

XO2



XO2

IT
TAKES
2

to be a dynamic duo
to be modern chic & retro-hip
to be fashion-forward & foodie fabulous
to be wildly green & city slicker sleek
to be condo cool with a community vibe

It takes 2 to be...XO2



Some call it circumstance, others chance, but everyone agrees on that wow factor. That moment when all the right elements come together to create something uniquely rare and special. This is what's happening at King & Dufferin — welcome to XO2 Condos.

Illustration is artist's concept. E.&O.E.

THE NEIGHBOURHOOD



KING WEST // PARKS, GLITZ & PATIO-CENTRAL

Strut your stuff in an uber-cool area of town known as Toronto's SOHO. Full of fabulous nightclubs, dinner and dancing establishments, King West is also home to the Toronto International Film Festival where celebrity watching is a patio fave. A chic yet charming community, enjoy lush views on rooftop bars or leisurely strolls through Trinity Bellwoods Park or let Fido go off-leash in the hot spot, Stanley Park.

QUEEN WEST // FASHIONABLE, ENTERTAINING & ART-INSPIRED

Make your way down one of the coolest streets in the world, named by Vogue, where fashionistas, foodies and artists find inspiration daily. A stylish shopping scene, speckled with vintage and antique shops, fabric and design stores, along with trendy restaurants, hip lounges and internationally-renowned venues for live music including the Cameron House, Horseshoe and the Rex. Further west walk the wild Graffiti Alley, pop into the Museum of Contemporary Canadian Art and get your fill of art (and cocktails) at the Drake Hotel or the famous art-inspired hotel, The Gladstone.



LIBERTY VILLAGE // URBAN, INDUSTRIAL & HISTORICALLY HIP

Discover a hot spot fueled by revitalization, where historic red-brick factories have been transformed into trendy restaurants, bars and galleries. A creative hub for furniture designers, filmmakers and artists alike, self-expression lives on every corner. Head over to Liberty Market Building, a 500,000 sq. ft. re-generated space booming with retail, studios, and a patio calling your name. Take a break on a bench at Liberty Village Park or hop on your bike over the new King-Liberty pedestrian cycle bridge and open up a world of possibilities.

PARKDALE // ECLECTIC, AUTHENTIC & CULTURE-INFUSED

Meander the "hippest West end hood" to discover a miscellany of culture, art and diverse flavour and flair. Super pedestrian-friendly, you'll find everything from the best ethnic eats, greasy spoons, vegan delights along with some of the top hot restaurants in town. A haven for vintage hunters, the latest indie fashion, and art galleries galore! Parkdale is where edgy and chic live in harmony with tranquil trails in Marilyn Bell Park or a quick bike ride to the Martin Goodman Trail along the waterfront.



