

# TREVOR FONTAINE — & ASSOCIATES

**Meet Trevor —** Whether you're buying or selling in Toronto and the GTA, you need more than an agent—you need a strategic partner. For well over a decade, I've delivered proven results by combining deep market knowledge with a straightforward, client-first approach. My team and I don't just facilitate transactions; we build tailored strategies to ensure your experience is seamless, successful, and stress-free. Partner with a trusted advisor who invests in the same market you do. Let's achieve your real estate goals together.

**Buying With Us —** Navigating the Toronto and GTA market requires a guide with firsthand experience and unwavering dedication. As a long-time personal real estate investor and advisor, I offer clients an intimate understanding of the market that goes beyond the listings. My team and I act as your ultimate advocates, providing attentive service and clear advice from the first showing to the final negotiation. We are committed to making your buying experience informative and stress-free, ensuring you find the perfect property on the best possible terms. Let's start your search with a trusted expert on your side.

**Selling With Us —** When it's time to sell your property, you deserve a team that combines expert marketing with masterful negotiation. With over a decade of success in Toronto and the GTA, I have a proven track record of securing exceptional results for my clients. My team and I create a customized strategy for every property, leveraging deep market insights and a vast network to attract the right buyers. We handle the complexities so you can focus on your next chapter with confidence. Let's discuss how we can maximize the value of your investment.

Trevor Fontaine, Sr Vice President, Sales  
Sotheby's International Realty Canada

email: [tfontaine@sothebysrealty.ca](mailto:tfontaine@sothebysrealty.ca)

**Sotheby's** | Canada  
INTERNATIONAL REALTY

LIVING  
**SHANGRI-LA**  
TORONTO



PERFECT LUXURY

THE PRIVATE ESTATES AND RESIDENCES AT LIVING SHANGRI-LA TORONTO. FIVE-STAR LIVING ABOVE THE INCOMPARABLE SHANGRI-LA HOTEL, TORONTO ATOP A CITY SO FINE THE WORLD WANTS TO CALL IT HOME. BOASTING A SUMPTUOUS ARRAY OF IN-HOUSE PRIVILEGES AND OPULENT EXTRAS, EVERY DISCERNING STANDARD IS MET WITH INTELLIGENCE, BEAUTY, WISDOM AND GRACE. LIVING SHANGRI-LA TORONTO – THE NEW ICON ON TORONTO'S SKYLINE.

# LOCATION IS EVERYTHING

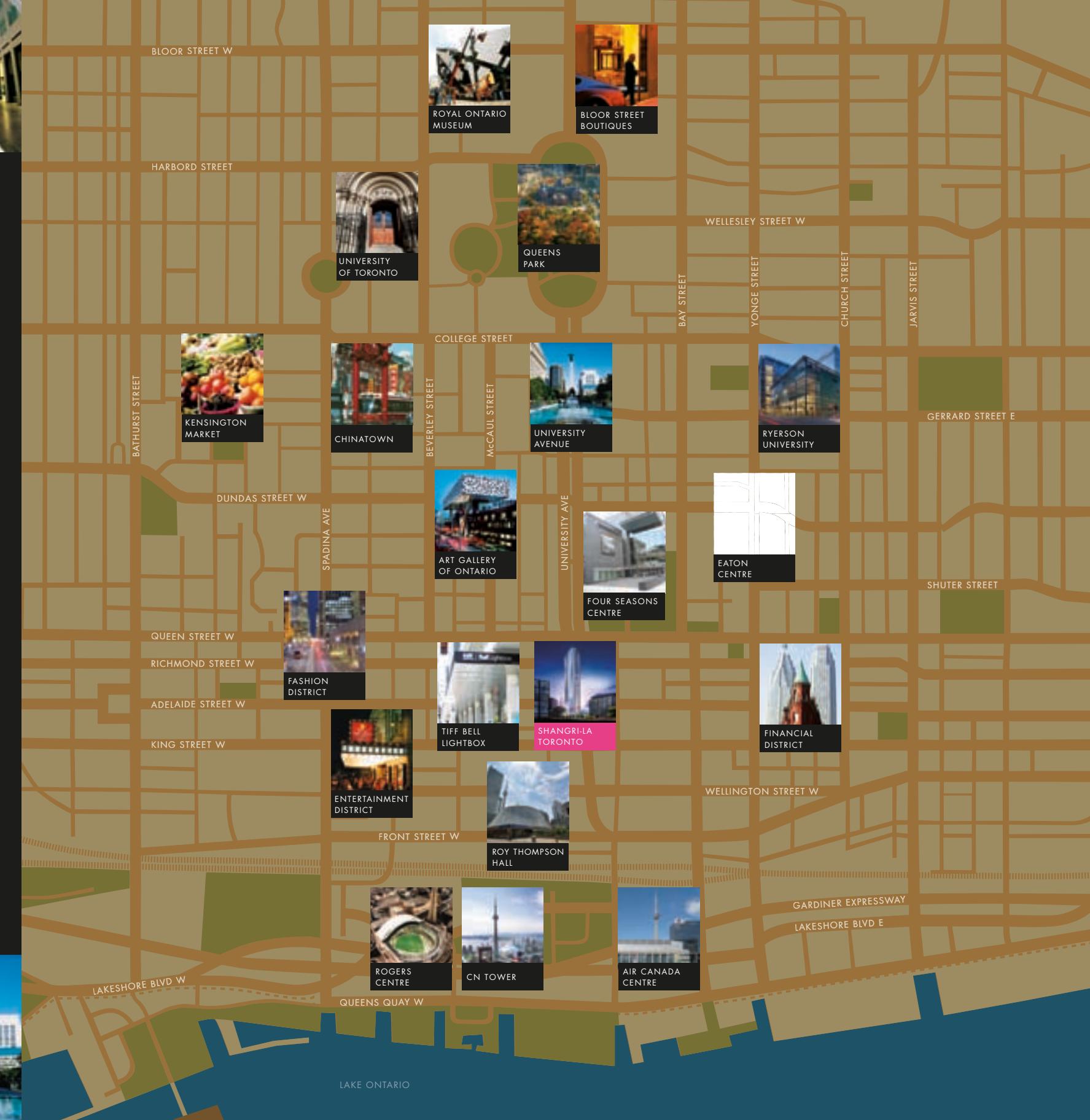
*Living Shangri-La is elegantly situated on prestigious University Avenue, Toronto's ceremonial grand boulevard. Surrounded by Adelaide and Simcoe streets, the property is just steps away from the city's finest entertainment, cultural, shopping, business, education and dining venues.*





