



THE KING
EDWARD

PRIVATE
RESIDENCES



THE KING EDWARD'S UNIQUE HISTORICAL LEGACY

When notoriously dour and sombre Queen Victoria finally died in 1901, ending the longest reign in British history, her son Edward ascended the throne—and the empire upon which “the sun famously never set” was ready to, well, party. Thus began what has been called The Edwardian Age, a period of unrivalled opulence and wealth, presided over by a monarch in the portly guise of King Edward VII, who loved luxury, pleasure and the company of beautiful women (not all of whom were his wife). Which is not to say he wasn't completely devoted to his stunning consort, Queen Alexandra, to whom Toronto's Royal Alexandra Theatre on King Street West owes its name.

As a far-flung but fast growing outpost of the British Empire, Toronto embraced the Edwardian period with complete relish.

KING EDWARD VII THE HOTEL'S NAMESAKE

Back in the 1860s when King Edward was a very young Prince of Wales, he visited Toronto, where among his other official duties, he opened Queen's Park, named after his mother, Queen Victoria. In a very real way, King Edward—or “Bertie” as he was known inside the Royal Family—remains a fitting symbol for what is today the world's most diverse and multicultural city.

King Edward had a reputation as a bit of “bad boy” and something of a rule breaker, but he was also open to the company of new people and new ideas that the old Establishment shunned. Astute and forward-thinking, Edward turned out to be a very credible king, indeed, in his very short reign. Called the “Peacemaker” by the French, he helped engineer an Entente Cordiale between France and Britain. Sadly, his diplomatic efforts did not prevent the catastrophe of the First World War, which brought the glittering Edwardian Era to an end.



George Harrison, King Edward Lobby 1964

CELEBRITY GUESTS

From its opening onwards, The King Edward Hotel, which quickly became known more colloquially as simply the “King Eddy” was “the place to see and be seen” in Toronto. Over the coming decades the King Eddy would host many of the world’s rich, famous—and notorious—and serve as the glamorous backdrop for endless anecdotes about their comings and goings, their hi-jinks and escapades. Among them: the time America’s Sweetheart (and hometown Toronto girl) actress Mary Pickford held court with her swashbuckling husband Douglas Fairbanks, or another time in the 1920s when the young women of the city swooned over the arrival of the then Prince of Wales (later King Edward VIII) and his handsome brother, Prince George.

And lest we forget, more salacious moments such as when the world’s then most beautiful and notorious woman, Elizabeth Taylor, shared the same boudoir with her lover (who was not, at the time, her husband) Richard Burton or, as scandalously, when John and Yoko staged their first “bed-in.” Those moments and many more all contribute to the King Eddy’s unique and incomparable mystique. The King Edward has something no amount of money building new hotels can buy: a fabled history.



Mary Pickford and Douglas Fairbanks



John & Yoko



Elizabeth Taylor and Richard Burton

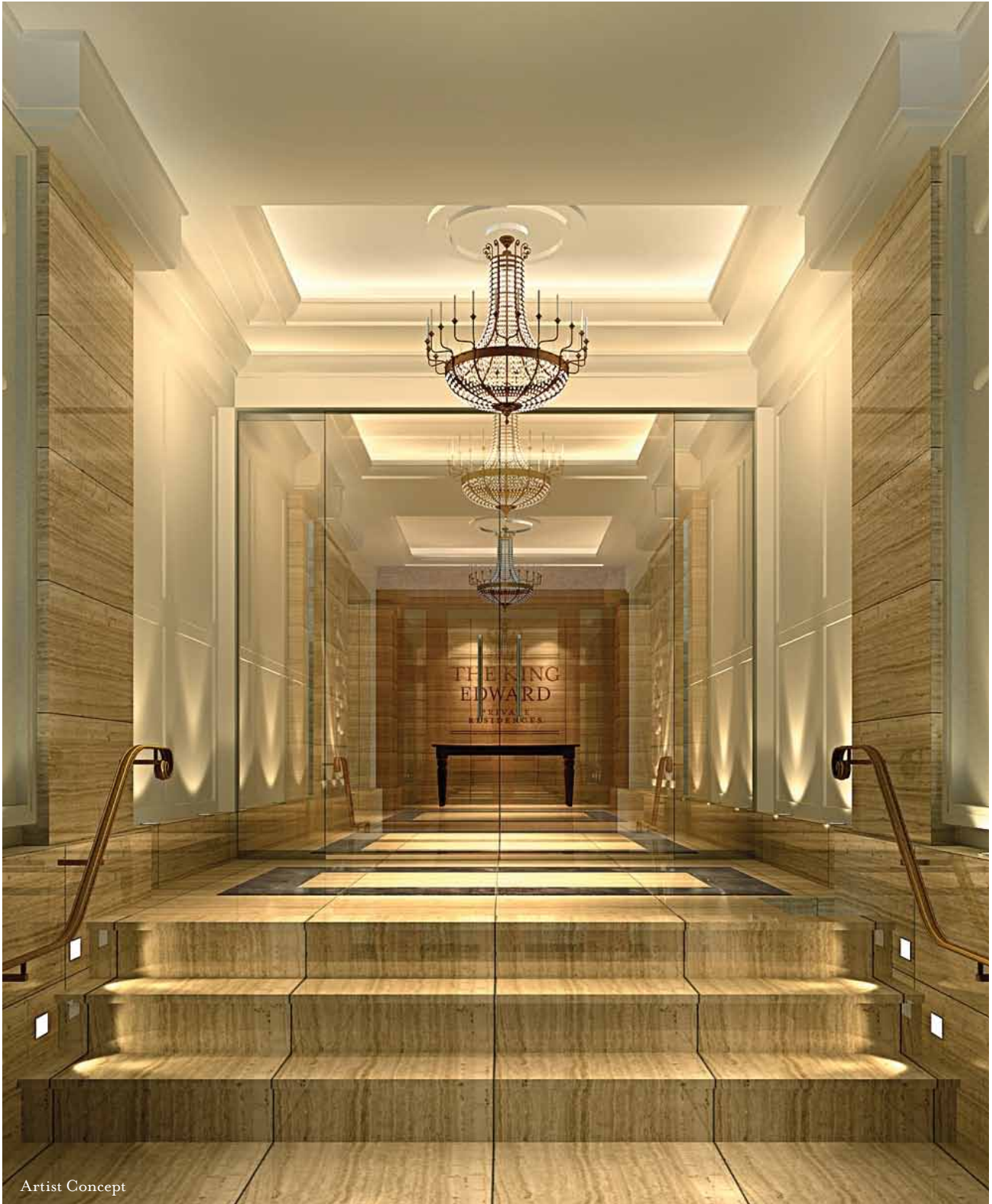


Artist Concept

AN ERA OF GRACIOUS LIVING RETURNS TO KING

The King Edward Hotel retains the lustre of the grand hotel it was the day it first opened. The intention, going

forward, is to once again lay claim to its long standing status in Toronto's premier social destination.



