

A BIRD'S EYE VIEW  
TO A WHOLE NEW WORLD



canarypark  
CONDOMINIUMS

DUNDEEKILMER  
Developments

Canary  
DISTRICT

CANARYDISTRICT.COM

@canarydistrict /thecanarydistrict

Illustrations are artist's concept. Specifications are subject to change. E. & O.E.



# be a part of something big

Introducing Canary Park  
Condominiums, the exciting  
new phase of Canary District,  
the visionary, award-winning,  
35-acre community in Toronto's  
fast growing downtown east.

canarypark  
CONDOMINIUMS



# THE ANATOMY OF CANARY PARK



**park**  
18-acres of scenic nature  
at your doorstep



**promenade**  
A fresh, vibrant retail  
& dining experience



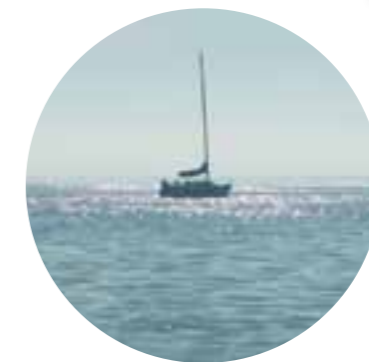
**city**  
Live just 5 minutes from  
the downtown core



**eat**  
Enjoy a wide variety  
of cuisines & flavours



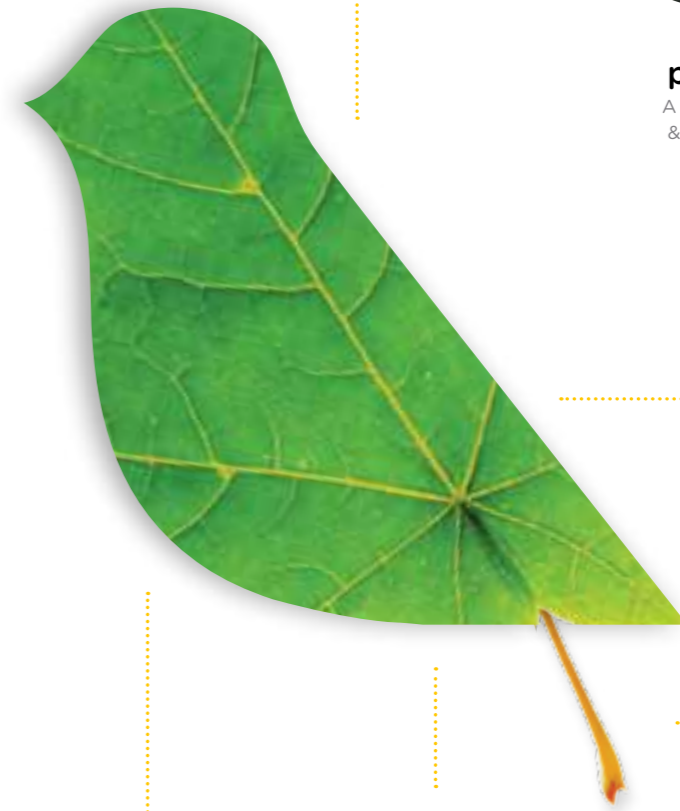
**entertain**  
Celebrate special occasions  
with friends & family




**water**  
Walk or bike to Toronto's  
vibrant waterfront



**retail**  
A diverse range of  
shopping, health and  
wellness experiences







park yourself  
here

CANARY PARK CONDOMINIUMS



Chirp Chirp Tweet Tweet

Did you know that Canary Park is located at the doorstep of the brand new 18-acre Corktown Common park?

