

reina





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*REINA*

# A game-changing condominium, for an avenue that's changing it's game

Reina is a complete reinvention of urban condominium living.

Named after the Spanish word for queen, it is the first all-female development in Canada. We're building a better condo by doing things differently — through community collaboration, new perspectives, and a commitment to multigenerational living.

What does a condominium look like when it's inspired, designed and executed by women? Not only is it spectacularly beautiful, with sinuous architecture and interiors, but it also fosters a stronger sense of community, making the building feel like its own neighbourhood.

With a wide variety of layouts, multipurpose amenities and tailored programming and activities, residents can connect, spend time together and make new friends of all ages and stages of life.

And all of this is located on what is becoming one of Toronto's great residential avenues — The Queensway — in an established residential district called Queensway Village.

This is what makes Reina a welcoming community you and your family can call home.







## *ARCHITECTURE*

# The softer side of modern design

Designed in a contemporary minimalist style but with a softer, smoother, more feminine feel, Reina is a breath of fresh air that is sure to become a landmark in the community.

Its light colouring, meticulously manicured landscaping and rounded, picketed balconies will provide movement, contour and dynamic curb appeal.

With nine storeys and 197 units, Reina will be a perfect addition to the modern transformation of one of Etobicoke's more family-friendly urban neighbourhoods.

*LOBBY*

## Reina makes a grand entrance

Reina's lobby makes a simple yet bold statement. The flowing design of the building's exterior continues inside for a grand arrival. Crisp and clean but with the warmth of home, the entrance is impeccably styled with wood finishes, textured wallcoverings and clear sight lines through to the expansive green courtyard beyond. The fresh, modern feel is in the thoughtfully chosen details, the soft touches, organic curves and neutral palette with just a splash of colour.



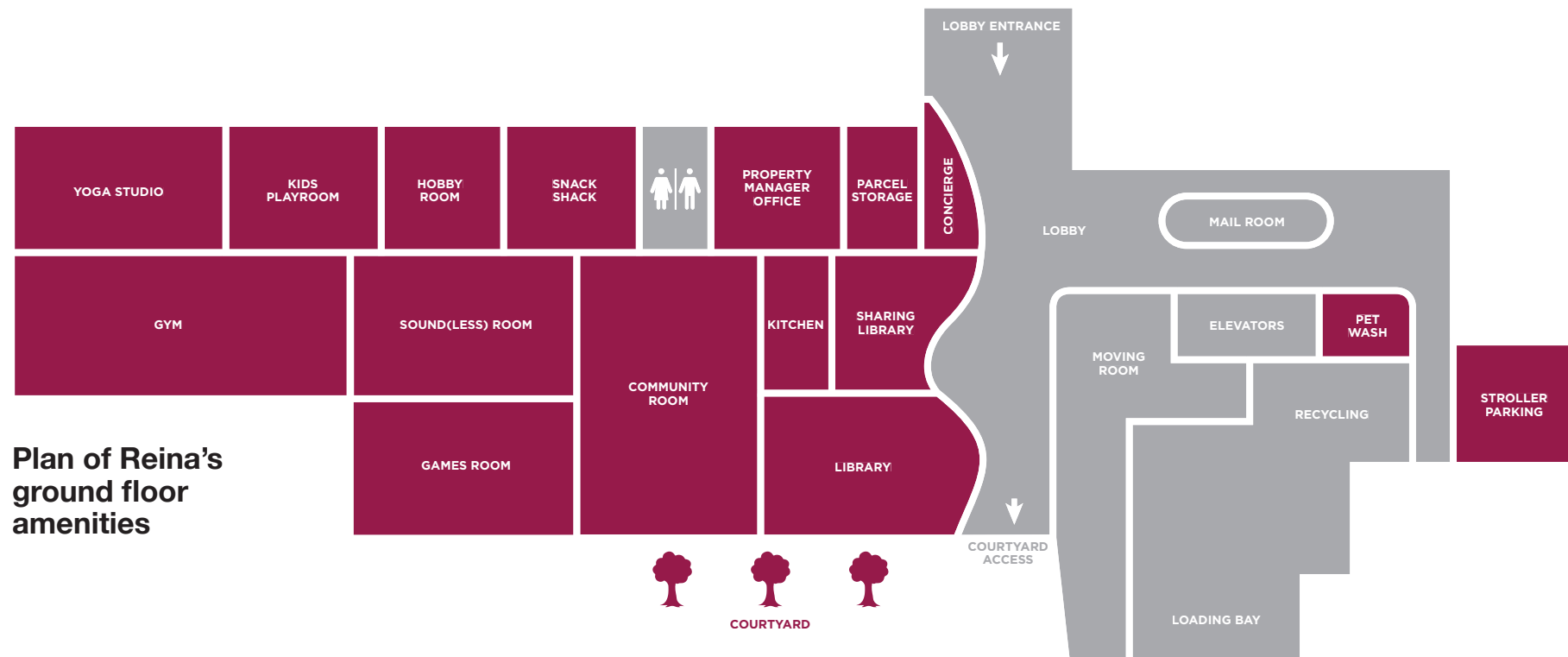


## AMENITIES

# Amenities designed to bring people together

Reina takes a holistic approach to everyday life, one that includes fitness, hobbies, leisure activities, social connections, family fun and relaxation. Want to release your creativity? Try your hand at painting in the hobby room. Need some Zen time? Go with the flow in the yoga studio. Looking for a girls' night in? Let loose in the community room. Hosting a family reunion? Have a BBQ in the courtyard.

It's all about balance for a happy, healthy life.



The amenities at Reina are designed to be an extension of your home. With over 5,000 square feet of interior space to play with - 25% higher than the City of Toronto interior amenity standard - you can say goodbye to the often empty party room and hello to a multitude of distinct areas that can be diversely activated with well-thought-out design and communal programming.



