

TRIDEL
BUILT FOR LIFE



TEN YORK
RISING ABOVE IT ALL

BUILD Toronto

BUILD TORONTO is an independent and self-funding real estate and development corporation focused on maximizing the value of underutilized real estate previously owned by the City. The development of TEN YORK with Tridel is the first partnership for BUILD TORONTO.

This \$325 million dollar development will change the city's skyline, link the downtown to its waterfront, and also enable BUILD TORONTO to deliver a significant financial return, generate new jobs and property tax revenue and inject funds into the local community for further investment.

After an exhaustive Request for Proposal (RFP) to private developers in 2010, BUILD TORONTO selected Tridel as its partner based on Tridel's strong and longstanding performance in the private residential development sector, its recognized sales and marketing acumen and its vision for the site.

Relax, it's a Tridel.

Spanning seven decades of excellence with over 70,000 homes built, Tridel is fittingly Canada's leader in elegant condominium living. Multiple winner of the Taron Award of Excellence, Tridel is also ranked "Highest in Customer Satisfaction with New Condominium Home Builders in the Greater Toronto Area (GTA)" for a fourth consecutive year by J.D. Power & Associates 2009 Canadian New Condominium Builder Customer Satisfaction StudySM.

Our communities are built to the highest standards of design and workmanship, combining luxurious living with the finest amenities. Our core values are quality, teamwork, family values, innovation and integrity. Tridel makes the home ownership experience everything it should be.

TRIDEL
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LANDPOWER
REAL ESTATE LTD. BROKERAGE

TEN YORK
BEING ABOVE IT ALL

heightTEN your expectations

When it comes to pulling together industry visionaries and creative trendsetters to create a tour de force development, Tridel is the master conductor. Tridel has methodically selected three leading edge organizations to help ensure that TEN YORK achieves its optimal potential on this landmark site. Our Tridel associates for TEN YORK are Rudy Wallman Architects Ltd., II BY IV Interior Design and landscape architects Janet Rosenberg + Associates.



convenience
TENfold



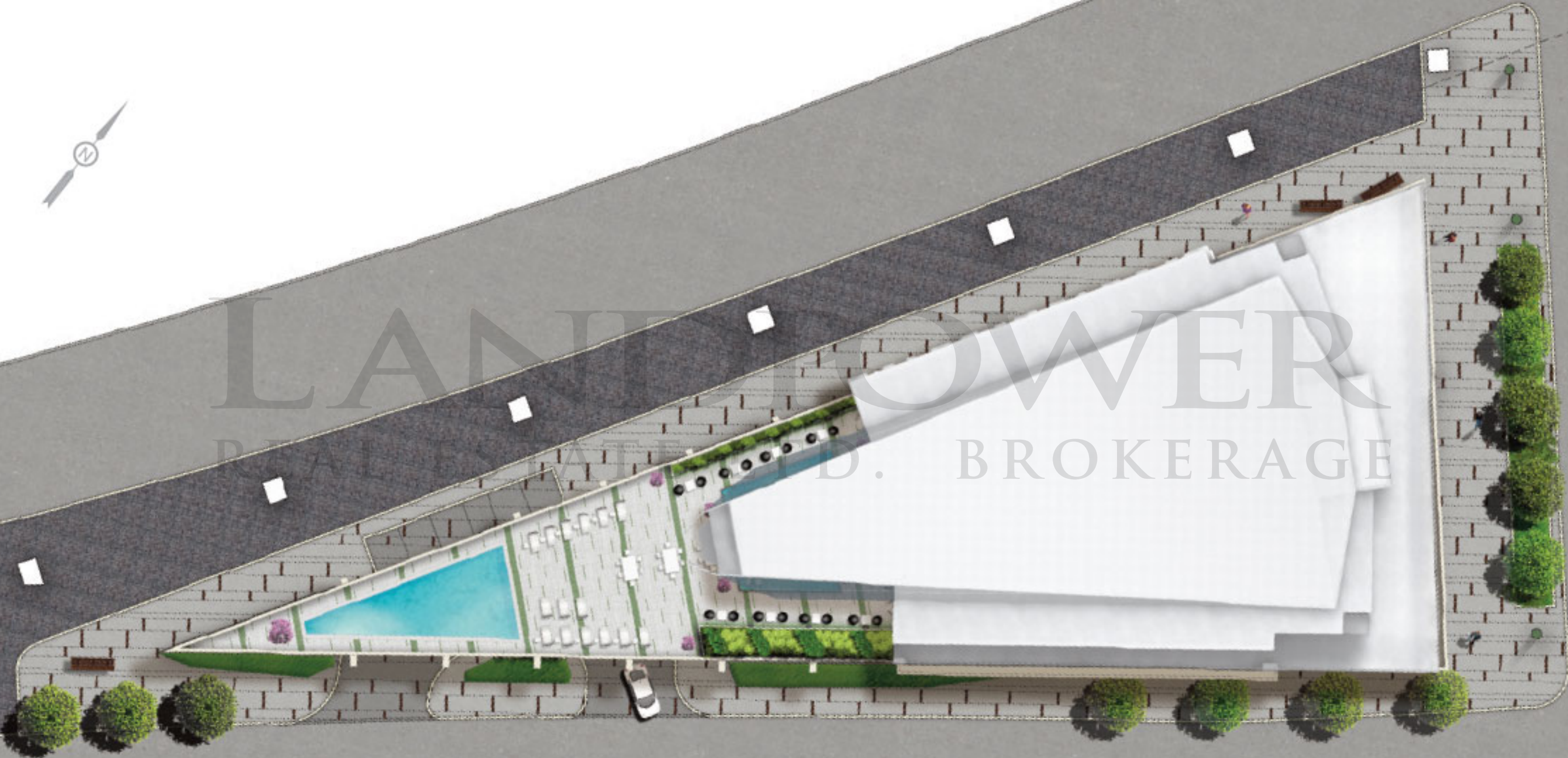
The location of TEN YORK is enough to inspire wonder and awe all on its own. An architectural marvel, this statuesque beauty soars dramatically up from a triangular-shaped wedge alongside the Gardner Expressway, Toronto's major city artery. This is only part of what makes TEN YORK one of the most prominent locations in downtown Toronto overlooking Lake Ontario. TEN YORK is also connected with the weatherproof comfort of The PATH, downtown Toronto's underground walkway and also conveniently close to the subway, GO Train and Union Station. TEN YORK residents have the city at their feet and the world at their doorstep.

Site Plan

TEN YORK
RISING ABOVE IT ALL



LANDSCAPE ARCHITECTURE
D. BROKERAGE

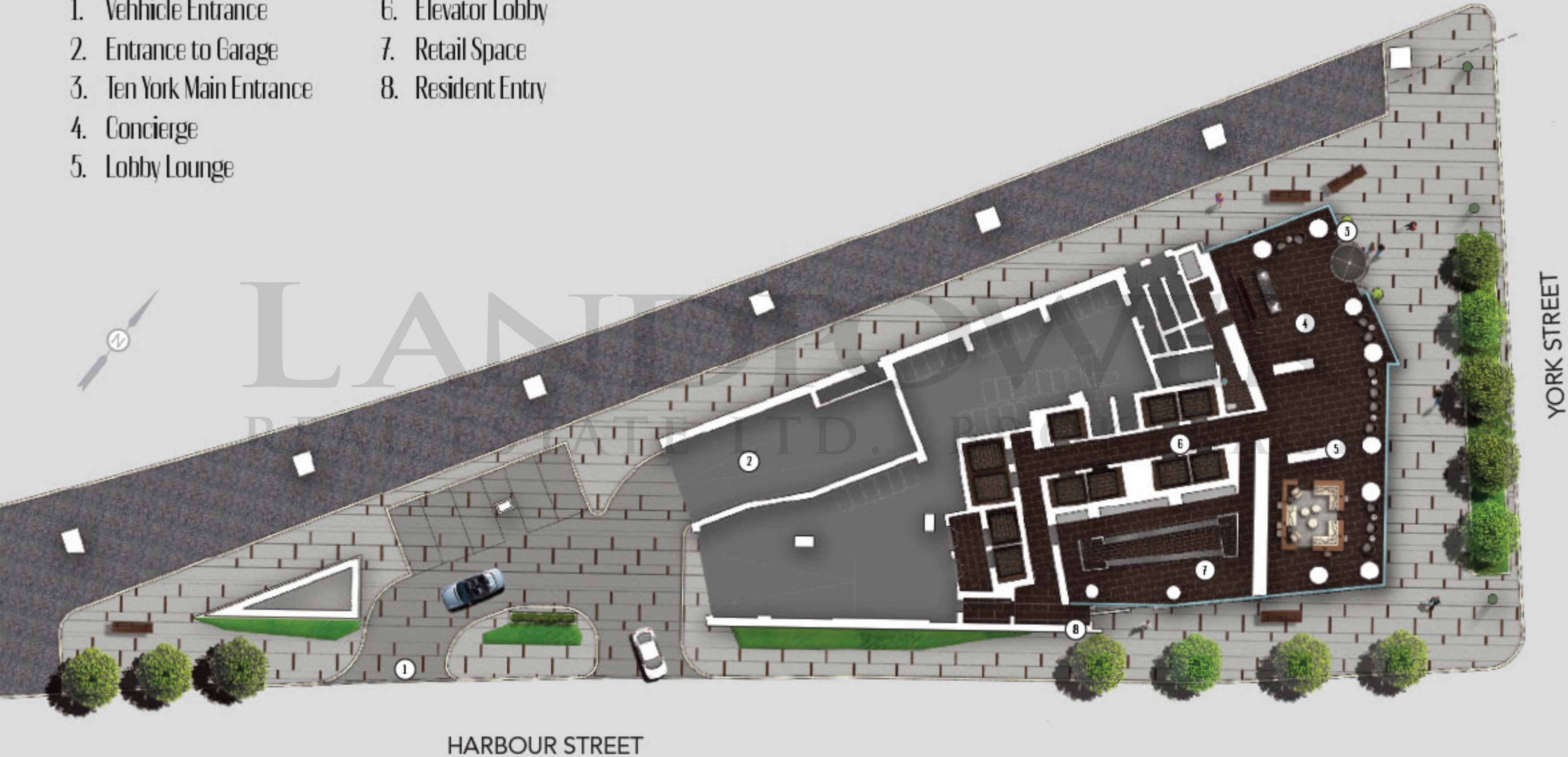


HARBOUR STREET

YORK STREET

Ground Floor Amenities

- 1. Vehicle Entrance
- 2. Entrance to Garage
- 3. Ten York Main Entrance
- 4. Concierge
- 5. Lobby Lounge
- 6. Elevator Lobby
- 7. Retail Space
- 8. Resident Entry



