



Daniels  
**WATERFRONT**  
CITY OF THE ARTS



# DANIELS IS CHANGING THE WATERFRONT FOREVER

Daniels  
**WATERFRONT**  
CITY OF THE ARTS



The Daniels Corporation has been at the cutting edge of city building for over three decades, with such award-winning, master-planned communities as the Regent Park Revitalization in Toronto's Downtown East, TIFF Bell Lightbox, Festival Tower and Cinema Tower in the Entertainment District, NY Towers in Toronto, and Mississauga's City Centre and Daniels Erin Mills. When the opportunity to create a visionary, new community at the water came along, the pioneering spirit of our founder - **John H. Daniels** - inspired us to think on a grand, urban scale: a gateway to the burgeoning East Bayfront, a starting point to the best of downtown Toronto, a crossroads connecting city to the water and past to the future.

# WELCOME TO DANIELS WATERFRONT - CITY OF THE ARTS

A live-work-play-learn-create community that will change Toronto's waterfront forever, with an outstanding collection of residential, office, retail and cultural components that will bring new life and vibrancy to this iconic, waterfront location. Inspired by creativity and energized by the dynamism of its location, **Daniels Waterfront - City of the Arts** will be home to Toronto's newest hub of creative, digital media, arts and innovation industries. With the allure of dozens of nearby parks, picturesque trails, trendy shops and cultural venues, coupled with downtown's most visited hotspots, **Daniels Waterfront - City of the Arts** will undoubtedly be a desirable destination for residents, workers, and retailers of distinction.

# SUGAR BEACH

Canada's Sugar Beach - with its iconic pink umbrellas, golden sands and brilliant blue water of Lake Ontario - draws thousands of Torontonians and visitors from across the globe every year.

# SUGAR BEACH NORTH

AS PART OF DANIELS WATERFRONT - CITY OF THE ARTS, SUGAR BEACH'S LANDSCAPE ARCHITECT - CLAUDE CORMIER + ASSOCIATES - WILL BE CREATING SUGAR BEACH NORTH, A CHARMING, TREE-LINED, PUBLIC AMENITY FOR OUTDOOR GATHERINGS, MUSIC, DANCE, AND CELEBRATION.



# THE YARD



## A TRULY VIBRANT, OUTDOOR EXPERIENCE

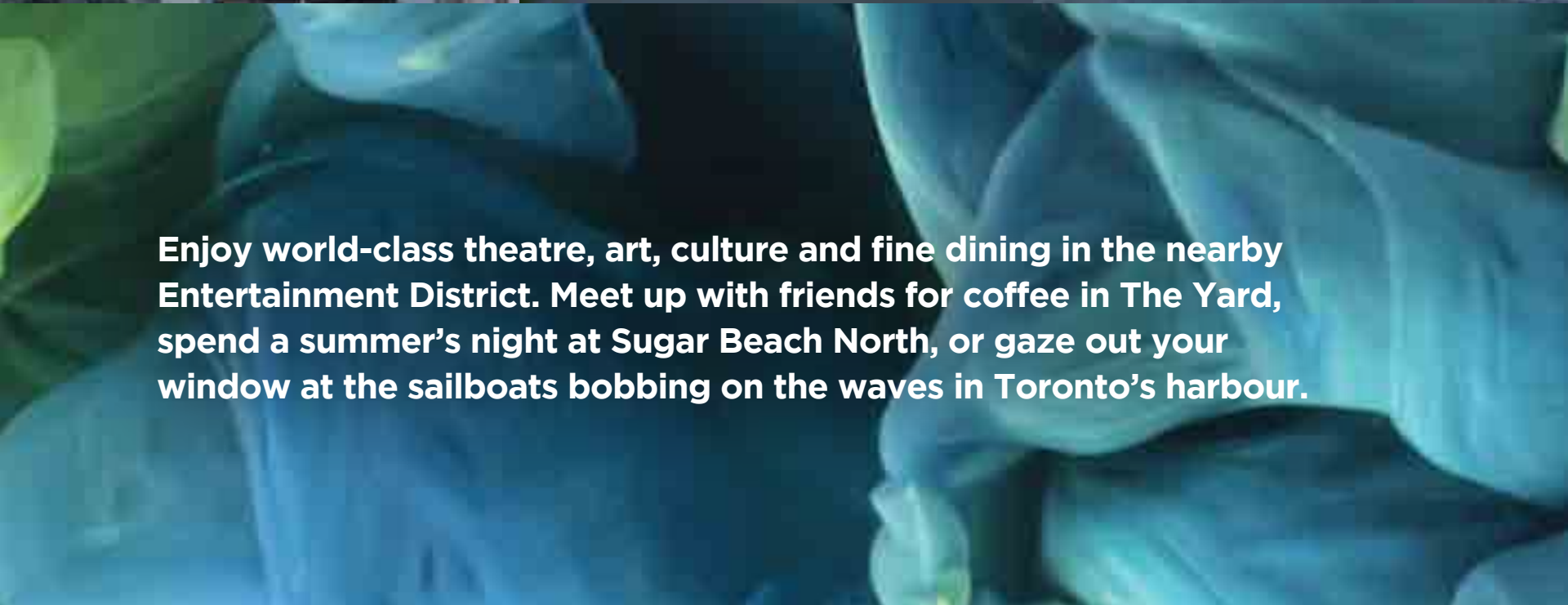
At the heart of **Daniels Waterfront - City of the Arts** is **The Yard**, an animated, outdoor living room, designed for cultural events, shopping, dining, or savouring a café latte, cobblestone-side. **The Yard** will be distinguished by its unique paving, lush planter boxes and rustic outdoor seating for residents and visitors. Lined on both sides with cafés, bistros and boutique retail, **The Yard** will offer a truly vibrant outdoor experience for you and your guests.



