



AT ePLACE

# DIRECT CONNECTION

A DIRECT SUBWAY & LRT CONNECTION  
IS JUST THE BEGINNING



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METROPIA



DIRECT CONNECTION TO...



# THE BEST OF YONGE & EGLINTON

DISCOVER THE CITY'S MOST CONNECTED LUXURY CONDOMINIUM LIFESTYLE AT e2 CONDOS

The Yonge and Eglinton neighbourhood is the energetic heart of midtown Toronto. Endless shops and restaurants. World class transit and entertainment. Beautiful parks and recreation. With indoor connections to many of this neighbourhood's top amenities, you can be more connected to all of this at e2 Condos.

When the Crosstown LRT opens in 2021, e2 will be directly connected to one of the country's largest transit hubs making local, regional and national transit more convenient and connected to your front door.

“

*CONNECTED TO ePLACE, SUBWAY & FUTURE LRT AND THE YONGE EGLINTON CENTRE, e2 OFFERS INTEGRATED URBAN LIVING AT ITS FINEST.* ”



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METROPIA



DIRECT CONNECTION TO...



# EGLINTON SUBWAY & THE NEW CROSSTOWN LRT

e2 IS CONNECTED TO ePLACE — TORONTO'S FIRST LIVE, WORK PLAY COMMUNITY WITH DIRECT CONNECTION TO BOTH LRT & SUBWAY!

Direct indoor access to Eglinton Subway and the New Crosstown means you can get to all of the city's best destinations without ever stepping outside.



The Yonge-University Line 1 Subway line can whisk you into the downtown core in less than 10 minutes.



Plus, the New Crosstown LRT will run from Mount Dennis in the west to Kennedy in the east. The line will have 25 stations when it opens in 2021, and then eventually expand to 61 stations. The LRT will also feature connections to the Barrie GO, Kitchener GO, Stouffville GO and Union Pearson Express Train.

**“IDEAL FOR TRANSIT ORIENTED TORONTONIANS THAT WANT TO LIVE IN ONE OF TORONTO'S FINEST NEIGHBOURHOODS. ONLY A 9 MINUTE SUBWAY RIDE TO DOWNTOWN.”**

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DIRECT CONNECTION TO...