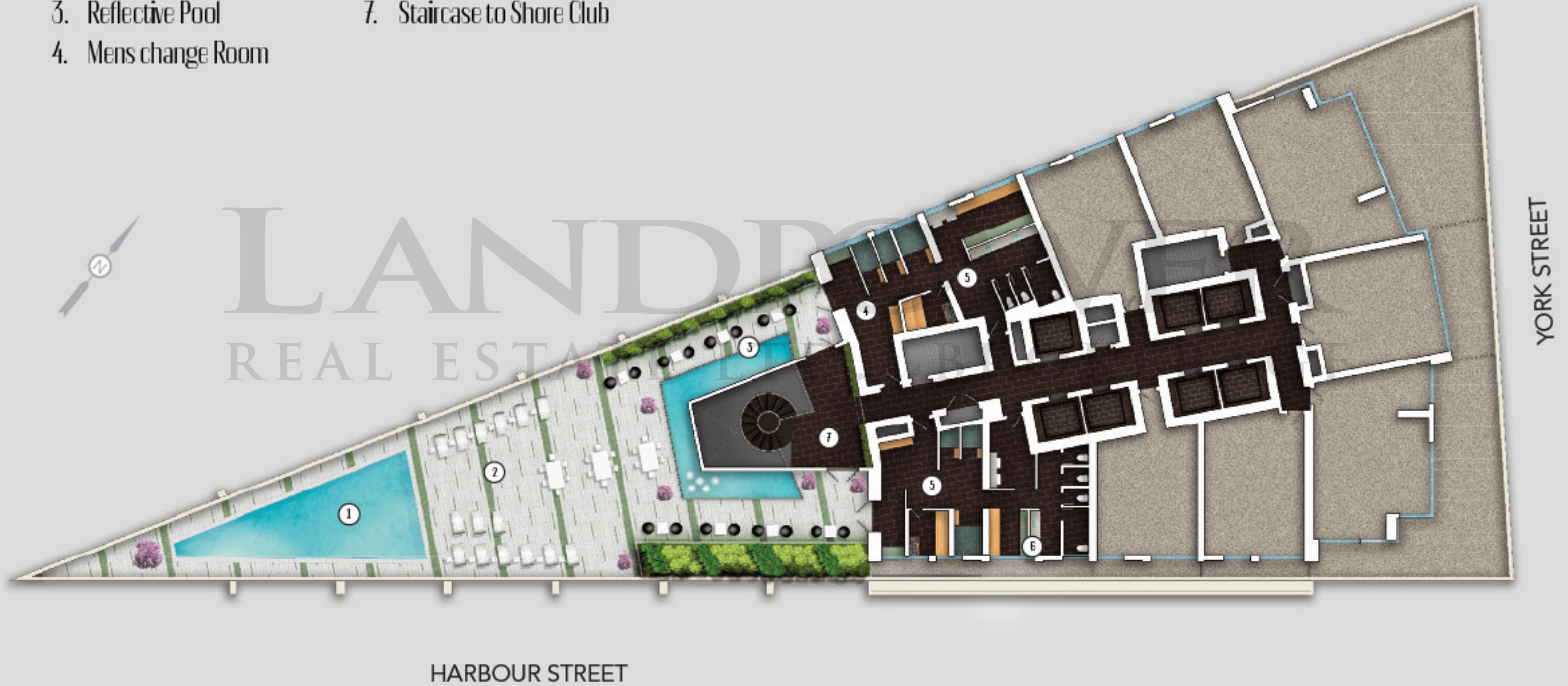
The Shore Club

1. Fitness Centre
2. Free Weights
3. Cardio Machines
4. Stretching Area
5. Guest Suites
6. Theatre Room
7. Media / Games Room
8. Party Room / Private Dining
9. Billards Room
10. Shore Club Spa
11. Spin Studio
12. Yoga Studio
13. Juice Bar and Lounge
14. Stairs to Shore Club Sun Deck



The Shore Club Sun Deck

1. Lap Pool
2. Shore Club Seating
3. Reflective Pool
4. Mens change Room
5. Sauna Rooms
6. Womens Change Room
7. Staircase to Shore Club



TEN YORK

RIISING ABOVE IT ALL



VIP Launch Procedures:

Important Dates:

October 20th, 2012 – VIP Broker's brochure and pricing available

October 20th, 2012 – e-Worksheet submission starts

October 28th, 2012 – Deadline for worksheet submission at 1 p.m.

November 3rd & 4th, 2012 – Signing appointments at 4800 Dufferin Street, Entrance B

Opening Special:

\$3,000 Discount for 1 Bedroom & 1 Bedroom + Den Suites

\$5,000 Discount for 2 Bedroom & 3 Bedroom Suites

Limited Time Extended Deposit Structure:

- 5% due on signing
- 5% due 120 days after signing
- 5% due 270 days after signing
- 5% due 480 days after signing

Parking Space available for sale to 2 Bedroom & 3 Bedroom Suites at \$55,000

LRA:

One time Limited Right of Assignment (**NO** Assignment Fee)

e-Worksheet Requirements:

Please ensure that the **e-Worksheet is completely filled out** with the Purchaser's information, including SIN, date of birth, occupation and a copy of a valid government issued photo ID.

* **Incomplete e-Worksheet 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 allocation.**

Ten York Email: tenyork@tridel.com. Fax Number: 416.596.1881. Phone Number: 416.596.9888.



Relax, it's a Tridel.

"Highest in Customer Satisfaction" for a Fourth Consecutive Year by J.D. Power and Associates.



tridel.com

Top Ten Reasons to Consider Purchasing a Condo at Ten York

- #10. It's developed by Tridel, Canada's largest and most reputable condo developer
- #9. 2017 estimated occupancy, providing 5 years of potential equity build up eliminating any current market turbulence
- #8. AAA downtown/waterfront location with a 93 Walk Score, perfect 100 Transit Score
- #7. Extended deposit program, easier to manage your cash flow
- #6. LEED Gold building; state of the art energy efficiency, saving operating costs
- #5. One of Toronto's tallest residential buildings (224 meters/735 feet)
- #4. Fiber optic network technology providing lightning fast in-suite internet service
- #3. Wide range of suite types and design, something for everyone
- #2. Aggressive pricing for a project of this nature and location
- #1. Tridel is ranked number 1 in customer service by JD Power and Associates



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PRICE LIST

Suite	Description	View	Square Footage*	Classic Collection		Ten York Collection		Estimated Maintenance Fee Per Month*	Estimated Property Tax Per Month**
				Lowest Floor Available	Starting Prices*	Lowest Floor Available*	Starting Prices*		
1 BEDROOM									
1A	1 Bedroom	N	564	10 th	\$345,000	29 th	\$368,500	\$253.80	\$222
1C	1 Bedroom	N	582	10 th	\$352,000	29 th	\$375,500	\$261.90	\$226
1D	1 Bedroom	N	586	10 th	\$355,000	29 th	\$378,500	\$263.70	\$228
1B	1 Bedroom	S	575	10 th	\$365,000	29 th	\$388,500	\$258.75	\$235
1E	1 Bedroom	S	602	10 th	\$379,000	29 th	\$403,500	\$270.90	\$244
1Y	1 Bedroom	NW	639	10 th	\$415,000			\$287.55	\$267
1X	1 Bedroom	SW	625	10 th	\$420,000			\$281.25	\$270
1 BEDROOM + DEN									
1G+D	1 Bedroom + Den	N	630	10 th	\$378,000	29 th	\$403,000	\$283.50	\$243
1H+D	1 Bedroom + Den	E	649	10 th	\$398,000	29 th	\$423,000	\$292.05	\$256
1F+M	1 Bedroom + Media	S	648	10 th	\$400,000	29 th	\$425,000	\$291.60	\$257
1J+D	1 Bedroom + Den	S	651	10 th	\$408,000	29 th	\$433,000	\$292.95	\$262
1K+D	1 Bedroom plus Den + 1.5 Bathrooms	N	678			52 nd	\$465,000	\$305.10	\$299
1M+D	1 Bedroom plus Den + 2 Bathrooms	N	710			52 nd	\$489,000	\$319.50	\$314
1L+D	1 Bedroom plus Den + 1.5 Bathrooms	S	698			52 nd	\$490,000	\$314.10	\$315
2 BEDROOMS									
2C+	Two Bedrooms and Two Bathrooms	NE	830	10 th	\$517,000	29 th	\$547,000	\$373.50	\$332
2CR+	Two Bedrooms and Two Bathrooms	SE	830	10 th	\$537,000	29 th	\$567,000	\$373.50	\$345
2B++	Two Bedrooms and Two Bathrooms	S	791			52 nd	\$562,000	\$355.95	\$361
3 BEDROOMS									
3A++	Three Bedrooms and 2.5 Bathrooms	SWN	1,305			29 th	\$900,000	\$587.25	\$578

- Classic Collection includes suites with 8'6" Ceilings from 8th to 28th floor¹
- Ten York Collection includes suites with 9' Ceilings from 29th floor and above¹
- \$500 Floor Increment
- \$1,000 Floor Increment from 51st to 62nd Floor (†)
- \$1,000 Floor Increment (††)

PARKING

\$ 55,000

Available for sale to two bedroom suites and three bedroom suites

GRAND OPENING DEPOSIT STRUCTURE

- 5% due on signing
- 5% due 120 days after signing
- 5% due 270 days after signing
- 5% due 480 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

TENTATIVE OCCUPANCY DATE: Summer 2017

PRESENTATION CENTRE

4800 Dufferin St.
Toronto, Ontario M3H 5S9
Tel: 416.596.9888
Fax: 416.596.1881
Email: tenyork@tridel.com
Website: www.tridel.com/tenyork

GRAND OPENING HOURS

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

SALES TEAM

Chilli Yung
Email: cyung@tridel.com

Candyce Charles
Email: ccharles@tridel.com

* Prices and Specifications subject to change without notice, E. & O.E. October 17, 2012

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 2012 Property Tax Rates by the City of Toronto and on lowest available price
1 For further details on finishings, please see Ten York brochure or features list

Price List

Suite	Description	View	Square Footage*	Classic Collection		Ten York Collection		Estimated Maintenance Fee per Month*	Estimated Property Taxes per Month**
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2CR†	Two Bedrooms and Two Bathrooms	SE	830	10	\$537,000	29	\$567,000	\$373.50	\$345
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3 BEDROOMS									
3A††	Three Bedrooms and 2.5 Bathrooms	SWN	1,305			29	\$900,000	\$587.25	\$578

- Classic Collection includes suites with 8'6" Ceilings from 8th to 28th floor¹
- Ten York Collection includes suites with 9' Ceilings from 29th floor and above¹
- \$500 Floor Increment
- View Premium applies on the 50th floor
- \$1,000 Floor Increment from 51st to 62nd Floor (†)
- \$1,000 Floor Increment (††)

PARKING

\$ 55,000

Available for sale to two bedroom suites and three bedroom suites

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SALES TEAM

Chilli Yung
Email: cyung@tridel.com

Candyce Charles
Email: ccharles@tridel.com

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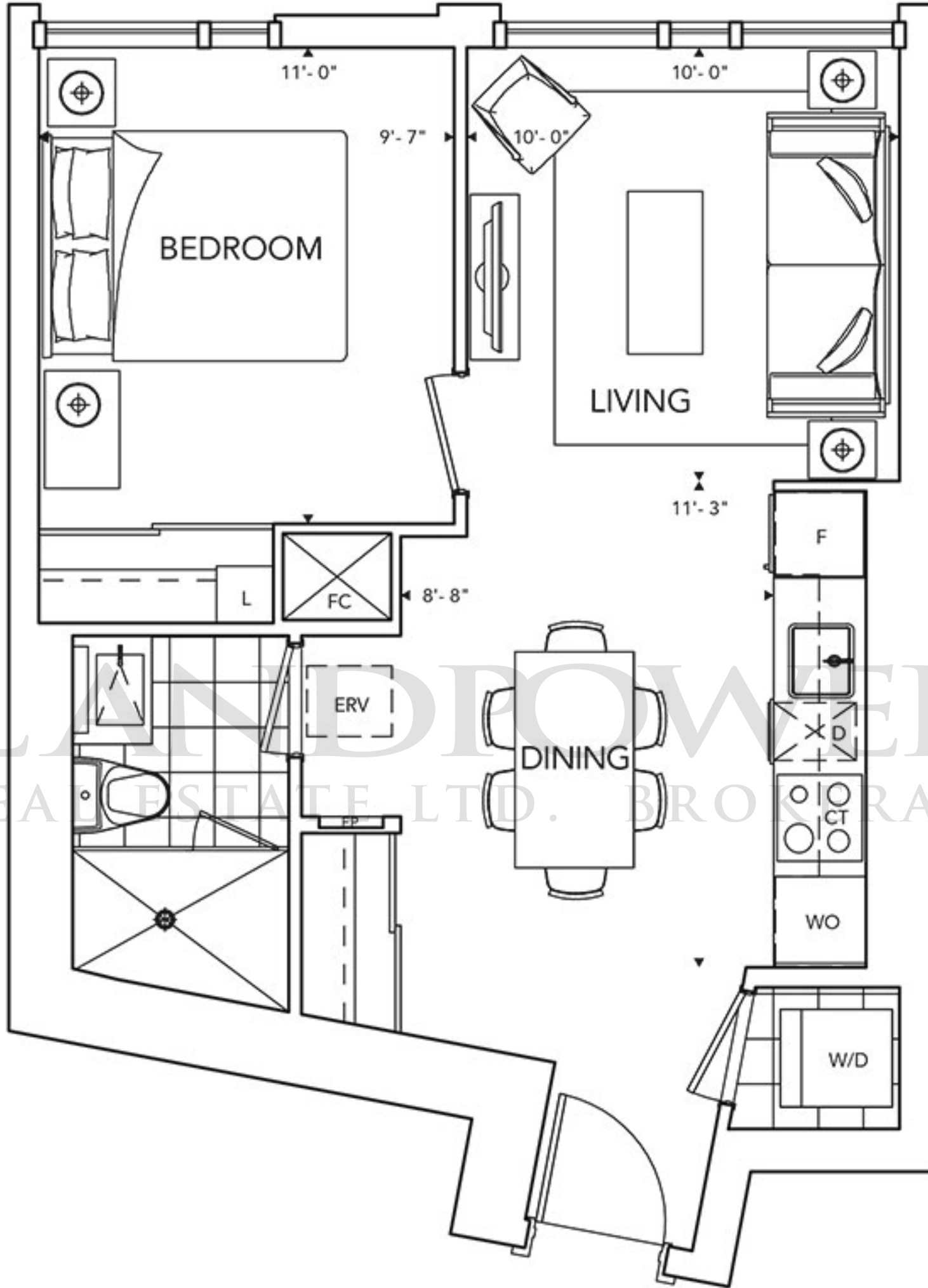
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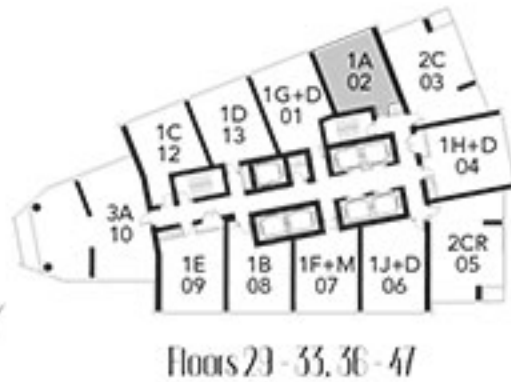
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SUITE 1A

