



PANDA

CONDOMINIUMS

2

LIVE THE
LEGEND

DUNDAS
SQUARE

16

RYERSON
UNIVERSITY

28

STORY
OF A
LIFETIME

35

SUITE
INTERIORS

ACT

I

the
I C O N

With fewer than 2000 in existence, pandas are a rare find. And with a limited number of suites, so are the residences at Panda. Welcome to Toronto's most exotically elegant new address. Catch one today.

PANDA

CONDOMINIUMS



THE
NEW STAR
AT YONGE &
DUNDAS

UNCON
VENTIONAL
LUXURY

LIVE THE LEGEND



LIVE THE LEGEND

This rare opportunity, a new level of refined living in the city's most vibrant neighbourhood. A place where you can walk to school, work, cafés, restaurants, shops, transit, and an array of exciting cultural institutions. This is a place where you can find everything on your doorstep and where your good fortune is written in black and white.



AMENITIES

LEGEND

Celebrate, entertain, relax, stay fit. At Panda, you have a spectacular array of indoor and outdoor amenities to live an inspired life.

- 1. Party Room & Kitchen
- 2. Lounge
- 3. Prep Kitchen
- 4. Outdoor BBQ
- 5. Study & Meeting Area
- 6. Theatre
- 7. Outdoor Sports Court
- 8. Gym & Yoga Studio
- 9. Change Rooms
- 10. Outdoor Lounge



Turner Fleischer has envisioned a 30-storey tower that balances yin and yang, as it rises above a glass podium accented with bold vertical lines uniting the two-tone palette. This is the perfect mix of retail and residential space, where ground floor storefronts offer all the conveniences

of urban life, and the Cecconi Simone-designed suites and social spaces provide a stunning backdrop for every occasion. With just 555 units, Panda offers an exclusive opportunity for those seeking unparalleled urban convenience in the heart of Yonge and Dundas.

Black Market

Houses

ENTRANCE

PANDA

ACT

III

the

N E I G H B O U R H O O D

Art. Fashion. Restaurants. Sports. Business. Culture. Entertainment. Panda puts you in the centre of it all, in a neighbourhood bursting with colour and verve. This is the heart of Yonge and Dundas, where style, technology, and creativity converge into a unique urban experience.



WITH ITS ENVIABLE LOCATION, JUST OFF OF YONGE STREET, PANDA SCORES A PERFECT 100% ON BOTH WALK SCORE AND TRANSIT SCORE. LIFE DOESN'T GET MORE CONVENIENT THAN THIS.

- WORKOUT
- MATINÉE
- SUNDOWNER
- ESSAY WRITING
- MOVIE NIGHT
- CATCH A FLIGHT
- MORNING COFFEE
- CONFERENCE CALL
- POWER LUNCH
- RESEARCH
- RETAIL THERAPY
- COCKTAIL HOUR
- EARLY START
- AMERICANO
- STUDY SESSION
- FOOD COURT FUN
- AFTERNOON CLASS
- MIDNIGHT SNACKS
- WEEKEND BRUNCH
- SPAGHETTI NIGHT
- PUB CRAWL
- DANCE IT OFF
- GYM TIME
- CROISSANT O'CLOCK
- MORNING MEETING
- LECTURE HALL
- LIBRARY
- CHASE DOWN A FOOD TRUCK
- CANDLELIGHT DINNER
- EARLY BIRD WAKEUP CALL
- TICKETS TO THE SHOW
- GOURMET GROCERY SHOP
- DISCOVER YOUR INNER CYCLIST
- ALL-YOU-CAN-EAT SUSHI
- TRIP TO THE MARKET
- APERITIVO TIME

- LAZY AFTERNOON
- HEAD TO THE BAR
- GET SPORTY
- QUENCH YOUR THIRST
- EAT CHEESECAKE
- DOWNWARD DOG
- PATIO CHILL
- FASHION SHOW
- EXHIBIT OPENING

LOCATION

PANDA

CONDOMINIUMS

YONGE DUNDAS GE

New York may have Times Square, and London Piccadilly Circus, but only in Toronto will you find Yonge-Dundas Square, a corner bursting with neon lights and our particular brand of Canadiana that ensures good times and fun for all.

