

live
the
block



Benchmark Signature Realty INC. Brokerage
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<http://www.benchmarksignaturerealty.com>

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SIGNATURE REALTY INC., BROKERAGE

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Welcome to Canary District, an award winning, master-planned community in the downtown east, steps to parks, 1800 km of trails, retail and the new Cherry Street streetcar.

Canary Block, the exciting next phase of Canary District, offers modern architecture and inspired lifestyle amenities.

This is city living at its best.

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BUILDING BLOCKS OF A VISIONARY COMMUNITY.

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WELCOME TO CANARY DISTRICT

“HAVING EVERY BUILDING CONTRIBUTE TO THE FORMATION OF THE PUBLIC REALM IS FUNDAMENTAL TO OUR DESIGN. IT'S ABOUT CREATING A PLATFORM FOR LIFE AS IT IS LIVED IN TORONTO, THE CITY OF LIVEABLE NEIGHBOURHOODS.”

- BRUCE KUWABARA, PARTNER, KPMB ARCHITECTS

Canary Block is the new and exciting third condominium building in the ongoing success story of Canary District. With its beginnings as host to the 2015 Pan/Parapan Am Games Athletes Village, the 35-acre master-planned Canary District, in the West Don Lands, is now bringing new energy and vitality to Toronto's downtown east.

Home to the 82,000 sq.ft. Cooper Koo Family YMCA, George Brown College's first student residence, residential buildings and the health-focused, vibrant Front Street Promenade, Canary District is an active and growing community.

Connected to the 18-acre Corktown Common park, trails, neighbouring Distillery District, Leslieville and downtown Toronto, Canary District is the perfect address to live, work, shop and play. With the new addition of Canary Block, now is the ideal time to call Canary District home.

AN AWARD-WINNING COMMUNITY

Winner of prestigious national and international awards of excellence.



2013 The National Awards
Community of the Year - Urban



2014 BILD Awards
Community of the Year



2012 Canadian Architect
Award of Excellence

join
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Be part of a visionary
community designed for
healthy, active living.

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CONDOMINIUMS

Canary DISTRICT

A visionary, sustainable urban village

The master planned Canary District is a sustainable, LEED Gold village designed on the principles of green living with generous public spaces, next generation Beanfield MetroConnect WiFi connectivity and health-focused retail and inspiring public art, commissioned by Waterfront Toronto.

SHOPS AT CANARY DISTRICT

- | | |
|-------------------|-----------------|
| 1 Opus Glow | 6 Think Fitness |
| 2 Dark Horse | 7 Fuel + |
| 3 Tori's Bakeshop | 8 Sukho Thai |
| 4 TD Bank | 9 Tabule |
| 5 Running Room | 10 Gears |



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Welcome to Canary District



EXPLORE THE NEW VIBRANT FRONT STREET PROMENADE.



walk the block

With a walkscore of 93, wide promenades and public squares, Canary District is perfect for spending time outdoors.



Canary District is home to the city's newest and most exciting and vibrant promenade. Opened in 2016, the Front Street Promenade is a pedestrian boulevard lined with cafes, restaurants, health and wellness spas, fitness studios and more. The promenade features inspiring public art, curated and commissioned by Waterfront Toronto including Water Guardians by Jennifer Marman and Daniel Borins, a bright blue impressionistic piece that's both eye-catching and thought-provoking; avant-garde Toronto Lamp Posts by Tadashi Kawamata and

in honour of the Pan Am Games, the Garden of Future Follies by Hadley+Maxwell.

Cafés and restaurants serving local and international cuisine prepared with fresh organic ingredients promote the concept of eating and living well. Patios spill out into active streets, adding to Canary District's vibrant culture. Stroll the cobblestoned promenade, grab a freshly brewed coffee, take a walk in the park. What a great way to spend the afternoon!

LIVE CONNECTED TO THE CITY AND EVERYTHING IT OFFERS.



