

# onthemark



The architectural design for On The Danforth is destined to impact this charming Danforth neighbourhood with its clean lines and traditional character. Rising 10 stories above Danforth Avenue, On The Danforth is situated beside a classically proportioned Hydro building that inspired the use of complimentary brick colour on the first few floors. The design steps back on the south side revealing a clear brick base that creates a dialogue between the two structures. Kinetic elements such as L- and U-shapes in the brick running through the architecture will make the building seem to be “in motion” as the eye travels along its exterior.

As On The Danforth surpasses the adjacent building in height, its brick colour will change to a darker tone while the addition of large expanses of glass will add a contemporary flair that breaks up the mass of the building and creates an asymmetrical design sense.

Just as transit moves people, the building’s rise simulates motion, mimicking the subway transit that is at the very core of its location.



A man and a woman are walking together on a paved sidewalk lined with trees. The man, on the left, is wearing a black jacket over a white shirt and blue jeans, with a black bag slung across his chest. The woman, on the right, is wearing a red top, a denim jacket, and a white skirt with a colorful floral pattern. She is carrying two shopping bags, one white and one green. They are both smiling and looking at each other. The background shows more trees and a blurred street scene.

onthe  
wayhome





# on the town



## LEGEND

- |                                |                                |  |
|--------------------------------|--------------------------------|--|
| 1 Victoria Park Subway Station | 17 The Wren Restaurant         | 33 Monarch Dog Park                    |
| 2 Main St Subway Station       | 18 Lindsmore Restaurant        | 34 Merrill Bridge Dog Park             |
| 3 Woodbine Ave Subway Station  | 19 Basil Thai Kitchen          | 35 Toronto Hunt Club                   |
| 4 Coxwell Ave Subway Station   | 20 Golden Pizza                | 36 Monarch Park Stadium                |
| 5 Greenwood Subway Station     | 21 Harbour King Restaurant     | 37 Sobey's                             |
| 6 Donlands Subway Station      | 22 Chester Fried Chicken       | 38 Vincenzo Supermarket                |
| 7 Celena's Bakery              | 23 LA Fitness                  | 39 Shoppers Drug Mart                  |
| 8 Starbucks                    | 24 Stephenson Park             | 40 Shoppers World                      |
| 9 The Only Café                | 25 Stanley G Grizzle Park      | 41 RBC Royal Bank                      |
| 10 Red Rocket Café             | 26 Coleman Park                | 42 TD Waterhouse                       |
| 11 Sarah's Café & Bar          | 27 East Toronto Athletic Field | 43 BMO                                 |
| 12 Carter's Ice Cream          | 28 Woodbine Beach              | 44 CIBC                                |
| 13 Tim Hortons                 | 29 Ashbridges Bay Park         | 45 The Twelfth Fret Guitarist Pro Shop |
| 14 Scrum Delicious             | 30 Fairmount Park              | 46 East York Civic Centre              |
| 15 Cake Town                   | 31 Ted Reeves Community Arena  | 47 Main St. Library                    |
| 16 Relish Bar & Grill          | 32 Dentonia Park               | 48 Toronto East General Hospital       |
|                                |                                | 49 Donald D Summerville Olympic Pool   |

The neighbourhood surrounding On The Danforth is undergoing a metamorphosis . . . already home to fabulous shops and eateries, the area is becoming one of the coolest, hippest locations in Toronto. Every imaginable cuisine is just steps away; and there is an endless variety of shops, boutiques, stores and services. This is a neighbourhood that is artistic, creative and exciting!

Map not to scale. Locations are approximate. E. & O.E.



# on the danforth



Earning a Walk Score of 96 out of 100, On The Danforth is the epitome of convenience. It is a brief stroll to the Woodbine Station Subway and Danforth GO Station. Residents can walk to Gledhill Park, Stanley G. Grizzle Park and Stephenson Park. There are more than ten parks in the vicinity of On The Danforth. The Beaches boardwalk and Ashbridges Bay are just a few steps south on Woodbine Avenue. But that's just the beginning!

Within a few blocks, On The Danforth residents will also be able to access schools, a shopping plaza, arenas, Dentonia Park Golf Course, Dentonia Athletic Park and places of worship. In fact, the area known as "The Danforth" is home to more than 350 shops, restaurants and services, from fashion to legal, home décor to dental and medical.

