lawn Cemetery

King's Mill Park

Humber Marshes

Rennie Park

SOUTH KINGSWAY

WINDERMERE AVE

THE QUEENSWAY
GARDINER EXPY
LAKE SHORE BLVD W

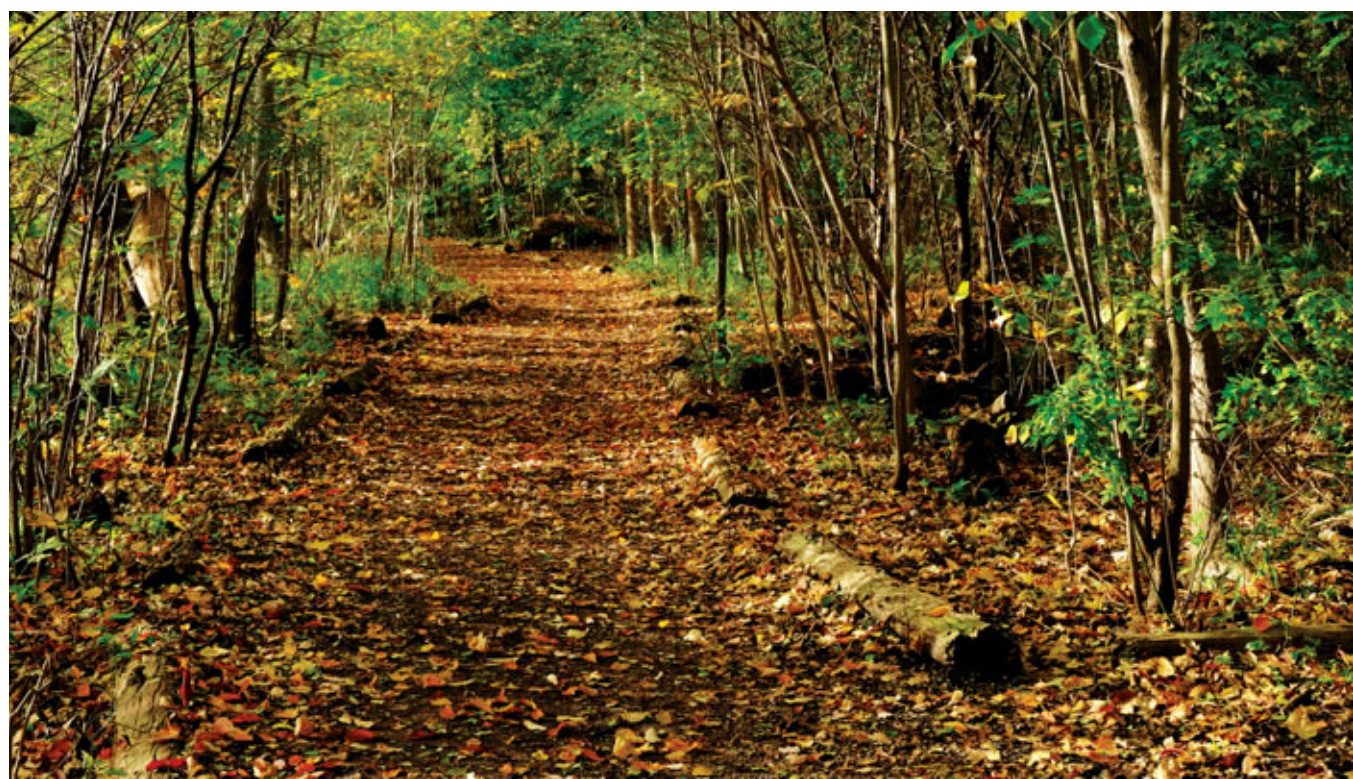
Illustration is approximate.

KIPLING

LAMBTON BABY POINT

Defined by its iconic stone gates, the Lambton Baby Point neighbourhood is a quiet enclave featuring large, historic homes, wonderful parks and green spaces along the Humber River, and charming shops and restaurants along Jane, Annette and Dundas.