1 BEDROOM (02)

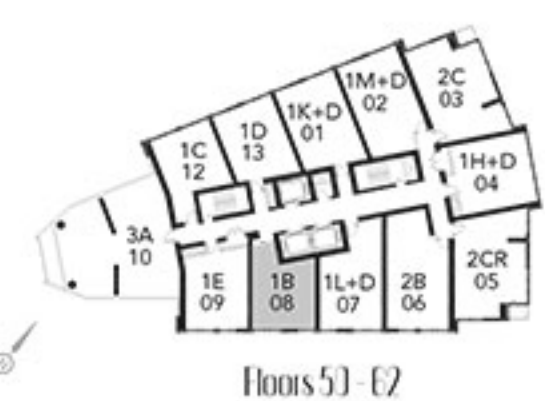
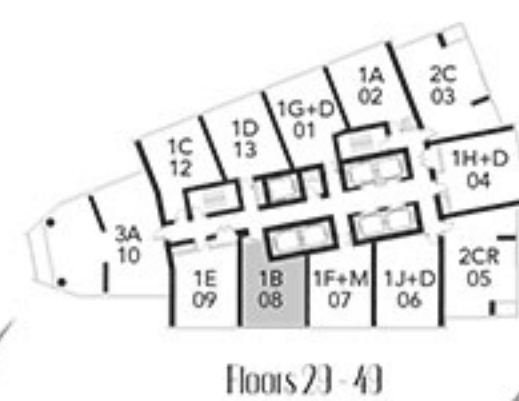
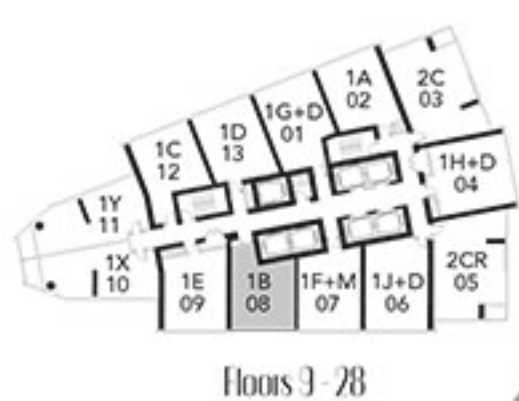
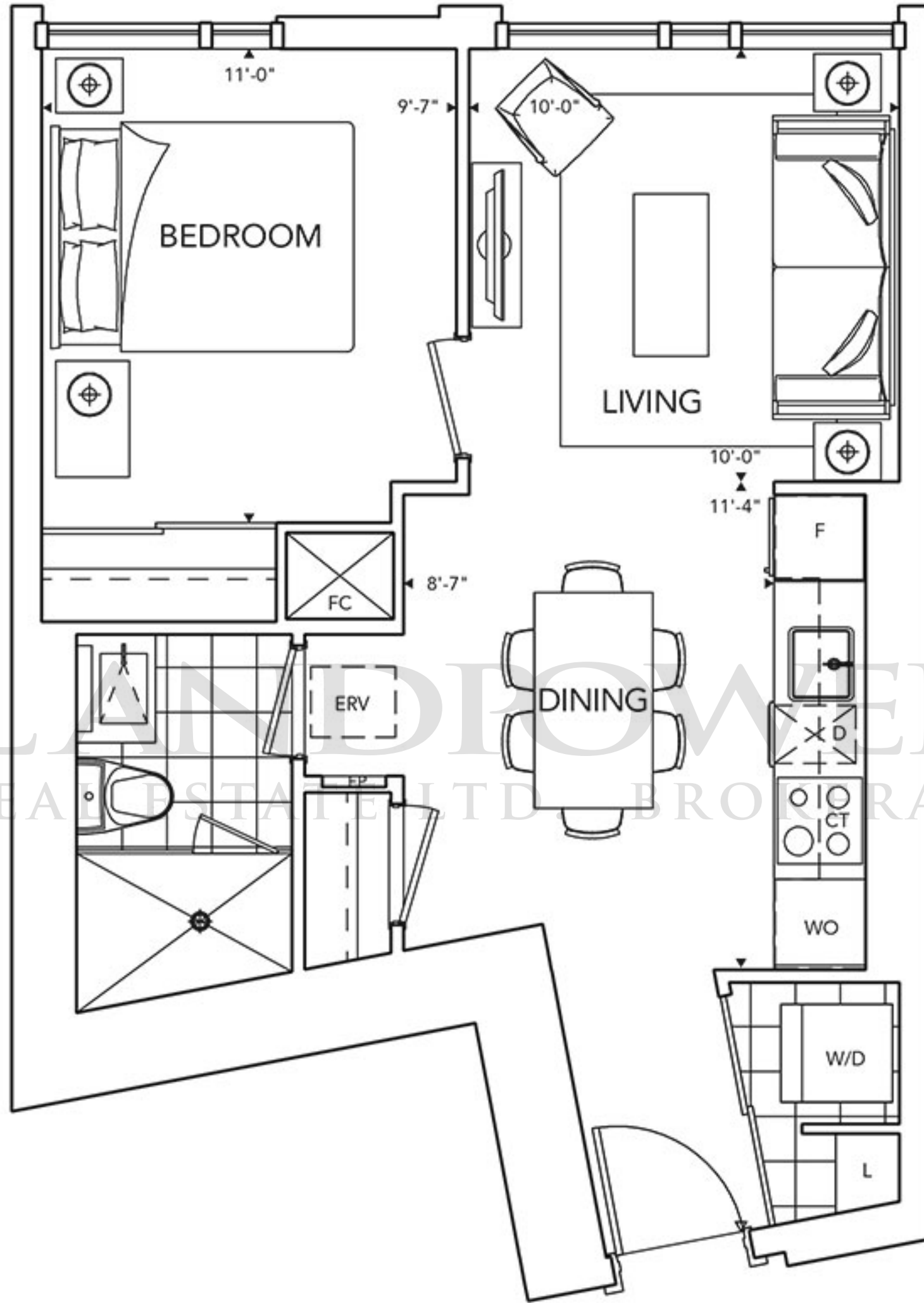


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SUITE 1B

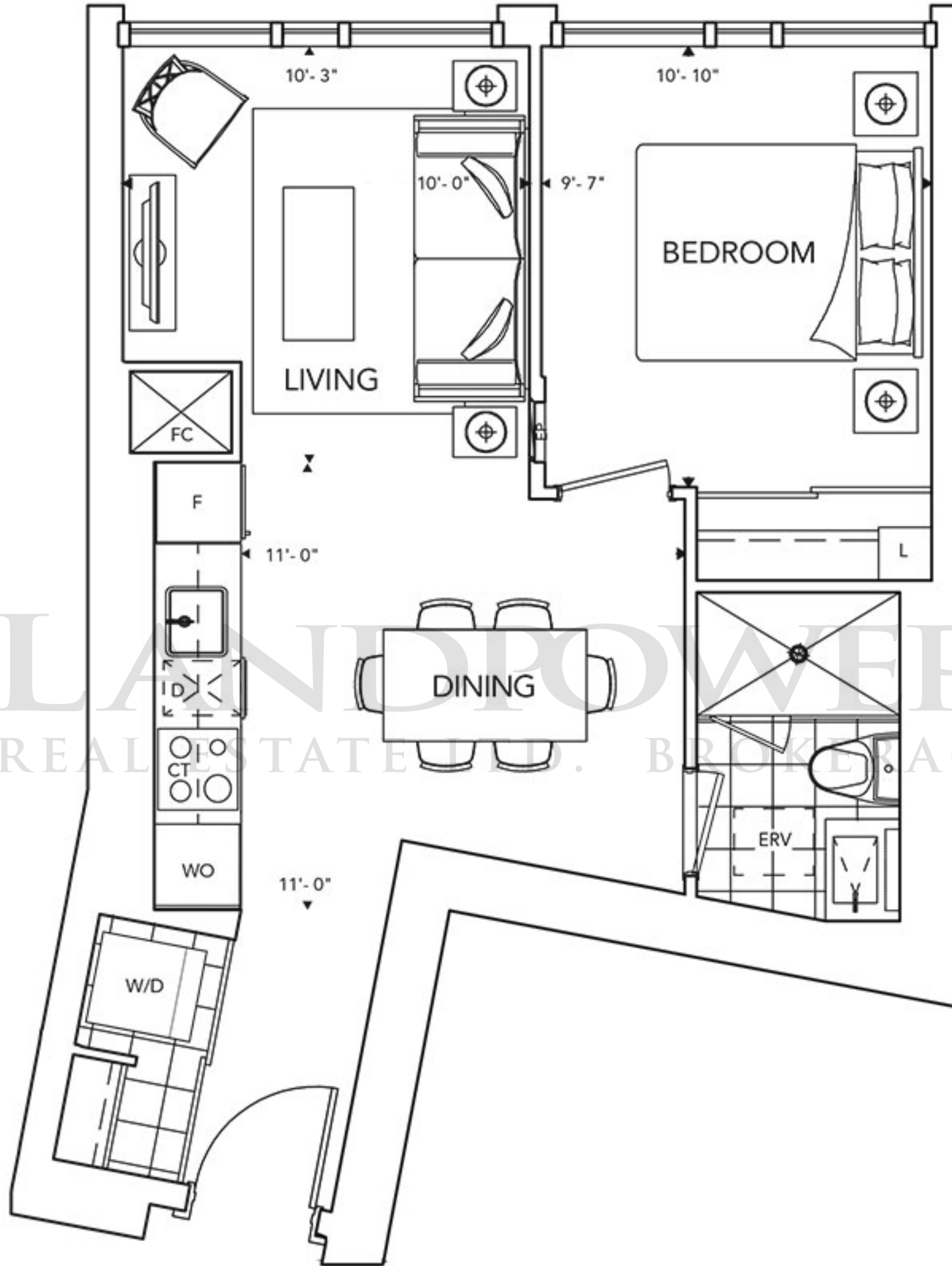
1 BEDROOM (08)



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SUITE 10

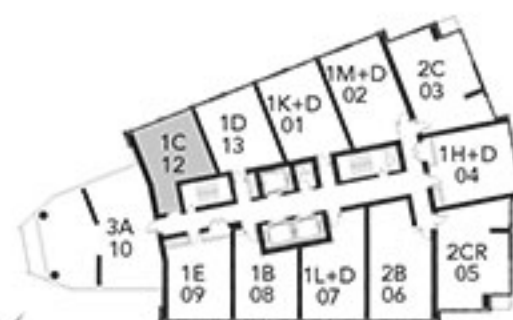
1 BEDROOM (12)



