

The Lanterra Letter



Editor in Chief: Karina Wieser

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Message from our Chairman Mark Mandelbaum

We start 2021 with, on one hand, a troubling surge of COVID cases both here in Ontario and across the world, but on the other hand, a large arsenal of newly discovered medical techniques to treat patients and control the spread as well as a number of promising vaccines.

By any measure 2020, has been the most challenging year in memory from any business, personal or health perspective.

We look back with pride at Lanterra's ability to meet the challenges of 2020 and are intensely proud of the Lanterra family staff both at head office and throughout each of our construction sites of maintaining our activities in a safe and efficient manner. This took a huge amount of dedication and Barry, Chris and I would like to express our sincere appreciation to each member of our staff, the sales staff, construction site personnel, our bankers, business associates, consultants and of course, our friends in the real estate brokerage community for all their efforts.

We look forward to a new and fresh start in 2021 as the COVID threat retreats and we carry on with all of the exciting projects slated for 2021. We share this newsletter to keep you up to date and let you know what to look out for as we progress into 2021. We wish all of friends a Happy and Healthy Holiday season and New Year.



CONSTRUCTION UPDATE

Christopher Wein - COO of Lanterra & President of Construction

As we end the most unprecedented year in our generation, I am very proud to say that all of the Lanterra Construction sites are full operational. Even with the multiple challenges presented by the pandemic, we were able to keep on schedule at The Britt, 11 Wellesley, Teahouse, Artists' Alley, Rodeo and 50 Scollard.

I am also very pleased to report that all of our COVID-19 safety protocols were very effective in keeping both our construction crews and that of our sub-trades safe and we didn't experience any outbreaks. In 2020, we completed and fully occupied both The Britt and 11 Wellesley. In 2021, we look forward to completing and occupying Teahouse and in breaking ground on 31 Parliament, Notting Hill and Glenhill. As the leader of Lanterra Construction Management, I want to wish all of our agents, purchaser, sub-trades and consultants a Happy New Year and most importantly a more prosperous 2021.



TEAHOUSE

Construction of the North Tower now has the high-rise elevators licensed. The man and material hoist has been removed and the ceramic tile work has been completed on all level with kitchen installations up to L20. The south tower windows have been delivered to L51, suite framing is completed to L36, and drywall installation completed up to L29. Ceramic tile and kitchen installations have now commenced.

The concrete structure is tentatively scheduled to be completed early January 2021. We are gearing up to begin Pre-Delivery Inspections, starting in the North Tower, in early Spring. Our customer care team will be sending notices to each owner in the next few weeks. Please remember to keep our Head Office updated with your current contact information. More detailed information will be forthcoming in the near future.



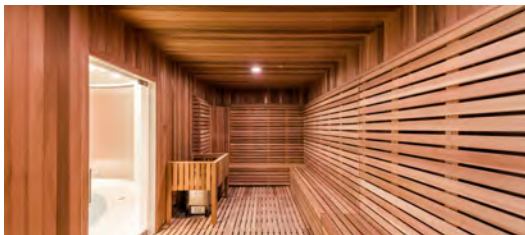
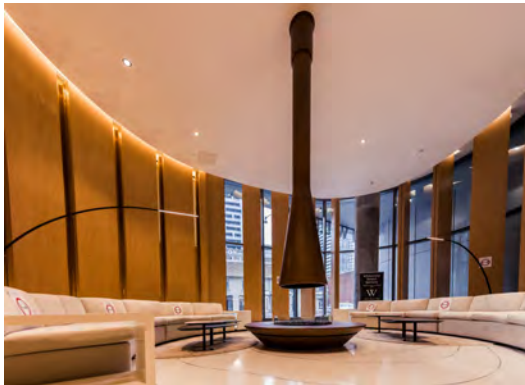
11 WELLESLEY - CONSTRUCTION ALMOST COMPLETE!

Construction at 11 Wellesley is almost complete with the residential building 99% occupied and the remaining units occupying in January 2021. All the building common areas are complete and furnished including the lobby, lobby lounge, pool and fitness areas, theaters, dining room and party room (however, not opened as of yet due to COVID regulations).

The P1 level will be occupied and operated by the Toronto Parking Authority. Expect the public garage to be operational by early in the new year. The office lobby is complete and some of the office tenants have started their unit fit-outs with businesses starting to open very soon.

The design for Dr. Lillian McGregor Park has been finalized and will be spectacular. Preparation has already started for the park construction and the bulk park will commence construction and be completed in 2021.

