

EVERYTHING YOU'VE ALWAYS
WISHED FOR IN A COMMUNITY.



Canary
DISTRICT

CANARYDISTRICT.COM

DUNDEEKILMER
Developments

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“WE ARE CAPTURING THE
RICHNESS AND HISTORY OF
THIS PART OF TORONTO TO
INFORM ITS FUTURE.”

RENEE DAOUST,
PRINCIPAL, DAOUST LESTAGE

“OUR DESIGN CREATES
THE GREATEST VALUE. WE
ARE NOT ONLY CREATING
AFFORDABLE HOMES FOR
PEOPLE TO LIVE IN, BUT
WE ARE CREATING SPACES,
INSIDE AND OUT, TO BUILD
A TRUE COMMUNITY.”

PETER CLEWES
PRINCIPAL, ARCHITECTS ALLIANCE

“OUR PROVEN EXPERIENCE
IN CREATING VIBRANT
MIXED-USE COMMUNITIES
BY PROGRAMMING AND
ACTIVATING A QUALITY
MIX OF BUSINESSES WILL
ENSURE THAT CANARY
DISTRICT BECOMES A
THRIVING AND ENDURING
NEIGHBOURHOOD FOR
GENERATIONS TO COME.”

ROB SPANIER
SENIOR VICE PRESIDENT, LIVEWORKLEARNPLAY





Imagine a visionary new city within a city, beside a beautiful park, nestled by a meandering river, imbued in timeless history, enriched with public art, inspired by vibrant culture, designed for healthy living and celebrated throughout the world. Welcome to the greatest urban village in Toronto's history. Welcome to Canary District.

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DEVELOPMENT
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TORONTO'S FIRST 21ST CENTURY COMMUNITY

History will be witness to the fact that at the beginning of the 21st century, a profound idea took root in Toronto's downtown east. The idea to take an international celebration of sports and friendship, and build a visionary new community on its foundations.

A revolutionary new neighbourhood focused on the principles of green living, with open courtyards and public spaces, vibrant parks and promenades, new-age urban planning and transit,

next generation communication technologies and diverse educational opportunities. As a sustainable, healthy, pedestrian-friendly, live-work-play destination, Canary District will be a celebration of art and culture, life and nature, family and community.





A COMMUNITY CELEBRATED AROUND THE WORLD



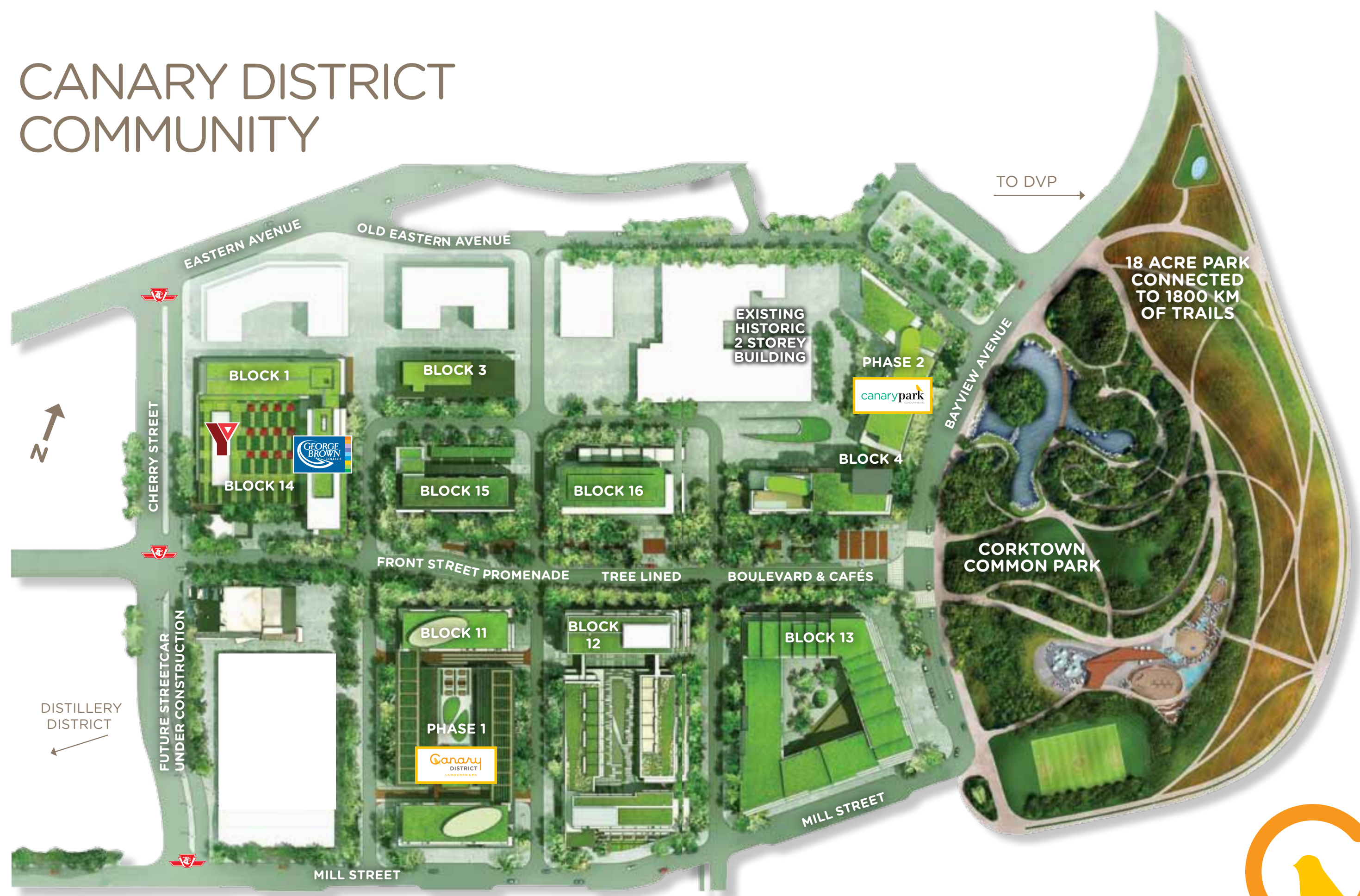
Every element of Canary District is designed to be open, inclusive and welcoming as a reflection of what makes Toronto a world-class city. In the short term, Canary District will be a home away from home for the athletes of the 2015 Pan/Parapan American Games. In the long term it sets the platform for establishing a great new neighbourhood in this city of vibrant neighbourhoods, and a model for 21st century mixed-use residential development. Competing against some of the finest urban communities from around the world, **CANARY DISTRICT HAS CONSISTENTLY EMERGED WITH THE HIGHEST HONOURS AT VARIOUS INTERNATIONAL AWARD SHOWS.** These include the 2012 Best Urban Community of the Year Award and the 2012 Canadian Architects Award of Excellence.

