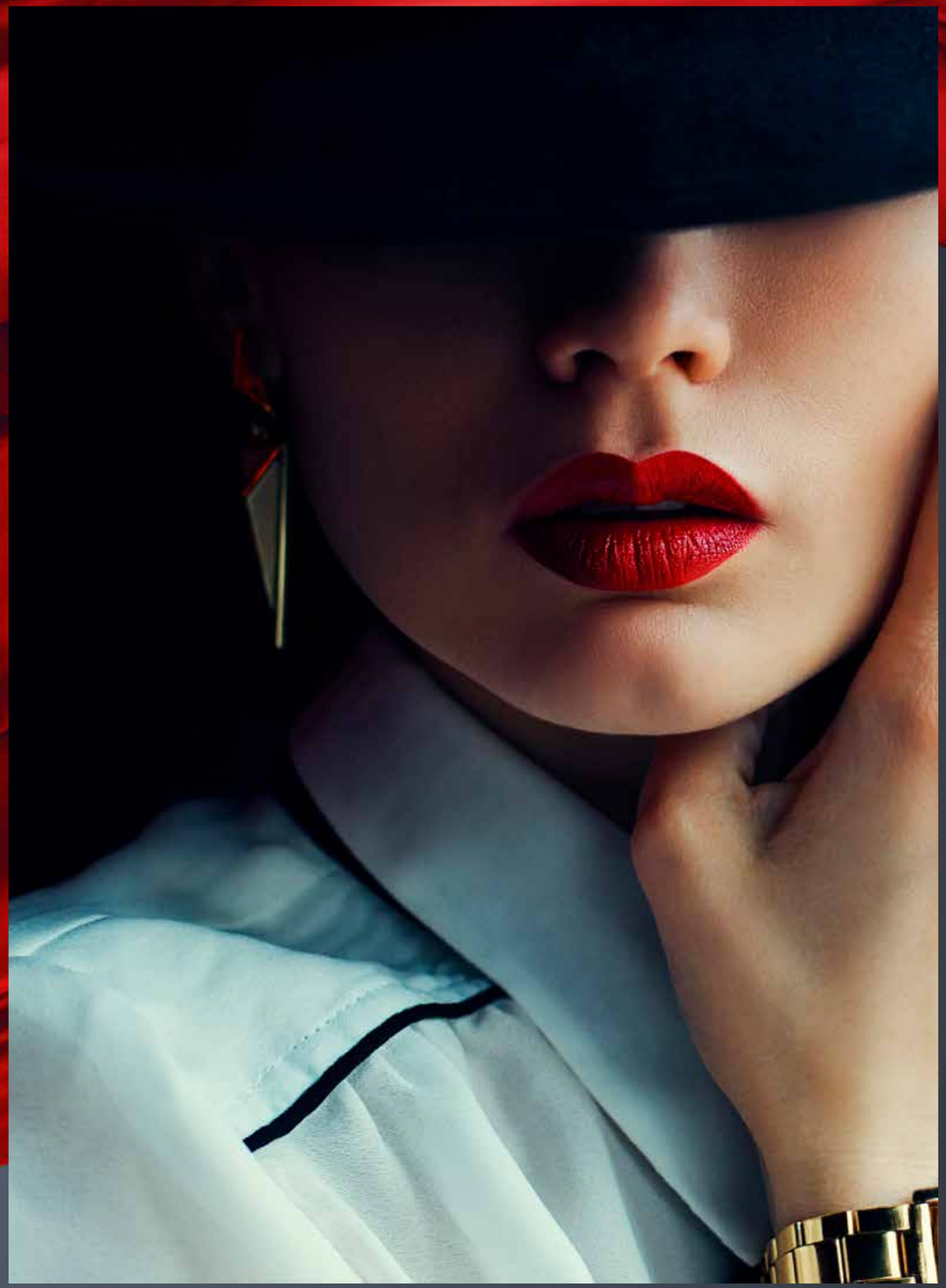
THE
POINT
EMERALD CITY
THE CENTRE OF ATTENTION
ELADCANADA



THE POINT
EMERALD CITY

ELEGANT LIVING AT THE CENTRE OF IT ALL

All eyes are on the latest evolution of remarkable condominium design in The Point at Emerald City. This is beautiful living: intelligently conceived spaces set within an elegantly envisioned ambience in the prime Fairview Mall community.

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THE POINT
EMERALD CITY

LIVE AT
THE CENTRE OF ATTENTION

THE POINT AT EMERALD CITY

The Point is the newest phase in Emerald City, our vibrant, established community at Don Mills & Sheppard. Rising from landscaped grounds, and adjacent to the Parkway Forest Park, The Point defines elegant, beautiful living, offering spacious thoughtfully considered suite designs. Be close to many comforts of modern life, and have easy access to everything Toronto has to offer.

NORTH YORK'S MOST SUCCESSFUL MASTER-PLANNED COMMUNITY

THE INTERSECTION OF DESIRE & DESIGN. THIS IS THE POINT.

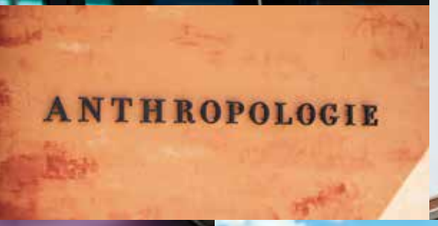
Master-planned, Emerald City was envisioned and established as modern, sustainable, forward-looking, and connected. When you call The Point your home, you also become a member of a proud and active community. From the inviting courtyard to sculpted, sustainable landscaping, every detail was considered to make you feel welcome. Stroll to shop, to visit a friend, or to nowhere in particular. Or simply stretch out by the pool with a favourite book.

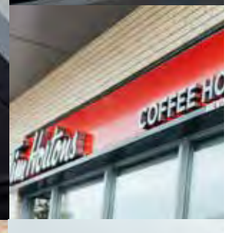
THE ART OF COMMUNITY CREATION

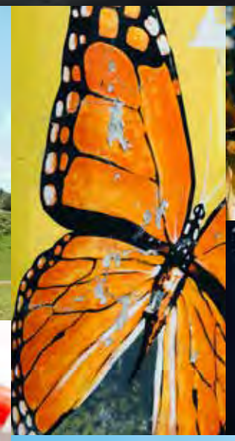
A colourful installation by Douglas Coupland joyfully complements an urban landscape accented with native plantings. From the pedestrian plaza at the southeast corner of Don Mills Road and Sheppard Avenue, walkways guide you to the new Parkway Forest Community Centre, Aquatic facility, and the abundant, adjacent parklands.

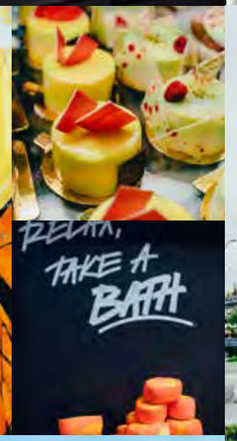
THE MASTER-PLANNED COMMUNITY OF

EMERALD CITY









PINPOINT YOUR HAPPINESS

YOUR NEIGHBOURHOOD

The quality of life depends so much on where you live. Consider the unforgettable moments, where your life really happens. Places like work, school, where you meet friends to shop or play. Emerald City's prime location offers the best of all worlds: close to exceptional shopping places, restaurants, movie theatres, and a local community centre. Plus, you'll overlook Parkway Forest Park and have access to sublime green spaces like Betty Sutherland Park and the East Don Parklands that connect you to sheltered bike & jogging trails that can take you right downtown through the Don Valley. More good news: the Fairview Mall community is one of the prime areas for condominium price growth in Toronto.*

(source: http://www.theglobeandmail.com/report-onbusiness/economy/housingneighbourhoods-where-home-prices-have-gained-most-in-canadas-major-cities/article20568762/)

