

AQUAVISTA

AT BAYSIDE TORONTO

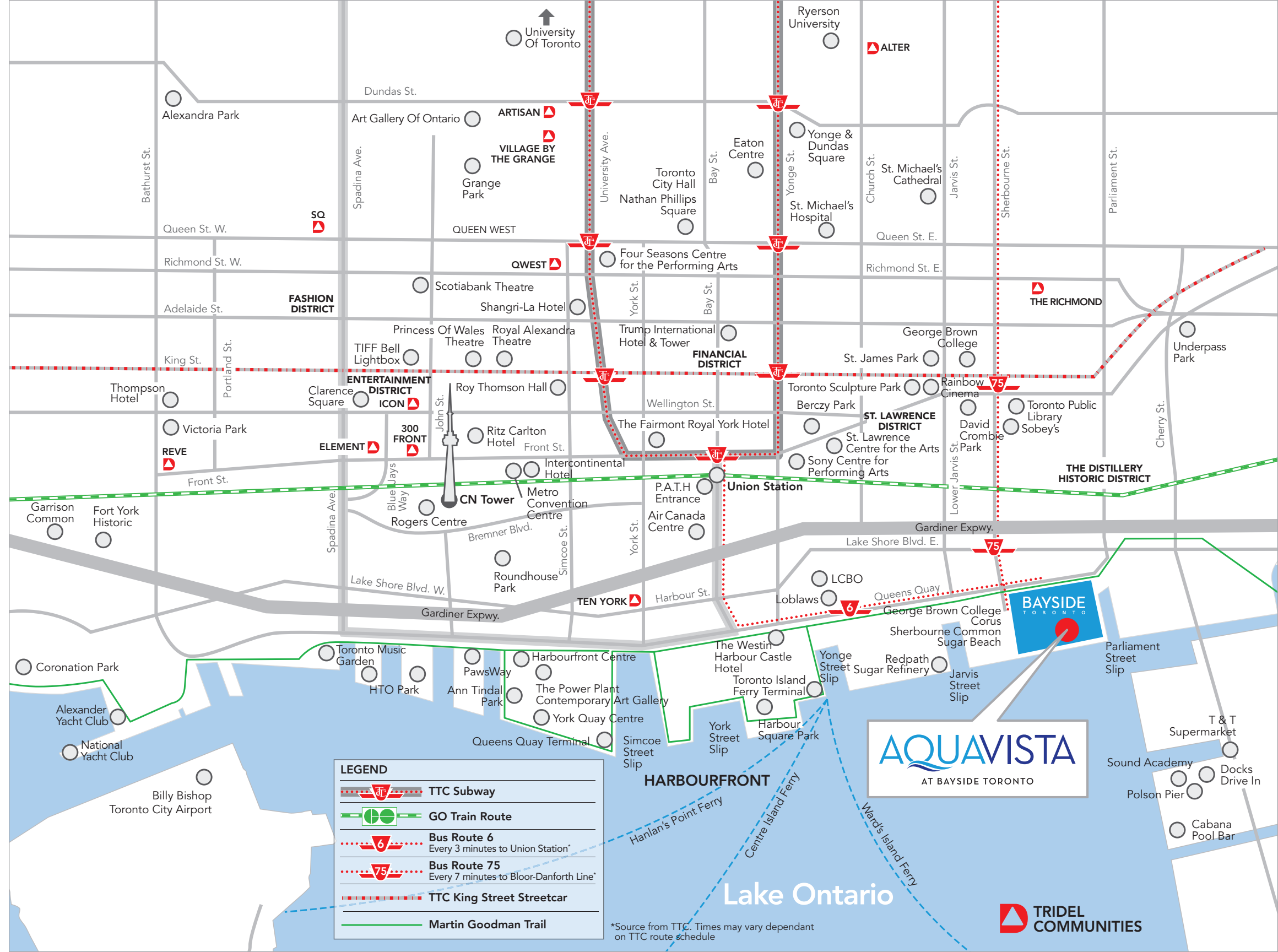
Hines

TRIDEL
BUILT FOR LIFE





Were the city
meets the lake
in inimitable
style





The Waterfront Toronto Transformation

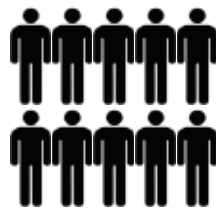
- The revitalization of Toronto's waterfront is the largest urban redevelopment project currently underway in North America.
- This is a transformation of old industrial brownfield lands on the waterfront into beautiful, sustainable mixed-use communities and dynamic public spaces.
- The total area covers **800 hectares (2,000 acres)**, from Dowling Ave in the west to Coxwell Ave. in the east.
- Total revitalization is expected to take approximately **25 years** and **\$30 billion** of private and public funding to complete.
- This transformation will be home to **40,000 residents**, **one million sq. metres (10,764,000 sq.ft.)** of employment space, **300 hectares (740 acres)** of parks and public spaces.