# A WORLD-CLASS WATERFRONT DESTINATION

GET IN AT THE BEGINNING AND REAP THE BENEFITS OF THIS EXCITING WATERFRONT REVITALIZATION THAT'S GOING TO CHANGE THE LIVES OF EVERYONE WHO WILL BE LIVING HERE.

Look forward to an extraordinary, arts-inspired, waterfront lifestyle that is rich in amenities and conveniences. Be inspired by the best things in life...at **Daniels Waterfront - City of the Arts**. Get acquainted with your closest neighbours, such as Sugar Beach, Sherbourne Common, or the Water's Edge Promenade. Hop on the TTC right outside your front door, or walk or cycle to Union Station, Billy Bishop Airport, the Distillery and Financial Districts, St. Lawrence Market, or the Jack Layton Ferry Terminal.



Enjoy world-class theatre, art, culture and fine dining in the nearby Entertainment District. Meet up with friends for coffee in The Yard, spend a summer's night at Sugar Beach North, or gaze out your window at the sailboats bobbing on the waves in Toronto's harbour.



PHOTO: COURTESY OF WATERFRONT TORONTO





# ALL ROADS LEAD TO DANIELS WATERFRONT - CITY OF THE ARTS

GETTING AROUND HAS NEVER BEEN EASIER OR MORE ENJOYABLE. DANIELS WATERFRONT - CITY OF THE ARTS IS JUST STEPS FROM THE LAKE, RETAIL, GROCERS, SCHOOLS, PUBLIC SERVICES, BIKE SHARES, TRANSIT & ENTERTAINMENT.

Walk to No.6 Bay Street bus, No. 75 Sherbourne bus, No. 72 Pape bus, and No. 65 Parliament bus routes, Union Station, TTC subway, and GO trains. Daniels Waterfront - City of the Arts provides all the access you need to major roads such as the Gardiner Expressway and DVP, to make travelling to and from Daniels Waterfront - City of the Arts as quick and easy as possible.



# GET YOUR BEARINGS



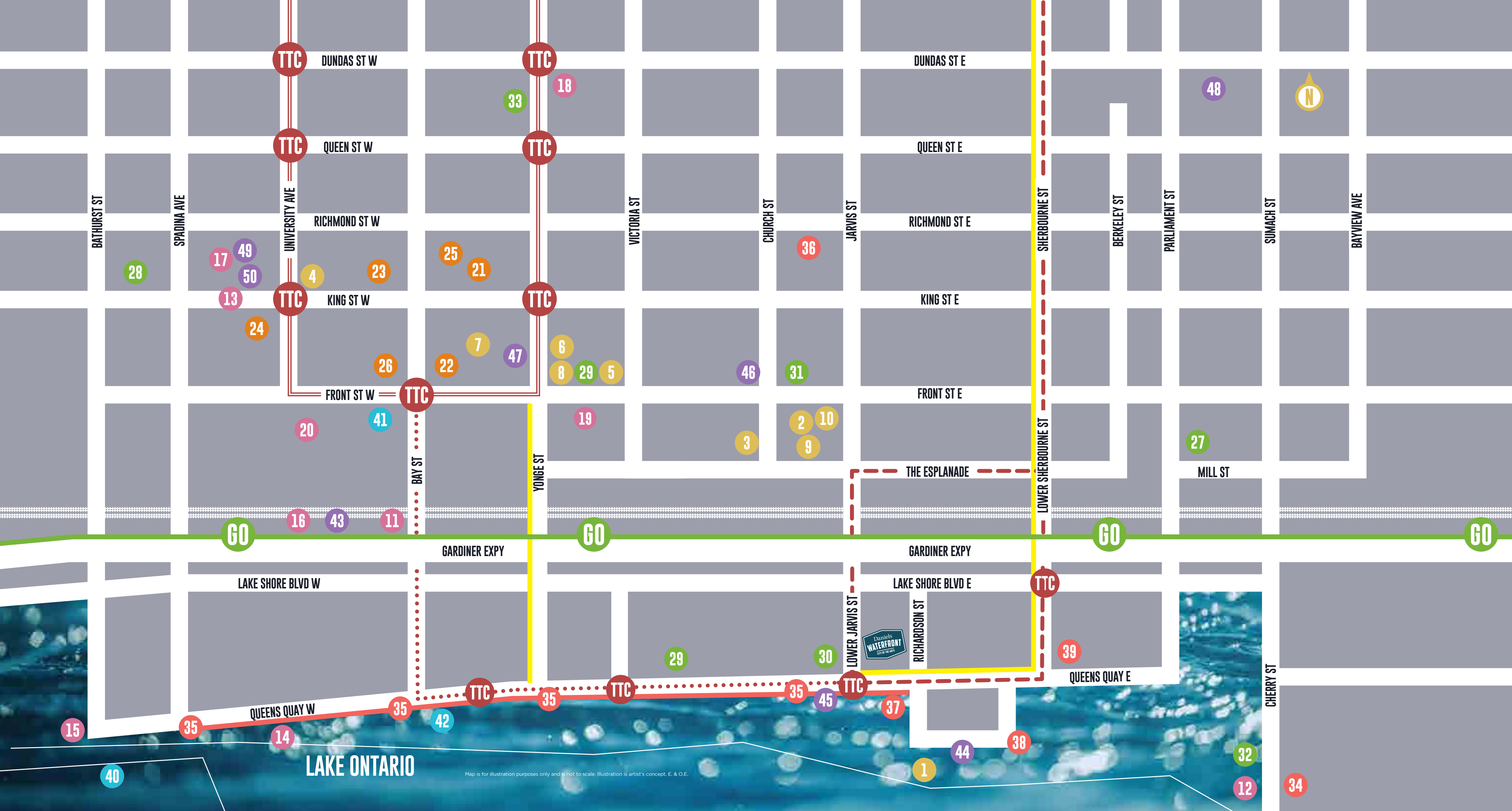
Bike on the Don Valley conservation trail, Queens Quay East and West, and Martin Goodman Trail to such great destinations as Harbourfront Centre, Toronto Island, Kew Beach, Cherry Beach, Toronto Music Garden, Exhibition Place, and Sunnyside Beach.