514 TTC CHERRY STREET

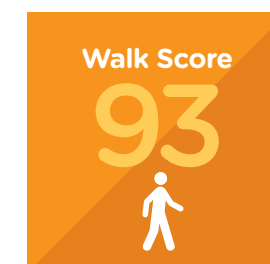
Canary District is located within a well-planned network of arterial roads, highways, subways, streetcar and bus routes linking you to every corner of the city. Shopping, parks, daycare, schools, the Financial District and all of the amenities of downtown Toronto are just steps away.

The newly commissioned Cherry Street streetcar line connects directly with King Street, allowing for a seamless connection to the downtown core. Now in its planning stages, the new Downtown Relief Line is scheduled to connect Pape Station on the Bloor-Danforth Line with Union Station, a subway route that is expected to pass through Canary District.* Plus, a planned new GO Station mere minutes away at the foot of Cherry Street is expected to connect Canary District to the province-wide GO Transit network.*

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

discover the block

Be connected to the entire city through its convenient transit system.

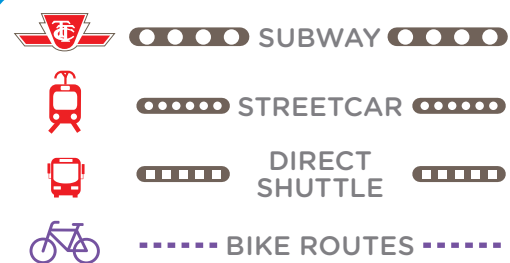




explore the block

Live just minutes away from all
Toronto has to offer.

- ATTRACTIONS
- SHOPPING
- FITNESS
- PARKS & BEACHES
- HOTELS
- OFFICE TOWERS
- UNIVERSITIES & COLLEGES



DRIVING TIMES

Neighbouring Districts

Financial Core	8 minutes
Danforth	11 minutes
The Beaches	12 minutes
Sugar Beach	5 minutes
Centre Island	10 minutes

Tourist Destinations

Harbourfront	10 minutes
St. Lawrence Market	5 minutes
Tiff Bell Lightbox	9 minutes
Toronto Eaton Centre	7 minutes

Transit Hubs

Billy Bishop Airport	13 minutes
Union Station	8 minutes



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NOW OPEN: HEALTHY ACTIVE RETAIL AT YOUR DOORSTEP.

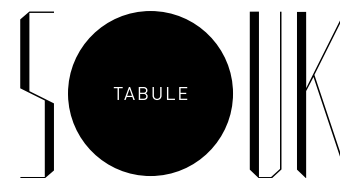
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shop the block

A variety of retailers that
complement your urban lifestyle.



Providing the highest
level of bike service, sales,
selection and value.



Middle Eastern cuisine,
both the classics and
vegetarian options.



Gourmet coffee on
the go – grab one on the
way to work or play!



Your perfect
destination next door for
active healthy living!



It is easy to stay healthy and active in Canary District, and that is
no accident. Founded on a vision of health and wellness, you have
a wide selection of local gourmet cafés, bakeries and retailers
at your doorstep. Following a carefully curated process, Canary
District has brought in the best and most well-known local and
national retailers.





A range of wellness treatments and therapy for body and mind.



Athletic footwear to pedometers, everything to keep you running!



Personalize your banking experience with the Toronto Dominion Bank of Canada.



Critically acclaimed, authentic Thai food in Toronto since 2008.



A selection of protein shakes, organic coffee and healthy wraps.



Eco-friendly, all natural organic bakery and café with vegan & gluten-free options.





roam the block

Find a fascinating variety
of fresh food and wellness
retailers just steps from
your door.



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LAKE
ONTARIO

Everything you need at your doorstep.