THE ARCHITECTURAL VISION FOR CANARY DISTRICT IS TO SET STANDARDS FOR THE FUTURE DEVELOPMENT OF THE ENTIRE NEIGHBOURHOOD AND TO ESTABLISH TORONTO AS A WORLD LEADER IN HEALTHY, VIBRANT CITY BUILDING. At Canary District, a family-oriented, active street life is promoted by integrating townhouses and live/work units along the side streets and laneways. The innovative development of amenity spaces in all of the buildings encourages residents to spend time outside, while contributing to street animation and community building through mixing and interaction.

The result is an active, pedestrian-inspired neighbourhood that embodies sound principles of health, wellness and active living by leveraging the spirit of the community and proximity to Corktown Common park, the scenic gateway to an extensive 1800 km provincial trail network.



CANARY DISTRICT COMMUNITY





HOST TO THE 2015 PAN/PARAPAN AM GAMES

TORONTO

Canary District, home to the Athletes Village, will reap the rich legacy of the 2015 Pan/Parapan Am Games which will be held in Toronto. The enduring vision of the 2015 Games is to transform communities and set new benchmarks in achieving all-round physical, mental and infrastructural excellence. The Games will celebrate and engage Toronto's multicultural population, inspire heightened participation in sports, energize local communities and generate sustainable, long-term investment in transit, education, health and urban development. Coaches and delegates from more than 52 countries will compete in 48 sports at more than 40 venues spread across 17 municipalities of the Greater Golden Horseshoe Region.

The Games aim to showcase a high level of performance and competition, excitement and sportsmanship, flavoured by the spirit of the Americas. The comprehensive sports and athletic facilities being created for the Pan/Parapan Am Games, including the brand new YMCA recreational complex, will be seamlessly integrated into the community, and enable the residents of Canary District to lead active lifestyles.

THIS WORLD-CLASS INFRASTRUCTURE WILL BE A SHINING LEGACY OF THE GAMES AND A SOLID FOUNDATION FOR TORONTO TO SET A GLOBAL EXAMPLE IN HEALTHY, VIBRANT CITY-BUILDING.

