

THE
FREDERICK

| CONDOMINIUMS |

"If we wish to live well, we need to create neighbourhoods that connect people through convenience and opportunity."

-David Feldman, President & CEO,
Camrost Felcorp.



CITY LIVING,
UNO



COMPLICATED.

SUITE TERRACE

ILLUSTRATION IS ARTIST'S CONCEPT. E. & O.E.

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THE TEAM



43.7131° N, 79.3671° W



EXPERIENCE
ELEVATED

UPTOWN
LIVING IN
LEASIDE.

7

The Frederick at Upper East Village, 31 storeys of elevated condominium living at Laird & Eglinton.

Whether you're forging your own path for the first time or taking a different direction, set your sights on The Frederick - the next evolution in a neighbourhood undergoing remarkable changes.

AERIAL MASTER PLAN

ILLUSTRATION IS ARTIST'S CONCEPT. E. & O.E.

A NEW LOOK FOR LEASIDE.

The Frederick is the highly-anticipated final piece that will complete the Upper East Village master-planned community, already under construction. Residents will love walking to shops, deciding on a new favourite café, and taking their friends out to restaurants. And when your life needs an adventure, Laird Station of the new Eglinton LRT is there to whisk you across the city.

"I GREW UP IN LEASIDE AND LOVED THE NEIGHBOURHOOD. THIS IS THE PERFECT OPPORTUNITY TO MOVE BACK HERE IN A BRAND NEW COMMUNITY."

LINNEA, LEASIDE RESIDENT

This is a collection of residences for a new generation of Leasiders who want to have it all: innovative amenities, stylish suites, new transit options, and many local conveniences in a neighbourhood that's continuing to rise.

Does it sound too good to be true?

That's what life at The Frederick should be.



THE FREDERICK

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THIS IS



PEDESTRIAN MEWS

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THE MOST MODERN,
LIVABLE RESIDENTIAL
SPACES FOR YOU
TO CALL HOME.



LEASIDE
LIVING.

ARCHITECTURE & CONTEXT.

THE FREDERICK HAS A LOOK
AND FEEL THAT REALLY FITS
WITH THE VIBE OF LEASIDE.

“ The Frederick is the crown jewel of this master-planned community. Overlooking the garden-like neighbourhood of Leaside, it couldn't be more perfect - whether it's the shops on Eglinton or the pedestrian mews, we paid special attention to creating a destination. ”

JOSEPH FELDMAN, VICE PRESIDENT OF
DEVELOPMENT, CAMROST FELCORP INC.



THE FREDERICK

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An aerial night photograph of Toronto, Canada. The foreground shows a dense residential neighborhood with many houses and trees, illuminated by streetlights. In the background, the city skyline is visible, featuring numerous skyscrapers and the prominent CN Tower. The sky is a deep blue, suggesting dusk or dawn.

DOWNTOWN
VIBES,
UPTOWN
VIEWS.



THE FREDERICK

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The neighbourhood's
evolving. New transit. New
shops. New possibilities.
It's still Leaside, but it's
even better.



16 A NEW EGG & A NEW Y

Life on Eglinton Avenue East is changing, with more than 20 new developments coming to fruition in the next five years alone. Year over year, Leaside detached homes have increased in value by 8.72% and condominium pricing has increased by 16.84%. Between 2017 and 2021, condominiums in this coveted area have appreciated in value by an incredible 56.08%. Toronto has the highest annual per capita immigration rate in the world, with 400,000 new immigrants landing in 2021 and over 400,000 annually planned for 2022 and 2023. With only a 1.7% rental vacancy rate, Leaside is a wise investment.

New restaurants, cafés, and shops here create a convenient village within a charming neighbourhood. There are parks, trails, and a new LRT station that can take you anywhere you need to go – if you can pull yourself away from the joys of redefined uptown living. It's all right here *for you*.

*Source MLS C11 October



LINTON
YOU.

The Frederick is moments to the new Laird Station on the Eglinton LRT. Toronto properties near public transit are poised to benefit from up to a **30% premium** in value when the LRT is introduced. In **2022** the Eglinton Crosstown LRT is set to open. It is a **5.3 billion dollar** investment which is bringing **25 LRT stations** with added connections to **54 bus routes**. The result will mean **60% faster** commute times from Leaside.



