

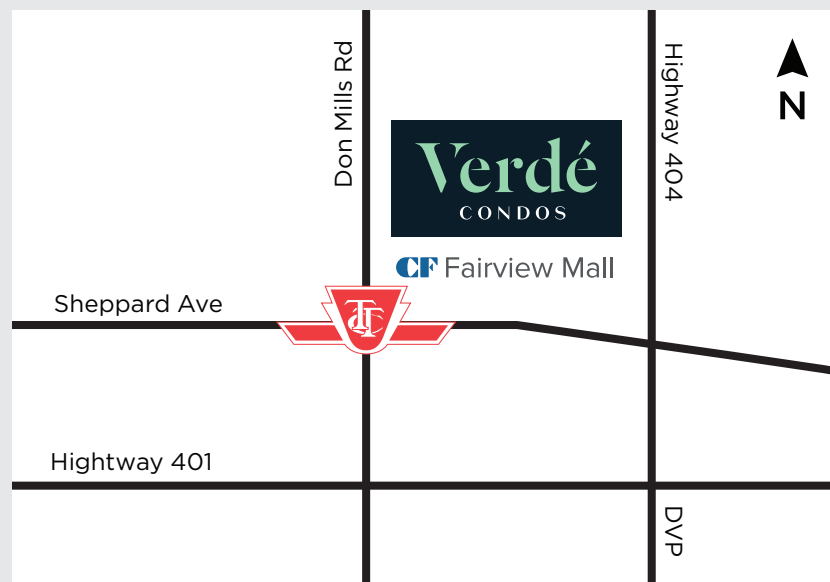


Verdé

CONDOS

INVESTOR'S EDGE
FAIRVIEW PARK • BROKER PACKAGE

Verdé at a glance.



FAIRVIEW
PARK
Up Close
& Personal

FRAM
BUILDING GROUP

PROJECT INTRODUCTION

DEVELOPER

FRAM Building Group

ARCHITECT

Core Architects

LANDSCAPE ARCHITECT

Baker Turner

INTERIOR DESIGNER

Union 31

PROJECT SUMMARY

- Soul - DELIVERED
- Connect - DELIVERED

COMMUNITY

- 7.2 acres of new development
- Community Park, plus continuous, connected greenspace throughout

VERDÉ

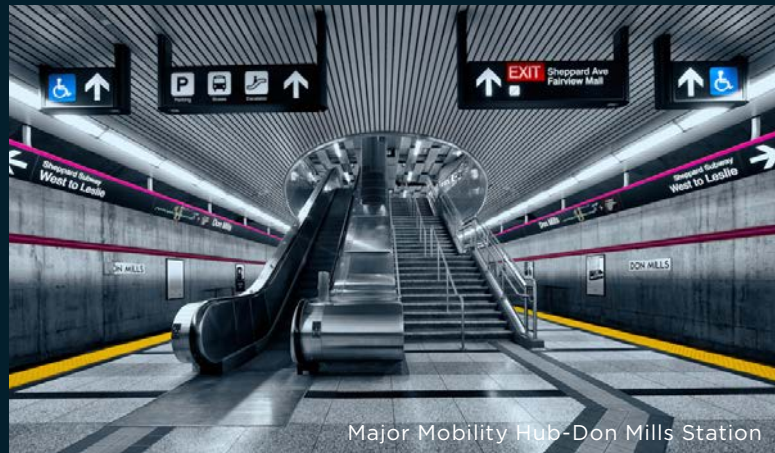
- 374 Units
- A furnished green rooftop courtyard



A connected community.

Verdé is the newest release in FRAM's successful Fairview Park master-planned community. Designed around a network of greenspace, unfurling to a lush, Community Park, Verdé offers a connection to nature unlike any other condominium experience. An abundance of connected greenspace imbues Fairview Park with a sense of community and energy that is felt throughout.

Transit-oriented, Verdé is moments away from a major mobility hub: Don Mills Station. From there, four other rapid transit modes are continually on hand, including the TTC Bus Rapid Transit, TTC Subway, York Region Rapid Transit and the future Light Rail Transit. What's more, highways 404, 401 and the DVP are minutes from Verdé, offering even more ways to crisscross the GTA and beyond.