RESTAURANTS

1. El Catrin
2. Tabule Souk
3. Cluny Bistro
4. Boku Sushi
5. Pure Spirits Oyster House & Grill
6. Tappo Wine Bar & Restaurant
7. The Corktown Kitchen
8. Impact Kitchen
9. Ruby Watchco
10. Aft Kitchen & Bar
11. Prohibition Gastrohouse
12. Tommaso's Trattoria
13. Rashers
14. Lady Marmalade
15. Skin+Bones
16. Completo
17. Chinos Locos Original
18. Mezes
19. Pappas Grill
20. Pizzeria Libretto
21. Acropolis Pizza and Pies
22. Saturday Dinette
23. Queen Margherita Pizza
24. La Carnita
25. Terroni
26. Sukothai

GROCERIES

27. The Big Carrot
28. St. Lawrence Market
29. Regent Park Farmers Market
30. No Frills
31. Loblaws
32. T&T Supermarket
33. FreshCo (2)
34. Raise the Root Organic Market
35. Healthy Planet Danforth
36. Metro

CAFÉS & DESSERTS

37. Tori's Bakeshop
38. Fuel +
39. Dark Horse Espresso Bar
40. Balzacs Coffee
41. Brick Street Bakery
42. Greg's Ice Cream
43. Odin Cafe + Bar
44. Tandem Coffee
45. Roselle
46. Morning Glory Café
47. Bonjour Brioche
48. Te Aro
49. Athens Pastries
50. Sandy Aleksander Fine Foods
51. Ed's Real Scoop
52. Sweet Jesus
53. Bobbette & Belle

LIQUOR & SPIRITS

54. Wine Rack
55. LCBO (2)
56. Beer Store (3)

BARS & PUBS

57. Wayla Bar
58. Mill St. Brew Pub
59. Pacific Junction Hotel
60. The Céilí Cottage
61. Pravda Vodka Bar
62. Banknote Bar

SHOPS

63. John Fluevog Shoes
64. Gotstyle
65. Good Neighbour

PET CARE

66. Pet Valu
67. Bay Cat and Dog Hospital
68. Toronto Dog Boarding
69. Who's Walking Who Dog Training Centre
70. Paws Playgrounds Dog Boarding and Dog Daycare

BEAUTY & WELLNESS

71. Opus Glow
72. JustB Salon
73. Hastings Barber Shop
74. HealthShield Pharmacy

CULTURE

75. Workplace One
76. Paint Cabin
77. Gooderham Building
78. Imagine Cinemas Market Square
79. Sony Centre
80. The Opera House
81. Toronto Public Library (2)

HOTEL

82. New Broadview Hotel
83. Holiday Inn Express

FITNESS ACTIVITIES

84. Cooper Koo YMCA
85. Extension Method
86. The Rock Oasis
87. Running Room
88. Think Fitness
89. Gears
90. Regent Park Community Centre
91. Polson Pier
92. St. James Sailing Club
93. Mayfair Raquet & Fitness



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LIVE
WHERE
YOU CAN
TAKE
YOUR
DOG FOR
AN 1800KM
WALK.



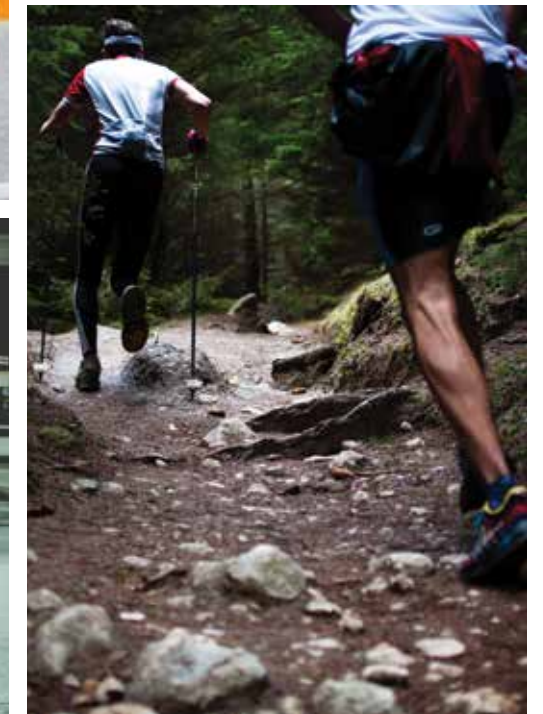
bike the block

With dedicated bike lanes in
Canary District, getting around is
easy, convenient and carbon-free.



hike the block

Start at Corktown Common park
and get connected to the over
1800km wide provincial trail
network.



