



Unconventional. Unexpected. Unique. 55 Charles reflects its celebrated surroundings. Standing tall in the heart of Bloor Yorkville, the city's most fashionable neighbourhood, its soaring presence makes a grand statement. A symbiotic collage of design and luxury. Calm and convenience. Style and sophistication.

55 Charles addresses every little detail of life in a big city. Its thoughtfully designed suites, fabulous amenities, divine features and sublime finishes, blend seamlessly to provide a holistic and harmonious living experience. A place that lets you live life your way. **Make it yours.**

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A woman's profile is shown in a dark, moody setting. Her face and hair are adorned with shimmering gold glitter and small, glowing gold dots. Her hand is visible, touching her hair. The overall aesthetic is elegant and sophisticated.

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Make it yours.

THE CITY'S MOST ELEGANT ARCHITECTURE

Modern. Distinct. Alluring. Poetry of undulating planes juxtaposed on a dramatic pinstriped vertical façade. 55 Charles' striking geometric silhouette makes the quintessential design statement. Defined by a 'building block' pattern of balconies, clad in stone, glass and stainless steel, it is 48-storeys of pure architectural perfection. Its bold presence and sophisticated visual vernacular place it in a league of its own. Eclectic and exceptional. A singular aesthetic. A striking addition to the Bloor Yorkville neighbourhood.

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55 CHARLES STREET EAST

The lobby is a sanctuary of calm and quietude. Understated yet awe inspiring. An escape from the busy city that hums outside its doors. Dressed in rich woods and dusty golds, it is a showpiece. A work of art. With 24-hour concierge service to welcome and help, you'll always be greeted by enchantment.

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THE CITY'S MOST REFINED AMENITIES

From the richness of its urbane interiors to the electrifying city views, perhaps even the serenity of being perched high above the city, every aspect of 55 Charles' over 20,000 sf. of indoor and outdoor amenities exude a draw to experience something special. With two singularly spectacular floors dedicated to pleasure, residents will feel pampered, soothed and inspired in these rarefied surroundings.

The eighth floor hosts numerous magnificent entertainment spaces. Home to a series of plush lounges where residents can host parties, relax with a book or simply hang out with friends, these luxurious rooms have been designed for refined living. But the pièce de résistance is the state-of-the-art gym.

A curated wellness facility that will provide a more immersive experience and inspire residents to become the best version of themselves. An environment that's founded on movement, it will house the latest technology and equipment. Focused on optimising human performance, it will feature a variety of zones, from virtual cycling studios to boxing, cardio to strength, to movement studio. Along with a separate training room and steam rooms, this floor practically offers everything you want and then some.

Spread out like a golden dreamscape on the rooftop, overlooking the grand city is the spectacular C Lounge. This magnificent indoor-outdoor entertaining lounge is one of the highest amenity spaces in Toronto. With its double height ceilings, gorgeous furnishings, and breathtaking views, it's an exquisite example of urban sophistication. Spilling onto an equally captivating terrace, the C Lounge's well-appointed outdoor entertaining area comes outfitted with cozy conversation pods around crackling fire pits. This stylish universe of calm is the perfect spot for romantic dinners and moments of quiet contemplation.

Defined by its chic interiors and sublime design, the amenities at 55 Charles present infinite possibilities. Whether you choose to host a cocktail party or stargaze on a chaise under the sky, living here will be an experience in luxury.

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THE CITY'S MOST STYLISH INTERIORS

Instinctively calming. Immensely stylish. The interiors of 55 Charles are anything but ordinary. Natural woods. Subtle swatches of gold. Sand and stone lend all the public spaces an infinitely cosmopolitan aura. A chic interpretation of less being more. The suites are no different. Infused with luxury, your home is nothing less than a haven of modern design. With high-end finishes, contemporary fixtures, and highly functional designs, you'll always live in style at 55 Charles.



Suite Interior

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Bathroom & Powder Room

Illustration is artist's impression.

FEATURES AND FINISHES

THE BUILDING

A dramatic 48-storey modern point tower at 55 Charles Street East, Toronto designed by the award-winning architectural firm architectsAlliance.

