

The background is a solid light green color. It is decorated with various white geometric shapes: vertical lines, horizontal lines, and semi-circles of different sizes. A single red bird icon is positioned in the upper right quadrant, partially overlapping a white semi-circle.

CANARY  
COMMONS



They say life is what you make it. For those who want it all, there's **Canary Commons**. This leading-edge condominium design features two prominent towers with 387 suites, including 43 spacious townhomes, with views of the park, lake, and city. Welcome to Canary District.

Canary Commons, the exciting next phase of Canary District, offers modern architecture and inspired lifestyle amenities. The ground floor includes a state-of-the-art fitness centre, a pilates + yoga training studio, an interactive children's playroom, and a pet-washing area. The 3<sup>rd</sup> floor amenity space, The Commons Lounge, includes a stylish lounge, dining room, catering kitchen, theatre, and co-working space. The 6<sup>th</sup> floor offers a 9,000 sq. ft. terrace which has been designed in seamless harmony with the building's architecture. This contemporary outdoor terrace provides nooks and gathering spaces including dining areas with BBQs and cozy firepits, which all offer spectacular views of the Toronto skyline.

Canary District is one of Toronto's most vibrant neighbourhoods where fostering a sense of community is effortless with the nearby shops, cafés, and fitness centres. Need an added challenge to your fitness routine, or an energizing run? You can take your workout outdoors to one of the many surrounding parks, including 18-acre Corktown Common park, which is connected to more than 1,800 km of trails. Living steps from the TTC 514 Cherry Streetcar stop makes commuting in and around the city fast and convenient.



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An Award Winning Community

2013 **The National Awards**, Community of the Year - Urban

2014 **BILD Awards**, Community of the Year

2012 **Canadian Architect**, Award of Excellence



CANARY  
COMMONS



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RENDERINGS ARE ARTIST'S CONCEPT - E.&O.E.

**Shops at Canary District**

- |                   |                             |                 |                |
|-------------------|-----------------------------|-----------------|----------------|
| 1 Opus Glow       | 4 Expedia CruiseShipCenters | 7 TD Bank       | 10 Fuel+       |
| 2 Dark Horse      | 5 Canary Market             | 8 Running Room  | 11 SukhoThai   |
| 3 Tori's Bakeshop | 6 Shop Task                 | 9 Think Fitness | 12 Souk Tabule |
|                   |                             |                 | 13 Gears       |

# Meet the Neighbours



# A new condominium made for you

Canary Commons is the next building in the award-winning Canary District. This new condominium boasts some of the most unique indoor and outdoor amenity spaces of any building in the city.

With its beginnings as the host to the 2015 Pan Am/Parapan Am Games Athletes Village, the 35-acre master-planned Canary District, in the West Don Lands, is bringing new energy and vitality to Toronto's downtown east.







## A Warm Welcome

The Canary Commons lobby has the perfect ambiance for welcoming residents and guests. This comfortable, bright space invites you to quietly lounge or enjoy a friendly chat with your neighbours. The modern and sleek European-style design boasts floor-to-ceiling bookshelves with contrasting textures and finishes that effortlessly complement the intricate motif of the marble floors.

RENDERINGS ARE ARTIST'S CONCEPT - E.&O.E.





# Live an Active Life

The fully-equipped fitness centre at Canary Commons makes it easy to maintain a healthy and active lifestyle. With the latest in fitness and CrossFit equipment, weights, pilates machines, and an indoor and outdoor yoga space, residents have everything they need to mix up their workout routine.

The nearby Children's Playroom is a bright, interactive, creative space where kids can meet and play to their heart's content.











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# Where Everyone's Invited

The Commons Lounge is a spacious, multi-functional party room that has a catering kitchen, bistro-style bar, and ample seating for any occasion. The private dining area, fireplace focal point, and natural wood accents create a warm and welcoming atmosphere that feels like an extension of your home. Whether you're hosting a summer party in the outdoor lounge, or a cozy winter movie night in the private theatre room, you and your guests will feel welcomed all year round.

The 3<sup>rd</sup> floor amenity space also provides residents with a co-working space which is in a convenient location to interact and collaborate with other professionals. It is the perfect place for hosting meetings or working from home.