Floors 9-28



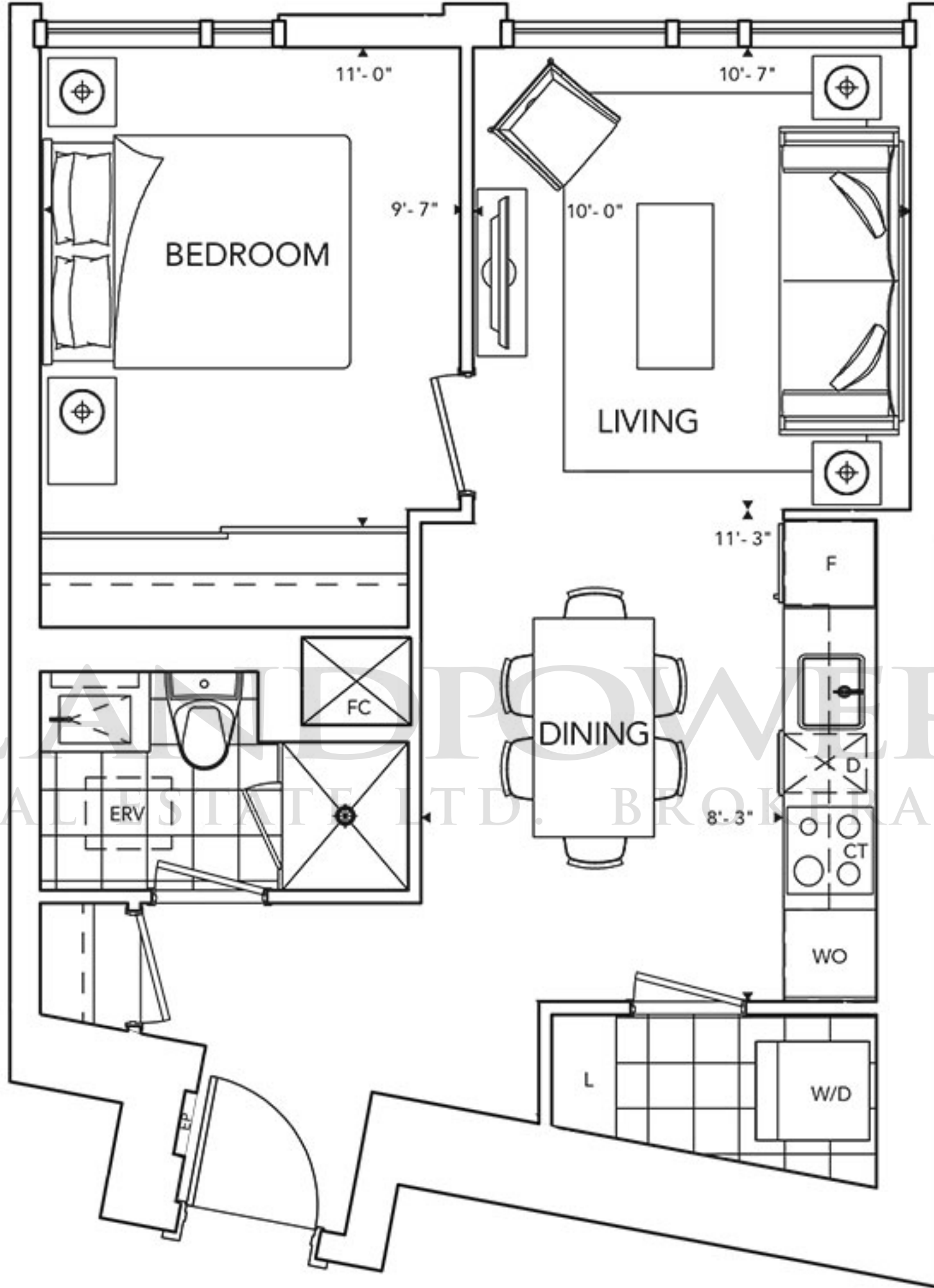
Floors 29-33, 36-43



Floors 50-62

SUITE 1D

1 BEDROOM (13)



Floors 9 - 28



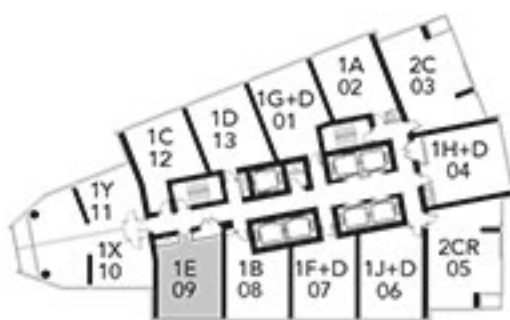
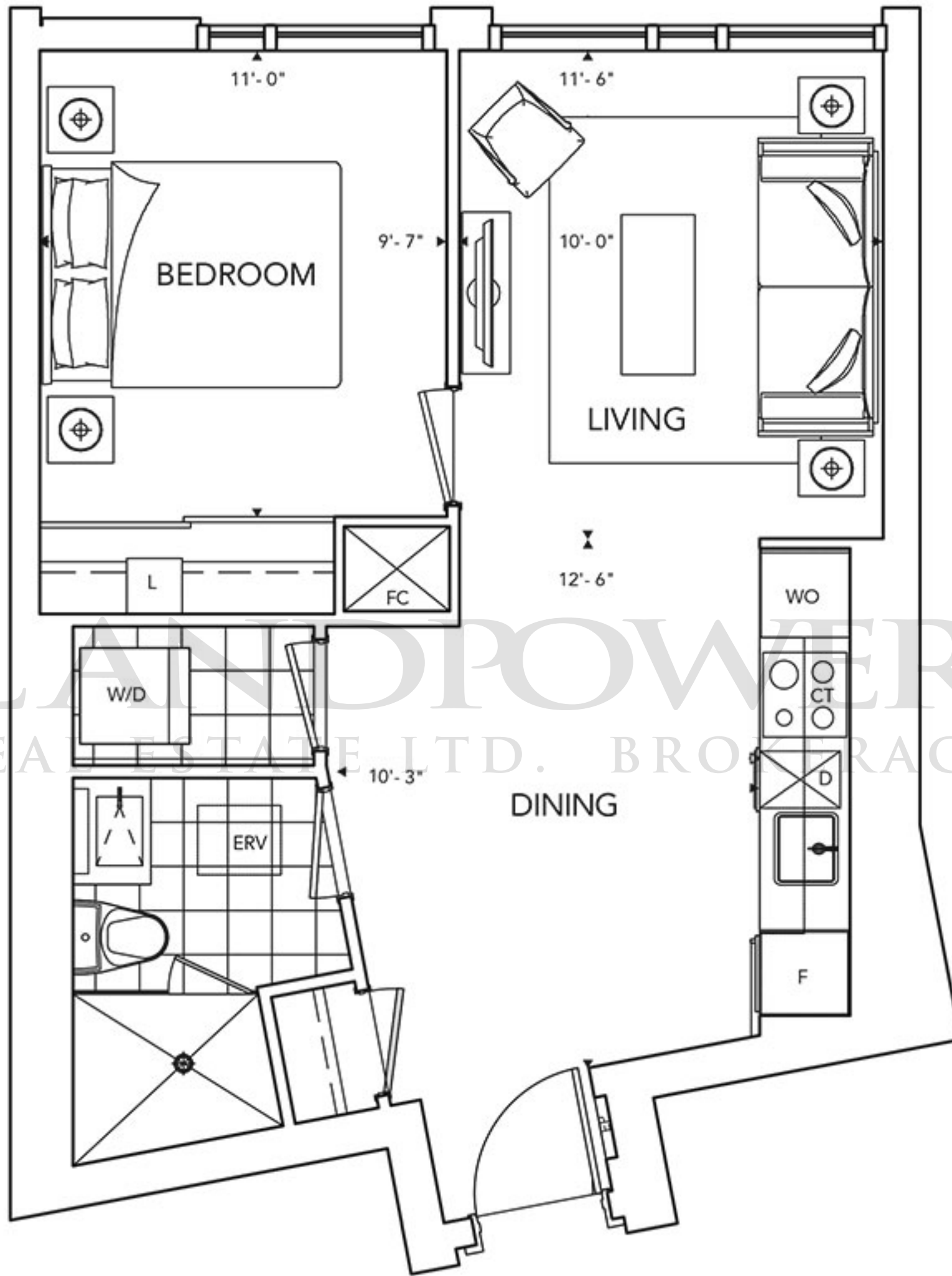
Floors 23 - 33, 36 - 43



Floors 53 - 62

SUITE 1E

1 BEDROOM (09)



Floors 9-28



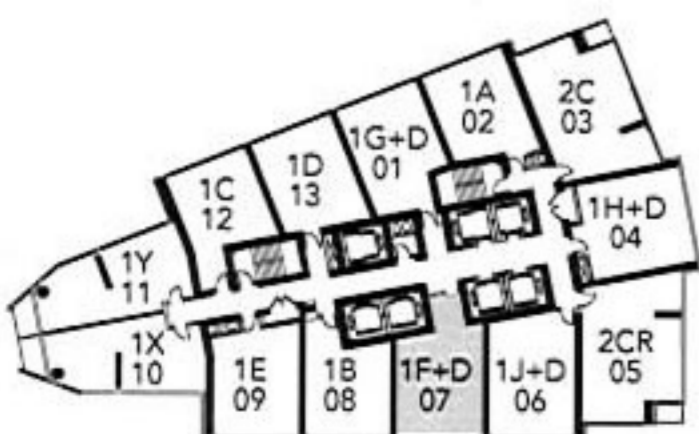
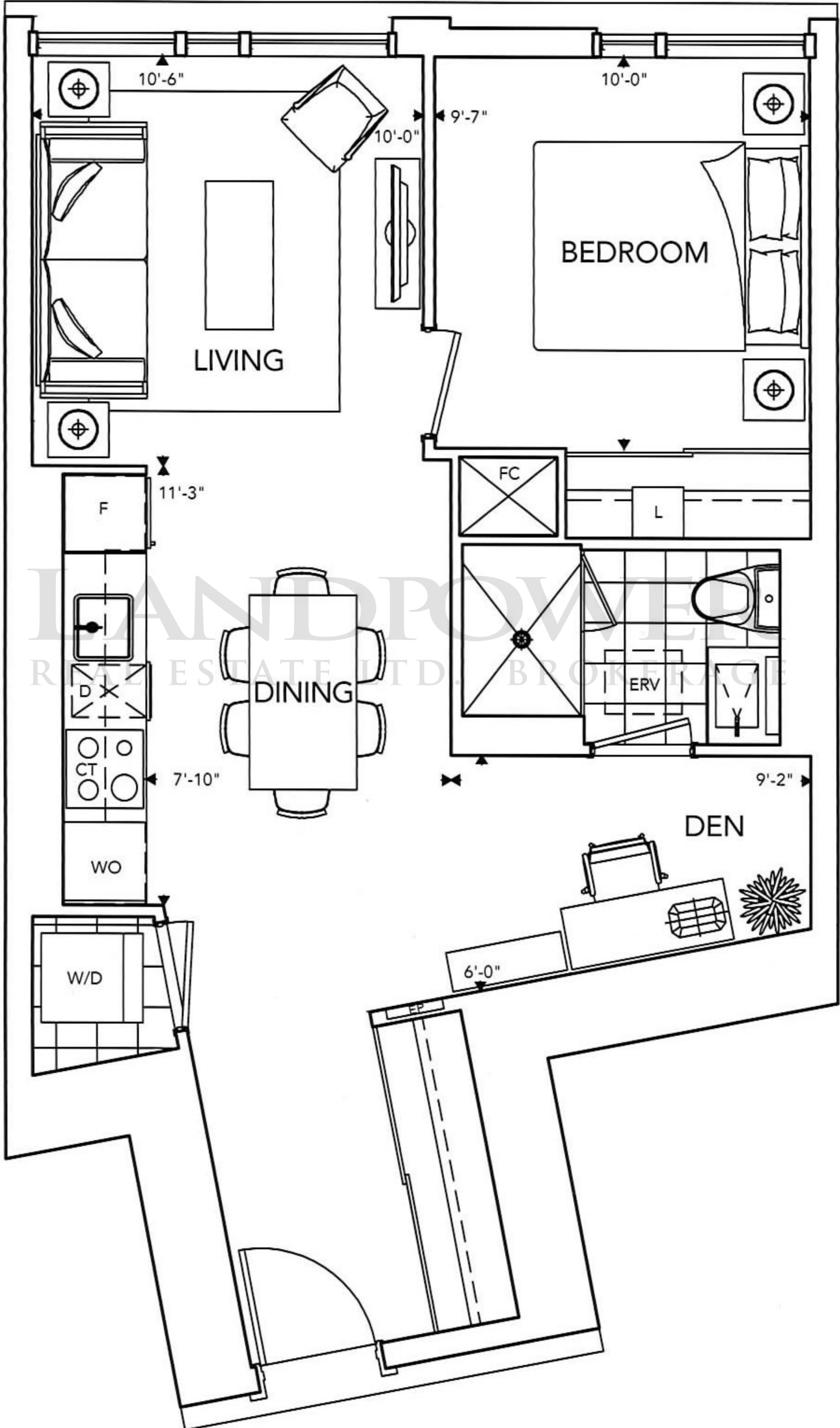
Floors 23-43