Lobby and extensive amenities designed by the internationally renowned interior design firm Cecconi Simone. Over 20,000 square feet of amenities will be located on both the eighth floor and the rooftop, and will include state-of-the-art fitness facilities, with his-and-hers changes rooms and steam rooms, as well as lounges, private dining rooms, kitchens, and bars. The eighth floor opens onto extensive roof gardens designed by the acclaimed landscape architect Janet Rosenberg Studio and will include outdoor seating, tables, barbeques and planting. At the top of the building, the rooftop C Lounge, a south-facing indoor and outdoor amenity will include a large party room with a full kitchen, dining area, lounge areas and outdoor terrace with barbeques, planting and lounging areas.

- › Ground floor pet spa.
- › Parcel storage room including refrigerated storage.
- › 4 levels of underground parking, including visitor parking, lockers and bicycle storage.
- › 24 hour, 7 day a week concierge service.

THE SUITES

- › Suites designed by Cecconi Simone with 9' smooth-finished ceilings.
- › Choice of pre-finished engineered laminate flooring in living/dining, bedroom and den areas, as per builder's standard samples.
- › Solid core suite entry door with dead-bolt and security view-hole.
- › Sliding doors to balconies and/or terraces, as per plan.
- › Insulated, double-glazed floor to ceiling aluminum windows.
- › Architecturally designed baseboards, door frames and casings.
- › Black hanging rod with wood shelf in all closets.
- › Stacked washer/dryer appliances with exterior venting in all suites as per plans.

THE KITCHENS

- › Contemporary kitchen cabinetry custom-designed by Cecconi Simone in a variety of materials and colours as per builder's samples. Innovative millwork built-in seating bench and table as per plan.
- › Pantry and/or storage areas, as per plan.
- › Choice of porcelain stone composite countertops and back-splash as per builder's samples.
- › Panasonic appliance package including an integrated refrigerator, induction cooktop, stainless-steel oven, hood-fan, dishwasher and microwave.
- › Single bowl stone composite under-mounted sink with contemporary designed faucet.
- › Integrated LED lighting in upper cabinetry.

THE BATHROOMS

- › Vanity with integrated storage system custom-designed by Cecconi Simone.
- › Mirror with integrated lighting and storage shelving above vanity custom-designed by Cecconi Simone.
- › Porcelain stone countertop with under-mounted porcelain sink, as per builder's samples.
- › Choice of porcelain tiles on floor and wall of tub/shower enclosure as per builder's samples.
- › Black plumbing fixtures
- › Tile niche in shower for added storage
- › Soaker tubs as per plans.
- › Frameless glass shower enclosures as per plans.
- › Pressure balance valve in showers.
- › Exhaust vented to exterior.

ADVANCED SECURITY FEATURES

- › Entire building is fire-sprinklered.
- › Emergency voice communications systems, smoke/carbon monoxide detector where applicable in each suite.
- › 24-hour 7-day a week full concierge service.
- › Enter-phone at lobby to facilitate visitor access.
- › Convenient underground parking with cameras at pre-selected locations, along with two-way voice communication to concierge.
- › Rough-in intrusion provision on windows and exterior doors for ground floor suites only.
- › Suite entry door to have rough-in for keypad and door contact for intrusion alarm system.
- › Entrance, exits, elevators and selected exterior areas, monitored by closed circuit security system.
- › Well-lit underground parking with video surveillance and entry / exit overhead door.
- › Secure bicycle storage rooms.
- › Building-wide electronic control system with encrypted fob access.
- › Restricted floor access.
- › Two-way voice communication stations with call buttons in common areas.

GREEN FEATURES

- › High-efficiency gas boilers for domestic hot water and heating / cooling loop.
- › Four-pipe mechanical system allowing individually controlled heating and cooling any time of the year.
- › Separate water and electrical consumption meters for each suite.
- › Heat recovery ventilators in each suite.
- › Energy efficient lighting in garage and corridors.
- › Partial Green Roof.
- › Tri-sorter garbage chute.
- › Water conservation plumbing fixtures.
- › Low VOC (Volatile Organic Compound) paints and adhesives.
- › Carbon monoxide monitoring in parking garages to increase efficiency of fans used for fresh air distribution.
- › Easily accessible and secure bicycle parking areas.

ELECTRICAL AND TECHNOLOGY FEATURES

- › Suite hydro individually metered using "Smart Meter" technology.
- › Pre-wired for Fibre optic high-speed internet access in all suites.
- › Pre-wired for Fibre optic cable TV and telephones.
- › WiFi provided in the lobby and amenity areas.
- › Individual service panel with circuit breakers.
- › Capped ceiling outlet above kitchen table, bedrooms, and/or dens as per plan.
- › Pot lights in hallways, bathrooms, and closets as per plan.
- › Smart thermostats and room temperature controls.
- › USB duplex receptacle electrical outlet (2 per unit) to provide quick and convenient access for charging personal electronic devices.