WALK SCORE  
93

TRANSIT SCORE  
96

BIKE SCORE  
90

Scores noted are approximate. E. & O.E.



## FOOD/DINING

- 1 AGAINST THE GRAIN
- 2 BALZAC'S COFFEE
- 3 BIER MARKT
- 4 EARLS KITCHEN & BAR
- 5 FRAN'S RESTAURANT
- 6 HOUSTON AVENUE BAR & GRILL
- 7 MARCHÉ
- 8 OLIVER & BONACINI CAFÉ GRILL
- 9 ST. LAWRENCE MARKET
- 10 STARBUCKS

## ARTS/ENTERTAINMENT

- 11 AIR CANADA CENTRE
- 12 CABANA POOL BAR
- 13 ENTERTAINMENT DISTRICT
- 14 HARBOURFRONT CENTRE
- 15 MOLSON CANADIAN AMPHITHEATRE
- 16 ROGERS CENTRE
- 17 TIFF BELL LIGHTBOX
- 18 YONGE-DUNDAS SQUARE
- 19 SONY CENTRE FOR THE PERFORMING ARTS
- 20 RIPLEY'S AQUARIUM OF CANADA

## FINANCIAL DISTRICT

- 21 BAY ADELAIDE CENTRE
- 22 BROOKFIELD PLACE
- 23 FIRST CANADIAN PLACE
- 24 RBC CENTRE
- 25 SCOTIA PLAZA
- 26 TD CENTRE

## SHOPPING

- 27 DISTILLERY DISTRICT
- 28 FASHION DISTRICT
- 29 LCBO
- 30 LOBLAWS
- 31 METRO
- 32 T&T
- 33 TORONTO EATON CENTRE

## PARKS/RECREATION

- 34 CHERRY BEACH
- 35 MARTIN GOODMAN TRAIL
- 36 ST. JAMES PARK
- 37 SUGAR BEACH
- 38 WATER'S EDGE PROMENADE
- 39 SHERBOURNE COMMON

## TRAVEL

- 40 BILLY BISHOP AIRPORT
- 41 UNION STATION
- 42 JACK LAYTON FERRY TERMINAL

## LANDMARKS

- 43 CN TOWER
- 44 CORUS ENTERTAINMENT & GEORGE BROWN COLLEGE
- 45 REDPATH SUGAR
- 46 GOODERHAM BUILDING
- 47 HOCKEY HALL OF FAME
- 48 DANIELS SPECTRUM-REGENT PARK
- 49 CINEMA TOWER
- 50 FESTIVAL TOWER

GO TRAIN    TTC SUBWAY    BIKE LANE    BUS ROUTE 75    BUS ROUTE 6

Map is for illustration purposes only and is not to scale. Illustration is artist's concept. E. & O.E.