Major Mobility Hub-Don Mills Station



York Region Transit Bus



PLAY

MULTI-USE COMMUNITY PARK



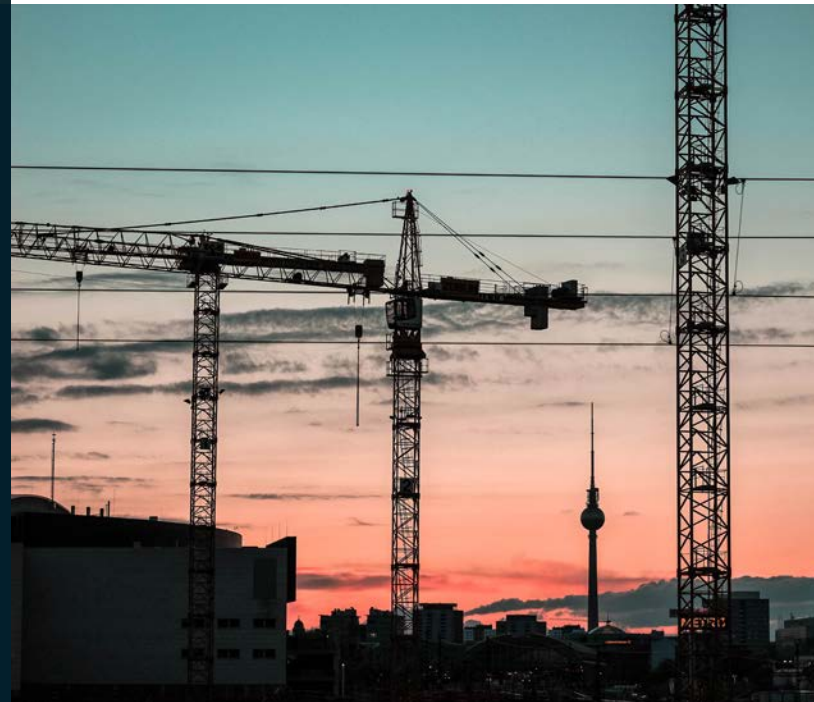
SHOP & DINE

OVER 175 RESTAURANTS AND SHOPS



WORK

34,661 JOBS WITHIN A 6-MIN RADIUS



GROWTH

WITH THE COMPLETION OF THE LRT, RESIDENTIAL REAL ESTATE IS ESTIMATED TO GROW + 10%

LEARN

30,000+ STUDENTS AT NEARBY SENECA COLLEGE



TRANSIT

85 TRANSIT SCORE



Major Mobility Hub.

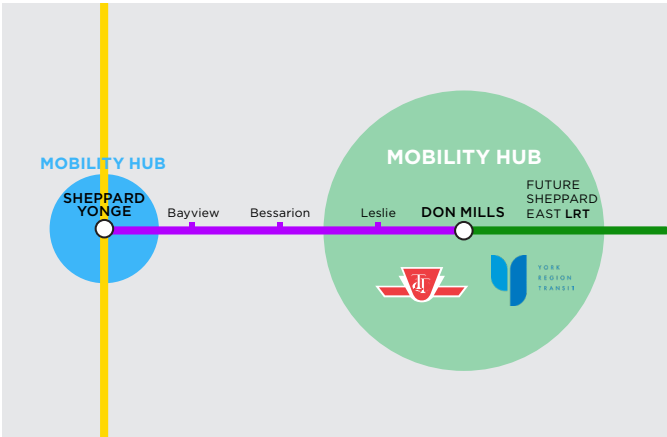
The Don Mills Station is a major Mobility Hub, consisting of 4 rapid transit modes including: TTC Subway, TTC Bus Rapid Transit, York Region Rapid Transit, and the future Light Rail Rapid Transit. What's more, there is potential for further expansion of the Don Mills Station and further enhancing connectivity and growth.



MORE CONNECTED THAN EVER BEFORE.

SUCCESSFUL MOBILITY HUBS HAVE THE FOLLOWING ELEMENTS:

- 1 LOCATED ALONG EXISTING SUBWAY LINES
- 2 URBAN WITH MIXED LAND USE
- 3 TWO OR MORE TRANSIT PROVIDERS
- 4 A MIXTURE OF RESIDENTIAL & EMPLOYMENT CENTRE



TRANSIT INFLUENCED APPRECIATION		
LAND USE	% INCREASE OVER BASELINE CURRENT VALUE ASSESSMENT	
	LOW-SCENARIO	HIGH-SCENARIO
RESIDENTIAL	8.0%	10.0%
OFFICE	12.0%	15.0%
RETAIL	16.0%	20.0%
INDUSTRIAL	2.4%	3.0%