Dropped ceilings and bulkheads may occur to accommodate heating, ventilation and cooling systems, electrical and mechanical systems or to satisfy the requirements of the Ontario Building Code. All ceiling heights are approximate.

Window heights as per plan.

Ceramic and porcelain tile are subject to pattern, shade and colour variations.

References to appliance model types or model numbers refer to current manufacturer's models. If these types or models change, the Vendor shall provide an equivalent model

Flooring and specific features will depend on the Vendor's package as selected.

All dimensions, if any, are approximate. All specifications and materials are subject to change without notice. E.&O.E.

Actual View from 55 Charles

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A wide-angle, high-angle photograph of the Hong Kong skyline at night. The image shows a dense cluster of skyscrapers and residential buildings, all illuminated with warm yellow and white lights. The dark blue night sky provides a stark contrast to the city's glow. In the center-right, a prominent building with a green-lit top is visible. The overall scene captures the vibrant energy and architectural density of the city.

THE CITY'S MOST CHIC NEIGHBOURHOOD

It all happens here. 55 Charles sits among all things beautiful and stylish. Its unbeatable Bloor Yorkville location allows residents to enjoy the city like never before. On any given day, you can shop at the many internationally-renowned designer stores. Shoes from Prada, a scarf from Hermès, a tennis bracelet from Tiffany & Co., the choices here are endless.

Once you're done with shopping, dine at the elegant restaurants of Yorkville. Browse an exhibit at the ROM. Or simply spend time with friends at the many cozy bars and cafes that populate the neighbourhood.

55 Charles is also steps from big dreams. Coveted centres of learning like the University of Toronto and Ryerson University are a short walk away. And conveniences like the subway, which is just minutes from its front door, ensure everything that matters is close to home.

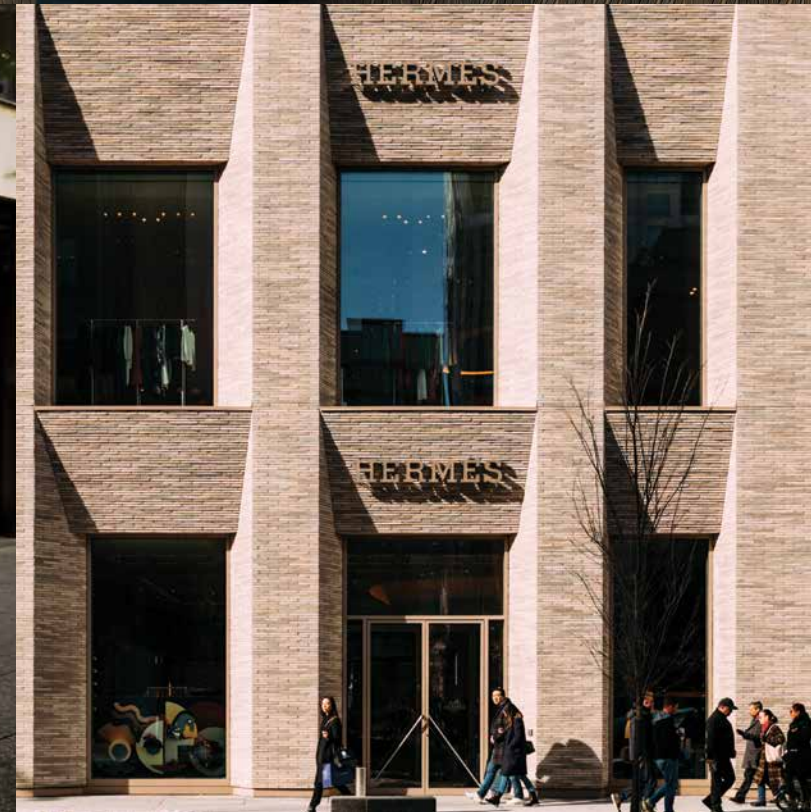
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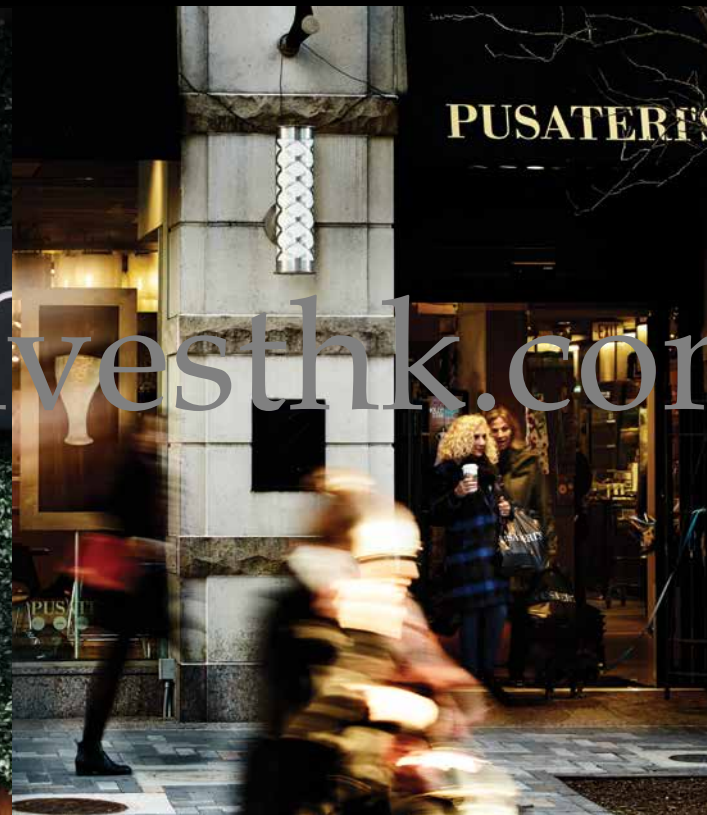
STK
TORONTO

