



Hey you,

From the moment we set eyes on the  
kingxdufferin neighbourhood,  
we knew we were destined to be together.

Initially attracted by the abundant  
parks, international cuisine, convenient  
transit, and fantastic entertainment –  
it was the wonderful sense of community  
that we really fell for.

Love,  
XO Condos





X marks  
the  
spot.

1221 King St. W.





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# Where Toronto's most exciting neighbourhoods intersect.

XO overlooks a buzzing cityscape of eclectic urban amenities. Enjoy the best of Liberty Village, King West, Queen West and Parkdale because at kingxdufferin, you can have it all.



## King West

Bring your kids to the splash pad at Massey Harris Park or earn your puppy love by bringing your furry friends to the Stanley Off-Leash Dog Park. Enjoy a stroll through the greenery and drop the little ones off at home before soaring up to Bisha's rooftop featuring an infinity edge pool and delectable dining at KÖST. Prefer something low-key? Pop into Bar Buca, a small restaurant and café offering incredible Italian share-plates and an excellent selection of wines.



## Liberty Village

Start your day with legendary blueberry pancakes from Mildred's Temple Kitchen. If you're feeling adventurous, make your way to Joe Rockhead's Indoor Rock Climbing. If you prefer taking it easy, stop by Liberty Village Park featuring a giant sculpture, children's playground, benches, and greenery. Don't skip Liberty Market Building, which is home to over 300,000 sq. ft. of revitalized space for retail, studio, and office tenants in a historical building. Plus, a King-Liberty pedestrian cycle bridge spanning from Douro Street to Western Battery Road is expected to open in summer 2019!



## Queen West

Named one of the coolest streets in the world by Vogue, this neighbourhood is known for fantastic fashion, eclectic mom-and-pop shops, lovely parks, and excellent dining. Browse a myriad of stylish shopping, from high-end fashion to chic décor to vintage finds. Grab your selfie stick and walk Graffiti Alley, off Queen West and Spadina, where colourful walls showcase the work of the city's most remarkable street artists. Once you've worked up an appetite touring this brilliant area, pop into the beautifully designed Aloette restaurant for a modern take on a classic diner experience.



## Parkdale

Home to renowned restaurants, indie cafés, art galleries, and sprawling parks, there's always something to do in Parkdale. Treat your sweet tooth at Glory Hole Doughnuts after getting your fast-food fill of greasy burgers and fries at the surprisingly vegan Doomie's. When you cannot eat one more bite, go for a walk along buzzing King Street West or the tranquil trails in Marilyn Bell Park.





# meet your neighbours



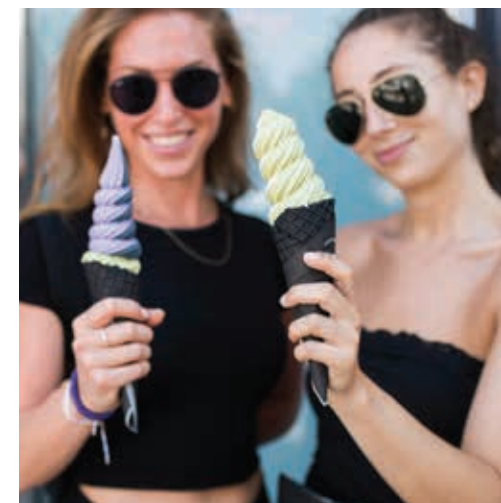
Hey you! All the people seen in this brochure spread are real residents of the neighbourhoods surrounding XO

While creating XO, we observed a sense of community unlike anywhere else. At kingxdufferin, we asked local residents why they love where they live, and they told us about the diverse people, community events and activities, and connection to urban convenience. Here's what the featured residents had to say:

"I never want to leave this neighbourhood. I grew up here, and even though it has changed and grown a lot over the years, it's the only place I'll ever call home."

"kingxdufferin is not just an intersection of streets. It's an intersection of cultures, beliefs, industries, and just everything."

"It's connected. It's friendly. It's the sense of community. That's what I love most about where I live."





## Trinity Bellwoods

Known as Toronto's hipster mecca, stop by Trinity for epic picnics, movie nights, yard sales, ice-skating, tobogganing, tree tours, and farmers' markets.

Plus, keep an eye out for the legendary albino squirrel.



