



THE
DIAMONDS
CONDOMINIUMS ON YONGE

BENCHMARK SIGNATURE



BENCHMARKSIGNATUREREALTYINC

RARE

A RARE FIND IN NORTH YORK'S CITY CENTRE.

The Diamond Condominiums on Yonge in the heart of North York's City Centre represents a rare opportunity. A striking landmark, the 30-storey tower was conceived as an elegant vertical expression of white metal and glass, accented with field stone walls at the base to complement the spectacular private park like gardens.

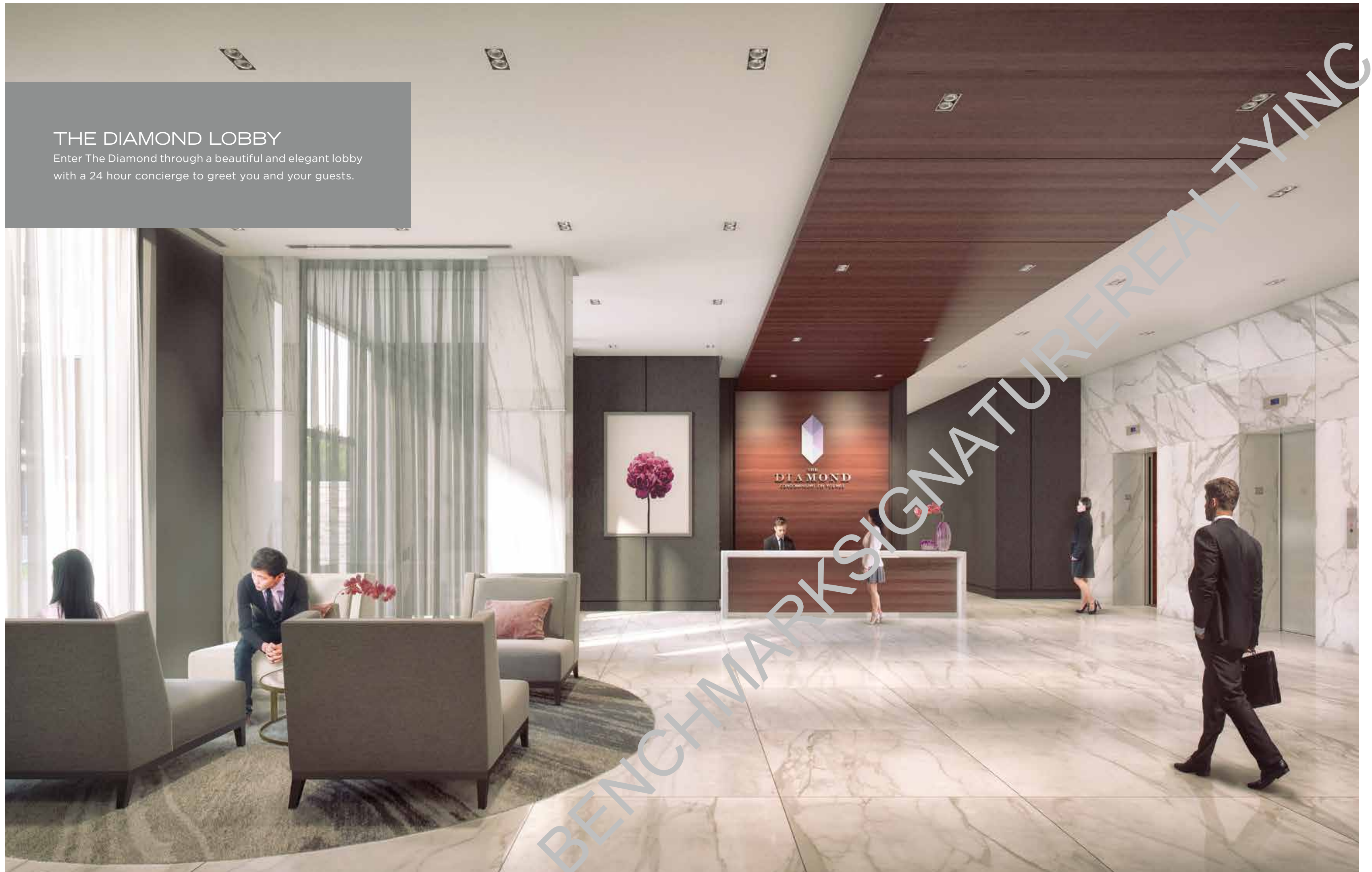
It marks the North York urban skyline with presence, character and Diamante quality.