Floors 50-62

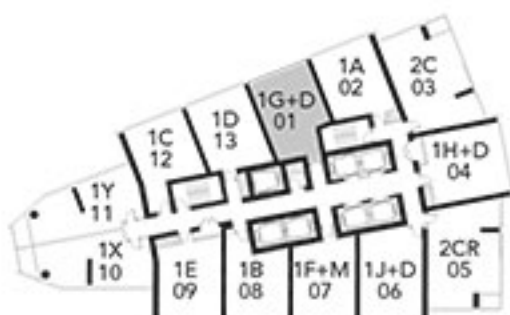
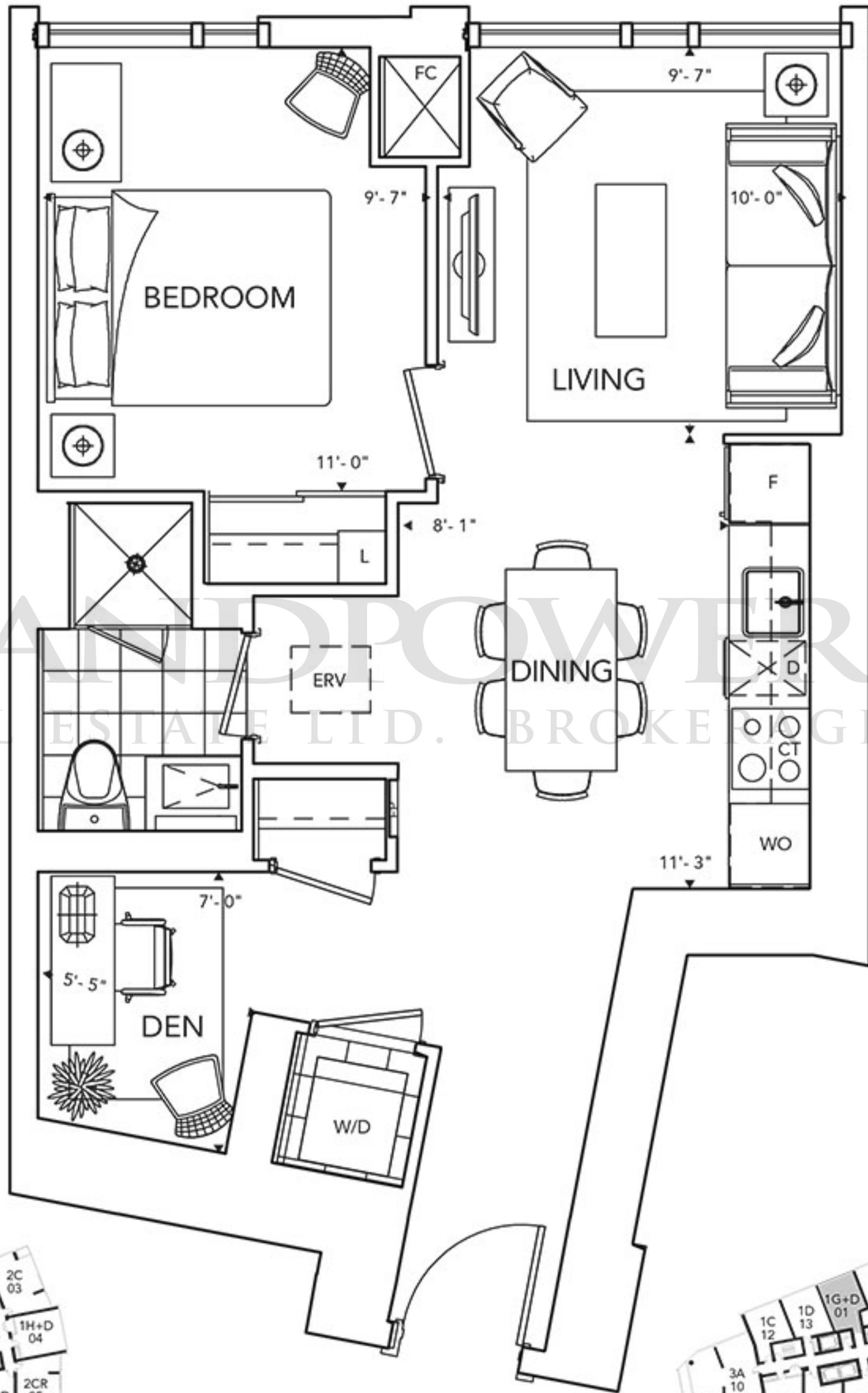
SUITE 1F+D

