



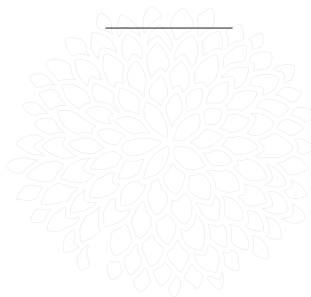
HARMONY VILLAGE®

THE ART OF LIVING WELL

Sheppard



Embrace the changes in your life.
Explore the options Harmony Village Sheppard brings.
Be excited.
A new life awaits you.
Connected to friends.
Close to family.
Supported by community.
The Art of Living Well is everyone's aim.
It's our philosophy.
Harmony Village.



You want a community that offers you more comfort and convenience, but not at the expense of your social life and interests. You want to garden, take walks and see movies. You want to make new friends and stay active and healthy. And you want a new home that's designed for your life. A beautiful, safe and versatile living space with all of the features you need to live today and in the years ahead.

Get it all at Harmony Village

Harmony Village is a unique condo community designed around you. We call this philosophy “The Art of Living Well.” It begins with lovely and well-appointed lifestyle condominiums, designed for today’s Boomer and Zoomer generation, offering seamless solutions to make your day-to-day life richer. Then it continues with a community that offers a wonderful assortment of resort-style activities, amenities and conveniences to explore and enjoy.

Swimming Pool
Aqua-Therapy Pool
Change Rooms with Steam Showers
Fitness Centre
Bar/Restaurant/Dining Room
Cooking Classroom
Wine Cellar
(with Temperature Controlled Storage and Tasting Room)
Theatre/Concert Facility









Yoga/Dance Studio
Arts and Crafts Room
Music/Karaoke Room
Card/Games Room
Library/Resource Centre
Healthcare Facilities
Pharmacy
Retail Shops