The area's greatest claim to fame is definitely the Humber River Ravine, an extended series of parks with paved paths that attract families, cyclists, runners, dog walkers and cross-country skiers. In the spring, it's like being out in the country – a popular fall pastime among locals is watching the salmon run, and seeing them try to jump the weir in the river.

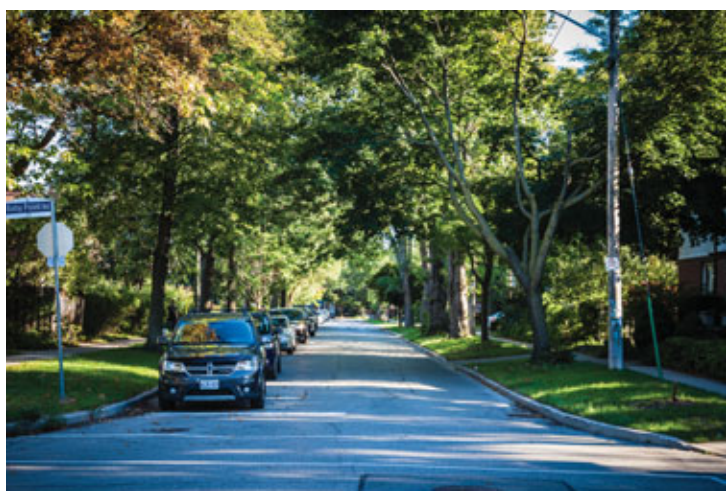




LAMBTON WOODS

Lambton Woods is a top spot for birdwatchers and an environmentally significant area with streams that flow into pockets of open wetland, providing an inviting habitat for a number of species including migrating songbirds.

The Lambton Golf and Country Club is another gem in the crown of this lovely area. This prestigious private club has an 18-hole Championship Course and a 9-hole Valley Course, five all-season tennis courts, and incredible views of the river.

