

GALLERIA

ON THE PARK

INTRODUCING
GALLERIA 01 & GALLERIA 02

EXPERIENCE MODERN
URBAN LIVING AT
GALLERIA ON THE PARK

01 GALLERIA + 02 GALLERIA





Residences maximize natural light, with views towards the park or facing the dynamic new Dupont.

GALLERIA AN INSPIRED NEW NEIGHBOURHOOD

Spearheading positive changes on the new Dupont, Galleria on the Park is Toronto's most inspired new neighbourhood of condominiums, shops and places to gather, next to an incredible eight-acre park. Galleria on the Park will bring premium lifestyle experiences to more than 6,000 residents living in eight architecturally distinct high-rise towers.

As part of the initial residential offerings at Galleria on the Park, the first two condominium towers, Galleria 01 and Galleria 02, will be built to coincide with the completion of a host of spectacular amenities for residents to enjoy. These will include a brand-new, 95,000-sq.ft. modern community centre with state-of-the-art equipment and programming.



FIRST PHASE: GALLERIA 01 & GALLERIA 02

Galleria on the Park condominiums will offer sophisticated, modern design, a leading-edge technology package and a range of amenities curated for urban living. At Galleria 01 and Galleria 02, suites come in carefully considered studio, one-bedroom, two-bedroom, and three-bedroom layouts, with sleek features and finishes. For true convenience, residents can easily access the recreational amenities on the third floor and wellness amenities on the twelfth floor.

Rising in stacked layers, the building itself makes a strong statement, facing Dupont on the north side and the new community park on the south side. Its dark, steel, boxy base pays tribute to the gritty industrial-age glory of the neighbourhood, softened by design details that echo the natural beauty of the park.



Taking its cue from both the adjacent green park and the new Dupont on the north side, the first residential building for Galleria 01 and Galleria 02 is a stunning modern high-rise.



8 Acre New Community Park*

Always a green magnet for the neighbourhood, the existing Wallace Emerson Park will be expanded to eight acres, revitalized and redesigned to be even more enticing, and maximizing sunlight and south views of the Toronto skyline. The new design features three multi-functional spaces*:
The Community Heart with a BMX/skateboard park, a multi-use sport court and skating pad, along with a skating trail; **The Play Heart***, a multi-use green field with a hill that invites all Torontonians of all ages to gather and play; and **The Nature Heart*** with a treed canopy and meandering pathways for wandering and relaxing in a natural setting.



EXPANDED COMMUNITY PARK



Community Centre planned for Galleria on the Park.

NEW COMMUNITY CENTRE

The new 95,000 sq.ft. Wallace Emerson Community Centre* will be one of the largest in Toronto, offering a variety of spaces, indoor and outdoor options for play, and ways to rejuvenate and socialize. Along with a gym, multi-purpose rooms, community kitchen, outdoor skating trail, swimming pools, dance studio, running track, and full fitness facilities, the new community centre will feature a child care centre and playground.



Unique shops and cafés line the pedestrian-friendly streets at Galleria on the Park.

GALLERIA

PREMIUM RETAIL



Convenience and creativity come together at Galleria on the Park, with premium retail outlets on your doorstep. Almost 300,000 sq.ft. of retail space will offer a vibrant range of shops and services, including convenient retail and unique, one-of-a-kind boutiques and artisan shops.

Grab a coffee at a cafe just steps from your home. Meet a friend for ice cream on a patio. Or shop for a new outfit for that party you're attending on the weekend. No matter what you're looking for, you'll find it at Galleria's exclusive retail venues.

almadev

DISCOVER UNIQUE SPACES DESIGNED FOR A WELL-ROUNDED LIFESTYLE.

REMARKABLE RESIDENT AMENITIES





GALLERIA 01'S WELCOMING LOBBY

The black and white lobby of Galleria 01 encompasses hotel-style features such as a fireplace, sleek concierge area, lounge with contemporary plush seating — including an artist-inspired sculptural ottoman — and eye-catching, custom-designed lighting. This impressive entryway welcomes guests and encourages residents to meet friends there, catch up on emails, or relax before heading out.