18

Mount Dennis
Keeleisdale
Caledonia
Fairbank
Oakwood
Cedarvale
Forest Hill
Chaplin
Avenue
Eglinton
Mount Pleasant
Leaside

Aga Khan Park & Museum
Science Centre
Sunnybrooke Park
Wynford
Hakimi
Pharm
O'Connor
Sloane

THE
FREDERICK
CONDOMINIUMS

- Barrie Line
- Kitchener Line
- UP Express
- Yonge-University Line 1
- Yonge-University Line 1



AERIAL MASTER PLAN
ILLUSTRATION IS ARTIST'S CONCEPT. E. & O.E.



TRANSIT TRAVEL TIMES FROM LAIRD STATION:

- Union Station **35 minutes**
- Bloor Station **30 minutes**
- ROM **45 minutes**
- Rogers Centre **40 minutes**
- Scotiabank Arena **40 minutes**

YOUR ACCESS POINT TO THE WHOLE CITY.

Statistical information contained in this document has been supplied by a third-party vendor including but not limited to, T.R.E.B., O.R.E.A., MLS, Toronto Global, City of Mississauga, etc. Although reasonable efforts have been made to present current and accurate data for public use, The Frederick and its affiliates do not guarantee the accuracy of the content of information contained herein, and shall not be held liable for any damages of any kind for reliance therein. Proposed LRT subject to Government approval and construction.



If you're looking to step up your grill game, grab some high-quality steaks on Bayview from a local butcher.

LEASIDE LIVING

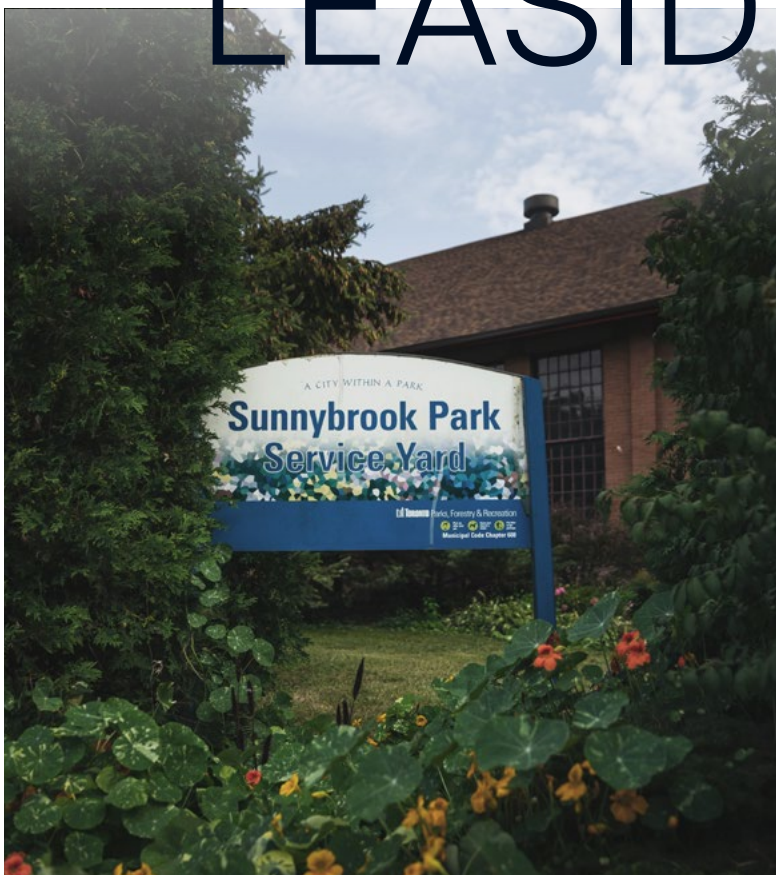


⤴ Shopping in Leaside means having a selection for everything without needing the big box store. You can find everything you need on Bayview.

⤵ Make sure you get to happy hour on Laird and try their spicy wings!



THE INSIDER'S GUIDE TO LEASIDE LIVING.



Get lost in the 150+ hectares of Sunnybrook Park. Perfect for a trip with your furry friend to the off-leash area or biking on of the two dozen trails.



WITHOUT
GOING FAR.



ESCAPE W

AMENITIES THAT COMPLETE YOUR EVERYDAY.



24

- 1. HIGH SPEED ELEVATOR
- 2. GAMES LOUNGE
- 3. HYDROTHERAPY ROOM & SAUNA
- 4. CHANGE ROOM WITH WASHROOMS AND DAY LOCKERS
- 5. STAFF ROOM
- 6. CHANGE ROOM WITH WASHROOMS AND DAY LOCKERS
- 7. HYDROTHERAPY ROOM & SAUNA
- 8. UNIVERSAL WASHROOM
- 9. SOCIAL GATHERING ROOM
- 10. PRIVATE DINING ROOM
- 11. MASSAGE ROOM
- 12. FITNESS FACILITY
- 13. YOGA ROOM





ENTRANCE

ILLUSTRATION IS ARTIST'S CONCEPT. E. & O.E.