Tall and impressive, The Diamond offers breathtaking views and exquisitely designed spaces, including a landscaped private garden and the sophisticated lifestyle amenities one has come to expect from a condominium residence presented by the Diamante Group.



THE DIAMOND LOBBY

Enter The Diamond through a beautiful and elegant lobby with a 24 hour concierge to greet you and your guests.



AN IDEAL SETTING. THE PERFECT DIAMOND.

Whether by day or by night, in a uniquely serene setting with ample and luxurious setbacks to create open view lines, with a large private garden, and Yonge Street a few short steps away, you have the premier combination of urban living and a park like setting.

The Diamond benefits from being located on Yonge Street and the ease of access to every amenity you would want. You have the most cosmopolitan selection of foods at your doorstep, from organic grocers, to traditional and specialty stores and the best restaurants a few steps away. While also having a unique feature of being set back from Yonge Street so that you have a true oasis of convenience and comfort, quiet and exclusive residential living.





ORIGINAL



THE DIAMOND PRIVATE GARDENS

On the south side of The Diamond, with premier south exposure, enjoy the peace and tranquility of an architectural garden where you can entertain friends and family and celebrate living here.



FLAWLESS

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FLAWLESS. BODY AND MIND.

An array of amenities rejuvenates the body, mind and spirit. The ground floor features a theatre room, a superbly appointed party room with full kitchen and a games room strategically contiguous to allow flexibility of use for smaller or larger gatherings. The Diamond library offers a quiet place to relax and read by the fireplace.

The outdoor gardens are accessible from the party room and have BBQs and seating for outdoor dining.

On the second floor, there's a fully equipped fitness centre, yoga studio and his and her saunas and change rooms.

We have two fully furnished guest suites for your exclusive visitors and a 24 hour concierge for your convenience and security.



THE DIAMOND PARTY ROOM

With high ceilings and floor to ceiling glazing facing the stunning gardens, the party room is appointed with sumptuous sofas and chairs, classic wood flooring, luxurious carpets and contemporary accents to set the high standard for your entertaining needs.





UNIQUE

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A SINGULAR ADDRESS.

