



Daniels  
**WATERFRONT**  
CITY OF THE ARTS



# DANIELS IS CHANGING THE WATERFRONT FOREVER

Daniels  
**WATERFRONT**  
CITY OF THE ARTS



The Daniels Corporation has been at the cutting edge of city building for over three decades, with such award-winning, master-planned communities as the Regent Park Revitalization in Toronto's Downtown East, TIFF Bell Lightbox, Festival Tower and Cinema Tower in the Entertainment District, NY Towers in Toronto, and Mississauga's City Centre and Daniels Erin Mills. When the opportunity to create a visionary, new community at the water came along, the pioneering spirit of our founder - **John H. Daniels** - inspired us to think on a grand, urban scale: a gateway to the burgeoning East Bayfront, a starting point to the best of downtown Toronto, a crossroads connecting city to the water and past to the future.

# WELCOME TO DANIELS WATERFRONT - CITY OF THE ARTS

A live-work-play-learn-create community that will change Toronto's waterfront forever, with an outstanding collection of residential, office, retail and cultural components that will bring new life and vibrancy to this iconic, waterfront location. Inspired by creativity and energized by the dynamism of its location, **Daniels Waterfront - City of the Arts** will be home to Toronto's newest hub of creative, digital media, arts and innovation industries. With the allure of dozens of nearby parks, picturesque trails, trendy shops and cultural venues, coupled with downtown's most visited hotspots, **Daniels Waterfront - City of the Arts** will undoubtedly be a desirable destination for residents, workers, and retailers of distinction.

# SUGAR BEACH

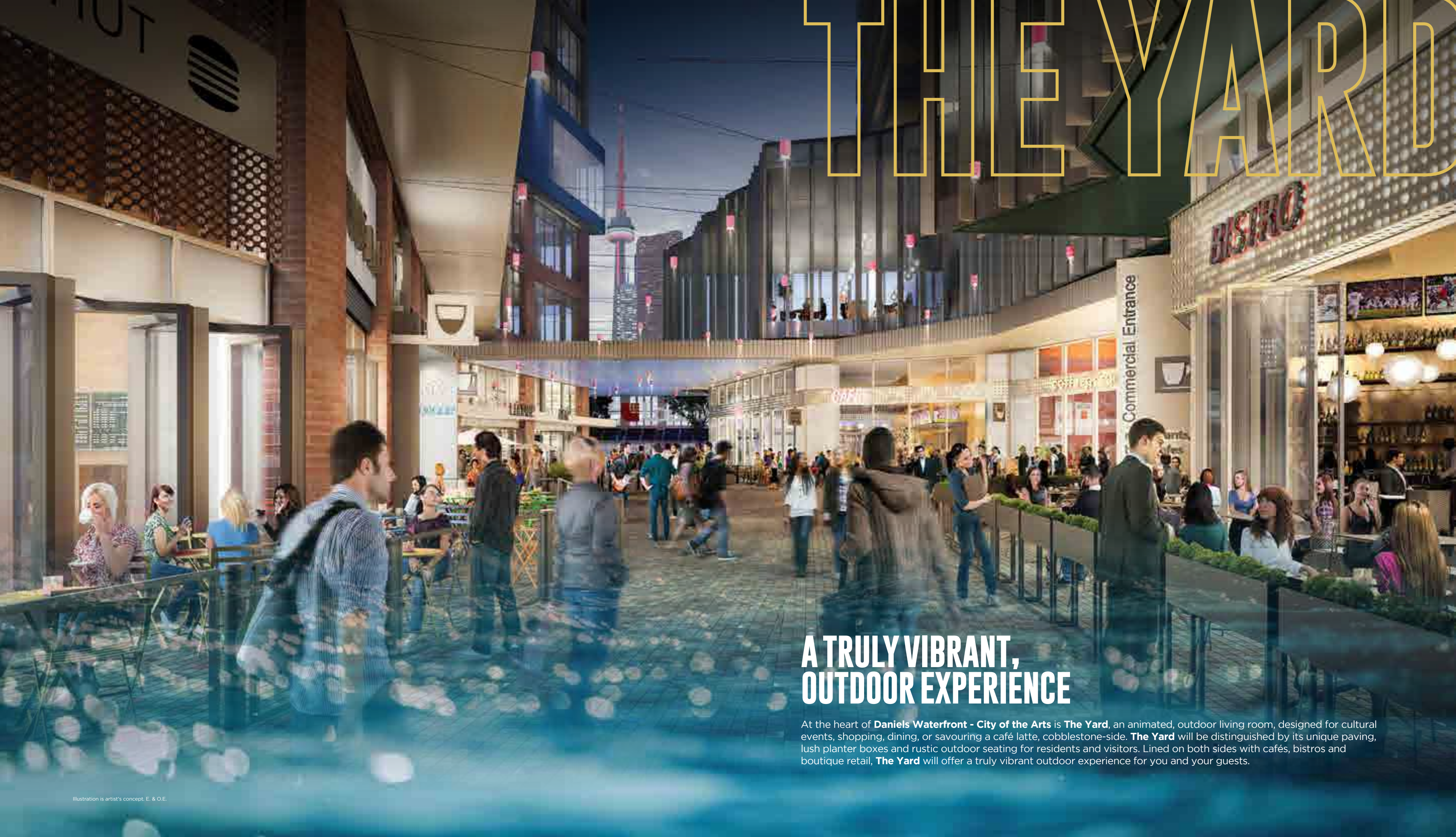
Canada's Sugar Beach - with its iconic pink umbrellas, golden sands and brilliant blue water of Lake Ontario - draws thousands of Torontonians and visitors from across the globe every year.

# SUGAR BEACH NORTH

AS PART OF DANIELS WATERFRONT - CITY OF THE ARTS, SUGAR BEACH'S LANDSCAPE ARCHITECT - CLAUDE CORMIER + ASSOCIATES - WILL BE CREATING SUGAR BEACH NORTH, A CHARMING, TREE-LINED, PUBLIC AMENITY FOR OUTDOOR GATHERINGS, MUSIC, DANCE, AND CELEBRATION.



# THE YARD



## A TRULY VIBRANT, OUTDOOR EXPERIENCE

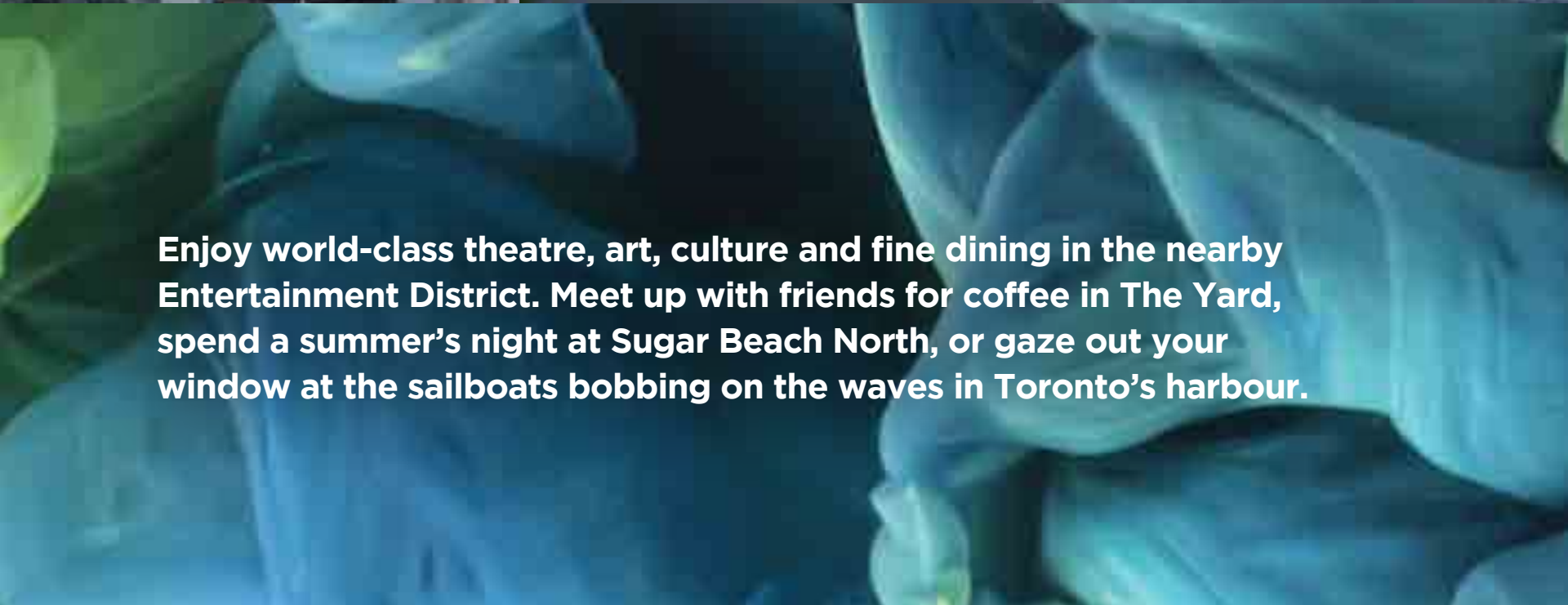
At the heart of **Daniels Waterfront - City of the Arts** is **The Yard**, an animated, outdoor living room, designed for cultural events, shopping, dining, or savouring a café latte, cobblestone-side. **The Yard** will be distinguished by its unique paving, lush planter boxes and rustic outdoor seating for residents and visitors. Lined on both sides with cafés, bistros and boutique retail, **The Yard** will offer a truly vibrant outdoor experience for you and your guests.



# A WORLD-CLASS WATERFRONT DESTINATION

GET IN AT THE BEGINNING AND REAP THE BENEFITS OF THIS EXCITING WATERFRONT REVITALIZATION THAT'S GOING TO CHANGE THE LIVES OF EVERYONE WHO WILL BE LIVING HERE.

Look forward to an extraordinary, arts-inspired, waterfront lifestyle that is rich in amenities and conveniences. Be inspired by the best things in life...at **Daniels Waterfront - City of the Arts**. Get acquainted with your closest neighbours, such as Sugar Beach, Sherbourne Common, or the Water's Edge Promenade. Hop on the TTC right outside your front door, or walk or cycle to Union Station, Billy Bishop Airport, the Distillery and Financial Districts, St. Lawrence Market, or the Jack Layton Ferry Terminal.



Enjoy world-class theatre, art, culture and fine dining in the nearby Entertainment District. Meet up with friends for coffee in The Yard, spend a summer's night at Sugar Beach North, or gaze out your window at the sailboats bobbing on the waves in Toronto's harbour.



PHOTO: COURTESY OF WATERFRONT TORONTO





# ALL ROADS LEAD TO DANIELS WATERFRONT - CITY OF THE ARTS

GETTING AROUND HAS NEVER BEEN EASIER OR MORE ENJOYABLE. DANIELS WATERFRONT - CITY OF THE ARTS IS JUST STEPS FROM THE LAKE, RETAIL, GROCERS, SCHOOLS, PUBLIC SERVICES, BIKE SHARES, TRANSIT & ENTERTAINMENT.

Walk to No.6 Bay Street bus, No. 75 Sherbourne bus, No. 72 Pape bus, and No. 65 Parliament bus routes, Union Station, TTC subway, and GO trains. Daniels Waterfront - City of the Arts provides all the access you need to major roads such as the Gardiner Expressway and DVP, to make travelling to and from Daniels Waterfront - City of the Arts as quick and easy as possible.



# GET YOUR BEARINGS



Bike on the Don Valley conservation trail, Queens Quay East and West, and Martin Goodman Trail to such great destinations as Harbourfront Centre, Toronto Island, Kew Beach, Cherry Beach, Toronto Music Garden, Exhibition Place, and Sunnyside Beach.



WALK SCORE  
93

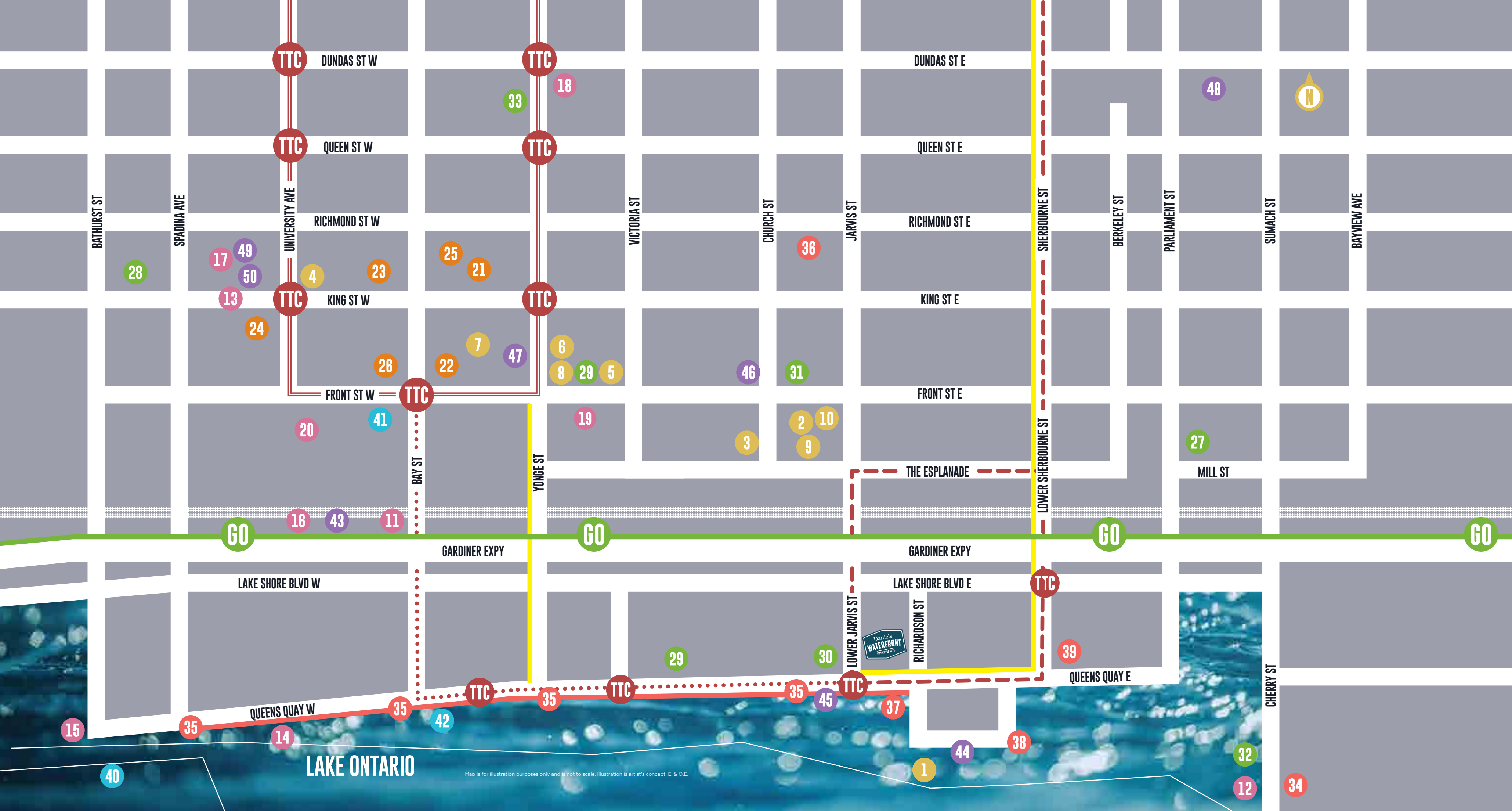


TRANSIT SCORE  
96



BIKE SCORE  
90

Scores noted are approximate. E. & O.E.



## FOOD/DINING

- 1 AGAINST THE GRAIN
- 2 BALZAC'S COFFEE
- 3 BIER MARKT
- 4 EARLS KITCHEN & BAR
- 5 FRAN'S RESTAURANT
- 6 HOUSTON AVENUE BAR & GRILL
- 7 MARCHÉ
- 8 OLIVER & BONACINI CAFÉ GRILL
- 9 ST. LAWRENCE MARKET
- 10 STARBUCKS

## ARTS/ENTERTAINMENT

- 11 AIR CANADA CENTRE
- 12 CABANA POOL BAR
- 13 ENTERTAINMENT DISTRICT
- 14 HARBOURFRONT CENTRE
- 15 MOLSON CANADIAN AMPHITHEATRE
- 16 ROGERS CENTRE
- 17 TIFF BELL LIGHTBOX
- 18 YONGE-DUNDAS SQUARE
- 19 SONY CENTRE FOR THE PERFORMING ARTS
- 20 RIPLEY'S AQUARIUM OF CANADA

## FINANCIAL DISTRICT

- 21 BAY ADELAIDE CENTRE
- 22 BROOKFIELD PLACE
- 23 FIRST CANADIAN PLACE
- 24 RBC CENTRE
- 25 SCOTIA PLAZA
- 26 TD CENTRE

## SHOPPING

- 27 DISTILLERY DISTRICT
- 28 FASHION DISTRICT
- 29 LCBO
- 30 LOBLAWS
- 31 METRO
- 32 T&T
- 33 TORONTO EATON CENTRE

## PARKS/RECREATION

- 34 CHERRY BEACH
- 35 MARTIN GOODMAN TRAIL
- 36 ST. JAMES PARK
- 37 SUGAR BEACH
- 38 WATER'S EDGE PROMENADE
- 39 SHERBOURNE COMMON

## TRAVEL

- 40 BILLY BISHOP AIRPORT
- 41 UNION STATION
- 42 JACK LAYTON FERRY TERMINAL

## LANDMARKS

- 43 CN TOWER
- 44 CORUS ENTERTAINMENT & GEORGE BROWN COLLEGE
- 45 REDPATH SUGAR
- 46 GOODERHAM BUILDING
- 47 HOCKEY HALL OF FAME
- 48 DANIELS SPECTRUM-REGENT PARK
- 49 CINEMA TOWER
- 50 FESTIVAL TOWER

GO TRAIN    TTC SUBWAY    BIKE LANE    BUS ROUTE 75    BUS ROUTE 6

Map is for illustration purposes only and is not to scale. Illustration is artist's concept. E. & O.E.

WELCOME  
TO YOUR  
BACKDROP



# AN ICONIC ADDRESS COMES TO LIGHT



LOWER JARVIS STREET

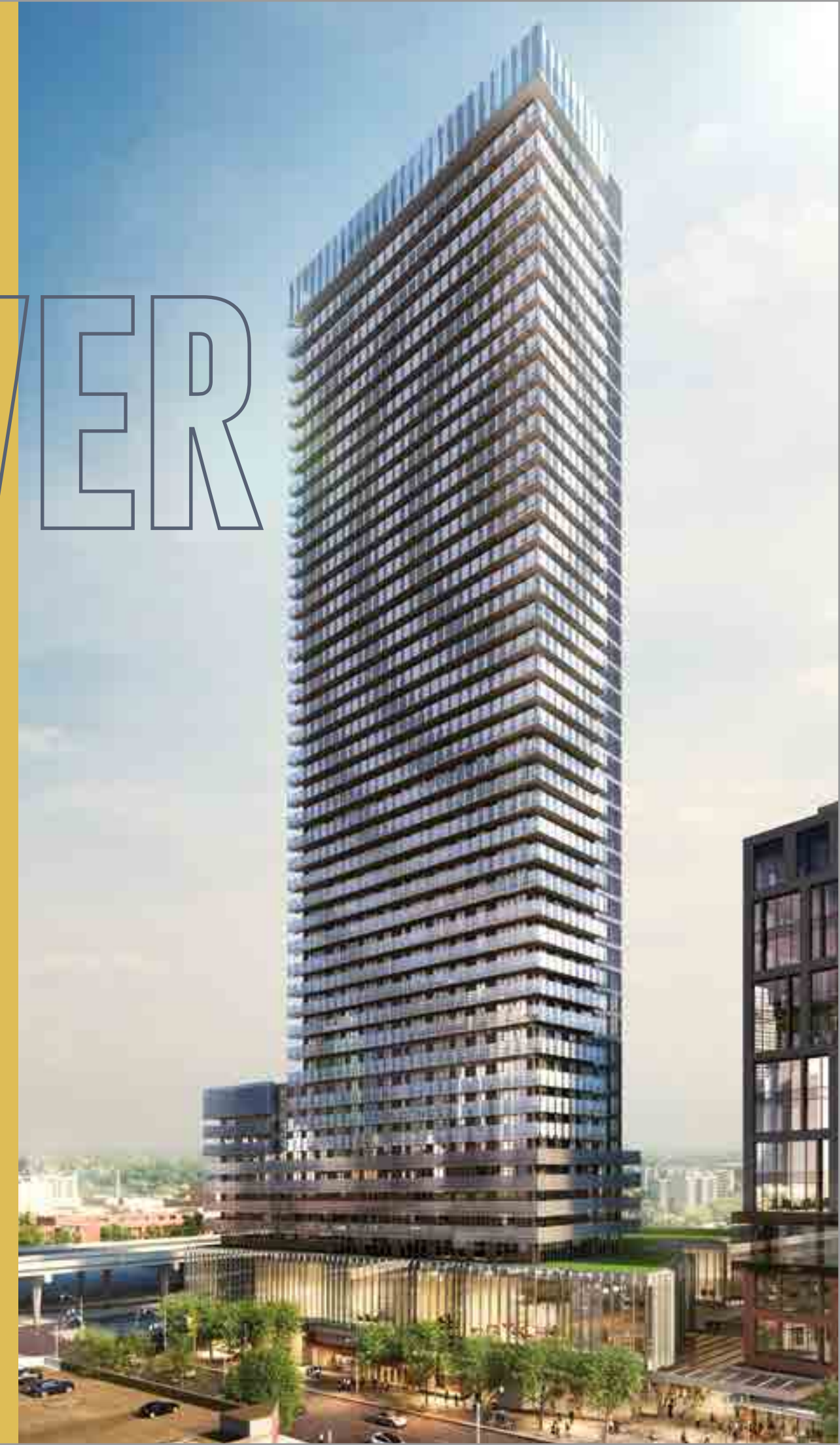
**DANIELS PRESENTS**

# LIGHTHOUSE TOWER

**AT DANIELS WATERFRONT –  
CITY OF THE ARTS**

SHOWCASING A CAREFUL SELECTION OF MATERIALS TO BEST EXPRESS A NEW SYNERGY BETWEEN PUBLIC AND PRIVATE SPACES, THE SOARING 45-STORY Lighthouse Tower will rise atop a two-storey podium, animated at street level by the vibrant yard.