SOPHISTICATED LOBBY AT GALLERIA 02

Black metal accents and black mirrors add urban sophistication to the Galleria 02 lobby, while rich natural materials impart an upscale tone. White walls and recessed lighting convey a gallery feel, designed to elicit calm and capture the outdoor light.



SWIMMING POOL

At the outdoor swimming pool deck, you can choose how to relax and unwind. Swim laps in the glistening clear water of the pool, lie back on the comfortable loungers, or alternate between both. However you spend your time there, the pool is a peaceful oasis where natural elements evoke feelings of serenity and relaxation.



In the cardio area, whatever equipment you're using, you'll feel like you're floating above the park. Large multiple ring light fixtures create rhythm and can be seen from afar through the floor-to-ceiling windows. Inspired by the outdoor park, the design aesthetic reflects the neutral palette of the building. These elements are carried through into the yoga area, where you can stretch, strengthen, and enhance your physical and emotional well-being.



KIDS' PLAY ROOM

A bright, open and airy space on the third floor, the kids' play room is intended to inspire young imaginations, and provide a safe, fun recreational environment. Kids can look forward to playing in a bigger space outside their suite but conveniently located in the same building. Art niches, a peg wall, a cozy "fort," play kitchen and tool/construction structures promote play, and rubber and vinyl flooring create a softer feel underfoot and a safe place for active kids. A kitchen facilitates special events such as birthday parties.



OUTDOOR TERRACE

Spend time relaxing alone or entertaining friends and family on the spacious outdoor terrace. It's designed to be a social hub, whether you're barbecuing something delicious for a casual get-together or hosting a dinner at the al fresco dining table. Either way, you'll feel at home amid the lavish landscaping and natural décor features that make this space feel like a private garden.



SOCIAL LOUNGE / CO-WORKING SPACE

This open and beautifully designed space can multitask as a lounge, social hub, and co-working area. Flexible designated tables and seating arrangements enable you to work outside of your suite. Continuing the neutral palette introduced in the lobby, white is predominant, and animated with eclectic furniture with brass accents. Natural materials such as white oak flooring, green marble accents and plants accentuate connection to nature.



KITCHEN / DINING AREA

For hosting a dinner and entertaining groups of friends and family outside of your suite, the kitchen/dining area is ideal. With its approachable design, this space follows the same elegant look and feel of the other amenities: white oak floors balanced with eye-catching pendants over the dining table.



GAMES ROOM

GALLERIA

Created to spark fun among residents of all ages, the games room takes a funkier, eclectic approach, with large black and white photos of characters who reflect the diverse demographic of the neighbourhood. A refined-industrial edge is articulated in furniture and lighting selections, but natural white oak floors keep it grounded in the building's overall aesthetic. The space includes billiards, foosball, and air hockey tables.

