



OSCAR

RESIDENCES

INTRODUCING

TORONTO'S PREMIERE ADDRESS

Welcome to Oscar, an artfully-inspired lifestyle in the Annex. Discover contemporary architecture, taste-making amenities, and a limited collection of private residences, surrounded by culture and sophistication in one of Toronto's most dynamic neighbourhoods.

AN INSTANT MASTERPIECE

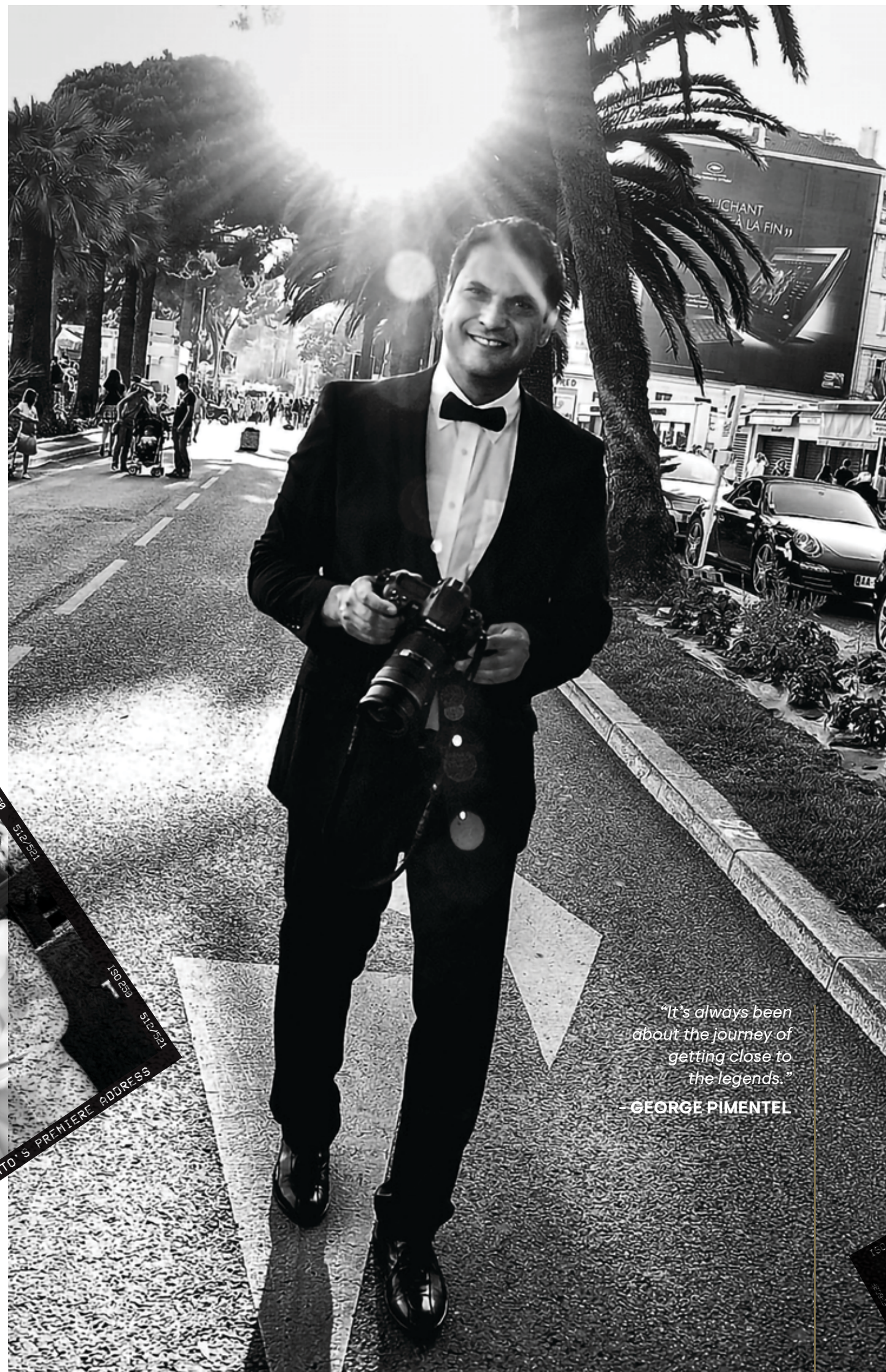
Classic black and white cuts a striking figure on Dupont Street. The contemporary architecture rises 9 storeys, transitioning from expansive glass at street level to crisp white precast and back again. The stepped design creates enviable opportunities for sun-filled terraces that overlook the city.