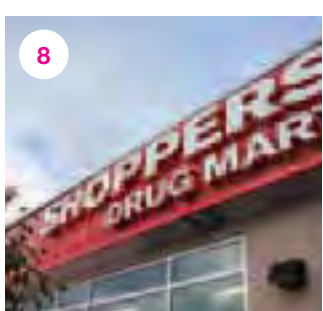
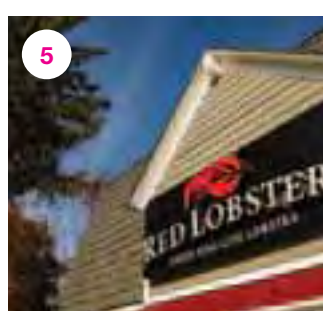
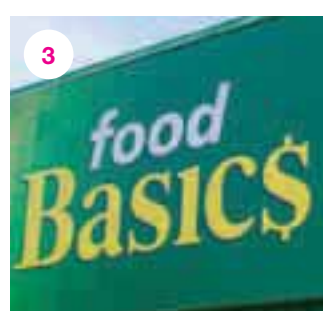
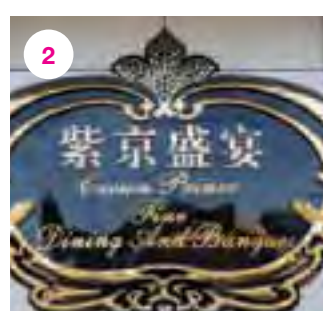
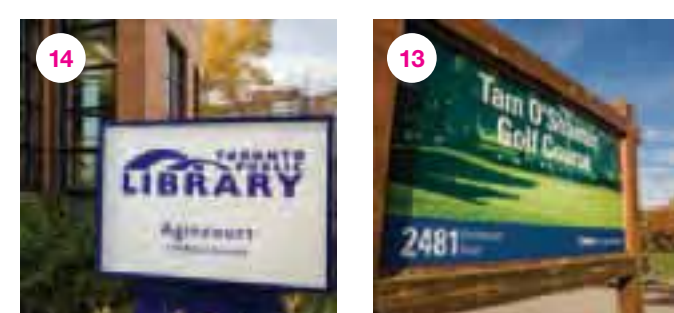
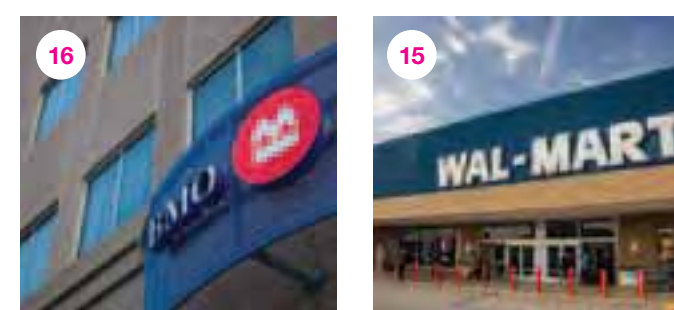
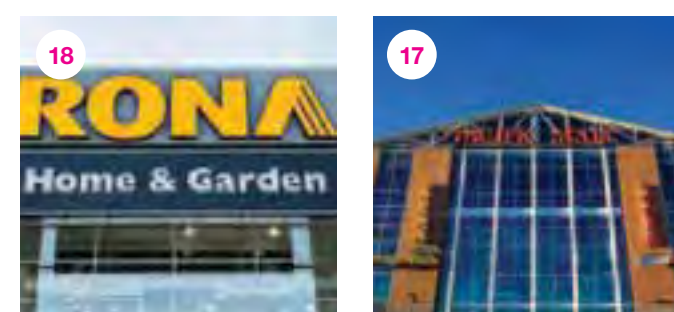
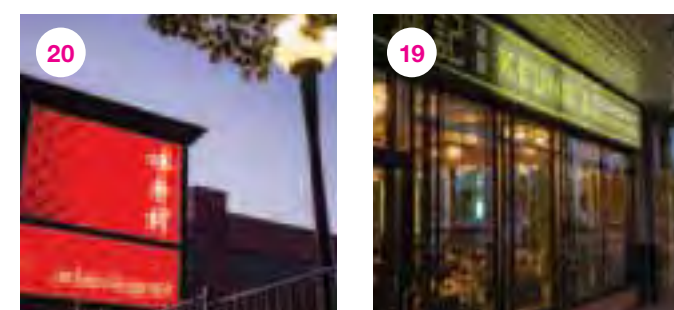
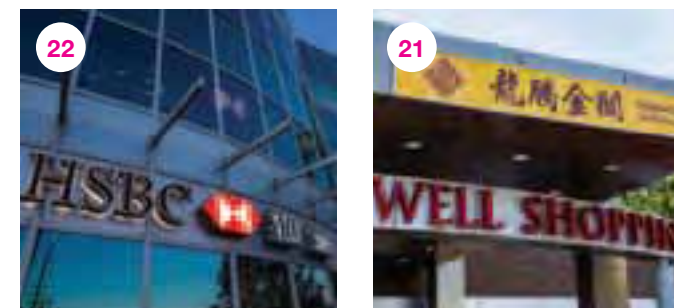
WELCOME
TO HARMONY
VILLAGE



Harmony Village is a residential condominium community located on the proposed Light Rail Transit (LRT) line 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, friends and family.



THIS IS YOUR
NEIGHBOURHOOD!