ULTRA-ACCESSIBLE

- Don Mills Station is one of the only three subway stations in Toronto in which boarding other transit agency buses happens within the TTC bus terminal, rather than at a separate facility
- Transit Score of 85
- Bus at doorstep, approximately 7-minute walk to subway
- Don Mills Station is a major transfer point connecting the east end of Toronto with the Sheppard Subway Line, as well as VIVA bus services from York Region
- 7,420 people start their trip at Don Mills-Sheppard every morning, 51% by car; 37% by transit
- 5,020 people end their trip at Don Mills-Sheppard, 71% by car; 16% by transit
- Direct access to Highways 404, 401 and DVP
- Pedestrian-friendly neighbourhood with majority of amenities within walking distance

COMMUTE TIMES

- Downtown Toronto, Union Station: 16 min. by car; 41 min. by transit
- Toronto Eaton Centre: 36 min. by transit
- Taking transit to work downtown will save \$368 per month in driving costs using a Honda Civic as an example (CAA Car Calculator)
- Consumers Road Employment District: 2 min. by car; 12 min. walk; 6 min. by transit
- Steeles & Victoria Park Business District: 6 min. by car, 28 min. by transit
- Commerce Valley Business District: 15 min. by car, 31 min. by transit
- Seneca College: 7 min. by car; 18 min. by transit
- University of Toronto (Scarborough): 11 min. by car; 60 min. by transit
- University of Toronto (St. George Station): 36 min. by transit
- York University: 17 min. by car; 40 min. by transit
- Pearson Airport: 17 min. by car; 60 min. by transit

METROLINX GATEWAY HUB

- Don Mills-Sheppard is identified by the Provincial agency responsible for transit as a Gateway Hub, one of only 21 identified in the City of Toronto
- Don Mills-Sheppard area will be a focus for future investment in transit infrastructure and development by the Province of Ontario and the City of Toronto

LINE 4, RUNNING BETWEEN SHEPPARD-YONGE AND DON MILLS STATIONS, IS THE NEWEST AND SHORTEST SUBWAY LINE OF THE TORONTO SUBWAY SYSTEM.



41 MINUTES

TO UNION STATION BY TRANSIT



\$368

SAVINGS PER MONTH DRIVING COST BASED ON THE USAGE OF HONDA CIVIC



7,420

NUMBER OF PEOPLE STARTING THEIR TRIP AT DON MILLS DAILY



85

TRANSIT SCORE

TTC RIDERSHIP LINE 4 COMPARISON

1	2	3	4
DON MILLS	BAYVIEW	LESLIE	BESSARION
32,310	8,410	6,200	2,880

TTC RIDERSHIP OTHER LINES COMPARISON

	NORTH YORK CENTRE	ST. PATRICK
DON MILLS	29,120	29,580
	OSGOODE	YORKDALE
32,310	25,580	27,930



DON VALLEY EAST

WILLOWDALE



Source: City of Toronto, Statistics Canada



Employment.

A wealth of opportunities.

EMPLOYMENT QUICK FACTS

OVER

34,661

JOBS WITHIN A 6-MINUTE RADIUS

2

THE NUMBER OF EMPLOYMENT DISTRICTS WITHIN IMMEDIATE PROXIMITY OF VERDÉ

8.3%

ANNUAL EMPLOYMENT RATE GROWTH IN TORONTO SINCE 2015

IN FEBRUARY 2018, A PLAN WAS PUT FORTH TO COUNCIL TO HELP THE DISTRICT CONTINUE TO GROW. IF THE PLAN IS APPROVED, THERE COULD BE AN ADDITIONAL

