



TRIDEL[®]
BUILT FOR LIFE

DORSAY

THE NEXT
GREAT PHASE
AT ATRIA -
NORTH YORK'S
BEST SELLING
COMMUNITY

TRIO
AT ATRIA

INTRODUCING TRIO AT ATRIA

Sleek. Soaring. Sublime. The third tower in Tridel Dorsay's master planned Atria community embodies all of the urban sensibilities of the first two buildings - ALTO and PARKSIDE at Atria. This striking 23 storey condominium residence features an opulent two storey central lobby with Concierge, superb recreational amenities and carefully planned suites, designed to meet the most exacting standards. It will also offer the ultimate in commuting convenience with the proposed Sheppard East LRT train stopping right beside TRIO.

This newest opportunity to own at Atria awaits.



THE ATRIA MASTER PLAN A MODERN URBAN VISION

TRIO at Atria represents the next phase of Atria's magnificent master planned community, complete with lush parkland, trees and open green spaces. Access to TRIO is available in two ways: via the private roundabout courtyard entry off a new tree-lined street, or pedestrians can access the building directly off Sheppard Avenue. Convenient retail offerings will be located on the street level of TRIO at Atria, fronting Sheppard Avenue.

The following TRIO at Atria amenity spaces will not be complete or available for use at the time of phase 1 occupancy; Library, Fitness Centre, Yoga Studio, Change Rooms, Exercise Pool, Steam Rooms and Theatre. They will be completed in conjunction with future phase development. Park and any retail uses will not be complete or available for use at the time of occupancy. Land south of dotted property line is not part of the TRIO at Atria community. Illustrations are artist's concept. Specifications and landscape design subject to change without notice. E. & O.E. January 2013



Atria office complex property



The new LRT trains.



LRT stops along Sheppard Avenue East.



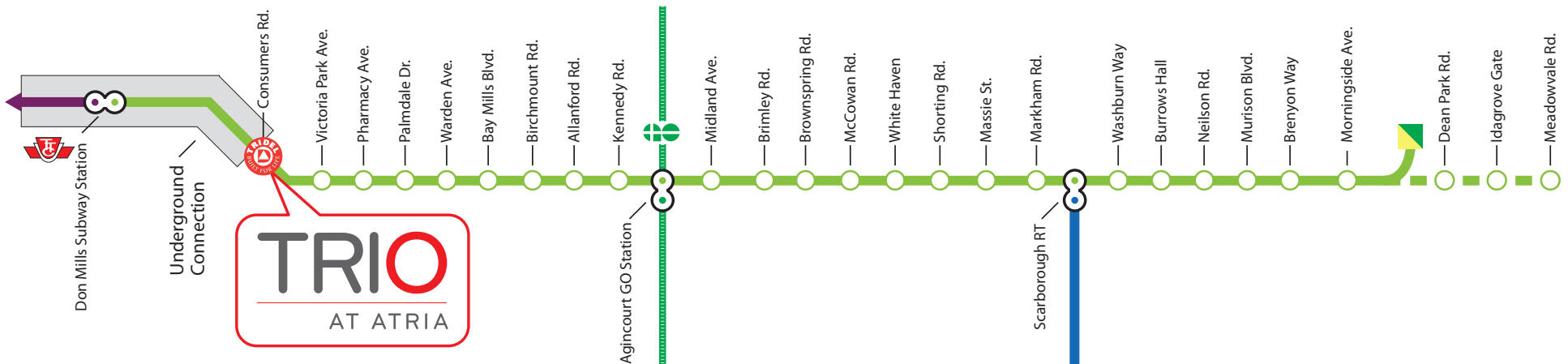
LRT train connection to TTC Subway at Don Mills station.

CLOSE TO HIGHWAYS, TTC AND THE NEW SHEPPARD EAST LRT LINE

An ideal location is a must for an effortless city lifestyle, and TRIO at Atria delivers with ease. HWYs 404 and 401 are mere minutes away, as are the TTC and the Don Mills Subway Station with quick access to downtown. But most exciting of all is the fact that the new proposed Sheppard East LRT line will have a stop at Consumers Road – adjacent to the Atria community – before continuing underground and connecting to the subway at the Don Mills station.

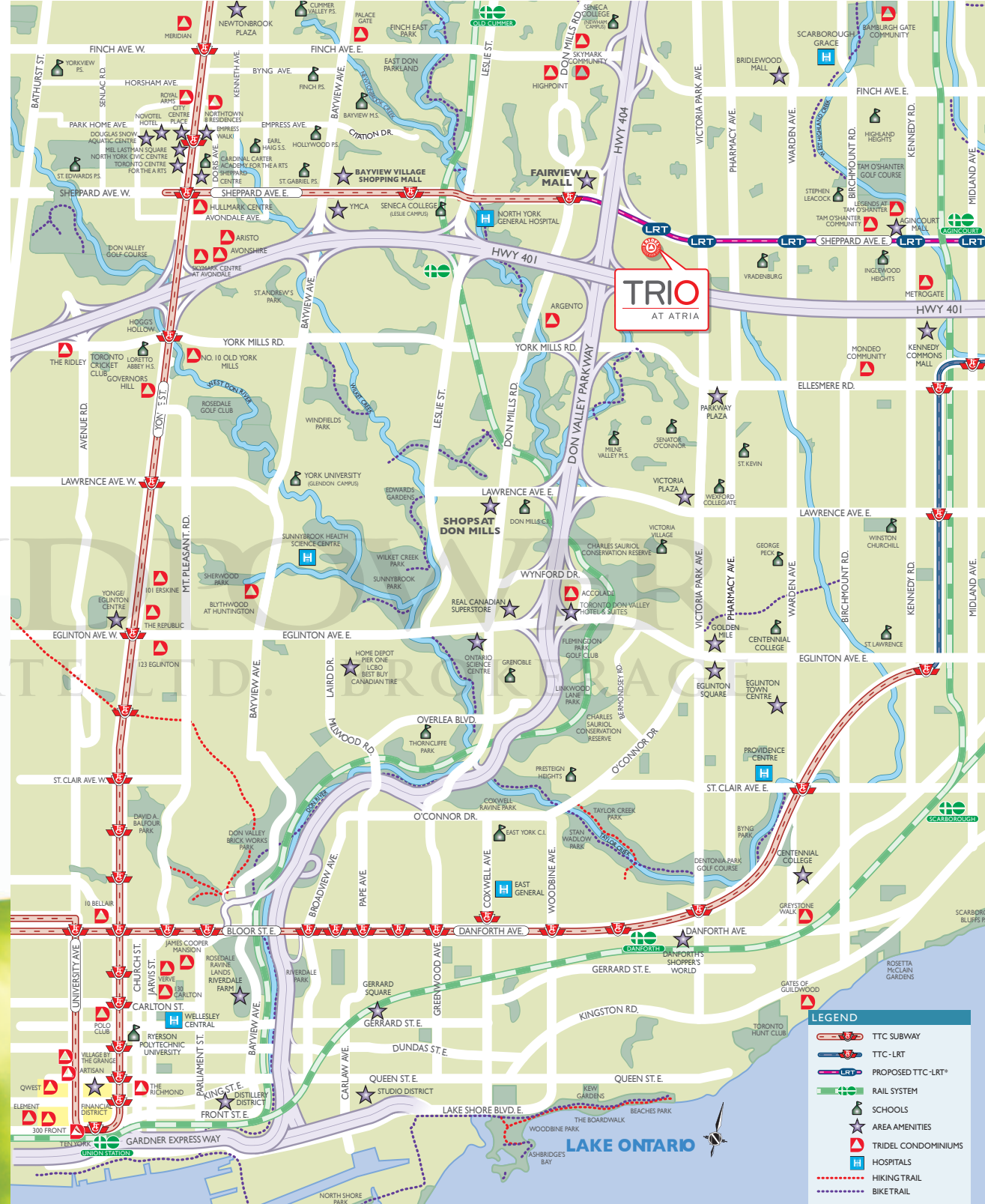
Sheppard East LRT: Stops and Interchange Stations

Legend					
	Sheppard East LRT Phase One		LRT Stops		Sheppard RT
	Sheppard East LRT Underground		Interchange / Station		Sheppard Subway
	Sheppard East LRT Phase Two		Maintenance & Storage Facility		GO Transit Stouffville Line



UPTOWN, DOWNTOWN, OUT-OF-TOWN ALL JUST MINUTES AWAY

From here everything is within reach, thanks to TRIO at Atria's close proximity to shopping, dining, entertainment, parks, golf and more. Just west of the site you will find the stylish selections of Fairview Mall or continue further west for all the upscale offerings at Bayview Village. If you prefer open-air shopping, head south on Don Mills to Ontario's first outdoor lifestyle centre - the Shops at Don Mills. And with retail located at the street level of TRIO along Sheppard, a variety of convenient offerings are truly just moments away.



*Source: The City of Toronto Official Plan and the Agincourt Secondary Plan, a future bus and subway terminal or other transit related uses are proposed for this location. Any retail uses will not be complete or available for use at the time of occupancy. Illustrations are artist's concept. Map not to scale. E. & O.E. January 2013

A woman with dark hair and red lipstick is wearing a vibrant, flowing green dress. She is posing with one arm raised and the other extended, set against a plain white background. The lighting is bright, highlighting the texture of the fabric and her features.

