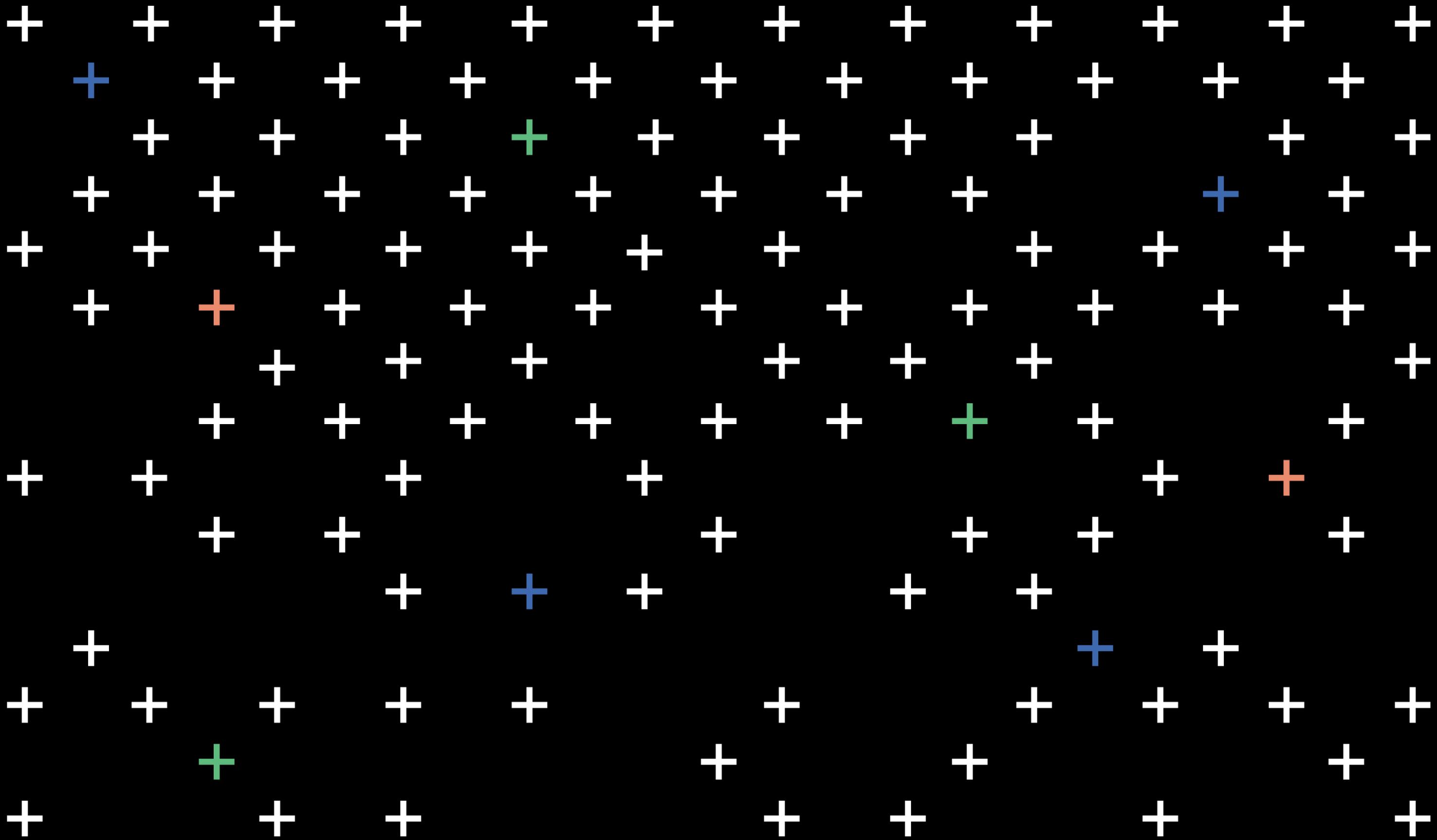




TQST TQST TQST TQST TQST TQST TQST TQST TQST TQST



always



more

LSQ is our vision for everything a community should be. Centrally located, bringing together residents, families, business owners, people who work in the neighbourhood and anyone passing through in one space that accommodates everyone's needs. It's going to be an anchor in the community at Sheppard Avenue and Victoria Park.

Visual: Community view facing south west





more possibilities + more possibilities

LSQ is a destination master-planned community on Sheppard Ave. East in North York with residential, office and retail buildings surrounding 1.2 acres of green space. Over 1.5 million square feet of more possibilities to live, work, dine and enhance your world.