13,500

JOBS AND 11,800 MORE RESIDENTS WITHIN THE NEXT 25 YEARS

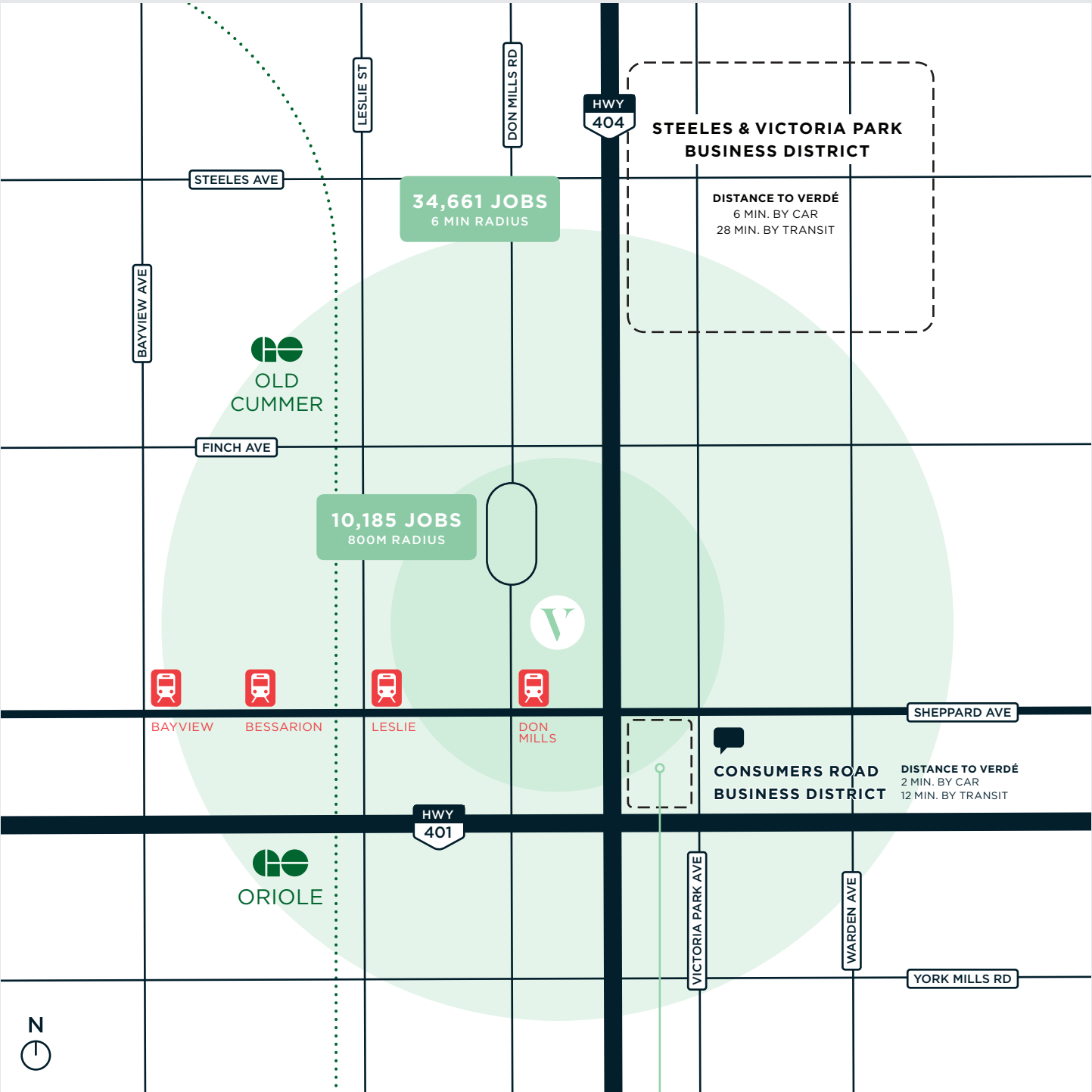
EMPLOYMENT DISTRICTS NEAR VERDÉ CONDOS

CONSUMERS ROAD EMPLOYMENT DISTRICT

- 9th largest employment district in Toronto representing 4.8% of all employment district jobs
- Employment in the area has remained stable with 19,690 jobs in 2015
- 135 new businesses in the business park since 2012
- Over 3.5 million square feet of office space
- Head offices for Shoppers Drug Mart, Hallmark Cards, Universal Studios, Enbridge, American Express and Rogers

STEELES & VICTORIA PARK BUSINESS DISTRICT

- Over 5.8 million square feet of office space
- Head offices for IBM, Compaq, Bank of Montreal, Volvo, Yamaha, Sony, Grey Power Insurance, Canadian Autoworkers Union (CAW), Tangerine, Extencicare and HSBC
- Location for the BMO Institute of Learning facility



CONSUMERS ROAD BUSINESS PARK

The largest employment area in the city outside of the downtown core. Currently, the businesses in the area employ over 18,000 people.

CONSUMERSNEXT

A City of Toronto study that will focus on the area's city-wide role as an important location for employment, and the growing opportunity for mix-use development, including residential construction along Sheppard Avenue and Victoria Park. The project's commitment, presented to Council in February 2018, will potentially add an additional 13,500 jobs in the area, and 11,800 residents over the next 25 years if approved.

KEY FACTS

- There are 10,185 jobs located within 800m of Verdé Condos
- There are over 34,661 jobs located within 6 mins of Verdé Condos



Source: City of Toronto "Toronto Employment Survey" 2017

Distinguished Educational Institutions.

NEW SENECA CAMPUS BUILDING: CITE



The new Centre for Innovation, Technology & Entrepreneurship is an \$85-million centre on schedule to open late 2018 at Newnham Campus. Designed for energy efficiency and environmental stability, the building will provide new space for 2,700 students and nurture entrepreneurial enterprises through access to the facility's maker spaces, labs, equipment and research expertise. Underlining Seneca's commitment to environmental sustainability, the CITE building will reduce carbon footprint and greenhouse gas emissions through a LEED® Gold certification. Seneca College received \$20.7 million from the provincial government and \$4 million from the federal government to create the new building. The funding is in response to the surge in post-secondary participation.