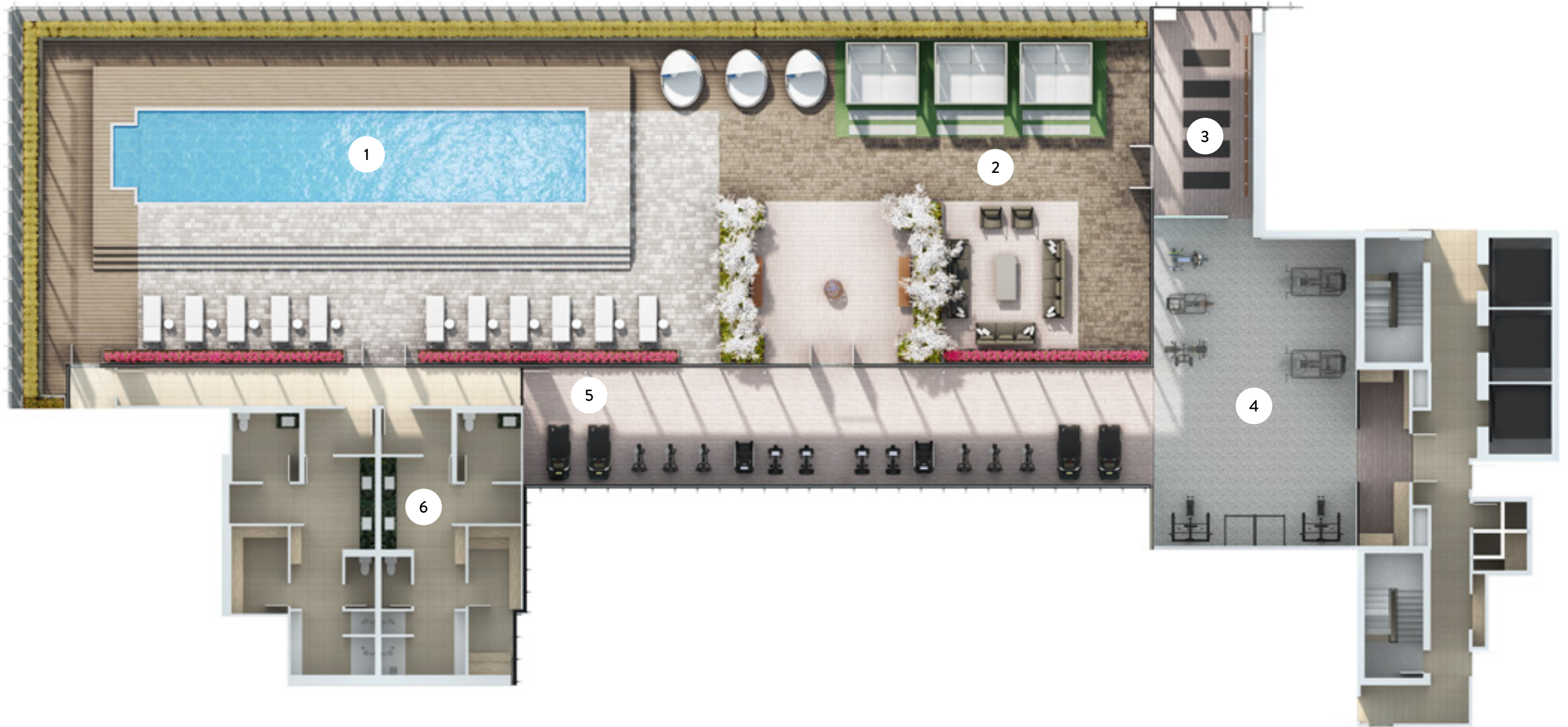
almadev



- 1. MOVIE THEATRE AND VIDEO GAMING ROOM*
- 2. KIDS' PLAY ROOM AND KITCHENETTE*
- 3. SOCIAL LOUNGE*
- 4. OUTDOOR TERRACE WITH BBQ AREA AND DINING*
- 5. GAMES ROOM
- 6. CHEF'S KITCHEN AND DINING ROOM

Note: All the amenities on the amenity level will be shared between condominium and rental residences. The amenities are proposed at this time but subject to design changes that may be required by the City's review and approval process. The amenities noted with * will be located in Galleria 01 and the balance in Galleria 02. Amenity spaces and features within the amenity space are subject to change without notice. Rendering is an artist impression.

FLOOR 3 AMENITIES



- 1. SWIMMING POOL
- 2. OUTDOOR TERRACE AND CABANAS
- 3. YOGA STUDIO*
- 4. FITNESS AREA*
- 5. CARDIO ZONE*
- 6. HIS & HERS CHANGE ROOMS WITH SAUNA*

Note: All the amenities on the amenity level will be shared between condominium and rental residences. The amenities are proposed at this time but subject to design changes that may be required by the City's review and approval process. The amenities noted with * will be located in Galleria 01 and the balance in Galleria 02. Amenity spaces and features within the amenity space are subject to change without notice. Rendering is an artist impression.