EATALY
ALL CIBI

WHOLE
FOODS
MARKET

The Hazelton Hotel

FOUR SEASONS
HOTEL



University of Toronto

Ryerson University



#1
ranked university
in Canada*

90,077
students

19,197
international
students

6,616
on-campus
residence beds

9,721
new first-year
undergraduate students
in 2017-2018 year

7
minutes walk
to the U of T
Campus

30%
growth in
international students
from 2017 to 2018

42,941
students

1,417
on-campus
residence beds

7,867
new first-year
undergraduate students
in 2016-2017 year

14
minutes walk
to the Ryerson
Campus

* By University Magazine



IT'S ALL HERE.

WALK
SCORE
99

Walker's Paradise
Daily errands do not
require a car.

TRANSIT
SCORE
97

Rider's Paradise
World-class public
transportation.

WALKING TIMES

| | |
|------------------------|---------|
| Yonge and Bloor Subway | 2 mins |
| University of Toronto | 7 mins |
| Royal Ontario Museum | 12 mins |
| Ryerson University | 14 mins |

TRAVEL TIMES BY PUBLIC TRANSIT

| | |
|--------------------------|---------|
| Eaton Centre | 9 mins |
| St.Michael's Hospital | 10 mins |
| Toronto General Hospital | 12 mins |
| Women's College Hospital | 12 mins |
| Sick Kids Hospital | 13 mins |
| Mount Sinai Hospital | 17 mins |
| Financial District | 10 mins |
| Scotiabank Arena | 14 mins |
| Rogers Centre | 20 mins |

GOURMET RESTAURANTS

- 1

Buca Yorkville
- 2

Cibo Wine Bar
- 3

Constantine
- 4

Café Boulud & D Bar
– at Four Seasons Hotel
- 5

Kasa Moto
- 6

La Société
- 7

Planta Yorkville
- 8

Sassafras
- 9

Sotto Sotto Ristorante
- 10

STK
- 11

Sofia Restaurant & Bar
- 12

Sorelle and Co.
- 13

Sushi Masaki Saito
- 14

The One
- 15

Trattoria Nervosa

GROCERY STORES

- 16

Eataly
- 17

Loblaws (Church & College)
- 18

McEwan (One Bloor East)
- 19

Pusateri's Fine Foods
- 20

Whole Foods (Yorkville Village)

SHOPPING & HIGH END FASHION

- 21

Brunello Cucinelli
- 22

Burberry
- 23

Chanel
- 24

Christian Louboutin
- 25

Dolce and Gabbana
- 26

Ermenegildo Zegna
- 27

Gucci
- 28

Harry Rosen
- 29

Hermès
- 30

Holt Renfrew
- 31

Jimmy Choo
- 32

Max Mara
- 33

Louis Vuitton
- 34

Pink Tartan
- 35

Prada
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Stone Island
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Versace

ART GALLERIES

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Galerie De Bellefleur
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Hazelton Fine Art Galleries
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Heffel Fine Art Auction House
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Ingram Gallery
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Mira Godard Gallery

JEWELRY STORES

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Cartier
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Richard Mille
- 45

Royal De Versailles
- 46

Tiffany & Co.

