

THE

FUTURE

LOOKS

GOODE



3HTGOODE

CONDOS IN THE DISTILLERY DISTRICT



Street level view of the building's façade
Illustration is artist's concept. E. & O.E.

FRESH & FEARLESS

For more than 35 years, Graywood has existed at the intersection of exceptional development and smart investment, perfectly positioning us to develop one of the last remaining residential sites in the Distillery District. We asked ourselves, what is the most inspired, most engaging, most connected lifestyle we can create here? The answer is The Goode.

The Goode is inspired by the ever-evolving fabric of the Distillery District and the future-forward expansion of Toronto's East end. It's a new chapter of modern urban living in one of Canada's greatest culture and creativity hubs. It's fresh and fearless, designed to get noticed and to endure. It's an intelligent move.





IT'S ALL GOODE

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FROM CONCEPT

TO LIFE

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G

A
WORLD
OF
GOOD





ONE OF THE FINAL OPPORTUNITIES TO OWN A PIECE OF THE HISTORIC **DISTILLERY DISTRICT**

The Goode is propelling the Distillery District into the future with new geographic bounds, next generation transit infrastructure, a modern urban lifestyle, and an extraordinary opportunity for growth. It's one of the last chances to own a piece of Toronto's most inspired neighbourhood, where boutique-lined cobblestone lanes lead to waterfront trails, and where art, culture, entertainment, transit, and history all connect. Don't miss out.



FUTURE

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

FORWARD

ARCHITECTURE



The Goode brings heritage-inspired, future-forward living to the Distillery District. With interiors by Design Agency, and architecture by architects-Alliance, The Goode is a natural addition to Toronto's most sought-after neighbourhood.



Integrating seamlessly into the community, the building exterior complements the 19th century industrial and residential architecture that surrounds it. A sleek glass tower rises above a 9-storey red-brick-clad base. Situated at the south end of the District, on Parliament Street, The Goode offers spectacular views across the city and the lake.



CONSTANT EVOLUTION

The Goode ushers in not only a new lifestyle in the Distillery District, but new geographic bounds. For years, the south edge of the district has been defined by Distillery Lane, but with the introduction of The Goode, it extends all the way to your front door, providing direct access to the district and a new retail-lined public piazza where residents and visitors can enjoy a variety of exciting businesses, shops, and cafés.



Podium at ground floor with direct access to the Distillery District
Illustration is artist's concept. E. & O.E.



A MORE INSPIRED LIFESTYLE

Lobby and reception
Illustration is artist's concept. E. & O.E.



AMENITIES - GROUND FLOOR

With the spirit of creativity and connection top of mind, the amenity spaces at The Goode are the perfect place to indulge your social and artistic endeavours. Every space balances a modern aesthetic with industrial detail using a design language that stays true to the spirit of the neighbourhood.