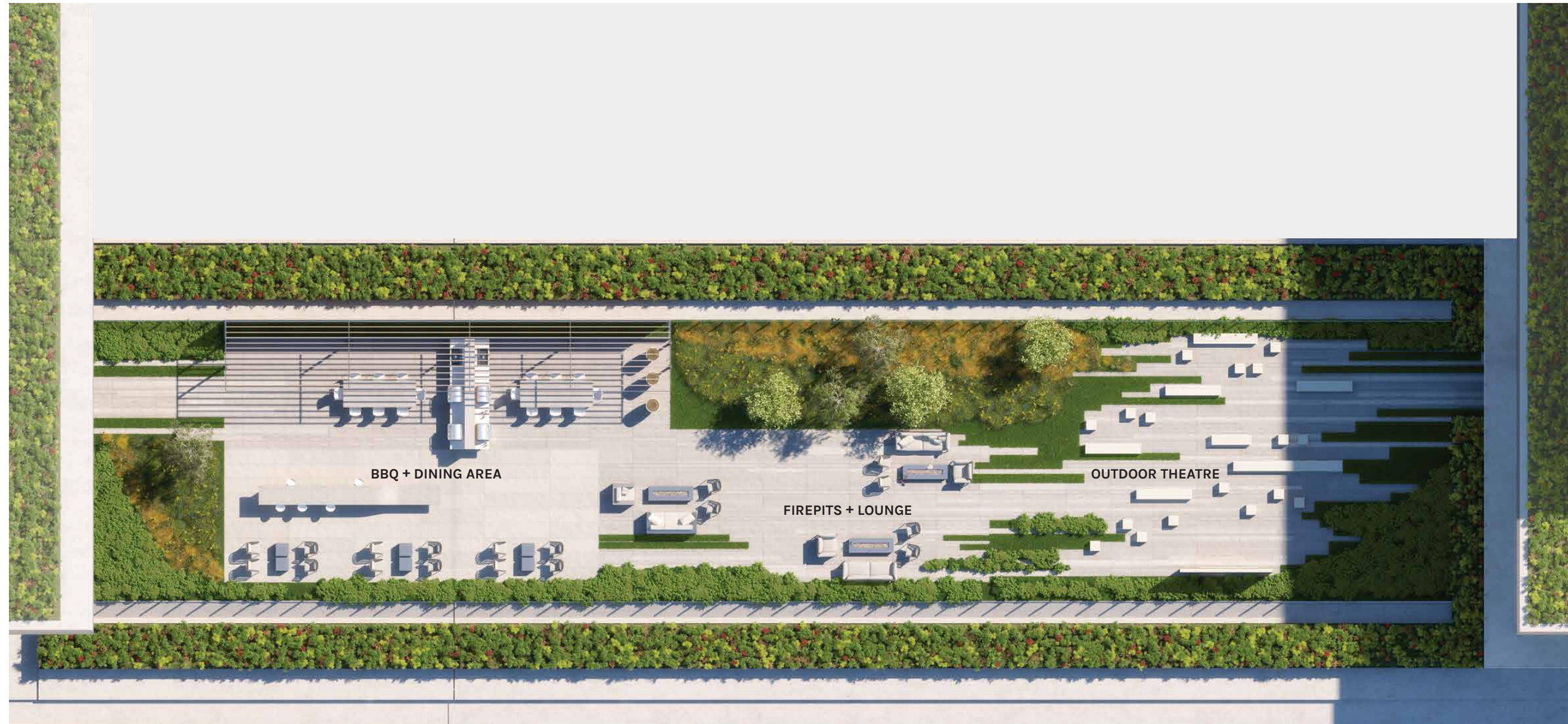


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## A Breath of Fresh Air

The 6<sup>th</sup> floor rooftop terrace and courtyard gardens, designed by award-winning landscape architecture firm, NAK Designs, provides Canary Commons' residents with a breathtaking, contemporary outdoor oasis with Toronto's cityscape as its backdrop. With a variety of seating throughout the terrace, you can enjoy some relaxing time alone, or host family and friends at the outdoor dining and BBQ areas. You can catch a movie under the stars at the outdoor theatre and make the most out of warm evenings.



## Rooftop Terrace

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Your New  
Space Awaits

RENDERINGS ARE ARTIST'S CONCEPT - E.&O.C.E.





# Features + Finishes

## Contemporary Suite Interiors

- High quality solid core entry door with contemporary lever handle, deadbolt and security viewer
- Lofty 9-foot high smooth-finished flat ceilings in principle rooms as per builder's plan
- Contemporary style doors with designer series hardware and flat profile casings
- Contemporary style 4-inch, paint finish baseboards with matching door trim
- High quality plank laminate flooring in entries, kitchens, principle living areas and bedrooms as per builder's sample
- Closets or walk-in closets with stylish doors and designer series hardware as per builder's plan
- Front-loading stacked washer and dryer
- White decorative series switches and receptacles
- Capped ceiling outlet in dining room
- Year-round comfort and improved indoor air quality with insuite controlled air-conditioning and heating
- Recovery ventilation system

## Bathroom

- European-style, custom-designed vanity with integrated sink and single faucet as per builder's sample
- Custom-designed cabinetry above lavatory to match vanity finish
- Full width vanity mirror
- Luxurious deep soaker tub or shower with frameless clear glass fixed panel (where applicable, as per builder's plan)
- Choice of premium tile flooring with tub and shower tile surround as per builder's sample
- Contemporary wall-mounted lighting in bathrooms
- High-efficiency white porcelain plumbing fixtures

## Kitchen

- Custom-designed modern European-style kitchen cabinetry combined with open shelves and closed cabinetry design with soft close motion on drawers and doors. Integrated LED lighting system.
- Choice of premium quartz countertop with tile backsplash as per Vendor's sample
- Single stainless-steel sink with pull out single lever faucet in chrome or matte black finishes
- 24" or 30" European-style appliances (as per builder's plan) with slide in range, over the range stainless steel microwave and fully integrated refrigerator and dishwasher with paneled doors to match kitchen cabinetry
- Custom-designed island/table combination upgrade with choice of quartz countertop (where applicable, as per plan)
- Designer overhead track lighting

## Electrical + Communication

- Ultra-high-speed Beanfield MetroConnect fibre optic internet (monthly fees applicable under a fixed term agreement with Beanfield), telephone and cable in each suite
- Insuite Cat 6 wiring in designated areas for high speed internet signal, as well as to facilitate IP telephony and television service (service not included)
- Separately metered electrical service with circuit breakers, water and BTU

## Our Commitment to You

- Your new home is fully covered under Tarion, the Ontario New Home Warranty Program
- New home owners benefit from One-Year Warranty Protection and Two-Year Warranty Protection against defects in work and materials, and Seven Year Warranty Program against major structural defects

## Notes

1. 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.
2. 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.
3. All dimensions, if any, are approximate.
4. Where bulkheads are present or drop ceilings are required, the ceiling heights will be less than that indicated above. Ceiling heights are calculated from the finished concrete slab to the underside of the concrete slab above.
5. All specifications and materials are subject to change without notice.
6. Pursuant to the Agreement, this Schedule or amendment or change order, the Purchaser may have requested the Vendor 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.
7. Flooring and specific features will depend on the Vendor's package as selected.