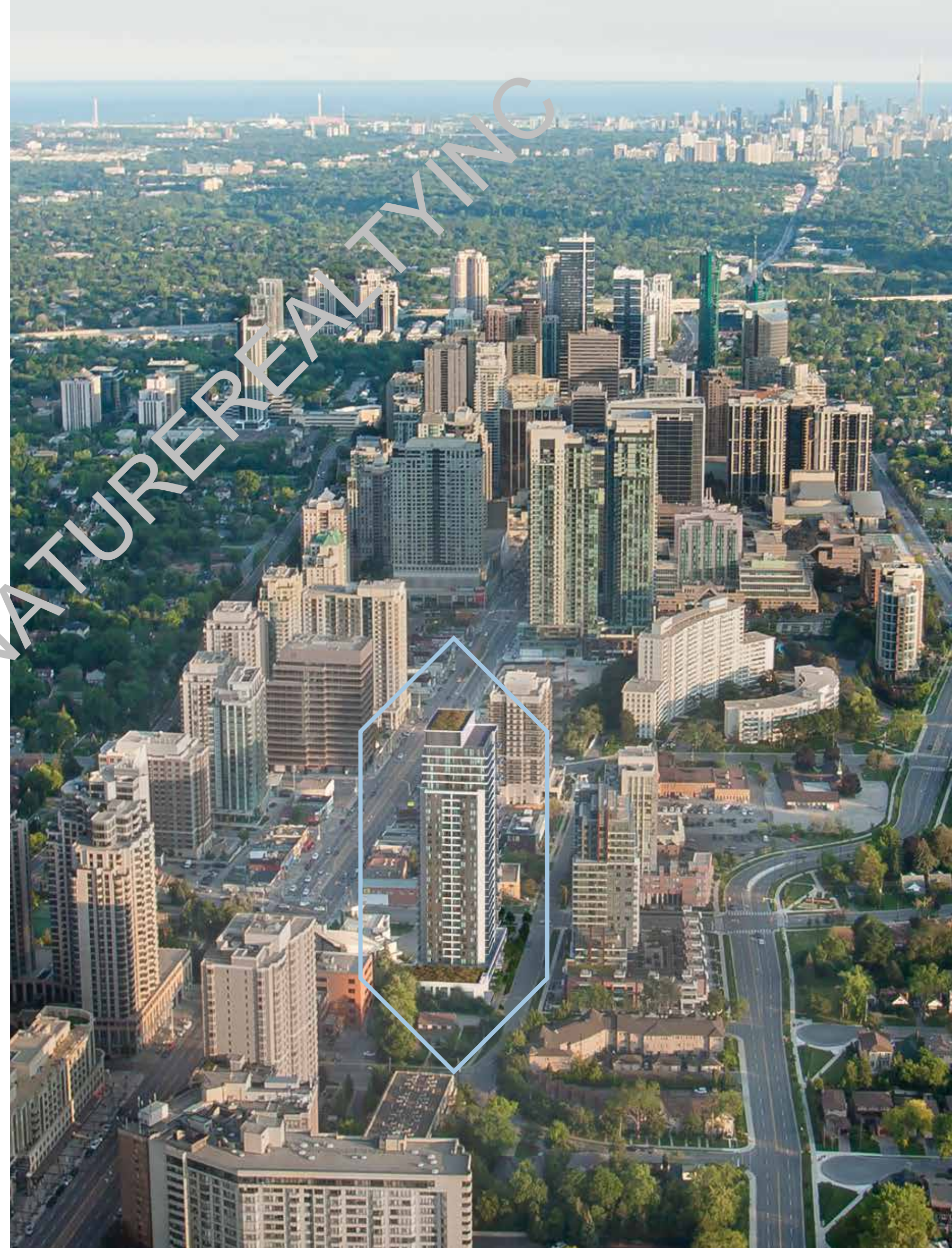
The Diamond is here because so much is here — great amenities, ample lush parkland, and nearby highway 401 — the main artery of Toronto and multiple civic hubs of work and play. The celebrated interregional transportation hub at Yonge and Finch that seamlessly connects you to the entire GTA and beyond including Go and Viva, is minutes away.

That network, and that convenience, simply can't be matched.

From excellent sought after schools, libraries and community centres to multiple transit options (the subway is located at your doorstep), incredible shopping, everything you require is in close proximity.

Connected and convenient, North York has become a hip, refined urban destination with gourmet restaurants, chic salons, designer shopping and award-winning theatre.

Experience it all — from The Diamond.