With this many opportunities so close to home, owning a vehicle will be an option rather than a necessity for residents at On The Danforth.

You're going places when you live at On The Danforth. This 'hop 'n ride' location is just steps from both Woodbine and Main Street subway stations and a hop, skip and a jump to the Danforth GO Station, just south on Main Street. You can take the GO to Union Station in literally 3.5 minutes! And Yonge and Bloor is only 9 subway stops away! You can be right downtown in less than 20 minutes from On The Danforth.



# onthehorizon

West View



South View



East View



North View



The views from On The Danforth are truly incredible. Downtown Toronto unfolds in a glittering tapestry of lights at night while the breathtaking skyline to the west provides an endlessly changing canvas of skyscrapers. Views of the lake, a shimmering expanse of blue dominates southern views over a canopy of lush foliage. The east view provides a glimpse of the burgeoning growth of this established neighbourhood against a swath of deep forests. While northward, the glorious skyline of North Toronto and beyond presents a stunning vista interspersed with magnificent forests and greenspace.



# ontheground



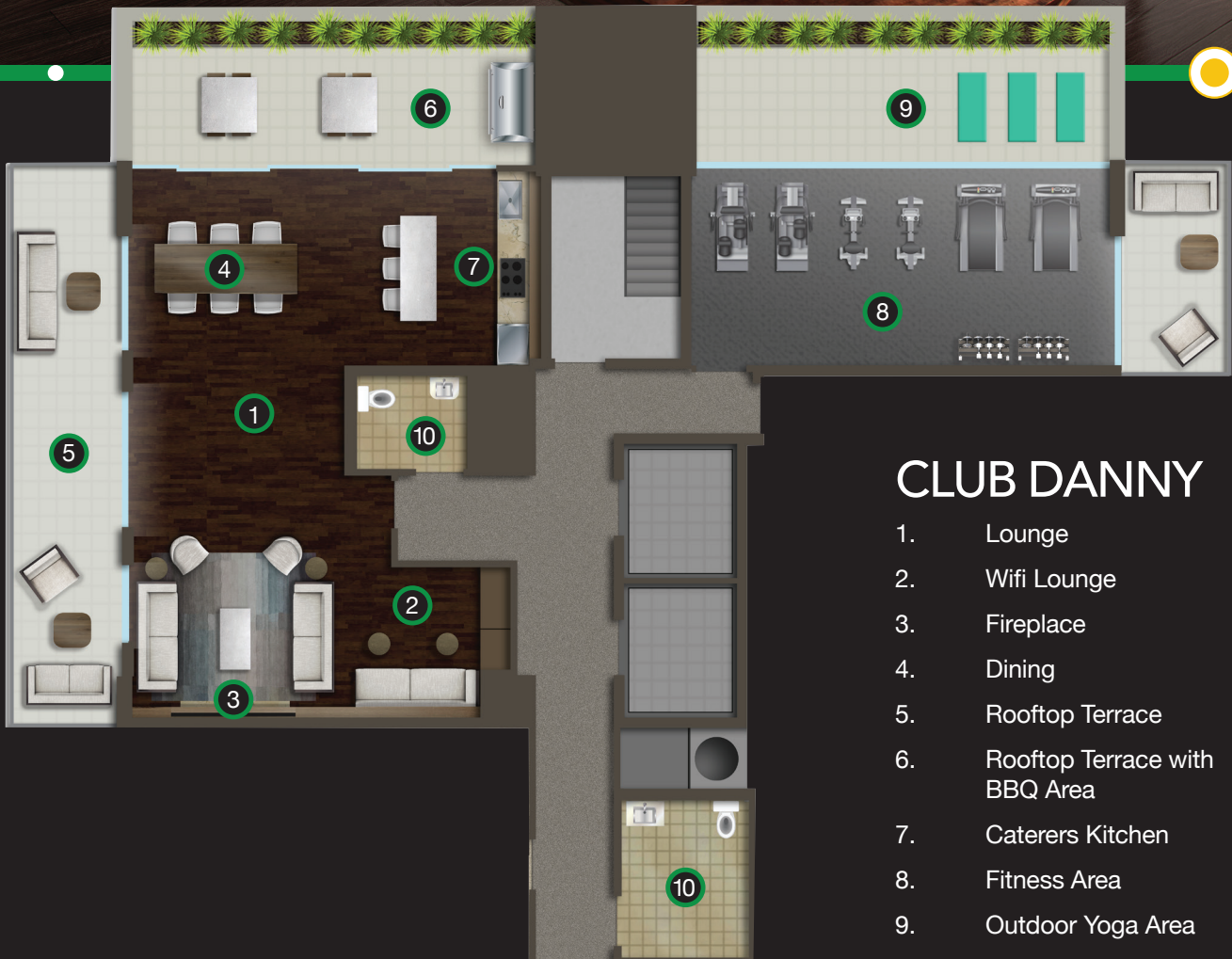
On The Danforth is an iconic address for people seeking the charm of small town living within minutes of the big city. A smartly furnished rooftop terrace, a stunning private dining room, a well-proportioned multi-purpose space with catering kitchen, an exercise room and a pet spa will provide convenient amenities for residents.