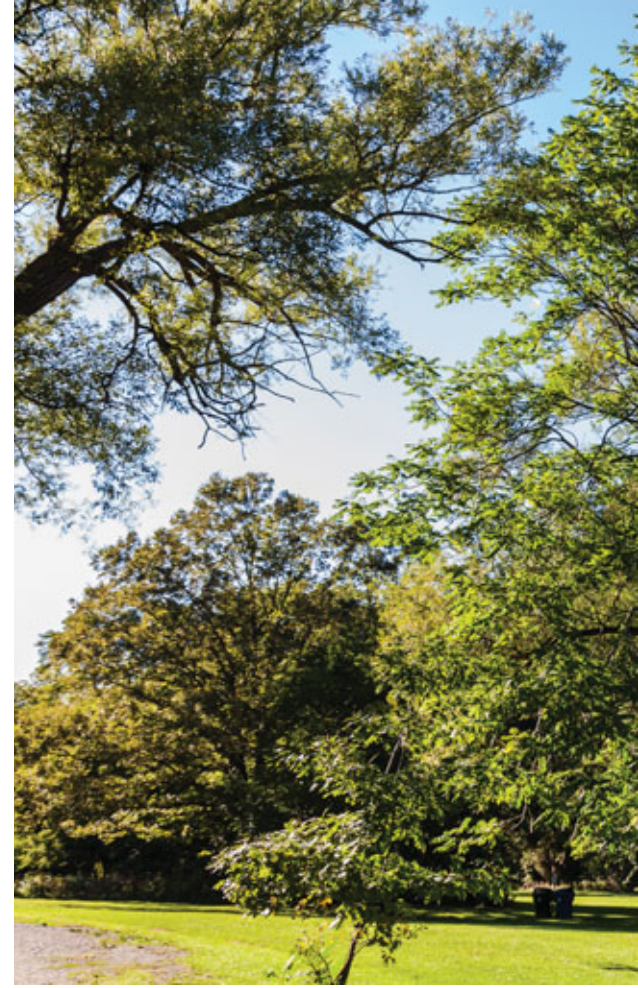


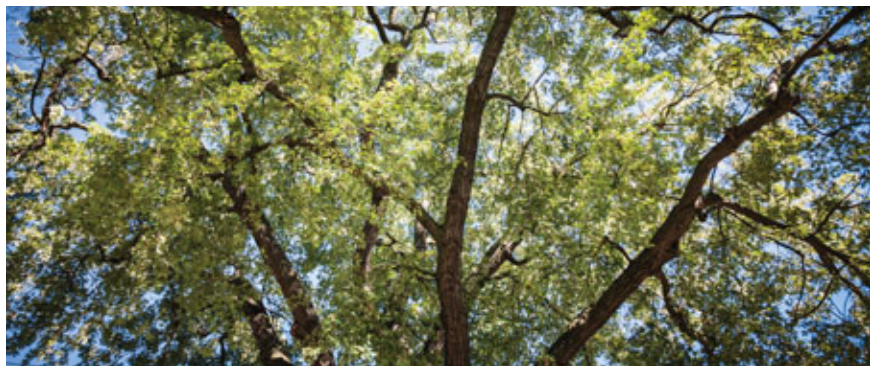
HUMBER RIVER TRAIL

You'll find this popular series of parks along the picturesque Humber, connected by a 10km paved path that weaves through various west-end neighbourhoods, all the way down to the Toronto waterfront.

Walk, run or ride through parkland and forests and past lovely homes. You may even see some wildlife in your travels: Lambton Woods Park is a well-known location for birdwatching.

The connected parks include Scarlett Mills Park, James Gardens, Lambton Woods Park, Home Smith Park, Magwood Park, Etienne Brule Park, King's Mill Park, Humber Marshes, and South Humber Park, among others. Along the way, you'll find a yacht club, a place to rent canoes and kayaks, and the Humber Adventures Paddling Centre, which offers lessons and the opportunity for a paddle adventure, right in the heart of the city.





The majority of the suites in Kingsway Crescent have spacious outdoor terraces with room for dining al fresco, entertaining, or just lounging in the sun with a cocktail and a good book.





Clean lines and great design define the suites in Kingsway Crescent. This expansive, light-filled 2-bed, 2-bath unit features a spacious, minimalist kitchen with an island, plus engineered hardwood floors, 9ft ceilings and an oversized terrace.

The two-storey towns at the base of the building are multilevel living at its best. These units, which face west, all have two bedrooms, two full baths and a main-floor powder room – plus intimate backyard patios that are ideal for entertaining.



Relax in the sun on the building's big, inviting rooftop terrace. Designed by the renowned Patton Design Studio, it features sophisticated seating, a firepit, a dining and entertaining area with a trellis canopy, a green roof, and beautiful north- and south-facing views. Relax to the soothing sounds of the modern water feature, and enjoy the ultimate spot to decompress and unwind.



A view of Kingsway Crescent Residences, looking south from Dundas along Kingsway Crescent. Surrounded by the kind of lush tree canopy that makes the Kingsway such an enviable address, it's green, quiet – and *feels like home*.



A COVETED LANDMARK RESIDENCE

Located at the tip of Kingsway Crescent where it meets Dundas, this new residence in the northernmost part of the Kingsway is poised to become an iconic address. Suites and towns feature wonderful yards, patios, terraces, and balconies.

In an area with very few condominiums, these 102 residences are an excellent option for locals looking for a smaller space without leaving their neighbourhood, or anyone who wants to make this sought-after area home.



VISIONARY. INNOVATIVE. DRIVEN.

Harhay is the developer behind some of Toronto's most unique condominiums. For over a quarter century, they have specialized in boutique residential and mixed-use buildings in downtown Toronto's most liveable, walkable and dynamic neighbourhoods.

Harhay is built on a foundation of innovative, creative and distinctive design, paired with a belief in responsible, sustainable urban intensification that fully respects the fabric of existing communities. Using cutting-edge technology and green building standards, they ensure every building is energy-efficient and environmentally friendly.

Harhay's projects dot the city's best neighbourhoods, offering residents highly desirable urban locations that check every box for lifestyle, comfort, and design.

Visit Harhay Developments at Harhay.ca or follow @HarhayDev on Twitter.