## Marilyn Bell Park

Featuring 1,200 metres of trails with breathtaking waterfront views, tennis courts, and manicured greenery,

Marilyn Bell is a destination for nature-lovers, bikers, joggers, four-legged furry friends and families who want to be outdoors.



## Budapest Park

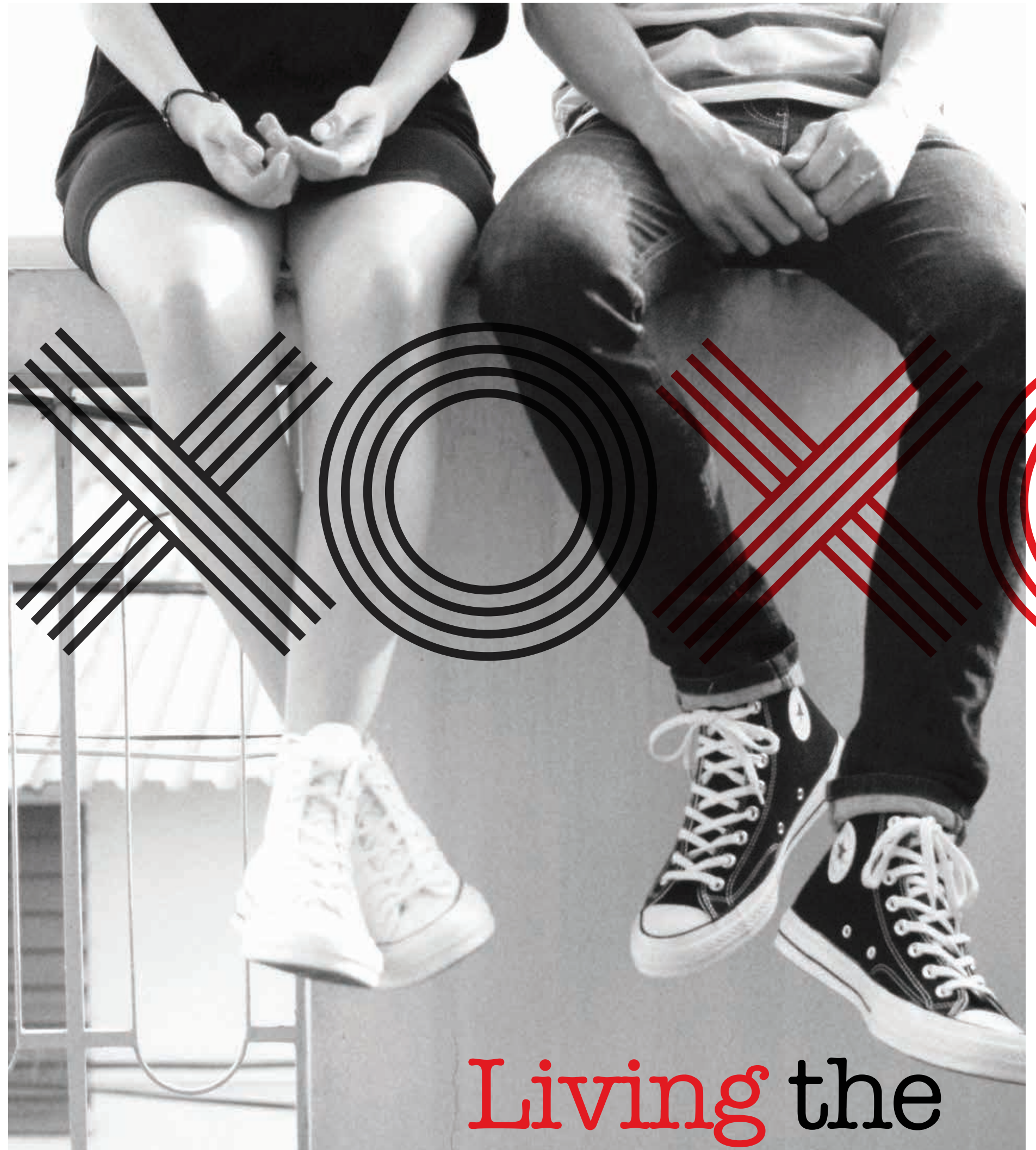
Walk along the Martin Goodman Trail, relax in the shade, explore the adjacent beach, or let your little ones run wild at the playground featuring toy dinosaurs, swings, a slide, climbing structure, and wading pool.