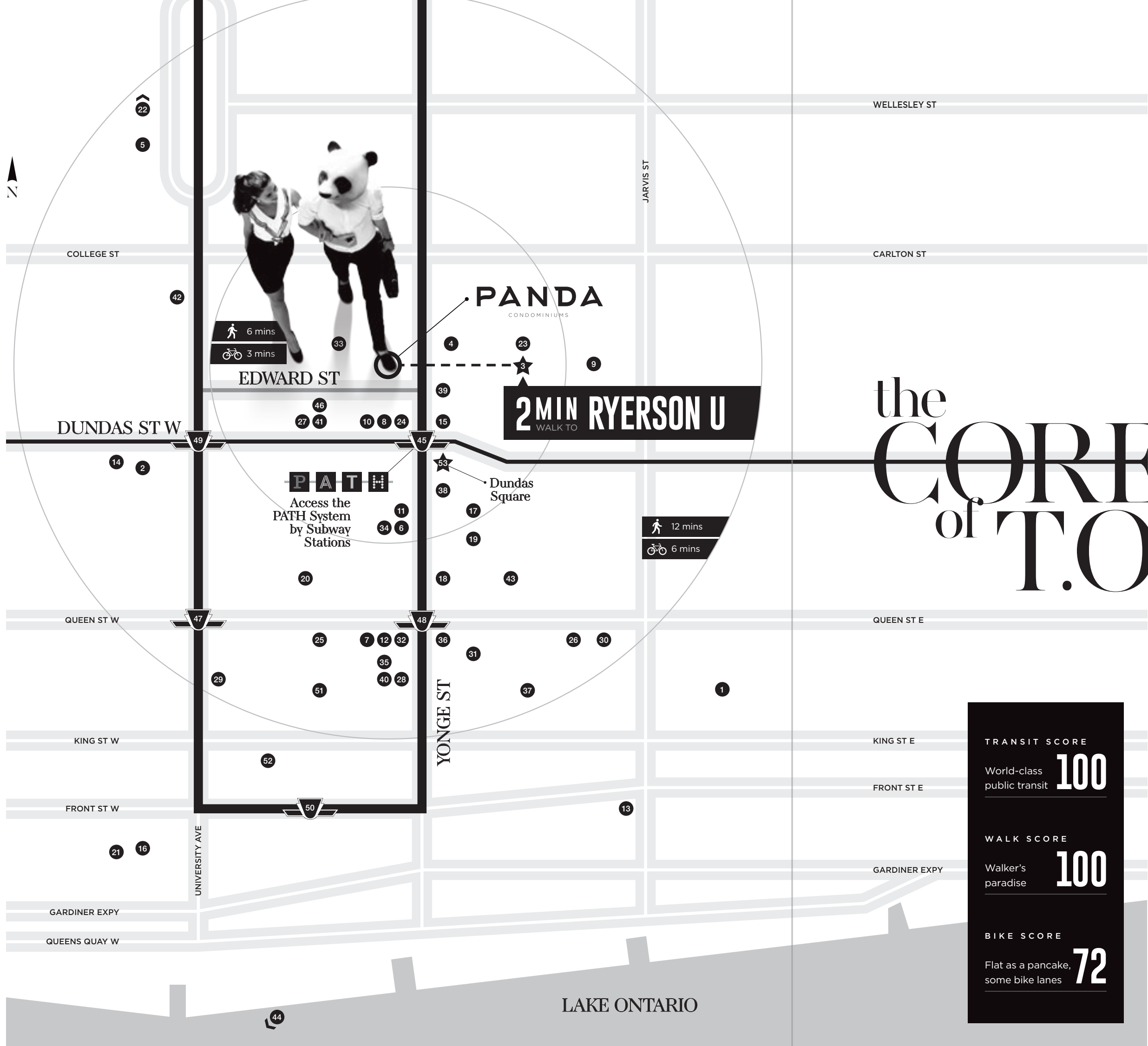
Dundas

DUNDAS SQUARE IS TORONTO'S #1 VISITOR DESTINATION. THE SQUARE IS A GATHERING PLACE, A PLACE WHERE RESIDENTS AND VISITORS ASSEMBLE THROUGH EVERY SEASON TO ENJOY MUSIC, FILM, AND COMMUNITY EVENTS THAT ARE ALMOST ALL FREE!

Yonge-Dundas Square was first imagined 20 years ago by architects Kim Storey and James Brown in an effort to revitalize the downtown intersection. In 2013, ten years after the official launch of the square, Toronto Star architecture critic Christopher Hume called the 21st century public space, "a triumph of urbanism." The intersection features the city's first pedestrian scramble, installed to handle the 100,000 pedestrians that pass through daily.

From summer movies under the stars, to winter festivals that keep things fun even when temperatures drop, this is the place to be. Lonely Planet agrees - the ultimate travel resource calls Dundas Square "the unofficial centre of downtown" sitting at the crossroads of the Eaton Centre, Ryerson University, Canada's largest media tower, and the Elgin & Winter Garden Theatre (the only surviving double-decker theatre in the world). Countless acts have performed live at the square. Toronto's favourite morning show, Breakfast Television, broadcasts every weekday morning from their adjacent studio. The gang's all here. So why aren't you?