YOUR COMMUNITY AT A GLANCE

SHOPPING & DINING

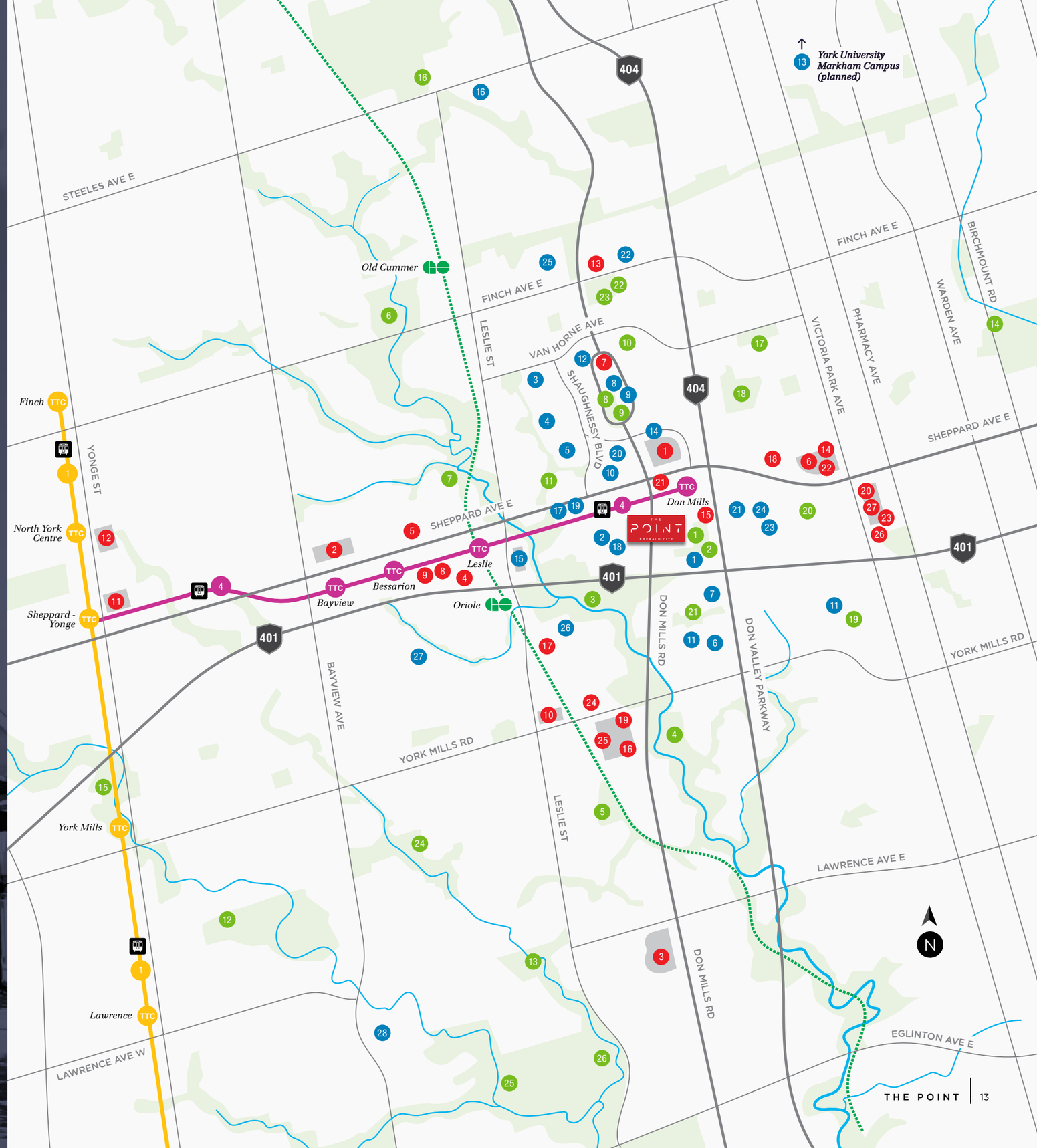
1. FAIRVIEW MALL
   (Cineplex Cinemas, Shoppers Drug Mart, Starbucks, Hudson's Bay, Sears, Moxie's, St. Louis Wings, Spring Rolls, Sephora, Aroma, Booster Juice, LCBO, Hero Certified Burgers, GAP, Tommy Hilfiger, Godiva Chocolatier, Le Chateau, Apple Store)
2. BAYVIEW VILLAGE
   (Teatro Verde, Oliver & Bonacini, Pusateri's, Banana Republic, Brooks Brothers, Chapters Indigo, Loblaws, Il Fornello, Pearl Chinese Cuisine, Mirabelli, Pink Tartan, Davids, Brian Bailey, Telus)
3. SHOPS AT DON MILLS
   (Joey Restaurant, McEwan's, Fabrica, Coach, Anthropologie, Michael Kors)
4. IKEA
5. MEC
6. WINNERS
7. PEANUT PLAZA
   (Beer Store, Dollarama, Fine Indian Grocers, Tone Tai Supermarket, Subway, Don Valley Health Food)
8. CANADIAN TIRE
9. MARK'S
10. YORK MILLS GARDENS
    (Longo's, LCBO, What A Bagel, Booster Juice, Mamma's Pizza, Aphrodite Spa & Nails)
11. YONGE SHEPPARD CENTRE
    (BMO, Shoppers Drug Mart, Second Cup)
12. EMPRESS WALK SHOPS
    (Loblaws, Cineplex Cinemas, Best Buy, LCBO, Dollarama)
13. NO FRILLS
14. FOOD BASICS
15. FOODLAND
16. GALLERIA SUPERMARKET
17. THE KEG
18. SASHIMI HOUSE
19. SPOON & FORK
20. JOHNNY'S HAMBURGERS
21. TIM HORTONS
22. PARAMOUNT FINE FOODS
23. SWISS CHALET
24. ME-VA-ME KITCHEN EXPRESS
25. DRAGON PEARL RESTAURANT
26. KING GEORGE'S ARMS PUB
27. ESQUIRE PLAZA
    (Esquire Souvlaki, Great Eastern Hakka Cuisine, Athens Pastries)

SCHOOLS & SERVICES

1. FOREST MANOR PUBLIC SCHOOL
2. SHAUGHNESSY PUBLIC SCHOOL
3. ST. MATTIAS SECONDARY SCHOOL
4. LESCON PUBLIC SCHOOL
5. DALLINGTON PUBLIC SCHOOL
6. RENE GORDON PUBLIC SCHOOL
7. GEORGE ST. HENRY ACADEMY
8. GEORGES VANIER SECONDARY SCHOOL
9. WOODBINE MIDDLE SCHOOL
10. ST. TIMOTHY CATHOLIC SCHOOL
11. FENSIDE PUBLIC SCHOOL
12. VAN HORNE DAYCARE
13. YORK UNIVERSITY MARKHAM CAMPUS (PLANNED)
14. TORONTO PUBLIC LIBRARY - FAIRVIEW
15. NORTH YORK GENERAL HOSPITAL
16. NORTH YORK ZION SCHOOLHOUSE
17. ST. MATTHEW THE APOSTLE ORIOLE CATHOLIC CHURCH
18. SHAUGHNESSY CHILDREN'S CENTRE
19. MONTESSORI EDUCATION CENTRE
20. ST. TIMOTHY'S CATHOLIC CHURCH
21. NORTH YORK CHRISTIAN SCHOOL
22. SENECA COLLEGE NEWNHAM CAMPUS
23. ABU HURAIRA CENTRE
24. LAMBTON COLLEGE
25. IMMANUEL BAPTISTE CHURCH
26. ORAYNU CONGREGATION FOR HUMANISTIC JUDAISM
27. TEMPLE EMANU-EL
28. YORK UNIVERSITY GLENDON CAMPUS

PARKS & RECREATION

1. PARKWAY FOREST COMMUNITY CENTRE
2. PARKWAY FOREST PARK
3. BETTY SUTHERLAND TRAIL
4. DONALDA CLUB GOLF COURSE
5. BOND PARK
6. EAST DON PARKLAND
7. VILLAWAY PARK
8. ORIOLE ARENA & SWIMMING POOL
9. ORIOLE PARK FIELD
10. GODSTONE PARK
11. DALLINGTON PARK
12. ROSEDALE GOLF CLUB
13. EDWARDS GARDENS
14. TAM O'SHANTER GOLF CLUB
15. DON VALLEY GOLF CLUB
16. BAYVIEW GOLF AND COUNTRY CLUB
17. PLEASANT VIEW COMMUNITY CENTRE & ARENA
18. MUIRHEAD PARK
19. FENSIDE ARENA
20. GOODLIFE FITNESS
21. GRAYDON HALL PARK
22. SENECA HILL PARK
23. SENECA HILL TENNIS CLUB
24. WINDFIELDS PARK
25. SUNNYBROOK PARK
26. WILKET CREEK PARK



FAIRVIEW MALL WELCOMES YOU IN MANY FASHIONS

A SHOPPING MECCA AT YOUR DOOR

Just across the street at Sheppard & Don Mills, awaits Fairview Mall, one of Toronto's most desirable lifestyle destinations. With over 170 stores and services, an extraordinary selection of big-brand retailers, luxury labels, restaurants – even a 17-screen cinema – expect to stop in to shop at your slightest whim.

Aritzia

SOME OF THE GREAT SHOPS YOU'LL FIND AT FAIRVIEW MALL:

ADORE
AERIE
AEROPOSTALE
ALDO
AMERICAN EAGLE OUTFITTERS
APPLE STORE
ARIT MOSS
ARITZIA
AROMA ESPRESSO BAR
B2
BAGUETTE
BCBG MAX AZRIA
BEDO
BEN
BENCH
BIRKS
BLUENOTES
CALL IT SPRING
CALVIN KLEIN
CLUB MONACO
DKNY
FEMME CARRIERE
FOREVER XXI
GODIVA CHOCOLATIER
GUESS DANIER
H & M
HUDSON'S BAY
J. CREW
JACK & JONES
L'OCCITANE
LA SENZA
LA VIE EN ROSE
LAURA
LAURA SECORD
M FOR MENDOCINO
MARCIANO
MELANIE LYNE
MICHEL'S
MOXIE'S CLASSIC GRILL
NINE WEST
NORMA REED
PANDORA
RW & CO.
SEARS
SEPHORA
SPRING ROLLS
ST. LOUIS BAR & GRILL
STARBUCKS COFFEE
STEVE MADDEN
SUZY SHIER
TEAVANA
TELUS
THE SOURCE
TIP TOP TAILORS
TOMMY HILFIGER
VICTORIA'S SECRET
VILLA MADINA
ZARA
Z-TECA BURRITOS

THE CENTRE OF ACCESS TO ANYTHING IN THE CITY OR OUT-OF-TOWN

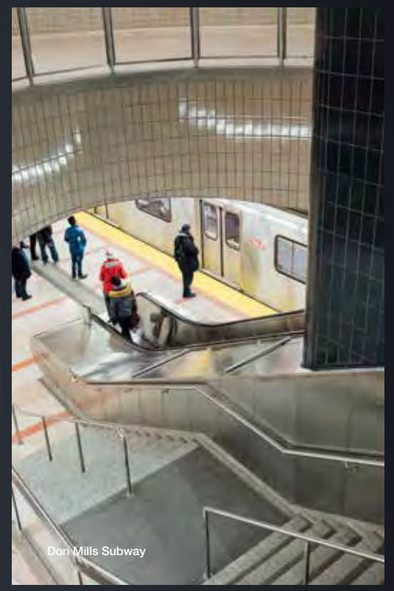
PUBLIC TRANSIT

The Point puts you near the Don Mills subway stop. You can access the downtown core, even during rush hour, with efficiency and in comfort in just over a half-hour*. And you have efficient access to all points within the city – and to regional transit to take you further out. Like UP Express to Pearson International Airport, VIA Rail, plus the Mississauga, Brampton and York Region transit systems.