Artist Concept

THE PRIVATE RESIDENCES OF THE KING EDWARD

With a number of five-star hotels about to be launched in the Toronto market, the King Eddy certainly has competitors—but no equals. Frankly, the master builders, whose skills were honed in another age, don't exist anymore. Would it be possible to build a “new” King Eddy from scratch today? Highly unlikely. But then it is not

necessary—because over the decades the hotel's various owners have kept the hotel in extremely good nick. For now, and forever, the King Edward will remain a palace worthy of its regal namesake. Unlike almost any other precinct of the city, the area around the hotel is in many ways much like it was a hundred years ago.



THE LEGENDARY KING EDWARD HOTEL LOBBY

For the residents of The Private Residences of The King Edward, this is of special importance. The grand vaulted Rotunda Lobby is their public sitting room. The old Café Victoria, with its intricate decorative mouldings,

is theirs as much as guests of the hotel. The bars, restaurants and other public spaces of the King Eddy are where they will enjoy some of their down time or entertain friends and family.



UNIQUE A LA CARTE AMENITIES

Arguably the most compelling reason to live in a luxury hotel is the unparalleled suite of amenities available to condominium residents. Ravenous for a filet mignon? Call up our world-class restaurant. Need the Prada skirt pressed? Or the Manolos shined and buffed? Call the laundry or shoeshine. Among the numerous services offered on an à la carte basis are house keeping and

laundry services, the restaurant and bar, meeting room and ballroom facilities and a first class spa. It's said that no man is a hero to his valet—that could have been true of King Edward VII, himself—but at the King Eddy that is not the case. From the day you move in, the hotel staff, including valet services, will make heroic efforts to ensure all your needs are met.





FITNESS CENTRE



Artist Concept

11TH FLOOR CLUB



Artist Concept



Artist Concept

ARCHITECTURE AND AESTHETIC OF THE RESIDENCES

All the parties involved in the challenge of transforming three floors of the venerable King Eddy into 145 stunning condominium residences were a bit awed by the task at hand. “There are not many truly outstanding heritage properties around,” notes Dundee Realty Corporation’s Jason Lester. “And The King Edward Hotel is one of the most outstanding—it is without question a property of tremendous historical and architectural importance to this city and the country.” Like his architects, Scott Weir and Ben Huntley of ERA Architects, and his interior designer, Anwar Mekhayech, of The Design Agency, Lester viewed the task at hand as much an exercise at restoring a priceless national treasure as an act of creative

and commercial real-estate development. Working together they have succeeded brilliantly.

When Mekhayech is asked to describe the aesthetic of the new complex, he quickly replies, “transitional traditional.” “We were very keen to respect the classical qualities of the building, its original ‘look’ and ‘feel,’ while at the same time making it very up-to-date and contemporary.” This merging of the traditional and the modern is evident in clean elegant spaces that are adorned with such classic elements as elegant crown mouldings, baseboards, wide-plank flooring and, in some of the larger suites, recessed coffered ceilings.



Artist Concept

That same sensibility is apparent in the kitchen with its floor to ceiling Shaker cabinetry. More than most design styles, Shaker has an almost timeless genre-defying simplicity. It was also evident in the bathrooms decorated in classic black-and-white tiles so reminiscent of the Art Moderne interiors of the 1920s and 1930s. Again, the feel is one that seems instinctually contemporary but also reassuringly traditional.

For the architects the task at readapting old spaces to new uses was both easier, in one sense, and more daunting, in others. Years ago, the three new condo floors had been converted from hotel rooms into offices, so when the architects began the design process they were dealing with raw space. But enveloping the empty shell was the King Eddy's elegant Edwardian skin, and ERA was

scrupulous about making no interventions that would disturb the exterior façade in any way.

Indeed, in the one instance where the new condominium confronts the outside of the building, it positively enhances the heritage structure. Using a rather tired and abandoned doorway, off Leader Lane, the architects have fashioned an elegant new private residents' entrance into the complex although condominium owners also have the option of using the hotel's baronial main rotunda as their front door and lobby.



Because the bones of the building are so outstanding—and in many ways so unique—the architects have been able to fashion spaces that would be impossible to replicate in a new condominium building. For instance, the ceiling heights vary from a commodious 9 1/2' to 10,' but perhaps the most unique feature of the complex is a series of courtyards that cut into the building at various places.

Varying in width from 15' to 40,' these courtyards are spacious enough to permit full-sized walkout balconies penetrating right into the interior of the building. Rather like a classic Mediterranean villa, where the focus of domestic life centres on an interior courtyard, the suites at the King Edward will have an internal life—with these “interior loggias”—which will complement the animation coming from suite windows facing onto busy city streetscapes.

The suites at The King Edward Private Residences will vary in size from 450 sq. ft. to over 1000 sq. ft., with the average being around 650 sq. ft. “The majority of them will act as the almost quintessential city pied a terre,” says Dundee’s Jason Lester. “They will be perfect for those who work in town for a good part of the week but live in the country, or alternately for out-of-towners who want to enjoy the pleasures of city life on weekends, or holidays.” For such folks and many others, The Private Residences at The King Edward are the perfect backdrop for those who believe their lives and their homes should be refined and elegant as well as fun, exciting and located at the heart of the action.



DUNDEE REALTY CORPORATION

Established in 1996, Toronto-based Dundee Realty Corporation has approximately \$4 billion of assets under management and is one of Canada's leading private real estate companies. The scope of its business includes real estate asset management and advisory services, encompassing commercial real estate and residential real estate development. Dundee Realty has an exceptional track record for success and its principals have earned a solid reputation for being capable, smart and creative.

Dundee Realty's nationally significant residential real estate development business is focused on delivering high-

quality residences in urban centres across Canada and select markets in the USA. Urban intensification projects in Toronto include the Pantages Tower, Opus Tower and Corktown District, as well as Pure Spirit, Clear Spirit and the Gooderham in Toronto's Distillery Historic District. The company also develops luxury resort-based condominiums in Colorado, is an award-winning homebuilder in Saskatchewan, and is the developer of choice of residential communities in Saskatoon, Regina, Calgary and Edmonton.

SKYLINE

Is a real estate and development investment company founded by Gil Blutrigh, Ernst and Young's 2004 Entrepreneur of the Year. The Skyline brand is Canada's leading creator of lifestyle-enhancing properties including the Pantages Hotel Toronto Centre, the Cosmopolitan Hotel and Residences, Horseshoe Resort and the Port McNicoll community development.

ALEX SHNAIDER

Is Chairman of Talon International Development, the company developing the Trump International Hotel & Tower currently under construction in Toronto. He is also involved in investments that include real estate development in Russia and Ukraine, steel production, and international shipping.

SERRUYA REALTY GROUP'S

Management team possesses extensive experience in the Canadian Real Estate industry through their ownership, development and management of commercial and retail properties throughout the GTA, and the creation and growth of a number of retail concepts, including Yogen Fruz Worldwide Inc.





