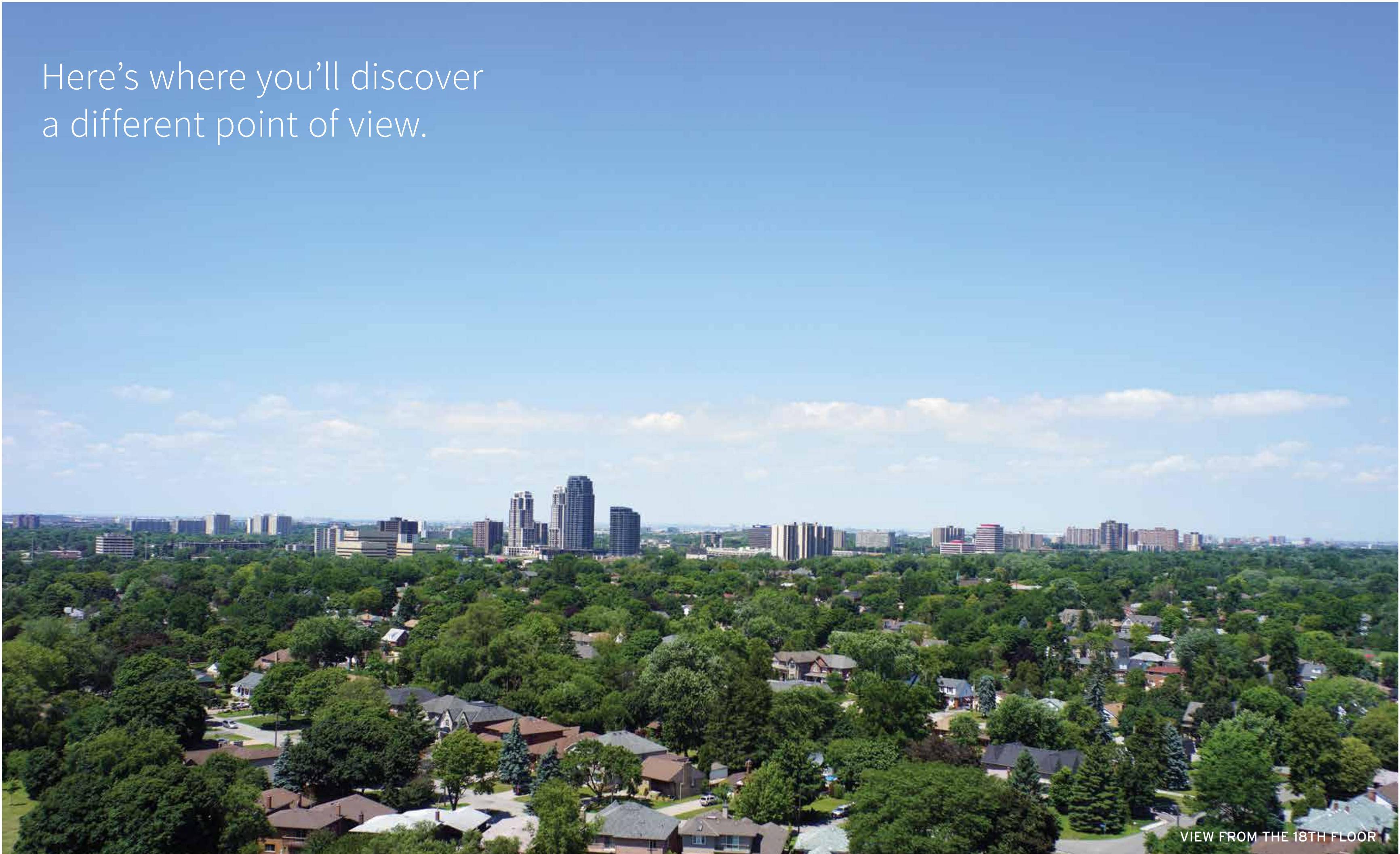




At Kipling + Dundas, a Central Etobicoke growing up. Improvements are abound; businesses and new neighbours. Adjacent the middle of this revitalization. And with is unfolding fast. Discover quick commutes, **The Kip District Phase 2 Condominiums.**

neighbourhood with deep roots is making way for pedestrians, cyclists, new to Kipling Station, The Kip District is in phase one now sold out, the community great amenities and local flavor. **Here is where life starts.**

Here's where you'll discover  
a different point of view.



VIEW FROM THE 18TH FLOOR

# Things are looking up. Way up.

At The Kip District, everything is connected. Landscaped mews link five modern towers which encircle a lush park, the centerpiece of this contemporary, master-plan community. This space encourages relaxation. Meet old friends and new neighbours, walk your dog or discover a quiet corner to read the weekend paper. The Kip District is an enclave; a community within a community. A home to be proud of.