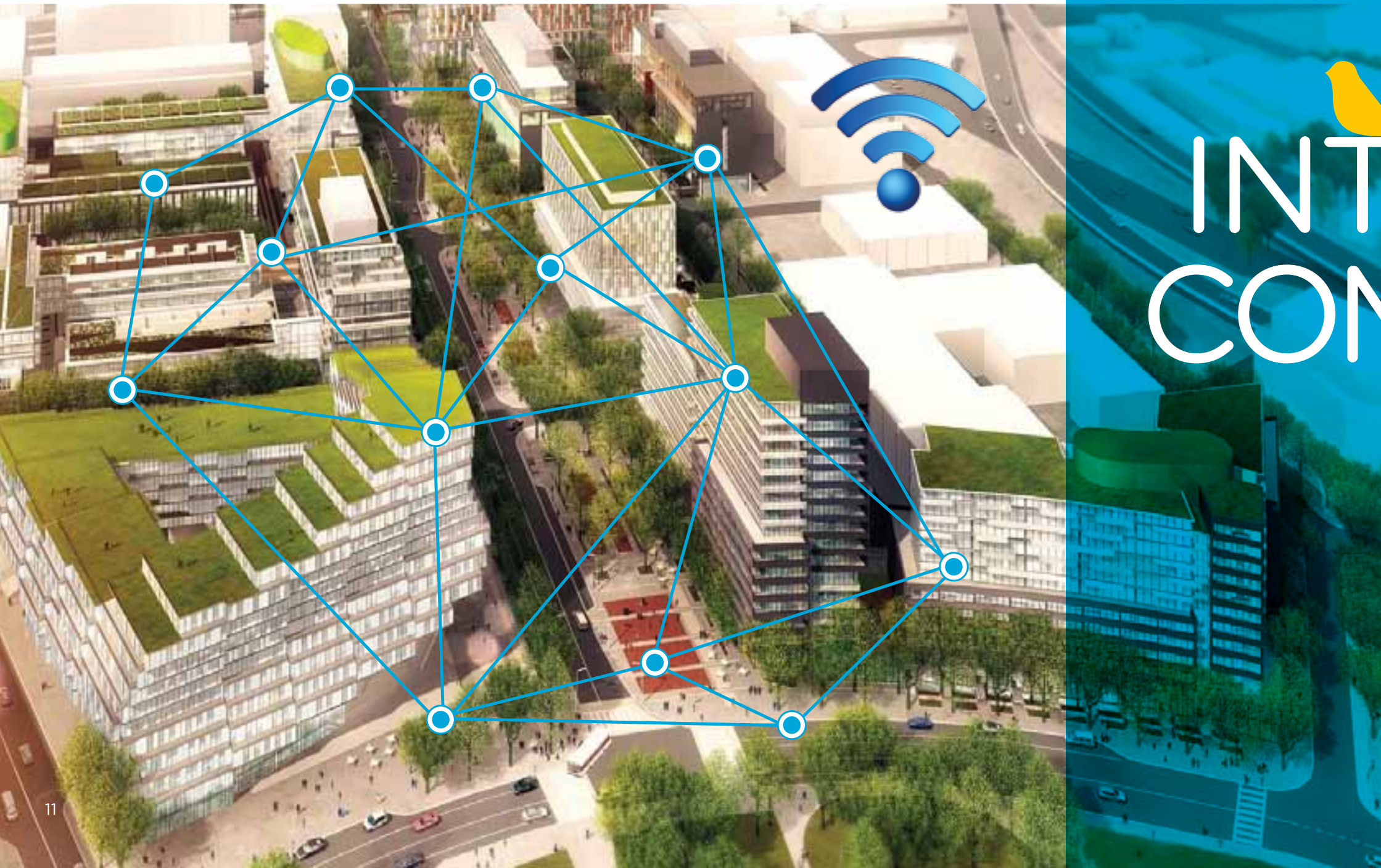


“More than 10,000 athletes from 52 countries”



Canary District will be home to Canada's first open-access, ultra-high-speed broadband community network provided by Beanfield Metroconnect, the leading edge service provider selected by Waterfront Toronto. **RESIDENTS WILL RECEIVE UNLIMITED INTERNET SERVICE WITH SPEEDS UP TO 4 TIMES FASTER THAN TYPICAL RESIDENTIAL NETWORKS.** Wired with the latest next-generation fibre-optic technology, the cutting-edge network will enable the development of smart buildings, smart healthcare and smart education, and support new applications that promote enhanced public safety and

traffic management. Residents will enjoy symmetrical Internet connections (same uploading and downloading speed) starting from 100 megabits per second up to 1 gigabit per second. Unlimited data and neighbourhood wi-fi is also included in the service. Beanfield Metroconnect's Intelligent Community Network at Canary District will rank among the top seven most sophisticated networks in the world and will be the first of its kind in Canada.



RANKED
AMONGST
THE TOP 7
MOST
INTELLIGENT
COMMUNITIES
IN THE
WORLD

“the new hub of knowledge and education in the downtown east”



Canary District will also house a brand new student residence for George Brown College, thus becoming the new hub of knowledge and education in the downtown east. With more than 150 certificate, diploma, degree and post-graduate programs, George Brown College is committed to giving students an education that teaches them the real-world skills that employers are looking for.

The City's Precinct Plan for the area calls for a future elementary school with a proposed location at the south edge of Corktown Common park. Other planned facilities include a recreation centre and a child care facility. The school will be designed to expand should the need arise. A proposed new library will also add to the educational assets of this burgeoning neighbourhood. A possible site for the library is at the head of the square where River Street and Old Eastern Avenue intersect.

STATE-OF- THE-ART FITNESS AND HEALTH

Founded on the principles of wellness and active living, Canary District will be home to Toronto's newest flagship YMCA health and fitness facility. Guided by timeless values such as caring, respect and responsibility, the YMCA of Greater Toronto has a long-term vision to build strong, healthy and vibrant communities.





YMCA's diverse fitness, recreation, employment and youth programs help members of the community lead active, meaningful lives. Their unique child care programs provide children with a fun, safe and stimulating environment with caring and dedicated professional staff.

Scheduled to open in 2016 after the Pan/Parapan Am Games conclude in Toronto, the new Cooper Koo Family YMCA will become a major community anchor to Canary District. By expanding into this new area the YMCA continues to deliver on its commitment to building healthy communities. **THE COOPER KOO FAMILY YMCA WILL BE A LEGACY OF THE PAN/PARAPAN AM GAMES, A PARTNER IN CREATING A VIBRANT AND DIVERSE COMMUNITY. A STATE-OF-THE-ART 82,000 SQUARE FOOT CENTRE, IT WILL FEATURE YOUTH AND COMMUNITY SPACES, A GYM, SWIMMING POOL AND FITNESS STUDIOS.** This YMCA Complex will serve more than 8,000 people in a neighbourhood whose population is

projected to increase 13.5% by 2020. The infrastructure design reinforces a seamless transition from the Pan/Parapan Am Games to a vibrant, healthy and active neighbourhood. To further enable Canary District to thrive, the design includes a walkable public realm in which laneways, semi-private courtyards and pedestrian paths are linked block to block. There's a wealth of community spaces for people to gather, both indoors and outside, for annual and seasonal events.



“Building healthy communities through fitness and active living”



CORKTOWN COMMON PARK

The spectacular highlight of Canary District is the newly built Corktown Common park, an 18-acre active, vibrant and inviting greenspace that offers a wide variety of activity areas, including a beautiful multi-functional Pavilion with a stage for hosting cultural shows and community events. **CORKTOWN COMMON PARK WILL ALSO BE THE SCENIC GATEWAY TO THE EXTENSIVE 1800 KM PROVINCIAL PARKS AND TRAILS NETWORK.**

The park design capitalizes on the unique landscape to offer dramatic views of the downtown Toronto skyline, creating a sense of scale and awe-inspiring grandeur. A spacious playground with slides, swings, seesaws and water features will occupy one of the park's central hilltops, offering diverse experiences for children of all ages. Natural landscaping will include groomed walking trails, dog runs and vista points. The park will have a plaza with tables and benches and an outdoor fireplace where residents can gather to celebrate community events. This green oasis will not only serve the local community, but people from across Toronto and visitors from far and wide.