Lobby lounge with fireplace



Fully-automated parcel system



Bike repair station



Concierge



Pet spa

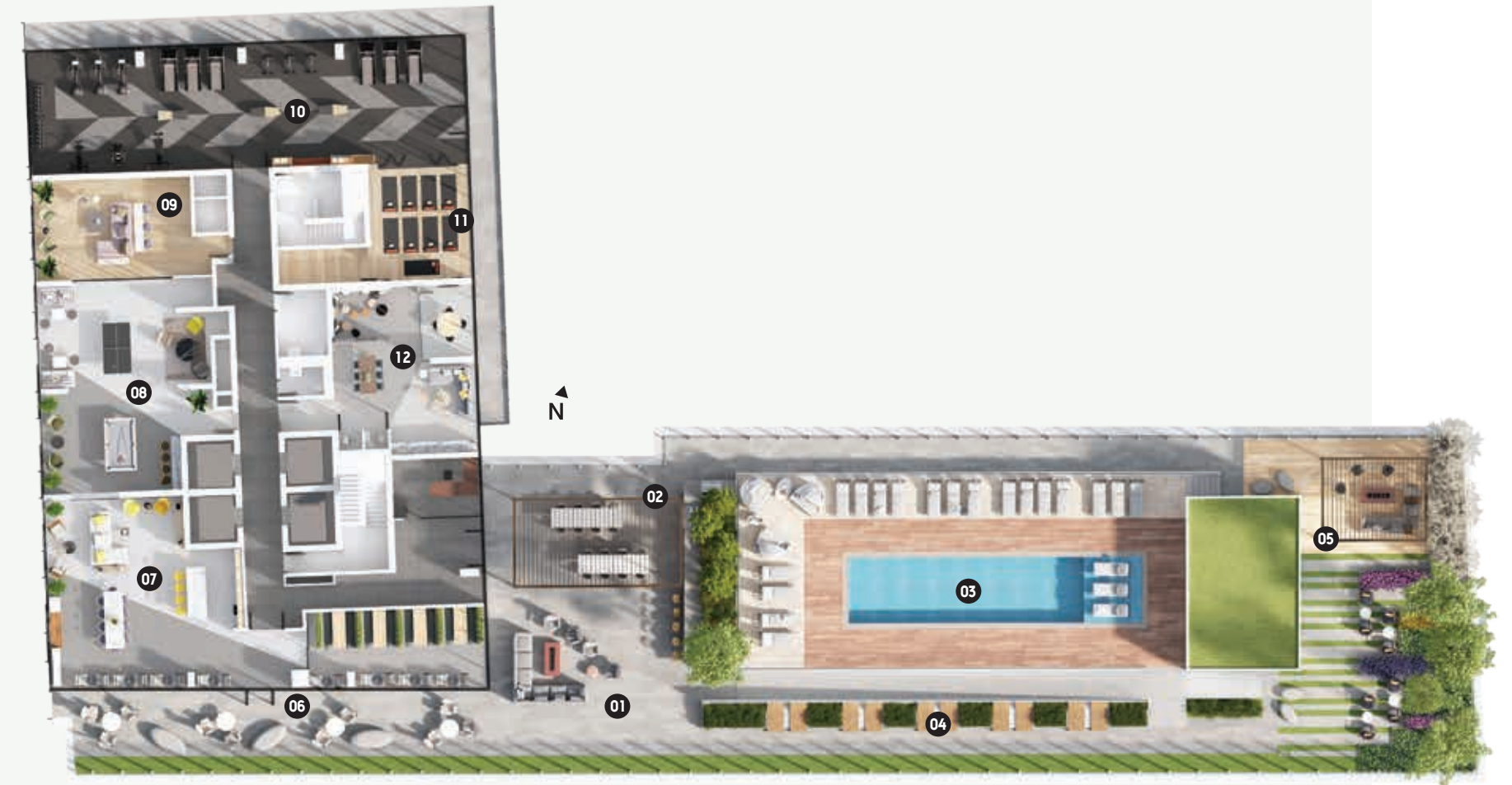
AMENITIES - 2ND FLOOR

Every moment of your day has been considered and provided for, from work (with work stations and co-working spaces) to play (in the gaming area, games room, party room, or outdoor pool), from fitness (in the fitness centre, yoga studio, or bike repair station) to fun (on the outdoor terrace, pet spa, or makers' lounge, where you can spread out and explore your creativity at an enormous communal table). The Goode leads the way to a more inspired lifestyle.



- | | | |
|------------------------|------------------------------|------------------|
| 01 Outdoor terrace | 03 Makers' lounge and table | 05 Gaming area |
| 02 Landscaped gardens | 04 Work stations | 06 Reading nook |

AMENITIES - 10TH FLOOR



- | | | | |
|---------------------------|-------------------------------------|-----------------------|---------------------|
| 01 Outdoor terrace | 04 Sun deck | 07 Party room | 10 Fitness centre |
| 02 BBQ area | 05 Landscaped gardens and fire pit | 08 Games room | 11 Yoga studio |
| 03 Outdoor swimming pool | 06 Outdoor seating / work spaces | 09 Quiet lounge room | 12 Co-working area |