Destined to become a 24/7 community, LSQ will bring thousands of new residences with wellness-based amenities to the neighbourhood. As a master-planned community, it will provide many exciting employment opportunities, office spaces, vibrant shopping and dining experiences, as well as an intimate connection to nature through its impressive central park, outdoor private spaces, bike trails and walking paths.

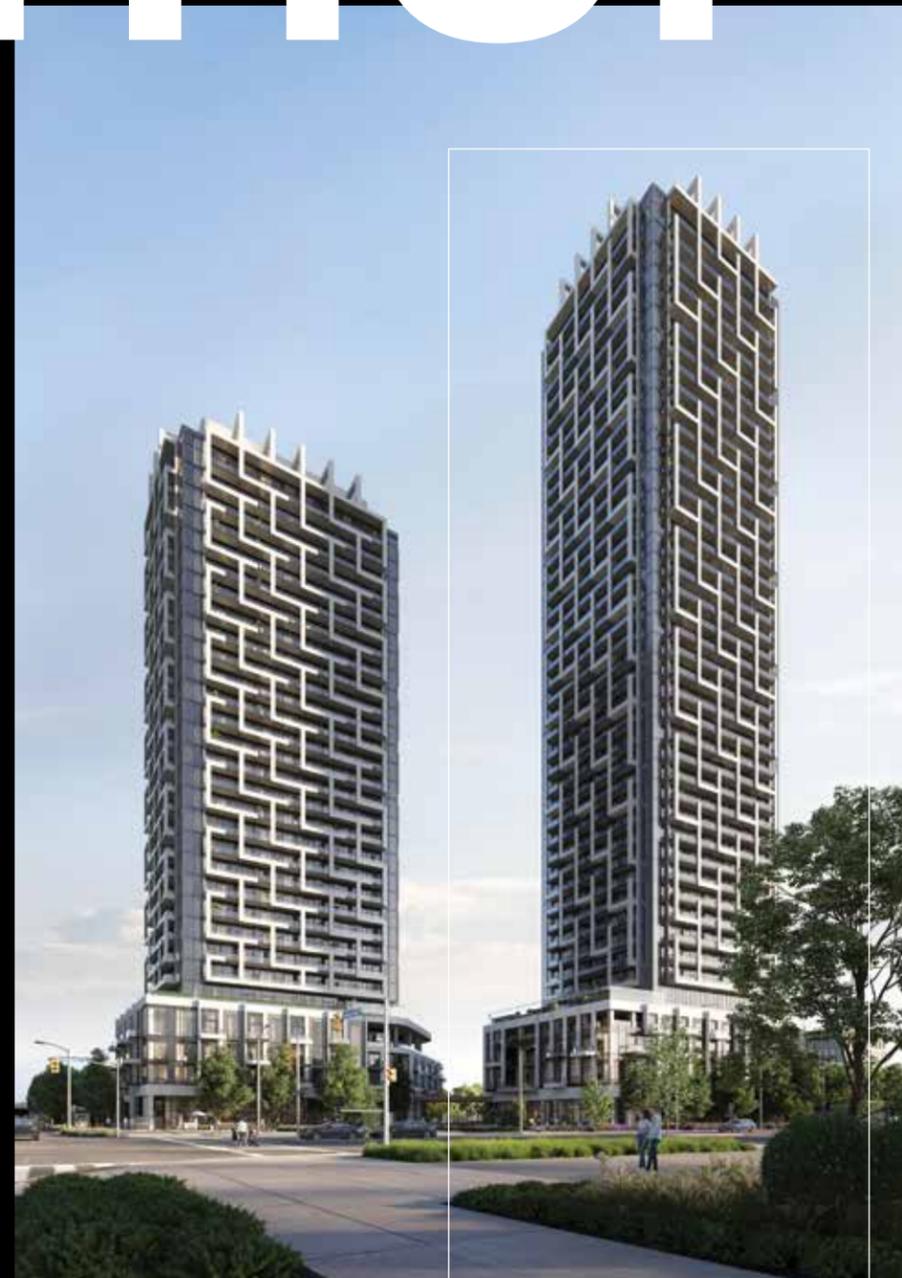
Visual:
Community view facing south

first of more

Visual:
LSQ1 residential tower

LSQ1 sets the tone for city living at Sheppard Ave. East with a 43-storey condominium featuring residential units and luxurious amenities, including an outdoor vanishing edge four sided infinity pool. This first residential tower in the LSQ community offers a range of suite sizes to fit the modern lifestyle, from spacious one-bedroom layouts to an abundance of two and three-bedroom suites.