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A

A – George Brown Residences

B – The Water Guardians

By Jennifer Marman and Daniel Borins with James Khamsi

A marker for Canary District are these three bright blue figures whose eyes illuminate in the dark. The sculpture's base is made of bouncy material that encourages playful interaction.

C – Canary Park Condominiums

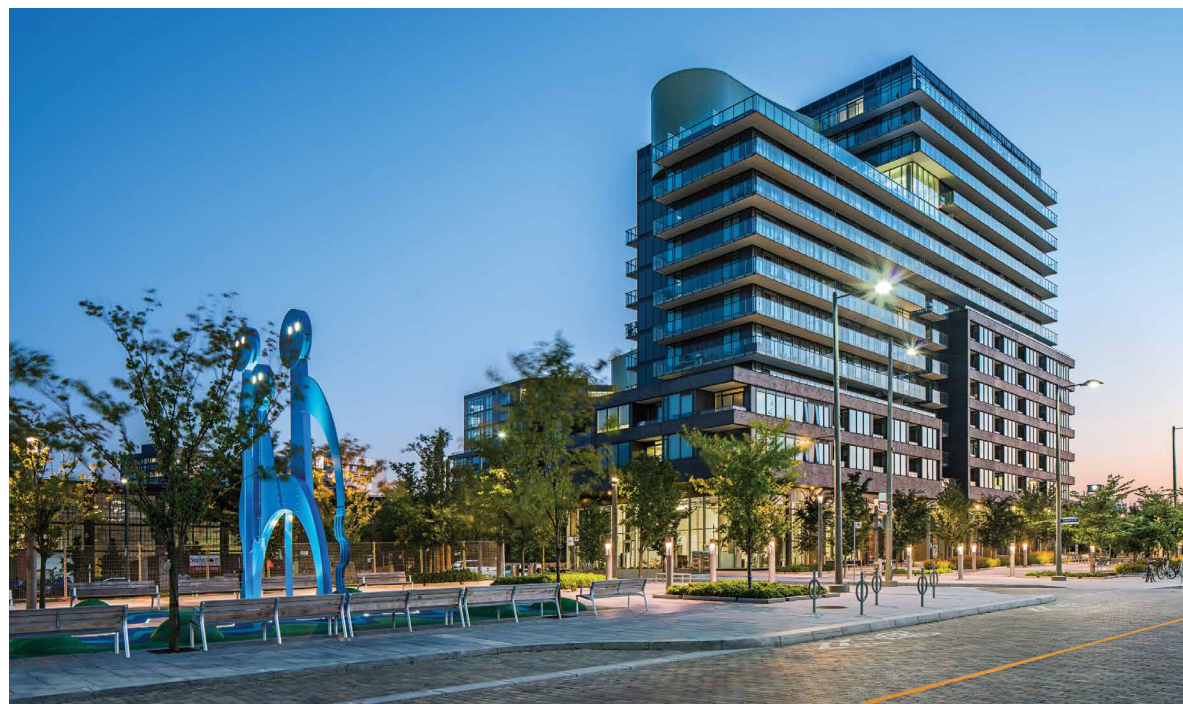


B

# Welcome to Canary District

As a visionary, sustainable, LEED Gold urban village, Canary District is designed on the principles of green living with generous public spaces, parks and trails, and next generation Beanfield MetroConnect WiFi connectivity.