Square



Schools & Library

1. George Brown College
2. OCAD University
- 3. Ryerson University**
4. Ryerson University Library
5. University of Toronto

Fashion & Shopping

- 6. CF Toronto Eaton Centre**
7. Hudson's Bay
8. LCBO
9. Metro
10. MUJI
11. Nordstrom
12. Saks Fifth Avenue
13. St. Lawrence Market

Entertainment & Recreation

14. Art Gallery of Ontario
15. Cineplex Cinemas
- 16. CN tower**
17. Ed Mirvish Theatre
18. Elgin and Winter Garden Theatre
19. Massey Hall
20. Nathan Phillips Square
21. Rogers Centre
22. Royal Ontario Museum
23. Ryerson Community Park
24. The Path - Dundas Square



Dining, Cafés & Nightlife

25. Bannock
26. Carbon Bar
27. Chatime
28. Dineen Coffee Co.
29. Drake One Fifty
30. George Restaurant
31. La Bettola di Terroni
32. Leña Restaurante
33. Lucullus Bakery
34. Pusateri's
35. Richmond Station
36. Starbucks
37. Terroni
38. The 3 Brewers
39. Black Canary Espresso Bar
40. The Chase Fish and Oyster
41. Uncle Tetsu's Angel Cafe

Hospitals

42. Mount Sinai Hospital
43. St Michael's Hospital

Transit & Airport

44. Billy Bishop Toronto City Airport
45. Dundas St West Station
46. Greyhound Canada
47. Osgoode Station
48. Queen St East Station
49. St Patrick Station
- 50. Toronto Union Station**

Districts

51. Bay Adelaide Centre
52. Financial District
53. Yonge-Dundas Square

* Map not to scale | Source: walkscore.com

2 MIN WALK

TO RYERSON U

Walkable,  even for a lazy panda...

RYERSON

THE UNIVERSITY BUSINESS
 INCUBATOR INDEX RANKED RYERSON
#1 in CANADA
 AND #3 IN THE WORLD
 AMONG MORE THAN
 400 INCUBATORS IN
 OVER 70 COUNTRIES



Ryerson
 University

RYERSON.CA



U HOME TO THE BEST & BRIGHTEST YOUNG MINDS

WITH OVER 43,000 STUDENTS, 100+ UNDERGRADUATE PROGRAMS AND OVER 900 FACULTY, RYERSON IS ONE OF CANADA'S TOP UNIVERSITIES

The history of Ryerson University is closely interlinked with the growth of Toronto into the

world-class city it is today. Right from the beginning, Ryerson's location in the heart of downtown, provided it with the resources and energy for a brighter future. Today, Ryerson University is internationally recognized as a leading institution for research and innovation, besides being

ranked the top institution for undergraduate research in Canada in 2014.

Named after Ontario's first Superintendent of Education, Egerton Ryerson, the university started out as a post-secondary institute designed to combine technical education with

academic theory. Today its innovative, career-driven courses are designed to prepare students for the challenges of a modern, global, wired economy.

JUST A 2 MINUTE WALK FROM PANDA!



Ryerson's distinguished alumni include actors Nina Dobrev, Nia Vardalos, Hannah Simone and Eric McCormack; journalists Valerie Pringle, Christie Blatchford and Liza Fromer; politicians Adam Vaughan and Jack Layton; and Four Seasons Hotels founder, Isadore Sharp. Ryerson is consistently ranked

among the top three choices for Ontario high school graduates. The DMZ at Ryerson was ranked #1 in Canada and #3 in the world for university business incubators by University Business Incubator (UBI) Index. The innovative centre has helped create more than 1,605 jobs with nearly 200 startups.

THE YIN & YONGE OF IT

Gourmet Tastes

Gourmands take note, if you appreciate good food and good drink, you'll be spoiled for choice at Panda. There's Dineen Coffee Co., the neighbourhood's most popular indie café; Terroni, where Italians have been known to get their pasta fix; Uncle Tetsu's Japanese Matcha Café, where locals line up for homemade cheesecake and angel hats; and Drake One Fifty, the central outpost of Toronto's coolest hotelier and restaurateur.

High Fashion & Higher Education

When Oscar Wilde said, "You can never be over-dressed or over-educated," he must have been talking about Panda. OCAD and Ryerson University are a heartbeat away - so are some of the world's most recognized names in retail including Muji, Nordstrom, Hudson's Bay, Saks Fifth Avenue, Uniqlo and the Toronto Eaton Centre, the city's premier urban shopping address.

A Culture Trip

From world-class exhibits at the Royal Ontario Museum, to rotating performances at Ed Mirvish Theatre and Massey Hall, outside the doors of Panda, all the world truly is a stage. Sink into the stadium seating at Cineplex and catch a box office debut. Or check out farmer's markets, the ice rink, and special events at Nathan Phillips Square.

