

TRIDEL
BUILT FOR LIFE



Live downtown without the density.

Tridel is kicking off the Alexandra Park revitalization by constructing SQ, the first condominium that will anchor this master planned community. Designed by the acclaimed firm of Teeple Architects, the intense sculptural forms of SQ reflect their urban conditions and placement on the site. The dramatic new building grows out of the low-rise forms on Queen Street West and gradually increases in height like a built-up hillside to meet the taller buildings to the north.

SQ is situated on a quiet side street, just northwest of the vibrant intersection of Spadina and Queen. Here the rush of city life fades away, muffled by established trees and greenspace. You can enjoy the best of downtown living while being off the beaten path. Be in the thick of things without feeling crowded. Yet only a short walk away, you're surrounded by the eclectic excitement of Queen Street West, the big business buzz of the Financial District, the higher learning of the U of T campus, and a multitude of area attractions and entertainment. SQ is the first step in a massive urban development plan that will see this downtown community invigorated and renewed with fresh imagination and visionary design.



Convenience without a car.

Transit score: 100 | Walk Score: 98

Walk or bike, everything is so close by that nowhere is a hike. Cyclists will appreciate the convenience of direct access to a stackable storage system for their bikes right from the street. The ideal downtown location of SQ puts you at the centre of everything. Steps from both the Spadina and Queen streetcar lines. A short hop away from the subway and Union Station, Toronto's grand central commuter hub. Close to the major city access routes of the Gardiner Expressway, Lake Shore Boulevard and the Don Valley Parkway. If you're flying out of town, Billy Bishop Toronto City Airport beckons with its speedy check-ins and rapid commuter flights. A short ferry ride to the Toronto Islands offers a panoramic view of the city's impressive skyline and the beautiful waterfront promenade.



A community master planned.

Tridel, Toronto's most acclaimed condominium builder, is breathing fresh life into a prime downtown neighbourhood. The revitalization will usher in a renewed vitality and architecturally significant modernism to one of the most central and convenient locations in the city. New public parks and private amenity spaces will add to the natural landscape. New connector streets will provide easy access to the city's main routes. Charming pedestrian pathways will bring convenient city life to your doorstep. Dramatic new condominiums and townhomes will shape this exciting urban experience. This is a rare opportunity to live in a gloriously invigorated community that's redefining urban life as we know it.



Ignite the imagination.

SQ

SPADINA ▾ QUEEN

SQ commands a cornerstone position for urban adventurers to take up residence. Located northwest of the Spadina and Queen intersection, SQ features a stunningly modern, geometric design that steps away from the typical boutique condo aesthetic. The inspired building sets a spectacular new standard for downtown living. An irregular stack of blocks and protrusions deliver higher insulation values and sculpturally rebrand the community. Staggered balconies maximize the sense of private outdoor space while providing focused views of the surrounding greenspace. The rambunctious arrangement of geometric shapes and forms creates an exhilarating and thoroughly modern residence that captivates the eye and ignites the imagination.



Silver-toned cuboid balconies, smoothly clad in aluminum, project out from the 14-storey building to heighten the architectural rhythm.



“We
must
always
**change,
renew,
rejuvenate**
ourselves;
otherwise
we harden.”

Johann Wolfgang von Goethe

Elevate the urban experience.

Experience the new modernism in the heart of one of the world's most dynamic cities. Where spacious suites with expansive windows reflect the joys of city life. Where fluid living spaces open up onto a staggered layering of balconies. Where open concept designs and intelligent use of space extract more enjoyment out of every square foot. Where Tridel's unparalleled commitment to quality and impeccable attention to detail permeates every aspect of your new home. Where vitality is victorious and urban life is lived to its fullest.



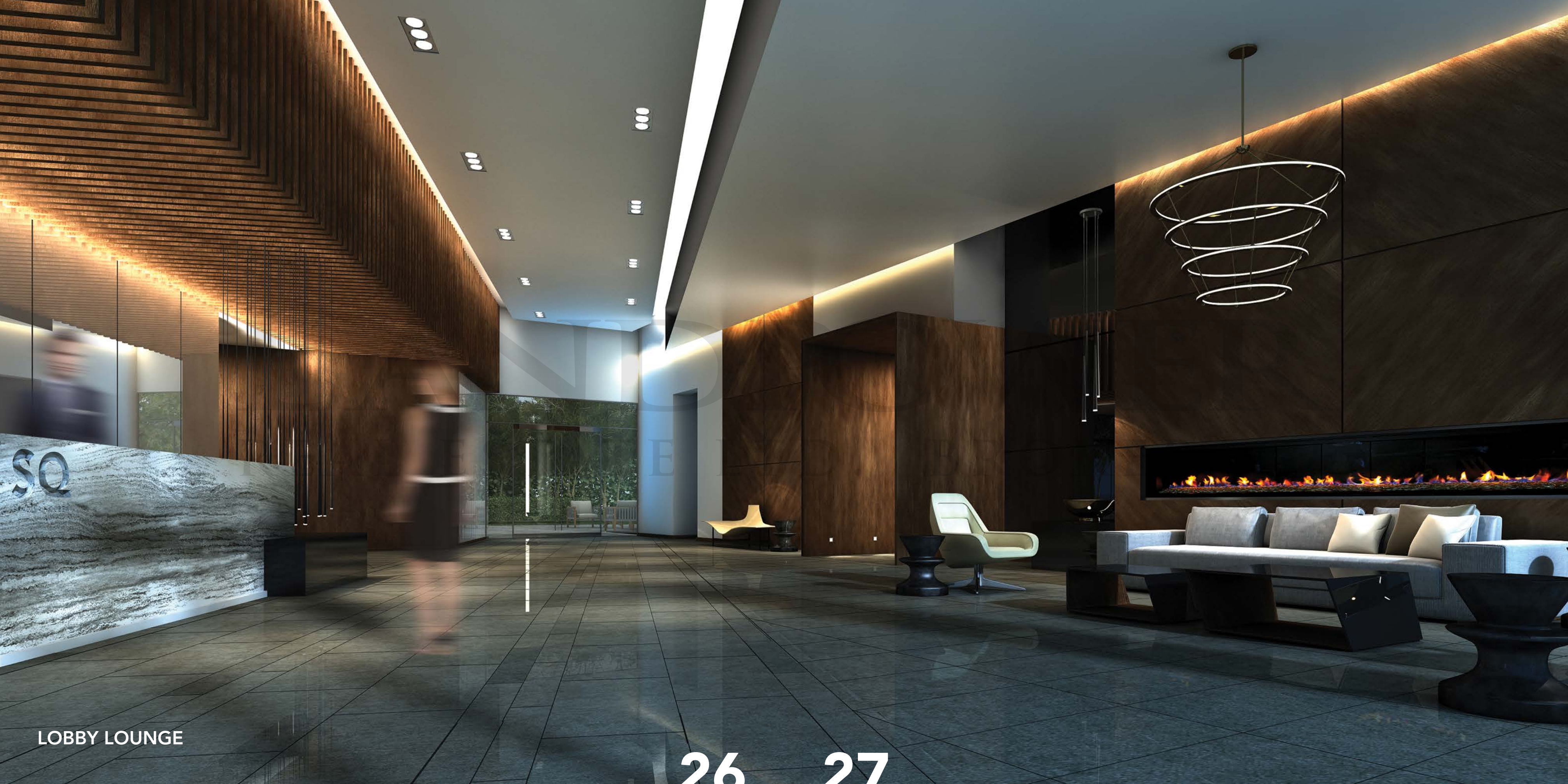
BUILDING AMENITIES.





CONCIERGE

24 25



LOBBY LOUNGE

26 27



FITNESS CENTRE

28 29



PARTY ROOM

30 31



PARTY ROOM

32 33



PRIVATE DINING ROOM



WHIRLPOOL SPA

36 37



ROOFTOP TERRACE

38 39

Kitchen

Features & Finishes

Kitchen

- Selection of three Kitchen Packages*, coordinated with backsplash and counter material. Kitchen includes full height flat panel doors. Finishes include designer hardware and wood grain laminate.
- Granite or quartz kitchen countertop with polished square edge and undermount single basin stainless steel sink.
- Granite or quartz backsplash with side-splash** where required.
- Polished chrome, single lever kitchen faucet, complete with pull down spray.
- Space saving ENERGY STAR® high efficiency 24" dishwasher drawer panel ready in 10'-2" kitchens
- Space saving ENERGY STAR® high efficiency 18" dishwasher panel ready in 11'-2" and 12'-0" kitchens
- Counter depth ENERGY STAR® high efficiency fully integrated 24" refrigerator with bottom mount freezer panel ready
- Built-in, stainless steel microwave complete with trim kit
- 24" built-in oven in stainless steel finish
- 24" built-in Ceran cook top
- 24" built-in integrated hood fan
- Energy saving fluorescent undercabinet lighting

* Denotes finishes to be selected from the vendor's samples.