**(based on TTC Trip Planner to Union Station departing Don Mills station at 7:32 am.)*

Don Mills Subway station platform

UP Express Union Station Platform


Don Mills Subway

TTC Subway interior

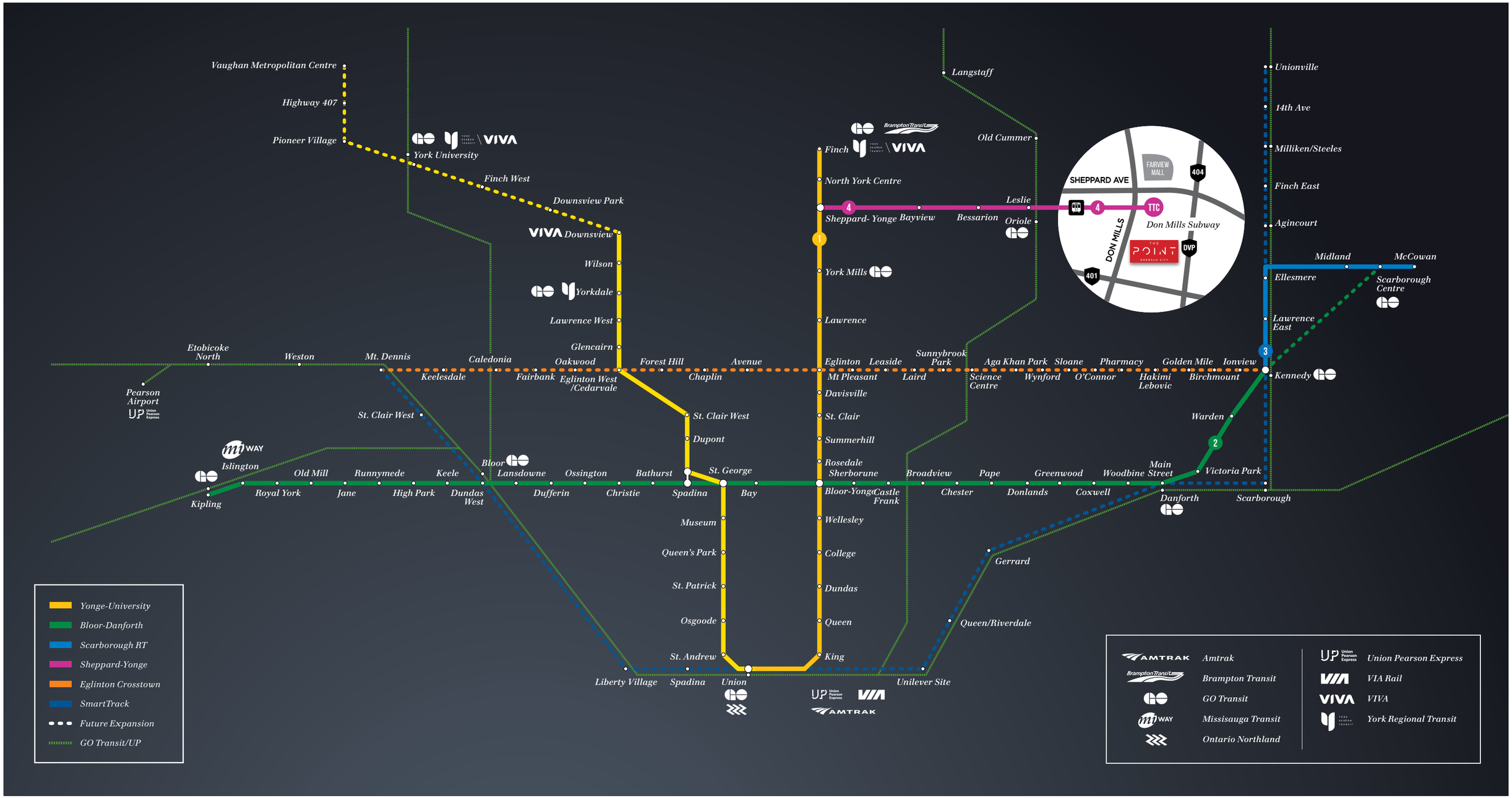
Junction of Hwy 401 & DVP/Hwy 404

ACCESS TO HIGHWAYS

Emerald City makes your way the highway, as you're just moments away from the 404 / Don Valley Parkway, offering convenient connections to downtown, as well as the high-tech corridor of Markham. You're also near Hwy. 401, Toronto's main east-west artery. When you need to drive, or ride with a friend, Uber, or taxi, you'll be on your way in no time.

YOUR ROUTE TO EVERYWHERE

TRANSIT ROUTES



SERVICE & RETAIL ARE MINUTES AWAY

JUST WALK THERE

With a stellar walk score of 80 from walkscore.com, the Don Mills & Sheppard neighbourhood is extraordinarily accessible. So much is just a simple stroll away: groceries, shopping, restaurants, and professional services like doctors, dentists, and physiotherapist. The highly regarded North York General Hospital is also found down the hill on Sheppard at Leslie. You'll also be close to great local theatre and everyone's favourite furniture & furnishings supplier, IKEA.

Bayview Village Shopping Centre

Canadian Tire

IKEA North York

North York General Hospital

Shops at Don Mills

Fairview Library

The Fairview Library was recently upgraded to include a new public space on the main floor. The second floor was also reconfigured to admit more natural light, and outfitted with new program areas, express checkout terminals, and more.

As well, young families will appreciate the new YMCA-run daycare at the Parkway Forest Community Centre. This modern facility offers childcare for infants through preschool, a rare find in the GTA. Forest Manor Elementary Public School sits just south of the new community centre, with classes from JK to Grade 6.

YMCA Daycare

THE PARKWAY COMMUNITY CENTRE

AN INVITING ASPECT OF YOUR FLOURISHING NEIGHBOURHOOD

An open invitation to get together, have fun, learn, or stay fit, the exciting Parkway Forest Community Centre welcomes one and all. Designed by Diamond Schmitt Architects, the complex features a weight room, full-sized gymnasium (ideal for pick-up basketball games), dance studios, running track, craft room, meeting rooms, youth lounge, commercial teaching kitchen, rooftop garden, a YMCA-run daycare, plus an aquatic centre with outdoor pool.

Outdoor pool & aquatics

Front Entrance

Lobby area

YMCA Daycare

Parkway Forest Community Centre

YOUR AMENITIES

ENJOY SPECTACULAR FEATURES & AMENITIES WITHIN THE BLOCK

Bright, spacious, and contemporary, the fitness room and yoga studio are designed to inspire you daily. Discover the pool, sauna and hot tub area located in and shared with proposed condominiums on the block, or the elegant indoor and outdoor amenities. When you're feeling social, make use of your multipurpose room, private dining space, or take it outside to the BBQs on the terrace. Immerse yourself at the movies or during sports events in the modern theatre room.

Shared with The Peak.

MAIN LEVEL AMENITIES

YOUR UPSCALE LIFESTYLE IS COMPLEMENTED BY OUTSTANDING ENTERTAINMENT AND RECREATIONAL AMENITIES.