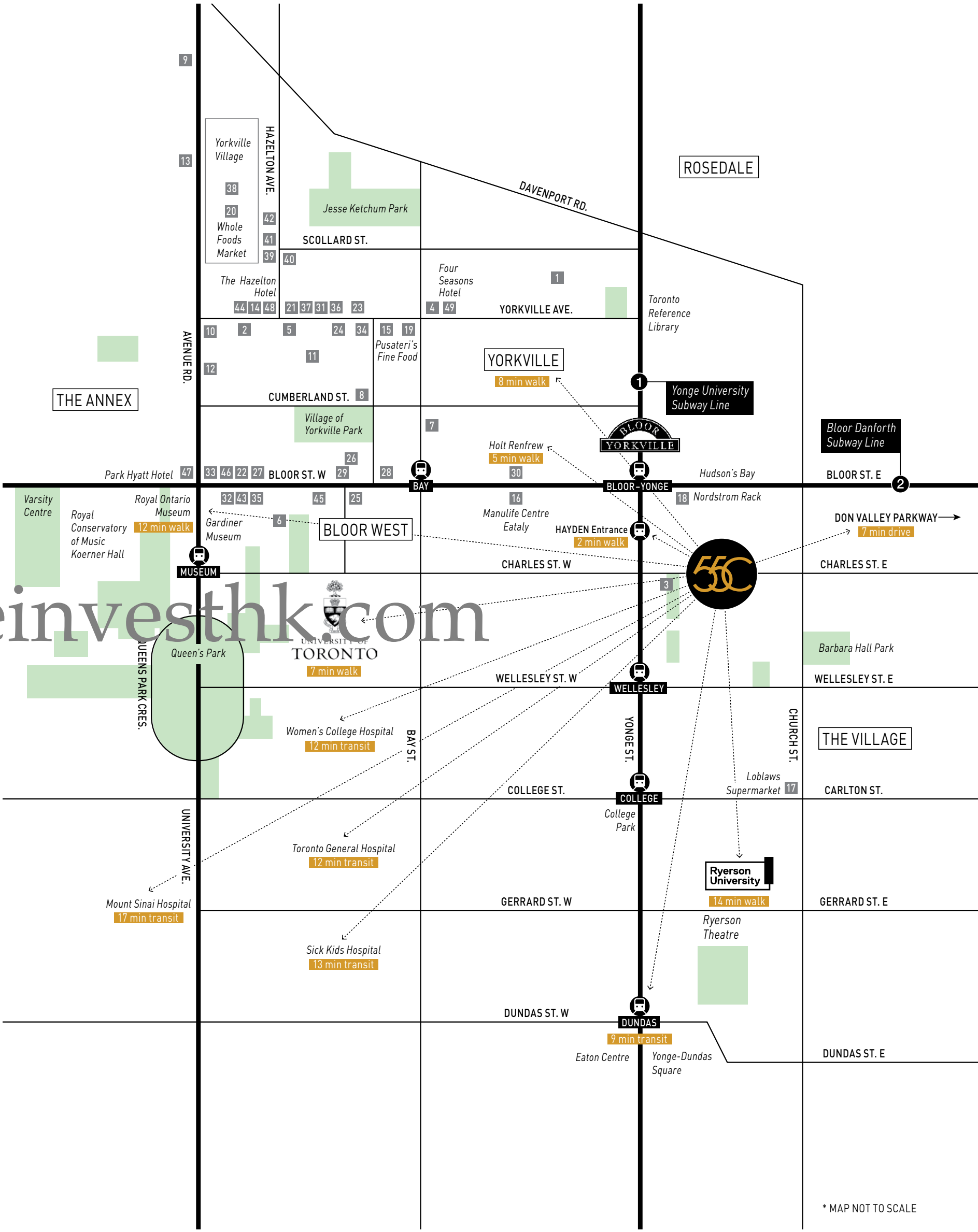
LUXURY HOTELS

- 47

Park Hyatt Toronto
- 48

The Hazelton Hotel
- 49

Four Seasons Hotel



* MAP NOT TO SCALE



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MOD Developments Inc. is a full-service real estate company specializing in unique urban developments with a focus on architectural excellence, heritage preservation, and city-building. It is up headed by Gary Switzer, CEO and Noorez Lalani, President.

