



# HARMONY VILLAGE®

THE ART OF LIVING WELL

*Sheppard*

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Harmony Village is a residential condominium community located on the proposed future subway extension or Light Rail Transit line (LRT) along Sheppard at Warden in Toronto. Designed as a village, this innovative community offers independent living while providing the perfect environment to enjoy a vibrant, active lifestyle and staying close to familiar Toronto neighbourhoods, favourite places, major highways, friends and family.



EXTERIOR  
ROUNDBOUT



TOWER EXTERIOR



THIS IS YOUR  
NEIGHBOURHOOD!



AMENITIES &  
SERVICES  
35,000 SQ. FT.

Here's a place that allows easy, independent living and an active lifestyle, while providing all the features that provide peace of mind and the opportunity to discover "The Art of Living Well." Whether you want to spend time indoors or out, Harmony Village offers something for everyone.

At over 35,000 sq. ft., the indoor amenity space is bustling with activities that complement your healthy lifestyle. Exercise your body and mind with activities as eclectic and engaging as you wish.

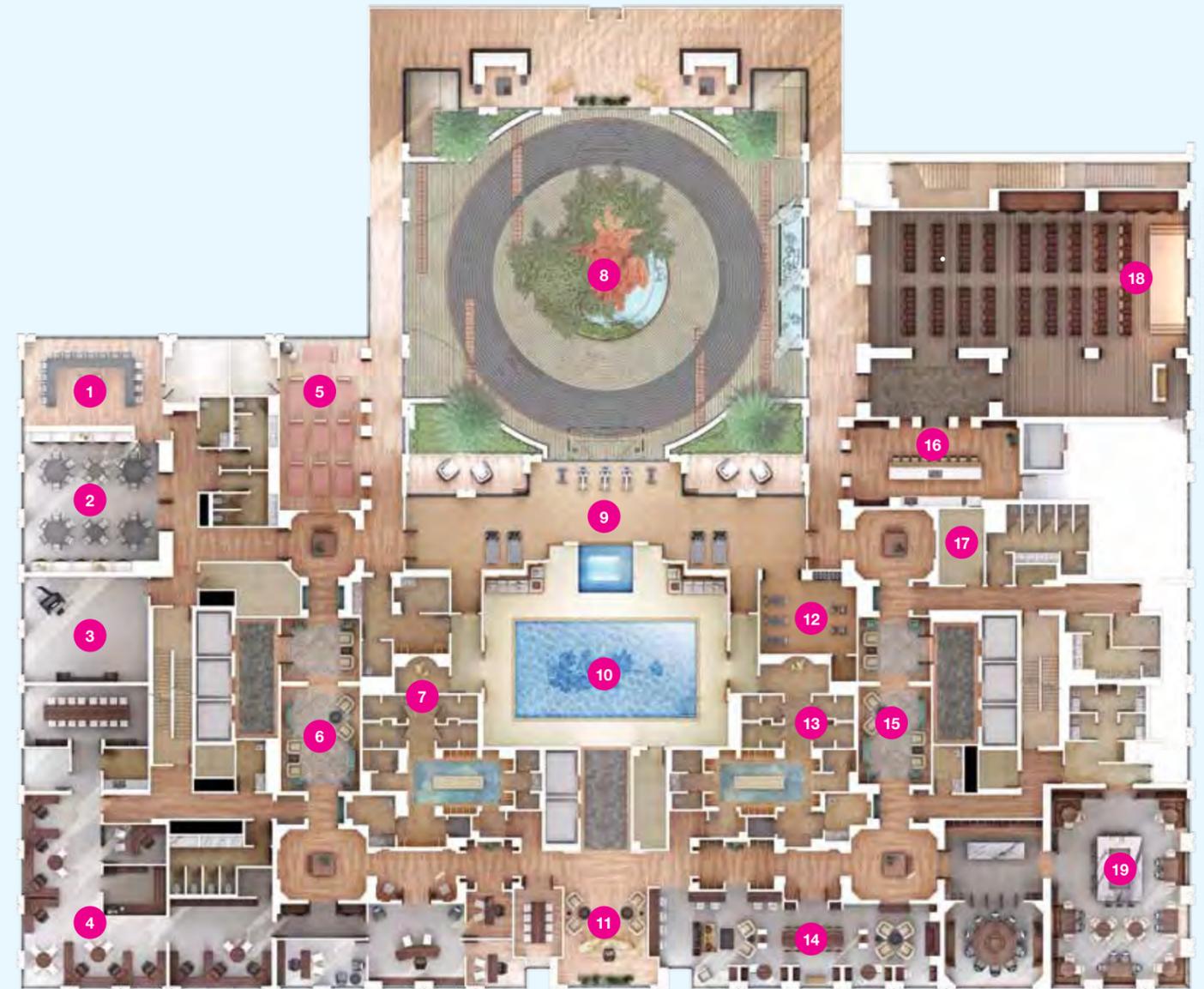
Plan a night out in the comfort of your own residence by signing up for a cooking class or wine tasting event. Share a drink and laughs with friends in our Asian-inspired tea room or savour a delicious meal in the dining room with an optional meal plan available. If you prefer quiet time, escape to our library or watch a blockbuster in our private theatre.