XO2 TRANSIT HUB

TRANSIT SCORE



100

WALK SCORE



96

1 MINUTE WALK
TO 501 KING STREETCAR

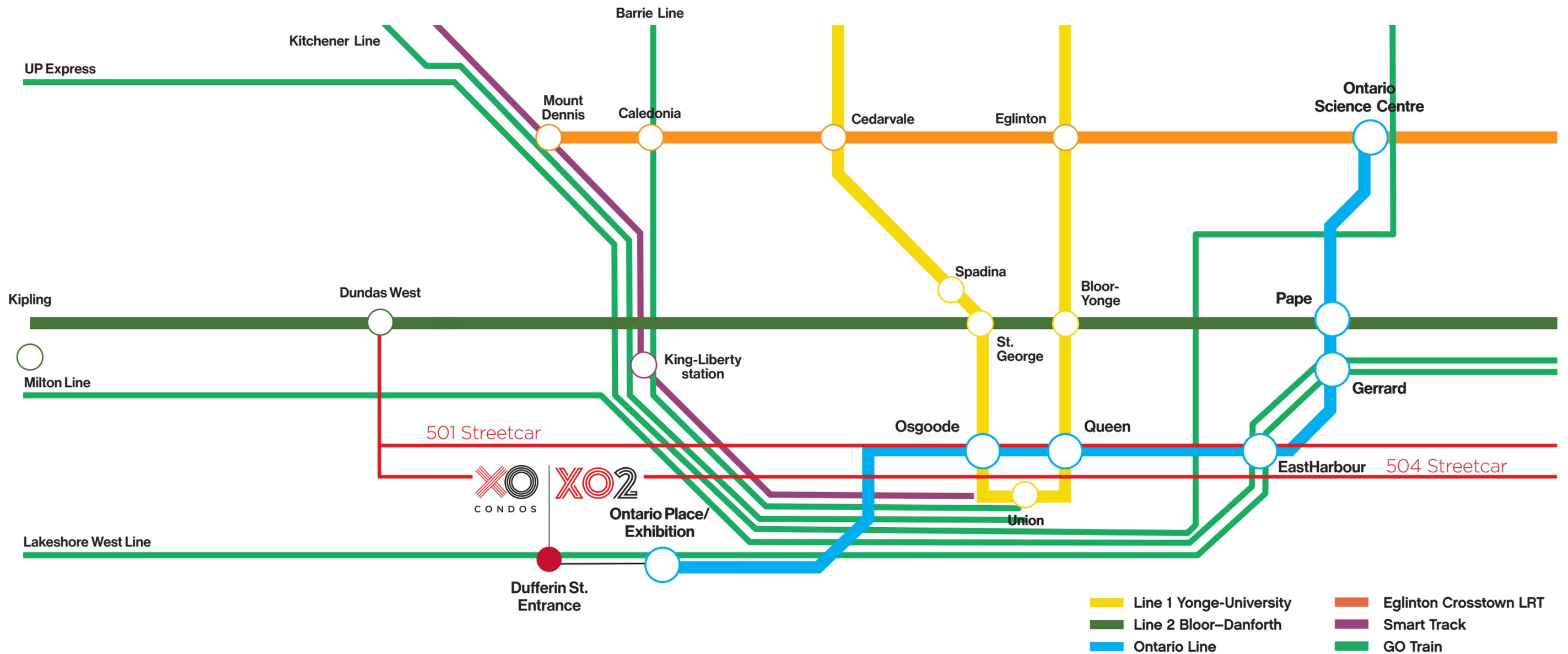
RYERSON UNIVERSITY
30 MINUTES BY TRANSIT