We are diligently working with the City of Toronto towards registering the Condominium early this year. Our customer care team will keep you informed when this process is completed.



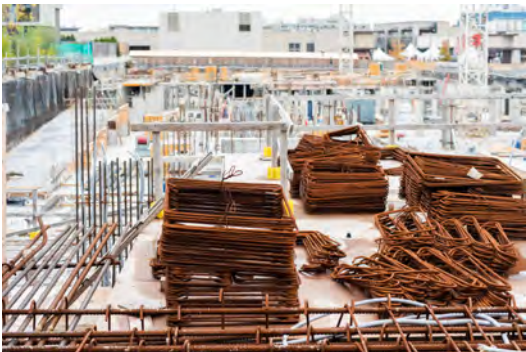


RODEO DRIVE CONDOMINIUMS

Rodeo Drive has received it's superstructure permits for both buildings and we are working towards a full building permit which is targeted for the beginning of the new year.

We have reached the 2nd floor of Phase 2, followed by Phase 1 which is forming vertices to the 2nd floor. All base building services have been installed to the property line and withing the new road.

Due to the on-going pandemic, we are expecting changes to the previously scheduled Occupancy dates. Our customer care team will be sending notices to each owner in the next few weeks.





50 SCOLLARD

The 50 Scollard Site, over the past month, has completed the Demolition and Brick Salvage scope associated with the Heritage Houses, and we are moving forward with the Shoring and Excavation work. We are proceeding with the installation of the Heritage house steel frame support, in preparation for the lifting and relocation of the houses, and we are preparing the site for the arrival of the Shoring Drill Rig, which should be on site during the week of Nov 16th. Over the next month we will see a dramatic change in the site as we start to drill the caissons and piles which will allow us to excavate and prepare for the footing and foundation work.





ARTISTS' ALLEY CONDOMINIUMS

Thanks to the hard work of our staff and trades, Artists' Alley has continues to move forward at high momentum despite these challenging times, 50 plus days were accrued on the construction schedule. We have rapidly made our ascent through the parking structure and are working on the P1 level preparing to pour the slab in building C.

Slabs have been completed in buildings A & B. Columns and walls for buildings A & B are currently being poured to the ground floor. The current schedule is to be on ground floor for the spring.





PLANNING & DEVELOPMENT

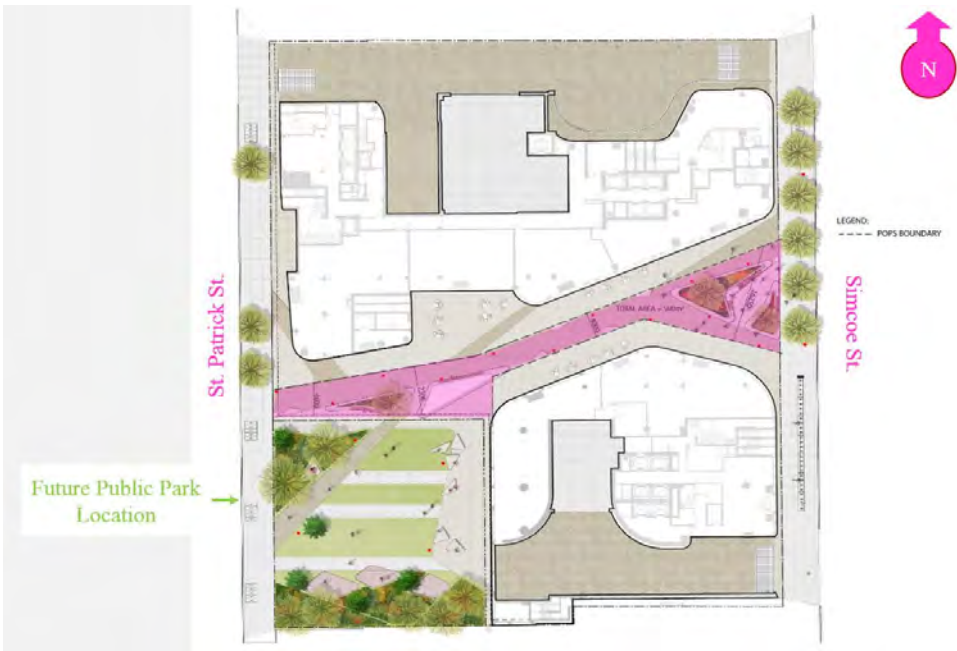
Orli Schwartz - Director of Development Approvals

Planning and Development in a Post-Covid World

Lanterra Developments continues to push forward with our Planning Applications, with re-submissions of our zoning and site plan applications pertaining to all our active projects (Glenhill, Notting Hill and 50 Scollard). The Planning and Development department is excited to announce that we have received Notice of Approval Conditions (NOAC) on our Artists Alley project and one step closer to a Site Plan Agreement. With limitations around in-person submissions, The City of Toronto has adapted to allow online submissions. Glenhill was chosen to test pilot the City's new online submission portal.