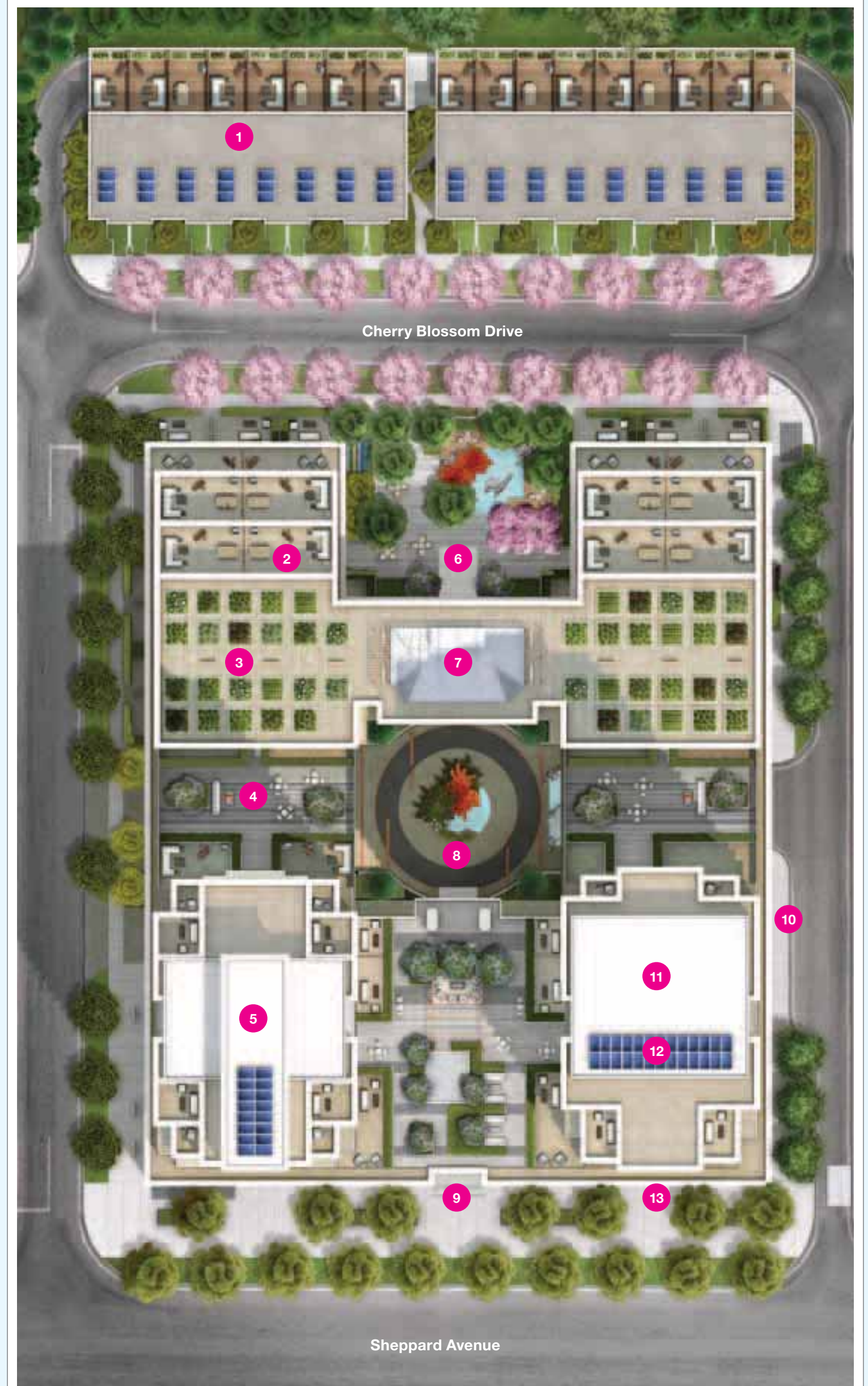


YOUR HARMONY VILLAGE

Master Plan

- 1 Phase II Townhomes
- 2 Phase II Mid-Rise
- 3 Raised Garden Plots
- 4 Terrace Gardens with Lounges
- 5 Phase I Tower I
- 6 Zen Garden
- 7 Greenhouse
- 8 Resident Entry and Roundabout
- 9 Sheppard Ave. Entrance
- 10 Bus Drop-Off
- 11 Phase I Tower II
- 12 Solar Panels
- 13 Outdoor Patio Dining

All illustrations are artist concepts. Plans, dimensions & specifications are subject to change without notice. E & O. E.