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

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

GREAT SPACES,
FUN PLACES AND

GOODE TIMES
TO BE HAD BY ALL



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

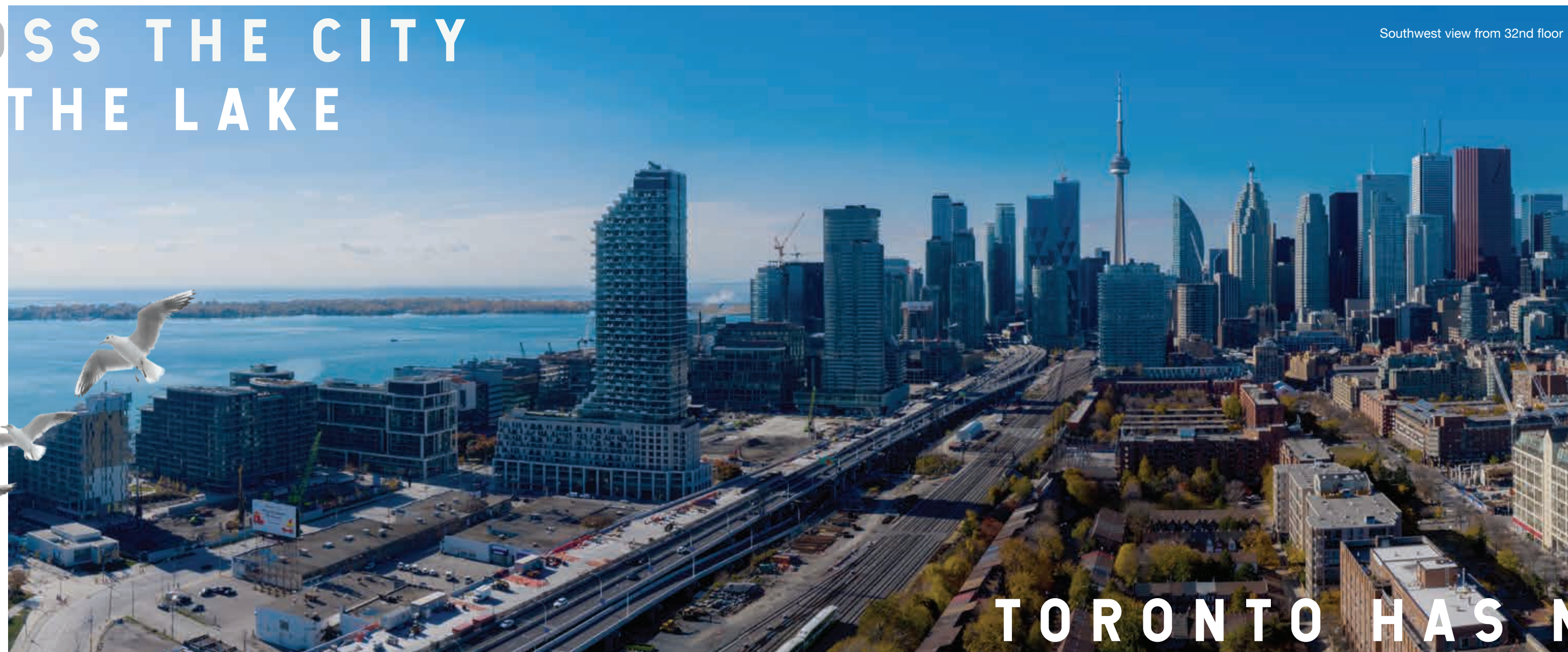


Co-working space
Illustration is artist's concept. E. & O.E.



Outdoor terrace with swimming pool
Illustration is artist's concept. E. & O.E.

SPECTACULAR VIEWS
ACROSS THE CITY
AND THE LAKE



Southwest view from 32nd floor

TORONTO HAS NEVER
LOOKED SO GOODE

DISTINCT AND DISTILLED

INTERIORS

Interiors are fresh and fearless in palettes of crisp whites or cool greys with warm accents and matte black details. The suites are equal parts relaxed and refined, distinct and distilled, expansive and elevated. Every plan has been finely tuned to maximize light and living space.



Washroom

All finishes are artist's concept and for illustration purposes only. Subject to change without notice. E. & O.E.



Open concept kitchen with integrated dining and living rooms
All finishes are artist's concept and for illustration purposes only. Subject to change without notice. E. & O.E.

1800s



2001

PAST

THE
GOOD
OLD
DAYS



200 YEARS OF EVOLUTION

The Distillery District has been the site of evolution, progress, and change for more than 200 years.

In the mid 19th century, a large section of the area was actually underwater, 40 metres south of the Lake Ontario shoreline, but as both business and the city flourished, the land was filled in to accommodate new industry.

As industry grew, so did the demand for transportation and in the 1850s the Ontario, Simcoe and Huron Railway; the Great Western

Railway; and the Grand Trunk Railway, all descended on Toronto, radically altering the waterfront with the construction of tracks, terminals, freight stations, utilities, and wharves.

Around that same time, Gooderham & Worts, the spirits company founded by British immigrant, James Worts and his brother-in-law, William Gooderham, grew from a small waterside windmill to the largest distillery in Canada and, for a time, in the world. At one point the G&W distillery produced half

of Canada's entire production of spirits and was the biggest corporate taxpayer in the country.

In 1916, in the midst of World War I, the Ontario Temperance Act arrived, banning the sale of alcohol and the possession of liquor outside a private dwelling. Two years later the war ended, but prohibition remained in place for almost another decade, during which time G&W changed hands, eventually merging with Hiram Walker & Sons Ltd. and moving the bulk of operations to Windsor.

On June 4, 1990, the distillery officially ceased operations, ending 158 years of spirit-making on-site, but its legacy continued as a National Historic Site of Canada, boasting North America's largest and best-preserved collection of Victorian-era industrial architecture.

That architecture became the perfect backdrop for the Distillery District, a thriving, pedestrian-oriented neighbourhood which is now a hub for culture, creativity and one of the most sought-after areas to live in the city.

Photo credit: The Distillery Historic District



01. Art depicting the Surveying of the Windmill Line in 1834.
 02. G&W expanding circa 1850.
 03. Canadian Illustrated News - April 25, 1863, showing the south side of the new Stone Distillery Building.
 04. Painting by A.H. Hider circa 1896.
 05. Aerial photograph looking East along the Esplanade, June 1894.
 06-08. In the last two decades, the Distillery District became one of Toronto's most visited touristic attractions and cultural hubs.