FEATURES & FINISHES

EXQUISITE FEATURES OF THE PRINCIPAL ROOMS

Soaring floor to ceiling height of approximately 9'6" in principal rooms excluding mechanical system bulkheads
Dramatic 10' coffered ceilings add a sense of spaciousness and elegance (where applicable, as per plan)
Decadent smooth ceiling finish
Gleaming pre-finished engineered wood flooring from builder's samples
Stunning 5-panel glazed interior doors with decorative panel above
Paneled closet doors
7 1/4" colonial style painted wood baseboard
6" painted wood crown moulding
Window casing with decorative panel above and below window
10" deep window sills
Balconies, terraces and Juliet balconies, where applicable as per plan

CHEF CRAFTED KITCHEN FEATURES

A fabulous selection of traditional or contemporary kitchen cabinetry in choice of finishes from builder's samples with extra height upper cabinets
Your choice of exquisite, cutting edge stone counter top and backsplash from builder's samples
1.5 bowl under mount sink with faucet
Contemporary valance lighting
Beautifully pre-finished engineered wood flooring from builder's samples

SPA INSPIRED BATHROOMS

Traditional or contemporary bathroom cabinetry in choice of finishes from builder's samples
Full height wall tiling in shower enclosures and tubs, tub skirts and matching baseboard throughout in choice of porcelain or stone tiles from builder's samples
Frameless beveled glass vanity mirror
Choice of stone counter from builders samples with under mount sink
Deck mounted faucet
Pressure balanced shower fixture with exquisite rain shower head and hand spray
Deep 6' soaker tub with frameless fixed glass panel
Frameless, tempered glass shower enclosures with glass door in all shower stalls (where applicable, as per plan)
Gleaming white bathroom fixtures

EXCEPTIONAL APPLIANCE PACKAGE

Integrated 24" or 30" refrigerator as per plan to match kitchen cabinets
Integrated 18" or 24" dishwasher as per plan to match kitchen cabinets
30" glass/ceramic cook top
30" stainless steel wall combination microwave/convection oven
Integrated range hood
Combo or stacked washer/dryer at vendor's option

ELECTRICAL AND COMMUNICATION FEATURES

Pre-wired for telephone and cable outlets in living areas and bedroom(s) with high speed internet access available
Separately metered electrical service with circuit breakers
Pot light and wall sconce in bathrooms
Pot light or light fixture at entry at vendor's option
3 head halogen light fixture at kitchen
Half-switched receptacles in bedroom(s)
Provision for overhead lighting in dining room
Personally encoded suite alarm system, suite door contact and keypad interconnected with concierge desk

HEATING AND AIR CONDITIONING

Individually controlled HVAC system
Year round heating or cooling

Subject to paragraph 4 of the Agreement of Purchase and Sale attached hereto, the Vendor shall have the right to substitute other products and materials for those listed in this Schedule or provided for in the plans and specifications provided that the substituted products and materials are of a quality equal to, or better than, the products and materials so listed or so provided.

Marble and wood are subject to natural variations in colour and grain. Ceramic tile is subject to pattern, shade and colour variations.

If the Unit is at a stage of construction which will enable the Vendor to permit the Purchaser to make colour and material choices from the Vendor's standard selections, then the Purchaser shall have until the Vendor's date designated by the Vendor (of which the Purchaser shall be given at least seven (7) days prior to notice) to properly complete the Vendor's colour and material selection form. If the Purchaser fails to do so within such time period, the Vendor may irrevocably exercise all of the Purchaser's rights to colour and material selections hereunder and such selections shall be binding upon the Purchaser. No changes whatsoever shall be permitted in colours or materials so selected by the Vendor, except that the Vendor shall have the right to substitute other materials and items for those provided in this Schedule provided that such materials and items are of equal quality to or better than the materials and items set out herein.

The Purchaser acknowledges that there shall be no reduction in the price or credit for any standard feature listed herein which is omitted at the Purchaser's request.

References to model types or model numbers refer to current manufacturer's models. If these types or models shall change, the Vendor shall provide an equivalent model.

All dimensions, if any, are approximate.

All specifications and materials are subject to change without notice.

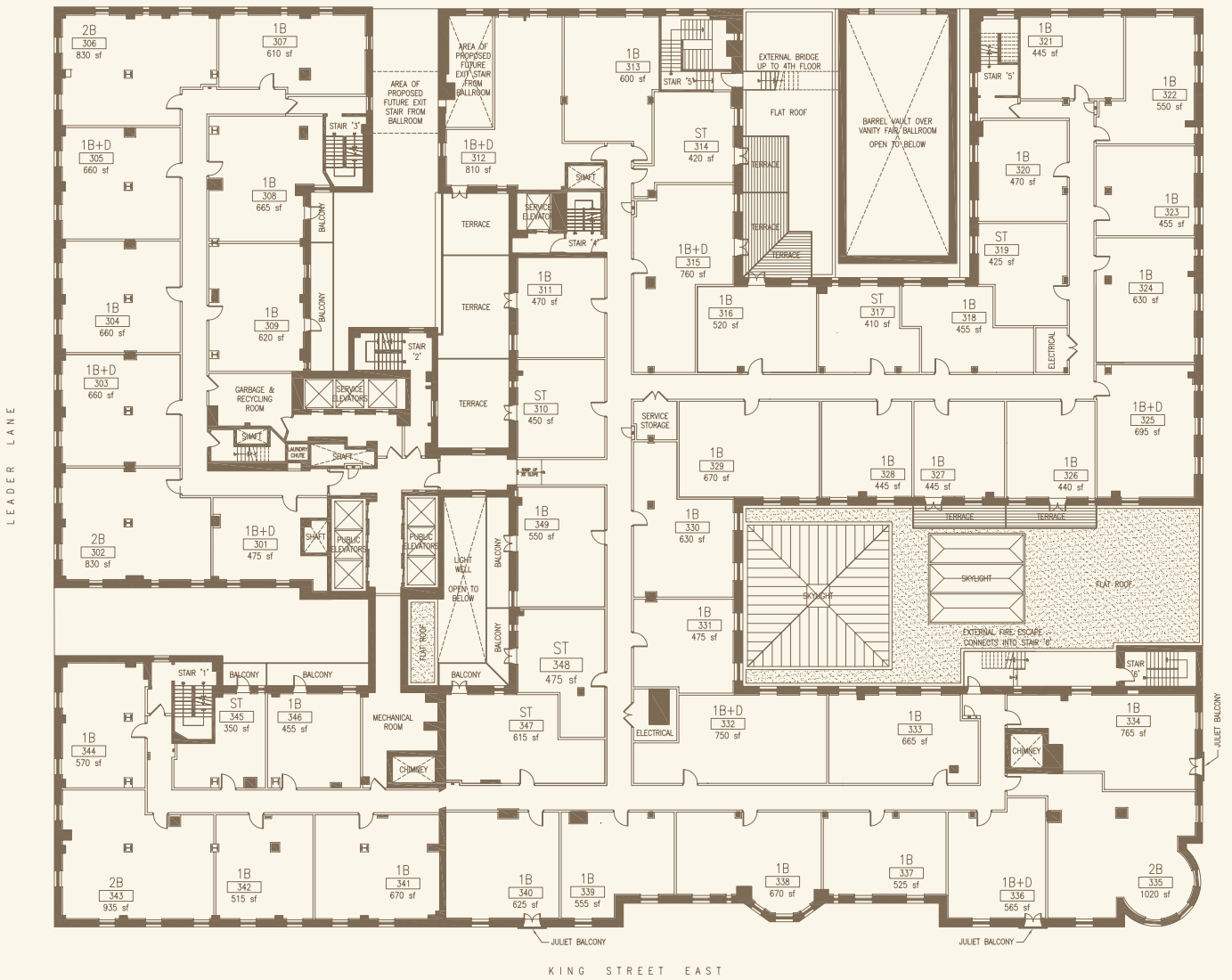
Pursuant to this Agreement or this Schedule or pursuant to a supplementary agreement or purchase order the Purchase may have requested the Vendor to construct an additional feature within the Unit which is in the nature of an optional extra (such as, by way of example only, a fireplace); if, as a result of building, construction or site conditions within the Unit or the Building, the Vendor is not able to construct such extra, then the Vendor may, by written notice to the Purchaser, terminate the Vendor's obligation to construct the extra. In such event, the Vendor shall refund to the Purchaser the monies, if any, paid by the Purchaser to the Vendor in respect of such extra, without interest and in all other respects this Agreement shall continue in full force and effect.