STYLISH LIVING BEGINS HERE

There is much more to this distinctive residence than meets the eye. The Lobby entry sets the tone for all that lies beyond. Here, delightful contemporary design flirts with artful accents to create an elegant living environment.

LANDPOWER
REAL ESTATE LTD. BROKERAGE



A tree-lined street off Atria Boulevard leads to the private courtyard front entry.



THE GRAND LOBBY EXUDES
SOPHISTICATED MODERNITY

First impressions matter and the magnificent light filled Lobby is designed with this in mind. Seating lounges grace this 2 storey space while shimmering chandeliers highlight towering marble columns and a sleek brushed steel fireplace. The marble-clad Concierge desk flanked by dramatic double-height floral mosaics makes a bold statement upon every arrival home.



INDULGE YOUR LEISURELY PURSUITS

Everything downtime unfolds seamlessly at Club ATRIA. Here on the ground level behind double glass doors, you can relax in the Fireplace Lounge, entertain in the Private Dining Room, rack up a game in the Billiards Lounge, or hold an exclusive screening in the Theatre Room. Escape to The Fitness Centre, or lounge on the lushly landscaped Rooftop Terrace. It all becomes possible here.

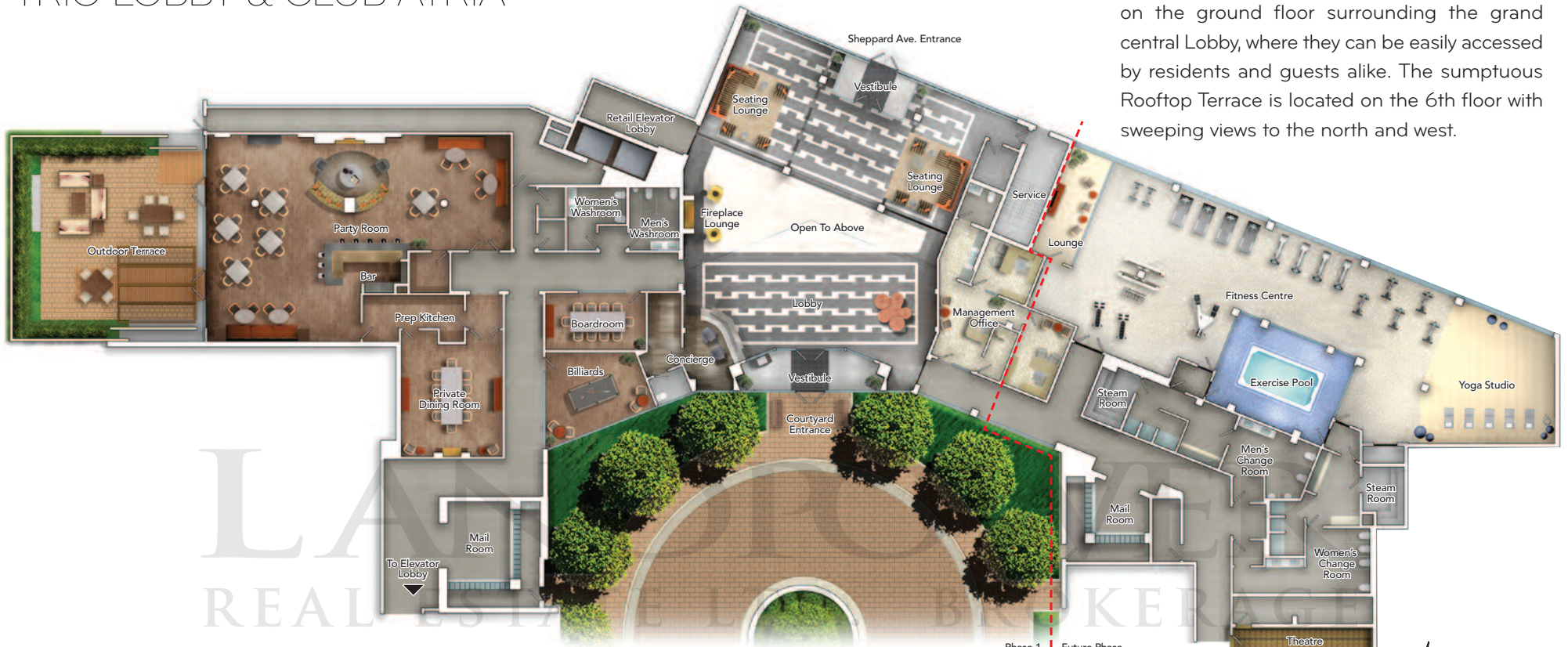
CLUB ATRIA
IDPOWER
EST. 2017 LTD. BROKERAGE



Make use of state-of-the-art cardio equipment and free weights in the light-filled Fitness Centre. Or unwind in the serene Yoga Studio while practicing your poses.

TRIO LOBBY & CLUB ATRIA

The plush offerings of Club ATRIA are located on the ground floor surrounding the grand central Lobby, where they can be easily accessed by residents and guests alike. The sumptuous Rooftop Terrace is located on the 6th floor with sweeping views to the north and west.



Ground Floor Lobby & Club ATRIA



6th Floor Rooftop Terrace

The following TRIO at Atria amenity spaces will not be complete or available for use at the time of phase 1 occupancy; Fitness Centre, Yoga Studio, Change Rooms, Exercise Pool, Steam Rooms and Theatre. They will be completed in conjunction with future phase development. Specifications subject to change without notice. E. & O.E. January 2013



The chic Party Room emits a fashionable air; gather in the Fireplace Lounge, at the Bar or in one of the comfortable mingling areas. A ground floor terrace lies just outside the glass doors, with a fireplace lounge, dining tables and a comfortable seating cluster.

ENTERTAINING, WHERE THE SKY'S THE LIMIT



The 6th floor landscaped Rooftop Terrace provides a venerable retreat from Spring through Autumn, with well-defined lounging, seating and dining areas. Gather in the Fireplace Lounge for cocktails and canapés, then avail yourself of the barbeques and large tables for al fresco dining. After all, everything tastes better outdoors.

THE SUITE LIFE STARTS HERE



The carefully planned suites of TRIO at Atria are offered in 1 bedroom, 1 bedroom + den, 2 bedroom and 2 bedroom + den options. Each open concept residence is designed to the most exacting standards featuring modern custom-designed kitchens with premium stainless steel appliances, granite counter tops, designer-inspired bathrooms, plank laminate flooring and a host of Tridel **Built Green. Built for Life.**® features and finishes. Of course with Tridel Dorsay, you wouldn't expect anything less.

PRICE LIST

Suite	Approx Square Feet*	Design Type	View	Starting Floor*	Starting Prices* (From lowest floor available)	Estimated Maintenance Fee Per Month*	Estimated Property Tax Per Month**
TOWER COLLECTION							
1 BEDROOM							
1A (07) †	502	1 Bedroom	S	5	\$258,000	\$251	\$166
1B (03) & 1BR (04)	527	1 Bedroom	E	3	\$272,000	\$264	\$175
1 BEDROOM + DEN							
1C+D (06) †	532	1 Bedroom + Den	S	5	\$289,000	\$266	\$186
1D+D (12) †	596	1 Bedroom + Den	N	4	\$308,000	\$298	\$198
1F+D (10) & 1F+DR (09)	630	1 Bedroom + Den (1.5 Bath)	W	3	\$329,000	\$315	\$211
2 BEDROOMS							
2AR (05)	630	2 Bedrooms (1 Bath)	SE	5	\$338,000	\$315	\$217
2A (02)	630	2 Bedrooms (1 Bath)	NE	3	\$341,000	\$315	\$219
2B (01) †	673	2 Bedrooms (2 Bath)	N	3	\$346,000	\$337	\$222
2C (11)	736	2 Bedrooms (2 Bath)	NW	4	\$376,000	\$368	\$242
2D (08) †	754	2 Bedrooms (2 Bath)	SW	5	\$387,000	\$377	\$249
CLUB COLLECTION							
1 BEDROOM							
1MR (30)	467	1 Bedroom	N	3	\$252,000	\$234	\$162
1M (29, 31)	467	1 Bedroom (Large Balcony)	N	3	\$257,000	\$234	\$165
1 BEDROOM + DEN							
1U+D (26) & 1U+DR (27)	604	1 Bedroom + Den	N	3	\$310,000	\$302	\$199
1V+D (21) & 1V+DR (20)	606	1 Bedroom + Den	S	3	\$312,000	\$303	\$201

- \$1,000 Floor Increment
- 10' Ceilings and Penthouse Premium Applies on PH Floor***
- † Large Balcony Premiums Apply on Select Higher Floors***

PARKING

ONE Parking (\$30,000 Value) included in the Purchase Price

GRAND OPENING DEPOSIT STRUCTURE

- 5% due on signing
- 5% due 120 days after signing
- 5% due 270 days after signing
- 5% due 365 days after signing

MAINTENANCE FEES

\$0.50 per sq.ft.
(excluding parking and locker maintenance)
Individual metering of electricity, heating, cooling and hot water.