YOUR
COMMUTE
TO
DOWNTOWN
TORONTO

6 MINS

4 MINS

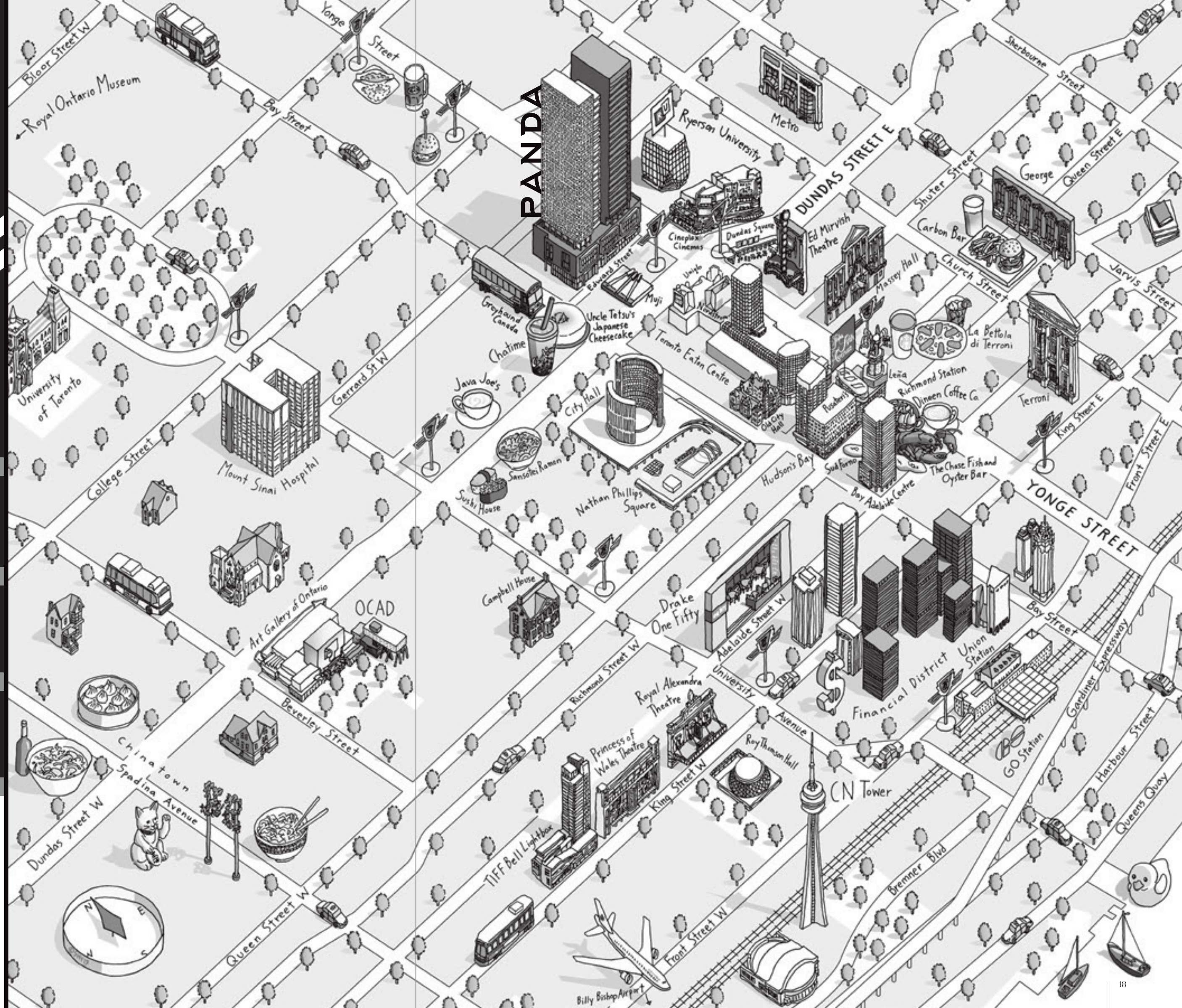
1 MIN

1 MIN



Vibrant. Connected.
Convenient. Toronto's
unique underground

PATH system offers an incredible shopping and dining experience throughout the year. With over 1200 shops and services and easy connections to subway stations and more than 50 buildings and office towers downtown, it is one of the world's largest underground shopping complexes.