A man and a woman are walking towards the camera on a brick-paved courtyard. They are both dressed in white. The woman is on the left, wearing a white long-sleeved shirt and white trousers. The man is on the right, wearing a white button-down shirt, white trousers, and glasses. Behind them is a red brick wall with several arched windows. A large wooden structure is mounted on the wall, shaped like a heart and the number '200'. The heart and the '0' are filled with numerous colorful padlocks. The ground is paved with red and grey bricks. The overall scene is bright and romantic.

200 YEARS OF LOVE AT FIRST SIGHT

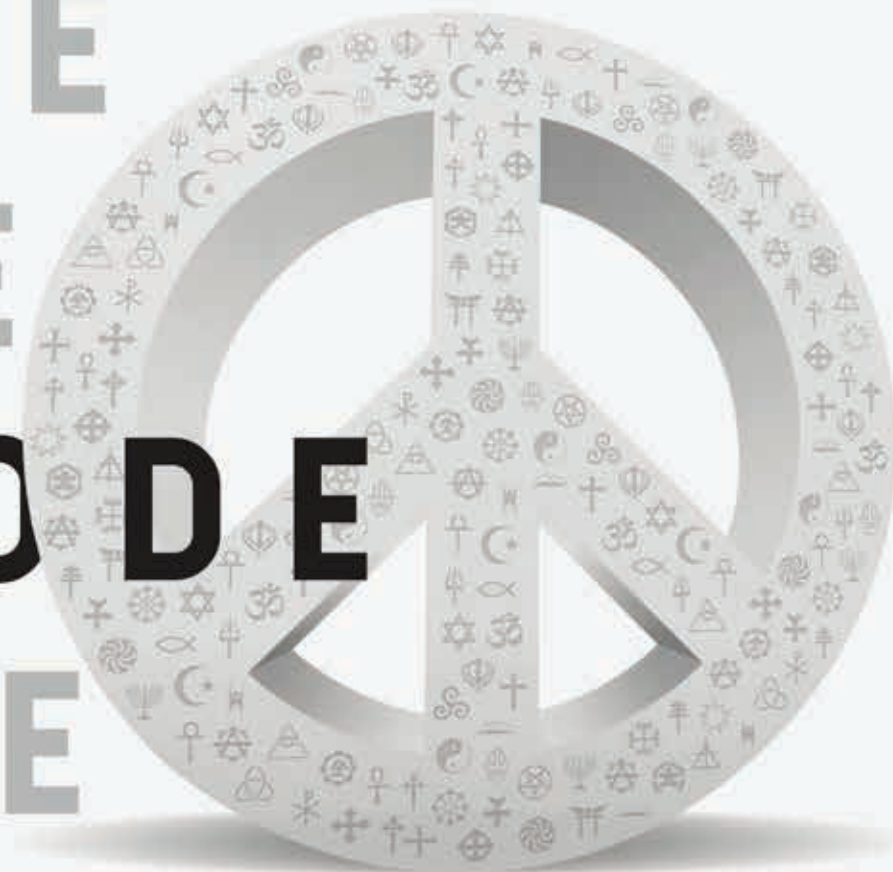
2001



2020

P
R
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S
E
N
T

LIVE
THE
GOOD
LIFE





Above: Red Heart sculpture, G&W Bridge and Clock, some of Canada's most photographed landmarks. Below: Spirit of York Distillery



A HUB OF CULTURE AND CREATIVITY

Combining art and culture, entertainment, dining, wellness, and retail, the Distillery District is where it all connects.

Step outside your front door and discover an amazing lineup of shops, galleries, cafés, restaurants, and bars. Bite into a flaky croissant at a Parisian-style café. Sample the largest tequila and mezcal collection in the country. Get a front-row seat for the distilling process. Shop unique fashions, gifts, and designs in one-of-a-kind boutiques. With so many amazing businesses lining the cobblestone streets,

it's no wonder the Distillery District is where everyone wants to be:

- Demand is high with resale prices and rental rates up 67% and 9% respectively over the past 5 years.
- Young professionals (the median age is 37 with a family income of over \$113,000) are flocking to make this area their home, enticed by opportunity, population growth and the high employment growth rate.
- 52% in the tech sector.
- Toronto's recent ranking as the world's 4th most livable city according to The Economist.