18-ACRE PARK ALONGSIDE A RIVER

The larger Canary District neighbourhood boasts a variety of other family parks and recreational areas. Located under the Eastern Avenue, Richmond and Adelaide overpasses, the brand new **Underpass Park** transforms this space into a bright, new urban neighbourhood amenity. A series of public art installations by renowned local and international artists and sculptors add a unique artistic dimension to life in the area. The art is designed to stimulate and engage minds, spur creativity and start a lively conversation.

As you go south towards the lake, the **Sugar Beach** at the water's edge is a visual and sensual treat, with an array of brightly coloured umbrellas, candy-striped rock formations and a public plaza for performances and events. Connecting the plaza with the beach, a promenade featuring granite and tumbled concrete cobblestones in a maple leaf mosaic pattern, adds to the colour and vibrancy of the area. Mature maple trees line the promenade on both sides, offering a shaded route to the water's edge. Rustic benches and seating along the way allows pedestrians to enjoy views of the lake, beach or plaza.



Underpass Park



Underpass Park

OTHER PARKS IN THE NEIGHBOURHOOD

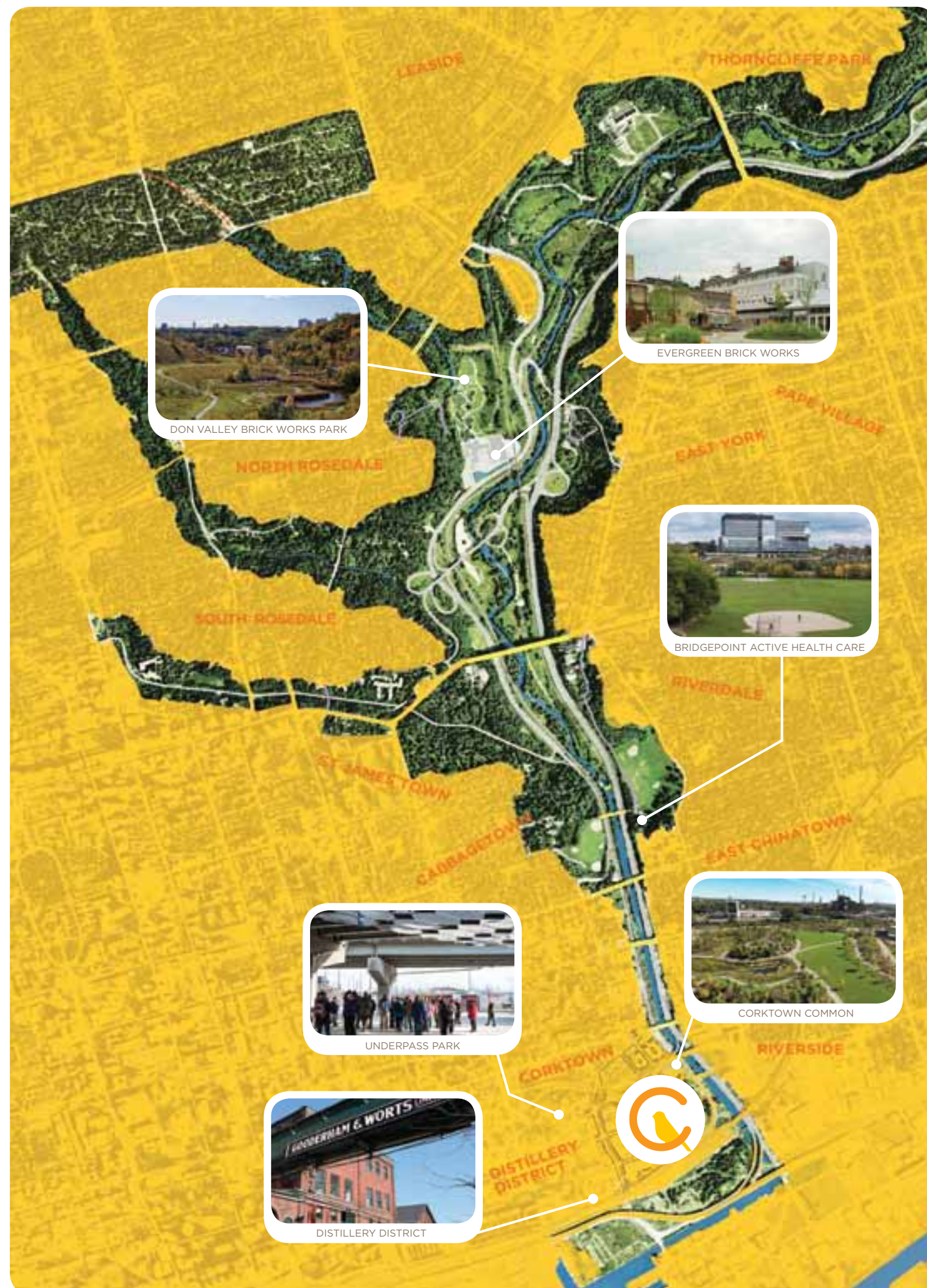


Sugar Beach



Underpass Park





ALL TRAILS LEAD TO CANARY DISTRICT

Canary District is the gateway that connects you to an extensive 1800-km trail network which runs through Toronto and into the Province of Ontario. Going westwards from Canary District, you start with the Lower Don River Trail which links up with the well-known Martin Goodman Trail. This iconic trail takes in the scenic atmosphere along the Lake Shore west all the way to the Harbourfront and downtown Toronto. The eastward loop from Canary District links up with the Lower Don Recreational Trail and winds past beautiful parks and gardens in the eastern Beaches including Toronto's famous Kew Gardens.