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

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A DAY IN THE LIFE OF HARMONY VILLAGE



MORNING



a.m.
7:00

Morning walk

Take a morning stroll through nearby parks and quiet residential streets.



a.m.
8:00

Java and Skype

Grab a coffee and Skype your friends and family in London or Hong Kong using the Wi-Fi in our lobby or cappuccino bar.



a.m.
8:45

Breakfast with friends

Whether you're craving a bowl of congee, a fluffy farm-fresh omelette or yogurt and fruit, our on-site dining room is your best bet.



a.m.
9:30

Cooking class

Sign up for a workshop to perfect your cooking and baking skills with trained chefs in the kitchen.

AFTERNOON

p.m.
1:00

Lunch then the library

After a fun-filled morning there's nothing better than lunch at home, before catching up with the news in our library.



p.m.
3:00

Mid-afternoon aqua fitness

Make a splash at a class, led by the pros of Harmony Village's physiotherapy team.



p.m.
4:00

Check out the garden

Water your garden or just enjoy being surrounded by the flowers' blooms.

p.m.
6:00

Time for a coiffure!

With a beauty salon on-site for a quick trim, styling is easy to fit in. Men welcome, too!

EVENING



p.m.
7:00

Wine tasting on the 2nd floor – and a dinner date!

Discover the difference between Syrah and Pinot Noir and make sure to leave room for a dinner date in our dining room.

p.m.
9:00

After dinner games – or even a movie

Play pool in the games room or watch the latest blockbuster in the private theatre. Whatever you choose, there's a lovely way to end each day.



LOBBY ENTRANCE

From the moment you enter Harmony Village, you experience elegance.

Luxuriously appointed, with a green “living wall” that introduces a pure, natural, breathable air to the space, the lobby is not only impressive, it’s where three of Harmony Village’s key hospitality offerings can be found. From the variety of teas in our tea room, to the world of coffees available in our cappuccino bar to an elegant dining room where an international menu is served, the lobby provides everything you want to tease your tastes and inspire your social life.

Add a concierge who is there daily to help you with everything from calling a cab to receiving parcels and you see why Harmony Village is not only a great place to enter but to live.





Located on the ground floor, our dining room provides a graceful and comfortable atmosphere. Licensed, with cuisines that appeal to all tastes, this is a place that offers everything from a celebratory wine and gourmet pleasure to an everyday dining experience.



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. If you prefer quiet time, escape to our library or watch a blockbuster in our private theatre.



AMENITIES & FOOD SERVICES

Food Services

Enjoy great meals in our dining room or order room service. We support local food producers and recognize ethnic and dietary preferences, whether you prefer Asian, vegetarian, low sodium, low carb or vegan dishes.

Wine Cellar

Our wine will be stored in a temperature controlled cellar for club members. Wine tasting events will be offered regularly.

Cooking Classes

Cooking classes will be educational and nutritiously conscious, allowing residents to host dinner parties in conjunction with Harmony Village staff and guest chefs.