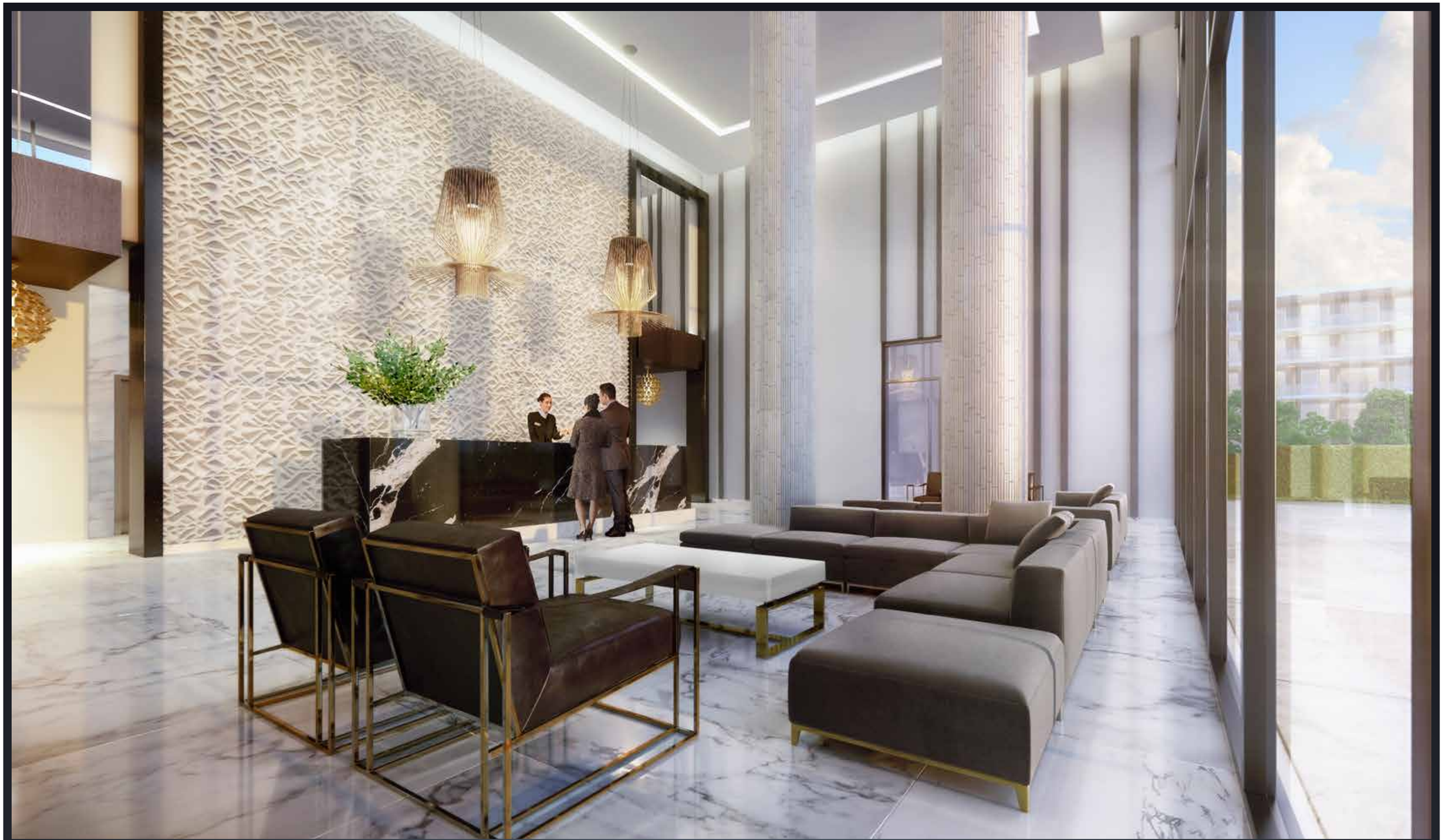
Bright and modern, The Point offers a welcoming lobby, party room and dining room exclusively for you. The Point boasts shared amenities for entertaining your guests including a guest suite, theatre room and multipurpose room with common lounge and billiard table.

1. THE GRAND LOBBY
2. PARTY ROOM
3. EXCLUSIVE DINING
4. OUTDOOR TERRACE
5. GUEST SUITE
6. MULTI PURPOSE ROOM
7. PRIVATE DINING
8. FITNESS ROOM
9. YOGA STUDIO
10. THEATRE ROOM
11. INDOOR POOL*
12. HOT TUB*
13. FAMILY PLAY LOUNGE*

YOUR DESTINATION

THE GRAND PORTICO

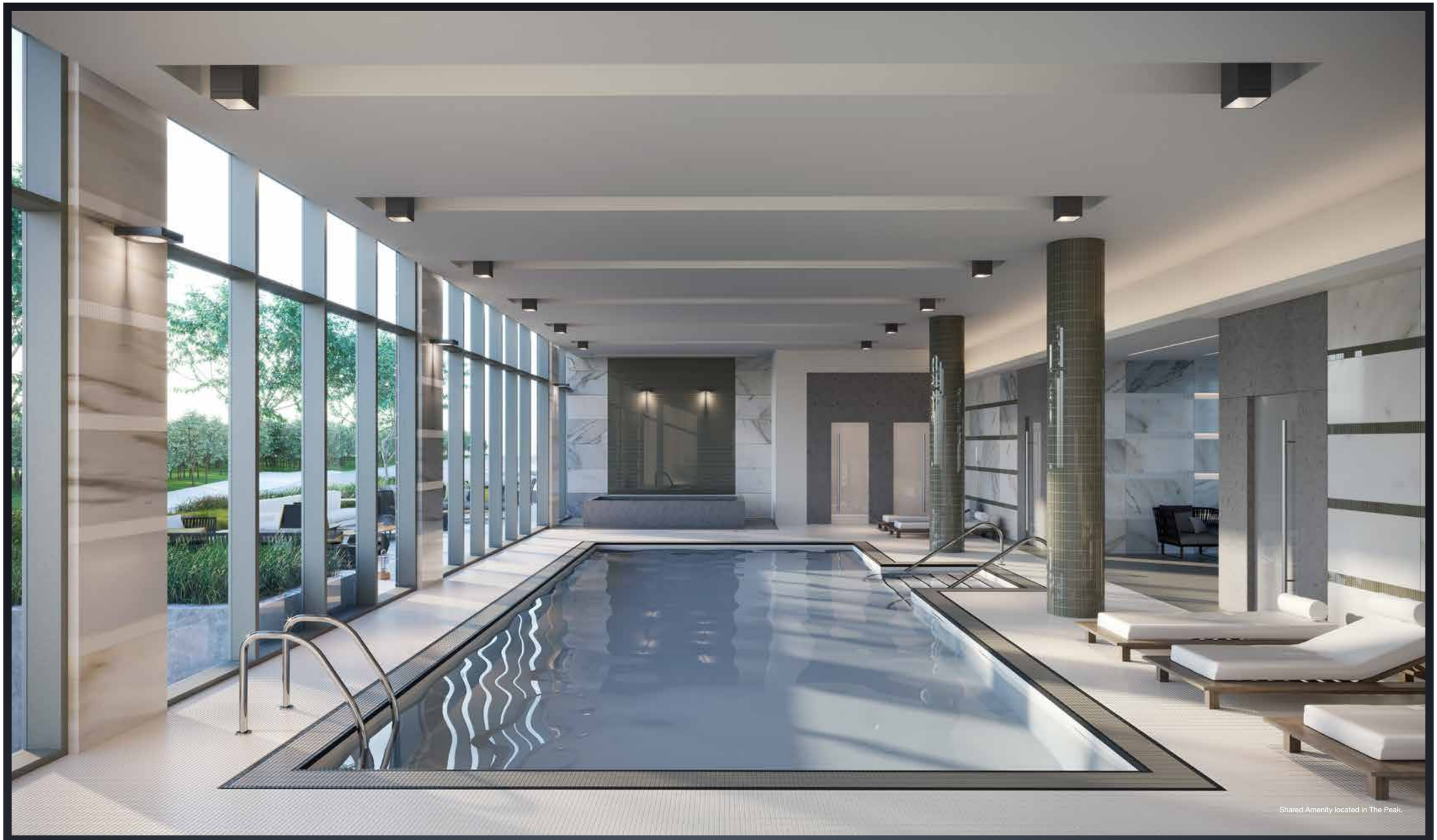
THE POINT
EMERALD CITY



A GRAND ENTRANCE

THE LOBBY & CONCIERGE

THE POINT
EMERALD CITY



Shared Amenity located in The Peak.

SOAK IT ALL IN

THE POOL & SAUNA

THE POINT
EMERALD CITY

Shared Amenity located in The Peak.

A SOOTHING OASIS

THE POOL & SAUNA

THE POINT
EMERALD CITY

Shared with The Peak.

AN ELEGANT RETREAT

THE GROUND FLOOR TERRACE

THE POINT
EMERALD CITY

THE POINT

FLOORPLANS

THE POINT COLLECTION

FLOORS 7–13

01 HAYWORTH
One Bedroom + Den | 533 SF

02 STREISAND
Two Bedroom | 800 SF

03 KELLY
One Bedroom + Den | 580 SF

04 BARRYMORE
Two Bedroom | 819 SF

05 NICHOLSON
One Bedroom + Flex | 658 SF

06 MIRREN
One Bedroom + Flex | 654 SF

07 EASTWOOD
Two Bedroom + Media | 858 SF

08 HUDSON
One Bedroom | 492 SF

09 PRESLEY
One Bedroom | 492 SF

10 PACINO
Two Bedroom | 749 SF

11 NEWMAN
One Bedroom + Den | 561 SF

THE
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Two Bedroom
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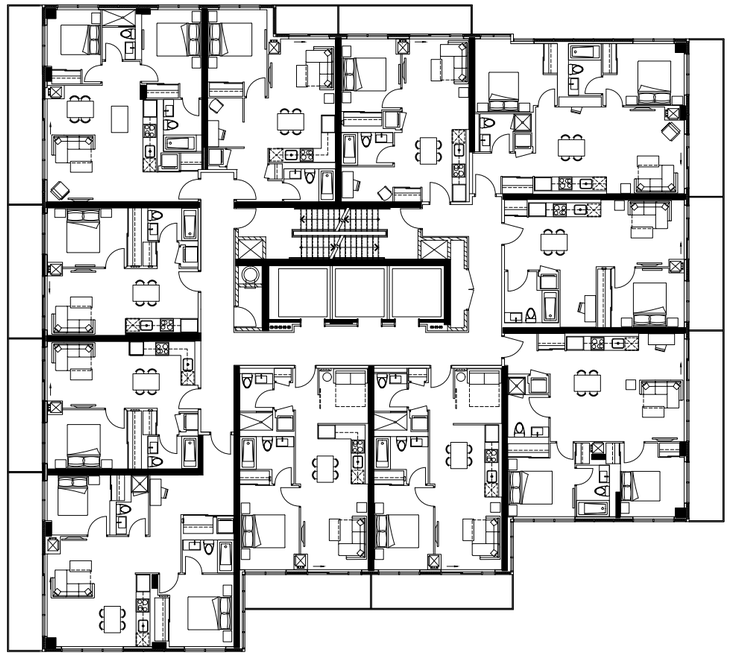