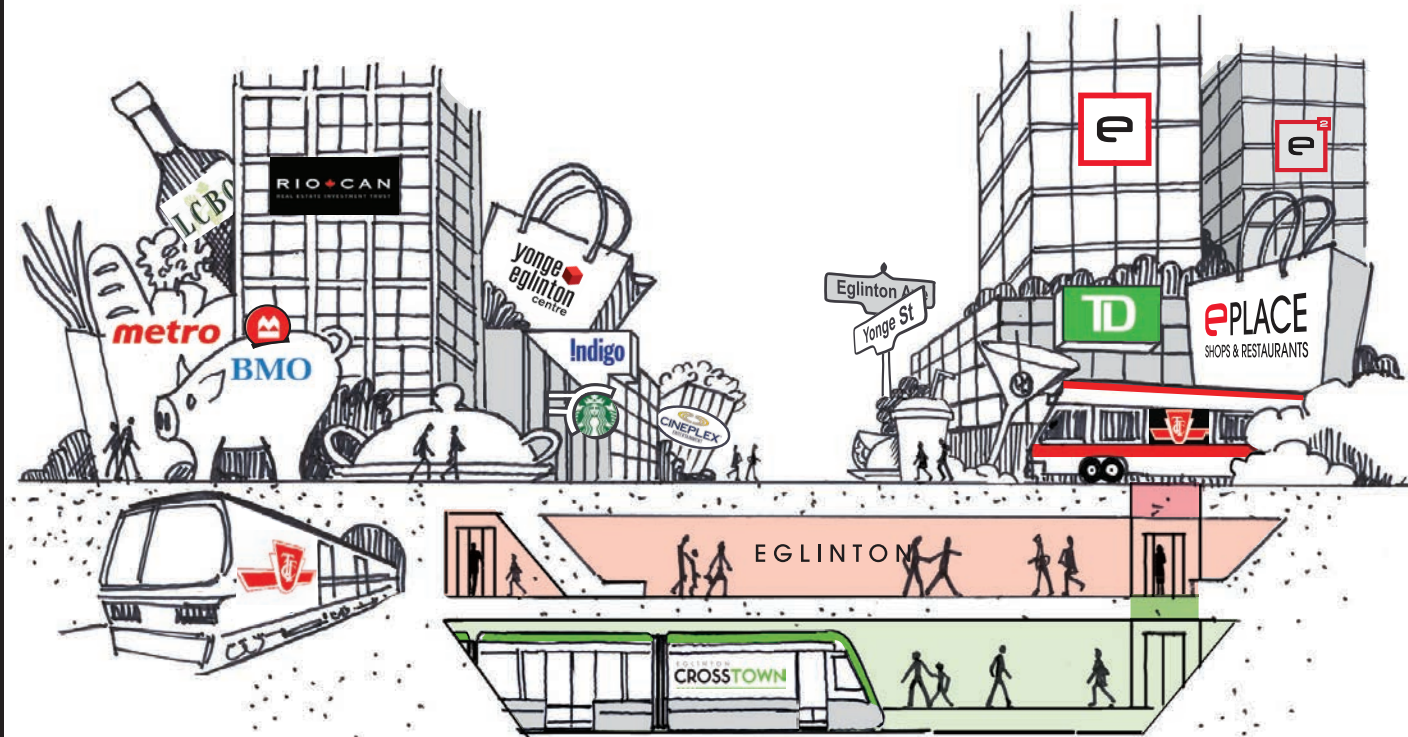
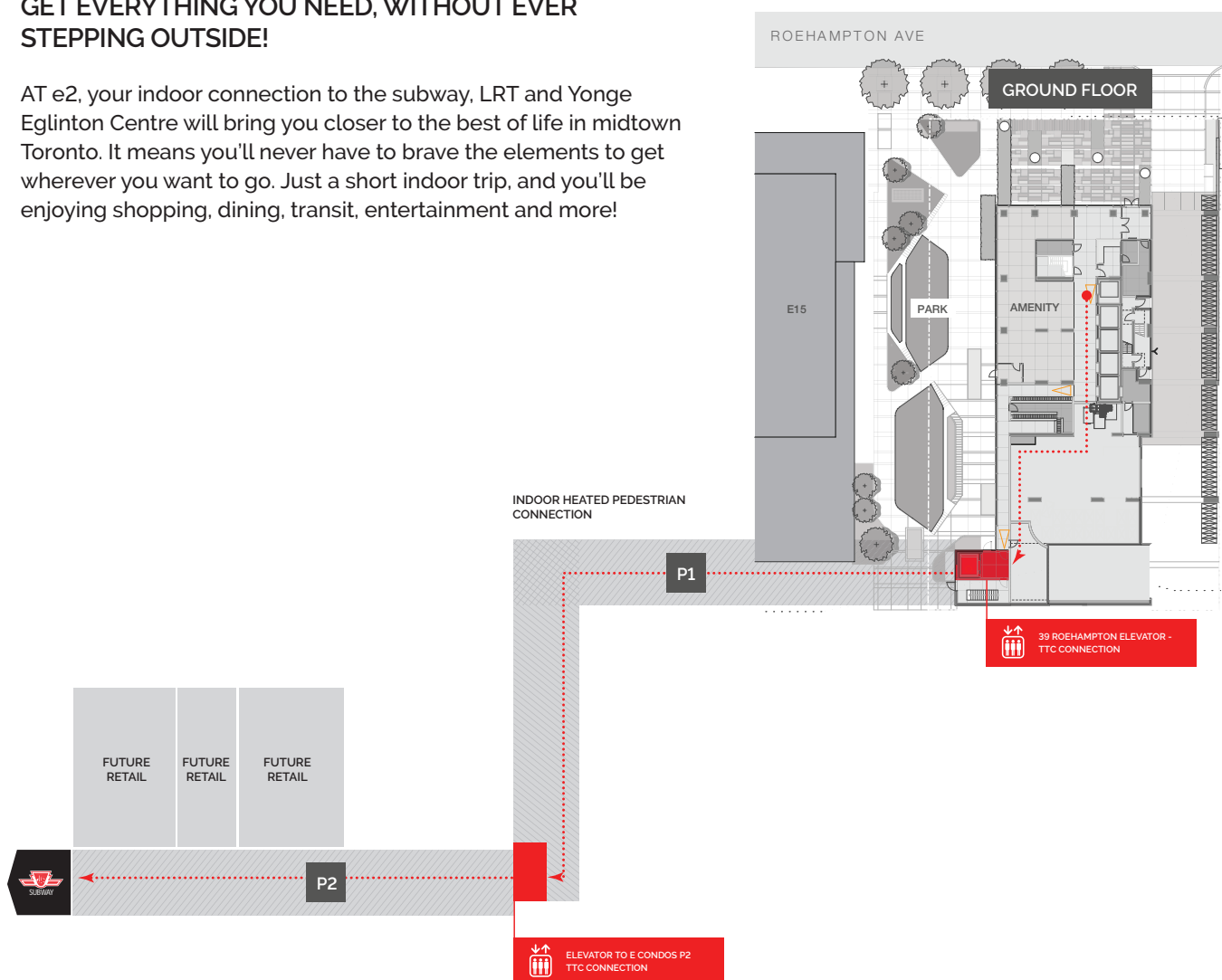
# MIDTOWN'S MOST CONVENIENT LIFESTYLE