And The Kip District Phase 2 Condominiums is just that. Rising on the Etobicoke skyline, each side of the glass façade is accentuated with balconies and terraces that showcase expansive views of the city. Thoughtfully-designed and well-crafted, The Kip District Phase 2 combines sophisticated form with elegant angles worth looking up to.



Site plan is artist's concept.



Rendering is artist's concept.



Rendering is artist's concept.

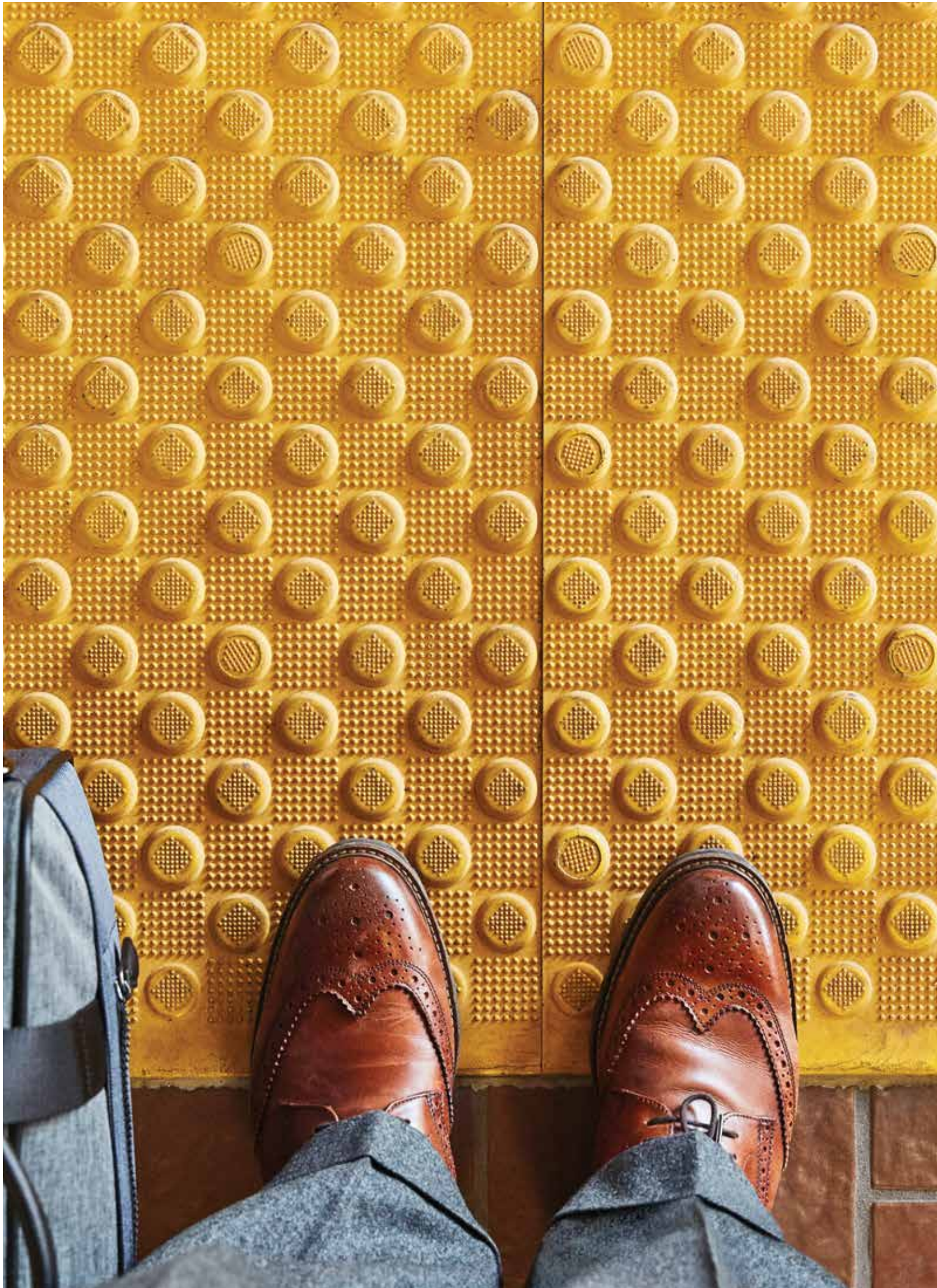
# There are plenty of discoveries around every corner. On every corner.

It's always nice to have good neighbours. Especially the kind that make delicious food and great coffee. And in this established neighbourhood, that's just the start.

The Kipling + Dundas area of Central Etobicoke is experiencing a revival, with a population that is expanding – new neighbours and neighbourhoods are blossoming quickly. Dundas is transforming into an inviting new urban streetscape with Six Points Interchange improvements in the works. There will be lanes for sunny bike rides, benches for chatting, parkettes for play as well as public art and local culture to enjoy.

When you live at The Kip District Phase 2, every day will bring new discoveries. Get ready to explore.