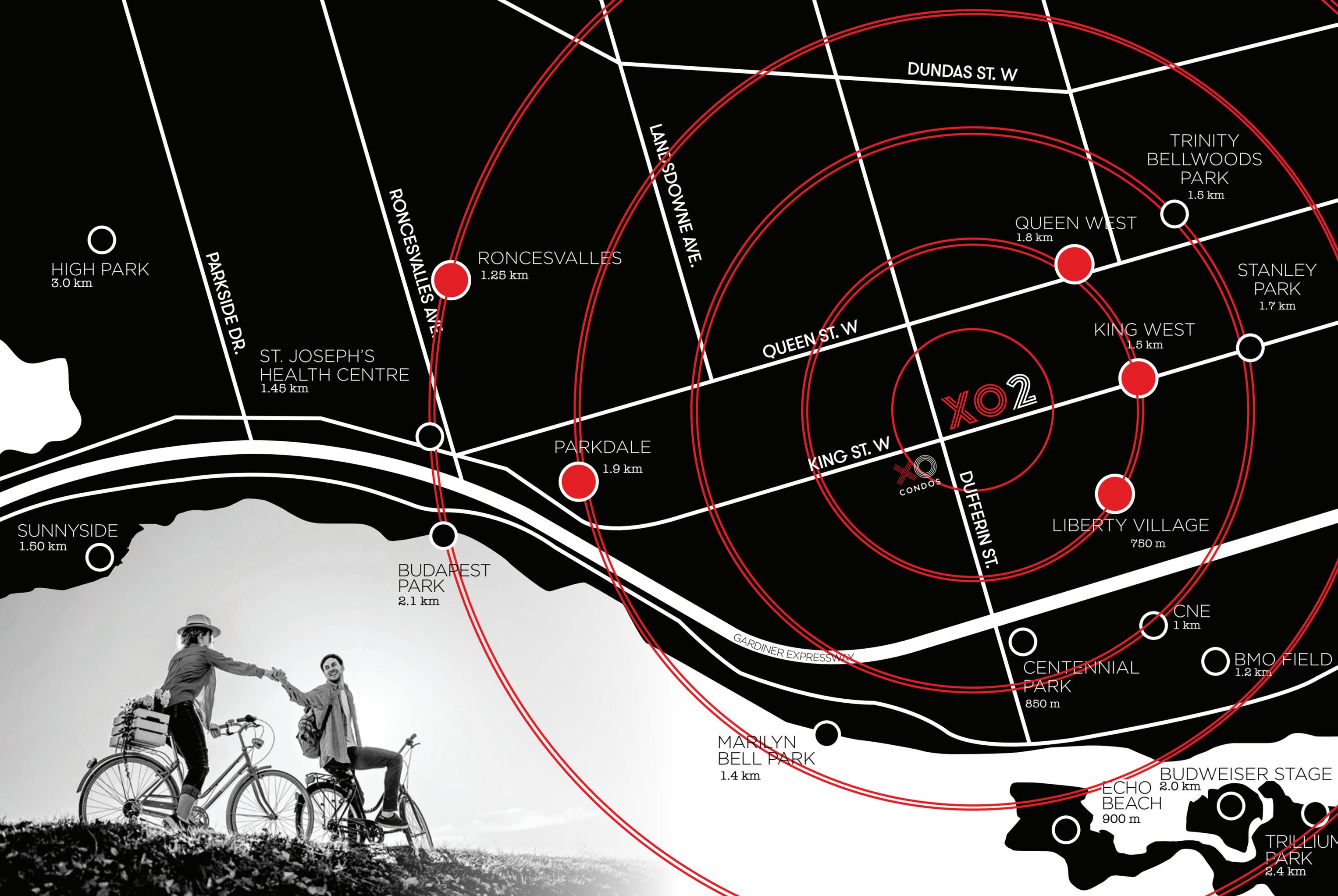
2 MINUTE WALK
TO DUFFERIN ST. ONTARIO LINE ENTRANCE

UNIVERSITY OF TORONTO
30 MINUTES BY TRANSIT

5 MINUTE WALK
TO KING-LIBERTY SMARTTRACK STATION

OCAD
30 MINUTES BY TRANSIT





AM/PM SIPS

COFFEE, COCKTAILS AND THE BEST OF THE BREWS

Morning, noon and night, if you're looking to share a really good coffee, crafty brew or late-night sip, here are a few hot spots to wet your whistle.

AM

THE ABBOTT //
99 SPENCER AVE.

Coffee is medicine at this eclectic medical-themed café. Curated with antique science tools, encyclopedias to honour its namesake, Anderson Ruffin Abbott, the first black doctor in Toronto who lived in Parkdale.



BALZAC'S LIBERTY VILLAGE //
43 HANNA AVE.

Step back in time and enjoy an espresso and pasty Parisian style in an art deco inspired café named after the 19th-century French novelist and coffee enthusiast, Honoré de Balzac.



SCHOOL //
70 FRASER AVE.

Famous as the best place in the city for brunch, must-tries include the mile-high Apple Crumble pancakes, Super Cheesy Bacon French Toast and Golden Hashbrown Poutine. Enjoy the patio during summer months and recover from an evening out with their signature Dropout Ceasar.



GLORY HOLE DONUTS //
1596 QUEEN W

Coffee and donuts, the perfect pair, but these donuts go beyond! Choose from yeast, cake and vegan options such as Chunky Monkey covered in a chocolate banana glaze with spiced pecan and banana chips, Citrus Chai Brulée or the classic Birthday Cake with rainbow sprinkles.



PM

THE PARLOUR //
642 KING ST. W.

Innovative cocktails, craft-brewed beers and quality wines served with tricked-out pizza, and tasty bar snacks. Add a champagne lounge and all-season patio...you had me at happy hour.



THE RHINO BAR & GRILL //
1249 QUEEN ST. W.

Calling all beer lovers! 25 craft drafts on tap, local brews and 300+ bottles to choose from, add an eclectic menu of pub grub, pool tables, flat-screen TVs and a huge patio — this is the ultimate hangout spot.



THE MEZZ //
1546 QUEEN ST. W.

Discover authentic Parkdale to the core in this cozy neighbourhood "dive" bar named after Mezz Mezzrow, an American jazz musician. Cheap beer, great tunes and a wall dedicated solely to locally-made art, with a new artist featured monthly.



THE DOG & BEAR PUB //
1100 QUEEN ST. W.

Catch your favourite game with your best buddies in this sports-friendly, traditional tavern known for their classic British pub fare and sticky toffee pudding.



LOVE A MUG

LOVE YOUR LOCAL

THE SCENE **2** BE SEEN IN.



THE TOP 6 IN THE SIX

Satisfy your social jam for live entertainment in a neighbourhood packed with places to enjoy everything from dance parties, live music, art, theatre and more.



GLADSTONE HOUSE //
1214 QUEEN ST. WEST

Art lives at Toronto's oldest boutique hotel. Sleep in one of 37 unique rooms designed by a local artist, enjoy artistically crafted food and drinks and find inspiration in over 45 yearly art exhibitions and 3 dedicated gallery spaces. Care to share your artistic flare...join in the weekly karaoke night.