GET EVERYTHING YOU NEED, WITHOUT EVER STEPPING OUTSIDE!

AT e2, your indoor connection to the subway, LRT and Yonge Eglinton Centre will bring you closer to the best of life in midtown Toronto. It means you'll never have to brave the elements to get wherever you want to go. Just a short indoor trip, and you'll be enjoying shopping, dining, transit, entertainment and more!



AT ePLACE



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DIRECT CONNECTION TO...

# YONGE EGLINTON CENTRE

ENJOY THE NEIGHBOURHOOD'S #1 SHOPPING & DINING  
DESTINATION WITHOUT EVER STEPPING OUTSIDE

Get all your grocery shopping done without ever having to put on your jacket at Metro Supermarket. Stock up on fine wines for your next party at LCBO. Blizzard outside? You can still head out for dinner and a movie with Cineplex theatres and over 60 additional shops and restaurants directly connected to your home at e2.



# 60+

SHOPS AND  
SERVICES



METRO SUPERMARKET  
LCBO  
CINEPLEX THEATRES  
INDIGO



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DIRECT CONNECTION TO...



# TORONTO'S TOP 3 UNIVERSITIES: U OF T, RYERSON AND YORK

DIRECT INDOOR SUBWAY ACCESS MAKES IT EASY TO GET TO TORONTO'S  
THREE TOP UNIVERSITIES IN 30 MINUTES OR LESS



28  
MINUTES



TIME IT TAKES TO GET TO U OF T  
TAKING THE YONGE/UNIVERSITY  
SUBWAY LINE!



SCHULICH SCHOOL OF BUSINESS

When the Crosstown LRT is complete, York University  
will also be less than 30 minutes away using a  
combination of Subway and LRT transit.



15  
MINUTES



RYERSON UNIVERSITY  
IS A SHORT RIDE SOUTH  
ON THE LINE 1 YONGE/  
UNIVERSITY SUBWAY.

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DIRECT CONNECTION TO...