Noted architects Giannone Petricone Associates designed Lighthouse Tower's exterior to feature wide expanses of masonry and glass, reminiscent of the early 20th century heritage that defined Toronto's waterfront of the past. Sweeping horizontal bands of glass are a nod to the speed of the adjacent expressways, symbolizing a city in perpetual dynamic motion. A whimsical, dot-screen frit dresses the glass guards of outer balconies to define a ripple effect pattern on the west façade of the Tower. The overall effect is one of artistic inspiration drawn from its iconic waterside location, a continuous conversation between the waves, the tower and the city.





# A NEW VISION AT THE WATER

## LIGHTHOUSE TOWER CONDOMINIUM RESIDENCES

- 1 RESIDENTIAL LOBBY ENTRANCE
- 2 11TH FLOOR TERRACE
- 3 3RD FLOOR TERRACE
- 4 3RD FLOOR GARDENING PLOTS
- 5 RESIDENTIAL PARKING ENTRANCE

## COMMUNITY AMENITIES

- 6 THE YARD
- 7 SUGAR BEACH NORTH

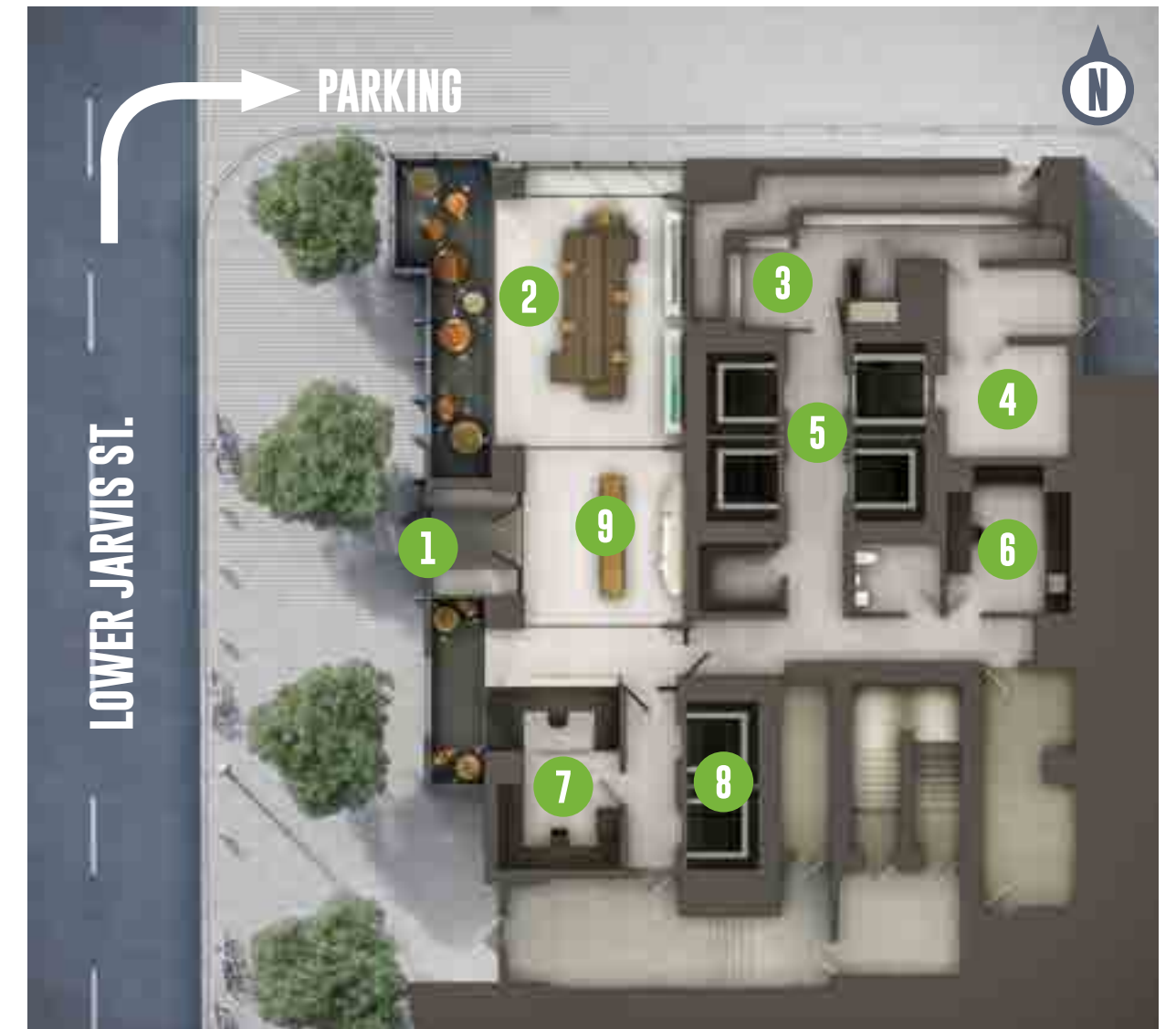
## 130 QQE OFFICE CONDOMINIUMS

- 8 WEST TOWER
- 9 EAST TOWER
- 10 COMMERCIAL PARKING ENTRANCE
- 11 9TH FLOOR TERRACE
- 12 OFFICE LOBBY ENTRANCE



Landscape design concept is for illustration purposes only and is subject to change without notice due to municipal and other regulatory approvals. Illustration is artist's concept. E. & O.E.

# CULTURE, ART, & DESIGN IN THE MOST SPECTACULAR SETTING



- |                         |                                     |                            |
|-------------------------|-------------------------------------|----------------------------|
| <b>1 LOBBY ENTRANCE</b> | <b>5 ELEVATORS</b>                  | <b>7 CONCIERGE</b>         |
| <b>2 ART LOUNGE</b>     | <b>6 PROPERTY MANAGEMENT OFFICE</b> | <b>8 PARKING ELEVATORS</b> |
| <b>3 MAIL ROOM</b>      |                                     | <b>9 SCULPTURE LOUNGE</b>  |
| <b>4 MOVE-IN ROOM</b>   |                                     |                            |

THE GRAND ENTRANCE LOBBY IS HOUSED IN THE MAJESTIC, TWO-STOREY PODIUM AND WILL BE THE STUNNING FIRST IMPRESSION FOR YOU AND YOUR GUESTS.

Designed by the award-winning interior design firm of Ceconi Simone, the lobby is a vision in white, a modern interpretation of industrial chic and urban eclectic with sweeping expanses of glass and natural materials. Commissioned art installations transform this private lobby into an exclusive gallery-like atmosphere. A 24-hour Concierge and a Resident Service Director will provide on-site customer service.



# WELCOME TO THE LAKESIDE CLUB



**THE  
LAKESIDE  
CLUB**

**ELEVATE YOUR LIFESTYLE,  
INSPIRE YOUR SENSES...**

... with over 25,000 square feet of indoor and outdoor club-style amenities. Enjoy life's precious moments in the company of friends and family, spend quality time on the spectacular outdoor terrace overlooking the water and the dynamic city, stay fit and healthy, or indulge your green thumb - there's so much to love about the Lakeside Club.





**INDOOR AMENITIES**

- 1 JAM STUDIO
- 2 ARTS & CRAFTS STUDIO
- 3 GARDEN PREP STUDIO
- 4 KITCHEN LIBRARY
- 5 FITNESS CENTRE/FITNESS COORDINATOR
- 6 YOGA/PILATES STUDIO
- 7 SCREENING STUDIO
- 8 WOMEN'S CHANGEROOM
- 9 MEN'S CHANGEROOM
- 10 CO-ED STEAM ROOM
- 11 TREATMENT ROOM

**OUTDOOR AMENITIES**

- 12 TENNIS/BASKETBALL COURT
- 13 STRETCHING AREA
- 14 BOCCE COURT
- 15 COMMUNITY GARDEN

# LOWER DECK ON 3

On the third floor, you'll find indoor and outdoor areas, each with its own collection of unique amenities. Go outdoors and indulge your athletic side on the full-size, tennis and basketball court, or enjoy a game of bocce, and exercise your green thumb in the Community Garden. Head indoors to push your workout up a notch in the state-of-the-art fitness centre, or harmonize your internal energies in the yoga studio. Feeling creative? Give into your musical muse in the Jam Studio, or let out your inner artist and explore your creative side in the Arts & Crafts Studio. Culinary enthusiasts and aspiring master chefs can revel in the Kitchen Library, where you'll find shared appliances, food and nutrition-based seminars, and hands-on training.

Illustrations are artist's concept. E. & O.E.

THE  
LAKESIDE  
CLUB

LOWER  
DECK  
ON 3

# arts & crafts studio

THE ARTS & CRAFTS STUDIO IS THE IDEAL CANVAS FOR EXPRESSING YOUR CREATIVE SIDE. WORKSHOPS, SEMINARS, ART AND SCULPTURE EXHIBITS - PROGRAMMED BY ARTSCAPE - ARE JUST SOME OF THE INITIATIVES THAT YOU'LL FIND HERE.



THE  
LAKESIDE  
CLUB  
LOWER DECK ON 3

# jam studio

THE JAM STUDIO IS FOR ESTABLISHED AS WELL AS ASPIRING MUSICIANS, PERFORMERS AND LEARNERS. IT WILL BE EQUIPPED WITH ALL THE GEAR TO CREATE, LEARN AND ENJOY MUSIC.

THE  
LAKESIDE  
CLUB  
LOWER DECK ON 3

**THE  
LAKESIDE  
CLUB**  
LOWER DECK ON 3

# KITCHEN LIBRARY

GIVE IN TO YOUR CULINARY PASSION IN THE INNOVATIVE KITCHEN LIBRARY, A REMARKABLE NEW AMENITY WHERE YOU CAN TAKE ADVANTAGE OF COOKING SEMINARS, TRAINING AND SHARED APPLIANCES.

Illustration is artist's concept. E. & O.E.

# UPPER DECK ON 11

THE  
LAKESIDE  
CLUB

THE ELEVENTH FLOOR AMENITY AREA IS AN INDOOR AND OUTDOOR OASIS, FROM SUNRISE TO SUNSET.

Enjoy a moment of pure bliss in the Fireside Lounge, host your next celebration in the beautifully appointed Party Room, or challenge your friends to a game of billiards in the Sports & Billiards Lounge. Feel like entertaining outdoors? The spectacular Cocktail Pool and Sun Deck is the perfect place to spend quality time with friends and family and enjoy the expansive views of the water and the city skyline.

ACTUAL VIEW FROM THE COCKTAIL POOL  
ON UPPER DECK ON 11



# UPPER DECK ON 11

## INDOOR AMENITIES

- 1 SPORTS AND BILLIARDS LOUNGE
- 2 THREE CABANA SUITES
- 3 PARTY ROOM AND CATERING KITCHEN
- 4 FIRESIDE LOUNGE

## OUTDOOR AMENITIES

- 5 POOL BAR
- 6 BBQ AREA
- 7 COCKTAIL POOL
- 8 SOCIAL LOUNGE



a  
new  
point  
of  
view

**THE  
LAKESIDE  
CLUB**  
UPPER DECK ON 11

**THE  
LAKESIDE  
CLUB**

**UPPER DECK ON 11**

# CABANA SUITES

STOCK YOUR DRINKS IN THE  
BAR FRIDGE AND CHILL OUT...  
POOLSIDE, IN THESE INDULGENT  
ESCAPES, COMPLETE WITH PLENTY  
OF COMFORTABLE SEATING AND  
PRIVATE CHANGE ROOMS.

# SPORTS & BILLIARDS LOUNGE

HEAD INDOORS TO WATCH THE BIG GAME OR SHOOT SOME POOL IN THE SPORTS AND BILLIARDS LOUNGE.

THE  
LAKESIDE  
CLUB  
UPPER DECK ON 11



# A VISION ON THE WATERFRONT

ACTUAL SOUTH-EAST VIEW  
FROM THE 35TH FLOOR.

# INSPIRED URBAN LIVING ON THE WATERFRONT



Contemporary kitchens, designed by Cecconi Simone, quartz counter tops, Miele kitchen appliances, sumptuous ensuites and smart layouts provide all the space and embellishments for an exclusive and luxurious waterfront lifestyle.



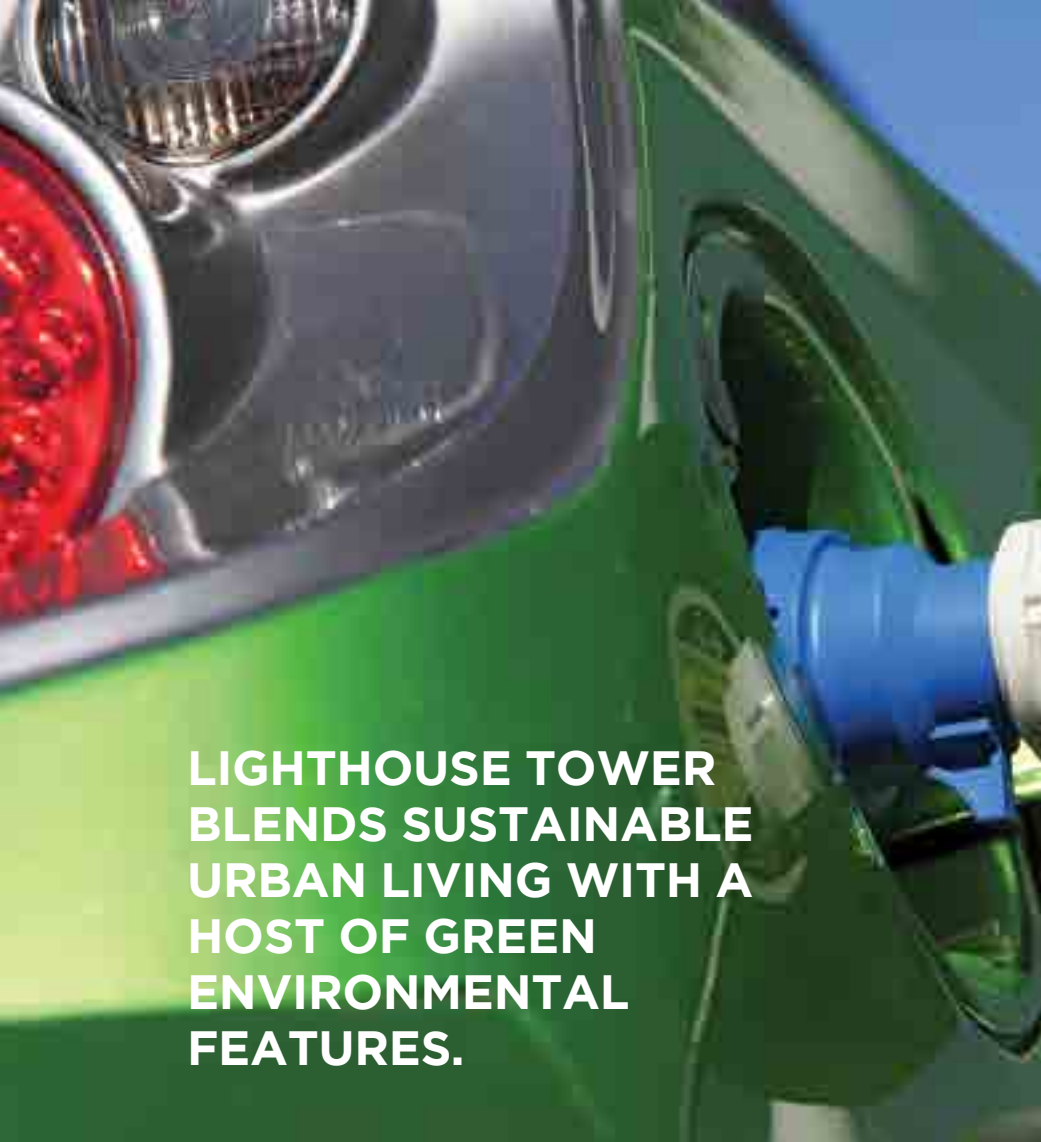
# URBAN LIVING REIMAGINED

THE DANIELS CORPORATION HAS BEEN A TRAILBLAZER IN ACTIVELY INCORPORATING URBAN AGRICULTURE OPPORTUNITIES INTO OUR NEW HOME COMMUNITIES ACROSS THE GREATER TORONTO AREA.

PROVIDING EVERYTHING FROM GARDENING PLOTS AND EDIBLE LANDSCAPING TO CONTAINER GARDENING AND EVEN FARMERS' MARKETS - URBAN AGRICULTURE IS A WONDERFUL WAY FOR RESIDENTS TO COME TOGETHER, ESTABLISH A DEEPER SENSE OF COMMUNITY AND CONNECT TO THE EARTH IN AN INTERACTIVE WAY.

Lighthouse Tower showcases our commitment to an environmentally sustainable and healthy lifestyle with an array of community gardening plots located on the 3rd floor terrace adjacent to the Garden Prep Studio and Kitchen Library. To help you exercise your "green thumb" and refine your gardening techniques, we provide workshops and seminars in collaboration with organic Ontario farmers, to ensure you maximize the opportunity to grow herbs, flowers, vegetables and spices. At Lighthouse Tower, Daniels is making urban living fresh, healthy, and delicious!





**LIGHTHOUSE TOWER  
BLENDS SUSTAINABLE  
URBAN LIVING WITH A  
HOST OF GREEN  
ENVIRONMENTAL  
FEATURES.**



## **ENVIRONMENTALLY- FRIENDLY COMMUTING**

- Electric Charging Stations ready for your environmentally-friendly cars
- Designated bicycle storage areas
- Two TTC Bus Rapid Transit (BRT) routes to get you to your destination quickly

## **CONSERVING NATURAL RESOURCES**

- Rainwater harvesting for better use of our water resources
- Low flow plumbing fixtures and dual flush toilets to reduce consumption

## **SIGNIFICANT ENERGY SAVINGS**

- Energy Star® appliances use significantly less energy and last longer
- Low energy, high efficiency lighting in all common areas
- Double paned Low E glass windows save on winter heating and summer cooling
- Building Automation System uses a cutting edge network of sensors to operate the main building system only when needed

## **COMFORTABLE HEALTHY LIVING**

- Low Volatile Organic Compound materials will be used throughout the suites and common areas to create a healthier living environment
- Insulated envelope reducing the heating and cooling load of the building
- In-suite ERV (energy recovery ventilators) units
- Innovative amenities such as the Garden Prep Studio and Community Garden in support of urban agriculture

# THE DANIELS CORPORATION 33 YEARS & BUILDING STRONG

## THE DANIELS CORPORATION BUILDS WITH A PASSION FOR CREATING VIBRANT COMMUNITIES IN EVERY SENSE OF THE WORD.

Daniels looks beyond the bricks and mortar, including social, cultural and economic infrastructures that will create a unique sense of place. This commitment has been an integral part of Daniels' corporate philosophy for over 33 years. Daniels has built more than 25,000 award winning homes and apartments, master-planned mixed-use communities, and commercial and retail spaces, and has earned its standing as one of Canada's largest and pre-eminent builders/developers. Company founder John H. Daniels is a towering figure of the North American real estate industry. In a career that has spanned over 50 years, the former Chairman and CEO of Cadillac Fairview Development Corporation has left an indelible mark on the quality of the places in which people live, work, play, create and shop.