"[Architecture] is very similar to directing, because you get to walk among this piece of art, to live in it, be surrounded by it, which is just thrilling."

- BRAD PITT





"It's always been
about the journey of
getting close to
the legends."
-GEORGE PIMENTEL

TORONTO'S PREMIERE ADDRESS

OSCAR RESIDENCES ARTIST COLLABORATOR: **GEORGE PIMENTEL**

For nearly 30 years George Pimentel has been shooting the who's who of Hollywood royalty, making the rounds with his favourite Hasselblad on red carpets at Cannes, Sundance, the Oscars, the Grammys, and of course, the Toronto International Film Festival. His signature Canadian approach (get close, be nice, and shoot a single

frame) has resulted in some of the most striking photographs of A-listers from Charlize Theron and Angelina Jolie to George Clooney, Brad Pitt, Gwyneth Paltrow, Jack Nicholson, and Robert DeNiro. Now, his iconic black and white shots will grace the walls at Oscar, imbuing the contemporary spaces with a touch of old-world glamour.





"The secret to a great photograph is to capture the magic that already exists in the moment and to share it with the world."

- GEORGE PIMENTEL



MAKE AN ENTRANCE

Intimate. Sophisticated. With a touch of old-world glamour, reinterpreted for today. Arrive home in style, ready to retreat to the peace and calm of your private residence.

LIFETIME DEVELOPMENTS ANNOUNCES A STRATEGIC PARTNERSHIP WITH 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.

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

PREMIERE AMENITIES

LEGEND

- 1. FIREPLACE LOUNGE
- 2. PRIVATE MEETING ROOM
- 3. THEATRE LOUNGE
- 4. CHEF'S KITCHEN
- 5. OUTDOOR DINING LOUNGE
- 6. FITNESS STUDIO
- 7. PET SOCIAL LOUNGE