** Denotes availability determined by suite design.

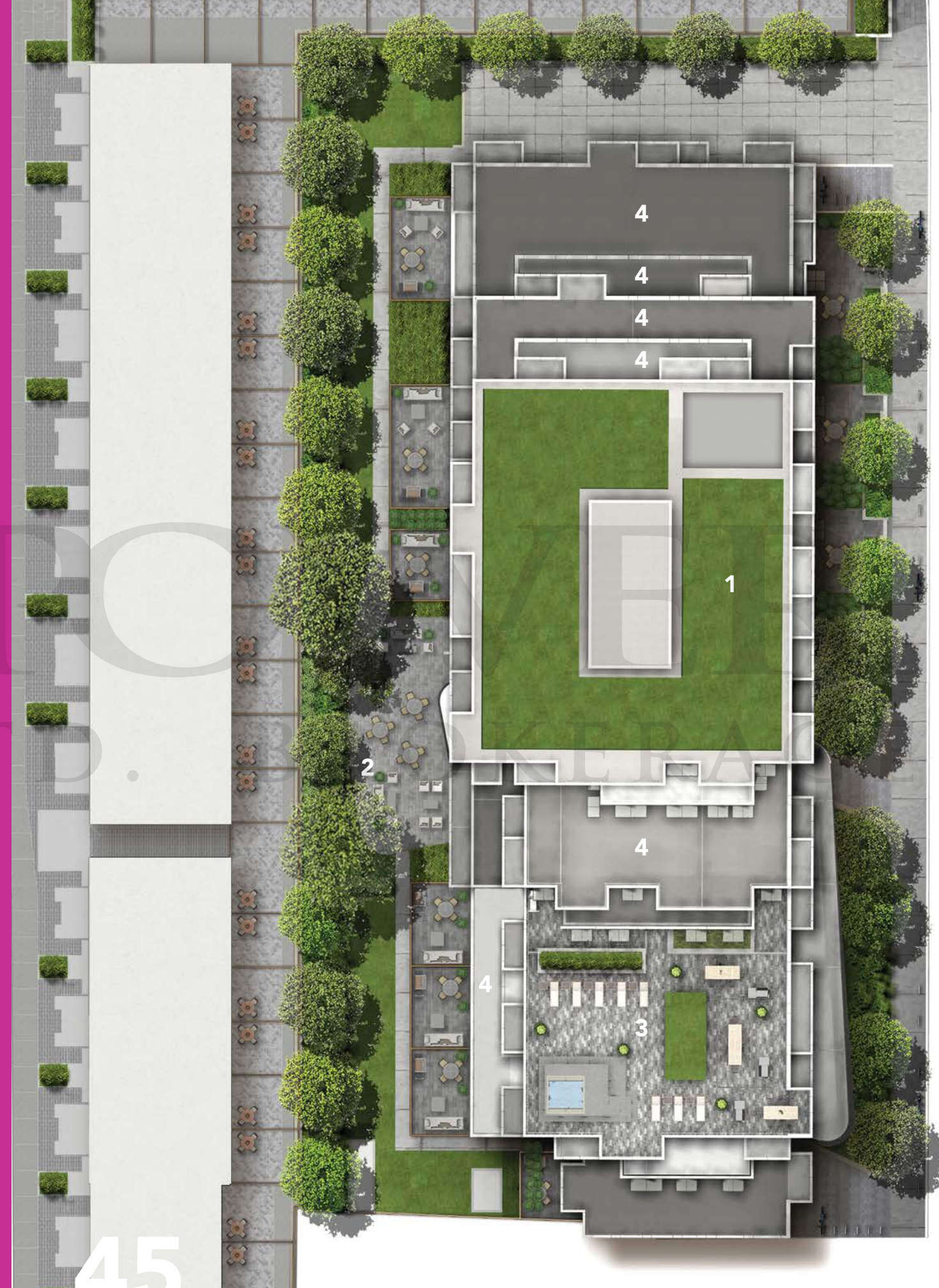
All features and finishes subject to change without notice. E.&O.E. October 2013.

Get into a good space.

LANDING
REAL ESTATE LTD.

44

45



CAMERON STREET

Site Plan

LEGEND

- 1 - GREEN ROOF
- 2 - GROUND FLOOR TERRACE
- 3 - ROOFTOP TERRACE
- 4 - PRIVATE TERRACES



Ground Floor Amenities

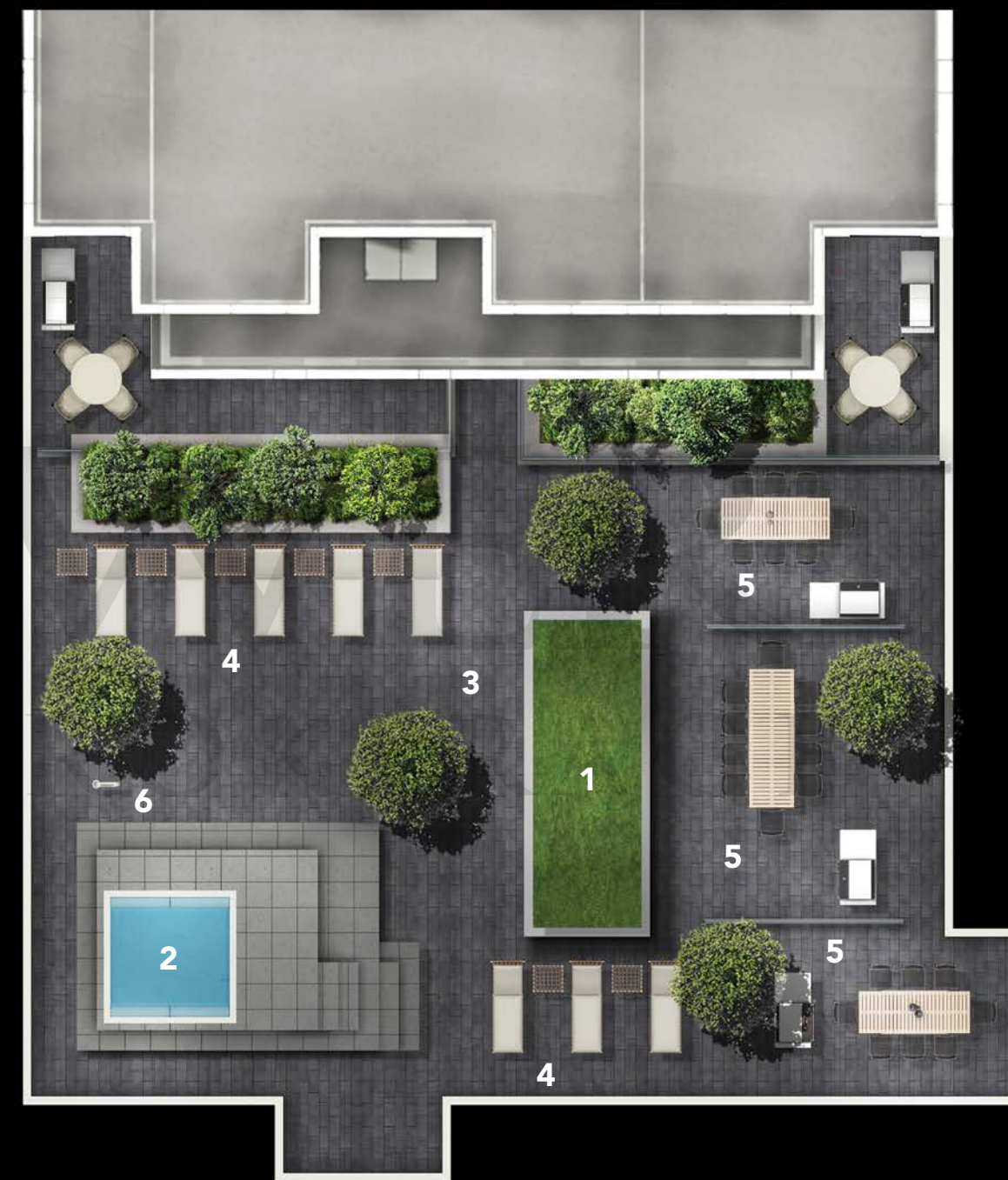


LEGEND

- 1 - CONCIERGE
- 2 - LOBBY LOUNGE
- 3 - WHIRLPOOL SPA
- 4 - MEN'S STEAM ROOM
- 5 - LADIES' STEAM ROOM
- 6 - FITNESS CENTRE
- 7 - YOGA STUDIO
- 8 - PARTY ROOM WITH CATERING KITCHEN AND BAR
- 9 - PRIVATE DINING ROOM WITH FIREPLACE
- 10 - THEATRE
- 11 - ELEVATOR BANKS
- 12 - MAILROOM
- 13 - OUTDOOR TERRACE



Sky Lounge



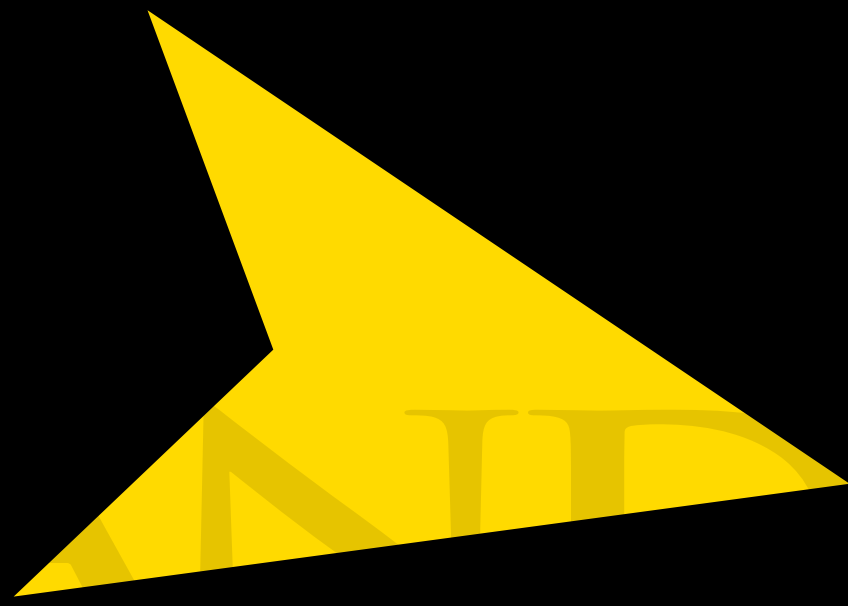
LEGEND

- 1 - GREEN ROOF
- 2 - WHIRLPOOL
- 3 - ROOFTOP TERRACE
- 4 - LOUNGE/SUNDECK AREA
- 5 - DINING AREAS WITH BBQs
- 6 - MISTING SHOWER



Convenience without the concrete.

Set amidst a backdrop of historic buildings and tree-lined parks, SQ is in the heart of all the key areas in the city. The business and commerce of the Financial District, Southcore Financial Centre, and Bay Street Corridor. The academic pursuits of University of Toronto and Ryerson, and the creativity of OCAD U. The enjoyment of area attractions and major sports and entertainment venues. The luxury shopping and high-end dining of Yorkville. The lifestyle charm of The Annex. The artistic appeal of Liberty Village. And the scenic beauty of Lake Ontario, Harbourfront, and the water's edge promenade.