### Gym

A space designed with all ages in mind. From resistance training and high to low weights to cardio machines that push you to your limit, this Gym will be welcoming to all.



### Yoga Studio

Finding time to work out is hard, doing it with children is near impossible. Reina's yoga studio addresses this issue head on. With a visual bubble in to the kid's playroom, you can find space of your own while staying visually connected to your playing little one(s).



### Community Room

For life's events, big or small, the Community Room will let you be the host(ess) with the most(est). Whether it's a baby shower, retirement party or a regular Saturday night celebration, the Community Room will be the perfect place to come together and entertain, with a connected kitchen for catering.



### Kids Playroom

Designed with little ones in mind, this cheerful room lets kids be kids. With space to play, imagine and create, those under 10 will have their own place at Reina to call home.



### Sound(less) Room

A soundproofed room outfitted with a surround sound system, a piano, a big screen TV and lots of comfortable seating, this will be the go-to place for everything from music lessons and karaoke to guided meditation sessions. Be as loud (or quiet) as you like.



### Hobby Room

Bring out your inner artist! With a large industrial-style sink, huge work table and shared work bench, this will be the space for all ages to create. And for those special days, the Hobby Room opens up to the Kids Playroom, making one large kid-proof area to host a birthday party.



### Games Room

The family room, reimagined. With vintage-styled furniture, lounge seating and all your favourite board games, this is the place for families and friends to come together and leave the screens behind.



### Library

With draped south-facing windows, banquettes in rich-coloured fabric and lots of small nooks for reading, this is where you'll want to be. Grab a book, a Sunday crossword or your favourite magazine and enjoy some quiet time right at home.



### Snack Shack

Upbeat and vibrant, the Snack Shack will have seating, a communal coffee maker and curated vending machines for quick snacks, late night cravings, and key essentials you may have run out of. Need a healthy juice, a bag of popcorn or even some toilet paper? Open 24-7, this amenity will give you what you need without ever having to leave the building.



### Property Manager Office

Reina's property manager won't be your typical PM. Creating a real community with ongoing, relevant programming, will be his or her top priority — group yoga classes, shared newspapers, weekend croissants in the library, and naturally, happy hours.



### Parcel Room

No need to worry about your deliveries. With an extra-large Parcel Room right behind the concierge desk, your deliveries will be safe and secure.



### Sharing Library

Borrow the items you sometimes need: a pop-up crib, a full-sized ladder, a cake blender, a drill. This room will be fully stocked with items that you occasionally want to use, but don't always want (or have room) to own, making condominium living that much easier.



### Pet Wash

We haven't forgotten about Buddy. After a walk in the numerous nearby parks, give your BFF a wash in our dedicated Pet Washing Station, complete with a fancy hair dryer and area to shake it all off.



### Stroller Parking

No more bulky strollers in your entry. No more shoving them in a closet, or storing them in the bathtub. With dedicated Stroller Parking located on most floors, this often overlooked parental need is addressed head-on.



### Electric Car Charging

Electric cars are here to stay. Ask about how to get your parking space prepped for electric charging. The future is here.

Library





Sound(less) Room



Gym



Snack Shack



Community Room



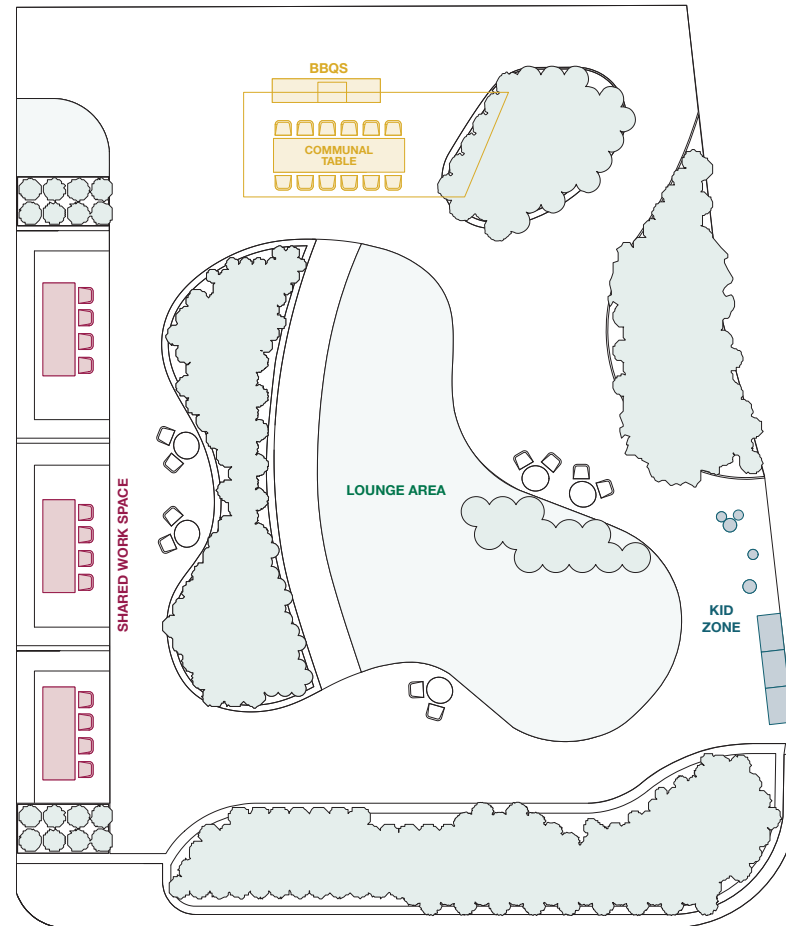
Kids Playroom



# Your Outdoor Oasis

Reina's meticulously designed exterior courtyard is the heart of the community. Nestled in the centre of the property, this 6,500 square foot outdoor space is for Reina residents' exclusive use. The south-facing space includes barbecues, a large communal harvest table, areas for outdoor work, a kids' zone, and ample room to lounge in the sun or build a snow fort. Beautifully landscaped with plants, trees, grass, terraced seating and shaded areas, it's the perfect place to be outside— to picnic, play, work or relax.