Source: Waterfront Toronto



Downtown Employment

- Downtown Toronto is the largest employment centre in Ontario's Golden Horseshoe. With **446,800** jobs, it makes up **1 in 3** jobs found in the city.
- During **2011** and **2012**, over **1,890** new business establishments were added to the Downtown area.
- Downtown employment has grown by **31,600** jobs over the past 5 years or **7.6%**.
- Downtown is dominated by the office sector. Office employment is currently **298,000** or **66%** of the Downtown total.
- The Downtown office sector has increased by **28,700** jobs over the past **5** years.
- Finance, insurance and real estate represent **35.7%** employment, business services **25.3%**, together they represent **61.1%** of all office jobs in the Downtown area.



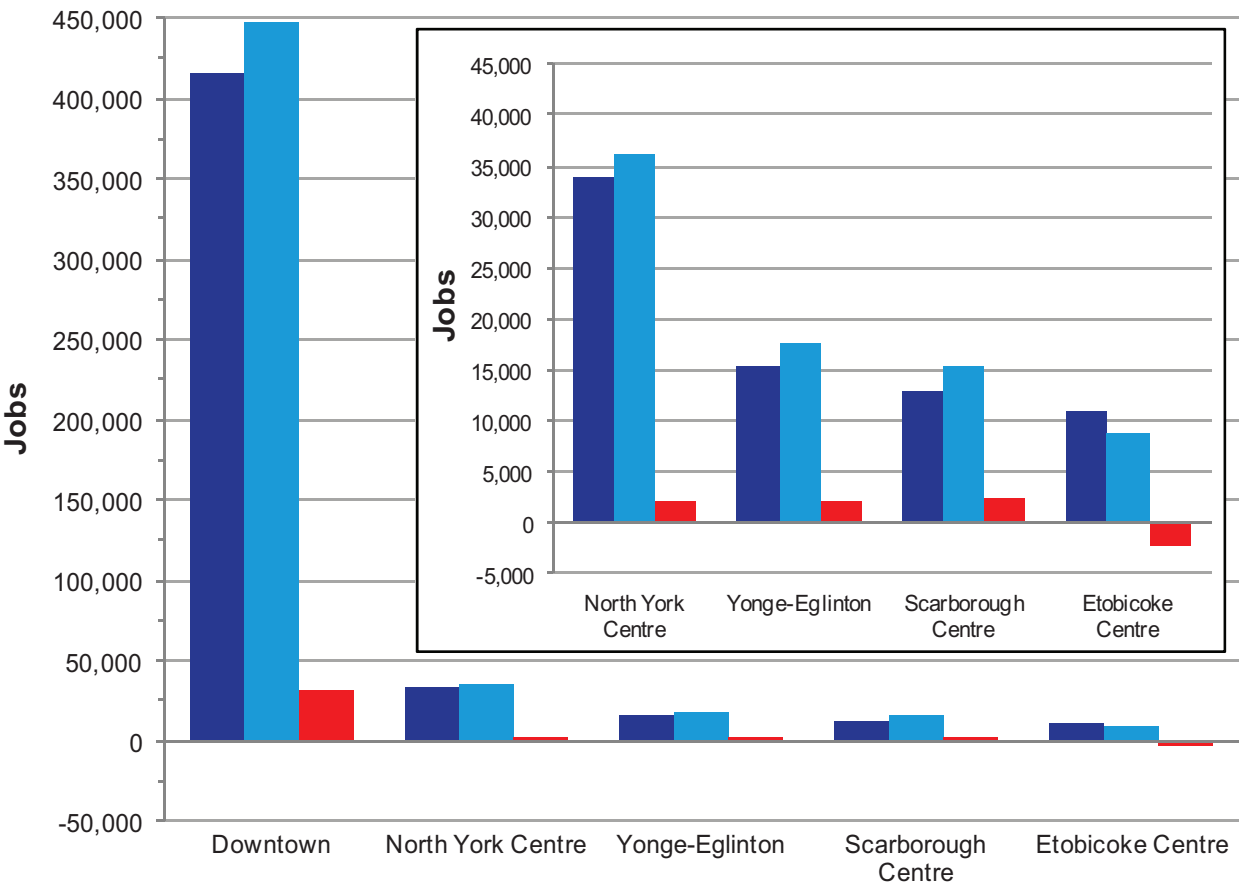
Downtown Toronto
446,800 Jobs



Downtown Employment
Has Grown By
31,600 Jobs

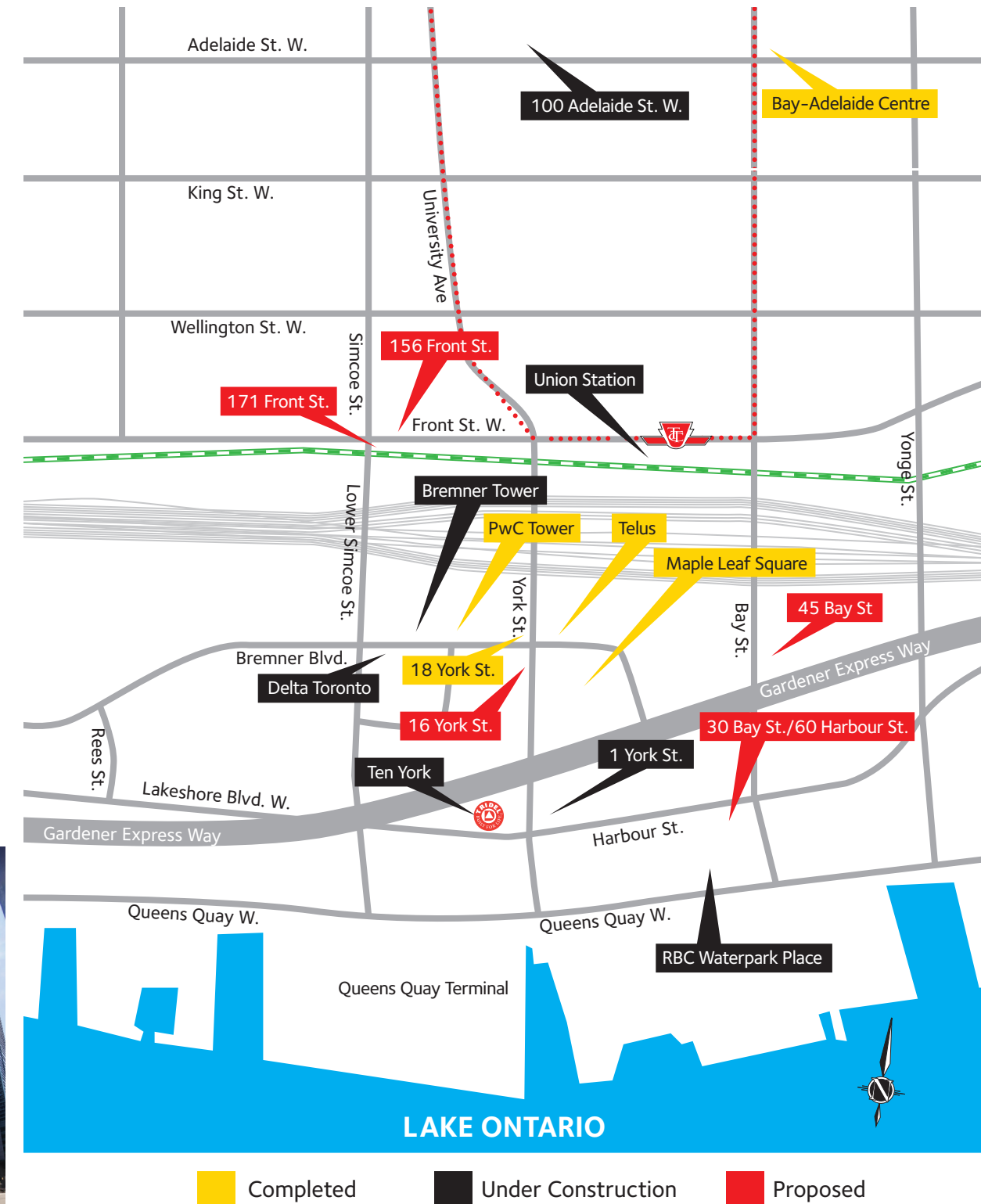


Employment changes in Downtown 2007 - 2014



New Southcore Downtown Financial Centre

- **George Brown College** – Waterfront Campus, **3,500** students and staff.
- **Corus Entertainment** – Canadian-based media and entertainment company on the waterfront at Lower Jarvis St., over **1,100** employees.
- **Southcore Financial Centre** – 3-phase commercial development totaling **1.4 million sq. ft.** with anchor tenants PwC Canada, and the Delta Toronto Hotel.
- **RBC WaterPark Place III** – **930,000 sq. ft.** 30-storey tower – RBC's new national headquarters with more than **4,000** employees.
- **1 Yonge Street** – Development will represent **6.3 million sq. ft.** of space in 6 towers with office, retail and residential.
- **1 York at Harbour Plaza** – **800,000 sq. ft.** of office and retail space. Direct access to PATH underground walkway.