PRESENTATION CENTRE

2255 Sheppard Ave. E., Unit 120
North York, Ontario M2J 4Y1
Tel: 416.645.8866
Fax: 416.410.8686
Email: atria@tridel.com
Website: www.tridel.com/atria

GRAND OPENING HOURS

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

SALES REPRESENTATIVES

Kevin Tsui
Email: ktsui@tridel.com

Tiffani Tsoi
Email: ttsoi@tridel.com

TENTATIVE OCCUPANCY DATE: SPRING 2016

*Prices and Specifications subject to change without notice, E. & O.E. January 10, 2013

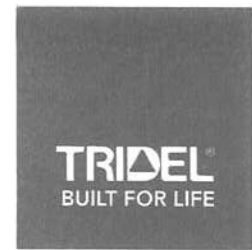
** Based on 2012 Property Tax Rates by the City of Toronto

*** For additional details, please inquire with sales staff

TRIO

AT ATRIA

Please return by:
Fax: (416) 410-8686 or
Email: atria@tridel.com



PURCHASER INFORMATION

PLEASE PRINT

Name: Mr. Mrs. Ms. Miss Dr.

First Middle (no initials allowed) Last

Email: _____

Address: _____ Suite/Apt.: _____

City Province Postal Code

Occupation: _____

Type of ID Provided: SIN Card Birth Certificate Driver's License
 Passport Other Government Issued (Please specify) _____

SUITE PREFERENCE

Floorplan Design *Note: We cannot guarantee the availability of your choices.
**Only successful assignments will be notified.

Choice # 1 _____
Choice # 2 _____
Choice # 3 _____

COMMENTS:

REALTOR INFORMATION

Realtor Name: _____
Brokerage Firm: _____
Realtor Cell Phone: _____
RECO Number: _____

AFFIX BROKER(S) BUSINESS CARD

SELECTION & PRICE - FOR OFFICE USE ONLY

Suite: _____ Suite Price: _____
Design: _____ Discount Price: _____
Total Price: _____

To be shredded

SIN# _____
(No Dashes in TEAM)

Date of Birth _____
DD/MM/YY

(H) _____
(B) _____
(M) _____

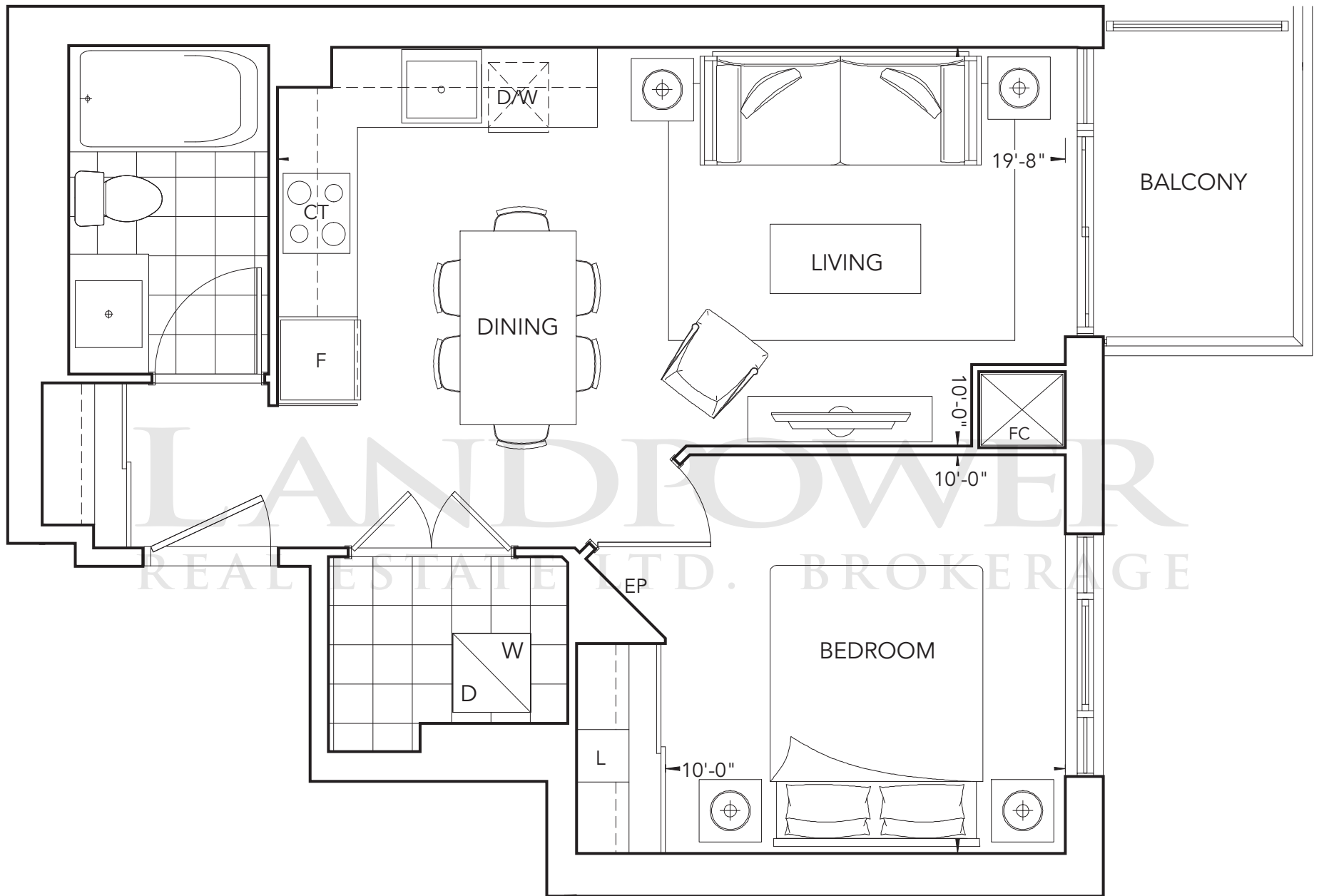
Sign-Off Area

Sales Rep Sign: _____

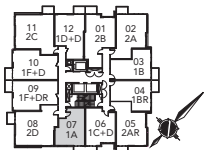
Print Name: _____

Admin Sign: _____

Print Name: _____



LANDPOWER REAL ESTATE LTD. BROKERAGE

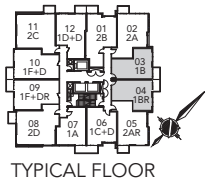
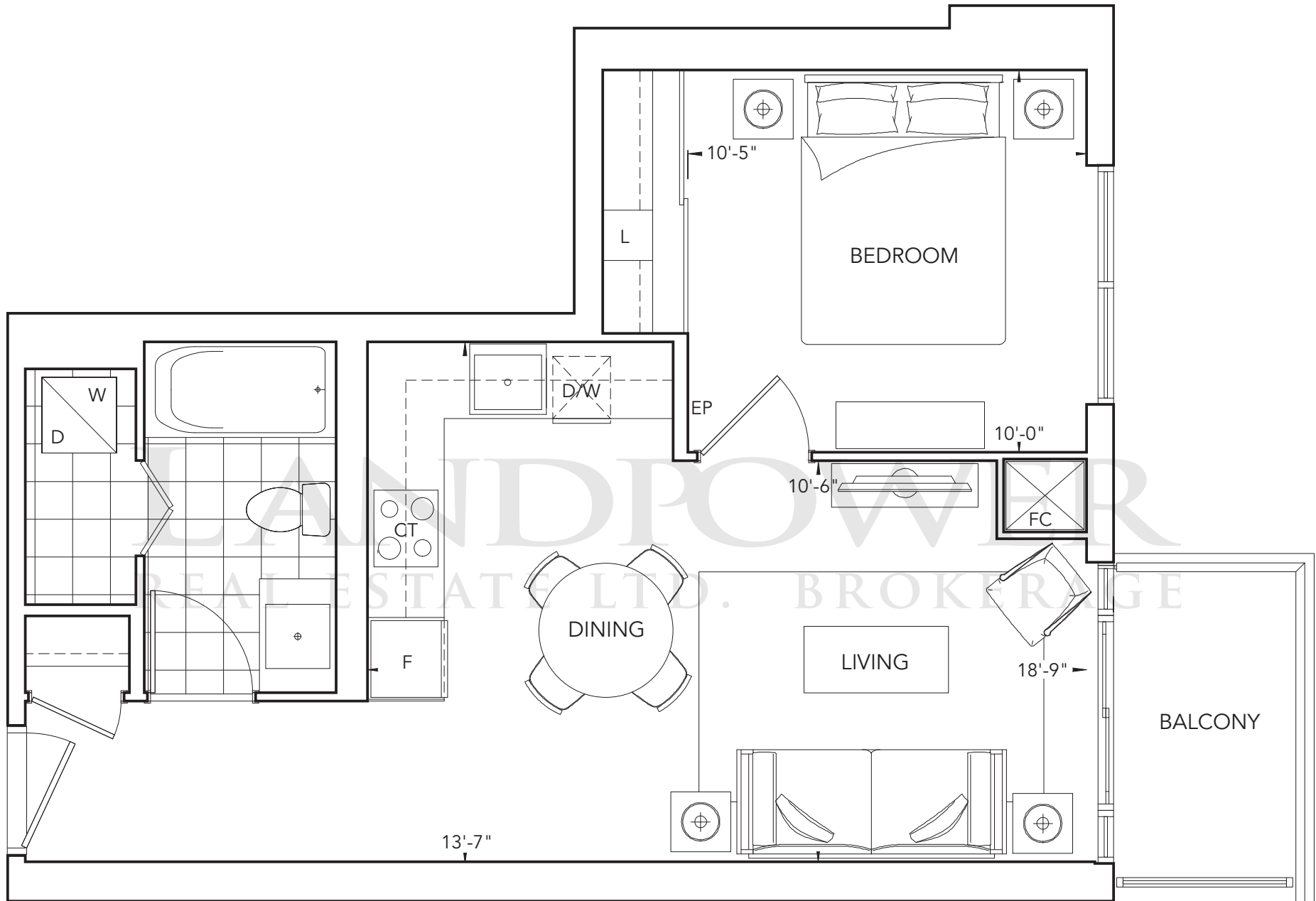