OSCAR IS TORONTO'S FIRST RESIDENTIAL FITNESS STUDIO FULLY OUTFITTED BY FREEMOTION FITNESS, **THE GOLD STANDARD**

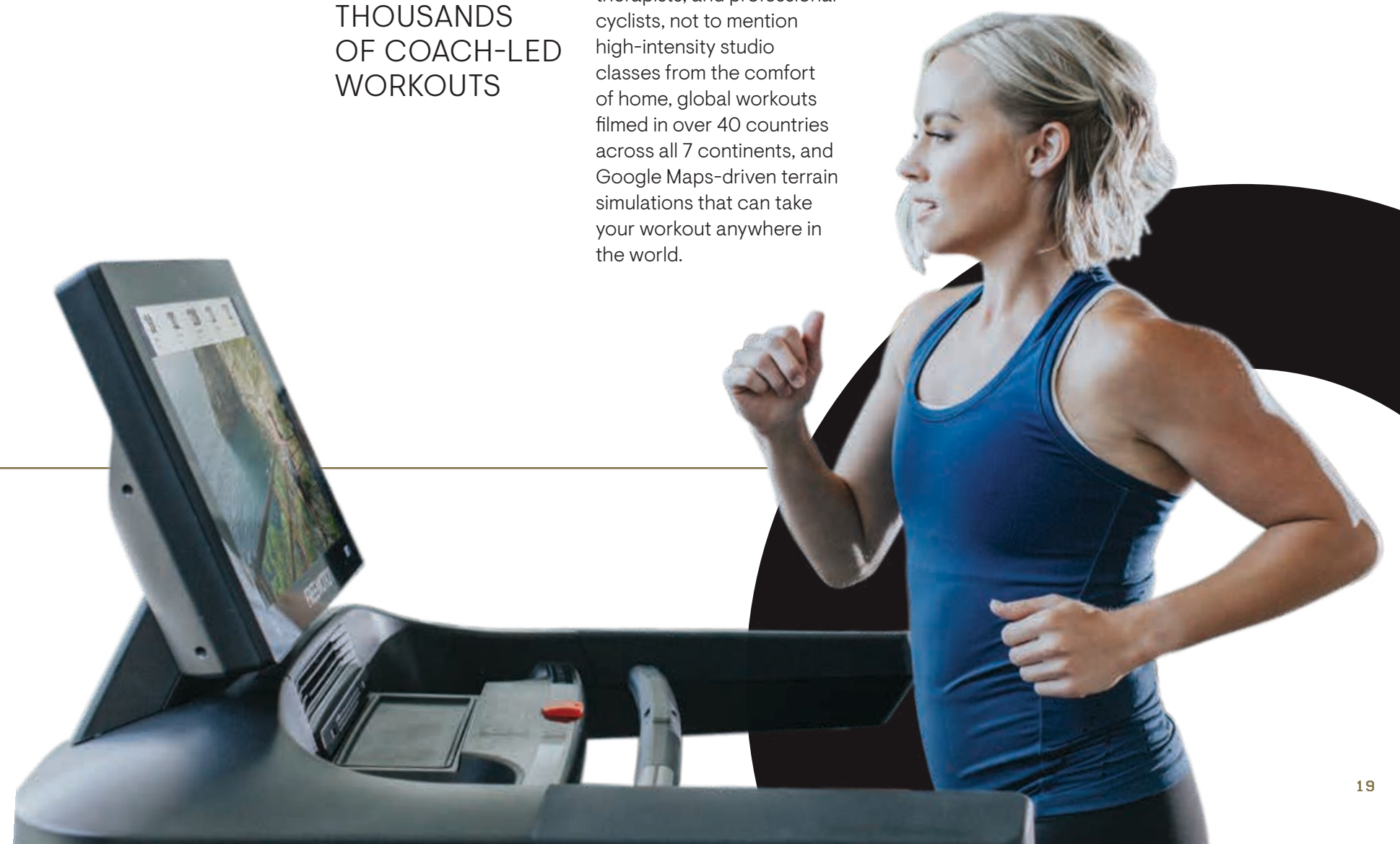
**IN ELITE GYMS AND TRAINING STUDIOS
AROUND THE WORLD.**

Thanks to an exclusive partnership between Lifetime Developments and the global fitness pioneer, Oscar residents will have one of the city's most advanced and exclusive training spaces with access to state-of-the-art equipment and iFIT, a leading interactive fitness program.



