



BENCHMARK SIGNATURE REALTY INC., BROKERAGE | 905.604.2299



THE PRESTIGE OF ROSEDALE

*THE ENERGY
OF DOWNTOWN*

THE ALLURE OF YORKVILLE

WELCOME TO LUXURIOUS LIVING WITH A NEW MODERN EDGE.

UNPARALLELED BY DESIGN, UNRIVALLED IN AMENITIES, UNDENIABLY STYLISH IN EVERY WAY.

EXPERIENCE THE NEW EDGE OF ROSEDALE.

I N S I D E C O V E R





HERE

LIFE MOVES TO *THE RHYTHM*
OF YOUR DESIRES

YOUR
EXCLUSIVE
ADDRESS

ATOP THE CITY'S HOTTEST NEW LIFESTYLE HOTEL, CANOPY BY HILTON

LUXURY AND COMFORT

IS A SHORT ELEVATOR RIDE AWAY

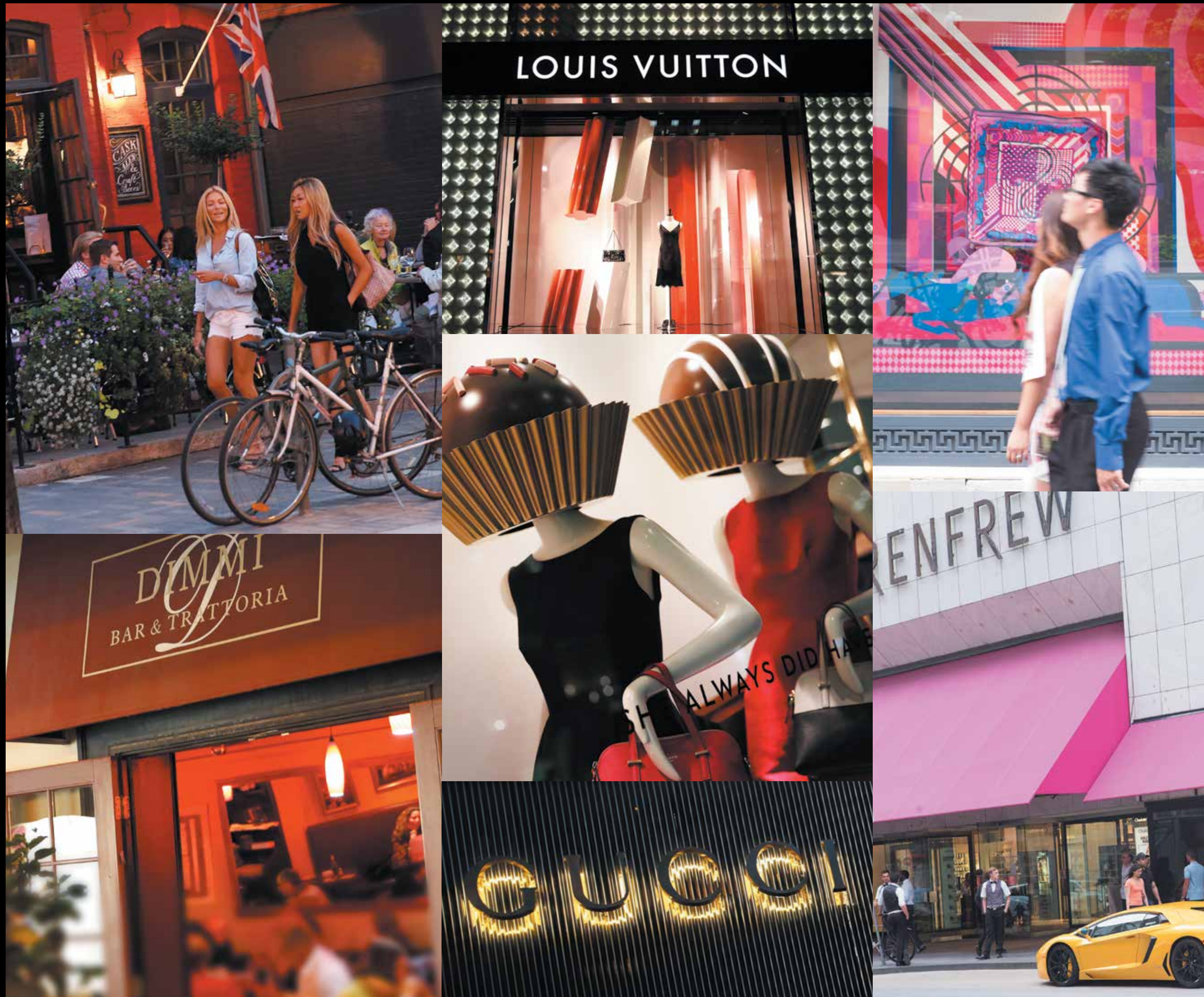


BENCHMARK SIGNATURE REALTY INC BROKERAGE
1020 DENISON STREET UNIT 113 MARKHAM K3R 3W5 ON
TEL 905.604.2299 | FAX 905.604.0622
www.benchmarksignaturerealty.com

395 BLOOR STREET EAST, TORONTO

YOU, THE CITY, AND A MILLION STORIES

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WHAT'S IN A NAME?

EVERYTHING YOU DESIRE

ROSEDALE. THERE IS NO NEIGHBOURHOOD IN THE CITY MORE DESIRABLE.
THERE IS NO LIFESTYLE THAT COMPARES.

Shopping the high-end boutiques of Bloor Street. Lunching
amidst the glam of Yorkville. Soaking up the energy of
electric Downtown. At The Rosedale, life moves to your rhythm.