Simply step outside the lobby of SQ and be surrounded by a multicultural array of barista-brewing cafés, lively patios, and incredible bistros. Stroll along Queen West, Toronto's Fashion District, with its showcase of hot and happening must-haves for the fashion-hungry. Drop into live music venues any night of the week to hear everything from rock to jazz. If convenient living had a scale, it would be over the top at SQ.





SPADINA QUEEN

PRICE LIST**TRIDEL**
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Suite	Description	View	Square Footage*	Lowest-Floor Available	Starting Prices*	Estimated Maintenance Fee Per Month*	Estimated Property Tax Per Month**
1 BEDROOM							
1B ¹	1 Bedroom	N	521	3	\$308,000	\$292	\$191
1L ¹	1 Bedroom	W	624	3	\$334,000	\$349	\$208
1D	1 Bedroom	E	538	6	\$342,000	\$301	\$213
1 BEDROOM +DEN							
1A+MR	1 Bedroom plus Media	W	576	6	\$353,000	\$323	\$219
1C+D	1 Bedroom plus Den, 2 Bathrooms	E	654	6	\$386,000	\$366	\$240
2 BEDROOMS							
2F+M	2 Bedrooms, 2 Bathrooms and Media	W	758	7	\$448,000	\$424	\$278
2C	2 Bedrooms and 2 Bathrooms	SW	693	7	\$460,000	\$388	\$286
2MR ¹	2 Bedrooms and 2 Bathrooms	NW	825	3	\$508,000	\$462	\$316
2M ¹	2 Bedrooms and 2 Bathrooms	NE	825	3	\$513,000	\$462	\$319
2LR	2 Bedrooms and 2 Bathrooms	SW	818	PH	\$528,000	\$458	\$328
2L	2 Bedrooms and 2 Bathrooms	SE	827	PH	\$533,000	\$463	\$331
3 BEDROOMS							
3A	3 Bedrooms and 2 Bathrooms	NW	925	13	\$596,000	\$518	\$370
3AR	3 Bedrooms and 2 Bathrooms	NE	925	12	\$600,000	\$518	\$373
3BR	3 Bedrooms and 2.5 Bathrooms	NW	1,031	8	\$641,000	\$577	\$398
3B	3 Bedrooms and 2.5 Bathrooms	NE	1,031	9	\$647,000	\$577	\$402

- 9' Ceiling unless otherwise specified
- Balcony and ceiling height variations apply throughout. Please inquire with a sales representative
- Floor premium: \$1,000

PARKING

\$ 45,000

Available for sale to two bedroom suites and larger

GRAND OPENING DEPOSIT STRUCTURE

- 5% due on signing
- 5% due 180 days after signing
- 5% due 270 days after signing
- 5% due 365 days after signing

GRAND OPENING PROMOTION

- \$3,000 off one bedroom and one bedroom plus den suites
- \$5,000 off two bedroom and larger suites

ESTIMATED MAINTENANCE FEES: \$0.56/sq.ft*

Parking and locker excluded

TENTATIVE OCCUPANCY DATE: Fall 2016**PRESENTATION CENTRE**

4800 Dufferin St., Entrance B
 Toronto, Ontario M3H 5S9
 Tel: 416.661.1949
 Fax: 416.661.8880
 Email: sq@tridel.com

GRAND OPENING HOURS

Monday to Friday: 11a.m. – 7p.m.
 Saturday, Sunday & Holidays: 12 Noon – 6p.m.

SALES REPRESENTATIVES

Nasim Radkhoushnoud
 Del Realty Inc., Brokerage
 Email: NRadkhoshnoud@Tridel.com

Nicholas Lin
 Del Realty Inc., Brokerage
 Email: NLin@Tridel.com

1 8'6 Ceilings apply

* Prices and Specifications subject to change without notice, E. & O.E. October 9, 2013
 The approximate areas or square footages of the above-noted suites (and of the balconies or terraces associated therewith) are subject to change without notice, and the Vendor/Declarant shall have no liability for any resulting variance(s) between the actual final area(s) thereof and the stated area(s) outlined above.

** Based on 2013 Property Tax Rates by the City of Toronto and on lowest available price

The above listed figures and prices are representative of families of suites in SQ. Actual names and prices for various floors vary. Please inquire with a sales representative for additional details.

tridel.com

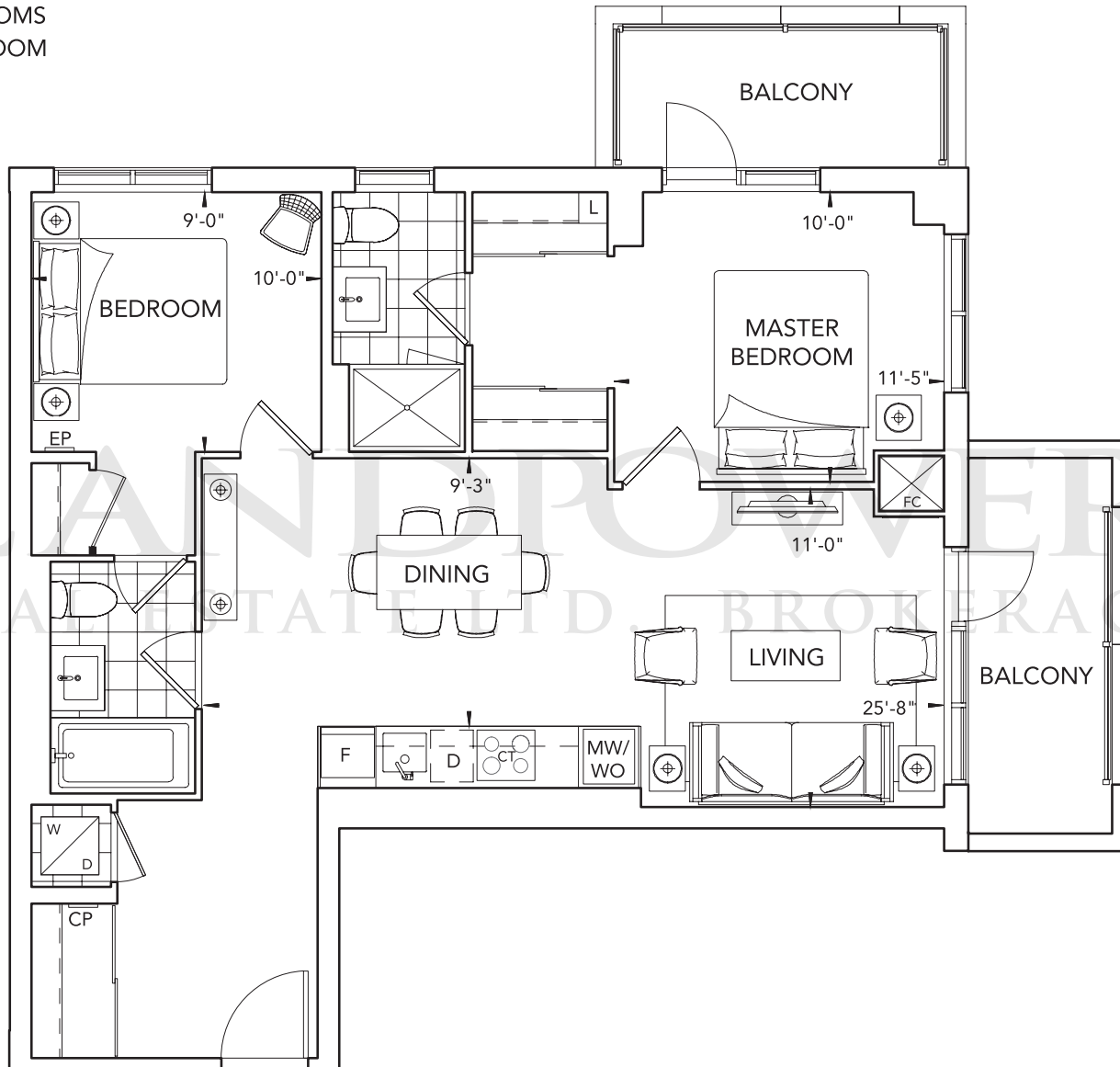


SPADINA  QUEEN

SUITE 2L, 2LR

2 BEDROOMS, 2 BATHROOMS
LIVING ROOM, DINING ROOM
AND 2 BALCONIES

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**ALEXANDRA
PARK** A COMMUNITY
MASTER PLANNED.