# TOP RATED TORONTO LIVING

WITH EXCEPTIONAL NEIGHBOURHOOD AMENITIES ALL AROUND, IT'S NO WONDER WHY  
YONGE AND EGLINTON IS THE 2ND HIGHEST FOOT TRAFFIC INTERSECTION IN CANADA



## WALK SCORE

99

NEAR PERFECT  
WALKABILITY



60+  
RESTAURANTS &  
CAFES WITHIN  
10 MINS

13+  
PARKS  
NEARBY



## TRANSIT SCORE

94

RIDER'S  
PARADISE



80+  
SHOPS &  
SERVICES WITHIN  
10 MINS

HAS A POPULATION BASE  
THAT IS CURRENTLY  
YOUNGER, WEALTHIER  
AND MORE EDUCATED  
THAN BOTH MUNICIPAL  
AND NATIONAL AVERAGES

## BIKE SCORE

89

BIKER'S  
PARADISE



11 PRIVATE SCHOOLS —  
INCLUDING HAVERGAL  
COLLEGE & UPPER  
CANADA COLLEGE

16+ CATHOLIC &  
SECONDARY SCHOOLS  
NEARBY



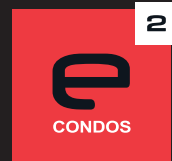
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DIRECT CONNECTION TO...

# PRIME NEIGHBOURHOODS



AT EPLACE

SURROUNDED BY FOREST  
HILL, DEER PARK, MOORE  
PARK, DAVISVILLE VILLAGE,  
LEASIDE, LAWRENCE PARK  
AND LYTTON PARK



*A CENTRAL HUB FOR TORONTO'S MOST  
AFFLUENT NEIGHBOURHOODS, WITH AN  
AVERAGE MEDIAN INCOME OF \$147,862  
— ALMOST DOUBLE THE TORONTO  
MEDIAN(\$69,329)*

COVETED  
LOCATION FOR  
EDUCATED YOUNG  
PROFESSIONALS  
AND FAMILIES



72% OF  
POPULATION  
COMPRISED  
OF FAMILIES

(2011 CITY OF  
TORONTO  
NEIGHBOURHOOD  
CENSUS)



“  
YONGE EGLINTON  
AVG. HOME PRICE  
**\$1,401,837,,**”



HUB FOR  
**79,000**  
DAILY TRANSIT  
RIDERS



2015 FOOT TRAFFIC 82,000 —  
PROJECTED TO RISE TO  
150,000 BY 2025!

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DIRECT CONNECTION TO...

# ePLACE

## A VISIONARY NEW LIVE, WORK, PLAY COMMUNITY AT YONGE & EGLINTON.

Those who live at e2 can enjoy direct indoor access to even more great retail when the shops at ePlace open their doors. Upon completion, phase 1 of ePlace will hold over 1 million square feet of commercial and retail space, including TD's new Flagship Office, PieCo, and other great amenities. Of course, ePlace is also a complete residential community. A place where numerous high-end apartment and condominium residences create the basis for a vibrant community atmosphere unlike any other. ePlace is contributing to Yonge and Eglinton rising to be one of Canada's most prominent transit, retail and residential hubs. It's a true live, work, shop, play community.

“

*e CONDOS WAS A HUGE SUCCESS STORY AND SOLD OUT IN 2015 WITH RECORD PRICES FOR THE MID-TOWN NEIGHBOURHOOD. ITS REPUTATION AND ARCHITECTURE ARE WELL KNOWN IN THE CITY.*

”



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DIRECT CONNECTION TO...

# BREATHTAKING OUTDOOR SPACES

ENJOY EXPANSIVE OUTDOOR LIVING WITH THESE PREMIUM AMENITIES

One of the best parts of life at e2 is the incredible outdoor spaces available here. There is 7,448 sq. ft. of outdoor terrace that's perfect for barbecues, garden parties, or just quiet family dinners. On the main level the 4,757 sq. ft. of outdoor park is perfect for dog owners. You'll never lose your connection to the natural world when you call e2 home.



*THE 4,757 SQ. FT.  
OF OUTDOOR PARK  
IS PERFECT FOR  
DOG OWNERS.*



**THERE'S ALSO  
A GAMES ROOM,  
SEASONAL OUTDOOR  
HOME THEATRE,  
PET WASH  
AND MORE!**



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METROPIA

CAPITAL  
DEVELOPMENTS



DIRECT CONNECTION TO...