TYPICAL FLOOR

1 bedroom **1A (07)**

All dimensions are approximate and subject to normal construction variances. Dimensions may exceed the useable floor area. Sizes and specifications subject to change without notice. Furniture is displayed for illustration purposes only and does not necessarily reflect the electrical plan for the suite. Suites are sold unfurnished. Tridel®, Tridel Built for Life®, and Tridel Built Green. Built For Life.® are registered trademarks of Tridel and used under license. ©Tridel 2013. All Rights Reserved. E. & O.E. January 2013

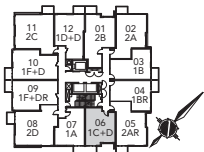
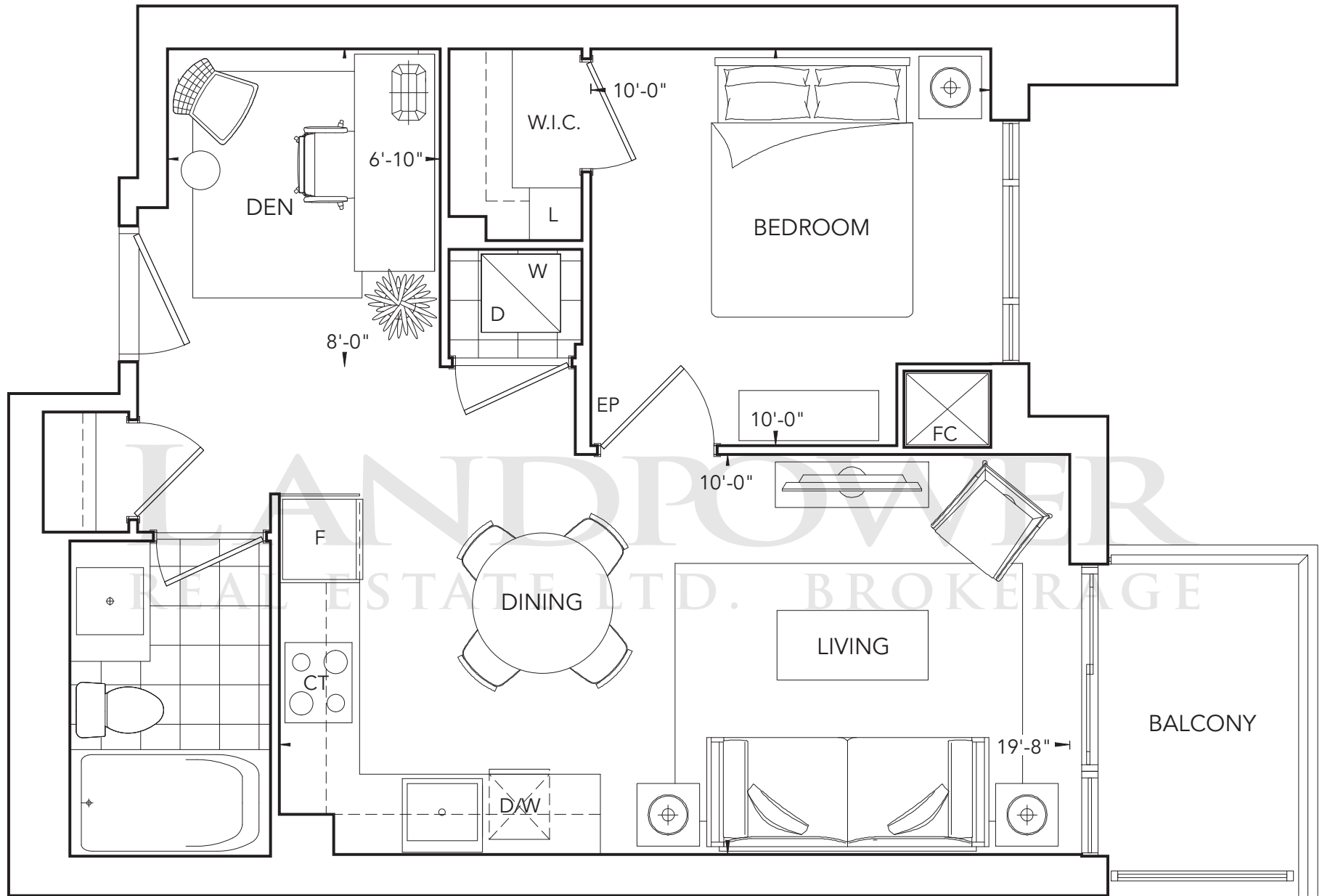
TRIO
AT ATRIA



1 bedroom **1B (03), 1BR (04)**

All dimensions are approximate and subject to normal construction variances. Dimensions may exceed the useable floor area. Sizes and specifications subject to change without notice. Furniture is displayed for illustration purposes only and does not necessarily reflect the electrical plan for the suite. Suites are sold unfurnished. Tridel®, Tridel Built for Life®, and Tridel Built Green. Built For Life.® are registered trademarks of Tridel and used under license. ©Tridel 2013. All Rights Reserved. E. & O.E. January 2013

TRIO
AT ATRIA

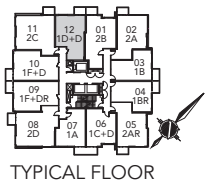
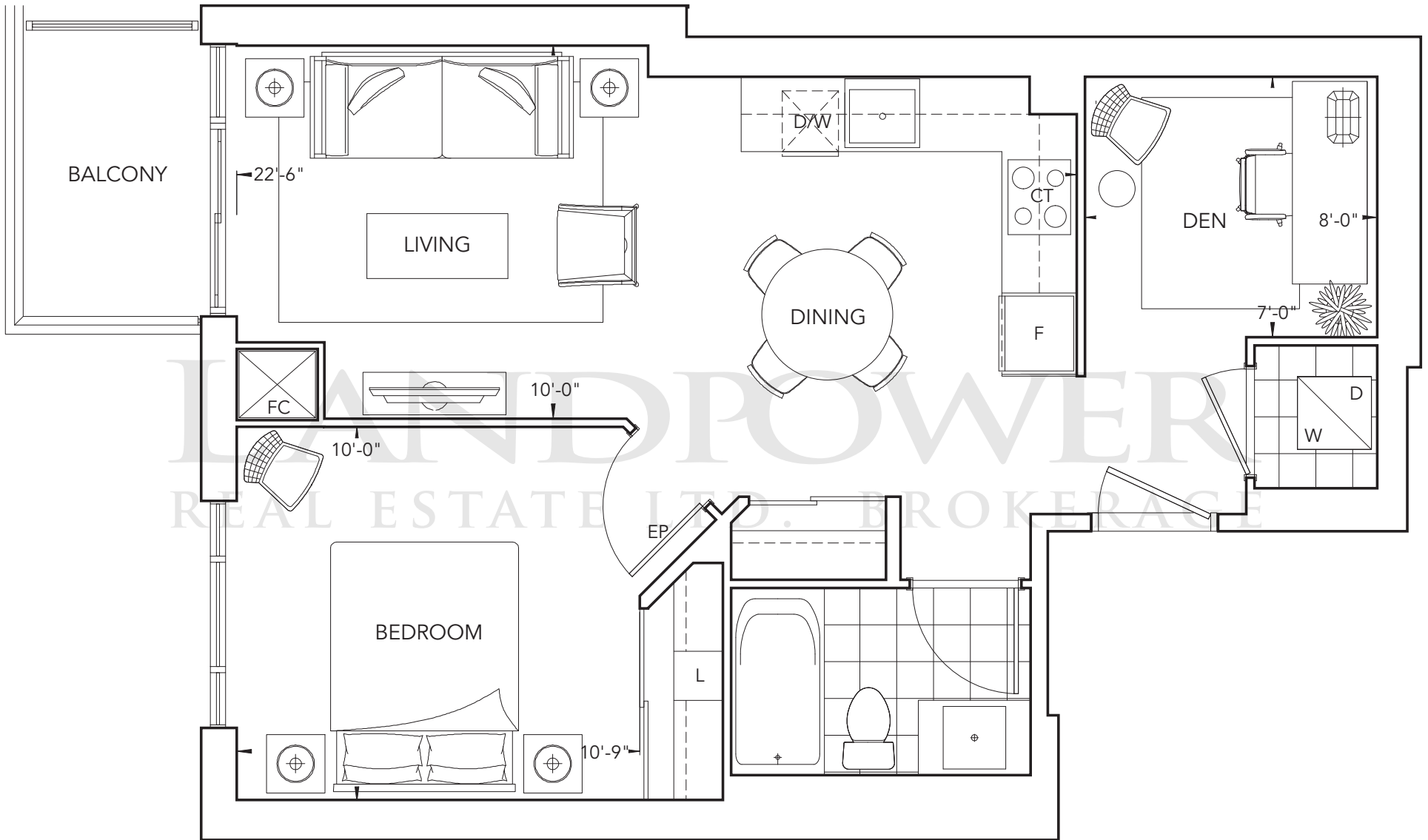