## Dufferin-King Parkette

At XO you can enjoy the convenience of having a public parkette as your very own backyard.

Playtime with the kids will be a breeze, and for those nights you want a change of scenery, grab a picnic table or blanket and have dinner al fresco under the moonlight.



Living the  
green scene



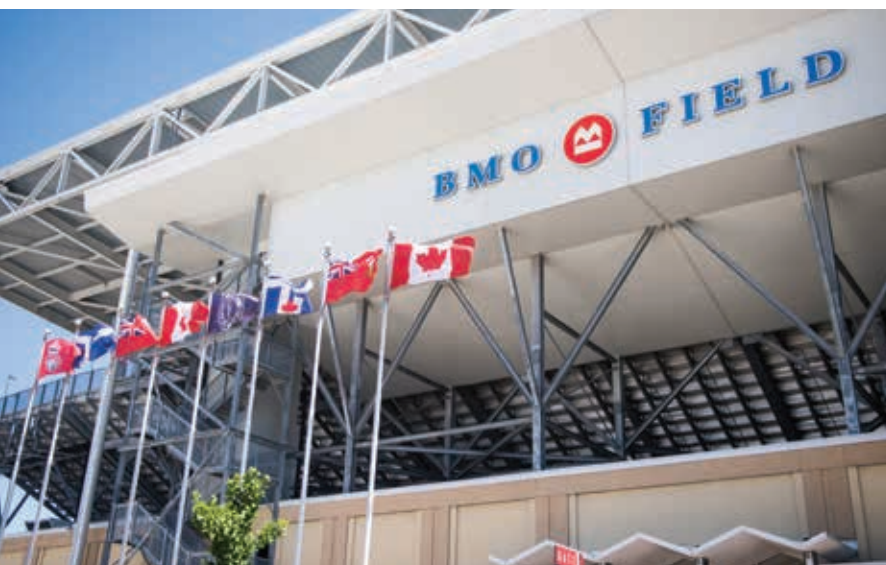


## Exhibition Place

Canada's largest entertainment venue offers 192 acres of mixed-use property, hosting trade shows, conferences, and the annual Canadian National Exhibition.

# Better by the Lake

XO is uniquely positioned steps from everything one could desire, including beautiful Lake Ontario. Just a 15-minute walk from kingxdufferin, discover a mix of tranquil parkland, thrilling entertainment, and stunning views along the lakeshore. A hub of recreation and relaxation, you will love having this popular destination just moments from home.



## BMO Field

Cheer on Toronto's soccer and football teams at this outdoor stadium, home to Toronto FC and the Argonauts.



## Ontario Place

Visit Ontario Place and enjoy concerts, boating, volleyball, festivals, skating, movies at Cinesphere, and trails crisscrossing through the West Island and Trillium Park.



## Echo Beach

This outdoor concert space features a real sand beach and views of downtown, making it arguably one of the best places to catch your favourite bands' live performances.



## Toronto Island

Rent a bike, rollerblades, or a canoe to explore the islands, Centreville Amusement Park, Gibraltar Point Lighthouse, and William Meany Maze.





# Sips n' Snacks

One of the best parts about moving into a new home is exploring your new neighbourhood and discovering your new favourite spots.

These are the must-try cafés just steps from XO.



## Local Public Eatery 100-171 E Liberty St.

Take refuge in this laidback pub in Liberty Village. The warehouse-style exterior with brick and beam interior complement the neighbourhood. It's a local favourite serving dishes like flat-top seared burgers, all-day huevos rancheros, crispy pork belly served with charred street corn on a cob all accompanied by rotating taps of craft beer. Drop by and get in a game of shuffleboard along with a pint of your favourite brew!



## Craig's Cookies 1537 Queen St. W

Welcome to cookie paradise. Owner and baker extraordinaire, Craig is a Newfoundland actor-turned-entrepreneur who has won numerous accolades for his incredible confections. Pairing beautifully with coffee or tea, try the classic chocolate chip cookies made with a recipe passed down through generations in Craig's family or go for more adventurous flavours such as Ferrer Rocher, Cadbury Mini Egg, Oreo, butter tart, and Nutella. In a space designed to look like his grandmother's kitchen, this café is brimming with Newfoundland nostalgia.