A BLACK AFFAIR THE

Gucci

Designs that have stood the test of time

GUCCI.COM

Armani

The "Power Suit", Armani is the symbol of business professionals

ARMANI.COM

Chanel

Timeless designs, trademark suits and little black dresses

CHANEL.COM

Tiffany

The iconic blue box that every girl wants

TIFFANY.COM

Versace

Strong and fearless designs in the fashion world

VERSACE.COM

Louis Vuitton

One of the world's most valuable luxury brands

LOUISVUITTON.COM

TORONTO EATON CENTRE

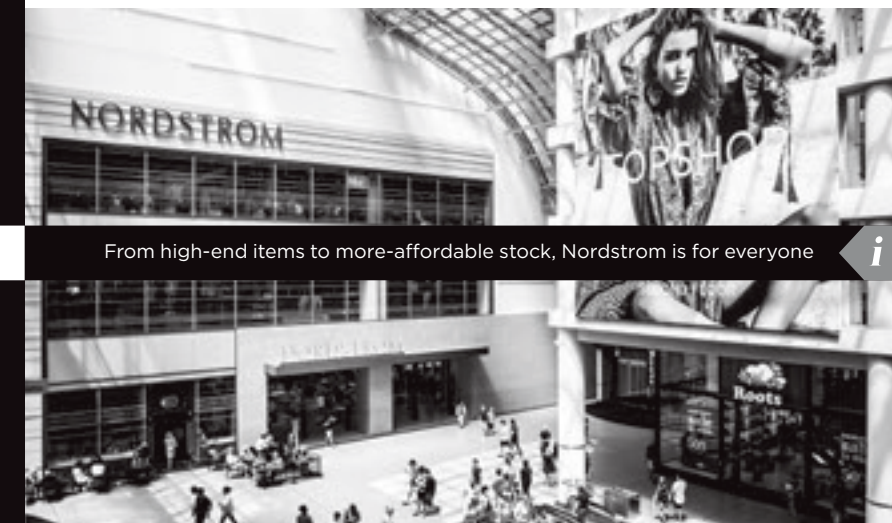
i Number of Stores - 235!

TODAY, CF TORONTO EATON CENTRE IS NORTH AMERICA'S BUSIEST MALL!

Eaton Centre now has over 200 stores and the world's most popular brands including Kate Spade, Coach, Apple, J. Crew, Harry Rosen, and the only Canadian outpost of Kleinfeld Bridal Boutique in the country's flagship Hudson's Bay. It is connected to Toronto's famous

PATH underground pedestrian network and is served by two subway stations.

The Eaton Centre received almost 50 million visitors in 2015 - more than Disneyland and Walt Disney World combined, the Las Vegas Strip, or Central Park in NYC. It's also more than the passenger count at Toronto Pearson International Airport in the same year.



From high-end items to more-affordable stock, Nordstrom is for everyone *i*

With its vaulted glass-ceiling galleria, the Eaton Centre was modelled after the Galleria Vittorio Emanuele II in Milan. Flightstop, an art installation by Canadian artist Michael Snow, shows 60 life sized suspended fiberglass Canada geese flying over the main section of the mall. A striking new bridge connecting Hudson's Bay and Saks Fifth Avenue with the rest of the mall will soon open, a vision of glass and geometry designed by British architectural firm WilkinsonEyre.

AMM

Terroni

From 1852-1900 the imposing building at 57 Adelaide Street East served as the York County Court House. These days the only thing being judged (and found guilty of being way too tempting) is the food. The east end station of Toronto's favourite Italian restaurant, Terroni, spreads over four levels, including a secret garden patio offering unforgettable al fresco dining in the heart of the city. Right from the beginning, Terroni has been committed to serving authentic, traditional, Italian homemade dishes prepared from the freshest quality ingredients. Their new Sala da Pranzo on the second floor can host up to 350 guests.