TYPICAL FLOOR

1 bedroom plus den **1C+D (06)**

All dimensions are approximate and subject to normal construction variances. Dimensions may exceed the useable floor area. Sizes and specifications subject to change without notice. Furniture is displayed for illustration purposes only and does not necessarily reflect the electrical plan for the suite. Suites are sold unfurnished. Tridel®, Tridel Built for Life®, and Tridel Built Green. Built For Life.® are registered trademarks of Tridel and used under license. ©Tridel 2013. All Rights Reserved. E. & O.E. January 2013

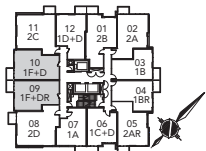
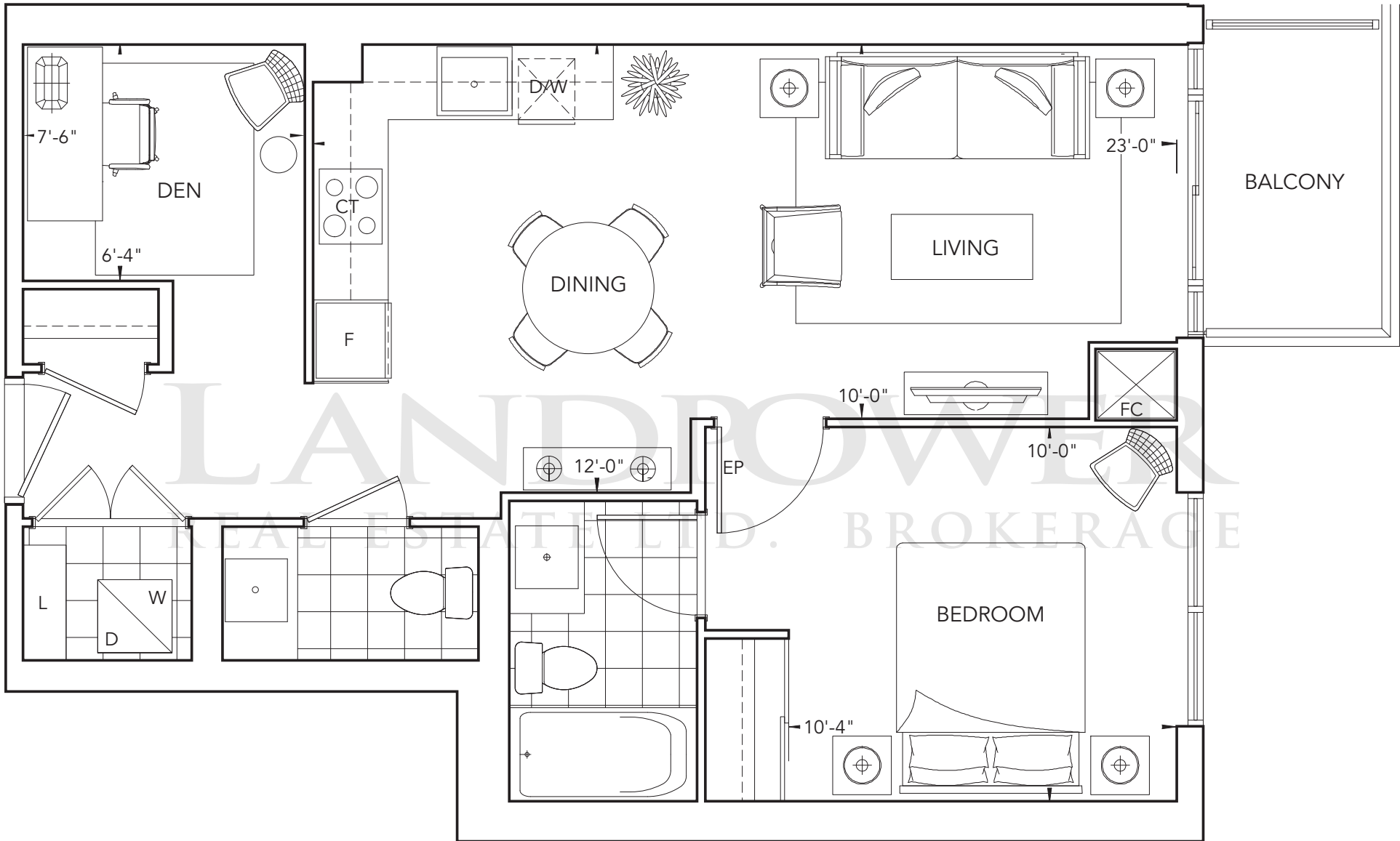
TRIO
AT ATRIA



1 bedroom plus den **1D+D (12)**

All dimensions are approximate and subject to normal construction variances. Dimensions may exceed the useable floor area. Sizes and specifications subject to change without notice. Furniture is displayed for illustration purposes only and does not necessarily reflect the electrical plan for the suite. Suites are sold unfurnished. Tridel®, Tridel Built for Life®, and Tridel Built Green. Built For Life.® are registered trademarks of Tridel and used under license. ©Tridel 2013. All Rights Reserved. E. & O.E. January 2013

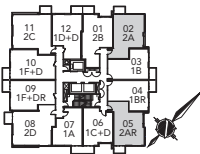
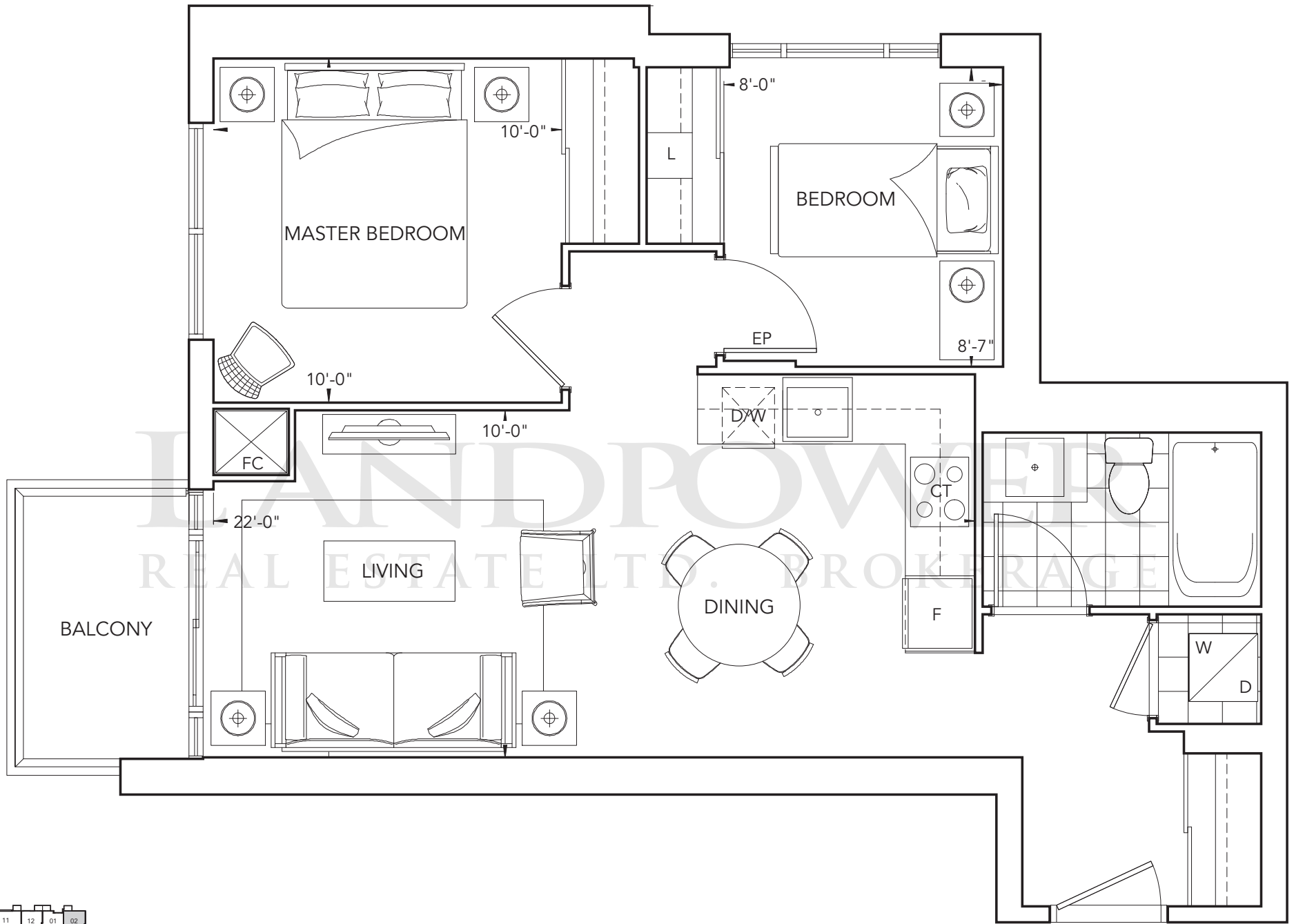
TRIO
AT ATRIA