NORTH VIEW



EAST VIEW

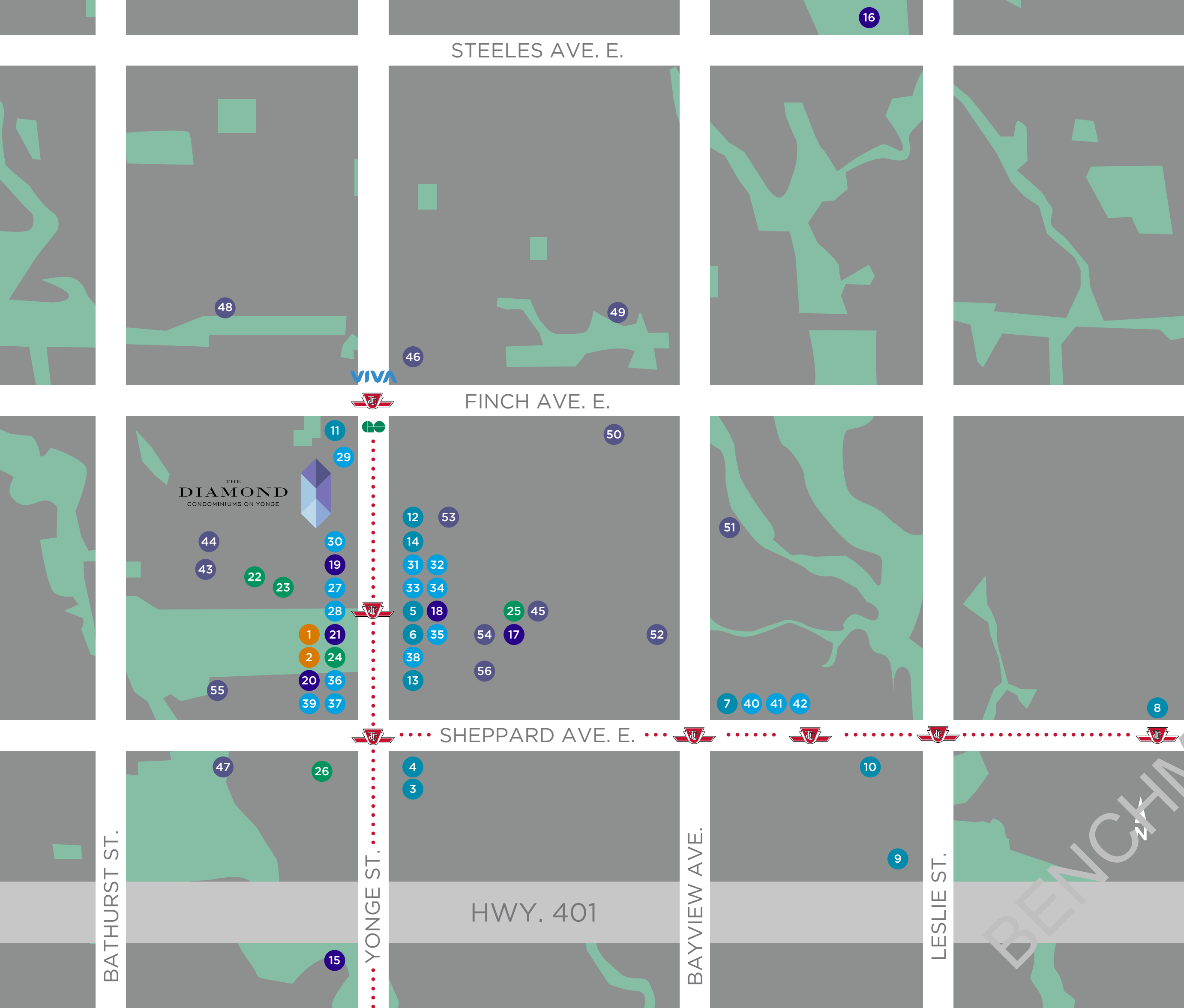


SOUTH VIEW



WEST VIEW





75 Canterbury Place

CIVIC BUILDINGS

- 1. North York Central Library
5120 Yonge St
- 2. North York Civic Centre
5100 Yonge St



RETAIL

- 3. Whole Foods Market
4771 Yonge St
- 4. Rexall
4789 Yonge St
- 5. Loblaws
5095 Yonge St
- 6. LCBO
5095 Yonge St
- 7. Bayview Village
2901 Bayview Ave
- 8. Fairview Mall
1800 Sheppard Ave E
- 9. Ikea
15 Provost Dr
- 10. Canadian Tire
1019 Sheppard Ave E
- 11. Shoppers Drug Mart
5576 Yonge St
- 12. Metro
20 Church Ave
- 13. M2M – Morning to Midnight
4885 Yonge St
- 14. H Mart
5323 Yonge St