TERRONI.COM



FOOD

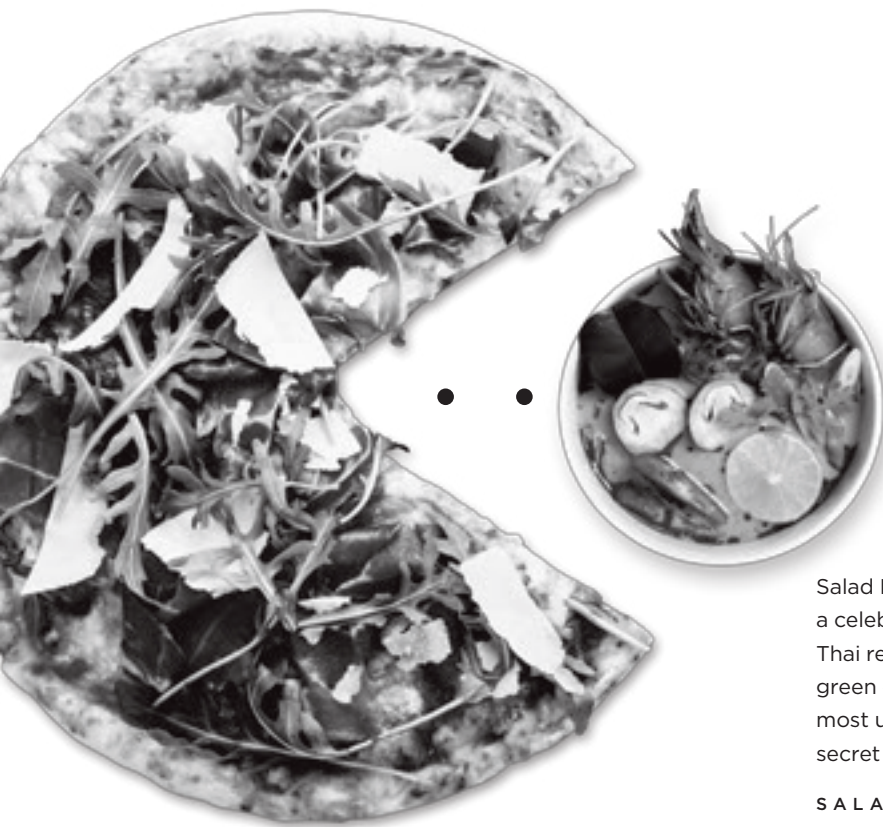


FOOD

"First we eat, then we do everything else."

- M.F.K. Fisher

GOURMET APPEAL
The dining hot spots around Panda!



Salad King

Salad King is a Toronto institution and a celebrated neighbour for Panda. The Thai restaurant serves amazing pad thai, green curry, and other Asian favourites, most under \$10 a plate. Be sure to try their secret menu item - Thai Islamic Noodles!

SALADKING.COM



flickr.com/photos/38435269@N07/

Leña Restaurante

LENARESTAURANTE.COM



preserved in the multi-storey former Hudson's Bay (now Saks). With an emphasis on both décor and culinary experience, Lena features an octagonal bar on the main floor as well as luxe velvet booths and rich leather upholstery.

It's not just the food that's drool-worthy at Lena, the restaurant's design includes original art deco accents like etched stained glass, oxidized copper cornices, and grand staircases, all lovingly

The Argentinian cuisine draws inspiration from executive chef Anthony Walsh's mother-in-law Elena, who is of Latin American heritage. Besides the lower level bar, there are private and semi-private dining rooms.

Sud Forno

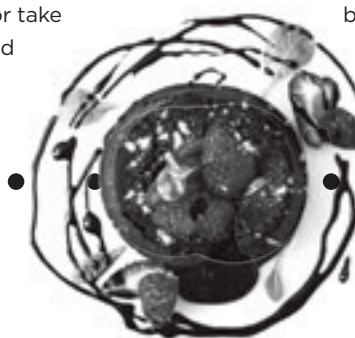
SUDFORNO.COM



"Da Geppetto" the second floor dining room. Sud Forno is a venture of renowned Italian restaurant, Terroni, and its diverse menu items include pizza, sandwiches and salads, as well as Sud Forno specialties. A coffee bar during the day turns into a cocktail bar in the evening, complete with a DJ and an eclectic music selection.

Get a taste of la dolce vita at the newest location of Sud Forno, just 10 minutes from Panda. Drop by for a quick bite or take an Italian-inspired 3-hour lunch at

The second floor space is richly decorated with leather banquettes and a dramatic central lighting feature.



The Chase Fish and Oyster

A Martha's Vineyard beach house vibe may not be what you expect to find just steps from Toronto's bustling urban streets, but step into The Chase Fish & Oyster and you'll wish you had brought your boat shoes. A great spot for seafood lovers and anyone who loves a great catch.

THECHASEFO.COM

Barberian's Steak House

Check out Toronto's premier steak house, Barberian's, a family-owned hot spot for visiting celebs and the city's top athletes since 1959. Some of the employees have been serving up the city's best steaks here for a quarter of a century!

BARBERIANS.COM



Tacos 101

The Tacos 101 mission? "Authentic Mexican tacos that won't break your bank." These scintillating circles of south-of-the-border goodness are delightfully uncomplicated.

TACOS101.COM

Drake One Fifty

Bohemian meets business in the Financial District dining outpost of Queen West's favourite hipster hotel. The 180-seat restaurant and bar includes revolving art installations, a stage for live performances, and photo booth!

DRAKEONEFIFTY.CA



St. Lawrence Market

Any list of must-sees in Toronto begins with the St. Lawrence Market, and with more than 120 vendors, there's always something new to try. Don't miss the veal sandwich at Uno Mustachio or the lobster rolls at Buster's Sea Cove. Save room for a sweet treat from Future Bakery too!



STLAWRENCEMARKET.COM

FOOD

ACT

III

the
TEAM

Creativity. Design. Style. Vision.
All come together in an exceptional team,
whose individual talents complement
each other to produce a truly
extraordinary residence – Panda.