1 BEDROOM + DEN (07)



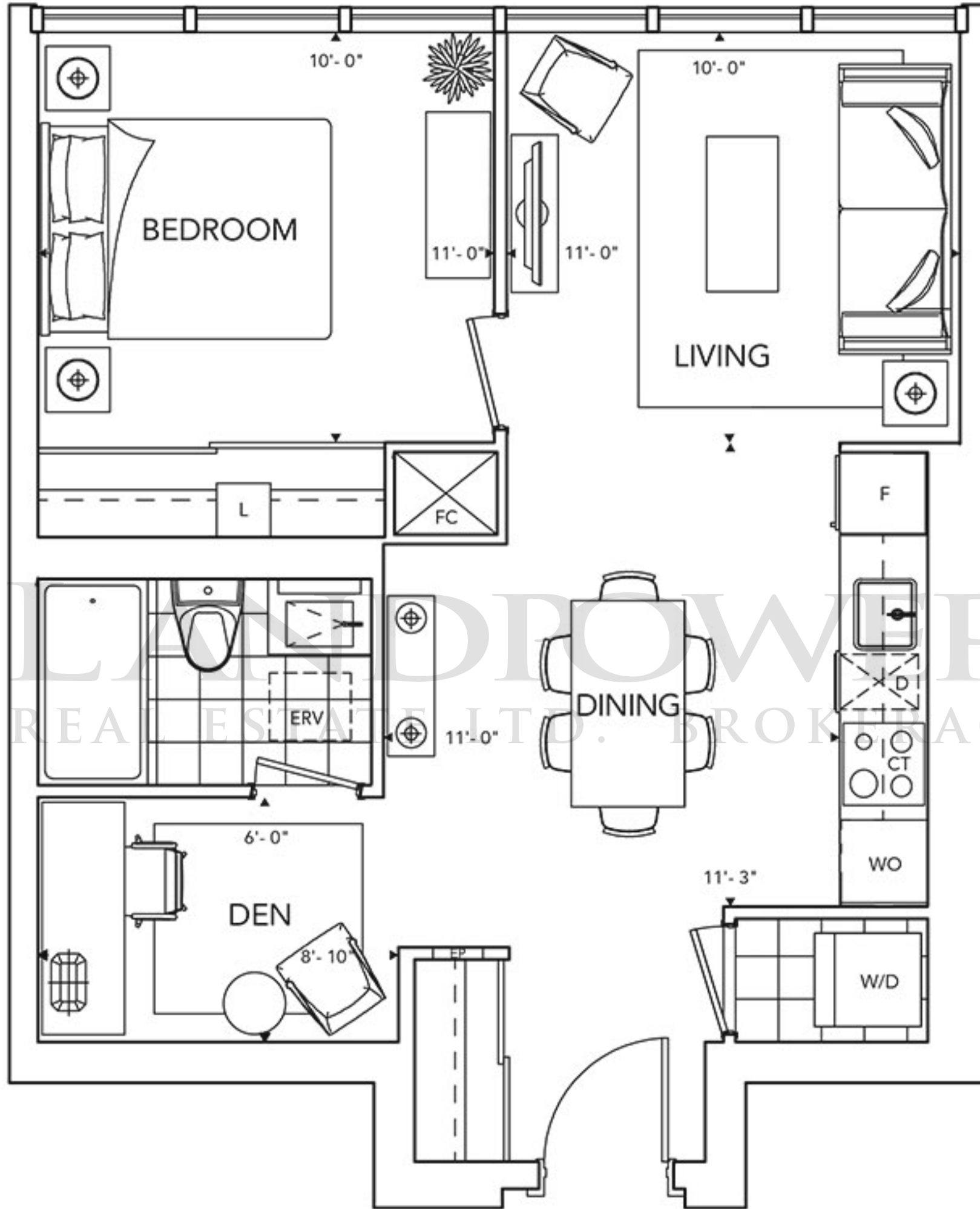
SUITE 1G+D

1 BEDROOM + DEN (01)



SUITE 1H+D

1 BEDROOM + DEN (04)



Floors 8 - 28



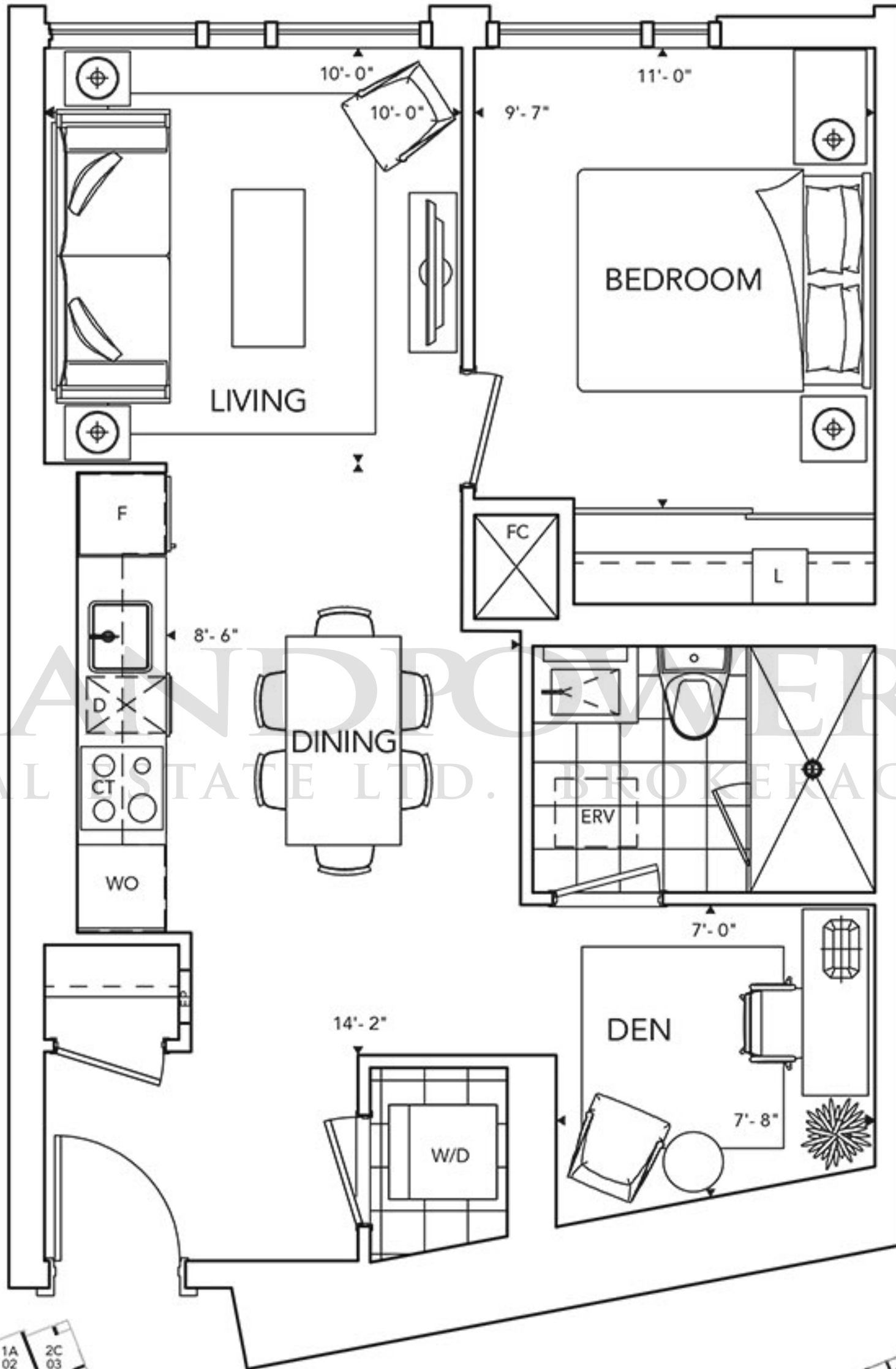
Floors 23 - 43



Floors 50 - 62

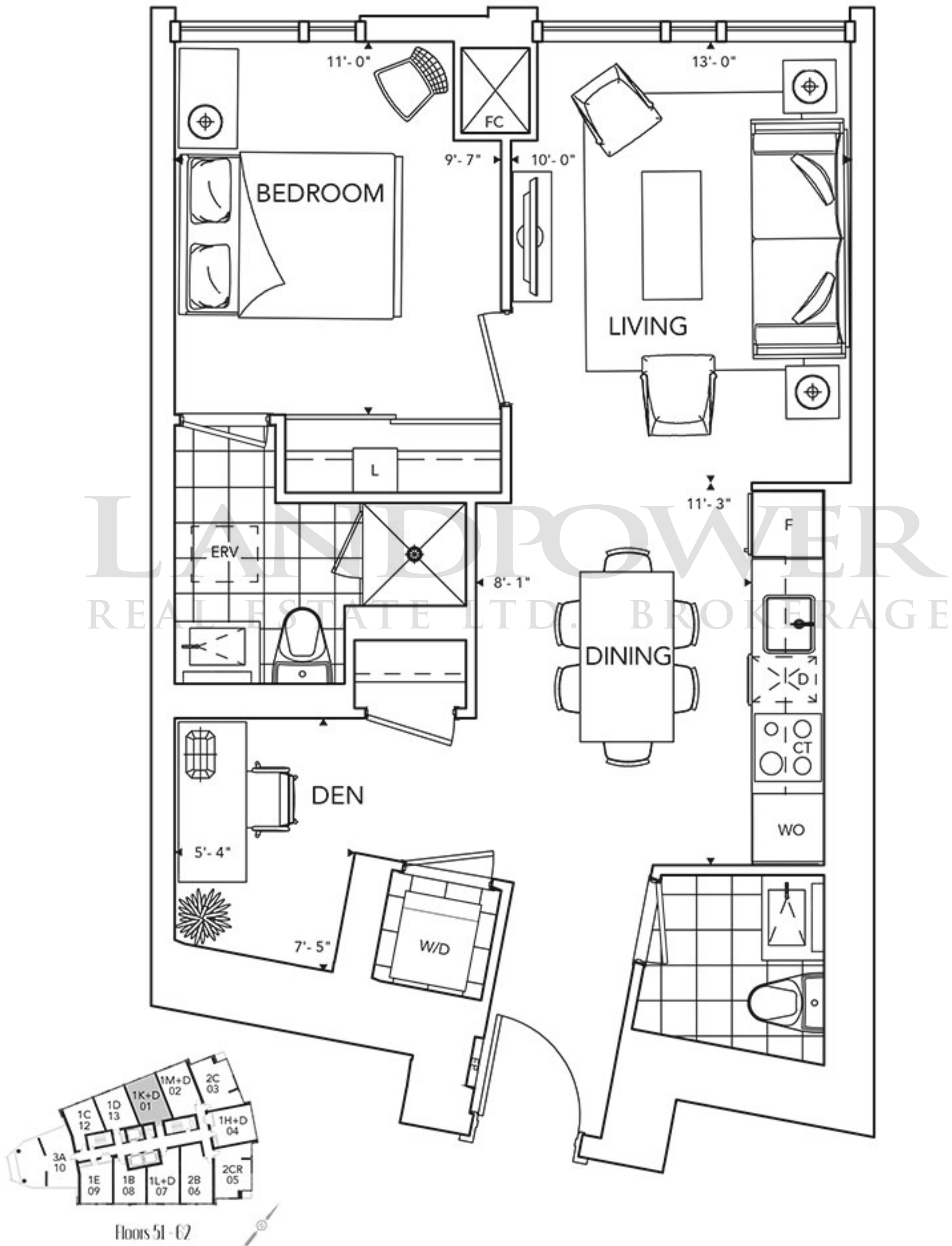
SUITE 1J+D

1 BEDROOM + DEN (06)



SUITE 1K+D

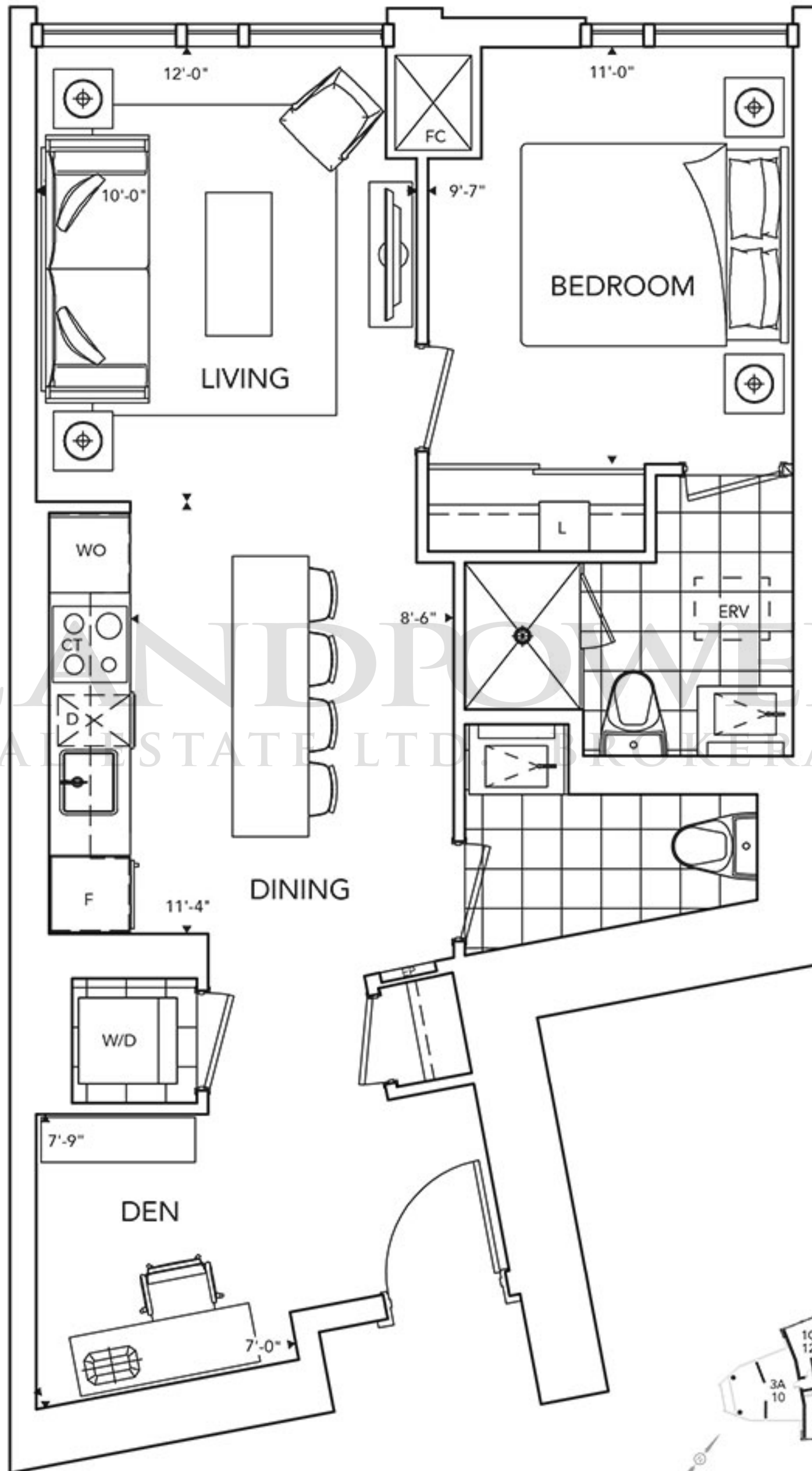
1 BEDROOM + DEN (01)



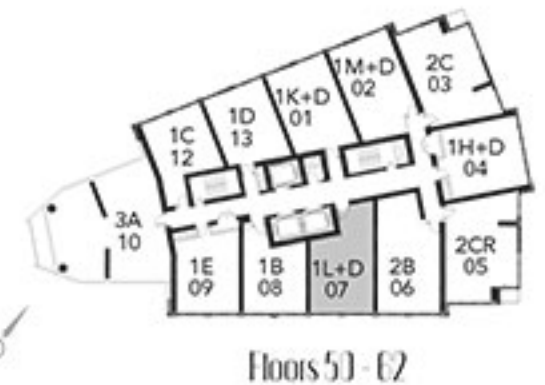
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SUITE 1L+D