ENTERTAINMENT

- 15. Don Valley Golf Course
4200 Yonge St
- 16. Bayview Golf and Country Club
25 Fairway Heights Dr
- 17. North York Tennis Club
75 Hollywood Ave
- 18. Cineplex Cinemas Empress Walk
5095 Yonge St
- 19. Gibson House Museum
5171 Yonge St
- 20. Toronto Centre for the Arts
5040 Yonge St
- 21. Douglas Snow Aquatic Centre
5100 Yonge St

PARKS/NATURE

- 22. Dempsey Park
250 Beecroft Rd
- 23. Gibson Park
30 Park Home Ave
- 24. Mel Lastman Square
5100 Yonge St (Farmer's Market Thursday)
- 25. Willowdale Park
75 Hollywood Ave
- 26. Albert Standing Parkette
50 Bogert Ave



RESTAURANTS

- 27. Aroma Espresso Bar
8 Park Home Ave
- 28. Starbucks
5140 Yonge St
- 29. Yuzu Izakaya
5582 Yonge St
- 30. Sugar Marmalade
5322 Yonge St
- 31. St Louis Bar & Grill
5307 Yonge St
- 32. Ajisen Ramen
5229 Yonge St
- 33. Tea Shop 168
5193 Yonge St
- 34. Pho 88
5197 Yonge St
- 35. Milestones
5095 Yonge St
- 36. Baton Rouge
5000 Yonge St
- 37. Moxie's Grill & Bar
4950 Yonge St
- 38. Jack Astor's Bar & Grill
5051 Yonge St
- 39. Frog & Firkin
4854 Yonge St
- 40. Origin North
2901 Bayview Ave
- 41. Oliver and Bonacini
2901 Bayview Ave
- 42. Il Forno
2901 Bayview Ave



SCHOOLS

- 43. Willowdale Middle School
225 Senlac Rd
- 44. Churchill Public School
188 Churchill Ave
- 45. Earl Haig Secondary School
100 Princess Ave
- 46. FutureSkills Private High School
5635 Yonge St
- 47. Little Owl Preschool Elementary
99 Sheppard Ave W
- 48. R J Lang Elementary and Middle School
227 Drewry Ave
- 49. Cummer Valley Middle School
70 Maxome Ave
- 50. Finch Public School
277 Finch Ave E
- 51. Bayview Middle School
25 Bunty Ln
- 52. Hollywood Public School
360 Hollywood Ave
- 53. McKee Public School
35 Church Ave
- 54. Claude Watson School for the Arts
130 Doris Ave



- 55. The Prestige School
21 Eddfield Ave
- 56. Cardinal Carter Academy for the Arts
36 Greenfield Ave





EXCLUSIVE

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AN EXCLUSIVE COLLECTION OF RESIDENCES.

The Diamond, replete with form and function, offers a full compendium of urban residences, including 1, 2 and 3 bedroom suites, and a limited collection of 2-storey townhomes. Most suites have full suite large balconies and all have outdoor areas for your further living enjoyment.

All suites include smartly designed interiors, detailed with exacting, quality standards.

Modern, open concept living.

Dining areas flow seamlessly with sleek kitchens that gleam with stylish cabinetry, premium countertops and stainless steel appliances. Bedrooms are spacious, bathrooms luxurious.

It all sparkles at The Diamond.



FEATURES & FINISHES

THE BUILDING

- 30-storey landmark building with private landscaped gardens
- A designer appointed lobby
- First floor amenities include a large party room with fireplace and floor to ceiling windows facing the private gardens, full kitchen, billiard and games room, theatre room, library with gas fireplace
- Second floor amenities include, two furnished guest suites, yoga studio, equipped fitness room, men's and women's saunas and change rooms
- South gardens include BBQs, dining table, informal and formal seating arrangements, rose garden, architectural water feature, stone walls and natural plantings
- Concierge service 24 hours a day, 7 days a week
- Underground parking with security monitoring from concierge desk
- All main entrances and exits monitored with closed circuit video system
- Security access throughout all common areas
- Mailroom conveniently located on the main level near the elevators