Following the Lower Don River Trail northwards from Canary District brings you to the renowned Evergreen Brickworks, Canada's first large-scale community environmental centre. From planting trees in parks to embracing holistic concepts that address community health, quality of life and civic engagement, Evergreen leverages the power of people to enact positive change and restore the natural health of their communities. Located in the Don River watershed, it is an important natural and cultural heritage site.



TAKING THE LEED® IN GREEN LIVING



As a shining model of sustainability and green living, Canary District will exceed the guidelines and requirements for LEED-NC® Gold certification. The overall design will leverage the legacy of the Pan/Parapan Am Games to continue the infrastructure of health and wellness across the community. Canary District will integrate live-work buildings with community athletic facilities such as the new Cooper Koo YMCA, pedestrian walkways and direct links to the Corktown Common park and Lake Ontario. Many of the buildings at Canary District will have green roofs. Landscape strategies are integrated to balance visual beauty with technologies that help lower the urban air temperature, and provide habitats for wildlife.

- AT LEAST A 40% REDUCTION IN WATER USE
- UP TO 51% ANNUAL ENERGY SAVINGS
- DROUGHT-TOLERANT PLANTS THAT SAVE ON WATER USAGE
- BICYCLE STORAGE AND PARKING
- UNIQUE CAR-SHARE PROGRAM
- ELECTRIC RECHARGING STATIONS
- PEDESTRIAN PROMENADES
- A VIBRANT GREEN COMMUNITY TO LIVE, WORK, SHOP, DINE AND PLAY
- MEETS TORONTO'S MANDATORY GREEN BUILDING CODE

A PROMENADE ENRICHED BY ART, CULTURE & RECREATION

The master plan for Canary District calls for a dramatic transformation of Front Street into a vibrant pedestrian promenade lined by cafes, art shops and retail stores. Spearheaded by LiveWorkLearnPlay, a world leader in creating sustainable communities, Canary District will feature a series of flowing public spaces linked by eclectic shopping and dining choices, townhouses and maisonettes, sports and recreation.

Interlocking walkways, granite curbs and brick pavers alternate with planters, trees and foliage as approximately 1000 ft of Front Street turns into an enchanting green avenue. Cafés and restaurants serving meals prepared with fresh, local ingredients will integrate the notion of living well and dining experiences that engage all senses. Patios will spill out into active streets, adding to the vibrant street life.

THE FRONT STREET PROMENADE WILL ALSO CONNECT CANARY DISTRICT TO THE SURROUNDING NEIGHBOURHOODS OF DISTILLERY DISTRICT, DESIGN DISTRICT AND ST. LAWRENCE MARKET, OFFERING RESIDENTS A FASCINATING ARRAY OF EXPERIENCES IN HISTORY AND ART, FASHION AND DESIGN, CULTURE AND CUISINE. Convenient access to quality services and amenities will help serve residents and visitors and contribute to the creation of an authentic, mixed-use neighbourhood with a sense of community.



LIVE CONNECTED TO EVERYTHING

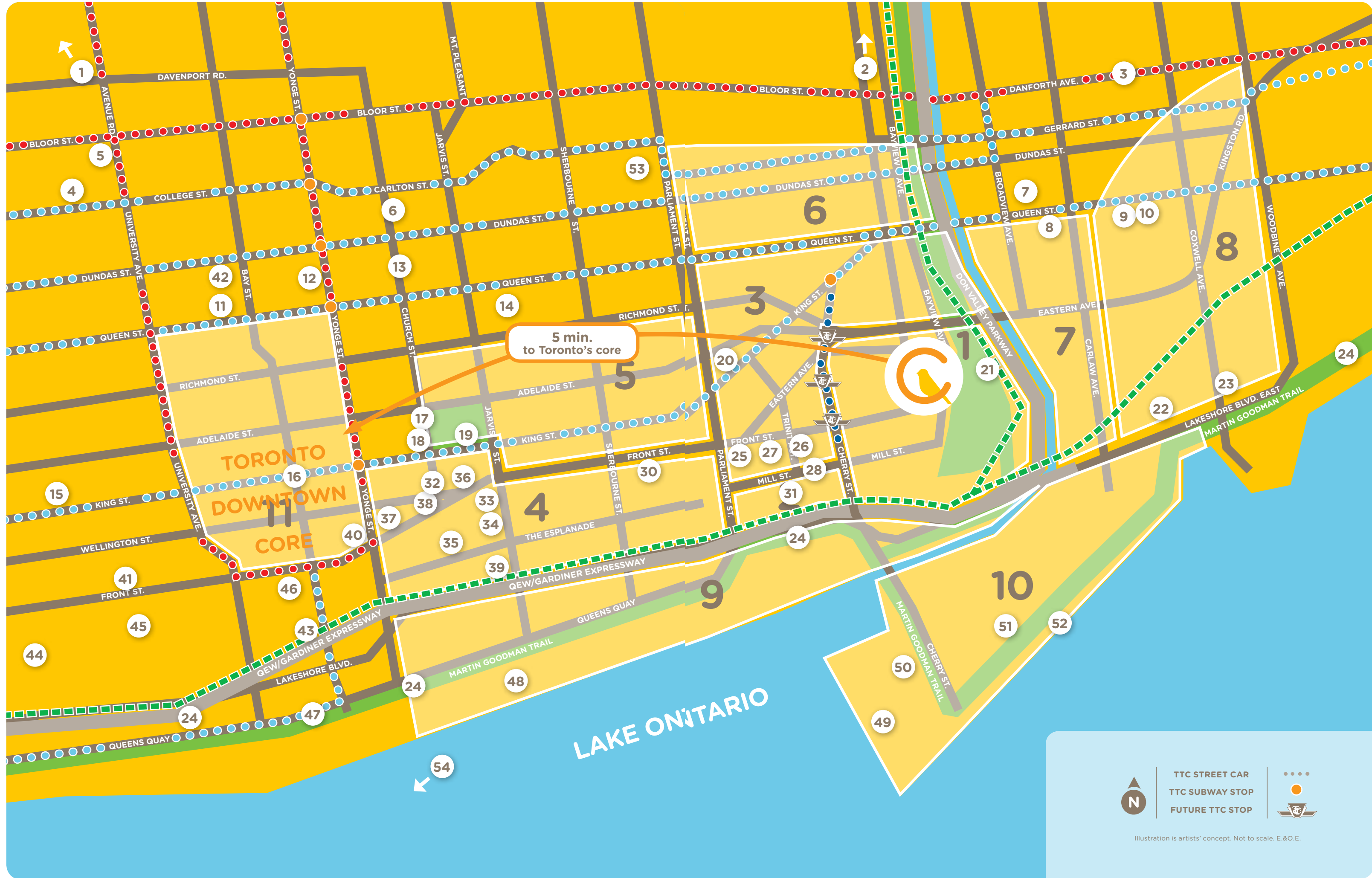
With a comprehensive network of arterial roads, highways, subways, streetcar and bus routes, Canary District is at the centre of everything that's important to you and your family. From shopping to schools to parks, day care and the amenities of the downtown core, you are just steps from all the action.