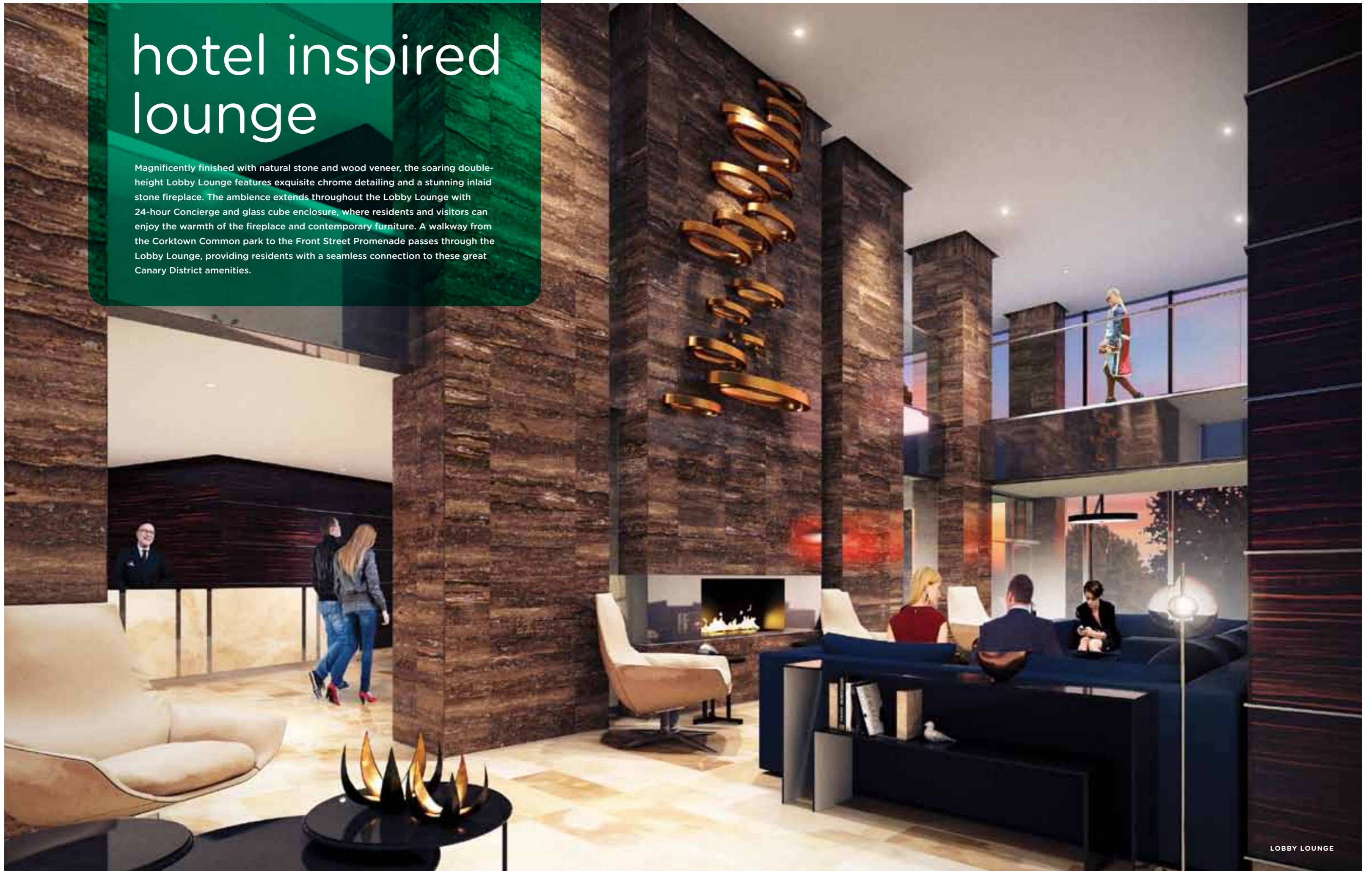
**Welcome to a fresh new concept in parkside urban living. Connect with nature and the city on a whole new level, only at Canary Park Condominiums.**

An elegant midrise building, Canary Park Condominiums faces the new 18-acre Corktown Common park, right where the vibrant and colourful new Front Street Promenade will start. With its stunningly stepped architecture, Canary Park will define the intersection of Front Street and Bayview Avenue. Each building will face one street, offering residents spectacular views of the park, promenade, lake and the downtown skyline. The façade for each building will be a dark iron spot brick that complements the masonry fabric of the historic Distillery District. The buildings will enclose a landscaped courtyard and public realm offering diverse community experiences for residents and visitors.