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*WHERE CALLING IT
 A NIGHT IS JUST A
 SUGGESTION*

ENTERTAINMENT

- 1 Royal Ontario Museum
- 2 Cineplex Odeon Varsity and VIP Cinemas
- 3 Koerner Hall



HOSPITALS

- 4 Toronto General Hospital
- 5 The Hospital for Sick Children
- 6 Mount Sinai Hospital
- 7 St. Michael's Hospital



*WHERE THE PLACES
 TO DINE ARE ONLY
 LIMITED BY YOUR
 MOOD*

FOOD/DINING

- 8 Terroni
- 9 The Keg Steakhouse + Bar
- 10 Fionn MacCool's
- 11 The One Eighty
- 12 ONE Restaurant
- 13 Whole Foods Market
- 14 La Soci  t  
- 15 Hemingway's
- 16 Morton's The Steakhouse
- 17 Sassafras
- 18 Magic Oven
- 19 Trattoria Nervosa
- 20 Rawlicious
- 21 Camros Organic Eatery

COFFEE SHOPS

- 22 Beaver Foods-Roasters
- 23 Crema Coffee Co.
- 24 Rosedale Caf   & Catering
- 25 Red Rocket Coffee
- 26 The Croissant Tree
- 27 Starbucks
- 28 Tim Hortons

HEALTH & WELLNESS

- 29 GoodLife Fitness
- 30 Dusky Leaf Yoga
- 31 Bikram Yoga
- 32 Byfield Dance Experience
- 33 IAM Yoga
- 34 Spring Day Spa
- 35 Hard Candy Fitness

EDUCATION

- 36 Ryerson University
- 37 University of Toronto



*WHERE THE
 LUXURY SHOPPING
 IS CALLING YOUR
 NAME*

SHOPPING

- 38 Hudson's Bay Company
- 39 Hermes
- 40 Holt Renfrew
- 41 Harry Rosen
- 42 Teatro Verde
- 43 Sephora
- 44 Gucci
- 45 Tiffany & Co.
- 46 Banana Republic
- 47 H&M
- 48 Zara



HEADS WILL *TURN* THE PULSE WILL *RISE*

A new standard in modern luxury living is set to elevate Bloor Street East. Situated mere blocks from iconic Yonge Street, standing at the edge of Downtown Toronto, The Rosedale on Bloor heralds the transformation of a neighbourhood that is poised to reach new heights.

Designed by Page + Steele / IBI Group Architects the 52-storey mixed-use tower offers the ultimate in modern luxury living. The elegant building comprises 476 condominium residences, anchored by a new lifestyle hotel, Canopy by Hilton, that will welcome visitors and residents alike. Both refined and playful in its presence, The Rosedale injects itself gracefully into its surroundings while signaling the beginning of exciting changes for this burgeoning area of the city.

RETREAT

FROM THE HECTIC WORLD,
OR EMBRACE IT IN ALL ITS SPLENDOUR

Inspiring spaces to relax. To stretch. To get fit. To get together. Living at The Rosedale means enjoying life to the fullest with an exceptional amenities program designed for the best in luxury condominium living.

- 1 Rooftop Terrace
- 2 Kitchen & Dining Room
- 3 Theatre Room
- 4 Lounge
- 5 Fitness Centre
- 6 Yoga / Stretching Room
- 7 Lobby
- 8 24hr Concierge
- 9 Boardroom
- 10 Business Centre / Lounge
- 11 Meeting Room



TENTH FLOOR AMENITY PLAN



GROUND FLOOR AMENITY PLAN



ELEVENTH FLOOR AMENITY PLAN



SITE PLAN

BATHED^{IN} *LUXURY*

IMMERSED IN SERENITY

ALL THE CARES OF THE WORLD

JUST FLOATING AWAY



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LIVING THE
JET SETTER LIFE
WITHOUT LEAVING THE COMFORTS OF
HOME

RESIDENTS OF THE ROSEDALE CAN ENJOY THE ENVIABLE PERKS OF LIVING ADJOINED TO ONE OF TORONTO'S NEWEST AND HOTTEST LIFESTYLE HOTELS, CANOPY BY HILTON

With its lively public spaces, emphasis on local flavours, and exciting art and music programming, the Canopy hotel brand puts you at the hub of the ultimate lifestyle experience and the next great destination neighbourhood. What's more, all the comforts and convenience of hotel living – from the inviting pool to the welcoming concierge service – are available at your beck and call.





BEAUTY *IS IN THE* *DETAILS*

Form meets function. Exquisite interiors crafted to delight, inspire and entertain. Clean flowing spaces, fresh open concept layouts, natural textures and finishes. The good life just got a whole lot better.



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FEATURES & FINISHES

SUITE FEATURES

1. Ceiling height of approximately 8' 6" smooth ceilings (concrete slab to slab) for floors up to including the 49th floor, and approximate 9 ft. smooth ceilings (concrete slab to slab) on the 50th floor and above. Ceiling heights are exclusive of bulkheads, which are required for mechanical purposes such as kitchen and bathroom exhausts, and heating and cooling ducts
2. Solid core suite entry door with hardware
3. Sliding or swing doors, as per plans
4. Exposed concrete columns, as per plans
5. Interior bedrooms feature sliding glass panel doors, as per plans
6. Polished chrome finish lever door hardware on all swing interior passage doors
7. Choice of designer-selected laminate flooring throughout, except in bathrooms and laundry closets, as per plans
8. Designer selected baseboards, door frames and casings
9. Decora-style, white light switches and matching white receptacles
10. Capped ceiling outlet in dining room, bedroom(s) and den
11. Ceiling light in walk-in closet(s)
12. Wire shelving in all closets

13. Semi-gloss off-white paint throughout kitchen, laundry, powder room and bathrooms. Flat latex off-white paint in all other areas
14. Trim and doors to be painted off-white semi-gloss
15. Balcony or terrace, as per plan
16. Large aluminum windows
17. Electrical and cable rough in for wall mounted TV
18. Thermostat and smoke detector

KITCHEN FEATURES

19. Contemporary kitchen cabinetry custom designed by Studio Munge
20. Valance lighting
21. Engineered Quartz kitchen countertops
22. Porcelain tile kitchen backsplash
23. Single bowl stainless steel undermount kitchen sink
24. Polished chrome, single handle kitchen faucet
25. Brand name stainless steel appliances including fridge, slide-in range, microwave, and dishwasher
26. Hood fan
27. Ceiling mounted track light

BATHROOM FEATURES

28. Washroom vanity custom designed by Studio Munge
29. Marble or Quartz vanity countertop
30. Polished chrome, single lever faucet
31. Polished chrome, one handle tub/shower faucet
32. Drop in acrylic soaker tub
33. Mirror above vanity
34. Choice of porcelain floor tile, from Vendor's standard samples. Shower floor to be one-piece complete fiberglass pan by Kohler or 2" x 2" tiles
35. Choice of full height porcelain wall tiles in tub or shower enclosure, from Vendor's standard samples and as per plans
36. Frameless roll-top glass shower enclosure as per plans
37. Bathroom light fixture
38. Privacy lock on washroom doors
39. Accessory package including chrome towel bar and toilet paper holder