## OUR APPROACH

Led by company President Mitchell Cohen and a creative team of visionary professionals, The Daniels Corporation's integration of residential and commercial divisions results in a stable turnkey operation, which earns the company a high level of industry and public trust. Daniels plans, designs, develops, builds, and manages all residential and commercial properties in-house, enabling the ultimate in quality control and streamlined service. In essence, Daniels is an all-inclusive service provider - a company dedicated to seeing each project through to construction completion and beyond.



Toronto Eaton Centre



TIFF Bell Lightbox, Toronto

# INNOVATION IN MASTER-PLANNING

Daniels transforms underutilized land into sought-after master-planned communities that include residential, name-brand retail and commercial opportunities. Daniels' land-use planning is based on the principle of integration into the existing urban fabric, creating neighbourhoods that fit seamlessly into their surroundings, providing a broad customer base for homebuyers, retailers and commercial businesses. For example, Daniels is partnering with Toronto Community Housing to revitalize the 69-acre Regent Park in Toronto's Downtown East, which is being looked at around the world as the gold standard by which challenged urban neighbourhoods can be re-imagined as healthy, sustainable communities. Daniels also partnered with renowned filmmaker Ivan Reitman to build TIFF Bell Lightbox, an international destination for the world of film. In addition to the iconic home of the Toronto International Film Festival, this mixed-use development includes restaurants, ground floor retail, a commercial parking garage and the 44-storey Festival Tower Residence. Daniels has also created iconic neighbourhoods throughout the GTA, providing residential, retail and commercial services within their NY Towers and HighPark Condominium communities in Toronto, Daniels' City Centre West and Daniels Erin Mills in Mississauga.



Festival Tower, Toronto



Cinema Tower, Toronto



The Burkebrook Town Manors at Kilgour Estate, Toronto

# BUILDING FOR EVERYONE

Dedicated to upholding a "people-first" philosophy, Daniels has long been a champion of affordable rental and ownership housing, and has built 3,600 affordable rental-housing units under several government programs. Daniels was the first developer to offer purpose-built rental housing in the Greater Toronto Area in 25 years through its Gateway Rental portfolio. In partnership with SunLife Financial, Daniels is currently building a market rental building as part of its Daniels Erin Mills community in Mississauga. Daniels FirstHome™ Communities across the GTA provide quality-built residences priced within the reach of first-time buyers, and at selected communities, Daniels is building seniors housing with Amica Mature Lifestyles Inc. On the commercial end of the spectrum, Daniels creates outstanding business opportunities for national brand companies as well as grassroots not-for-profit organizations. Over the past 33 years Daniels has embraced financial and hands-on generosity toward a number of charities and non-profit organizations, including Second Harvest, Eva's Initiatives, Habitat for Humanity, and Covenant House Toronto.

# WEAVING ARTS AND CULTURE INTO THE COMMUNITY FABRIC

Daniels has consistently demonstrated the value of embedding arts and culture into the fabric of new communities. In Regent Park, Daniels partnered with Artscape, Toronto Community Housing and members of the local community to create Daniels Spectrum - a 60,000 square-foot cultural hub. Setting Daniels apart even further, the company has established an art procurement program that identifies and purchases art from local and emerging artists for residential and commercial lobbies and amenity spaces, thus contributing enormously to the area's economic development.

## SUSTAINABILITY

Long before "green" became an industry buzzword; The Daniels Corporation took a proactive approach to protecting the environment through innovation in its construction techniques. Daniels continues to build for efficiency and environmental sustainability through standards beyond Ontario Building Code, and in some cases, to LEED Gold certification. Within the Canadian building industry, Daniels is also leading the urban food revolution through trailblazing urban agriculture initiatives that incorporate farmers' markets and urban allotment gardens into its residential communities.

Daniels  
love where you live™

Illustrations are artist's concept. E. & O.E.



NY Towers Community, Toronto




HighPark Condominiums, Toronto



Daniels Spectrum, Toronto's Regent Park



Understanding that quality of life is created by much more than physical buildings, Daniels goes above and beyond to integrate building excellence with opportunities for social, cultural and economic well-being. In so doing, value is created for everyone.



**LOVE WHERE  
YOU LIVE, WORK,  
PLAY, LEARN &  
CREATE...  
WITH DANIELS**

Daniels  

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love where you live™

# FEATURES & FINISHES

## PENTHOUSE & GALLERY SUITES



### SPECTACULAR BUILDING FEATURES

- Lighthouse Tower is the FIRST condominium residence coming to light on the waterfront, rising 45 storeys high.
- Penthouse Suites are located on floors 44-45.
- Gallery Suites are located on floors 40-43.
- With Lake Shore Blvd. to the North, Lower Jarvis St. to the West, Richardson St. to the East and Queens Quay to the South, Lighthouse Tower forms part of the gateway to Toronto's East Bayfront.
- Residents will receive a lasting first impression from the grand lobby designed by Cecconi Simone, whose New York inspired loft interior design mixed with mid-century, eclectic furnishings add an element of whimsy, embracing the industrial heritage of the area and this vibrant artistic community.
- 24-hour Concierge welcomes residents and their guests while overseeing the sophisticated building security measures.
- A Resident Service Director provides onsite maintenance and supervisory services.
- Four tastefully decorated elevators deliver residents to their destination.
- Two parking elevators to access parking garage.
- Convenient locker and bicycle storage.
- Suites offer spectacular panoramic views of Lake Ontario and Toronto's city skyline.

### THE LAKESIDE CLUB

- Residents will have exclusive use of amenities within the 25,000 square foot Lakeside Club located on two levels.
  - The Lower Deck on 3 includes an outdoor tennis/basketball court, bocce, gardening plots, a fitness centre, a fully-equipped appliance share program, gardening prep studio, and arts & crafts and jam studios.
  - The Upper Deck on 11 includes a sports and billiards lounge, fireside lounge, 3 cabana suites, BBQ area, and an outdoor cocktail pool and sun deck overlooking the city skyline.
- A Recreational Coordinator will also be on hand to assist with setting up personal training sessions for residents, booking the party room, and more.

### DESIGNER SUITE FINISHES

- Approximately 11 ft. ceiling heights in principal rooms, defined as Living Rooms and Dining Rooms for Penthouse Suites (Floors 44-45). Where bulkheads or dropped ceilings are required, the height of the ceiling will be less than 11 ft. All measurements are calculated from the finished concrete slab floor to the underside of the concrete slab or finished ceiling above.
- Approximately 10 ft. ceiling heights in principal rooms, defined as Living Rooms and Dining Rooms for Gallery Suites (Floors 40-43). Where bulkheads or dropped ceilings are required, the height of the ceiling will be less than 10 ft. All measurements are calculated from the finished concrete slab floor to the underside of the concrete slab or finished ceiling above.
- Custom suite entry door surround designed by Cecconi Simone.
- Extended height, solid core entry door with brushed nickel lever and hardware.

- Contemporary 4" baseboards in all areas except Bathrooms and Laundry/Storage, which have a tile baseboard.
- Contemporary 2" casings throughout.
- Extended height, flat hollow core sliding interior doors, including closet doors, with exposed track hardware, and swing interior doors with brushed nickel lever and hardware, as per plan.
- Interior walls primed and painted in latex finish warm-white paint. Kitchen, Bathroom(s) and Laundry/Storage to be painted in latex semi-gloss warm-white paint. All paint is low VOC. Latex semi-gloss warm-white paint on all trims.
- Smooth ceilings throughout.
- Poured concrete finish to all balconies; painted underside to all balconies.

### FLOORING FEATURES

- Pre-engineered hardwood flooring in the Foyer and Foyer closet, Hallway, Bedrooms, Living/Dining Room, Family Room, Den/Media and Kitchen, as per plan.
- Imported porcelain floor tile in Bathrooms.
- Ceramic floor tile in Laundry/Storage.

### SLEEK KITCHEN FEATURES

- Contemporary Kitchen, custom designed by Cecconi Simone, with integrated, under-cabinet lighting and soft-close hardware.
- Extended height Kitchen cabinets.
- Quartz countertop with rectangular single-bowl, stainless-steel, under-mount sink.
- Matching Kitchen Island with Quartz countertop and dining accommodations, as per plan.
- Single-lever Kitchen faucet with pull-out head for ease of use.
- Imported porcelain tile backsplash.
- Miele Kitchen Appliance Package including: 30" integrated fridge with bottom-mount freezer; 30" electric cooktop; 30" stainless-steel oven; and 24" integrated dishwasher.
- All models to receive a microwave and fully-integrated ventilation hood.
- Contemporary light fixture over island.

### LUXURIOUS BATHROOM FEATURES

- High-efficiency, low consumption toilets.
- Custom-designed Bathroom vanity by Cecconi Simone, with custom, pre-formed sink and countertop.
- Ensuite Bathroom(s) to have custom-designed Bathroom medicine cabinet by Cecconi Simone, with ceiling pot light above. All other Bathrooms to have frameless vanity mirror, with ceiling pot light above.
- Contemporary, single-lever chrome faucet.
- Acrylic, deep soaker tub with porcelain-tiled skirt and wall tile surround up to ceiling.
- Clear, tempered glass shower stalls, with tile base and full-height porcelain wall tile surround, as per plan.
- Chrome Bathroom accessories, including towel bar, toilet paper holder, and shower rod.

### CONVENIENT LAUNDRY ROOM FEATURES

- Full-size, stacked, front-loading washer/dryer combination, vented to the exterior.

### ELECTRICAL FEATURES

- Individual service panel with circuit breakers.
- Decora-style switches and receptacles throughout.
- Pre-wired CAT 5 outlets for telephone and/or internet connections in Living Room, Family Room, Bedrooms and Den/Media, as per plan.
- Pre-wired RG6 cable outlets for television and/or internet connections in Living Room, Family Room, Bedrooms and Den/Media, as per plan.
- Designer ceiling light fixtures provided in Foyer, Kitchen, Bedrooms and Den/Media, as per plan.
- Capped ceiling outlet(s) in Living/Dining Room and Family Room, as per plan.
- Switched outlet to be provided in Living Room and Family Room, as per plan.
- All appliances connected and ready to use.
- All-off ceiling light switch located in the Foyer.
- Suite hydro individually metered using 'Smart Meter' technology.

### ADVANCED SECURITY FEATURES

- Enter-phone and cameras at all visitor entrances allowing in-suite viewing available through cable television connection direct to suite.
- Resident key fob access throughout all common areas.
- Convenient underground parking with cameras in the garage at pre-selected locations, along with two-way voice communication to concierge or monitoring station.
- Rough-in provided for in-suite intrusion alarm system.
- Rough-in for future home automation system, including control and customization of temperature sets and lighting via homeowner's TV and/or wireless device or smartphone, and motorized roll-up window blinds to be operated by 'Control 4' system. TV and/or wireless device or smartphone not included.



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PLEASE NOTE: Prices and specifications are subject to change without notice. Window configuration may vary with final construction drawings. The Vendor shall have the right to make reasonable changes in the opinion of the Vendor in the plans and specifications if required and to substitute other material for that provided for herein with material that is of equal or better quality than that provided for herein. The determination of whether or not a substitute material is of equal or better quality shall be made by the Vendor's architect whose determination shall be final and binding. Colour, texture, appearance, etc. of features and finishes installed in the Unit may vary from Vendor's samples as a result of normal manufacturing and installation processes. Decorative and upgraded items displayed in the furnished model suites and sales office are for display purposes only and are not included in the purchase price. E. & O.E. - September 2015.

# FEATURES & FINISHES



## SPECTACULAR BUILDING FEATURES

- Lighthouse Tower is the FIRST condominium residence coming to light on the waterfront, rising 45 storeys high.
- With Lake Shore Blvd. to the North, Lower Jarvis St. to the West, Richardson St. to the East and Queens Quay to the South, Lighthouse Tower forms part of the gateway to Toronto's East Bayfront.
- Residents will receive a lasting first impression from the grand lobby designed by Cecconi Simone, whose New York inspired loft interior design mixed with mid-century, eclectic furnishings add an element of whimsy, embracing the industrial heritage of the area and this vibrant artistic community.
- 24-hour Concierge welcomes residents and their guests while overseeing the sophisticated building security measures.
- A Resident Service Director provides onsite maintenance and supervisory services.
- Four tastefully decorated elevators deliver residents to their destination.
- Two parking elevators to access parking garage.
- Convenient locker and bicycle storage.
- Suites offer spectacular panoramic views of Lake Ontario and Toronto's city skyline.

## THE LAKESIDE CLUB

- Residents will have exclusive use of amenities within the 25,000 square foot Lakeside Club located on two levels.
  - The Lower Deck on 3 includes an outdoor tennis/basketball court, bocce, gardening plots, a fitness centre, a fully-equipped appliance share program, gardening prep studio, and arts & crafts and jam studios.
  - The Upper Deck on 11 includes a sports and billiards lounge, fireside lounge, 3 cabana suites, BBQ area, and an outdoor cocktail pool and sun deck overlooking the city skyline.
- A Recreational Coordinator will also be on hand to assist with setting up personal training sessions for residents, booking the party room, and more.

## DESIGNER SUITE FINISHES

- Approximately 9 ft. ceiling heights in principal rooms, defined as Living Rooms and Dining Rooms. Where bulkheads or dropped ceilings are required, the height of the ceiling will be less than 9 ft. All measurements are calculated from the finished concrete slab floor to the underside of the concrete slab or finished ceiling above.
- Custom suite entry door surround designed by Cecconi Simone.
- Solid core entry door with brushed nickel lever and hardware.
- Contemporary 4" baseboards in all areas except Bathroom(s) and Laundry/Storage, which have a tile baseboard.
- Contemporary 2" casings throughout.
- Flat hollow core sliding interior doors, including closet doors, with exposed track hardware, and swing interior doors with brushed nickel lever and hardware, as per plan.

- Internal Bedroom and Dens in models 1B-B, 1B-E, 1BD-A and 1BD-E to have glass partition and/or glass sliding door, as per plan.
- Interior walls primed and painted in latex finish warm-white paint. Kitchen, Bathroom(s) and Laundry/Storage to be painted in latex semi-gloss warm-white paint. All paint is low VOC. Latex semi-gloss warm-white paint on all trims.
- White textured ceilings in all areas, except Kitchen, Bathroom(s) and Laundry/Storage which have smooth, painted ceilings.
- Poured concrete finish to all balconies; painted underside to all balconies.

## FLOORING FEATURES

- Laminate flooring in the Foyer and Foyer closet, Hallway, Bedroom(s), Living/Dining Room, Family Room, Den/Media and Kitchen, as per plan.
- Imported porcelain floor tile in Bathroom(s).
- Ceramic floor tile in Laundry/Storage.

## SLEEK KITCHEN FEATURES

- Contemporary Kitchen, custom designed by Cecconi Simone, with integrated, under-cabinet lighting and soft-close hardware.
- Quartz countertop with single-bowl, stainless-steel, under-mount sink. Model 2BF-A to receive rectangular single-bowl, stainless-steel, under-mount sink.
- Matching Kitchen Island with Quartz countertop and dining accommodations, as per plan.
- Single-lever Kitchen faucet with pull-out head for ease of use.
- Imported porcelain tile backsplash.
- Miele Kitchen Appliance Package including: 24" integrated fridge with bottom-mount freezer; 24" electric cooktop; 24" stainless-steel oven; and 24" integrated dishwasher.
- Model 2BF-A to receive Miele Kitchen Appliance Package including: 30" integrated fridge with bottom-mount freezer; 30" electric cooktop; 30" stainless-steel oven; and 24" integrated dishwasher.
- All models to receive a microwave and fully-integrated ventilation hood.
- Contemporary light fixture over island.

## PREMIUM BATHROOM FEATURES

- High-efficiency, low consumption toilets.
- Custom-designed Bathroom vanity by Cecconi Simone, with custom, pre-formed sink and countertop.
- Ensuite or Main Bathroom in one-Bathroom suites to have custom-designed Bathroom medicine cabinet by Cecconi Simone, with ceiling pot light above.
- Second Bathroom in two-Bathroom suites to have frameless vanity mirror, with ceiling pot light above.
- Contemporary, single-lever chrome faucet.
- Acrylic, deep soaker tub with porcelain-tiled skirt and wall tile surround up to ceiling.
- Clear, tempered glass shower stalls, with pre-formed base and full-height porcelain wall tile surround, as per plan.

- Chrome Bathroom accessories, including towel bar, toilet paper holder, and shower rod.

## CONVENIENT LAUNDRY ROOM FEATURES

- 24" stacked, front-loading washer/dryer combination, vented to the exterior.

## ELECTRICAL FEATURES

- Individual service panel with circuit breakers.
- Decora-style switches and receptacles throughout.
- Pre-wired CAT 5 outlets for telephone and/or internet connections in Living Room, Family Room, Bedroom(s) and Den/Media, as per plan.
- Pre-wired RG6 cable outlets for television and/or internet connections in Living Room, Family Room, Bedroom(s) and Den/Media, as per plan.
- Designer ceiling light fixtures provided in Foyer, Kitchen, Bedroom(s) and Den/Media, as per plan.
- Capped ceiling outlet(s) in Living/Dining Room and Family Room, as per plan.
- Switched outlet to be provided in Living Room and Family Room, as per plan.
- All appliances connected and ready to use.
- Suite hydro individually metered using 'Smart Meter' technology.

## ADVANCED SECURITY FEATURES

- Enter-phone and cameras at all visitor entrances allowing in-suite viewing available through cable television connection direct to suite.
- Resident key fob access throughout all common areas.
- Convenient underground parking with cameras in the garage at pre-selected locations, along with two-way voice communication to concierge or monitoring station.
- Rough-in provided for in-suite intrusion alarm system.



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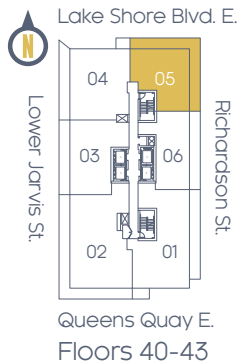
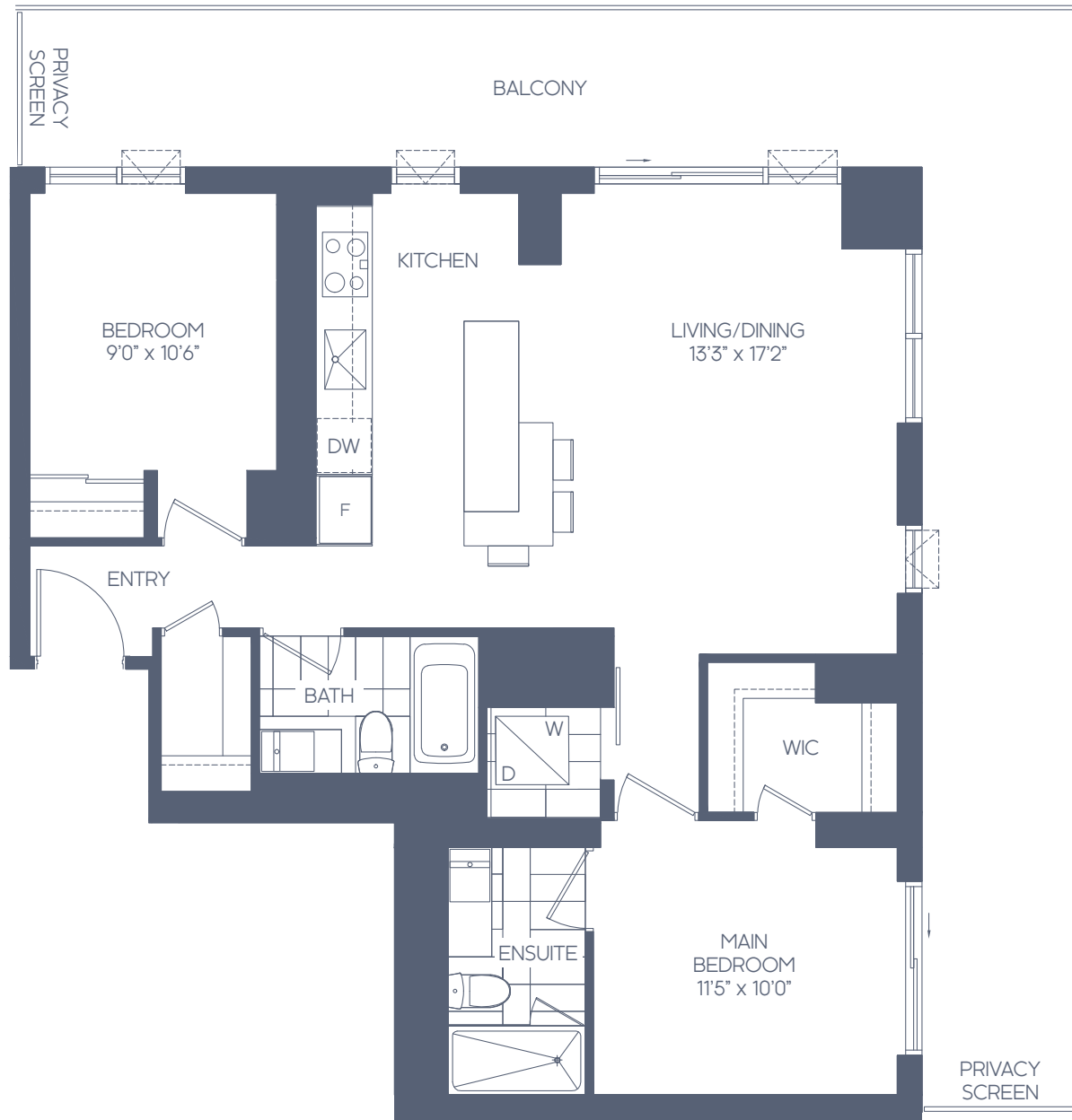
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# GALLERY SUITES THE ADAMS

2 BEDROOM 2B-E NORTHEAST VIEW

SUITE AREA: 964 SQ. FT.  
 OUTDOOR AREA: 433 SQ. FT.  
 TOTAL AREA: 1,397 SQ. FT.