09 PRESLEY
One Bedroom
492 SF

08 HUDSON
One Bedroom
492 SF

07 EASTWOOD
Two Bedroom + Media
858 SF

03 KELLY
One Bedroom + Den
580 SF

04 BARRYMORE
Two Bedroom
819 SF

06 MIRREN
One Bedroom + Flex
654 SF

05 NICHOLSON
One Bedroom + Flex
658 SF

This plan is not to scale and is subject to architectural review and revision. The number of units per level and the number of floors may be reduced or increased at the vendor's sole discretion without notice. The purchaser acknowledges that the actual unit purchased may be a reverse layout to the plan shown. All materials, specifications, details and dimensions, if any, are approximate and subject to change without notice in order to comply with building site conditions and municipal, structural, vendor and/or architectural requirements. Actual living areas may vary from floor area stated. Floor areas have been measured and may vary in accordance with Bulletin #22 published by the Tarion Warranty Corporation. Bulkheads are not shown on this plan and may be located in areas of the Unit as required to provide venting and mechanical systems. Balconies, Terraces and Patios, if any, are exclusive use common elements shown for display purposes only and location and size are subject to change without notice. Window location, size and type may vary without notice. The length, width and directional position of the flooring are for illustration purposes only and may vary without notice. E.&O.E.

THE POINT COLLECTION

FLOORS 14–24

01 HAYWORTH
One Bedroom + Den | 533 SF

02 STREISAND
Two Bedroom | 800 SF

03 KELLY
One Bedroom + Den | 580 SF

04 BARRYMORE
Two Bedroom | 819 SF

05 NICHOLSON
One Bedroom + Flex | 658 SF

06 MIRREN
One Bedroom + Flex | 654 SF

07 EASTWOOD
Two Bedroom + Media | 858 SF

08 MONROE
Three Bedroom + Media | 984 SF

09 PACINO
Two Bedroom | 749 SF

10 NEWMAN
One Bedroom + Den | 561 SF

THE POINT
EMERALD CITY

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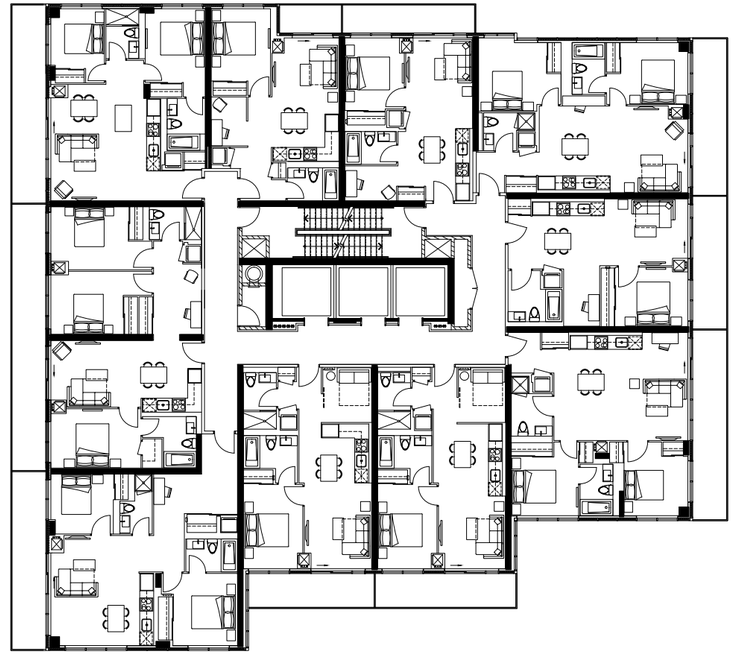

08 MONROE
Three Bedroom + Media
984 SF

03 KELLY
One Bedroom + Den
580 SF

04 BARRYMORE
Two Bedroom
819 SF

07 EASTWOOD
Two Bedroom + Media
858 SF

06 MIRREN
One Bedroom + Flex
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05 NICHOLSON
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658 SF

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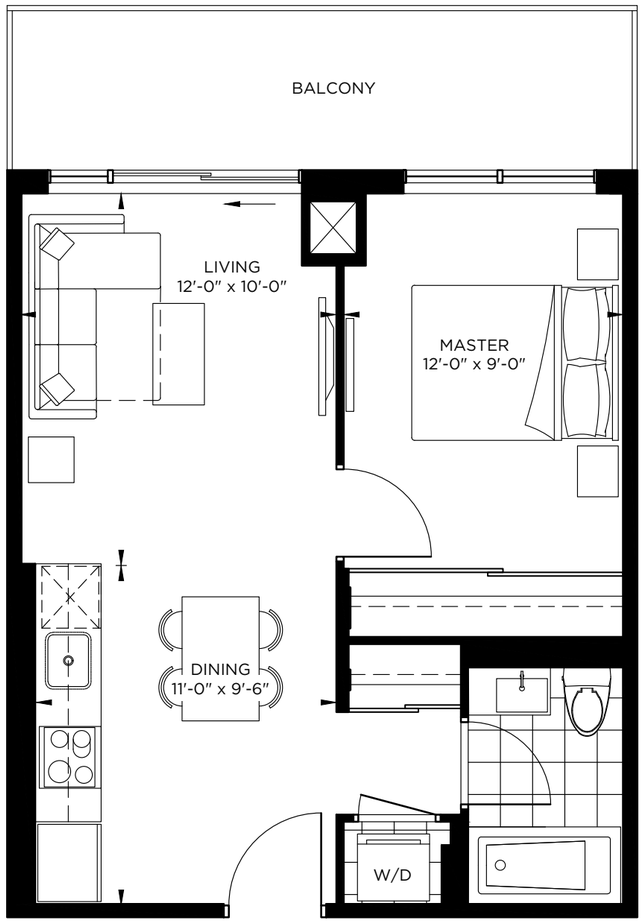
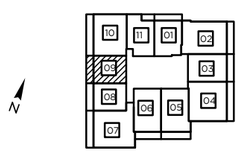
PRESLEY

One Bedroom | Interior 492 SF | Balcony 100 SF





FLOOR 6-13

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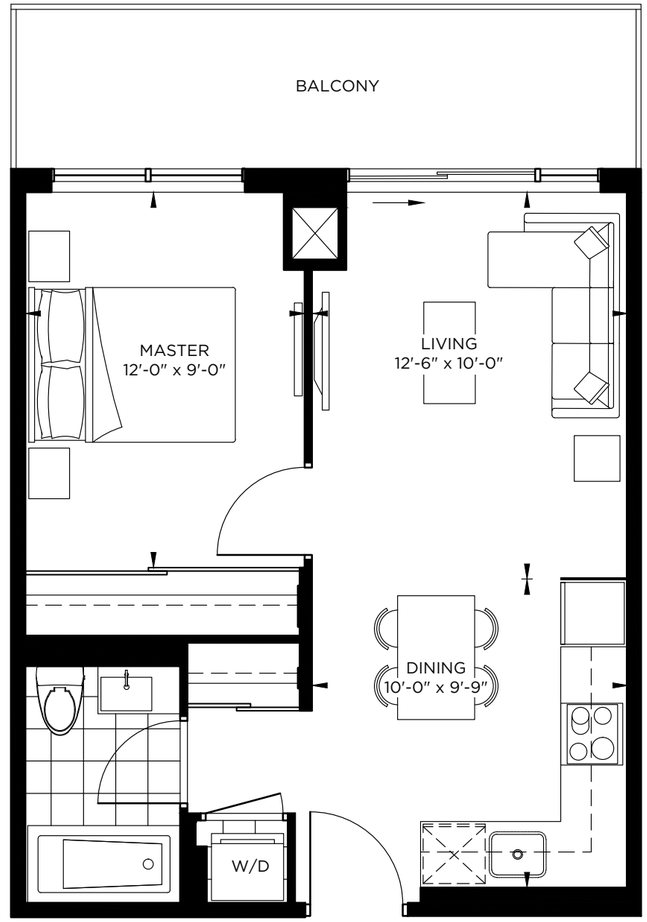
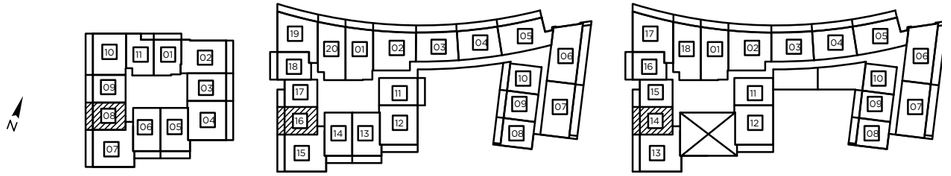
HUDSON