# EXCEPTIONAL BUILDING AMENITIES



AT **EPLACE**

GRAND LOBBY



## YOUR COMPLETE URBAN LIFESTYLE BEGINS AT e2

Featuring over 13,734 sq. ft. of indoor amenity space, e2 provides an impressive selection of amenities exclusively for residents' use. The Grand Lobby is an inviting place to relax and unwind. A place where plush chairs and beautiful architectural detailing provide the perfect setting to work on your laptop or enjoy a takeout coffee from one of the many nearby cafes. A restaurant-inspired catering kitchen in the party room provides everything you need to entertain all your guests. There's also a games room, fitness centre, seasonal outdoor home theatre, pet spa and more!

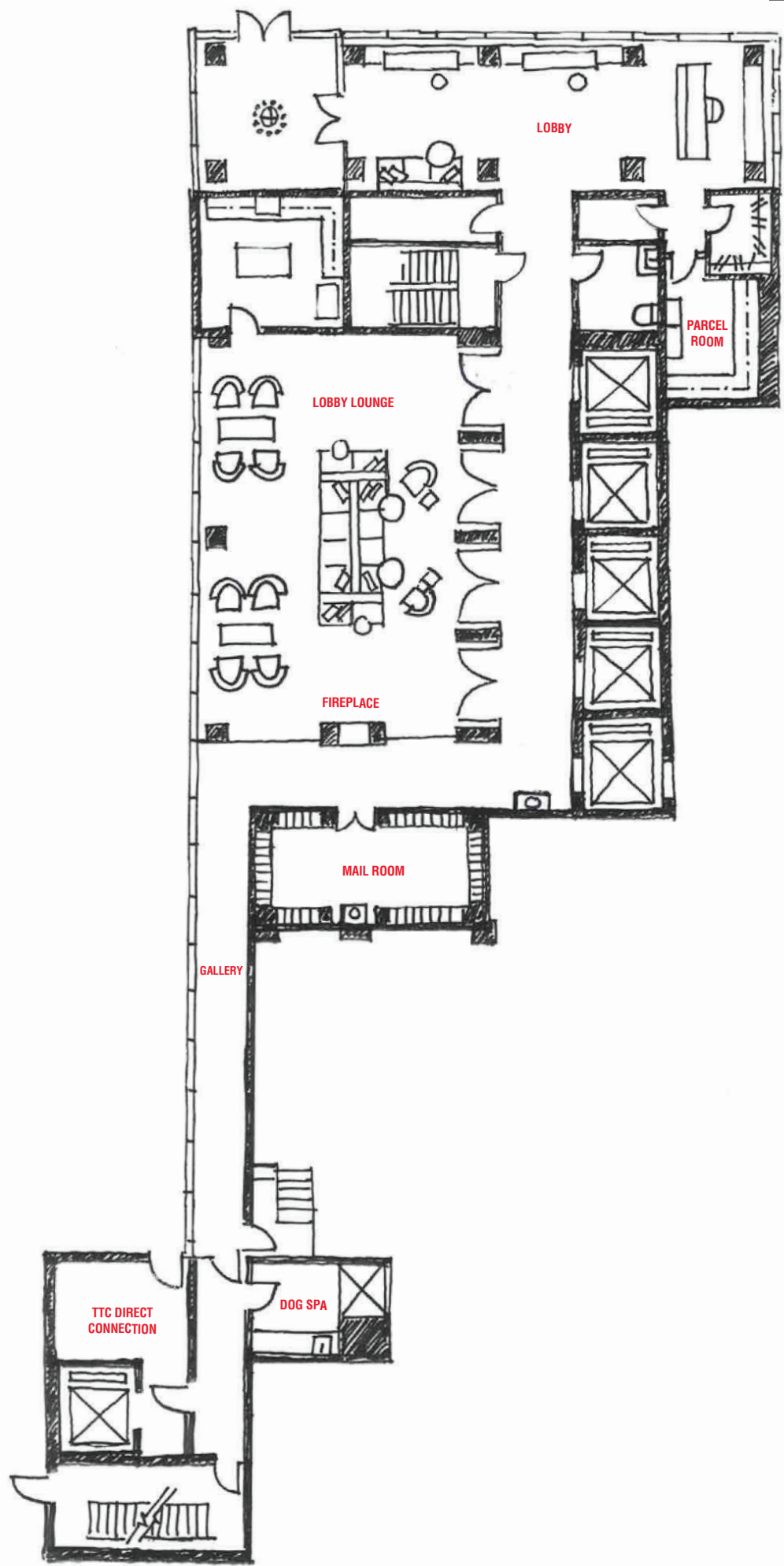


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METROPIA



GROUND LAYOUT PLAN

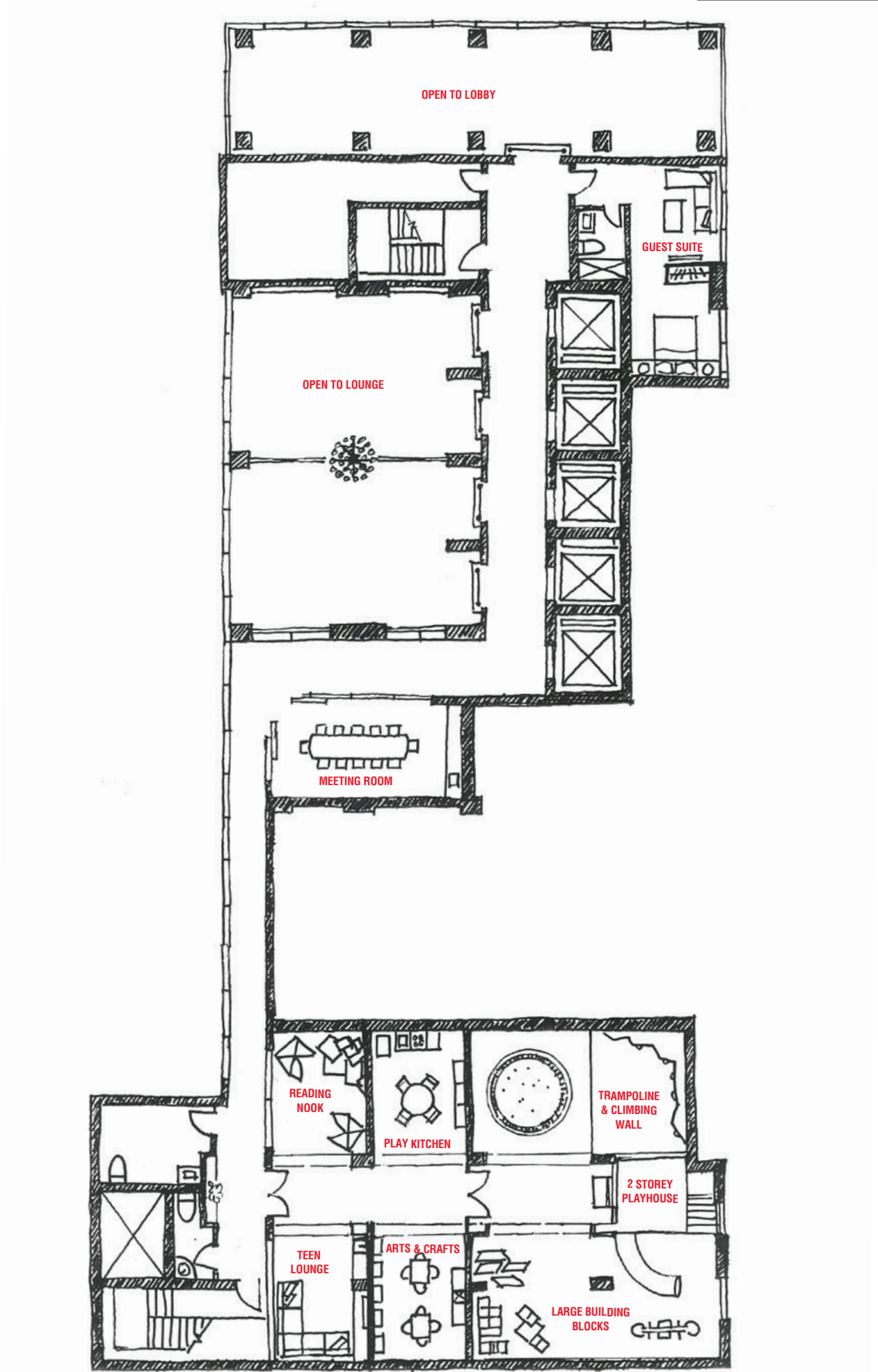




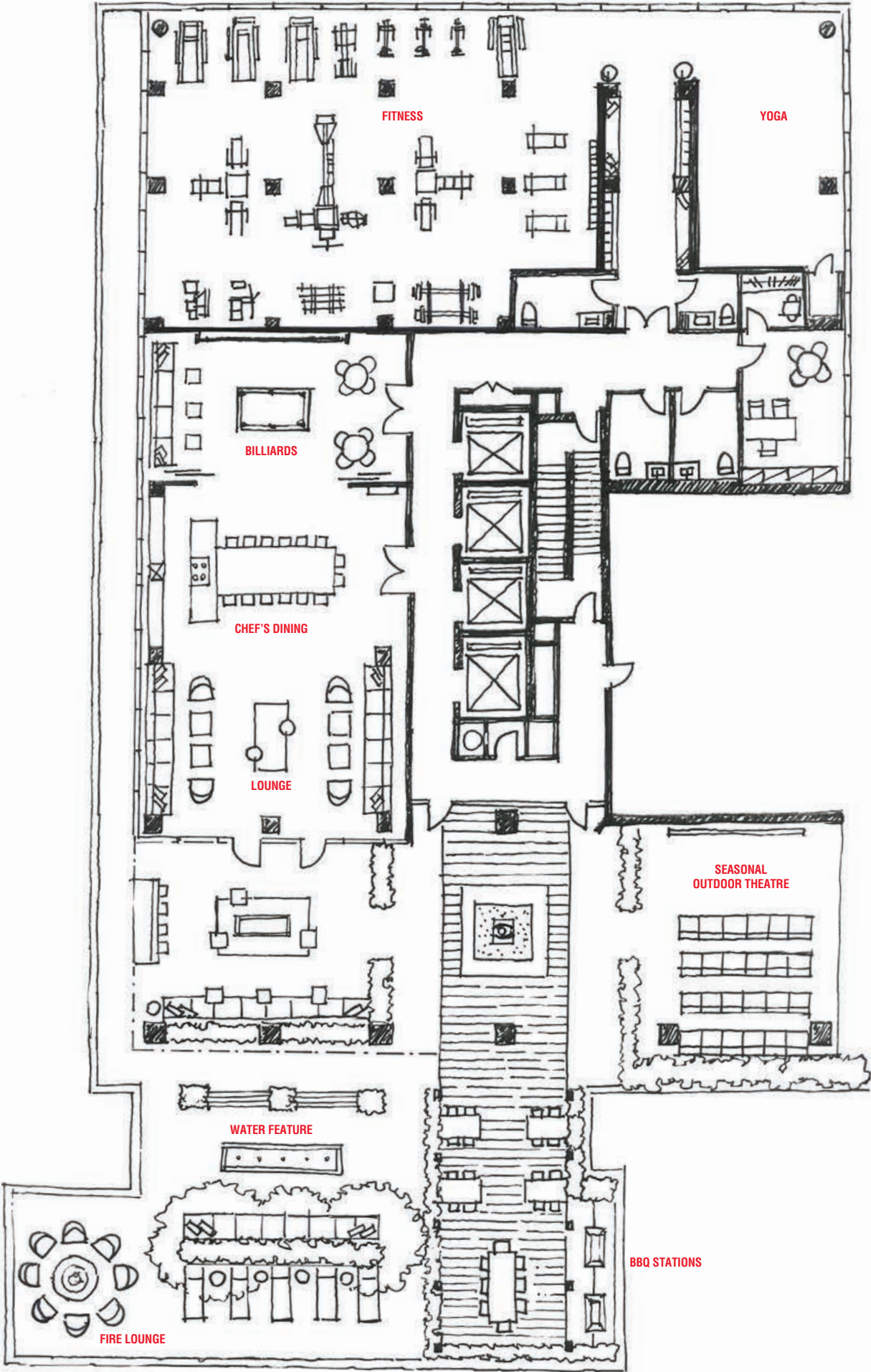
MEZZANINE LAYOUT PLAN



AT EPLACE



AMENITY LAYOUT PLAN





DIRECT CONNECTION TO...



# INNOVATIVE KID & TEEN AMENITIES

THERE'S FUN FOR ALL AGES THANKS TO THE EXCEPTIONAL KID AND TEEN FOCUSED AMENITIES AT e2