THEATRE PARK / 2014



ONE SIX NINE / 2007



CLÁS / 2008



ONE ELEVEN / 2016



ABBHEY LANE LOFTS / 2002



THE NINETY / 2012

875 QUEEN EAST



875 QUEEN EAST / 2019

875 QUEEN EAST

This 122-unit, 7-storey, mixed-use boutique building at Queen and Logan features loft-inspired units, large terraces and balconies – and the top-quality design and finishes Harhay is known for. Featuring the original Empire-style heritage façade and a modern, unadorned aesthetic, it's not just loft-inspired living. It's inspired...period.

875queeneast.com





PARC LOFTS / 2011

PARC LOFTS

This is King West living at its best. Located close to Stanley Park, this intimate 129-unit residence offers dynamic urban surroundings with easily-access green space. The modern exterior design features undulating balconies that reflect light in interesting ways, both day and night.



75 ON THE ESPLANADE

Live in the heart of downtown at a chic urban address where the sidewalks pulse with energy and historic buildings merge with modern skyscrapers to create a unique cityscape you won't find anywhere else. The sleek white silhouette rises 29 storeys skyward, with articulated glass balconies that lend an undeniable sense of modern style. This is a condo where you can live, play and dream.

75ontheesplanade.com



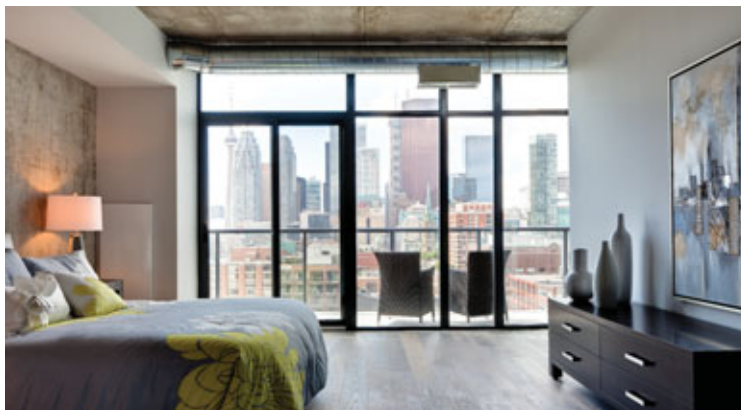
75 ON THE ESPLANADE / UNDER CONSTRUCTION