WELCOME  
TO YOUR  
BACKDROP



# AN ICONIC ADDRESS COMES TO LIGHT



LOWER JARVIS STREET

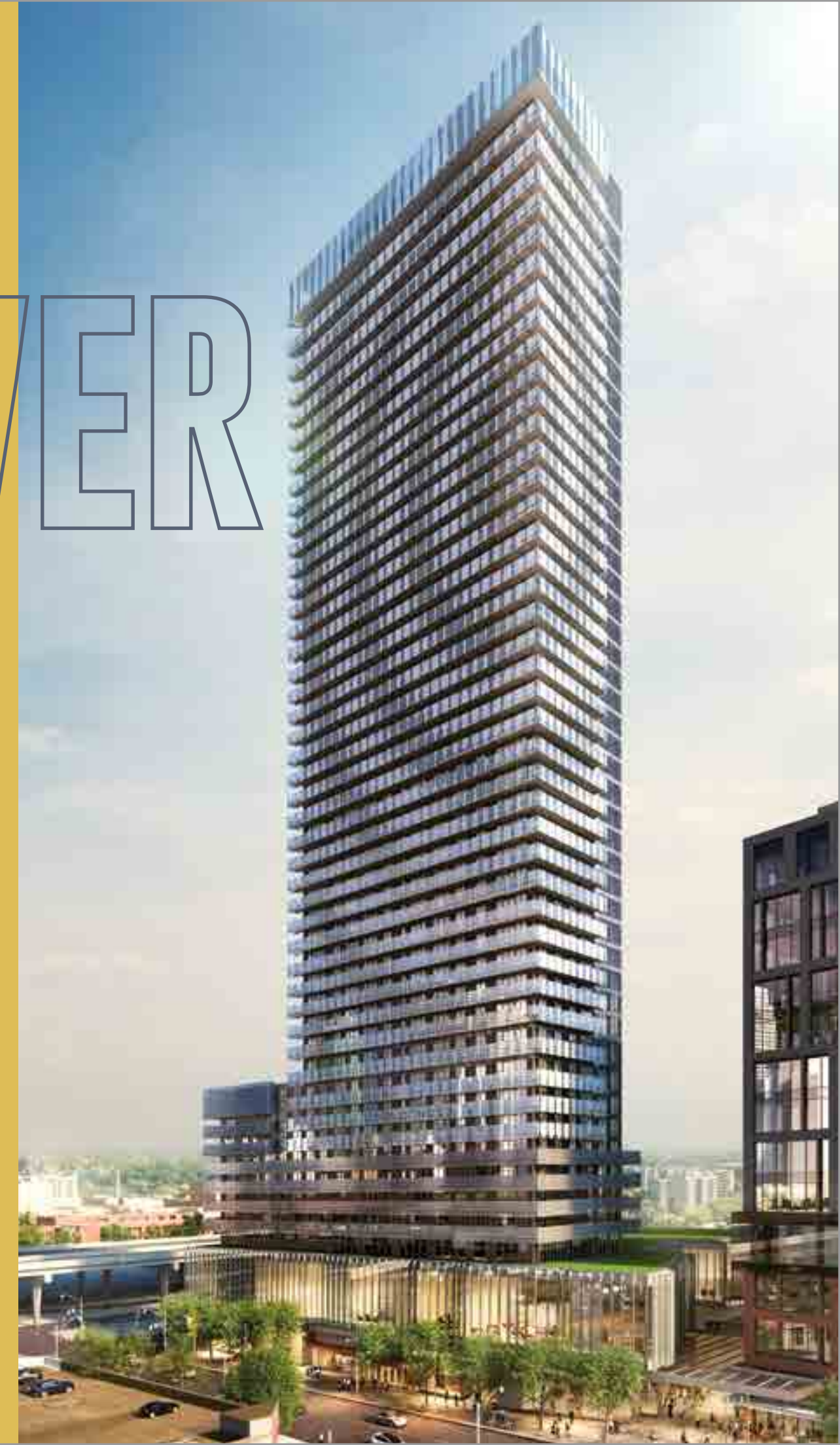
**DANIELS PRESENTS**

# LIGHTHOUSE TOWER

**AT DANIELS WATERFRONT –  
CITY OF THE ARTS**

SHOWCASING A CAREFUL SELECTION OF MATERIALS TO BEST EXPRESS A NEW SYNERGY BETWEEN PUBLIC AND PRIVATE SPACES, THE SOARING 45-STORY Lighthouse Tower will rise atop a two-storey podium, animated at street level by the vibrant yard.

Noted architects Giannone Petricone Associates designed Lighthouse Tower's exterior to feature wide expanses of masonry and glass, reminiscent of the early 20th century heritage that defined Toronto's waterfront of the past. Sweeping horizontal bands of glass are a nod to the speed of the adjacent expressways, symbolizing a city in perpetual dynamic motion. A whimsical, dot-screen frit dresses the glass guards of outer balconies to define a ripple effect pattern on the west façade of the Tower. The overall effect is one of artistic inspiration drawn from its iconic waterside location, a continuous conversation between the waves, the tower and the city.





# A NEW VISION AT THE WATER

## LIGHTHOUSE TOWER CONDOMINIUM RESIDENCES

- 1 RESIDENTIAL LOBBY ENTRANCE
- 2 11TH FLOOR TERRACE
- 3 3RD FLOOR TERRACE
- 4 3RD FLOOR GARDENING PLOTS
- 5 RESIDENTIAL PARKING ENTRANCE