- **Maple Leaf Square** – **1,250,000 sq. ft.** complex. 2 residential towers, hotel, office space and **100,000 sq. ft.** of retail.
- **Telus House** – 30-storey office tower. **785,000 sq. ft.**



Downtown Toronto Financial District

- Toronto's Downtown Financial District is a **15 minute walk** from AQUAVISTA at Bayside Toronto.
- It is the premier business district in Toronto, bounded by Queen St. to the north, Yonge St. to the east, Front St. to the south and University St. to the west. Approximately **200,000** people work here.
- Home to numerous banking companies, corporate headquarters, legal and accounting firms, insurance companies, stockbrokers, diplomatic missions and trade offices, advertising agencies and marketing firms.
- Over **50 Financial District office towers** are connected to the **30 kilometre PATH underground walkway**.



Downtown Financial District PATH Underground Walkway



Walk Score at Toronto's East Bayside

BAYSIDE WALKSCORE: 93

The Bayside community will have a Walk Score of 93 (out of 100 points). This means it is a “Walker’s Paradise”, within easy walking distance of employment centres, schools, retail, groceries, outdoor places, car and bike shares, entertainment and public transit.

TRANSIT SCORE: 98

Easy walking access to No. 6 Bay Street bus, No. 75 Sherbourne bus, No. 72 Pape bus and No. 65 Parliament bus routes, Union Station, TTC Subway & GO Trains.

BIKE SCORE: 100

Excellent bike lanes on Martin Goodman Trail, Don Valley conservation network, Queens Quay East and West. Great biking destinations to Kew Beach, Tommy Thompson Park, Port Lands, Toronto Islands, Harbour Square Park, Harbourfront Centre, Toronto Music Garden, Ireland Park, Coronation Park, Roundhouse Park, Exhibition Place, Sunnyside Beach.