All areas and stated room dimensions are approximate. Floor area measured in accordance with Tarion Warranty Corporation bulletin #22. Actual living areas will vary from the stated floor areas. Actual outdoor area will vary depending on location within the building. The purchaser acknowledges that the actual unit purchased may be a reverse layout to the plan shown. Key plates and balcony sizes vary from floor to floor. See Sales Representative for full details. Illustration is artist's concept. E. & O.E.

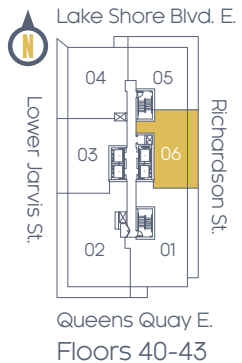
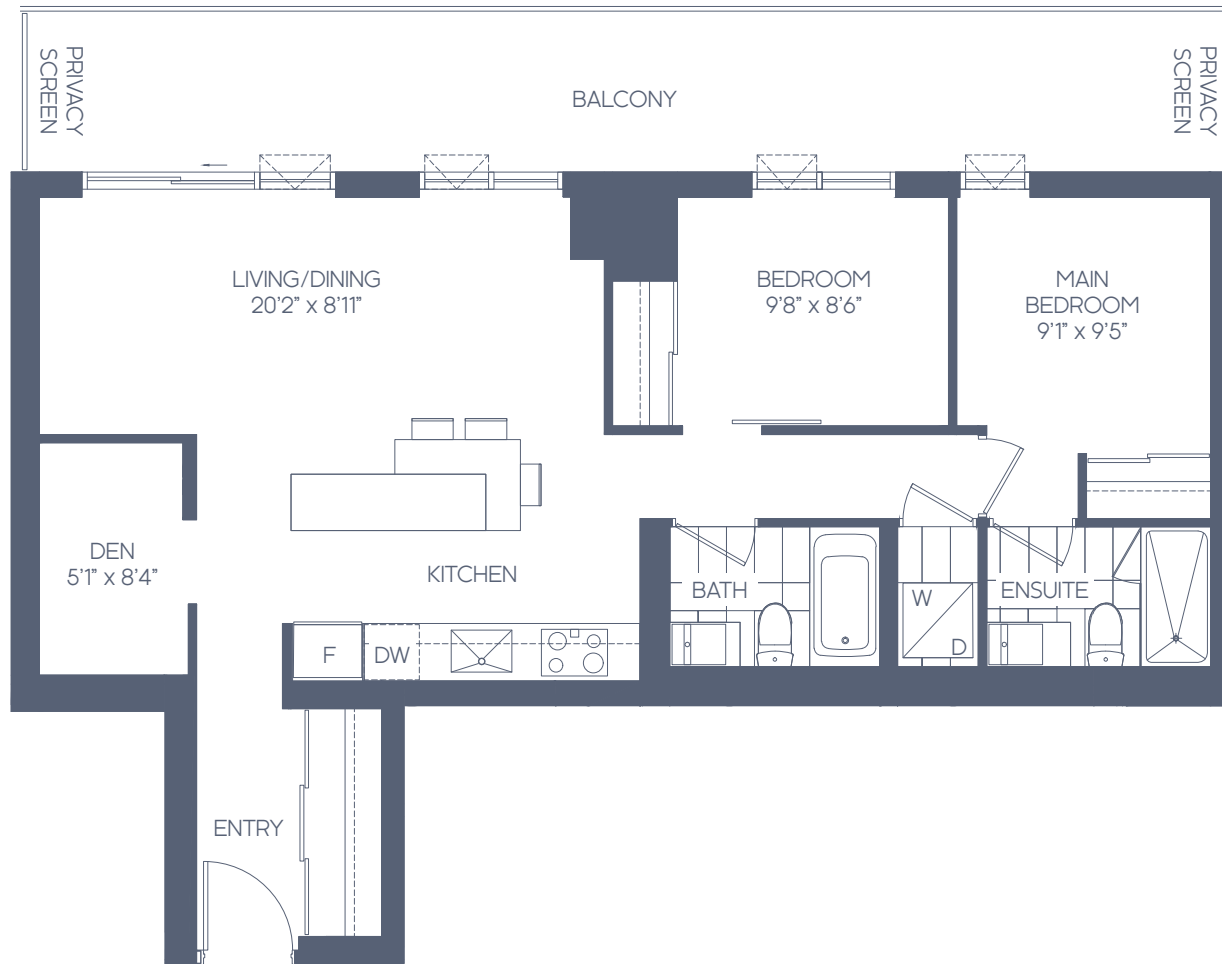


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# GALLERY SUITES THE BALDWIN

2 BEDROOM + DEN 2BD-A EAST VIEW

SUITE AREA: 907 SQ. FT.  
 OUTDOOR AREA: 253 SQ. FT.  
 TOTAL AREA: 1,160 SQ. FT.



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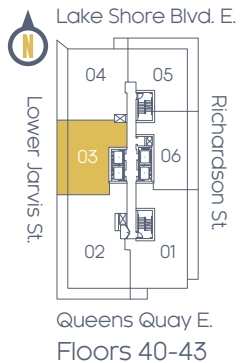
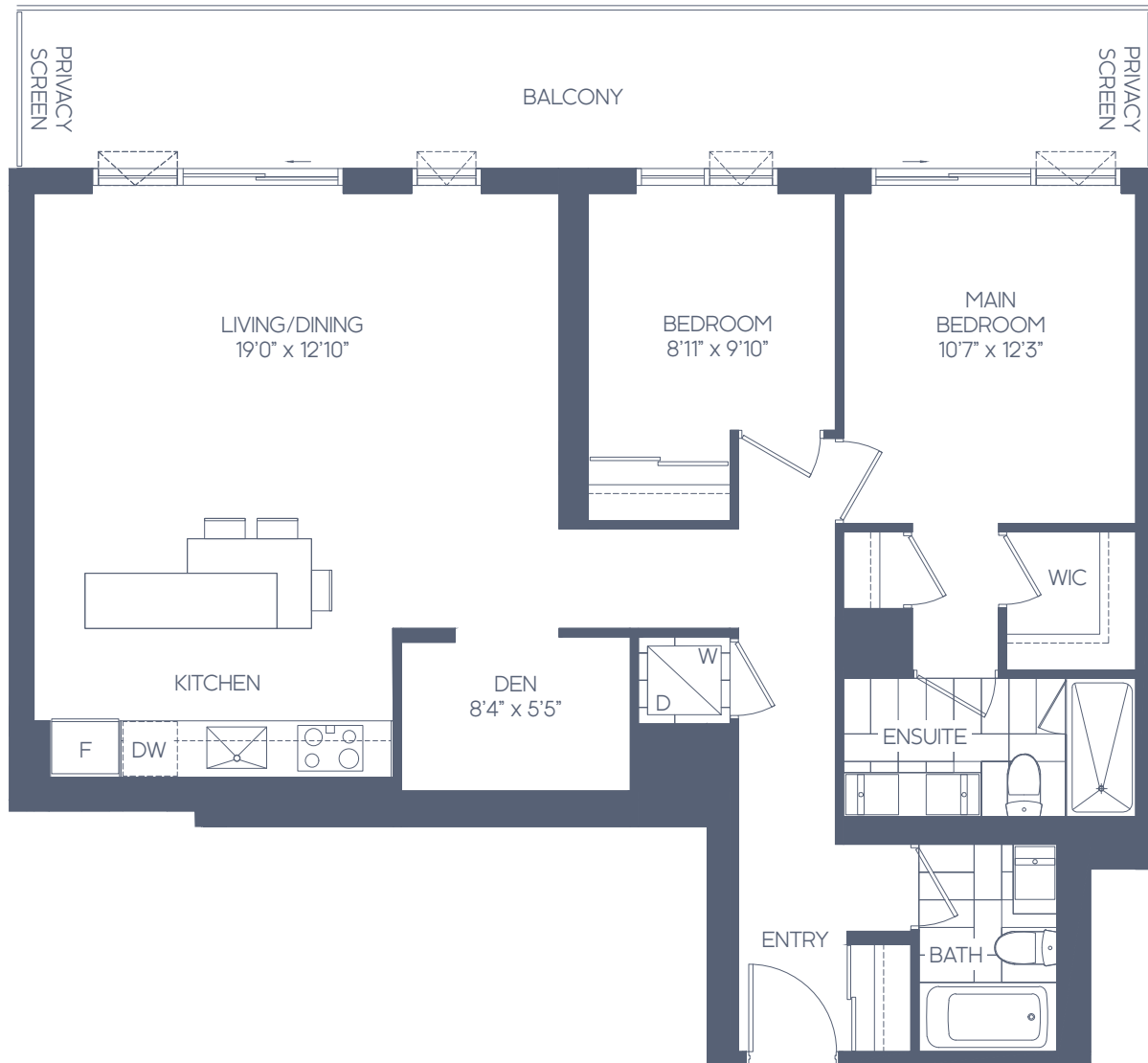


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# GALLERY SUITES THE BELMORE

2 BEDROOM + DEN 2BD-B WEST VIEW

SUITE AREA: 1,093 SQ. FT.  
 OUTDOOR AREA: 242 SQ. FT.  
 TOTAL AREA: 1,335 SQ. FT.



All areas and stated room dimensions are approximate. Floor area measured in accordance with Tarion Warranty Corporation bulletin #22. Actual living areas will vary from the stated floor areas. Actual outdoor area will vary depending on location within the building. The purchaser acknowledges that the actual unit purchased may be a reverse layout to the plan shown. Key plates and balcony sizes vary from floor to floor. See Sales Representative for full details. Illustration is artist's concept. E. & O.E.

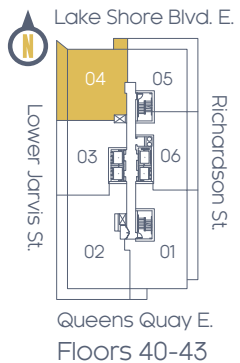
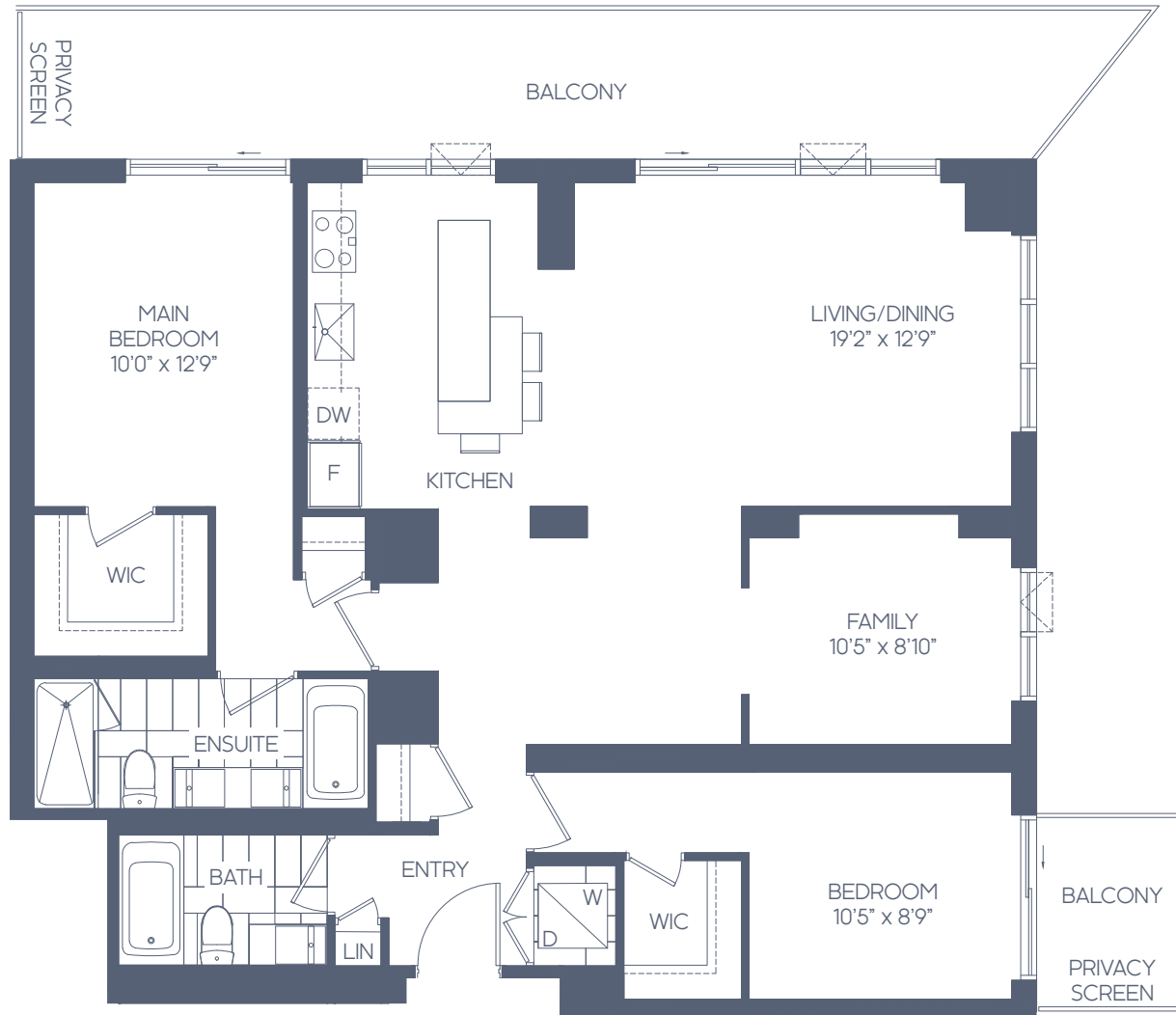


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# GALLERY SUITES THE REID

2 BEDROOM + FAMILY 2BF-B NORTHWEST VIEW

SUITE AREA: 1,243 SQ. FT.  
 OUTDOOR AREA: 289 SQ. FT.  
 TOTAL AREA: 1,532 SQ. FT.



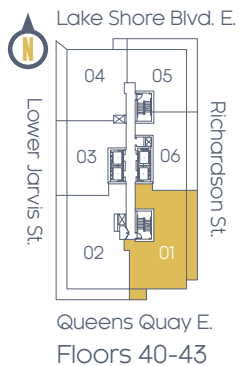
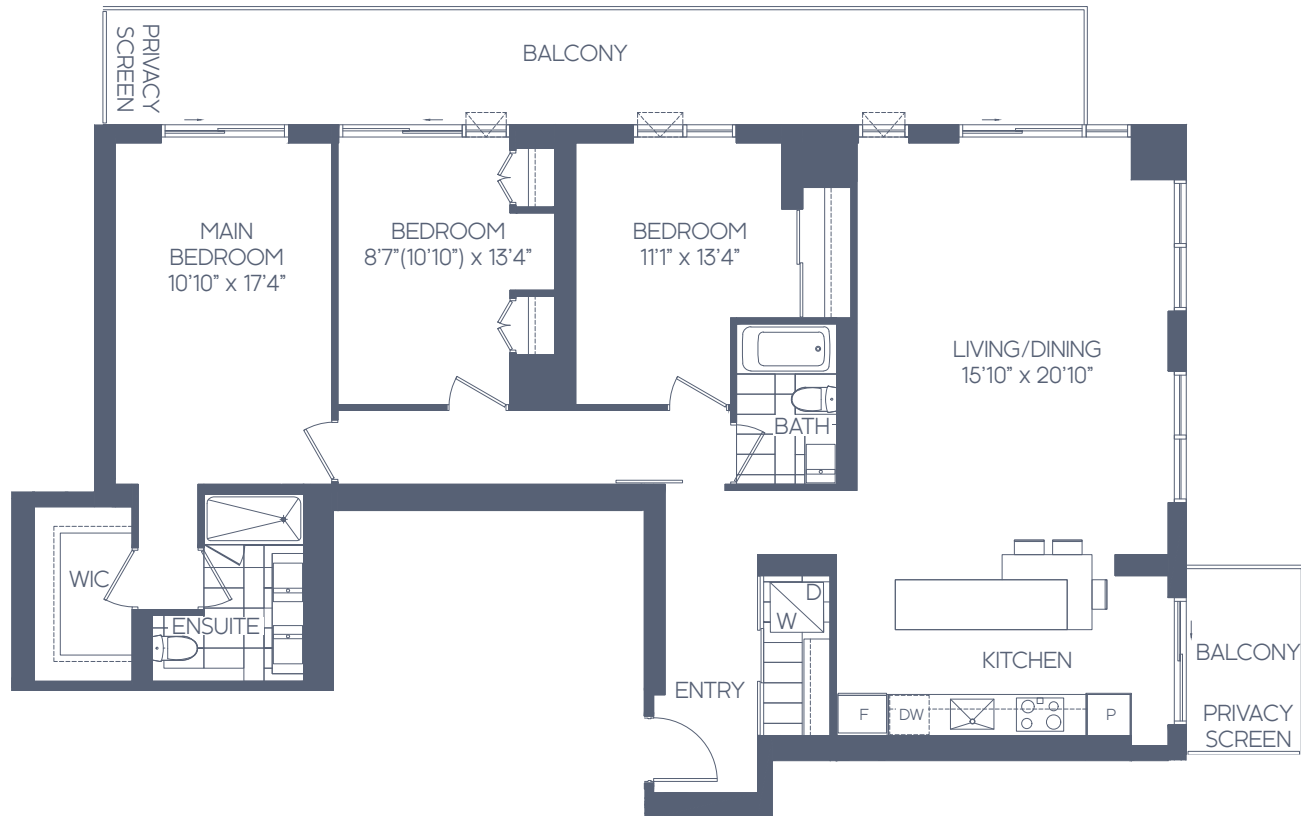
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# GALLERY SUITES THE HARRIS

3 BEDROOM 3B-A SOUTHEAST VIEW

SUITE AREA: 1,536 SQ. FT.  
 OUTDOOR AREA: 345 SQ. FT.  
 TOTAL AREA: 1,881 SQ. FT.