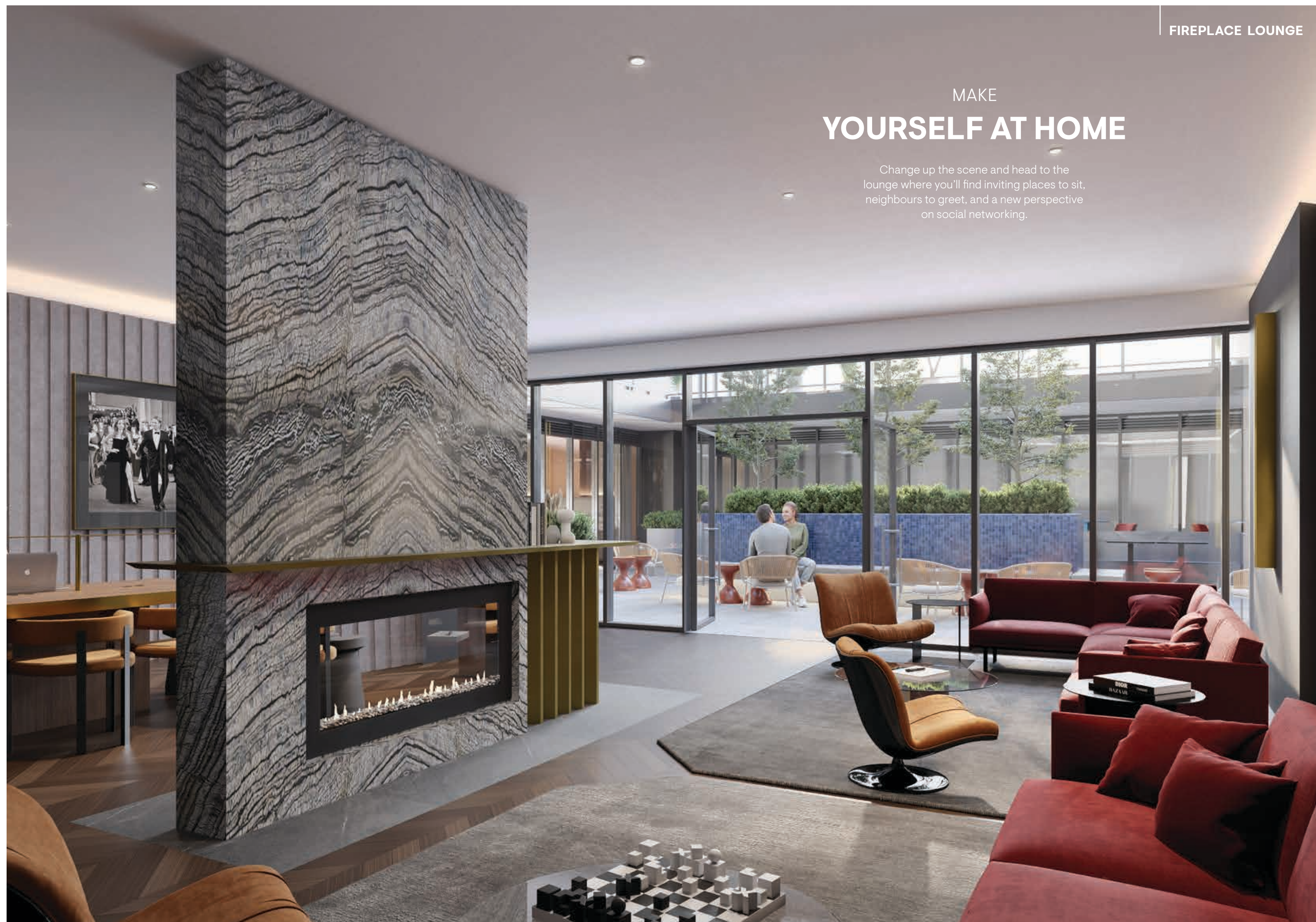
IFIT CONNECTS
USERS TO
THOUSANDS
OF COACH-LED
WORKOUTS

with Olympic champions, celebrity trainers, physical therapists, and professional cyclists, not to mention high-intensity studio classes from the comfort of home, global workouts filmed in over 40 countries across all 7 continents, and Google Maps-driven terrain simulations that can take your workout anywhere in the world.



MAKE YOURSELF AT HOME

Change up the scene and head to the lounge where you'll find inviting places to sit, neighbours to greet, and a new perspective on social networking.





A FEAST
FOR THE SENSES

They say you eat with your eyes, and this sophisticated space is certainly a delight for all your senses. Entertain friends or set the table for intimate dining a deux, it's always a special occasion.

LIGHTS.
CAMERA. ACTION.

Enjoy personal screenings of your favourite classics, blockbusters, and independent industry darlings in crisp, clear, stunning detail on the big screen. Dramatic tone-on-tone furnishings are the perfect backdrop for movie night.



AL FRESCO

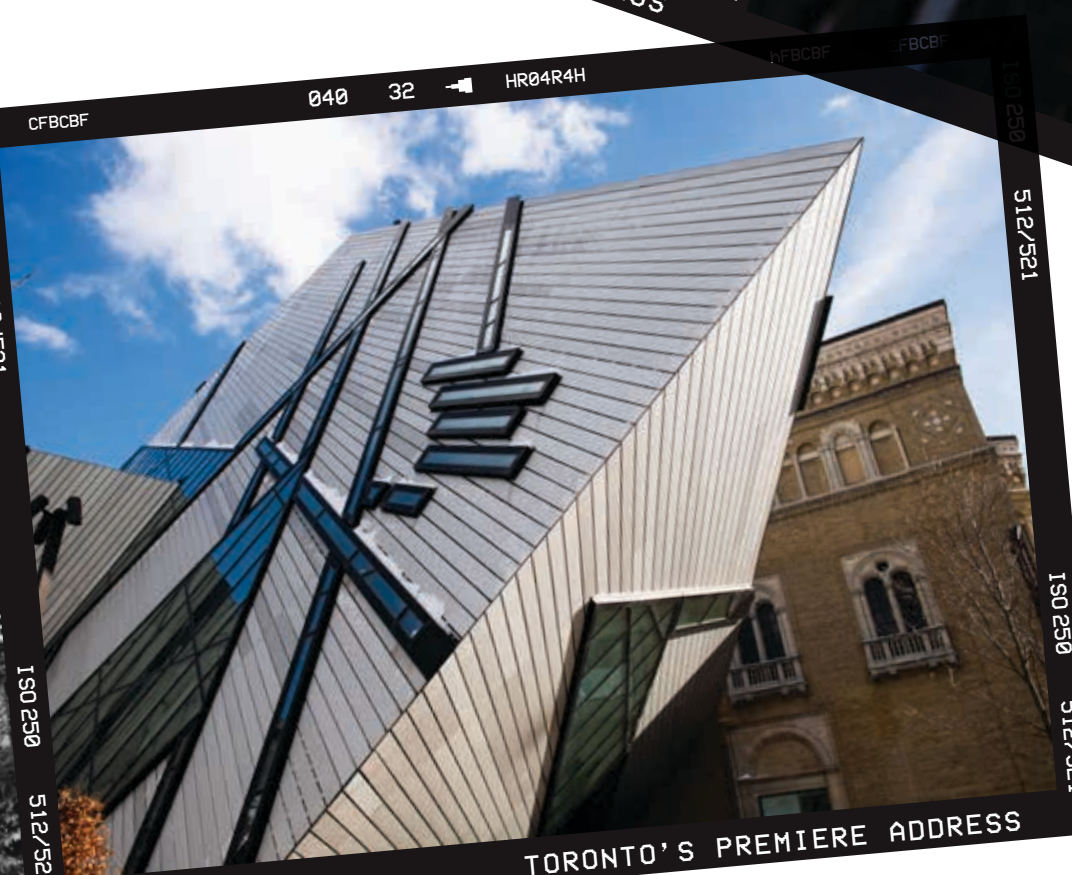
Connect with the outdoors in the central courtyard for a morning coffee break, dining al fresco, or cocktails under the stars. Lounge under the trees, or sit at a table. Every season and any time of day, this sanctuary awaits.