## COMMUNITY AMENITIES

- 6 THE YARD
- 7 SUGAR BEACH NORTH

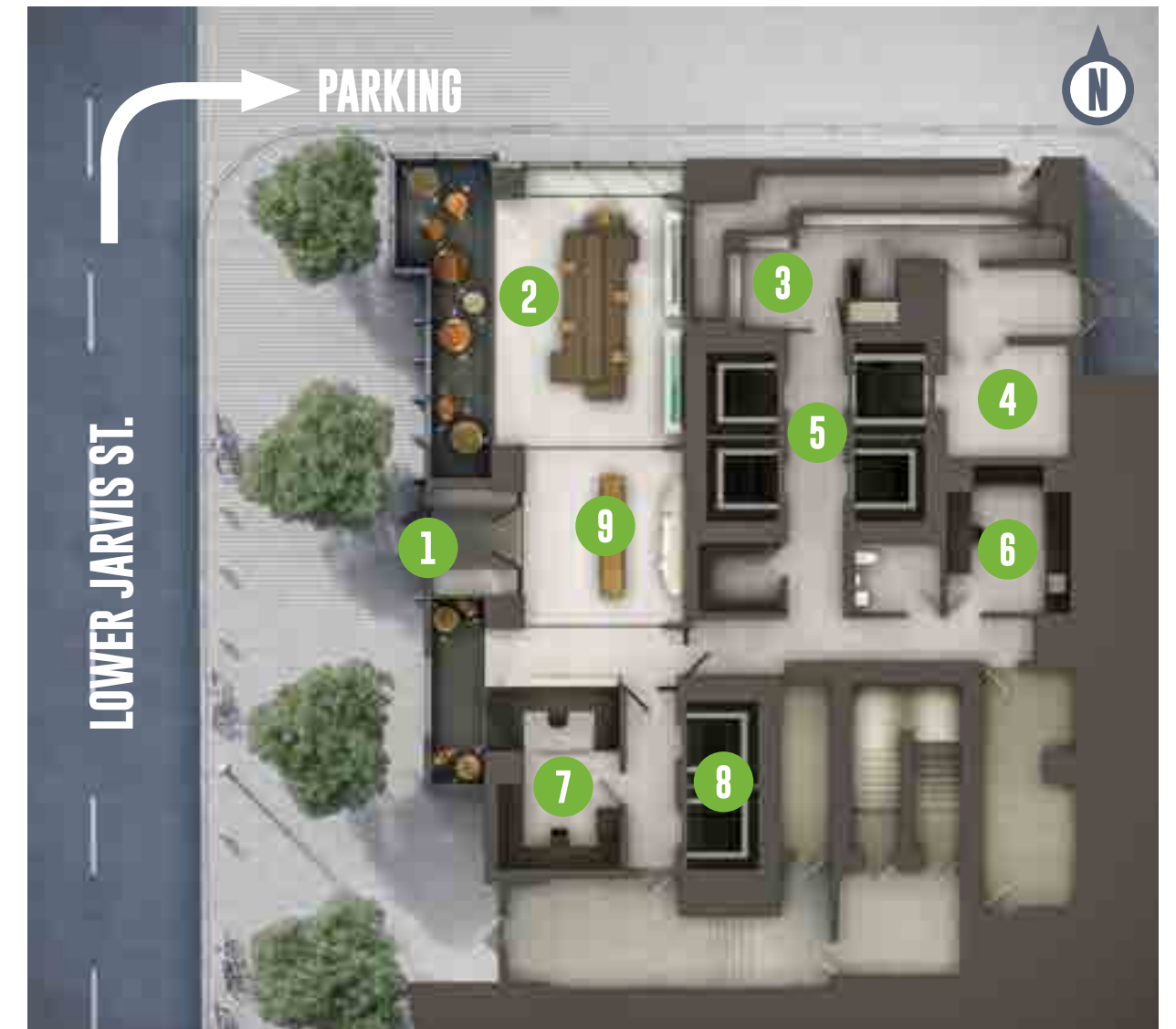
## 130 QQE OFFICE CONDOMINIUMS

- 8 WEST TOWER
- 9 EAST TOWER
- 10 COMMERCIAL PARKING ENTRANCE
- 11 9TH FLOOR TERRACE
- 12 OFFICE LOBBY ENTRANCE



Landscape design concept is for illustration purposes only and is subject to change without notice due to municipal and other regulatory approvals. Illustration is artist's concept. E. & O.E.

# CULTURE, ART, & DESIGN IN THE MOST SPECTACULAR SETTING



- |                         |                    |                            |
|-------------------------|--------------------|----------------------------|
| <b>1 LOBBY ENTRANCE</b> | <b>5 ELEVATORS</b> | <b>7 CONCIERGE</b>         |
| <b>2 ART LOUNGE</b>     | <b>6 PROPERTY</b>  | <b>8 PARKING ELEVATORS</b> |
| <b>3 MAIL ROOM</b>      | <b>MANAGEMENT</b>  | <b>9 SCULPTURE</b>         |
| <b>4 MOVE-IN ROOM</b>   | <b>OFFICE</b>      | <b>LOUNGE</b>              |

THE GRAND ENTRANCE LOBBY IS HOUSED IN THE MAJESTIC, TWO-STORY PODIUM AND WILL BE THE STUNNING FIRST IMPRESSION FOR YOU AND YOUR GUESTS.

Designed by the award-winning interior design firm of Ceconi Simone, the lobby is a vision in white, a modern interpretation of industrial chic and urban eclectic with sweeping expanses of glass and natural materials. Commissioned art installations transform this private lobby into an exclusive gallery-like atmosphere. A 24-hour Concierge and a Resident Service Director will provide on-site customer service.



# WELCOME TO THE LAKESIDE CLUB



**THE  
LAKESIDE  
CLUB**

**ELEVATE YOUR LIFESTYLE,  
INSPIRE YOUR SENSES...**

... with over 25,000 square feet of indoor and outdoor club-style amenities. Enjoy life's precious moments in the company of friends and family, spend quality time on the spectacular outdoor terrace overlooking the water and the dynamic city, stay fit and healthy, or indulge your green thumb - there's so much to love about the Lakeside Club.





