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P I C N I C

THE HIGH PARK II



PICNIC

PICNIC IS JUST LIKE IT SOUNDS. ELEGANT AND INTIMATE, IT'S THE PERFECT LITTLE PLACE WHERE YOUR FAMILY & FRIENDS CAN RELAX AND ENJOY LIFE TOGETHER.

CLAD IN RED AND WHITE BRICK WITH GREY ACCENT PANELS, PICNIC RISES 8 STOREYS WITH 68 WELL-APPOINTED SUITES, ELEVATING ITS SURROUNDINGS AND SETTING A PRECEDENT ON THE STRIP.

THE BUILDING IS MERE STEPS AWAY FROM TORONTO'S MOST EXPANSIVE GREEN SPACE, HIGH PARK. THIS 400-ACRE YEAR-ROUND PLAYGROUND IN YOUR BACKYARD OFFERS WALKING AND CYCLING TRAILS, A WIDE ARRAY OF KIDS' STUFF, OFF-LEASH DOG AREAS, SPORTS AND FITNESS FACILITIES AND MORE.







TIRED OF THE VIEW?
JUST WAIT 'TIL AUTUMN AND
THEN A WINTER WONDERLAND
IS RIGHT AROUND THE CORNER!







WELL-TAILORED.
YOUR CLOSET IS A SHOWROOM.

DESIGN BY
QUADRANGLE





PICTURE THIS. WITH ALL YOUR NIC NACS?

BOLD, YET BALANCED AESTHETIC FEATURES CUSTOM
MILLWORK WITH INTEGRATED FRIDGES AND A MIX
OF CLOSED AND OPEN UPPER CABINETRY.





BATHROOMS

HIS & HER SINKS, SEPARATE BATH & SHOWER. 5-PIECE
ENSUITES ARE STANDARD FOR ALL SUITES AT PICNIC.
THE BLACK HARDWARE MAKES A STRONG STATEMENT
OVER A REFINED WHITE PALETTE.









ROOFTOP AMENITY SPACE

PICNIC OVER THE PARK AND ENTERTAIN YOUR FRIENDS WITH AN OUTDOOR GOURMET KITCHEN & DINING AREA. WATCH THE SUNSET AFTER DINNER BY THE DOUBLE-SIDED FIREPLACE AND ENJOY YOUR UNPARALLELED VIEW OVER HIGH PARK WITH THE TORONTO SKYLINE IN THE BACKGROUND.



EAST



SOUTH



WEST



NORTH



EAST



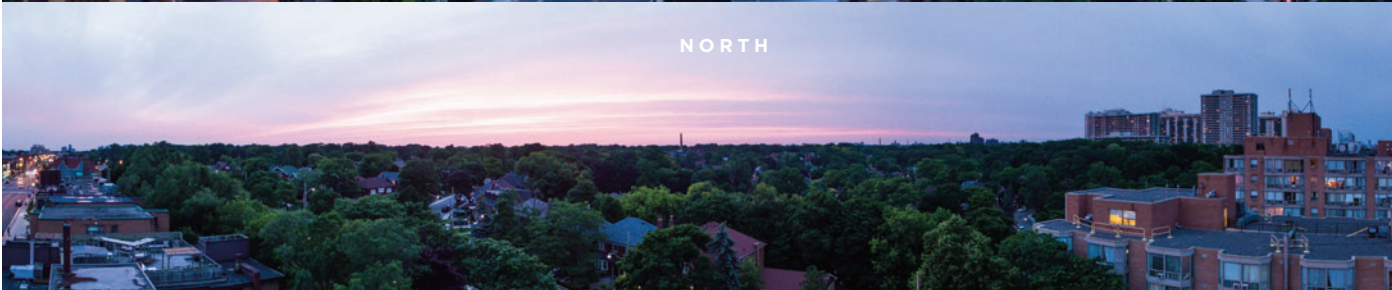
SOUTH



WEST



NORTH





ROOFTOP
TERRACE PLAN





LEAVE THE CITY. IN THE CITY.

HIGH PARK. IN 1873, JOHN GEORGE HOWARD GAVE HIS LAND TO THE CITY OF TORONTO, ON THE CONDITION THAT IT REMAIN A PARK FOR THE CITIZENS OF TORONTO. THE PARK WILL BE HERE INDEFINITELY. WILL YOU?