TYPICAL FLOOR

1 bedroom plus den **1F+D (10), 1F+DR (09)**

All dimensions are approximate and subject to normal construction variances. Dimensions may exceed the useable floor area. Sizes and specifications subject to change without notice. Furniture is displayed for illustration purposes only and does not necessarily reflect the electrical plan for the suite. Suites are sold unfurnished. Tridel®, Tridel Built for Life®, and Tridel Built Green. Built For Life.® are registered trademarks of Tridel and used under license. ©Tridel 2013. All Rights Reserved. E. & O.E. January 2013

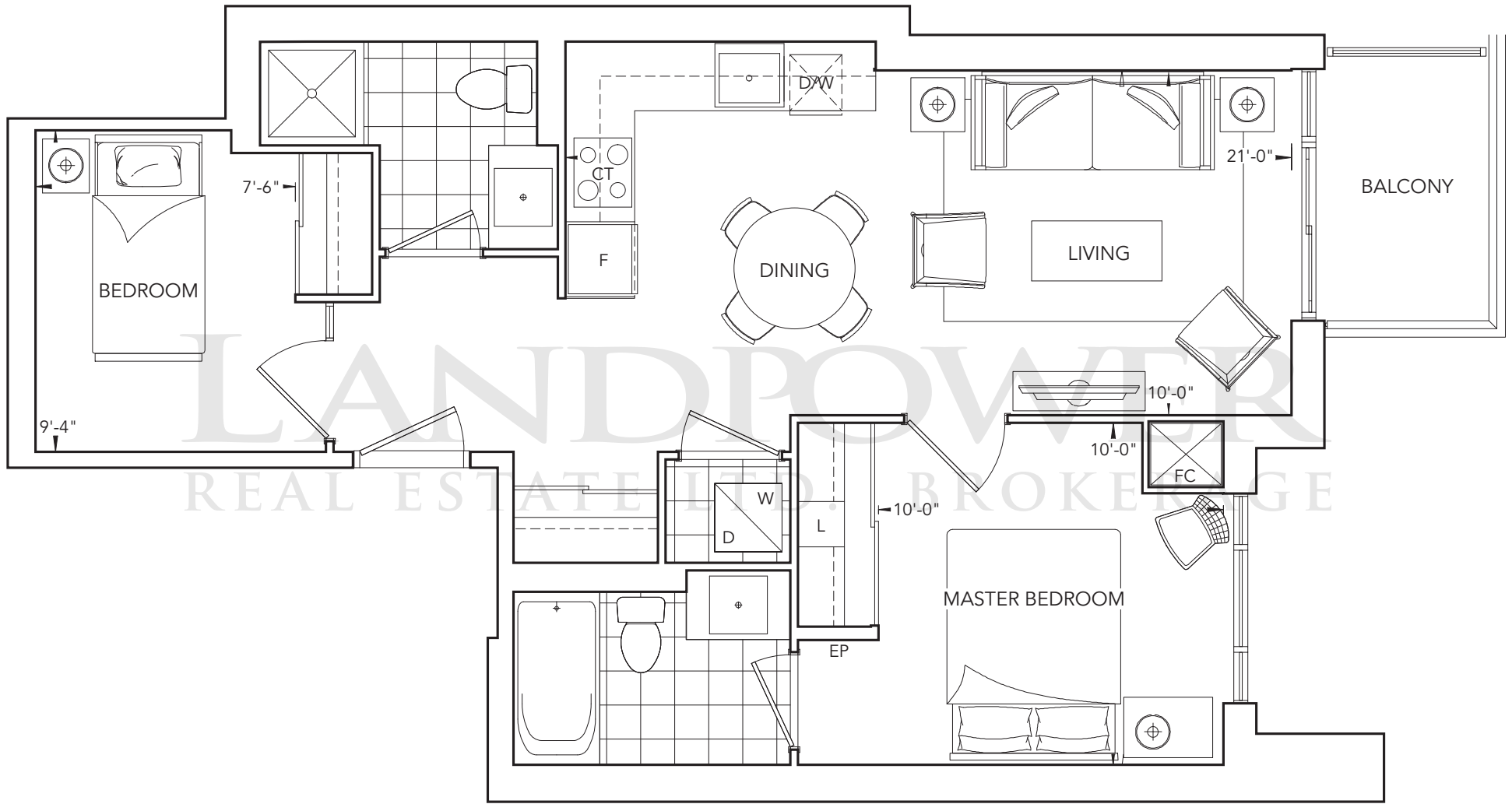


TYPICAL FLOOR

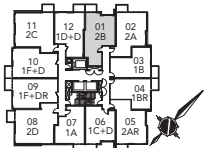
2 bedroom **2A (02), 2AR (05)**

All dimensions are approximate and subject to normal construction variances. Dimensions may exceed the useable floor area. Sizes and specifications subject to change without notice. Furniture is displayed for illustration purposes only and does not necessarily reflect the electrical plan for the suite. Suites are sold unfurnished. Tridel®, Tridel Built for Life®, and Tridel Built Green. Built For Life.® are registered trademarks of Tridel and used under license. ©Tridel 2013. All Rights Reserved. E. & O.E. January 2013

TRIO
AT ATRIA



LANDPOWER
REAL ESTATE LTD. BROKERAGE

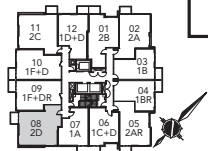
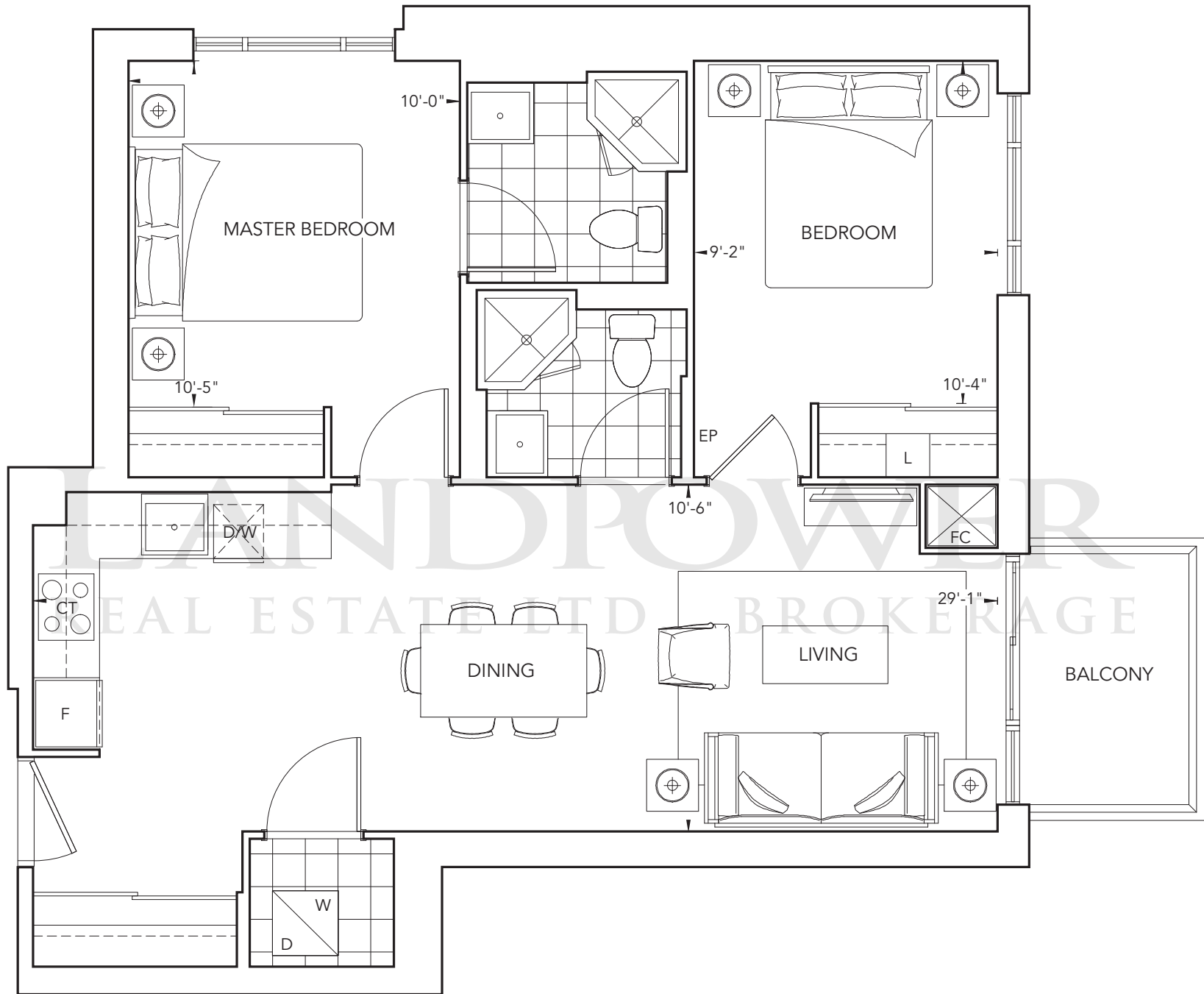