THE DRAKE HOTEL //
1150 QUEEN ST. W.

Top to bottom this hotel is hip! Savour some social sips on the year round Sky Yard roof-top patio, puruse arty walls or head down to the Drake Underground for legendary DJ dance parties, poetry slams, live comedy and more.



RIVOLI //
334 QUEEN ST. W.

A Queen Street original since 1982, The Rivoli is a bar, restaurant and performance space that's earned a reputation as one of Canada's hippest music scenes. Come for the Pad Thai, head to the Back Room for a game of pool on 11 vintage tables and catch the latest on stage.



CAMERON HOUSE //
408 QUEEN ST. W.

Soak up the best of Bohemian vibes with street cred music seven nights a week at the historic Cameron House. A community-based hub for live music, its intimate front parlor and back room have showcased some of the city's finest local talent.



THEATRE CENTRE //
1115 QUEEN ST. W.

A live-arts incubator that not only hosts experimental theatre, multimedia performances, and alternative art shows but invites a public space to celebrate, debate, mentor and foster creativity.



PRINCESS OF WALES THEATRE //
300 KING ST. W.

Considered a Toronto landmark, catch your favourite live musical, comedy or drama in the 2000 seat theatre renowned for its state-of-the-art acoustics, 10,000 sq. ft. of murals, blown glass lamps and impressive interior design.



ARTIST COLLABORATION

LOVEBOT

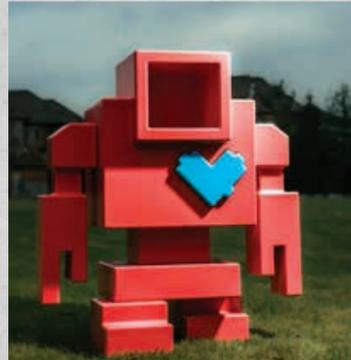
Lifetime Developments present XO2's artist collaborator, Matthew Del Degan a.k.a LOVEBOT. Matthew's dedication to sharing love and kindness on a global scale via his Lovebot initiative has garnered a dedicated followership and Toronto wide recognition. In 2012, Matthew led a team of more than 30 volunteers to create the Lovebot Invasion project. Together, he and his friends hand mixed 30,000 lbs of concrete to produce well over 100, two foot tall original Lovebot Sculptures. Each 250lb Lovebot sculpture was gifted to a person or group that performed acts of kindness in their communities. The only condition was that the sculptures remain within public spaces so that these sentinels of love could carry out their main purpose; to illuminate the kindness and compassion in our city, and in turn, inspire more.

Since then, LOVEBOT's ceaseless positive momentum created through a plethora of artwork and Industrial Design (Matthew's academic degree) has affected countless lives for good. Lovebot murals continue to be painted in cities the world over, from Toronto to Osaka, Japan. Lovebot's many incarnations range from TV show appearances to ten of thousands of stickers, clothing, street art / public installation, graffiti, paintings, merchandise, sculptures, toys, and even dozens of tattoos done on human flesh.

Lovebot's main purpose is to remind us that we are not robots, commuting back and forth in our concrete jungles. We are humans, with heart and the profound ability to share love and kindness with each other every day.

