

TRIDEL
BUILT FOR LIFE

ISLINGTON TERRACE

A NEW SPIRIT OF LIVING



EMBRACE THE NEW **SPiRiT** OF LIVING AT BLOOR & ISLINGTON

Architecturally striking in its sophisticated modern design, Tridel's Islington Terrace is located in the heart of Islington City Centre.

This spirited community is destined to become the defining statement on Etobicoke's skyline.





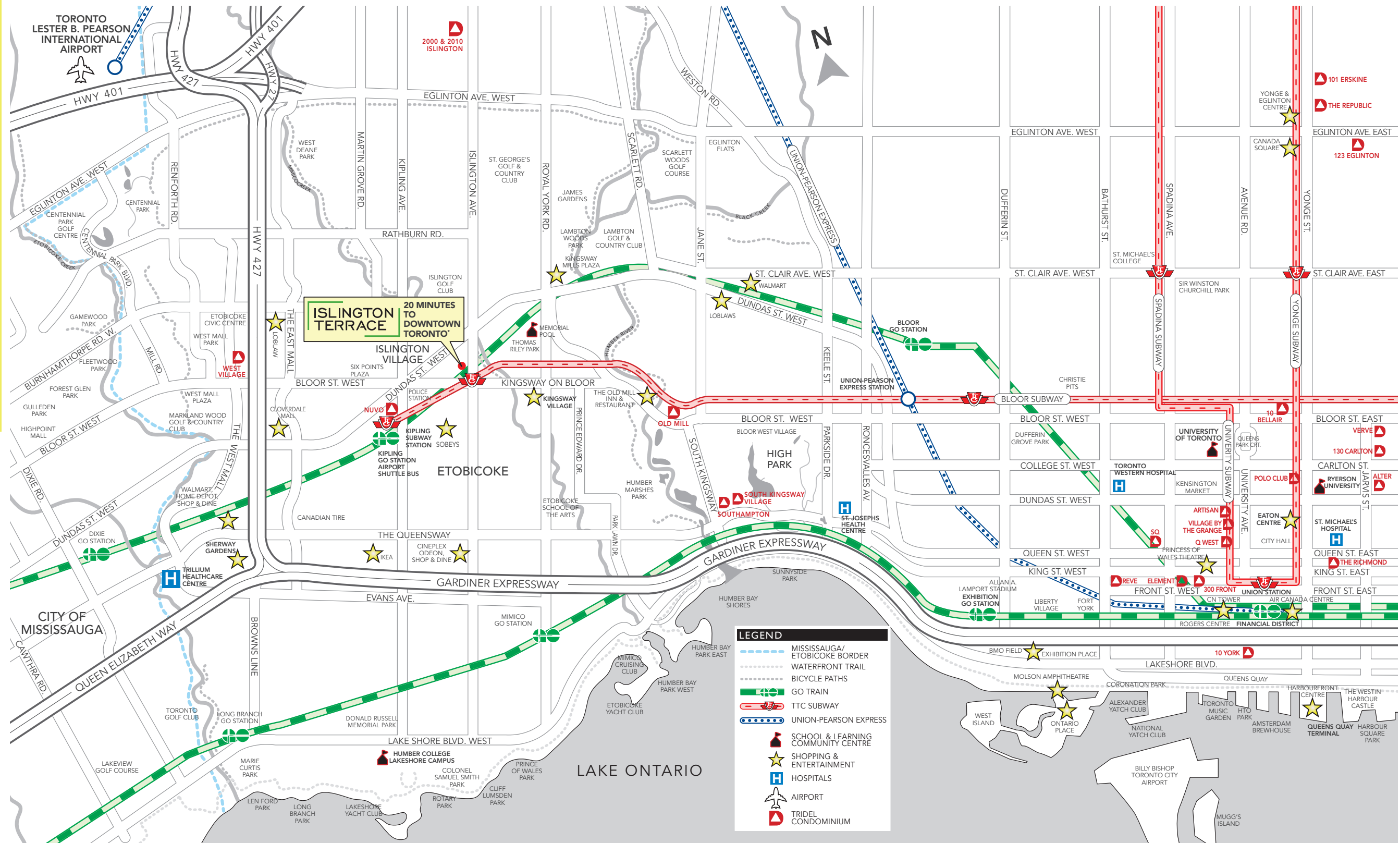
**ISLINGTON
TERRACE**



An aerial photograph of a city, likely Chicago, showing a dense urban area with numerous high-rise buildings. In the foreground, a large, lush green golf course is visible, surrounded by trees and smaller residential buildings. The city skyline is visible in the background, extending to the edge of a large body of water. A white rectangular box with a green border is superimposed over the center of the image, containing the text 'ISLINGTON TERRACE'. Inside this box, three tall, modern skyscrapers are highlighted with a white glow, indicating the location of the new building project.

ISLINGTON
TERRACE

A DESTINATION RICH IN POSSIBILITIES



ISLINGTON TERRACE
20 MINUTES TO DOWNTOWN TORONTO

- LEGEND**
- MISSISSAUGA/ETOBICOKE BORDER
 - WATERFRONT TRAIL
 - BICYCLE PATHS
 - GO TRAIN