The overall design concept for the residences is modern with a soft, neutral and warm atmosphere to create an elevated and inviting space to come home to. Create a wellness experience with spa and salt rooms as part of the world-class amenities, and work out from the indoor gym or outdoor fitness space. Entertain from the party room with terrace access, an outdoor BBQ and dining area or children's play areas – there's something for everyone. At LSQ1, you can even enjoy an elevated remote-work experience in modern co-working spaces. A world of possibilities to live, work and play begins here.



LSQ1

52.2K

Square feet of new parkland

more parks
+ adventure



At the heart of the community sits 1.2 acres of green space for a variety of recreational possibilities, including a children's park and seating areas to work, relax with a book or enjoy public art displays.

Grab your morning latte, cue up your favourite podcast and enjoy morning strolls on designated walking trails. There will also be biking trails and built-in bike lanes for fitness and exploring the community.

Visual:
LSQ central park



61K

Square feet of retail and outdoor social space

more shopping + dining



Enter a whole new world of retail possibilities just outside your door. Enjoy the shops and restaurants at LSQ1 whether you live or work here. The European-inspired outdoor spaces are designed for gathering and creating new memories for residents and the public. They also create the opportunity to invite new businesses and services into the area, bringing the urban experience to you.

Visual:
LSQ1 ground floor retail



309K

Square feet of existing office space

180K

Square feet of new office space

Creating a healthy work-life balance is built into our community. LSQ features 3 office buildings for those looking for employment just outside their front door. Modern co-working spaces are built into the residential building for those who work remotely and would like access to a dedicated and fully furnished workspace. LSQ is conveniently located near highways 401, 404 and DVP and easily accessible to the TTC and GO Transit to reduce commute times for residents who work outside of the community.

1 Lansing Square
New office building

2 Lansing Square
Existing office building

2550 Victoria Park
Existing office building



more business
+ pleasure

a getaway at home



Enjoy world-class
wellness-inspired
amenities in your
community.

an elevated homecoming



Receive a world-class welcome as you step into the grand lobby. The contemporary architecture is balanced by a soft, neutral colour palette and a touch of greenery to create a sophisticated and inviting lounge atmosphere.

- 1. Mixed-games room and lounge
- 2. Movie room
- 3. Recording studio/podcast room
- 4. Co-working space and terrace
- 5. Property management office
- 6. Washrooms

level three
amenity plan



Plan to stay in for a memorable night in the mixed-games room and lounge, complete with billiards, air hockey and foosball tables. This space is designed for entertaining and having fun at any age.

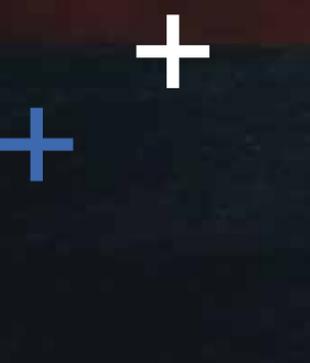
me on game on game on





Whether you are a content creator or connoisseur, find inspiration in creative amenity rooms to suit every style. There's a movie room to enjoy your favourite films on the big screen and an onsite recording studio to write your next hit. Take calls or breaks in the co-working space with outdoor terrace access.

more creative



1. Gym
2. Yoga and multi-purpose studio
3. Outdoor fitness area
4. Salt rooms
5. Changing rooms
6. Party room
7. Party room terrace
8. Dog-run
9. Washrooms



more time for fitness

Make time for a quick workout between meetings at the gym and outdoor fitness area, or unwind after a long day with restorative yoga in the yoga and multi-purpose studio. Build your cardio fitness with a suite of exercise bikes and treadmills, and unwind after a long day in the salt room for a true hotel spa experience.



more hosting

Expand your world for entertaining at home with a fully furnished party room featuring a kitchenette, spacious dining/lounge areas and an outdoor terrace. It's next-level hosting.

