

CANARY COMMONS

a new condominium made for you

Project Highlights

Canary Commons is located south east of Front Street and Rolling Mills Road. This leading-edge condominium design has two prominent towers with 387 units and 43 spacious townhomes with views of the park, lake and the city.

Its fully-equipped amenity spaces include:

- State-of-the-art fitness centre and yoga studio
- Party room with dining room and catering kitchen
- Kids' playroom, creative space, and an interactive co-working space
- Over 9,000 sq. ft of outdoor amenity on the 6th floor with BBQ and dining areas, firepits, outdoor theatre, lounges and views of the Toronto skyline
- Contemporary-designed lobby lounges on the north and south side of the condominium
- 24hr concierge
- Pet-washing area

*All prices, figures and materials are subject to change without notice. E. & O.E.
Exclusive Listing Brokerage: Baker Real Estate Inc. Brokers Protected.



BENCHMARK SIGNATURE REALTY INC BROKERAGE 1020 Denison Street Unit 113 Markham Tel 905 604 2299 Fax 905 604 0622
www.benchmarksignaturerealty.com

CANARY
COMMONS

Interior Designer

Union 31

Occupancy Date

September 2020

Architects

architectsAlliance

Maintenance Fees

\$0.59 per square foot

Units

Range from 1 Bedroom to 3 Bedroom
plus Den units & townhomes

Walkability Score

95 walkscore, 94 transit score,
100 bike score

Size Ranges

437 to 1823 sqft



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

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In and Around Canary District

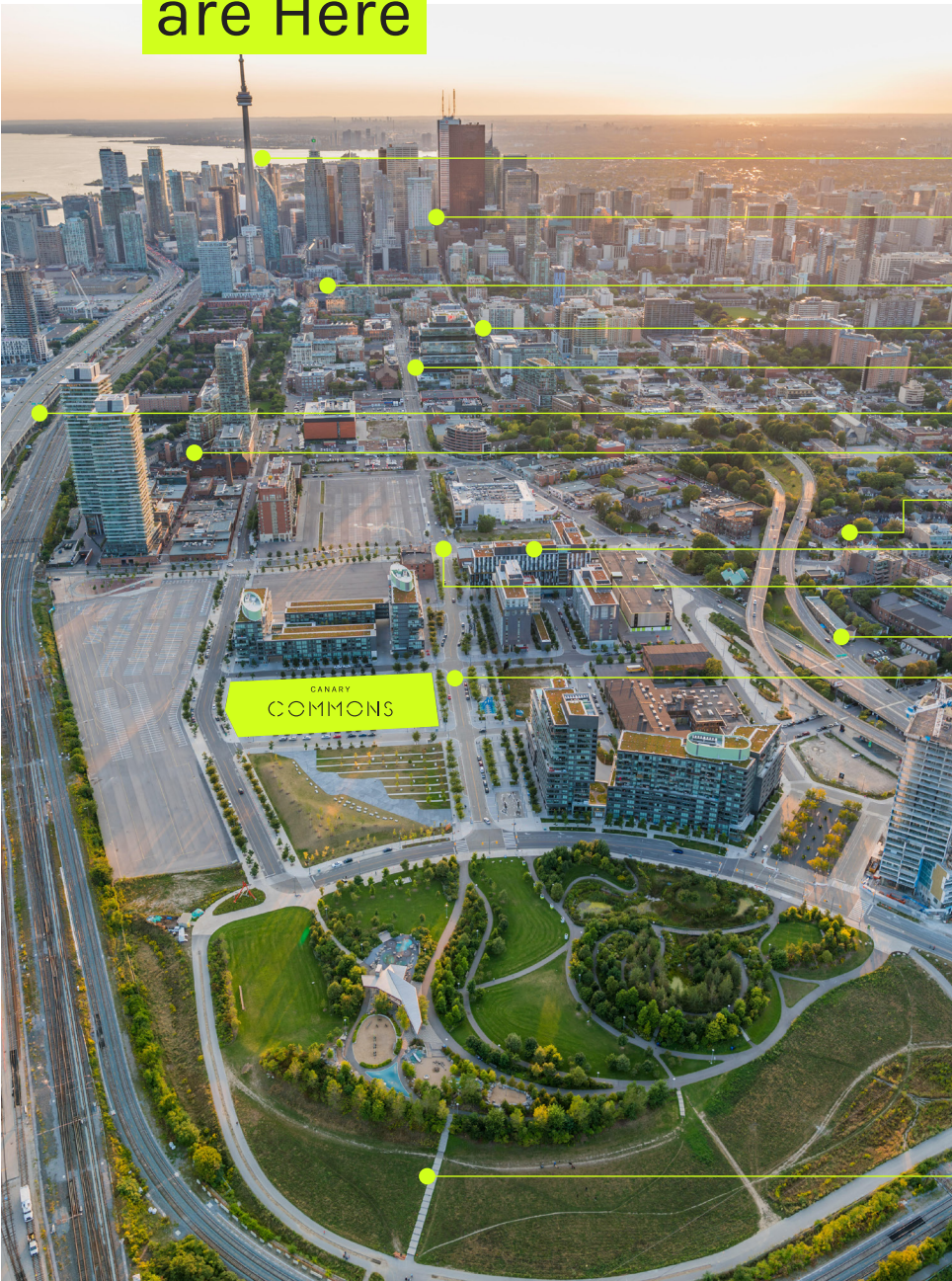
Walkable local retail includes: Opus Glow, Dark Horse, Tori's bakeshop, Shop Task, TD Bank, Expedia CruiseShipCentres, Running Room, Think Fitness, Fuel+, SuhkoThai, Souk Tabule, Gears and a convenience store.