**INDOOR AMENITIES**

- 1 JAM STUDIO
- 2 ARTS & CRAFTS STUDIO
- 3 GARDEN PREP STUDIO
- 4 KITCHEN LIBRARY
- 5 FITNESS CENTRE/FITNESS COORDINATOR
- 6 YOGA/PILATES STUDIO
- 7 SCREENING STUDIO
- 8 WOMEN'S CHANGEROOM
- 9 MEN'S CHANGEROOM
- 10 CO-ED STEAM ROOM
- 11 TREATMENT ROOM

**OUTDOOR AMENITIES**

- 12 TENNIS/BASKETBALL COURT
- 13 STRETCHING AREA
- 14 BOCCE COURT
- 15 COMMUNITY GARDEN

# LOWER DECK ON 3

On the third floor, you'll find indoor and outdoor areas, each with its own collection of unique amenities. Go outdoors and indulge your athletic side on the full-size, tennis and basketball court, or enjoy a game of bocce, and exercise your green thumb in the Community Garden. Head indoors to push your workout up a notch in the state-of-the-art fitness centre, or harmonize your internal energies in the yoga studio. Feeling creative? Give into your musical muse in the Jam Studio, or let out your inner artist and explore your creative side in the Arts & Crafts Studio. Culinary enthusiasts and aspiring master chefs can revel in the Kitchen Library, where you'll find shared appliances, food and nutrition-based seminars, and hands-on training.

Illustrations are artist's concept. E. & O.E.

THE  
LAKESIDE  
CLUB

LOWER  
DECK  
ON 3

# arts & crafts studio

THE ARTS & CRAFTS STUDIO IS THE IDEAL CANVAS FOR EXPRESSING YOUR CREATIVE SIDE. WORKSHOPS, SEMINARS, ART AND SCULPTURE EXHIBITS - PROGRAMMED BY ARTSCAPE - ARE JUST SOME OF THE INITIATIVES THAT YOU'LL FIND HERE.



THE  
LAKESIDE  
CLUB

LOWER DECK ON 3

# jam studio

THE JAM STUDIO IS FOR ESTABLISHED AS WELL AS ASPIRING MUSICIANS, PERFORMERS AND LEARNERS. IT WILL BE EQUIPPED WITH ALL THE GEAR TO CREATE, LEARN AND ENJOY MUSIC.

THE  
LAKESIDE  
CLUB  
LOWER DECK ON 3

**THE  
LAKESIDE  
CLUB**  
LOWER DECK ON 3

# KITCHEN LIBRARY

GIVE IN TO YOUR CULINARY PASSION IN THE INNOVATIVE KITCHEN LIBRARY, A REMARKABLE NEW AMENITY WHERE YOU CAN TAKE ADVANTAGE OF COOKING SEMINARS, TRAINING AND SHARED APPLIANCES.

Illustration is artist's concept. E. & O.E.

# UPPER DECK ON 11

THE  
LAKESIDE  
CLUB

THE ELEVENTH FLOOR AMENITY AREA IS AN INDOOR AND OUTDOOR OASIS, FROM SUNRISE TO SUNSET.

Enjoy a moment of pure bliss in the Fireside Lounge, host your next celebration in the beautifully appointed Party Room, or challenge your friends to a game of billiards in the Sports & Billiards Lounge. Feel like entertaining outdoors? The spectacular Cocktail Pool and Sun Deck is the perfect place to spend quality time with friends and family and enjoy the expansive views of the water and the city skyline.

ACTUAL VIEW FROM THE COCKTAIL POOL  
ON UPPER DECK ON 11



# UPPER DECK ON 11

## INDOOR AMENITIES

- 1 SPORTS AND BILLIARDS LOUNGE
- 2 THREE CABANA SUITES
- 3 PARTY ROOM AND CATERING KITCHEN
- 4 FIRESIDE LOUNGE

## OUTDOOR AMENITIES

- 5 POOL BAR
- 6 BBQ AREA
- 7 COCKTAIL POOL
- 8 SOCIAL LOUNGE



a  
new  
point  
of  
view

**THE  
LAKESIDE  
CLUB**  
UPPER DECK ON 11

**THE  
LAKESIDE  
CLUB**

**UPPER DECK ON 11**

# CABANA SUITES

STOCK YOUR DRINKS IN THE  
BAR FRIDGE AND CHILL OUT...  
POOLSIDE, IN THESE INDULGENT  
ESCAPES, COMPLETE WITH PLENTY  
OF COMFORTABLE SEATING AND  
PRIVATE CHANGE ROOMS.

# SPORTS & BILLIARDS LOUNGE

HEAD INDOORS TO WATCH THE BIG GAME OR SHOOT SOME POOL IN THE SPORTS AND BILLIARDS LOUNGE.

THE  
LAKESIDE  
CLUB  
UPPER DECK ON 11



# A VISION ON THE WATERFRONT

ACTUAL SOUTH-EAST VIEW  
FROM THE 35TH FLOOR.

# INSPIRED URBAN LIVING ON THE WATERFRONT



Contemporary kitchens, designed by Cecconi Simone, quartz counter tops, Miele kitchen appliances, sumptuous ensuites and smart layouts provide all the space and embellishments for an exclusive and luxurious waterfront lifestyle.

Photographs are from an existing Daniels suite. Finishes and views may vary from those shown. E. & O.E.