C

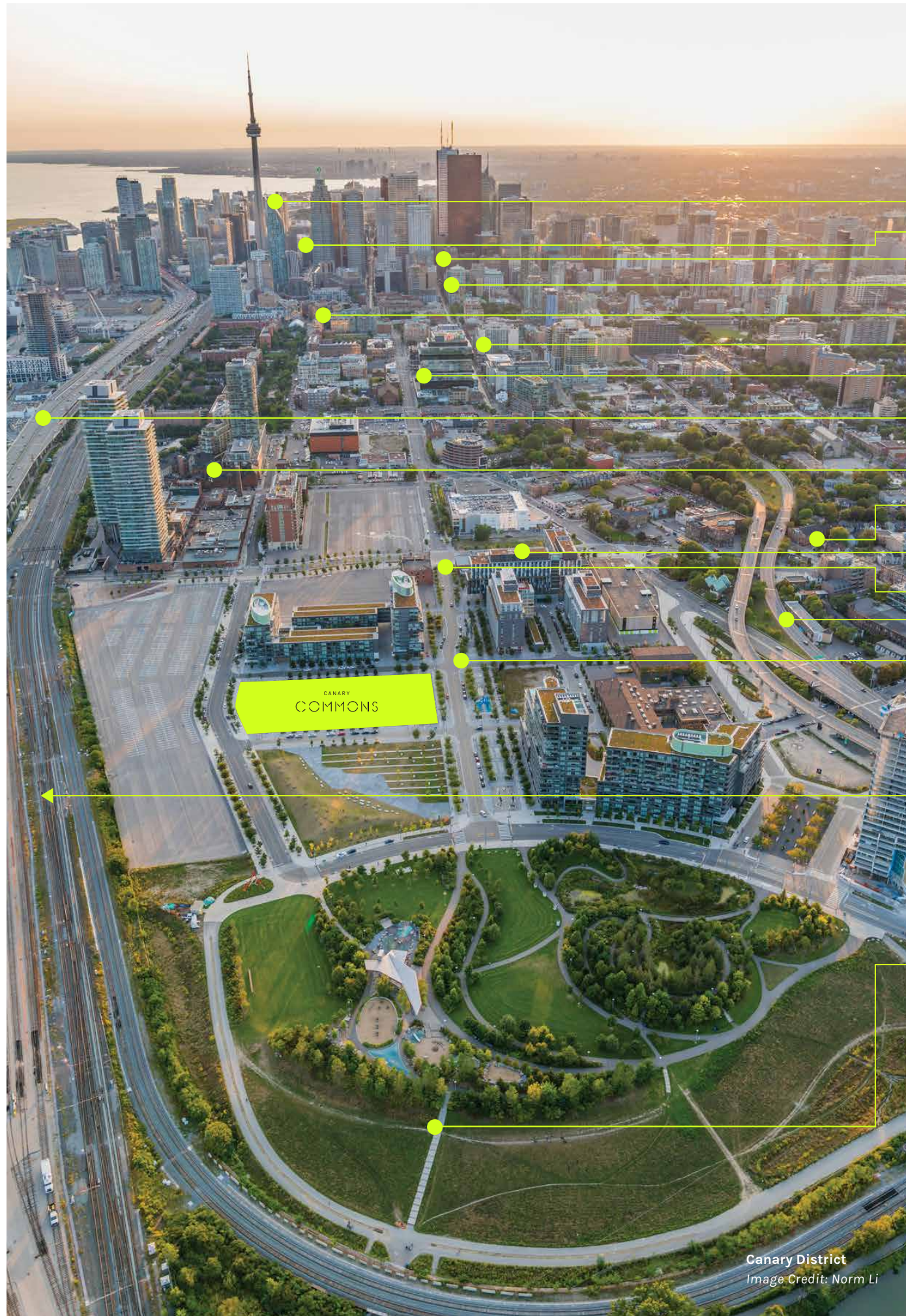


It's easy to maintain an active, healthy lifestyle with many health-focused retail options including nearby specialized fitness gyms and restaurants offering a variety of nutritious and delicious meals.

Numerous public art installations and murals, commissioned by Waterfront Toronto, enrich the community landscape and inspires

creative expression. This creativity can be seen across the local shops, cafés, studios, and businesses in and around the neighbourhood, reflecting the inclusiveness and community of Canary District.





Canary District  
Image Credit: Norm Li

## Your Best Days are Here

Pick-up a fresh, cold-pressed juice at Fuel+ after a brisk morning bike ride through the trails connected to Corktown Common park. Get ready for work, and hop on the TTC 514 Cherry streetcar headed downtown. Take a seat and use the few minutes of your commute to enjoy the perfectly crafted latté prepared specially for you by Dark Horse or Tori's. Rejuvenate with an evening outdoor yoga class at the YMCA before your dinner date at Souk Tabule on the Front Street promenade. Top off a wonderful day with a scenic stroll through Corktown Common park.

- CN Tower – 10 Minute Drive
- Union Station – 15 Minute Walk
- Downtown Core – 5 Minute Drive
- TTC King Subway – 10 Minute Streetcar
- St. Lawrence Market – 10 Minute Walk
- George Brown College – 10 Minute Walk
- No Frills + LCBO – 5 Minute Walk
- Gardiner Expressway – 1 Minute Drive
- Distillery District – 1 Minute Walk
- TTC 504 King Streetcar – 1 Minute Walk
- YMCA – 1 Minute Walk
- TTC 514 Cherry Streetcar – 1 Minute Walk
- Don Valley Parkway – 1 Minute Drive
- Shops at Front Street Promenade – 1 Minute Walk
- T&T Supermarket – 3 Minute Drive
- Corktown Common park – 2 Minute Walk

### A Walker's Paradise

At Canary District, all your daily errands are within walking distance. For those who would like to venture out, the Gardiner and DVP are nearby.

Here are the stats: Walkscore – 93  
Transit Score – 100  
Bike Score – 100

### A Quick Drive Out

- Toronto Eaton Centre – 8 Minutes
- The Harbourfront – 5 Minutes
- Sugar Beach – 5 Minutes
- The Broadview Hotel – 3 Minutes
- Air Canada Centre – 5 Minutes