And as a further green enhancement, part of Reina's overall development will include a new, whimsically-designed, landscaped laneway connecting Penhurst and Wesley Streets, behind the building. This new connection will offer both a green extension of Reina's secure courtyard to the adjacent side streets, and a new amenity for the broader community.



## ALL-FEMALE TEAM

# Designed and developed by women. Built for everyone.

Reina is breaking new ground as Canada's first condominium designed and developed by an all-women team. Every part of the development is being led by women: project management, architecture, engineering, urban planning, construction management and sales.

The concept began when Taya Cook, Director of Development at Urban Capital, read an article in Toronto Life touting the top 20 developers in Toronto — all of whom were men (including Urban Capital's David Wex and Mark Reeve!). It was a wakeup call about the underrepresentation of women in the real estate development industry, especially in senior roles.

Taya decided that the next Urban Capital development would be run by women, asked Sherry Larjani, Managing Partner at Spotlight Development, to join her, and in this way Reina was born. Together, the two are working to create more visibility and opportunity for women in real estate development, and inspire younger women to seek career possibilities in the sector.

"Real estate development is a massive economic driver for the region, but has been seriously lagging in terms of gender equity", says Cook. "Women have been prominent in all sorts of roles and have done fantastic work in this industry, but their accomplishments aren't well-recognized. We live in one of the most diverse cities in the world, and our built environment should reflect that. It's no longer just the condo kings who are impacting our city".

From Left to Right: Jane Almey - Bluescape (Construction Management), Heather Rolleston - Quadrangle Architects, Emily Reisman - Urban Strategies (Planning), Nataliya Tkach - EXP (Hydrogeology), Sherry Larjani - Spotlight Developments (Development), Taya Cook - Urban Capital (Development), Stacy Meek - EXP (Environmental Engineer), Fatima Shakil - Adjeleian Allen Rubeli (Structural Engineer), Tara Chisholm - WSP (Civil Engineer), Fung Lee - PMA (Landscape Architect), Lisa Spensieri - Quadrangle Architects, ManLing Lau - MarketVision (Sales Manager)







## *COLLABORATION*

# Design by collaboration

Reina took a radically new approach to conceptualizing and designing a new condominium: they asked the community for their input first. The team believes strongly in collaboration and that through listening and sharing ideas, we can always do better. It's about hearing the voices around the table and working together to rethink the way condominiums have traditionally been conceived. It's about asking ourselves: What do we want to see? Is something missing? What can we do better? And then doing it.

Throughout the design process, hundreds of people not typically involved in condominium design were engaged to share ideas, concerns from past living experiences, and discuss their future desires. This is where Reina comes from.

- **June 2019** - 175 people attend Reina's public collaboration event at the Globe and Mail centre for a design charrette to discuss suite design and what they would wish for in their ideal condominium building
- **July 2019** - Reina's Collaboration Questionnaire goes live at reinacondos.com with over 100 people providing detailed feedback on what they'd like to see
- **September 2019** - A multidisciplinary session is held at Quadrangle encouraging all staff to share their thoughts on creative community living
- **November 2019** - Reina + Girl Guides is held, a workshop for young girls to discuss their dream teen amenity spaces
- **December 2019** - Our Student Design Competition is issued, asking college and university students for their most creative kitchen & bathroom design, smart storage ideas, and thoughts on amazing amenity spaces. Four winners are selected from applications received from all of Toronto's top design programs including U of T, Humber, Ryerson and OCAD
- **February 2020** - City of Toronto public consultation is held to get feedback from the local community
- **March 2020** - Reina's Stuck at Home Challenges engages kids under 10 to share their vision for condominium living, using drawing, legos and mixed media



# You said ....and Reina listened:

## Give me a voice

From a public design collaboration attended by 175 people to an online questionnaire with ample responses, from design contests for university students and grade school children to design sessions with the Girl Guides and consultations with the neighbourhood, the Reina team has actively sought out ideas, concerns and suggestions and incorporated the feedback into the project's design.

## Keep me safe

Reina's features were thought out in the 1st person. How does it feel to be in a space and how do you interact with it? Designed to have straight hallways with clear sight lines, a well lit parking garage, and top of the line security features throughout the building, your safety is key.

## Accommodate my family

Reina is one of the first developments in Toronto to use the city's Growing Up Guidelines as a model for smart family development. With ample two and three bedroom units, family friendly amenities and a well thought out design, Reina considers the intent of these innovative, forward-thinking guidelines at each step.

## Give me space to store my stuff

With ample storage within the suites, oversized laundry closets\*, storage rooms on most floors and lockers available in the parking garage, it has never been easier to downsize, upsize or resize your life.

## Bring in greenery

Reina's 6,500 square foot courtyard is the centrepiece of the development. The lobby entrance looks directly through to this space, creating a strong visual connection to greenery every time you come home.

### Be accessible

Reina has been designed with consideration for a wide range of abilities and with an understanding of the benefits of aging in place. From available fully accessible suite designs, to rough-ins for future handicap features, to wider than typical hallways and amenities, Reina provides security, pleasure and engagement for the young and young at heart. We've learned that designing from different perspectives makes for a better space for all.

### Give me space to play

Reina has 25% more interior amenity space than Toronto's standard, and almost double the exterior space! What this means is MORE thoughtful shared spaces, MORE age appropriate zones, and MORE interactive areas to have fun.