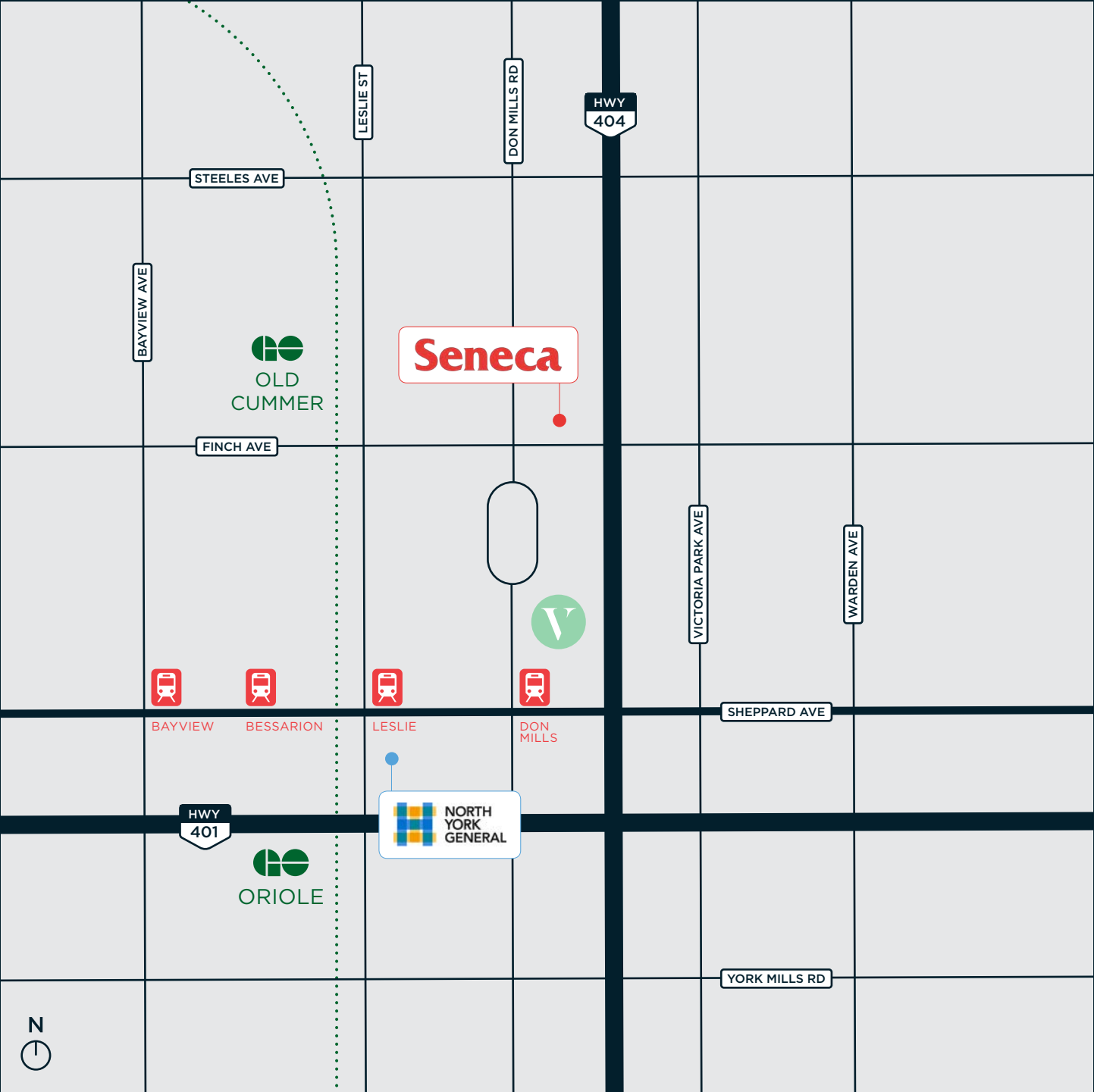


SENECA COLLEGE QUICK FACTS

- 71,000 applications
- 30,000 full-time students annually
- 7,000 international students from more than 150 countries
- 70,000 part-time registrants annually
- Full and part-time programs in the areas of Business, Applied Arts, Applied Science and Engineering Technology