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UPPER TYPICAL

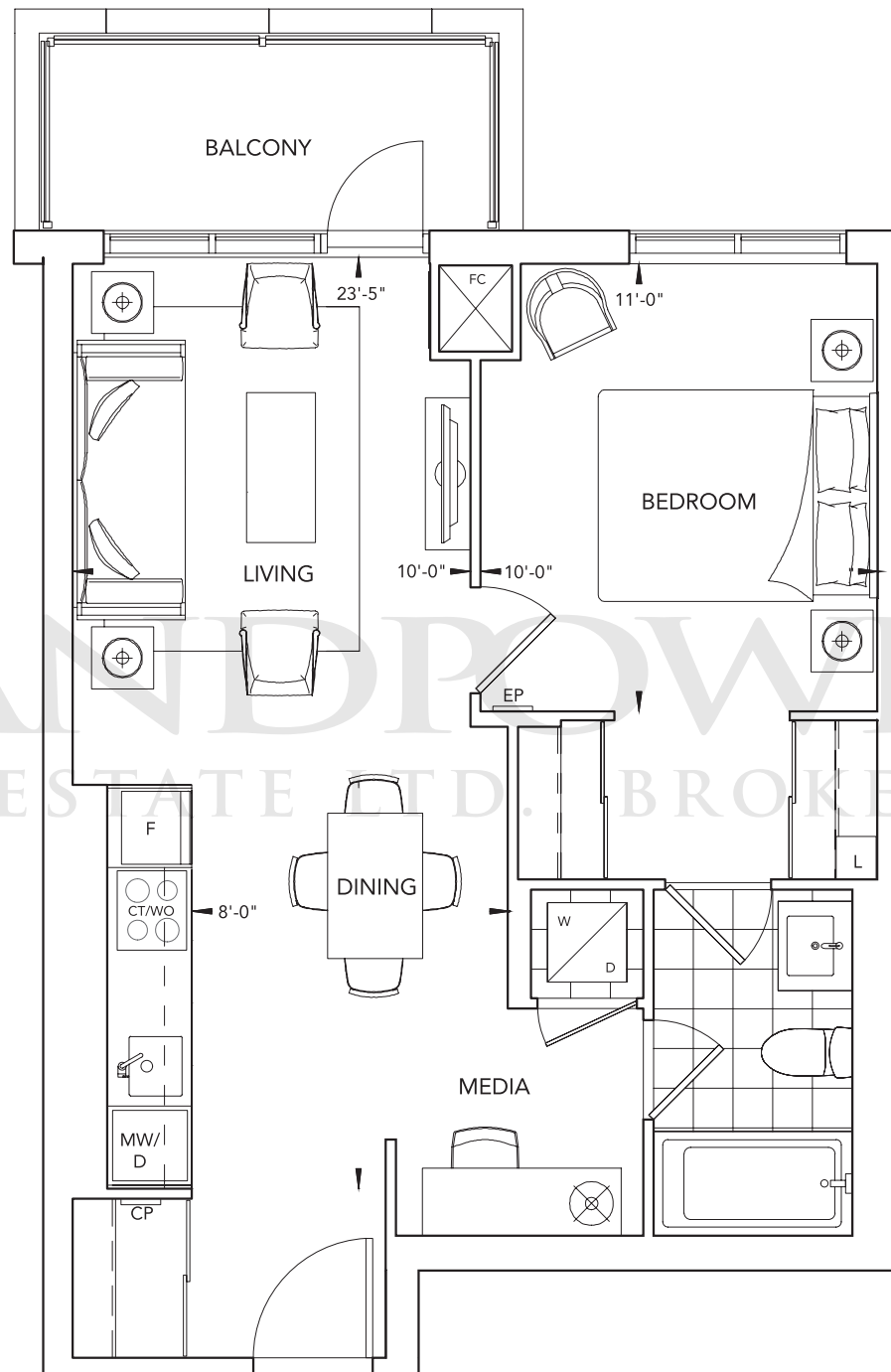
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SPADINA ▸ QUEEN

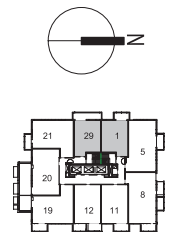
SUITE 1A+M, 1A+MR

1 BEDROOM, 1 BATHROOM
LIVING ROOM, DINING ROOM,
MEDIA AND BALCONY

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UPPER TYPICAL



LOWER TYPICAL

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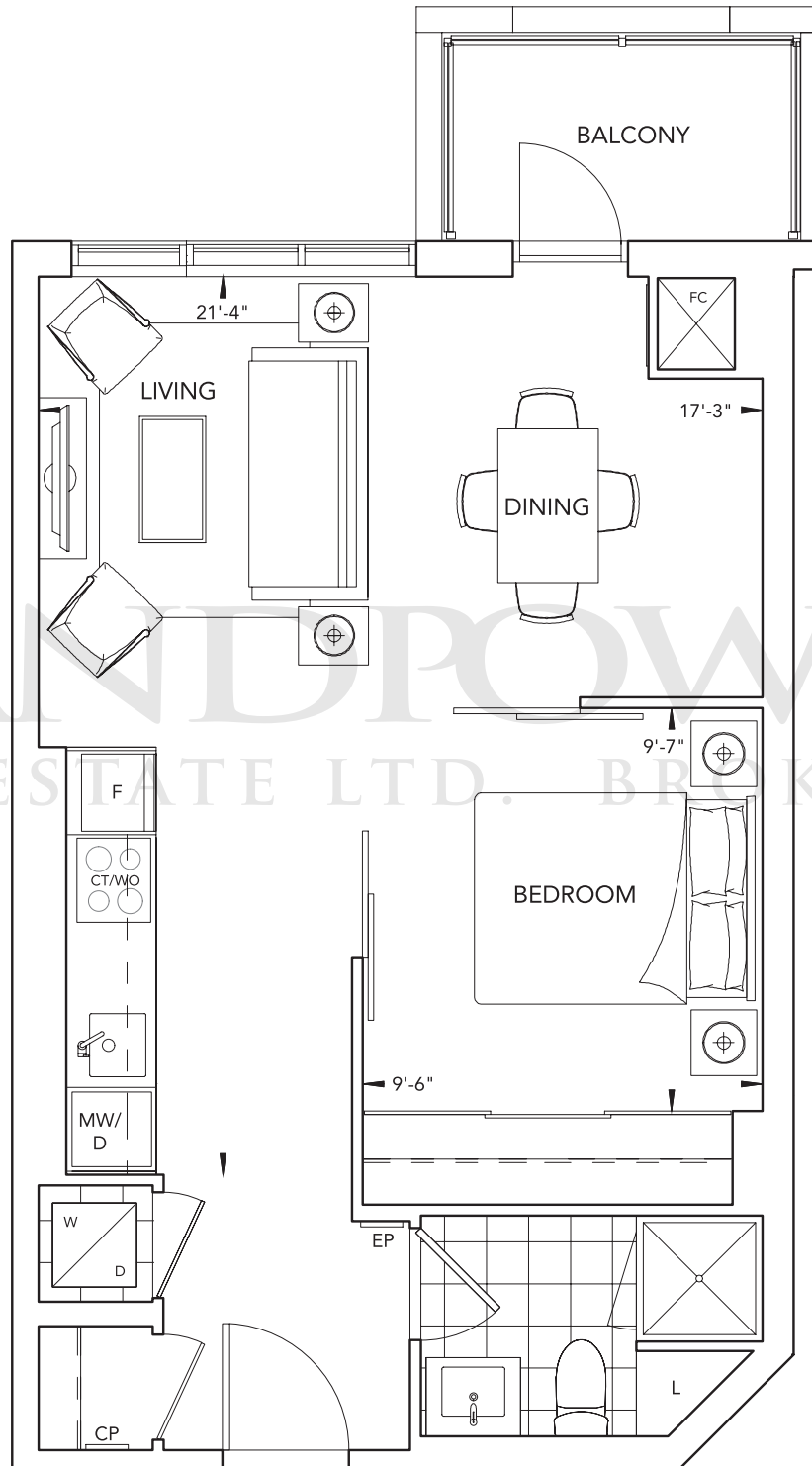
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SPADINA ▾ QUEEN

SUITE 1B, 1BR

1 BEDROOM, 1 BATHROOM
LIVING ROOM, DINING ROOM
AND BALCONY

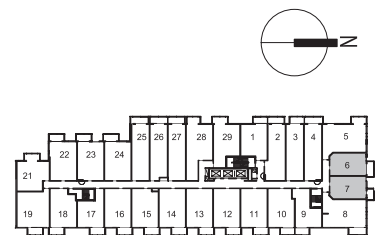
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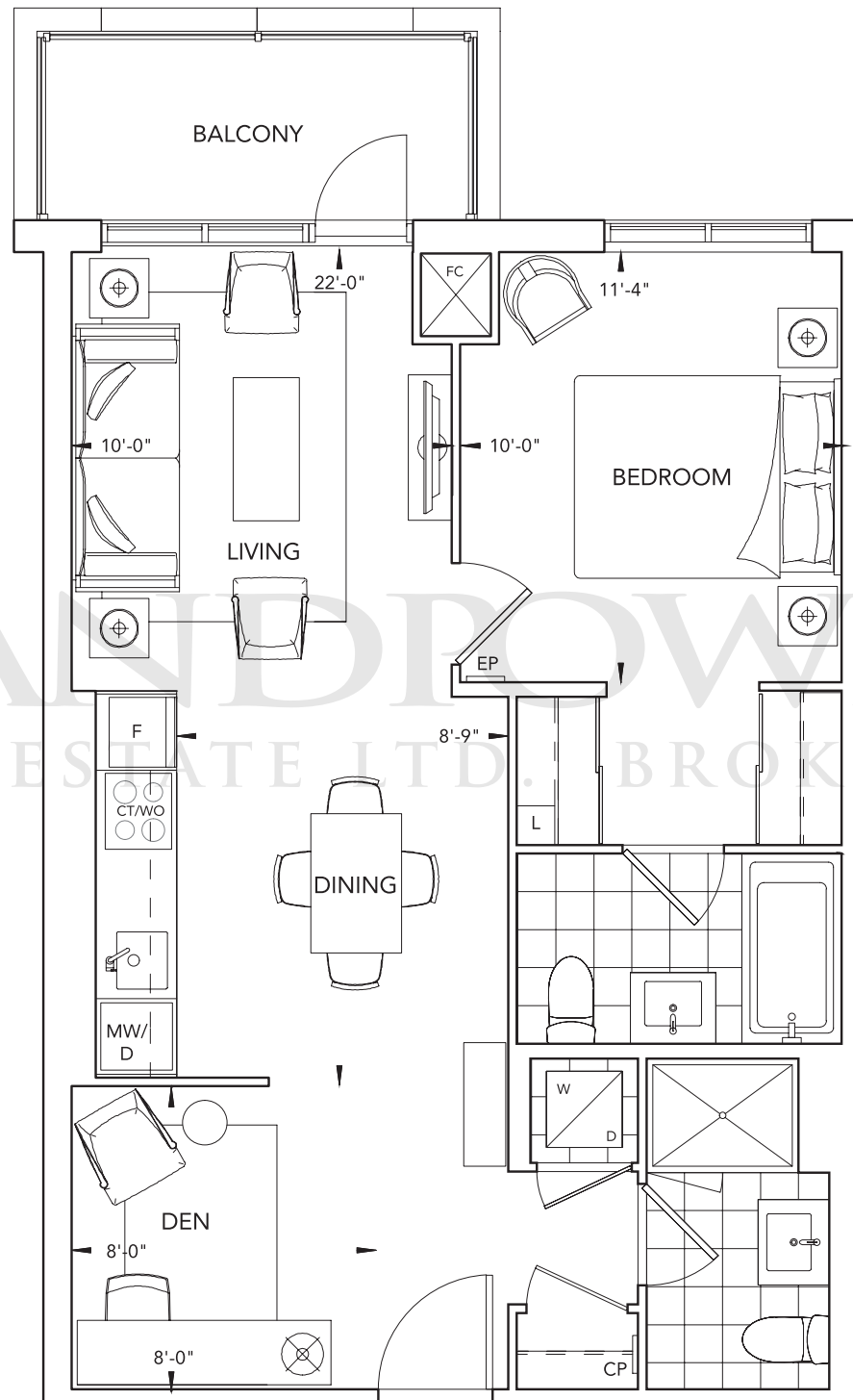
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SPADINA ▾ QUEEN