### Help me work

With suites with built-in desks\*, a quiet library with large work tables, and outdoor covered work stations in the courtyard, working from home has never been so easy, or enjoyable.

### Give back

In designing Reina we also considered the neighbourhood's needs. With a grade school directly to the west, consideration was given to how the children might exit the school and connect to the surrounding area. The result: a bright, whimsical landscaped laneway was added the back of Reina, allowing for safe passage behind the building for both the residents and the community.

### Keep me healthy

Along with a fully equipped gym and yoga room, often overlooked stairwells have been designed with bright colours to encourage you to take those extra steps. Further, air quality within the suite and common areas is a top priority with ERVs that ensure that fresh air is pumped throughout the building.

## NEIGHBOURHOOD

# Transforming Queensway Village

Anchored along The Queensway, Etobicoke's bustling main street, Queensway Village offers all the trappings of city life — with space to breathe. And tucked into its greener, more residential stretch is Reina, surrounded by everything an individual, couple or family looking for a good home could want. Queensway Village allows for true family-friendly urban living, with proximity to great schools, expansive parks and trails, grocery stores, and wonderful shops and restaurants. Once a utilitarian arterial road, The Queensway today is quickly en route to reaching its potential as a great Toronto “avenue”. It's rebooting and transitioning, with new residential and mixed-use developments (including Urban Capital's own Queensway Park, a few blocks to the west), plans to calm the street, aesthetic improvements, the addition of more trees, and the influx of new cafés, restaurants, art galleries, and retailers.

And charming Queensway Park, the community park at the heart of the Village, recently received a major makeover, with new tennis courts and a stunning skate park.

Now is the perfect time to choose this neighbourhood, not so early that its transformation is uncertain, and not so late as to have missed the boat.



# Everything you need is Local

## Local Shopping and Services

The Queensway area has all the necessities and luxuries you need — groceries, clothes, home hardware, sporting goods, salons, pet supplies, pharmacy, dry cleaners and more. Big stores like Costco, Ikea, No Frills, Sobeys and Metro are nearby. And there are plenty of local independent retailers to choose from. Best of all, Sherway Gardens Mall, one of the GTA's top 3 shopping centres, is mere minutes away.

## Local Schools

One of the key factors in choosing a family home is nearby schooling options. Reina is located in a top-notch school district with options for all ages and specialties, including St. Louis Catholic Elementary School, Étienne Brûlé Junior School, Bishop Allen Academy, Castlebar Junior School, Kingsway College, Park Lawn Junior Middle School, Karen Kain School of the Arts, Etobicoke School of the Arts, Grand Avenue Montessori, and Humber College.

## Local Parks and Trails

Beautiful green spaces abound! Walk, hike, skate and cycle your heart out at the many parks, routes and trails in the neighbourhood: Queensway Park, Humber River Recreational Trail, the Waterfront Trail, and Mimico Waterfront Park.

## Local Sports and Activities

Teams and lessons for every sport you can imagine — soccer, baseball, tennis, swimming, skating, hockey, dance, karate, and basketball. You'll find activities for preschoolers to older adults at Queensway Park, Ourland Community Centre, Mimico Arena, Norseman Community School & Pool, Sean Boutilier Academy of Dance, Royal York Football Club, and The Etobicoke Dojo.