One Bedroom | Interior 492 SF | Balcony 100 SF





FLOOR 6-13 FLOOR 3-5 FLOOR 2

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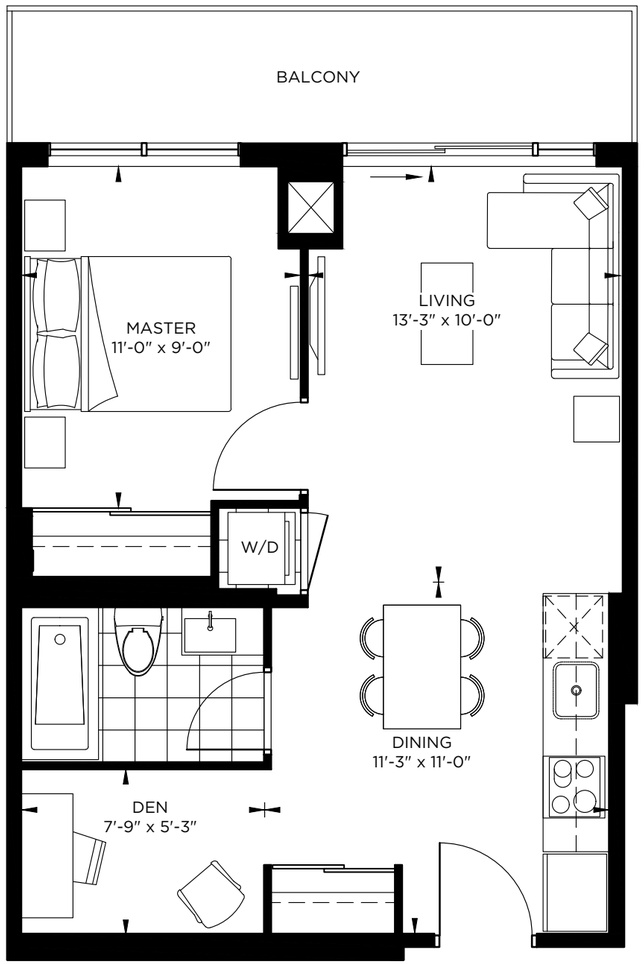
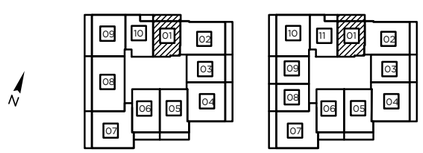
HAYWORTH

One Bedroom + Den | Interior 533 SF | Balcony 90 SF





FLOOR 14-24 FLOOR 7-13

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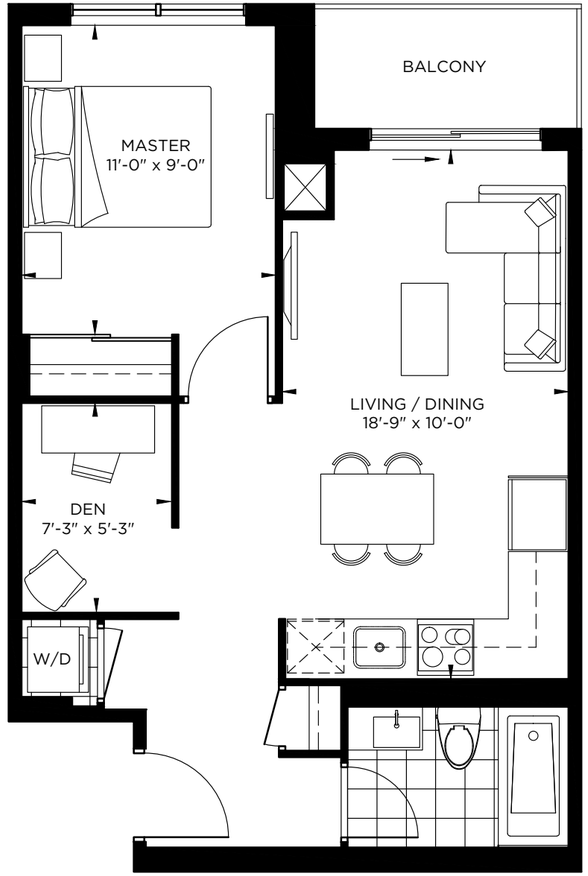
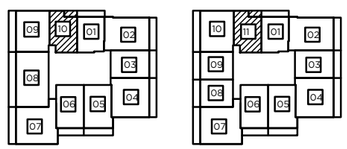
NEWMAN

One Bedroom + Den | Interior 561 SF | Balcony 42 SF





FLOOR 14-24 FLOOR 7-13

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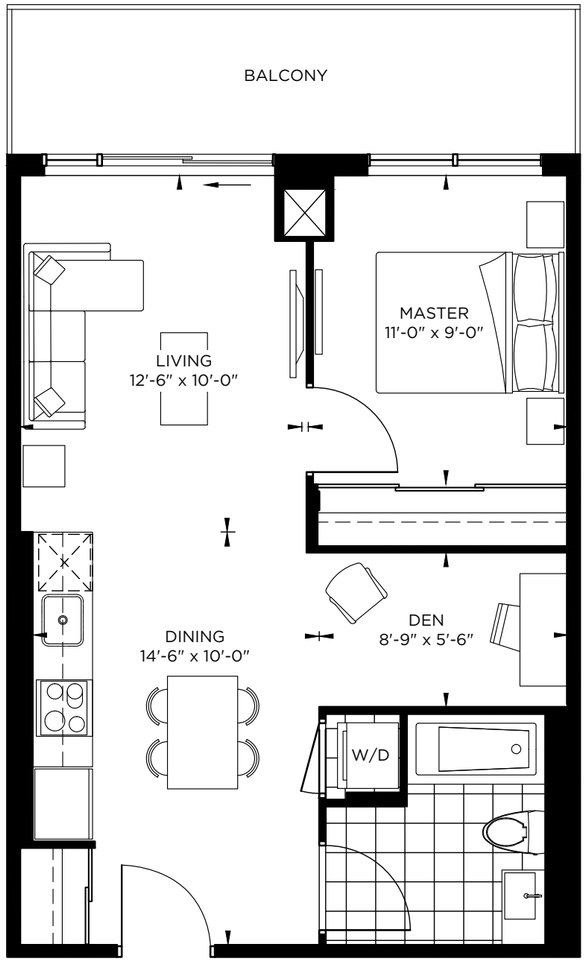
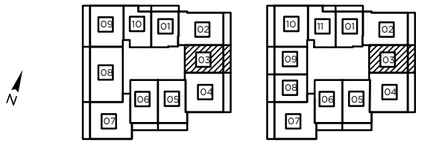
KELLY

One Bedroom + Den | Interior 580 SF | Balcony 100 SF





FLOOR 14-24 FLOOR 6-13

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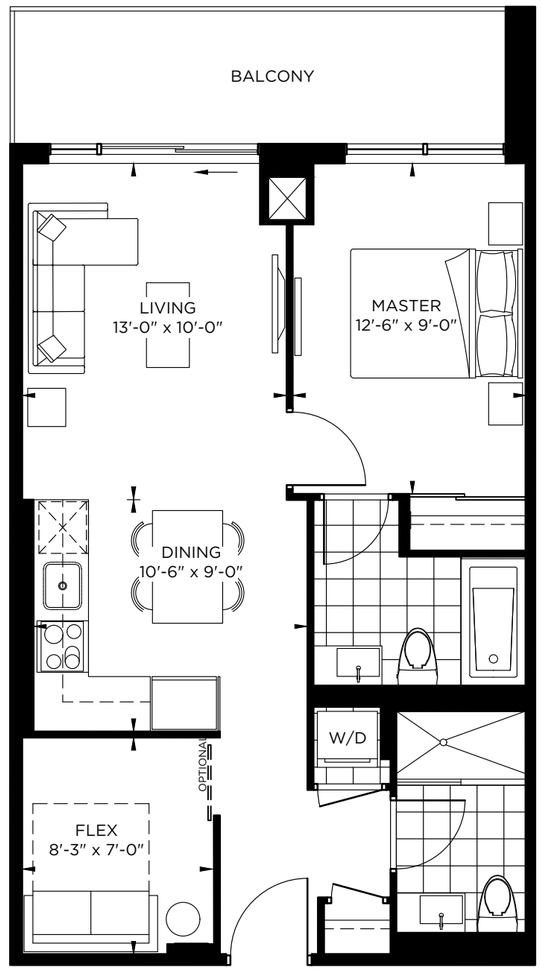
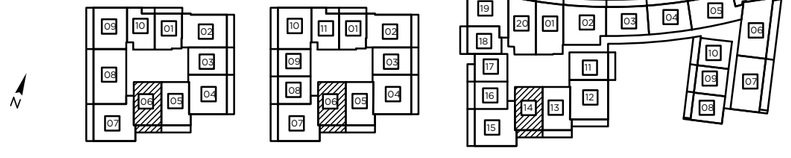
MIRREN