"Believing is seeing and
seeing is believing."

- TOM HANKS



PERFECTLY SITUATED IN **ANNEX**

As one of Toronto's most sought-after neighbourhoods,
The Annex is perfectly situated right in the heart of
the city, with incredible surrounding neighbourhoods
including Yorkville, Summerhill and Casa Loma.
Residents are within walking distance of some of the
city's best restaurants, cafes and local shops in a
community that's full of life, culture and vibrancy.



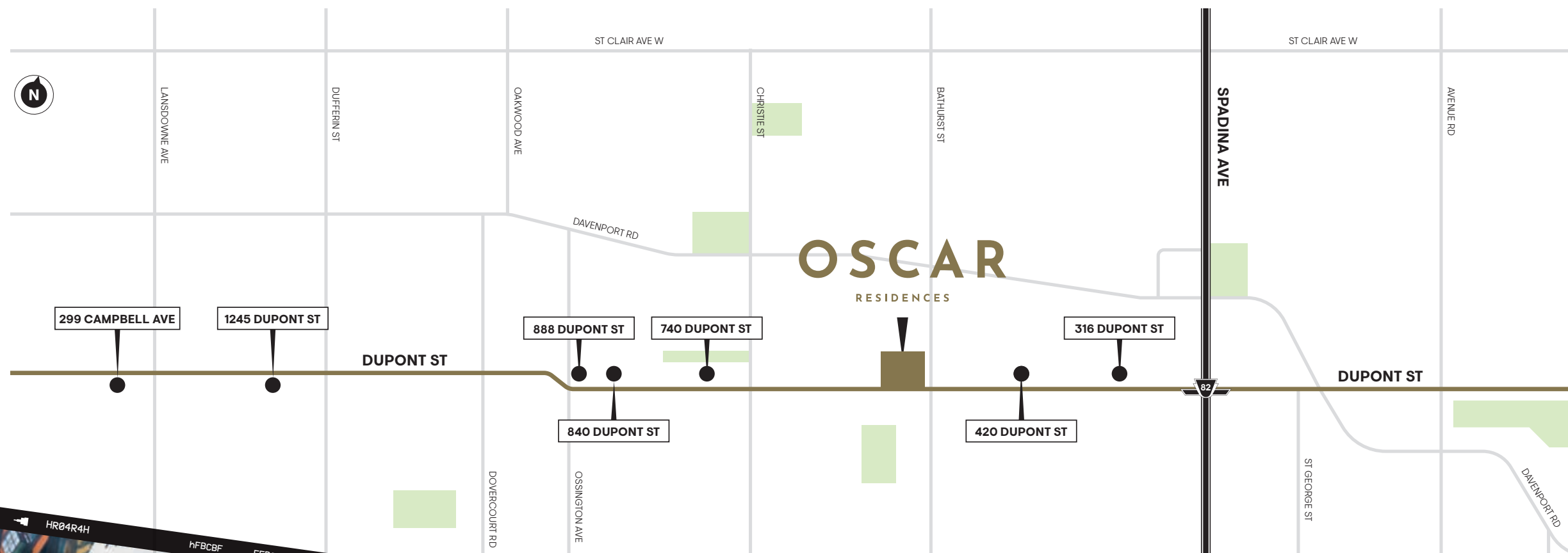


THE PERFECT PAIR YORKVILLE & CASA LOMA VILLAGE

Situated next door to the city's most coveted neighbourhoods of Casa Loma and Yorkville, Oscar is in good company. Take a stroll past the castle through a serene enclave of stately homes, rolling hills, and towering trees. Climb the Baldwin Steps for a view that transects the city with the lake sparkling on the horizon. Or head south to Yorkville and pop in to some of the city's chicest storefronts, finest restaurants, and poshest hotel bars.

THE NEW DUPONT IS BURSTING WITH CHARACTER

Part independent spirit, part timeless classic, the Annex is a neighbourhood unlike any other. Here Victorian mansions mingle with midrise buildings, and contemporary art galleries share the streetscape with some of the city's most beloved book stores, coffee shops, galleries, restaurants, and bars.