Floor and specific features will depend on the Vendor's package as selected.



3rd Floor

COLBORNE STREET



KING STREET EAST

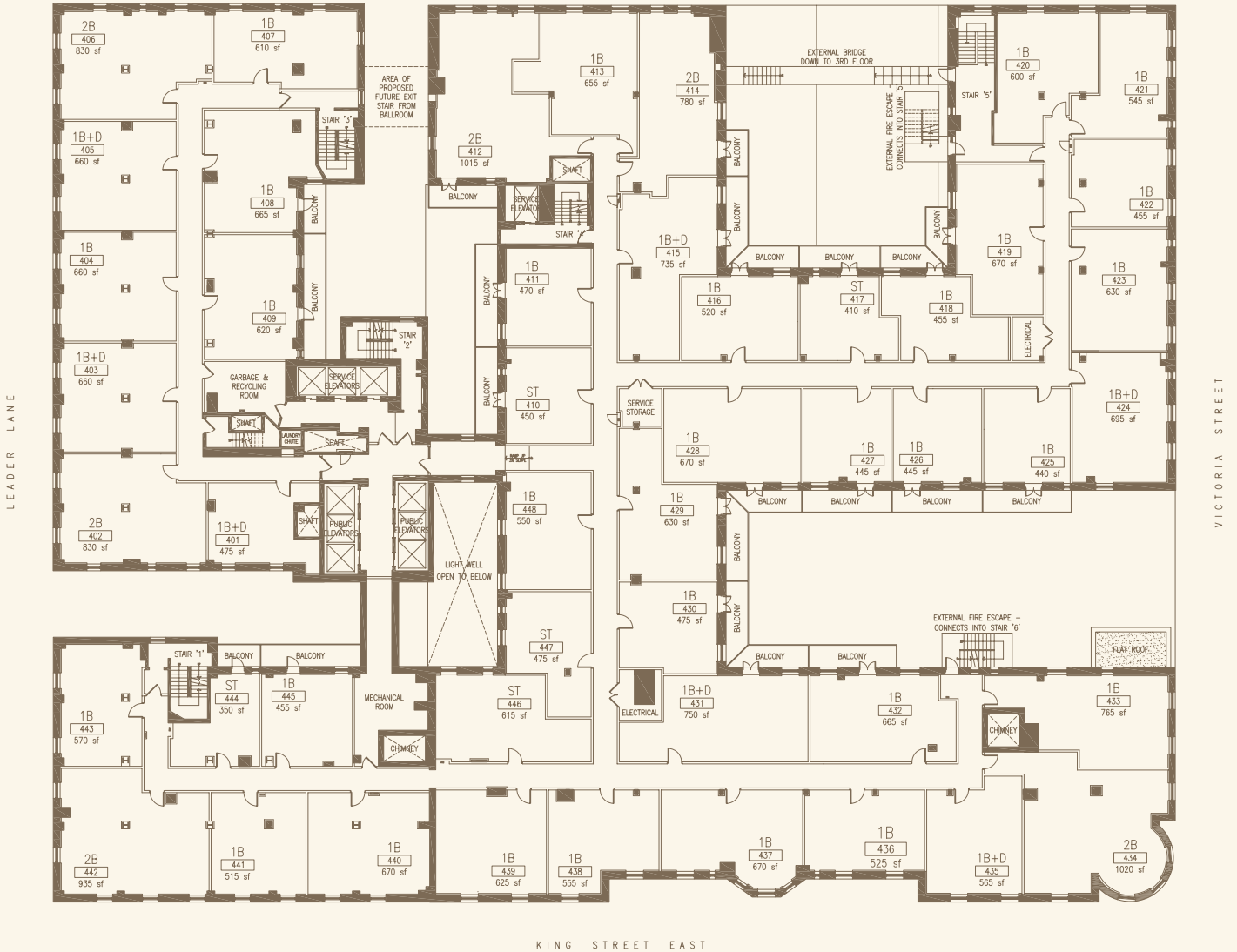


All dimensions, specifications and drawings are approximate. Actual square footage may vary from the stated floor plan. E. & O. E. Furniture not included.