- | | |
|---|--------------------------------|
| 1. LOBBY WITH 24H CONCIERGE | 7. MEETING ROOM |
| 2. MAIL ROOM | 8. PET SPA |
| 3. HIGH SPEED ELEVATORS | 9. OUTDOOR FIRE PIT LOUNGE |
| 4. PROPERTY MANAGEMENT OFFICE | 10. OUTDOOR BBQS & DINING AREA |
| 5. WORK FROM HOME SPACE WITH PRIVATE PODS | 11. OUTDOOR PIZZA OVEN |
| 6. INDOOR GARDEN LOUNGE | 12. PEDESTRIAN MEWS |
| | 13. PUBLIC PARK |



LOBBY

ILLUSTRATION IS ARTIST'S CONCEPT. E. & O.E.



“The interiors of The Frederick are inspired by its history to when it was a railway station. With the LRT coming in, we wanted to pay homage to this - you can see that through the millwork, the furniture, the steel, and the wood throughout. We took the soft curves from the map of the railway and applied them to the interiors.”

CORINNE HUARD, FOUNDER | PRINCIPAL
MAED COLLECTIVE



GARDEN LOUNGE

ILLUSTRATION IS ARTIST'S CONCEPT. E. & O.E.

Ranked by Toronto
Life Magazine as one
of Toronto's Top 10
Best Neighbourhoods
Leaside offers the
many advantages of
city living, enhanced
the comforts and spirit
of community.



CO-WORKING SPACE WITH PRIVATE PODS
ILLUSTRATION IS ARTIST'S CONCEPT. E. & O.E.



MEETING ROOM

ILLUSTRATION IS ARTIST'S CONCEPT. E. & O.E.

WITH THE FREDERICK'S COMMON SPACES, THERE'LL BE LOTS OF OPPORTUNITIES TO MEET YOUR NEIGHBOURS.





PEDESTRIAN MEWS

ILLUSTRATION IS ARTIST'S CONCEPT. E. & O.E.