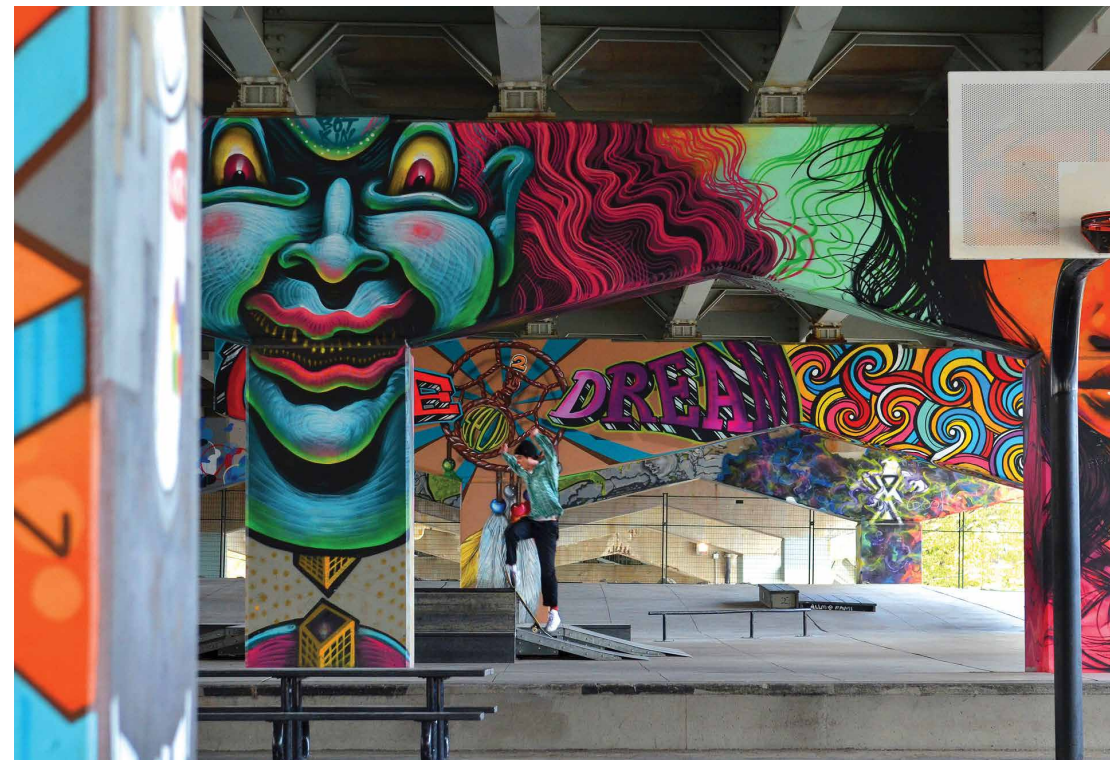
## A Natural Connection

For the nature lover or the ambitious athlete aiming to reach their next fitness goal, accessing the great outdoors doesn't get any easier than it does at Canary Commons. With 1,800 km of trails connected to Corktown Common park, there's a variety of challenging courses for running, hiking, and biking enthusiasts alike. You can start at the Lower Don River Trail and make your way west to Martin Goodman Trail or head east along the Lower Don Recreation Trail and visit the neighbouring Beaches. **The neighbourhood connection to trails offer residents scenic routes like no other in the city.**

Stroll over to Corktown Common park to enjoy community events or take advantage of its multifunctional pavilion that's perfect for hosting BBQs and play dates. Pack a picnic and **meet your neighbours for a movie night in the park** or community organized festival.



Don Valley Trails  
Bicycle from Gears



Underpass Park  
Image Credit: Waterfront Toronto





TTC 514 Cherry Streetcar



Canary District in the City  
Image Credit: Norm Li

## Made for Making Moves

Canary Commons is perfect for those on the move. With frequent and easy access to the [TTC 514 Cherry streetcar connecting directly with King Street, buses, and nearby subway stations](#), getting to the Financial District, Toronto Eaton Centre, or Union Station is quick and effortless. Take a 10 minute ride into the downtown core or get in some cardio with a Toronto Bike Share rental.

For those with slightly further destinations, the Gardiner Expressway and Don Valley Parkway are only a short drive away, or you can [grab a train ticket at the proposed GO Station\\*](#), and sit back and enjoy the ride outside the city. The nearby Billy Bishop Airport is the perfect option for stress-free travel within North America.

\*The transit proposals are being considered by various levels of Government. Dundee Kilmer Developments is providing this for information purposes only. Dundee Kilmer is not responsible for the development of the transit project. Plans are subject to change and approval.



Cycling in Canary District  
Bike from Gears





A

## Cooper Koo Family YMCA

Swim, dive, train and workout like a champion athlete at the Cooper Koo Family YMCA. Located in the heart of Canary District, this impressive, newly constructed 82,000 sq. ft., fully accessible facility features something for everyone.

As a shining legacy of the 2015 Pan Am/Parapan Am Games, the facility includes a 30,000 sq. ft. accessible green roof, an indoor track and gymnasium, a weight room, and an assortment of cardio machines that allow you to mix up your workout routine. The knowledgeable trainers can get you on track to reach your fitness goals.

The children's play structure is the perfect place to drop off the kids, where they can enjoy fun activities while you get your heart pumping at the cycling studio, functional fitness training space, or at one of the two large indoor pools.

At the Cooper Koo Family YMCA, health and wellness are a community priority.



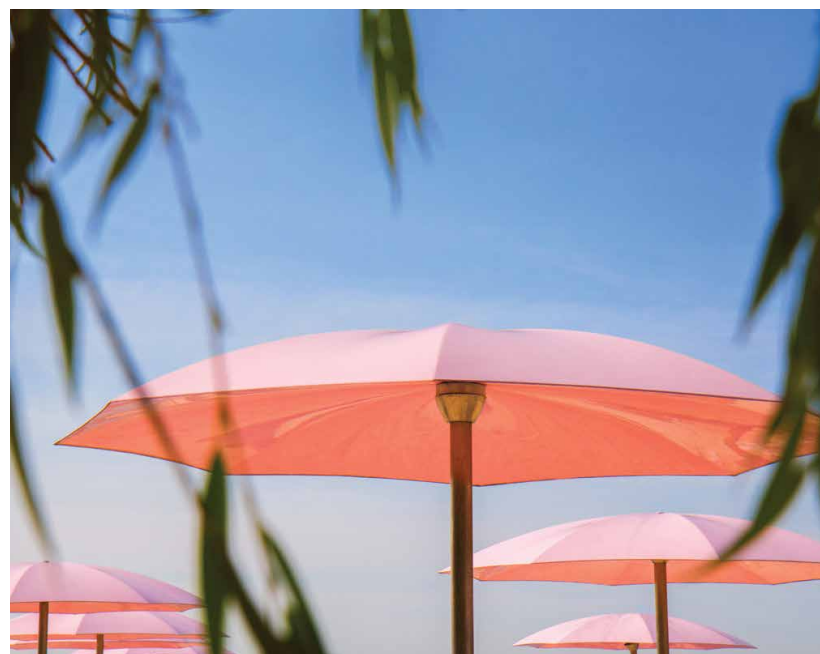
D

## More to Explore

Looking to explore the neighbourhood? A healthy and delicious food experience is a short walk away at St. Lawrence Market, or a quick bike ride to Evergreen Brick Works. From fresh fish, to farm-to-table organic meats, fruits, and vegetables, shopping locally is easy and accessible.