 - TTC SUBWAY
 - UNION-PEARSON EXPRESS
 - SCHOOL & LEARNING COMMUNITY CENTRE
 - SHOPPING & ENTERTAINMENT
 - HOSPITALS
 - AIRPORT
 - TRIDEL CONDOMINIUM

FROM HERE GO EVERYWHERE

- Access 72 TTC subway stations across Toronto
- Get downtown in 20 minutes
- TTC & Mississauga Bus Terminal
- A Rider's Paradise

Walk Score
90
Very Walkable
Most errands can be accomplished on foot.

Transit Score
97
Rider's Paradise
World-class public transportation.

Bike Score
83
Very Bikeable
Flat as a pancake, some bike lanes.

Source: walkscore.ca

- Pearson International Airport all-day express bus service
- Taxi Station in Bus Terminal





HISTORIC ISLINGTON VILLAGE

FASHIONABLE
KINGSWAY
ON BLOOR



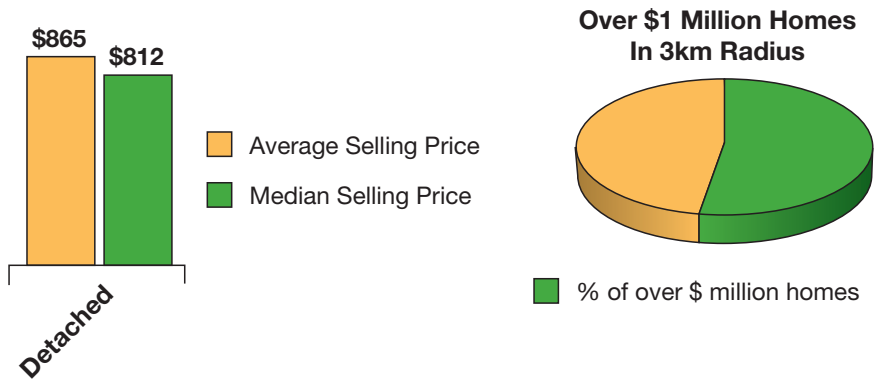


TEES, TREES,
& TRAILS.



WARD 08 DISTRICT REAL ESTATE

- Average resale price detached homes close to Islington Terrace \$865,000
- 52% worth over \$1 million



Source: Toronto Real Estate Board Marketing watch - 2014, MLS listing

WARD 5 – ETOBICOKE – LAKESHORE DEMOGRAPHICS

INCOME & EDUCATION

Source: Statistics Canada, National Household Survey 2011
For definition of variables, refer to Glossary.
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HIGHLIGHTS ■ Ward ■ Toronto