STORY OF A
Lifetime



PANDA
CONDOMINIUMS

BEHIND THE SCENES

LIFETIME
DEVELOPMENTS
BUILDER

TURNER
FLEISCHER
ARCHITECT

CECCONI
SIMONE
INTERIOR DESIGNERS



STORY OF A LIFETIME

For over three decades Lifetime Developments has had the foresight to know which land to develop, the vision to select neighbourhoods across the Greater Toronto Area that are poised to thrive, and the residential and commercial expertise to create places where you want to live, work and dream.



From conception to completion, Lifetime continues to set new benchmarks for design innovation, architectural excellence, and customer satisfaction. The company is responsible for some of the city's most notable residences including Bisha Hotel and Residences, Four Seasons Hotel and Private Residences Toronto, INDX Condos, The Code Condominiums, Karma Condos, The Bond Condominium, The Yorkville, WaterParkCity, Lumiere Condos, Liberty Market Lofts, Victory Condos, M5V Condominiums, Whitehaus, and now, Panda.





TURNER FLEISCHER

ARCHITECTS INC.

What's the first thing you do when designing a building?

We see every residential site as an opportunity to enhance our city and better the lives of the future building's inhabitants. With this base, we work with City planners and established guidelines to design creative and imaginative solutions that stand out, but respect their context, this is particularly true in an urban environment.

Describe the architecture:

Panda is designed to respect the history and context it's being built in. The building is a mid-century modern design that exemplifies thoughtful proportion, highly articulated form, and meticulous detailing. The white grid of the western façade and the ebony-stripped sections of the eastern façade are separated by vertical reveals designed to accentuate the relationship between light and shadow, and lend a sense of sculpture to the building. The building will form a welcome addition to the urban fabric of the area.

How did the building's location factor into your design for Panda?

In the heart of Canada's largest city, Panda's location represents the definition of urban living. Considerations were given to the eclectic nature of the neighbourhood, which features everything from low-rise retail lining Yonge Street, to mid-rise and high-rise buildings along Edward Street.

The final design of the building takes its cues from those neighbouring structures, with a strong podium that transitions between the tower to the smaller-scale buildings. Capitalizing on the cityscape that surrounds the site, Panda also integrated the pedestrian lane to the west with an open-air public square and ground level glass walls that create an animated visual interaction between the café and the flow of people outside.



Founded in 1974, and celebrating over 40 years in business, Turner Fleischer Architects has grown to become one of Canada's pre-eminent architectural firms. Our success is rooted in an unwavering progressive philosophy to bring the best staff, tools and knowledge to every job. We take pride in the attentiveness given to each project, working with enthusiasm and a sense of challenge. Our tech-driven and responsive ethos is based on our core commitment to our clients, a commitment that is paramount to the success of any job. We are leading experts in designing residential environments, our extensive experience in this sector has left the firm with the specialized knowledge to realize a project from initial concept to construction and beyond.

What does Panda bring to the Toronto skyline and to the area at Yonge & Dundas?

Situated close to one of Canada's most iconic intersections, Panda has a privileged location to help enhance the cityscape at Yonge and Dundas. The towers are articulated in two very distinct ways, creating an interesting visual contrast for the skyline. On site, the project acts as a hub, connecting exciting retail, world-class commercial amenities, and sophisticated residences. Here, residents have the opportunity to live in the vibrant core of the city, in a building that will help define the neighbourhood.

Q + A

Architect

RUSSELL FLEISCHER
STEVE NONIS





How do you want people to feel when they step inside Panda?

We want them to feel like they're in a unique environment that feels familiar and intuitive, but memorable at the same time; an experience to be remembered for years to come.

For more than 35 years, Toronto-based Cecconi Simone Inc. has been reaching beyond local borders to revolutionize the world of interior design in places like the United States, Anguilla, Italy, the United Arab Emirates, Qatar, India, China, and of course here, in Canada. Led by principals Elaine Cecconi and Anna Simone, the firm has created some of the most beautiful and successful interior environments for retail, residential, corporate, and hotel-hospitality. Thanks to their constant pursuit of excellence and intelligent design, Cecconi Simone is widely recognized as the arbiters of modern style, an industry leader, leaving a wake of beautiful spaces around the world.



ANNA SIMONE
ELAINE CECCONI

How would you describe the style of the interiors?

In three words? Social. Timeless. Fashionable. We've put a lot of thought into designing collective spaces where people can gather and feel a sense of community. The textures and palettes we're using will look current now, and twenty years from now, allowing the building to evolve, adapt, and stay fresh.

People with an eye for quality and good design will love what they find at Panda.

What were the most important considerations when designing the amenity spaces at Panda?