Since its founding in 2009, the partnership has developed a series of successful, award-winning developments, beginning with its first project, the 48-storey Five Condos at St. Joseph, which won the coveted 2011 BILD Project of the Year and Best High-Rise Building Design Awards, as well as earned praise for its restoration of almost half a block of heritage buildings on Yonge Street. This was followed by The Massey Tower, a 60-storey development near Yonge and Queen, integrating the 1905 former Canadian Bank of Commerce building into an innovative block development which included the revitalization of the landmark Massey Hall. The Massey Tower was recognized in 2013 by winning both the BILD and OHBA Project of the Year and Best High-Rise Building Design Awards. Waterworks, the firm's most recent achievement, is the rejuvenation of the City of Toronto's historic Waterworks Building which integrates upscale condominiums, the city's newest YMCA, and a major Food Hall housed in the building's original mechanical hall.



1 – The Massey Tower
Architects: Hariri Pontarini Architects
Interior Designer: Cecconi Simone
Awards: 2013 BILD and OHBA Project of the Year Award, Best High-Rise Building Design Award
Status: To be completed late 2019



2 – FIVE St. Joseph Condominiums
Architects: Hariri Pontarini Architects
Interior Designer: Cecconi Simone
Awards: 2011 BILD Project of the Year, Best High-Rise Building Design Award
Status: Completed in 2015



3 – Waterworks
Architects: Diamond & Schmitt Architects
Interior Designer: Cecconi Simone
Awards: 2017 OHBA Most Outstanding High/Mid-Rise Condo Suite Award
Status: Under construction

Illustration is artist's impression.

architectsAlliance

The internationally-renowned architectural firm of architectsAlliance believes that the full spectrum of the built environment should benefit from thoughtful design. Since 1999, aA founder Peter Clewes and his team have created innovative, contextual and iconic residential and mixed-use architecture that has transformed downtown Toronto and contributed directly to the health and well-being of the people who live, work, study and play in architectsAlliance-designed buildings and public spaces. In every project, the company searches for a convincing and urbane response to context and a compelling and appropriate reaction to density that enriches both the public realm and the individual’s experience of urban life.

Cecconi Simone Inc.

Established in 1982, award-winning Interior Design practice, Cecconi Simone has designed some of the most beautiful and successful interior environments for the retail, corporate, hotel-hospitality and residential sectors in Canada, the United States, Anguilla, Italy, the United Arab Emirates, Qatar, India and China, including about 80 residential communities in the Greater Toronto Area alone. Cecconi Simone has positioned itself as an industry leader, designing intelligent, progressive and brand-specific interiors for a diverse cross-section of projects around the world.

Janet Rosenberg & Studio Inc.

Janet Rosenberg & Studio Inc. is one of Canada’s most distinguished landscape architecture and urban design studios. The Studio is recognized for its extensive and award-winning portfolio of work that includes public, commercial, and institutional spaces as well as private residential gardens, green roofs, and condominium towers.

MarketVision Real Estate Corporation

Since 1993, MarketVision has been one of Toronto’s premier real estate sales and marketing firms, with over 26,000 condominium residences sold throughout Canada and the United States. Some of their standout projects include One St. Thomas, The Merchandise Building, Thornwood, The Massey Tower, 383 Sorauren, Smart House, Valhalla, and Waterworks. The company brings their vast experience to the design consultation of amenity spaces, suite layouts and pricing. MarketVision is affiliated with Urbanation, the industry leader for market intelligence in the condominium industry.

L.A. Inc.

L.A. Inc. is one of North America’s foremost companies specializing in branding, marketing, and communications for major real estate developments throughout North America and Europe. The Toronto based firm has created memorable brands and award-winning marketing programs for developments in New York, Las Vegas, Atlanta, Philadelphia, Chicago, St. Louis, Nashville, Minneapolis, Louisville, Cincinnati, Toronto, Montreal, Calgary, Ottawa, and Vancouver.

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