Though we are not working together in-person, we continue to work closely with all of our consultants, having regular scheduled meetings over Zoom and GoToMeeting. It is important to note how quickly new forms of technology are being used in order to better connect us with our consultants and allow for real-time architectural, structural, and unit coordination to occur with ease. We thank all of our consultants for their ongoing hard work, support and flexibility during this difficult time and it is evident that they have maintained a high quality of work.

Lanterra has also been hard at work on the Public Art Component for Artists Alley. We are partnering with OCAD University and providing engagement and mentorship to students, allowing them to participate in the public art process. Lanterra and the Public Art Jury found a creative way to adapt the artist selection process by holding group meetings with the artists over Zoom. This allowed for in-depth conversations and gave us an insight into their creative process when conceptualizing public art for Artists Alley. It was truly an enriching experience for everyone including the students. Although these past few months have brought many challenges in both our professional and personal lives, Lanterra's Planning and Development department has a firm grasp on operating in a post-Covid world.



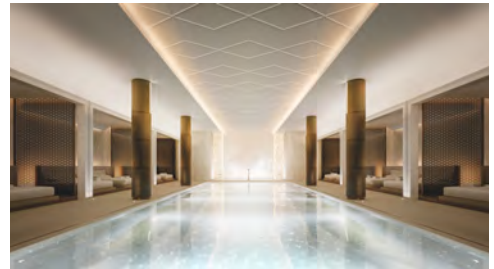
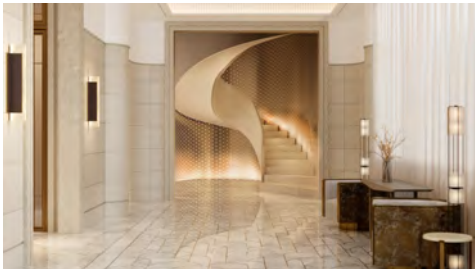
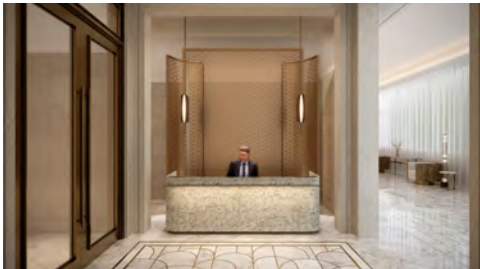
GLENHILL A Market Discussion

Welcome to Glenhill Condominiums, a limited collection of lavish residences, custom-designed to meet the elite needs of only the most discerning clientele located in Toronto's storied Bathurst and Glencairn neighbourhood.

There is an intrinsic sense of belonging cultivated in a community. An interwoven connection of shared stories, celebrated culture, and inspired lives. It's more than just a location and lifestyle - it's a special place defined by it's people.

A cherished collection of custom-designed residences, the boutique-style building rises only 9-storeys and is home to just 113 exclusive suites. Designed by the celebrated IBI Group, the architecture capture a new world elegance enhanced with contemporary cachet. As a timeless addition to the neighbourhood it features a robust pre-cast framed podium with elegant cascading balconies on the upper floors. Surrounded by lushly landscaped ground, residents enter the building through a lavish portal and expansive drop off courtyard overlooking a park. The ground floor is lined with retail for the ultimate convenience and a boutique hotel awaits your guests at the Hillmount side of the building.

Make an entrance in your choice is two stunning lobbies featuring an inviting lounge and meeting area curated with a collection of high-end designer furnishings and contemporary art. Expect courteous reception from two dedicated, 24-hour concierges here to cater to your lifestyle requests, including porter services as well as a parcel delivery room. With interiors designed by world acclaimed Studio Munge, Glenhill Condominiums is a haven of timeless sophistication.



NOTTING HILL
LRT EXTENSION

Notting Hill is so engaging, you will never want to stray far from home. With amenities so close, you certainly may not need to do so.

Situated in the heart of Toronto's admires and desirable West End at Royal York and Eglinton, you will find great schools, lush parklands and established health care facilities all at your doorstep.