# hotel inspired lounge

Magnificently finished with natural stone and wood veneer, the soaring double-height Lobby Lounge features exquisite chrome detailing and a stunning inlaid stone fireplace. The ambience extends throughout the Lobby Lounge with 24-hour Concierge and glass cube enclosure, where residents and visitors can enjoy the warmth of the fireplace and contemporary furniture. A walkway from the Corktown Common park to the Front Street Promenade passes through the Lobby Lounge, providing residents with a seamless connection to these great Canary District amenities.







11<sup>TH</sup> FLOOR PARTY ROOM

## the good life

Canary Park offers residents a superb selection of leisure, social and fitness amenities. Entertain in style with a choice of two Party Rooms, each with a full catering kitchenette and dining area enhanced with designer selected lounge seating. The 11th floor Party Room features a stunning floor-to-ceiling glass wall with great views of the downtown skyline.





2<sup>ND</sup> FLOOR PARTY ROOM



# your outdoor oasis

The magnificent Outdoor Pool and Terrace Lounge on the 11th floor is your perfect social and relaxation zone. Make yourself comfortable on one of the inviting lounge chairs and take in the views of the park and all the activities down below. Cool off in the pool after a busy day in the city. This is true urban living, refreshed.





# get inspired to stay fit

Stay in peak physical shape with a state-of-the-art fitness facility including the latest cardio, weight and aerobics equipment, spa-inspired steam rooms, crisp white his and hers change rooms and a sublime yoga studio which features hardwood flooring throughout.



# THE NATURE OF URBAN LIVING





# 18 acres of pure inspiration



ACTUAL VIEW OF CORKTOWN COMMON PARK FROM CANARY PARK

**The centrepiece of Canary District, Corktown Common park, is an 18-acre active and inviting greenspace that provides residents and visitors with a breath of fresh air in the city.**

This beautiful park extends to the banks of the Don River and offers inspiring experiences along the river's edge as well as spectacular views of downtown and Lake Ontario. A wide variety of activity areas, including a multi-functional Pavilion, offers exciting activities like community events, BBQ's and block parties. Focused on the principles of healthy living, Corktown Common park offers areas for dog runs, soccer, lacrosse and bird watching. The park connects with existing bike and pedestrian pathways in the Don Valley Trail system, and serves as a starting point for the extensive 1800 km trail network that serves southern Ontario from Oakville, to The Beach, to the Brickwork farmer's market..



Chirp Chirp Tweet Tweet

Did you know that Corktown Common park is the starting point of the over 1800 km province-wide trail system that extends across Southern Ontario?



HOME  
IS  
WHERE  
THE  
CANARY  
IS







welcome home

CANARY PARK SUITE



Chirp Chirp Tweet Tweet

Did you know that Canary Park's interior spaces are inspired by fresh natural materials and textures?

**Every element of Canary Park Condominiums is designed to accent its beautiful setting adjacent to a scenic park and vibrant promenade.**

Bright and spacious interiors sparkle with premium hardwood floors and expansive floor-to-ceiling windows overlooking the neighbourhood. Gourmet kitchens dazzle with quartz countertops and Euro style cabinetry. Gorgeous bathrooms come with custom vanities and brand name fixtures. Parkside living has never been more inspiring.





CANARY PARK BEDROOM



BATHROOM

Every suite offers the very best in innovative living, with an exceptionally high standard of craftsmanship and the latest contemporary styles, accents and finishes.

Private and intimate, the master bedroom is your luxurious retreat with a choice of walk-in closets or contemporary in-built wall closets. Gorgeous spa-inspired ensuites detailed with natural materials and soft mood lighting let you unwind and relax in total comfort.



# CANARY DISTRICT

## A FLIGHT BACK IN TIME



CITY OF TORONTO ARCHIVES, FONDS 1244, ITEM 371.