INTERNATIONAL STUDENTS

- 7000 international students from 150 countries
- Long-term collaboration between Seneca and a number of higher education partners in India
- First Huawei authorized Learning Partner in North America



NORTH YORK GENERAL HOSPITAL TEACHING UNIT

- One of Canada's leading community academic hospitals
- Partnered with 36 different academic institutions, including the University of Toronto, as a teaching school for future physicians and nurses
- Employs over 3,500 medical staff

LEGEND

- **SENECA COLLEGE NEWHAM CAMPUS**
DISTANCE TO VERDÉ
7 MIN. BY CAR / 18 MIN. BY TRANSIT
- **NORTH YORK GENERAL TEACHING HOSPITAL**
DISTANCE TO VERDÉ
4 MIN. BY CAR / 12 MIN. BY TRANSIT

FAIRVIEW AMENITIES

Life's essentials are just footsteps away.

Verdé puts residents steps away from Fairview Mall, one of Toronto's largest shopping malls with over 175 retail stores, restaurants and services. The immediate area also boasts a public library, Canada Post outlet and a 4-storey health centre.



DINING

- Moxie's Grill & Bar
- Starbucks Coffee
- Michel's Bakery Café
- St. Louis Bar & Grill
- Mac's Sushi
- Hero Certified Burgers
- McDonald's
- Tim Hortons
- Booster Juice
- Kernels
- Cinnabon
- Godiva Chocolate
- Thai Express
- 2Teca Gourmet Burritos
- Yoi Ramen Eatery

MAJOR RETAILERS

- Hudson's Bay
- SportChek
- Shoppers Drug Mart
- LCBO

SERVICES

- Canada Post
- TD Canada Trust
- RBC
- Moneysworth & Best
- De Berardinis Salon
- The Barber's Chair
- Sunshine Spa & Nails
- Saje Natural Wellness

ELECTRONICS

- Wirelesswave
- Best Buy Mobile
- Freedom Mobile
- Mobile Snap
- Rogers Wireless
- Telus Mobility
- Apple
- TBooth Wireless
- Bell World
- Koodo
- Virgin Mobile
- The Source
- FoneLab

ENTERTAINMENT

- Cineplex Cinemas

GENERAL VARIETY

- Sheffield Express
- Gateway Newstands

HEALTH SERVICES

- Fairview Family Physicians
- Fairview Mall Dental Care

LIBRARY

- Fairview Toronto Public Library

GAS STATIONS

- ESSO



PRE- AND POST-WORK DELIGHTS

MICHEL'S BAKERY

A variety of cafés, coffee shops and juice bars are within reach for mornings, and bistros and bars to quench thirst after dusk.



LIGHTS, CAMERA, ENTERTAINMENT!

CINEPLEX CINEMAS

Located within Fairview Mall, Cineplex Cinemas Fairview Mall is an ultra-modern theatre with one DBOX screen, six 3D screens, 9 screens, two party rooms, an interactive gaming area and more.

TEMPT TASTE BUDS

RESTAURANTS

In and around Fairview Mall is a range of colourful cuisines. From fast food to fine dining, cravings can be easily satisfied, and inventing eateries abound.



MORE POINTS OF INTEREST IN & AROUND FAIRVIEW PARK

PARKS & RECREATION

- Godstone Park
- Pleasant View Park
- Old Sheppard Park
- Darlington Park
- Parkway Forest Park
- Muirhead Park
- Forest Manor Park
- Sunnybrook Park
- Edwards Gardens
- Earl Bales Park
- Don Valley Parklands

COMMUNITY CENTRES

- Oriole Park Community Centre**
2975 Don Mills Rd
- Parkway Forest Community Centre**
55 Forest Manor Rd

HOSPITAL

- North York General Hospital**
4001 Leslie St

GROCERY & RESTAURANTS

- Foodland**
107 Parkway Forest Dr
- Peanut Plaza**
3030 Don Mills Rd
 - Dollarama
 - Tone Tai Supermarket
 - Don Valley Health Food
 - Bank of China
 - Popeyes Chicken
 - Magic Touch Alterations
 - Hung Fok BBQ
 - Harbour Fish & Chips
 - Rainbow Nails & Spa

- Richard's NoFrills**
3555 Don Mills Rd

- Food Basic**
2452 Sheppard Ave E

- 861-865 York Mills Rd.**
 - Galleria Supermarket
 - Paisano
 - Dragon Pearl
 - The Captain Boil
 - Five Guys
 - Menchie's
 - Freshii

RETAIL

- IKEA**
15 Provost Dr
- Canadian Tire**
1019 Sheppard Ave E

An exceptional selling feature.