The innovative kids zone and teen zone spaces will give your children places to play and relax in a secure environment right in the building. The teen lounge features comfortable couches, WIFI and a big screen TV that's perfect for watching movies and gaming. The kids zone offers a range of incredible spaces for your children to play, learn and grow. There's a 2 storey playhouse, building blocks, trampoline, climbing wall, play kitchen, arts and crafts area and more!



*INCREDIBLE SPACES  
FOR YOUR CHILDREN  
TO PLAY, LEARN  
AND GROW.*



**TRAMPOLINE  
CLIMBING WALL  
GAMING SPACE  
2 STOREY PLAYHOUSE  
ARTS & CRAFTS**



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METROPIA

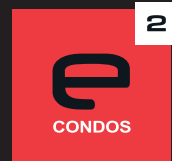




DIRECT CONNECTION TO...

# SPECTACULAR CITY VIEWS

CHOOSE FROM AN EXCELLENT SELECTION OF  
SUITES OVERLOOKING DOWNTOWN TORONTO,  
THE ROSEDALE VALLEY AND MORE



AT EPLACE

WEST



EAST



NORTH



SOUTH



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**DIRECT CONNECTION TO...**



# FABULOUS FEATURES & FINISHES

## KITCHENS:

- 24" kitchen appliance package (integrated fridge and dishwasher, integrated exhaust fan, electric cooktop, oven and microwave)
- Quartz countertop
- Tile backsplash
- Single bowl stainless steel, undermount sink
- Under cabinet lighting
- Pot lights in kitchen area

## SUITES:

- 9 ft. ceilings in principal rooms (exclusive of bulkheads)
- Solid core entry door
- Sliding door to balcony
- Pre-engineered laminate flooring in foyer, kitchen, dining, living, den and bedroom
- Full size stacked washer/dryer
- White smooth ceilings

## BATHROOMS:

- Integrated vanity and sink
- Contemporary custom cabinetry
- Porcelain floor tiles
- Shower light
- Deep soaker bathtub with flat top edge and single lever faucet
- Pressure balanced shower faucet and shower head
- Separate shower enclosures with glass swing door
- Wall tiles for shower enclosures and tub surround

DIRECT CONNECTION TO...

# MIDTOWN'S MOST TRUSTED TEAM

METROPIA AND CAPITAL DEVELOPMENTS HAVE CREATED MORE THAN 2,500 UNITS COMBINED IN THE YONGE AND EGLINTON NEIGHBOURHOOD



## METROPIA™

Metropia is a privately owned and highly respected real estate developer creating authentic communities in both the Greater Toronto Area and Calgary. Metropia focuses on community building, urban renewal and design innovation. Metropia is a product of Howard Sokolowski's vision to create one of Canada's leading real estate development companies. Over the past 30 years Howard and executive team member David Speigel have led the development of over 25,000 homes and set a new standard for customer satisfaction in the industry.



Capital Developments is an industry leading Canadian real estate development company, with international roots. We believe in finding partners that get it. Working with those that care as much as we do. Developing amazing projects with meaningful connections. With years of experience, we've learned that architecture, location, interior design, glass, metal and concrete all matter. We've also learned that personal connections, trust and relationships are the things we really build.