Decide between gourmet groceries at Summerhill Market or hearty homemade dishes at Rapido, the new restaurant from local catering company, Santaguida Fine Foods. Check out the vibrant colours of Warhol at STRUCK Contemporary or the timeless wardrobe staples in a rainbow of hues at Ewanika. Enjoy an espresso and drop off your dry cleaning at dry-cleaner-turned-café, Creeds Coffee Bar. Then retreat to the calming backdrop of Oscar. Welcome to your most connected life at Toronto's premiere address.

THE GREEN LINE

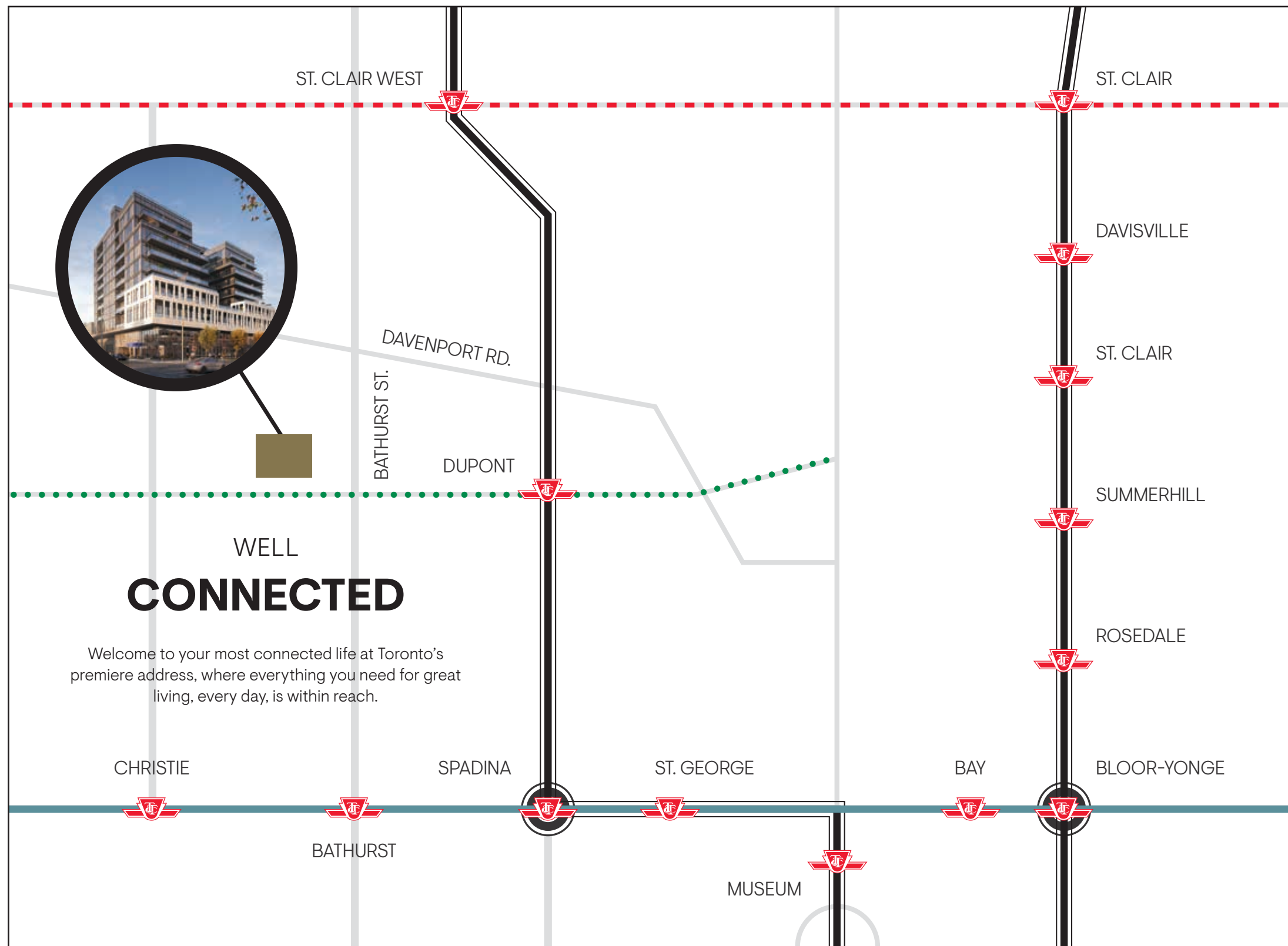


NEW, 5KM LINEAR PARK SYSTEM ALONG THE DUPONT HYDRO-ELECTRIC CORRIDOR



Residents can expect improved existing parkland, **VIBRANT, NEW PUBLIC SPACES AND IMPROVED PEDESTRIAN ACCESS AND TRAILS** running from St. Clair West and Caledonia Rd in the north, diagonally to Dupont and Dovercourt Rd, and then eastward along the CP Rail corridor to Davenport Rd.