One Bedroom + Flex | Interior 654 SF | Balcony 101 SF





FLOOR 14-24 FLOOR 7-13 FLOOR 3-5

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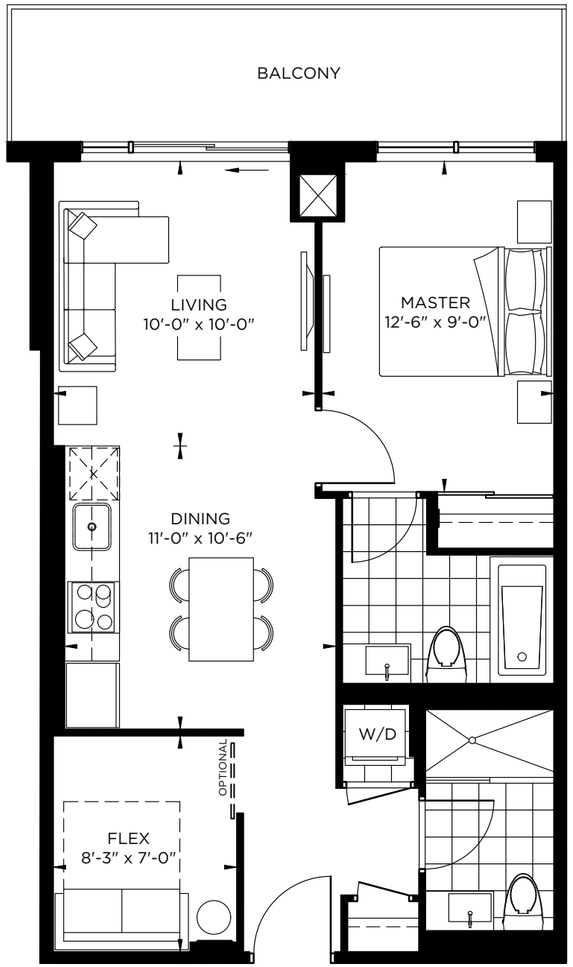
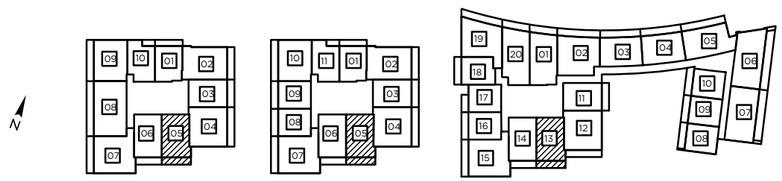
NICHOLSON

One Bedroom + Flex | Interior 658 SF | Balcony 113 SF





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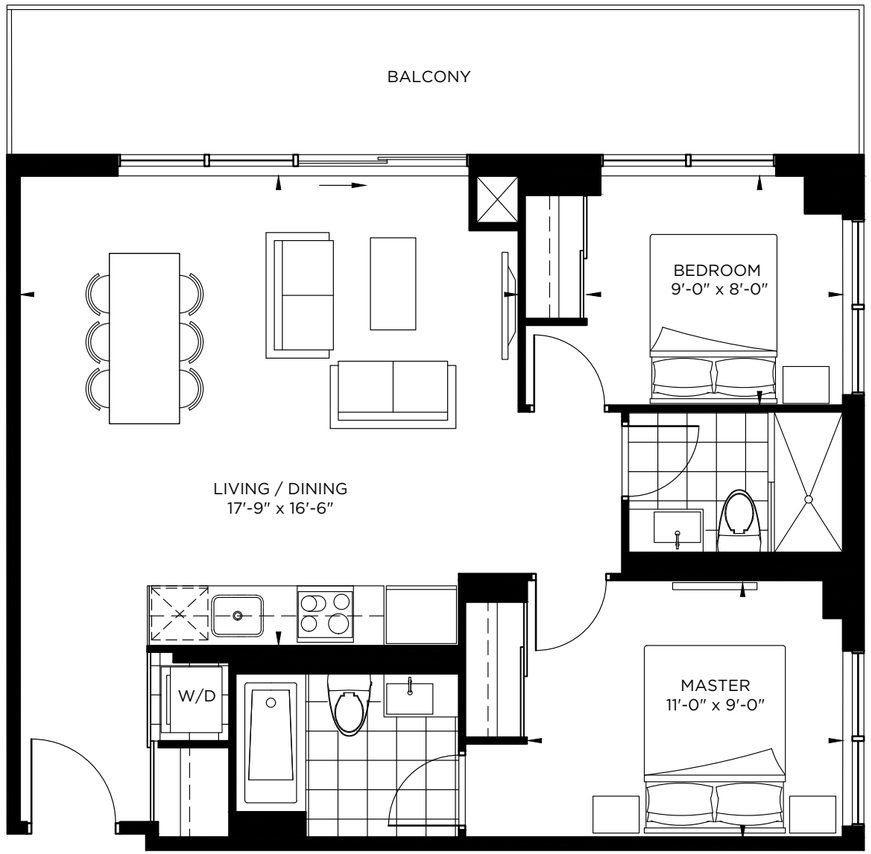
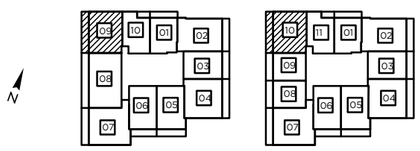
PACINO

Two Bedroom | Interior 749 SF | Balcony 150 SF





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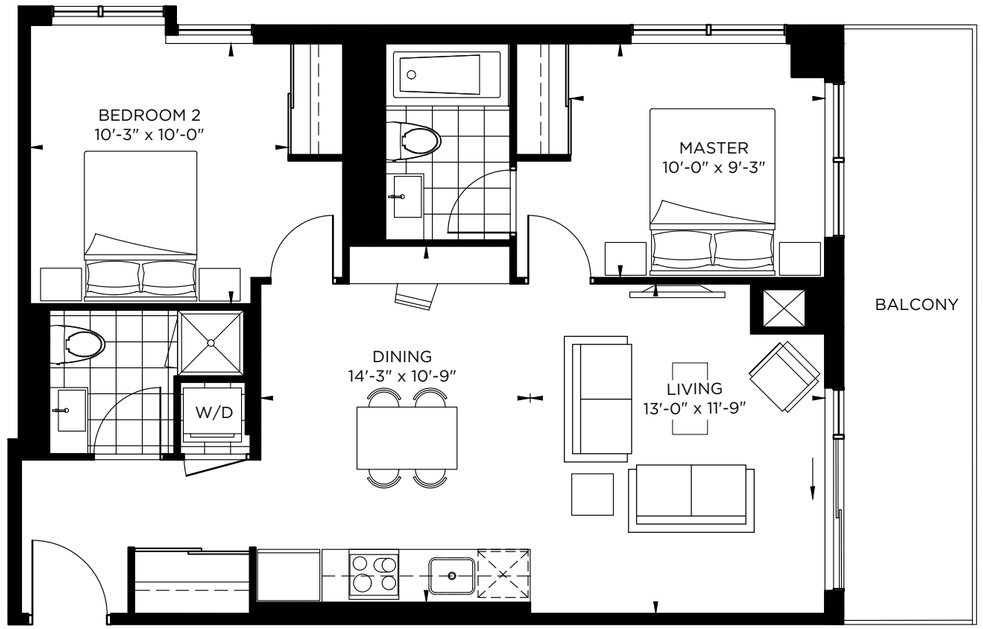
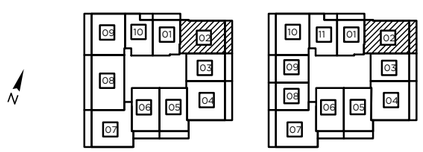
STREISAND

Two Bedroom | Interior 800 SF | Balcony 118 SF





FLOOR 14-24

FLOOR 7-13

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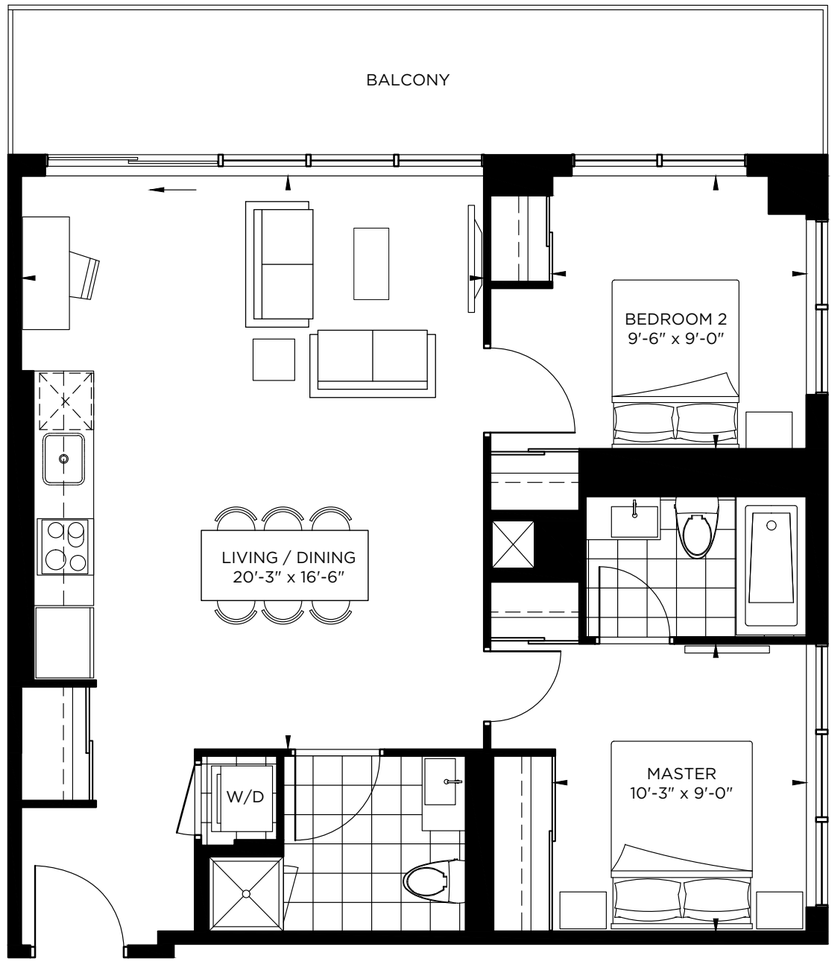
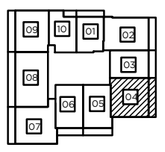
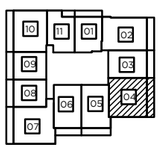
BARRYMORE