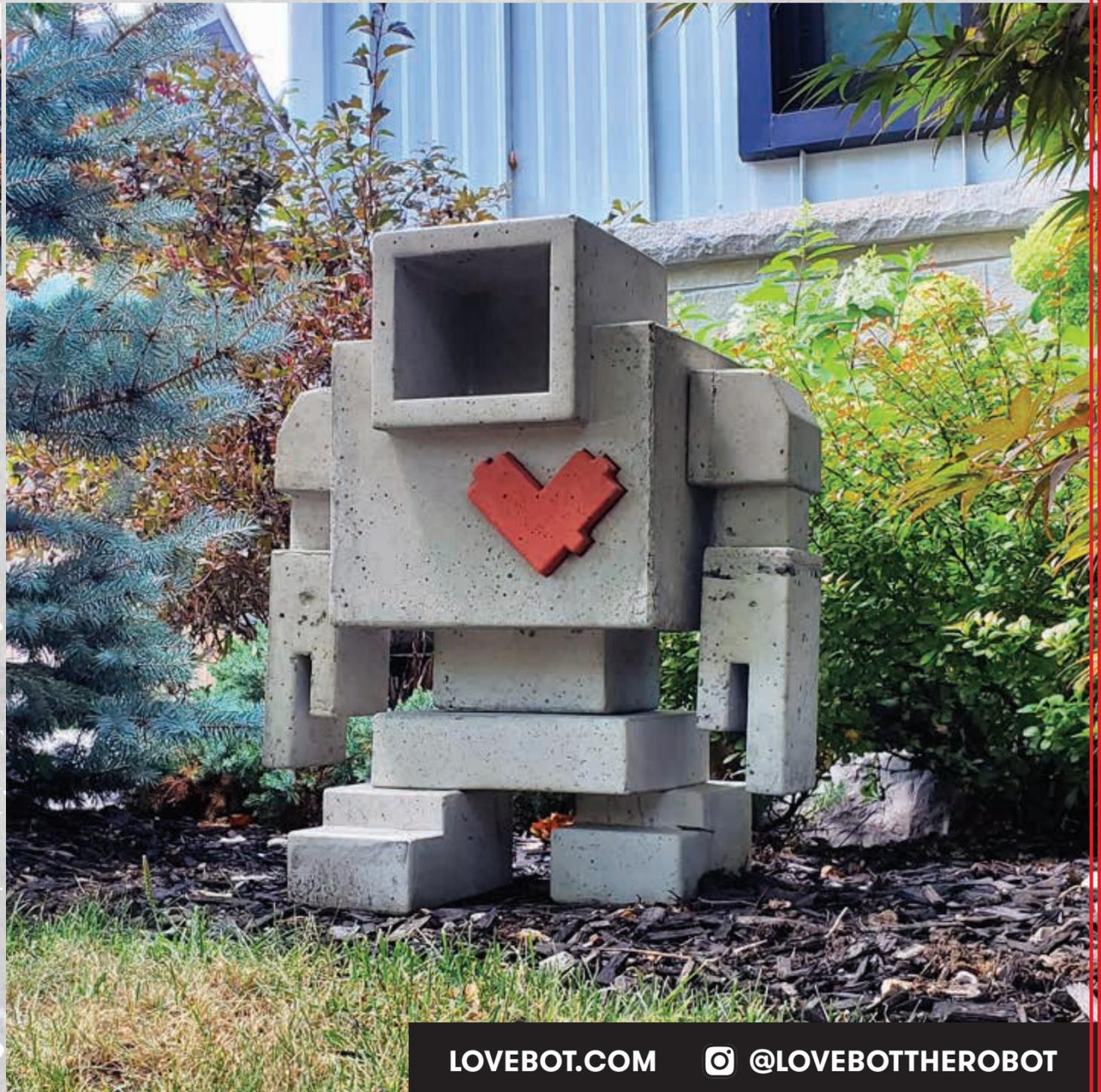


MATTHEW DEL DEGAN // LOVEBOT



We, at Lifetime have joined forces with Lovebot to further this joyful pursuit and to simply share the love! Lovebot's positive energy radiates to warm the hearts of all who experience it. We feel there is no better way to add to XO2's vibrant surrounding community than to commission gorgeous sculptures, murals and more from Toronto's beloved Lovebot!

XO2's shared amenity and surrounding outdoor spaces will feature astonishing original art works that contain a deep Torontonion grassroots history. Love is the foundation to a warm and happy home. We hope you feel that love daily as you discover for yourself all that Lovebot has to offer exclusively at XO2.



LOVEBOT.COM

@LOVEBOTHEROBOT



Illustration is artist's concept. E.&O.E.



LOBBY // YOUR ENTRANCE

First impressions matter. Come home, and be greeted by a grand sculptured archway leading to your 24/7 concierge. Around you, choice beckons inviting comfort in a sleek, contemporary style lounge or uber-modern wooden designer chairs embraced by the warmth of a retro brick wall.

XO2 AMENITIES

1. Bocce Court
2. The Children's Den
3. Outdoor Dining
4. The Think Tank
5. Private Dining Room
6. Resident's Lounge
7. Management Office
8. Golf Simulator
9. The Game Zone
10. Urban Parkette
11. Children's Playground



AMENITY PLAN // YOUR FUN...

Inside, outside, and all around, embrace a lifestyle designed for modern living. Enjoy abundant amenities that complement your life and bring convenience to your every day. Whether working out, celebrating a special occasion, watching the big game, or simply taking in the views on the rooftop terrace - it's all waiting for you to enjoy.