4th Floor

COLBORNE STREET



KING STREET EAST

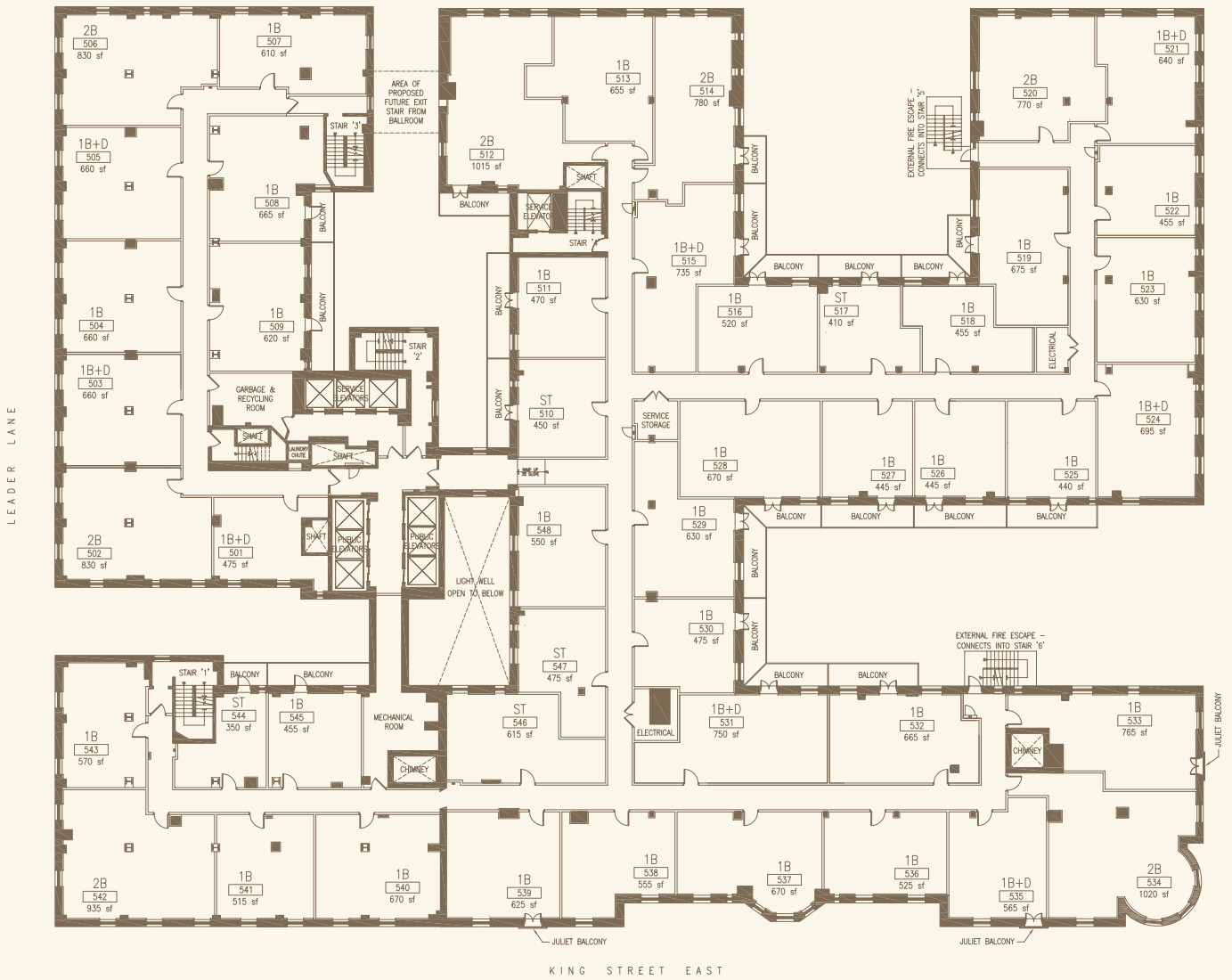


All dimensions, specifications and drawings are approximate. Actual square footage may vary from the stated floor plan. E. & O. E. Furniture not included.



5th Floor

COLBORNE STREET

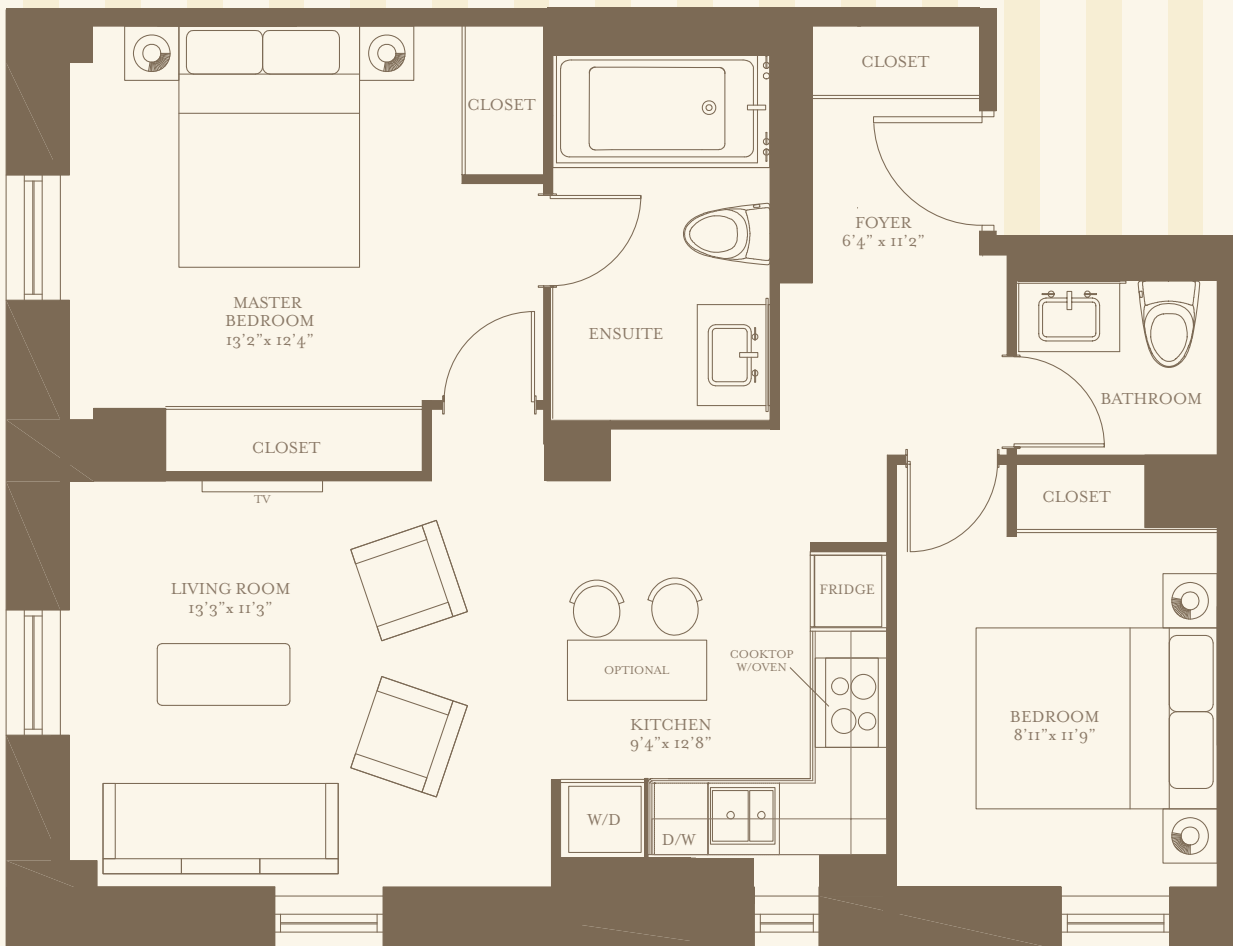


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Suite 302 402 502
TWO BEDROOM



830 square feet



All dimensions, specifications and drawings are approximate. Actual square footage may vary from the stated floor plan. E. & O. E. Furniture not included.