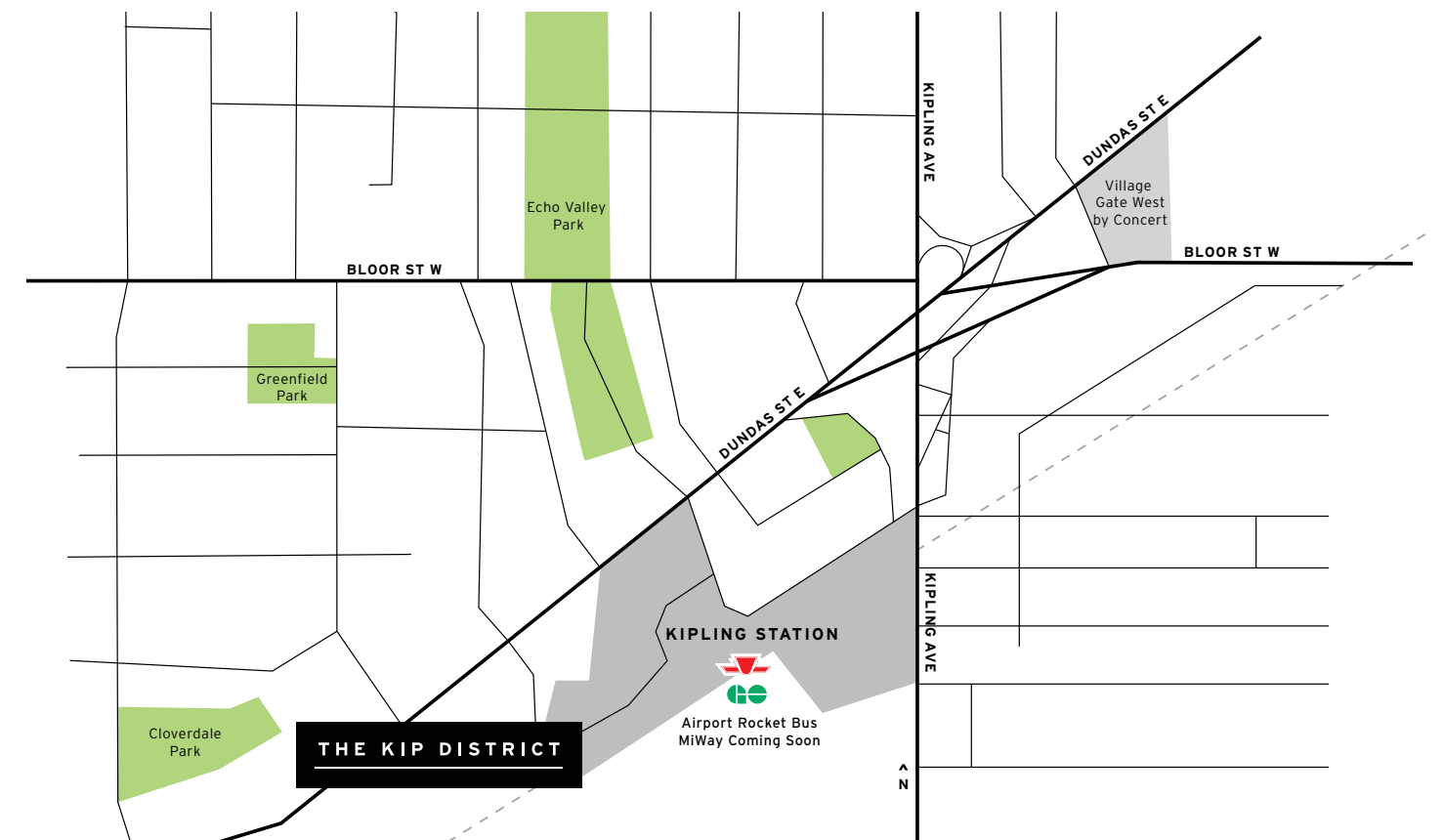


# The best part about getting to work: not worrying about getting there.

You'll be on your way faster and easier as Kipling Station expands into an Anchor Hub with new MiWay bus service in addition to TTC and GO. From here, you are connected to anywhere you want to be.

## Steps To Kipling Station

- 5 minute drive to groceries
- 10 minute drive to Pearson International Airport
- 11 minute bike ride to Centennial Park
- 12 minute drive to Lake Ontario
- 15 minute bus ride to Sherway Gardens
- 20 minute GO Train ride to downtown Toronto
- 25 minute subway ride to downtown Toronto



# Hit the ground floor running.

Start planning. Plan to sweat it out in the fully-equipped gym. Plan to mix cocktails in the Residents' Lounge or bring your friends together in the spacious Party Room. Plan to host a lavish dinner in the dining room or a casual barbeque on the rooftop terrace. Plan to play fetch in the lush central park. Whatever the plan, start here.

## SOCIALIZE

Modern lobby featuring concierge and adjoining lounge.

Spacious Party Room and adjoining Residents' Lounge with wet bar.

Dining Room with full kitchen and table for ten.