Verde is enveloped by an unprecedented, multi-use Community Park. The sprawling new park is punctuated with features that are designed to bring people, of all ages, together. From inviting benches to a fitness centre, there is something for everyone.

MULTI-USE COMMUNITY PARK

- 1

FITNESS STATIONS
- 2

OUTDOOR GAMES TABLES
- 3

PARK BENCHES & SITTING AREA
- 4

PLAY AREAS WITH PLAYGROUND EQUIPMENT GEARED TO DIFFERENT AGE LEVELS
- 5

SPLASH PAD
- 6

CONNECTIONS WITH LINKAGES TO THE GREATER PEDESTRIAN NETWORK



THE VERDANT VALUE

Green Selling Features.

ECONOMIC VALUE

Proximity to parks and greenspace increases property value. The real estate market consistently demonstrates that many people are willing to pay a larger amount for a property located close to a park.

ENVIRONMENTAL BENEFITS

Research has shown that, on average, 85% of air pollution in a park can be filtered. Additionally, plants improve air circulation and provide shade. Greenspace improves individual and community health: studies show a reduction in stress and lowered blood pressure in adults.

GREEN GATHERING

Parks provide a gorgeous backdrop for families, friends and social groups to gather. Open to everyone, parks promote safety, belonging and community. Children with more access to parks and recreational facilities are more active than children with less access.

Verdé CONDOS



VERDÉ AMENITIES PLAN



*“It starts with family.
We’ve been building quality
homes for five generations now
and for us, it’s about creating
something special, something
of which we all are proud.”*

FRANK GIANNONE
President, FRAM Building Group

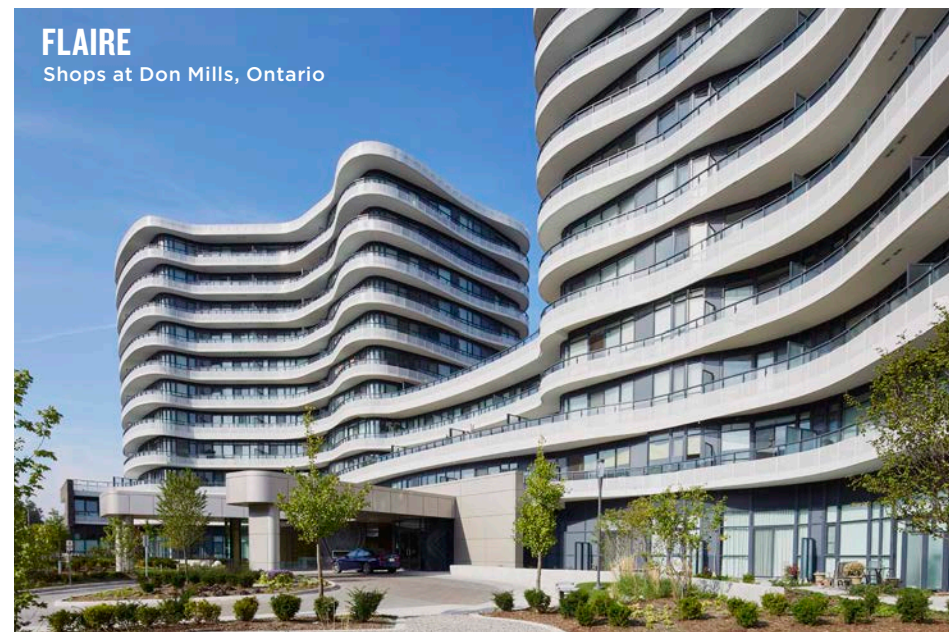
FRAM BUILDING GROUP

Continuing a Legacy.

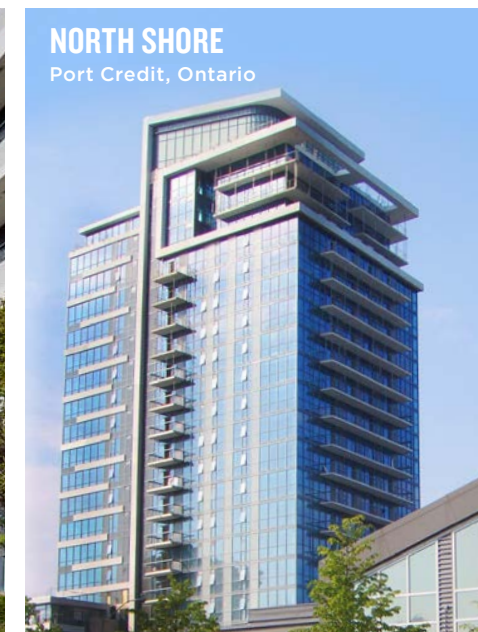
The FRAM story began over eight decades ago in Southern Italy, where founder John Giannone learned the value of quality craftsmanship from his father. At a young age, John began following his father, the owner of a prominent general contracting business, around building sites, accumulating skills, absorbing information, and falling in love with the intricacies of construction.