Suite 303 403 503
ONE BEDROOM + DEN



660 square feet

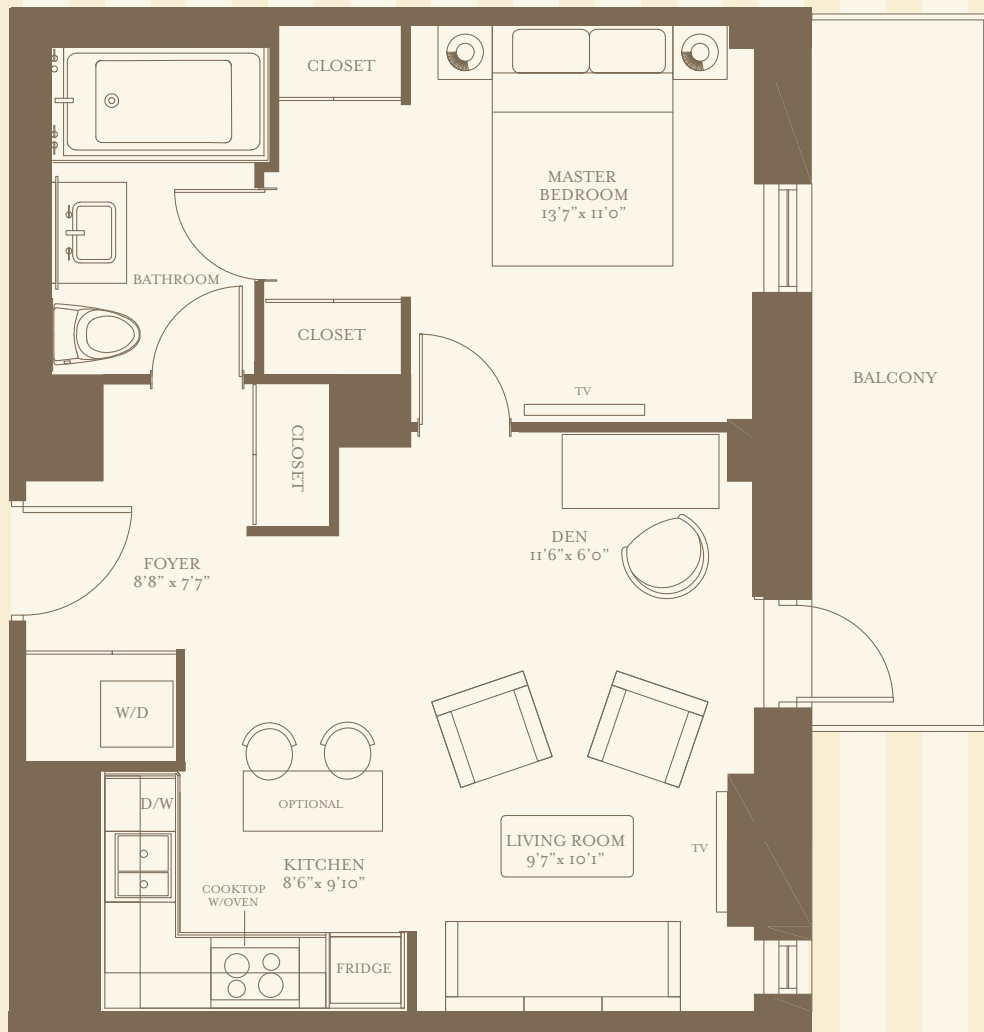


All dimensions, specifications and drawings are approximate. Actual square footage may vary from the stated floor plan. E. & O. E. Furniture not included.

Suite 309 409 509
ONE BEDROOM + DEN



620 square feet



All dimensions, specifications and drawings are approximate. Actual square footage may vary from the stated floor plan. E. & O. E. Furniture not included.