SURROUNDED BY GOODE

FOOD & DINING

- 01 Arena Coffee Bar
- 02 Arvo Coffee
- 03 Bellissimo Pizzeria & Ristorante
- 04 BOKU
- 05 Brick Street Bakery
- 06 Cherry Street Bar-B-Que
- 07 Cluny Bistro & Boulangerie
- 08 Dark Horse Espresso Bar
- 09 El Catrin Destileria
- 10 Madrina Bar y Tapas
- 11 Maisonette
- 12 Mill Street Brewery
- 13 Reyna on King
- 14 Spirit of York Distillery Co.
- 15 Starbucks
- 16 Terroni Sud Forno Produzione e Spaccio
- 17 FUEL+

SHOPPING

- 18 Beer Store
- 19 Biltmore Domicile
- 20 Canary Market
- 21 Corktown Designs
- 22 DECIEM
- 23 Fresh Home and Garden
- 24 Gears Bike Shop
- 25 LCBO
- 26 Loblaws
- 27 SkinTreats Beauty
- 28 Sniffany & Co
- 29 Spectacle
- 30 St. Lawrence Market

LEISURE & FITNESS

- 31 All Day Fit
- 32 Body + Soul Fitness
- 33 Cherry Beach
- 34 Parliament Square Park
- 35 Paul Quarrington Ice Rink
- 36 Power Street Off Leash Dog Park
- 37 Sugar Beach
- 38 The Docks Volleyball
- 39 Underpass Park
- 40 YMCA

SERVICES

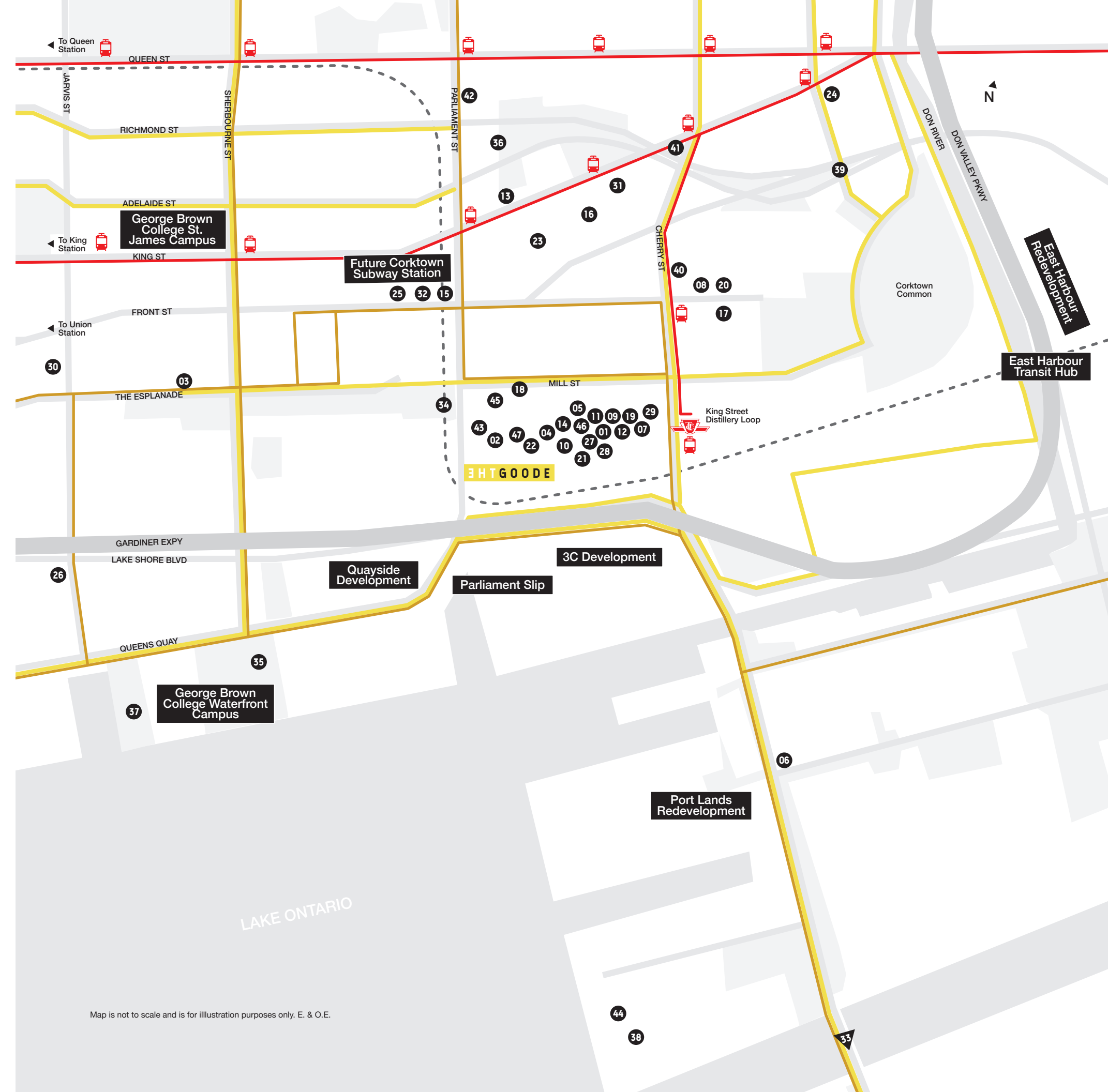
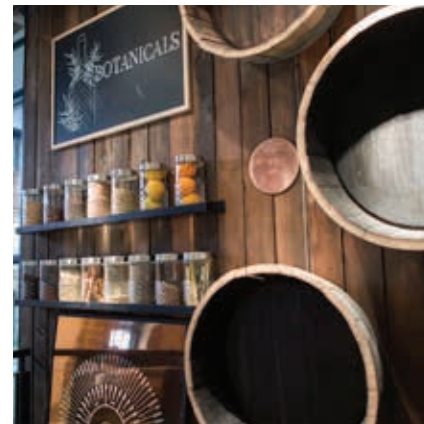
- 41 Bay Cat and Dog Hospital
- 42 Toronto Central Animal Clinic