A sturdy pair of hiking boots, a backpack with snacks and water and you're all set to hit the trail just steps from home! Canary District is the gateway that connects you to the extensive 1800 km trail network which runs across Toronto and through the Province of Ontario. Going westwards from Canary District, start at the Lower Don River Trail which links up with the Martin Goodman Trail. Take in the scenic atmosphere along the Lake Shore West all the way to the Harbourfront and downtown Toronto. Want to go east? The trail links up with the Lower Don Recreational Trail and winds past beautiful parks and gardens in the eastern Beaches including Toronto's famous Kew Gardens. Or go north to the renowned Evergreen Brickworks, located in the

Don River watershed, for weekend markets and events year round.

If you're into biking, the paved Don Valley Trail is one of the largest urban trail networks anywhere. The Pan/Parapan Am Games bike route was along this famous trail. Today, you can follow the meandering course of the Don River, passing behind the Ontario Science Centre and up to Edwards Gardens. Bike under the towering Bloor Street Viaduct as the trail takes you right down to the lake. Dense foliage along the riverbank shields you from traffic noise and you can even hear the birds chirp. There's no better way to enjoy nature so close to your home at Canary District.

play the block

There are fun and exciting activities in and around Canary District all year round.



EL CATRIN AT DISTILLERY DISTRICT



TORONTO DINER EN BLANC 2016 AT CANARY DISTRICT



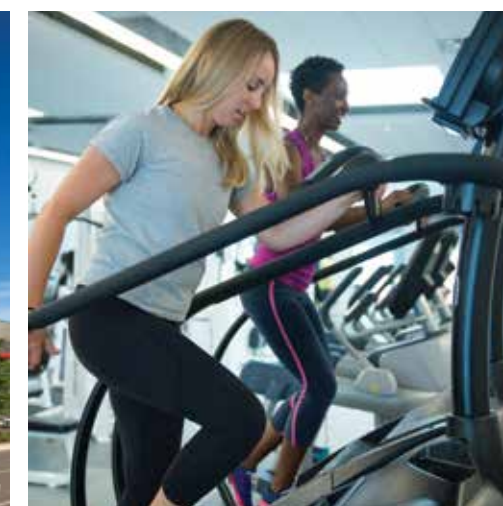
TORONTO CHRISTMAS MARKET AT DISTILLERY DISTRICT

An 18-Acre Park in Your Backyard

Enjoy community events in Corktown Common park, with its multi-functional pavilion perfect for hosting BBQs and block parties. Canary District hums with excitement and energy all year round. Hosting events such as the hugely successful Diner en Blanc, bringing thousands of people, all dressed in white, together for a chic night of fun and dance in the District, and Movie Night in the park with Waterfront Toronto. A little further from home, you'll find a variety of other family parks and activities.

The neighbouring Distillery District has a year-round calendar of art exhibits, yoga sessions, lecture series and food and wine festivals. Enjoy the annual Toronto Christmas Market, the city's biggest Christmas celebration with a four-storey high Christmas tree, mulled cider, holiday themed shows, great shopping, specialty beer and wine gardens. The nearby St. Lawrence Market, voted one of the best food markets in the world, also hosts a variety of vibrant community festivals throughout the year.





swim the block

Toronto's newest flagship
Cooper Koo YMCA is next door,
offering an indoor swimming
pool and fitness facilities.

Live Next Door to Toronto's New YMCA

Swim, dive, train and workout like a champion athlete. The spectacular 82,000 sq. ft. Cooper Koo Family YMCA, located steps from your front door, is where the elite athletes of the 2015 Pan/Parapan Am Games trained for their medal-winning performances. As a shining legacy of the Games, the YMCA is now the vibrant community anchor, helping you lead a healthy and active lifestyle. A state-of-the-art LEED building, their facilities include

a 30,000 sq. ft. green roof, two swimming pools, a modern gym, conditioning and weight rooms, a basketball court, an indoor running track, community rooms, a youth zone and child and family play spaces. Founded on the principles of wellness and active living, the Cooper Koo Family YMCA is valuable to building a healthy, vibrant community.