Suite 310, 410, 510
STUDIO



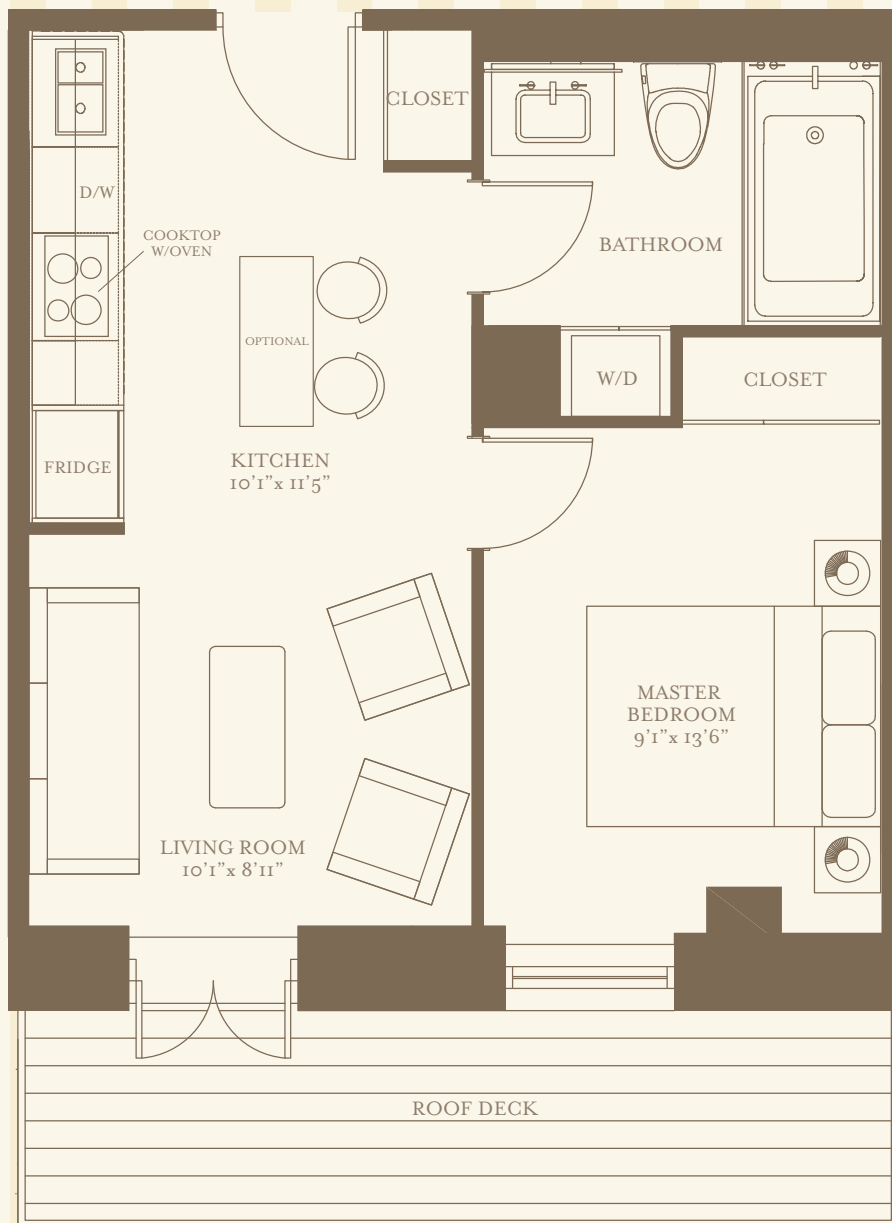
450 square feet



Suite 327 426 526
ONE BEDROOM



445 square feet

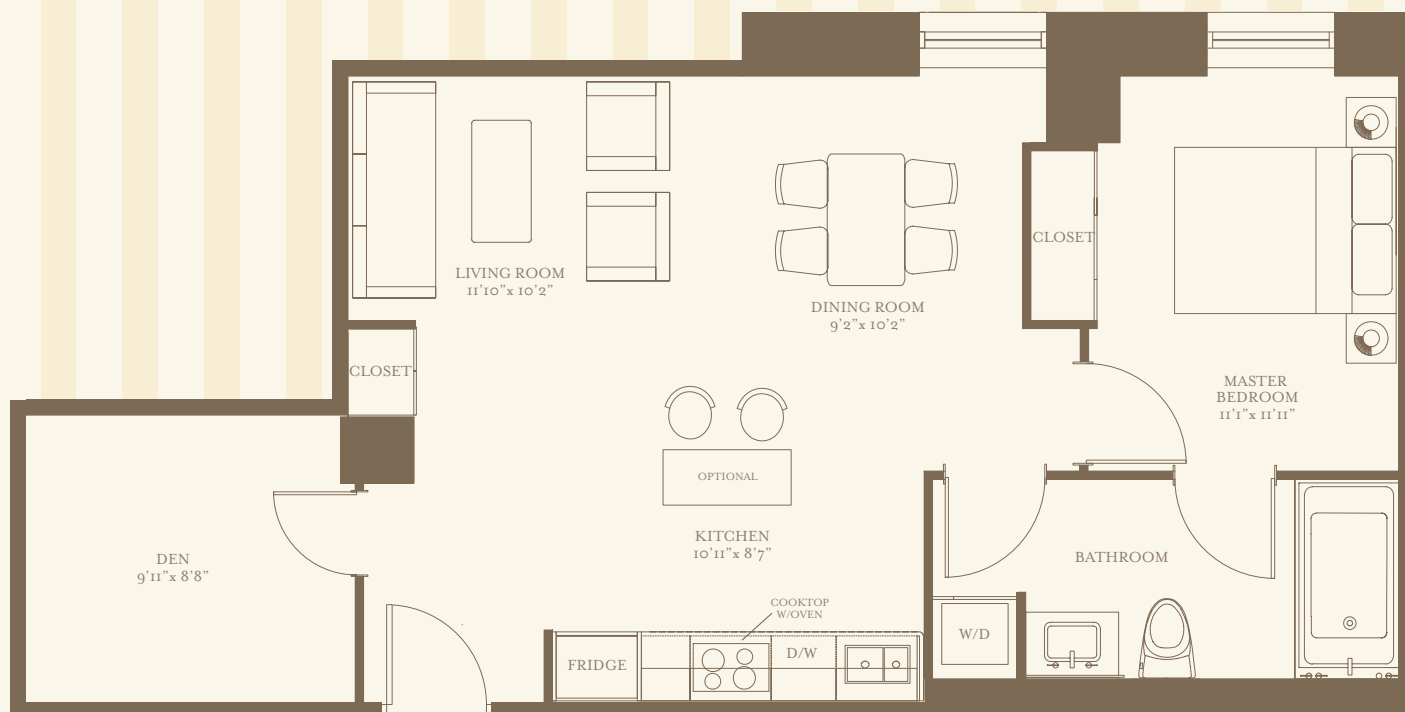


All dimensions, specifications and drawings are approximate. Actual square footage may vary from the stated floor plan. E. & O. E. Furniture not included.

Suite 332 431 531
ONE BEDROOM + DEN



750 square feet

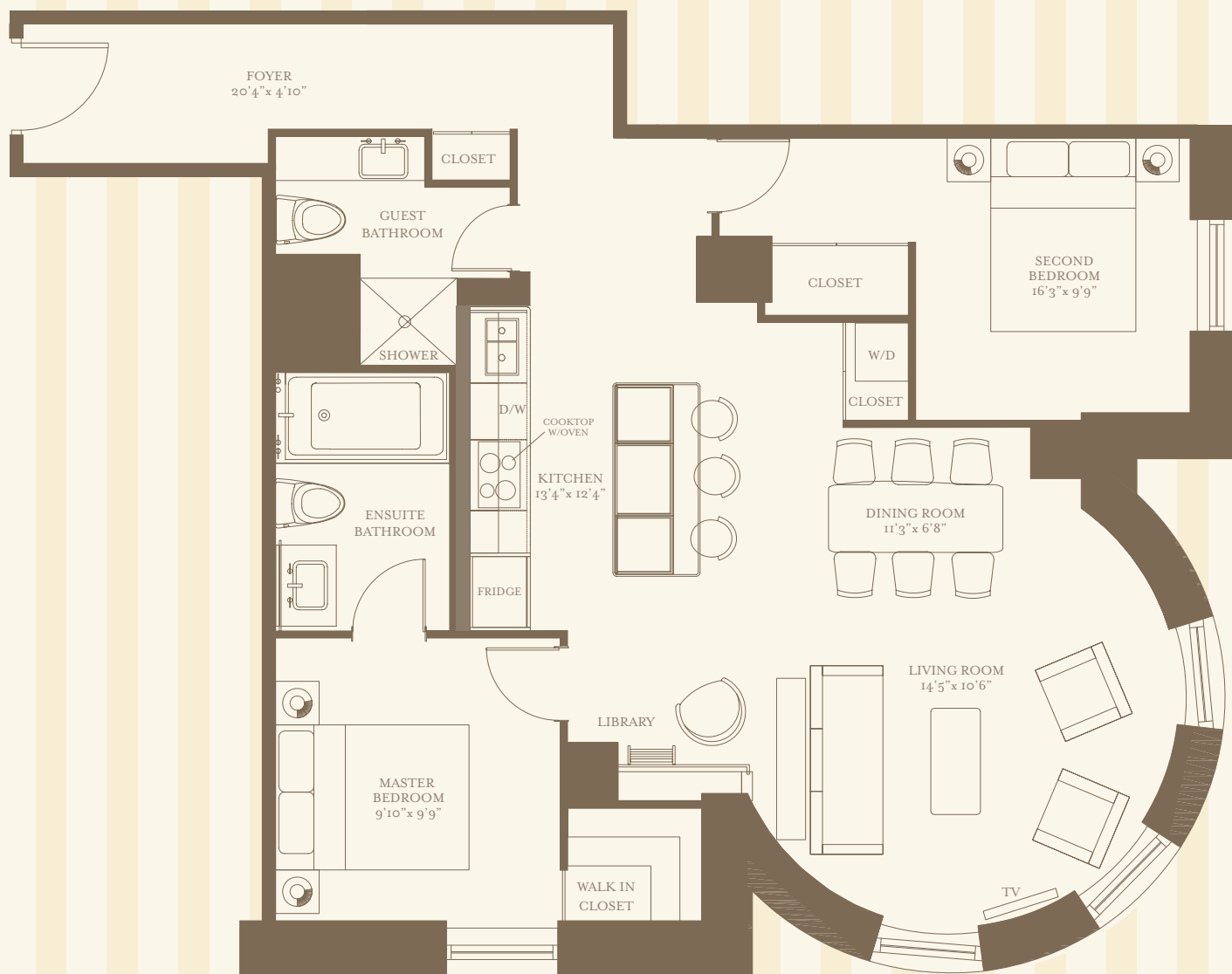


All dimensions, specifications and drawings are approximate. Actual square footage may vary from the stated floor plan. E. & O. E. Furniture not included.