POOL AREA

AMENITY  
FLOORPLAN

- 1 Classroom/Lecture Hall
- 2 Arts and Crafts Room
- 3 Music/Dance Studio
- 4 St. Paul's Offices
- 5 Yoga/Tai Chi/Pilates Studio
- 6 Lounges
- 7 Change Rooms (Men's)
- 8 Resident Entry and Roundabout
- 9 Fitness Centre
- 10 Pool and Hot Tub
- 11 2<sup>nd</sup> Floor Reception
- 12 Weight Training
- 13 Change Rooms (Women's)
- 14 Library/Resource Centre
- 15 Lounges
- 16 Wine Bar and Cooking Classroom
- 17 Wine Cellar
- 18 Ballroom/Theatre
- 19 Harmony Café/Karaoke Room

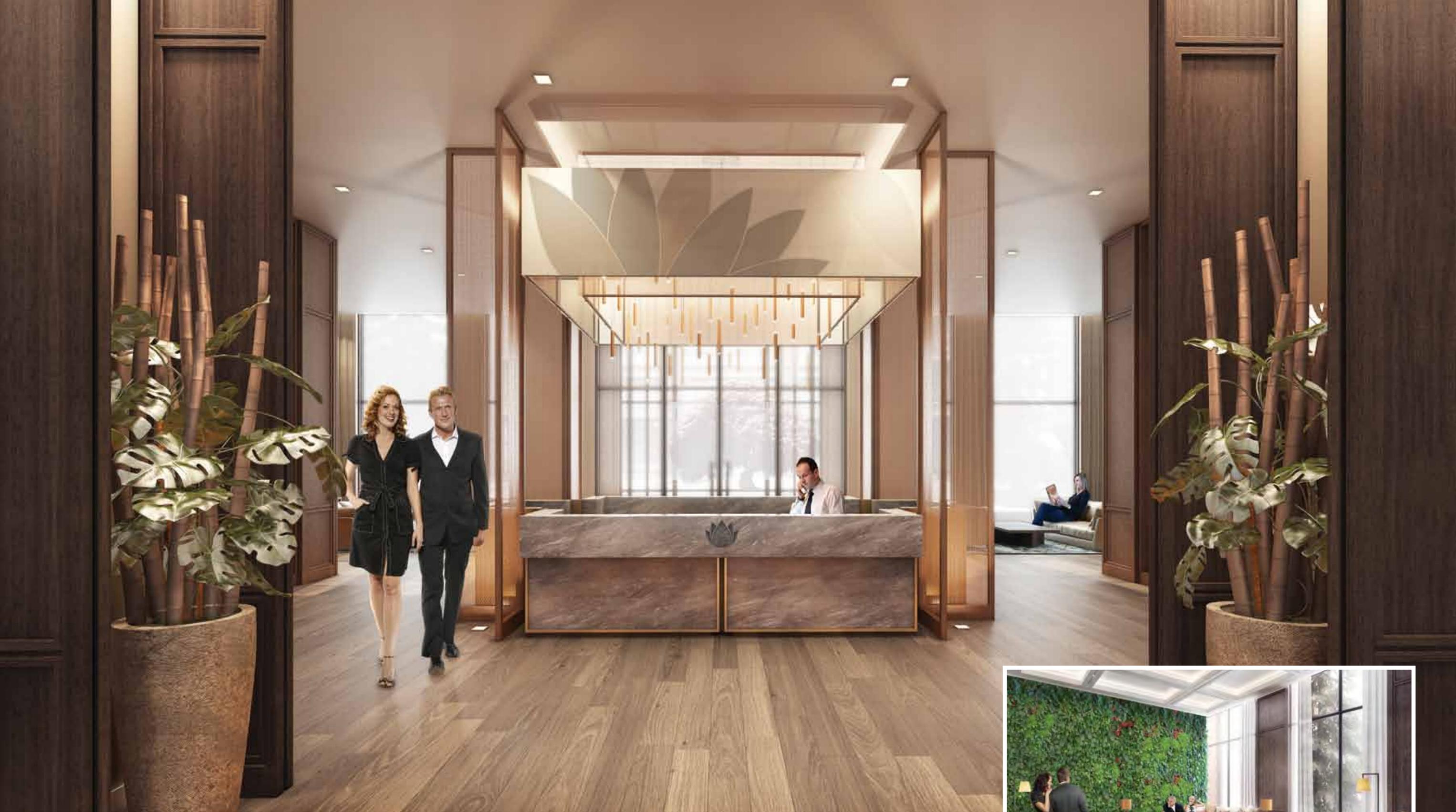


YOUR  
HARMONY VILLAGE

**Main Floor**

- 1 Elevators
- 2 Pharmacy
- 3 Café
- 4 Living Wall Lounge/Tea Room
- 5 Cappuccino Bar
- 6 Resident Entry and Roundabout
- 7 Concierge
- 8 Sheppard Ave. Entry
- 9 Bar Lounge
- 10 Resident Lounge
- 11 Admin Offices
- 12 Elevators
- 13 Dining Room
- 14 Outdoor Patio Dining





LOBBY



LIVING GREEN WALL



ZEN GARDEN



OUTDOOR TERRACE



BAR LOUNGE

Harmony Village is built for today and tomorrow's world. From breathing better air to conserving water, you can take advantage of all the innovations we've introduced. Our commitment to LEED™ Platinum Design isn't only great for the environment, it will also help you breathe better and provide for a healthier environment.