## WALKING YOUR NEIGHBOURHOOD

FOUR SEASONS CENTRE	3 MIN
ENTERTAINMENT DISTRICT	4 MIN
ROY THOMPSON HALL	5 MIN
TORONTO INTERNATIONAL FILM FESTIVAL (TIFF) BELL LIGHTBOX	5 MIN
FINANCIAL DISTRICT	8 MIN
FASHION DISTRICT	9 MIN
EATON CENTRE	8 MIN
AIR CANADA CENTRE	12 MIN
CN TOWER	14 MIN
ROGERS CENTRE	14 MIN
CHINATOWN	15 MIN
ART GALLERY OF ONTARIO	18 MIN
UNIVERSITY OF TORONTO	23 MIN
KENSINGTON MARKET	23 MIN
ROYAL ONTARIO MUSEUM	25 MIN
QUEENS PARK	25 MIN
BLOOR STREET BOUTIQUES	28 MIN



# DESIGN EXCELLENCE

*Westbank and Peterson Group with James KM Cheng Architects are arguably Canada's foremost luxury residential developers + designers. For Living Shangri-La Toronto, their collective vision has been integrated into an elegant and timeless 66 storey "Vancouver-style" glass tower.*

*The uncompromising design program features the exclusive 200 room Shangri-La Hotel (floors 1–17) with 20,000 square feet of amenity space that includes an indoor pool, health club, spa, 2 restaurants, lounge, business centre, private theatre, banquette rooms all accessible to the residents and one of Canada's largest public art commissions. Atop, the Residences (floors 18–49) and Private Estates (floors 50–66) offer superior views and lifestyle above Toronto.*

## UNCOMPROMISING DESIGN

66 STOREY GLASS TOWER  
RESIDENCES (FLOORS 18 – 49)  
PRIVATE ESTATES (FLOORS 50 – 66)  
EXCLUSIVE 200 ROOM SHANGRI-LA HOTEL  
LOBBY LOUNGE  
BOSK RESTAURANT  
MOMOFUKU  
MIRAJ HAMMAM SPA BY CAUDALIE PARIS  
HEALTH CLUB  
INDOOR POOL  
PRIVATE THEATRE  
RISING BY ZHANG HUAN





## YOUR LIFESTYLE INVESTMENT

The 704-foot glass tower is a timeless, elegant form, respectful of its privileged setting on University Avenue, Toronto's grand boulevard. The tapered appearance of the tower responds to its landmark site on the curve of the avenue, opening to spectacular city and lake views. Transparency is achieved by the streamlined glazing along with a series of light-filled glass pavilions at the podium to address the street in an invitational manner. Landscaped indoor-outdoor amenities on the ground floor and via elevated terraces further animate the base of the property. A unique folded faceting feature on the University Avenue elevation provides additional architectural interest, reminiscent of a prism, enlivening both daytime and nighttime experiences of the building.