Welcome Home

Canary Block is a boutique, 12-storey, sculptural expression of modern design and sophisticated urban living. An artistic expression of colour accentuates the retail storefronts along Front Street Promenade and continuous wavy balconies create a rhythmic undulating pattern that wraps around the façade. With most suites facing north or south, you enjoy sweeping panoramas of the neighbourhood.

love
the
block

In keeping with the community's vision of sustainable living, Canary Block is targeting LEED Gold certification.





LIVE WHERE URBAN DESIGN MEETS DESIGN FORWARD THINKING.

First Impressions Matter

Coming home to Canary Block is an experience in itself. The sleek, atrium-style lobby welcomes you with its cool and sophisticated ambiance. Double height windows, modern art pieces, plush seating, floating light fixtures and a stunning credenza combine to create a dramatic impression on you and your guests.



Work Out in Style

It's time to toss your gym membership and change up your workout at Canary Block's multi-function fitness centre. Combining the facilities of a conventional gym with the fresh, open ambience of a fitness studio, it's the perfect place to help you stay in top physical shape. If you want to take your yoga routine outside you can also use the landscaped outdoor terraces as a serene zen space.

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Amenities



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Life of the Party

Celebrations take on a whole new meaning in the spacious and elegantly appointed party room. Complete with a catering kitchen, dining room and bar, this is truly an exclusive destination for your special occasions. In warmer weather, you can take your celebration outside to the adjoining landscaped terrace. Make warm memories under sunny skies or on a star-studded evening.





A Modern Aesthetic

Modern, stylish and cool, the suite layouts at Canary Block are designed for sophisticated urban living. A great selection of suites come with contemporary features like open concept living and dining, integrated modern kitchens, expansive windows, spacious balconies, private bedrooms and luxurious ensuites. This is urban living at its most inspired.

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Suites



LIVE
WHERE
EVERYTHING
IS
DESIGNED
TO FIT
YOUR
LIFESTYLE.

Features & Finishes

Canary Block is a 12-storey building defined by contemporary design and sophisticated detail. The building features a sculptural expression of rhythmic folding perforated balconies across every façade and an artistic expression of colour along the retail storefronts.

- Architecture by KPMB Architects
- Interiors by U31
- Designed to achieve LEED® Gold certification
- Beanfield Wi-Fi equipped amenities

AMENITIES

The amenities in this building are an extension of what this community already has to offer. A variety of multi-functional outdoor and indoor amenity spaces have been designed to complement the active and urban lifestyles of our residents.

THE GROUND LEVEL - LOBBY LOUNGE AND PARTY ROOM

- Impressive and gracious atrium-style lobby lounge
- Concierge
- WiFi access in designated common areas and throughout the master-planned community
- Secured resident bicycle storage and short-term visitor bicycle parking
- Pet wash area
- Residents' lounge and party room, complete with a fully-equipped catering kitchen, dining room and bar
- Outdoor landscaped terrace with BBQs and dining and lounge seating options

THE SECOND FLOOR - FITNESS AND BUSINESS CENTRE

- Fully-equipped fitness centre featuring areas for yoga, training, and more
- An expansive terrace green space ideal for outdoor yoga and fitness or relaxing at your own pace
- Business centre featuring collaborative workspace and individual seating for professional and creative work
- On-site property management office

CONTEMPORARY SUITE INTERIORS

- High quality solid core entry door with contemporary lever handle, deadbolt and security viewer
- Lofty 9-foot high ceilings¹ throughout principal living areas as per builder's plan.
- Open concept living spaces with expansive windows
- Architectural finishes include flat, smooth-finished ceilings and contemporary style 4-inch paint finish baseboards with matching door trim
- Contemporary style doors with designer series hardware and flat profile casings.
- High quality plank laminate flooring throughout entries, kitchens, principle living areas and bedrooms as per builder's sample
- Year-round comfort and improved indoor air quality with in-suite controlled air-conditioning and heating with heat recovery ventilation system
- Closets or walk-in closets with stylish doors with designer series hardware
- Front-loading stacked washer and dryer
- White decorative series switches and receptacles
- Pre-wired for Beanfield MetroConnect fibre internet, telephone and cable in living room, bedrooms and den³.