40. White two-piece elongated toilet
41. Bathroom exhaust fan vented to exterior

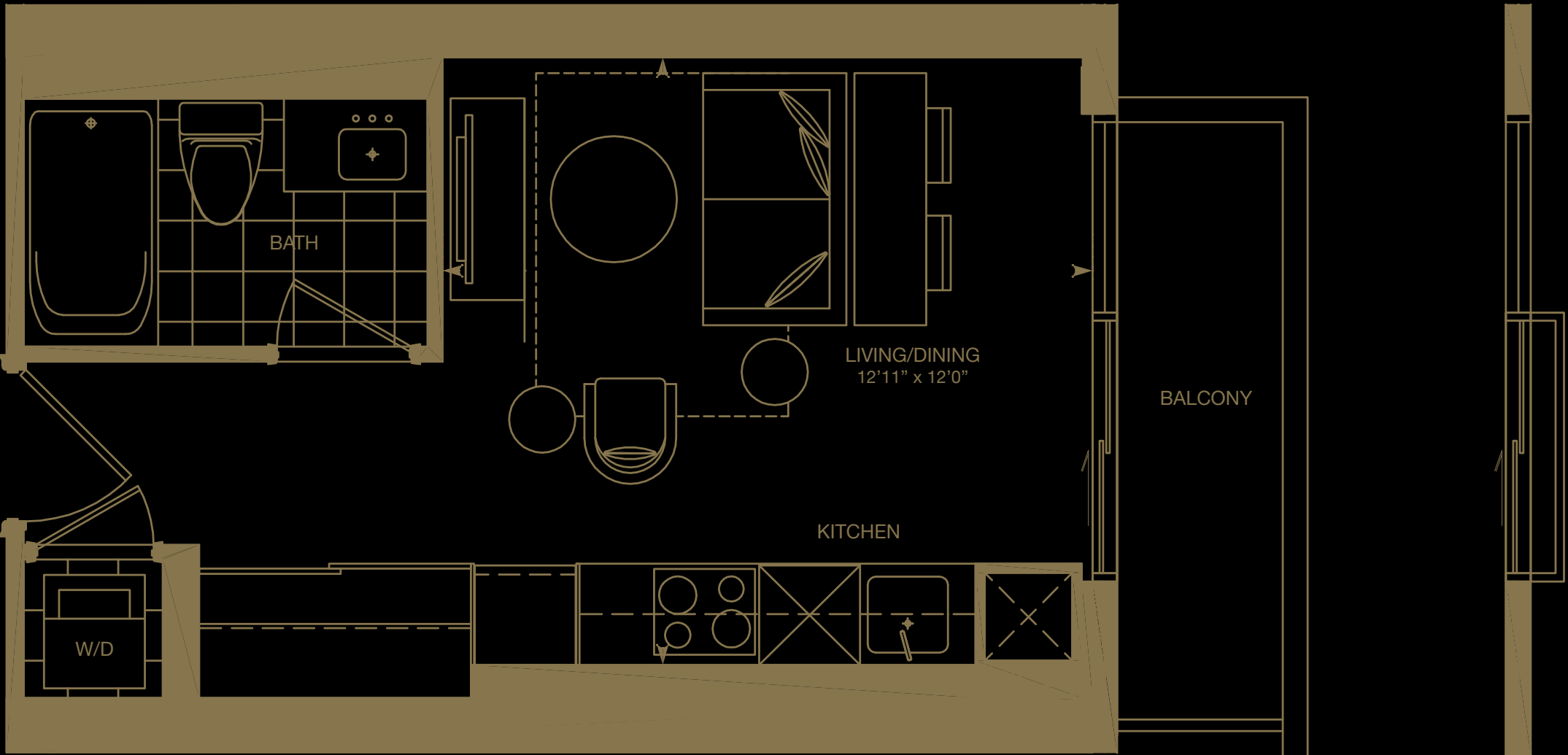
LAUNDRY FEATURES

42. In suite laundry facilities include 24" front loading white stacked washer and dryer. Dryer vented to exterior
43. Laundry area floor finished in white ceramic tile