### EXTERIOR

- High performance, double-glazed, low-E coated, clear curtainwall glazing system.
- The angled southwest façade is finished in the same high-performance curtainwall system with a tinted glass to address the heightened sun exposure.
- Stone cladding accents the walls at the base of the tower as an extension of the stone finish over the entire ground plane.
- Glazed canopies provide weather protection along the street edge.

### STRUCTURAL DESIGN

- Reinforced concrete construction.
- Long span flat plate floors minimize columns and maximize ceiling heights in suites.
- Extra thick 11" floor slabs reduce low frequency floor-to-floor noise transmission.
- Wind and seismic forces carried by a central tapered and stepped reinforced concrete core with shear walls up to 48" in thickness.
- Wind design based on specialized wind tunnel study.

### BUILDING SYSTEMS AND SUSTAINABILITY

- The building systems are designed for both the comfort of the users and for energy efficiency.

### MECHANICAL/ELECTRICAL DESIGN

- Centralized low energy air conditioning system, four-pipe fan coil system with central high efficient chiller plant.
- Cast iron plumbing waster piping to maximize noise reduction.
- Separate power utility metering for Shangri-La Hotel and condominiums (Residences and Private Estates).
- Standby generator set for base building backup.

### BUILDING ENVELOPE

Fully tested commercial curtainwall system is custom designed for the project and offers:

- Tubular framing sections for additional rigidity, strength and durability with maximized vision sealed panels for minimal obstruction of views.
- Pre-glazed modules, factory assembled under strict quality controls.
- Fully engineered system with increased performance against wind-driven rainfall.
- Exterior glazed assembly providing an interior continuous air and water barrier protected from the exterior elements.
- Fully compartmentalized individual modules prevent multiple occurrences of building envelope failures.
- Durable material construction minimizes maintenance requirements and increases long-term performance.
- Envelope design and installation reviewed by developer's consultant.

# IMAGINE EVERYDAY

*Sophisticated and exclusive, life is tranquil. Living Shangri-La Toronto boasts a sumptuous array of upscale in-house privileges and opulent extras. Indulge body and spirit at the five-star spa, browse upscale boutiques, dine in the internationally acclaimed Momofuku restaurant and experience one of Canada's most important public art commission by China's Zhang Huan.*





## ARRIVE IN STYLE

PULL UP TO THE SHANGRI-LA PRIVATE LOBBY AND BE GREETED BY YOUR DOORMAN AS THE VALET ENSURES YOUR VEHICLE IS SAFELY PARKED. GOING OUT? CONSIDER THE LIMOUSINE SERVICE. 24-HOUR SECURITY LEAVES LITTLE TO WORRY ABOUT AS YOU ENTER YOUR HOME USING ONE OF THE HIGH-SPEED ELEVATORS.

### YOUR PRIVILEGES

PRIVATE LOBBY  
DOORMAN  
VALET  
LIMOUSINE SERVICE  
24-HOUR SECURITY  
HIGH-SPEED ELEVATORS





#### YOUR PRIVILEGES

FIVE-STAR SHANGRI-LA HOTEL  
RISING BY ZHANG HUAN  
INTERIORS BY MGB DESIGN  
THE LOBBY LOUNGE  
CUSTOM FAZIOLI GRAND PIANO

## LIVING ABOVE

LIVING ABOVE THE FIVE-STAR SHANGRI-LA HOTEL, THE GRAND ENTRANCE WILL FEATURE ONE OF CANADA'S MOST IMPORTANT ART COMMISSIONS BY CHINA'S ZHANG HUAN AND BREATHTAKING INTERIORS BY AWARD WINNING MCFARLAND GREEN BIGGAR. JOIN YOUR FRIENDS IN THE LOBBY LOUNGE FOR A COCKTAIL OR AFTERNOON HIGH TEA AND ENJOY THE SOUND OF OUR FAZIOLI PIANO. YOU ARE IN GOOD COMPANY AS SHANGRI-LA'S INTERNATIONAL REPUTATION ATTRACTS ONLY THE MOST DISCERNING CLIENTELE FROM AROUND THE WORLD.