SUSTAINABILITY

- 2' high detailed window sills with spandrel glass on the exterior increase the buildings ratio of solid to glazed area by over 20%, without compromising on views and light in the suites. This environmentally sustainable feature improves the buildings thermal and acoustical performance and reduces the reliance on mechanical ventilation systems. High performance thermal envelope minimizes unwanted solar gain and heat loss

- High efficiency building mechanical equipment promotes energy savings
- Occupancy sensors in selected common areas to reduce electricity costs
- Low VOC white paints and finishes on walls, trim and doors
- Waterwise fixtures reduce water use
- Architecturally designed aluminum window frames with double pane sealed glazed units
- Building recycling system

SUITE FEATURES

- Soaring 9 foot ceilings**
- Designer Choice of plank pre-finished laminate flooring in entry corridor, living/ dining areas, bedrooms, kitchens and dens
- 4" baseboard with coordinating 2" door casings
- Solid core suite entry door with deadbolt lock and security viewer
- Contemporary mirrored sliding doors on entry sliding door closets
- Sliding doors and/or swing doors in bedrooms* except internal bedrooms which have clear glass sliding doors facing exterior glazing
- Brushed nickel contemporary hardware†
- Wire shelving and rod in closets†
- Flat off white paint throughout kitchen and all areas with the exception of semi gloss paint in laundry and bathrooms
- Spacious balconies or terraces with sliding patio doors for access*

KITCHENS

- Designer appointed cabinetry with a range of colours to select†
- Granite kitchen countertops and backsplash†
- Single basin stainless steel sink, with pull out vegetable spray faucet

APPLIANCES

- Panelled 24" refrigerator
- High quality under sink stainless steel drawer dishwasher
- 24" stainless steel slide in range
- Microwave
- Convenient stacked front-load washer-dryer
- Dryer vented to the exterior
- Laundry area floor finished in porcelain tile†

BATHROOMS

- Designer appointed cabinetry from a variety of colours
- Caesarstone vanity countertop with under mount sink†
- Designer Series single lever faucet
- Vanity with elegant European medicine mirrored cabinet and light
- Contemporary water-efficient toilet, faucet and showerhead
- Tub and/or shower*, with full height porcelain tile surround†
- Rectangular design, white acrylic soaker tub and apron†
- Glass enclosure shower door*
- Porcelain floor tile in master ensuite†
- Porcelain floor tile in main bath and powder room†
- Pressure balanced valves in all showers
- Privacy lock on washroom doors
- Bathroom exhaust fan vented to exterior

MECHANICAL AND ELECTRICAL

- Individually controlled heat pump system for year-round heating and cooling comfort
- Separate meter for electricity usage
- Convenient pre-wired telephone and cable outlets in living room, den and bedrooms, with high speed internet access
- Switch controlled receptacles in living, dining areas, and bedrooms, with light fixture in foyer, track lighting in kitchen*
- Built-in smoke detector
- In-suite water sprinkler system

† From builder's samples * As per plan, where applicable

** Ceiling heights are subject to bulkheads, dropped ceilings and structural beams

All plans and specifications are subject to change without notice. The Vendor has the right to substitute materials of equal or greater value. The purchaser acknowledges that the wall paneling, wall mirrors, wallpaper and kitchen seating shown in the model suite and vignettes, model renderings, and plans, are decorative and are not included as the standard finish. All renderings are artist's concept. E.&O.E. October 2015



EXCELLENCE

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DIAMANTE DEVELOPMENT CORPORATION

Diamante has earned an international reputation for constructing, designing and developing projects of superior quality and aesthetic excellence.