ENTERTAINMENT

- 43 Arta Gallery
- 44 Cabana Pool Bar / Rebel Nightclub
- 45 Canadian Sculpture Centre
- 46 Corkin Gallery
- 47 Thompson Landry Gallery

TRANSPORTATION

- Bike lanes
- Streetcar routes
- Bus routes
- - - Future Ontario Line Subway



Map is not to scale and is for illustration purposes only. E. & O.E.

Left-hand page:
Distillery Loop streetcar stop.
Right-hand page from top
to bottom: Underpass Park,
Tommy Thompson Park Trails,
Canada's Sugar Beach
and The Water Guardians
at Canary District.



Step outside and enjoy convenient access to transit of every type. From paths and bridges, to streets, highways, and even new bi-directional bike lanes, The Goode is the height of connectivity.

WHERE IT ALL CONNECTS

93
WALK
SCORE

100
BIKE
SCORE

100
TRANSIT
SCORE



CONNECTIVITY

The Goode is well-connected to transit, highways, bike paths and trails. New bi-directional bike lanes, proposed along Mill Street and the Esplanade from Yonge all the way to Bayview, will make it even easier to connect to existing bikeways on Bayview, Cherry Street, Lower Sherbourne and Yonge.

- 01** minute walk to Mill Street at Parliament Street bus stop
- 06** minute walk to Distillery Loop and to King and Parliament streetcar stops
- 06** minute walk to Cherry Street at King Street streetcar stop
- 07** minute walk to the new Corktown Station on the future Ontario Line Subway, connecting from Ontario Place to the Science Centre with 15 new stops
- 01** minute bike to the Waterfront Trail
- 01** minute bike to the new bi-directional bike lanes along Mill Street and the Esplanade, from Yonge all the way to Bayview
- 06** minute drive to the Gardiner Expressway
- 07** minute drive to Union Station
- 15** minute walk to East Harbour Transit Hub, soon-to-be the GTA's best-served transit station outside of Union Station

LOCATION

Located in the Distillery District, a hub of culture and creativity and one of Canada's most sought-after destinations for art, culture, entertainment, dining, and retail. Steps to many Distillery District and local favourites.

- 10** minute walk to both George Brown College St. James Campus and George Brown College Waterfront Campus
- 06** minute walk to groceries
- 10** minute walk to St Lawrence Market
- 03** minute walk to Balzac's
- 04** minute walk to El Catrin, Spirit of York and Pure Spirits Oyster House
- 05** minute walk to Mill Street Beer Hall and Cluny Bistro & Boulangerie
- 05** minute walk to Soulpepper Theatre Company
- 10** minute walk to the Canary District
- 11** minute bike to Dundas Square
- 12** minute walk to Corktown Common





INSPIRED
AND IN STYLE





THE GOODE TIMES MACHINE

Time and time again the Distillery District has reinvented itself, constantly adapting and changing as the city grows. From its 18th century origins underwater, to new transit, islands, and communities rising up over the next 20 years, take a look at what's in store.

TIMELINE



The First Parliament buildings of Upper Canada are built at the intersection of modern-day Front and Parliament Streets in the former Town of York, now Toronto, marking the beginnings of a united Canada.



Early maps show that the site for The Goode was underwater, about 40 metres south of the Lake Ontario shoreline. With the growth of industry, the property is developed as manmade land.



The Gooderham & Worts Distillery is founded by British immigrant, James Worts and his brother-in-law, William Gooderham.



The G&W Trinity Street distillery burns to the ground. The company rebuilds.



Gooderham & Worts builds the largest distillery in Canada (and one of the largest in North America). In its first year, the new distillery produces 25% of Canada's entire production. It will eventually produce half of Canada's entire spirits production annually and become the largest corporate taxpayer in the country.



Prohibition ends in Ontario and Ontario government liquor stores open. Gooderham & Worts merges with Hiram Walker & Sons Ltd. and the bulk of the operations move to Windsor, Ontario.