"ZHANG HUAN HAS ESTABLISHED HIMSELF AS ONE OF THE MOST IMPORTANT AND WIDELY RECOGNIZED EXPATRIATE CHINESE ARTISTS" – VANCOUVER ART GALLERY

TRADITIONAL HIGH TEA  
GRAND PIANO

CUSTOM FAZIOLI



Shangri-La hotel

TORONTO

bosc



#### YOUR PRIVILEGES

FIVE-STAR LUXURY HOTEL  
PREMIER CITY ADDRESSES  
WORLDWIDE REPUTATION

## SHANGRI-LA HOTEL, TORONTO

SHANGRI-LA HOTELS AND RESORTS IS REGARDED AS ONE OF THE WORLD'S FINEST LUXURY HOTEL OWNERSHIP AND MANAGEMENT COMPANIES. INSPIRED BY THE LEGENDARY LAND FEATURED IN JAMES HILTON'S NOVEL *LOST HORIZON* PUBLISHED IN 1933, THE NAME SHANGRI-LA ENCAPSULATES THE SERENITY AND SERVICE FOR WHICH SHANGRI-LA IS RENOWNED WORLDWIDE. THE SHANGRI-LA STORY BEGAN IN 1971 WITH ITS FIRST DELUXE HOTEL IN SINGAPORE. TODAY, THERE ARE 70 HOTELS AND RESORTS THROUGHOUT ASIA PACIFIC, NORTH AMERICA AND THE MIDDLE EAST.

SHANGRI-LA TORONTO WILL FOLLOW THE GREAT SUCCESS OF SHANGRI-LA'S FIRST CANADIAN NORTH AMERICAN PROPERTY IN VANCOUVER WHICH OPENED IN 2009.



#### YOUR PRIVILEGES

ROOM SERVICE  
OPTIONAL HOUSEKEEPING  
BUSINESS CENTRE  
CORPORATE QUALITY FUNCTION ROOMS  
MULTIMEDIA SCREENING ROOM  
LUXURIOUS PRIVATE BANQUET ROOMS

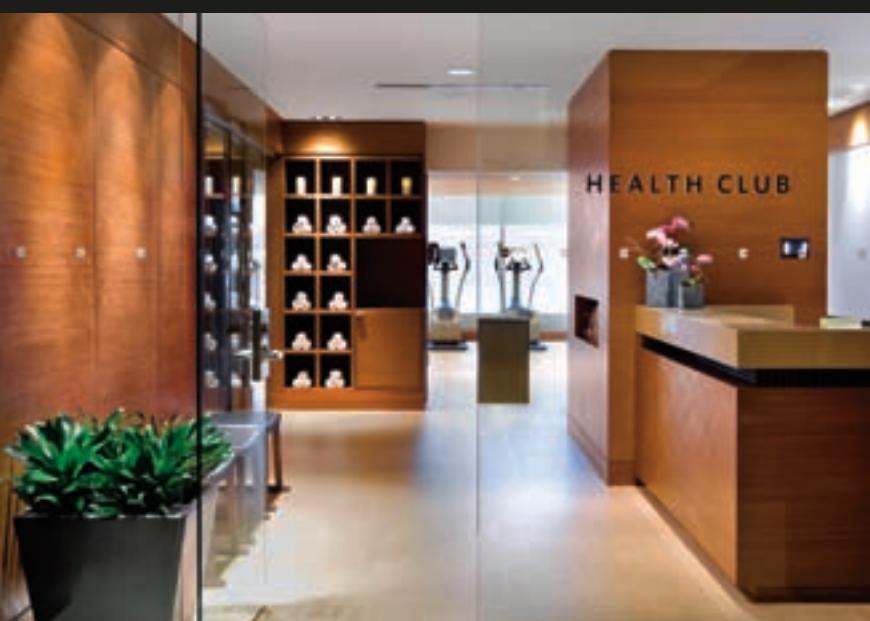
## LIVING CAREFREE

LIVE CAREFREE MEANS ROOM SERVICE, OPTIONAL HOUSEKEEPING, 24-HOUR ACCESS TO THE STATE OF THE ART BUSINESS CENTRE AND SOPHISTICATED CORPORATE QUALITY FUNCTION ROOMS FEATURING A WORLD CLASS MULTIMEDIA SCREENING ROOM... OR PLAN AN EVENT IN ONE OF OUR LUXURIOUS PRIVATE BANQUET ROOMS.