1 BEDROOM + DEN (07)

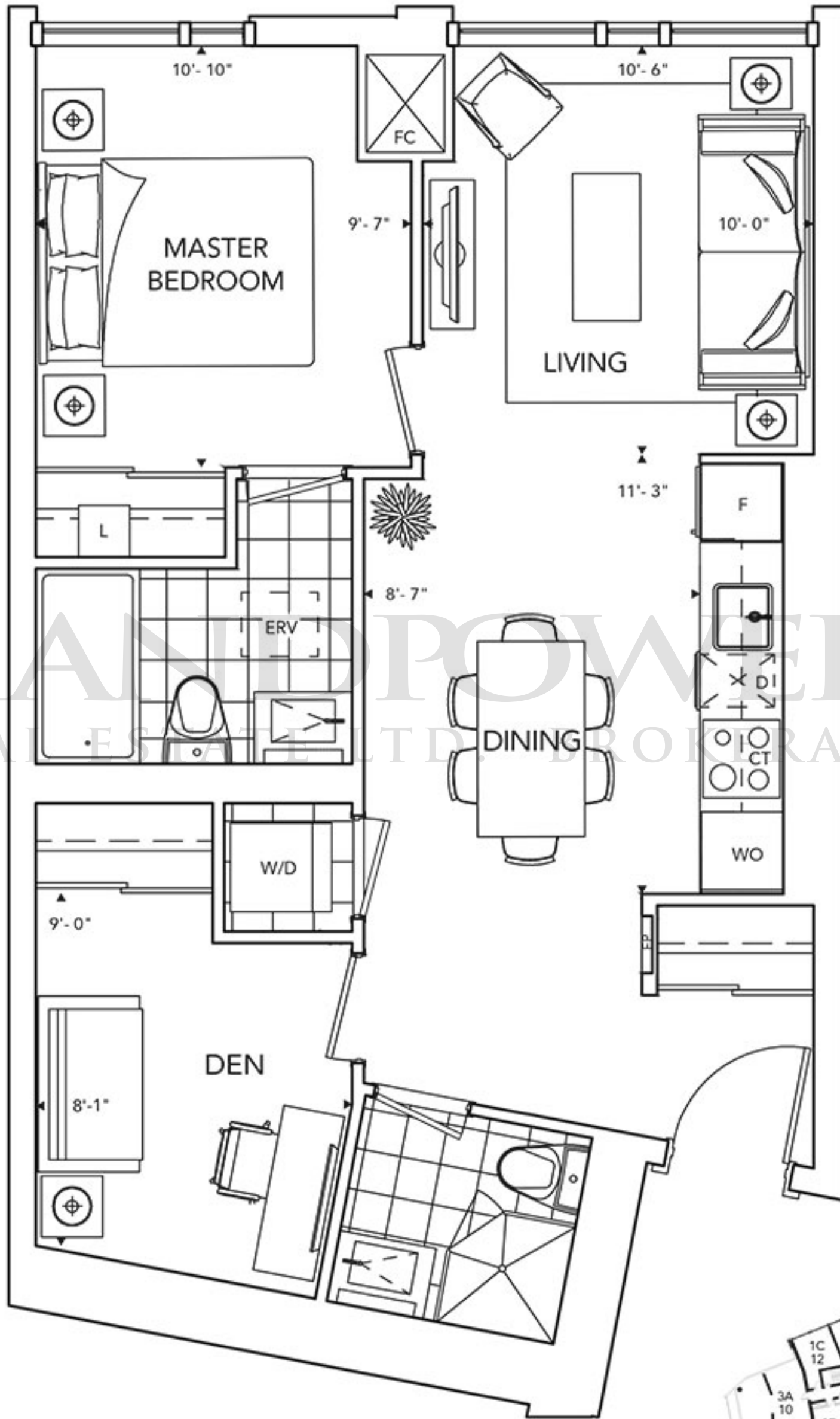


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SUITE 1M+D

1 BEDROOM + DEN (02)



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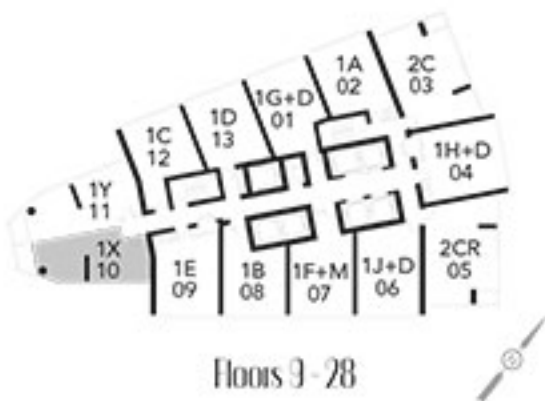
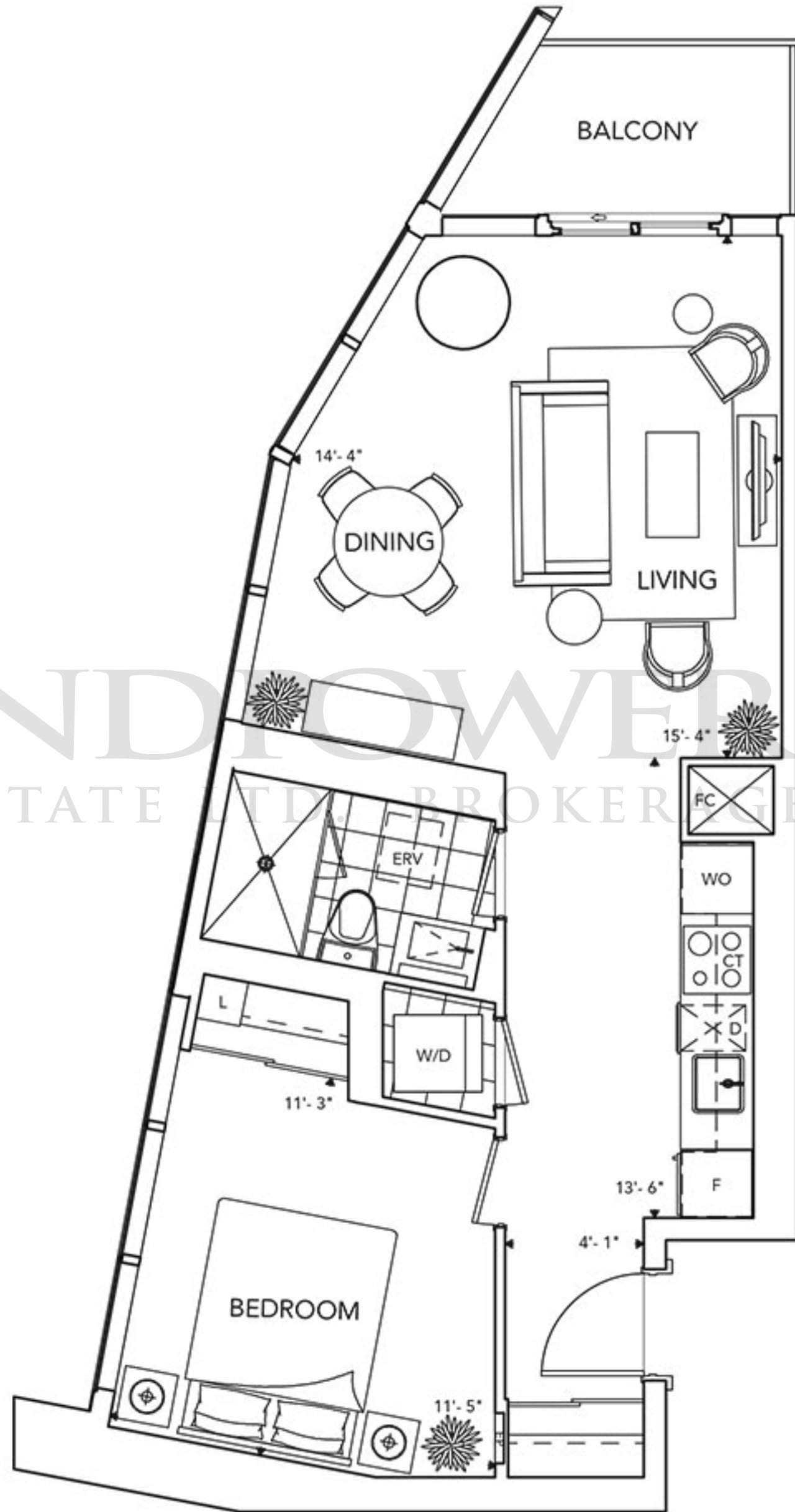


Floors 51 - 62

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SUITE 1X

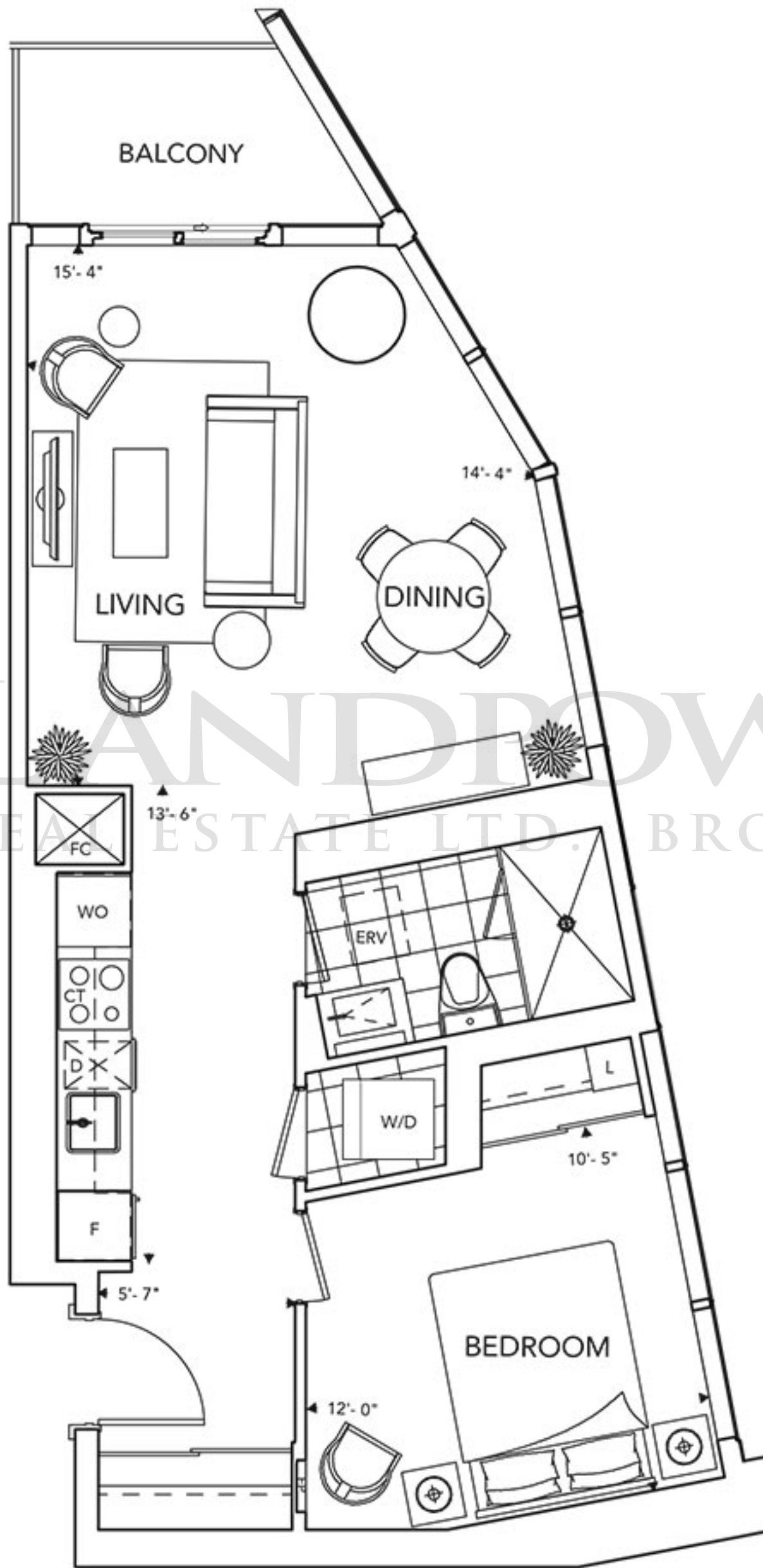
1 BEDROOM (10)



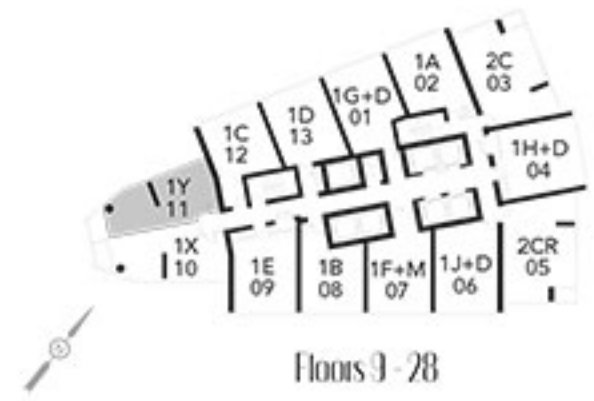
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SUITE 1Y

1 BEDROOM (11)



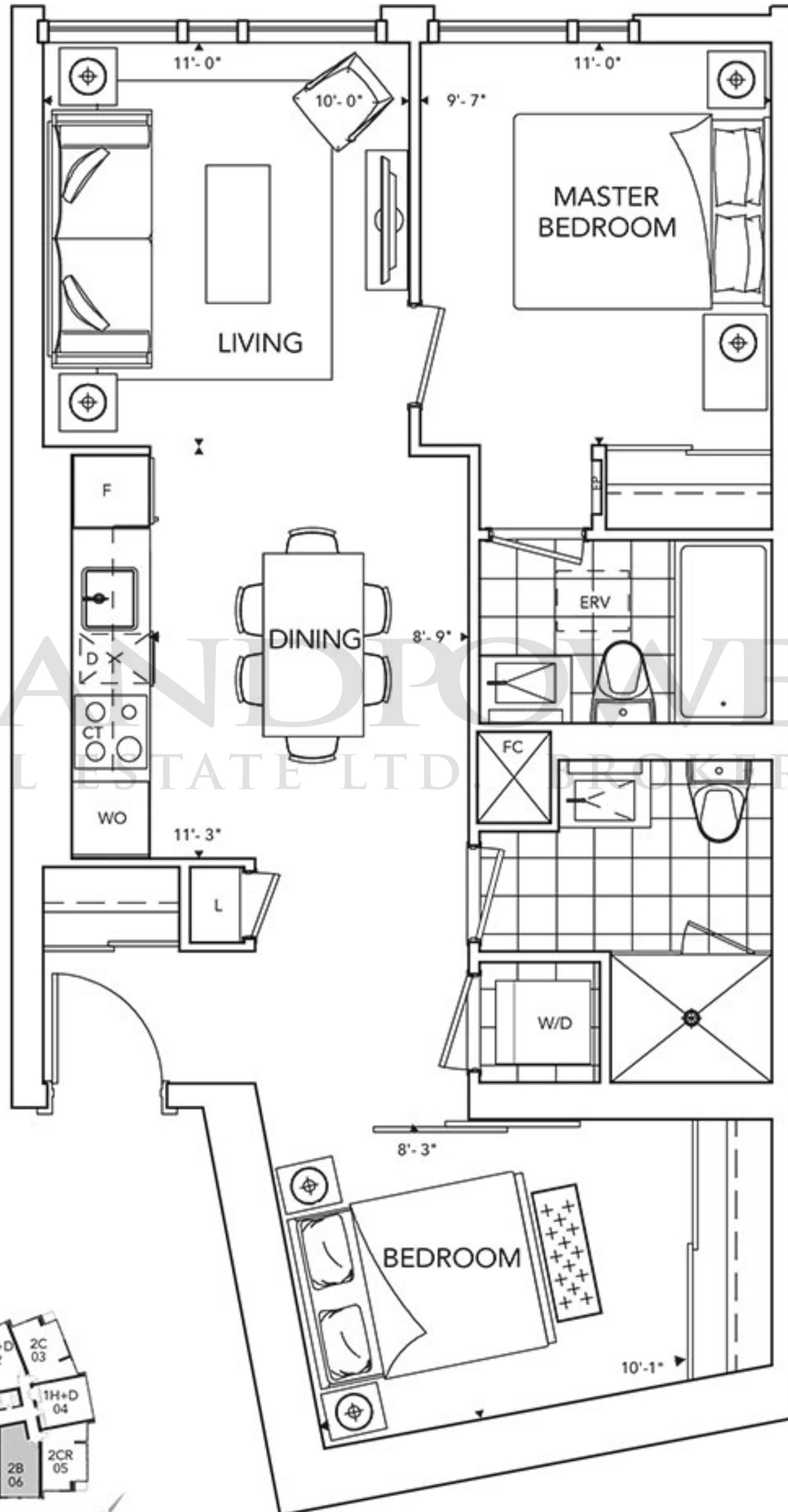
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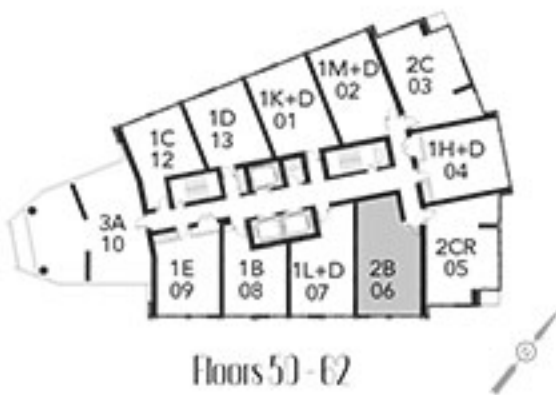
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SUITE 2B