BATHROOMS

- 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 plan)
- Choice of premium tile flooring with tub and shower tile surround as per builder's sample
- High-efficiency white porcelain plumbing fixtures
- Contemporary wall-mounted lighting in bathrooms

KITCHENS

- 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 builder's sample
- Single stainless steel sink with single lever faucet with vegetable spray in chrome or matte black finishes
- 24" or 30" European style appliances² with slide in range, stainless steel microwave and fully integrated refrigerator and dishwasher or dishdrawer² (as per builder's plan) with paneled doors to match kitchen cabinetry
- Custom-designed island/table combination upgrade with choice quartz countertop (where applicable, as per plan)
- Designer overhead track lighting

ELECTRICAL AND COMMUNICATION FEATURES

- Ultra-high-speed fibre optic internet from Beanfield Metroconnect with data speeds up to 1 Gigabit
- Separately metered electrical service with circuit breakers
- Capped ceiling outlet in dining room

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 Protection against major structural defects.

¹ Ceiling heights are approximate and will be lower in bulkhead and dropped ceiling areas. ceiling heights may vary in select suites and common areas.

² Refrigerators, wall ovens, cooktops and hood fans are either 24-inch or 30-inch wide depending on suite size and configuration (where applicable as per builder's plan).

³ Monthly fees applicable for each unit under fixed term agreement with Beanfield Metroconnect

All finishes are as per plan based on standard packages. Dundee Kilmer Developments reserves the right to make modifications and changes to floorplans, project design, specifications and features. Suite size, dimensions and floorplan layouts are approximate and may vary. Building and interior photography, digital renderings, animated digital renderings and view photography are for general illustrative purposes only and should not be relied upon to accurately represent the completed development, suites or available views. E & O. E.



Modern Bathrooms

Enjoy all the privacy and comfort you need with a sleek, modern touch. Custom-designed cabinetry, deep soaker tubs, luxurious showers, contemporary vanity and quality finishes make this bathroom a serene retreat.



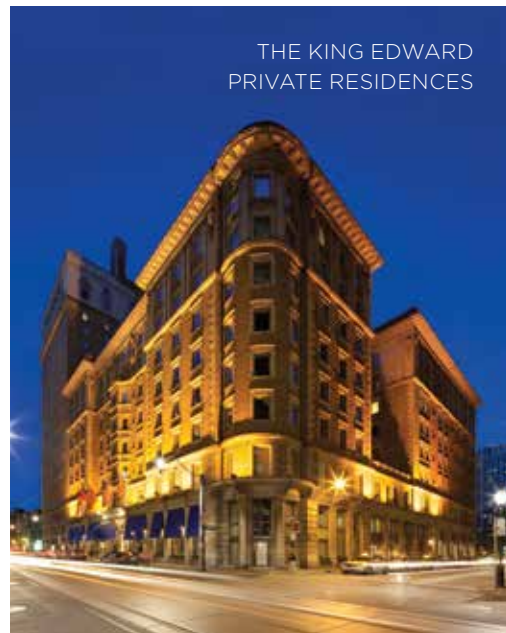
CANARY PARK



CANARY DISTRICT



PANTAGES
CONDOMINIUMS



THE KING EDWARD
PRIVATE RESIDENCES

A VISIONARY PARTNERSHIP BUILT ON SUCCESS

FROM A WORLD-CLASS ATHLETES VILLAGE BUILT FOR THE 2015 PAN/PARAPAN AM GAMES, CANARY DISTRICT HAS EVOLVED INTO A BEAUTIFUL, SUCCESSFUL, VIBRANT FAMILY COMMUNITY. THE SOLD-OUT, FIRST AND SECOND 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 BLOCK, THE THIRD PHASE OF THIS THRIVING COMMUNITY.

DREAM

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

KILMER VAN NOSTRAND CO. LTD

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



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CONDOMINIUMS



DUNDEEKILMER
Developments

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