BLOOR WEST VILLAGE

AT YOUR DOORSTEP, THIS POPULAR NEIGHBOURHOOD HAS THE WARM CHARM OF A TRUE VILLAGE; NEIGHBOURS STOP AND CHAT ON THE STREET, SHOP OWNERS REMEMBER YOUR NAME.

YOU'LL FIND EVERYTHING FROM UNIQUE CLOTHING BOUTIQUES AND SHOE STORES TO FRESH FRUIT MARKETS AND GOURMET GROCERS. IT'S THE PERFECT PLACE TO GO WALKING ON A SUNNY SATURDAY AFTERNOON. PICK UP A LATTE AT STARBUCKS (OR ONE OF THE COUNTLESS OTHER COFFEE SPOTS), STOP FOR THE CITY'S BEST SOUP AT BREAD AND ROSES, BROWSE THE TREASURES AT TROVE, MORNINGSTAR OR ACCESSORIZE ME, AND PICK UP A COUPLE OF GRASS-FED STEAKS FOR LATER AT THE VENERABLE MEAT MARKET.

HIGH PARK

SPANNING AN IMPRESSIVE 400 ACRES, HIGH PARK IS THE CITY'S OLDEST GREEN SPACE. STAND-OUT FEATURES INCLUDE HISTORIC COLBORNE LODGE, HOME TO PARK FOUNDER JOHN GEORGE HOWARD, THE LUSH HILLSIDE GARDENS, BEAUTIFUL GRENADIER POND, AND THE BELOVED JAMIE BELL ADVENTURE PLAYGROUND, BUILT BY THE COMMUNITY TO LOOK LIKE A FAIRYTALE CASTLE.

LUSH NATURAL AREAS ABOUND, INCLUDING THE WEST RAVINE NATURE TRAILS, WHICH LEAD TO THE LOVELY AND SECLUDED WENDIGO POND. YOU'LL ALSO FIND EXCITING CONTEMPORARY ART PIECES SUCH AS HUBERT DALWOOD'S UNIQUE INSTALLATION OF STAINLESS STEEL RODS KNOWN AS THE TEMPLE.

RONCESVALLES

HEAD EAST TO RONCY VILLAGE FOR A HIP NEIGHBOURHOOD WITH INDEPENDENTLY-OWNED BUSINESSES AND A CASUAL URBAN VIBE.

AN AMAZING SELECTION OF CAFES AND RESTAURANTS SERVE UP EVERYTHING FROM THE CITY'S BEST POLISH FARE TO ASIAN, INDIAN AND THAI CUISINE.

CASUAL NEIGHBOURHOOD BISTROS AND PUBS ATTRACT A LOCAL CROWD, AND THE AREA IS DOTTED WITH HIP CAFES AND COFFEE SPOTS WHERE YOU READ A BOOK OR JUST SIT AND WATCH THE WORLD GO BY.



DUNDAS ST W

DUPONT ST

LANSDOWNE AVE



BLOOR

DUNDAS WEST
TTC

KEELE
TTC

HIGH PARK
PICNIC
THE HIGH PARK II

HIGH PARK
TTC

RUNNYMEDE
TTC

BLOOR ST W

RUNNYMEDE RD

HIGH PARK AVE

KEELE ST

DUNDAS ST W

RONCESVALLES AVE

BLOOR WEST VILLAGE

HIGH PARK

RONCESVALLES VILLAGE

RENNIE PARK

PARKSIDE DR

WINDERMERE AVE

QUEEN ST W

SOUTH KINGSWAY

THE QUEENSWAY

GARDINER EXPY

LAKE SHORE BLVD W

LAKE ONTARIO



LOBBY

PLAYFULLY SOPHISTICATED WITH SPECKLES OF BRASS, PICNIC'S DOUBLE-SIDED LOBBY IS A PORTAL FROM THE VIBRANT SHOPS ALONG BLOOR WEST TO AN EVERYDAY RETREAT IN KENNEDY-MARGDON PARK.





PARK YOURSELF HERE.