## REFRESH

A STUNNING HEALTH CLUB WITH TOP-OF-THE-LINE TECHNOGYM EQUIPMENT, MACHINES, WEIGHTS AND ELEGANT YOGA/PILATES SPACES. GO FOR A SWIM IN THE HEATED INDOOR POOL UNDER THE SPECTACULAR SKYLIGHT CEILING OR SIMPLY UNWIND IN THE HOT TUB OR STEAM ROOM AND LUXURIOUS SHOWERS.



### YOUR PRIVILEGES

HEALTH CLUB  
TECHNOGYM EQUIPMENT  
MACHINES & WEIGHTS  
YOGA/PILATES SPACES  
HEATED INDOOR POOL  
HOT TUB  
STEAM ROOM  
LUXURIOUS SHOWERS



#### YOUR PRIVILEGES

MIRAJ HAMMAM SPA BY CAUDALIE PARIS  
SPACIOUS PRIVATE SPA SUITES  
SPECIALIZED TREATMENTS

## LIFE IS TRANQUIL

EXPERIENCE THE MIRAJ HAMMAM SPA BY CAUDALIE PARIS; THE ESSENCE OF TRANQUILITY WITH EXTRAVAGANT TREATMENTS DESIGNED TO RELAX, REFRESH AND REJUVENATE. INDULGE IN THE LUXURY OF PERSONAL SPACE AND TIMELESSNESS WITH THE MOST SPACIOUS PRIVATE SPA SUITES ON THE MARKET. PERSONAL PARADISE IS AN ELEVATOR RIDE AWAY.





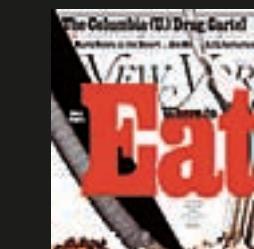
DAVID CHANG  
IS AT THIS POINT THE NEW YORK  
RESTAURANT WORLD'S EQUIVALENT  
OF TIGER WOODS OR ROGER FEDERER,  
ARMED WITH A SPATULA IN PLACE OF  
A NINE IRON OR TENNIS RACKET.

– NEW YORK TIMES

AWARD-WINNING CHEF,  
CRITICALLY-ACCLAIMED RESTAURANTS

MOMOFUKU RESTAURANT GROUP IS BRINGING TWO CREATIVE CULINARY EXPERIENCES  
TO THE SHANGRI-LA TORONTO.

LED BY CHEF AND OWNER DAVID CHANG (NAMED ONE OF TIME MAGAZINE'S 100 MOST  
INFLUENTIAL PEOPLE OF 2010), MOMOFUKU'S INNOVATIVE RESTAURANTS HAVE EARNED AN  
ENTHUSIASTIC FOLLOWING AND NOTABLE RECOGNITION FROM THE NEW YORK TIMES, THE  
MICHELIN GUIDE, THE S. PELLEGRINO WORLD'S 50 BEST RESTAURANTS, AND THE JAMES BEARD  
FOUNDATION.



NEW YORK MAGAZINE  
JANUARY 2011



NEW YORK TIMES  
DECEMBER 2010



TIME MAGAZINE  
DECEMBER 2010



THE GUARDIAN  
NOVEMBER 2010



TIME OUT NEW YORK  
OCTOBER 2010



# OWN YOUR PARADISE

*The design of your home, from the entrance way to the organization of your closet space, must provide a worthy frame for a passionate life. The Living Shangri-La design team has considered every detail, from concept drawing and five-star amenities, to detailed specifications and appliance selection, optimizing every facet of your day-to-day satisfaction and pleasure. The Residences and Private Estates feature over-height ceilings and panoramic windows to take in unrivalled city and water views, exclusive kitchens and baths by Boffi of Italy with Dornbracht, Miele, Sub-Zero and Kohler appliances & fixtures, wood & stone flooring, private entrance & lobby, high-speed state of the art elevators, 24-hour concierge and security. In addition, the Private Estates will also feature Poliform closet systems from Italy, private garages and automated blinds.*