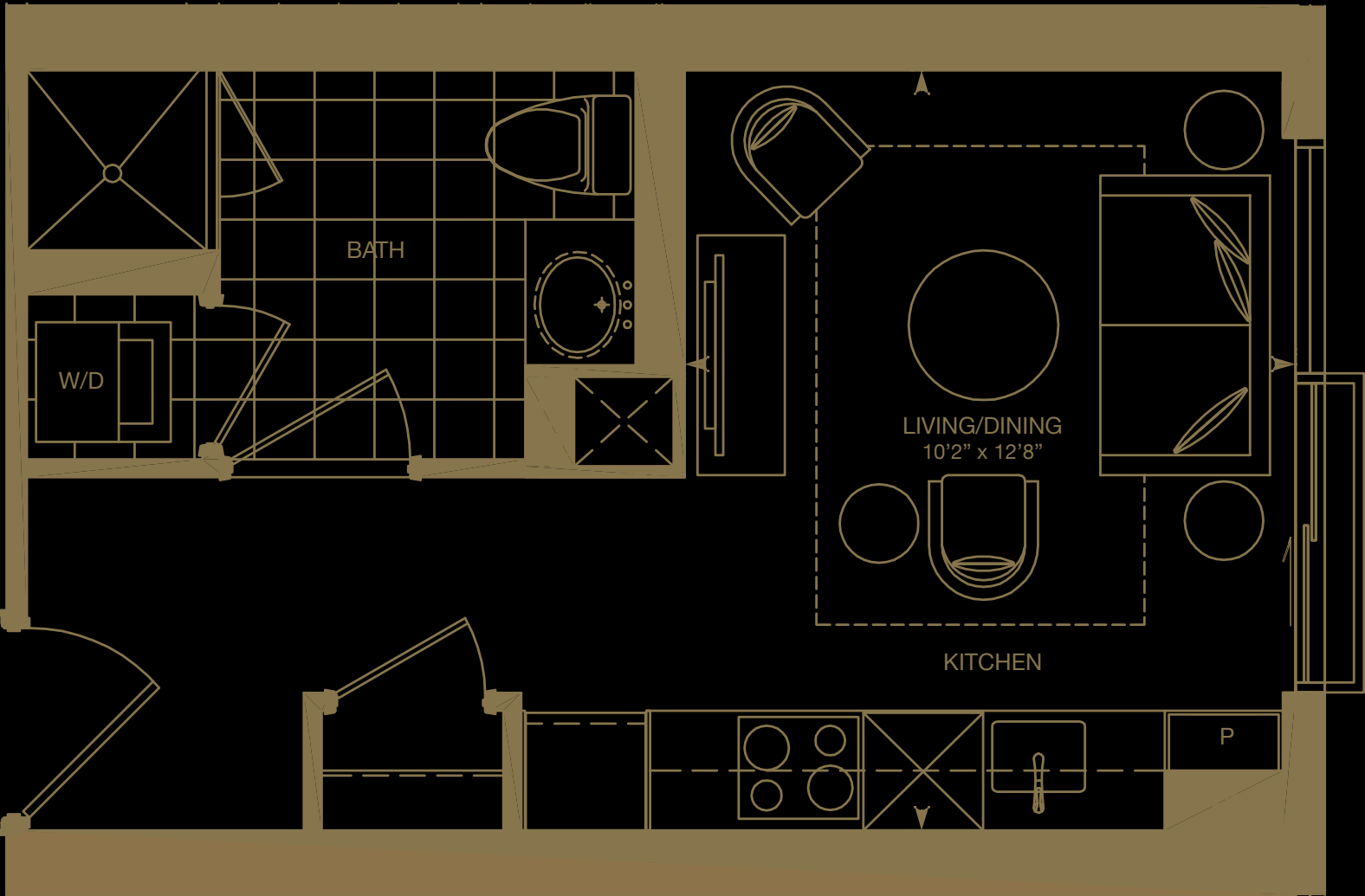
COMFORT, COMMUNICATIONS & ENGINEERING FEATURES

44. Rogers Ignite™ 250u - High-Speed Internet service including Rogers Advanced Wi-Fi Modem
45. Individually controlled heating and cooling system
46. Suite electricity individually metered
47. Pre-wired for cable TV and telephones as per plans
48. In suite sprinkler system

As provide in Section 20 of Schedule "A" attached to the Agreement of Purchase and Sale, the Vendor shall have the right to substitute other products and materials for those listed in the Schedule or in the plans and specifications relating to the Unit provided that substituted products and materials are of a quality equal to, or better than, the products and materials originally disclosed to the Purchaser. Such Substitutions shall not be considered a material change. The Purchaser acknowledges that variations from the Vendor's samples may occur in kitchen cabinets, vanity cabinets, floor finishes, wall finishes and other finishing materials as a result of normal production processes. In addition, natural stones and woods are subject to variations in colour, shade, grain, pattern and texture. Tile and broadloom are subject to pattern, shade and colour variations. Seams may be visible when broadloom is laid. Such variations shall not be considered to be deficiencies. As provided in Section 8 of Schedule "A" attached to the Agreement of Purchase and Sale, the Purchaser agrees to select the interior finish colour scheme for the Unit and finalize all other selections regarding finishing items from the Vendor's available samples within 10 days after notice has been given by the Vendor to the Purchaser regarding selection of finishing items. Subject to compliance with the regulations, by-laws and bulletins issued by the Warranty Program, if the Purchaser fails to make his/her selections following notice from the Vendor, then the Vendor shall be entitled to select such finishing items and such selections by the Vendor shall be binding on the Purchaser. The Purchaser acknowledges that there shall be no reduction in the price or credit for any standard feature listed above which is omitted at the Purchaser's Request. References to model types or model numbers refer to current manufacturer's models. If these types or models change, the Vendor shall provide an equivalent model. All dimensions, if any, are approximate. All specification and material are subject to change without notice. All features and finishes subject to change without notice. All renderings are artist concept. E. & O.E.



FLOORS 18-19 ONLY



SCOLLARD STUDIO

307 SQ.FT. / 47 SQ.FT. BALCONY

Note: All prices, figures, sizes, specifications and information are subject to change without notice. E.&O.E. All areas and stated dimensions are approximate. Actual usable floor space, living area and square footage may vary from stated floor area. All illustrations are artist's concept only. The unit shown may be the reverse of the unit purchased. The purchase price does not include any furniture.



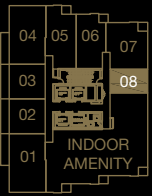
FLOORS 18-19



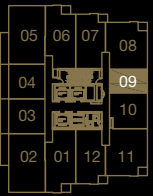
FLOORS 20-28



FLOORS 29-52



FLOOR 11



FLOORS 12-17

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ISABELLA STUDIO

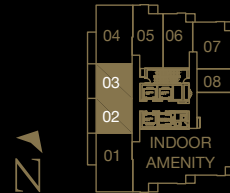
307 SQ.FT. / JULIET BALCONY

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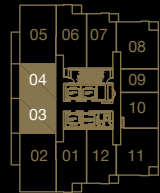
CUMBERLAND ONE BEDROOM

436 SQ.FT. / 101 SQ.FT. BALCONY

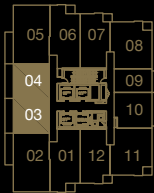
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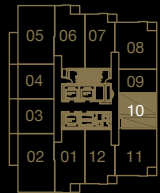
FLOOR 11