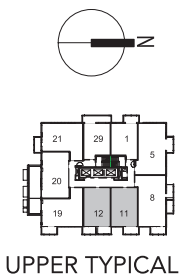
SUITE 1C+D

1 BEDROOM, 2 BATHROOMS
LIVING ROOM, DINING ROOM
AND BALCONY

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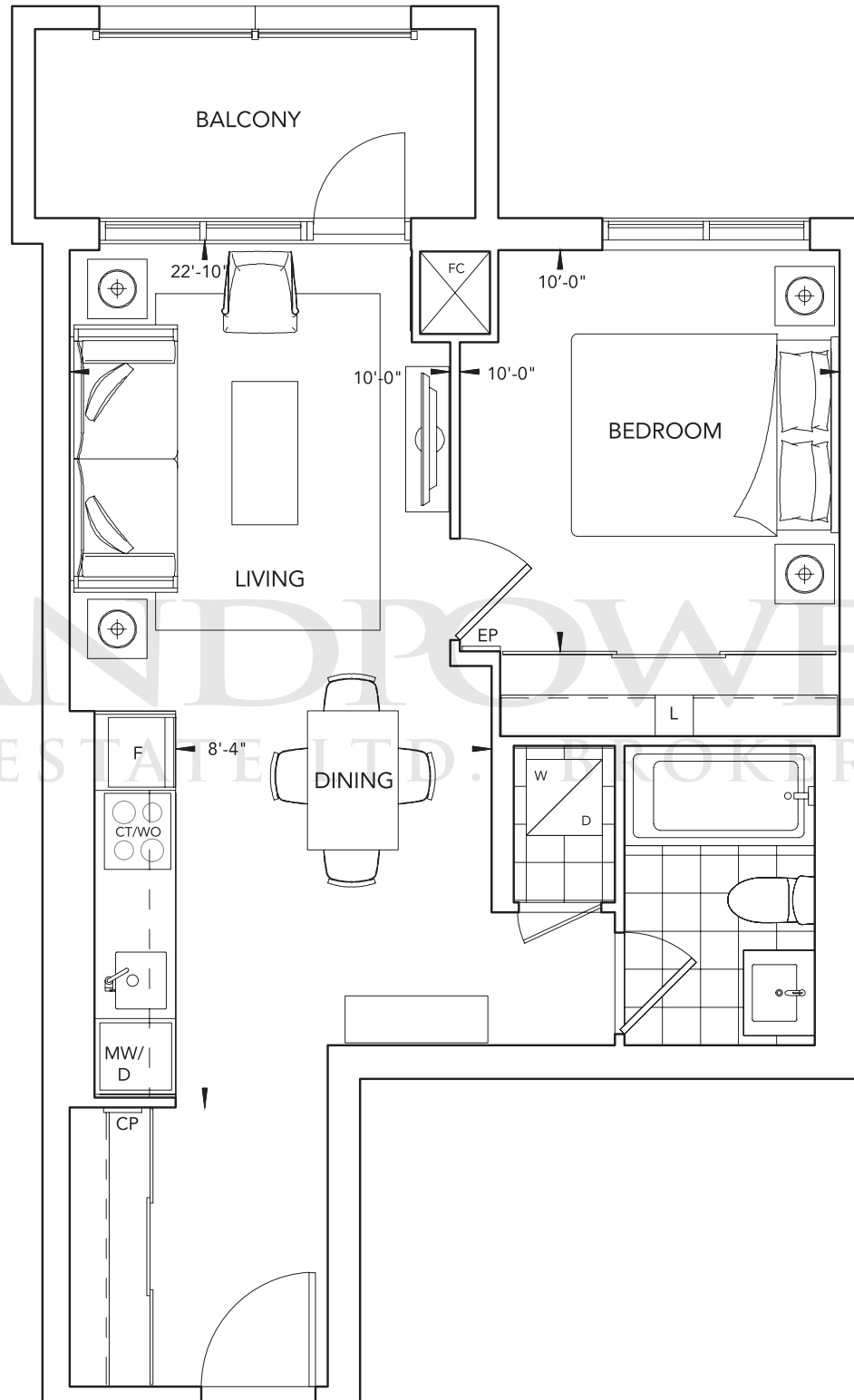
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SPADINA ▾ QUEEN

SUITE 1D

1 BEDROOM, 1 BATHROOM
LIVING ROOM, DINING ROOM
AND BALCONY

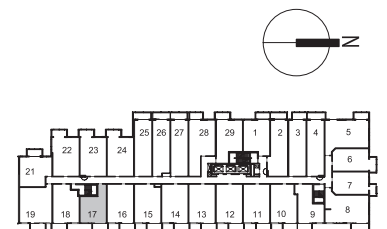
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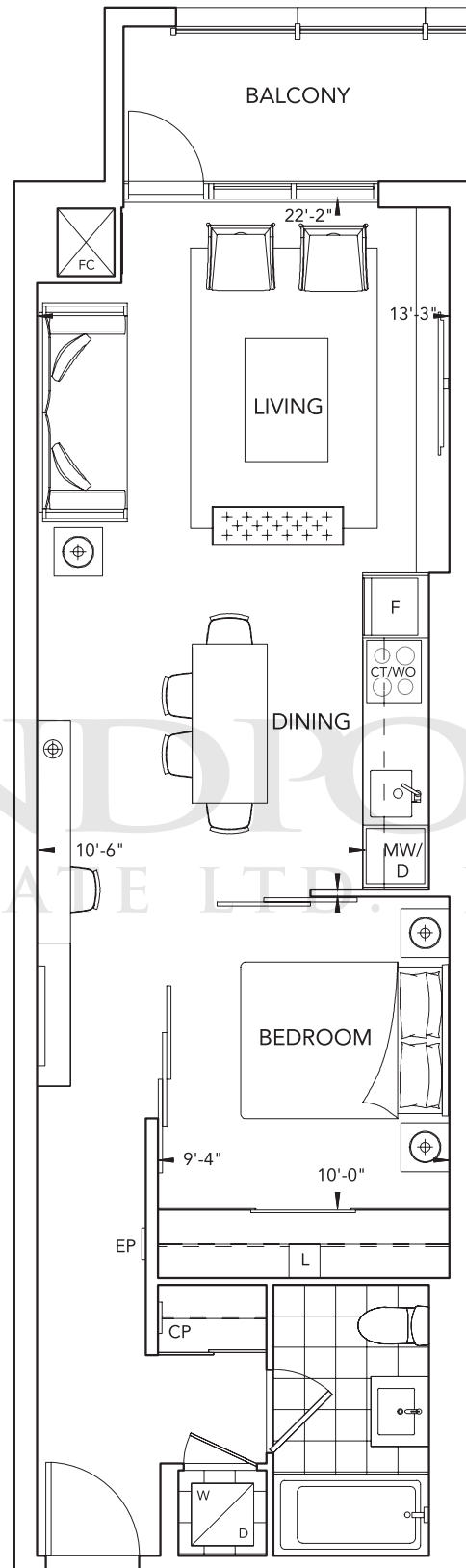
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SPADINA  QUEEN