Population

Ward Population
64,015



42 yrs
Median Age

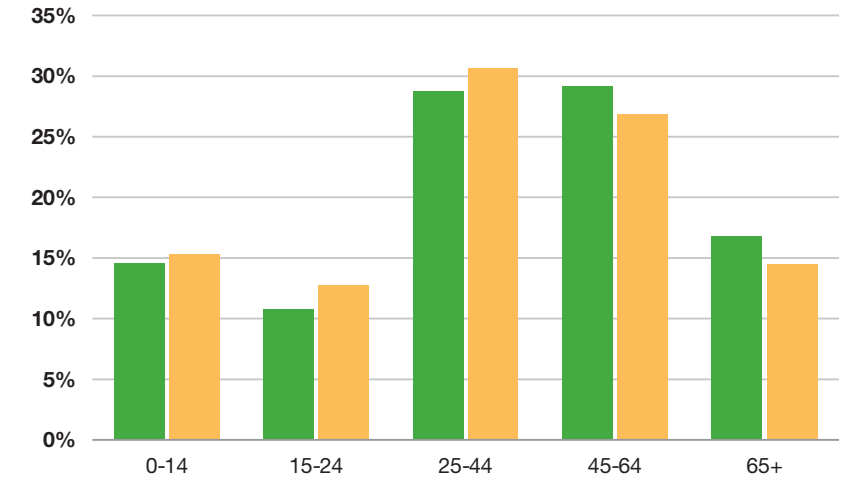
39 yrs
Median Age

Population Density

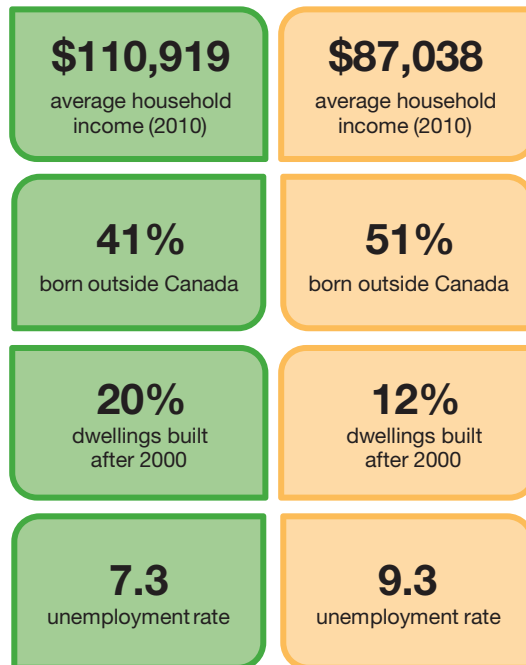


2.62
thousand people
per km²

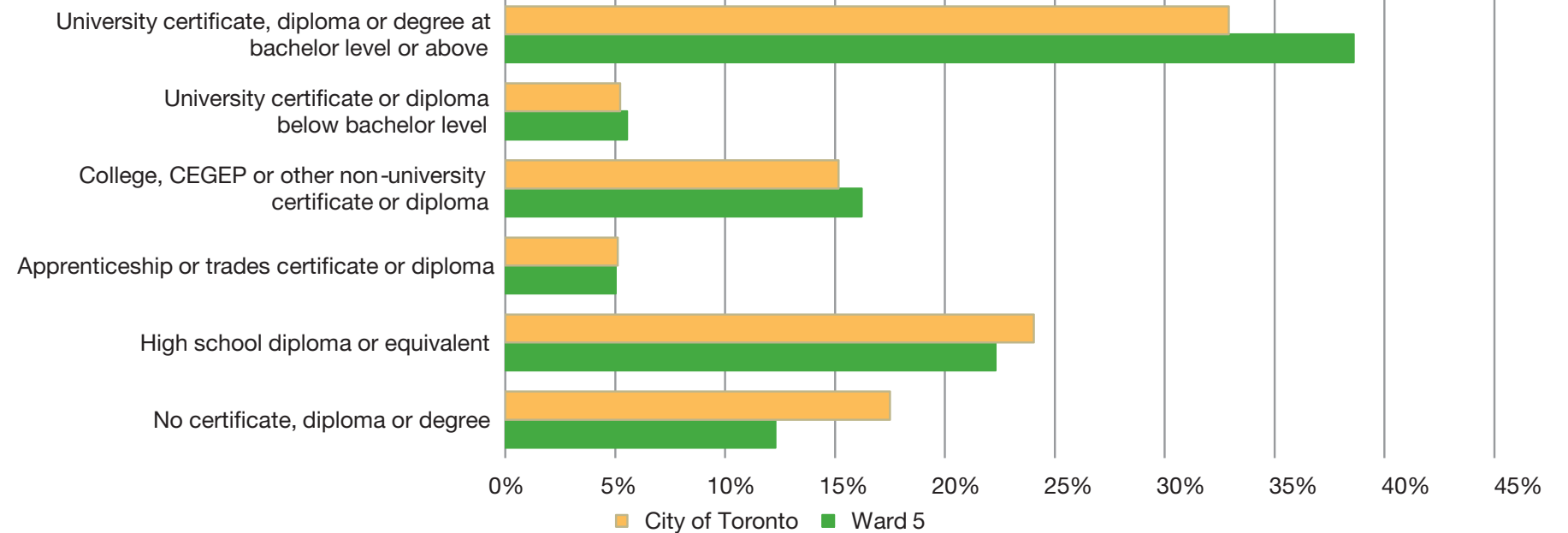
2011 Population By Age Group



Key Facts

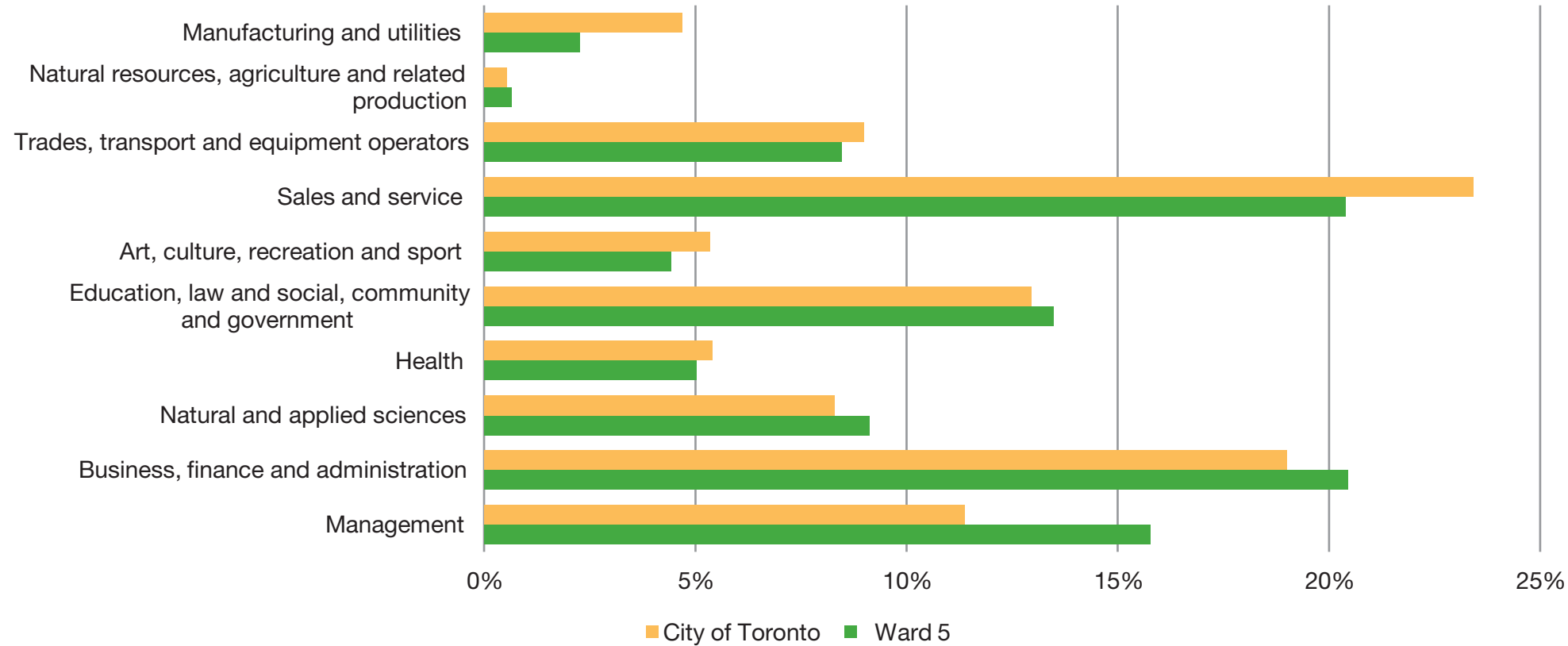


Population 15+ years by highest certificate, diploma or degree



MAJOR EMPLOYMENT DISTRICT

Labour Force by Occupation



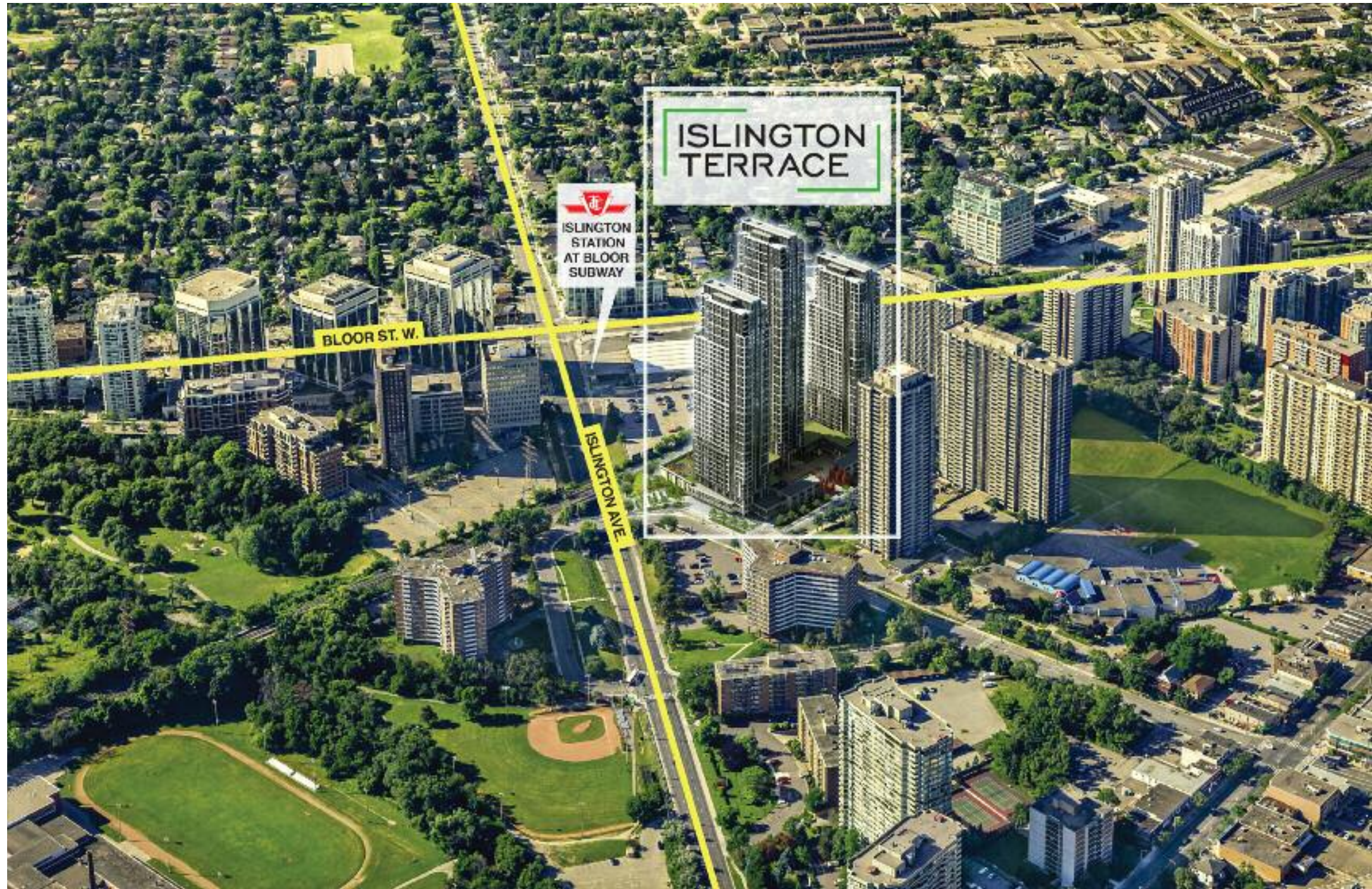
Assante



A VIBRANT NEW COMMUNITY TAKES SHAPE



ISLINGTON TERRACE – A SLEEK FIRST IMPRESSION







INDULGENT AMENITY SPACES, THAT FLOW FROM INDOORS TO OUTDOORS TO OUTDOORS



LEGEND

- 1 Courtyard
- 2 Courtyard Entrance
- 3 Basketball Court
- 4 Swimming Pool
- 5 Steam Room
- 6 Sauna
- 7 Men's Change Room
- 8 Women's Change Room
- 9 Whirlpool
- 10 Yoga Studio