At Canary Commons, the possibilities to live well are endless. Begin by nourishing your body with the delicious, healthy food at St. Lawrence Market, or the farmer's market at Evergreen Brick Works. From fresh fish, to farm-to-table organic meats, fruits, and vegetables, shopping locally has never been easier or more accessible.

Take an evening walk along Front Street Promenade, or the Distillery District; or, ditch the pavement altogether and feel the sand between your toes at Cherry Beach or Sugar Beach. See the art at Underpass Park, or drive along Gardiner Expressway and get a view of cityscape. Walk, run, or bike along the many scenic trails at Corktown Common Park, or the Don Valley Trail, and stay connected to nature right within the city. A lifestyle of wellness is within reach at Canary Commons.



Your Best Days are Here



CN Tower — 10 Minute Drive

Downtown Core — 5 Minute Drive

St. Lawrence Market — 10 Minute Walk

George Brown College — 10 Minute Walk

No Frills + LCBO — 5 Minute Walk

Gardiner Expressway

Distillery District — 1 Minute Walk

TTC King — 5 Minute Walk

YMCA — 1 Minute Walk

TTC — 1 Minute Walk

Don Valley Parkway

Shops at Front Street Promenade

Corktown Common Park — 2 Minute
Walk



Canary District in the City

Made for Making Moves

- Downtown Toronto and Financial District is an 5 minute drive.
- Frequent and easy access to the TTC 514 Cherry streetcar, buses, and nearby subway stations, getting to the Financial District, Eaton's Centre, or Union Station is quick and effortless.
- Or, ride into the downtown core and get in some cardio with the easy Toronto Bike Share rental in 10 minutes.
- For those with a slightly further destination, the Don Valley Parkway and Gardiner Expressway are only a short drive away, or you can grab a train ticket at the future Smarttrack GO Station, and sit back and enjoy the ride outside the city. Need to go even further out? The Billy Bishop Airport is the perfect nearby option for stress-free travel.



Cycling in Canary District
Bike from Gears

A Partnership Built on Success

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.



Canary Park Condominiums
at Canary District



THE KILMER GROUP