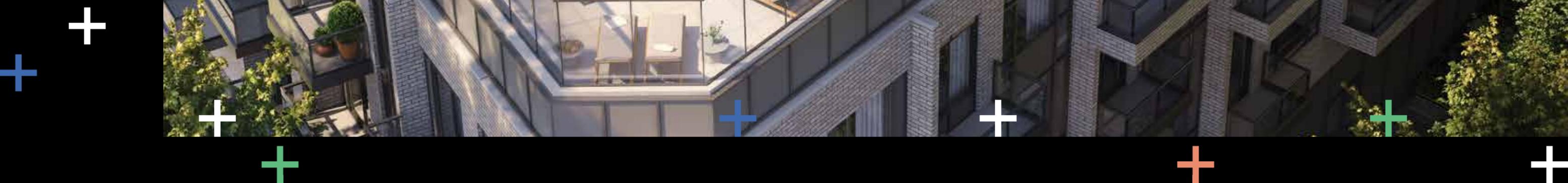


1. Vanishing edge four sided infinity pool
2. Infinity hot and cold spas
3. Outdoor lounge chairs
4. Kids club
5. Outdoor kids club
6. Outdoor firepits and lounge
7. Outdoor dining and bbqs
8. Sauna and steam room
9. Changing rooms
10. Washrooms



take the plunge

Enjoy your next staycation from the vanishing edge four sided infinity pool. Soak in the rays and views of the city below from the outdoor lounge or one of the plunge pools. Bring your shades – this is peak city living.



for the kids

Even the youngest residents at LSQ1 have an area just for them. The kids club is a designated playroom for children that includes an indoor and outdoor play area inspired by nature. It's the perfect destination for families and to plan playdates for the littlest neighbours in the community.



more memories

Host neighbours and friends for a BBQ on the outdoor lounge. Access shared BBQ and cooking stations as well as outdoor lounge and dining areas.

Cozy up with friends and neighbours by the fire. The rooftop fire pit areas with large sofa seating offer the perfect ambiance for late summer nights under the stars.





STEAM ROOM AND SAUNA



Soak up the stress-relieving benefits of spa-inspired amenities, such as a steam room and sauna, for the ultimate luxury hotel getaway experience at home.

more wellness at home



a taste for more



**Beautiful urban
living spaces
surrounded by
stunning park
and city views.**

elegant escape at home

Sophistication and thoughtful design are infused into every detail. Spacious suites feature high ceilings. Expansive terraces and balconies offer wide-ranging views of the surrounding neighborhood. Bright and inviting living/dining spaces elevate your comfort at home.





SUITES



Host a dinner party or meal prep in your contemporary kitchen outfitted with full-sized appliances, stylish cabinets and sleek stone countertops. Consider it the chef's kiss of at-home dining and entertaining.

almadev link

smart home technology for more lifestyle convenience

Effortless smarthome features

Almadev Link technology seamlessly connects your smartphone to your home. Through your device, you can easily access the LSQ1 building entrance, parking garage and common areas. Give access to your guests by sending a one-time use code. And you never have to worry about losing your keys. Use your smartphone to unlock and lock the door to your suite.