We've created spaces that have a duality, a yin and a yang. For instance, the outdoor sports court is a great place to have fun as well as stay active and healthy, whether you're playing tennis or a game of basketball. Taking the time to consider all the potential ways a space might be used lets us maximize utility and ensure that every amenity will become part of the fabric of daily life at Panda.

What are you most excited for residents to see at Panda?

We don't think it's one thing or one space. We're excited to see how residents react to design that subtly challenges the norm and delivers more than they expect. We live in a world where we use social media and user experience design to connect and share; at Panda, we're applying those same principles to interiors, creating environments that are engaging and compelling and that become the backdrop for a new story every day.

Interior Designers

Q + A

What's your spirit animal?

We haven't been asked that before - it's a woodpecker.

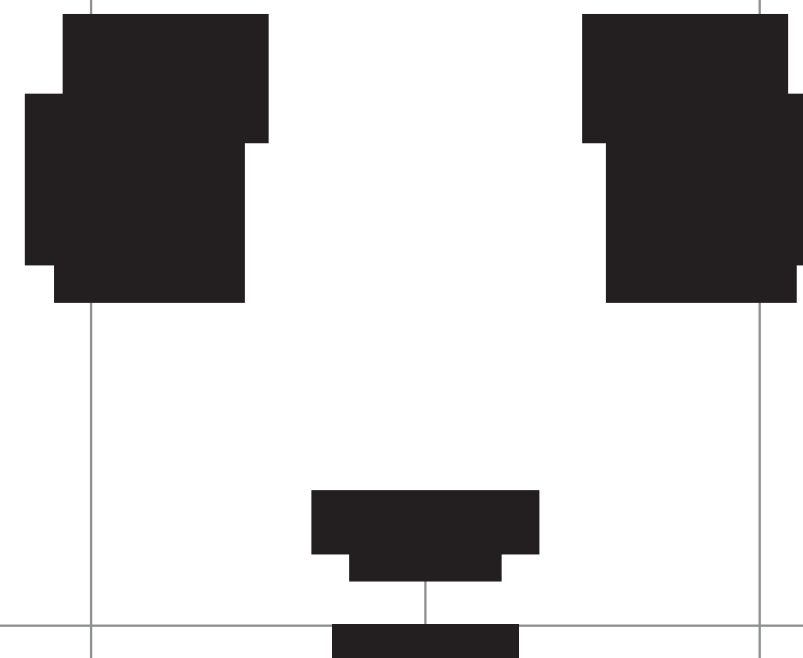
Woodpeckers like humans, have the power of rhythm in their blood. They can shake up the awareness of others and have the ability to grab people's attention with the simplest of words. Both understand the power of speech and use it sparingly and precisely to get their point across.

ACT

IV

the
S U I T E S

Sleek elegant interiors. Bespoke finishes that elevate urban living. This is where style meets substance. This is your own personal space. Stylish, classic, refined. Just like you.



PANDA
CONDOMINIUMS



Panda

Features & Finishes

PANDA CONDOMINIUMS

20 EDWARD STREET,
TORONTO, ON

DESIGN-INFUSED SUITES

- Soaring 9' ceiling heights (excluding areas with dropped ceilings and bulkheads)
- Floor-to-ceiling windows provide downtown views, as per plan
- Insulated double-glazed windows
- Choice of designer-selected engineered flooring in all principal rooms and bedrooms
- Smooth finished ceilings
- Solid entry doors with security view-hole
- Contemporary painted baseboards, doorframes and casings
- Spacious balconies, as per plan
- Parking and storage lockers available, as per plan

EXQUISITE EUROSTYLE KITCHENS

- Sleek, kitchen cabinetry, custom-designed by Cecconi Simone
- Choice of stone countertops, as per builder's samples
- Choice of tile backsplash, as per builder's samples
- Designer-selected under mount sink
- State-of-the-art integrated refrigerator, exhaust fan and dishwasher
- Modernistic microwave oven and stove

TIMELESS BATHROOMS

- Modern bathroom cabinetry, custom-designed by Cecconi Simone
- Designer selected Corian countertop and sink
- Wall-mounted vanity mirror and decorative light fixture
- Designer-selected tub and fixtures, as per plan
- Glass shower stall and designer-selected fixtures, as per plan
- Designer-selected accessory package

CONVENIENT LAUNDRY

- In-suite laundry closet with stacked washer and dryer, as per plan
- Durable ceramic tile flooring

TECH FEATURES

- Individual thermostat for suite temperature control
- Emergency voice communications system, smoke and carbonmonoxide detector, where applicable
- Pre-wiring for cable TV, high-speed Internet access and telephones, as per plan
- Card and key access throughout all common areas
- Enterphone in lobby entrance vestibule
- Remote control/access card for private garage entry