WELL CONNECTED

Welcome to your most connected life at Toronto's premiere address, where everything you need for great living, every day, is within reach.

■ St Clair Streetcar | ■ Yonge/University Subway | ■ Bloor/Danforth Subway | ●●● Dupont Bus Route

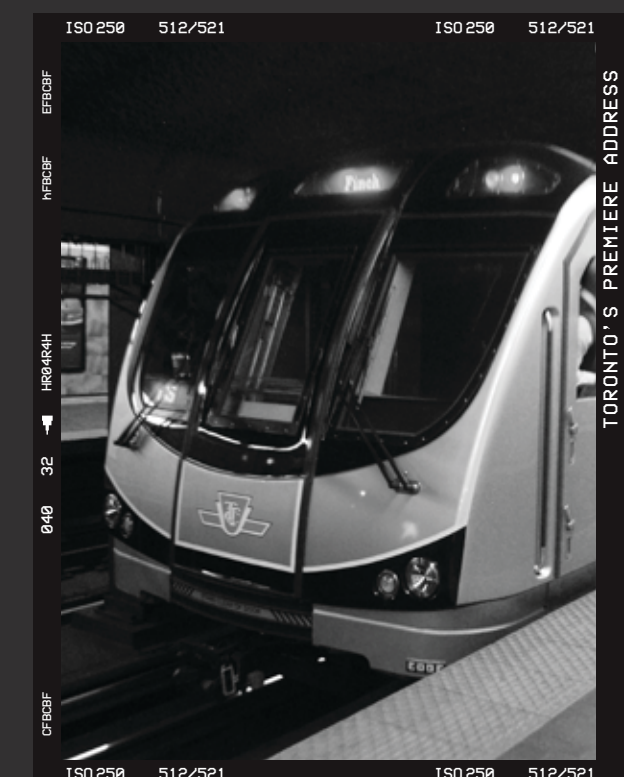


By Uber, by taxi, by TTC, by bike or on foot. Get everywhere, easily, and in style.

BIKE
SCORE
90

WALK
SCORE
92

TRANSIT
SCORE
96





BEYOND THE SPOTLIGHT

The residences at Oscar offer a calming sanctuary from city life. From well-disposed studio spaces, to generous 3-bedroom plans, every home is a study in timeless design. Discover elegant finishes, neutral palettes, and advanced features that support healthier living.



FEATURES & FINISHES

LUXE-INSPIRED SUITES

- Designed by Mason Studio
- Solid core, custom-designed suite entry doors with privacy lock and secure view-hole
- 9' smooth ceilings (excluding areas with dropped ceilings and bulkheads)
- Choice of designer-selected flooring in all principal rooms
- Insulated double-glazed windows
- Spacious outdoor living spaces

MONOCHROMATIC KITCHENS

- Sleek quartz countertops with porcelain backsplash with option to upgrade to marble-look slab backsplash
- Option to upgrade to custom designer island with open display and closed storage
- Undermounted sink
- Integrated dishwasher & refrigerator, with modern microwave and hood fan combination
- Undercabinet lighting

ELEGANT BATHROOMS

- Custom, modern cabinetry
- Premium countertop and integrated sink with wall-mounted vanity LED mirror above
- Designer-selected tub and selected fixtures, as per plan
- Glass shower stall and designer-selected fixtures, as per plan
- Designer-selected sleek accessory package

CONVENIENT IN-SUITE LAUNDRY

- Stacked washer and dryer
- Tile flooring

AMENITIES

TECHNOLOGY INNOVATIONS

- Iconic celebrity photographs by George Pimentel to perfectly accent the lavish, deep jewel toned accents
- State-of-the-art Clear Inc. water and air filtration technology in shared amenity spaces including the lobby, elevators, lounges, etc.
- Clear Inc. technology integrated smoke and carbon monoxide detection
- Top of the line interactive fitness equipment from industry-leader Freemotion Fitness inside the fitness centre
- Fire protection
- Pre-wiring for cable TV, high-speed internet access
- FOB access throughout common areas
- Enterphone in the residential lobby vestibule
- Remote control/access card for private garage entry
- Well-lit temperature controlled underground garage

OSCAR-WORTHY LOBBY

- Re-imagined Hollywood glamour design aesthetic throughout
- Bright, brilliant welcoming seating area with modern, sleek finishes throughout
- Access through private entrance off of Dupont, with executive concierge service