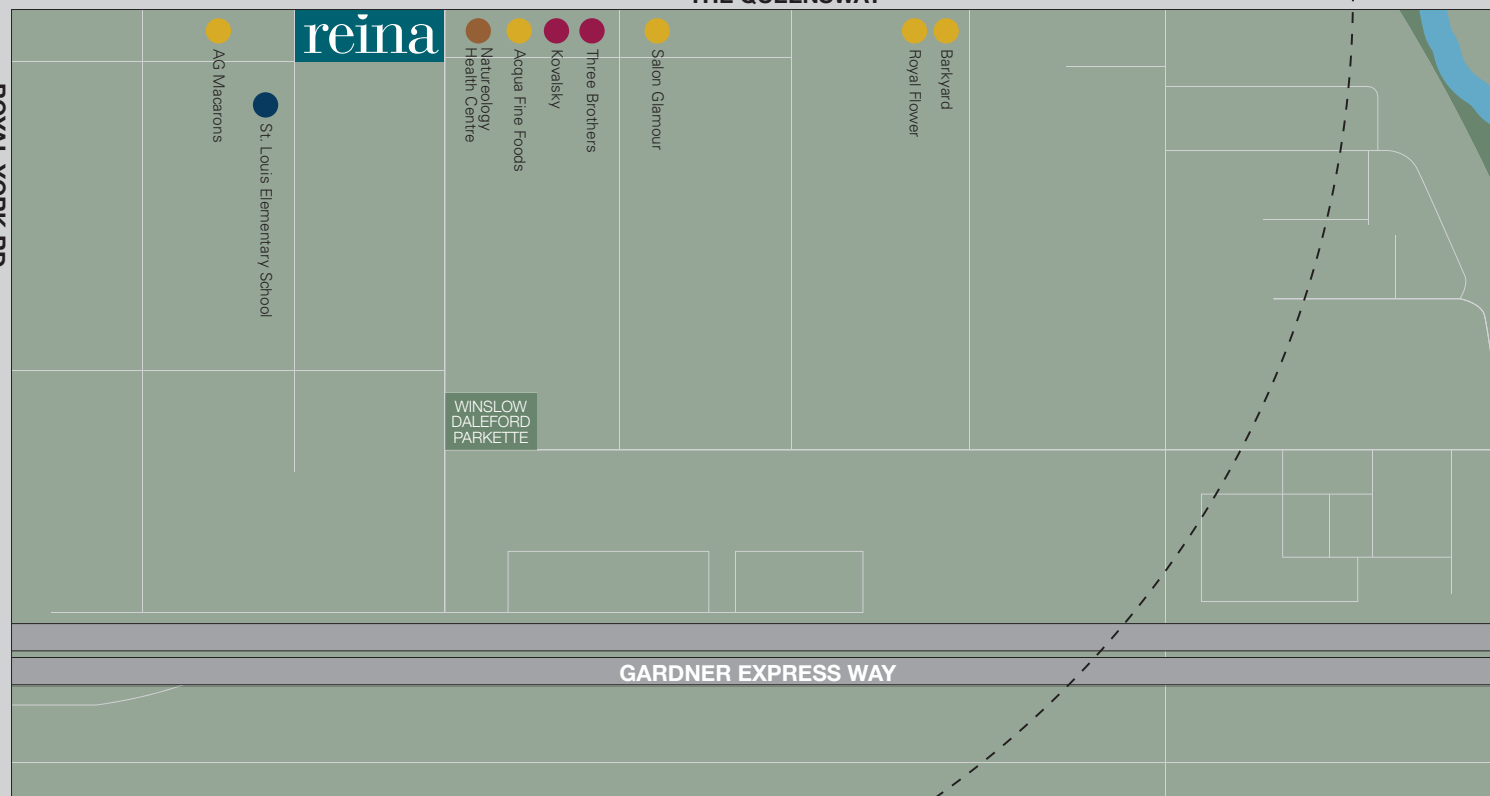
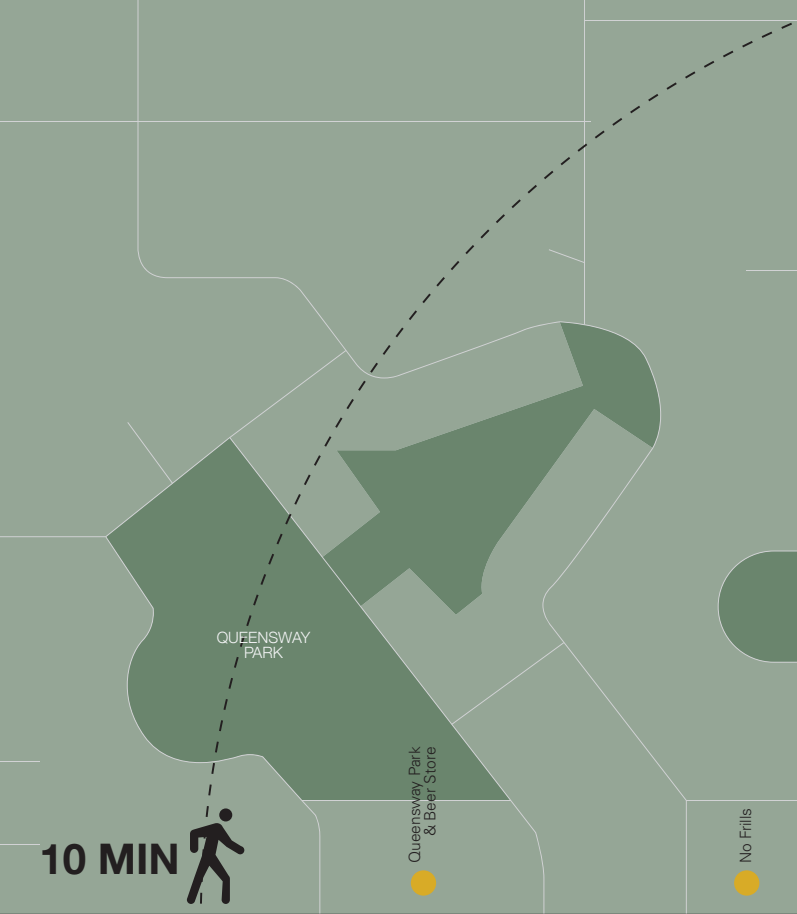
## Local Food and Entertainment

Eat in or out at the countless diverse restaurants along The Queensway. Grab a cone at the iconic Tom's Dairy Freeze down the street or a pint at the local brewery. Catch a blockbuster movie a stroll away at Queensway cinemas. Or head into the city for all the concerts, art, museums, theatre and nightlife you can imagine, just a short ride away.

## Local Transportation

Reina's close to everywhere you need to go, in every mode of transportation: a TTC stop steps away from the building, the Gardiner Expressway and the 427 mere kilometres away, and the GO train at Mimico station. Getting to an airport is easy-peasy, only 20 minutes to Pearson and 15 minutes to Billy Bishop.