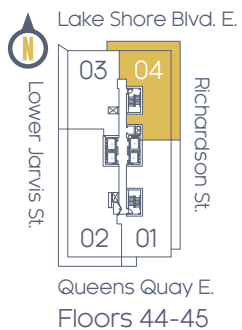
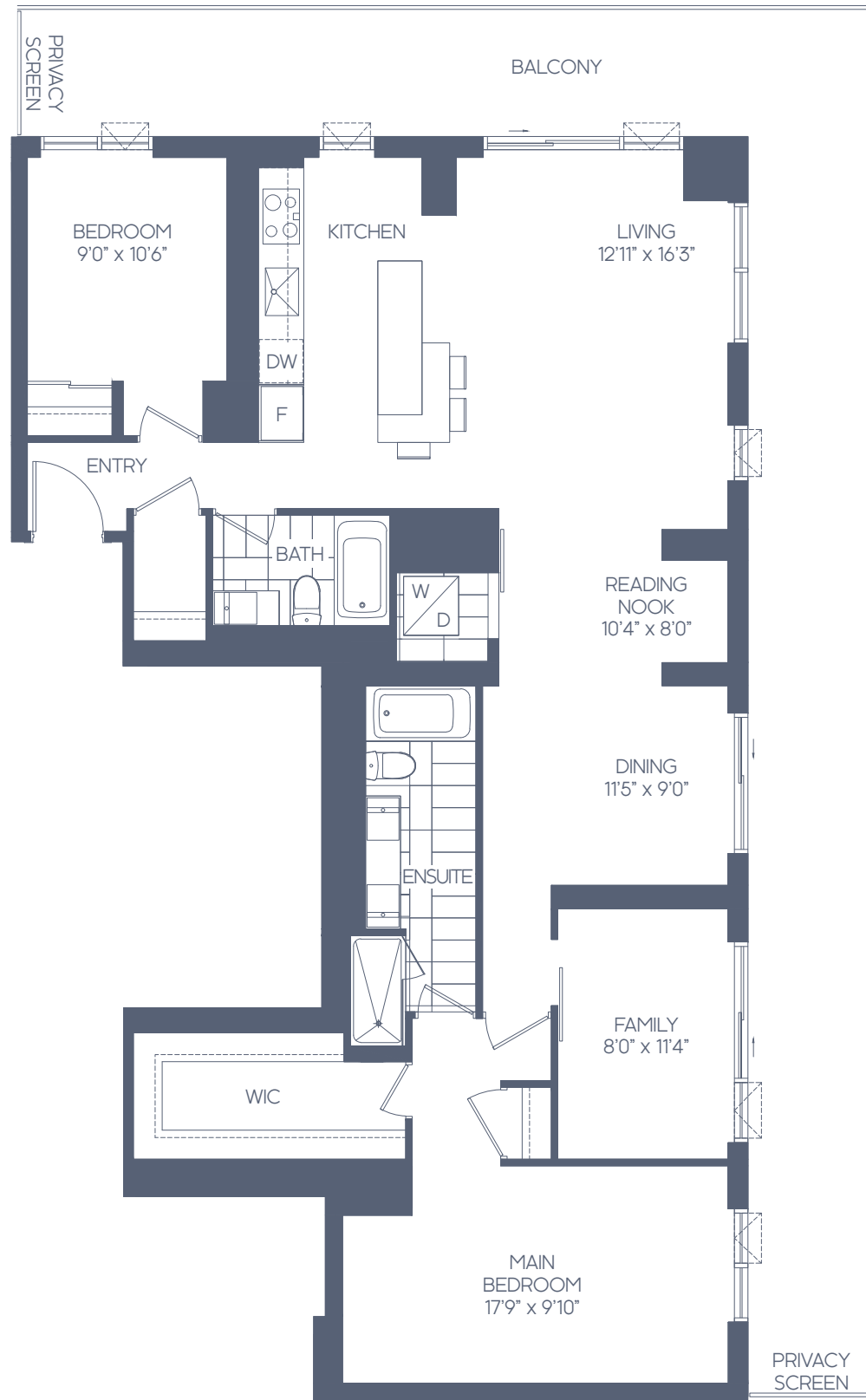
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# PENTHOUSE SUITES THE RICHARDSON

2 BEDROOM + FAMILY 2BF-C NORTHEAST VIEW

SUITE AREA: 1,475 SQ. FT.  
 OUTDOOR AREA: 566 SQ. FT.  
 TOTAL AREA: 2,041 SQ. FT.



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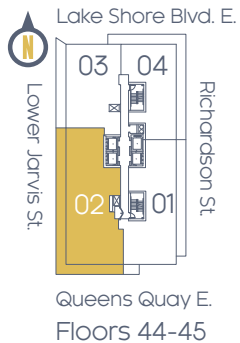
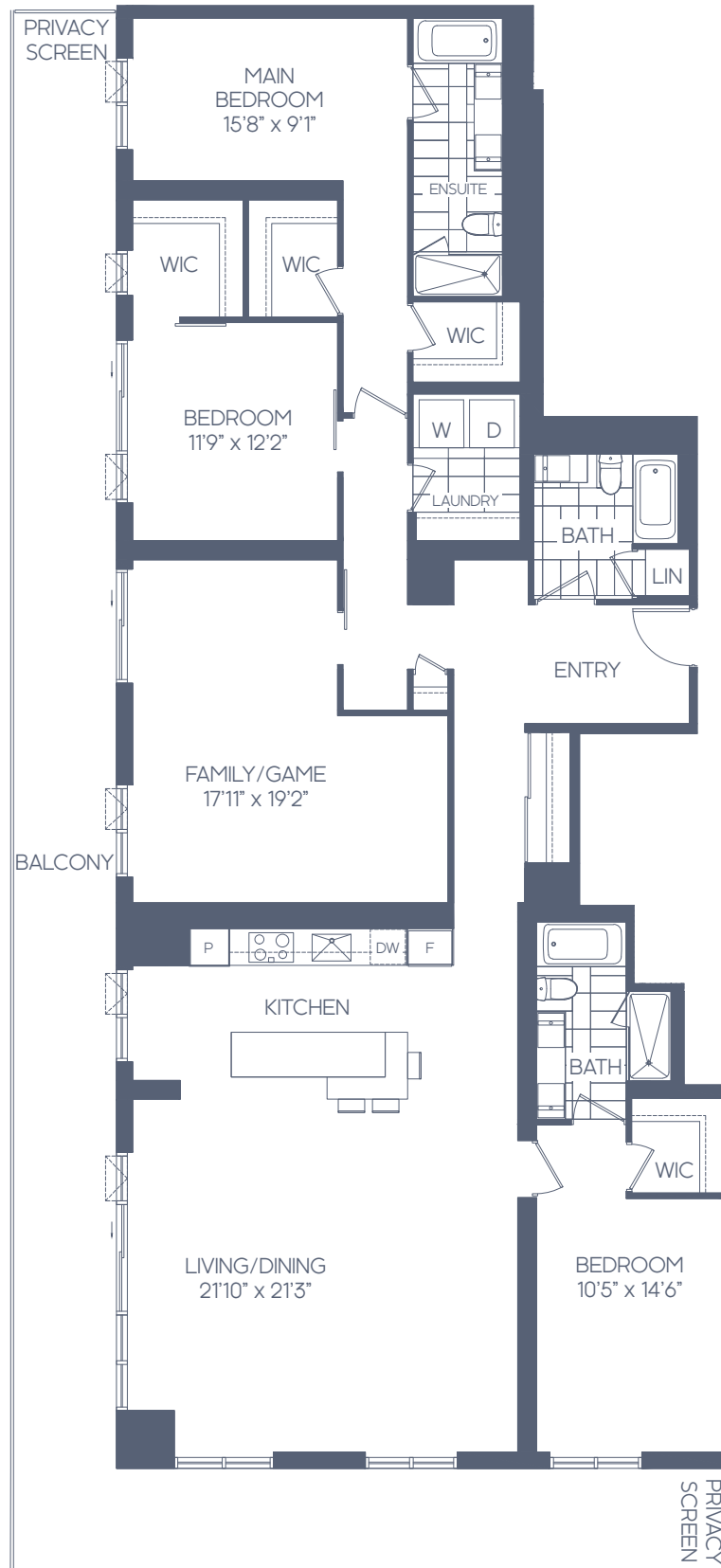
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# PENTHOUSE SUITES

# THE MORISSETTE

3 BEDROOM + FAMILY 3BF-B SOUTHWEST VIEW

SUITE AREA: 2,394 SQ. FT.  
 OUTDOOR AREA: 717 SQ. FT.  
 TOTAL AREA: 3,111 SQ. FT.



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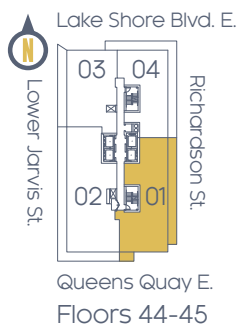
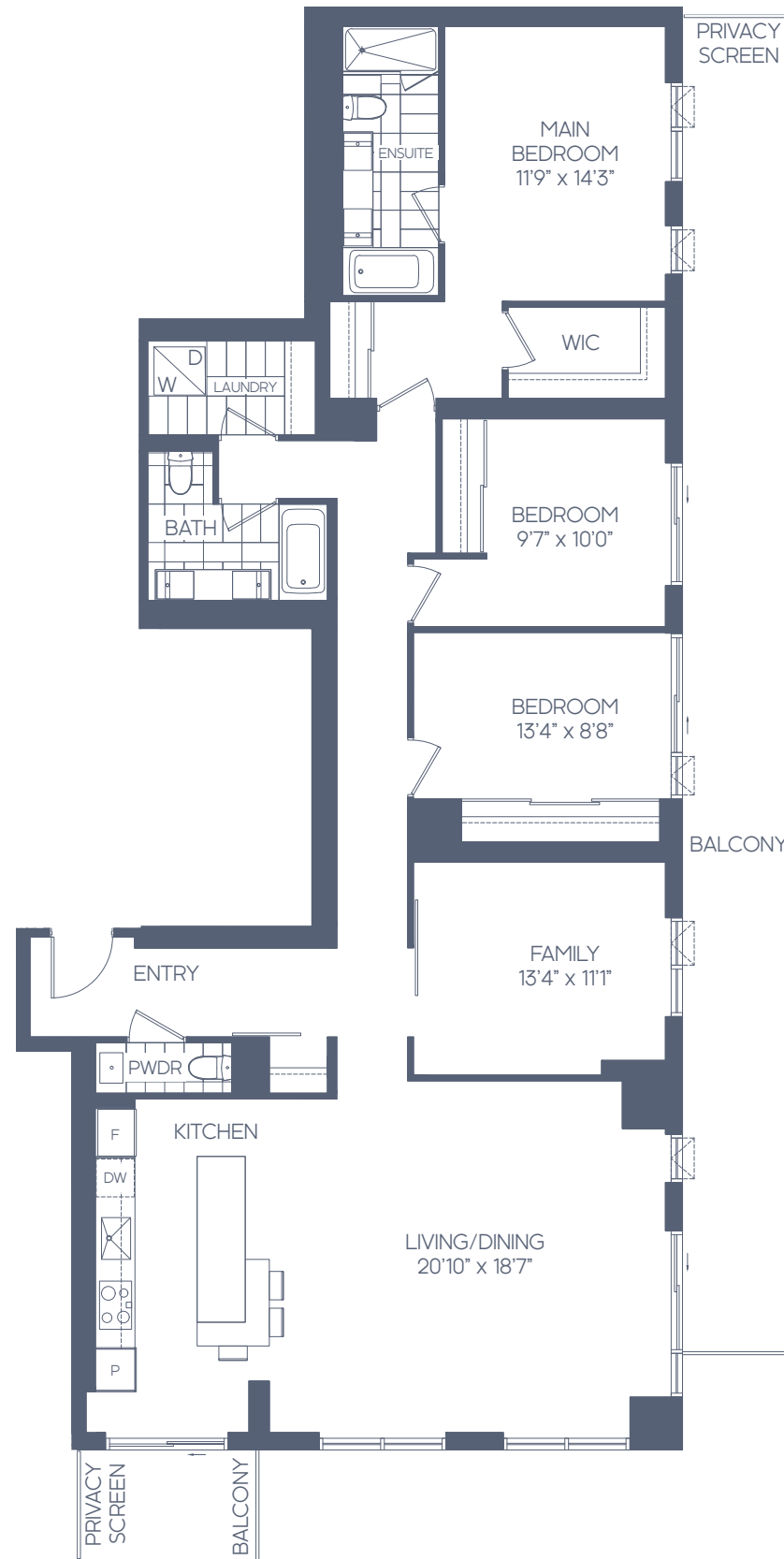


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# PENTHOUSE SUITES THE DRAKE

3 BEDROOM + FAMILY 3BF-A SOUTHEAST VIEW

SUITE AREA: 1,932 SQ. FT.  
 OUTDOOR AREA: 465 SQ. FT.  
 TOTAL AREA: 2,397 SQ. FT.



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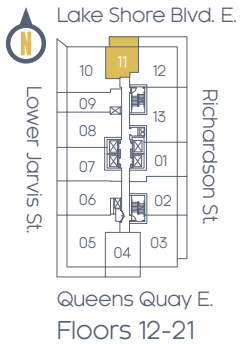
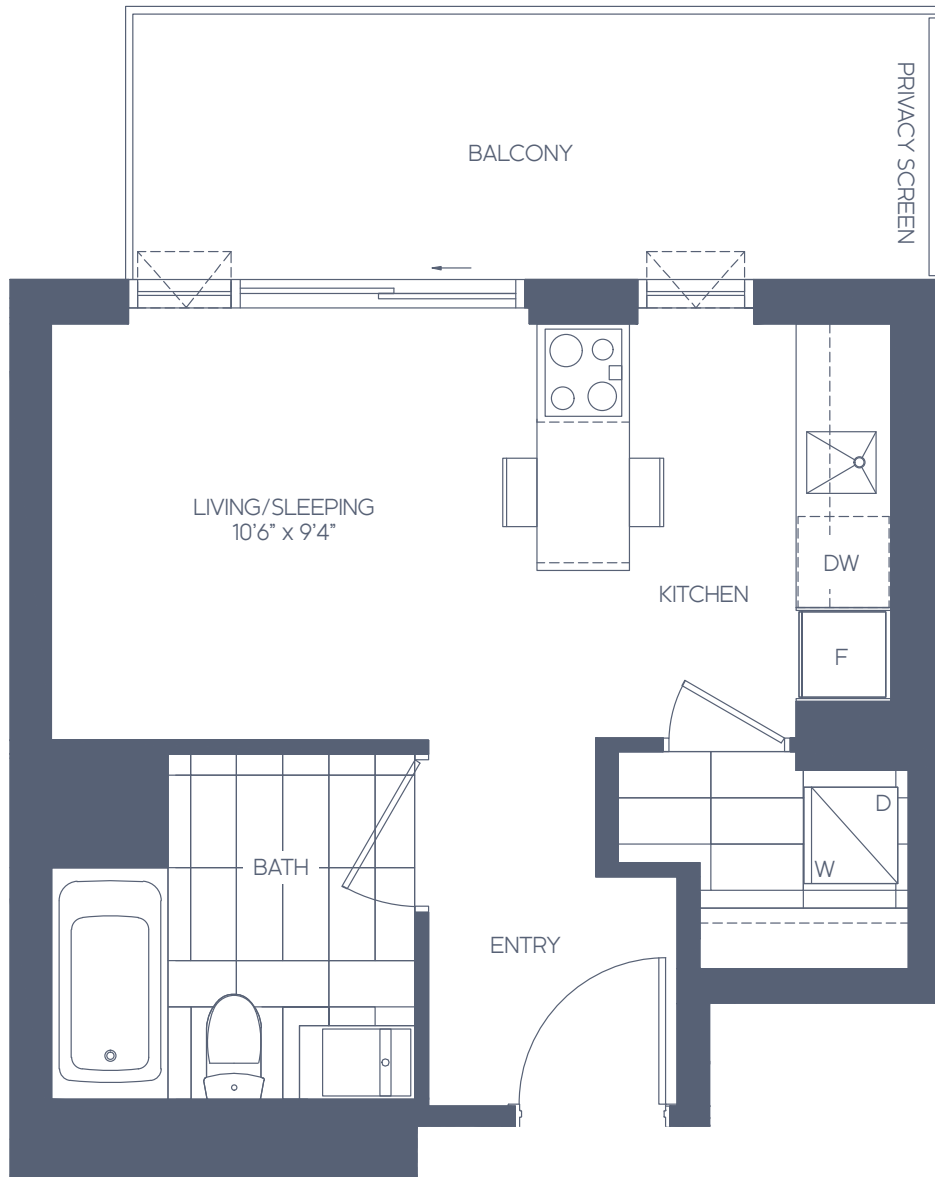
# THE COHEN

STUDIO

S-A

NORTH VIEW

SUITE AREA: 349 SQ. FT.  
 OUTDOOR AREA: 103 SQ. FT.  
 TOTAL AREA: 452 SQ. FT.



All areas and stated room dimensions are approximate. Floor area measured in accordance with Tarion Warranty Corporation bulletin #22. Actual living areas will vary from the stated floor areas. Actual outdoor area will vary depending on location within the building. The purchaser acknowledges that the actual unit purchased may be a reverse layout to the plan shown. Key plates and balcony sizes vary from floor to floor. See Sales Representative for full details. Illustration is artist's concept. E. & O.E.



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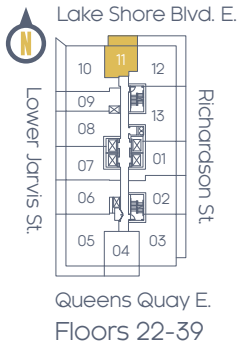
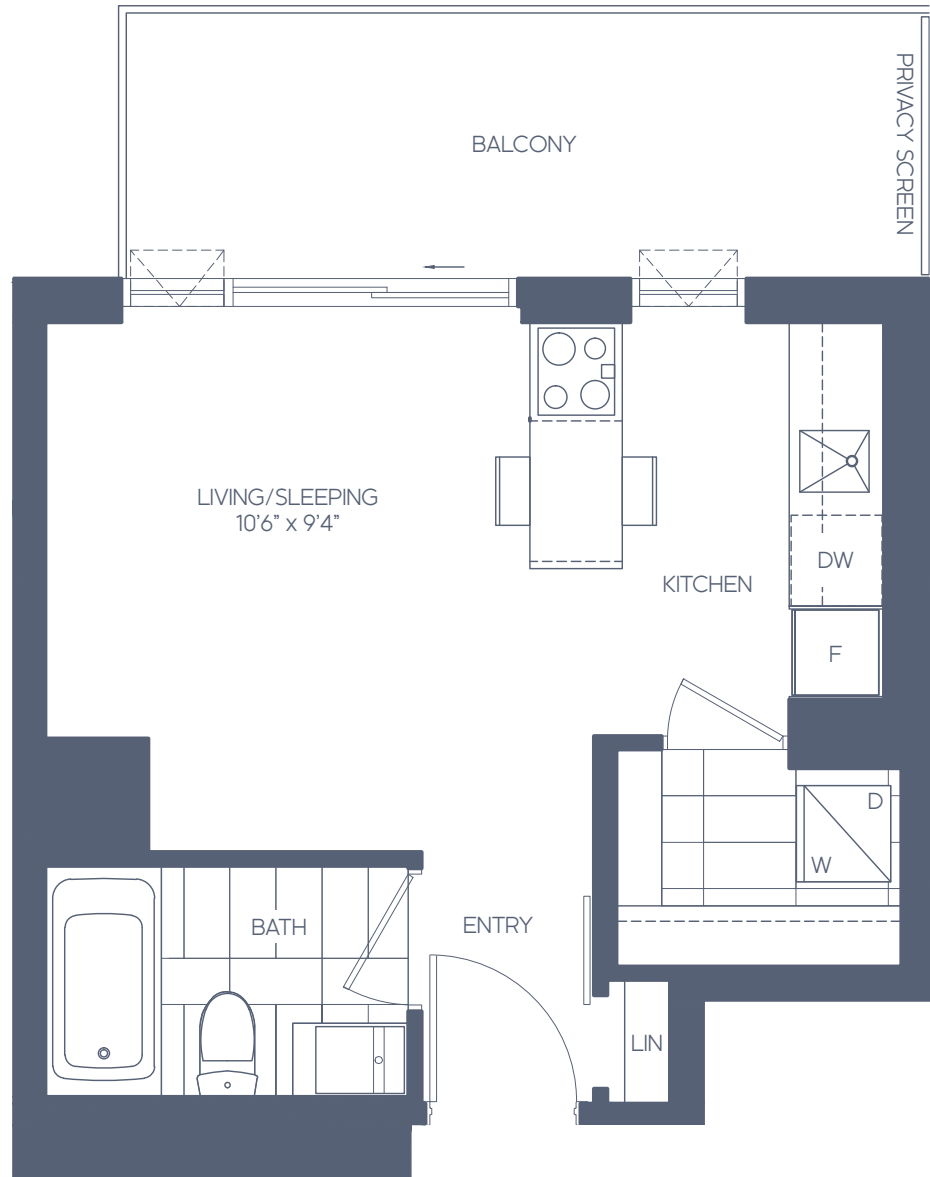
# THE MUNROE

STUDIO

S-A'

NORTH VIEW

SUITE AREA: 349 SQ. FT.  
 OUTDOOR AREA: 103 SQ. FT.  
 TOTAL AREA: 452 SQ. FT.



All areas and stated room dimensions are approximate. Floor area measured in accordance with Tarion Warranty Corporation bulletin #22. Actual living areas will vary from the stated floor areas. Actual outdoor area will vary depending on location within the building. The purchaser acknowledges that the actual unit purchased may be a reverse layout to the plan shown. Key plates and balcony sizes vary from floor to floor. See Sales Representative for full details. Illustration is artist's concept. E. & O.E.