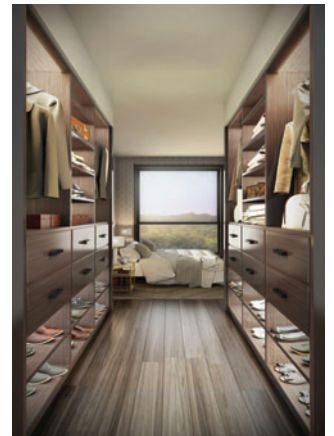
PERFECTLY NESTLED BETWEEN HIGH PARK AND
KENNEDY MARGDON PARK, PICNIC IS LOVINGLY HUGGED
BY TREE-LINED STREETS SITUATED ON THE NORTHWEST
CORNER OF KENNEDY PARK RD AND BLOOR WEST.

A MINUTE-STROLL THROUGH KENNEDY MARGDON PARK
AND YOU'RE IN THE HEART OF THE VILLAGE
AT THE DOOR TO RUNNYMEDE STATION. ZIP
DOWNTOWN IN MINUTES!





FEATURES & FINISHES



PICNIC
THE HIGH PARK II
PLAYFULLY SOPHISTICATED

RESIDENCE FEATURES

- Suites offer 9ft high ceilings
- Ceilings are smooth finished
- Choice of designer selected pre-finished high performance flooring in living/dining, bedroom and den areas*
- Bathroom areas to have porcelain tile*
- Solid core entry door with security view-hole
- Sliding or swing doors for balconies, terraces and French Juliettes†
- Architecturally-designed baseboards, door frames and casing
- Closet shelf & rod in all closets
- Built-in wardrobes in the master bedrooms, as per plan for the penthouse level
- Insulated double-glazed, aluminium windows
- Stacked brand-name energy efficient washer/dryer with exterior venting in all suites
- Pre-wired for cable TV and telephones†

THE KITCHENS

- Contemporary kitchen designed by Quadrangle, signature to Picnic, in a variety of materials and colours.*
- Choice of standard quartz countertop and island†*
- Contemporary kitchen island custom designed by Quadrangle with integrated dining element, in a variety of colours*
- Porcelain backsplash*
- Single bowl stainless steel under mounted sink with contemporary design faucet
- Lighting over island†
- Integrated counter-depth refrigerator, stainless steel built-in oven with 4-zone cooktop, stainless steel microwave and integrated dishwasher
- Over the range microwave hood

GUEST POWDER

- Contemporary washroom vanity custom designed by Quadrangle, featuring a solid surface*
- Mirror above vanity
- High design dual flush toilet
- Exhaust fan vented to exterior
- Accessory package including towel bar and toilet paper holder, where applicable

MASTER BATHROOMS

(Master bath or main bath in one bathroom suites)

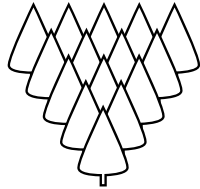
- Contemporary washroom vanity custom designed by Quadrangle, featuring a solid surface*
- Contemporary matte black sink faucet
- Mirror above vanity
- Choice of porcelain floor tiles*
- Black plumbing fixtures inclusive of soaker tub as per plans and high design dual flush toilet
- Exhaust fan vented to exterior
- Pressure balance valve for tub/shower
- Accessory package including towel bar and toilet paper holder, where applicable

† - as per plan

* - from builder's standard samples

NOTES

- All suites protected under the Tarion Warranty Corporation. Interior design consultation at Presentation Centre on all finishes and colour packages included in purchase price.
- All interior floor, wall finishes and materials are to be chosen with the assistance of the Builder's Interior Design Consultant. All materials and other selections for which the Purchaser is entitled to make a selection are to be chosen from Builder's samples, and are as per Builder's specifications. Purchaser shall only be entitled to make such selections provided that the items are not already ordered or installed.
- Ceiling heights are exclusive of bulkheads required for mechanical purposes such as kitchen and bathroom exhausts, heating and cooling ducts and sprinklers.
- Sizes and specifications are subject to change without notice, E.&O.E. All renderings are for illustrative purposes only and do not necessarily reflect actual finishes to be provided.