GALLERIA
**FLOOR 12
 AMENITIES**

ENJOY COMFORTABLE
LIVING SPACES
ELEGANTLY FINISHED
IN COMPLEMENTARY
NATURAL AND
INDUSTRIAL-INFLUENCED
MATERIALS.

COME HOME
TO COMFORT





BRIGHT, AIRY LIVING SPACE

Contemporary countertops and cabinetry, along with built-in appliances, go a long way to fashion airy, open kitchen/dining areas. Mirroring the creative energy of the new Dupont outside, tastefully artistic lighting creates a compelling focal point.



Large terraces and balconies, and expansive windows with city and neighbourhood views, impart a feeling of spaciousness. In the open-plan living/dining areas, modern lighting and on-trend finishes anchor the design.



GALLERIA
ALMADEV LINK

SMART HOME TECHNOLOGY PACKAGE SIMPLIFIES YOUR LIFE

Almadev Link, Galleria's innovative smart home package, is designed to make life easier for you, providing convenience, security, and peace of mind.

EFFORTLESS SMARTPHONE FEATURES

We know how essential your smartphone is for everyday life. That's why our Almadev Link technology package includes several features that seamlessly connect with smartphones.

You can use your smartphone to access the Galleria 01 and Galleria 02 building entrances, parking garage and common areas. For anyone you need to give access to the building — babysitters, dog walkers, guests — you can create one-time use codes for them.

Most conveniently, you don't need keys to get into your suite. Simply use your smartphone to unlock and lock your door.

With the Almadev Link app, you can easily book and pay for use of the amenities at Galleria 01 and Galleria 02, and make any necessary arrangements with the concierge. So if you want to book the party room while you're at work, you can quickly do that by using your smartphone. And if a package has arrived for you, you'll receive notification that it's in a smart locker waiting for your return home.

FUTURE-READY FEATURES

Galleria places a high priority on helping residents live a greener lifestyle, with amenities designed to save you money and energy. With electric charging stations available, our parking garage is future-ready. We also have secure indoor bicycle storage available. Plus, individual suite metering for hydro and water will enable you to monitor your consumption so you can save money and energy.

EVEN MORE CONVENIENCE

At Galleria 01 and Galleria 02, we're introducing other convenient new technology features such as an online community board that will enable you to receive notifications and reminders about upcoming events such as board meetings, landscaping, window cleaning and more.

Almadev Link — it's all about simplifying your life and bringing you peace of mind.

The realization of development projects and value enhancement forms the cornerstone of Almadev's multi-billion dollar operations. Backed by extensive international capital and benefiting from experience and in-depth knowledge of the industry, Almadev has a proven track record with large scale, multi-phase projects and numerous office, industrial and retail properties throughout Canada and the US. With a best-in-class reputation for creative thinking and investing in the execution and delivery of untapped development opportunities, Almadev is highly skilled at seeking out sites with high potential, close to transit and major points of interest. Best known for its visionary approach at the award winning, master planned Emerald City in Toronto, Almadev also leads the way with innovative projects in Montreal. Almadev has recently acquired Lansing Square, a 400,000 sq.ft. office complex on approximately 15 acres, slated to be redeveloped as a mixed-use community.



8 Acre New Community Park* - Showing a possible vision for the complete renovation of the Wallace Emerson Park. Not all of the parklands form part of the Galleria on the Park development; developer is not responsible for the full build-out of the park.

Multi-functional spaces* - Play Heart* and Nature Heart* – Planned by the City for future implementation but outside scope of development commitments by developer.

Wallace Emerson Community Centre* – This is the planned size of the new community centre.

All illustrations/renderings are artist's concepts only. The general orientation of the proposed projects shown does not represent or guarantee aspects of the projects or views from any particular unit or location. The images do not represent any condition at present, or in the future, which may obstruct or impede the view. Some descriptions and illustrations/renderings in the brochure include details or images of a planned building or feature within the development or associated with the development (such as the community park), which are still in the development stage and subject to further approval. The inclusion of these descriptions and renderings demonstrates our current vision for the community but does not represent a guarantee that the final build-out will be the same as described or as shown.

almadev