TYPICAL FLOOR

2 bedroom **2B (01)**

All dimensions are approximate and subject to normal construction variances. Dimensions may exceed the useable floor area. Sizes and specifications subject to change without notice. Furniture is displayed for illustration purposes only and does not necessarily reflect the electrical plan for the suite. Suites are sold unfurnished. Tridel®, Tridel Built for Life®, and Tridel Built Green. Built For Life.® are registered trademarks of Tridel and used under license. ©Tridel 2013. All Rights Reserved. E. & O.E. January 2013

TRIO
AT ATRIA

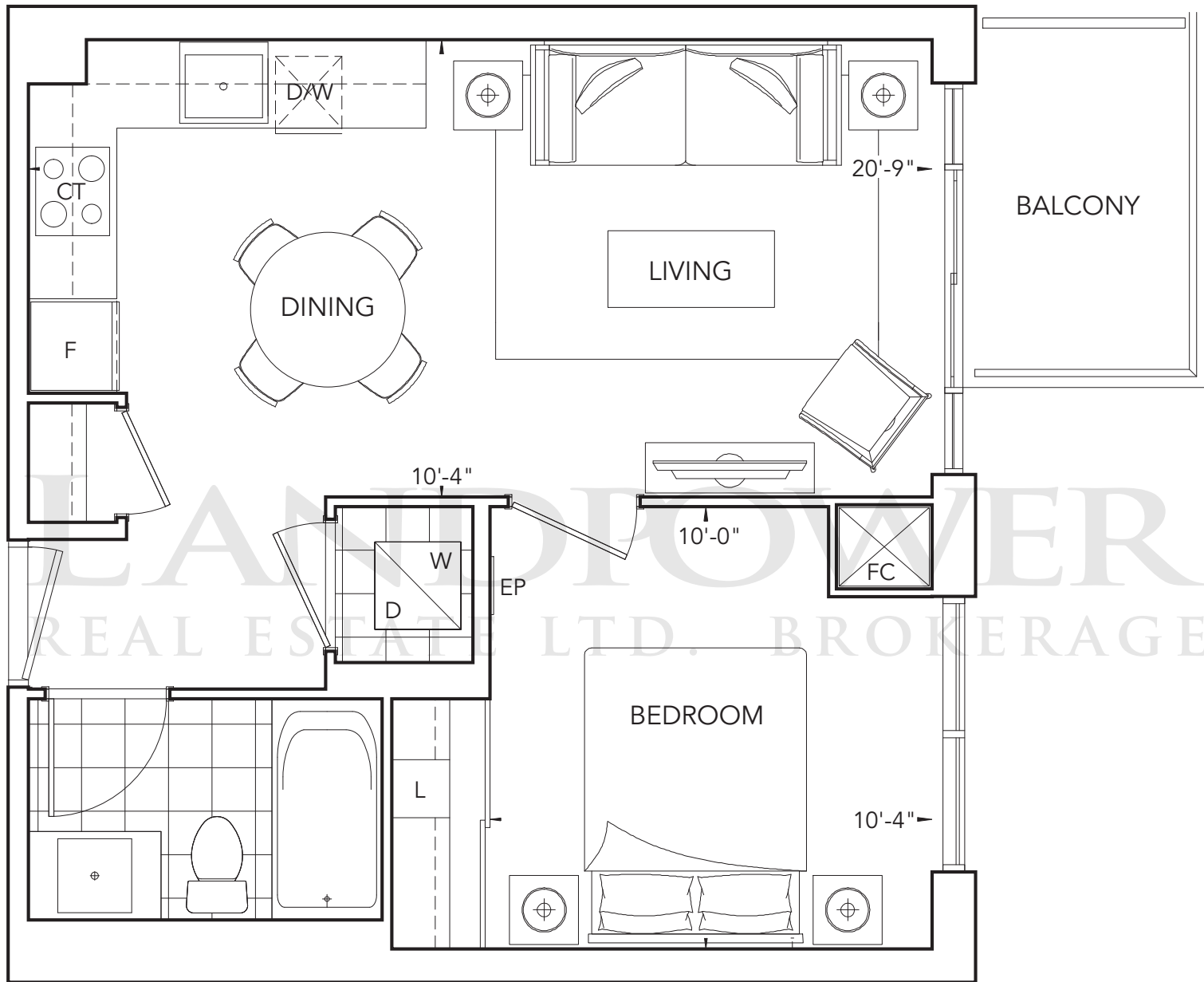


TYPICAL FLOOR

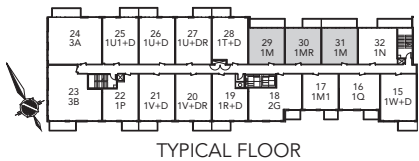
All dimensions are approximate and subject to normal construction variances. Dimensions may exceed the useable floor area. Sizes and specifications subject to change without notice. Furniture is displayed for illustration purposes only and does not necessarily reflect the electrical plan for the suite. Suites are sold unfurnished. Tridel®, Tridel Built for Life®, and Tridel Built Green. Built For Life.® are registered trademarks of Tridel and used under license. ©Tridel 2013. All Rights Reserved. E. & O.E. January 2013

2 bedroom **2D (08)**

TRIO
AT ATRIA



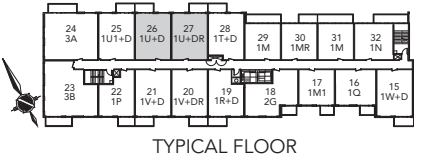
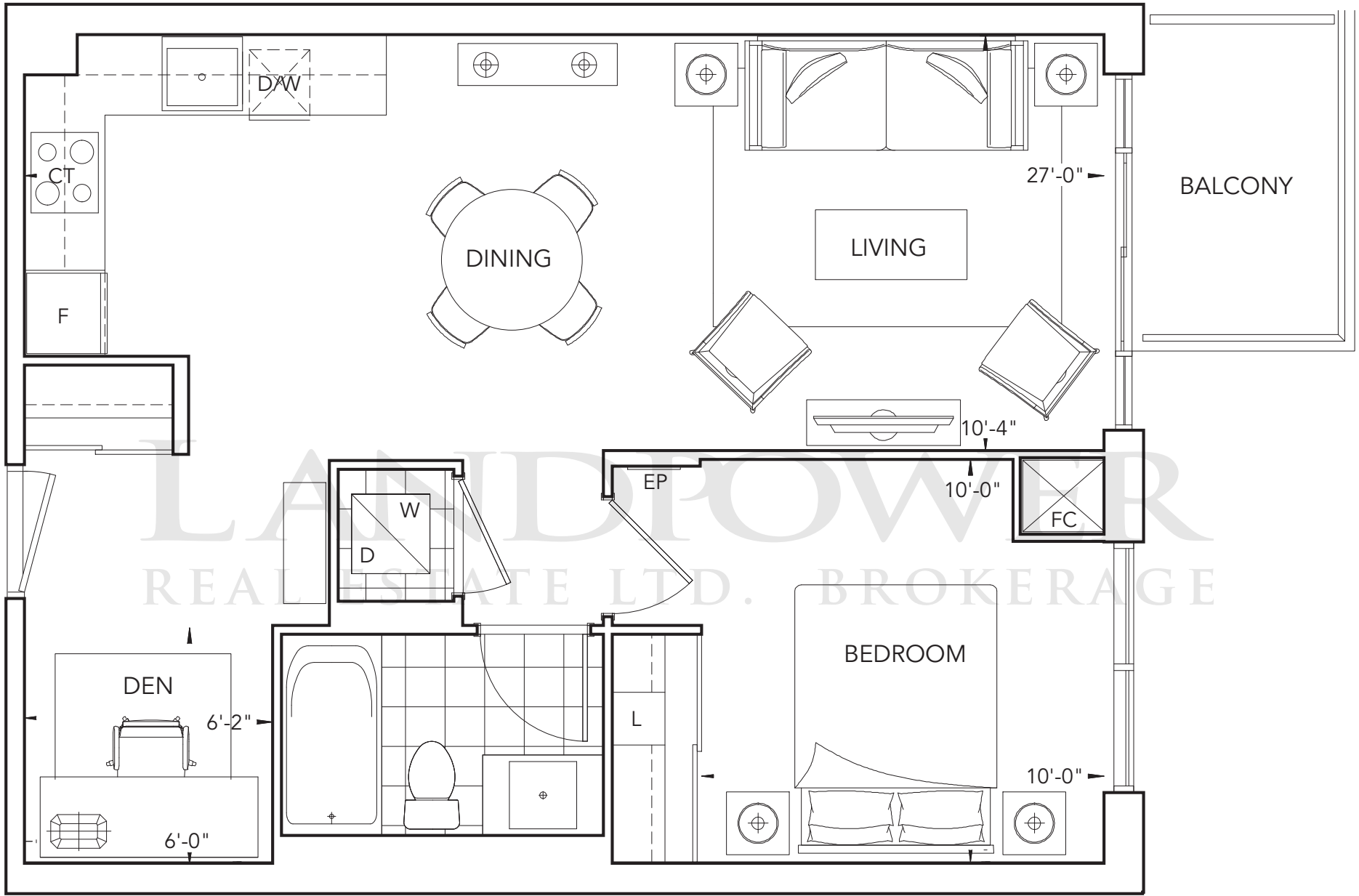
LANDFLOWER
REAL ESTATE LTD. BROKERAGE