For further information visit: www.walkscore.com









The next
great wave
of change is
coming to
Toronto's
waterfront.



AQUAVISTA at Bayside Information

Master Developer:	Hines
Exclusive Residential Partner:	Tridel
Location:	South side of Queens Quay East at Sherbourne Street to Lake Ontario
Architects:	Arquitectonica – New York
Interior Design:	II BY IV Design Associates – Toronto
Statistics:	12 storey residence with 231 suites
Sustainability:	Pursuing LEED® Platinum Certification
Tentative Occupancy:	Spring 2018



Bayside Toronto Information

Boundaries:

- Queens Quay East to the north, Parliament Slip to the east, Lake Ontario to the south, Sherbourne Common to the west

Size:

- 13 acres

Density:

- 2 million square feet of space to be built

Residential:

- Approx. 1,900 residences
- First Phase: AQUALINA at Bayside Toronto is 90% sold
- Second Phase: AQUAVISTA at Bayside Toronto

Office Space:

- Total 430,000 sq. ft.
- Queens Quay Place: 2 nine storey towers at 215,000 sq. ft. each

Retail & Cultural:

- 150,000 sq. ft. of retail at ground level throughout the Bayside community

Connectivity:

- 1.7 km (1 mile) from Union Station;
- 3.6km (2.2 miles) from Billy Bishop Toronto City Airport

Total Project Value:

- \$1.1 Billion

Sustainability:

- Bayside Toronto is LEED® Gold Certified (Stage I) under the LEED® Neighbourhood Development rating system
- AQUALINA and AQUAVISTA will pursue LEED® Platinum Certification

Community Attributes:

- Animated water's edge promenade
- Surrounded by vibrant public realm spaces such as landscaped parks– Sherbourne Commons, Aitken Place Park, Canada's Sugar Beach

Development Team:

- World renowned architects will be selected for each building
- Design Architect for AQUAVISTA: Arquitectonica – New York
- Design Architect for Queens Quay Place: Pelli Clarke Pelli – New York



AQUALINA
AT BAYSIDE TORONTO

QUEENS QUAY EAST

QUEENS QUAY PLACE
AT BAYSIDE TORONTO

QUEENS QUAY PLACE
AT BAYSIDE TORONTO

EDGEWATER DRIVE

AQUAVISTA
AT BAYSIDE TORONTO

AITKEN
PLACE
PARK

KANADARIO LANE

MERCHANTS' WHARF

MERCHANTS' WHARF

WATER'S EDGE PROMENADE

PARLIAMENT SLIP

SHERBOURNE
COMMON

LAKE ONTARIO













The green side of a **blue** location

A vital part of Waterfront Toronto's **LEED® Gold Neighbourhood**
The Bayside Toronto community is designed to conform to Waterfront Toronto's Minimum Green Building Requirements. (Stage 1 pilot certification).

AQUAVISTA at Bayside will pursue LEED® Platinum Certification
As a highly energy efficient and environmentally focused condominium, AQUAVISTA at Bayside is a LEED® Platinum candidate – the highest rating possible within the LEED® Green Certification System. Homeowners will benefit from less energy use, superior comfort and lower energy costs.

NetZED – Zero Energy Dwelling

AQUAVISTA at Bayside represents state-of-the-art high-rise living, reflecting the dedication of Tridel and Hines towards advancing new approaches to sustainable construction and building operation.

NetZED is an innovation where all the home's energy uses are supplied by renewable photovoltaic and solar thermal systems installed on the roof of the building. AQUAVISTA at Bayside will support one NetZED suite.



Making space for creativity at Bayside Toronto

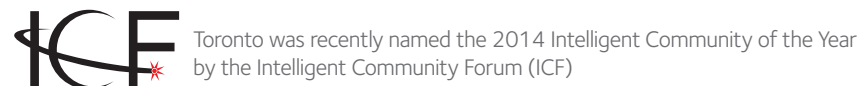
- A not-for profit urban development organization
- Recognized as leaders in neighbourhood and philanthropic missions
- Makes space for creativity and transforming communities
- Involves clustering creative people together in real estate projects
- AQUAVISTA will accommodate 80 artists and practitioners in residence.



Bayside Toronto will house Canada's fastest internet speed



- Beanfield Metroconnect is among the most sophisticated networks in the world Ultra-high-speed broadband fiber-optic network delivers unheard-of Internet speeds to customers
- Wireless speeds up to 100 megabits anywhere on Waterfront Toronto lands
- Links to innovative communityweb-portal where local residents and businesses will connect
- Users have the freedom to buy services from any provider opting to connect to this network



Hines

*Setting the standard in real estate investment,
development and management the world over*



Torre Almirante
Rio de Janeiro, Brazil



Eighth Avenue Place
Calgary, Canada



40 Mercer
New York, New York



21st Century Tower
Shanghai, China

Hines is a privately owned international real estate firm that has provided the highest levels of quality, service and value to its clients and investors for more than 55 years. With a presence in more than 100 cities around the globe, Hines has developed 750 projects with more than 214 million square feet of space. Currently the firm has controlled and third-party assets under management valued at approximately \$50.2 billion.

Attention to detail, efficiency, economy and engineering innovations are the hallmarks of every Hines project. In paying strict homage to these principles, Hines has redefined the way developers interact with and treat architecture, promoting a balance between function, beauty and sustainability and reshaping city skylines around the world.

Hines entered the Canadian commercial real estate market in 2004 and, through an impressive portfolio of high-profile developments and acquisitions, has quickly planted a long-term flag in Canada.

Since the opening of its first office in Toronto, Hines has initiated, developed, acquired or managed 12 million square feet of office, retail, residential and entertainment projects in Toronto, Calgary, Montreal, Edmonton and Ottawa. This includes Canada's first LEED® Platinum office high-rise, Eighth Avenue Place in Calgary, and Bayside Toronto, the landmark waterfront development underway downtown. Current projects under development and/or management in Canada include 7.3 million square feet in a variety of project types.