Community Centre

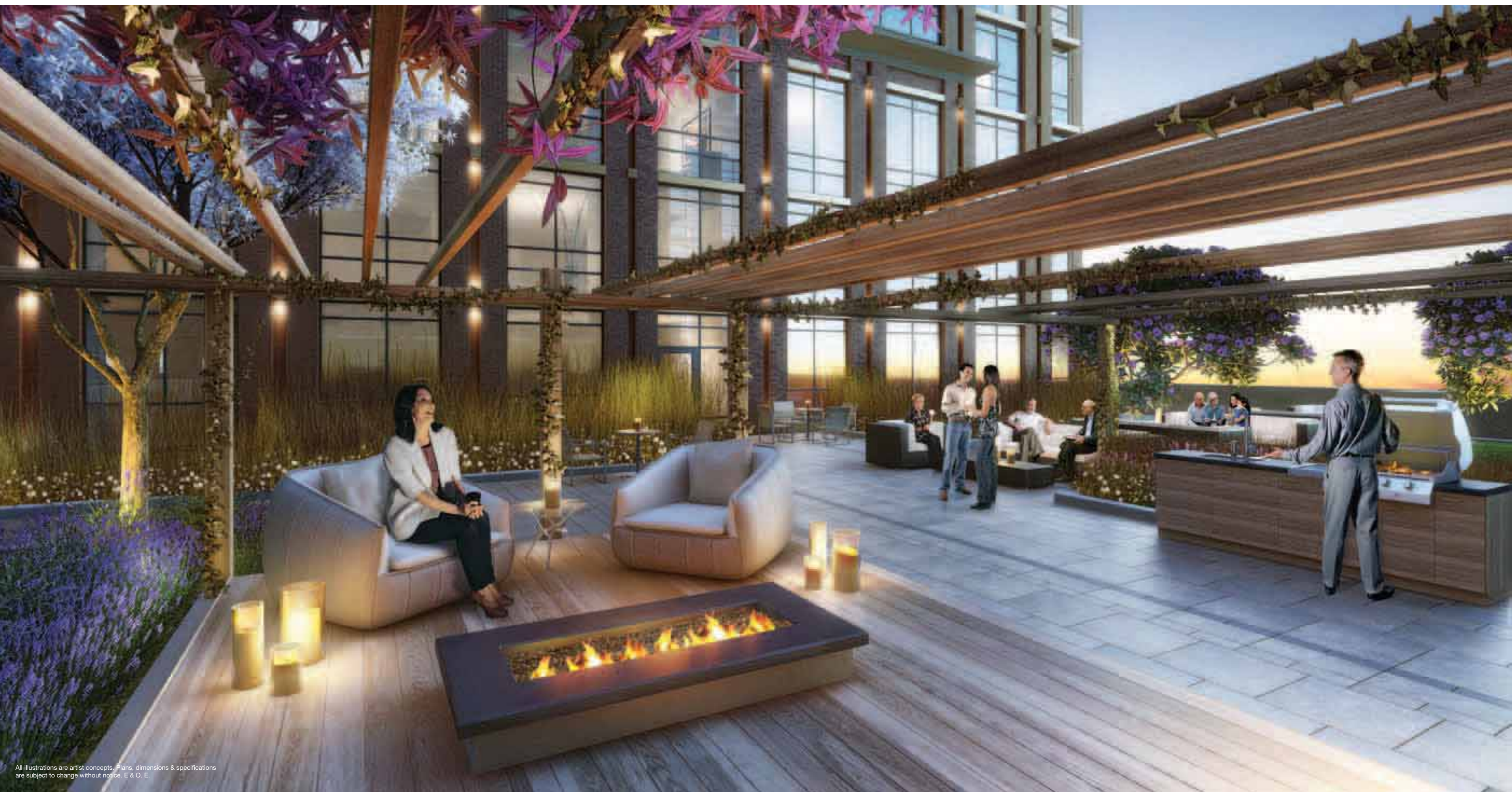
Enjoy yoga, tai chi, aquatics and hydrotherapy, or spend your afternoon painting and playing chess with friends.

Outdoor Gardens

Sunnier days call for an afternoon spent tending the communal garden.



Relax, restore and revive in our stylish aquatic centre. Enjoy a daily swim, enroll in an aqua fitness class or relax in the whirlpool.