Ready for new challenges, John emigrated to Canada in 1958 with a steadfast desire to bring old world craftsmanship to North America. Continuing his family’s legacy, John formed a masonry company that would eventually grow to be one of the largest masonry companies in Toronto. In 1981, John founded FRAM Building Group, with his son Frank, returning to his roots of residential home building.

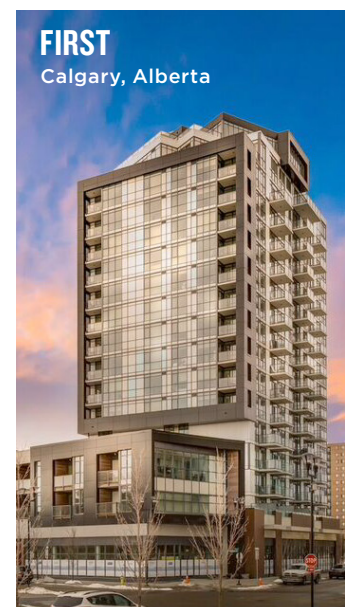
Today, FRAM is a 5th generation family business, with 15,000+ residences. From custom homes and exceptional single-family homes, to multi-family condominiums and rental residences as well as mixed-use and commercial properties, FRAM’s expertise knows no bounds. As always, the mandate to design, develop and build sustainable communities is achieved through a combination of high standards in urban planning, building design and materials.



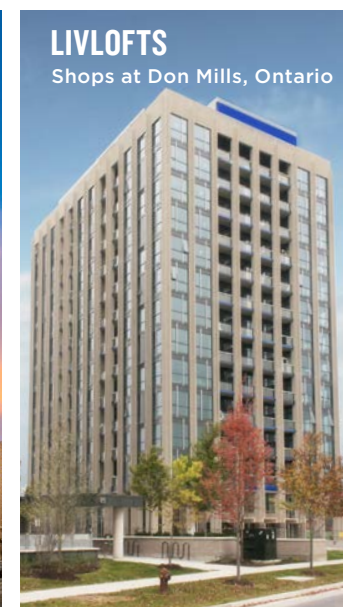
FLAIRE
Shops at Don Mills, Ontario



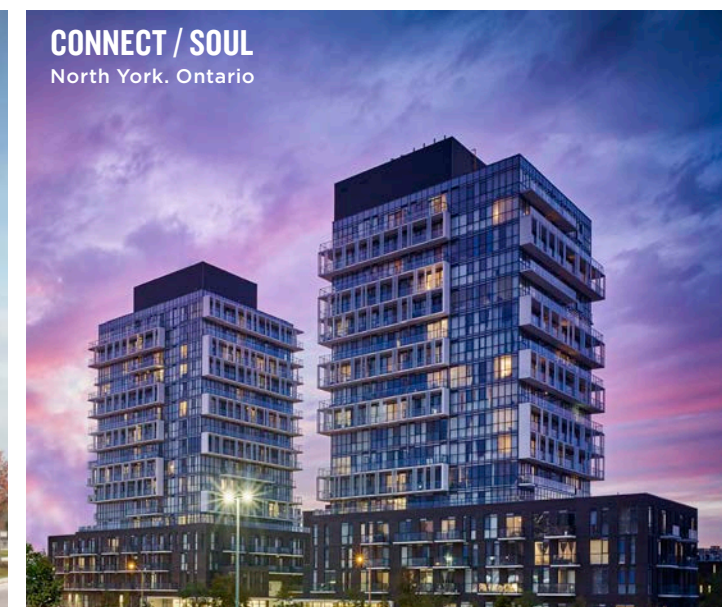
NORTH SHORE
Port Credit, Ontario



FIRST
Calgary, Alberta



LIVLOFTS
Shops at Don Mills, Ontario



CONNECT / SOUL
North York, Ontario



REFLECTIONS
Shops at Don Mills, Ontario



PORT CREDIT VILLAGE
Mississauga, Ontario



TORRE FIORE
Pisticci, Italy



THE SHIPYARDS
Collingwood, Ontario



THE MAYFAIR
Dallas, Texas

Verdé

CONDOS



All renderings and illustrations are artist's concept and may not be to scale. Materials and specifications are subject to change without notice. Ask Sales Representative for details. E. & O.E.