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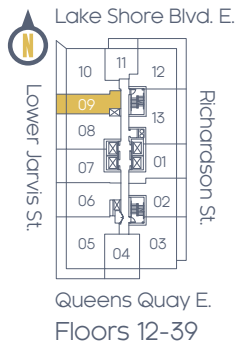
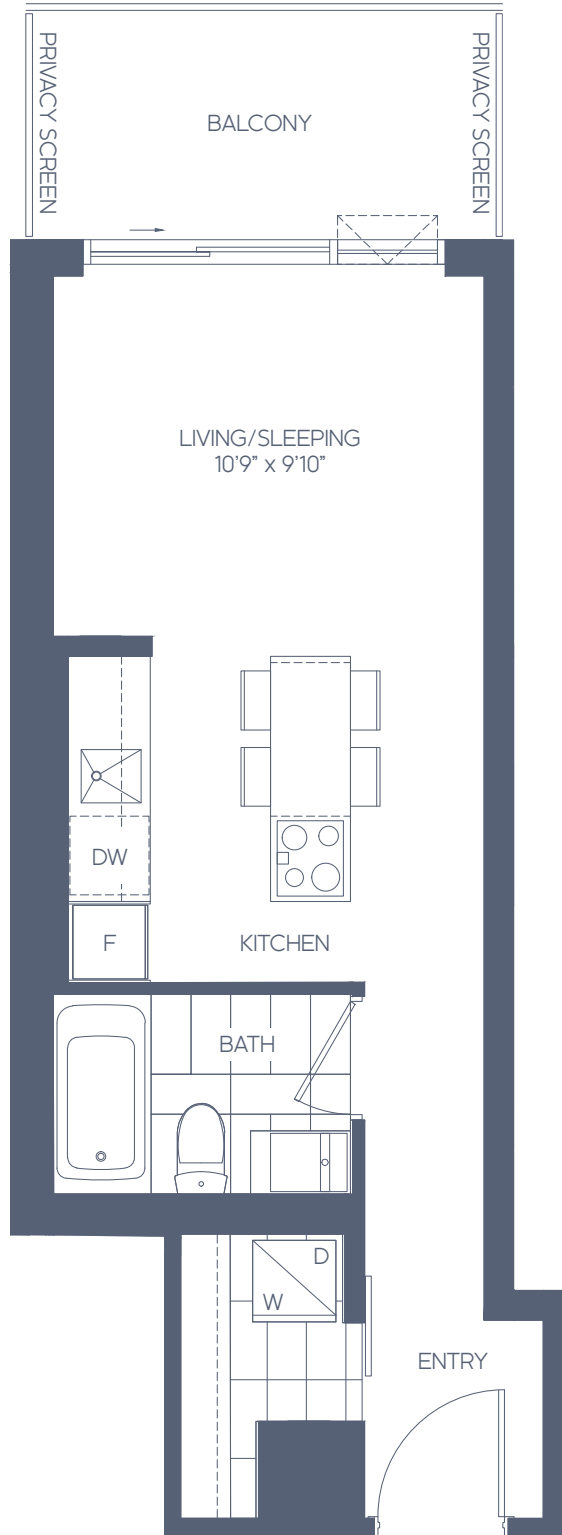
# THE LANOIS

STUDIO

S-B

WEST VIEW

SUITE AREA: 366 SQ. FT.  
 OUTDOOR AREA: 69 SQ. FT.  
 TOTAL AREA: 435 SQ. FT.



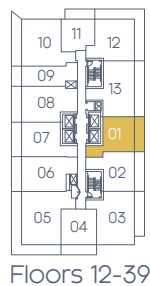
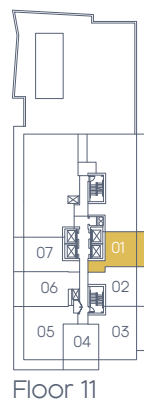
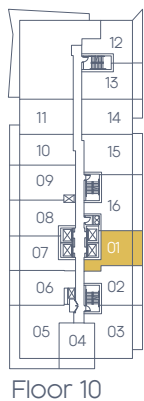
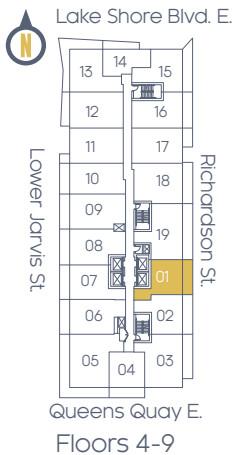
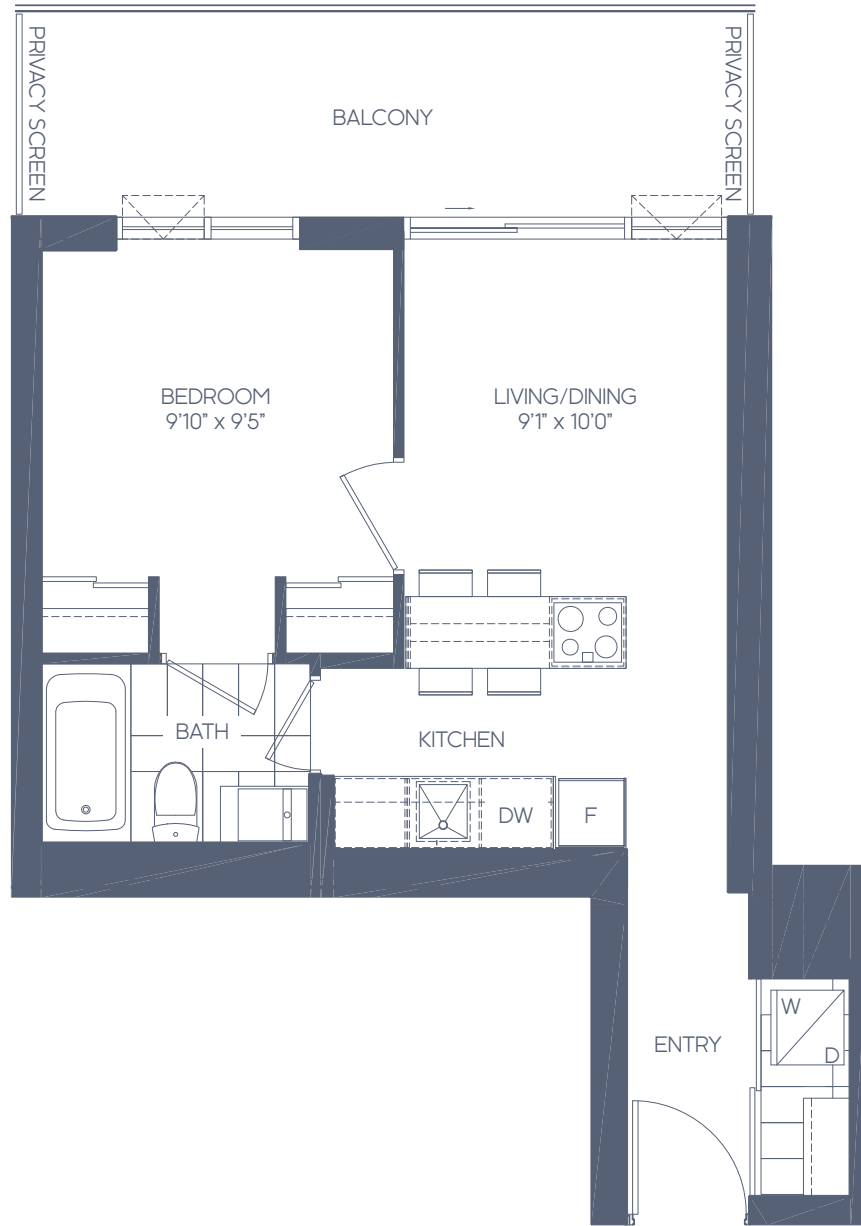
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# THE LEMIEUX

1 BEDROOM 1B-B EAST VIEW

SUITE AREA: 472 SQ. FT.  
 OUTDOOR AREA: 120 SQ. FT.  
 TOTAL AREA: 592 SQ. FT.



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# THE SUTHERLAND

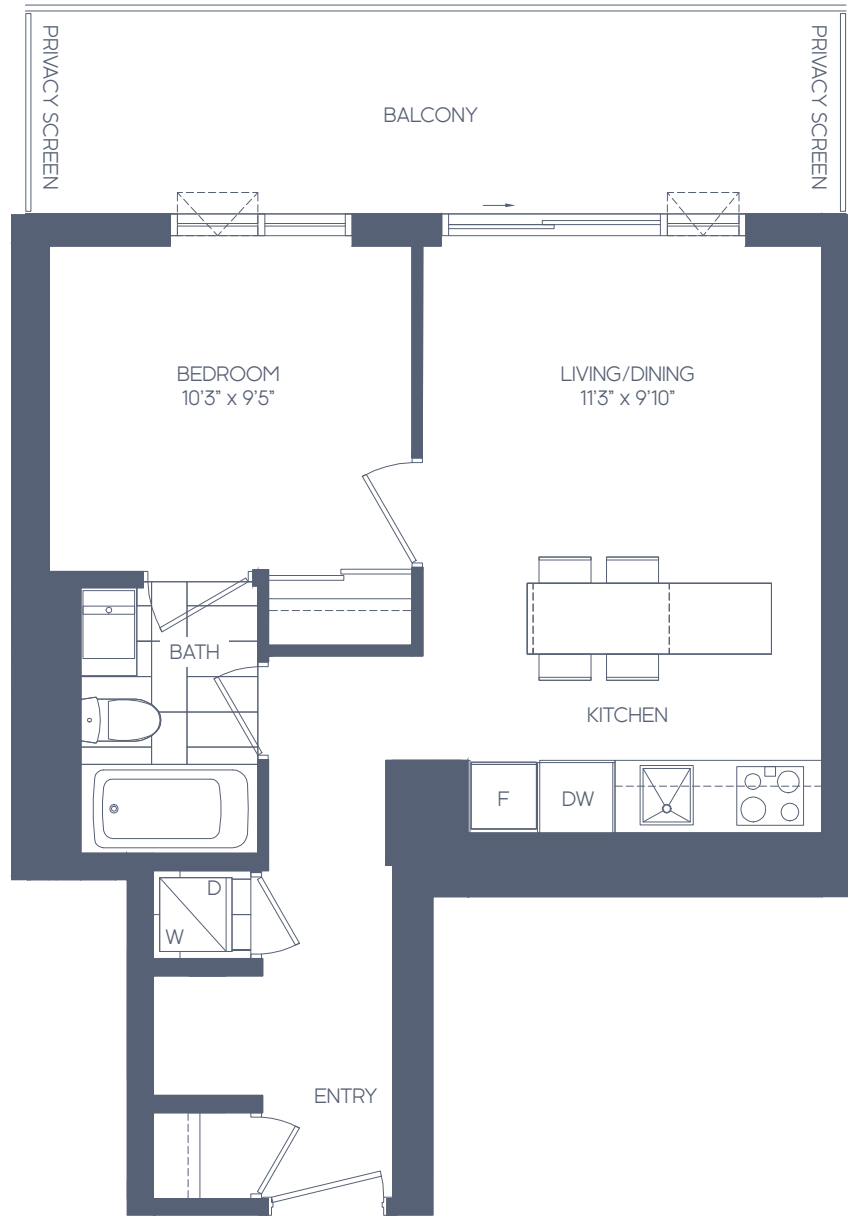
1 BEDROOM

1B-C

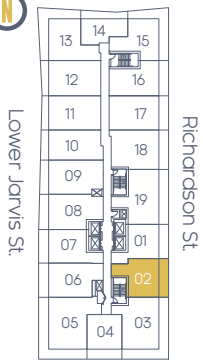
EAST VIEW

SUITE AREA:  
OUTDOOR AREA:  
TOTAL AREA:

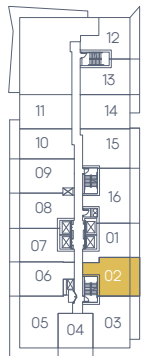
515 SQ. FT.  
136 SQ. FT.  
651 SQ. FT.



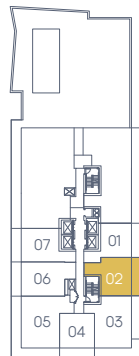
Lake Shore Blvd. E.



Queens Quay E.  
Floors 4-9



Floor 10



Floor 11



Floors 12-39

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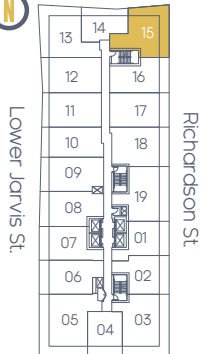
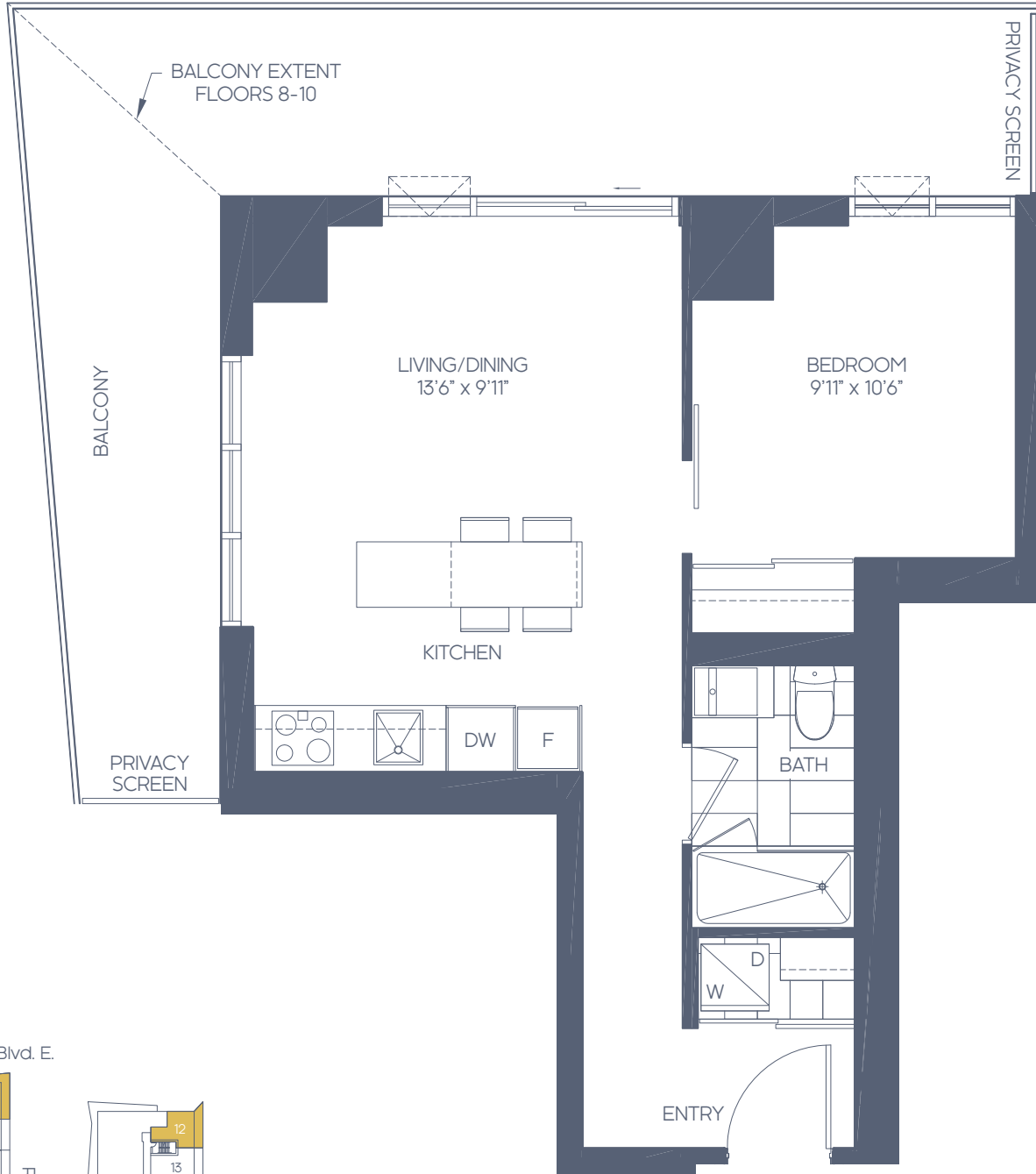


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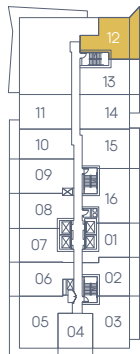
# THE GRANT

1 BEDROOM 1B-D NORTHEAST VIEW

SUITE AREA: 545 SQ. FT.  
 OUTDOOR AREA: 281 SQ. FT.\*  
 TOTAL AREA: 826 SQ. FT.



Queens Quay E.  
 Floors 4-9



Floor 10

\*Please note: Outdoor area on floors 8-10 is 166 SQ. FT.

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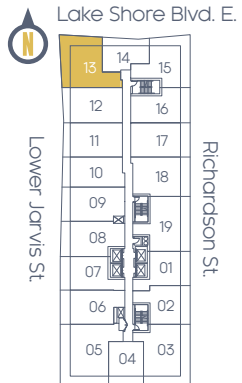
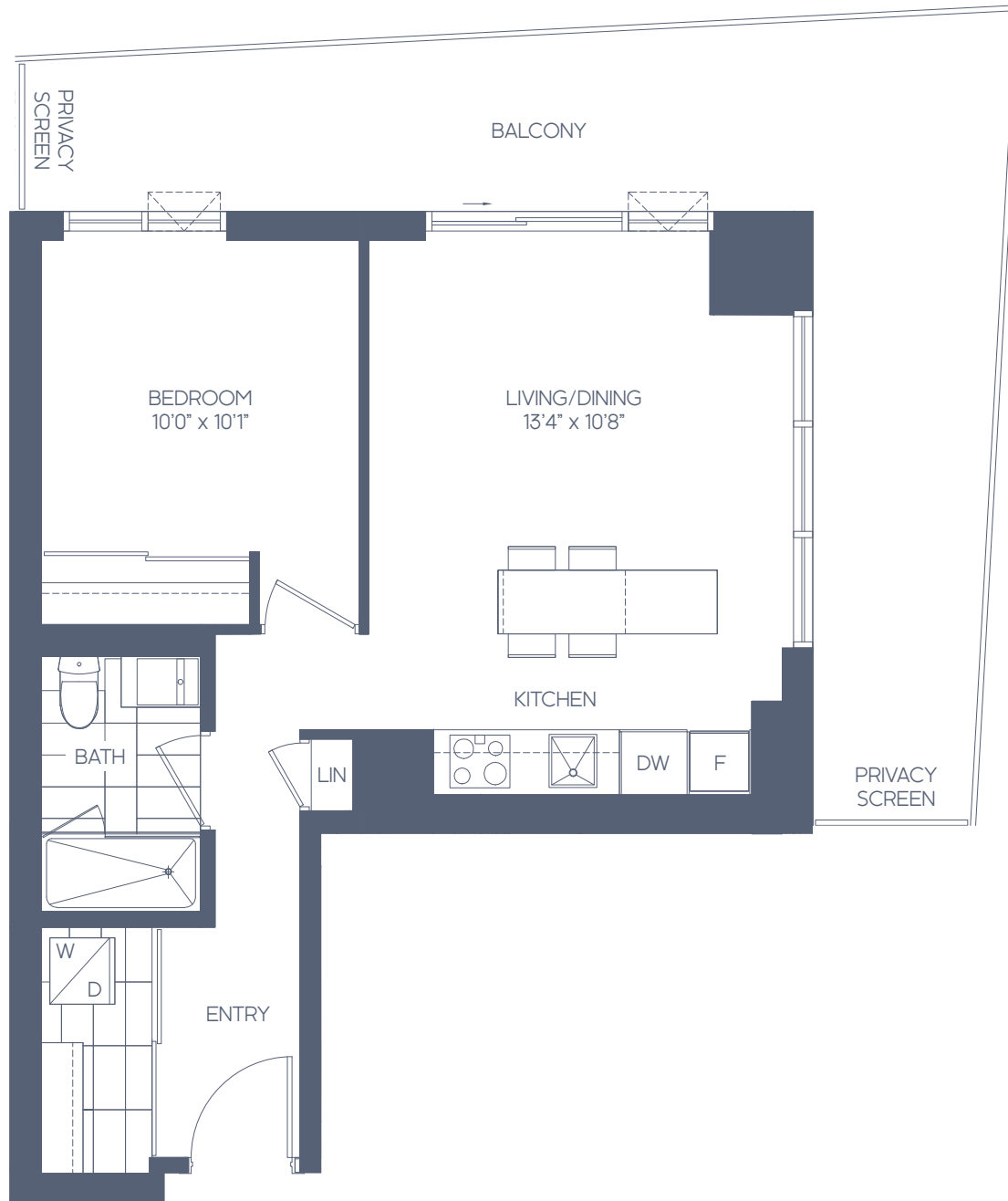


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# THE COUPLAND

1 BEDROOM 1B-G NORTHWEST VIEW

SUITE AREA: 581 SQ. FT.  
 OUTDOOR AREA: 256 SQ. FT.\*  
 TOTAL AREA: 837 SQ. FT.



Queens Quay E.  
 Floors 4-9

\*Please note: Outdoor area varies on each floor.