SUITE 1L

1 BEDROOM, 1 BATHROOM
LIVING ROOM, DINING ROOM
AND BALCONY

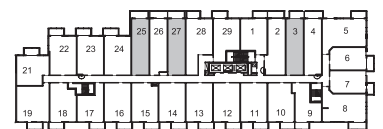
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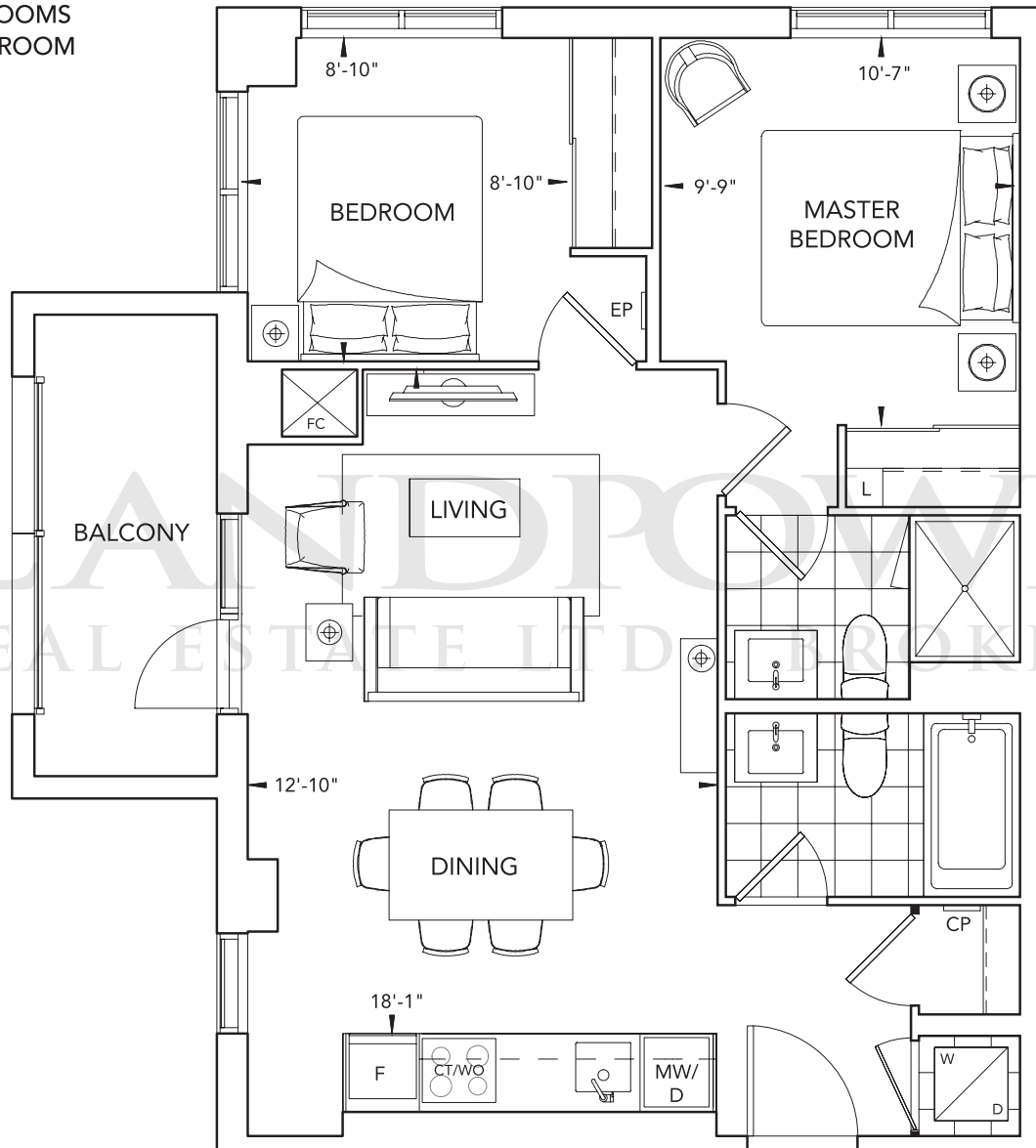
LOWER TYPICAL



SPADINA QUEEN

SUITE 2C

2 BEDROOMS, 2 BATHROOMS
LIVING ROOM, DINING ROOM
AND BALCONY



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LEVEL 7, 8

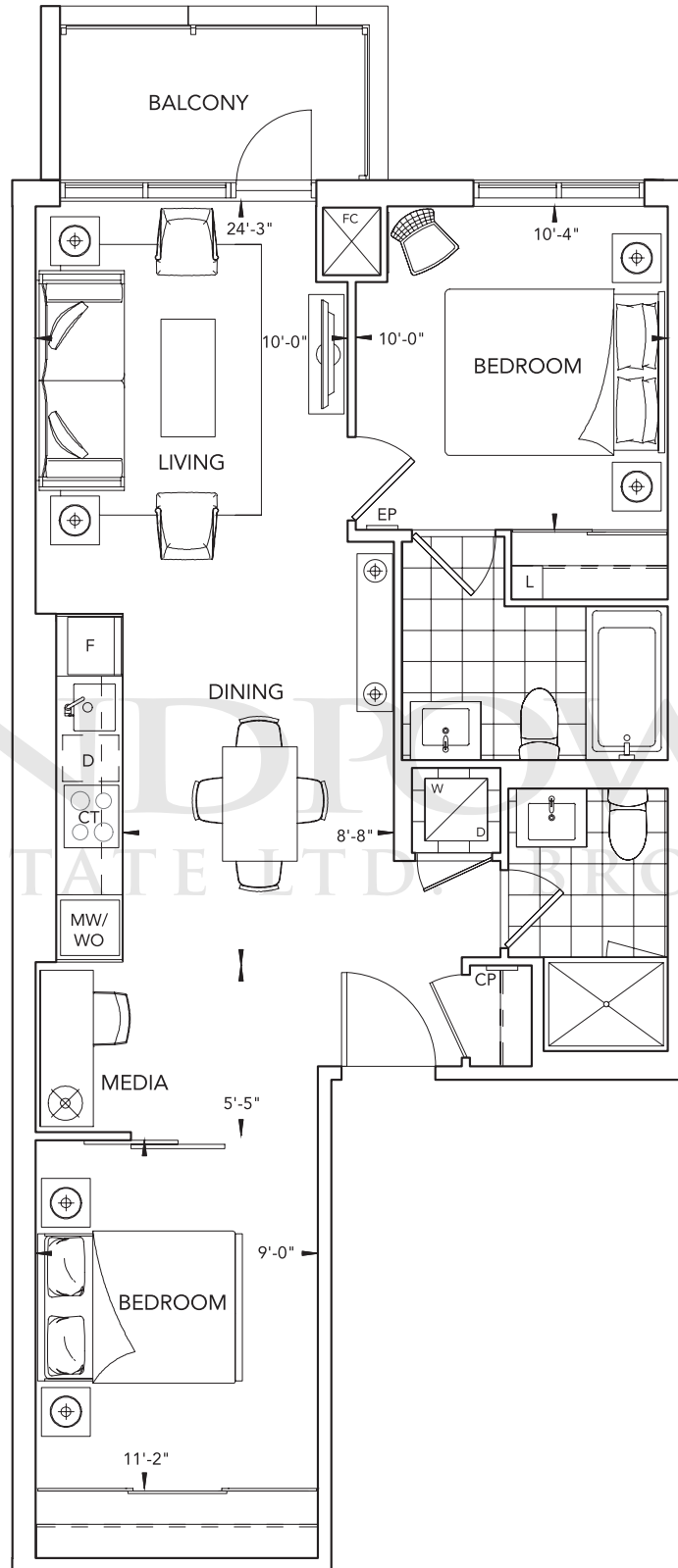
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SPADINA ▾ QUEEN

SUITE 2F+M

2 BEDROOMS, 2 BATHROOMS
LIVING ROOM, DINING ROOM,
MEDIA AND BALCONY

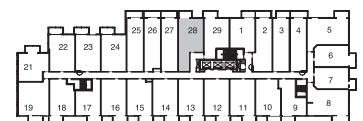
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LANDMARK
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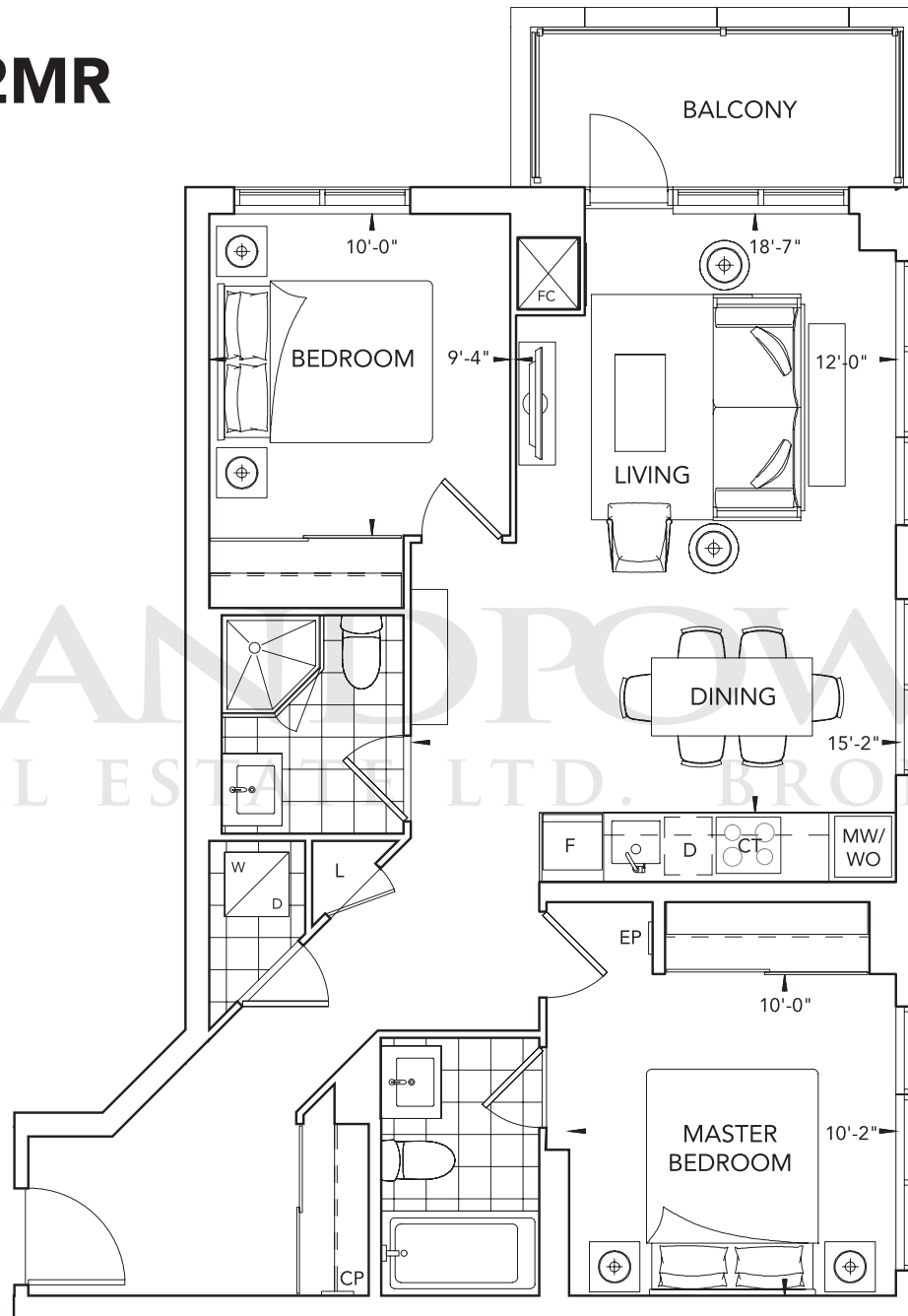
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SPADINA ▾ QUEEN