CANARY DISTRICT IS SURROUNDED BY SOME OF TORONTO'S GREATEST NEIGHBOURHOODS - DISTILLERY DISTRICT, LESLIEVILLE, THE BEACHES - AND IS JUST MINUTES TO THE DOWNTOWN CORE. In fact, Canary District is about the same distance to Yonge Street as Spadina is to Yonge! You can walk or bike to St. Lawrence Market, Queens Quay and Harbourfront. Proximity to the DVP and Gardiner Expressway makes getting around quick, easy and convenient.



Canary District is well connected to streetcar stops on Cherry Street and King Street. A new streetcar line in the works along Cherry Street will provide added transit choices for residents. The City's new \$200 million development strategy for the downtown east also calls for a new subway relief line to Union Station, which when completed, will offer tremendous benefits for the residents and visitors to Canary District.

With the opening of the new Bayview Street extension, residents of Canary District will have easier access to the new public spaces being built in the neighbourhood, including Corktown Common park, River Square and Underpass Park.



- George Brown College**
- Brick Works** - 550 Bayview Ave, 4.0 km N. Located in the Don Valley, The Brick Works is an internationally significant natural and cultural heritage site located within the Don River watershed.
- The Danforth** - Danforth Ave and Pape Ave, 3.5 km NE. Toronto's Greektown, the Danforth is home to the Danforth Music Hall, Carrot Common, and a number of great restaurants.
- University Of Toronto**
- Royal Ontario Museum**
- Ryerson University**
- Ruby Watch CO** - 730 Queen St E, 1.1 km NE
- The Opera House** - 735 Queen St E, 1 km NE. For the past 20 years, the Opera House has been the host to some of the largest, original and unique concert & special events in Toronto.
- Leslieville Cheese Market** 891 Queen St E, 1.8 km NE
- Leslieville** - Core at Jones Ave and Queen St E, 2.7 km E. Historically home to the light industry and the Film District, Leslieville is now more known as one of Toronto's best brunch destinations and features great cafes, fashion and design stores, and cheese shops.
- Nathan Phillips Square** Queen St E, 2.5 km W. Nathan Phillips Square is a lively public gathering place located immediately in front of Toronto City Hall and host of various city events.
- Toronto Eaton Centre** - 220 Yonge St, 2.2 km NE. The Eaton Centre is the largest mall in Downtown Toronto and the city's premier shopping location, offering top retailers unrivaled by any other shopping centre in the area.
- Toronto's Oldest Cathedrals** Church St, 1.5 km. The Roman Catholic St. Michaels Cathedral and the Anglican St. James' Cathedral are both located on Church Street, just a short walk away from the Canary District.
- The George Street Diner** 129 George St, 1.5 km NW
- TIFF Bell Lightbox**- 350 King St W, 2.8 km W. Cultural Centre and headquarters for the Toronto International Film Festival
- Financial District** - Core at King St W and Bay St, 2.2 km W
- Terroni** - 57 Adelaide St E, 1.7 km W
- Mercatto** - 15 Toronto St, 1.7 km W
- St. James park**
- Studio B** - 380 King St E, 0.5 km NW
- Corktown Common park** - 0.2 km E. Canary District is anchored by Waterfront Toronto's Corktown Common park, an 18-acre active, vibrant, inviting space that will be a scenic gateway to the City's over 80 sq. km. of parks and 200 km. of trails leading to the Brick Works, the Beaches and Martin Goodman Trail.
- Mayfair Racquet & Fitness** 801 Lake Shore Bl E, 1.9 km E
- The Beaches** - Queen St E and Coxwell Ave, 3.7 km E. Located on the east side of the "Old" City of Toronto, the Beaches is home to many parks, restaurants, and specialty shops, and is the host of the Beaches International Jazz Festival each summer.
- Martin Goodman Trail**
- Engine Gallery**
- Soulpepper Theatre**
- Julie M. Gallery for Contemporary Art**
- Mill Street Brew Pub**
- Theatre Museum of Canada**
- Sobey's** - 197 Front St E, 0.8 km W
- Distillery District** - Cherry St and Mill St, 0.2 km SW. Only steps away from the Canary District, the Distillery District is home to many of Toronto's artisan shops, performance venues, and award winning restaurants. This pedestrian only village is home to the largest collection of Victorian era Industrial Architecture in North America. It is also home to:
- Pravda Vodka Bar** 44 Wellington St E, 1.9 km W
- St. Lawrence Market** - 95 Front St E, 1.4 km W. Another piece of Toronto's deep history, St. Lawrence Market is home to 120 vendors, merchants and artisans.
- LCBO** - 12 Market St, 1.4 km W
- The Esplande Market**
- Starbucks** - 132 Front St E, 1 km W & 185 King St E, 1.2 km W
- Sony Centre for the Performing Arts** - 1 Front St E, 1.7 km W
- Flat Iron building**
- Shoppers Drug mart**
- Hockey Hall of Fame** - 30 Yonge St, 1.7 km W
- CBC**
- Toronto City Hall**
- ACC**
- Rogers Centre**
- CN Tower**
- Union Station**
- Harbourfront Centre** - 235 Queens Quay W, 2.9 KM SW. A key cultural organization on Toronto's beautiful waterfront, the Harbourfront Centre works with over 400 community organizers to host over 4000 events each year
- Sugar Beach** - 11 Dockside Dr, 1.7 km W. Located next to the George Brown College Waterfront Campus on Queens Quay, Sugar Beach is Toronto's second urban beach at the water's edge and only a short walk from the Canary District.
- Polson Pier** - 11 Polson St, 1.7 km S. Home to the Sound Academy, Polson Pier is one of Torontos premier venues for social events and live entertainment.
- T&T Supermarket** - 222 Cherry St, 1.2 km S
- St. James Town Sailing Club** - 10 Regatta Rd, 2.8 km SE. St. James Town Sailing Club is a cooperatively run, community sailing club located in Cherry Beach. Members can sail all summer in Toronto, without even owning a boat.
- Cherry Beach** - 275 Unwin Ave at End of Cherry St, 2 km S. Recently revitalized and improved, Cherry Beach is one of Toronto's cleanest beaches and is one of the city's most remarkable resources. It is located at the bottom of Cherry Street.
- Toronto Public Library** 269 Gerrard St E, 1.7 km NW
- Centre Island** - 9 Queen's Quay W, 2.3 km E to Ferry. A waterfront picnic area made up of several islands and tourist attractions like Gibraltar Point Lighthouse, and Centreville Amusement Park.