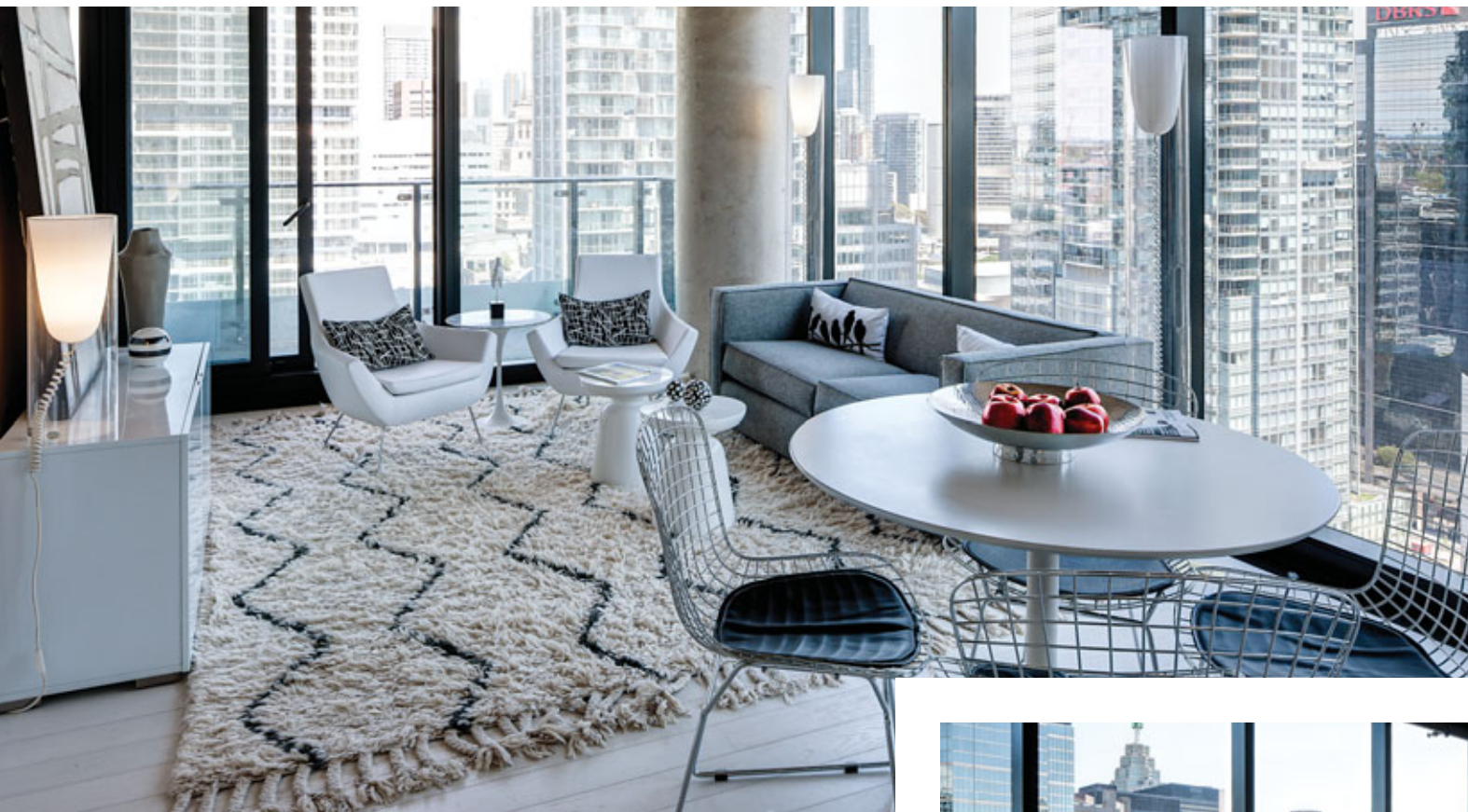


EAST LOFTS / 2010

EAST LOFTS

Located in the heart of Old York and steps to the Corktown District, East Lofts is a striking 14-storey residence with a strong retail presence, office space and industrial inspired one-and two-storey lofts. The residence blends nicely with the historic neighbourhood and creates a brick-detailed podium that maintains the street wall. The top floors step back to reveal a contemporary facade of clear and spandrel glass with projecting balconies.





THEATRE PARK / 2014



INTERIOR DESIGNER

The Patton Design Studio

The Patton Design Studio is a team of interior designers and technologists that have worked with developers and private residential clients for over 30 years. Formerly known as Bryon Patton and Associates Ltd., this leading interior design firm has a portfolio that includes prestigious high- and low-rise developments as well as private city and country residences.

Never tied to a signature style, Patton focuses on diversity, creativity and finding exciting ways to meet their clients' aspirations. They take inspiration from Canada's diverse culture: bringing together old ideas and new concepts, the foreign and the familiar, they create smart, relevant designs that work for the way we live.

pattondesignstudio.ca

ARCHITECT OF RECORD

TACT Architecture

TACT Architecture Inc., is a specialized design and land approvals firm based in Toronto, focusing on effective and efficient development while maintaining a strong design-centric lens.

TACT is among Toronto's top residential architectural practices, with established relationships with municipalities, politicians and resident groups, and a proven track record of success. The firm has received several design awards including the Best Emerging Practice Award from the Ontario Association of Architects in 2012. Their primary clients are landowners and real estate developers, ranging from those unfamiliar with the land development process to established institutions and developers looking for design and approvals across multiple sites.