## The Abbott 99 Spencer Ave.

Adorned with Canadian collectables and interesting antiques, this café is a great place to meet up with friends for coffee or lunch. The owners and managers all live within walking distance of the café, and were inspired to open it to give their neighbours an alternative place to hang out when they'd had enough of the bar scene. The name of the café and its vintage medical-themed décor are shout-outs to Anderson Ruffin Abbott, the first black doctor in Toronto who lived just down the street from where The Abbott café sits today.



## Balzac's Liberty Village 43 Hanna Ave.

Named after the 19th century French novelist and coffee enthusiast Honoré de Balzac, this Canadian success story came into being after the idea for Balzac's Coffee was pitched on the television show, Dragon's Den. Founder Diana Olsen won over two venture capitalists who saw the company's potential and bought into the company. Inspired by Parisian cafés, visit Balzac's and see how art deco tiles and exposed brick walls create an atmosphere as delightful as the coffee served.





# Foodie Favourites

Indulge in multicultural cuisine, creative cocktails, high-end dining, pub grub, and more. Whether you're going out with friends, having a date night with bae, or grabbing a bite to go, the options are endless (and delicious).

## Glory Hole Doughnuts

1596 Queen St. W.  
Must try: All of them  
Previously a pastry chef at Buca, owner and baker Ashley Jacot De Boinod has introduced the city to a seasonal menu of ingenious doughnut flavours including lemon ricotta with an olive oil glaze, chocolate pistachio, and more.

## Grand Electric

1330 Queen St. W.  
Must try: Baja fish tacos  
While foodies wait up to 3 hours to be seated at this popular joint, the tantalizing Mexican flavours, hip-hop tracks, and unpretentious atmosphere make it well worth the wait.

## Cadillac Lounge

1296 Queen St. W.  
Must try: Pulled pork wrap  
Catch a live band on Cadillac Lounge's massive patio while enjoying cocktails and comfort food with your closest friends.

## Dandylion

1198 Queen St. W.  
Must try: Citrus, gold beet, yogurt salad  
Trained by Susur Lee and Marc Thuet, Jason Carter is known as one of the city's most skillful chefs. At Dandylion, he offers a concise menu of delightful seasonal creations. Known for their great service and unique combination of flavours, this small, cozy restaurant serves surprising dishes.

## Harry's Charbroiled

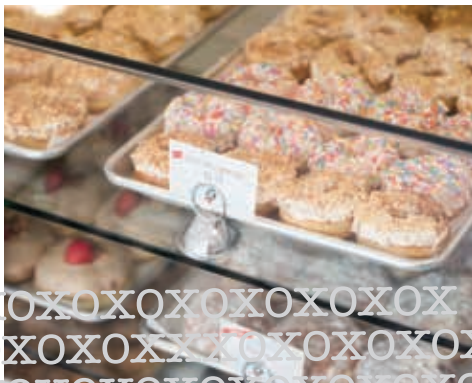
160 Springhurst Ave.  
Must try: Banquet Burger  
Distinguished chefs Grant van Gameren and Nate Young revamped this Parkdale staple, offering fresh, made-from-scratch, traditional diner dishes without pretense.

## School

70 Fraser Ave.  
Must try: Black n Blue Flapjacks  
This bakery/café/bar/restaurant serves one of the city's best brunches. Choose from elaborate French toast, apple crumble pancakes, breakfast poutine, and more.

## Tibet Kitchen

1544 Queen St. W.  
Must try: Momos  
In a neighbourhood that was once known as Little Tibet, treat yourself to incredible traditional Tibetan and Himalayan cuisine at Tibet Kitchen such as their famous momos. Enjoy indoor seating, the lovely patio, or order takeout and enjoy at home.



# Get Your Tickets!



Which venue has the best events? Visit them all and decide for yourself. Offering concerts, parties, plays, readings, and more, there's an abundance of live entertainment everywhere.

## Theatre Centre

1115 Queen St. W.  
This intimate venue within a historic building hosts experimental theatre, multimedia performances, and alternative art shows. Offering a residency program, collaborative spaces, mentorship, and exposure, this is where local artists come together to create.