Recognized since the 1930's as one of Toronto's most gracious neighbourhoods you will be a part of an established community where amenities are all within easy reach and downtown is a short commute away.

Steps away from the new Royal York Crosstown LRT, scheduled to open in 2022. The new railway will transform the neighborhood and provide quick access to all areas of the city!

Recently, the Eglinton Crosstown light rail transit (LRT) reached an important milestone. As part of a testing and commissioning phase, a train – actually, a light rail vehicle (LRV) – entered one of the tunnels for the first time.



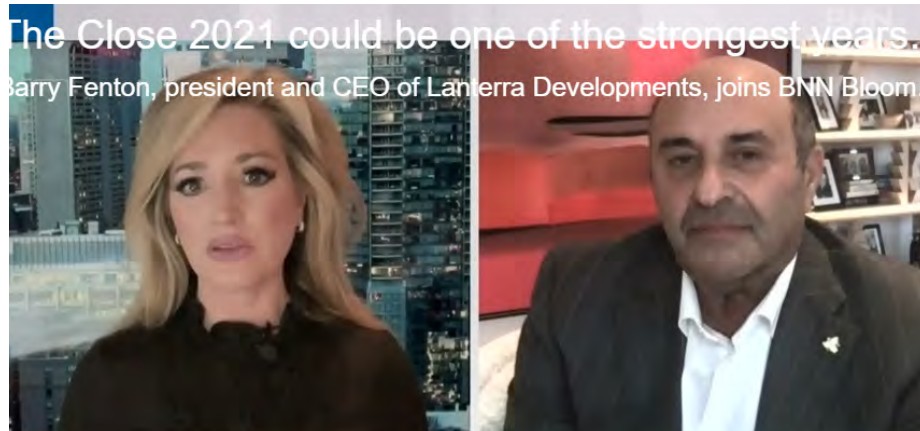
The modern day convenience.



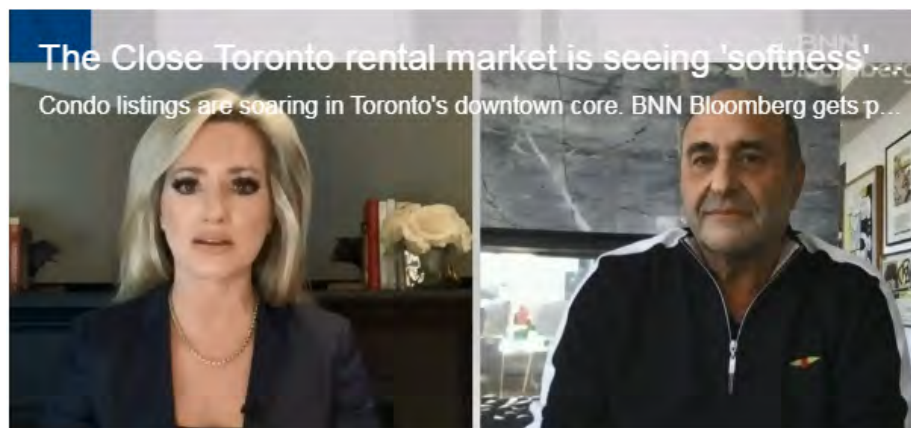
BNN FEATURE INTERVIEWS

Barry Fenton - CEO of Lanterra Developments

Barry Fenton, President and CEO of Lanterra Developments, joins BNN's Catherine Murray in a few interviews for a look at the Canadian real estate market. In his latest interview on December 23rd, Barry discusses how 2021 could be one of the strongest years ever for the condo market and his housing market forecast for 2021. He expects there to be more condo buying transactions in the next three quarters than we've ever seen in the market, and he predicts a push up on pricing by 10-15 per cent. Click on the links below to see full videos.



2021 could be one of the strongest years ever for the condo market





LET'S GET DIGITAL
Karina Wieser - Director of Marketing

VIRTUALLY OPEN - SALES OFFICES

The real estate sector has been significantly impacted by the economic slowdown caused by the COVID-19 Pandemic. To stay ahead of the curve Lanterra and it's team worked very quickly and with cutting edge technology at giving our agents and clients virtual access to our sales offices.

People looking for a new place to call home, now have the convenience of doing it from the click of a button from anywhere. They can be on their couch and clicking on a video and taking a virtual tour. Going completely virtual level was something we hadn't done before, trying to learn something new, but once we made that decision, we realized what an exceptional opportunity it is for our sellers and our buyers. We can also offer service to our third party agents and give them a virtual showing that's already edited and neat and tidy, done and packaged up, so they can send that to their client directly.