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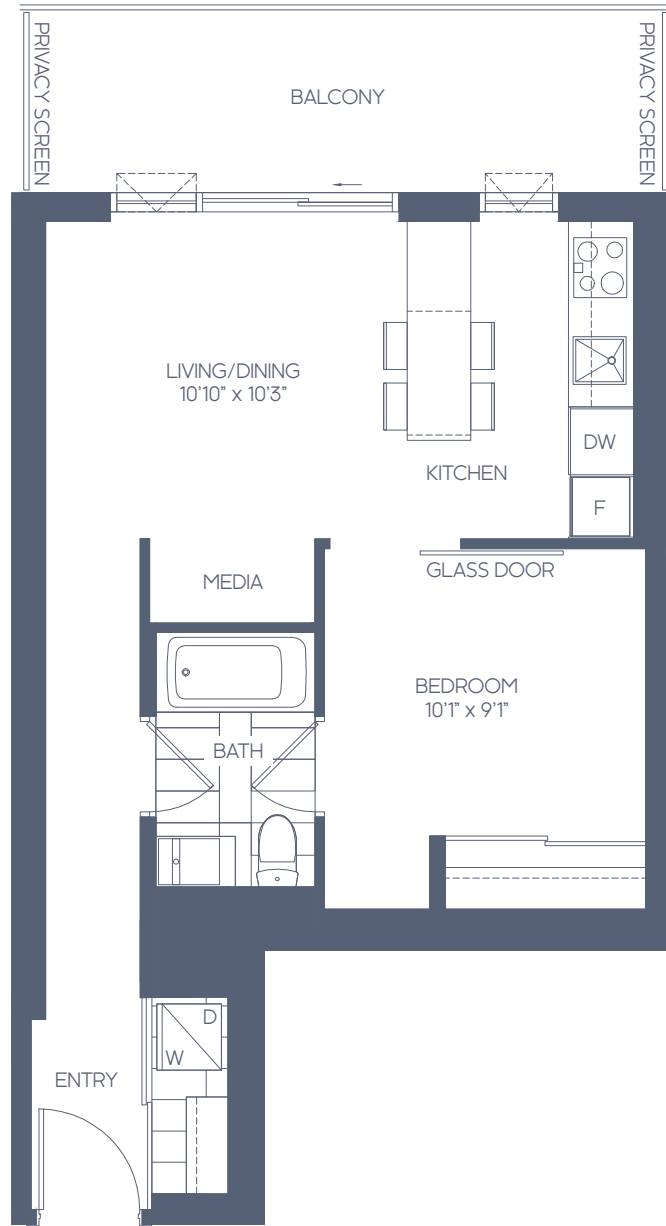


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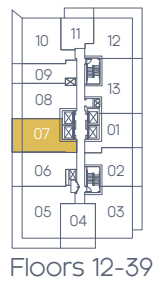
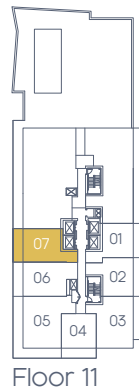
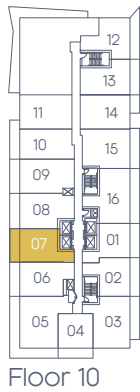
# THE MONNET

1 BEDROOM + MEDIA 1B-E WEST VIEW

SUITE AREA: 545 SQ. FT.  
 OUTDOOR AREA: 119 SQ. FT.  
 TOTAL AREA: 664 SQ. FT.



North arrow icon and Lake Shore Blvd. E.



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# THE BIRKETT

1 BEDROOM + MEDIA 1B-F

EAST VIEW

SUITE AREA: 556 SQ. FT.  
 OUTDOOR AREA: 124 SQ. FT.  
 TOTAL AREA: 680 SQ. FT.



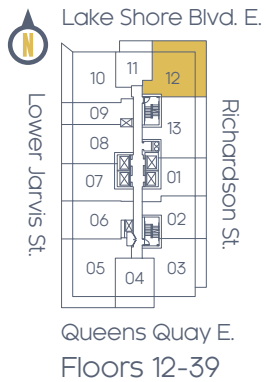
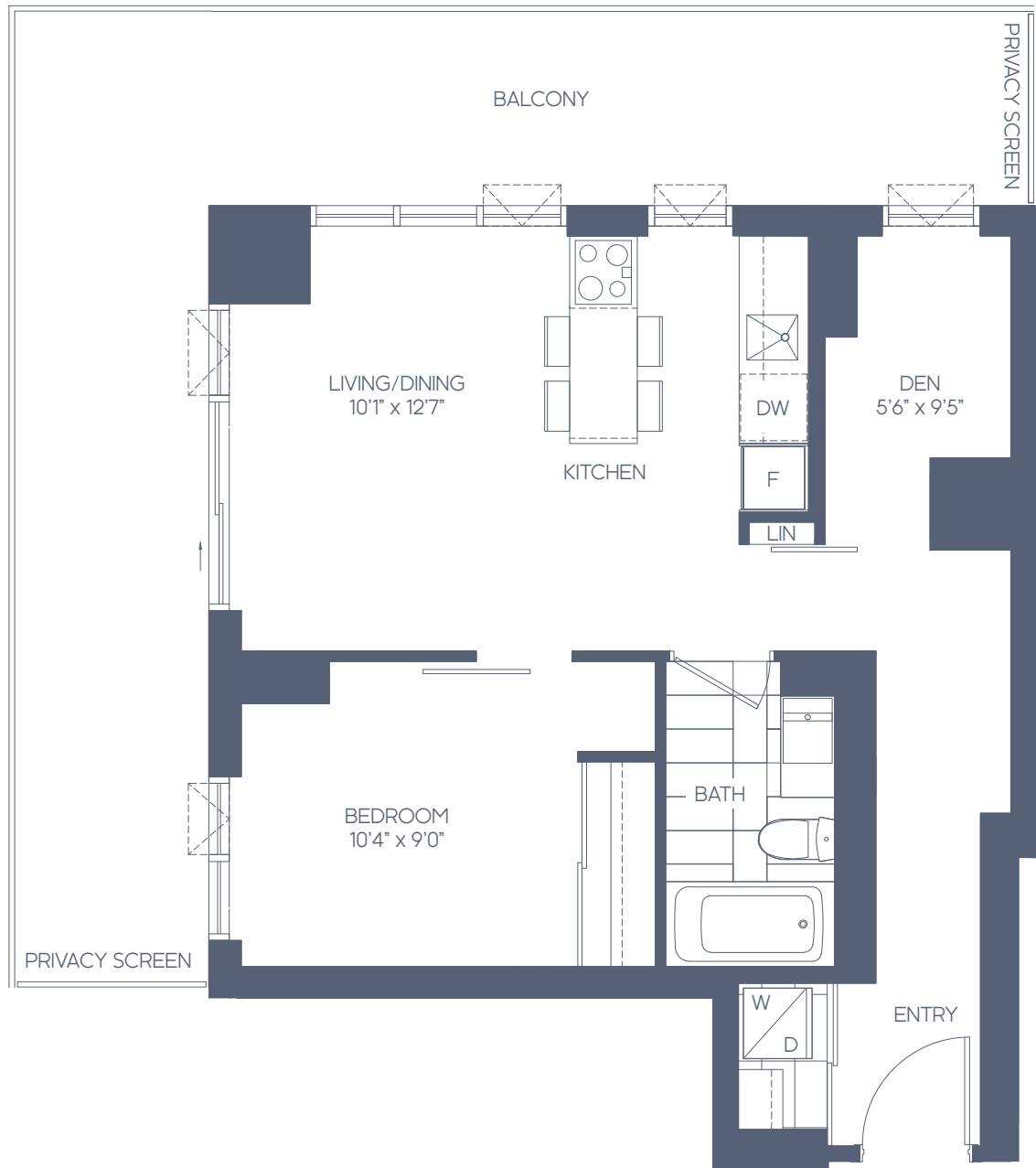
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# THE GAGNON

1 BEDROOM + DEN 1BD-C NORTHEAST VIEW

SUITE AREA: 603 SQ. FT.  
 OUTDOOR AREA: 314 SQ. FT.  
 TOTAL AREA: 917 SQ. FT.



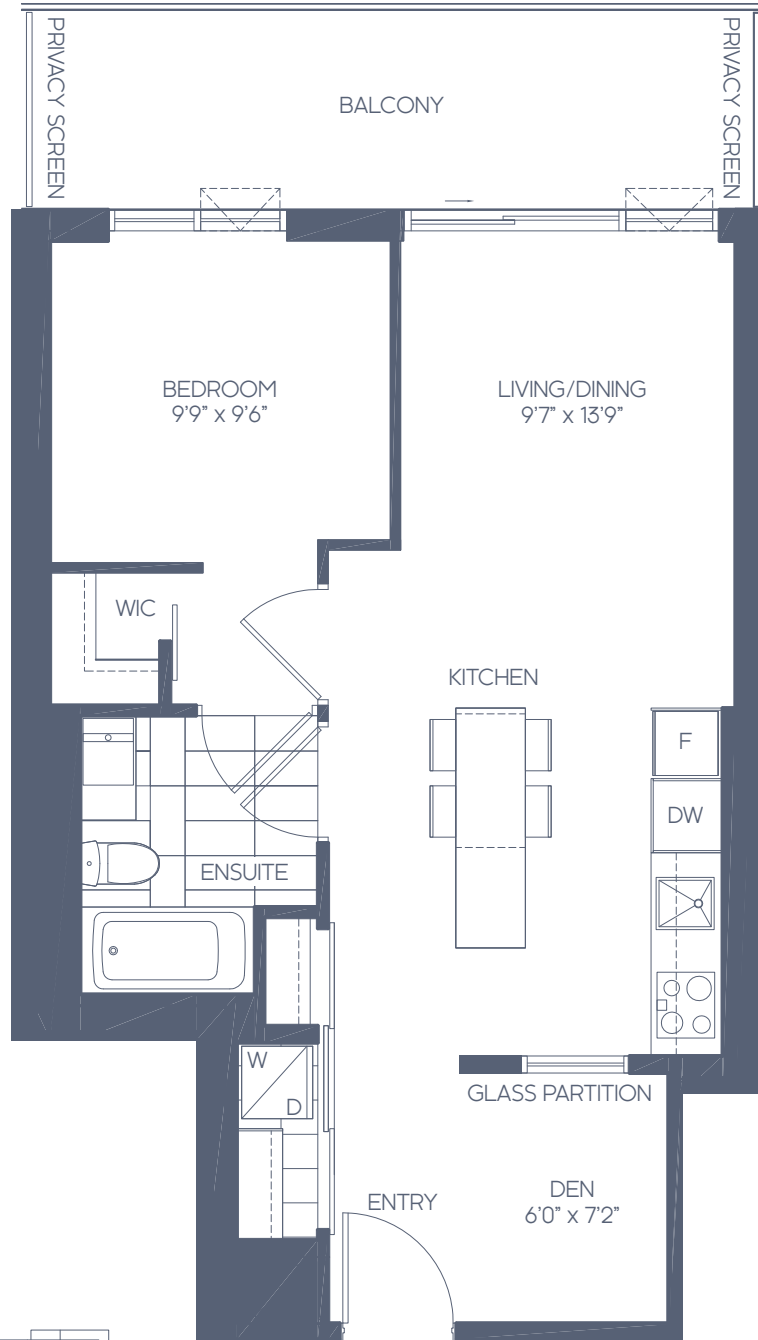
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# THE JACKSON

1 BEDROOM + DEN 1BD-E WEST VIEW

SUITE AREA: 622 SQ. FT.  
 OUTDOOR AREA: 123 SQ. FT.\*  
 TOTAL AREA: 745 SQ. FT.



Lower Jarvis St.

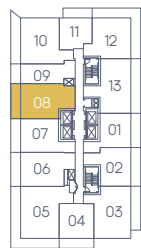


Queens Quay E.  
 Floors 4-9

Richardson St.



Floor 10



Floors 12-39

\*Please note: Outdoor area on floors 4-7 is 118 SQ. FT.

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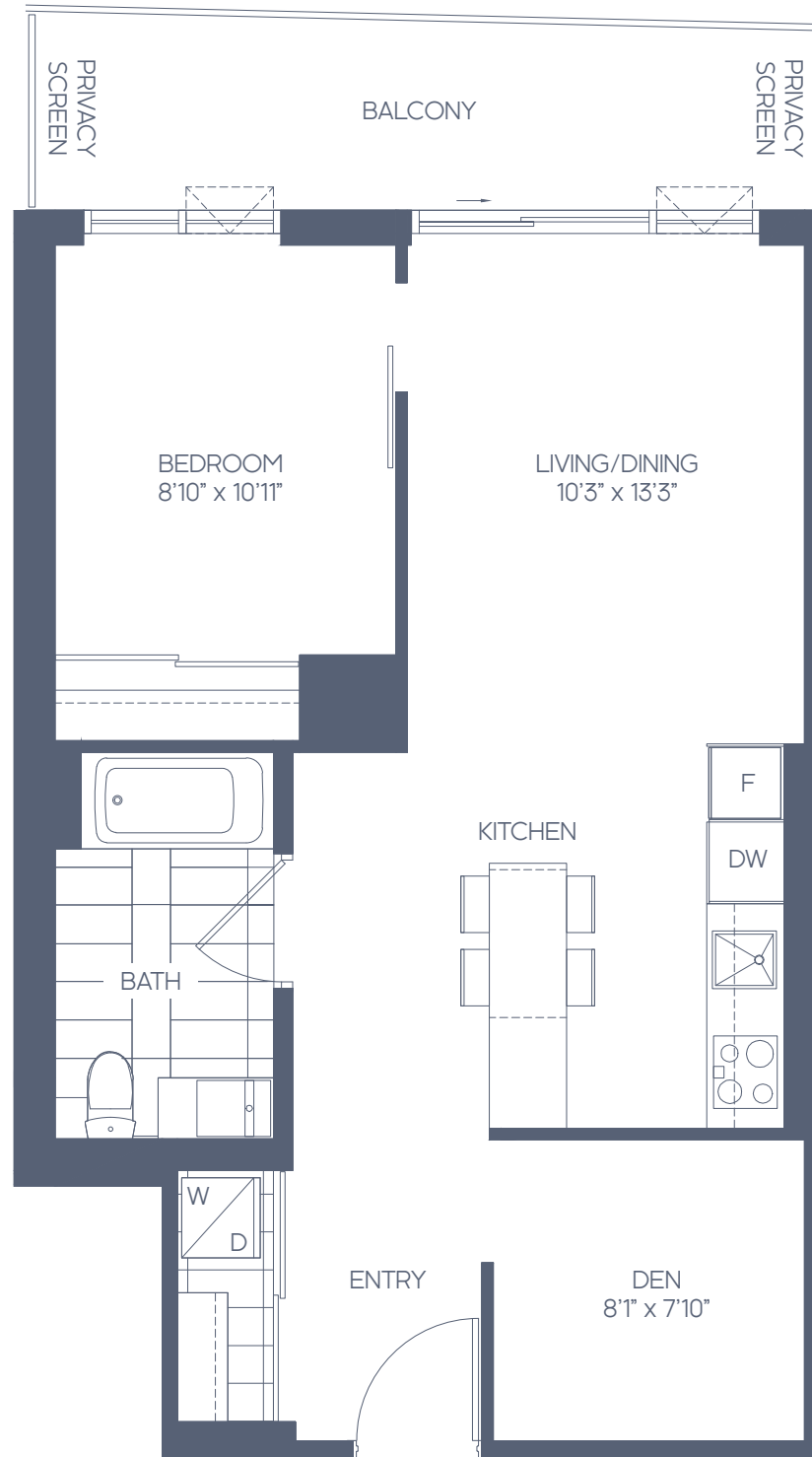


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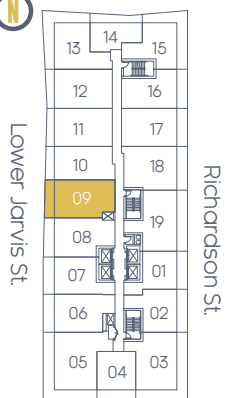
# THE MAESTRO

1 BEDROOM + DEN 1BD-G WEST VIEW

SUITE AREA: 644 SQ. FT.  
 OUTDOOR AREA: 104 SQ. FT.\*  
 TOTAL AREA: 748 SQ. FT.



Lake Shore Blvd. E.



Floors 4-9



Floor 10

\*Please note: Outdoor area on floors 5-7 vary. Outdoor area on floors 8-10 is 121 SQ. FT.

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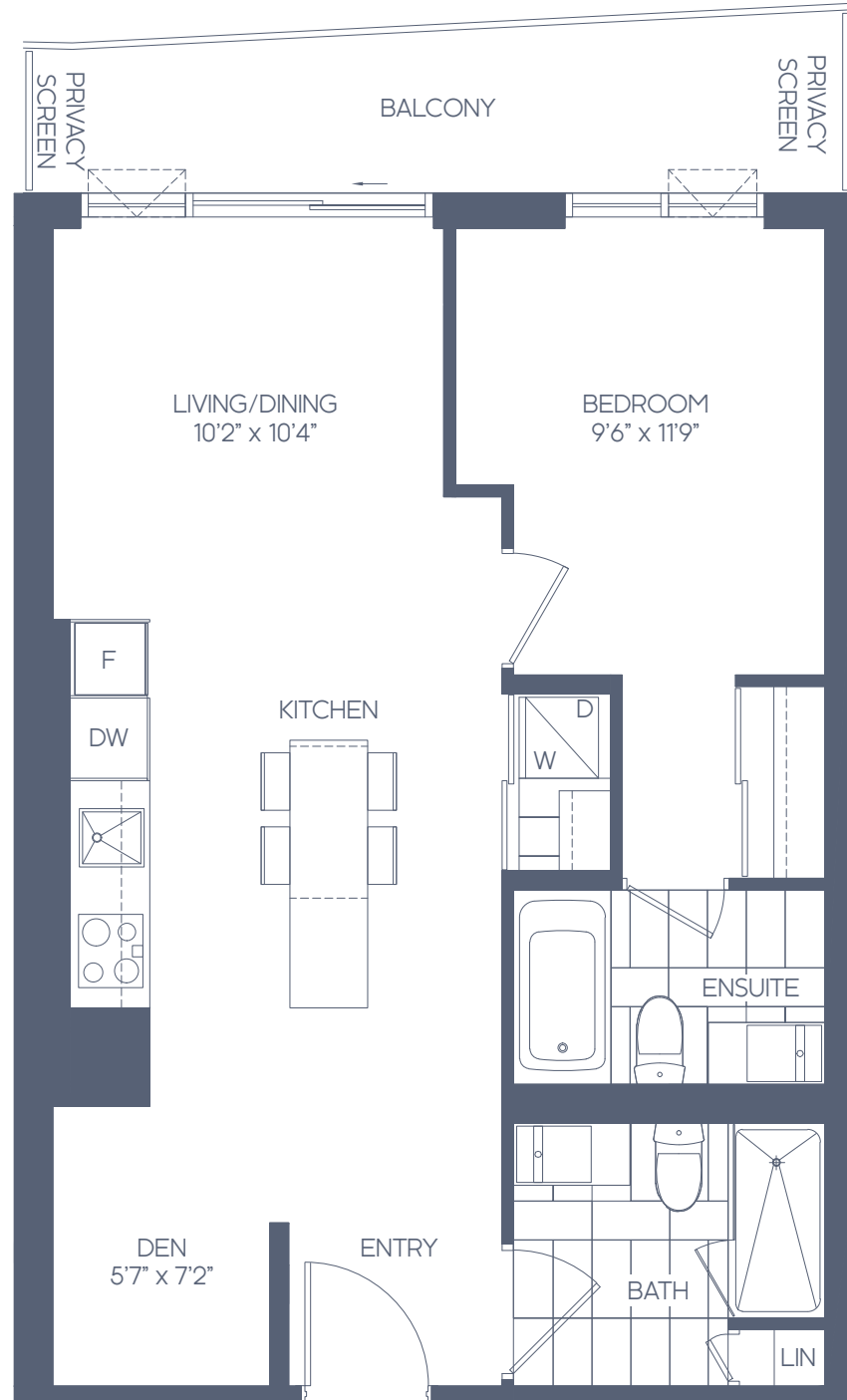


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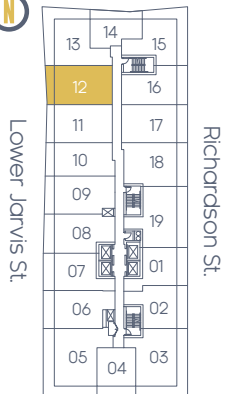
# THE ATWOOD

1 BEDROOM + DEN 1BD-H WEST VIEW

SUITE AREA: 654 SQ. FT.  
 OUTDOOR AREA: 86 SQ. FT.\*  
 TOTAL AREA: 740 SQ. FT.



Lake Shore Blvd. E.



Queens Quay E.  
 Floors 4-7

\*Please note: Outdoor area on floor 4 is 915Q. FT.