Landscaped Rooftop Terrace featuring barbeques as well as outdoor dining and seating areas.

Furnished guest suite with private balcony.

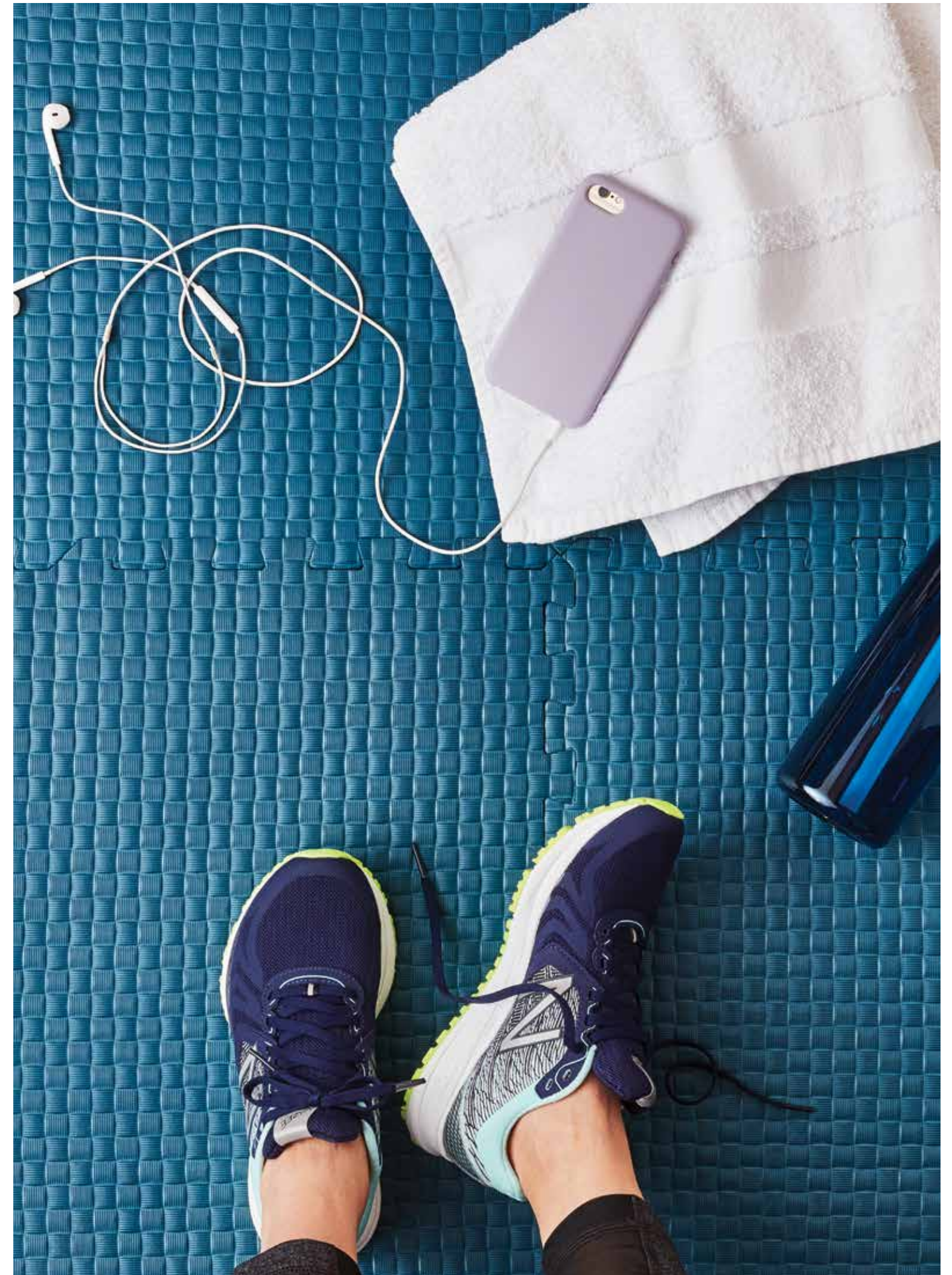
## GET ACTIVE

Fully-equipped gym, with cardio and strength-training equipment as well as free weights and space for yoga or stretching.

Lush central park and landscaped courtyard with outdoor seating and dining areas.

Convenient ground floor pet wash station.

Ample secured bike storage.