tactdesign.ca

ALL IN THE DETAILS

FEATURES AND FINISHES

Suite Features

- Ceiling height in principal rooms are approximately 11ft on the PH level, approximately 9ft on floors 3 to 7 and approximately 8ft on floor 2[†]
- Townhome Ceiling heights in principal rooms are approximately 9ft on the ground floor except where open to above and approximately 8ft on floor 2[†]
- Expansive double-pane thermally broken floor to ceiling windows with low e-glass for radiant, light filled interiors
- Sliding or hinged doors open onto the balcony and terrace[†]
- Bathroom, powder room, washer/dryer room and foyer ceilings are smooth drywall painted white[†]
- Suite ceilings smooth white finish
- White painted interior walls
- 5 1/2" square edge baseboards
- Semi solid bedroom and bathroom doors with brushed nickel hardware
- Opaque glass sliding bedroom doors[†]
- Slab style closet and washer/dryer room doors with brushed chrome hardware
- Vinyl coated wire shelving in all closets and storage areas[†]
- Full size front loading stacked washer and dryer[†]
- Individually controlled heating and air conditioning system utilizing a heat pump system
- Gas BBQ connection on balconies and terraces**
- Water connection on south facing terraces
- ERVs will supply fresh air to condo suites

Kitchen

- Custom designed kitchen cabinetry in a selection of door finishes*
- Kitchen islands[†]
- Choice of quartz countertop*
- Choice of backsplash tiles*
- Under-mount stainless steel sink[†]
- Single lever deck mounted faucet set
- Integrated Frost-free refrigerator (24" or 30" wide), self-cleaning gas range (30" wide), over the range integrated hood fan, integrated dishwasher (24" wide) and built-in microwave[†]

Flooring

- Pre-finished engineered wood flooring* throughout with the exception of the bathroom
- Porcelain floor tile in bathroom*

Bathrooms

- Custom designed bathroom cabinetry in a selection of door finishes*
- Custom designed quartz vanity top with top mounted basin
- Glass shower panel
- Vanity mirror
- Porcelain wall tile to bathtub and shower surround walls[†] from builder's samples
- White vessel sink[†]
- Deep soaker bathtub
- Pressure balanced mixing valve in the bathtub and shower[†]
- Exhaust fan vented to the exterior

Safety and Security

- Electronic communication system located in the secure main entry vestibule
- Surveillance cameras in the lobby, main entry vestibule, exit doors and garage
- Key fob controlled access system at all main building entry points, elevators and parking garage
- Smoke, carbon monoxide and heat detectors provided in all suites
- Fully sprinklered for fire protection
- Concierge service 8 hours per day

Electrical

- Individual electrical panel with circuit breakers
- White 'decora style' receptacles and switches throughout
- Ceiling mounted light fixtures in kitchen, bedroom, den, foyers and hallways[†]
- Pot lights in bathroom(s) and powder room[†]
- Switch-controlled split outlets in living room and bedroom(s)
- Electrical outlets in bedroom with USB connections

Multi-Media Technology

- Structured high speed wiring infrastructure with network centre to support the latest entertainment and high speed communications services
- Pre-wired telephone, cable television and communication outlets. Each cable television and telephone outlet connects directly to the network centre

† - as per plan * - from builder's samples

** - Suites without outdoor space will not have BBQ connections:
107, 108, 109, 110, 211, 212, 213, 215, 216, 311, 312, 508, 509

NOTES

- + Natural products (i.e. granite, wood, marble and concrete) are subject to natural variations in colour and grain. Tile is subject to pattern, shade and colour variations
- + Renderings are artist's impression. All sizes, specifications and materials are in effect at the time of printing and are subject to change without notice. e.&o.e.
- + The Purchaser acknowledges that there shall be no reduction in the price or credit for any standard feature listed herein which is omitted at the Purchaser's request;

- + References to model types or model numbers refer to current manufacturers' models. If these types or models change, the Vendor shall provide an equivalent model;
- + All dimensions, if any, are approximate. Actual useable floor space may vary from the stated floor area, if so stated;
- + Ceiling heights are subject to bulkheads, exposed ducts, dropped ceilings and structural beams;
- + All specifications and materials are subject to change without notice E.&O.E.;

- + The Vendor shall have the right to substitute other products and materials for those listed in this Schedule, represented to the Purchaser or provided for in the plans and specifications 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 determination of whether or not substituted materials and products are of equal or better quality shall be made by the Vendor's architect.
- + All suites protected by the Tarion New Home Warranty Program.



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harhay.ca

 **harhay**developments

All renderings are an artist's impression. Sizes and specifications are subject to change without notice. E.&O.E.