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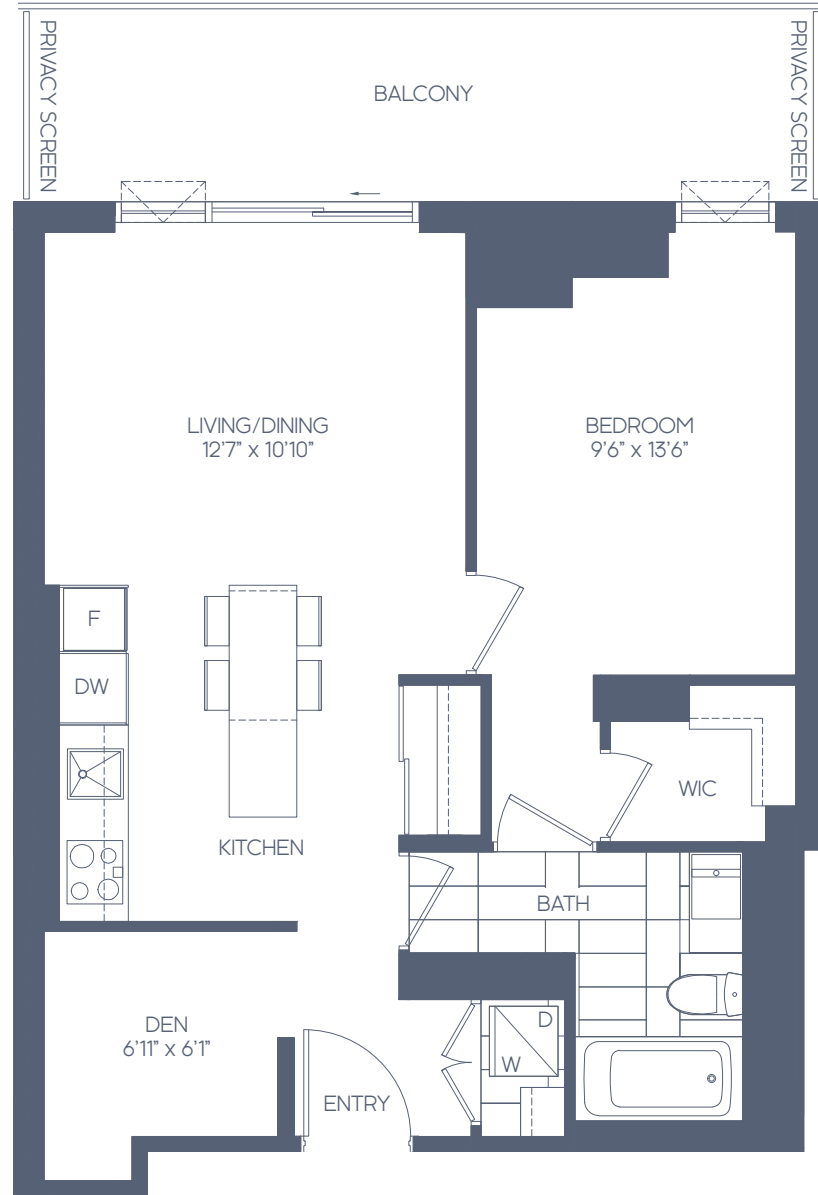
# THE TAYLOR

1 BEDROOM + DEN

1BD-1

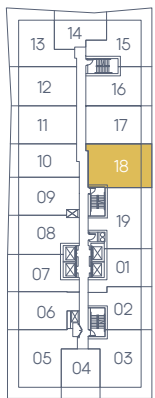
EAST VIEW

SUITE AREA: 665 SQ. FT.  
 OUTDOOR AREA: 139 SQ. FT.\*  
 TOTAL AREA: 804 SQ. FT.



Lake Shore Blvd. E.

Lower Jarvis St.



Queens Quay E.

Floors 4-9

Richardson St.



Floor 10

\*Please note: Outdoor area on floors 8-10 is 142 SQ. FT.

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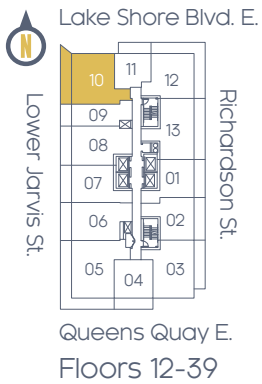
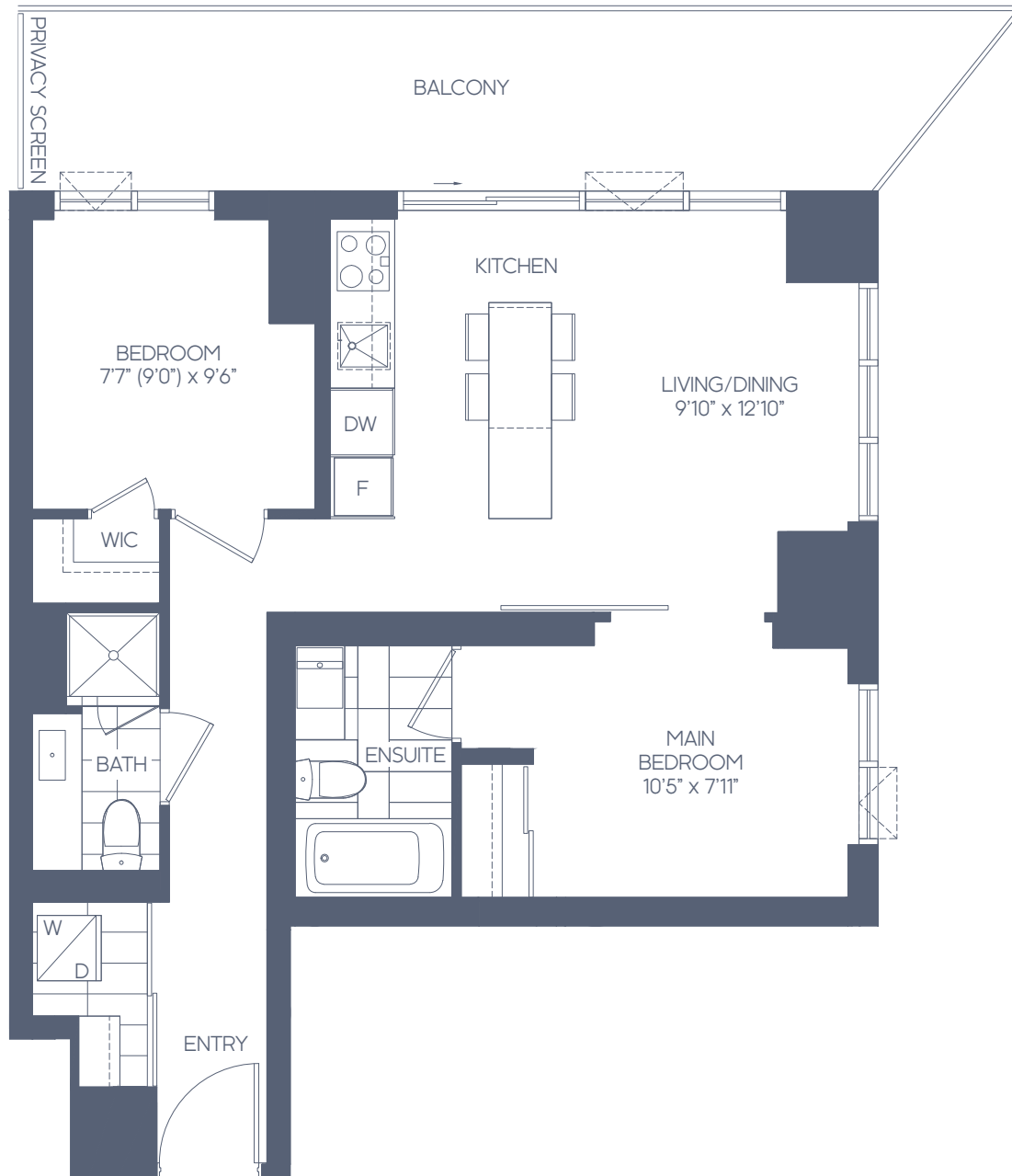


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# THE JONES

2 BEDROOM 2B-A NORTHWEST VIEW

SUITE AREA: 693 SQ. FT.  
 OUTDOOR AREA: 175 SQ. FT.  
 TOTAL AREA: 868 SQ. FT.



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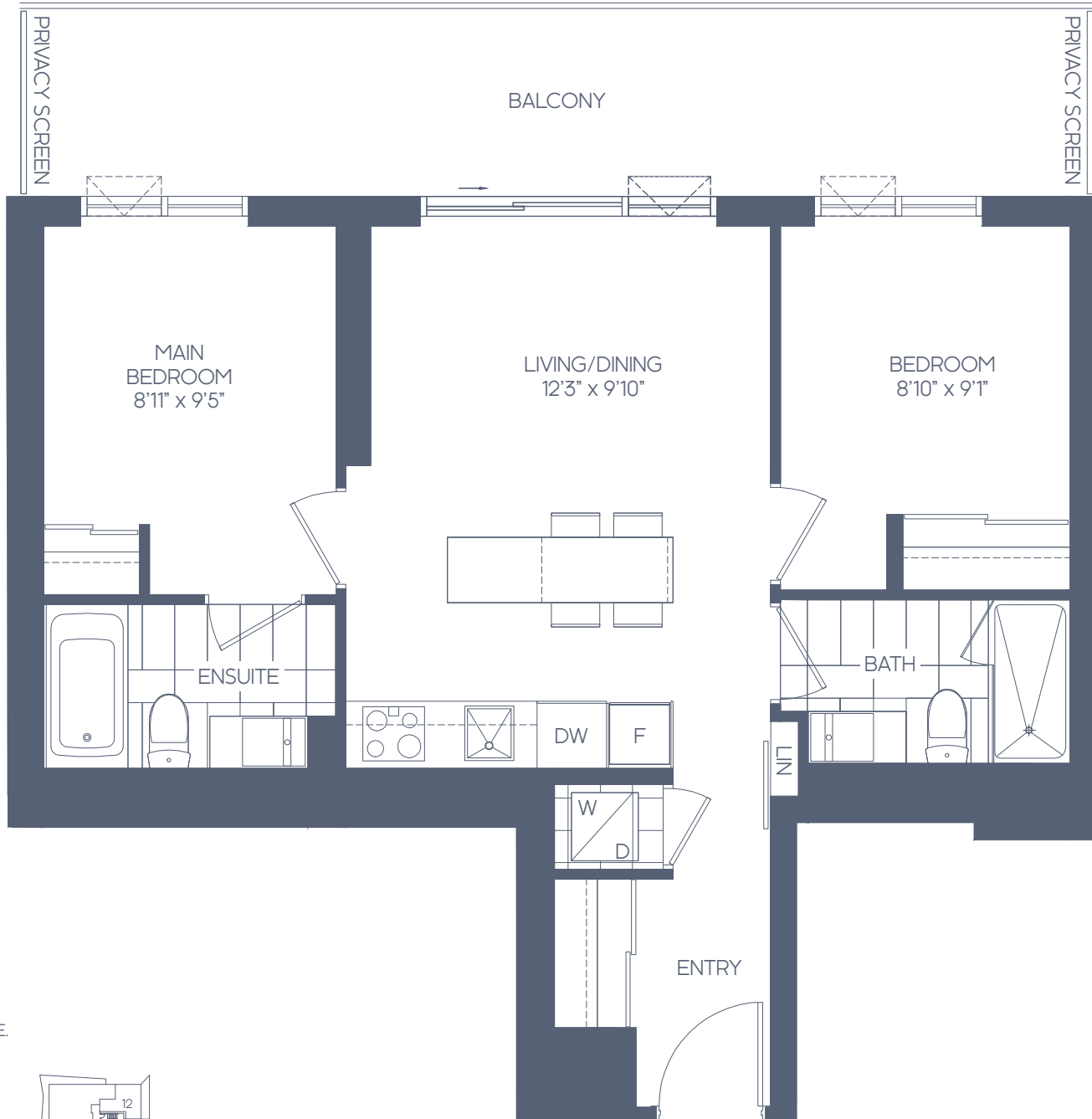
# THE WILLIAMS

2 BEDROOM

2B-B

EAST VIEW

SUITE AREA: 705 SQ. FT.  
 OUTDOOR AREA: 192 SQ. FT.  
 TOTAL AREA: 897 SQ. FT.



Queens Quay E.  
Floors 4-9



Floor 10



Floors 12-39



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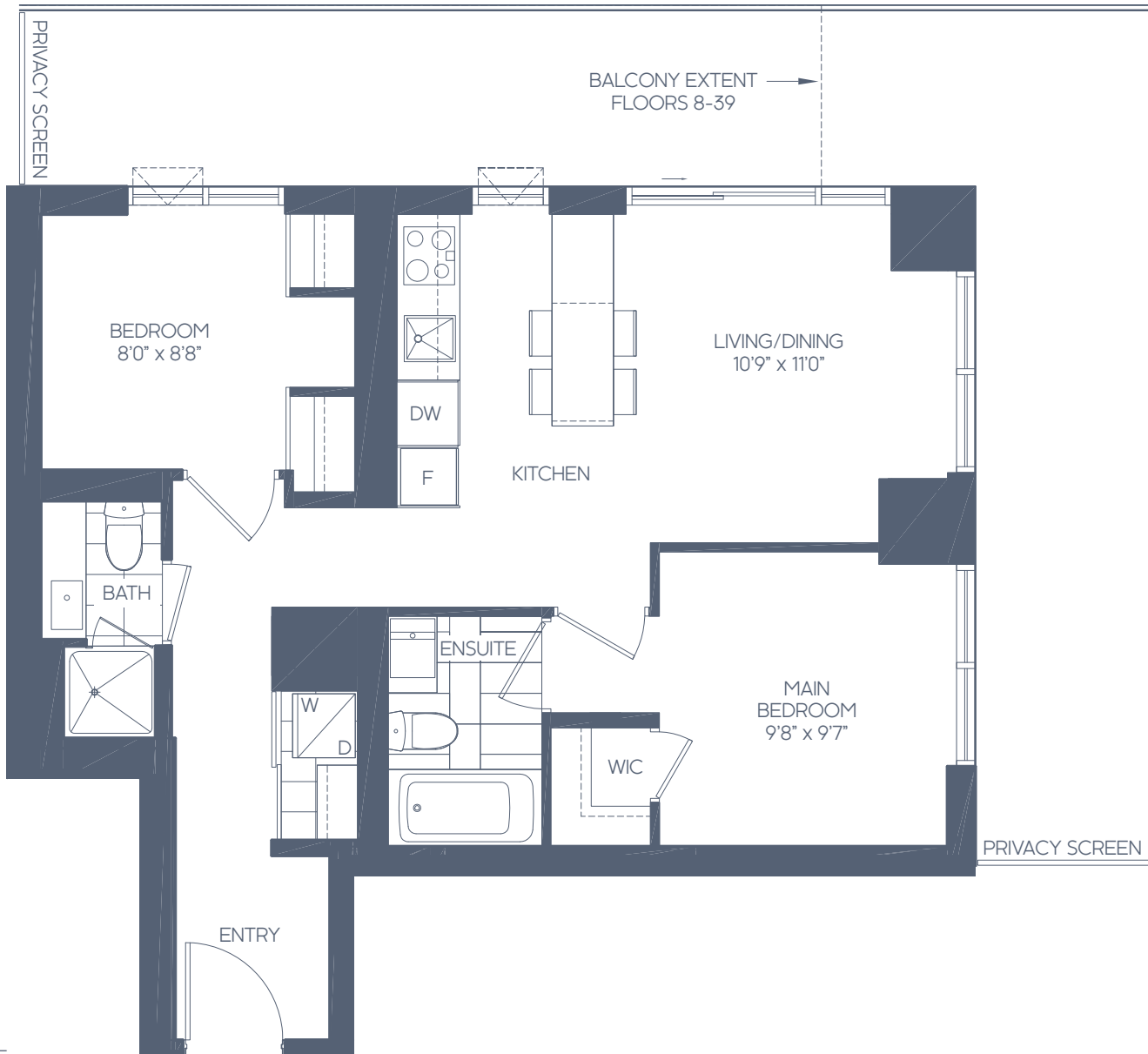
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# THE GOODWYN

2 BEDROOM 2B-C SOUTHEAST VIEW

SUITE AREA: 713 SQ. FT.  
 OUTDOOR AREA: 154 SQ. FT.\*  
 TOTAL AREA: 867 SQ. FT.



Lake Shore Blvd. E.



Queens Quay E.  
 Floors 4-9

Floor 10

Floor 11

Floors 12-39

\*Please note: Outdoor area on floors 4-7 is 348 SQ. FT.

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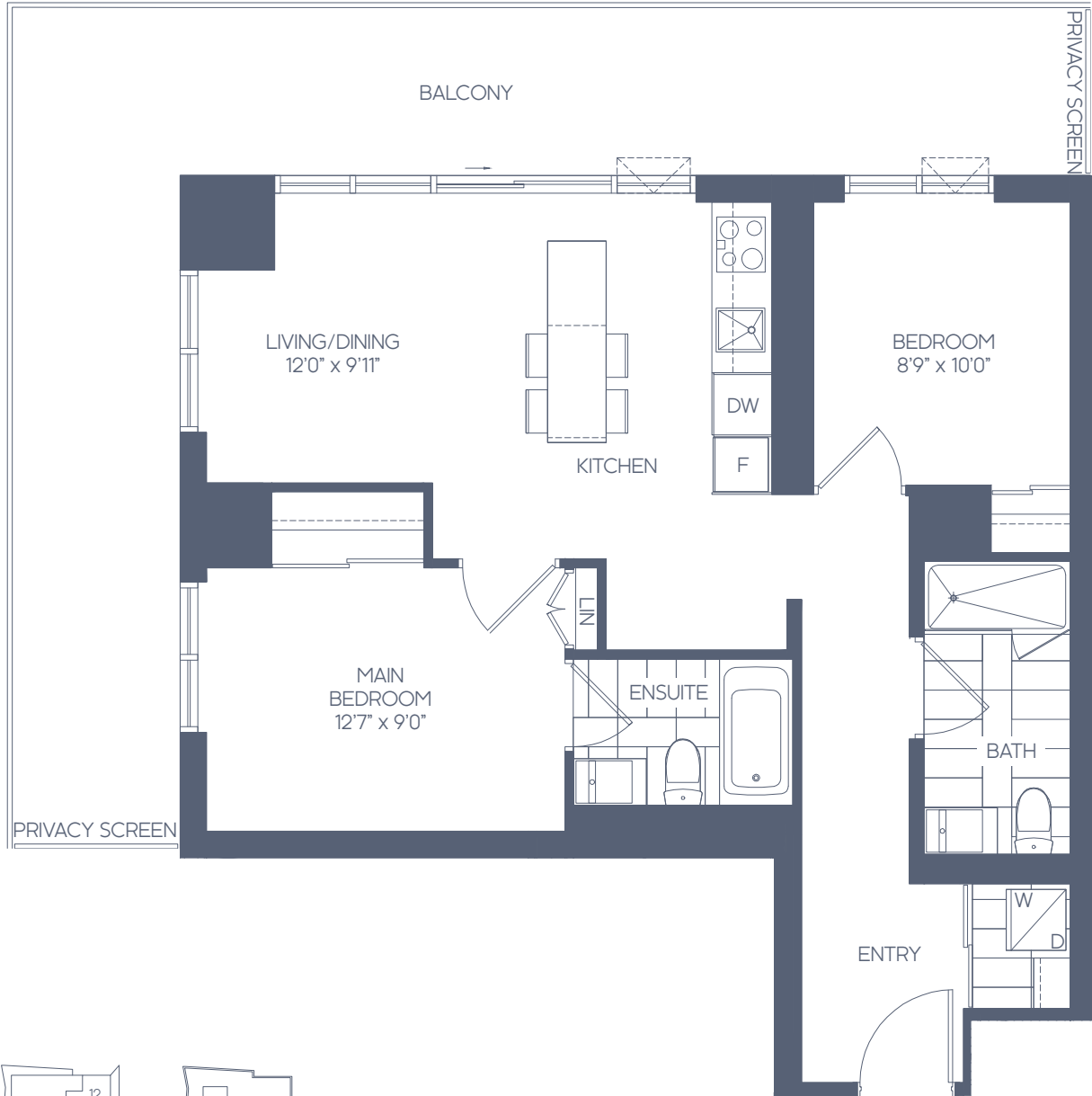


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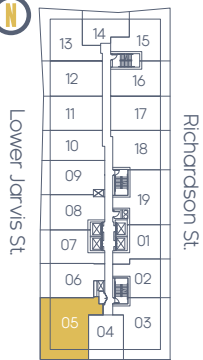
# THE MILLER

2 BEDROOM 2B-D SOUTHWEST VIEW

SUITE AREA: 792 SQ. FT.  
 OUTDOOR AREA: 354 SQ. FT.  
 TOTAL AREA: 1,146 SQ. FT.



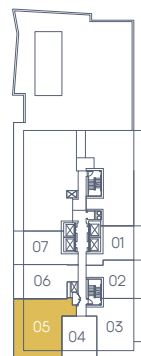
Lake Shore Blvd. E.



Queens Quay E.  
Floors 4-9



Floor 10



Floor 11



Floors 12-39



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