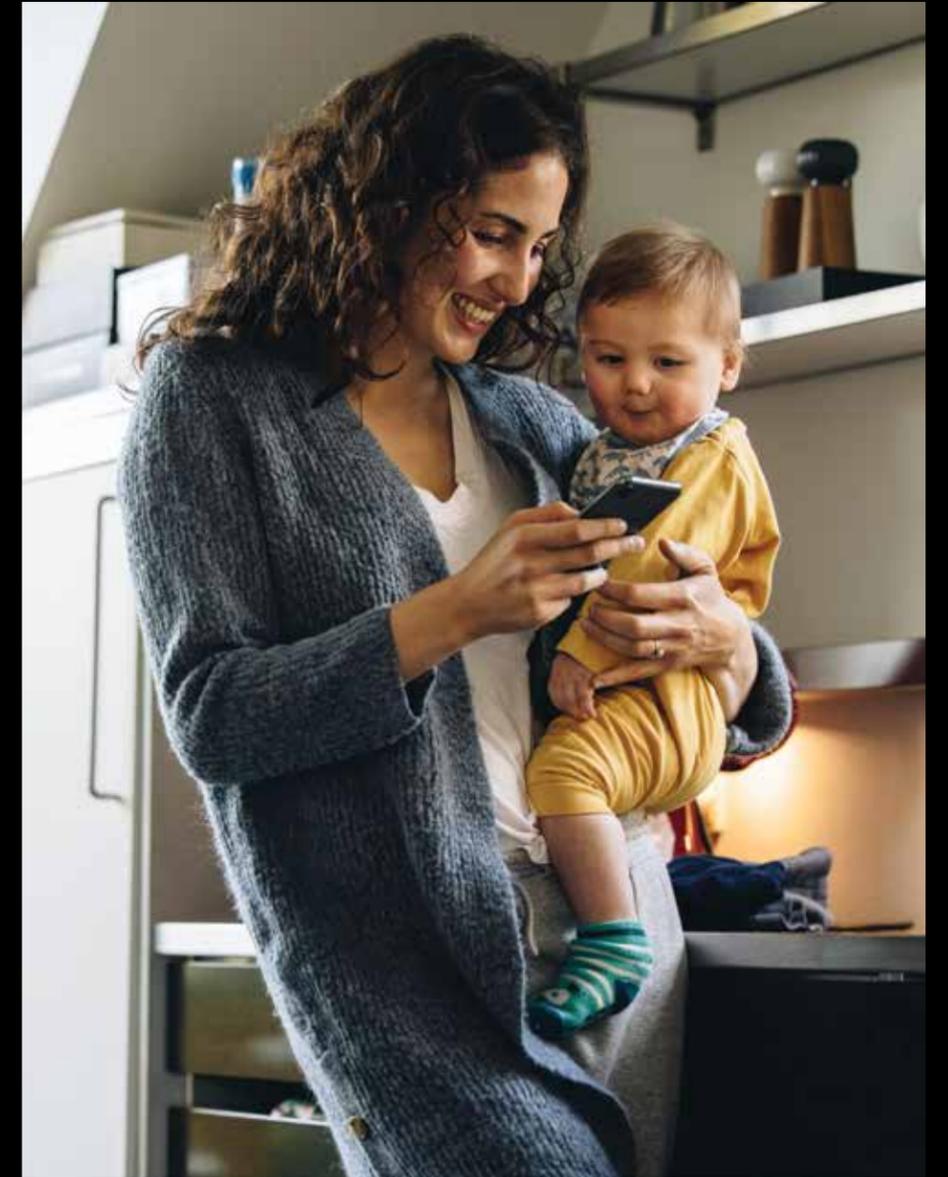
With the Almadev Link app, book and pay for use of the amenities at LSQ1, and coordinate necessary arrangements with the concierge. Expecting a package? You'll receive a notification that it's safely stored in the parcel room waiting for pick-up.

Even more convenience

At LSQ1, we're introducing new technology features to keep you connected. An online community board will enable you to receive notifications and reminders about upcoming events, such as board meetings, landscaping, window cleaning and more.

Future-ready features

LSQ1 prioritizes a greener lifestyle with amenities designed to help you save money and energy. The parking garage features electric charging stations available for your convenience. There's also secure indoor bicycle storage. Individual suite metering for hydro and water allows you to easily monitor your consumption.



Features & Finishes

Building Features & Amenities

- A ground floor lobby with convenient mail and parcel storage
- Concierge services
- Residential parking, electric vehicle charging stations, and lockers (subject to availability)
- Bike storage
- Co-working space and terrace
- Movie room
- Mixed-games room
- Recording studio/podcast room
- Spa and salt rooms
- Gym and outdoor fitness area
- Yoga and multipurpose studio
- Party room with terrace
- Outdoor lounge and dining areas with BBQs
- Indoor and outdoor kids club
- Dog-run
- Outdoor vanishing edge four sided infinity pool and infinity hot & cold spas
- Pet-wash station

Standard Suites

- Smooth, painted high ceilings of approximately 9', with select units having ceilings of 10', excluding bulkhead areas, per plan**
- Off-white paint throughout suite interiors
- Solid core entry door, and painted interior doors with composite hollow core, including hardware
- Sliding doors on closets where shown on plan
- White decor style switches and outlets
- Selection of vinyl flooring as per plan
- Utilities such as hydro, water, heating, and cooling are individually metered
- Balconies and terraces are included as per the floor plan

Kitchen

- Flat-paneled cabinets are included with a range of finishes to choose from
- Countertops are available in a selection of quartz
- Stainless steel undermount sink and a single lever faucet
- Completed with a selection of ceramic tile backsplash

In-Suite Laundry

- Outfitted with a stacked washer and dryer
- Pre-selected porcelain or ceramic tile flooring

Electrical & Technical Features

- Light fixtures in foyer, kitchen, den, flex room, washroom, bedroom(s), and walk-in closet as per plan
- Bulk internet plan and connections as per plan
- Power outlets are conveniently provided on balconies and terraces

Appliances

1 bed, 1 + den, 1 + flex and 2 bedrooms suites:

- Paneled 24" refrigerator
- 24" built-in oven and 24" ceramic cooktop
- Paneled 24" dishwasher
- Full size over the range 30" microwave in selected suites

Select 3 bedroom suites and up:

- Paneled 30" refrigerator
- 30" built-in oven and 30" ceramic cooktop
- Paneled 24" dishwasher
- Full size over the range 30" microwave in selected suites

Bathrooms

- En-suite bathrooms as per plan
- Vanity with undermount sink
- Porcelain tile flooring
- Vanity mirror
- Shower stall is designed as per plan, with a glass panel and acrylic or tile base
- Soaker tub is provided where shown on the plan
- Faucet and shower/tub fixtures are all finished in black

Additional Features

- Smart home capabilities throughout the building allow residents to control various aspects of their suite with ease, from home or away
- Tarion Protection ensures that new home buyers are protected by Ontario's new home warranty program

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' or 10' as the case may be without limiting the generality of anything contained in this Agreement. Materials and finishes will be the Vendor's preselected standard. Where indicated, the options noted may be chosen from the Vendor's preselected standard finish packages, provided such items have not yet been ordered or installed and that colours and materials are available from suppliers and further provided that the Purchaser shall not delay construction in making selection. If the colours and materials chosen are not available or the Closing will be delayed by reason of such choice, the Purchaser shall forthwith make new choices failing which the Vendor shall have the right to make such selections as provided for in [section reference] of this Agreement of Purchase and Sale. All colour and material choices from Vendor's preselected standard finish packages must be submitted to the Vendor within seven (7) days of notification by the Vendor's representative. The Vendor will not allow the Purchaser to do any work and/or supply any material to finish the suite before the Closing Date. The Vendor reserves the right to substitute any products or materials used in construction of the suite provided that such substitute materials are of equal or better quality than those represented to the Purchaser. The Vendor further reserves the right to make changes or modifications in the plans and specifications at its discretion. The Vendor is not responsible for shade differences occurring from different dye lots or for variations including without limitation, in size, colour, grain, shade, texture and veining in materials including with respect to tile, carpets, hardwood or laminate flooring, cabinetry, railing, natural or manufactured stone, paint, trim and doors, as applicable and as per plan. Samples viewed when choices are made from Vendor's samples or Vendor's preselected standard packages are only a general indication of material selected. Details and location of windows, doors, lights and outlets may not be as shown on renderings, plans or sample boards. The Purchaser acknowledges that there shall be no reduction in the price or credit for any standard feature listed herein which is omitted at the Purchaser's request. All dimensions, if any, are approximate. Pursuant to this Agreement of Purchase and Sale or pursuant to a supplementary agreement, purchase order or request for extras, the Purchaser may have requested the Vendor to construct, supply and/or install an additional feature within the suite which is in the nature of an optional extra. If, as a result of building, construction, site conditions or conditions within the suite or the building, the Vendor is not able or willing to construct, supply and/or install such extra, then the Vendor may, by written notice to the Purchaser, terminate the Vendor's obligation to construct, supply and/or install the extra. In such event, the Vendor shall refund to the Purchaser the monies, if any, paid by the Purchaser to the Vendor in respect of such extra, without interest and in all other respects, this Agreement shall continue in full force and effect. Decorative and upgrade items are displayed in the vignettes are not part of the standard unit. Vignettes and sales office are for display purposes only. E. 9 O.E.



Galleria on the Park | Toronto, ON

almadev

Almadev is a multi-billion dollar real estate development, investment and asset management company with best-in-class master-planned communities and mixed-use properties across Canada and the United States.

Its world-renowned large-scale, multi-phase development projects include Emerald City and Galleria on the Park in Toronto and Cité Nature in Montreal. Among its latest project acquisitions is a 12-acre mixed-use site at

Rutherford Road in Vaughan. Together with Agellan Commercial, the company owns over seven million square feet of industrial, commercial and retail properties.

For over two decades, Almadev has shaped and enriched communities through leadership and collaboration with a focus on delivering value and maximizing returns on income-producing properties. Almadev builds master-planned communities and manages assets to foster a future where we can live, work and grow.



Emerald City | Toronto, ON



Cité Nature | Montreal, QC



LSQliving.com

2023 © Almadev. All rights reserved.

All renderings are artist's impression only. Do not represent any condition at present, or in the future, which may obstruct or impede the views, including current or future construction plans by the developer or others. Certain design elements are subject to change. Some descriptions and renderings in the brochure include details or images of a planned building or feature within the development or as associated with the development (such as the community park), which are still in the development stage and subject to further approvals. The inclusion of these descriptions and renderings demonstrates our current vision for the community but does not represent a guarantee that the final build-out will be the same as described or as shown. The park will be designed in consultation with the City of Toronto.

LSQliving.com