**Sherway Gardens**

🚗 8 min  
🚲 16 min

**Queensway Park**

🚲 2 min  
🚶 5 min

**427 Highway**

🚗 7 min

**Mississauga City Centre**

🚗 20 min drive

S

W



**St. Louis  
Elementary School**

🚶 1 min

**Queensway Cineplex**

🚗 4 min  
🚶 20 min

**No Frills Grocery**

🚲 1 min  
🚶 4 min

**Pearson International Airport**

🚗 15 min

**Shops on the Kingsway**

🚗 5 min  
🚲 12 min

**Tom's Dairy Freeze**

🚲 1 min  
🚶 4 min

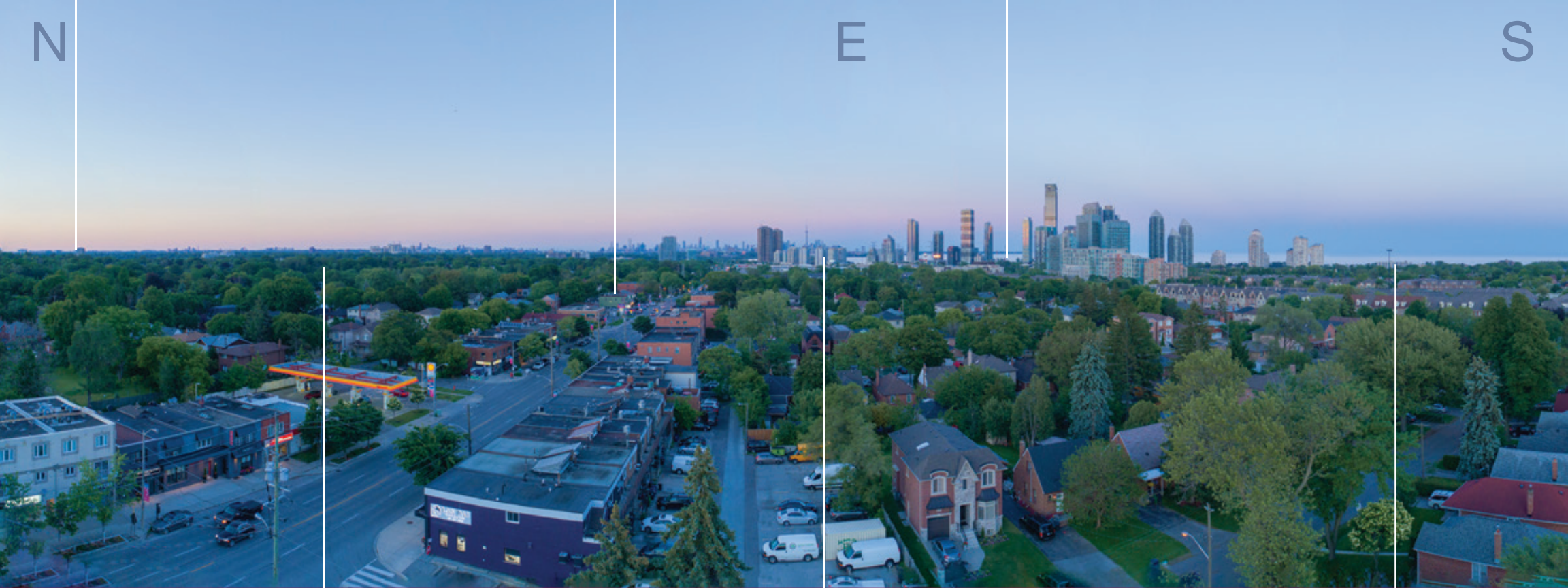
**Humber Bay Park**

🚗 7 min drive  
🚲 9 min bike

N

E

S



**Humber River**

🚲 7 min  
🚶 25 min

**Financial District**

🚗 20 min  
🚲 35 min

**Mimico Waterfront Park**

🚗 8 min  
🚲 11 min



## COMMUNITY

# Suites and amenities designed to bring people together

Looking for an in-law suite for your aging parents or your adult child? Want to pool your resources with a friend and share a condo? Trying to bridge the gap between urban living and starting a family?

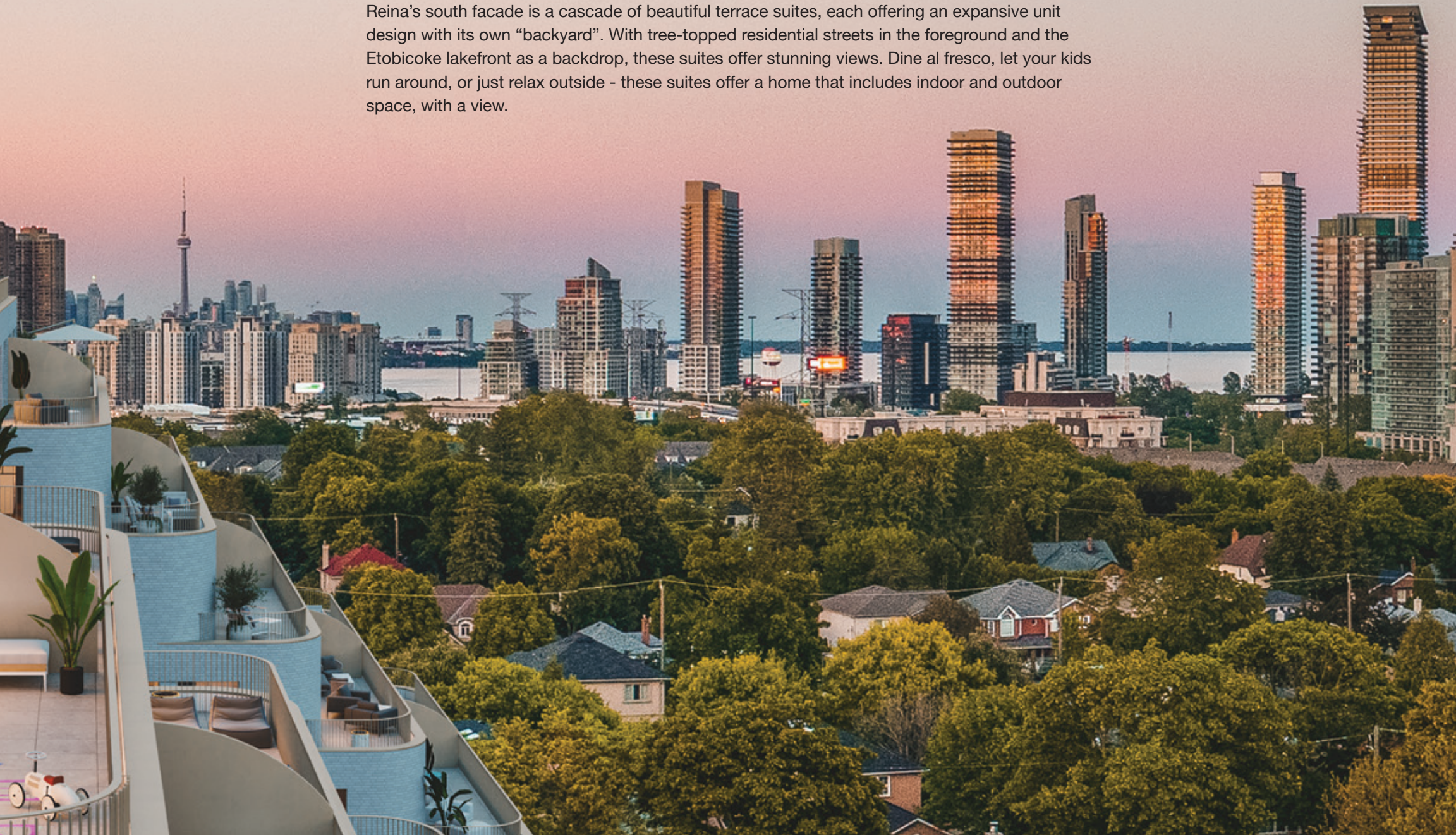
Reina was designed to offer layouts geared to different needs, with suites that contain separate private areas and attached shared spaces, keeping you close but not too close. We put a focus on larger units with smart design to make family or flexible living more achievable in the GTA. It's a more inclusive building, with thoughtful amenities that address multiple needs and wants; a building for multigenerational living which caters to the unique needs of all. So whether you are living solo, or with a baby, older children, teens, young adults, middle-agers and/or seniors, there is something for everyone.