SUITE 2M, 2MR

2 BEDROOMS, 2 BATHROOMS
LIVING ROOM, DINING ROOM
AND BALCONY

TRIDEL
BUILT FOR LIFE



LANDPOWER
REAL ESTATE LTD. BROKERAGE



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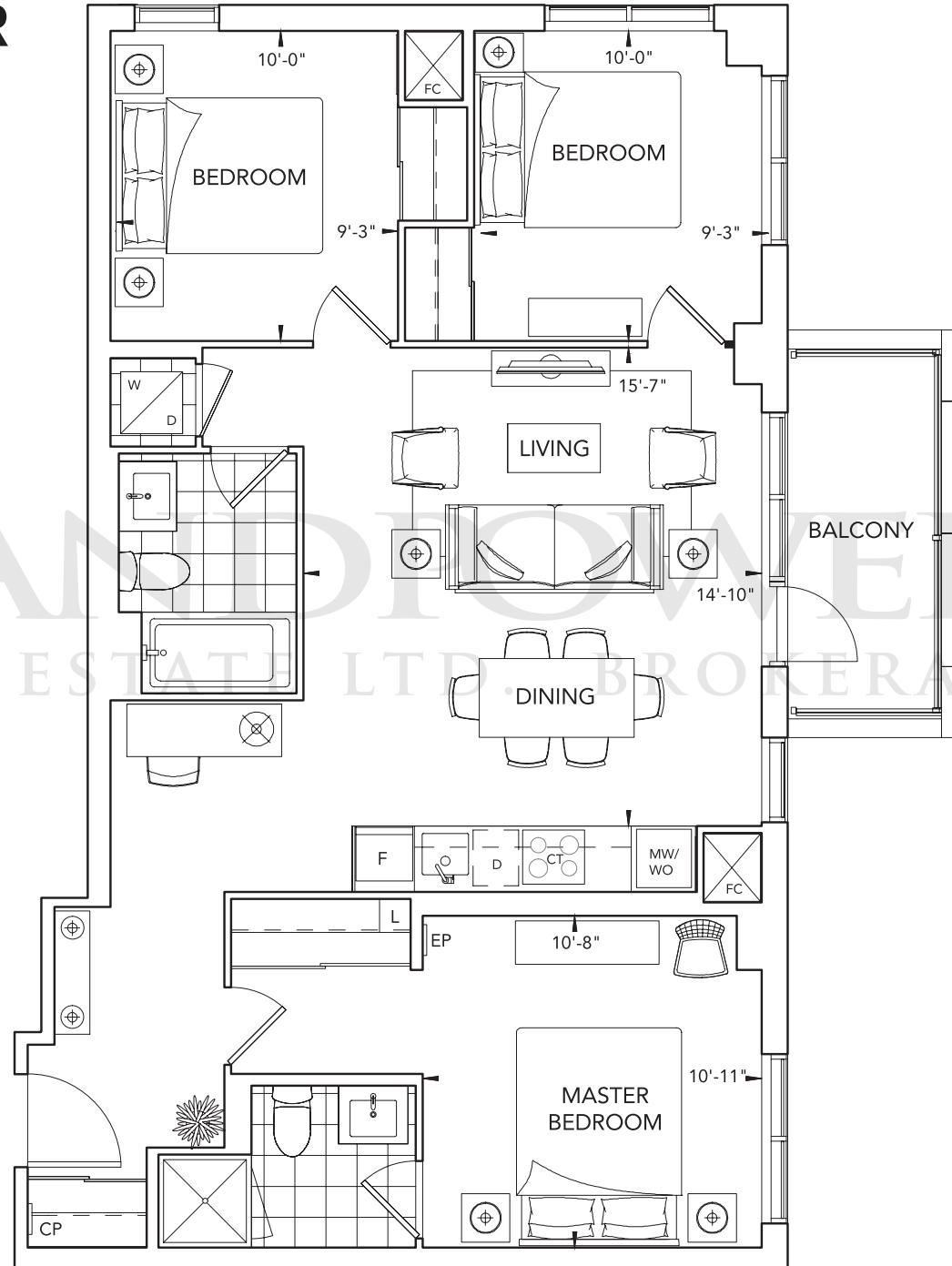
LOWER TYPICAL

SO

SPADINA ▾ QUEEN

SUITE 3A, 3AR

3 BEDROOMS, 2 BATHROOMS
LIVING ROOM, DINING ROOM
AND BALCONY



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UPPER TYPICAL

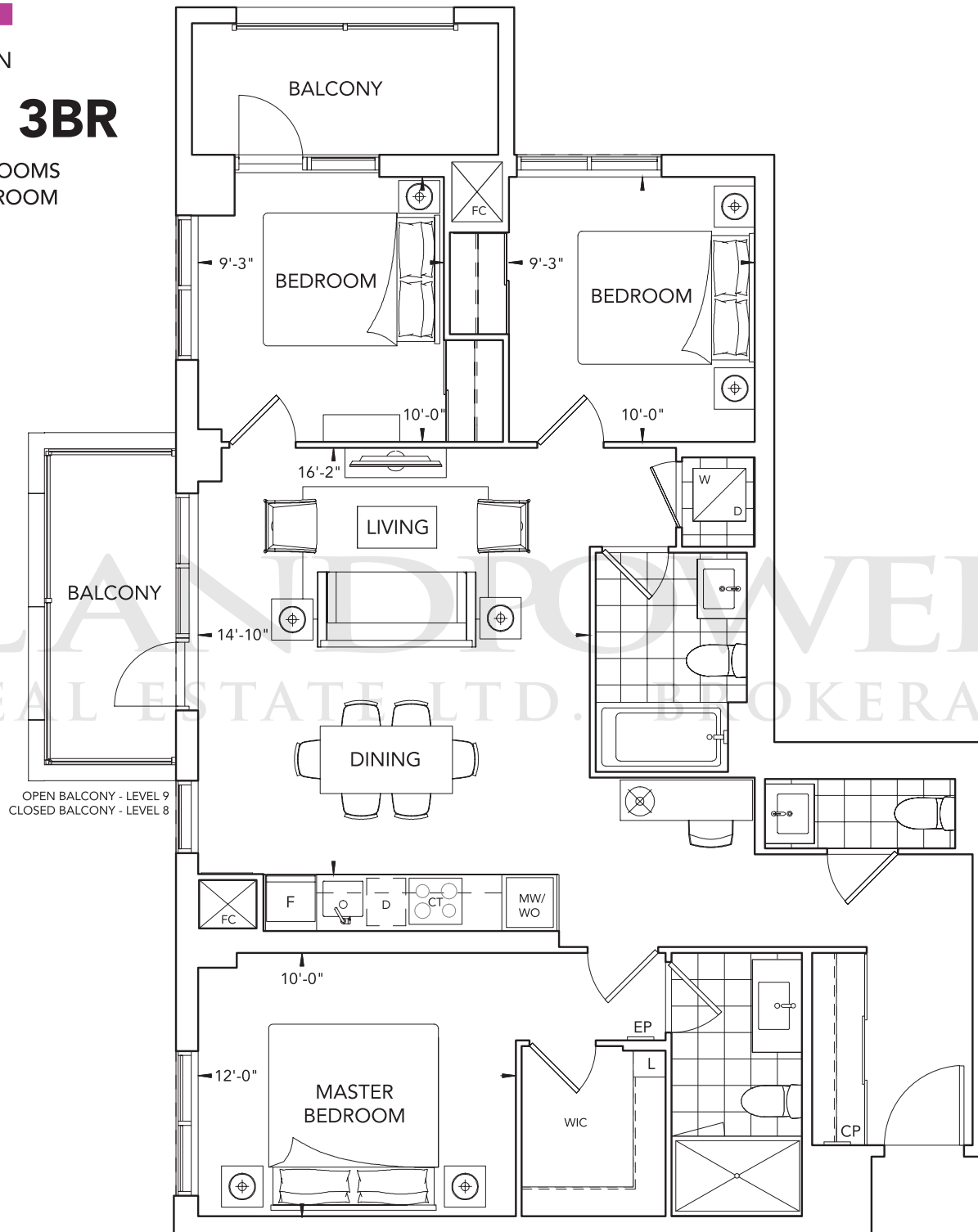
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SPADINA  QUEEN

SUITE 3B, 3BR

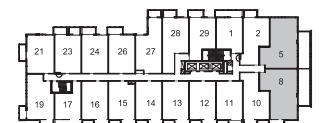
3 BEDROOM, 2.5 BATHROOMS
LIVING ROOM, DINING ROOM
AND 2 BALCONIES

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LEVEL 8, 9



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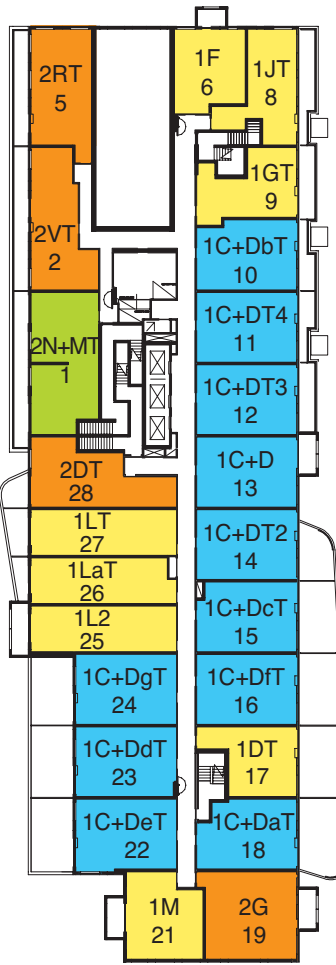
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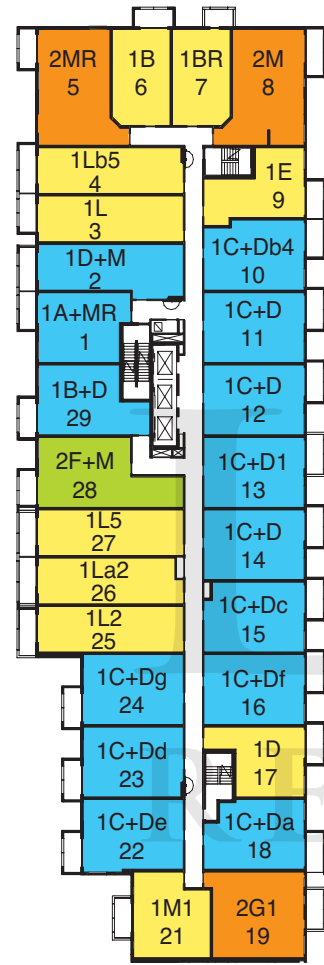
Suite Types and Floorplates