It's taken a pandemic to get the entire industry to re-focus and look at how we're doing this and realize there's a smarter and better way. The sales team is ready to welcome you virtually, click on the links on the last page to contact one of our sales team members for more details.



ZOOM WITH US

Lanterra has taken Zoom to another level with Zoom webinars, featuring remarkable and some innovating speakers. We continue to out together relevant webinars with current topics and a first glance at market insights.

We first hosted a Zoom webinar with Benjamin Tal, Chief Economist for CIBC World Bank, for a view on the economic impacts of COVID-19. The success of this webinar inspired a series of additional webinars:

- Spencer Levy - Chairman of America's Research and Senior Economist Advisor for CBRE
- New York Real Estate - Simon Ziff, President of Ackman-Ziff
- State of the Union with Trump, Mark Mandelbaum, Barry Fenton and Anne Lambrou
- No. 31 Parliament and Sidewalks Lab - Christopher Wein
- Density Under Fire with Jennifer Keesmaat
- Condo or Castle - Living in the new world
- Tour de Toronto - Cycle for a Cure Livestream Fundraiser
- Glenhill Condominiums
- Lanterra Looking Forward - Mark Mandelbaum, Barry Fenton, Christopher Wein, Anne Lambrou
- The Virus, The Economy, and The Housing Market with Benjamin Tal
- Agent Spotlight - Mark Mandelbaum, Anne Lambrou and George Kozaris
- Lanterra Holiday Webinar

click on images below to watch



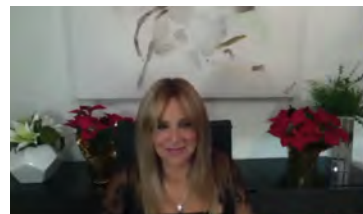
[The Virus, The Economy, and The Housing Market with Benjamin Tal](#)



[Glenhill Condominiums](#)



[Lanterra Agent Spotlight](#)



[Lanterra Holiday Webinar](#)

What better way to start of the New Year than by supporting local businesses. It's definitely not news that we all need to support locally owned businesses and this is true especially during the pandemic. No. 31 Condominiums is located in the Distillery District neighbourhood which offers the most wonderful selections of shops and restaurants.

HELP SUPPORT YOUR NEIGHBOURHOOD

Shop Local



RED CANOE

Royal Canadian Air Force Kit Bag

This is the classic WWII Kit bag shape done in classic tan twill with vintage style felt appliqué patches and stencils. Inspired by the amazing collection at the National Air Force Museum of Canada in Trenton Ontario, \$149.99.



FLOORPLAY SOCKS

Superbad Stance Socks
In 2007 movie director, Greg Mottola, and producer Judd Apatow released the coming-of-age teen film, Superbad. The film instantly became a massive box office hit, and still holds firm as a cult classic teen film for the ages. Get the Superbad Socks by Stance for \$24.



DECIEM THE ABNORMAL BEAUTY COMPANY

The Balance Set

The Balance Set Benefits: Balances the look of visible skin, reduces the look of enlarged pores, reduces the look of textural irregularities & enhances skin radiance, \$29.



CORKIN GALLERY

Apology Flower #1 by Christian Butterfield
Acrylic and collage on canvas, 20 x 20 inches, \$1500.



GALLERY INDIGENA

Icelandic Wool Touque
Made from lightweight Icelandic wool in Canada, this solid coloured toque features a soft fox fur pom pom at the top, \$79.



SOMA CHOCOLATEMAKER

Spark of Joy Chocolate Bar: Roasted Pear and Walnut
A bar to celebrate the holidays. Pears from Niagara, sliced thin and slow roasted to look like magical glass ornaments. The pears are nestled onto a buttery base of caramel chocolate and finished off with a sprinkle of walnut crumble. 65g, \$12.75.



SNIFFANY & CO

Planet Naughty/Nice Dog Bone
The perfect gift for those doggies on the Naughty OR Nice List! The Holiday Naughty/Nice Funny Bones are made with the signature Orbee-Tuff® material, meaning it is made extra durable, non-toxic, bouncy, and buoyant. Great stocking stuffer for dogs! Non-toxic, BPA and phthalate free.



SPIRIT OF YORK DISTILLERY

Aquavit by Spirit of York

Spirit of York Aquavit carefully marries the classic Aquavit ingredients of Caraway and Dill with our own Botanicals and a hand-crafted Rye base Spirit. With a citrus twist we have refined the traditional Nordic flavour, ideal for today's demanding tastes. Enjoy our Aquavit neat, chilled, or create a Cocktail of your own. 750mL, \$49.95.