YOUR PRIVATE LOBBY

LIVING  
SHANGRI-LA  
TORONTO



YOUR VIEW OF TORONTO

LIVING  
SHANGRI-LA  
TORONTO



YOUR ITALIAN BOFFI KITCHEN

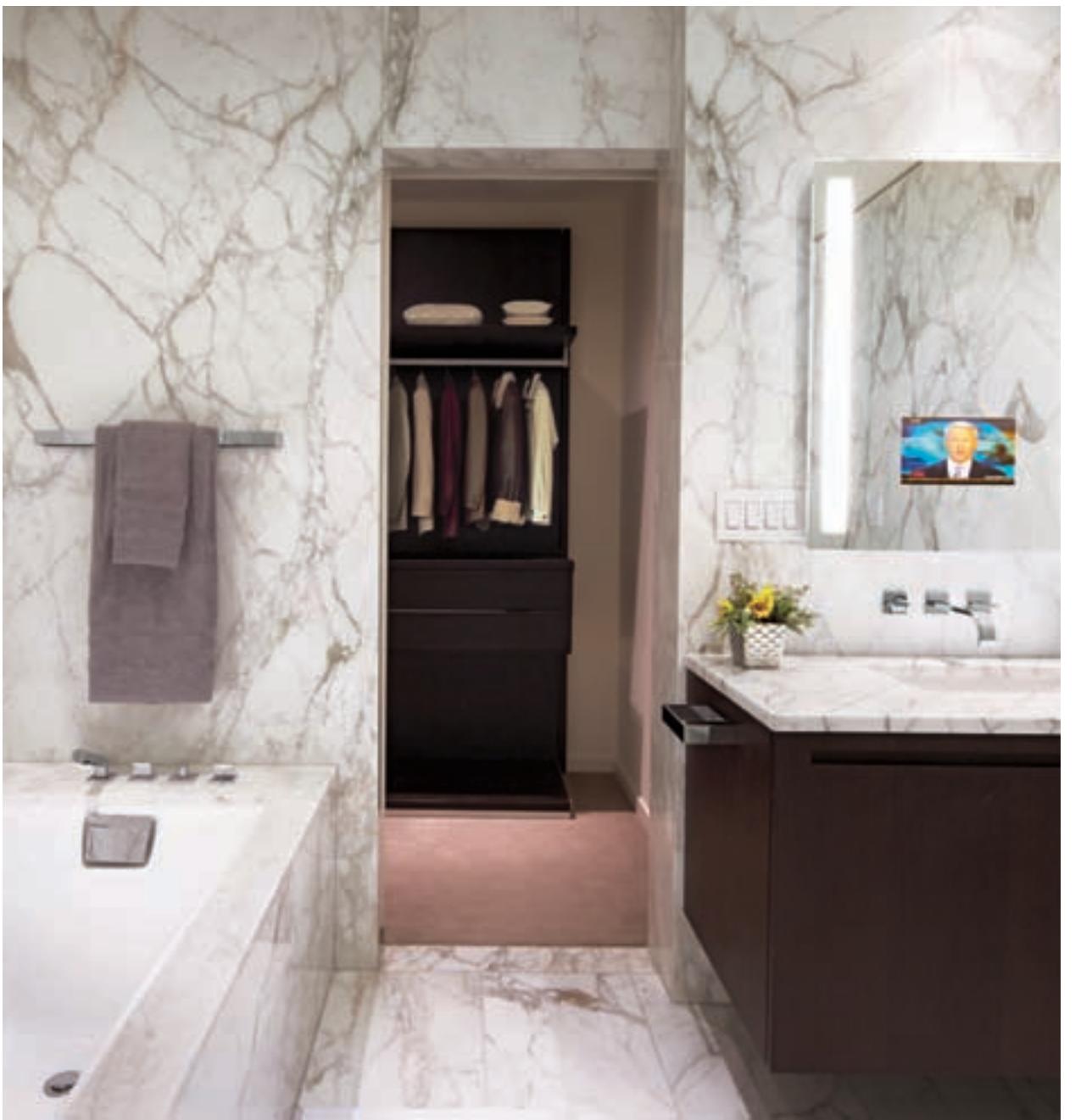
LIVING  
SHANGRI-LA  
TORONTO



LUXURIOUS KITCHEN & APPLIANCE PACKAGE: BOFFI KITCHENS, MIELE GAS COOKTOP, STAINLESS STEEL FOUR-SPEED HOOD FAN, "INCOGNITO" DISHWASHER, SUB-ZERO REFRIGERATOR.



LIVING  
**SHANGRI-LA**  
TORONTO

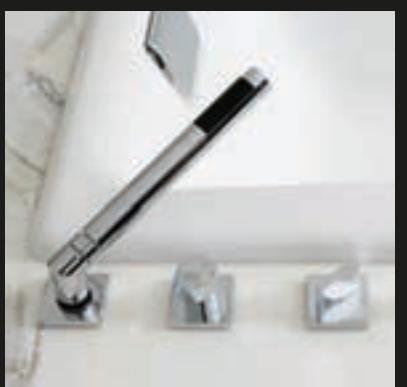
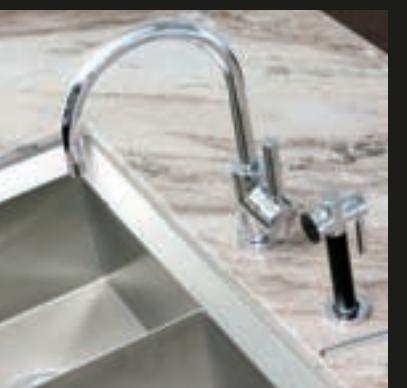