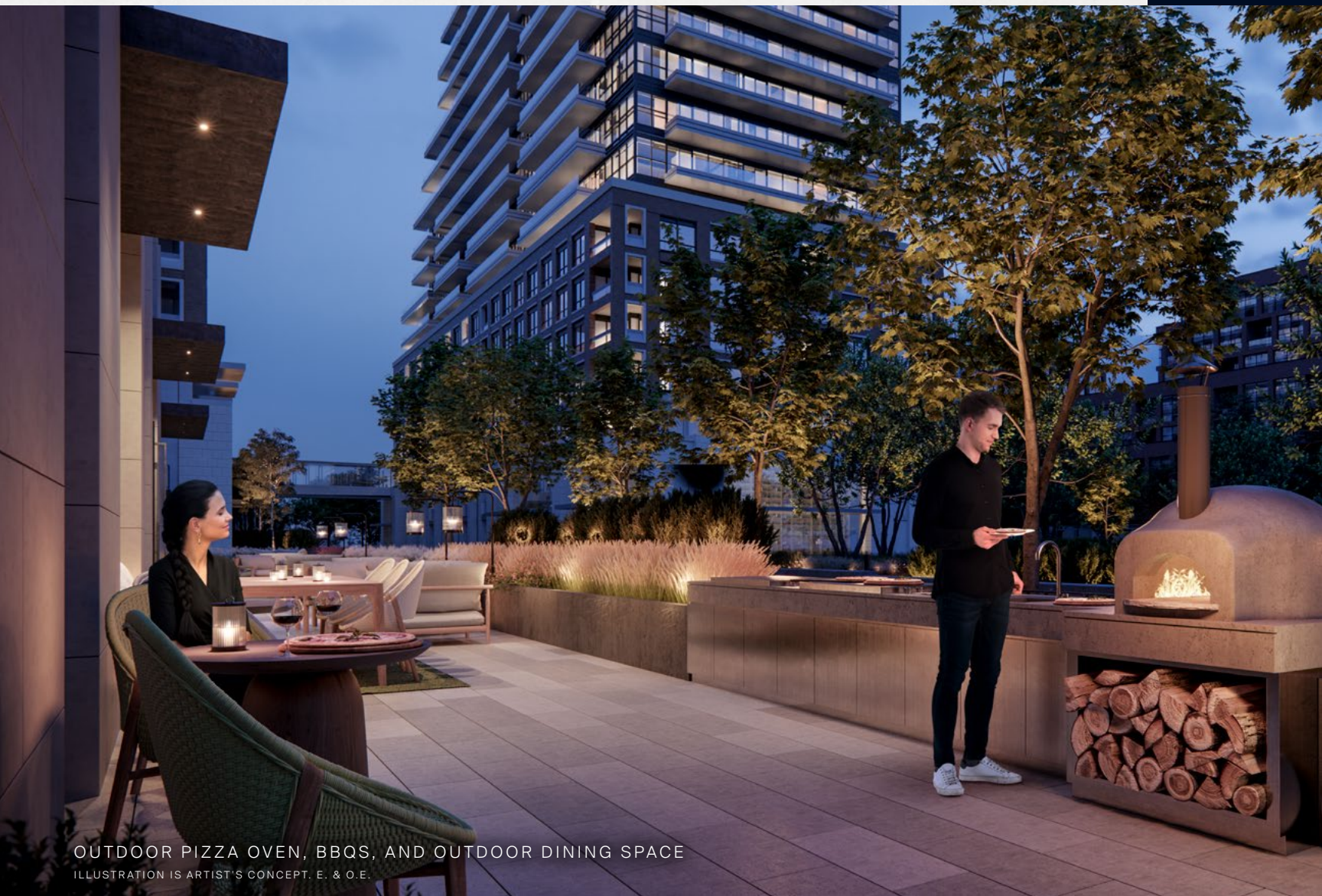




GAMES LOUNGE

ILLUSTRATION IS ARTIST'S CONCEPT. E. & O.E.

IN THE GAMES ROOM YOU
CAN HOST FRIENDS FOR A
FUN EVENING OF BOARD
GAMES OR AN AFTER-
DINNER SESSION OF POOL.



OUTDOOR PIZZA OVEN, BBQS, AND OUTDOOR DINING SPACE
ILLUSTRATION IS ARTIST'S CONCEPT. E. & O.E.



Host a dinner, casual birthday party, or just a friendly gathering in the Social Gathering Room, one of the many amenities that extend your suite's living space.



Make your cooking and dining experience completely al fresco! The wood-fired pizza oven at The Frederick provides a unique opportunity to bring your food prep outdoors.



SOCIAL GATHERING ROOM
ILLUSTRATION IS ARTIST'S CONCEPT. E. & O.E.





OUTDOOR LOUNGE

ILLUSTRATION IS ARTIST'S CONCEPT. E. & O.E.

“The most unique aspect of The Frederick's design is the focus on wellness in all forms. We have expansive spaces for activity and we've also accounted for more quiet spaces, like an intimate meditation and massage room and a Nordic-inspired hydrotherapy room.”

CORINNE HUARD,
MAED COLLECTIVE



WATER THERAPY ROOM
ILLUSTRATION IS ARTIST'S CONCEPT. E. & O.E.

WHAT MAKES A HOME?



“One thing Camrost holds near and dear to our hearts are the interior layouts for suites and the amenity spaces. In the Frederick, we've poured over every inch of these areas to create the most modern, livable residential spaces for you to call home. This attention to detail is what makes Camrost developments stand out in the Toronto real estate.”

CHRISTOPHER CASTELLANO, VICE PRESIDENT,
SALES & MARKETING. CAMROST FELCORP.



SUITE LIVING ROOM

ILLUSTRATION IS ARTIST'S CONCEPT. E & O.E.

Is it the natural light waking you up slowly on the weekend when your alarm is turned off, or the balcony being your little slice of the outdoors for you to enjoy a cup of coffee? Suites at The Frederick are designed with form, function high-quality appliances, carefully-chosen features and finishes, and comfort all wrapped up in one.

This is your space to live exactly the way you want. Your home should reflect who you are, how you feel, and what makes you happy.

Home is The Frederick.

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SUITE TERRACE

ILLUSTRATION IS ARTIST'S CONCEPT. E.&O.E.

BRAND PARTNERSHIPS.

LATCH

Latch is an innovative smart access system that brings seamless access to every door in a modern building. With Latch, you can open and manage doors in a condominium building—all from the security and convenience of your smartphone. A fully integrated system of both hardware and software, Latch is expanding smart access through thoughtful and intuitive designs made for modern living. In buildings utilizing the Latch system, residents can open doors with convenient and flexible credentials, and share access confidently and securely with trusted visitors when they are away, by smartphone, doorcode, or keycard.