- 1 Bedroom
- 1 Bedroom + Den
- 2 Bedroom
- 2 Bedroom + Den
- 3 Bedroom



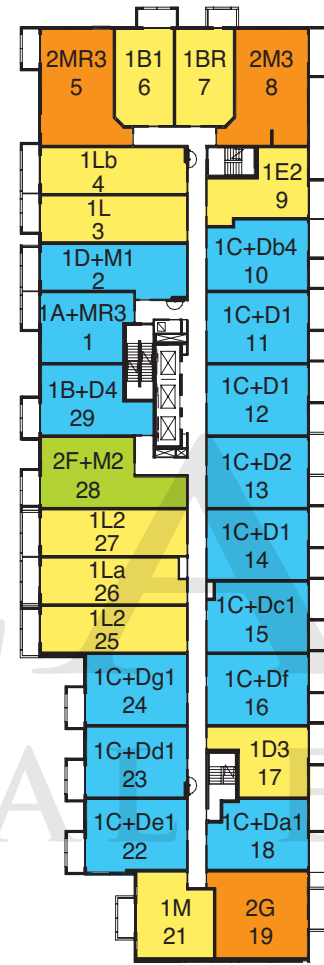
Level 2

Queen Street



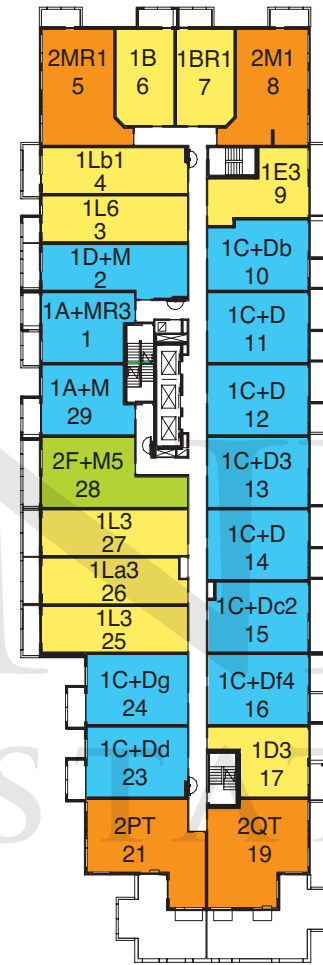
Level 3

Queen Street



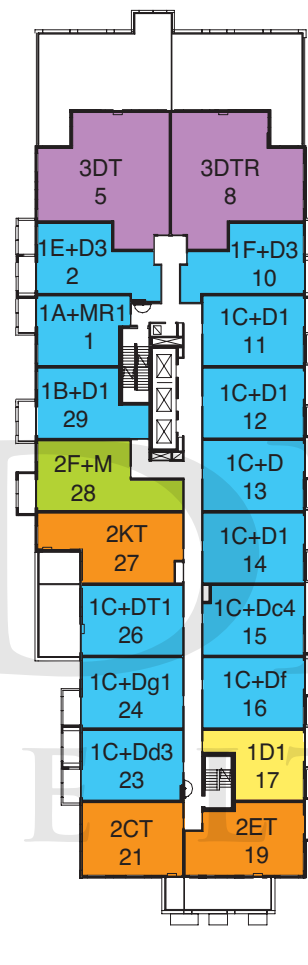
Level 4

Queen Street



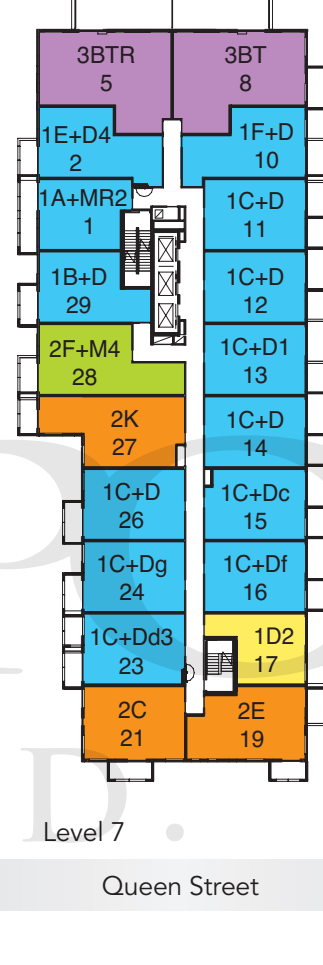
Level 5

Queen Street



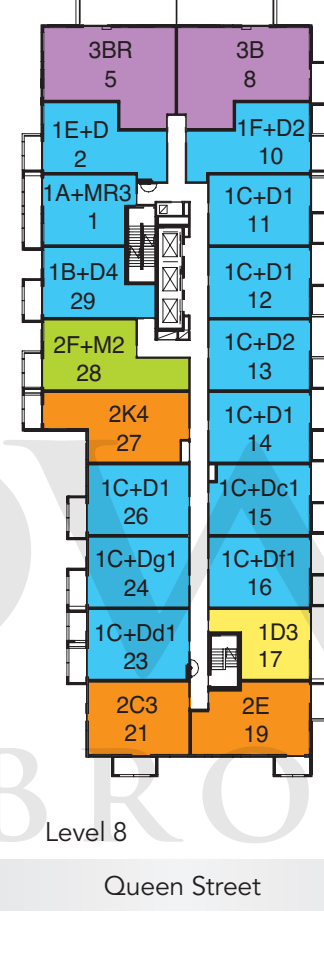
Level 6

Queen Street



Level 7

Queen Street



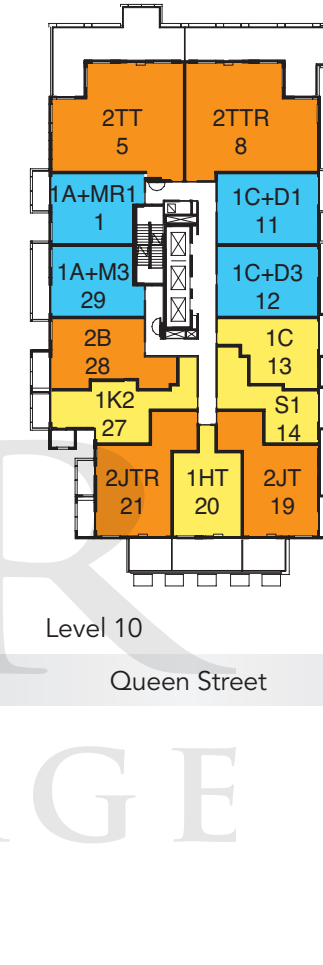
Level 8

Queen Street



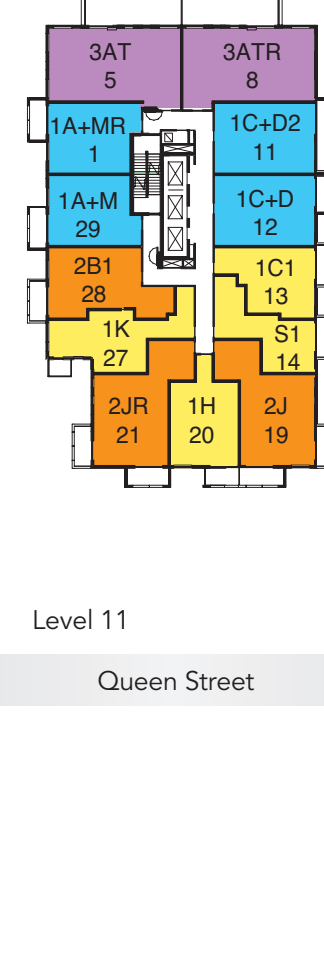
Level 9

Queen Street



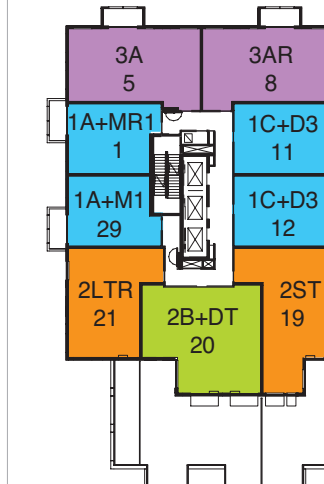
Level 10

Queen Street



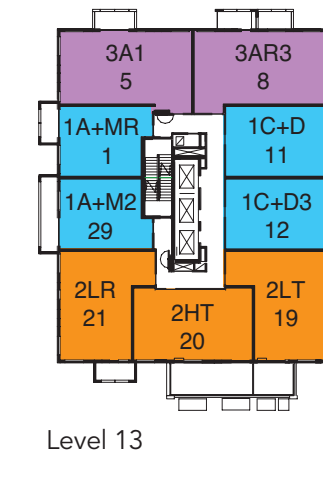
Level 11

Queen Street



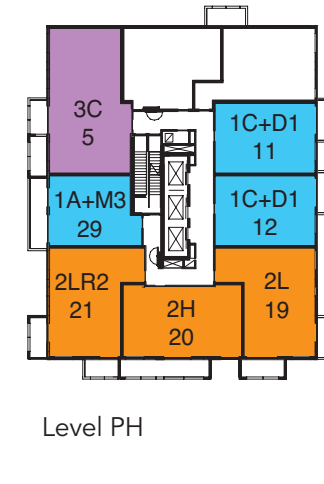
Level 12

Queen Street



Level 13

Queen Street



Level PH

Queen Street

ALEXANDRA
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