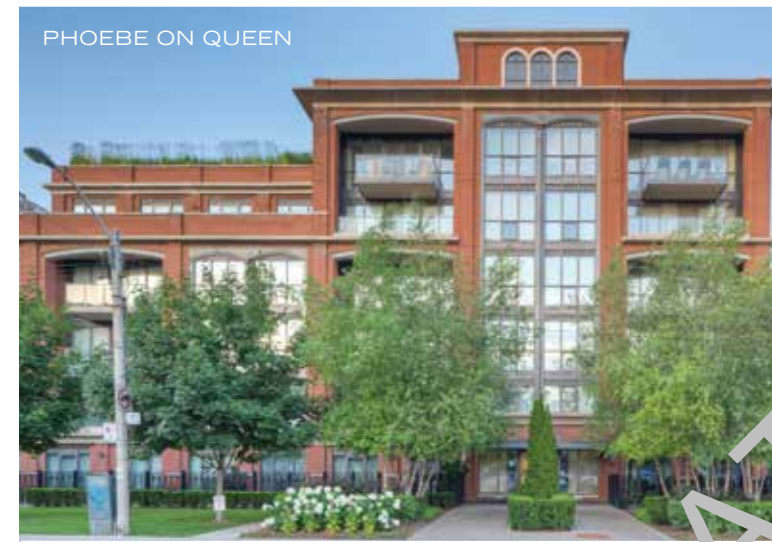
Lisa Rochon, of the Globe and Mail writes that One City Hall Condominiums “...has moved *Diamante* into the ranks of *Canada's most enlightened developers*”.

Achievements so far include over 5000 residential units in Canada, the United States and Taiwan. Diamante's pursuit of design perfection is relentless. Their scrupulous attention to detail and quality is exemplary and their technical expertise transforms inspired ideas into outstanding living spaces and successful financial real estate investments and developments.

Diamante holds an Excellent rating from the Tarion Warranty Corporation and is the three time winner, an unprecedented three years in a row of the coveted Grand Sam Award for Project of the Year from the Greater Toronto Home Builders Association. A dynamic builder with vision, Diamante has earned an excellent reputation in the development, design and construction of major condominiums throughout Greater Toronto Area and beyond. Quality, superior architecture, esthetic excellence and interior customization have become Diamante's quintessential trademarks. Landmark projects like One Balmoral, One City hall, Two Roxborough, Domus in Yorkville, The Royalton, and Phoebe on Queen are sterling examples of Diamante's passionate dedication to development and to the client and the city. The Florian, completed in 2013 is already the most sought luxury building in Toronto. The Diamond on Yonge is the Diamante Group's latest jewel.



ONE BALMORAL



PHOEBE ON QUEEN



DOMUS



FLORIAN



TWO ROXBOROUGH



ONE CITY HALL



THE ROYALTON

SHIELDS SEEGMILLER ARCHITECTS

Shields Seegmiller Architects have developed a strong and diverse expertise in designing complex mixed use, residential communities. They pride themselves on in-depth partner involvement through all stages of design and on their breadth of building experience and technical expertise to create work of lasting value. Shields Seegmiller Architects' integrated design thinking supports everything their clients wish to achieve - socially, functionally, aesthetically, and environmentally, producing architectural and urban solutions that exceed expectations.

TAYLOR SMYTH ARCHITECTS

Taylor Smyth Architects were the design consultants for The Diamond and worked together with Shields Seegmiller Architects in refining the exterior design of the building. Dedicated to excellence and the creation of inspired environments, Taylor Smyth's experience ranges from large, complex educational and community environments, to commercial and workplace projects and custom residential design.

A VISIONARY TEAM

FERRIS + ASSOCIATES INC.

Ferris + Associates Inc. is a team of professionals dedicated to providing a full range of consulting services in Landscape Architecture, Urban Design and Site Development. With a broad range of residential, institutional, commercial, international, academic and master planning projects, the company draws on an extensive pool of experience.

MONTANA STEELE STRATEGIC MARKETING

Over the last 20 years, dedication, energy and passion have guided Montana Steele Strategic Marketing to create real estate brands that are truly magnetic. This award-winning, Toronto-based ad agency is one of the foremost names in the new home development business, committed to creating original and effective communication.

BENCHMARKSIGNATURE



DIAMANTE
DEVELOPMENT CORPORATION

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