## Drake Underground

1150 Queen St. W.  
Known as one of the best venues in Toronto, visit the Drake Underground for live music, DJ dance parties, film screenings, comedy shows, poetry slams, and more.

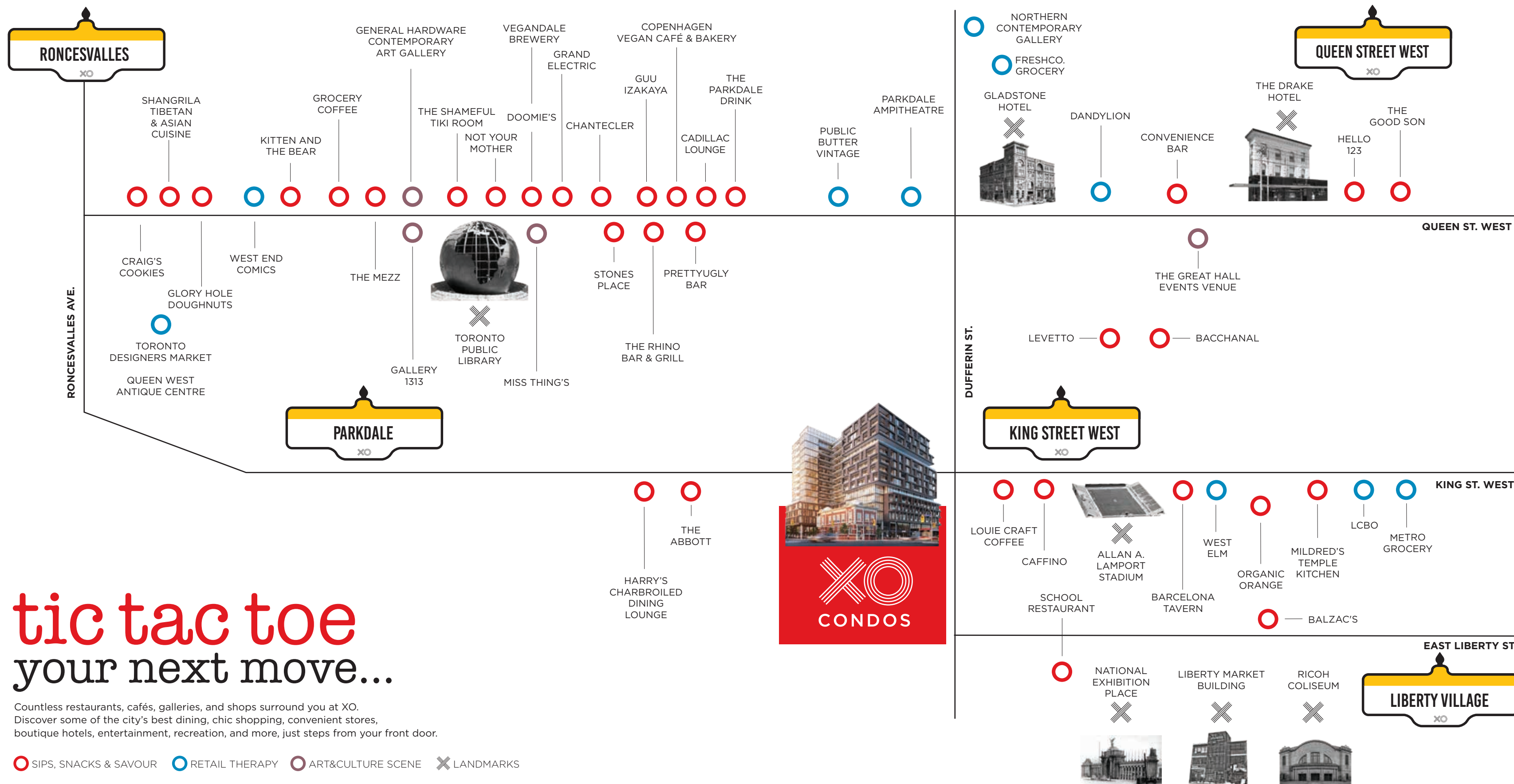
## High Park Amphitheatre

1873 Bloor St. W.  
For over 35 years, Canada's longest-running outdoor theatre event has taken place in the heart of High Park. Visit the 1,000-seat amphitheatre for the Shakespeare in the Park summer series, making the plays accessible and affordable for everyone.