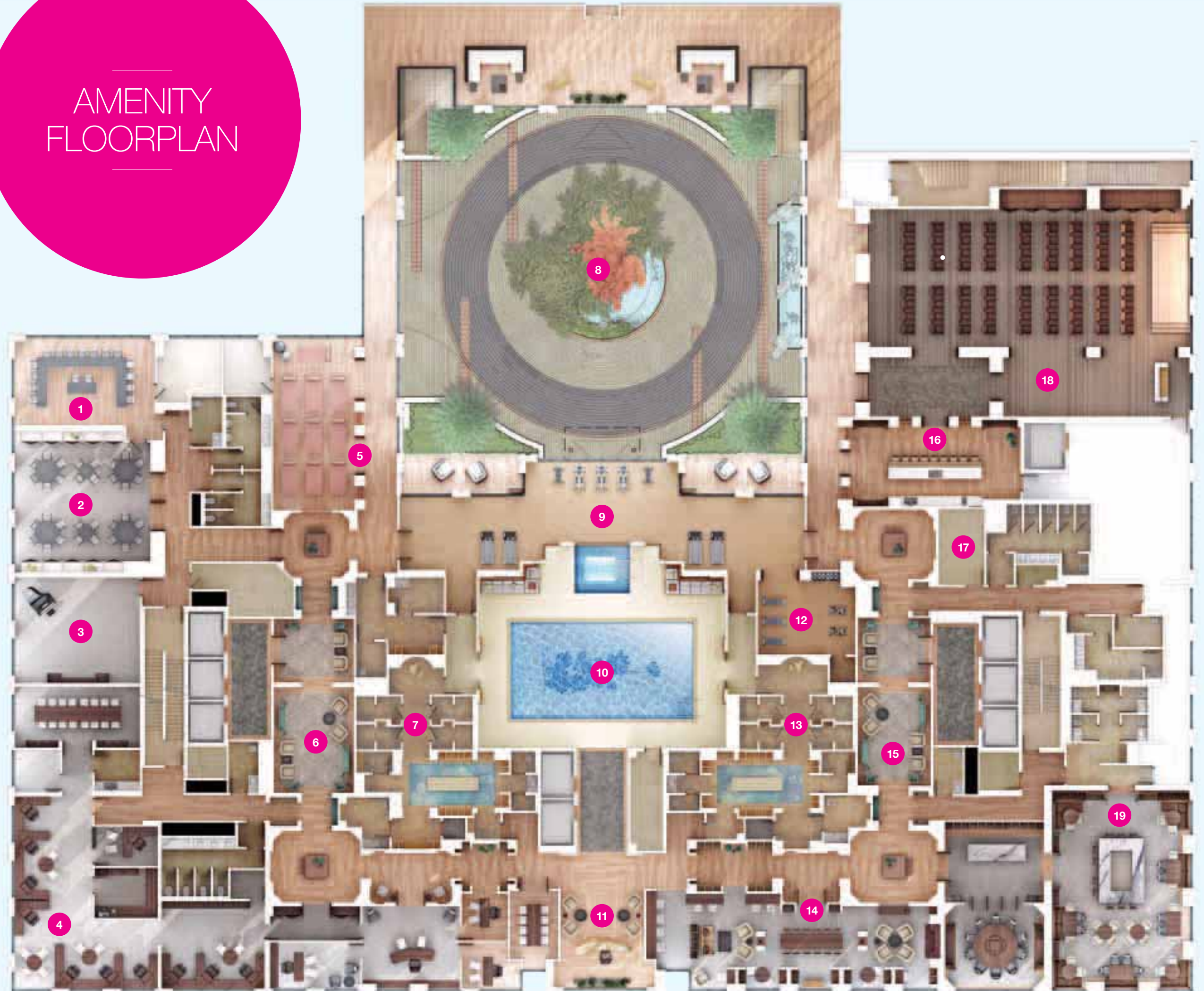


Imagine yourself relaxing and chatting under the open sky, with water flowing nearby and shrubs and trees surrounding you. Our outdoor terrace provides a serene, natural sanctuary during the day and night. It's the perfect place for time on your own, resting, meditating, reading a book – or inviting your friends for a barbecue to dine together, al fresco!

AMENITY FLOORPLAN

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

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Partnership with St. Paul's L'Amoreaux Centre

With over 30 years of expertise in the field of healthy aging, the 2nd floor is where SPLC comes into play through leisure, fitness and wellness activities. Classes are tailored to different fitness levels and will be available on both a complimentary and fee basis. There will also be a range of activities aimed at healthy aging.