PAST

1795-1824

EARLY 1800s

1832

1842

1859

1927

1797

The population of York (today, known as Toronto) is estimated at 212 persons. By 1807 this number doubles to 414. In 1834, when Toronto incorporates as a city, the population has reached 9,254, and by 1845 this number has doubled again to 19,706.



1813

The First Parliament buildings of Upper Canada are burned down by American soldiers during an invasion of York.



1837

Gooderham & Worts is distilling alcohol in a building on the west side of Trinity Street.



1850s

Three major railway companies, the Ontario, Simcoe and Huron Railway (later renamed the Northern Railway); the Great Western Railway; and the Grand Trunk Railway, all descend on Toronto, radically altering the waterfront with the construction of tracks, terminals, freight stations, utilities, and wharves.



1916

G&W offers the distillery to the British government, free of charge, for the duration of World War I, to produce acetone and ketone, essential ingredients in smokeless gunpowder. The Ontario Temperance Act bans the sale of alcohol in the province and forbids the possession of liquor outside a private dwelling, but does not prohibit manufacturing liquor.





The Distillery District is designated a National Historic Site of Canada, containing the largest and best-preserved collection of Victorian-era industrial architecture in North America.

1988



The site is purchased by Cityscape, which transforms the district into a pedestrian-oriented neighbourhood to promote arts, culture, and entertainment, with converted space for artists and galleries.

PRESENT

2001



Chicago is filmed in various locations around the city, including The Distillery District. The district is used as a location for over 800 film and TV productions over the span of a decade.

2002



Young Centre for the Performing Arts opens, providing a home for the Soupepper Theatre Company and the George Brown Theatre School.

2006



Underpass Park opens under the overpasses of Adelaide, Eastern Avenue, and Richmond Street. The urban park with a modern twist includes a playground, basketball courts, and skate park, along with tons of Instagram-worthy street art.

2012



El Catrin begins serving its signature authentic modern Mexican cuisine to local residents and word quickly spreads. Visitors come from all over the city to feast on carne asada, ceviche, mouth-watering tacos, and the largest tequila and mezcal collection in the country.

2013



Toronto hosts the Pan Am/Parapan Am Games with Athletes' Village next door in the Canary District.

2015



Front Street Promenade opens to the public. The 1,000-foot pedestrian-centric boulevard is lined with gourmet restaurants, cafés, bakeries, and retailers like Dark Horse, Think Fitness, Tabule, and more.

2016



The Distillery District makes the cut as one of The Guardian's "10 Cool Shopping Districts Around The World," - the only Canadian location to make the list. National Geographic names the Distillery District a "top pick" for travellers visiting Canada.

2018



Waterfront Toronto is now four years into the seven-year \$1.25 billion Port Lands Redevelopment project, re-naturalizing the mouth of the Don River and creating a new river valley through the city's Port Lands.

2021



Waterfront Toronto launches a competition to find a new partner for Quayside. The group seeks "leaders in the development field" who can help position Toronto as one of the great waterfronts in the world. The site includes 3.2 hectares of developable land across five development blocks and is one of the last undeveloped expanses of land in downtown Toronto.

2021

1957

The last grain alcohol (whisky) is produced at the Gooderham & Worts plant. The distillery will continue to produce rum and other industrial alcohol products.



1990

The Hiram Walker-Gooderham & Worts Ltd. distillery officially ceases operations.



2002

Balzac's Coffee Roasters opens in the Distillery District. The Grand Parisian style café becomes a neighbourhood institution for lattes and is dubbed, "the most spectacular coffee shop in Canada" by the Toronto Star.



2003

The Distillery Historic District officially opens to the public. It is Canada's premier arts, culture and entertainment destination brimming with creativity and creatives.



2010

The Toronto Christmas Market debuts in the Distillery. The annual event - inspired by the German Christmas markets of the 1400s - is the largest event to grace the district each year.



2013

Corktown Common opens, an 18-acre parkland connected to more than 1,800 km of trails.



2014

The nine-metre-long LOVE lock installation is unveiled and becomes an instant Instagram sensation. The Paris-inspired piece is part of a feel-good series by Lifecapture Collective, that includes the big peace sculpture and the giant red heart, also both in the Distillery.



2016

The Cooper Koo Family YMCA opens, a block from the Distillery. Toronto's flagship 82,000 square foot YMCA features a state-of-the-art fitness space, a running track, 10,000 square feet of green roof space, and two swimming pools.



2017

\$1.25 billion in municipal, provincial and federal funding is awarded to the Port Lands Flood Protection Project. Later this year, construction begins on "one of the largest waterfront revitalization projects in the world."



2020

With the continued development of the Distillery District and neighbouring Canary District, the area's population increases more than 250% from 3,475 to 9,283.