- 11 Spinning Studio
- 12 Fitness Centre
- 13 Party Room
- 14 Bar/Kitchen
- 15 Party Room
- 16 Servery Kitchen
- 17 Dining Room
- 18 Games Room
- 19 Children's Play Room
- 20 Theatre
- 21 Outdoor Lounge
- 22 Barbaque Dining Area
- 23 Grand Terrace
- 24 Splash Pool
- 25 Sundeck
- 26 Children's Play Zone

Future Tower | Tower 1

Tower 1 | Future Tower

Second Level Terrace Club Recreational amenities

The following Midtown Terrace amenity spaces will not be complete or available for use at the time of Tower 1 occupancy: Spinning Pool, Basketball Court, Party Room, Dining Room, Games Room, Children's Play Room, Theatre, Outdoor Lounge, Splash Pool, Sundeck and Children's Outdoor Play Zones. These amenities will be provided upon the completion of future phases of the development. Specifications subject to change without notice. S & D/E, August 2014.



TOP 10 REASONS FOR PURCHASING A CONDOMINIUM AT TRIDEL'S ISLINGTON TERRACE

TRIDEL
BUILT FOR LIFE

1

Developed by Tridel, Canada's leading condominium developer.

2

Grand master planned condominium community with the three tallest towers in Islington City Centre.

3

Spectacular condominium amenities, including Children's Play Zone, Basketball Court, indoor Swimming Pool and Grand Terrace.

4

From here go everywhere. Adjacent to Islington Station at Bloor Subway, Bus Transit Terminal, easy access to QEW, Hwy 427 and nearby Pearson International Airport.

5

High Growth potential. The City of Toronto 10-year Capital Plan is placing over \$100 million dollars into infrastructure improvements in this area.

6

AAA Islington City Centre location. With a 97 Transit Score. Central business district with many major employers.

7

Rich in possibilities. Vibrant retail/shopping district in the Historic Islington Village, The Kingsway on Bloor, The Queensway and Sherway Gardens all within easy reach.

8

Tees, trees and trails. Five major golf courses, parks, Mimico Creek Conservation lands trail network and multiple entertainment venues surround this location.

9

Technologically advanced suites with Rogers new ultra-high speed fibre-optic network delivering 250 Mb/s internet service.

10

Canada's leading green builder. Islington Terrace will be pursuing LEED® gold certification. It will be high performing, using less energy to run while providing superior comfort and significant cost savings.

Building On A Strong Foundation.



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.



Home Builder Of The Year
Awarded By Building Industry
And Land Development
Association (BILD)

Ontario High-Rise Builder
Of The Year Awarded
By Tarion