URBAN PARKETTE // YOUR BACKYARD

Lush, lively, and just outside your door! Call it your backyard, an urban oasis, or social playground - this 20,000 sq. ft. public park invites a fresh and friendly place to take in the great outdoors. Beautifully landscaped with pathways that connect the neighbourhood, a playground, splash pad in the summer and plenty of picnic tables to enjoy the al fresco lifestyle.

**CHILDREN'S
PLAYGROUND //**
A CHILD'S PARADISE

Let their little minds and energy go wild in a kid-friendly place designed to inspire play, activity, and togetherness. With benches close by for parents to keep an eye on their kids having fun.



CLEAR

LIFETIME DEVELOPMENTS
IS PROUD TO BE A STRATEGIC
PARTNER OF CLEAR INC.,

A TORONTO-BASED LEADER IN WATER AND
AIR FILTRATION TECHNOLOGY, WITH AN AIM
TO ELEVATE THE MEANING OF HEALTHY LIVING
BY IMPROVING THE QUALITY OF INDOOR AIR
AND WATER.

Clear Inc. technologies work to combat against Sick Building Syndrome, Building Related Illness, Waterborne Disease Outbreak and Last Mile Effect. At XO2, feel safe knowing you've arrived home to a clean environment — all shared amenities spaces, including elevators, will be outfitted with top-of-the-line air and water filtration technology.



AIR SYSTEM

- The world's smartest air purification technology purified, cleanses and disinfects indoor air while monitoring its quality in real time
- Patented, EPA-approved Sterionizer and Ray Filter combined with UVC LEDs target and disinfect indoor air from bacteria, viruses, fungus, mould and odours
- Four levels of purification to remove particulate, microbiological chemical contaminants and odours, in addition to standard smoke and CO2 alarm functions
- The Sterionizer™ uses patented bipolar ionization technology, generating positive and negative ions as found in nature. EPA and CSA Approved, this machine is designed to kill 97.9% of viruses, particularly those larger than 0.03µ

WATER SYSTEM

- The Hyrdo-Optic™ UV Water System is a centralized, chemical-free method to treat building water that is designed to kill 99.99% of viruses and bacteria, resulting in pharmaceutical grade, microbiologically pure water without the use of chemicals
- The unique Total Internal Reflection™ technology maximizes the UV light's rays by repeatedly reflecting them inside the chamber. This ensures a more even UV dose distribution, resulting in safe and healthy drinking water





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RESIDENT'S LOUNGE // YOUR CELEBRATION

Elegant, chic with a flair for fun – the Party Room instantly sets the mood for the scene. Enjoy a stylish space perfect for celebrating a special occasion, hosting a dinner event, or simply hanging out over a friendly game of pool. With ample space to gather, mix and mingle around the long table, share a sip at the bar or cuddle up for an intimate chat in cozy nook lounges.



THE GAME ZONE / YOUR FUN

Who's got game? Whether you're participating or a sideline cheerleader, watching the big one on TV, playing the arcade or vying for the championship title in a round of ping pong - it's game on in a lively environment dedicated to good times and friendly competition.

FREEMOTION FITNESS LAB // YOUR WORKOUT

Don't sweat the small stuff, rather work it out in a state-of-the-art, fully outfitted fitness centre, complete with all the latest cardio and strength equipment by interactive fitness leader, Freemotion Fitness. When it's time to stretch your limits, slow it down and find your breath in the serene yoga studio.



FREEMOTION.

XO2

FREEMOTION
FITNESS LAB

POWERED BY **iFIT**

IN ELITE GYMS AND TRAINING STUDIOS //
AROUND THE WORLD.

Take your fitness to the next level thanks to an exclusive partnership between Lifetime Developments and the global fitness pioneer Freemotion Fitness. Experience exclusive access to one of the city's most advanced training spaces, featuring a 3,500 sq. ft. state-of-the-art Fitness Lab designed and outfitted by fitness experts Freemotion Fitness and powered by iFIT, a leading interactive fitness program.



POWERED BY **iFIT**

**IFIT CONNECTS
USERS TO
THOUSANDS
OF COACH-LED
WORKOUTS**

Embark on a fitness journey connected to live coaches, on-demand studio classes and global workouts filmed in over 40 countries led by Olympic champions, celebrity trainers, physical therapists, and professional cyclists - all from the comfort of home. Participate with top tier equipment including Google Maps driven terrain simulations, treadmills, indoor bikes, incline trainers and a wide range of strength training equipment.