hines.com

TRIDEL
BUILT FOR LIFE

*Of all the Things We've Built,
Your Trust is Valued the Most*



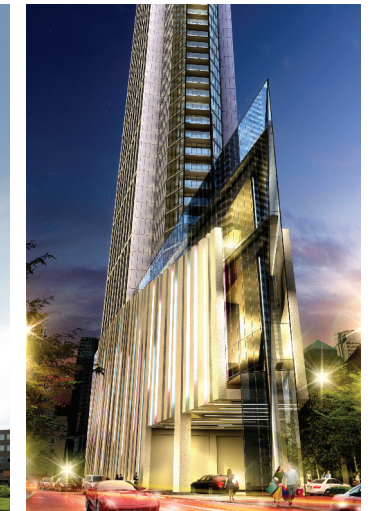
SQ
Toronto



300 Front Street West
Toronto



70 Roehampton at The Republic
Toronto



Ten York
Toronto

2013 Home Builder of the Year awarded by Building Industry and Land Development Association (BILD)



2013 Ontario High-Rise Builder of the Year Awarded by Tarion

Tridel® is Canada's leading developer and builder of condominium residences with more than 80 years of homebuilding experience. To date, the Tridel Group of Companies is responsible for producing over 80,000 homes. Tridel is determined to develop condominium communities that meet the needs of today's homeowners while safeguarding the well-being of future generations. The company is working to meet this goal by focusing on innovation including social networking, environmentally sustainable design, performance in construction and corporate stewardship.

Tridel is deeply committed to building the highest quality condominiums possible and has won virtually every award in the industry for design, customer service, sales, marketing and construction excellence. Tridel looks forward to continue the long, proud history of award winning excellence with over 20 new condominium communities currently under development in the Greater Toronto Area.



tridel.com



Top Ten Reasons For Purchasing a Condominium at Tridel's AQUAVISTA at Bayside

- 1.** Developed by Tridel, Canada's leading condominium developer and international real estate firm Hines.
- 2.** The 13 acre Bayside Toronto development is the largest parcel of land to be developed to date by Waterfront Toronto. AQUALINA is the first phase and is 90% sold.
- 3.** AAA prime downtown waterfront location with a 93 Walk Score, 98 Transit Score and 100 Bike Score.
- 4.** Toronto's waterfront offers something for everyone from Sugar Beach to the water's edge Promenade, parks, shopping, restaurants, entertainment, galleries, boating and connection to the 56 kilometre Martin Goodman Trail.
- 5.** Close to major employment centres. Over 8,000 new jobs, over 3,500 students and a short walk to the Southcore Financial District.
- 6.** Destined to be a brand new, sought after downtown landmark water's edge hot spot where you can truly live, work and play.
- 7.** LEED® Gold Neighbourhood (Bayside), LEED® Platinum condominium (AQUALINA and AQUAVISTA), state-of-the-art, operating cost-saving energy efficiency.
- 8.** Beanfield Metroconnect fiber optic network technologies providing ultra-high-speed in-suite internet service.
- 9.** Adding to AQUAVISTA'S cachet, will be its unique designation as an ARTSCAPE hub. The residency of artists and creative practitioners will infuse the Bayside Toronto community with a distinctive air of art, culture and creativity.
- 10.** Tridel was the 2013 Home Builder of the Year awarded by BILD and the 2013 Ontario High-Rise Builder of the Year awarded by Tarion for your peace of mind. AQUALINA was awarded BILD 2014 Best Highrise Design.

IMPORTANT DATES:

October 18, 2014 - VIP Broker's brochure and pricing available

October 19, 2014 - e-Worksheets submission starts

November 1, 2014 - Deadline for worksheets submission at 1 p.m.

November 15, 2014 - November 16, 2014 - Tentative Signing Weekend

e-Worksheet Link: www.e-tridel.com/worksheet

e-Worksheet Requirements:

Please ensure that the e-Worksheet is completely filled out with the Realtors' and Purchaser's information

***Incomplete e-Worksheets cannot be submitted electronically**

PLEASE NOTE: Not every e-Worksheet will get a suite allocated. Realtors will be contacted only if their client has a suite allocated

OPENING SPECIAL

\$3000 Discount for 1 Bedroom & 1 Bedroom plus Den suites

\$5000 Discount for 2 Bedroom & 2 Bedroom plus Den suites

GRAND OPENING LIMITED TIME DEPOSIT STRUCTURE:

5% due on signing

5% due 120 days after signing

5% due 365 days after signing

5% due 450 days after signing

PARKING:

Available for sale for \$48,000 for 1 Bedroom plus Den suites and larger

LRA

One time Limited Right of Assignment (NO Assignment Fee)