Two Bedroom | Interior 819 SF | Balcony 143 SF





FLOOR 14-24



FLOOR 6-13

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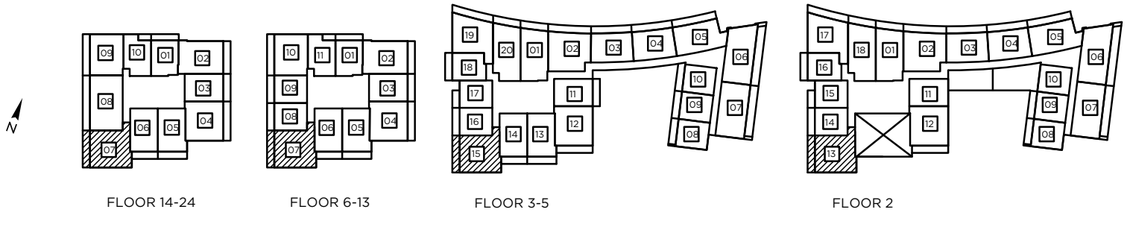
EASTWOOD

Two Bedroom + Media | Interior 858 SF | Balcony 134 SF



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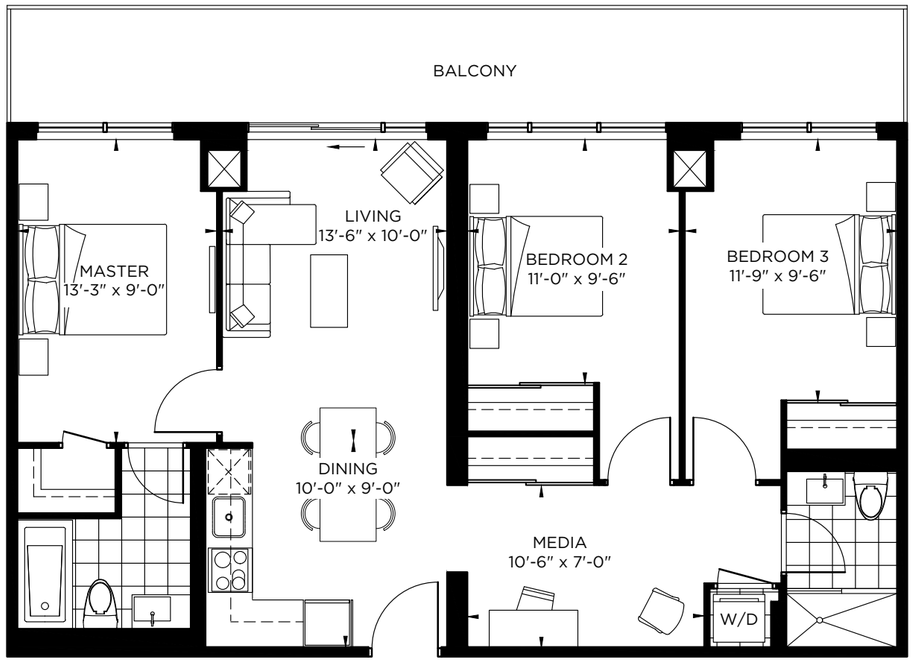
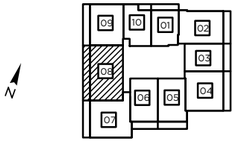
MONROE

Three Bedroom + Media | Interior 984 SF | Balcony 200 SF





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FEATURES & FINISHES

BUILDING FEATURES AND AMENITIES

- Elegant ground floor lobby with sitting area, mail room and parcel storage
- Concierge services
- Management office
- Party room and exclusive dining
- Theatre room with seating (to be shared with proposed condominiums on block)
- Guest suite (to be shared with proposed condominiums on block)
- Yoga studio and fitness room (to be shared with proposed condominiums on block)
- Landscaped outdoor terrace with outdoor dining and barbeque area (to be shared with proposed condominiums on block)
- Multipurpose room with common lounge and billiard table (to be shared with proposed condominiums on block)
- Private dining room with warming kitchen (to be shared with proposed condominiums on block)
- Garbage chute system with tri-sorter for refuse and recycling
- Residential parking and lockers, subject to availability
- Secured bike storage onsite
- Resident security access

SUITE FEATURES

- Suites have approximately 9’ ceiling heights. In areas where bulkheads or dropped ceilings are required, the ceiling height may be less than the specified**
- White stippled ceiling throughout except in bathrooms
- Latex off-white paint throughout suite interiors
- Solid core entry door with contemporary hardware
- Composite hollow core interior doors, painted, with contemporary hardware
- Sliding closet doors where shown on plans
- Flex sliding door (optional) where offered on plan
- Elegant white Décor style switches and receptacles
- Selection of laminate flooring in Living/Dining Room, Kitchen, Den, Flex, Bedrooms, Media area and Foyer, including Foyer closet where offered on plan
- Individual sub metering for hydro, water, heating and cooling
- Fan coil heating/cooling systemt

ELECTRICAL AND TECHNICAL FEATURES

- Switched ceiling fixture in Foyer, Kitchen, Den, Flex room, Dining room and Bedroom(s) as per plan
- Outlet for both cable and internet connections as per plan

KITCHENS

- Selection of solid surface countertops
- Selection of flat paneled contemporary cabinets and finishes
- Stainless steel sink and single lever chrome faucet
- Choice of ceramic tile backsplash
- Stainless steel appliances including 30” refrigerator, 24” wall oven, 24” cooktop, dishwasher and 30” microwave combo hood fan located above the stove, in selected suites

BATHROOMS

- Vanity mirror
- Decorative light fixture
- Shower stall with framed or in-line glass door panel of glass and acrylic base where offered on plan
- Soaker tub where offered on plan
- Selection of ceramic tile for tub or shower surrounds extending to the underside of ceiling
- Contemporary vanity with below sink storage
- Single lever chrome faucet
- Chrome shower/tub fixtures
- Contemporary accessories including toilet paper holder and towel bar
- Selection of porcelain tile flooring

IN-SUITE LAUNDRY

- Stacked washer and dryer
- Pre-selected white ceramic or porcelain tile flooring

Please note: Prices and specifications are subject to change without notice. Vendor shall have the right to substitute materials for those provided in the plans and specifications provided that such materials are of quality equal to or better than the material provided for in the plan and specifications. Colour, texture, appearance, etc. of feature and finishes installed in the unit may vary from vendor’s samples as a result of normal manufacturing and installation processes. Floors and specific finishes will depend on vendor’s décor packages as selected. Amenities and their components are subject to change based on vendor, governmental or construction requirements.

***Ceiling heights are measured from the finished concrete floor slab to the underside of the concrete slab above. In areas where bulkheads or dropped ceilings are required, the ceiling height will be less than the specified 9’.*

Decorative and upgrade items are displayed in the model suite and are not part of the standard unit. Vignette and sales office are for display purposes only.

E. & O.E.

SHARED AMENITIES IN PROPOSED CONDOMINIUMS

- Indoor pool, his and hers change rooms, showers, sauna and hot tub
- Family play lounge with TV, WIFI access and table tennis

**Amenities to be shared by residents of all three (3) condominiums proposed to be constructed on the block, including residents of The Point. These amenities are proposed at this time but are not guaranteed as the designs for the condominiums are still in progress and subject to review and approval by the City. This list of proposed amenities is subject to change without notice.*

DISCLAIMER FOR THIS BROCHURE:

All renderings are artist’s impressions only. Certain design elements are subject to change without notice. The Point is the second of three buildings planned for the block. Views are not guaranteed. Certain amenities are intended to be shared among the condominiums on the block, which are still in the design stage and subject to change without notice. Features, finishes and materials shown in amenities spaces are subject to change without notice. Reference should be made to the vendor’s disclosure documents for further information.

Some renderings include an image of a planned building, which is in the planning stage and not yet approved. It is anticipated that this planned building will be the third of three buildings on the block. The inclusion of this building in renderings demonstrates our current vision for the community and does not represent or guarantee that it will be built as rendered, or at all.

ELADCANADA

A VISIONARY APPROACH

Since its inception in 1997, ELAD Canada has pursued an aggressive growth strategy in central Canada acquiring income producing properties from various asset classifications as well as development sites, resulting in a portfolio of approximately 5.9 million square feet of commercial space and approximately 17,000 apartment and seniors' units by 2008.

In recent years, the company has shifted its focus from income producing properties to development sites, specializing in mid and high-rise condominium development and master-planned communities. Best known for its visionary approach at the award-winning Emerald City master planned community in Toronto, the Cité Nature condominium development next to the Olympic Village pyramids and the redevelopment of the historic Nordelec building in Montreal, ELAD Canada leads the way with innovative development projects.

THE POINT

EMERALD CITY

ELADCANADA