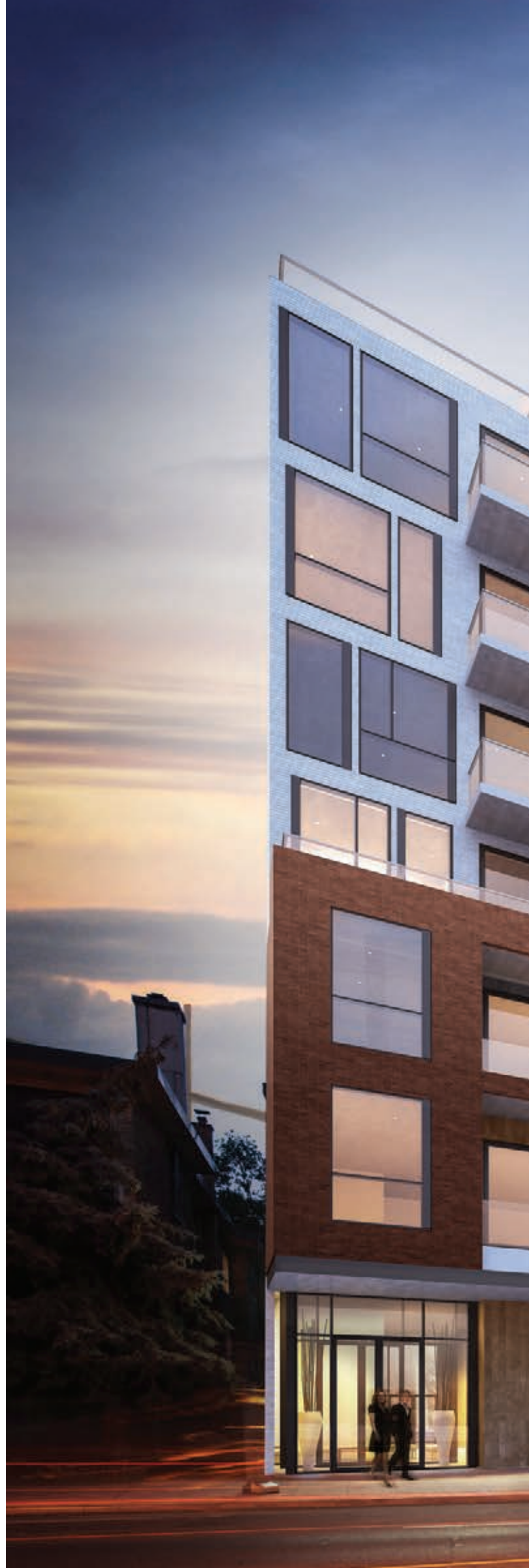


NORTH DRIVE

NORTH DRIVE SPECIALIZES IN CONTEXTUALLY RESPONSIVE URBAN DEVELOPMENTS WITH A COMMITMENT TO CREATING LEGACY BUILDINGS. FROM MODEST BEGINNINGS AS BRICKLAYERS, THE FIDANI AND MORASSUTTI FAMILIES HAVE BUILT, OWNED AND MANAGED OVER 75 MILLION SQ. FT. OF OFFICE, INDUSTRIAL, RETAIL AND MULTI-RESIDENTIAL PROPERTIES. THE FOCUS IS TO DESIGN AND CREATE HIGH QUALITY REAL ESTATE IN SUPPLY-CONSTRAINED YET DESIRABLE, TRANSIT-ORIENTED NEIGHBOURHOODS THAT TARGET THE SAVVY END-USER. NORTH DRIVE CREATES UNIQUE SPACE WHICH ULTIMATELY RESULTS IN ELEVATING THE SURROUNDING URBAN FABRIC.

QUADRANGLE

ESTABLISHED IN 1986, QUADRANGLE ARCHITECTS LIMITED IS AMONG CANADA'S MOST DYNAMIC ARCHITECTURAL FIRMS. OUR PORTFOLIO OF PROJECTS ILLUSTRATES A DIVERSIFIED CLIENT LIST THAT INCLUDES MAJOR PLAYERS IN THE RESIDENTIAL, COMMERCIAL, MEDIA AND HOSPITALITY INDUSTRIES. WITH OVER 50 AWARDS TO OUR CREDIT, WE CONSISTENTLY ACHIEVE EXCELLENCE IN ARCHITECTURE AND DESIGN.



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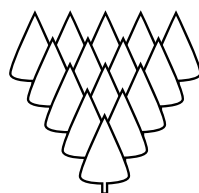
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NORTHDRIVE

NORTHDRIVE.CA