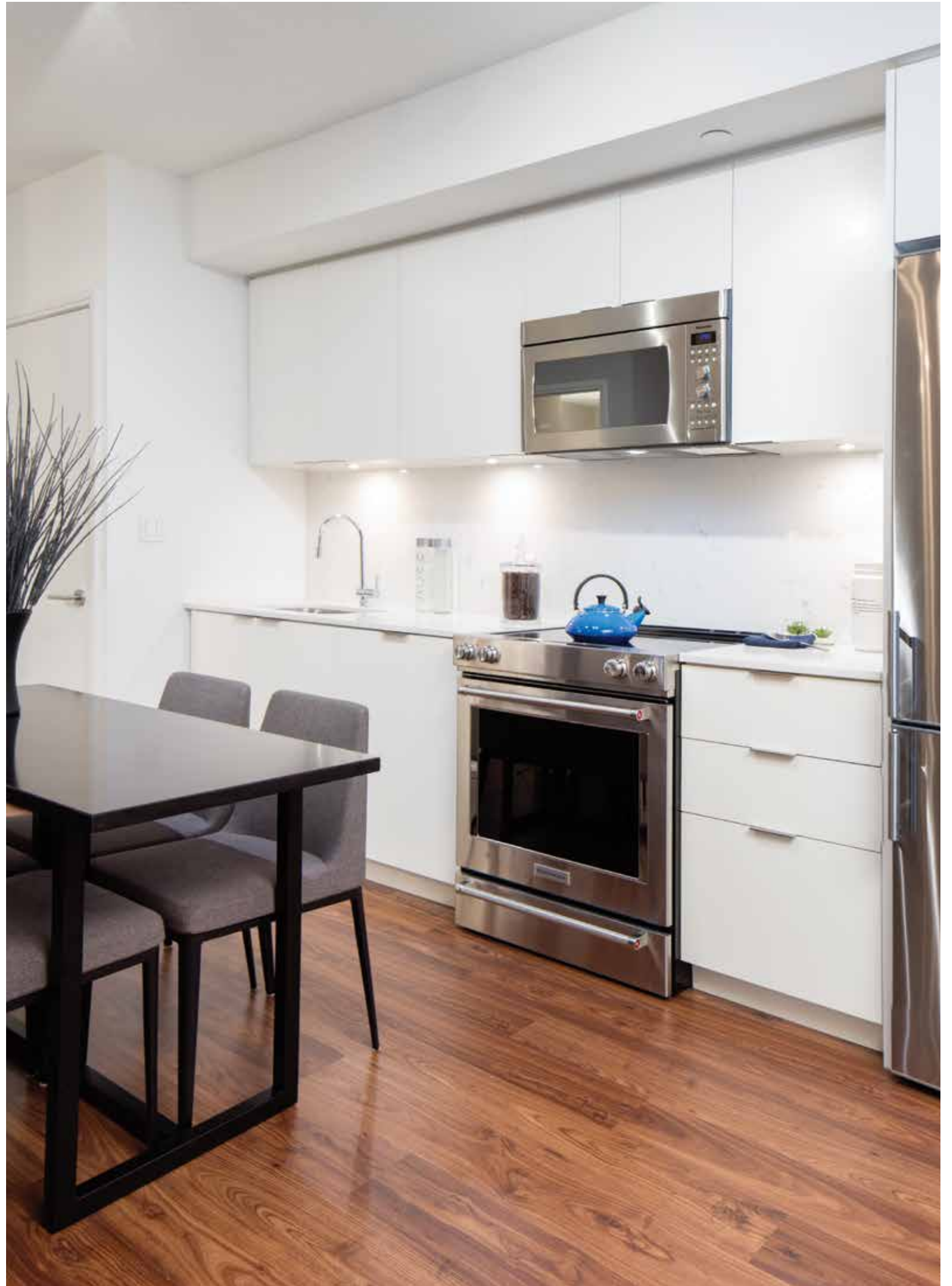


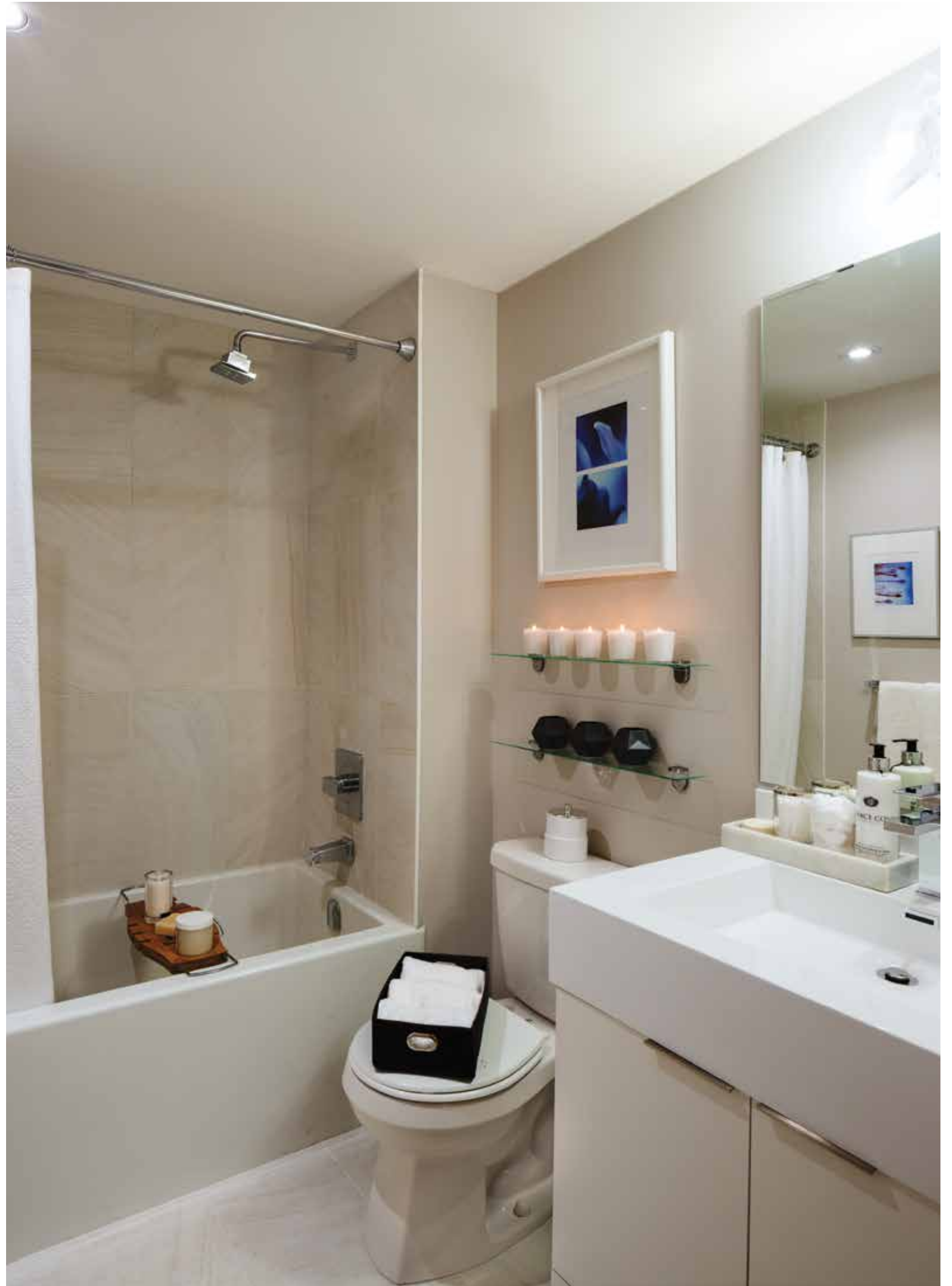