**1859**

**PALACE STREET SCHOOL**

Palace Street School was one of the earliest free schools in Toronto and is the only survivor of the early schools built by The Toronto Board of Education. It is one of the few surviving buildings in Toronto designed by Joseph Sheard, who eventually became Mayor. Palace Street was the original name for this portion of Front Street.



**1890**

**CHERRY STREET HOTEL**

By the 1890's, the building had become a turreted and gabled Victorian hotel: the Irvine House and then the Cherry Street Hotel. It had 40 neatly furnished sleeping rooms, a well equipped dining room and a well-stocked bar serving choice imported wines, liquors, ales, beer, porter, stout and cigars.



**1965**

**CANARY RESTAURANT**

The Canary Restaurant with its flashing neon sign and yellow Canary was a landmark and beacon for the neighbourhood. It served up cheap and greasy fare to truckers who lived in this area which was then an industrial hub of Toronto. It served its last meal in the summer of 2007.





# 2015 Canary District

Toronto's biggest urban village in the making, Canary District will be a visionary, sustainable, master-planned community with thousands of new homes, parks, transit routes, shopping, dining, culture and more.



**The iconic intersection of Front Street and Cherry Street is not just the doorway to the Canary District, but also a window to a storied past. Here, timeless history lives in harmony with 21st century infrastructure, a master-planned vision of past, present and future.**

On the northeast corner of Front and Cherry is the former headquarters of the Canadian National Railway Police, one of two preserved buildings in this location, now listed on the City of Toronto's Heritage Property Inventory. The other building, on the southeast corner, has a fascinating history. It's actually three buildings in one, the additions being made at different times for different purposes. It started out in 1859 as the Palace Street School, with its distinctive red door facing Cherry Street. In the 1890's, the Cherry Street Hotel was added to the north face of the building, and finally in the 1960's, the iconic Canary Restaurant, after which the Canary District is named, made its appearance at the corner. As part of the City's heritage program, the facades of these buildings will be preserved as a testimony to Toronto's colourful past.



Chirp Chirp Tweet Tweet

Did you know that Canary District is named after the iconic Canary Restaurant at the corner of Front and Cherry Street?





home to  
the world  
in 2015



Chirp Chirp Tweet Tweet

Did you know that Canary District will inherit the multimillion dollar infrastructure of the Pan/Parapan Am Games?



**In 2015, the Pan/Parapan Am Games will be held in Toronto. Coaches and delegates from more than 52 countries will compete in 48 sports at more than 40 venues spread across 17 municipalities of the Greater Golden Horseshoe Region.**

The Games aim to showcase a high level of performance and competition, excitement and sportsmanship, flavoured by the spirit of the Americas. The Games will celebrate and engage Toronto's multicultural population, inspire heightened participation in sports, energize local communities and generate sustainable, long-term investment in transit, education, health and urban development. As the primary venue of the Athletes' Village, Canary District will reap the rich legacy of the Games. The comprehensive sports and athletic facilities being created for the Games, including the brand new YMCA recreational complex, will be seamlessly integrated into the community, and enable the residents of Canary District to lead active lifestyles.





# Canary District Community





1,000 ft.  
Front  
Street  
Promenade



FRONT STREET PROMENADE

**The master plan for Canary District calls for a dramatic transformation of Front Street into a lively pedestrian promenade lined with boutiques, shops and retail stores.**

There will be clear sightlines all the way to the downtown core, with panoramic views of the Toronto skyline. A variety of retail stores, banks and services will provide a well-rounded commercial experience. Cafés and restaurants serving local and international cuisine prepared with fresh organic ingredients will promote the concept of eating and living well. Patios will spill out into active streets, adding to the vibrant street culture.

# excitement Front Street and centre



# building healthy communities

82,000  
sq. ft.  
new flagship  
YMCA



YMCA

**Scheduled to open in 2016 after the Pan/Parapan American Games wrap up, the brand new Cooper Koo YMCA will become the neighbourhood's prime social, athletic and community anchor.**

By expanding into Canary District, the YMCA continues to deliver on its commitment to building healthy communities. Built to LEED Gold standards, the state-of-the-art 82,000 square foot centre will feature youth and community spaces, a gym, swimming pool and fitness studios. The Centre will serve more than 8,000 people in a diverse neighbourhood whose population is projected to increase 13.5% by 2020.