Take an evening walk along Front Street Promenade to the Distillery District where you can enjoy the theatre, shopping,

restaurants, and exciting festivals including the annual Christmas Market; or, ditch the pavement altogether and feel the sand between your toes at Sugar Beach. Walk, run, or bike along the many scenic trails at Corktown Common park and stay connected to nature within the city.



B

A – Spirit of York at Distillery District

B – Sugar Beach

C + D – Cooper Koo Family YMCA

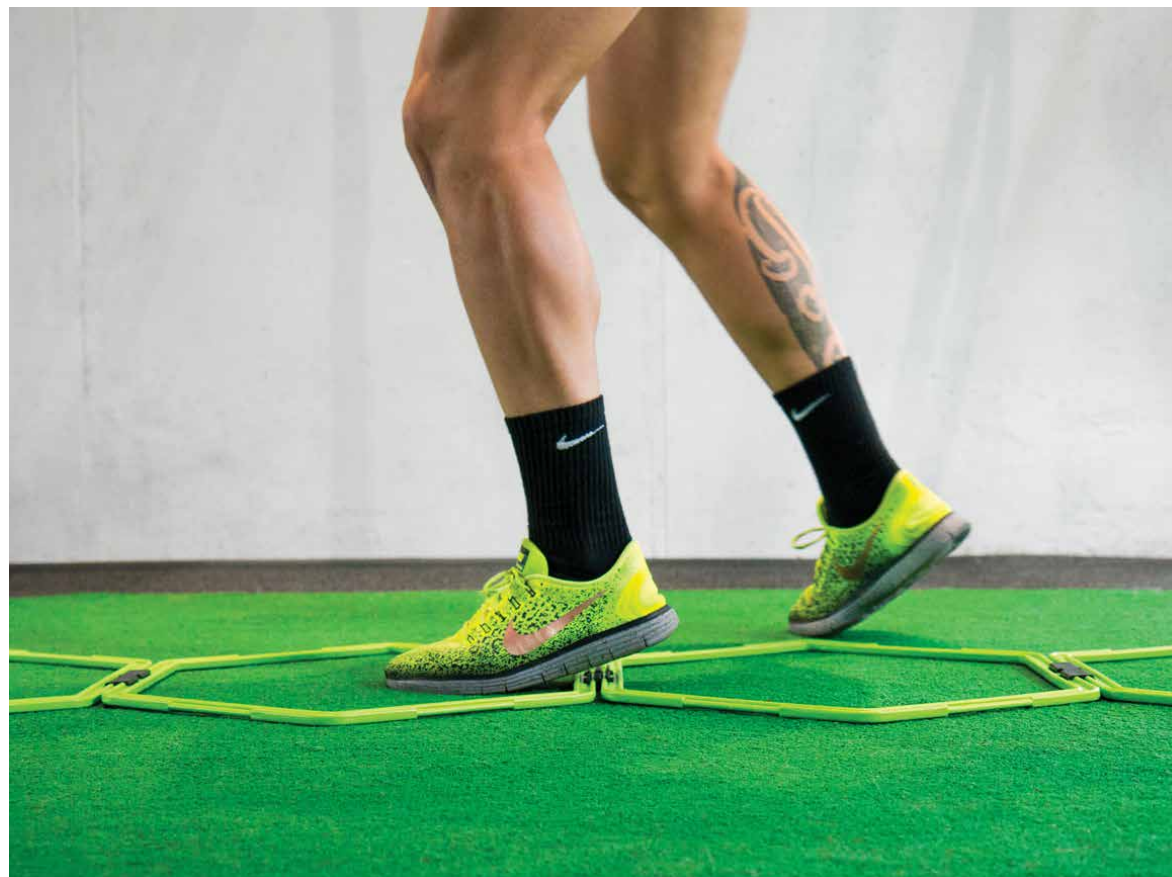
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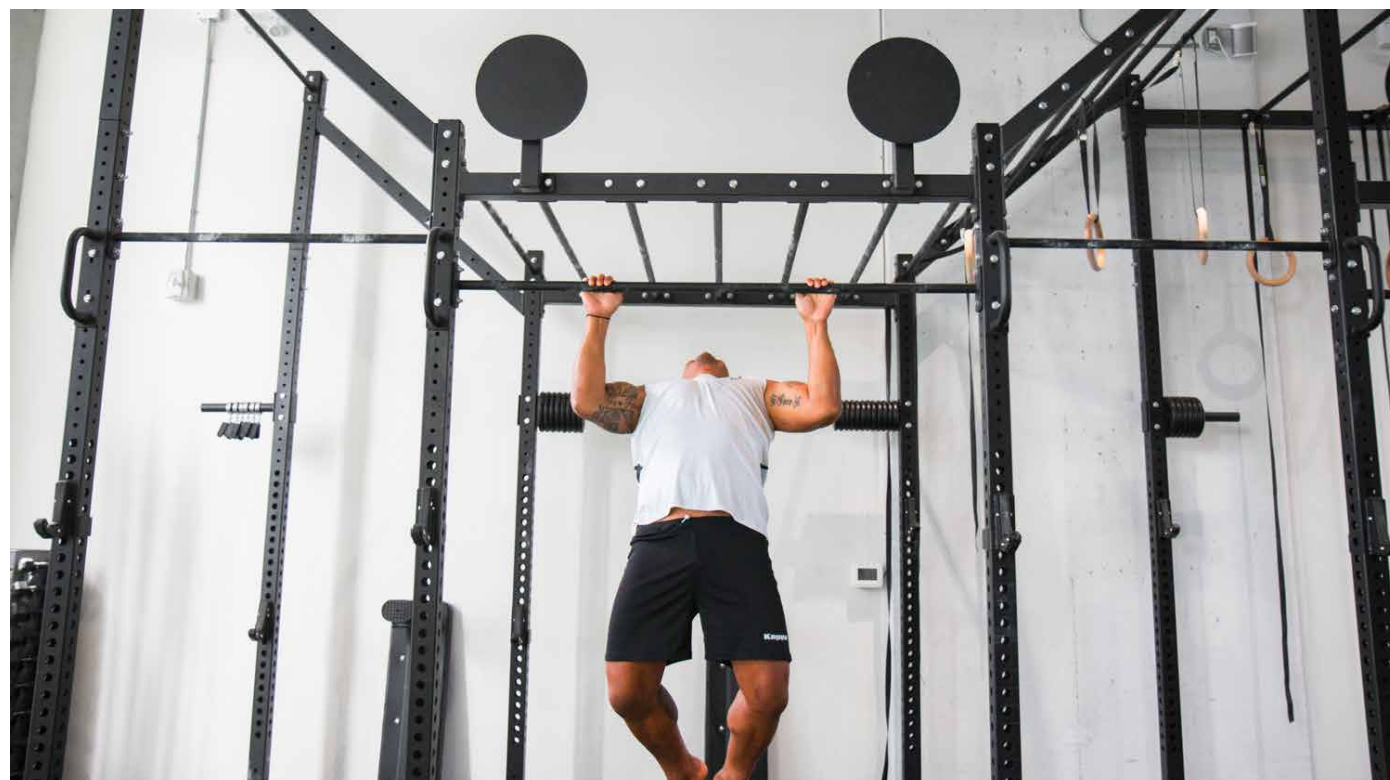
#### A + B — Think Fitness