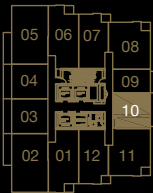
FLOORS 12-19



FLOORS 20-28



FLOORS 12-19



FLOORS 20-28

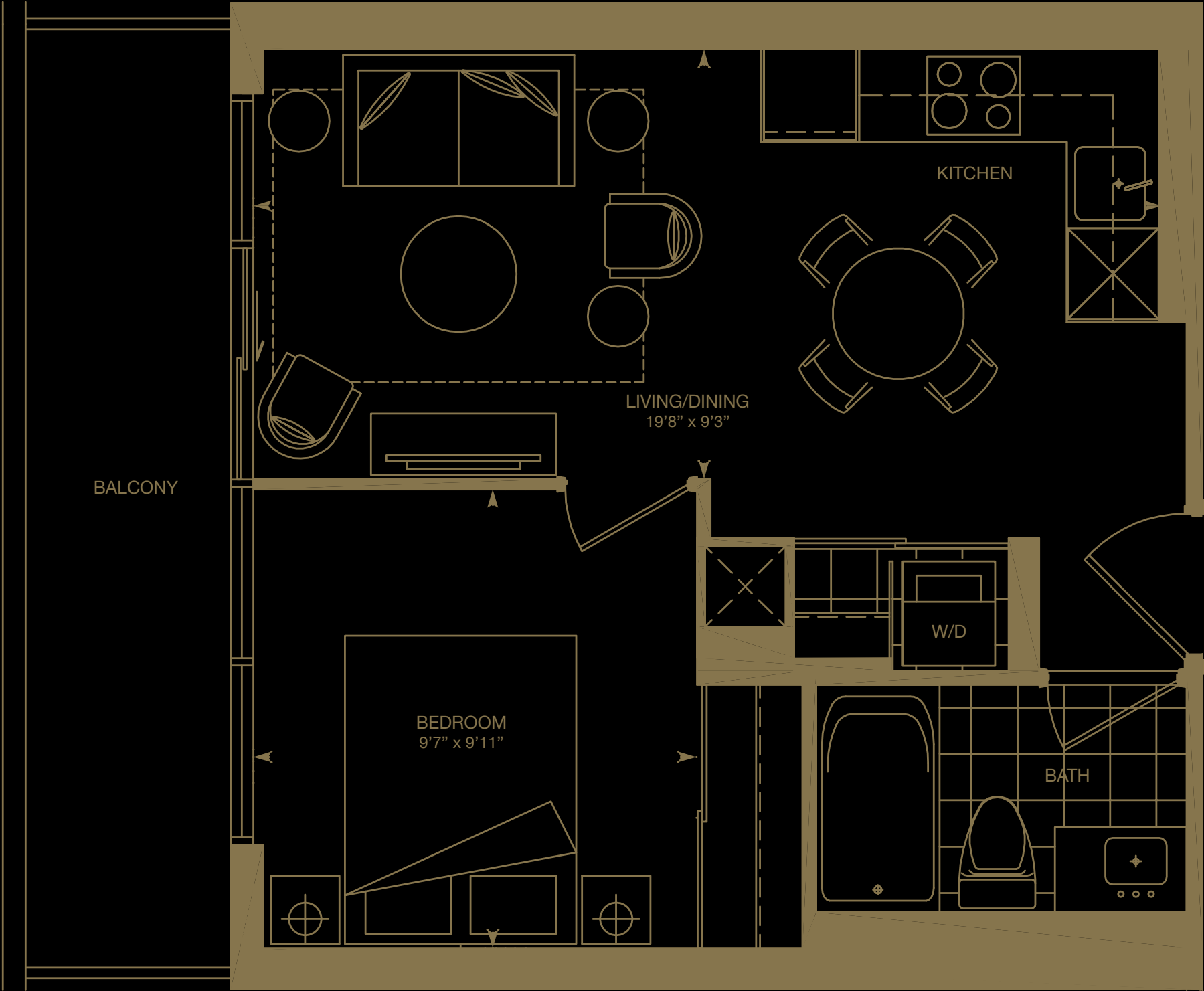


FLOORS 29-52

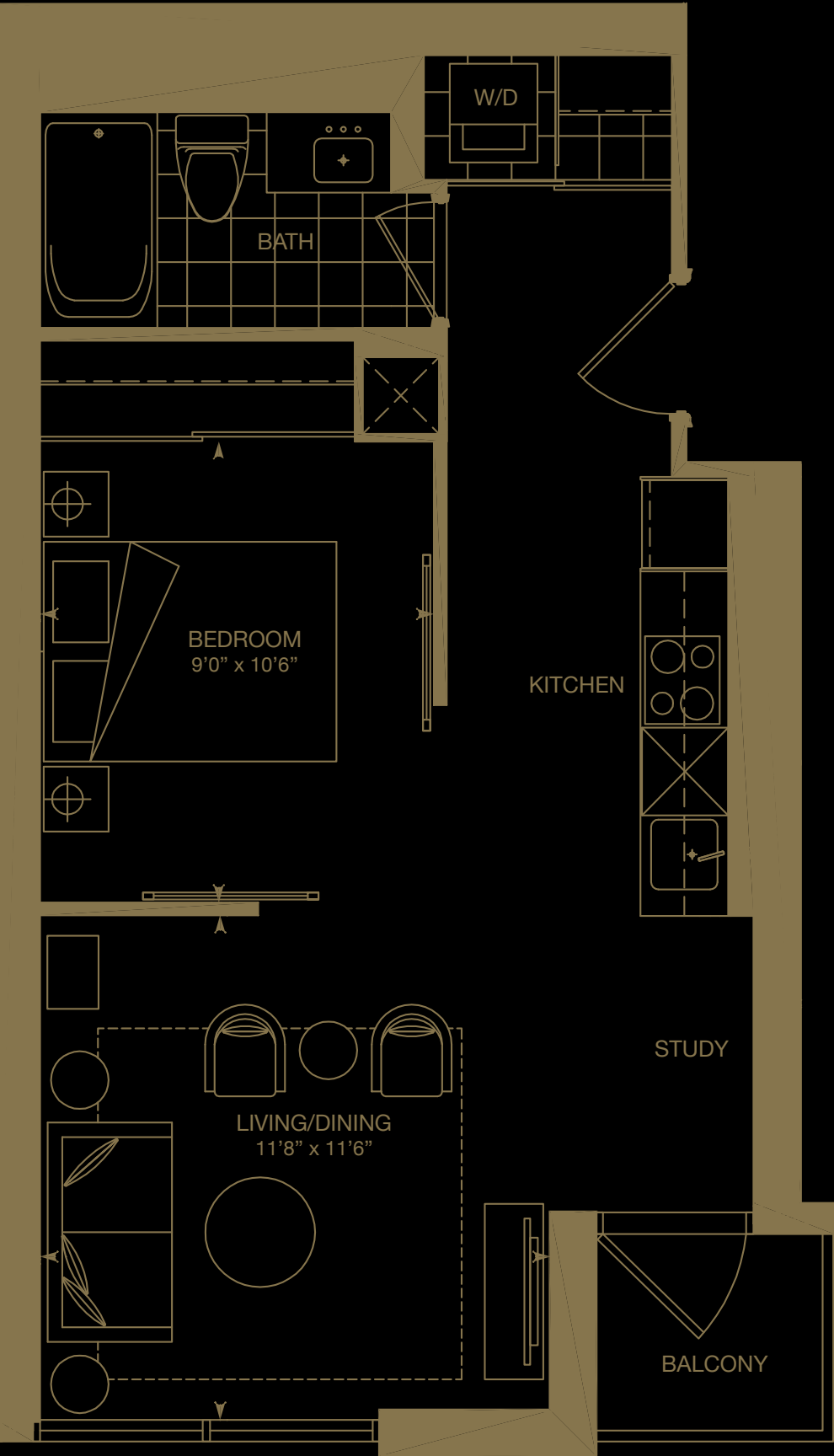
SULTAN ONE BEDROOM

455 SQ.FT. / 74 SQ.FT. BALCONY

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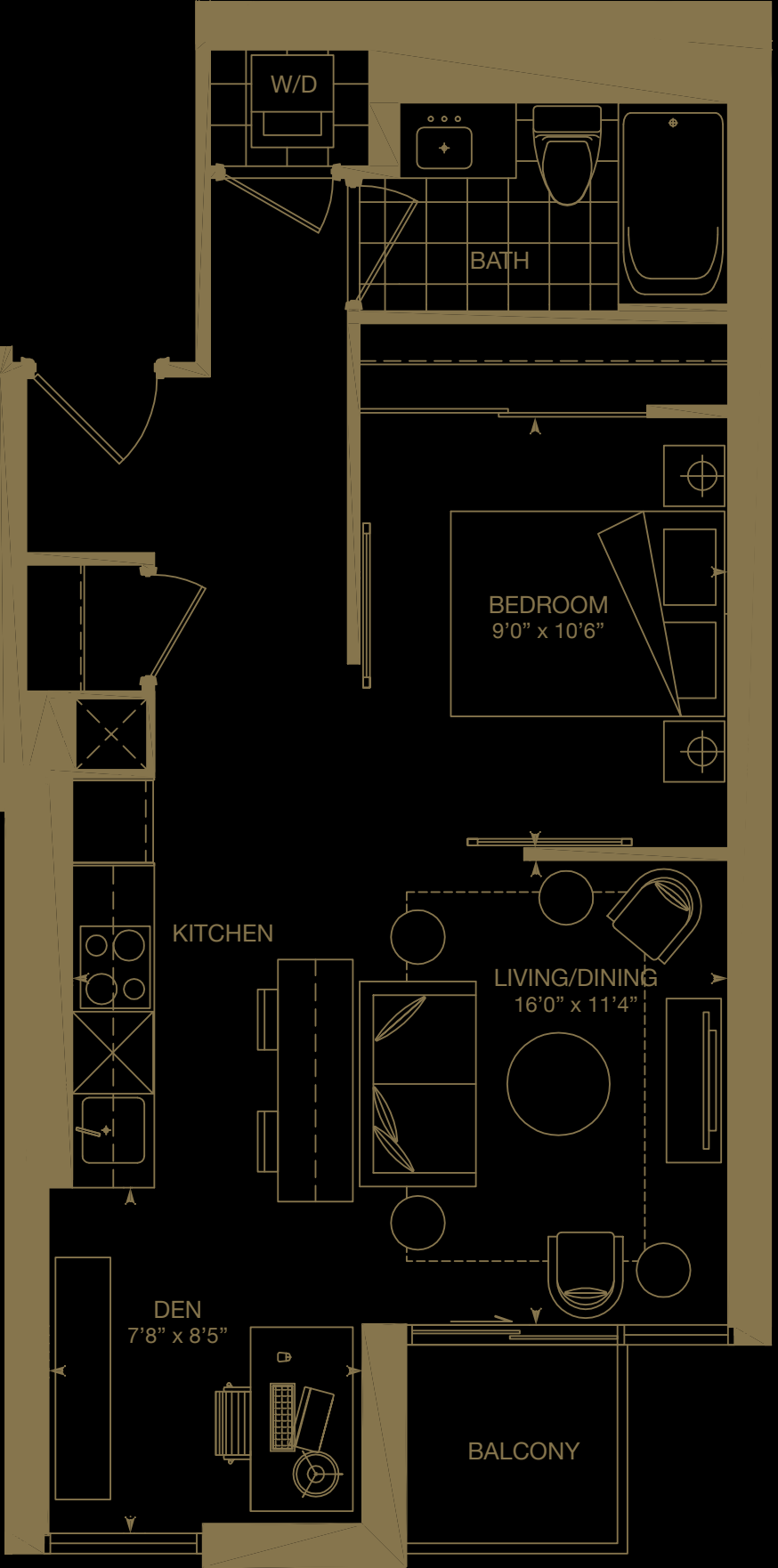
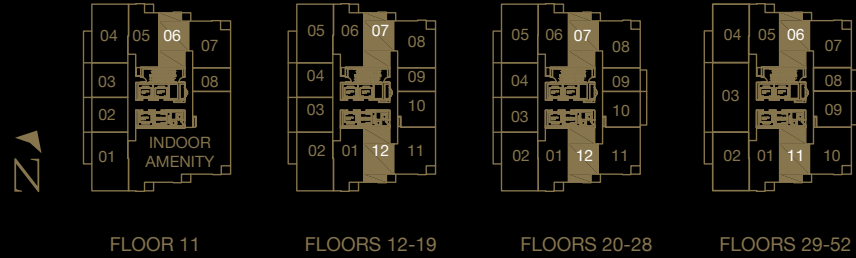
FLOORS 12-19 ONLY



BELLAIR ONE BEDROOM PLUS STUDY

535 SQ.FT. / 26 SQ.FT. BALCONY

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ROXBOROUGH ONE BEDROOM PLUS DEN

600 SQ.FT. / 28 SQ.FT. BALCONY

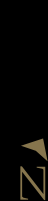
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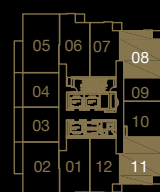
SUMMERHILL TWO BEDROOM

627 SQ.FT. / 27 SQ.FT. BALCONY

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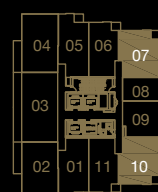
FLOOR 11