## *TERRACE SUITES*

# A cascade of terraces

Reina's south facade is a cascade of beautiful terrace suites, each offering an expansive unit design with its own "backyard". With tree-topped residential streets in the foreground and the Etobicoke lakefront as a backdrop, these suites offer stunning views. Dine al fresco, let your kids run around, or just relax outside - these suites offer a home that includes indoor and outdoor space, with a view.

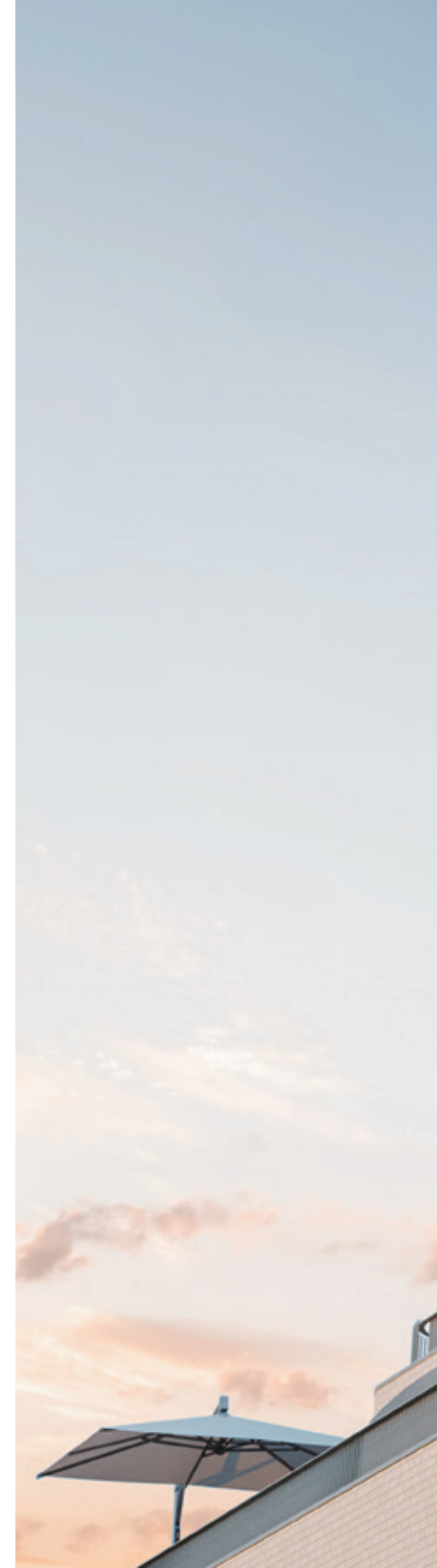


## *PENTHOUSES*

# Penthouses with your own rooftop oasis

Reina's double storey penthouses are designed to create expansive rooftop terraces. The first floor of these well-appointed suites are the main living spaces, offering single-level living. But upstairs, these spectacular penthouses are topped with additional interior living space with 10' ceiling, sprawling rooftop terraces, and spectacular views.

At Reina, the penthouse suites are more than just suites at the top floor, they are homes as unique as those who live in them.









*URBAN CAPITAL*

## A long history of trailblazing developments

With over 9,300 condominiums developed or under development since 1996, valued at over \$3.7 billion, and often named as one of Toronto's top five real estate developers, Urban Capital pushes the envelope in terms of architectural and interior design, environmental sustainability, and commitment to cities. Widely recognized as a trailblazing developer of beautiful urban buildings and communities, Urban Capital's work has extended from Toronto to Montreal, Ottawa, Mississauga, Halifax, Winnipeg and Saskatoon, often creating flourishing new neighbourhoods along the way, and always challenging the way we think about urban living.

Reina is Urban Capital's latest development in Toronto, following on the footsteps of its highly successful Queensway Park project a few blocks to the west along The Queensway, and reinforcing its role in the transformation of this avenue into one of Toronto's main residential streets.

But Reina also represents another part of UC's DNA, which is to always be a part of more significant societal moves, in this case being the promotion of women in the residential development sector. Something that is sorely needed.