Suite 335 434 534
TWO BEDROOM + LIBRARY



1020 square feet

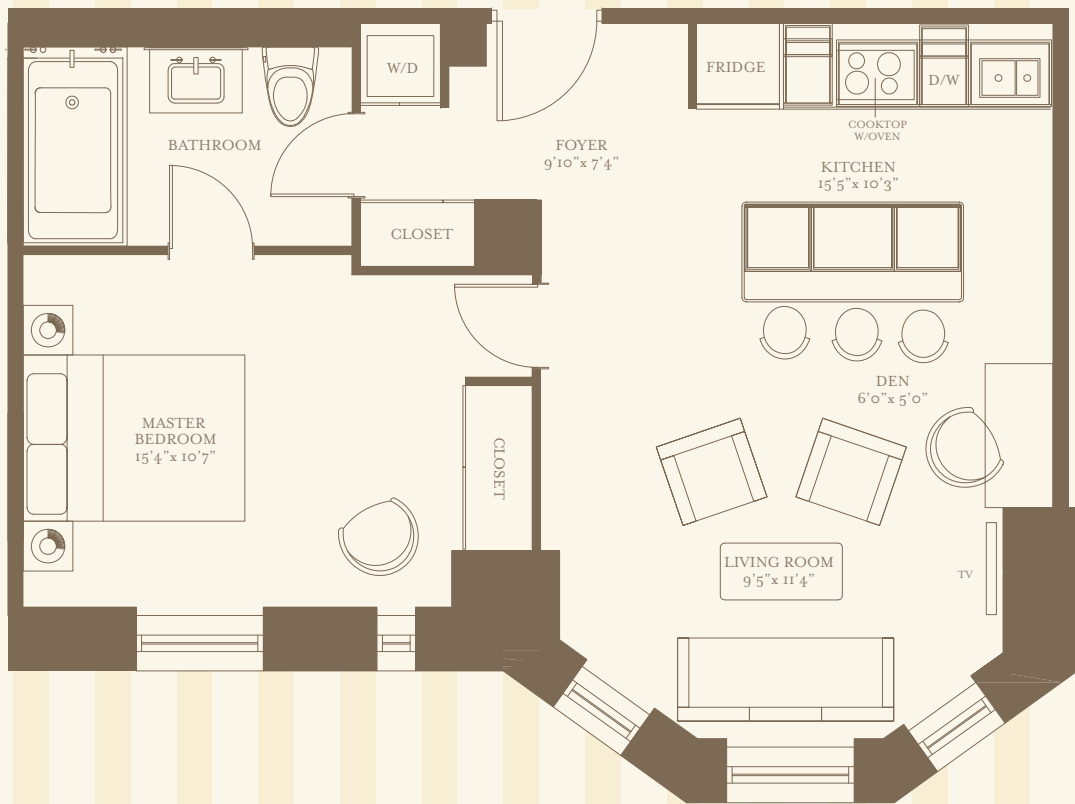


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Suite 338 437 537
ONE BEDROOM + DEN



670 square feet

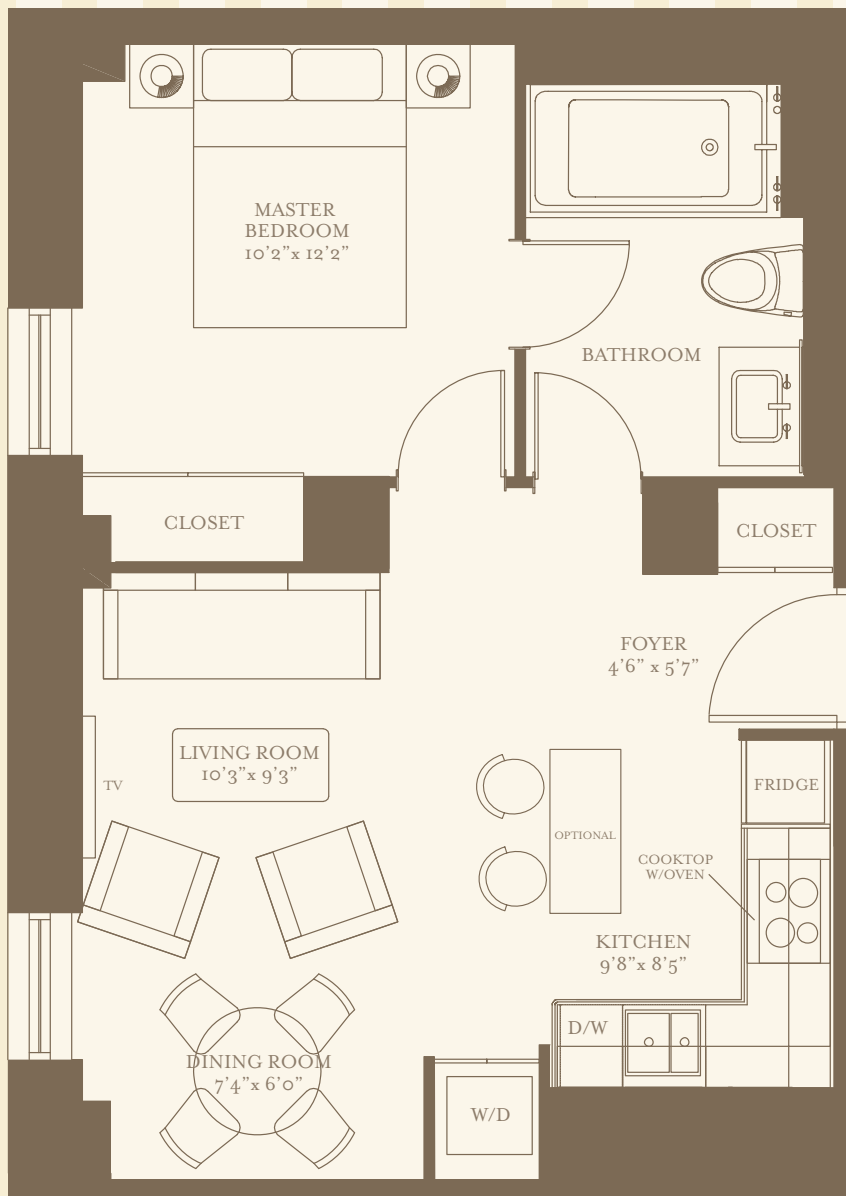


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Suite 344 443 543
ONE BEDROOM



570 square feet



Suite 348 447 547
STUDIO



475 square feet