FLOORS 12-19



FLOORS 20-28



FLOORS 29-52



FLOOR 11



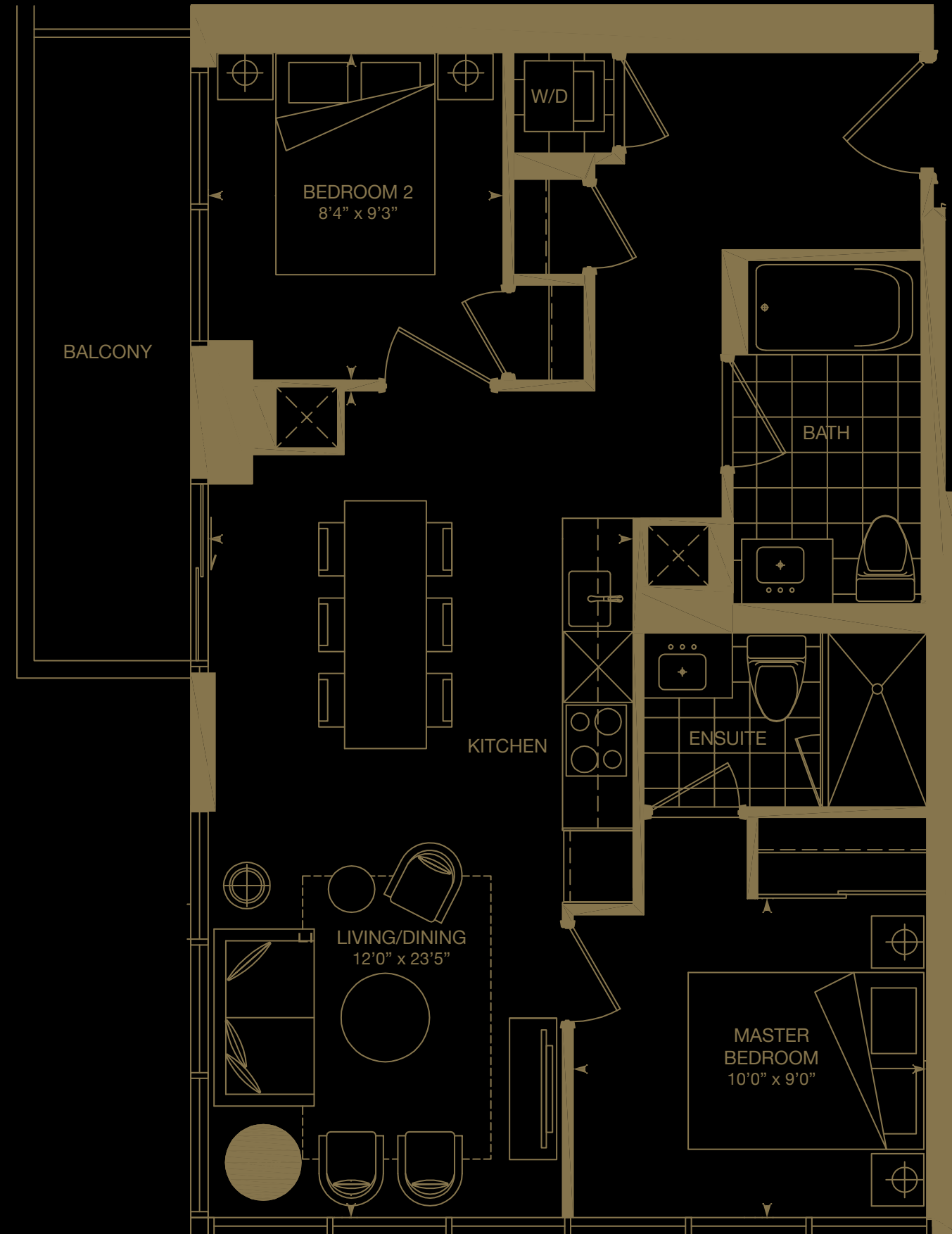
FLOORS 12-19



FLOORS 20-28



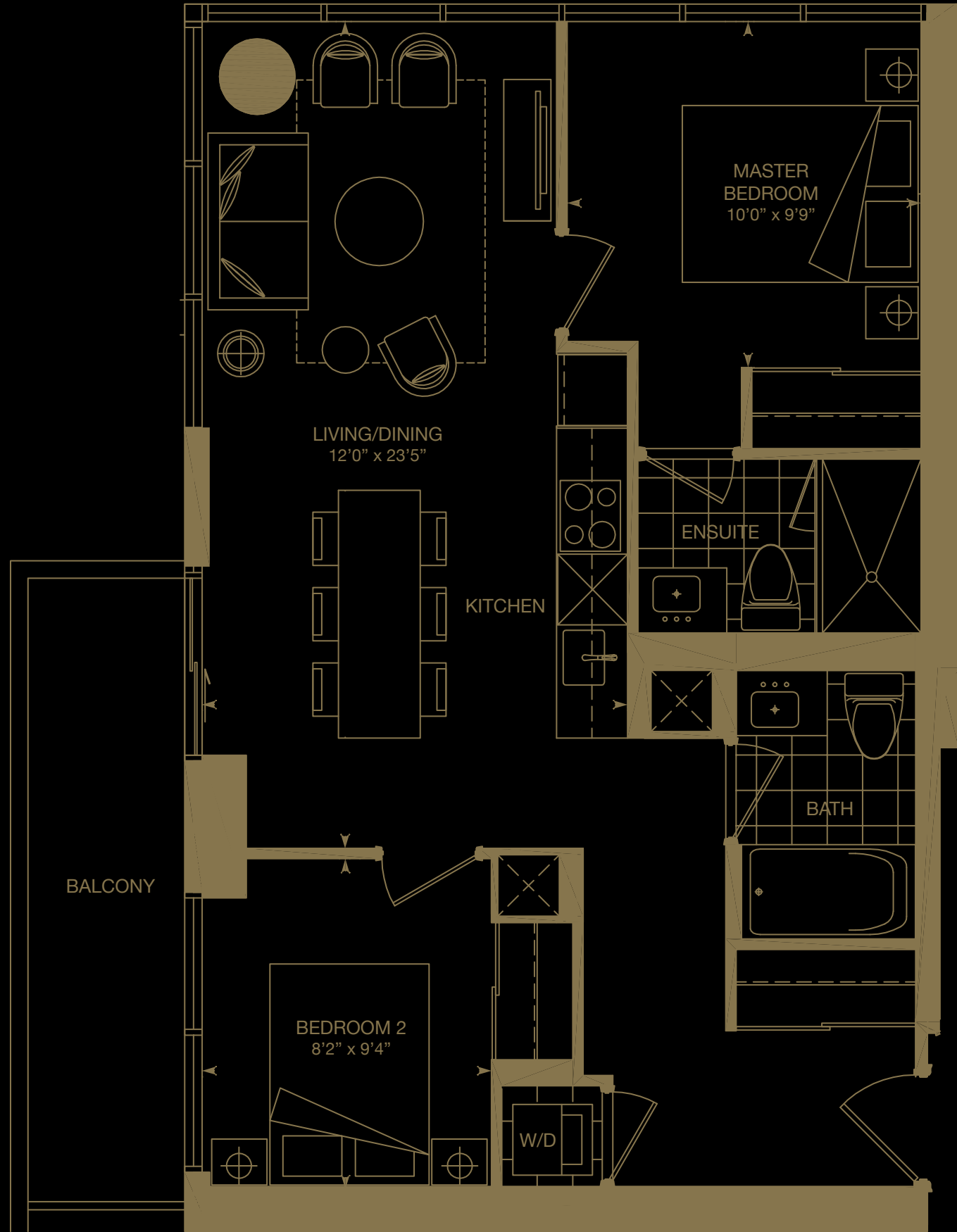
FLOORS 29-52



HUDSON TWO BEDROOM

729 SQ.FT. / 90 SQ.FT. BALCONY

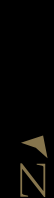
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BLOOR TWO BEDROOM