## Gladstone Hotel

1214 Queen St. W.  
Toronto's boutique art hotel is a trendy location that hosts art exhibits, events, and more. Enjoy a staycation in the city or stop by for the fantastic food and drinks.

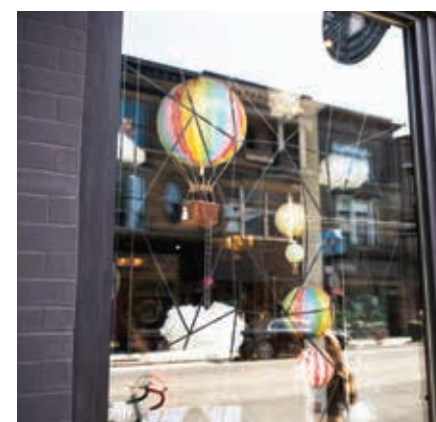
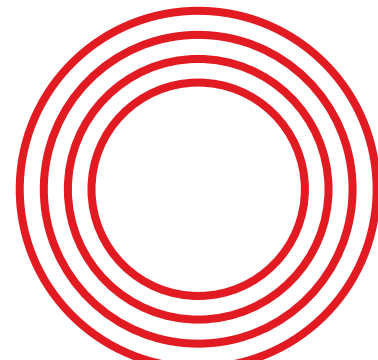
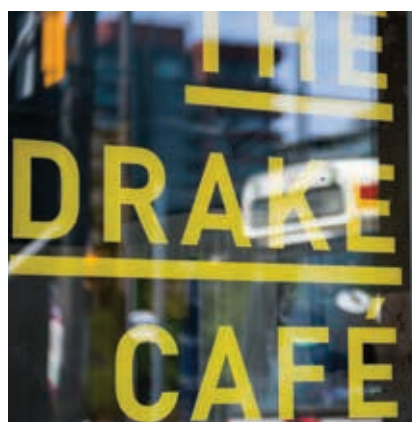
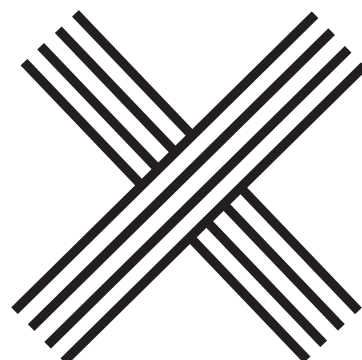




# tic tac toe

## your next move...

Countless restaurants, cafés, galleries, and shops surround you at XO. Discover some of the city's best dining, chic shopping, convenient stores, boutique hotels, entertainment, recreation, and more, just steps from your front door.









connected  
to the core



transit at your doorstep...