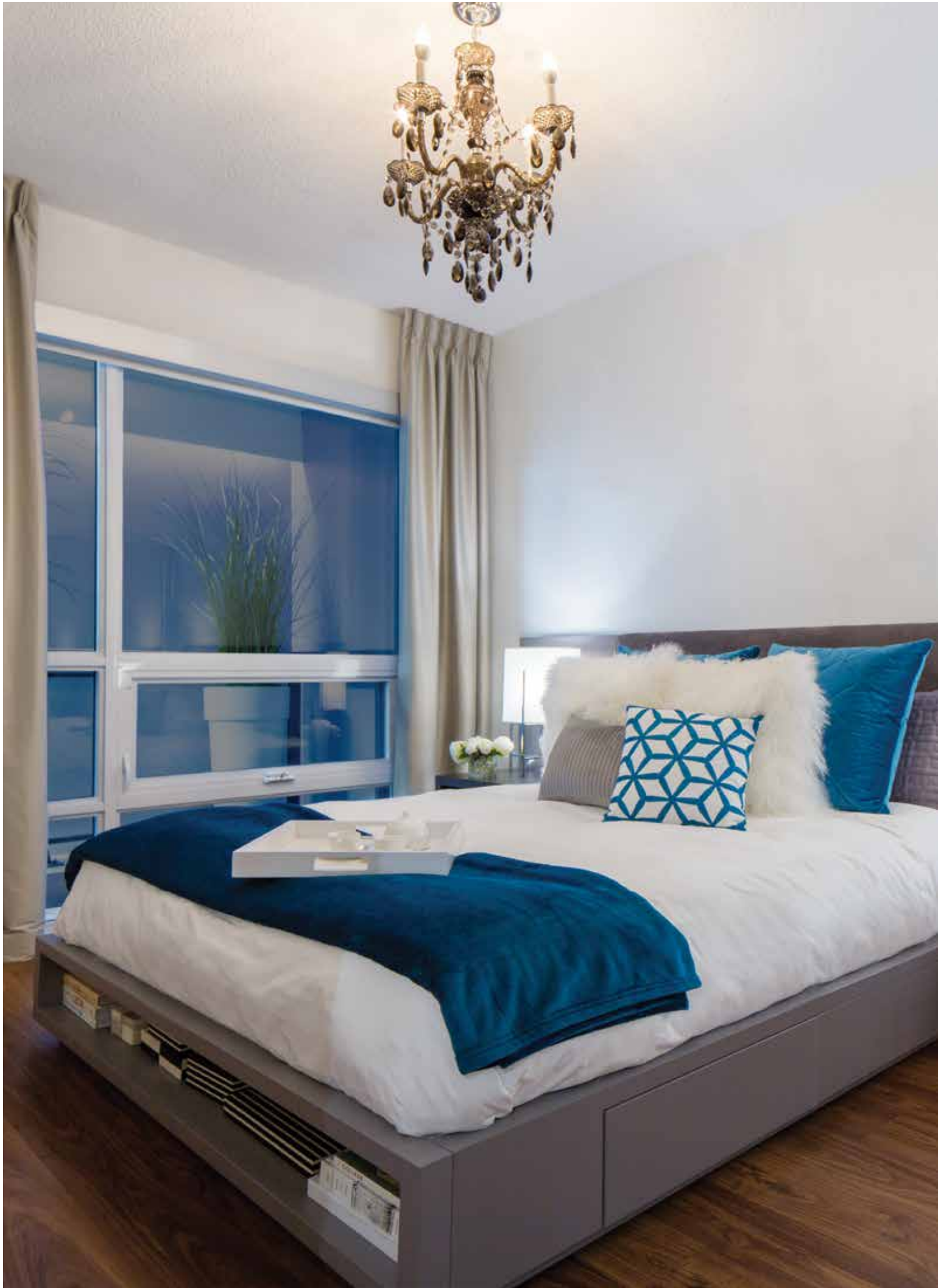