729 SQ.FT. / 90 SQ.FT. BALCONY

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FLOOR 11



FLOORS 12-19



FLOORS 20-28

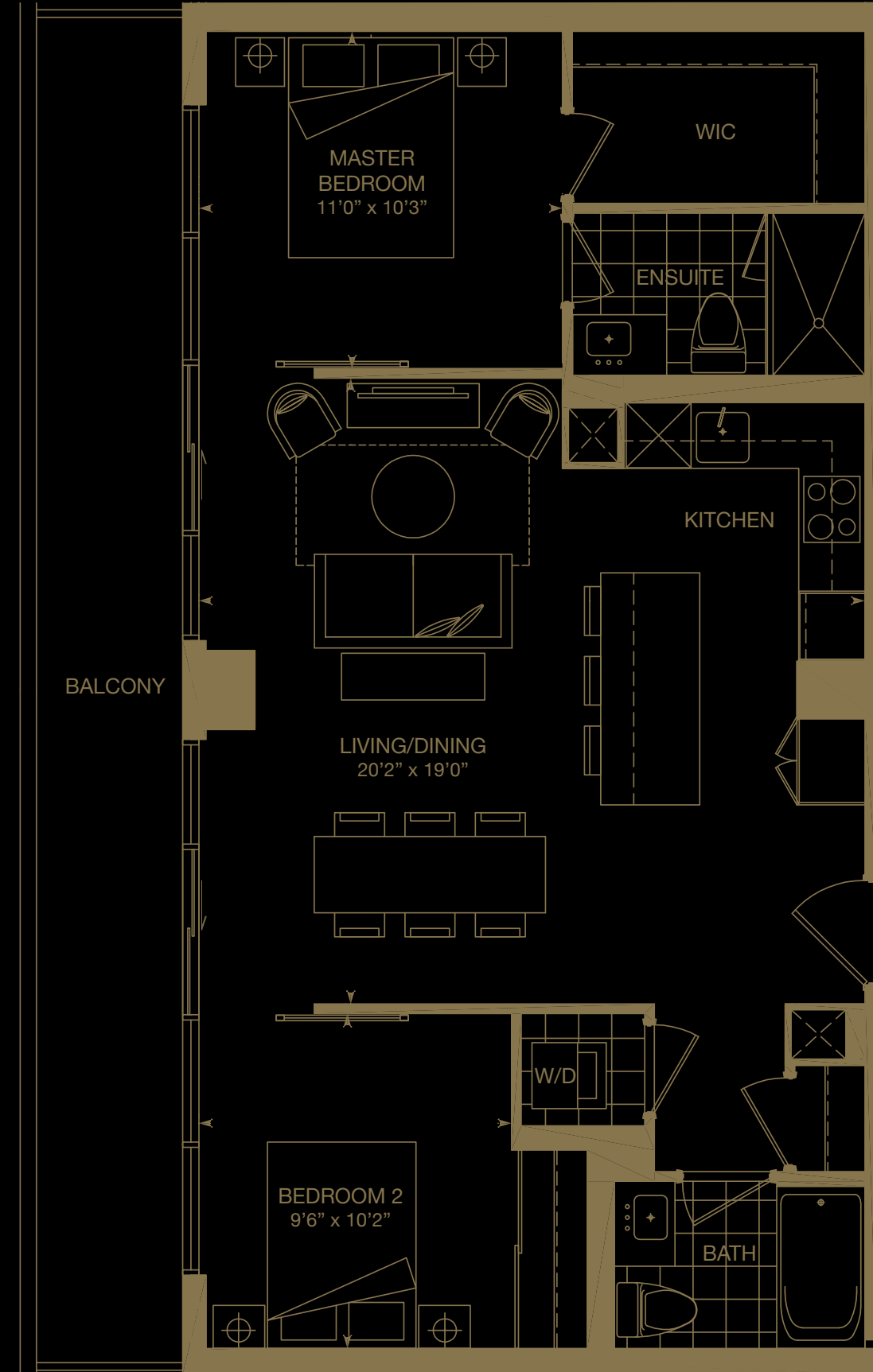


FLOORS 29-52



FLOORS 29-52

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ROSE PARK TWO BEDROOM

871 SQ.FT. / 202 SQ.FT. BALCONY

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DUNDAS SQUARE GARDEN CONDOMINIUMS
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RESIDENCE INN TORONTO DOWNTOWN



HILTON GARDEN INN TORONTO DOWNTOWN

THE GUPTA GROUP

The vision, passion and integrity that has driven the Gupta Group since the founding of the company continues to fuel its success today as it forges exciting new avenues to growth and profitability Under the Gupta Group banner, the company has built a diversified business portfolio spanning hotels, event venues and residential development – all united by dynamic leadership and a singular commitment to excellence.

With its deep roots in the hotel industry, the Gupta Group has brought its extensive hospitality experience to the condominium market, with a series of exciting residential projects that are transforming the expectations of urban city living. With services akin to those found in hotels and resorts, and amenities customized to a building's anticipated demographics, the Gupta Group's residential projects offer a level of added value that has made these developments highly coveted and some of the most successful recent projects in the city of Toronto.



DR. STEVE GUPTA, CHAIRMAN & CEO,
THE GUPTA GROUP



REETU GUPTA, M.B.A., CHIEF OPERATING
OFFICER, THE GUPTA GROUP

A VISIONARY TEAM

The Rosedale on Bloor brings together the talents of an exceptional team of creative visionaries from the worlds of architecture, interior design and landscape design.

Page + Steele / IBI Group Architects is one of Canada's pre-eminent architecture firms, known for its work with major international hotel brands, high-end residential projects and mixed-use developments.

Studio Munge has designed award-winning projects for an international clientele, with a portfolio of iconic interiors from luxury hotels to restaurants and nightclubs to residential projects.

NAK Design Strategies is a landscape architecture and urban design practice with a lengthy roster of awards recognizing its memorable and distinctive designs from vibrant public spaces to private oases to community masterplans.

Montana Steele Strategic Marketing is an award-winning, Toronto-based ad agency that is committed to creating original and effective communication for all its clients. Over the last 20 years, dedication, energy and passion have guided Montana Steele to create real estate brands that are truly iconic and successful.