EXCLUSIVE ENSUITE FEATURES: FLOOR TO CEILING MARBLE ON WET WALLS, KOHLER OVERSIZED WHITE CAST IRON TUB WITH MARBLE DECK, BOFFI VANITY, SEPARATE GLASS SHOWER ENCLOSURES, KOHLER DTV CUSTOM SHOWER EXPERIENCE.



YOUR ENSUITE BATH

LIVING  
SHANGRI-LA  
TORONTO



PRIVATE ESTATE SPECIAL FEATURES: AUTOMATED BLINDS, HIDDEN KITCHEN COMPARTMENT LCD TV, PRIVATE GARAGE, MIELE 36" STAINLESS STEEL FIVE-BURNER GAS COOKTOP, MIELE BUILT-IN STAINLESS STEEL COFFEE MAKER, DORNBRACHT TARA CLASSIC MIXER AND KOHLER STAINLESS STEEL DOUBLE SINK, DORNBRACHT MEM POLISHED CHROME BATHTUB FIXTURES, KOHLER DTV ONE-TOUCH SHOWER CONTROL, FULLY INTEGRATED TELECOMMUNICATIONS SYSTEM. POLIFORM CLOSET [RIGHT]



PENTHOUSE

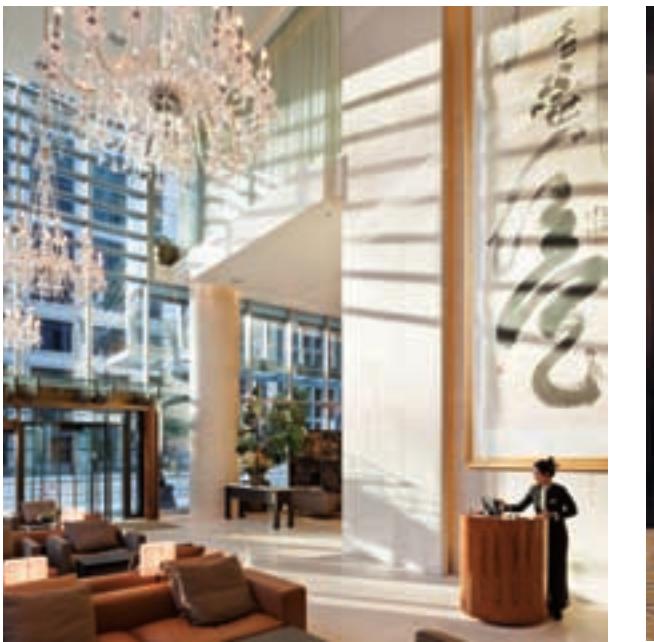
LIVING  
SHANGRI-LA  
TORONTO

# YOUR WORLD OF SHANGRI-LA

*Shangri-La Hotels and Resorts constitutes signature properties throughout the world. These five-star deluxe establishments feature extensive luxury facilities and services. Shangri-La Hotels are located in Australia, Canada, Mainland China, Fiji, Hong Kong, Indonesia, India, Malaysia, the Philippines, Singapore, the Sultanate of Oman, Thailand, Taiwan, and the United Arab Emirates. Presently properties under development in China, France, India, Japan, Macau, Malaysia, the Maldives, the Philippines, Qatar, the Seychelles, Thailand, the United Emirates, United Kingdom, United States. A select few of these, such as our premier properties in Vancouver and Toronto, offer luxury residential condominiums and premium estates.*



SHANGRI-LA HOTEL  
ABU DHABI



SHANGRI-LA HOTEL, VANCOUVER: GRAND LOBBY, MARKET BY JEAN-GEORGE RESTAURANT, LUXURY GUESTROOM;  
SHANGRI-LA HOTEL, PARIS (RIGHT)