Get fit and healthy through a variety of personal and group training options, including kickboxing, cross-training, and mom and baby classes.



A

B



C

#### C + D — Gears

More than just a bike shop, this is a community for cycling enthusiasts of all kinds. Get connected, learn new skills, and get those gears tuned up at the all-in-one, conveniently located shop.

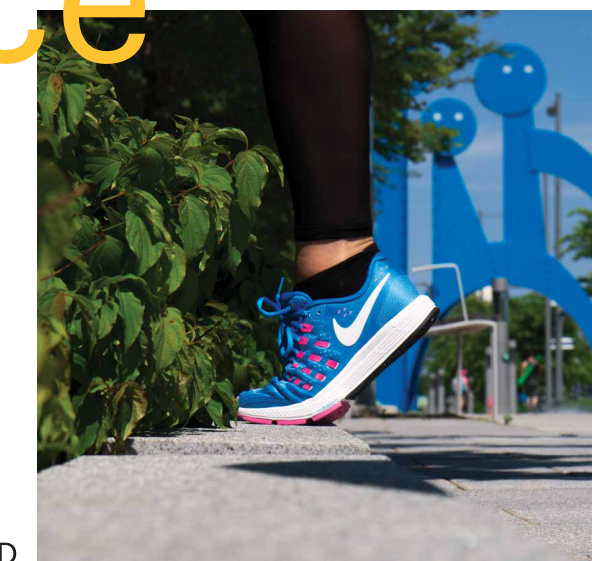
#### D — Running Room

From athletic footwear to pedometers, load up on the gear and gadgets to keep you running and active.

# Retailers that Set the Pace

When it comes to helping you live a healthy, thriving life, **Canary District retailers mean business.** The diverse shops, restaurants, and cafés in and around the neighbourhood enrich the culture of the community, representing the very best of what Toronto has to offer.

Passionate about their craft and products, Canary District retailers are committed to providing the highest level of service, quality products, and a memorable experience to everyone that walks through their doors. They are dedicated to developing and nurturing meaningful relationships with community residents, **creating opportunities for people to gather together and connect** through workshops and special events.



D





A

**A + B — Souk Tabule**

Take your tastebuds straight to Beirut with a delicious array of casual, healthy, and delicious Middle Eastern cuisine at Souk Tabule.



B



C

**C — FUEL+**

Fuel your body with a gluten-free, plant-based protein shake, a nutritious wrap, or an organic, butter coffee after an intense workout at this local health-focused café.

**D — Dark Horse Espresso Bar**

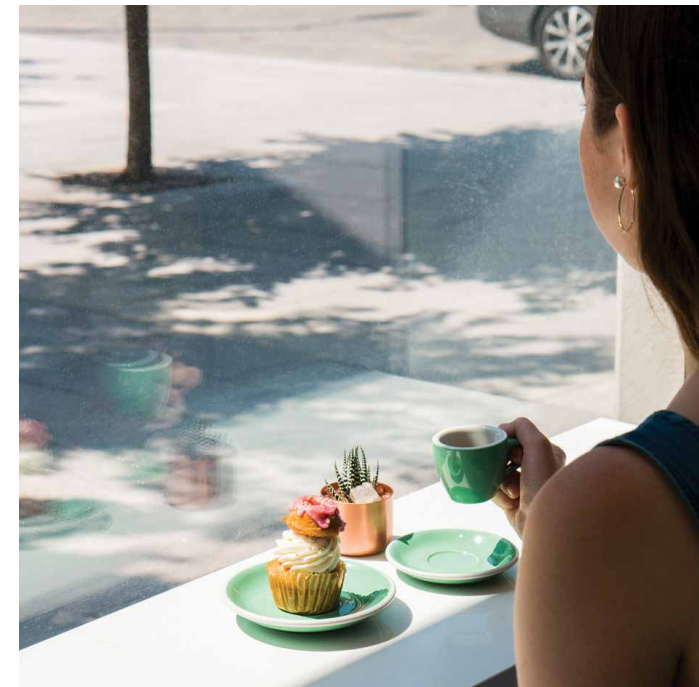
Get some work done or catch up with a friend over a perfectly crafted latté. The warm atmosphere and world-class gourmet coffee at Dark Horse will become a staple in your schedule.