You always look forward to coming home. So does she.

Step into your kitchen where quartz countertops, polished chrome fixtures and contemporary appliances create a simple and elegant focal point. Spa-like bathrooms feature cultured marble countertops, chrome accent lighting as well as large-format porcelain tile flooring with matching tub and shower surrounds. These elegant spaces are complemented by thoughtful details and a naturally-inspired colour palette. Here is a home that truly feels like your own.





The Kip District Phase 2 Condominiums represent the second of five architecturally-distinctive towers within a transit-oriented master-plan community in Central Etobicoke. Created in collaboration with an award-winning team, The Kip District Phase 2 is defined by superior design, quality and construction.

- Architecture by Quadrangle Architects Limited.
- Interior design by esQape design inc.
- Landscape and urban design by The MBTW Group.
- Designed to exceed City sustainability requirements, targeting LEED® Gold and Tier 2 – Toronto Green Standards certification.

#### AMENITIES

- Modern lobby with concierge and adjoining lounge.
- Fully-equipped gym with cardio and strength training equipment as well as free weights and space for yoga or stretching.
- Private fifth floor club rooms include Dining Room with full kitchen and Resident's Lounge with wet bar as well as spacious Party Room opening to a balcony overlooking the courtyard below.
- Expansive fifth floor terrace with green spaces, barbecues, and outdoor seating and dining areas.
- Furnished guest suite with private balcony for overnight guests.
- Pet wash area.
- Convenient, secured visitor parking, bicycle storage and storage lockers.
- On-site property management office.
- Landscaped central square and park featuring outdoor seating and picnic areas.

#### SUITE INTERIORS

- Open plans with over-height 8'6" ceilings throughout principal living areas, as per plan.<sup>1</sup>
- Solid-core 7' suite entry doors with architectural hardware, contemporary lockset, deadbolt and privacy viewer.
- Flat-panel interior doors with satin chrome lever handles.
- Wood-patterned laminate flooring throughout kitchens, bedrooms, dens and principal living areas.
- Architectural finishes include modern, flat-profile 4" baseboards with reveal detail.
- Generous closets with space-saving mirrored sliding doors, as per plan.
- Stacking, full-size front-load washer and dryer.
- Contemporary roller blinds on all exterior windows.

#### KITCHENS

- Flat-panel, soft-close kitchen cabinetry in either modern white or wood grain laminate finish.
- Square-edge polished quartz countertop with matching seamless polished quartz backsplash.
- Polished chrome faucet with integrated pull-out spray.
- Modern under-mount, stainless steel sink.
- Under cabinet, LED lighting combined with ceiling-mounted track lights.
- Contemporary appliances include:
  - Stainless steel 30" KitchenAid slide-in electric range with ceramic glass top.
  - Integrated 24" KitchenAid dishwasher with full laminate overlay panel.
  - Counter-depth, stainless steel 24" Electrolux or 30" Liebherr refrigerator with bottom freezer, as per plan.
  - Stainless steel 30" Panasonic over-the-range microwave hood fan.

#### BATHROOMS

- Integrated cultured marble countertop with matching backsplash and polished chrome single-lever faucet.
- Modern vanity with flat-panel cabinetry featuring frameless mirror and polished chrome accent sconce lighting.
- Large-format limestone-patterned porcelain tile flooring with matching full-height tub and/or shower surrounds, as per plan.
- Walk-in shower with framed glass doors and polished chrome hardware, as per plan.
- Square-edge, 5' soaker tub, as per plan.
- Two-piece, high-efficiency toilets.
- Polished chrome accessories.