## GROUND FLOOR AMENITIES

- |    |                |     |                              |     |  |
|----|----------------|-----|------------------------------|-----|--|
| 1. | Lobby Entrance | 7.  | Terraces                     | 13. | Shared Loading Area                    |
| 2. | Concierge      | 8.  | Pet Spa                      | 14. | Property Management Office             |
| 3. | Lobby Lounge   | 9.  | Underground Parking Entrance | 15. | Retail                                 |
| 4. | Mail Room      | 10. | Bike Storage                 | 16. | Driveway Entrance<br>(off Morton Road) |
| 5. | Lobby Washroom | 11. | Moving Room                  | 17. | Existing Historical Building           |
| 6. | Garden Suites  | 12. | Garbage Area                 |     |  |



# onthe wayup





# onthejob



Diam Developments has an enviable reputation as a superior builder of extraordinary, luxury homes. The company has now set their sights on the condominium sector of the home building industry - bringing their tremendous experience and knowledge to the development and building of their premier condominium, On The Danforth.

As in their luxury home developments, Diam is committed to using only the highest quality materials available. At On The Danforth, the Diam team is dedicating the time and effort needed to create a luxury living environment that promises to be nothing less than extraordinary. No detail in any Diam Development home or condominium is left unattended, from the architectural integrity and design to the finishes you choose to make your home your own.

We have a particular commitment to developing in up-and-coming neighborhoods, which means the value of the homes we build remains stable. Our team has selected the location of On The Danforth strategically, designing the building to fit the overall neighborhood aesthetic. If you are ready for an outstanding condominium, Diam Developments is making it a reality at On The Danforth. Speak with our team of friendly, helpful professionals. Let us help you become part of the Diam Developments family.





# onthejob



50 years of experience has made onespace unlimited (OUI) a globally recognized architectural and interior design firm acclaimed for developing innovative designs through collaboration with our team of experts, our partners and our community. Our team of experts work together to make an impact in every community through exceptional design, professional efficiency and remarkable architectural functionality. Our limitless aptitude drives us towards one main goal: well-crafted design that results in exceptional return on investment.



Founder of esQape Design, Carmen Dragomir is one of the most sought after interior designers in Toronto who looks for the ‘wow’ factor in any space she designs. Her enviable reputation is based on her approach of “simple, creative solutions”, a result from her wide professional background. Trained as an architect in Eastern Europe, and interior design certifications in North America, Carmen is uniquely able to see the ‘big picture’ on projects.



TradeUp Real Estate, led by Michael Budovitch, has over 30 years experience as sales and marketing experts in condominium developments. TradeUp knows that each property is unique and directs every detail to create successful projects every time.

TradeUp has served numerous clients on a range of properties, from single family homes to high density multi-use developments in Canada and The United States.

*They make every property shine in its own light!*



## McOUAT | PARTNERSHIP

With experience across Canada and in 16 US states, McOuat Partnership is one of North America’s largest and most experienced real estate marketing firms. The firm’s ability to address both the logical and emotional in marketing has made the company uniquely successful. After 40 years and over 2,000 projects, McOuat Partnership’s 35-person team of conceptualizers, designers and marketers offers a depth of knowledge and experience their clients can lean on. McOuat Partnership is currently working for over 40 builders in seven provinces and three US states of Florida, Texas and New Mexico.