1 bedroom **1M (29, 31), 1MR (30)**

All dimensions are approximate and subject to normal construction variances. Dimensions may exceed the useable floor area. Sizes and specifications subject to change without notice. Furniture is displayed for illustration purposes only and does not necessarily reflect the electrical plan for the suite. Suites are sold unfurnished. Tridel®, Tridel Built for Life®, and Tridel Built Green. Built For Life.® are registered trademarks of Tridel and used under license. ©Tridel 2013. All Rights Reserved. E. & O.E. January 2013

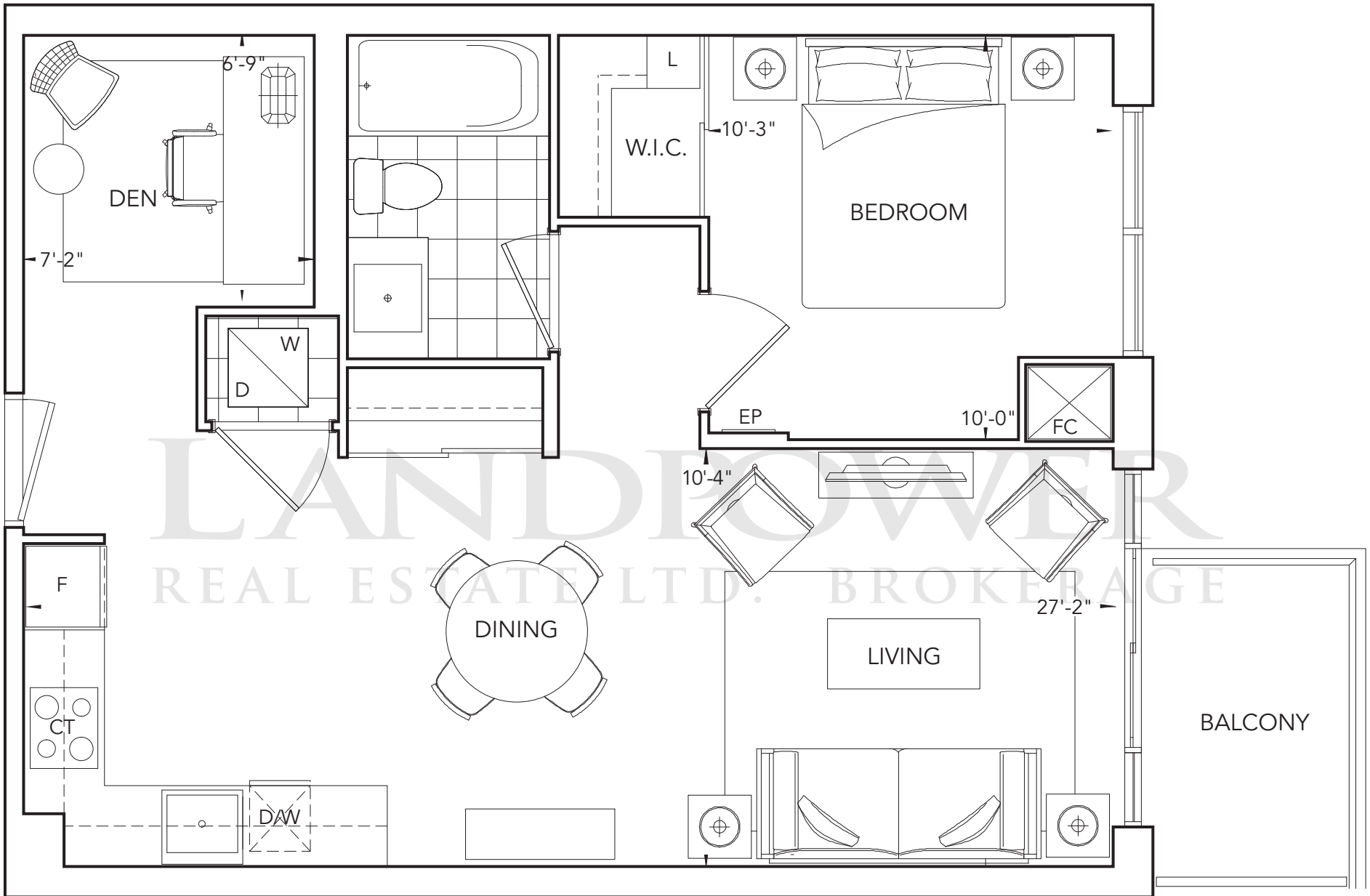
TRIO
AT ATRIA



1 bedroom plus den **1U+D (26), 1U+DR (27)**

All dimensions are approximate and subject to normal construction variances. Dimensions may exceed the useable floor area. Sizes and specifications subject to change without notice. Furniture is displayed for illustration purposes only and does not necessarily reflect the electrical plan for the suite. Suites are sold unfurnished. Tridel®, Tridel Built for Life®, and Tridel Built Green. Built For Life.® are registered trademarks of Tridel and used under license. ©Tridel 2013. All Rights Reserved. E. & O.E. January 2013

TRIO
AT ATRIA



TYPICAL FLOOR

1 bedroom plus den **1V+D (21), 1V+DR (20)**

All dimensions are approximate and subject to normal construction variances. Dimensions may exceed the useable floor area. Sizes and specifications subject to change without notice. Furniture is displayed for illustration purposes only and does not necessarily reflect the electrical plan for the suite. Suites are sold unfurnished. Tridel®, Tridel Built for Life®, and Tridel Built Green. Built For Life.® are registered trademarks of Tridel and used under license. ©Tridel 2013. All Rights Reserved. E. & O.E. January 2013



DETAILS DONE DIVINELY

Each suite delivers design forward features and finishes in Tridel's signature style:

- › Plank Laminate floating floor in kitchen, living room, dining room, den*, hallways*, foyer and bedroom(s)
- › Kitchen cabinetry with deep upper cabinet above fridge
- › Granite kitchen countertop with polished square edge and drop-in stainless steel sink
- › Space saving, ENERGY STAR® high efficiency dishwasher in stainless steel finish
- › Counter-depth, ENERGY STAR® high efficiency bottom mount refrigerator in stainless steel finish
- › Exhaust hood fan in stainless steel finish
- › 24 inch built-in oven with stainless steel finish
- › 24 inch built-in cooktop with ceran top
- › 5' soaker tub
- › Stacked front loading dryer and ENERGY STAR® high efficiency front loading washer in white
- › Central building water filtration system

*denotes availability determined by suite design. All features and finishes subject to change without notice. E. & O.E. January 2013



PEACE OF MIND LIVING

TRIO at Atria comes with a host of safety and security features, including a Concierge who oversees the central lobby. TRIO at Atria also features a personally encoded in-suite alarm system, surveillance cameras in select locations, heat detectors, hard wired smoke alarms, a computer-controlled access system and an electronic communication system. You'll even have an emergency response key chain pendant to contact the Concierge from the garage.



A TRIDEL BUILT GREEN, BUILT FOR LIFE.® COMMUNITY



Living Healthy



Conserving Energy



Protecting The Planet



Saving Money

LAND PROVER
REAL ESTATE

Tridel "green" communities are designed to have the smallest environmental impact possible. As Canada's largest builder of condominium homes, we are committed to providing the quality you have come to expect and the innovation and integrity that have set us apart as environmentally responsible leaders in our industry.



Only Tridel.

Tridel Built Green. Built For Life.®



HIGH-RISE GREEN BUILDER OF THE YEAR: 2012 BILD AWARDS

For the fifth time in six years, Tridel has claimed the title of the most environmentally friendly condo builder in the GTA. We build communities that are environmentally responsible, safe and healthy places to live. We are determined to develop condominium residences that meet the needs of today's homeowners while safeguarding the wellbeing of future generations. We do this by focusing on environmentally sustainable building design and performance in construction, property management and corporate stewardship. This is why Tridel is **Built Green. Built for Life.®**



[Facebook.com/Tridel](https://www.facebook.com/Tridel)



[Twitter.com/Tridel](https://twitter.com/Tridel)

Illustrations are artist's concept. Tridel®, Tridel Built for Life® and Tridel Built Green. Built for Life.® are registered trademarks of Tridel and used under license. ©Tridel 2013 All Rights Reserved. E.& O.E. January 2013



tridel.com