OUTDOOR DINING //
YOUR ESCAPE

Escape the every day and embrace the freedom of an outdoor urban terrace that celebrates alfresco living. Part social, part serene oasis, cozy up in luxurious lounges, toast to the good life at the bar or dine under the sparkling cityscape sky with breathtaking views of Lake Ontario.

THE CHILDREN'S DEN //
YOUR PLAYTIME

Let your kid's imagination go wild in an interactive space designed to encourage curiosity, improve dexterity, and help them socialize with other children in the community. The ideal place for a playdate or birthday party, there's an art room, reading room, movie hub and ball pit to keep them active and entertained. Plus, an outdoor play area for a breath of fresh air.



THE THINK TANK //
YOUR WORKSPACE

Great ideas are brewing in a thoughtful space created to compliment your work and study life. A welcoming environment to host a client or coworker meeting, plug into high-speed wi-fi and get to work. The space features floor-to-ceiling windows with abundant natural light, as well as an outdoor seating area for sunny days and a well-deserved coffee break.

SUITE STYLE // STYLE 2 THE NTH DEGREE

Embrace thoughtfully designed space that effortlessly blends contemporary style with luxurious comfort. Modern open-concept layouts create a natural cadence, delivering convenience at every turn. Every touchpoint is both fashionable and functional, from floor-to-ceiling windows and gorgeous designer floors to warm earthy palettes and the latest features and finishes.



FEATURES & FINISHES

ELEVATED SUITES

- 9' to 11' soaring ceiling heights (excluding areas with dropped ceilings and bulkheads)
- Floor-to-ceiling windows provide downtown views, as per plan
- Choice of designer-selected flooring in all principal rooms and bedrooms
- Smooth finished ceilings
- Solid entry doors with security view-hole
- Insulated double-glazed windows
- Outdoor living, as per plan
- Parking and storage lockers available

TIMELESS KITCHENS

- Sleek kitchen cabinetry, custom-designed by Tomas Pearce, with plumbing fixture upgrades available
- Choice of stone countertops and contemporary tile backsplash, as per builder's samples, with the option to upgrade
- Designer-selected stainless steel sink
- State-of-the-art modern integrated refrigerator and dishwasher, and microwave oven hood fan and range
- Custom island available

SIMPLE AND SLEEK DESIGNER-INSPIRED BATHROOMS

- Modern bathroom cabinetry, custom-designed by Tomas Pearce
- Designer-selected countertop and sink
- Wall-mounted vanity mirror
- Designer-selected tub and selected fixtures, as per plan
- Glass shower stall and designer-selected fixtures, as per plan
- Tile flooring in all bathrooms

CONVENIENT IN-SUITE LAUNDRY

- In-suite laundry closet with stacked washer and dryer, as per plan
- Tile flooring in laundry closet

TECH FEATURES

- Individual thermostat for suite temperature control
- Emergency voice communications system, smoke and carbon monoxide detector
- Pre-wiring for cable TV, high-speed Internet access and telephones, as per plan
- Card and key access throughout all common areas
- Enterphone in lobby entrance vestibule
- Remote control/access card for private garage entry
- State-of-the-art Clear Inc. water and air filtration technology in all suites and shared amenity spaces including the lobby, elevators, lounges, etc.
- Clear Inc. technology integrated smoke and carbon monoxide detection

- FOB access throughout common areas
- Well-lit temperature controlled underground garage

BUILDING FEATURES

- Striking and bold 19-storey building imaginatively designed by Turner Fleischer Architects
- Welcoming and elegant lobby with property management office, mail and parcel room
- Convenient locker access
- Secure bicycle storage rooms
- Electric vehicle charging stations
- Wi-Fi enabled shared co-working space with private meeting rooms and workstations for the urban professionals
- Freemotion Fitness Lab with state-of-the-art cardio equipment by Freemotion Fitness, powered by iFit, free weight and weight training area, boxing studio with customized boxing bags
- The Children's Den, designed with an arts and crafts section, reading nook, gaming area, and connectivity to an outdoor Children's Playground.
- A Resident's Lounge featuring a catering kitchen with private dining and break out soft seating areas with direct access to an outdoor terrace with BBQs and outdoor dining
- The Game Zone room filled with interactive tables, arcade games and entertainment wall
- State-of-the-art golf simulator room
- Urban Parkette featuring a bocce court for enjoying days in the sun and fresh air



LIGHT PREMIUM



Illustration is artist's concept. E.&O.E.