# educating for the future



**With more than 150 certificate, diploma, degree and post-graduate programs, George Brown College is committed to giving students an education that teaches them the real-world skills that employers are looking for.**

As part of their commitment to continually improve the quality of student life, the College will be opening their first student Residence in the heart of Canary District, within easy reach of their downtown campuses. The new 8-storey Residence will be designed as a modern 500-bed, accessible facility meeting LEED Gold environmental standards. This milestone is part of George Brown's goal to ensure students receive a high-quality college experience inside and outside the classroom.



Chirp Chirp Tweet Tweet

Did you know that Canary District will become a vibrant hub for education, technology and sports?





minutes from everything

Canary District is surrounded by some of Toronto's greatest neighbourhoods - Distillery District, Leslieville, The Beach - and is just minutes to the downtown core. In fact, Canary District is about the same distance to Yonge Street as Spadina is! You can literally walk or bike to St. Lawrence Market, Queens Quay and Harbourfront. Canary District is well connected to streetcar stops on Cherry Street and King Street. Proximity to the DVP and Gardiner Expressway makes getting around quick, easy and convenient.





millions  
of dollars in  
new transit  
infrastructure



Chirp Chirp Tweet Tweet

Did you know that the planned TTC Relief Line will make the commute to the downtown core even shorter?

**With a comprehensive network of arterial roads, highways, subways, streetcar and bus routes, Canary District is at the centre of everything that's important to you and your family.**

From shopping to schools to parks, day care and the amenities of the downtown core, you are just steps from all the action. A new streetcar line along Cherry Street that connects with King Street will provide added transit choices for residents. The City's new \$200 million development strategy for the downtown east also calls for a new subway relief line to Union Station, which when completed, will offer tremendous benefits for the residents and visitors to Canary District.

# connected and convenient

**As the world's 7th most Intelligent Community, Canary District will be home to Canada's first open-access, ultra-high-speed broadband community network.**

Wired with the latest next-generation fibre-optic technology, the cutting-edge network will enable the development of smart buildings, smart healthcare and smart education, and support new applications that promote enhanced public safety and traffic management. Residents will receive unlimited Internet service with speeds up to 4 times faster than typical residential networks. Unlimited data and neighbourhood wi-fi is also included in the service.



7th most  
Intelligent  
Community  
in the world





# a star-studded international team

Great cities evolve organically from the talent and imagination of many diverse minds. Canary District is a culmination of the vision and ideas of a star-studded international team of world-renowned architects, interior designers and builders, all of whom share a deep commitment to city building and design excellence. Their inspiration finds unique expression in the urban planning, the sustainable designs, the vibrant promenades, the parks and greenspace, the modern suite layouts and the gorgeous amenities.

## KPMB ARCHITECTS

KPMB is one of Canada's leading architectural companies with over 150 awards of excellence and clients across Canada, the United States and Europe.

## ARCHITECTS ALLIANCE

architectsAlliance provides a full spectrum of services, applied to a scope of practice that ranges from academic and institutional buildings to large-scale mixed-use developments, condominiums and hotels.

## DAOUST LESTAGE INC.

### ARCHITECTURE DESIGN URBAIN

As a multidisciplinary firm concerned with design at every scale, Daoust Lestage Inc. strives to find connections between urban design, architecture, landscape, interior and industrial design.

## MUNGE LEUNG INTERIOR DESIGN

Munge Leung was established in 1997 by Alessandro Munge and Sai Leung with the desire to build a boutique studio to offer dynamic and inspiring design solutions to a variety of specialty areas.

## ELLIS DON LEDCOR PAAV INC.

Ellis Don and Ledcor, two construction majors have joined hands to form Ellis Don Ledcor PAAV Inc., the company responsible for the construction of Canary District.