CANARY DISTRICT – CONNECTIONS, CONVENIENCE & COMMUNITY AT YOUR DOORSTEP!

DESIGN/BUILD TEAM

GREAT CITIES EVOLVE ORGANICALLY FROM THE TALENT AND IMAGINATION OF MANY DIVERSE MINDS. CANARY DISTRICT IS A CULMINATION OF THE VISION AND IDEAS OF A WORLD-RENOWNED, MULTIDISCIPLINARY TEAM OF ARCHITECTS, INTERIOR DESIGNERS AND BUILDERS, ALL OF WHOM SHARE A DEEP COMMITMENT TO CITY BUILDING AND DESIGN EXCELLENCE. THEIR INSPIRATION FINDS UNIQUE EXPRESSION IN THE URBAN PLANNING, THE SUSTAINABLE DESIGNS, THE VIBRANT PROMENADES, THE PARKS AND GREENSPACE, THE MODERN SUITE LAYOUTS, THE GORGEOUS AMENITIES, AND MORE.



TIFF BELL LIGHTBOX

KPMB ARCHITECTS

KPMB, one of Canada's leading architectural studios, was founded in 1987 by Bruce Kuwabara, Thomas Payne, Marianne McKenna and Shirley Blumberg. The diversity of projects and its commitment to architectural excellence has attracted exceptional clients across Canada, the United States and Europe and earned the firm over 150 awards. Six of the nine projects in Toronto's Cultural Renaissance are designed by KPMB, including the Bell Lightbox for the Toronto International Film Festival and the Young Centre for Performing Arts. The firm's commitment to collaboration and integrated design is demonstrated by a range of major mixed-use residential and infrastructure projects such as Maple Leaf Square, Bridgepoint Health (in joint venture with Stantec Architecture as the Planning Design Compliance Architects), and CAMH (as part of the C3 consortium).

ARCHITECTS ALLIANCE

architectsAlliance provides a full spectrum of services, applied to a scope of practice that ranges from academic and institutional buildings to large-scale mixed-use developments, condominiums and affordable housing. aA projects are located all over Canada, the United States and Europe. As a design-driven studio, aA encourages fresh thinking, honest questions and tough decisions. A core team led by the Principal and one or more Associates is assigned to each project to ensure accountability and responsive day-by-day stewardship of clients' goals. The collaborative approach extends to the composition of project teams. aA has collaborated with other architects in Canada, the US and Europe; lab and LEED® consultants in the US and Germany. In design as in nature, cross-pollination breeds strength, diversity and innovation.

FOUR SEASONS



REGENT PARK AQUATIC CENTRE

DAOUST LESTAGE INC.

ARCHITECTURE DESIGN URBAIN

As a multidisciplinary firm concerned with design at every scale, from the city to the object, Daoust Lestage Inc. strives to bridge the limitations of traditional design practices and overcome boundaries between urban design, architecture, landscape, interior and industrial design. Since 1988, Daoust Lestage inc., led by Renée Daoust and Réal Lestage, has been actively involved in the fields of architecture and urban design throughout Canada. The studio has been involved in multiple institutional academic projects in Toronto including the Ryerson University Master Plan, and Phase 1 of its implementation, the George Brown College School of Design and Waterfront Campus Master Plan, and the recently completed Centre for Excellence in French Language and Bilingual Education at the Glendon Campus of York University.