## SHANGRI-LA WORLD

**MAINLAND CHINA**, BAOTOU, BEIHAI, BEIJING, CHINA

WORLD, BEIJING, CHINA WORLD SUMMIT WING, BEIJING,

KERRY CENTRE, BEIJING, SHANGRI-LA, BEIJING, TRADERS,

BEIJING, TRADERS UPPER EAST, CHANGCHUN, CHANGZHOU,

TRADERS, CHENGDU, CHONGQING (2011), DALIAN,

DIQING (2013), FUZHOU, GUANGZHOU, GUILIN, HAIKOU

(2011), HANGZHOU, HARBIN, HUHHOT, LHASA (2012), MANZHOUJI (2011), NANJING (2013), NINGBO, QINGDAO,

QINHUANGDAO (2013), SHANGHAI, JING AN SHANGRI-LA (2012), SHANGHAI, KERRY HOTEL PUDONG (2011),

SHANGHAI, PUDONG SHANGRI-LA, SHENYANG, SHANGRI-LA (2013), SHENYANG, TRADERS, SHENZHEN, FUTIAN

SHANGRI-LA, SHENZHEN, SHANGRI-LA, SUZHOU, TANGSHAN (2013), TIANJIN (2013), WENZHOU, WUHAN, XIAN,

GOLDEN FLOWER, XIAN, SHANGRI-LA, YANGZHOU (2012), ZHONGSHAN, **HONG KONG SAR**, ISLAND SHANGRI-LA,

KOWLOON SHANGRI-LA, TRADERS, **INDIA**, BANGALORE, PALM RETREAT SHANGRI-LA (2012), BANGALORE, SHANGRI-

LA (2011), MUMBAI (2011), NEW DELHI, **INDONESIA**, JAKARTA, SURABAYA, **JAPAN**, TOKYO, **MACAU SAR**, SHANGRI-

LA (2011), TRADERS (2011), **MALAYSIA**, ISKANDAR, TRADERS (2012), KOTA KINABALU, RASA RIA RESORT, KOTA

KINABALU, TANJUNG ARU RESORT AND SPA, KUALA LUMPUR, PUTRAJAYA SHANGRI-LA, KUALA LUMPUR, SHANGRI-LA,

KUALA LUMPUR, TRADERS, PENANG, GOLDEN SANDS RESORT, PENANG, RASA SAYANG RESORT AND SPA, PENANG,

TRADERS, **MONGOLIA**, ULAANBAATAR (2012), **MYANMAR**, YANGON, TRADERS, **PHILIPPINES**, BORACAY RESORT

AND SPA, CEBU, MACTAN RESORT AND SPA, MANILA, EDSA SHANGRI-LA, MANILA, MAKATI SHANGRI-LA, MANILA,

SHANGRI-LA AT THE FORT (2014), MANILA, TRADERS, **REPUBLIC OF MALDIVES**, MALDIVES, TRADERS, MALDIVES,

VILLINGILI RESORT AND SPA, **SINGAPORE**, SINGAPORE, RASA SENTOSA RESORT (2011), SINGAPORE, SHANGRI-LA,

SINGAPORE, TRADERS, **TAIWAN**, TAINAN, TAIPEI, **THAILAND**, BANGKOK, CHIANG MAI **QATAR**, DOHA (2011),

**SULTANATE OF OMAN**, MUSCAT, BARR AL JISSAH RESORT AND SPA, **UNITED ARAB EMIRATES**, ABU DHABI,

SHANGRI-LA, ABU DHABI, TRADERS, DUBAI, SHANGRI-LA, DUBAI, TRADERS **AUSTRIA**, VIENNA (2011), **FRANCE**, PARIS,

**RUSSIA**, MOSCOW (2013), **TURKEY**, ISTANBUL (2012), **UNITED KINGDOM**, LONDON (2012) **CANADA**, TORONTO

(2012), VANCOUVER **AUSTRALIA**, CAIRNS, SYDNEY, **FIJI ISLANDS**, YANUCA ISLAND, FIJIAN RESORT AND SPA

LIVING  
**SHANGRI-LA**  
TORONTO

Living Shangri-La Toronto is owned, developed, offered and sold by 180 University Residential L.P. Neither Shangri-La International Hotel Management Ltd., its ultimate parent company Shangri-La Asia Limited, nor any of their subsidiaries, affiliates and/or associated companies, nor any of their respective directors, officers, employees are: (A) the owner, seller, broker, developer or offeror of 180 University Residential L.P.; or (B) a subsidiary, an affiliate, associated or other related company, director, officer, partner, sales representative or sales agent of 180 University Residential L.P. This is not an offer for sale. The developer reserves the right to make changes to the information contained herein. Photos and sketches are representational and may not be accurate. Renderings and photos are representational only. Dimensions, sizes, areas, specifications, layouts, materials, pricing and availability are approximate only and subject to change without notice. E.&O.E. The Developer reserves the right to make modifications to the information contained herein.