Health and Wellness Services

- Healthy Living Workshops and Seminars, such as Fall Prevention, Diabetic Prevention, Osteoporosis and Chronic Pain Management
- Wellness Counselling
- Chronic Disease Self-Management
- Nutrition Consultations
- Personalized Care Plan with Services Package

Leisure Recreation Programs may include

- Social Excursions
- Day Trips around the GTA
- Special Events
- Yoga
- Dance
- Arts and Crafts
- Tai Chi
- Stretch and Strength
- Music
- Aquatics
- Educational Programs such as Photography and Language
- Games such as Bridge and Mahjong

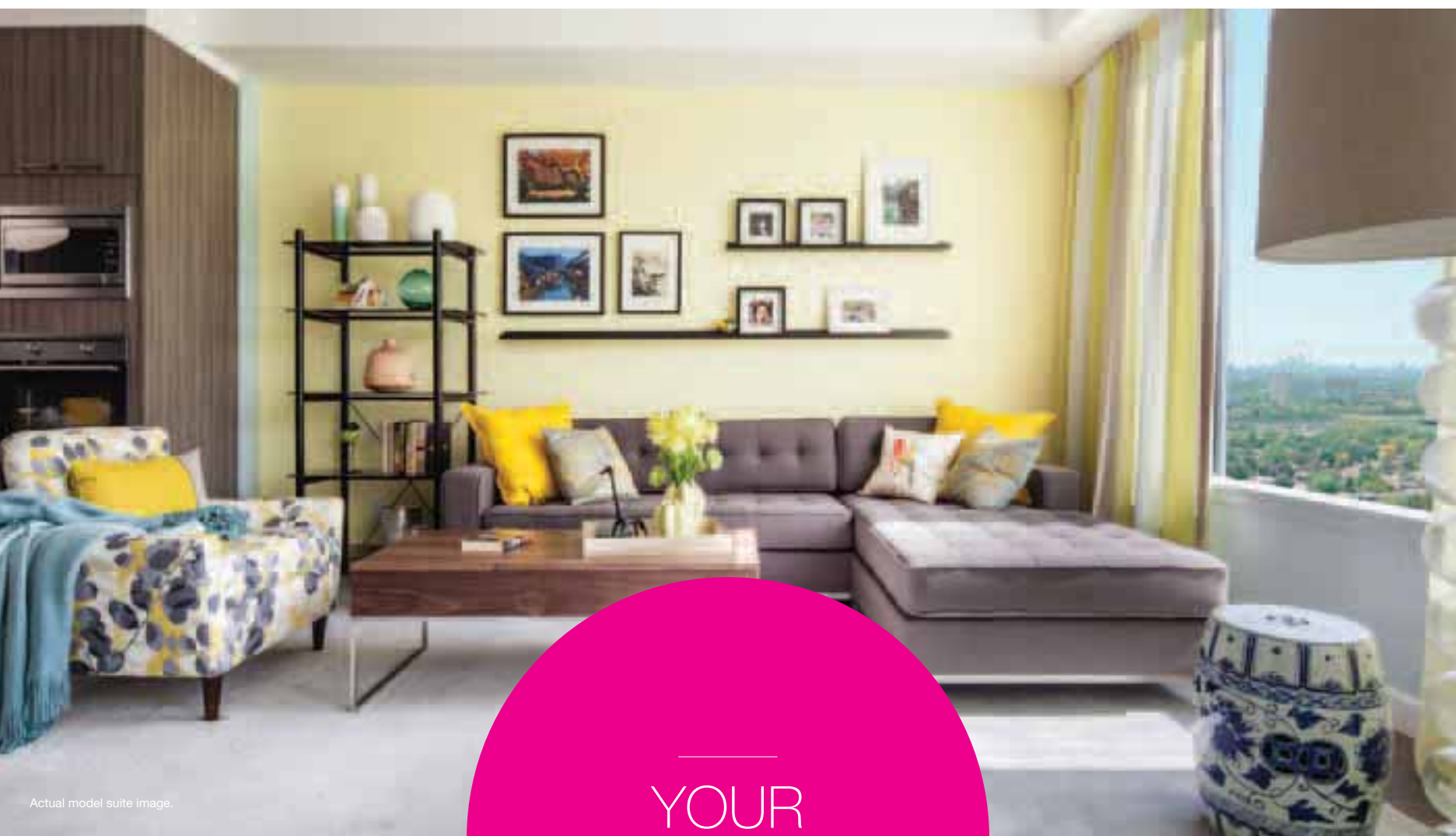


Health and Wellness Services

Whether you want the convenience of resort-style living or more independence, Harmony Village is tailored to evolve with your life. We work with experienced, government funded community service providers to offer a continuum of care with paid and non-paid services. You will have access to our 24-hour Emergency Medical Response System, personalized care management and service coordination as required. Our on-site pharmacy, Medical & Rehabilitation Centre with physiotherapy and our hydrotherapy pool will further enhance your health right at your doorstep. Welcoming and available to everyone, holistic offerings are designed to your definition of living well. Choose from options proven to promote health and wellness, and harmony of mind, body and spirit.

Whether you want quiet time, to pursue new and lifelong interests, to work with a personal trainer, to join an energetic group class, to keep fit, or to develop a new talent there is something for everyone. Workshops also provide practical lessons on eating well, maintaining health, remaining active or aging with dignity.





YOUR
HOME



Harmony Starts in Your New Home

Thoughtful details and an ergonomic design approach ensure that every suite at Harmony Village is versatile. Our dedication to Universal Design and “The Art of Living Well” can be seen in our floorplans and décor features, such as lowered light switches, raised electrical outlets, updated kitchen appliances and easy access shower entrances.