MACLENNAN JAUNKALNS MILLER ARCHITECTS (MJM)

MJMA is one of Canada's leading specialists in the design of sport and recreation architecture. A Toronto-based practice with projects across the country, MJMA is a group of passionate designers and architects who are invested in the ideals of placemaking that amplify the quality of life, and give value to wellness, social, and cultural aspirations. MJMA contributes to the Pan/Parapan Am Games Athlete's Village with expertise and proven experience in the design of sustainable sports and recreation facilities for related clients, including the City of Toronto, the University of Toronto, YMCAs across the province, and municipalities across Canada, as well as for amateur and professional sports teams.



CDP CAPITAL CENTRE, MONTREAL



DELTA HOTEL TORONTO

PAGE + STEELE ARCHITECTS

Founded in 1926, Page + Steele has established an award winning tradition of excellence and professionalism. The firm recently became a subsidiary of IBI Group (www.ibigroup.com), a multidisciplinary global practice headquartered in Toronto, and is now known as Page + Steele / IBI Group Architects. The firm has extensive expertise in the design of hotel, residential, office and retail buildings. Some recent hotel projects include: the Ritz Carlton Hotel and Residences in downtown Toronto, Four Seasons Hotels in Prague and Amman Jordan, The SOHO Metropolitan Hotel and Residences. Recent residential and mixed use projects include Maple Leaf Square, West One at Concord Adex City Place, The Prince Arthur and 112 St Clair Avenue West.

ELLIS DON LEDCOR PAAV INC.

Ellis Don and Leducor, two construction majors have joined hands to form Ellis Don Leducor PAAV Inc., the company responsible for the construction of Canary District. An employee-owned company serving clients around the world, Ellis Don is focused on finding new solutions to industry-wide challenges. Employing over 1400 people and maintaining annual revenues in excess of \$2.7-billion, Ellis Don continues to distinguish itself as a team that understands and adapts to the unique needs of its clients.

Leducor is a diversified construction company, made up of teams of people who are proven in their industries, all working to design, build, transport, operate, and maintain projects across North America. Leducor believes that projects are about more than concrete and steel, they're about people and the power of partnerships.



LOBBY ONE BEDFORD

MUNGE LEUNG INTERIOR DESIGN

Munge Leung was established in 1997 by Alessandro Munge and Sai Leung with the desire to build a boutique studio to offer dynamic and inspiring design solutions to a variety of specialty areas. Today Munge Leung is an internationally recognized, Toronto-based interior design firm with a wealth of experience in creating the interiors for a global client roster that includes luxury hotels, premium condominium and residential projects, and iconic food and beverage venues. Munge Leung's work spans North America, Asia and the Middle East and has received numerous awards and accolades, as well as frequent coverage in leading design publications around the world.

THE RITZ-CARLTON, TORONTO





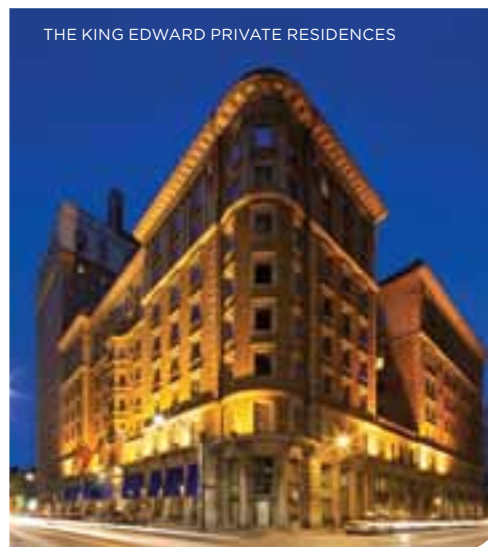
THE DISTILLERY DISTRICT CONDOMINIUMS



RESIDENCES OF MAPLE LEAF SQUARE



PANTAGES CONDOMINIUMS



THE KING EDWARD PRIVATE RESIDENCES

THE DEVELOPMENT TEAM

TWO OF TORONTO'S MOST RENOWNED DEVELOPERS HAVE JOINED FORCES TO BRING CANARY DISTRICT'S VISION TO LIFE.

ESTABLISHED IN 1994, TORONTO-BASED DUNDEE REALTY CORPORATION IS ONE OF CANADA'S LEADING REAL ESTATE COMPANIES WITH MORE THAN \$8 BILLION OF ASSETS UNDER MANAGEMENT. The scope of our business includes real estate asset management of over 32 million square feet of commercial properties in Canada and Europe, advisory services, residential real estate development as well as investments in renewable energy infrastructure assets. Dundee Realty has an exceptional track record for success and its principals have earned a solid reputation for being capable, smart and creative. In Toronto, Dundee Realty has successfully developed and marketed numerous urban intensification projects including Pure Spirit, Clear Spirit and the Gooderham in the Distillery Historic District, The King Edward Private Residences, as well as the Pantages Tower and Opus Tower.

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.



KILMER VAN NOSTRAND CO. LIMITED

“HAVING EVERY BUILDING CONTRIBUTE TO THE FORMATION OF THE PUBLIC REALM IS FUNDAMENTAL TO OUR DESIGN. IT’S ABOUT CREATING A PLATFORM FOR LIFE AS IT IS LIVED IN TORONTO, THE CITY OF LIVEABLE NEIGHBOURHOODS.”

BRUCE KUWABARA
PRINCIPAL, KPMB ARCHITECTS