HIGH QUALITY  
INDOOR LIVING  
ENVIRONMENT

## How Our Living Green Philosophy Will Benefit You

Our dedication to green living isn't just our commitment; it's our way of life. That's why we've ensured the cleanest environment and most efficient ventilation system possible.

What's on our Green checklist?

- ✓ Materials used for interior finishes will contain low or no Volatile Organic Compounds (VOC), to eliminate long-term health hazards and most common allergies caused by new construction materials.
- ✓ The building will be constructed with renewable energy (Geothermal and solar) to heat and cool the building, saving energy and drastically reducing carbon emissions.
- ✓ Plumbing features have been designed to reduce water consumption and therefore energy costs.
- ✓ Water savings will be achieved by installing low water-consuming washroom fixtures and from harvesting rain water for landscaping.
- ✓ Battery charging facilities for electric cars will be installed, as well as bicycle rental and storage available.
- ✓ Landscaped 'green' roofs reduce the heat island effect, helping to keep cooling costs down in summer.
- ✓ Featuring 'Jellyfish Filter' (patent pending) engineered stormwater quality treatment technology.

## Harmony Village will be the Greenest Green – Designed to Achieve Platinum LEED Standards!

We take sustainability seriously. Our environmentally friendly community is designed with the highest LEED™ Platinum standards, so you can conserve energy and enjoy a healthier living environment. We do this by sourcing local materials that will improve conservation and air circulation. Namely, we use Low-E insulating glass windows, multi-chute recycling/refuse management, heat recovery ventilation (HRV) systematic and ENERGY STAR® appliances.

Preservation will also be at the heart of our landscaping projects as harvested rainwater will be used for watering. Native plantings will not only minimize the need for water and lower maintenance, but will provide a natural cover for our outside areas too. We're particularly excited about our geothermal and solar energy systems – two examples of utilizing nature as a force of conservation.



### Green feature list:

Geothermal energy; Energy efficient Low-E insulating glass windows; Heat recovery ventilation; Improved air circulation; ENERGY STAR® Appliances; Car sharing; Bicycle sharing; Rooftop garden plots for growing vegetables; Rooftop greenhouse/winter garden; Low flow showerheads and faucets; Low/no formaldehyde cabinetry; Low/no VOC paint; Water saving conservation features. Our "smart building" will be controlled with computerized building management. Energy controlled system and recycling will be part of our mandate.

### Key elements:

Emphasis on local materials; Multi-chute recycling and refuse management; Use of certified green building products; Geothermal energy technology; Native materials to be used in landscaping.



THE TEAM  
BEHIND THE  
VISION

## City Core Developments

City Core's philosophy is simple: To plan, design and execute every project with the utmost professional care. The difference is in their close attention to detail, focus on sustainability and dedication to innovation and quality.

Under CEO Jack Pong's direction, City Core's brand "Harmony Village" reflects his vision to reinvent the way Boomers and Zoomers live today. With the launch of Harmony Village Sheppard and Harmony Village Lake Simcoe, the City Core team introduces these visionary communities that take a unique approach to senior and multi-generational living. Harmony Village was designed to allow its residents a new kind of carefree, active and meaningful lifestyle. One that acknowledges that today's baby boom generation is enthusiastic, active, and looking to downsize their living space, while enjoying life to its fullest.

Since 1976 City Core Developments and City Core Management Inc. have been involved with managing millions of square feet of real estate development projects, from residential to commercial, including single family housing, multi-family condominiums, retail plazas, office complexes, industrial parks and innovative seniors communities.

## Fortress Real Developments Inc.

Fortress Real Developments Inc. is a Canadian real estate development company that seeks out and analyzes opportunities in major Canadian markets. The company, currently active in nine major markets across Canada, is focused on quality projects with recognizable alpha in residential low-rise, high-rise, commercial, industrial and land servicing opportunities. This allows Fortress investors the opportunity to invest in great projects such as City Core's – "Harmony Village."

The Fortress team has a combined 50 years of experience in the development and construction financing sector. Their focus is to partner with established developers and builders on large scale, blue chip development deals. These developers and builders are carefully vetted and their stellar track records of success position them well to become borrowers for the capital raised through the Fortress Real Developments Inc. product, an RSP eligible syndicate mortgage product that allows a consumer to invest directly into the proven market of Canadian real estate by becoming a mortgage lender. (Offered by Centro Mortgage Inc. Lic#10102).

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