TRANSIT SCORE

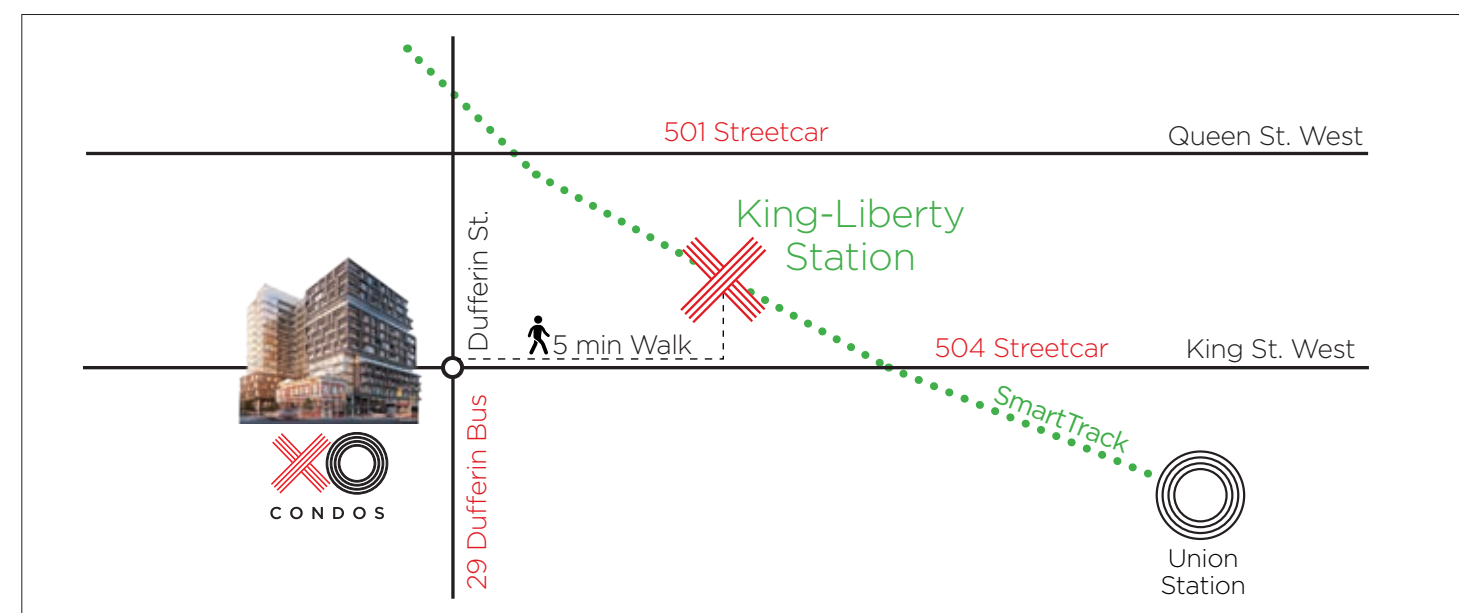


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WALK SCORE



96



SmartTrack is coming to King-Liberty - just a five-minute walk to XO Condos.

Travel time from  
King-Liberty Station to...

Dundas West  
3 minutes  
(save 22 mins.)

Union Station  
7 minutes  
(save 18 mins.)

Scarborough  
25 minutes  
(save 1 hour & 3 mins.)

TTC Streetcar and buses to get you to your destination - the choice is yours.

Travel time from  
XO Condos to...

Exhibition Loop  
via 504 King  
6 minutes

Dufferin Station  
line 2 via 29 Dufferin  
13 minutes

St. Andrews Station  
line 1 via 504 King  
15 mins







## An XO/Denial Collaboration

XO is thrilled to have commissioned renowned Canadian street artist Daniel Bombardier "Denial" (also known as D3N!@L) to create a 50ft. x 20ft. mural at kingxdufferin expressing our love for the neighbourhood. Having lived in the neighbourhood, Denial had firsthand inspiration to create an authentic piece that truly resonates with the local residents. The incredible piece is currently on display at the XO Presentation Centre and will be relocated to the residential amenity floor once complete to represent the eclectic creativity and vitality of this unique destination.

Denial has gained a global following over his decade-long career, over half a million Denial stickers are displayed in public places around the world. Denial's pop art style aims to push buttons and challenge viewers' perceptions of socioeconomic issues. His latest collection, Enjoy Denial, explores corporate imagery with a satirical twist, while the new XO mural injects colourful creativity into a community already brimming with it.



# home & heritage



On the southwest corner of King & Dufferin, a stunning brick façade stands apart in the modern cityscape of Toronto. This area was known for its extensive railway network as early as the 1850s, causing industrial development to move westward in the 1880s.

In 1906, the Bank of British North America building was constructed at 1211 King St. W. Designed by architects

Ellis & Connery, its robustly Edwardian structure bordered the industrial zone to the east and the residential zone to the west. By the 1920s, the area became a flourishing industrial area. The Bank of British North America eventually turned into a BMO Bank of Montreal until it closed its doors in 2018.

The XO Condos sales centre is set to open in this beautiful edifice, conveniently situated where Liberty Village, King West, Queen West and Parkdale meet. Concrete columns invite you into the red

brick clad building, featuring classical details such as two roof domes, in line with the typical architectural aesthetic of the early twentieth century. High coffered ceilings, art deco light fixtures and numerous windows contribute to an interior ambiance that is classic, bright, airy, and fresh.

The preservation of the unique character of this remarkable heritage building is a top priority and will remain a crown jewel at King & Dufferin.