2021

Waterfront Toronto announces plans for Parliament Slip, a "world-class destination for swimming, kayaking, boating, entertainment and dining never seen in Canada before." The Slip will surround the Parliament WaveDeck, a 32,300-square-foot wadedeck running from the existing slip along Queens Quay East.



FUTURE

Photo credit: The Distillery Historic District and Waterfront Toronto

2021

BEYOND

FUTURE

GOOD
THINGS
ARE
COMING



A BRIGHT FUTURE



PORT LANDS REDEVELOPMENT



EAST HARBOUR



ONTARIO LINE SUBWAY



PARLIAMENT SLIP



THE LOWER DON MASTER PLAN REFRESH



QUAYSIDE



3C

The future of Toronto's east end has never been brighter. Over the next two decades, the area will welcome a new subway line; 50,000+ new jobs; 14+ million square feet of brand-new office, retail, residential, and institutional space; and a new outdoor lifestyle with kayaking, hiking, and skiing at your front door. Let's take a look.

The Port Lands Redevelopment will introduce 25 hectares of new parks and green space, a new river, and even a new island just minutes from downtown. Together, all three levels of government have committed \$1.25B to fund the project and bring a new outdoor lifestyle to the city. In just a few years you'll be able to kayak on the river and ski through wooded trails, hike or bike on your lunch break. It's the perfect combination of city life and access to nature.

This highly-anticipated \$10B, master-planned, 60-acre mixed-use development will welcome new locals, visitors, and more than 50,000 new employees in a world-class hub for art, commerce, culture, entertainment, and retail. The site will also be home to the East Harbour Transit Hub, the best-served transit station in the GTA outside of Union Station, connecting SmartTrack, the Broadview and Queen's Quay LRT, the GO Train, and the new Ontario Line Subway.

By the end of the decade, the Ontario Line Subway is scheduled to open, stretching 16 kilometres from Ontario Place to the Science Centre with 15 new stops, including one just a 7-minute walk from The Goode. The line will connect TTC Lines 1 and 2 and GO Transit.

Next door to The Goode, Parliament Slip, a "world-class destination for swimming, kayaking, boating, entertainment and dining never seen in Canada before," will take shape, wrapping around the Parliament WaveDeck, a 32,300-square-foot wavedeck running from the foot of Parliament Street along Queens Quay East.

A city favourite will get a refresh when the Lower Don Trail reopens with upgrades including new public art, environmental improvements, expanded connectivity, and the proposed "Snow Drop Park," 5 hectares that could be the future home of concerts, camping, and Indigenous events.

A new vision for Quayside, one of downtown's last undeveloped expanses of land, will position Toronto as one of the great waterfronts in the world.

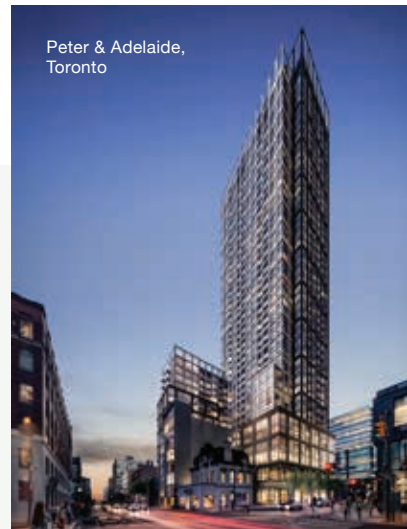
In just a few years 3C will transform 13.5-acres into a vibrant community with 2.4 million square feet of brand-new office, retail, and residential space. Norman Foster + Partners, the name behind London's famed "Gherkin" and the Hearst Tower in NYC, have designed the impressive master plan.



250 Lawrence,
Toronto



Ritz Carlton Hotel
& Residences,
Toronto



Peter & Adelaide,
Toronto



Wonder Condos & Lofts,
Toronto



JAC Condos,
Toronto



Five St. Joseph,
Toronto



The Theodore,
Calgary

AN INTELLIGENT MOVE

Shouldn't a home be both a place to rest your head and a rewarding investment? That has been Graywood's philosophy for over three decades. As a Toronto-based private investment management company that specializes in the development of real estate properties of exceptional quality, we have a keen eye for how and where people want to live, and we work hard to ensure that our purchasers are making the right

investment, both personally and financially. From our home base in Toronto, we have developed an impressive portfolio of single-family homes, townhomes, boutique mid-rise condo buildings, and high-rise towers throughout North America. From the landmark Ritz Carlton Hotel and Residences, Toronto to notable communities like Ocean Club, The Mercer, Five St. Joseph, Peter and Adelaide, Scoop, Scout, Wonder Condos, JAC Condos, as

well as Fish Creek Exchange, and The Theodore in Calgary, we believe in developing spaces that are not just optimized for life today, but built with a vision of a prosperous tomorrow. Because if a home is one of the biggest investments you'll ever make, shouldn't your real estate developer also be an investment expert? We think so. And that's why we're both.





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