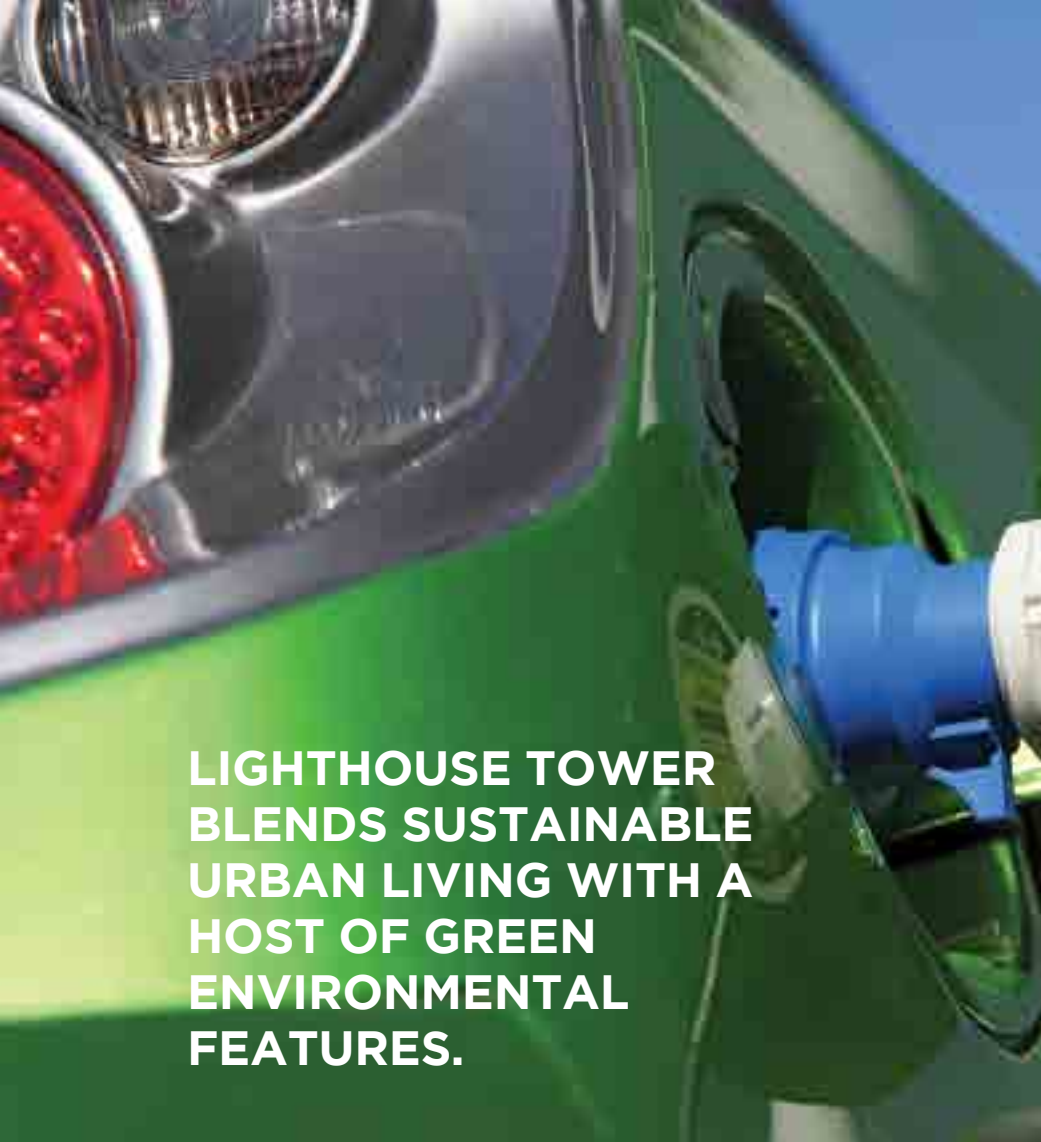
# URBAN LIVING REIMAGINED

THE DANIELS CORPORATION HAS BEEN A TRAILBLAZER IN ACTIVELY INCORPORATING URBAN AGRICULTURE OPPORTUNITIES INTO OUR NEW HOME COMMUNITIES ACROSS THE GREATER TORONTO AREA.

PROVIDING EVERYTHING FROM GARDENING PLOTS AND EDIBLE LANDSCAPING TO CONTAINER GARDENING AND EVEN FARMERS' MARKETS - URBAN AGRICULTURE IS A WONDERFUL WAY FOR RESIDENTS TO COME TOGETHER, ESTABLISH A DEEPER SENSE OF COMMUNITY AND CONNECT TO THE EARTH IN AN INTERACTIVE WAY.

Lighthouse Tower showcases our commitment to an environmentally sustainable and healthy lifestyle with an array of community gardening plots located on the 3rd floor terrace adjacent to the Garden Prep Studio and Kitchen Library. To help you exercise your "green thumb" and refine your gardening techniques, we provide workshops and seminars in collaboration with organic Ontario farmers, to ensure you maximize the opportunity to grow herbs, flowers, vegetables and spices. At Lighthouse Tower, Daniels is making urban living fresh, healthy, and delicious!





**LIGHTHOUSE TOWER  
BLENDS SUSTAINABLE  
URBAN LIVING WITH A  
HOST OF GREEN  
ENVIRONMENTAL  
FEATURES.**



## **ENVIRONMENTALLY- FRIENDLY COMMUTING**

- Electric Charging Stations ready for your environmentally-friendly cars
- Designated bicycle storage areas
- Two TTC Bus Rapid Transit (BRT) routes to get you to your destination quickly

## **CONSERVING NATURAL RESOURCES**

- Rainwater harvesting for better use of our water resources
- Low flow plumbing fixtures and dual flush toilets to reduce consumption

## **SIGNIFICANT ENERGY SAVINGS**

- Energy Star® appliances use significantly less energy and last longer
- Low energy, high efficiency lighting in all common areas
- Double paned Low E glass windows save on winter heating and summer cooling
- Building Automation System uses a cutting edge network of sensors to operate the main building system only when needed