THE TEAM



For more than four decades, Lifetime Developments has created thriving residential neighbourhoods in the Greater Toronto Area and successful commercial properties that continually define new benchmarks in Toronto's real estate community. By successfully identifying key locations poised for growth and inspiring the evolution of dynamic urban communities, Lifetime remains at the forefront of this City's real estate and development sector.

Having created several internationally acclaimed projects, Lifetime continues to set new standards for design innovation, architectural excellence and customer satisfaction. Lifetime is responsible for some of the City's most notable residences including Bisha Hotel and Residences, Four Seasons Hotel and Private Residences

Toronto, INDX Condos, Karma Condos, The Code Condominium, Bond Condominiums, The Yorkville, WaterParkCity, Lumiere Condos, Liberty Market Lofts, Victory Condos, MSV Condominiums, Whitehaus, Panda Condos, XO Condos, and Panda Markham. Lifetime continues to elevate the standards for vibrant and holistic city building with their strong culture of corporate and social responsibility through Lifeline, the company's charitable foundation. Lifeline, which has a focus on homelessness, gives back to many of Toronto's communities through their active participation and support to various local initiatives. With Lifeline entering into its fifth year, the foundation has supported over 40 charities and raised more than \$1.5 million dollars.



With more than 50 years of successful operations in real estate development and property management, Pinedale Properties has established itself as a leader in the Toronto community.

Pinedale's broad range of residential and commercial properties across the Greater Toronto Area, combined with its active engagement in real estate development, management, construction, and investment, have contributed to its strong standing and high regard in the industry.

As owners and managers of residential and commercial properties from office to retail and industrial, Pinedale focuses on prime locations

in amenity-rich neighbourhoods served by efficient transit, retail and public services.

Pinedale Properties is a hands-on, professionally managed corporation with a long-term vision to continually improve the quality of its real estate offerings and enhance the level of service to all clients. The professionals in this progressive firm have a legacy of knowledge, expertise and management over all operations translating into long-term stability and value for clients. Customer satisfaction is a cornerstone of Pinedale's corporate philosophy, and the company is continually raising the bar in providing the highest standards of service.



TURNER FLEISCHER



RUSSELL FLEISCHER



STEVE NONIS

Founded in 1974, and celebrating over 40 years in business, Turner Fleischer Architects has grown to become one of Canada's pre-eminent architectural firms.

Their success is rooted in an unwavering progressive philosophy to bring the best staff, tools and knowledge to every job. They take pride in the attentiveness given to each project, working with enthusiasm and a sense of challenge.

Their tech-driven and responsive ethos is based on their core commitment to their clients, a commitment that is paramount to the success of any job.

Turner Fleischer are leading experts in designing residential environments, their extensive experience in this sector has left the firm with the specialized knowledge to realize a project from initial concept to construction and beyond.

TOMAS PEARCE

Tomas Pearce Interior Design Consulting Inc. is based in downtown Toronto, Canada. Led by Principal Partners Melandro Quilatan and Tania Richardson, the team at TOMAS PEARCE is a collaboration of talented, energetic, and experienced individuals.

The firm's list of luxury residences is expansive and includes homes in many of Toronto's desired communities and upscale condominium developments.

The TOMAS PEARCE style is international, motivated by a love of good design, both modern and traditional. Opulence; simplicity; calm elegance; timeless aesthetics are integral to the vocabulary of their creations. Whether it's high formal tradition, classic contemporary or clean modern aesthetic, central to the TOMAS PEARCE design directive is the belief to marry their strong design philosophies with that of their client's own style wishes. Each time, polished elegance is the TOMAS PEARCE signature.



Baker

Real Estate Incorporated

Baker Real Estate Incorporated is one of Canada's most successful real estate companies. For over two decades Baker has specialized in the project marketing and sales of new home master planned communities, including condominiums, townhomes and single-family homes as well as hotel condominiums and resort properties. The company has grown into a prestigious group of real estate professionals, servicing Canada's premier builders and developers in both local and international markets. Baker has offices in Toronto, Montreal, Shanghai and most recently opened their office in Vancouver.

montanasteele

Montana Steele is a full-service strategic marketing firm that brings over two decades of experience in all sectors of the real estate industry. A strong commitment to creativity and brand-building, deep insights and specialized market knowledge, and long-term strategic thinking capabilities have enabled Montana Steele to launch iconic real estate and destination brands for their varied clientele across North America. At Montana Steele, winning international awards goes hand in hand with winning market share for their clients. Montana Steele offers a comprehensive range of services available in-house and specialized expertise in all areas of real estate and destination marketing.



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