DISTILLERY RESTAURANT GROUP

Distillery Restaurants E-Gift Cards

The hospitality industry has been hit particularly hard by Covid-19. One of the best ways to support the restaurants you love is to invest in future memories by purchasing gift cards! Distillery Restaurants Corp. e-gift cards can be redeemed at El Catrin, Cluny Bistro & Boulangerie, Pure Spirits & Grill, and Madrina Bar y Tapas.



HOT COCOA BOMBS

Hot cocoa bombs are all the rage this season. They're fun, whimsical, and a surprise treat when we're seeking comforts in small places. Made from a thin shell of chocolate that easily melts when dropped in hot milk, hot chocolate bombs are candies stuffed with cocoa mix and other goodies (like marshmallows or peppermint pieces) to create an instant cup of everyone's favorite winter beverage.

You can customize them with your favorite blend of chocolates, cocoa mixes, and toppings to create a unique treat for the holidays or easy homemade gifts.

RECIPE

Ingredients:

- Chocolate chips (milk, dark, white, etc.)
- Hot cocoa mix
- Optional add-ins like mini marshmallows, sprinkles, or toffee pieces

Directions:

Melt your chocolate chips by microwaving them in a bowl for 30 seconds, stirring, then continuing to heat at 15-second intervals, and stir until the chips are all melted. Use a spoon to dollop the melted chocolate into your molds, smoothing it around the edges until everything is covered. Set in the refrigerator for about 30 minutes, or until the chocolate is firm. Fill your mold three-fourths full with your hot cocoa mix and optional add-ins. Pour the remaining chocolate over top to seal the "back" of the bombs. Place mold in the fridge until the chocolate sets. Serve in a mug, pouring hot milk over the bomb and stirring until completely melted.

Enjoy!





COVID-19 and the Evolving Workplace

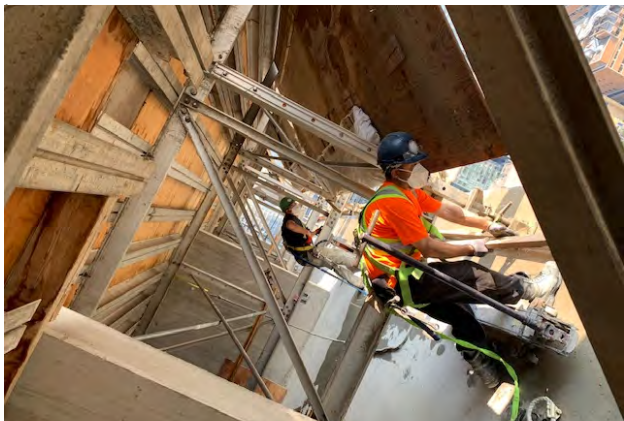
Donald Clark - Sr. Corporate Programs Manager

Covid-19 has changed the way organizations conduct business, from a day to day perspective. On a global scale, indeed, our very way of life now poses many challenges on our daily interactions, both personally, including basic social interactions, and even shopping for necessities, and professionally in how work is conducted.

What once was a normal routine, "going to work" now has very different implications for many, requiring we reexamine the way we develop, maintain and enforce health & safety protocols within our 'workplaces'. This has become even more of a factor with the arrival of the "2nd Wave".

As the world attempts to proceed with cautiously reopening the doors to the economy, many employers in Ontario, like Lanterra Developments, are in the process of planning for the return of their workforce and considering how to do so safely, in light of the COVID reality. In conjunction with Federal & Provincial government recommendations, employers now need to make their own determinations as to the environmental health & safety of their physical workplaces, keeping in mind their duties to their employees and stakeholders. Having a rationale and documented plan in place for these ongoing precautionary measures are a necessity to ensure a smooth transition to the new normal, of work in a 'pandemic' world.

At Lanterra, we are proud of the Health & Safety implementations put into place for our employees, trades, clients & visitors. A comprehensive list of relevant protocols are discussed daily with all parties, and outline specific policies and protocols, that are a contributing factor to the well-being of the construction industry, including rights & responsibilities, site specific health & safety measures, PPE initiatives, return to work & accommodation of employees as well as resources for employers and trades. These 'Best Practices' are part of an ongoing evolution of change in the workplace, where improvements and implementations, have occurred sometimes on a week to week, day to day basis.



CURRENT COMMUNITIES

SCHEDULE A VIRTUAL APPOINTMENT TODAY



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