## **COMFORTABLE HEALTHY LIVING**

- Low Volatile Organic Compound materials will be used throughout the suites and common areas to create a healthier living environment
- Insulated envelope reducing the heating and cooling load of the building
- In-suite ERV (energy recovery ventilators) units
- Innovative amenities such as the Garden Prep Studio and Community Garden in support of urban agriculture

# THE DANIELS CORPORATION 33 YEARS & BUILDING STRONG

## THE DANIELS CORPORATION BUILDS WITH A PASSION FOR CREATING VIBRANT COMMUNITIES IN EVERY SENSE OF THE WORD.

Daniels looks beyond the bricks and mortar, including social, cultural and economic infrastructures that will create a unique sense of place. This commitment has been an integral part of Daniels' corporate philosophy for over 33 years. Daniels has built more than 25,000 award winning homes and apartments, master-planned mixed-use communities, and commercial and retail spaces, and has earned its standing as one of Canada's largest and pre-eminent builders/developers. Company founder John H. Daniels is a towering figure of the North American real estate industry. In a career that has spanned over 50 years, the former Chairman and CEO of Cadillac Fairview Development Corporation has left an indelible mark on the quality of the places in which people live, work, play, create and shop.

## OUR APPROACH

Led by company President Mitchell Cohen and a creative team of visionary professionals, The Daniels Corporation's integration of residential and commercial divisions results in a stable turnkey operation, which earns the company a high level of industry and public trust. Daniels plans, designs, develops, builds, and manages all residential and commercial properties in-house, enabling the ultimate in quality control and streamlined service. In essence, Daniels is an all-inclusive service provider - a company dedicated to seeing each project through to construction completion and beyond.



Toronto Eaton Centre



TIFF Bell Lightbox, Toronto

# INNOVATION IN MASTER-PLANNING

Daniels transforms underutilized land into sought-after master-planned communities that include residential, name-brand retail and commercial opportunities. Daniels' land-use planning is based on the principle of integration into the existing urban fabric, creating neighbourhoods that fit seamlessly into their surroundings, providing a broad customer base for homebuyers, retailers and commercial businesses. For example, Daniels is partnering with Toronto Community Housing to revitalize the 69-acre Regent Park in Toronto's Downtown East, which is being looked at around the world as the gold standard by which challenged urban neighbourhoods can be re-imagined as healthy, sustainable communities. Daniels also partnered with renowned filmmaker Ivan Reitman to build TIFF Bell Lightbox, an international destination for the world of film. In addition to the iconic home of the Toronto International Film Festival, this mixed-use development includes restaurants, ground floor retail, a commercial parking garage and the 44-storey Festival Tower Residence. Daniels has also created iconic neighbourhoods throughout the GTA, providing residential, retail and commercial services within their NY Towers and HighPark Condominium communities in Toronto, Daniels' City Centre West and Daniels Erin Mills in Mississauga.



Festival Tower, Toronto



Cinema Tower, Toronto



The Burkebrook Town Manors at Kilgour Estate, Toronto

# BUILDING FOR EVERYONE

Dedicated to upholding a "people-first" philosophy, Daniels has long been a champion of affordable rental and ownership housing, and has built 3,600 affordable rental-housing units under several government programs. Daniels was the first developer to offer purpose-built rental housing in the Greater Toronto Area in 25 years through its Gateway Rental portfolio. In partnership with SunLife Financial, Daniels is currently building a market rental building as part of its Daniels Erin Mills community in Mississauga. Daniels FirstHome™ Communities across the GTA provide quality-built residences priced within the reach of first-time buyers, and at selected communities, Daniels is building seniors housing with Amica Mature Lifestyles Inc. On the commercial end of the spectrum, Daniels creates outstanding business opportunities for national brand companies as well as grassroots not-for-profit organizations. Over the past 33 years Daniels has embraced financial and hands-on generosity toward a number of charities and non-profit organizations, including Second Harvest, Eva's Initiatives, Habitat for Humanity, and Covenant House Toronto.

# WEAVING ARTS AND CULTURE INTO THE COMMUNITY FABRIC

Daniels has consistently demonstrated the value of embedding arts and culture into the fabric of new communities. In Regent Park, Daniels partnered with Artscape, Toronto Community Housing and members of the local community to create Daniels Spectrum - a 60,000 square-foot cultural hub. Setting Daniels apart even further, the company has established an art procurement program that identifies and purchases art from local and emerging artists for residential and commercial lobbies and amenity spaces, thus contributing enormously to the area's economic development.

## SUSTAINABILITY

Long before "green" became an industry buzzword; The Daniels Corporation took a proactive approach to protecting the environment through innovation in its construction techniques. Daniels continues to build for efficiency and environmental sustainability through standards beyond Ontario Building Code, and in some cases, to LEED Gold certification. Within the Canadian building industry, Daniels is also leading the urban food revolution through trailblazing urban agriculture initiatives that incorporate farmers' markets and urban allotment gardens into its residential communities.

Daniels  
love where you live™

Illustrations are artist's concept. E. & O.E.



NY Towers Community, Toronto




HighPark Condominiums, Toronto



Daniels Spectrum, Toronto's Regent Park



Understanding that quality of life is created by much more than physical buildings, Daniels goes above and beyond to integrate building excellence with opportunities for social, cultural and economic well-being. In so doing, value is created for everyone.



**LOVE WHERE  
YOU LIVE, WORK,  
PLAY, LEARN &  
CREATE...  
WITH DANIELS**

Daniels  

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love where you live™