## Features & Elegant Finishes

### SUITE FEATURES

1. Gas connections for BBQ's on balconies and terraces\*
2. Electrical receptacle and light on terraces\*
3. Exterior hose bib on terraces\*
4. Thermally insulated energy efficient double-glazed windows and sliding doors
5. Interior swing doors and satin finish lever hardware
6. All interior swing doors and trim to be painted white semi-gloss paint
7. Flat latex off-white paint throughout suite, except semi-gloss off-white paint in kitchen, bathrooms and laundry
8. Walk-in-closets with wire shelving and linen shelves\*
9. Wire shelving in all closets and storage areas\*
10. Solid core suite entry door with dead bolt, security view and lever hardware\*
11. 9 ft. clear smooth ceilings on Levels 2 through 8 and 12 ft. clear smooth ceilings on Level 1 in living spaces\*
12. Mirrored sliding closet doors\*
13. 4" baseboards and 2 1/2" door casings\*
14. Wide plank laminate throughout foyer, hallways, living, dining, den, kitchen and bedrooms from builder's samples\*
15. Ceramic or porcelain tiles in bathrooms and laundry. Choice from standard samples\*
16. 24" Stacked washer and dryer

### KITCHENS

17. Quartz countertop, from builder's samples\*
18. Flat PVC slab kitchen cabinetry
19. Island with quartz countertop. Size per plan\*
20. Single under-mount stainless steel sink
21. Single lever deck mounted faucet and pull out sprayer
22. Appliance Package includes: paneled dishwasher; frost-free stainless steel refrigerator/freezer; microwave; canopy style stainless hood exhaust fan and gas slide in range oven
23. Tiled Backsplash as per builder's samples\*
24. Exhaust fan vented to exterior

### BATHROOMS

25. Bathroom vanity, from builder's samples\*
26. Quartz countertop, from builder's samples\*
27. Efficient dual-flush toilets\*
28. Under-mount sink
29. Tiled floors, tub and shower surround, from builder's samples\*
30. 5 ft. soaker tub\*
31. Frameless mirror over vanity\*
32. Polished chrome single-lever faucet
33. Single shower controls with pressure balance valve in all tub/showers
34. Lighting at vanity\*
35. Master en-suite and main bathroom feature deep soaker tub with ceramic tile surround, as per plan\*
36. Shower featuring ceramic tiles, water proof light and glass enclosure, as per plan \*
37. Exhaust fan vented to exterior

### MECHANICAL AND ELECTRICAL SYSTEMS

38. Individually controlled forced air heating and cooling system
39. Electrical switches, receptacles and plates throughout
40. Switch-controlled split wall outlet in all bedrooms \*
41. Capped ceiling outlet in dining area and dens, with switch
42. Ceiling light fixture and switch in foyer, hallways, walk-in-closets\*
43. Individual service panels with circuit breakers
44. Smoke, heat and carbon monoxide detectors
45. Individual hydro metering
46. Electrical outlets installed at counter level for countertop appliances
47. Capped ceiling outlet over island with switch
48. Track lighting in kitchen with switch
49. Rough-in wiring for telephone and internet outlets in kitchen, living/dining room, den and bedrooms\*
50. Rough-in wiring for cable TV outlets in living room, master bedroom, and secondary bedroom\*

### PENTHOUSES

51. 10 ft. clear smooth ceilings in living spaces\*
52. Appliance Package includes: fully paneled dishwasher; frost-free stainless steel refrigerator/freezer; microwave; canopy style stainless hood fan and gas slide in range, as per plan
53. Under cabinet lighting, with switch
54. Full Size Stacked washer and dryer
55. Pantries as per plan\*
56. Coffered ceilings in foyer as per plan\*

### BUILDING FEATURES

57. Contemporary urban architectural design; exterior terraced façade created by using brick, glass and metal – wall cladding systems
58. Balconies and Terraces with contemporary glass railing systems\*
59. Rooftop amenity space includes party room/lounge, dining room with caterers kitchen, and fitness room\*
60. Bicycle storage and Pet Wash
61. Executive concierge service\*

### PEACE OF MIND

62. Surveillance cameras in select areas of underground garage
63. Motion-controlled lights in garbage chute rooms and other applicable areas
64. In-suite sprinkler
65. In-suite hard wired smoke, heat and carbon monoxide detectors
66. Electronic access control system for recreation amenities, parking garage and other common areas
67. Electronic communication system located in the secure main vestibule. Guests can be viewed on the resident's television
68. Full TARION Warranty Coverage