Trevisana Kitchens & Interiors perfects the essential features that are synonymous to the superiority of Italian design and artisan manufacturing. The Trevisana story began nearly half a century ago in Italy's northern province of Treviso. Today Trevisana Kitchens & Interiors proudly bring Italian quality made cabinets into Canadian homes, maintaining their core values of unsurpassed quality Italian workmanship.

KOHLER®

Since 1873, Kohler Co. has been improving the level of gracious living by providing exceptional products and services for customers' homes and lifestyles. Kohler believes better business and a better world go hand-in-hand. Whether through beautiful kitchen and bath products, innovative engines and generators, memorable hospitality offerings or developing clean water, sanitation, and community development solutions around the world. To put it simply, Kohler strives to enhance the quality of life for current and future generations through design, craftsmanship and innovation, and is fueled by the passion of more than 36,000 associates worldwide.

FULGOR MILANO

Fulgor Milano's signature technology provides professional tools for your kitchen to help you achieve chef-worthy recipes. Offered as a creative concept and design in the world of cooking, Fulgor Milano promoted the Italian spirit of excellence around the world. Their use of modern equipment and machinery combined with lean production methods and dedicated human resources promotes a high level of quality and flexibility, providing the opportunity to transform the kitchen into a modern, innovative, friendly, comfortable, safe, ergonomic and stylish space.



43.7131° N, 79.3671° W

YOU CAN BE YOURSELF
AT THE FREDERICK, AND
THAT'LL MAKE IT FEEL
LIKE HOME MORE THAN
ANYTHING ELSE.



REACH NEW HEIGHTS



Celebrating 45 years
of Building Excellence

THE CAMROST DIFFERENCE

45 YEARS IN THE MAKING.

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DEVELOPER

Camrost Felcorp has established its place as one of the foremost names in the development industry since 1976 by consistently leading the way in creating landmark condominiums, and is behind many of the Greater Toronto Area's most distinctive and memorable residential communities and commercial properties. Unique in design, each is built on a similar foundation of superior craftsmanship, a pre-eminent address, and a timeless style that is ahead of the industry. With an impressive portfolio that includes over 80 buildings, with 20,000 residences and more than 2 million square feet of office and retail space, Camrost Felcorp continues to complete substantial high-rise projects in Toronto and throughout the GTA.



IN COLLABORATION WITH

“Every project Camrost builds starts with putting together the strongest group of consultants. We work the top architects and designers to ensure every detail is considered to create a community we can be proud of.”

JOSEPH FELDMAN, DIRECTOR OF DEVELOPMENTS
CAMROST FELCORP



IBI ARCHITECTS

IBI Group is a proud leader in the emerging application of technology in the design and planning of smart cities. Formerly known as Page + Steele Architects, IBI Group is renowned for its extensive residential expertise, and has shaped the Toronto skyline with many of the City's most exclusive, high-end developments, including The Ritz Carleton Hotel and Residences, The Avenue, The Delta Hotel, The Four Seasons Hotel and Residences, Upper East Village, and more. With projects that span Canada, the United States, the United Kingdom, the Middle East, and India, IBI's multidisciplinary approach – from the creation of connected schools and hospitals, to the use of social media and smart devices to improve urban mobility – has defined the cities of tomorrow.



IBI LANDSCAPE

With a portfolio of internationally recognized projects, IBI Group's unique approach to placemaking has helped us shape inspiring places and spaces. Our projects focus on people and the environment, both natural and manmade, and the connections between them. We combine elegance, simplicity, ecology, art, and sciences to make meaningful and uplifting places for people to live, work and play. Our designs strive to enrich the user experience. We explore amenities and design language that contributes to a distinct sense of place, personal comfort, and landscape beauty.

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MAED COLLECTIVE

MAED Collective was founded by Corinne Huard after 20 years of dedication to design and discovery. The MAED Collective interior design studio is an innovative collection of artistic professionals passionate about creating sustainable and engaging spaces, recognizing the imperative balances of aesthetic and purpose. The practice continuously evolves by working with the world's prominent innovators and leaders in Hospitality, Residential, Retail, and Work Space industries.



CAMROST GROUP OF COMPANIES

CAMCORP CONSTRUCTION

Built on experience. A member of the Camrost Group of Companies, Camcorp Construction offers a full complement of services in all aspects of the construction process, execution and delivery. Known for a hands-on approach amongst the trades, and for a meticulous attention to detail, Camcorp Construction has enabled Camrost Felcorp to be directly involved in all stages of the development process.

NEXT STOP,



HOME.