## Let's go back in time...

- 1850s** Railway network expands
- 1880s** Beginning of industrial development
- 1906** Bank of British North America is constructed
- 1910** Becomes BMO Bank of Montreal
- 1920s** Massive industrial development in the area
- 1970s** Artists discover area and move in







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Stunning architecture collides past and future at a bustling intersection where iconic neighbourhoods intersect. Travelling pedestrians and charming streetcars whiz through the amenity-filled streets surrounding your home. It's more than a place, it's a feeling. Anything is possible when everything is at your doorstep.

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Modern design complemented with classic brickwork, creates a contemporary ambiance that feels just right. Enter your urban lobby, watch the world pass from your spacious balcony, and take advantage of abundant amenities within and around your building.





This is your backyard. In addition to the private outdoor amenity space provided by XO Condos, you have access to a 20,000 sq. ft. public park just outside your doorstep. Discover lush urban landscaping with pathways that connect neighbourhoods, a playground that children adore, a splash pad in the summer months, and cozy picnic tables for dining, reading or simply people watching.







## KIDS ZONE

The interactive Kids' Zone is designed to encourage curiosity, improve dexterity, free their imaginations, and help them socialize with other children in the community. Fully equipped to keep little minds engaged, it features an art room, reading room, movie hub and ball pit to use up any extra energy. There is also an outdoor play area for a good dose of fresh air and fun. Perfect for play dates or hosting your child's birthday party. This valuable amenity brings all the summer fun of a park, indoors right in your building for year-round activities.



## LOUNGE & DINING ROOM

The dining room and social lounge are ideal places for celebrating life's happy occasions with your loved ones or hosting your infamous Superbowl party. Take your pick of chic seating around a long table, at the bar, the spacious lounge, or a more intimate setting in one of several cozy nooks which all feel like an extension of your living room. Take the party outside for a night under the stars on your stylish outdoor terrace.



## SPIN ROOM

Going beyond the typical studio offered by most condos, XO presents the Spin Room featuring one of fitness's most popular forms of exercise. Get your pulse pumping with an entire sport and fitness area dedicated to your health and wellness. Improve your cardio, tone your body and clear your mind as you challenge yourself spinning and rocking out to high energy playlists.



## THINK TANK

Get focused and get ahead on your work or school projects in the Think Tank. Whether you need a comfortable space to meet with colleagues or an escape from every day distractions to study, the Think Tank is the place to get things done. Call it your personal home office or lounge to ponder great ideas, it features floor-to-ceiling windows that offer natural light, high-speed Wi-fi and an outdoor seating area for those warm sunny days to put your feet up and answer emails.

# XO Amenities



## OUTDOOR TERRACE

Enjoy city skyline views, and beyond that, the blue waters of Lake Ontario stretching out to the horizon. Perfect for family time, alfresco dining, mingling with neighbours, and hanging out with friends and family, the outdoor terrace is designed for your utmost enjoyment.



- 6. PROPERTY MANAGEMENT OFFICE
- 7. FITNESS FACILITIES
- 8. CARDIO ROOM

- 9. YOGA STUDIO
- 10. OUTDOOR YOGA SPACE
- 11. BBQ TERRACE

- 12. CHANGE ROOMS
- 13. ENTERTAINMENT & GAMING LOUNGE



# views from xo

 EAST

KING ST.  
WEST

FINANCIAL  
DISTRICT

ENTERTAINMENT  
DISTRICT

LIBERTY  
VILLAGE



EXHIBITION  
GROUNDS

BMO  
FIELD

ONTARIO  
PLACE

LAKE  
ONTARIO

 SOUTH EAST



# T H E T E A M B E H I N D X O



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, M5V 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.





# Features & Finishes

## DESIGN-INFUSED SUITES

- 9' 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
- Contemporary painted baseboards, doorframes and casings
- Insulated double-glazed windows
- Spacious outdoor living space
- Parking and storage lockers available, as per plan

## NOUVEAU KITCHENS

- Sleek kitchen cabinetry, custom-designed by Tomas Pearce
- Choice of stone countertops and contemporary tile backsplash, as per builder's samples
- Designer-selected stainless steel sink
- Integrated refrigerator and dishwasher
- Microwave oven hood fan and range

## TIMELESS 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
- Designer-selected accessory package

## CONVENIENT LAUNDRY

- In-suite laundry closet with stacked washer and dryer, as per plan
- Contemporary tile flooring

## TECH INNOVATIONS

- 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