**E — Tori's Bakeshop**

This picturesque local bakery is sure to please everyone with their all-natural, organic, vegan, and gluten-free treats.



D



E





A



C



D

**A – Shop Task**

The perfect place to learn new skating skills, connect with fellow rollerblading enthusiasts, and shop for the latest gear.

**B – TD Bank**

Banking on-the-go has never been easier with a quick stop at the nearby TD Bank.

**C – Expedia  
CruiseShipCenters**

When booking online just won't cut it, pop in and plan your next great travel adventure with friendly and knowledgeable staff.

**D – Opus Glow**

Enjoy a transformative, natural spa experience at Opus Glow. Their non-invasive services include everything from a rejuvenating facial, to advanced medspa treatments such as fractional skin renewal.

**E – SukhoThai**

SukhoThai embodies the essence of authentic Thai cuisine - healthy, fresh ingredients steeped in rich, deep flavours that nourish the body.

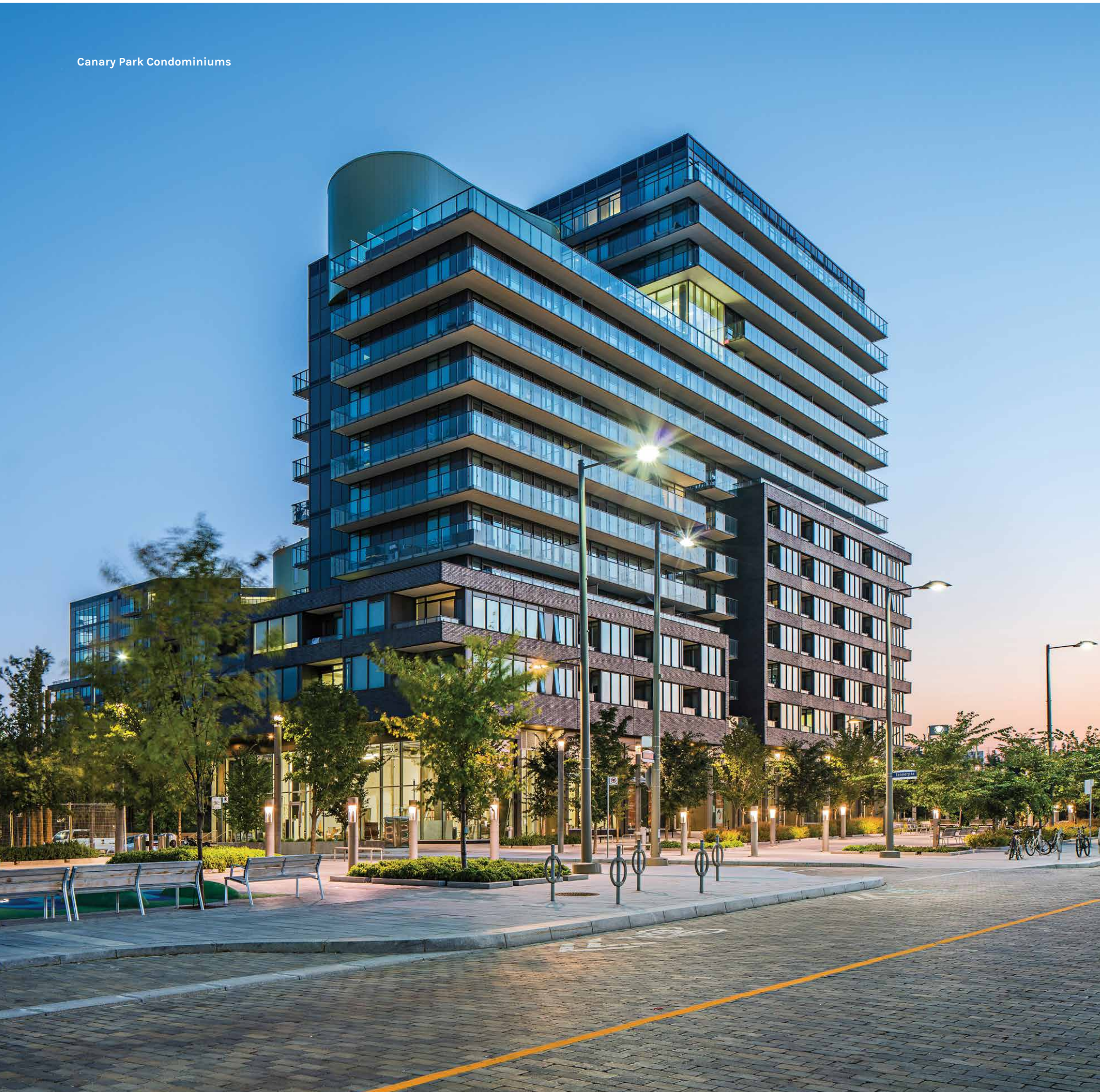


B

E







## The Partnership Built on Success

From a world-class athlete village built for the 2015 Pan Am/Parapan Am Games, Canary District has evolved into a vibrant family community. The sold-out, first, second and third phases of Canary District speak to the planning, vision and commitment of its development team, now the same team invites you to be a part of Canary Commons, the fourth phase of this thriving community.

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 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



MADE FOR YOU



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