## PAGE + STEELE ARCHITECTS

Founded in 1926, Page + Steele has established an award winning tradition of excellence and professionalism. The firm recently became a subsidiary of the international IBI Group.

## MACLENNAN JAUNKALNS MILLER

### ARCHITECTS (MJMA)

MJMA is one of Canada's leading specialists in the design of sport and recreation architecture. A Toronto-based practice with projects across the country, MJMA is a group of passionate designers.

## THE DESIGN AGENCY

Led by Anwar Mekhayech, Allen Chan and Matt Davis, The Design Agency is a dynamic Toronto-based design studio that strives to improve our living environment through innovative, thought-provoking design.





THE DISTILLERY DISTRICT  
CONDOMINIUMS



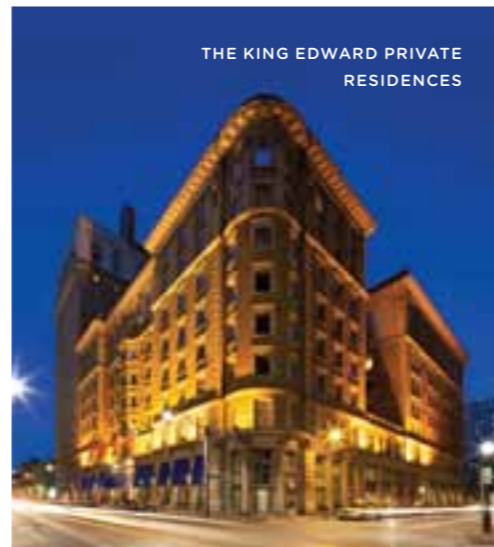
RESIDENCES OF MAPLE  
LEAF SQUARE



PANTAGES  
CONDOMINIUMS



THE KING EDWARD PRIVATE  
RESIDENCES



# a visionary partnership

**Two of Toronto's most renowned developers have joined forces to bring Canary District's vision to life.**

## DREAM

Dream is the new name of Dundee Realty Corporation, one of Canada's leading real estate companies. Over the last 30 years, Dundee has built a name synonymous with uncompromising quality and service as neighbourhood developers and home and condominium builders. Now as Dream, the company's values remain the same. But with the new name comes a new clarity and statement of purpose: to build better communities to live in and work in. In Toronto, Dream has successfully developed numerous residential projects including Pure Spirit, Clear Spirit, and Gooderham Condominiums in the Distillery Historic District, The King Edward Private Residences, as well as the Opus Tower and the highly-sought after Pantages Tower. This is Dream.

## KILMER VAN NOSTRAND CO. LTD

Kilmer has been a leader and innovator in public private partnerships. Along with its deep experience and relationships in this arena, the company brings an entrepreneurial and solutions driven approach to project delivery. As the private investment holding company of Canadian business leader and philanthropist, Larry Tanenbaum O.C., the firm has a long-term horizon of vision for its investments. Kilmer seeks to be involved in projects that improve the fabric of Canada and the communities in which its infrastructure and real estate divisions Kilmer Developments and Kilmer Brownfield operate. Through Kilmer Group's investment in Maple Leaf Sports and Entertainment, the company has been a part of developing the Air Canada Centre and the related adjacent real estate, and partnering with the City of Toronto on the operation of BMO Field and the Ricoh Coliseum.



KILMER VAN NOSTRAND CO. LIMITED



# FEATURES AND FINISHES

## INSPIRED INTERIOR FINISHES

High quality solid core entry door with designer hardware and security viewer

Lofty nine-foot high ceilings in principal rooms (where applicable)

White stippled ceiling finish to all areas, except the kitchen, laundry, closets and bathrooms, which feature smooth finished ceilings with white paint finish

Contemporary style doors with designer series hardware

Four-inch, paint finish, contemporary styled wood baseboards with matching door trim

High quality engineered hardwood flooring in den, living room, dining room, bedrooms, and halls as per builder's sample