[urbancapital.ca](http://urbancapital.ca)



CITÉ MIDTOWN, MONTREAL



TABLEAU, TORONTO



McGILL OUEST, MONTREAL



RIVER CITY, TORONTO



McGILL OUEST, MONTREAL



RC3, TORONTO



SOUTHPORT, HALIFAX



KINGSWAY BY THE RIVER, TORONTO



RIVER CITY 1 & 2, TORONTO





HIDEAWAY, OTTAWA



GLASSHOUSE, WINNIPEG



HIDEAWAY, OTTAWA



CENTRAL, OTTAWA



NICHOLAS, TORONTO



RIVER CITY, TORONTO



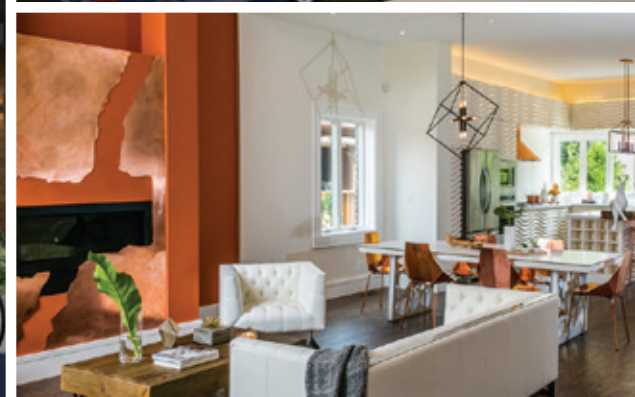
NO. 1 RIVER LANDING, SASKATOON



NICHOLAS, TORONTO



TABLEAU, TORONTO



*SPOTLIGHT DEVELOPMENT*

## Exquisitely designed homes and living spaces

Founded over 10 years ago, Spotlight Development specializes in multi-residential development projects and custom-built homes. Bringing quality projects to multiple cities across the GTA and beyond, including Toronto, Richmond Hill, Port Hope and Parry Sound, Spotlight Development's reputation is rooted in its attention to detail and meticulous craftsmanship. With a wealth of projects underway including a high-rise condominium development in Downtown East and an affordable housing complex in Ajax, Spotlight Development is emerging as one of the GTA's top new developers.

**[spotlightdevelopment.com](http://spotlightdevelopment.com)**

# Features and Finishes

## *BUILDING*

### **FEATURES**

- 197-unit mid-rise brick and glass building located in the heart of the budding Queensway Village
- A sun lit lobby with double height windows on the north and south end creating a visual pathway through the space. A built-in concierge desk, two elevators, banquette seating and a floating mail room
- Approximately 150 underground resident parking spaces and 29 commercial and visitor parking spaces
- Approximately 5,400 square feet of retail space along The Queensway, which will be lined with street trees
- Approximately 6,500 square feet of exterior courtyard, with BBQs, seating areas, dining tables, a kids play zone and extensive planting

- Well thought out security features including enterphones in the residential and parking vestibules, an electric fob-based access system at all entry points and to the amenity areas, and strategically located security cameras

- Executive concierge service<sup>x</sup>

### **AMENITIES**

Approximately 5,100 square feet of interior amenities designed with all ages in mind. This space includes:

- Gym
- Yoga studio
- Community room
- Kids playroom
- Sound(less) room
- Hobby room
- Games room
- Library
- Snack shack
- Parcel room
- Sharing library
- Pet wash
- Stroller parking

## *SUITE*

### **DETAILS**

- Suites with 9' high ceilings on floors 2 to 8, 10' high ceilings on floor 9<sup>†</sup>
- Exposed concrete or smooth<sup>\*\*\*</sup> ceilings and columns,<sup>\*</sup> and floor-to-ceiling rolling doors<sup>\*</sup>
- Wide-plank laminate flooring<sup>\*\*</sup> throughout
- Suite entry doors with security viewers
- Brushed aluminum contemporary hardware

### **BALCONIES AND TERRACES**

- Electrical outlets on balconies and terraces
- Water lines on all terraces



## KITCHENS

- Open-concept kitchens with spacious built-in pantry and integrated bookshelf\*
- Engineered stone countertops and backsplash\*\*
- Under-mount stainless steel sink, with single-lever black faucet
- Energy Star®\* appliances including fully integrated fridge and dishwasher, stainless steel convection oven, induction cooktop and hood fan

## LAUNDRY

- Stacked washer and condensing dryer in every suite

## BATHROOMS

- Vanities with undermount sinks, engineered stone countertops\*\* and contemporary single-lever black faucets
- Medicine cabinet with storage and mirror
- Contemporary bathroom fixtures throughout
- Square-designed tub(s) and/or custom shower(s)\* with full-height tile surrounds\*\*
- Frameless glass shower enclosures for separate showers\*
- Porcelain tile flooring and porcelain tile for full height along vanity wall\*\*
- Temperature control valves in all showers

## ELECTRICAL AND COMMUNICATIONS

- High speed internet service included in the condominium fees and available for use within all suites and the amenities\*\*\*\*
- Service panel with breakers
- Switch-controlled receptacles in living areas and bedrooms, light fixture(s) in foyer, track lighting in kitchen and rough-in for overhead fixture in dining room
- Individual electric sub-metering

### Notes

\* As per plan / where applicable

\*\* From builder's samples.

\*\*\* Smooth ceilings are available as an option at extra cost for units with exposed concrete. Smooth ceilings may be standard in certain units throughout the building or portions of units (e.g. under terraces, mechanical PH or other transfer or acoustic conditions)

\*\*\*\* Bulk Internet has been committed to for the building. See budget for details.

† Unless otherwise noted. Ceiling heights are subject to bulkheads, exposed ducts, dropped ceilings and structural beams.

x See Budget in Condominium Documents for extent of concierge service.

Specifications are subject to change without notice. E&OE.