2 BEDROOM (06)

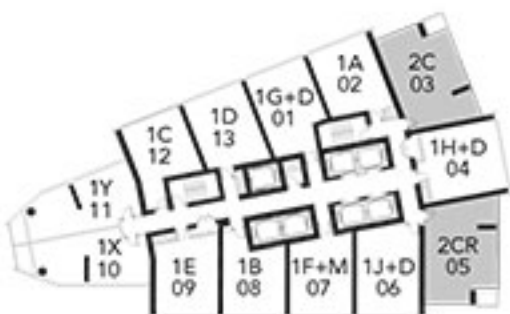
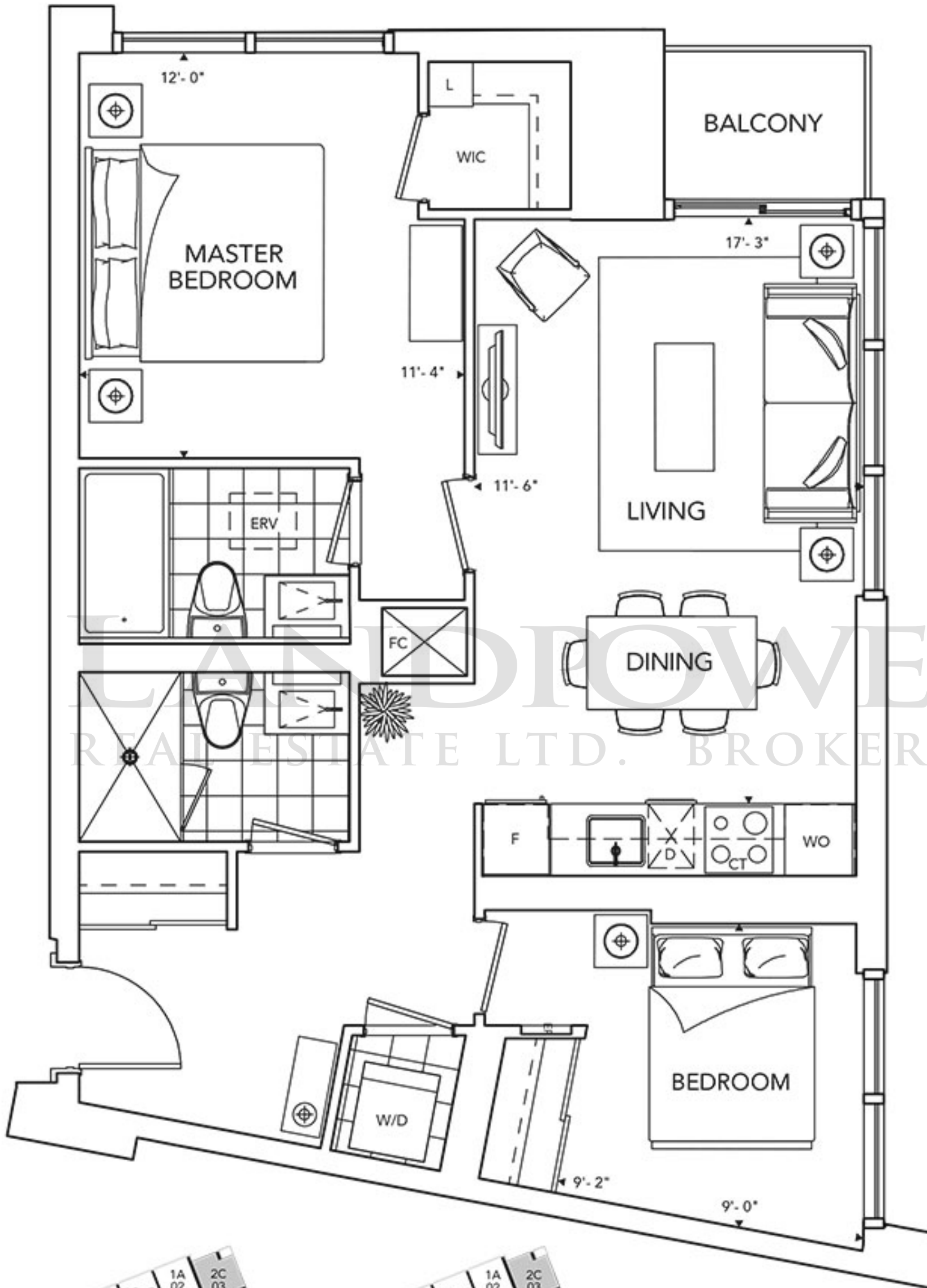


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SUITE 2C

2 BEDROOM (03),(05)



Floors 8 - 28



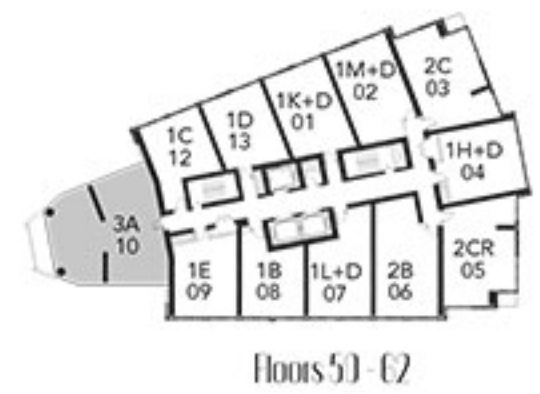
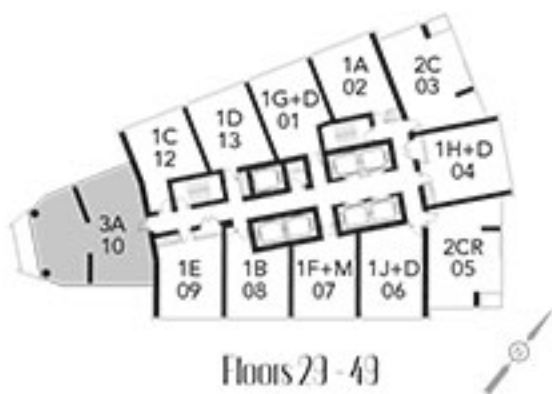
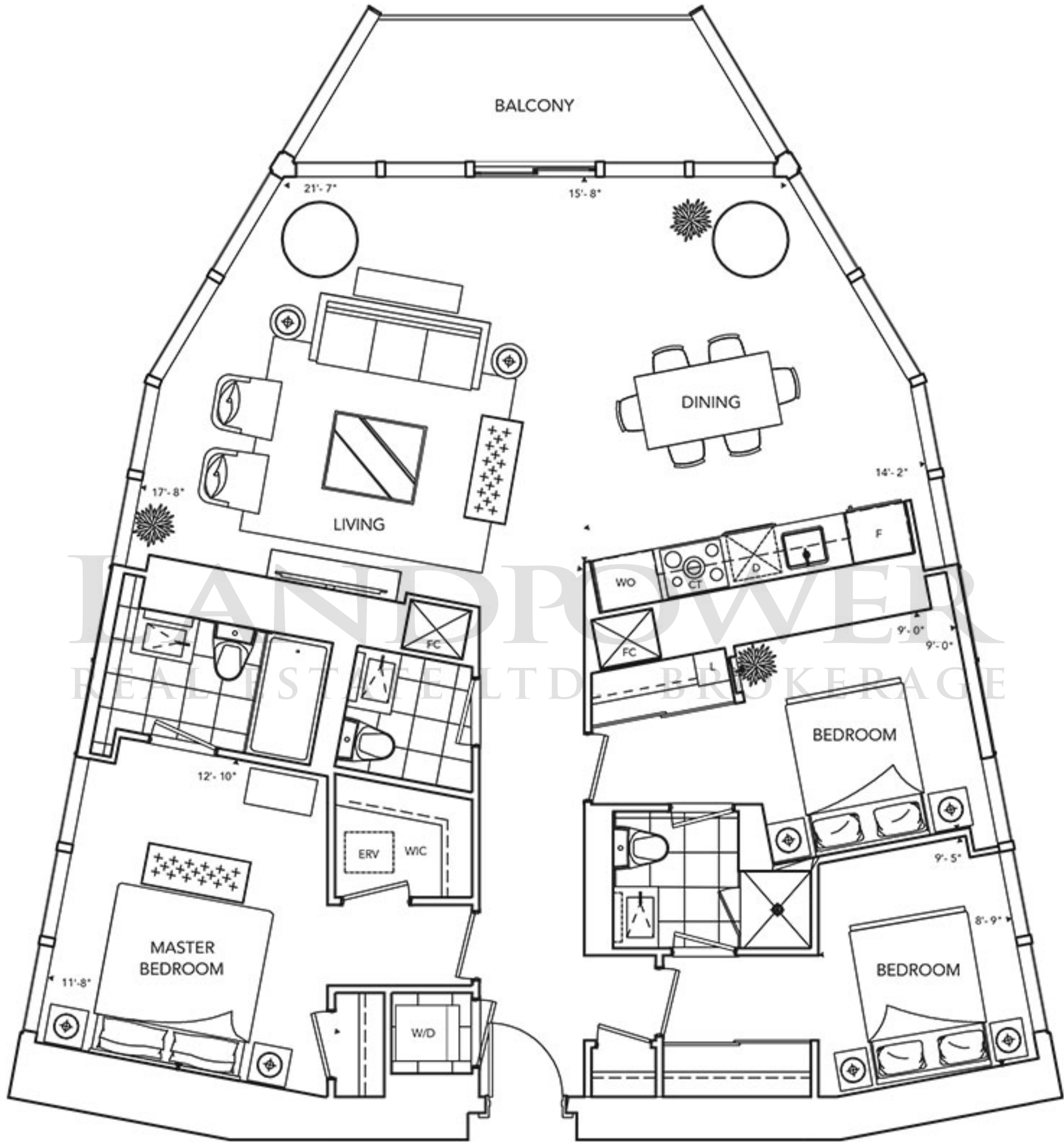
Floors 29 - 33, 36 - 47



Floors 51 - 62

SUITE 3A

3 BEDROOM (10)



Features & finishes

TEN YORK
RISING ABOVE IT ALL



CLASSIC COLLECTION

- 1 White stippled ceiling finish to all areas laundry, storage* and bathrooms
- 2 8'6" ceiling height
- 3 4" contemporary style baseboards
- 4 Suite entry closet with standard sliding mirror doors*
- 5 Plank laminate flooring
- 6 Selection from four (4) kitchen packages** with contemporary full height, flat panel doors
- 7 Granite or quartz kitchen countertop with polished square edge and drop in stainless steel sink
- 8 Counter depth refrigerator with bottom mount freezer in stainless steel finish
- 9 Built in oven with stainless steel finish
- 10 Built-in ceran cooktop
- 11 High efficiency dishwasher in stainless steel finish
- 12 Microwave hood fan vented to exterior
- 13 Cabinetry with cultured marble* top undermount rectangular basin in complete with integrated basin
- 14 5' soaker tub
- 15 Stacked white front loading dryer and Energy Star high efficiency front loading washer
- 16 Individual metering of electricity, hot water, space heating and cooling

TEN YORK COLLECTION

- 1 Smooth ceilings throughout
- 2 9' ceiling height
- 3 7" contemporary style baseboards
- 4 Frameless mirror sliding doors* for all closets, excluding front entry closets which features frosted glass sliding doors
- 5 Plank engineered laminate flooring
- 6 Selection from four (4) kitchen packages** with contemporary full height, flat panel doors
- 7 Granite or quartz kitchen countertop** and matching backsplash with polished single square edge and undermount, deep, single bowl, stainless steel sink
- 8 Liebherr built-in integrated refrigerator with matching panel door
- 9 AEG built-in stainless steel wall oven
- 10 AEG built-in electric ceran cooktop
- 11 AEG integrated dishwasher with matching panel door
- 12 Built-in stainless steel microwave
- 13 Custom vanity with white quartz countertop and complete with integrated basin
- 14 5' soaker tub
- 15 Stacked white front loading dryer and Energy Star high efficiency front loading washer
- 16 Individual metering of electricity, hot water, space heating and cooling



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