The Difference Universal Design Makes

Your independence and safety comes first, which is why every suite, indoor area and outdoor space at Harmony Village follows the principle of Universal Design.

In your new home, this principle translates into seamless solutions that make typically difficult tasks simple and safe. From your morning shower and trip-free pathways, to turning off your bedside lights at night, expect an easier, safer and richer day-to-day life.

A new home that follows the principle of Universal Design is a smart long-term investment, too. Not only will your new suite meet your day-to-day needs today, but it will keep up with you in the years ahead, as your needs and wants evolve.



BREATHE
EASIER

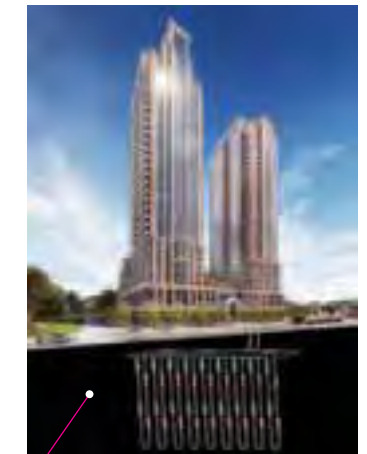
Harmony Village is built for today and tomorrow's world. From breathing better air to conserving water, you can take advantage of all the innovations we've introduced. Our commitment to LEED™ Gold Design isn't only great for the environment, it will also help you breathe better and provide for a healthier 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 water-saving washroom fixtures and from harvesting rain water for landscaping.
- ✓ Battery charging facilities for electric cars will be installed.



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.

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Harmony Village is Green... and Designed to Be Gold!

We take sustainability seriously. Our environmentally friendly community is designed to a LEED™ Gold standard so you can preserve, 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.

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 Capital Canada

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 Capital 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).*

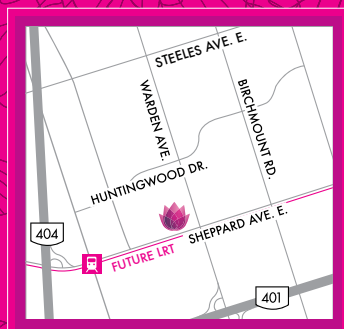


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THE ART OF LIVING WELL

Sheppard

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FSC LOGO