#### SUSTAINABILITY

- Targeting LEED® Gold and Tier 2 – City of Toronto Green Standards.
- Select parking stalls equipped with electric vehicle charging outlets.
- On-site car-sharing network.
- High-performance, double-glazed, low-E thermal windows.
- Energy-efficient, motion-controlled lighting throughout building common areas.
- Extensive green roof system and landscape irrigation system supplied by storm water storage tank.
- In-suite, individually-controlled programmable thermostat and integrated energy recovery ventilation system (ERV).
- Contemporary rocker-style light switches with "all off" master control at suite entry.
- High-efficiency, centrally-sourced seasonal heating and air conditioning.
- Tri-sorting waste management chute system for garbage, recycling and organics.
- Low-VOC paint used in suites and throughout common areas.

#### SECURITY AND CONVENIENCE

- Encrypted security key fob building access system.
- Cameras at building entrances with in-suite TV monitoring.
- Pre-wired for telephone, internet and cable in living room, den and bedrooms.
- Fire protection throughout including in-suite sprinklers and smoke detectors.
- Balconies and/or terraces with exterior power outlet, as per plan.

#### CONCERT "COMMITMENT TO YOU" WARRANTY

Your Concert home is fully covered under Tarion, the Ontario New Home Warranty program.

New homeowners will benefit from:

- One Year Warranty Protection and Two Year Warranty Protection against defects in workmanship and materials.
- Seven Year Warranty Protection against major structural defects.



1 – Ceiling heights are approximate and will be lower in bulkhead and dropped ceiling areas. All finishes are as per plan based on standard packages. Concert reserves the right to make modifications and changes to floor plans, project design, specifications and features. Suite size, dimensions and floor plan layouts are approximate and may vary. Building and interior photography, digital renderings, animated digital renderings and view photography are for general illustrative purposes only and should not be relied upon to accurately represent the completed development, suites or available views. E.&O.E. September 2017.

# Concert

## A Developer with a Difference

Founded in 1989, Concert is an award-winning diversified real estate enterprise with a well-earned reputation as one of the country's most respected developers. With an impressive portfolio of homes developed across BC and Ontario, Concert is nationally recognized for superior standards of construction, exceptional customer service and an unwavering commitment to building strong and sustainable communities. We are "a developer with a difference," and that difference elevates both our homes and our communities.

The Kip District stands as the company's fifth master-plan community and builds on our extensive experience. From pioneering one of the first transit-oriented communities in Vancouver to developing the six-acre Village Gate West in Etobicoke, Concert takes pride in developing complete communities that will endure for generations to come.



On behalf of the entire Concert team, I am pleased to introduce The Kip District Phase 2 Condominiums. With the first phase already under construction, The Kip District will represent the superior quality Concert has become synonymous with over the past 28 years.

Building on our reputation as a community developer, Concert has proudly created nearly 12,000 homes, many of which are part of award-winning master-plan communities. The company has also assembled a development pipeline that contains over 7,000 homes across Toronto, Vancouver and Victoria.

Concert takes customer satisfaction seriously. Our efforts have been recognized by the Canadian Homebuilders' Association for best-in-class customer satisfaction eight times since 2007.

The Kip District Phase 2 Condominiums represent a unique opportunity to own a home in Toronto's rapidly evolving Central Etobicoke neighbourhood. Combined with the care and attention to detail put into each home by our consultants, trades and Concert staff, there is no doubt you will be pleased with your purchase for years to come.

Sincerely yours,

President & Chief Operating Officer  
Concert Real Estate Corporation

## WHY CHOOSE CONCERT?

### EXPERIENCE

Since 1989, Concert has developed nearly 12,000 quality homes for the people of Ontario and British Columbia. Each Concert home is built by a team of experienced, highly-skilled architects, engineers and tradespeople who share our commitment to superior quality.

### INTEGRITY

Backed by the strength of the more than 200,000 Canadians represented by the union and management pension plans who own Concert, we have always been committed to community betterment and environmental stewardship. We are dedicated to the principles of honesty and integrity in all of our business dealings — a claim that is well-supported by an ever-increasing number of repeat Concert homebuyers.

### QUALITY

Every detail of a Concert home — from state-of-the-art building technologies to the furnishings in our amenity spaces — is thoughtfully considered and carefully selected to ensure the utmost in quality, durability and design excellence.

### ASSURANCE

At Concert, we stand firmly behind every home we build, providing the highest level of homeowner assurance and customer service. Your Concert home is fully covered under Tarion, the Ontario New Home Warranty Program. New homeowners benefit from One Year Warranty Protection and Two Year Warranty Protection against defects in work and materials, and Seven Year Warranty Protection against major structural defects.

### SUPPORT

Our commitment to your comfort and that of your neighbours continues through our dedicated customer service system. Your Concert Customer Service Representative is a phone call away — 24 hours a day, seven days a week.



