



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

THE  
FREDERICK  
| CONDOMINIUMS |

AGENT PACKAGE



# ABOUT CAMROST FELCORP

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.

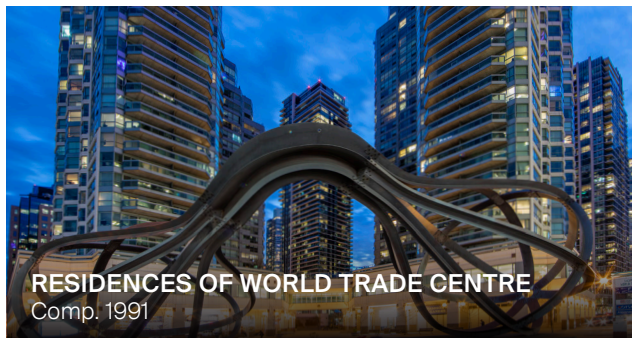






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Residences of  
UPPER EAST  
A LEASIDE | VILLAGE | COMMUNITY





Leaside is full of local amenities that residents of The Frederick will love, including dining, cafés, and local shops within walking distance, majors retailers along Laird Avenue, and many restaurants and stores on Bayview Avenue.

# A NEIGHBOURHOOD FULL OF OPPORTUNITY





# GET ANYWHERE IN THE CITY WITHIN MINUTES.



TRAVEL TIMES FROM LAIRD STATION:

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

**2022**

Eglinton Crosstown LRT set to open in 3 years

**\$5.3**

Billion dollar investment in the new LRT

**60%**

Faster commute time

**25**

LRT Stations with links to bus routes

**14**

Number of stops to Union Station



# HIGHLIGHTS OF UPPER EAST VILLAGE

3 buildings

Approximately **760,000** sq.ft.  
of indoor and outdoor space

Approximately **880** units



Laird LRT  
5 min walk

AERIAL CONTEXT  
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# HIGHLIGHTS OF THE FREDERICK

**30** storeys

**10,000 sq ft** square  
feet of indoor & outdoor  
amenity space

**350** units

EXTERIOR VIEWS

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# THE OPPORTUNITY

LEASIDE BY THE NUMBERS

## Year over year performance in the neighbourhood:

Detached homes - **+8.72%**

Condos - **+16.84%**.

## Growth between 2017 and 2021:

Detached homes - **+23.26%**

Condos - **+56.08%**

\*Source MLS C11 October each year

## Potential ROI of The Frederick

ROI when purchasing in major development - **+200%**

Buildings coming to Leaside - **+61**

Residential units coming to Leaside - **+21,731**

\*Based on data from the past 5 years and based on price trends from Parklawn, Liberty Village, City Place, and Regent Park

Leaside vacancy rate - **1.7%**

\*based on MLS Q3 Rental Report



# AMENITIES THAT COMPLETE



# YOUR EVERYDAY

Whether you're enjoying a quiet evening in the summer on the Outdoor Lounge or spending time on the weekend in the Games Room with friends, The Frederick has the spaces you need.

## Coworking Space

Skip the commute but feel like you're at the office by spending the day in The Frederick's Coworking Space. Having a productive area at home will really enhance your work-from-home days.

## Party Room

Having a place to host friends and family for a birthday party or drinks after dinner is amazing. It's like having an extra living room. The attached catering kitchen means you can hold a larger event and make it stress free!

## Water Therapy Room

Being able to turn off the world and enjoy a spa experience steps from your front door is a touch of luxury.

## Fitness Centre

Cancel your membership! The Frederick's Fitness Centre is steps from your private suite and has all the features you need to stay fit.



# OUTDOOR AMENITIES

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







EXTERIOR FIRE PIT LOUNGE  
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“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.





EXTERIOR TERRACE  
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PEDESTRIAN MEWS  
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# INDOOR AMENITIES



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





INTERIOR LOBBY  
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COWORK SPACE  
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GARDEN LOUNGE

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MEETING ROOM

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PARTY ROOM.

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REC ROOM

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# ESCAPE WITHOUT GOING FAR

Being able to turn off the world and enjoy a spa experience steps from your front door is a touch of luxury.

WATER THERAPY

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# SUITES AT THE FREDERICK

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.*





INTERIOR SUITE

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SUITE BALCONY

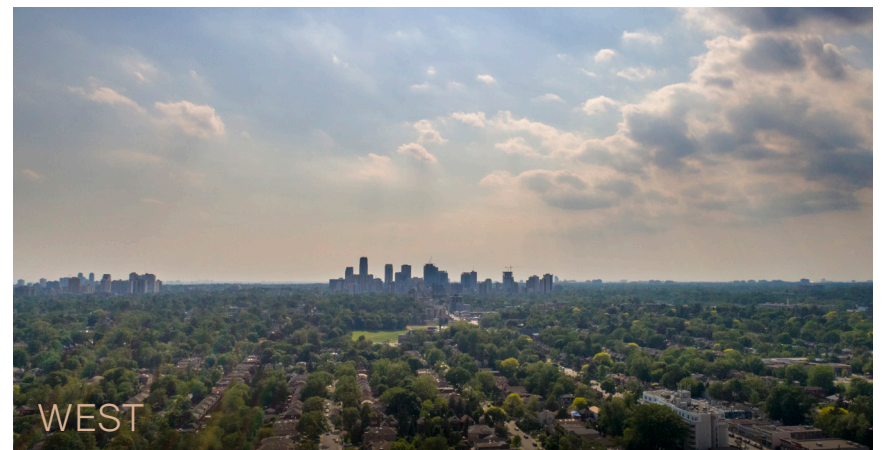
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# VIEWS AT THE FREDERICK



TERRACE VIEW  
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IN COLLABORATION WITH

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.



CAMCORP  
CONSTRUCTION





## 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.

MAED.

## 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.



## 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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To learn more about The Frederick,  
contact a sales representative today.

[sales@thefrederick.ca](mailto:sales@thefrederick.ca)



Brokers Protected. International Home Marketing Group Realty Inc. Prices and specifications are subject to change without notice. Proposed LRT subject to Government approval and construction. Illustrations are artist's concept. E. & O.E.



# Why PreCon



*Calltoddsmith.ca*  
I'll Be Your  
RE-Location Advocate

Todd Smith, REALTOR  
Civil Engineering Technologist  
ABR | SRS | CNE | SRES | SRS | RENE



Uniquely licensed salesperson with all three independently owned & operated brokerages above. For more information email: [todde@calltoddsmith.ca](mailto:todde@calltoddsmith.ca)

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