ELEVATED CHEFS KITCHEN

- Grand paneled walls complete with elegant cove lighting throughout
- Group seating areas featuring rich textures of seating options

PRIVATE THEATRE ROOM

- Plush, open-concept space perfectly designed for movie-nights in
- Modular, shared seating spaces complete with a mini bar for entertaining
- Deep, rich palettes throughout creating a cozy atmosphere

BESPOKE

RESIDENT'S LOUNGE

- Textured finishes throughout incorporating multiple seating areas with both low, and high-table seating options paired with a private meeting room.
- Grand marbled fireplace as the room's focal feature
- Floor-to-ceiling windows on the back wall leading directly out a fully landscaped outdoor lounge

EUROPEAN-INSPIRED OUTDOOR LOUNGE

- An extension of living space is where a modern meets comfort in the courtyard-style outdoor lounge
- Multiple seating areas featuring BBQ stations and al fresco dining space

PET SOCIAL LOUNGE

- Unique indoor/outdoor entertainment area for resident pets
- Pet-friendly finishes throughout, including engaging obstacles and covered areas for owner

DOG WASH STATION

- Fully equipped, modern pet washing and grooming area
- Located conveniently off of the main lobby and rear entry

PARCEL PENDING / MAIL ROOM

- Direct resident access, self-serve mail room and parcel pickup
- Easily accessed off of elevator lobby

FOR A

LIFETIME

For more than three decades, Lifetime Developments has created thriving residential neighbourhoods and successful commercial properties that continuously define new benchmarks in the real estate community.

By consistently demonstrating the vision of identifying key locations poised for growth and inspiring the evolution of dynamic urban communities, Lifetime remains at the forefront of Toronto's real estate and development sector. With several projects that have garnered international acclaim, Lifetime

has strategically and consistently acquired unparalleled locations, shaped landmark communities, and rejuvenated Toronto's neighbourhoods. An unmatched passion for the industry and diverse portfolio complement Lifetime's strong culture of corporate and social responsibility through their charitable foundation, Lifeline. In realizing their mandate of design innovation, architectural excellence, and enhancing the communities in which they build, Lifetime continues to elevate the standards for vibrant and holistic city building.



BISHA HOTEL & RESIDENCES



PANDA CONDOS



FOUR SEASONS
PRIVATE RESIDENCES



INDX CONDOS

"We just got lucky with our cast."
- NICOLE KIDMAN



TURNER FLEISCHER

Turner Fleischer Architects has been building and enhancing communities across Canada for nearly 50 years. With a deep collective experience and a commitment to quality, creativity, and progress, the studio brings a unique perspective to projects in Residential + Mixed Use, Site Planning, Commercial, Industrial, Interior Design, and Wayfinding. Helmed by six distinguished partners and bolstered by a team 185 strong, TFA is a respected industry player, agile enough to adapt and respond to the particular economic, municipal, and community requirements of each project, never wavering in its commitment to excellence.



mason studio.

Mason Studio is a Toronto-based interior design firm, with a practice that spans the world. The studio specializes in a wide array of work, from award-winning luxury hospitality, retail, and multi-unit residential design projects, to experimental exhibitions. With every project, Mason Studio uses design as a tool to create meaningful and inspiring human experiences. No matter the project scale or location, their belief remains steadfast - design has the power to enrich lives.



Milborne Group is Canada's largest and most successful pre-construction sales and consulting firm. The company's breadth of experience covers every facet of the new condominium marketplace. Throughout their history they have positioned and successfully sold boutique buildings, townhomes and resort properties, and honed an unparalleled talent for the promotion and sales of mixed-use high-rise communities that change neighbourhoods, waterfronts, and cityscapes.



AN ALL-STAR ENSEMBLE

Oscar brings together an all-star ensemble cast to create a stunning community, from top to bottom, inside and out.



NKPR

Founded by Natasha Koifman in 2002, NKPR is a full-service public relations, artist management, and digital agency with global reach. With offices in Toronto and New York, NKPR works with the brightest in the field, leveraging their extensive expertise to develop fully integrated strategies that deliver meaningful results for client partners. The firm is passionate about sharing stories of substance, developing innovative communications plans that help drive success.



montanasteele

Toronto-based strategic marketing firm Montana Steele has been creating award-winning real estate brands, at home and around the world, for more than two decades. The firm is widely regarded as North America's leading agency for new homes and condo developments, and for good reason; in 25 years Montana Steele has launched nearly 1000 successful projects, in 30 cities, with some of the biggest names in the business. From launch to sell-out, from beginning to end, Montana Steele crafts the story of how people want to live.