Stylish closet doors with designer series hardware

Interior walls painted with off white quality latex paint

Custom designed suite entrance foyer with wall sconce

White stacked front loading washer/dryer

White decorative series switches and receptacles

Capped ceiling outlet in dining room

## GORGEOUS GOURMET KITCHEN FINISHES

Your choice of quality engineered hardwood as per builder's sample

Choice quartz countertop with tile backsplash as per builder's sample

Custom-designed modern European style kitchen cabinetry

Under mounted single stainless steel sink with pull out single lever faucet

24" European style appliances with slide in range, stainless steel hood fan, stainless steel microwave and fully integrated refrigerator and dishwasher with paneled doors to match kitchen cabinetry

Custom-designed island/table combination with choice quartz countertop (where applicable, as per plan)

Designer overhead track lighting

## SPECTACULAR BATHROOM FINISHES

Choice porcelain flooring as per builder's sample

Gorgeous custom designed vanity with quartz vanity top and European style cabinets, undermount sink and single faucet as per builder's sample

Full width vanity mirror custom designed with medicine cabinet (where applicable)

Luxurious deep soaker tub or shower with frameless clear glass fixed panel (where applicable, as per plan)

Elegant brand-name chrome faucets

Wall-mounted lighting and pot light in bathrooms

Pot light in shower with frameless clear glass fixed panel (where applicable, as per plan)

LEED® certified white porcelain plumbing fixtures

Glass tile or ceramic full height wall tiles in tub/shower enclosure

## NEXT-GENERATION INTELLIGENT COMMUNITY NETWORK CONNECTION

Fibre optic cabling to each suite

In suite Cat 5e wiring in designated areas for unlimited capacity ultra-high speed internet signal, as well as to facilitate IP telephony and television service (service not included)

Fully wired for WiFi in designated common area locations within the Building and free WiFi throughout the Master Plan Community

## HEATING AND AIR CONDITIONING

Individual climate control of central heating and air-conditioning year round

**Notes:** Engineered hardwood flooring, where applicable, is subject to natural variations in colour and grain. Ceramic, glass, and porcelain tile are subject to pattern, shade and colour variations. Pursuant to the Agreement and upon request by the Vendor, the Purchaser shall make colour and material choices from the Vendor's standard selections, by the date designated by the Vendor (of which the Purchaser shall be given at least 5 days prior notice) to properly complete the Vendor's colour and material selection form. If the Purchaser fails to do so within such time period, the Vendor may exercise all of the Purchaser's rights to colour and material selections hereunder and such selections shall be binding upon the Purchaser. No changes whatsoever shall be permitted in colours and materials so selected by the Vendor, except that the Vendor shall have the right at any time and without prior notice to the Purchaser to substitute other materials and items for those provided in this Schedule provided that such materials and items are of equal quality to or better than the materials and items set out herein. The Purchaser acknowledges that there shall be no reduction in the price or credit for any standard features listed herein which are omitted at the Purchaser's request. References to model types or model numbers refer to current manufacturer's models. If these types or models change, the Vendor shall provide an equivalent model. All dimensions, if any, are approximate. All specifications and materials are subject to change without notice. Pursuant to the Agreement, this Schedule or amendment or change order, the Purchaser may have requested the Vendor to construct an additional feature within the Unit which is in the nature of an optional extra. If, as a result of building, construction or site conditions within the Unit or the building, the Vendor is not able to construct such extra, the Vendor may, by written notice to the Purchaser, terminate the Vendor's obligation to construct the extra. In such event, the Vendor shall refund the Purchaser the monies, if any, paid by the Purchaser to the Vendor in respect of such extra, without interest, and in all other respects this Agreement shall continue in full force and effect, with time of the essence. Flooring and specific features will depend on the Vendor's package as selected. E. & O. E



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Imagine a visionary new city within a city, beside a beautiful park,  
nestled by a meandering river, imbued in timeless history, enriched  
with public art, inspired by vibrant culture, designed for healthy  
living and celebrated throughout the world. Welcome to the greatest  
urban village in Toronto's history. **WELCOME TO CANARY DISTRICT.**

